

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

MAY 10, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilwoman Brenda J. Williams, Ward 5

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metr'n Records)

MINUTES: Approval of the April 12, 2007 Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

1. **ABEYANCE - VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
2. **ABEYANCE - SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
3. **ABEYANCE - RENOTIFICATION - SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams). NOTE: THIS APPLICATION IS BEING AMENDED TO REQUEST A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15-FOOT BUFFER IS THE MINIMUM REQUIRED.

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4. **ANX-20735 - ANNEXATION - APPLICANT/OWNER: LOUIS & VICKI RICHARDSON TRUST**
- Petition to annex property generally located at 3829 Mountain Trail (APN 139-19-812-039), containing .46 acres, Ward 5 (Williams).

5. **VAR-20806 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC** - Request for a Variance TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED on property located at 300 West Sahara Avenue (APN: 162-04-807-004, 162-04-807-005 and 162-04-807-008), C-1 (Limited Commercial) and C-2 (General Commercial), Ward 3 (Reese).

6. **VAC-20805 - VACATION RELATED TO VAR-20806 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC** - Petition to Vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue, Ward 3 (Reese).

7. **SUP-20802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN** - Request for a Special Use Permit TO ALLOW A TWO STORY 1,780 SQUARE FOOT GUEST HOUSE/CASITA at 9049 Waterfield Court (APN 138-20-417-011), P-C (Planned Community) Zone, Ward 2 (Wolfson).

8. **SDR-20711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOWER REALTY & DEVELOPMENT LLC - OWNER: REGAL PLAZA PAD D** - Request for a Site Development Plan Review FOR A 5,500 SQUARE FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ON THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.55 acres on the south side of Craig Road, approximately 400 feet east of Jones Boulevard (APN 138-01-312-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

9. **SDR-20794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC** - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT, 14 BED ADDITION TO AN EXISTING HOSPITAL on 5.82 acres located on the east side of Hinson Street, approximately 640 feet south of Charleston Boulevard (APN 162-06-502-020) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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10. **SNC-20845 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: JAMES E. ROGERS** - Request for a Street Name Change FROM: FANTASY LANE TO: CLASSIC CARS LANE, between Gragson Avenue and Washington Avenue, Ward 5 (Williams).

11. **VAC-20778 - VACATION - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC** - Petition to Vacate the existing 30-foot Gilmore Avenue right-of-way generally located east of Hualapai Way commencing at the northeast and southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

12. **ABEYANCE - ZON-20543 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
13. **DIR-21605 - DIRECTOR'S BUSINESS - PUBLIC HEARING - KYLE ACQUISITION GROUP, LLC** - Consideration and possible action regarding the Development Agreement for the Kyle Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
14. **ABEYANCE - RENOTIFICATION - VAR-20524 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: K B HOME NEVADA** - Request for a Variance TO ALLOW A 5-FOOT REAR YARD SETBACK WHERE 10-FEET IS THE MINIMUM SETBACK REQUIRED FOR A 188-LOT RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A LIVING AREA OR PORCH TO BE SET BACK FIVE FEET FROM A PRIVATE DRIVE OR PARKING WHERE 10 FEET IS REQUIRED.

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15. **ABEYANCE - TMP-20518 - TENTATIVE MAP - PUBLIC HEARING RELATED TO VAR-20524 - WINDIMERE II @ PROVIDENCE/CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 188-LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
16. **ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Parks Element and revise the 2020 Master Plan.
17. **ABEYANCE - GPA-20466 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).
18. **ABEYANCE - ZON-20470 - REZONING RELATED TO GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).
19. **VAR-21139 - VARIANCE RELATED TO GPA-20466 AND ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP OF NEVADA, INC.** - Request for a Variance TO ALLOW A PROPOSED CONVALESCENT CARE CENTER TO BE 30 FEET FROM A RESIDENTIAL PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A PROXIMITY SLOPE SETBACK OF 66 FEET FOR A 22-FOOT HIGH BUILDING on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).

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20. **ABEYANCE - SUP-20471 - SPECIAL USE PERMIT RELATED TO GPA-20466, ZON-20470 AND VAR-21139 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
21. **ABEYANCE - SDR-20468 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20466, ZON-20470, VAR-21139 AND SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15- FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
22. **ABEYANCE - GPA-20481 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).
23. **ABEYANCE - ZON-20482 - REZONING RELATED TO GPA-20481 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).
24. **ABEYANCE - SDR-20483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20481 AND ZON-20482 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)], Ward 5 (Williams).

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25. ABEYANCE - VAR-20494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Variance TO ALLOW 51 PARKING SPACES WHERE 54 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
26. ABEYANCE - SUP-20501 - SPECIAL USE PERMIT RELATED TO VAR-20494 - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit FOR AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
27. ABEYANCE - SDR-20506 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20494 AND SUP-20501- PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A 4,154-SQUARE FOOT ADDITION TO AN EXISTING 7,681 SQUARE FOOT CHURCH on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
28. ABEYANCE - VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC. - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
29. ABEYANCE - SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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30. **ABEYANCE - SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
31. **ABEYANCE - SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
32. **ABEYANCE - RENOTIFICATION - SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED.
33. **ABEYANCE - RENOTIFICATION - SUP-20215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY on 0.46 acres at 3708 Waterhole Street (APN 138-12-611-023), R-E (Residence Estates) Zone, Ward 6 (Ross). NOTE: THE CORRECT USE IS FOR A GROUP RESIDENTIAL CARE FACILITY.

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34. **ABEYANCE - ROC-20491 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC** - Request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) WHICH REQUIRED THAT ANY PROPERTY LINE WALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
35. **ZON-20813 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.69 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-034 and 035), Ward 3 (Reese).
36. **SDR-20810 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20813 - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS** - Request for a Site Development Plan Review FOR A ONE-STORY, 22,531 SQUARE FOOT CHURCH on 1.7 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-035), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).
37. **VAR-20487 - VARIANCE - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC - OWNER: NEAR AND FAR LLC** - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5-FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
38. **VAR-20488 - VARIANCE RELATED TO VAR-20487 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Variance TO ALLOW A LOT COVERAGE OF 60.57 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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39. VAR-21263 - VARIANCE RELATED TO VAR-20487 AND VAR-20488 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW TWO LOADING SPACES WHERE TEN ARE REQUIRED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese).
40. SUP-20486 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488 AND VAR-21263 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. SUP-20740 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488, VAR-21263 AND SUP-20486 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR WITH A WAIVER TO ALLOW A 95-FOOT DISTANCE SEPARATION WHERE 400-FEET IS REQUIRED FROM A SCHOOL at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
42. SDR-20484 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20487, VAR-20488, VAR-21263, SUP-20486 AND SUP-20740 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Site Development Plan Review FOR A 544-FOOT HIGH, 50-STORY MIXED-USE DEVELOPMENT WITH 93,800 SQUARE FEET OF COMMERCIAL SPACE AND 497 RESIDENTIAL CONDOMINIUM UNITS on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
43. VAR-20721 - VARIANCE - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 179 FEET WHERE 240 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 70-FOOT, 75-FOOT, AND 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, (STEALTH DESIGN) on 10.22 acres located at 10011 Gilcrease Avenue (APN 125-18-201-017), C-V (Civic) Zone, Ward 6 (Ross).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING MAY 10, 2007

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44. **SUP-20718 - SPECIAL USE PERMIT - PUBLIC HEARING RELATED TO VAR-20721 - APPLICANT: INSITE TOWERS, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR A 70-FOOT, 75-FOOT, AND 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, (STEALTH DESIGN) on property located at 10011 Gilcrease Avenue (APN 125-18-201-017), C-V (Civic) Zone, Ward 6 (Ross).
45. **VAR-20793 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLV INVESTMENTS LLC** - Request for Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.94 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A SEVEN LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on property located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross).
46. **SDR-20792 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20793 - PUBLIC HEARING - APPLICANT/OWNER: SLV INVESTMENTS LLC** - Request for a Site Development Plan Review FOR A PROPOSED SEVEN LOT SINGLE-FAMILY SUBDIVISION OF ONE-STORY HOMES on 2.94 acres located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross).
47. **VAR-20816 - VARIANCE - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST** - Request for a Variance TO ALLOW A THREE STORY, 50 FOOT TALL BUILDING WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN: 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).
48. **SDR-20812 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20816 - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST** - Request for a Site Development Plan Review FOR A 15,000 SQUARE FOOT MEDICAL OFFICE AND A WAIVER TO ALLOW A FIVE FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).

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49. VAR-20790 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YOHAN LOWIE - Request for Variance TO ALLOW A PROPOSED BLOCK WALL AND BRONZE IRON FENCE TO A MAXIMUM HEIGHT OF TEN FEET IN THE FRONT YARD AREA WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW SOLID MATERIAL WHERE THE AREA ABOVE TWO FEET IN HEIGHT IS REQUIRED TO BE OPEN TO PERMIT VISIBILITY on 2.85 acres at 9405 and 9409 Kings Gate Court (APN 138-31-710-004 and 005), RPD-7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Wolfson).
50. RQR-19160 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
51. RQR-19473 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RED ROCK PLAZA, LLC - Required Two Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-515-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
52. SUP-20741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOVA FINANCIAL - OWNER: REZA SALIMIAN - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 20 FEET FROM A RESIDENTIAL USE WHERE A MINIMUM OF 200 FEET IS REQUIRED AND A DISTANCE SEPARATION OF 688 FEET FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A MINIMUM OF 1,000 FEET IS REQUIRED at 2006 East Charleston Boulevard (APN 162-02-512-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
53. SUP-20814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: WCA ENTERPRISES, LLC. - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN WITH A WAIVER TO ALLOW NO DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW A 1,288 SQUARE FOOT ESTABLISHMENT WHERE 1,500 IS THE MINIMUM SQUARE FOOTAGE REQUIRED on property located on the southwest corner of Durango Drive and Ackerman Avenue, (APN 125-08-806-003) C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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54. SDR-20650 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DAVID CHARLES F & PENNYE R FAMILY TRUST - Request for a Site Development Plan Review FOR A 2,160 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW A 10 FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15 FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.30 acres located at 3030 Builders Avenue (APN 139-36-810-007), M (Industrial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

55. TXT-20809 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Las Vegas Medical District Plan to update the document for consistency with Title 19 requirements, clarify verbiage, and revise maps and tables to reflect current conditions.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

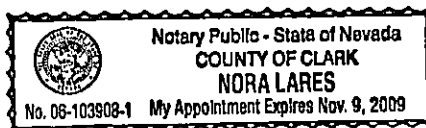
STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Dorothy Marsili**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **4th** day of **May 2007**, a copy of the **May 10, 2007** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Dorothy Marsich.

SIGNATURE

Planning and Development Department



Subscribed and sworn to before me this

7TH day of MAY, 2007

Notary Public
NOTARY PUBLIC in and for said County and State

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec. 1.3 and 1.5)

State of Nevada)
)
County of Clark))
)
City of Las Vegas)

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 4th day of May 2007, at the hour of 4:30pm, there were posted copies of the May 10, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(In the walkway area next to the entrance to Human Resources)
5. Bulletin Board, City Hall Plaza
400 Stewart Avenue
(next to Metro Records)

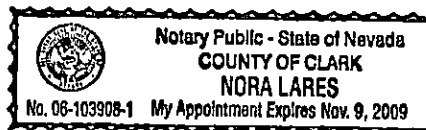
Ed Oakley
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 4th day of May 2007.

Nora Lares
Notary Public in and for said County and State





PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 10, 2007

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN LEO DAVENPORT, MEMBERS BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., ROGER SUMMERFIELD – PLANNING & DEVELOPMENT DEPT., TOM PERRIGO – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, JONATHAN GROPPENBACHER – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 10, 2007

SUBJECT:

Approval of the minutes of the April 12, 2007 Planning Commission Meeting

MOTION:

GOYNES - APPROVED – UNANIMOUS with EVANS abstaining as he was excused from that meeting

MINUTES:

There was no discussion.

(6:01)

1-41

MOTION:

GOYNES – STRIKE Item 25; TABLE Items 16 and 43-44; HOLD IN ABEYANCE Items 28 and 47-48 to 5/24/2007; Items 17-21 and 37-42 to 6/14/2007 – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be stricken, tabled or held in abeyance. Letters are on file for each of the requests.

Item 16 [GPA-19066]
Item 17 [GPA-20466]
Item 18 [ZON-20470]
Item 19 [VAR-21139]
Item 20 [SUP-20471]
Item 21 [SDR-20468]
Item 25 [VAR-20494]
Item 28 [VAR-20443]
Item 37 [VAR-20487]
Item 38 [VAR-20488]
Item 39 [VAR-21263]
Item 40 [SUP-20486]
Item 41 [SUP-20740]
Item 42 [SDR-20484]
Item 43 [VAR-20721]

TABLED

Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting

STRICKEN

Abeyance to 5/24/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting
Abeyance to 6/14/2007 Planning Commission Meeting

TABLED

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 10, 2007

Planning and Development Department

Discussion Items

MINUTES – Continued:

Item 44 [SUP-20718]

TABLED

Item 47 [VAR-20816]

Abeyance to 5/24/2007 Planning Commission Meeting

Item 48 [SDR-20812]

Abeyance to 5/24/2007 Planning Commission Meeting

MR. RANKIN stated Item 16 had a request to be tabled.

With regards to Items 17-21, MR. RANKIN requested the items be held in abeyance to 6/14/2007 in order to receive revised plans although the applicant had requested an abeyance to 5/24/2007.

MR. RANKIN announced Item 25 had a request to be stricken.

MR. RANKIN expressed the applicants' requests that Items 28 and 47-48 be held in abeyance to 5/24/2007.

COMMISSIONER STEINMAN questioned the need to hold Item 28 in abeyance and suggested the item be heard. MR. RANKIN pointed out that the applicant had requested to hold the item and observed that the applicant was not present. MARGO WHEELER, Director of Planning and Development Department, emphasized the abeyance request did not come from staff.

MR. RANKIN stated the applicant for Items 37-42 requested that they be held in abeyance to 6/14/2007.

PEGGY POUND, 6324 Shady Valley Court, appeared on behalf of the owner for Items 37-42 and asked that the items be heard on 5/24/2007 as her client was working to address staff's concerns. CHAIRMAN DAVENPORT explained that staff had requested the items be held for a month, rather than two weeks, since revised plans had not yet been submitted and staff needed adequate time to evaluate any changes. DUSTY BUCKLE, Island Development Team, 8330 West Sahara, Suite 110, listed other departments with whom the applicant had recent meetings and CHAIRMAN DAVENPORT noted the applicant still needed to meet with Planning staff.

The applicant for Items 43-44 requested the items be tabled.

(6:02 – 6:09)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 10, 2007

CHAIRMAN DAVENPORT announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE CITY COUNCIL ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN DAVENPORT read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE CITY COUNCIL. THE CITY COUNCIL MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT **PLANNING COMMISSION MEETING OF: MAY 10, 2007**

CHAIRMAN DAVENPORT noted the Rules of Conduct.

CITY COUNCIL MEETING RULES OF CONDUCT.

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 1-3.

These items were under the One Motion/One Vote portion of the agenda and were brought forward at staff's request.

DOUG RANKIN, Planning and Development Department, recommended approval of the variance and site plan review as the applicant was providing a bus turnout and any impact to

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 1 – VAR-20464

MINUTES – Continued:

adjacent parcels would be minimal. He recommended deleting a portion of Condition 5 on the Site Development Review as it would require a parking Variance. MR. RANKIN also recommended approval of the Special Use Permit as there were not protected uses at issue.

KEN BALLARD, 1950 East Warm Springs Road, appeared on behalf of the applicant and thanked staff for amending Condition 5 of the Site Development Review. He stressed that this improved Arco would be an asset to the area and asked that the condition on the Special Use Permit prohibiting the sale of single containers of alcohol be deleted.

In response to MR. BALLARD'S question regarding the City Ordinance restricting the sale of single containers of alcohol, DEPUTY CITY ATTORNEY JAMES LEWIS explained that there is no specific ordinance restricting the sale of single containers of alcohol, but pointed out the City has the statutory authority to impose reasonable conditions on Special Use Permits. He added that this is a standard condition of approval which has been consistently applied to these applications. MR. RANKIN informed MR. BALLARD that the sale of any single container of alcohol, regardless of size, is not permitted.

MR. BALLARD argued that the condition places his client at an unfair disadvantage and is unreasonable, suggesting this condition could discourage his client from redeveloping other properties. COMMISSIONER EVANS pointed out that the applicant is not entitled to sell alcohol, but acknowledged that single container sales are a problem throughout the community.

COMMISSIONER GOYNES observed that this location is close to Western High School and stated he could not support the deletion of that condition. CHAIRMAN DAVENPORT concurred and emphasized that the sale of single containers were unwelcome in the City of Las Vegas. MR. BALLARD suggested that efforts should be made to equally enforce the same restriction on all convenience store businesses.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 1-3.

(6:12 – 6:23)

1-364

CONDITIONS:

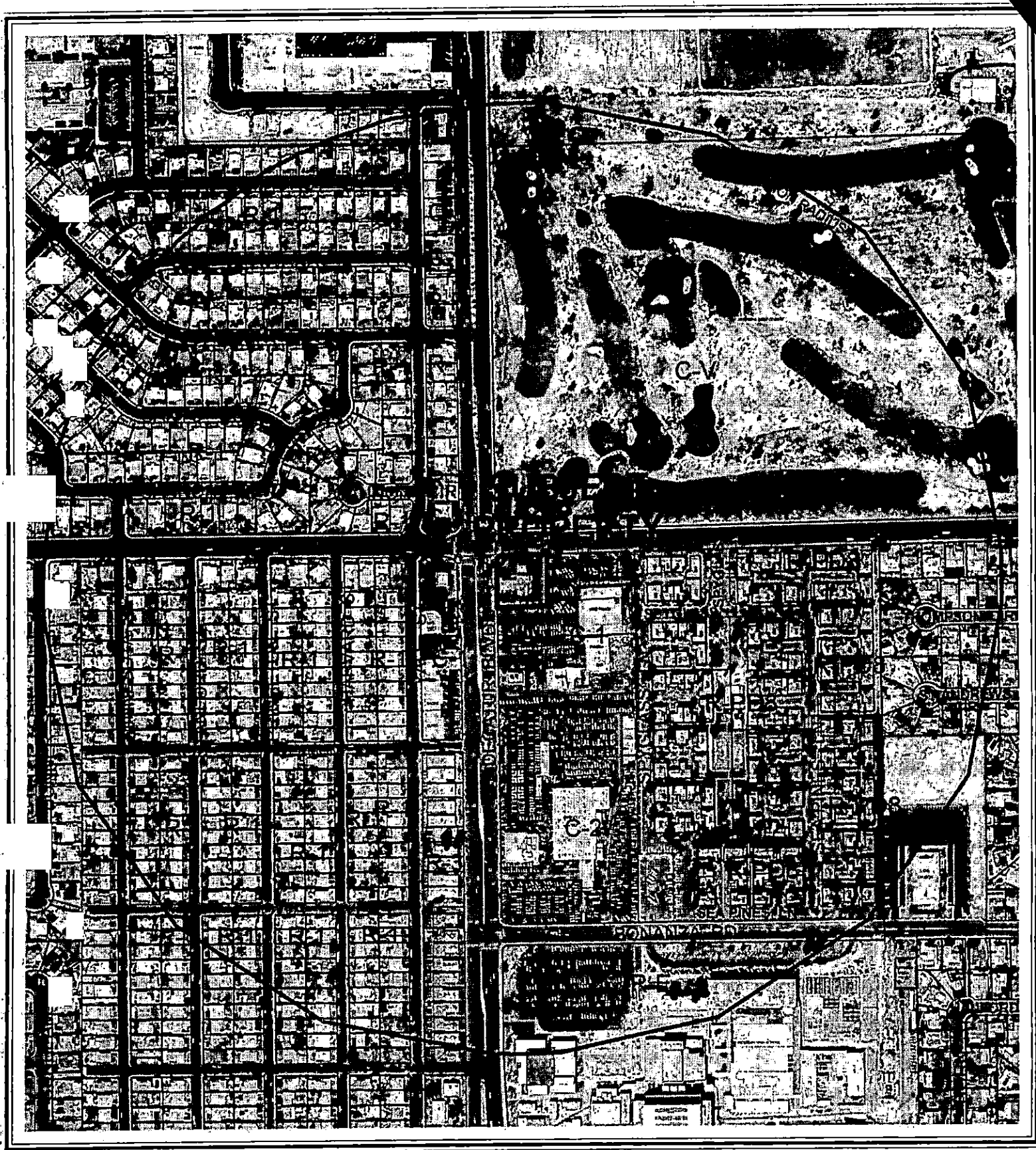
Planning and Development

1. Conformance to the Conditions of Approval Special Use Permit (SUP-20462) and Site Development Plan Review (SDR-20461) shall be required, if approved.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 1 – VAR-20464

CONDITIONS – Continued:

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-20464**

RADIUS: 1500 FT

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

0 700 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20464 - APPLICANT: ED PEYGHAM - OWNER: BP
WEST COAST PRODUCTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the Conditions of Approval Special Use Permit (SUP-20462) and Site Development Plan Review (SDR-20461) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20464 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Variance to allow a rear-yard setback of zero feet where 20 feet is required. This Variance is requested to allow the replacement of an existing Service Station without Automotive Repair and bring this use into compliance with the City's current traffic flow requirements. Companion applications for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment and a Site Development Plan Review for a Service Station without Automotive Repair will be considered concurrently.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bladg., etc.</i>	
04/03/68	The Board of Commissioners approved a Rezoning (Z-7-68) to C-1 (Limited Commercial) including a site plan for a service station and a Special Use Permit (U-19-68) for a Service Station.
07/14/97	The City Council approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. The Planning Commission and staff recommended approval.
01/12/98	The City Council approved a request to Rescind a previous action that approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. Staff recommended approval.
11/05/98	A request for a Special Use Permit to allow a double-faced 14 foot by 48 foot Off-Premise Advertising (Billboard) Sign 40 feet in height was withdrawn without prejudice at the Planning Commission.
04/26/07	The Planning Commission held in abeyance this application along with concurrent requests for a Site Development Plan Review (SDR-20461) and a Special Use Permit (SUP-20462) at the applicants request in order to provide a bus turnout lane on Washington Avenue.
05/10/07	The Planning Commission will consider concurrent requests for a Site Development Plan Review (SDR-20461), and a Special Use Permit (SUP-20462). Staff recommends approval on all three cases.

VAR-20464 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
06/28/95	Active Business License #C20-01686-7-000356 for Convention Hall Gaming Tax issued to United Coin Machine on the subject site.
06/28/95	Active Business License #G01-01686-4-000356 for Gaming Restricted issued to United Coin Machine on the subject site.
12/02/02	Active Business License #P35-00138-0-082740 for an Outdoor Pay Phone issued to Custom Communication on the subject site.
12/03/02	Active Business License #P35-00385-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
12/03/02	Active Business License #P35-00386-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
08/30/05	Active Business License #C05-01289-b-034615 for Tobacco Dealer – Retail issued to Ed's Decatur AM PM on the subject site.
08/30/05	Active Business License #C15-00087-3-034615 for a Convenience Store issued to Ed's Decatur AM/PM on the subject site. This issuance is a reclassification of a previous License G05-01147 for Groceries/Food Products.
08/30/05	Active Business License #L10-00086-4-000622 for Beer/Wine/Cooler off-sale issued to Ed's Decatur AM PM on the subject site. This issuance is a reclassification of a previous License L-04-00922 for alcohol sales..
02/21/07	Pending Business License #C20-96705-7-000356 for Convention Hall Gaming Tax approved by City Council for Ed's Decatur AM PM on the subject site.
02/21/07	Pending Business License #G01-96704-4-000356 Gaming Restricted approved by City Council for Ed's Decatur AM/PM on the subject site.

Pre-Application Meeting	
03/02/07	A pre-application meeting was held to discuss the requirements for this and related applications. Included in the discussion was the underground fuel tank, and a need to verify that any on-site cross-access agreements would not be disrupted by changes to the site.

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

Field Check	
04/05/07	A field check was conducted to ascertain current conditions on the subject site.

Details of Application Request	
Site Area	
Gross Acres	0.70
Net Acres	0.68

VAR-20464 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
North	Public Golf Course	PF (Public Facilities)	C-V (Civic)
South	Retail, Auto Dealership	SC (Service Commercial) GC (General Commercial)	C-1 (Limited Commercial) C-2 (General Commercial)
East	Retail, Townhomes	SC (Service Commercial) ML (Medium Low Density Residential)	C-1 (Limited Commercial) R-PD8 (Residential Planned Development – 8 Units Per Acre)
West	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Airport Overlay – 140-Foot Buffer

The subject site is located within the 140-foot buffer of the Airport Overlay District. As the proposed structure is only 19 feet in maximum height, the restrictions of this district do not apply.

VAR-20464 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	30,796 SF	Y
Min. Lot Width	100 Feet	174 Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	23 Feet	Y
• Corner	15 Feet	37.5 Feet	Y
• Rear	25 Feet	0 Feet	N*
Min. Distance Between Buildings	NA	50 Feet	Y
Max. Lot Coverage	50%	9.5%	Y
Max. Building Height	NA	19 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* Subject of Variance (VAR-20464).

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Y	N*
Buffer:				
North	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	6 Trees 15-Foot Buffer (10-Foot buffer along bus turnout lane)	N**
South	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	4 Trees 8-Foot Buffer	Y
East	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	0 Trees 0-Foot Buffer	N**
West	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	5 Trees 15-Foot Buffer	Y
TOTAL		18	15	N**

* While the minimum number of trees is provided, Title 19.12 requires the placement of parking lot trees in fingers spaced one every six spaces. A condition of approval will require one additional parking lot landscape finger.

** Waivers requested below.

VAR-20464 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking	Parking	Parking	Parking	
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	2,942 SF	1 space/250 SF	11	1	11	1	Y
TOTAL (including handicap)			12		12		Y

Waivers		
Request	Requirement	Staff Recommendation
No trees and no landscape buffer along rear property line.	4 Trees and 8-foot landscape buffer.	Approval
A ten-foot landscape buffer along the corner side perimeter in order to accommodate a bus turnout lane	15 foot landscape buffer.	Approval

ANALYSIS

The proposed deviation from standards to allow a rear yard setback of zero feet where 20 feet is the minimum required will not have a significant effect on adjacent properties. The existing service station to be replaced with a new service station by the companion Site Development Plan Review is surrounded by the parking lot of an existing shopping center. However, while the service station is fully integrated into the shopping center, it is a separate legal parcel and not a part of a commercial subdivision. Therefore, while the proposed site plans simply moves the building farther back from the right of way and deeper into the parking lot to allow greater traffic flow, this places the building directly against a legal property line and therefore requires a Variance.

The need for this Variance is as much a result of improving the traffic flow on-site and on the adjacent Washington Avenue and Decatur Boulevard rights-of-way as it is the result of the improvements to the existing use. The subject site, as a legal parcel separate and distinct from the surrounding shopping center, is not sufficiently deep to bring the existing use into compliance with the City's traffic safety requirements. Under these circumstances, Title 19.18.070 indicates that a Variance is appropriate; therefore, staff recommends approval.

VAR-20464 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.18.070L states:

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

Evidence of a unique circumstance has been presented, in that the applicant is attempting to alleviate a hardship which is not solely personal or self-created. The existing service station was built to traffic flow standards that fail to meet the current code requirements. By setting the building back to the rear property line, not only are on-site drive aisles improved, but traffic flow is improved further by the elimination and relocation of the existing driveways accessing Washington Avenue and Decatur Boulevard. Strict adherence to the Title 19 requirements for the 20-foot rear setback would prevent redevelopment of the site in its current use from compliance with traffic safety codes, and thereby is within the scope of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

VAR-20464 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

NOTICES MAILED 808 [Mailed with SUP-20462, SUP-20463 and SDR-20461]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20464** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

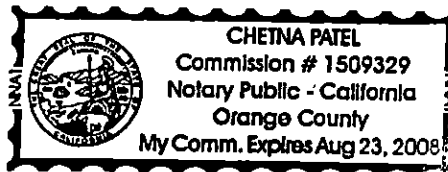
Signature of Property Owner: _____

Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

Chetna Patel
Notary Public in and for said County and State



The image shows a document with a table at the top and a large handwritten label at the bottom. The table has several rows and columns, with some cells containing text like 'A1.0' and 'A1.1'. The handwritten 'A1.0' is in a large, bold, black font.

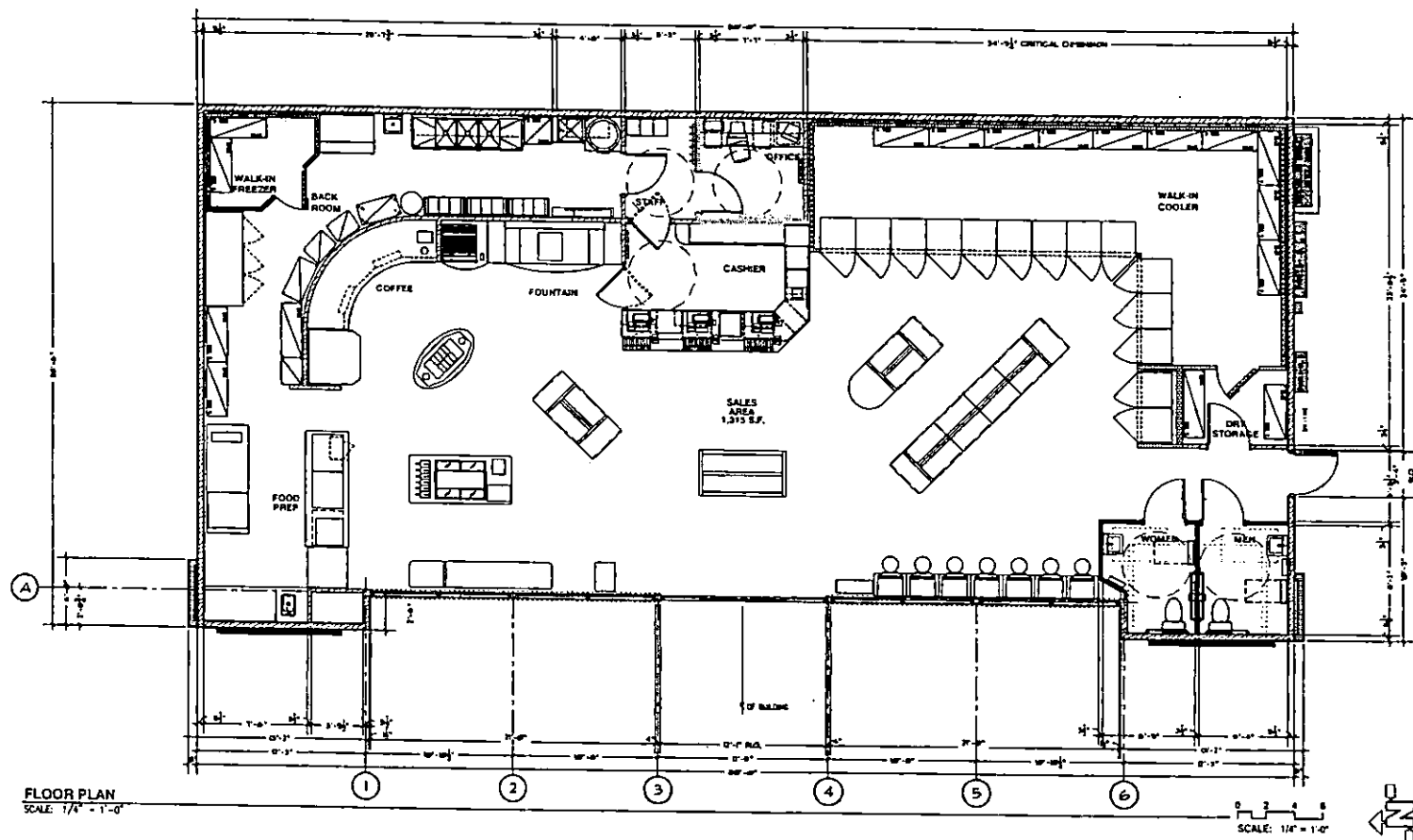
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
2	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
3	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
4	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
5	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
6	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
7	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
8	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
9	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
10	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
11	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
12	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
13	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
14	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
15	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
16	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
17	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
18	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
19	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
20	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
21	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
22	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
23	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
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55	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
56	100% COTTON T-SHIRT	100	DOZ	1.50	150.00
57	100% COTTON T-SHIRT	100	DOZ	1.50	150.0

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THIS PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 50% OF TOTAL QUANTITY OF EACH SPECIES INCLUDING SEASON, SPECIES AND VARIETY, ETC.
4. PROVIDE FINISHING SIZES AND QUANTITIES OF LITE SHAPES SPECIES AS SHOWN ON DRAWINGS.
5. DISINFESTED GRANITE OR PAVEN GROUND NURSERY PLANT, 3" DEPTH TYPICAL IN ALL PLANTED BEDS EXCEPT WHERE NOTED OTHERWISE. PROVIDE PROPER CARE AND MAINTENANCE THROUGHOUT THE VEGETATION OF THIS PROJECT THE SUPPLIER AND PRESENT VEGETATION TO THE GARDEN PRIOR TO ANY CONTRACT CLOSURE.

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1. BUILDING AREA TABULATION:	
C-STORE	
SALES AREA	1,315 S.F.
OFFICE	57 S.F.
STORAGE	856 S.F.
OTHER	714 S.F.
TOTAL	3,942 S.F.
2. OCCUPANCY AND EGRESS:	
C-STORE	
SALES AREA (1/100) 1,315 S.F.	44
OFFICE (1/100) 57 S.F.	1
STORAGE (1/200) 856 S.F.	3
OTHER (1/200) 714 S.F.	7
TOTAL OCCUPANTS	55 OCCUPANTS
EXITS REQUIRED: 2 (MIN. 34' EA.)	
EXITS PROVIDED: 3 (MIN. 34' EA.)	
3. PARKING CALCULATIONS	
REQUIRED: 3,942 (4/1,000 S.F.)	12
PROVIDED:	12
REQUIRED ACCESSIBLE SPACES (1:25)	1
PROVIDED ACCESSIBLE SPACES:	1

WALL LEGEND	
	WOOD FRAMED WALL
	METAL STUD WALL
	MASONRY WALL
	PRECAST CONCRETE WALL
	LOW (HALF) WALL (WOOD FRAMED)
	WALL WITH SOUND BATT INSULATION

VAR-20464
04/26/07 PC

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1400 S. Main Street, Suite 200
Las Vegas, NV 89102
Telephone: (702) 363-8176
Fax: (702) 363-8142

PRELIMINARY
NOT FOR CONSTRUCTION

ARCO - FACILITY # 00008
SEC OF DECATUR AND WASHINGTON
888 N. DECATUR BLVD
ED PRITCHETT
LAS VEGAS, NEVADA

CONSTRUCTION FLOOR
PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/26/07
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

A2.0

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

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APR 11 2007

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- I) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
- a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contracting the adjacent landowner for any existing agreements or developing an agreement for cross access.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington (directly

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

VAR-20464 SUP-20462

SDR-20461 04/26/07 P

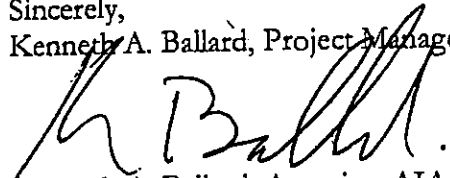
REVISED

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

See Item 1 for related discussion.

(6:12 – 6:23)

1-364

CONDITIONS:

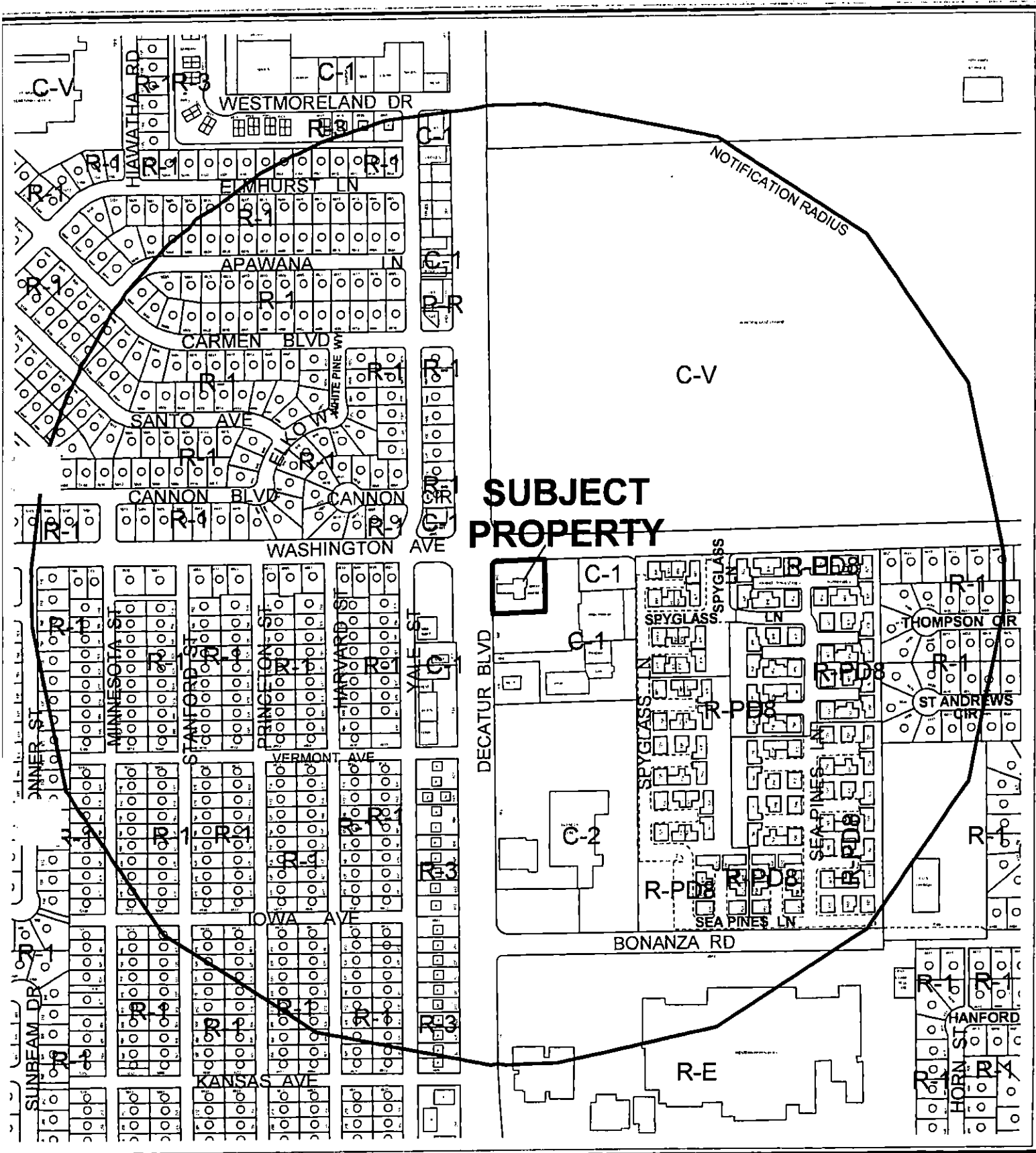
Planning and Development

1. Conformance to the conditions for Variance (VAR-20464) and Site Development Plan Review (SDR-20461), if approved.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 2 – SUP-20462

CONDITIONS – Continued:

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-20462

RADIUS: 1500 FT

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



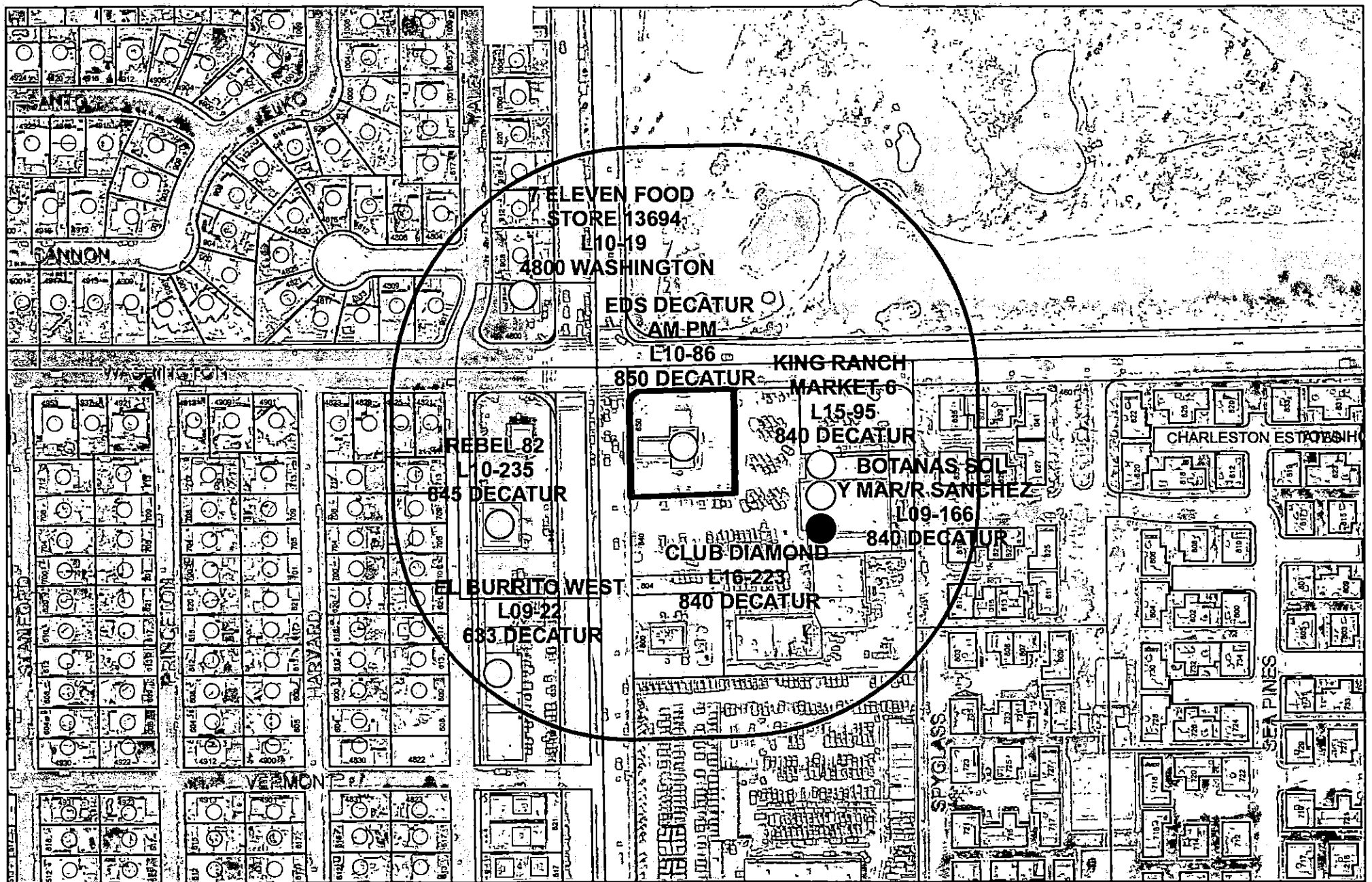


CASE: SUP-20462

RADIUS: 1500 FT

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





SUP-20462

Package Liquor Sales

Business Licenses

- Child Care/Children Facility
- Supper Club/Restaurant Service Bar
- Tavern
- Liquor on/off Sales

- ▨ RELIGIOUS
- ▨ CITY PARKS
- ▨ SCHOOLS

- ▭ Subject Property
- 400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20462 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-20464) and Site Development Plan Review (SDR-20461), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20462 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a proposed Beer/Wine/Cooler off-sale establishment at a proposed service station without automotive repair on the site of an existing Beer/Wine/Cooler off-sale establishment at an existing service station without automotive repair. Companion requests for a Variance (VAR-20464) to allow a zero-foot rear setback where 20 feet is required and a Site Development Plan Review (SDR-20461) for a 2,942 square-foot service station without automotive repair and waivers to allow a zero foot landscape buffer along the east property line where eight feet is required, and a reduced landscape buffer along Washington Avenue where 15 feet is required in order to accommodate a bus turnout lane.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bltg., etc.</i>	
04/03/68	The Board of Commissioners approved a Rezoning (Z-7-68) to C-1 (Limited Commercial) including a site plan for a service station and a Special Use Permit (U-19-68) for a Service Station.
07/14/97	The City Council approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. The Planning Commission and staff recommended approval.
01/12/98	The City Council approved a request to Rescind a previous action that approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. Staff recommended approval.
11/05/98	A request for a Special Use Permit to allow a double-faced 14 foot by 48 foot Off-Premise Advertising (Billboard) Sign 40 feet in height was withdrawn without prejudice at the Planning Commission.
04/26/07	The Planning Commission held in abeyance this application and a concurrent Variance (VAR-20464) Site Development Plan Review (SDR-20461) at the applicants request in order to provide for a bus turnout lane on Washington Avenue.
05/10/07	The Planning Commission will consider concurrent requests for a Variance (VAR-20464) to allow a zero foot rear setback where 20 feet is required and a Site Development Plan Review (SDR-20461) for a 2,942 square-foot service station without automotive repair and a waiver to allow no rear perimeter landscape buffer where an eight-foot buffer is required and a ten-foot corner side landscape buffer where 15 feet is required. Staff recommends approval of all three cases.

SUP-20462 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
06/28/95	Active Business License #C20-01686-7-000356 for Convention Hall Gaming Tax issued to United Coin Machine on the subject site.
06/28/95	Active Business License #G01-01686-4-000356 for Gaming Restricted issued to United Coin Machine on the subject site.
12/02/02	Active Business License #P35-00138-0-082740 for an Outdoor Pay Phone issued to Custom Communication on the subject site.
12/03/02	Active Business License #P35-00385-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
12/03/02	Active Business License #P35-00386-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
08/30/05	Active Business License #C05-01289-b-034615 for Tobacco Dealer – Retail issued to Ed's Decatur AM PM on the subject site.
08/30/05	Active Business License #C15-00087-3-034615 for a Convenience Store issued to Ed's Decatur AM PM on the subject site. This issuance is a reclassification of a previous License G05-01147 for Groceries/Food Products.
08/30/05	Active Business License #L10-00086-4-000622 for Beer/Wine/Cooler off-sale issued to Ed's Decatur AM PM on the subject site. This issuance is a reclassification of a previous License L-04-00922 for alcohol sales..
02/21/07	Pending Business License #C20-96705-7-000356 for Convention Hall Gaming Tax approved by City Council for Ed's Decatur AM/PM on the subject site.
02/21/07	Pending Business License #G01-96704-4-000356 Gaming Restricted approved by City Council for Ed's Decatur AM/PM on the subject site.
Pre-Application Meeting	
03/02/07	A pre-application meeting was held to discuss the requirements for this and related applications. Included in the discussion was that the size of the Liquid Petroleum Gas (LPG) installations would warrant a special use permit, and a need to verify that any on-site cross-access agreements would not be disrupted by changes to the site.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Field Check	
04/05/07	A field check was conducted to verify current conditions on the subject site.

Details of Application Request	
Site Area	
Gross Acres	0.70
Net Acres	0.68

RL

SUP-20462 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
North	Public Golf Course	PF (Public Facilities)	C-V (Civic)
South	Retail, Auto Dealership	SC (Service Commercial)	C-1 (Limited Commercial)
		GC (General Commercial)	C-2 (General Commercial)
East	Retail, Townhomes	SC (Service Commercial)	C-1 (Limited Commercial)
		ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	Y or N
Rural Preservation Overlay District		X	Y or N
Development Impact Notification Assessment		X	Y or N
Project of Regional Significance		X	Y or N

Airport Overlay – 140-Foot Buffer

The subject site is located within the 140-foot buffer of the Airport Overlay District. As the proposed structure is only 19 feet in maximum height, the restrictions of this district do not apply.

SUP-20462 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	30,796 SF	Y
Min. Lot Width	100 Feet	174 Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	23 Feet	Y
• Corner	15 Feet	37.5 Feet	Y
• Rear	25 Feet	0 Feet	N*
Min. Distance Between Buildings	NA	50 Feet	Y
Max. Lot Coverage	50%	9.5%	Y
Max. Building Height	NA	19 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* *Subject of Variance (VAR-20464).*

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Y	N*
Buffer:				
North	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	6 Trees 15-Foot Buffer (10-Foot buffer along bus turnout lane)	N**
South	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	4 Trees 8-Foot Buffer	Y
East	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	0 Trees 0-Foot Buffer	N**
West	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	5 Trees 15-Foot Buffer	Y
TOTAL		18	15	N**

* While the minimum number of trees is provided, Title 19.12 requires the placement of parking lot trees in fingers spaced one every six spaces. A condition of improvement will be one additional parking lot landscape finger.

** Waivers requested below.

SUP-20462 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	2,942 SF	1 space/250 SF	11	1	11	1	Y
TOTAL (including handicap)			12		12		Y

Waivers		
Request	Requirement	Staff Recommendation
No trees and no landscape buffer along rear property line.	4 Trees and 8-foot landscape buffer.	Approval
A ten-foot landscape buffer along the corner side perimeter in order to accommodate a bus turnout lane	15 foot landscape buffer.	Approval

- **Use**

The sale of beer/wine/coolers for consumption off-premise in conjunction with a service station is an allowed use within the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit. The reason for a special use permit is to ensure that a proposed use conducted in a manner that is harmonious and compatible with uses located on the same or surrounding properties. The process recognizes that, within a given zoning district, certain uses may be appropriate and compatible in some locations but not in others.

The Special Use Permit process allows a site-specific inquiry into the compatibility of a proposed use at a particular location, taking into account: the characteristics of the site and the surroundings; the relevant zoning and planning principles; and the input of the Planning Commission, City Council and other interested parties. The proposed Beer/Wine/Cooler Off-Sale Establishment use is compatible with the surrounding neighborhood, and is not within the minimum distance separation of any specified protected use. Therefore staff recommends denial.

RL

SUP-20462 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

• **Conditions**

The submitted documents indicate that the proposed use meets all of the applicable requirements for this special use from Title 19.04 listed below; therefore, the proposed use is appropriate at the subject site and staff recommends approval.

The following conditions apply to the proposed use:

1. Except as otherwise provided in this Chapter, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, child care facility licensed for more than twelve children, or City park.
2. Except as otherwise provided in Paragraph 3 below, the distances referred to in Paragraph 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purpose of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.
3. In the case of an establishment property to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property lines of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Paragraph 1 do not apply to:
 - a. An establishment which has a no restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or

SUP-20462 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

- b. A proposed establishment having more than fifty thousand square feet of retail floor space.
- 6. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
- 7. The minimum distance requirements set forth in paragraph 1, which are otherwise nonwaivable under the provisions of this subdivision, maybe be waived:
 - a. In accordance with the provisions of Section 19.040.050(A)(4) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
 - c. In connection with a retail establishment having less than twenty thousand square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right-of-way with a width of at least one hundred feet.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Beer/Wine/Cooler Off-Sale Establishment use would be compatible with existing and future surrounding land use and development. The proposed use is a continuation of an existing use; however, as the redevelopment of the existing business may require the establishment to remain closed for longer than 180 days, a Special Use Permit is required in order to perpetuate this existing use.

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

The subject site is physically suitable for Beer/Wine/Cooler Off-Sale Establishment. The use will not be too intense for this area of the City. A companion Variance (VAR-20464) requests a zero-foot rear-yard setback where 20 feet is required. Staff recommends approval of this Variance as it helps bring the traffic standards into compliance for an existing use on the subject site, and is not a solely self-created hardship.

SUP-20462 - Staff Report Page Eight
May 10, 2007 - Planning Commission Meeting

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

The site gains access from Decatur Boulevard, which is designated by the Master Plan of Streets and Highways as a 100-foot Primary Arterial and by Washington Avenue, an 80-foot Secondary Collector Street. Both provide adequate access to the site. Further, the redevelopment of the existing uses on this site is designed to improve traffic flow at the intersection of these streets.

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

The site would be subject to frequent inspections and would not compromise public health or safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed Beer/Wine/Cooler Off-Sale use at a proposed service station without automotive repair meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 808 [Mailed with VAR-20464 and SDR-20461]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20462** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

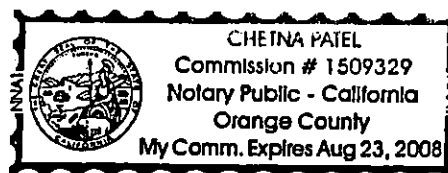
Signature of Property Owner: _____

Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

Chetna Patel
Notary Public in and for said County and State



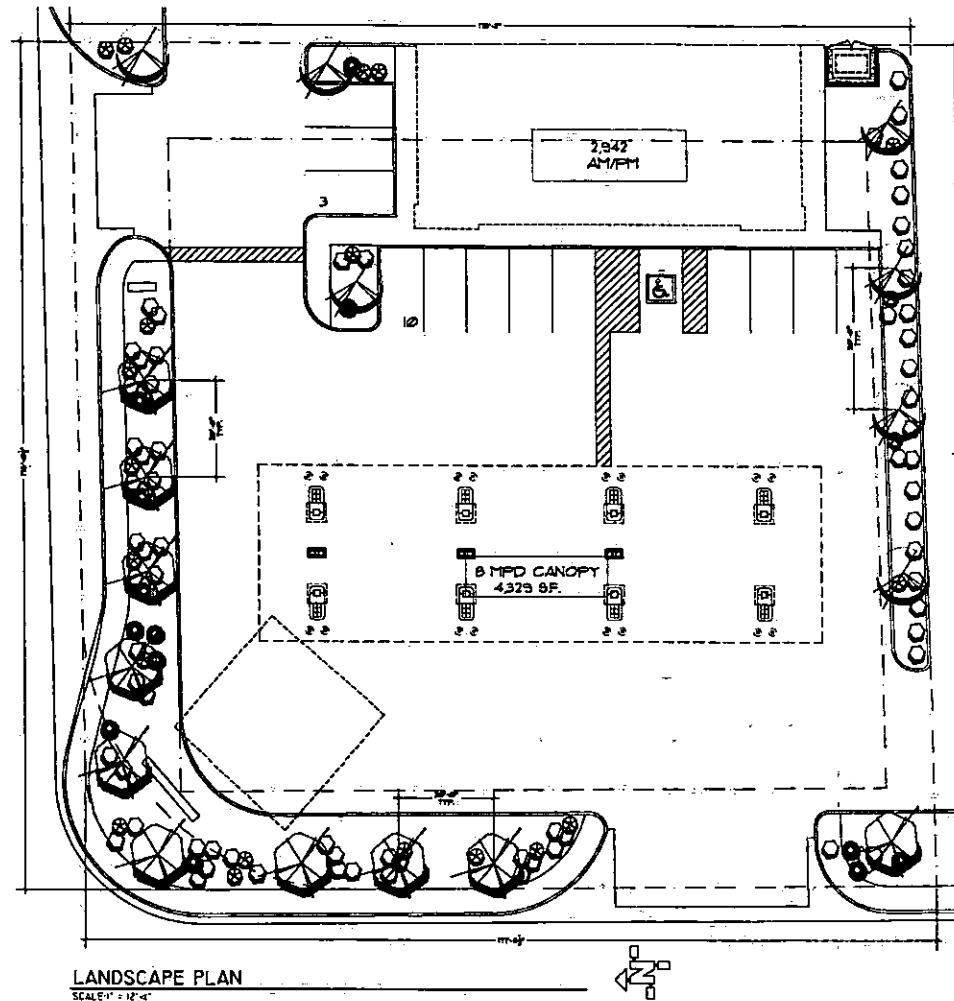
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PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	ULMUS PARVIFOLIA	EUROPEAN ELM	24"	1
	PROSOPIS JULIFLORA	CHALISEA PERSICATA	24"	10
SHRUBS				
	PITTOSPORUM TOBIRA	JAPANESE PUCKER SHRUB	18" GAL.	10
	CYCAS REVOLUTA	SAAGO PALM	18" GAL.	10
	SALVIA GREGGII	CHERRY BLOSSOM	18" GAL.	10

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE PLANTING SIZES AND POTS OF LIKE SIZED SPECIES AS SHOWN ON DRAWING.
5. DISCOMPOSED GRASSES 1/2" THICK, COLOR "BROWN PLANT", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DISCOMPOSED GRASSES TO CONTAIN NO FERTILIZERS AND NO HAZARDOUS. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.



LANDSCAPE PLAN
SCALE: 1/4" = 12'-0"

RECEIVED
APR 11 2007

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

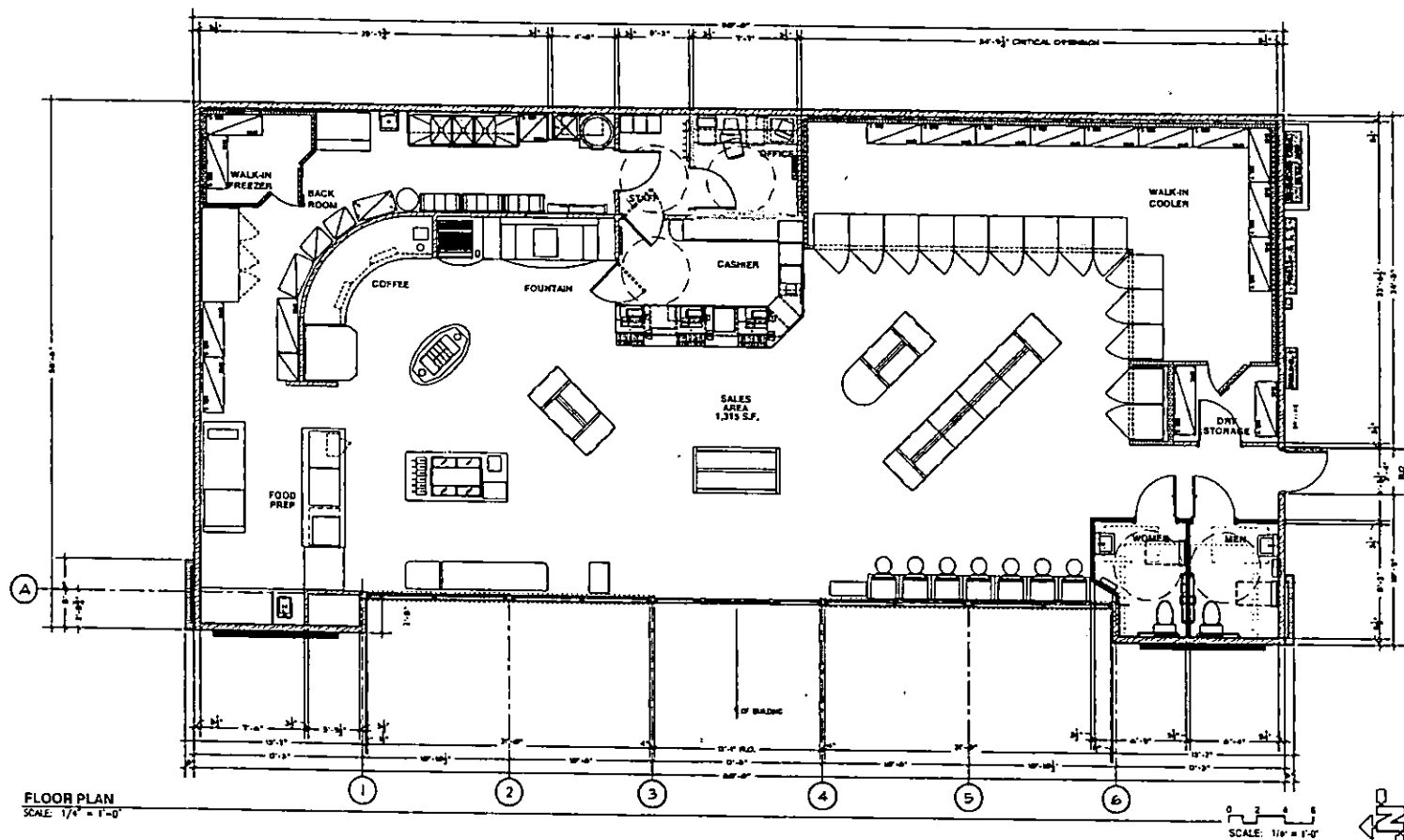
SUZANA RUIJAR Architect Ltd.
Architectural Design & Planning
1800 E. Wynn Springs Road
Las Vegas, Nevada 89119
Phone: (702) 581-8000
Fax: (702) 581-8002

PRELIMINARY

ARC - FACILITY # 00068
SEC OF DECATUR AND WASHINGTON
800 N. DECATUR BLVD.
ED PEYGHAM
LAS VEGAS, NEVADA

LANDSCAPE PLAN

LI.0



1. BUILDING AREA TABULATION:		
<u>BASE</u>		
SALES AREA	1,315 S.F.	
OFFICE	37 S.F.	
STORAGE	806 S.F.	
OTHER	714 S.F.	
TOTAL	2,932 S.F.	
<u>OCCUPANCY AND EGRESS:</u>		
<u>BASE</u>		
SALES AREA (1/30)	1,315 S.F.	44
OFFICE (1/100)	37 S.F.	1
STAGE (1/30)	806 S.F.	5
OTHER (1/30)	714 S.F.	3
TOTAL OCCUPANTS		53
<u>IN COMPLIANCE</u>		
CITY REQUIRED:	2 MIN. 30" (A)	
CITY PROVIDED:	2 MIN. 30" (A)	
3. PARKING CALCULATIONS		
<u>REQUIREMENTS</u>		
CITY-3.942 (4,000 S.F.)	13	
PROVIDED	1	
REQUIRED ADJ. BASED ON SPACES (1-25)	1	
PROVIDED ADJ. BASED ON SPACES	1	

WALL LEGEND

	WOOD FRAMED WALL
	METAL STUD WALL
	MASONRY WALL
	PREFABRICATED COOLER UNIT
	LOW (HAIR) WALL (WOOD FRAMED)
	WALL WITH SOUND BATT INSULATION

SUP-20462
04/26/07 PC

SUZUKI RUTAR Architect Ltd.
Architectural Design & Planning

1640 S. Yuma Springs Road
Salt Lake City, Utah 84119
Telephone (801) 263-1176
Telex 501000
Fax (801) 261-1842

PRELIMINARY
OFFER OF CONTRACT

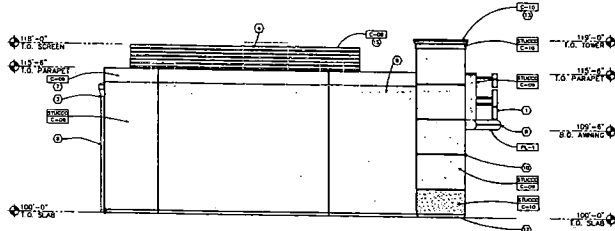
1640 S. Yuma Springs Road
Salt Lake City, Utah 84119
Telephone (801) 263-1176
Telex 501000
Fax (801) 261-1842

A Professional Corporation

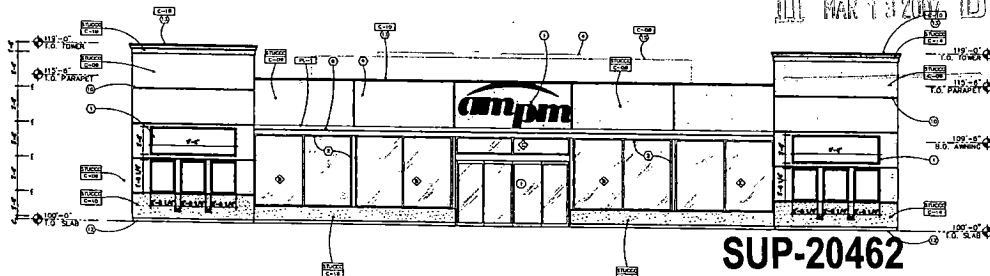
ARCO - FACILITY # 06068 SEC OF OCEANUR AND WASHINGTON 700 N DECAIR BLVD	EN PEYGHAM LAS VEGAS, NEVADA

CONSTRUCTION FLOOR
PLAN

SUP-20462
04/26/07 PC



NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

GENERAL NOTES:

1. MATERIALS AND METHODS SHALL BE AS SHOWN OR AS NOTED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

KEYED NOTES:

- 1. ROOF BY THE CONTRACTOR.
- 2. ALUMINUM EXTERIOR FINISH.
- 3. EXTERIOR LIGHTS, WIRING TO CONDUIT, PLUS WIRING TO THE MAIN ELECTRICAL PANEL.
- 4. ROOF TOP MECHANICAL UNIT.
- 5. MECHANICAL EXHAUST FAN.
- 6. LEAK LAYER UNDER TO MATCH COLOR.
- 7. JOINTS TO EXTEND DOWN FACE OF WALL, ROOF TO DETAIL, 6" MIN.
- 8. JOINTS TO EXTEND TO MATCH COLOR OF EXTERIOR.
- 9. JOINTS TO EXTEND TO MATCH COLOR OF EXTERIOR.
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EXTERIOR FINISHES

- 1. FINISHES TO BE USED AS SHOWN OR AS NOTED IN THE SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

EXTERIOR PAINTS

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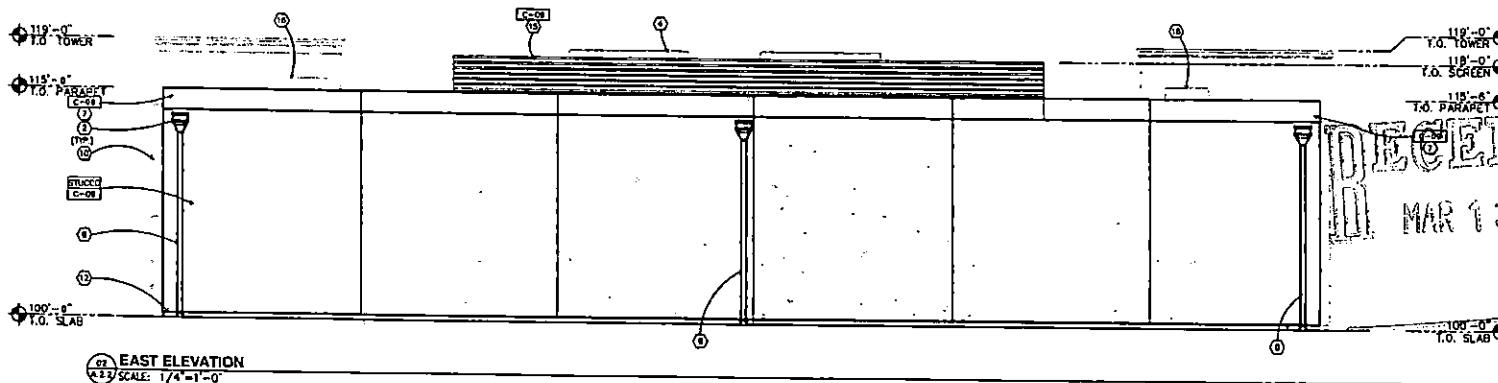
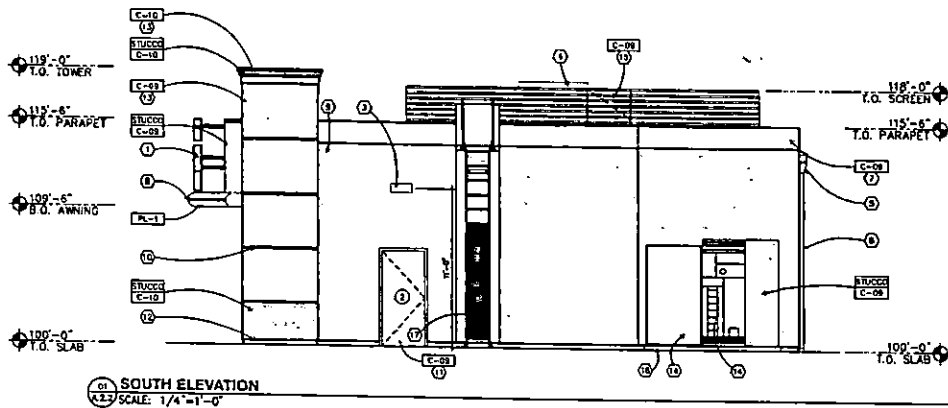
SUP-20462
04/26/07 PC

DR. SUZAN RUTAN, Architect, Ltd.
Professional Engineer & Planner
10000 1st Avenue, Suite 100
New York, NY 10001
Tel: 212-455-1234
Fax: 212-455-1235
www.suzanrutan.com

ARC - FACILITY # 04068
SEC. OF ELECTRIC AND MECHANICAL
ED. PERMANENT
LAW 11545, NEW YORK

STORE ELEVATIONS

44.0



GENERAL NOTES:

1. REPAIR LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. FINISH BY SUB CONTRACTOR.
- 2. ALUMINUM STRETCHOUT SYSTEM.
- 3. EXTERIOR LIGHT, REFER TO LAYOUT PLAN SHEET E-13.
- 4. ROOF TOP MECHANICAL UNITS.
- 5. PREMANUFACTURED SCUPPER.
- 6. L.E.S. LAZER LIGHT TO MATCH COLOR.
- 7. COPING TO EXTEND DOWN FACE OF WALL, REFER TO DETAIL 01-A-5.1.
- 8. 4" DIA. DOWNPOUT BY METAL-DECK OR EQUAL.
- 9. APPROXIMATE ROOF LINE.
- 10. 1" METALS & FINISH.
- 11. FRESH DOOR AND FRAME AS NOTED.
- 12. 4" BREAK METAL, BASE, SEE DETAIL 01-A-5.1.
- 13. PREMANUFACTURED COPING CAP.
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SHEETS.
- 15. EQUIPMENT SCHEDULE, REFER TO SHEET E-13.3.
- 16. 36" DIA. OPENING.
- 17. EXTERIOR ROOF ACCESS LADDER, ALUMINUM (ALL WALL MOUNT) w/ SECURITY DOOR #1000.
- 18. 4" CONCRETE CURB.

EXTERIOR FINISHES

- 1. FINISHED GYPHUM PLASTER OR FORMED ALUMINUM BALANCE WITH TROUGH FOR L.E.S. AND FLAT METAL.
- 2. 1/2" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED.

EXTERIOR PAINTS

- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. NOT USED.
- 5. NOT USED.
- 6. NOT USED.
- 7. COLOR: CLEAR ANODIZED ALUMINUM FINISH.
- 8. COLOR: WHITE PRIMER COATING, SATIN FINISH.
- 9. COLOR: PEARL, SHERWIN WILLIAMS SW-65 PEARL (MATCH RAL 9013) - 50% GLOSS.
- 10. COLOR: DARK PEARL, SHERWIN WILLIAMS SW-2202 - 50% GLOSS.
- 11. NOT USED.
- 12. COLOR: 80% WHITE GREY, PMS 8001 GREY 1 - SATIN FINISH.

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1050 E. Main Street, Suite 200
Las Vegas, NV 89101
Tel: (702) 333-8888
Fax: (702) 331-8888

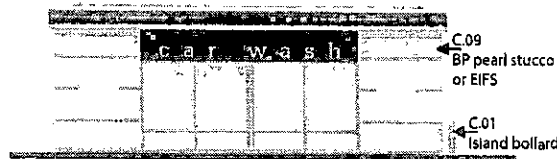
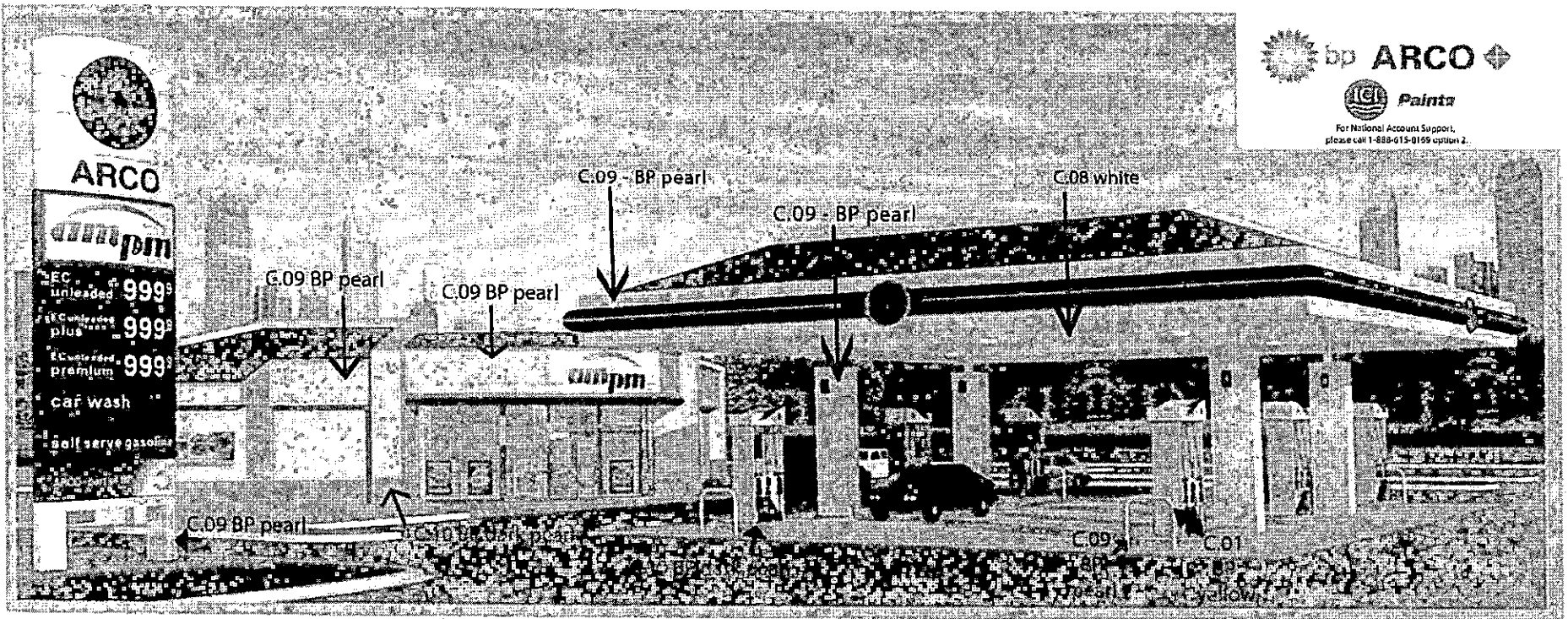
PRELIMINARY
NOT FOR CONSTRUCTION

ARCO - FACILITY # 05058
SEC OF BECAHUR AND WASHINGTON
540 N. BECAHUR BLVD
ED PEYGHAM
LAS VEGAS, NEVADA

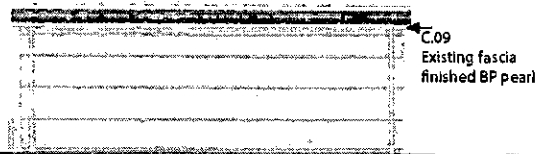
STORE ELEVATIONS

A4.1

SUP-20462
04/26/07 PC



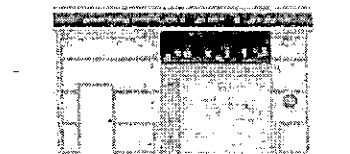
A. front elevation



B. back elevation (if visible)



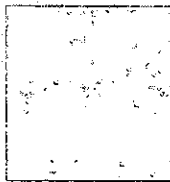
C. side elevation



D. side elevation

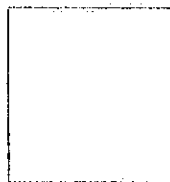
- c.01 BP yellow
- c.05 BP pearlescent
-  c.07 aluminum finish
- c.08 white
-  c.09 BP pearl
-  c.10 BP dark pearl
-  c.12 BP warm grey
-  c.13 ARCO red
-  c.14 ARCO blue
-  c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



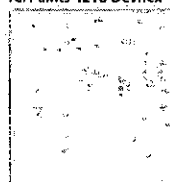
* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



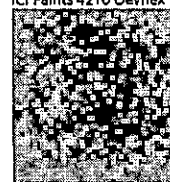
* Canopy Fascia
* Store Fascia
* Canopy Columns
* Exterior Walls
* Bottom 2/3 Island Bollard
* MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex

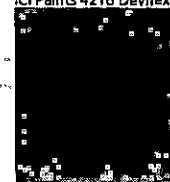


* Exterior Walls Wainscoting
* Islands

C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex



One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

Latex 4000 Bloxfil Black Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

SUP-20462
04/26/07 PC

RECEIVED (Revised 11.26.05)
MAR 1 8 2007

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

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SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- I) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
 - a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contacting the adjacent landowner for any existing agreements or developing an agreement for cross access.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington (directly

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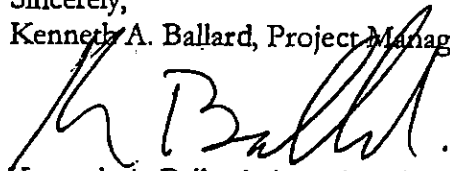
VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams). NOTE: THIS APPLICATION IS BEING AMENDED TO REQUEST A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15-FOOT BUFFER IS THE MINIMUM REQUIRED.

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by Dorothy Townsend

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 5 as follows:

5. 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

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 3 – SDR-20461

MOTION – Continued:

manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.

– UNANIMOUS

To be heard by City Council on 6/20/07

MINUTES:

See Item 1 for related discussion.

(6:12 – 6:23)

1-364

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-20464) and Special Use Permit (SUP-20462) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 04/11/07, and building elevations, date stamped 03/13/07 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscape buffer along the rear property line where an eight foot buffer with one tree every 30 feet on center is required.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide one additional parking lot landscape finger for every six parking spaces.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 3 – SDR-20461

CONDITIONS – Continued:

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed. .
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

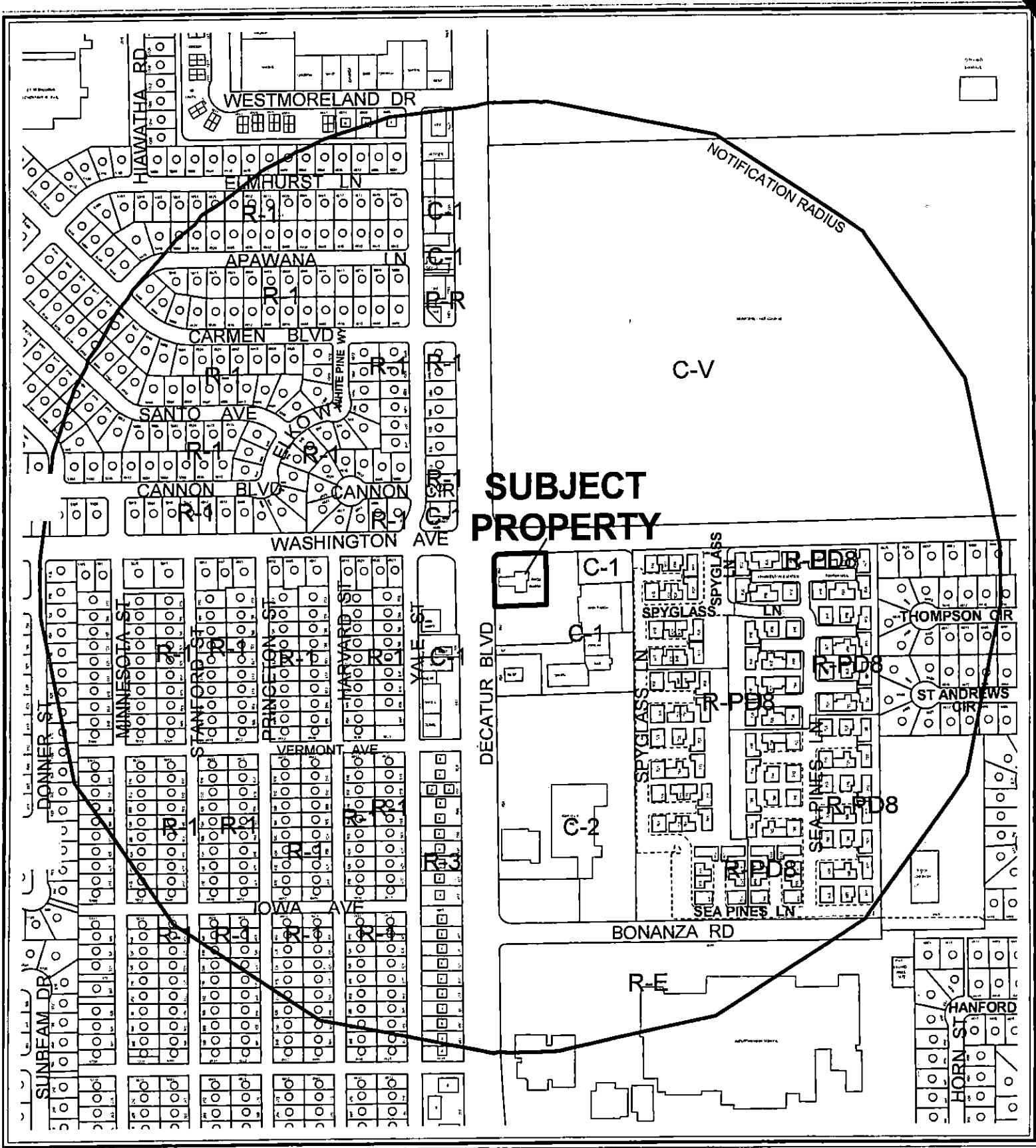
Public Works

13. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Decatur Boulevard and Washington Avenue and the right-of-way for turn lanes on Decatur Boulevard in accordance with Standard Drawing No. 201.1 prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer. Construction of these improvements is not required at this time. In addition, dedicate a “modified” bus turnout on Washington Avenue adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 3 – SDR-20461

CONDITIONS – Continued:

14. Construct all incomplete half-street improvements on Washington Avenue (bus turnout) adjacent to this site concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Submit an application for a deviation from Standard Drawing #222a and #234.3 for the driveways accessing this site from Washington Avenue and Decatur Boulevard.
17. Landscape and maintain all unimproved rights-of-way, if any, on Decatur Boulevard and Washington Avenue adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Decatur Boulevard and Washington Avenue public right-of-way adjacent to this site prior to occupancy of this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. 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.



CASE: SDR-20461

RADIUS: 1500 FT

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-20464) and Special Use Permit (SUP-20462) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 04/11/07, and building elevations, date stamped 03/13/07 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscape buffer along the rear property line where an eight foot buffer with one tree every 30 feet on center is required.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide one additional parking lot landscape finger for every six parking spaces.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-20461 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Decatur Boulevard and Washington Avenue and the right-of-way for turn lanes on Decatur Boulevard in accordance with Standard Drawing No. 201.1 prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer. Construction of these improvements is not required at this time. In addition, dedicate a "modified" bus turnout on Washington Avenue adjacent to this site prior to the issuance of any permits.
14. Construct all incomplete half-street improvements on Washington Avenue (bus turnout) adjacent to this site concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

SDR-20461 - Conditions Page Three
May 10, 2007 - Planning Commission Meeting

16. Submit an application for a deviation from Standard Drawing #222a and #234.3 for the driveways accessing this site from Washington Avenue and Decatur Boulevard.
17. Landscape and maintain all unimproved rights-of-way, if any, on Decatur Boulevard and Washington Avenue adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Decatur Boulevard and Washington Avenue public right-of-way adjacent to this site prior to occupancy of this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. 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.

SDR-20461 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a Service Station without Auto Repair at 850 North Decatur Boulevard. The applicant requests Waivers to allow no landscape buffer along the rear property line where an eight foot buffer with one tree placed every thirty feet on center is required and to allow a ten-foot landscape buffer along the corner side property line along Washington Avenue where a 15-foot buffer is required in order to accommodate a bus turnout lane.

This is the site of an existing Service Station which will be demolished to allow site redevelopment. Companion applications include a Variance (VAR-20464) to allow a zero-foot rear setback where a minimum setback of 20 feet is required and a Special Use Permit (SUP-20462 for a Beer/Wine/Cooler Off-Sale Establishment. The proposed redevelopment will bring the site into compliance with traffic flow requirements at the intersection of Decatur Boulevard and Washington Avenue and, therefore; staff recommends approval on all three applications.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/03/68	The Board of Commissioners approved a Rezoning (Z-7-68) to C-1 (Limited Commercial) including a site plan for a service station and a Special Use Permit (U-19-68) for a Service Station.
07/14/97	The City Council approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. The Planning Commission and staff recommended approval.
01/12/98	The City Council approved a request to Rescind a previous action that approved a Rezoning (Z-45-97) from C-1 (Limited Commercial) to PD (Planned Development) with a proposed use of Commercial Shopping Center with Limited Food Processing and Manufacturing Facilities on the subject site. Staff recommended approval.
11/05/98	A request for a Special Use Permit to allow a double-faced 14 foot by 48 foot Off-Premise Advertising (Billboard) Sign 40 feet in height was withdrawn without prejudice at the Planning Commission.
04/26/07	The Planning Commission held in abeyance this application along with concurrent requests for a Variance (VAR-20464) to allow a zero foot rear setback where 20 feet is required, and a Special Use Permit (SUP-20462) for a beer/wine/cooler off-sale at the applicants request in order to provide a bus turnout lane on Washington Avenue.

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05/10/07	The Planning Commission will consider concurrent requests for a Variance (VAR-20464) to allow a zero foot rear setback where 20 feet is required, and a Special Use Permit (SUP-20462) for a beer/wine/cooler off-sale. Staff recommends approval on all three cases.

Related Building Permits/Business Licenses	
06/28/95	Active Business License #C20-01686-7-000356 for Convention Hall Gaming Tax issued to United Coin Machine on the subject site.
06/28/95	Active Business License #G01-01686-4-000356 for Gaming Restricted issued to United Coin Machine on the subject site.
12/02/02	Active Business License #P35-00138-0-082740 for an Outdoor Pay Phone issued to Custom Communication on the subject site.
12/03/02	Active Business License #P35-00385-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
12/03/02	Active Business License #P35-00386-0-07230 Outdoor Pay Phone issued to Golden Telephone, Inc. on the subject site.
08/30/05	Active Business License #C05-01289-b-034615 for Tobacco Dealer – Retail issued to Ed's Decatur AM PM on the subject site.
08/30/05	Active Business License #C15-00087-3-034615 for a Convenience Store issued to Ed's Decatur AM PM on the subject site. This issuance is a reclassification of a previous License G05-01147 for Groceries/Food Products.
08/30/05	Active Business License #L10-00086-4-000622 for Beer/Wine/Cooler off-sale issued to Ed's Decatur AM PM on the subject site. This issuance is a reclassification of a previous License L-04-00922 for alcohol sales..
02/21/07	Pending Business License #C20-96705-7-000356 for Convention Hall Gaming Tax approved by City Council for Ed's Decatur AM PM on the subject site.
02/21/07	Pending Business License #G01-96704-4-000356 Gaming Restricted approved by City Council for Ed's Decatur AM PM on the subject site.

Pre-Application Meeting	
03/02/07	A pre-application meeting was held to discuss the requirements for this and related applications. Included in the discussion was the underground fuel tank, and a need to verify that any on-site cross-access agreements would not be disrupted by changes to the site.

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May 10, 2007 - Planning Commission Meeting

Neighborhood Meeting

A neighborhood meeting is not required for this application, nor was one held.

Field Check

04/05/07 A field check was conducted to ascertain current conditions on the subject site.

Details of Application Request**Site Area**

Gross Acres 0.70 Acres

Net Acres 0.68 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
North	Public Golf Course	PF (Public Facilities)	C-V (Civic)
South	Retail, Auto Dealership	SC (Service Commercial)	C-1 (Limited Commercial)
		GC (General Commercial)	C-2 (General Commercial)
East	Retail, Townhomes	SC (Service Commercial)	C-1 (Limited Commercial)
		ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
West	Service Station without Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

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Airport Overlay – 140-Foot Buffer

The subject site is located within the 140-foot buffer of the Airport Overlay District. As the proposed structure is only 19 feet in maximum height, the restrictions of this district do not apply.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	30,796 SF	Y
Min. Lot Width	100 Feet	174 Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	23 Feet	Y
• Corner	15 Feet	37.5 Feet	Y
• Rear	25 Feet	0 Feet	N*
Min. Distance Between Buildings	NA	50 Feet	Y
Max. Lot Coverage	50%	9.5%	Y
Max. Building Height	NA	19 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* Subject of Variance (VAR-20464).

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Y	N*
Buffer:				
North	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	6 Trees 15-Foot Buffer (10-Foot buffer along bus turnout lane)	N**
South	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	4 Trees 8-Foot Buffer	Y
East	1 Tree/30 Linear Feet 8-foot buffer width	4 Trees	0 Trees 0-Foot Buffer	N**
West	1 Tree/30 Linear Feet 15-foot buffer width	5 Trees	5 Trees 15-Foot Buffer	Y
TOTAL		18	15	N**

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* While the minimum number of trees is provided, Title 19.12 requires the placement of parking lot trees in fingers spaced one every six spaces. A condition of approval will require one additional parking lot landscape finger.

** Waivers requested below.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	2,942 SF	1 space/ 250 SF	11	1	11	1	Y
TOTAL (including handicap)			12		12		Y

Waivers		
Request	Requirement	Staff Recommendation
No trees and no landscape buffer along rear property line.	4 Trees and 8-foot landscape buffer.	Approval
A ten-foot landscape buffer along the corner side perimeter in order to accommodate a bus turnout lane	15 foot landscape buffer.	Approval

ANALYSIS

- Zoning**

The subject site is located in the C-1 (Limited Commercial) zone within a land use designation of Service Commercial in the Southwest Sector of the General Plan. The Service Station without Automotive Repair is a Conditional Use in the C-1 zone, and the ancillary use of Beer/Wine/Cooler Off-sale Establishment is permitted in the C-1 zone with an approved Special Use Permit. Related application (SUP-20462), if approved, will be sufficient for compliance in the C-1 zone.

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- **Site Plan**

The proposed Site Plan calls for a 2,942 square-foot Service Station without Automotive Service on the subject site. The building is located directly on the rear property line, and a companion Variance (VAR-20464) was submitted to request a zero-foot setback where 20 feet is required. The variance is appropriate as the subject site is a legal parcel within a shopping center, surrounded by parking lot on the interior lot lines. The variance is supported due to the necessity to bring the existing service station into compliance with current traffic flow requirements of the city both on the subject site, and regarding the adjacent intersection of Decatur Boulevard and Washington Avenue. A 4,329 square-foot fuel canopy is in front of the Service Station parallel to Decatur Boulevard. The site plan provides sufficient drive lanes and, except for the rear property line, exceeds all other setbacks.

- **Waivers**

The applicant requests a Waiver of the perimeter landscape requirements along the rear property line. Title 19.12 requires a 15-foot landscape buffer along public rights-of-way, and an eight-foot landscape buffer strip with one three planted every 30 feet on center. The Waiver along Washington Avenue to allow a ten-foot buffer where 15 feet is the minimum required is necessary to accommodate a bus turnout lane adjacent to the subject site. The interior waiver is necessary as the applicant is requesting a Variance to allow a zero-foot setback where 20 feet is the minimum required. A zero-foot setback precludes an eight-foot landscape buffer. The Variance is appropriate as the subject site is a legal parcel within a shopping center, surrounded by parking lot on the interior lot lines. The Variance is supported due to the necessity to bring the existing service station into compliance with current traffic flow requirements of the city both on the subject site, and regarding the adjacent intersection of Decatur Boulevard and Washington Avenue.

- **Landscape Plan**

Perimeter landscaping along the front and side property lines meet or exceed Title 19.12 requirements. Landscaping will include evergreen elm and Chilean mesquite trees, along with Japanese mock orange, sago plum and autumn sage shrubs. Waivers, described above, are requested for the perimeter landscaping along the rear and corner side property lines.

- **Elevations**

The proposed elevations indicate a 15-foot high stucco edifice with aluminum accents. The building reaches a height of 19 feet at the top of each architectural tower element on the front corners, and a screen around the mechanical equipment reaches a height of 18 feet. The elevations are consistent with the proposed use and consistent with similar sites in the area.

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- **Floor Plan**

The floor plan depicts a total area of 2,942 square feet within the Service Station. This area includes 1,315 square feet of sales area as well as two ADA compliant restrooms, a walk-in cooler, walk-in freezer, office, dry storage and a staff room. A back room and food preparation area are depicted as well.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed development is compatible with adjacent development and development in the area. The applicant proposes to upgrade the existing service station without automotive repair use on the subject site, and improve compliance with existing city code, including on-site and adjacent traffic flow issues.

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

The proposed development is consistent with the General Plan and Title 19, with the approval of a related Variance (VAR-20464) to allow a zero-foot rear yard setback where 20 feet is the minimum required and waivers to allow no perimeter landscape buffer along the zero-foot rear setback, and a reduced buffer along the corner side setback.

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

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The updated design of the site takes into account the traffic flow generated by the existing use, and improves conditions on the adjacent roadways by eliminating two access points at the intersection of Decatur Boulevard and Washington Avenue, and further moving two other access points farther away from the intersection in order to improve traffic mobility.

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

The building and landscape materials are appropriate for the area and for the City. The building façade is primarily pearl white stucco and the fuel canopy is pearl white aluminum. Accents include red and blue. Landscaping will include evergreen elm and Chilean mesquite trees, along with Japanese mock orange, sago plum and autumn sage shrubs.

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

The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. The design features of the site create an orderly environment and are harmonious and compatible with development in the area.

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

The proposed Service Station without Auto Repair will be subject to regular City inspections for licensing and will, therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 808 [Mailed with VAR-20464 and SUP-20462]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20461** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

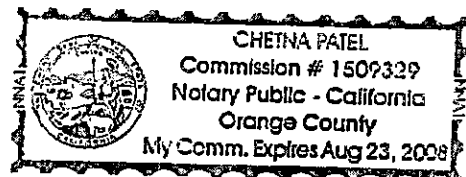
Signature of Property Owner: _____

Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

Chetna Patel
Notary Public in and for said County and State





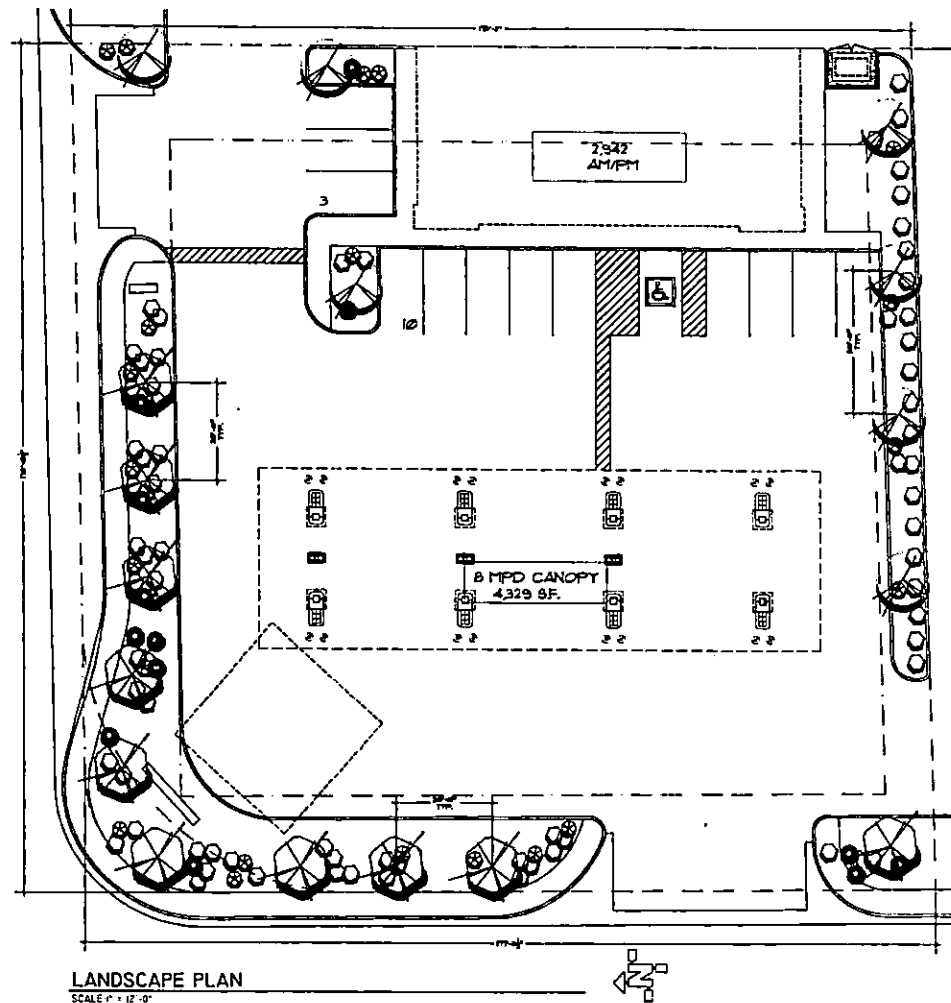
Date: 10/10/10
 Page: 1 of 1
 Title: AI.0

PLANT SCHEDULE

SYMBOL	SYMBOL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	SILVER PALM/PAROLA	EVERGREEN BLM	34"	7
	PHOENIX CHOLLA	CHILEAN PESCUE	34"	10
SHRUBS				
	PITTOSPORUM TOBIRA	JAPANESE PUCK ORANGE	5 GAL.	16
	CYCAS REVOLUTA	SAGO PALM	5 GAL.	60
	SALVIA GREGGII CHERRY RED	AUTUMN SAGE	5 GAL.	24

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND PORTS OF LIKE-SHAPED SPECIES AS SHOWN ON DRAWINGS.
5. DISCOPPOURED GRANITE 1/2" DIA., COLOR "BEE PLANT", 3" DEPTH TYPICAL IN ALL PLANTING BEDS. DISCOPPOURED GRANITE TO CONTAIN AIN FINE AND SAND APPROPRIATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.



LANDSCAPE PLAN
SCALE 1" = 12'-0"

RECEIVED

APR 21 2007

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC

REVISED

SUZANA RETAR, Architect Ltd.
Architectural Design & Planning
1800 E. Warm Springs Blvd.
Las Vegas, Nevada 89119
Tel: 702.735.1100
Fax: 702.735.1101
Mobile: 702.581-2022

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

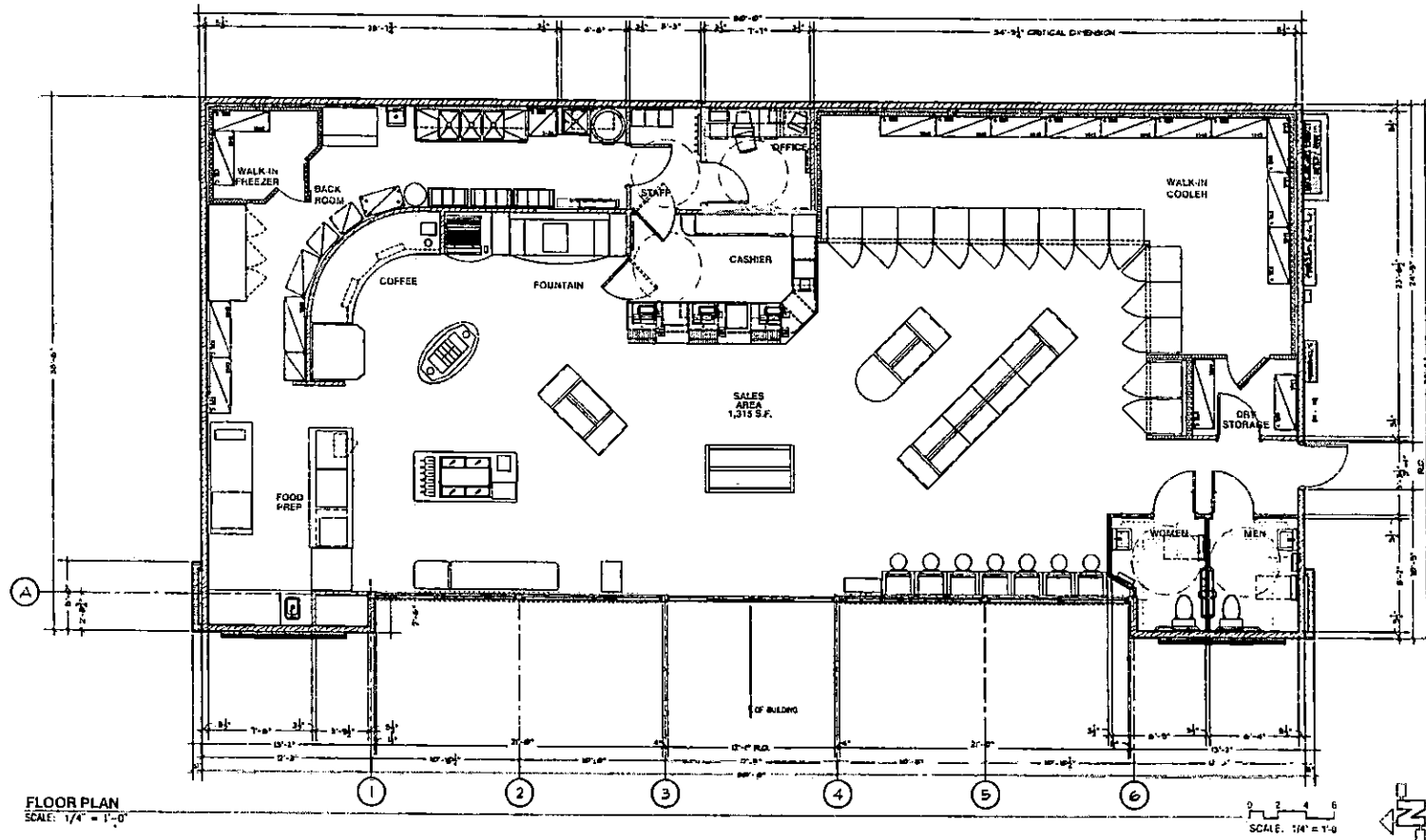
PROJECT: ARCO - FACILITY # 00068
SEC 8F BECAIR AND WASHINGTON
800 N. BECAIR BLVD
LAS VEGAS, NEVADA

DESIGNED BY: ED PEUGHAM

LANDSCAPE PLAN

NO.	DATE	BY	CHKD	APPD
1	04/26/07	ED		
2				
3				
4				
5				
6				
7				
8				
9				
10				

Approved by: LI.0



1. BUILDING AREA TABULATION:

SALES AREA	1,315 S.F.
OFFICE	37 S.F.
STORAGE	856 S.F.
OTHER	716 S.F.
TOTAL	3,964 S.F.

2. OCCUPANCY AND EGRESS:

SALES AREA (1/300)	1,315 S.F.	44
OFFICE (1/100)	37 S.F.	1
STORAGE (1/300)	856 S.F.	3
OTHER (1/300)	716 S.F.	3
TOTAL OCCUPANTS	IN OCCUPANTS	
EXITS REQUIRED:	2 (MIN. 36" EA.)	
EXITS PROVIDED:	2 (MIN. 36" EA.)	

3. PARKING CALCULATIONS

REQUIRED:	
C-STORE 3,964 (1/1000 S.F.)	12
STORAGE:	12
REQUIRED ACCESSIBLE SPACES (1/25)	1
PROVIDED ACCESSIBLE SPACES	1

WALL LEGEND

WOOD FRAMED WALL
METAL SFD. WALL
MASONRY WALL
PREFABRICATED COOLER UNIT
LOW (HALF) WALL (WOOD FRAMED)
WALL WITH SOUND BATT INSULATION

SDR-20461

04/26/07 PC

RECEIVED

MAR 13 2007

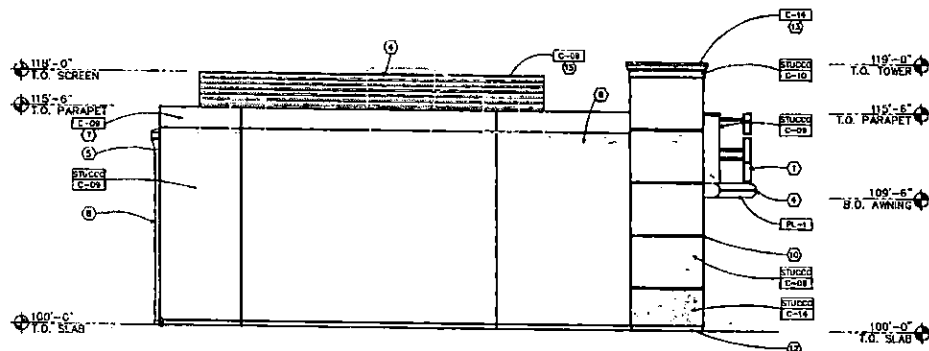
SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1500 E. Santa Springs Road
Las Vegas, NV 89119
Telephone (702) 883-8176
Fax (702) 881-6262

PRELIMINARY
NOT FOR CONSTRUCTION

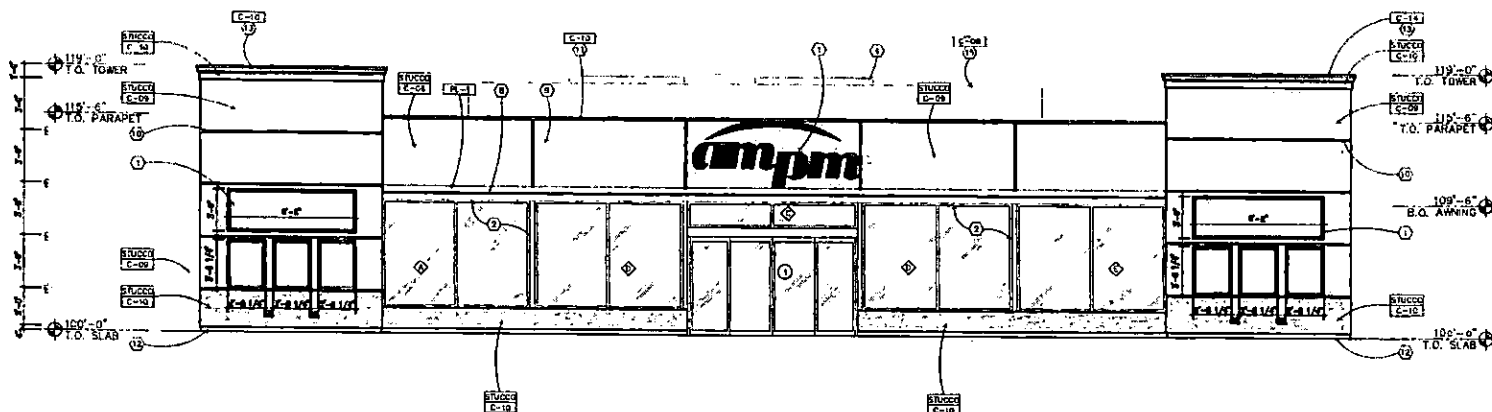
ARC - FACILITY # 00068
SEC OF DECATUR AND WASHINGTON
300 N. DECATUR BLVD.
ED PEYCHAN
LAS VEGAS, NEVADA

CONSTRUCTION FLOOR PLAN

A2.0



(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(W) WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. MATERIAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LOCATIONS WILL BE ACCEPTABLE.

KEYNOTE NOTES:

- 1. SUBMIT BY BIDDING CONTRACTOR
- 2. ALUMINUM STAINLESS STEEL SYSTEM
- 3. EXTERIOR LIGHTS, REFER TO LIGHTING PLAN SHEET "E.L.S."
- 4. ROOF TOP MECHANICAL UNITS
- 5. PREMANUFACTURED SCAFFOLD
- 6. L.E.D. LABEL LIGHT TO MATCH COLOR
- 7. EXPOSED TO EXTERIOR DOWN FACE OF WALL. REFER TO DETAIL DT-A.3.3
- 8. 4" DIA. CONDUIT BY METAL-CLAD OR EQUAL
- 9. APPROXIMATE ROOF LINE
- 10. 1" REVEALS IN FINISH
- 11. FRESH LOOK AND FRAME AS NOTED
- 12. 1" UPRUN METAL BASE, SEE DETAIL DT-A.3.1
- 13. PREMANUFACTURED LUMINOUS CAP
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SHEETS
- 15. EQUIPMENT SCHEDULE, REFER TO SHEET "E.S.S."
- 16. 36" DIA. OPENING

EXTERIOR FINISHES

- 1. FINISHED: SPARKLE PLASTIC OR FORMED ALUMINUM BUILDING
- 2. 7/8" SAND (PORTLAND CEMENT PLASTER) OVER METAL LATH
- 3. PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- 1. NOT USED
- 2. NOT USED
- 3. NOT USED
- 4. NOT USED
- 5. NOT USED
- 6. NOT USED
- 7. COLOR: CLEAR ANODIZED ALUMINUM FINISH
- 8. COLOR: WHITE
- 9. COLOR: WHITE
- 10. COLOR: PEARL
- 11. COLOR: DAWN PEARL
- 12. NOT USED
- 13. COLOR: SP. BROWN GREY
- 14. PMS BASE GREY 6 - SATIN FINISH

SUZANA ROTAR Architect Ltd.
Architectural Design & Planning
1550 E. Main Street, Suite 200
Las Vegas, Nevada 89101
Telephone: (702) 253-8776
Fax: (702) 381-1882
A Professional Corporation

ARCO - FACILITY # DISCIDE
SEC. OF RECAPTURE AND WASHINGTON
BAC N. DECATUR BLVD.
ED PEYGHAMI
LAS VEGAS, NEVADA

STORE ELEVATIONS

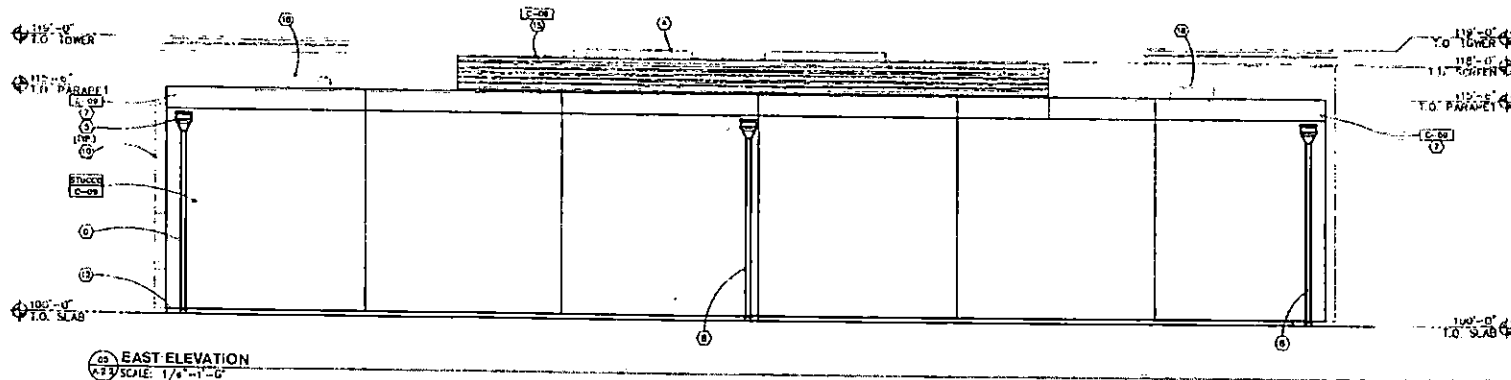
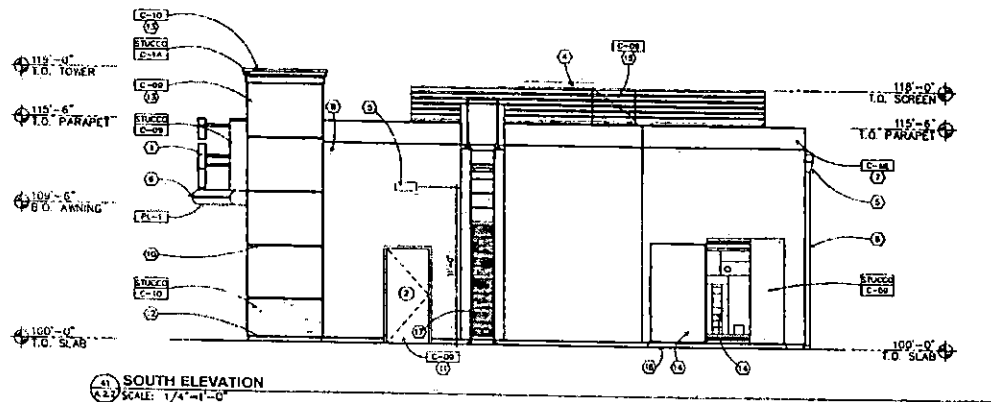
NO.	DATE	DESCRIPTION
1	04/26/07	PC

SDR-20461

04/26/07 PC

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MAR 13 2007

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GENERAL NOTES:

A REVEAL LOCATION SHOWN HERE TO BE BASED ON A REVEAL AS POSSIBLE. SOLE WARRANTY DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. FINISH BY BUY CONTRACTOR
- 2. ALUMINUM STORMDOOR SYSTEM
- 3. EXTERIOR LIGHT: REFER TO LANTERN PLAN SHEET E-13
- 4. ROOF TOP MECHANICAL UNITS
- 5. PREHUNG ACTUAL SCUPPER
- 6. LATE TAPER LIGHT TO MATCH COLOR
- 7. COMING TO EXISTING DOWN FACE OF WALL: REFER TO SHEET A-5.5
- 8. 4" DIA. DOWNPOUT BY METAL, 48A OR 48B
- 9. APPROXIMATE ROOF LINE
- 10. 1" RECESSED IN FINISH
- 11. FINISH DOOR AND FRAME AS NOTED
- 12. 4" DIA. METAL BASE, SEE DETAIL OF A-5.1
- 13. PREHUNG ACTUAL SCUPPER CAP
- 14. EXTERIOR MOUNTED DECEGLASS, EQUIPMENT: REFER TO ELECTRICAL SHEET
- 15. EQUIPMENT MOUNTED, REFER TO SHEET A-5.5
- 16. 30" DIA. SCUPPER
- 17. EXTERIOR ROOF MOUNTED LANTERN, PLACED (ALL CALL OUTLINE) BY REVEAL
- 18. DUST BRUSH
- 19. 4" CONCRETE CURB

EXTERIOR FINISHES

- 1. 1/2" POLISHED SPACED PLASTIC OR POLISHED ALUMINUM BUILDING WITH BRUSH FOR LEE AND PLAT ALUMINUM
- 2. 1/2" STUCCO (PARKLAND CLIENT PREFERRED) OVER METAL, LATE POWER CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- 1. NOT USED
- 2. NOT USED
- 3. NOT USED
- 4. NOT USED
- 5. NOT USED
- 6. NOT USED
- 7. COLOR: COLOR ANODIZED ALUMINUM FINISH
- 8. COLOR: WHITE
- 9. COLOR: WHITE
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SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1800 E. 8th Street, Suite 100
Las Vegas, NV 89101
Telephone: (702) 253-0776
Fax: (702) 253-0000

PRELIMINARY

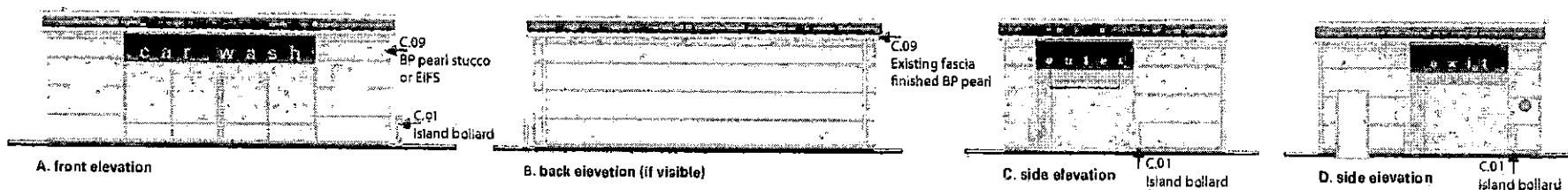
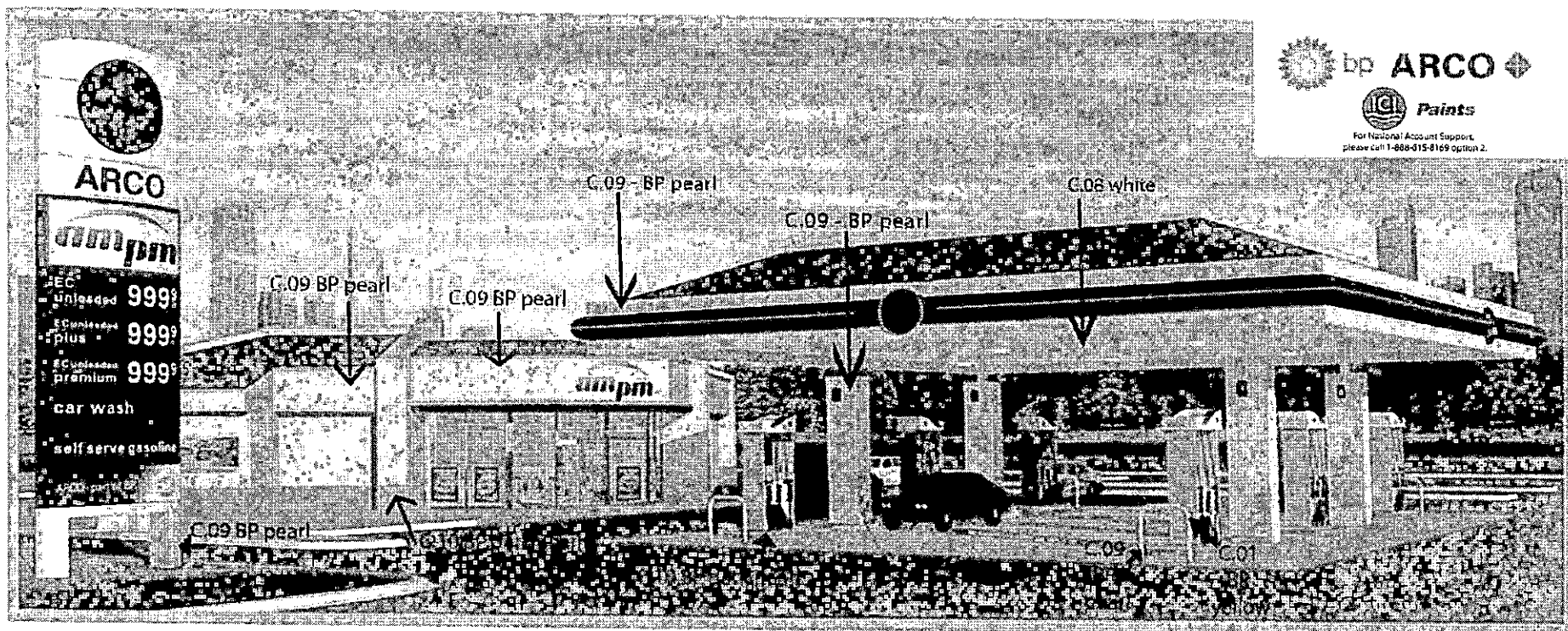
ARCO - FACILITY & DESIGN
SEC. OF DESIGN AND CONSTRUCTION
800 N. DECATUR BLVD.
LAS VEGAS, NEVADA

STORE ELEVATIONS

A4.1

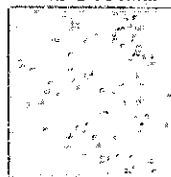
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MAR 13 2007



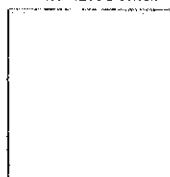
- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminum finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
- c.13 ARCO red
- c.14 ARCO blue
- c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



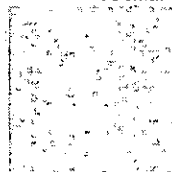
* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



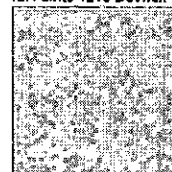
* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



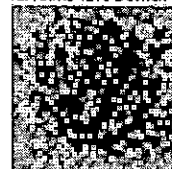
* Canopy Fascia
* Store Fascia
* Canopy Columns
* Exterior Walls
* Bottom 2/3 Island Bollard
* MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex

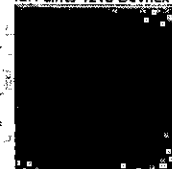


* Exterior Walls Wainscoting
* Islands

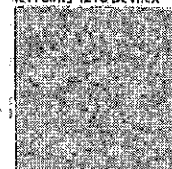
C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex



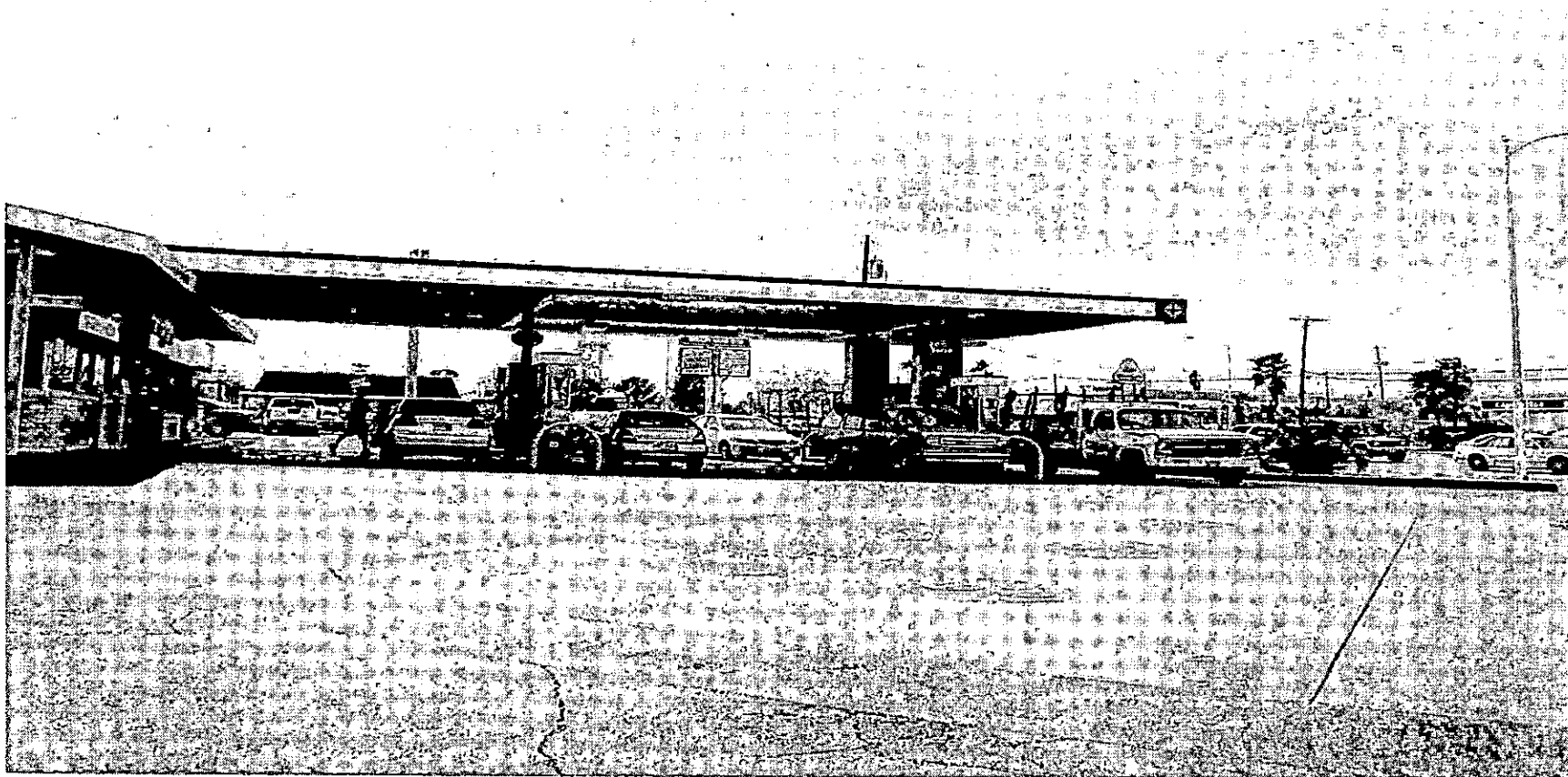
One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

Latex 4000 Bloxfil Block Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

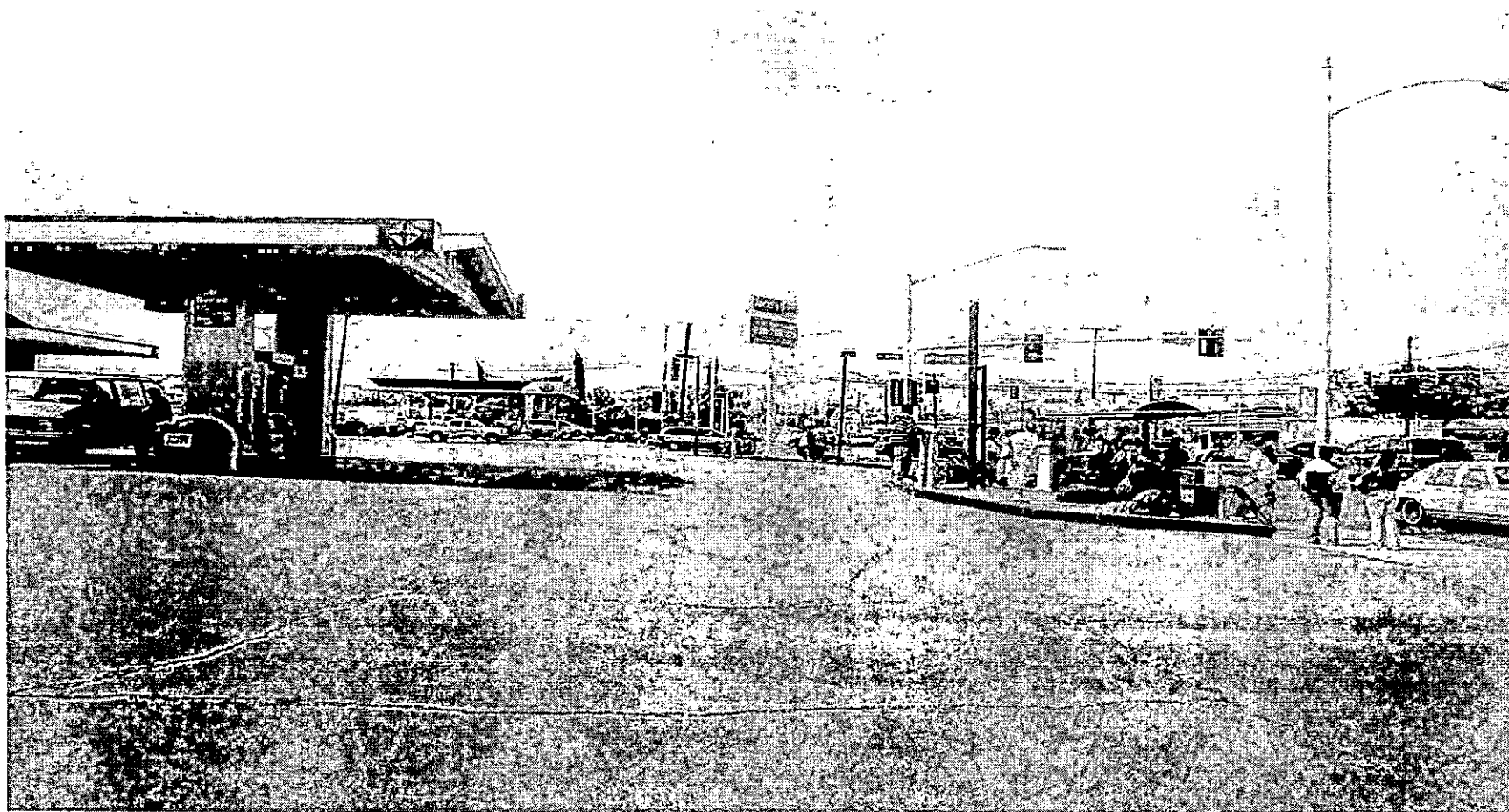
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MAR 13 2007
(Revised 11.26.05)



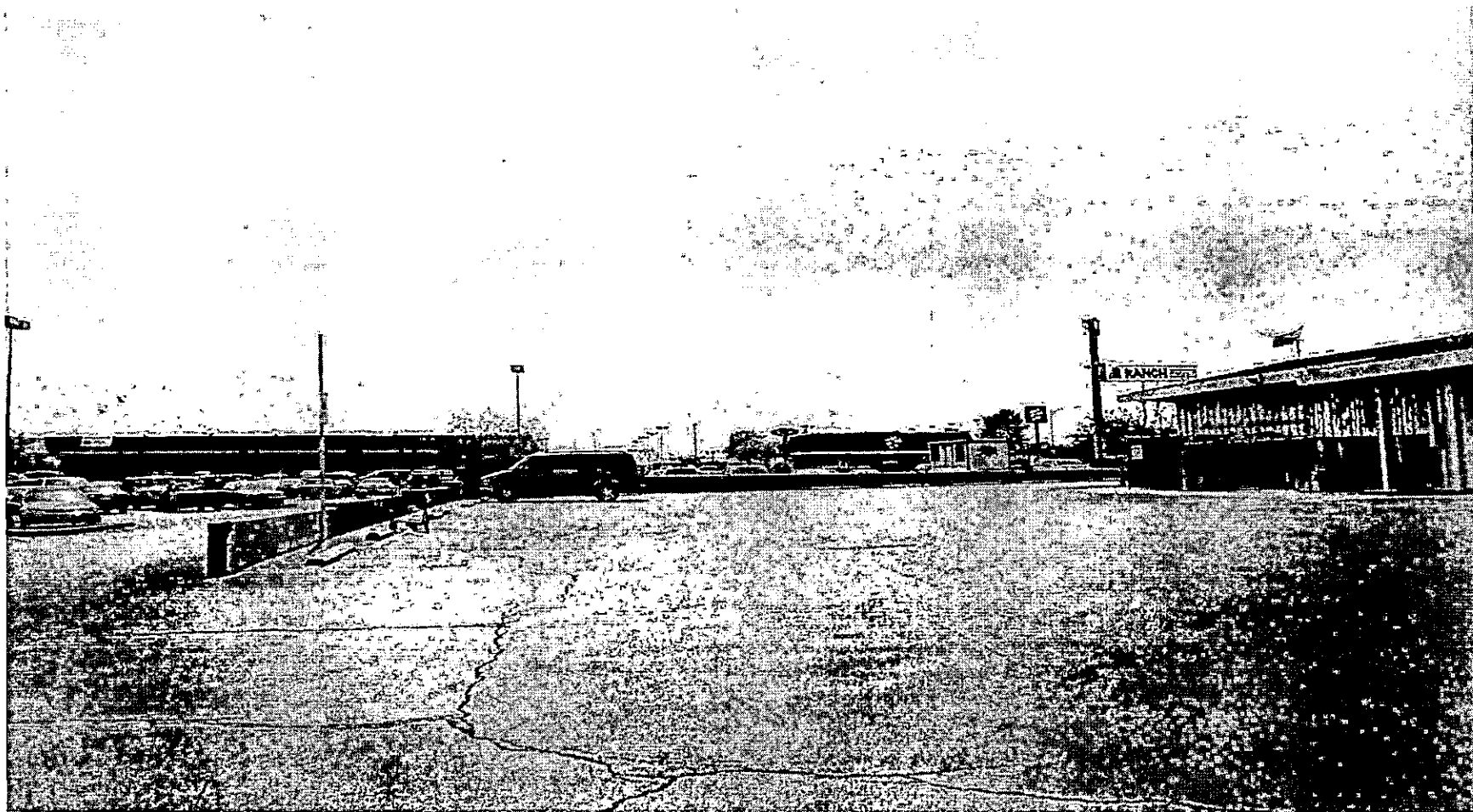
VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST
PRODUCTS, LLC
850 NORTH DECATUR BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/29/07



VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST
PRODUCTS, LLC
850 NORTH DECATUR BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/29/07



VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST
PRODUCTS, LLC
850 NORTH DECATUR BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

03/29/07

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462 1950 E. Warm Springs Road • Las Vegas, Nevada 89119
SDR-20461 04/26/07 PC Phone: (702) 263-6176 Fax: (702) 361-2582
REVISED Email: srutar@aol.com

RECEIVED
APR 11 2007

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- I) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
 - a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contacting the adjacent landowner for any existing agreements or developing an agreement for cross access.

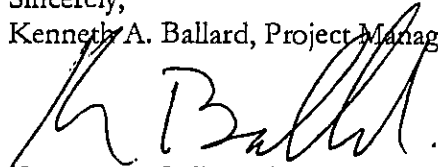
We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington (directly

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

**VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED**

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

13825713213
TOWNSEND DOROTHY TRUST
401 N DECATUR BLVD
LAS VEGAS NV 89107-1959

Case: SDR-20461

MEETING: PLANNING COMMISSION
DATE: MAY 10, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

RENOTIFICATION **SDR-20461**

APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED ON 0.70 ACRES AT 850 NORTH DECATUR BOULEVARD (APN-139-30-301-001), C-1 (GENERAL COMMERCIAL) ZONE, WARD 5 (WILLIAMS [INTERIM]). NOTE: THIS APPLICATION IS BEING AMENDED TO REQUEST A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15-FOOT BUFFER IS THE MINIMUM REQUIRED.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



SEE LOCATION MAP ON REVERSE SIDE

4-28-07
Dear Sir,
I object to the multiple
exceptions that must be allowed
before the application could advance
I express my disapproval
ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Sincerely,
Dorothy Townsend

ITEM # 3
CASE # SDR-20461
PC MTG 5-10-07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ANX-20735 - ANNEXATION – APPLICANT/OWNER: LOUIS & VICKI RICHARDSON TRUST - Petition to annex property generally located at 3829 Mountain Trail (APN 139-19-812-039), containing .46 acres, Ward 5 (Williams).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Richardson Construction Co.

MOTION:

GOYNES – APPROVED subject to conditions Items 4-6, 8 and 10-11 – **UNANIMOUS** with **TRUEDELL** abstaining on Items 5-6 as he owns property within the notice area

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 4 – ANX-20735

MINUTES – Continued:

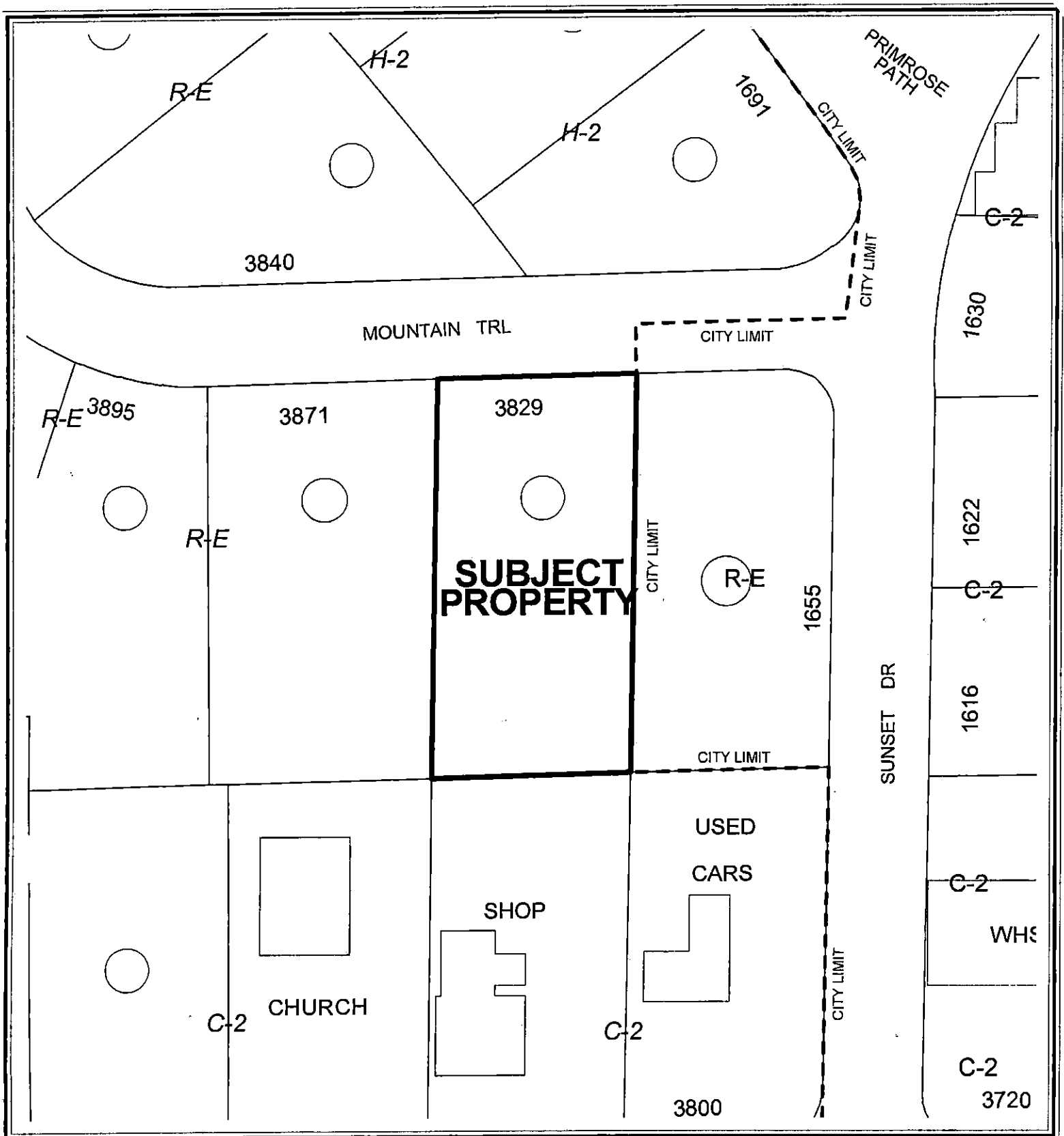
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

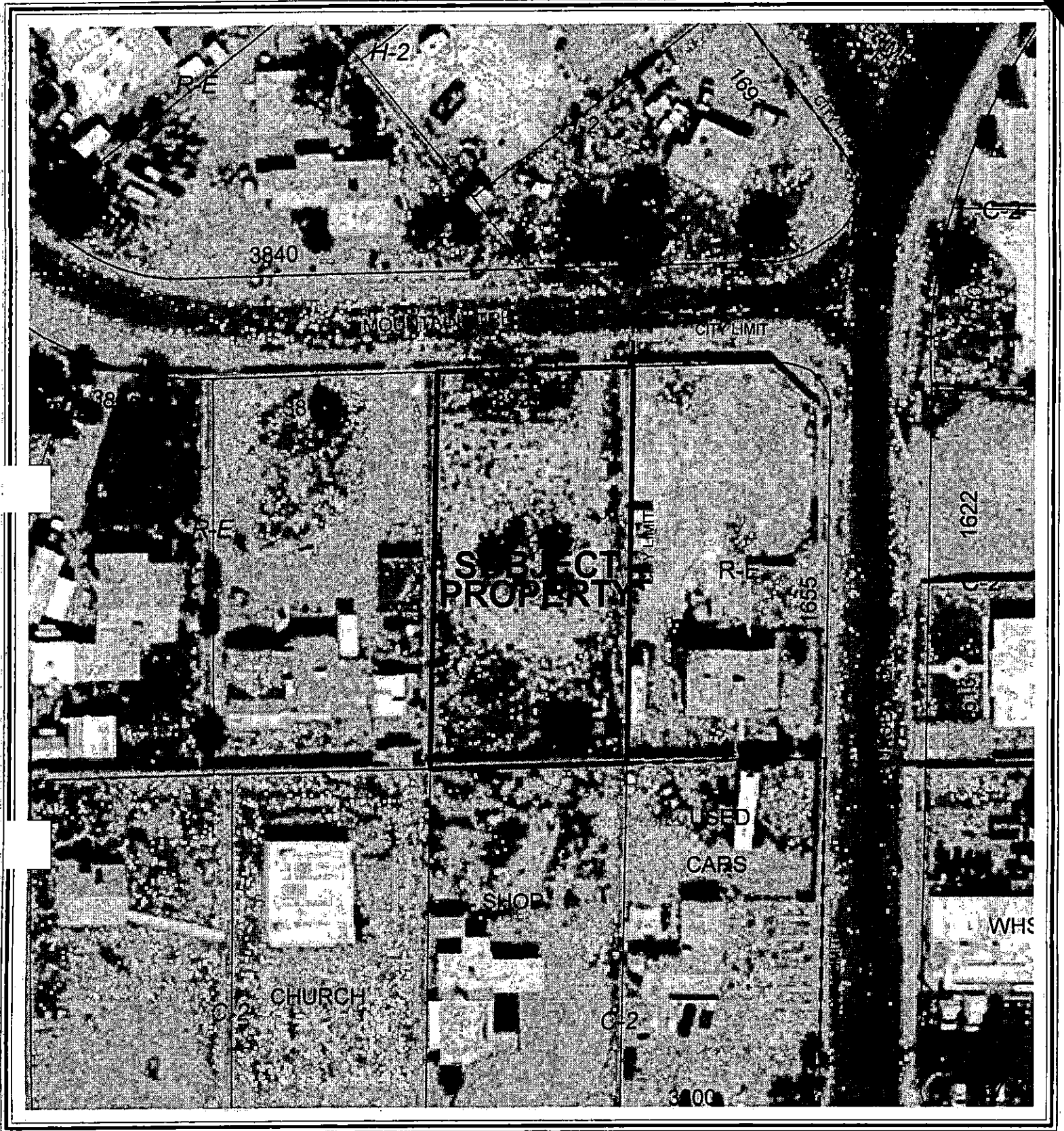
1-274



CASE: ANX-20735

0100 Feet





CASE: ANX-20735

01020 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-20735 - APPLICANT/OWNER: LOUIS & VICKI
RICHARDSON TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

ANX-20735 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one parcel of land containing approximately .46 acres, generally located on the south side of Mountain Trail, approximately 100 feet west of Sunset Drive (APN 139-19-812-039).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	R (Rural Density Residential)	R-E (Rural Estates) Clark County Designation
North	Residential	R (Rural Density Residential)	R-E (Rural Estates) Clark County Designation
South	Commercial	SC (Service Commercial)	C-2 (General Commercial) Clark County Designation
East	Residential	R (Rural Density Residential)	R-E (Residential Estates)
West	Residential	R (Rural Density Residential)	R-E (Rural Estates) Clark County Designation

ANALYSIS

This parcel is in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city."

The property is identified in the Las Vegas 2020 Master Plan as R (Rural Density Residential) which allows up to 3.59 units per acre. The current county zoning on this parcel is R-E (Residential Estates) which allows up to 2 units per acre. The city's equivalent zoning is U (Undeveloped) zone [R (Rural Density Residential) General Plan Designation].

ANX-20735 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

The subject parcel is currently vacant, and the applicant is proposing multi-family residential units. Further applications will be required to accommodate this use, including a General Plan Amendment.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-20735** APN: 139-19-812-039

Name of Property Owner: Louis & Vicki Richardson Trust

Name of Applicant: Louis Richardson

Name of Representative: Louis Richardson

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

☐ Yes

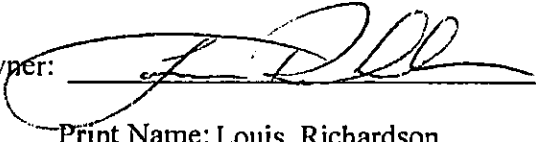
☒ No

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

City Official: _____

Partner(s): _____

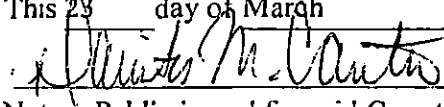
APN: _____

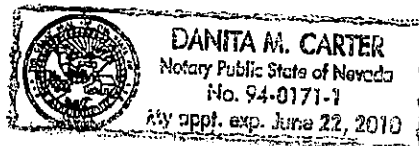
Signature of Property Owner: 

Print Name: Louis Richardson

Subscribed and sworn before me

This 23 day of March, 2007


Notary Public in and for said County and State



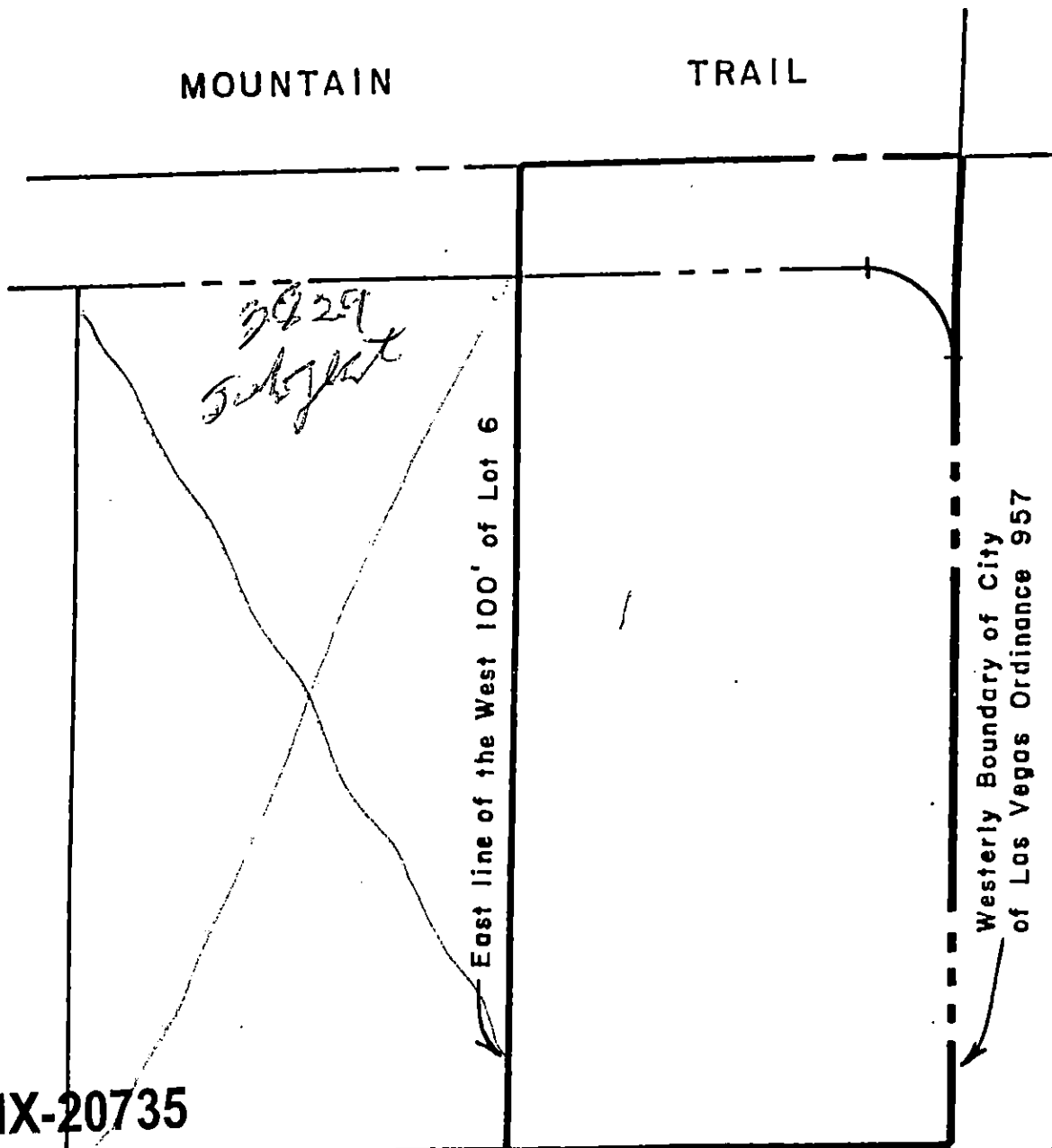
PORTION OF EASTLAND HEIGHTS

PLAT NO. 1, AMENDED

BOOK 2 OF PLATS, PAGE 38 *739*

MOUNTAIN

TRAIL



DRIVE

SUNSET

ANX-20735

05/10/07 PC

LOT 6, BLOCK 21,

EASTLAND HEIGHTS PLAT NO. 1 AMENDED



ANX-20735 - APPLICANT/OWNER: LOUIS & VICKI RICHARDSON TRUST
3829 MOUNTAIN TRAIL
MAY 10, 2007 PLANNING COMMISSION

04/26/07

Louis & Vicki Richardson Trust

9620 Solar Avenue
Las Vegas, NV 89149

Phone: (702) 647-2200
Fax: (702) 647-7340

March 23, 2007

CITY OF LAS VEGAS
BUILDING & PLANNING DIVISION
731 South Fourth Street
Las Vegas, Nevada 89101

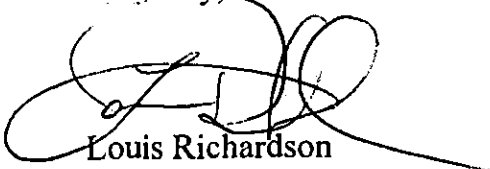
Subject: Annexation of Lot 139-19-812-039

Dear Ms. Hayes:

The Mountain Trail property is part of 2 parcels that Vicki Richardson Trust owns consisting of a total of 1 acre. Part 1 (139-19-812-038) was annexed on November 1989. We are requesting the annexation of parcel 139-19-812-039. In order to develop the property under the cities R2 zoning guidelines with a special use permit. This property is surrounded by C1 on the South and C1 on the East side of Sunset. Mountain Trail surrounded by the West and the North in one of the old residential area, which would make our development very compatible to the existing city policies and regulations.

If you have any questions, please contact the undersigned. We thank you in advance for your cooperation.

Sincerely,



Louis Richardson

cc: File

ANX-20735
05/10/07 PC

CITY OF LAS VEGAS

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: ANX-20735 - APPLICANT/OWNER: LOUIS & VICKI RICHARDSON TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

A handwritten signature in black ink, appearing to read "Louis Richardson", written over a horizontal line.

Signature

5/8/07

Date

LOUIS RICHARDSON

Please print name

RICHARDSON CONSTR. CO

Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-20806 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC. - Request for a Variance TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED on property located at 300 West Sahara Avenue (APN: 162-04-807-004, 162-04-807-005 and 162-04-807-008), C-1 (Limited Commercial) and C-2 (General Commercial), Ward 3 (Reese).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Sahara Investments, LLC

MOTION:

GOYNES – APPROVED subject to conditions Items 4-6, 8 and 10-11 – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5-6 as he owns property within the notice area

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 5 – VAR-20806

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

1-274

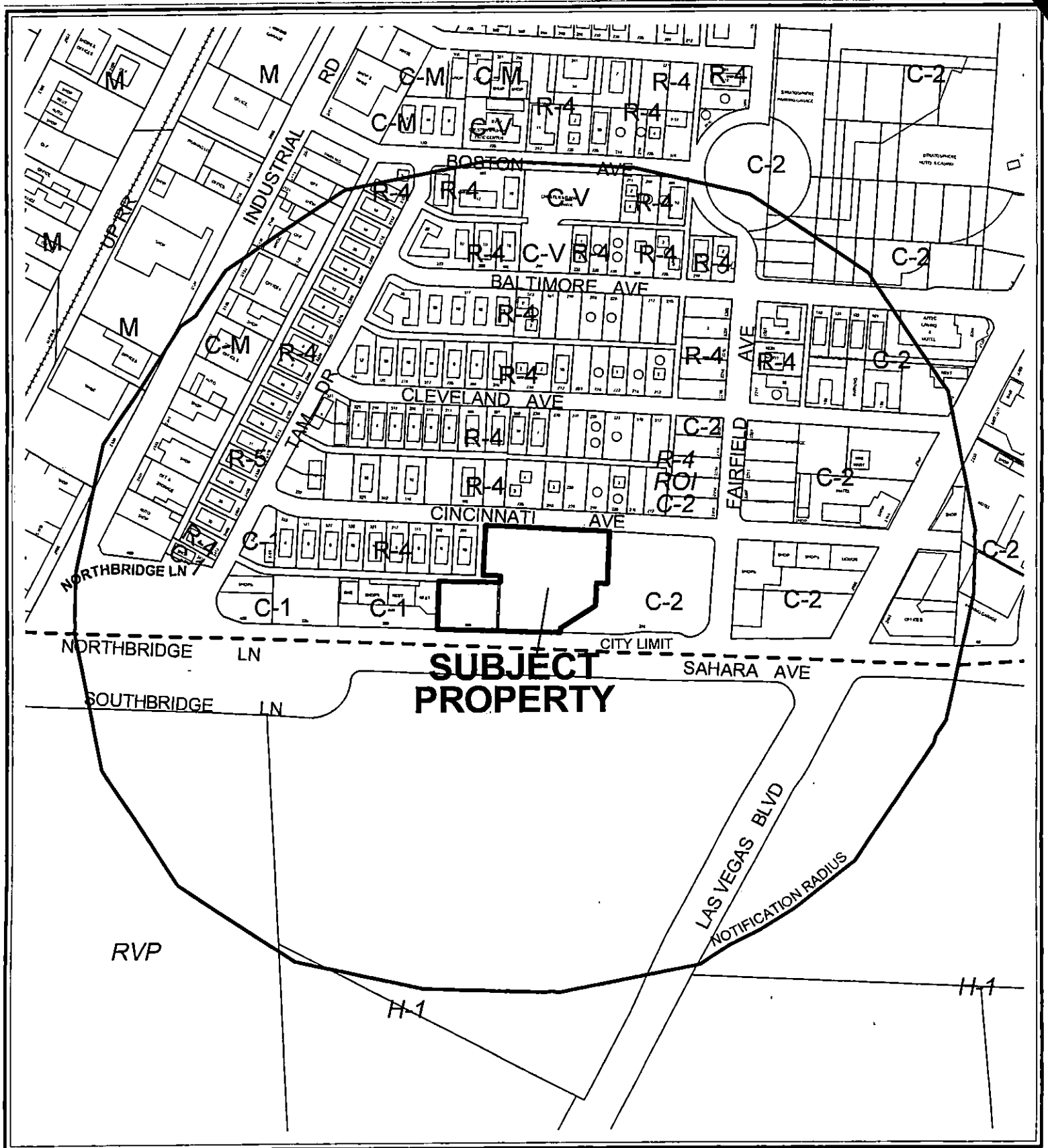
CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-Z-0002-99), and Site Development Plan Review (SDR-4534) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The proposed block wall shall comply with current City Site Visibility Restriction Zone Standards at driveway to roadway intersections. The City Traffic Engineer shall have final approval of the proposed block wall location to ensure that sight visibility requirements are adequately met.



CASE: **VAR-20806**

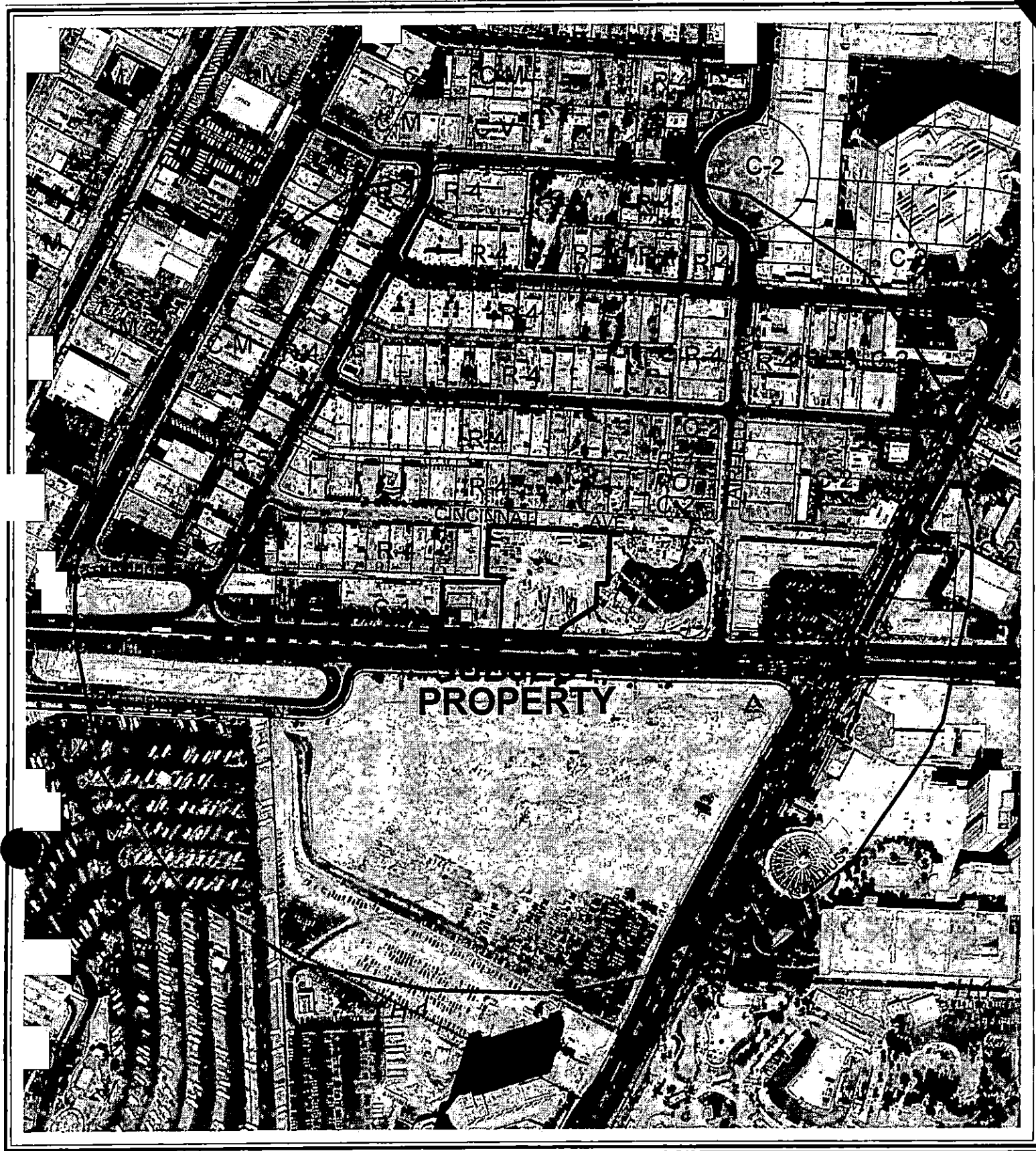
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

0 500 Feet





CASE: **VAR-20806**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20806 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC.

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-Z-0002-99), and Site Development Plan Review (SDR-4534) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The proposed block wall shall comply with current City Site Visibility Restriction Zone Standards at driveway to roadway intersections. The City Traffic Engineer shall have final approval of the proposed block wall location to ensure that sight visibility requirements are adequately met.

VAR-20806 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a 12-foot tall wall along the west and north property lines where eight feet is the maximum height permitted on property located at 300 West Sahara Avenue. The Variance is to replace a variance that expired

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
03/22/1961	The City Council approved a Rezoning (Z-0013-61) on a portion of the subject site from R-3 to C-1.
07/26/1961	The City Council approved a Rezoning (Z-0026-61) on a portion of the subject property from R-3 to C-1.
06/24/1976	The Board of Zoning Adjustment approved a Variance (V-0037-76) in order to permit a Wedding Chapel in a district where the use is not allowed.
01/07/1987	The City Council approved a Rezoning (Z-0099-86) on a portion of the subject property in order to allow a Wedding Chapel use.
02/18/1987	The City Council approved a Rezoning (Z-0107-86) on the subject property from R-3 and C-1 to C-1 and C-2 in order to permit the development of retail shops, gas sales and a convenience store, and a restaurant.
06/25/1987	The Board of Zoning Adjustment approved a Variance (V-0066-87) from parking requirements for a shopping center on the subject property.
03/08/1999	The City Council approved a Rezoning (Z-0002-99) to C-2 (General Commercial) on the subject property in order to permit the development of 54,580 square-foot shopping center. A Variance (V-0001-99) for relief from side, rear, and corner side yard setbacks was also approved in conjunction with the Rezoning request.
06/05/2002	The City Council approved a Site Development Plan Review [Z-0002-99(1)] for the development of a 200-room hotel and casino on the site. Special Use Permits for a Hotel Lounge Bar (U-0042-02) and Non-Restricted Gaming (U-0043-02), and a Variance (V-0027-02) to allow the construction of a parking garage directly on the north property line and 12-foot high perimeter walls were also approved at that time.

VAR-20806 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

09/18/2002	The City Council adopted Ordinance No. 5508, which revised development standards applicable to commercial and industrial development, including the height of perimeter walls.
06/02/04	The City Council approved an Extension of Time (EOT-4349) for the Variance (V-0027-02) request that allowed a zero-foot setback for the parking structure and 12-foot high perimeter walls. (Expired June 5, 2006)
08/04/04	The City Council approved a Site Development Plan Review (SDR-4534) and a Special Use Permit (SUP-4540) for a Mixed-Use development that is 39 stories tall, has 808 residential units and 35,500 square feet of commercial space. The Planning Commission and staff recommended approval.
12/16/2004	The Planning Commission approved a Tentative Map (TMP-5574) for an 810-unit mixed-use condominium subdivision on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue.
07/06/2005	The City Council approved a Site Development Plan Review (SDR-6588) for a 41 story mixed use development including; 900 residential units, 10,200 square-feet of commercial space and waivers from Downtown Centennial Plan section DS 3.1j to allow an 8-foot landscape buffer area where 10 feet is the minimum required, from section DS 5.1a to allow no wall alignment where 70 percent of the building street wall is require to align along the edge of the sidewalk or the median setback of existing buildings within the same block or street frontage, and from section DS 5.1i to allow building setbacks on only the 4th floor where building setbacks are required on the 4th, 11th, and 18th floors on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue.

Related Building Permits/Business Licenses

Month/date/year	Description
08/03/2005	On sites (Permit #724786) and a 39-story building (Permit #724787)

Neighborhood Meeting

NA	A neighborhood meeting is not required as part of this application, nor was one held.

Field Check

04/04/07	Building under construction. Portion of alley to be vacated was within construction fencing.

Details of Application Request

<i>Site Area</i>	
Net Acres	3.90

VAR-20806 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mixed Use Development	C (Commercial)	C-2(General Commercial)
North	Multifamily Residential	C (Commercial)	C-2(General Commercial)
South	Unincorporated Clark County / Sahara Avenue	Unincorporated Clark County/Sahara Avenue	Unincorporated Clark County/Sahara Avenue
East	Multifamily Residential	C (Commercial)	C-2 (General Commercial)
West	Retail and Multi-Family	C (Commercial) MXU(Mixed Use)	C-1 (Limited Commercial); R-4 (High-Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

The subject site is identified in the Downtown Centennial Plan as part of the Northern Strip District, a transitional area envisioned to be an extension of the hotel uses currently located along Las Vegas Boulevard. The Plan establishes goals and standards for development of the Downtown Overlay District, created in March 2001. Properties within the Downtown Overlay District are exempt from the automatic application of the required building setbacks, maximum building height, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements as stated in Title 19, unless staff, the Planning Commission, and/or the City Council determine that specific standards should be imposed.

The subject site is also included in the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The purpose of this plan is to eliminate blighted properties, develop vacant or underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas.

VAR-20806 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

As per 19.08 Commercial and Industrial District Development Standards

Standard	Required/Allowed	Provided	Compliance
Wall Height	8 Feet	12 Feet	N

ANALYSIS

As this site is located within the Downtown Overlay District, Title 19 (Las Vegas Zoning Code) reserves the right for staff, the Planning Commission, or City Council to evaluate each site plan on a case-by-case basis to determine whether particular standards should be imposed.

In June of 2002 the City Council approved plans for a hotel and casino on the subject site. Also approved was a companion Variance application for a zero rear yard setback for a garage structure and a 12-foot high solid block wall along the north and west property lines (V-0027-02). The 12-foot high section of wall was to be constructed along the length of the rear parking area and the width of the parking garage for reasons of security. Staff, the Planning Commission, and the City Council determined the 12-foot wall was justified and recommended approval. An Extension of Time for the Variance was approved in June of 2004, with an expiration date of June 2006.

When the applicant decided not to develop the property as a hotel and casino, the previous Site Development Plan Review for the hotel and companion items were allowed to expire. A new site plan was submitted for a 39-story mixed use development and plans indicated the 12-foot high wall that was the subject of the original Variance request. Also, the property has now been expanded to include a parcel on the west side, a portion of a vacated alley and a sliver parcel, which sits between the two larger parcels.

As with the original Variance application, the applicant states the justification for this request to allow a 12-foot high block wall on the north and west property lines will not only will enhance the Allure project but will provide for the safety and well being of the future residents of the condominiums.

The proposed 12-foot high wall will be constructed of split and smooth face decorative block, consistent with the colors use for the exterior of the garage. Beginning at the northwest corner of the garage, the wall will be built along the property line on Cincinnati Avenue. A 40 foot wide gate will be installed between the wall sections to provide ingress and egress for the mixed use complex. The wall then extend south along the west parcel line, and encompasses the additional smaller parcel, tapering to 8 feet in height before reaching the back of side walk along Sahara Avenue.

VAR-20806 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

FINDINGS

No unique or extraordinary circumstances exist regarding the size, shape or configuration of the site. However, the Zoning Code does not require properties within the Downtown Overlay District to adhere to standards, and staff has no objection to the request for the increase in wall height.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 89

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20806** APN: 162-04-807-004: 005 & 008

Name of Property Owner: Sahara Investments, LLC

Name of Applicant: Sahara Investments, LLC

Name of Representative: Andrew S. Fonfa

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

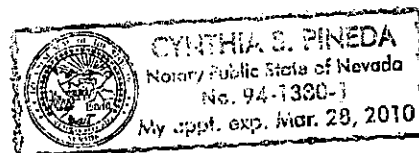
Signature of Property Owner: Andrew S. Fonfa

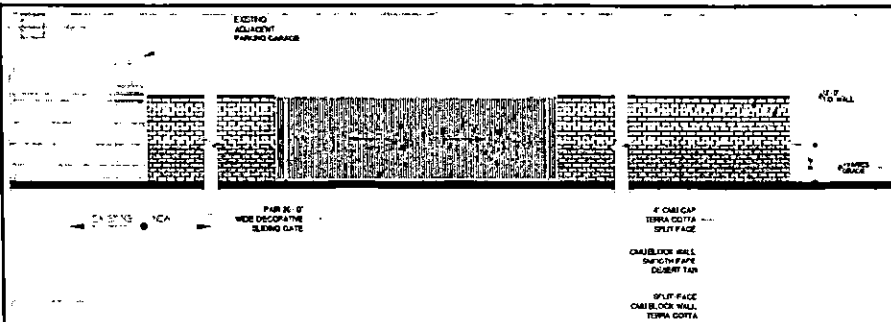
Print Name: Andrew S. Fonfa

Subscribed and sworn before me

This 27th day of March, 2007

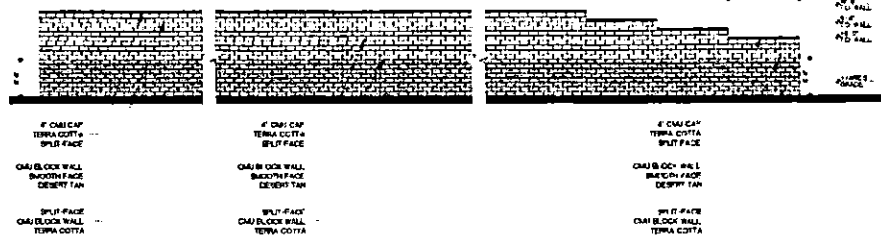
Cynthia S. Pineda
Notary Public in and for said County and State





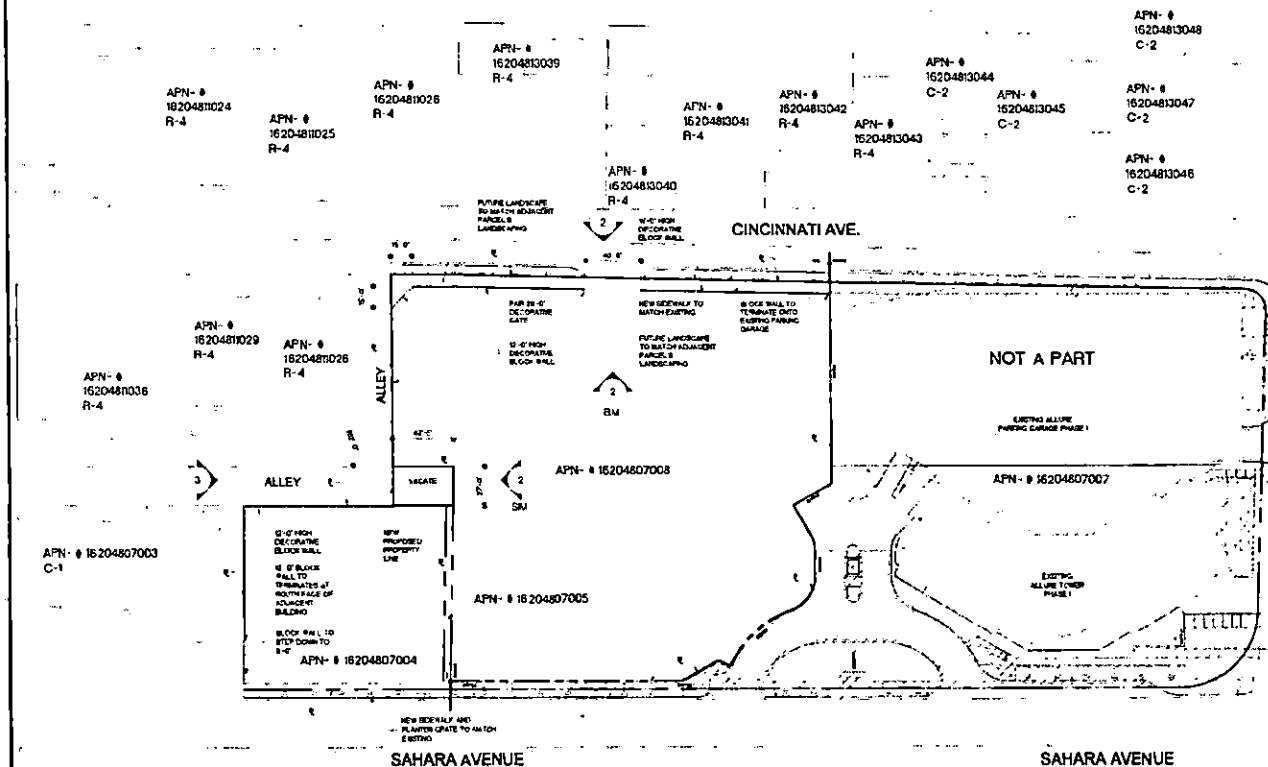
2 Perimeter Wall - North Elevation

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



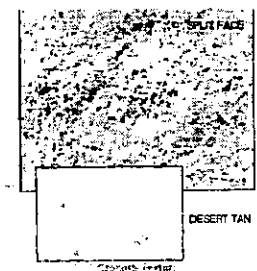
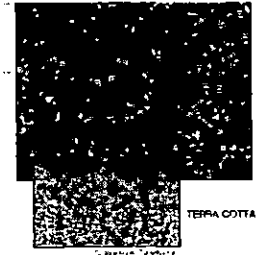
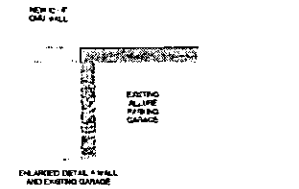
3 Perimeter Wall - West Elevation

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



SAHARA INVESTMENTS, LLC PERIMETER WALL

Scale: 1" = 40'-0"



ED VANCE AND ASSOCIATE
900 PAVILION DRIVE, SUITE 100
LAS VEGAS, NEVADA 89144
P: 702.946.8192 F: 702.946.8193
www.edvanceassociates.com

VAR-20806

05/10/07 PC

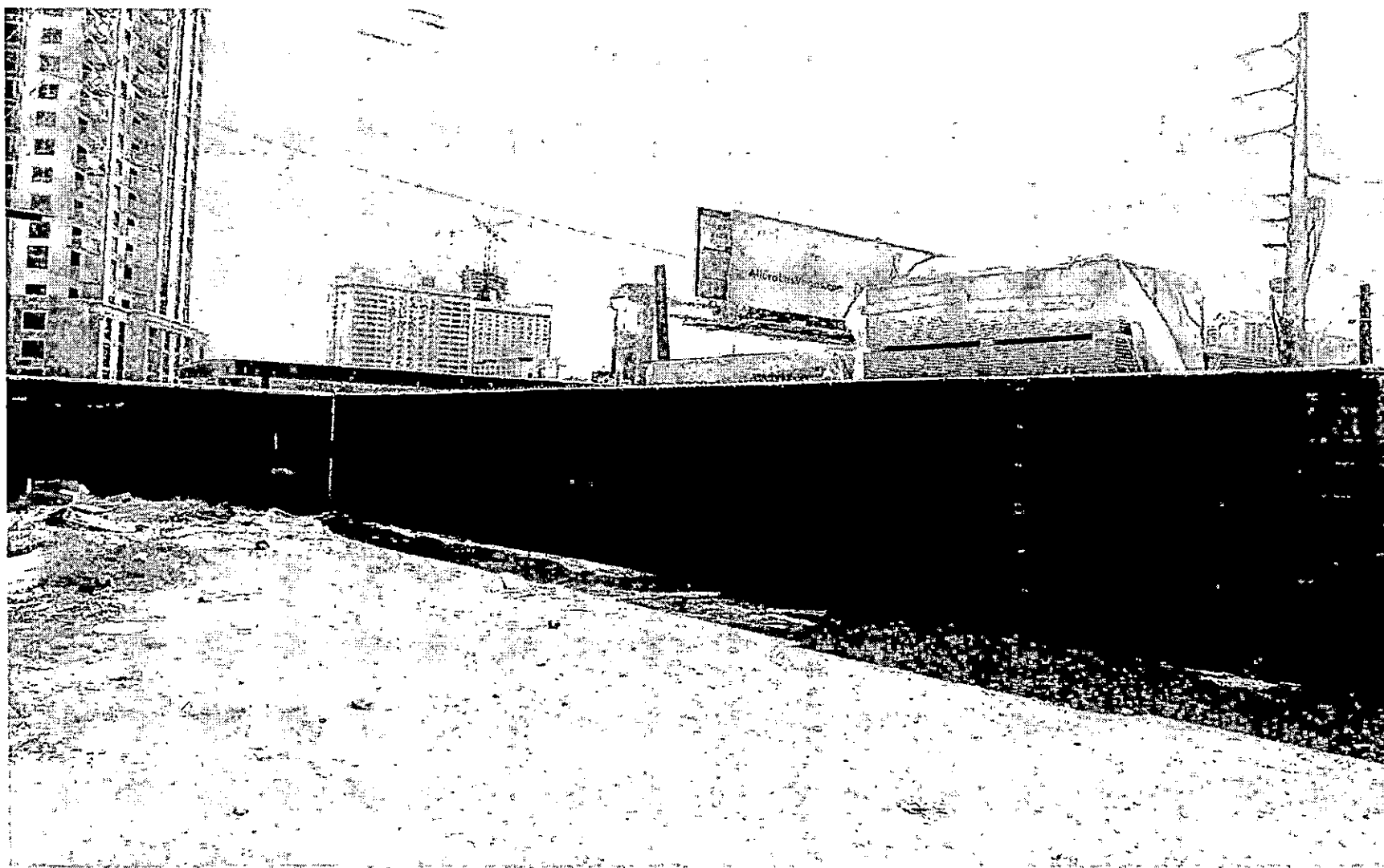
RECEIVED
MAR 27 2007

SAHARA INVESTMENTS, LLC
PERIMETER WALL
LAS VEGAS, NV



VAR-20806 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC.
300 WEST SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/25/07



VAR-20806 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC.
300 WEST SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/25/07

Steven Fink-Real Estate Consulting Services
9710 W. Tropicana Avenue, Suite 110
Las Vegas, Nevada 89147
702-241-5864
702-228-1048 (fax)

March 26, 2007

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter-Sahara Investments, LLC
Applications for Variance and Alley Vacation
for the Property located at approximately
300 West Sahara Avenue (APN #'s 162-04-807-004; 005; & 008)

To Whom It May Concern:

This letter is written on behalf of the applicant, Sahara Investments, LLC ("Sahara"), and shall serve as the required justification letter for each of the above referenced Variance and Vacation applications for the property located adjacent to the currently under construction Allure Las Vegas hi-rise condominium at Sahara Avenue and Fairfield. The subject property lies just west of the Allure Las Vegas Condominiums, at the southern border of the "Downtown Las Vegas Centennial Plan" area, a "Gateway" to Downtown Las Vegas.

The purpose of the Variance application is to reinstate a previously approved variance to allow for a twelve (12) foot high block wall to be constructed along the entire northern and western property lines, where eight (8) feet is the standard. The original variance, V-0027-02, was approved by City Council on June 5, 2002, and was granted an extension of time (EOT-4349) on June 2, 2004. The variance specifically relating to the 12 foot high block wall was inadvertently allowed to lapse in June 2006 by the Allure Phase I developer, simply because the block wall was planned to be built with the Phase II construction, and was not included in the Phase I building permit applications. No EOT application was processed prior to expiration.

This Variance application requests that the City once again allow the 12' high block wall around the northern and western perimeter of Sahara's entire property, which now includes APN's 162-04-807-004 and 005. The prior variance was granted on what is now known as APN's 162-04-807-008 and 007 (007 is the site of the under construction Allure Las Vegas condominiums). The Phase II property, as originally contemplated, has now been expanded to include 300 S. Sahara (former Texaco gas station-APN 162-04-807-004), plus a "sliver" parcel (APN 162-04-807-005), which sits between the two larger parcels. Please see the attached site plan and proof of Sahara's common ownership for all of the subject property, in the form of recently recorded deeds.

RECEIVED
MAR 27 2007

VAR-20806
05/10/07 PC

As with the original variance application, the purpose of the variance to allow the 12' high block wall is to enhance the property's overall visual appearance, and to protect the Phase II site, as well as the under construction Allure Phase I site, from outside intrusion. Given the adjacent area to the north and west of the subject property remains in a transitional stage, protecting the public's interest in the redevelopment of these parcels, as well as providing for the safety and well being of the future owners at Allure Las Vegas is of paramount importance.

As can be seen on our renderings, the block wall design shall be consistent with the Allure Las Vegas' (Phase I) exterior parking garage northern façade. Current access to the vacant Phase II property will remain on Cincinnati. Appropriate "sight line" consideration has been incorporated at Cincinnati and the alley, and the wall is shown to taper down from the 12' height to an 8' height at the property's southwest corner. The wall will be visually appealing, and will help define Allure as a redevelopment project the City will be proud of.

Associated with this Variance Application is an application to vacate a portion of the alley that sits between APN's 162-04-807-004, 005 and the western edge of APN 162-04-807-008 (see associated site plan). As a result of Sahara's acquisition and aggregation of the 3 APN's, an approximate 43.5' long portion of the existing alley separating the parcels travels to "nowhere," and is unusable for public purposes. This area is surrounded by Sahara's property on the north, the east and the south sides, with the existing alley continuing to the west of the property, thus "common" ownership surrounds the "unusable" subject area. The associated Variance Application contemplates building the block wall along what would be the new western property line upon approval of this alley Vacation request.

Vacating the alley between these parcels will not impede or restrict existing traffic circulation in the alley as eastbound alley traffic would still turn north to Cincinnati, and southbound alley traffic from Cincinnati will still turn westbound toward Tam.

Further, the alley vacation will aide in the more efficient utilization of redevelopment area property, as Sahara expects to utilize the Gas Station and sliver parcels as Phase II's main entrance. Vacating this small area of land will facilitate a more efficient Phase II design that will also lead to the achievement of various City redevelopment goals for the area including:

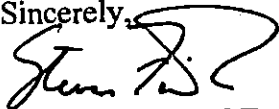
1. Allowing for a more efficient creation of ground floor retail and other pedestrian friendly uses by allowing traffic flow ingress/egress design to occur further west along the property than if alley vacation is denied;
2. Allowing for a more efficient and innovative treatment of the future parking structure that will be associated with the Phase II project, again with the

VAR-20806
05/10/07 PC

- ingress/egress and structure location being more efficiently located at a "straight" western property line, versus the current "notch;"
3. Capitalizing on the recent development momentum created in this vital Southern Gateway to the City by allowing for the best possible design for the Phase II project;
 4. Allowing our design to more fully meet the purpose and intent of the Downtown Centennial Design Standards...to restore vitality and economic opportunities in the area and further enhance the overall direction to future public and private improvements in the area; and
 5. Furthers the City's redevelopment effort in this critically important Gateway to the City.

We greatly appreciate your time and effort in the review of these applications. If you have any questions, or require further information, please do not hesitate to contact me at 702-241-5864.

Sincerely,



Steven Fink, Real Estate Consulting Services
on Behalf of Sahara Investments, LLC

Cc: Greg Borgel

VAR-20806
05/10/07 PC

CITY OF LAS VEGAS



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAR-20806 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

Signature

5-8-07

Date

ANDREW FENFA

Please print name

Sahara Investments, LLC

Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-20805 - VACATION RELATED TO VAR-20806 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Petition to Vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue, Ward 3 (Reese).

SET DATE: 6/6/07

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

City Council Mtg.

City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Sahara Investments, LLC

MOTION:

GOYNES – APPROVED subject to conditions **Items 4-6, 8 and 10-11 – UNANIMOUS** with **TRUESDELL** abstaining on Items 5-6 as he owns property within the notice area

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 6 – VAC-20805

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

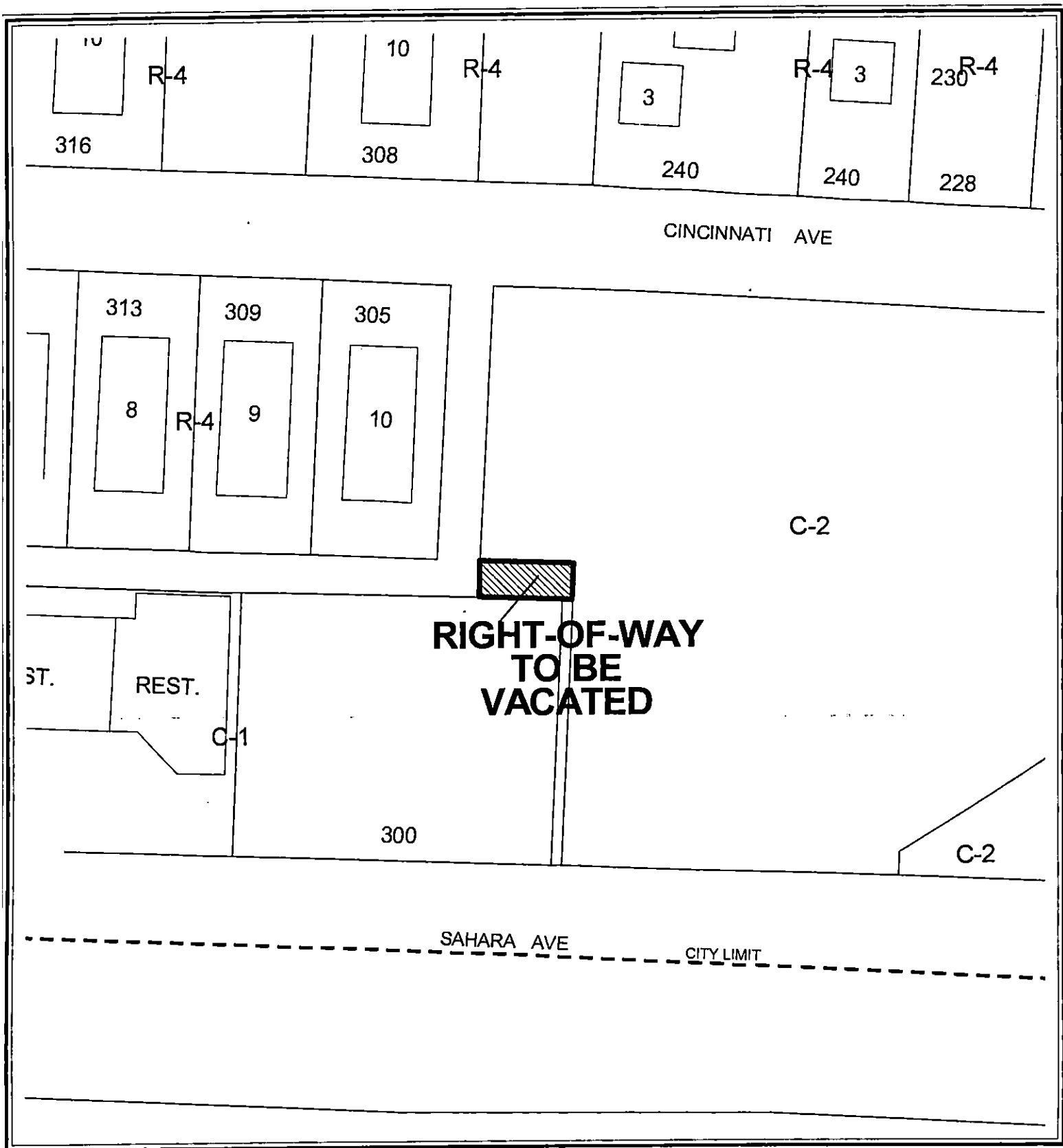
CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

1-274

CONDITIONS:

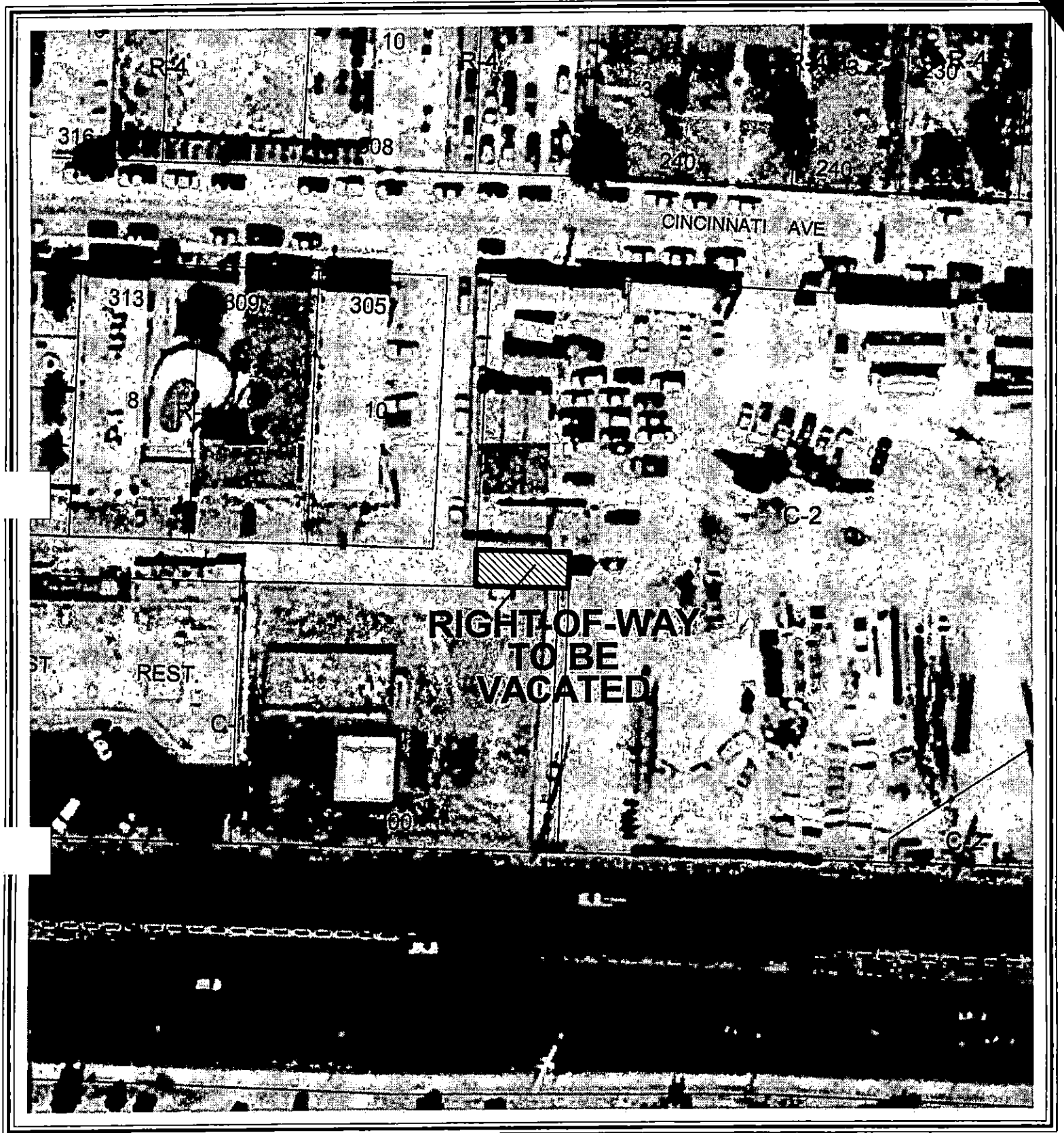
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. The limits of this Petition of Vacation shall be defined as the stub portion of the alley located south of Cincinnati Avenue, west of Fairfield Avenue.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.



CASE: VAC-20805

01020 Feet





CASE: VAC-20805

01020 Feet




City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. The limits of this Petition of Vacation shall be defined as the stub portion of the alley located south of Cincinnati Avenue, west of Fairfield Avenue.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

LHM

VAC-20805 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to Vacate a portion of an existing 27-foot wide alley, approximately 43.5 in length, generally located between west of Fairfield Avenue between Cincinnati Avenue and Sahara Avenue.

EXECUTIVE SUMMARY

This portion of the alley is surrounded by the applicant's property on the north, east and south sides and ends at this location. The alley is being vacated to combine with the adjacent parcels and proceed with the current development of the properties.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
03/22/61	The City Council approved a Rezoning (Z-0013-61) on a portion of the subject site from R-3 to C-1.
07/26/61	The City Council approved a Rezoning (Z-0026-61) on a portion of the subject property from R-3 to C-1.
06/24/76	The Board of Zoning Adjustment approved a Variance (V-0037-76) in order to permit a Wedding Chapel in a district where the use is not allowed.
01/07/87	The City Council approved a Rezoning (Z-0099-86) on a portion of the subject property in order to allow a Wedding Chapel use.
02/18/87	The City Council approved a Rezoning (Z-0107-86) on the subject property from R-3 and C-1 to C-1 and C-2 in order to permit the development of retail shops, gas sales and a convenience store, and a restaurant.
06/25/87	The Board of Zoning Adjustment approved a Variance (V-0066-87) from parking requirements for a shopping center on the subject property.
03/08/99	The City Council approved a Rezoning (Z-0002-99) to C-2 (General Commercial) on the subject property in order to permit the development of 54,580 square-foot shopping center. A Variance (V-0001-99) for relief from side, rear, and corner side yard setbacks was also approved in conjunction with the Rezoning request.
06/05/02	The City Council approved a Site Development Plan Review [Z-0002-99(1)] for the development of a 200-room hotel and casino on the site. Special Use Permits for a Hotel Lounge Bar (U-0042-02) and Non-Restricted Gaming (U-0043-02), and a Variance (V-0027-02) to allow the construction of a parking garage directly on the north property line and 12-foot high perimeter walls were also approved at that time.

LHM

VAC-20805 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

06/02/04	The City Council approved an Extension of Time (EOT-4349) for the Variance (V-0027-02) request that allowed a zero-foot setback for the parking structure and 12-foot high perimeter walls.
08/04/04	The City Council approved a Site Development Plan Review (SDR-4534) and a Special Use Permit (SUP-4540) for a Mixed-Use development that is 39 stories tall, has 808 residential units and 35,500 square feet of commercial space. The Planning Commission and staff recommended approval.
12/16/2004	The Planning Commission approved a Tentative Map (TMP-5574) for an 810-unit mixed-use condominium subdivision on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue.
07/06/2005	The City Council approved a Site Development Plan Review (SDR-6588) 41 story mixed use development including; 900 residential units, 10,200 square-feet of commercial space and waivers from Downtown Centennial Plan section DS 3.1j to allow an 8-foot landscape buffer area where 10 feet is the minimum required, from section DS 5.1a to allow no wall alignment where 70 percent of the building street wall is require to align along the edge of the sidewalk or the median setback of existing buildings within the same block or street frontage, and from section DS 5.1i to allow building setbacks on only the 4th floor where building setbacks are required on the 4th, 11th, and 18th floors on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue.
Related Building Permits/Business Licenses	
Month/date/year	Description
08/03/2005	On sites (Permit #724786) and a 39-story building (Permit #724787)
Neighborhood Meeting	
NA	A neighborhood meeting is not required as part of this application, nor was one held.
Field Check	
04/04/07	Building under construction. Portion of alley to be vacated was within construction fencing.

Details of Application Request	
Site Area	
Net Acres	3.90

VAC-20805 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW	ROW	ROW
North	Multifamily Residential	C (Commercial)	C-2(General Commercial)
South	Multifamily Residential	C(Commercial)	C-1(Limited Commercial)
East	Multifamily Residential	C(Commercial)	C-2(General Commercial)
West	ROW	ROW	ROW

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

The subject site is located within the Las Vegas Redevelopment Plan area and the Downtown Centennial Plan. The site is designated for Commercial uses under the Land Use Category of C (Commercial Use). The Commercial Use designation allows for uses that are normally permitted within the O, SC, and GC designations.

DEVELOPMENT STANDARDS

The above property is legally described as a 27-foot wide (27') public right-of-way (alley) beginning approximately 622 (622') feet west of Fairfield avenue and approximately 122 feet south of Cincinnati avenue and extending approximately 43-feet (43') west towards Tam drive. said property being a portion of the south half (S ½) of the Southeast quarter (SE ¼) of the West half (W ½) of the Southeast quarter (SE¼) of section 4, township 21 south, range 61 east, M.D.M.

VAC-20805 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

ANALYSIS

A) Planning discussion

Planning has no objection to this request for a Vacation.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a uniform width as it is to eliminate a small portion of an alley which will be incorporated into an adjacent project.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as the portion of the alley to be vacated does not currently handle any through traffic.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, it is for a small portion of a public alley which was not previously included in a vacation, VAC-5902.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Allure Condominiums project.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

VAC-20805 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-20805** APN: 162-04-807-004: 005; and 008

Name of Property Owner: Sahara Investments, LLC

Name of Applicant: Sahara Investments, LLC

Name of Representative: Andrew S. Fonfa

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

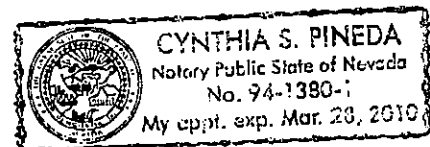
Signature of Property Owner: *Andrew S. Fonfa*

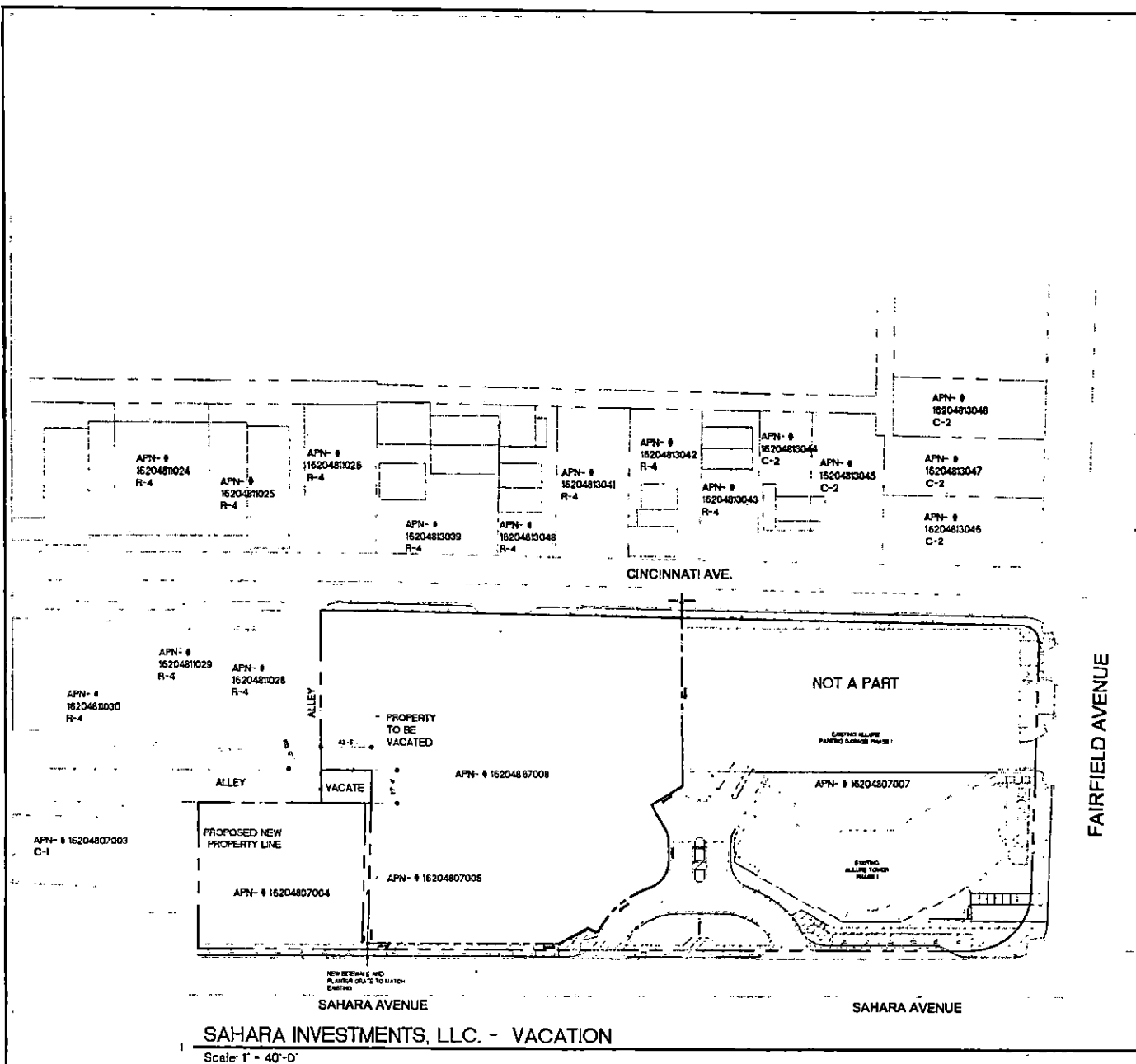
Print Name: Andrew S. Fonfa

Subscribed and sworn before me

This 27th day of March, 2007

Cynthia S. Pineda
Notary Public in and for said County and State





SAHARA INVESTMENTS, LLC - VACATION

Scale: 1" = 40'-0"

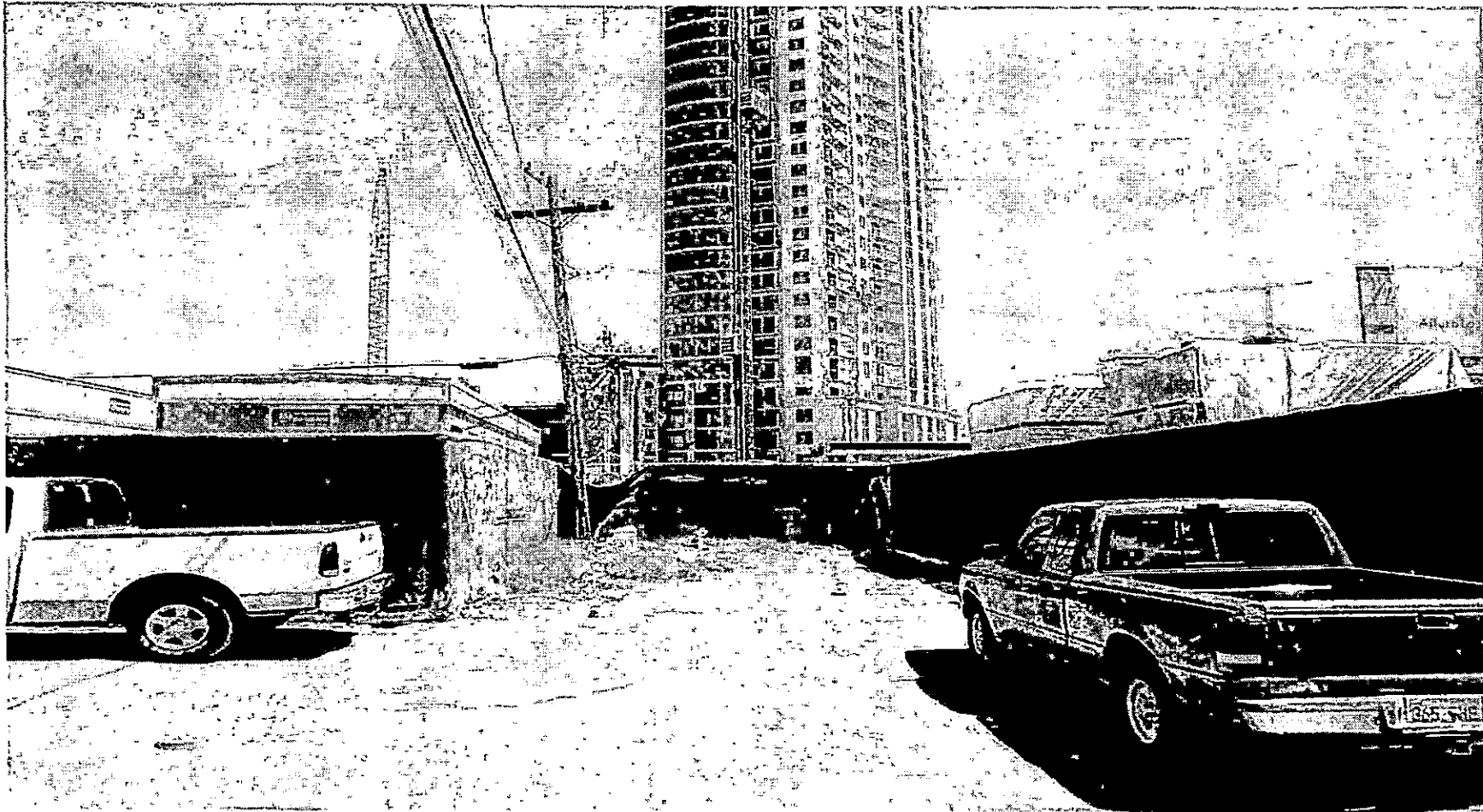
EVA
architects

ED VANCE AND ASSOCIATES
800 PAVILION CENTER DRIVE SUITE 100
LAS VEGAS, NEVADA 89169
P 702-946-8195 F 702-946-8196
www.edvanceassociates.com

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SAHARA INVESTMENTS, LLC
VACATION
LAS VEGAS, NV

VAC-20805
05/10/07 PC



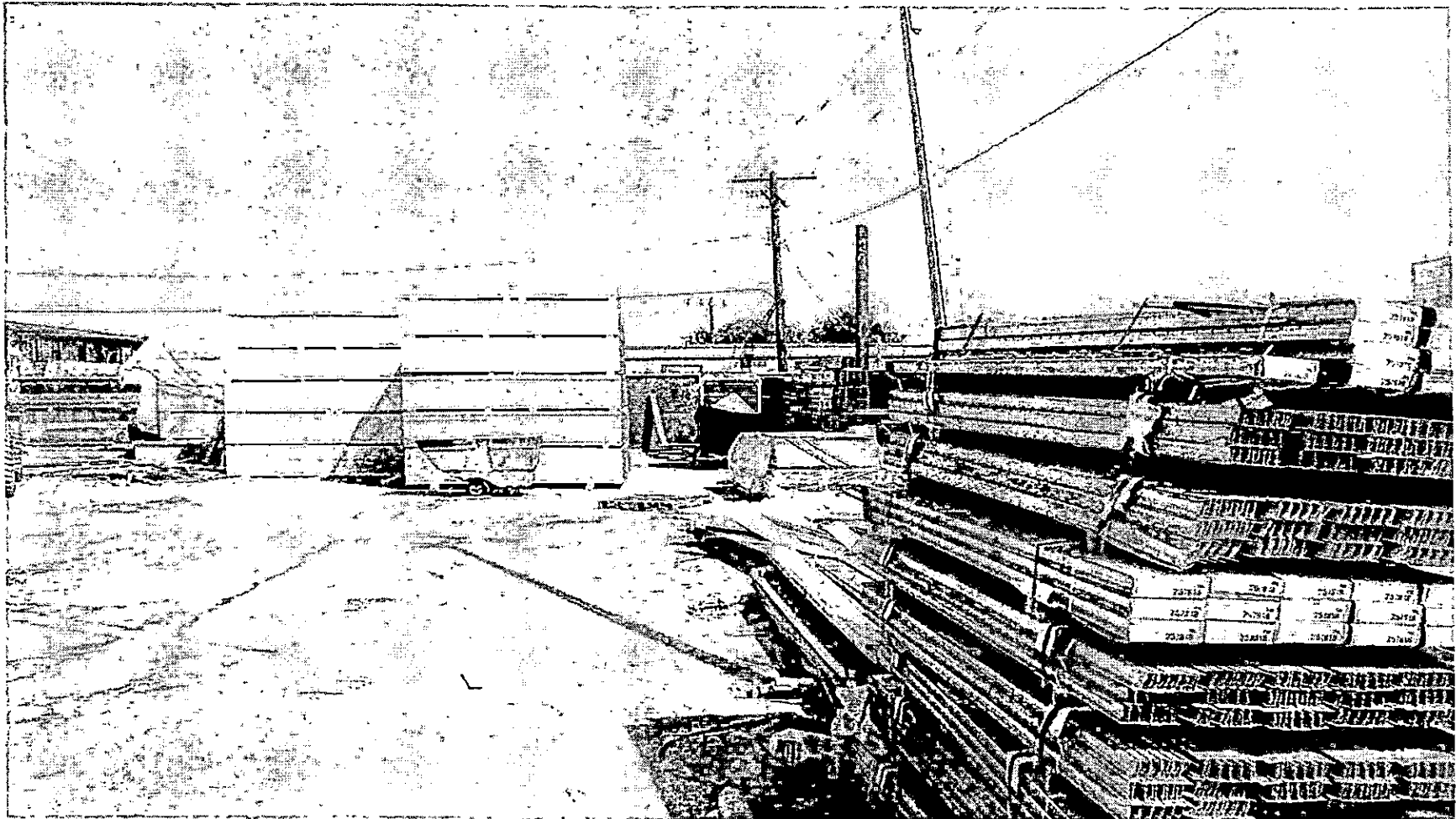
VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC
BETWEEN CINCINNATI AVENUE AND SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/17/07



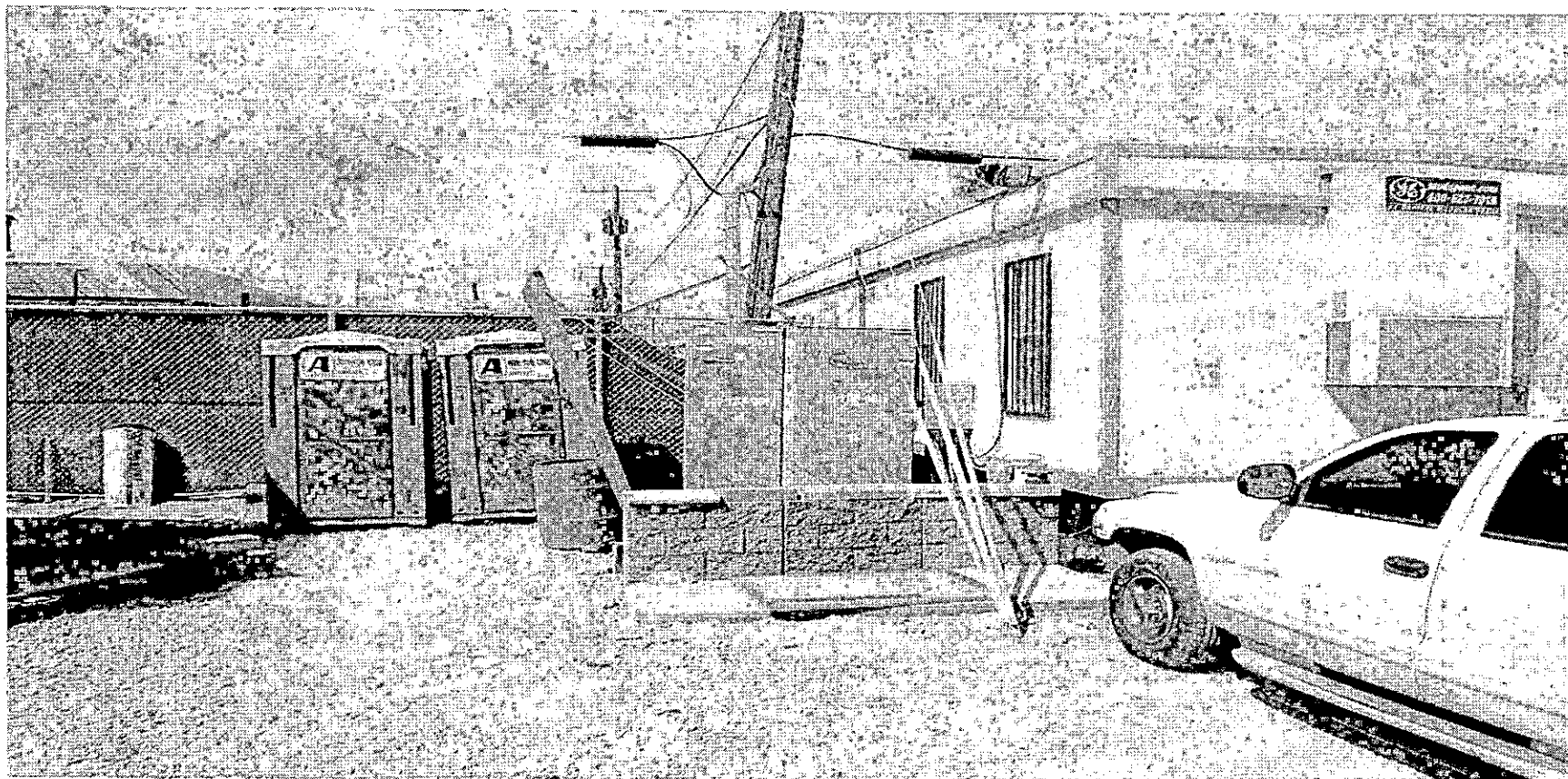
VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC
BETWEEN CINCINNATI AVENUE AND SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/17/07



VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC
BETWEEN CINCINNATI AVENUE AND SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/04/07



VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC
BETWEEN CINCINNATI AVENUE AND SAHARA AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/04/07

Steven Fink-Real Estate Consulting Services
9710 W. Tropicana Avenue, Suite 110
Las Vegas, Nevada 89147
702-241-5864
702-228-1048 (fax)

March 26, 2007

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter-Sahara Investments, LLC
Applications for Variance and Alley Vacation
for the Property located at approximately
300 West Sahara Avenue (APN #'s 162-04-807-004; 005; & 008)

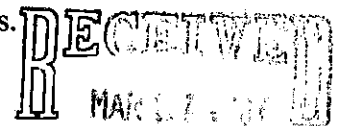
To Whom It May Concern:

This letter is written on behalf of the applicant, Sahara Investments, LLC ("Sahara"), and shall serve as the required justification letter for each of the above referenced Variance and Vacation applications for the property located adjacent to the currently under construction Allure Las Vegas hi-rise condominium at Sahara Avenue and Fairfield. The subject property lies just west of the Allure Las Vegas Condominiums, at the southern border of the "Downtown Las Vegas Centennial Plan" area, a "Gateway" to Downtown Las Vegas.

The purpose of the Variance application is to reinstate a previously approved variance to allow for a twelve (12) foot high block wall to be constructed along the entire northern and western property lines, where eight (8) feet is the standard. The original variance, V-0027-02, was approved by City Council on June 5, 2002, and was granted an extension of time (EOT-4349) on June 2, 2004. The variance specifically relating to the 12 foot high block wall was inadvertently allowed to lapse in June 2006 by the Allure Phase I developer, simply because the block wall was planned to be built with the Phase II construction, and was not included in the Phase I building permit applications. No EOT application was processed prior to expiration.

This Variance application requests that the City once again allow the 12' high block wall around the northern and western perimeter of Sahara's entire property, which now includes APN's 162-04-807-004 and 005. The prior variance was granted on what is now known as APN's 162-04-807-008 and 007 (007 is the site of the under construction Allure Las Vegas condominiums). The Phase II property, as originally contemplated, has now been expanded to include 300 S. Sahara (former Texaco gas station-APN 162-04-807-004), plus a "sliver" parcel (APN 162-04-807-005), which sits between the two larger parcels. Please see the attached site plan and proof of Sahara's common ownership for all of the subject property, in the form of recently recorded deeds.

VAC-20805
05/10/07 PC



As with the original variance application, the purpose of the variance to allow the 12' high block wall is to enhance the property's overall visual appearance, and to protect the Phase II site, as well as the under construction Allure Phase I site, from outside intrusion. Given the adjacent area to the north and west of the subject property remains in a transitional stage, protecting the public's interest in the redevelopment of these parcels, as well as providing for the safety and well being of the future owners at Allure Las Vegas is of paramount importance.

As can be seen on our renderings, the block wall design shall be consistent with the Allure Las Vegas' (Phase I) exterior parking garage northern façade. Current access to the vacant Phase II property will remain on Cincinnati. Appropriate "sight line" consideration has been incorporated at Cincinnati and the alley, and the wall is shown to taper down from the 12' height to an 8' height at the property's southwest corner. The wall will be visually appealing, and will help define Allure as a redevelopment project the City will be proud of.

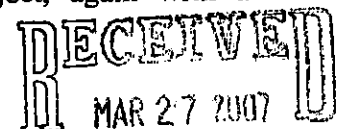
Associated with this Variance Application is an application to vacate a portion of the alley that sits between APN's 162-04-807-004, 005 and the western edge of APN 162-04-807-008 (see associated site plan). As a result of Sahara's acquisition and aggregation of the 3 APN's, an approximate 43.5' long portion of the existing alley separating the parcels travels to "nowhere," and is unusable for public purposes. This area is surrounded by Sahara's property on the north, the east and the south sides, with the existing alley continuing to the west of the property, thus "common" ownership surrounds the "unusable" subject area. The associated Variance Application contemplates building the block wall along what would be the new western property line upon approval of this alley Vacation request.

Vacating the alley between these parcels will not impede or restrict existing traffic circulation in the alley as eastbound alley traffic would still turn north to Cincinnati, and southbound alley traffic from Cincinnati will still turn westbound toward Tam.

Further, the alley vacation will aide in the more efficient utilization of redevelopment area property, as Sahara expects to utilize the Gas Station and sliver parcels as Phase II's main entrance. Vacating this small area of land will facilitate a more efficient Phase II design that will also lead to the achievement of various City redevelopment goals for the area including:

1. Allowing for a more efficient creation of ground floor retail and other pedestrian friendly uses by allowing traffic flow ingress/egress design to occur further west along the property than if alley vacation is denied;
2. Allowing for a more efficient and innovative treatment of the future parking structure that will be associated with the Phase II project, again with the

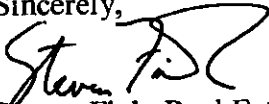
VAC-20805
05/10/07 PC



- ingress/egress and structure location being more efficiently located at a "straight" western property line, versus the current "notch;"
3. Capitalizing on the recent development momentum created in this vital Southern Gateway to the City by allowing for the best possible design for the Phase II project;
 4. Allowing our design to more fully meet the purpose and intent of the Downtown Centennial Design Standards...to restore vitality and economic opportunities in the area and further enhance the overall direction to future public and private improvements in the area; and
 5. Furthers the City's redevelopment effort in this critically important Gateway to the City.

We greatly appreciate your time and effort in the review of these applications. If you have any questions, or require further information, please do not hesitate to contact me at 702-241-5864.

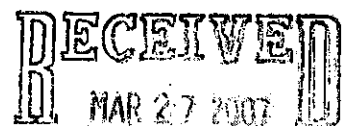
Sincerely,



Steven Fink, Real Estate Consulting Services
on Behalf of Sahara Investments, LLC

Cc: Greg Borgel

VAC-20805
05/10/07 PC



CITY OF LAS VEGAS

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-20805 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

Signature

5-8-07

Date

ANDREW FONFA

Please print name

Sahara Investments, LLC

Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-20802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN - Request for a Special Use Permit TO ALLOW A TWO STORY 1,780 SQUARE FOOT GUEST HOUSE/CASITA at 9049 Waterfield Court (APN 138-20-417-011), P-C (Planned Community) Zone, Ward 2 (Wolfson).

IF APPROVED: C.C.: 6/20/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Lloyd E. Sauter and condition confirmation letters by Mark E. Brown and Bennett Builders

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward at staff's request due to the submission of a late protest.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 7 – SUP-20802

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, stated this application meets the requirements for a casita with the exception of the room configuration. He recommended approval.

MARK BROWN was present and agreed to all conditions.

COMMISSIONER STEINMAN expressed concern with the size of the proposed casita. MR. RANKIN informed COMMISSIONER STEINMAN that the Special Use Permit is needed because MR. BROWN is proposing a building that exceeds the Summerlin standards for a casita.

MR. BROWN explained the proposed casita was designed with the first floor as a recreation area and the second floor with a gym, bedroom and bathroom. He stated the exterior staircase would allow a guest to access the second floor without having to go through the structure's interior.

COMMISSIONER GOYNES informed MR. BROWN that the protest letter stated the proposal is inappropriate for the neighborhood.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

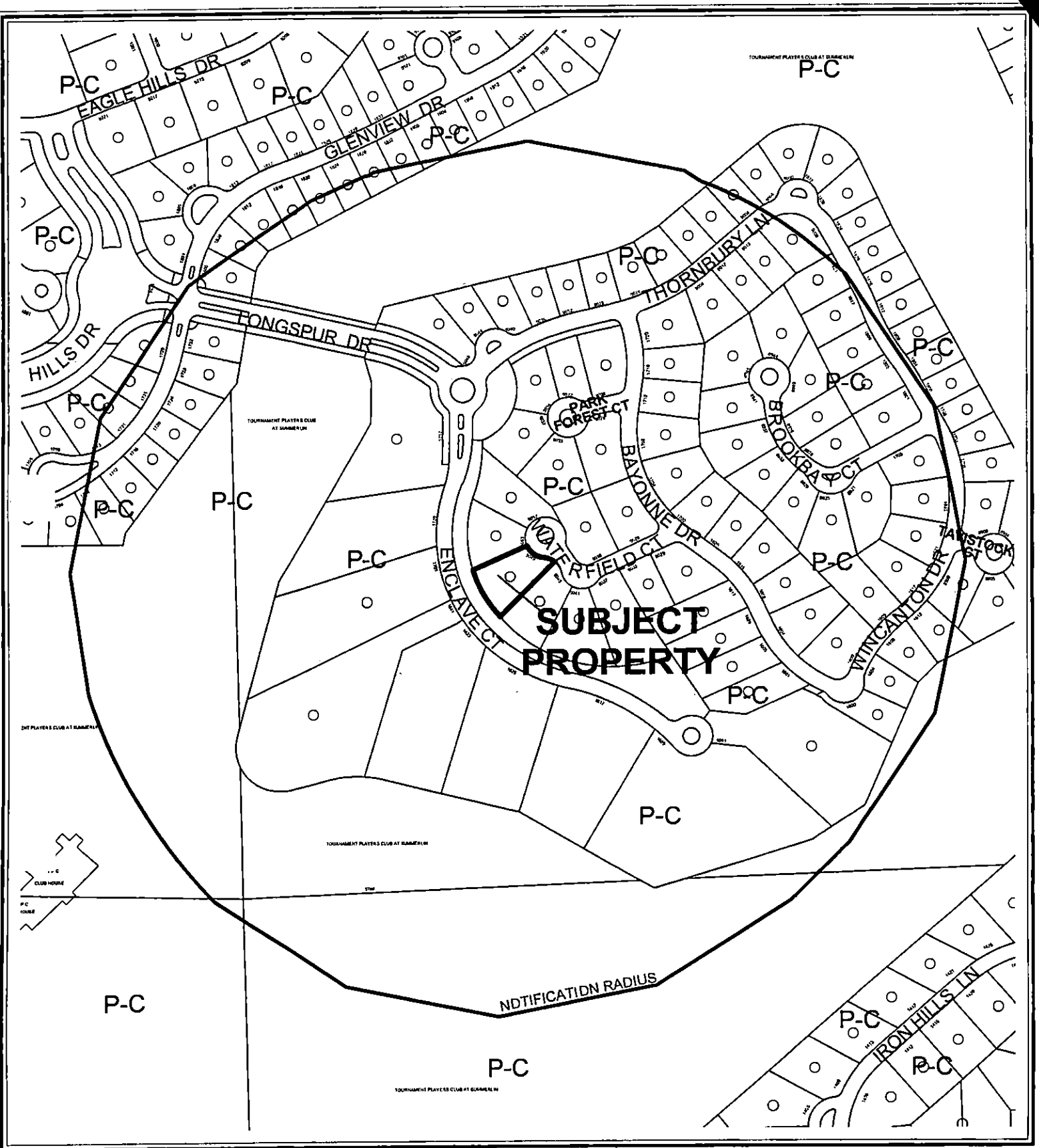
(6:23 – 6:28)

1-715

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-20802
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



CASE: SUP-20802

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND
MICHELE M. BROWN

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20802 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit to allow a two story 1,780 square foot Guest House/Casita on a developed 0.39 acre site located at 9049 Waterfield Court in the Summerlin Planned Community Residential District. The project is subject to the Summerlin Development Standards and is an allowable use with a special use permit. The project will be compatible with surrounding residential uses. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/22/1986	The Planning Commission approved a Petition of Annexation [A-0020-86(A)] to add approximately 5,637 acres generally located on the south side of Cheyenne Avenue, west of Buffalo Drive. Staff recommendation was for approval. Ordinance No. 3257 was effectuated on June 10, 1987.
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
12/15/2006	A Pre-Application Meeting was held where Planning staff advised the applicant of the Special Use Permit requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was not held nor is one required for this application type.	
<i>Field Check</i>	
04/10/2007	A site visit was conducted to the project site and surrounding development is single family residential.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
North	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
South	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)

JA

SUP-20802 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

East	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
West	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Summerlin	X		Y
Special Purpose and Overlay Districts			
P-C Planned Community District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following Summerlin Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6500 square feet	17,177 square feet	Y
Min. Lot Width	NA	NA	Y
Min. Setbacks			
• Front	-	-	
• Side	5 feet	12 feet	Y
• Corner	-	-	
• Rear	5 feet	11 feet	Y
Min. Distance Between Buildings	6 feet	15 feet	Y

ANALYSIS

The project will be located within the Summerlin Planned Community and is subject to the Summerlin Development Standards. The building will be situated south of the primary dwelling and southeast of an existing swimming pool. Setbacks for the project will be 11 feet from the rear property line and 12 feet from the side property line where three feet is required respectively. Additionally, a 15 foot separation from the main dwelling will be implemented where six feet is required.

SUP-20802 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

The Summerlin Development Standards restricts Guest House Casitas to one bedroom, one bath, and a walk-in closet; no stove is allowed. The project as designed will exceed this criteria and result in a two story structure with a first floor common area, bathroom, bar, and closet; and a second story accessible via an exterior stairway leading to a balcony, exercise room with walk-in closet, bedroom with walk-in closet, and bathroom with shower. The Special Use Permit is required as the proposal will not meet the Summerlin Development Standards.

The accessory structure will be constructed at a height of 27 feet with the primary dwelling at a height of 33 feet. Adequate parking is provided on site as the property includes a 62 foot driveway. The project footprint will cover 25 percent of the rear yard.

Exterior finishes will include the use of stucco and trim as well as Spanish roof tile to complement the existing structure on site and surrounding homes within the Summerlin district.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Guest House/Casita can be implemented to blend with surrounding single family residential uses and the primary dwelling.

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

The 0.39 acre site is capable of accommodating the 1,780 square foot structure as proposed.

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

Traffic generation anticipated to be generated from this use is considered negligible and the capacity of the existing residential street system is adequate.

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

Human health and public safety will not be adversely affected with implementation of the proposal.

SUP-20802 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

5. The use meets all of the applicable conditions per Title 19.04.

The project is subject to the Guest House/Casita regulations established in the Summerlin Development Standards. As designed the proposal exceeds the floor plan limitations but is a permitted use with a Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 104

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: **SUP-20802** APN: 138-20-417-011
Name of Property Owner: MARK + MICHELE BROWN
Name of Applicant: BENNETT BUILDER'S INC.
Name of Representative: _____

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

 X No

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

City Official: _____

Partner(s): _____

APN: _____

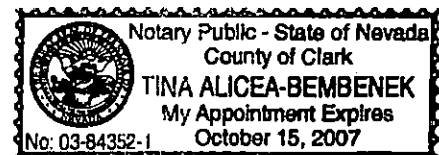
Signature of Property Owner: _____

Print Name: Mark + Michele Brown

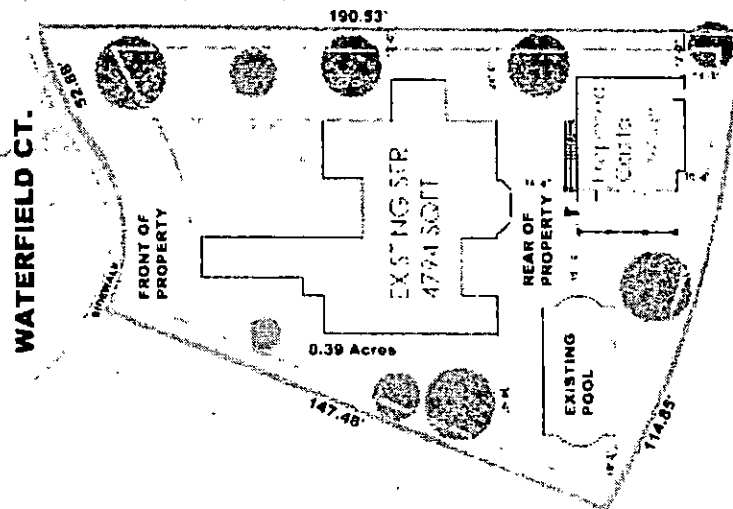
Subscribed and sworn before me

This 5th day of February, 2007

[Signature]
Notary Public in and for said County and State

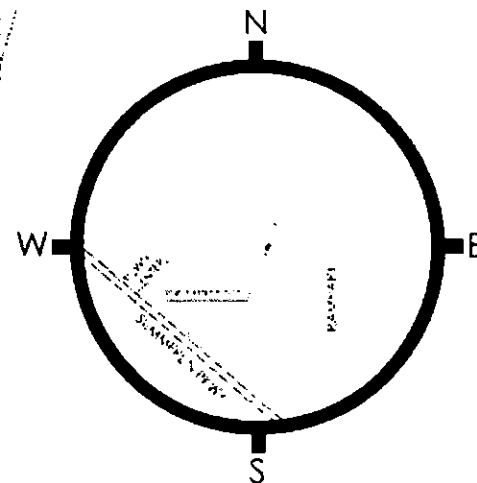


A-1 Site Plan



- RESIDENTIAL BUILDING
- LANDSCAPING (GRASS)
- LANDSCAPING (TREES)
- PAVEMENT
- PROPERTY LINES
- SETBACK LINES

ENCLAVE



A-1 Vicinity Map
1/128" = 1' 0"

PROJECT NO
BROWN

ADDRESS
9049 WATERFIELD CT
LAS VEGAS, NV 89134
OWNER
P.C.C. VI
DATE
05/10/07
DRAWN
C.A.S.A.

GENERAL CONTRACTOR

**BENNETT
BUILDER'S INC.**
LIC#S0836
LAWYER
STATE OF NEVADA
LAS VEGAS, NV 89134

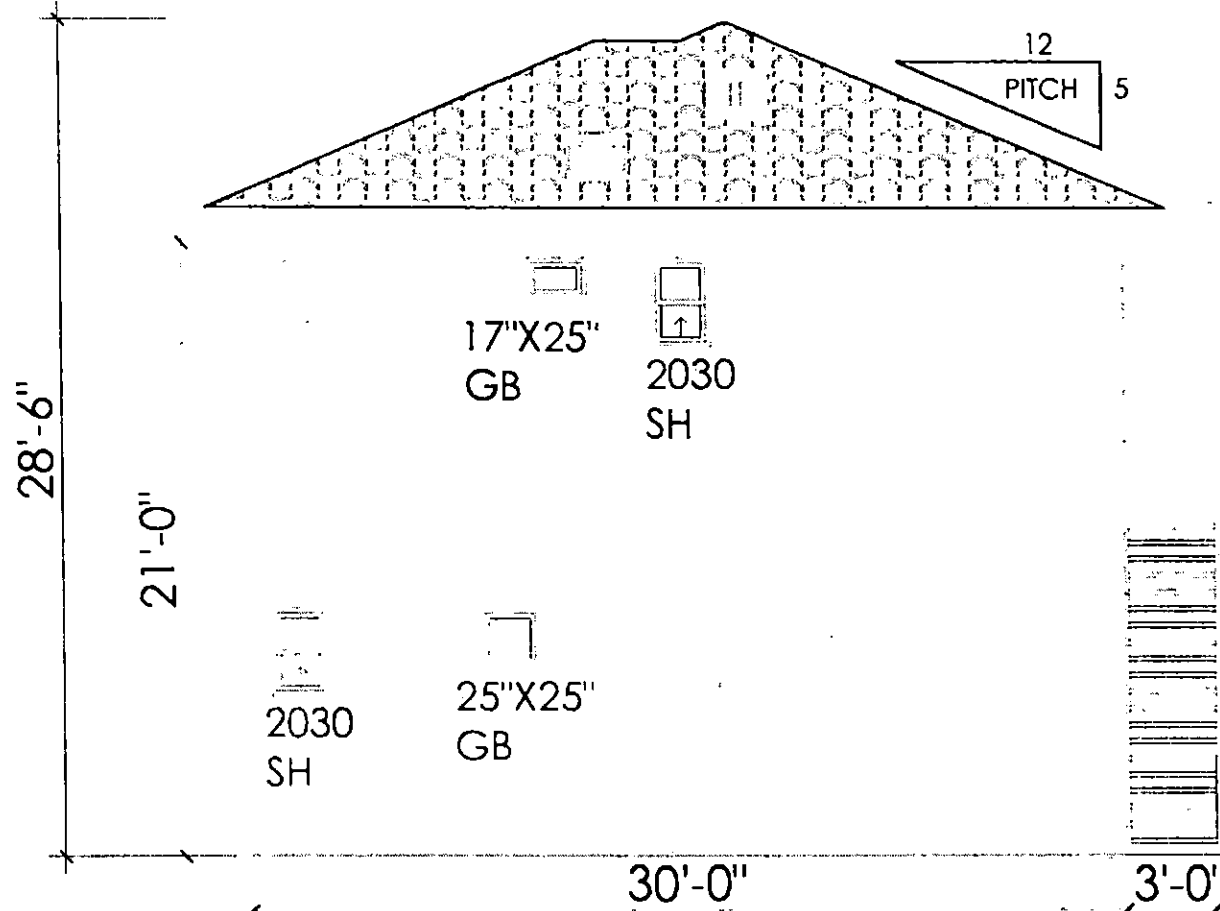
AS NOTED

A-1

SUP-20802
05/10/07 PC

RECEIVED
MAR 27 2007

ALL EXTERIOR FINISHES TO MATCH EXISTING HOUSE



A-4 South Elevation
1/4" = 1'-0"

RECEIVED
MAR 27 2007

PROJECT INFO
BROWN

ADDRESS
9049 WATERFELD CT.
LAS VEGAS, NV 89134
OWNER
P.C. C.V.I.
DESIGNER
9049 CT.
LAS VEGAS, NV 89134
GENERAL CONTRACTOR

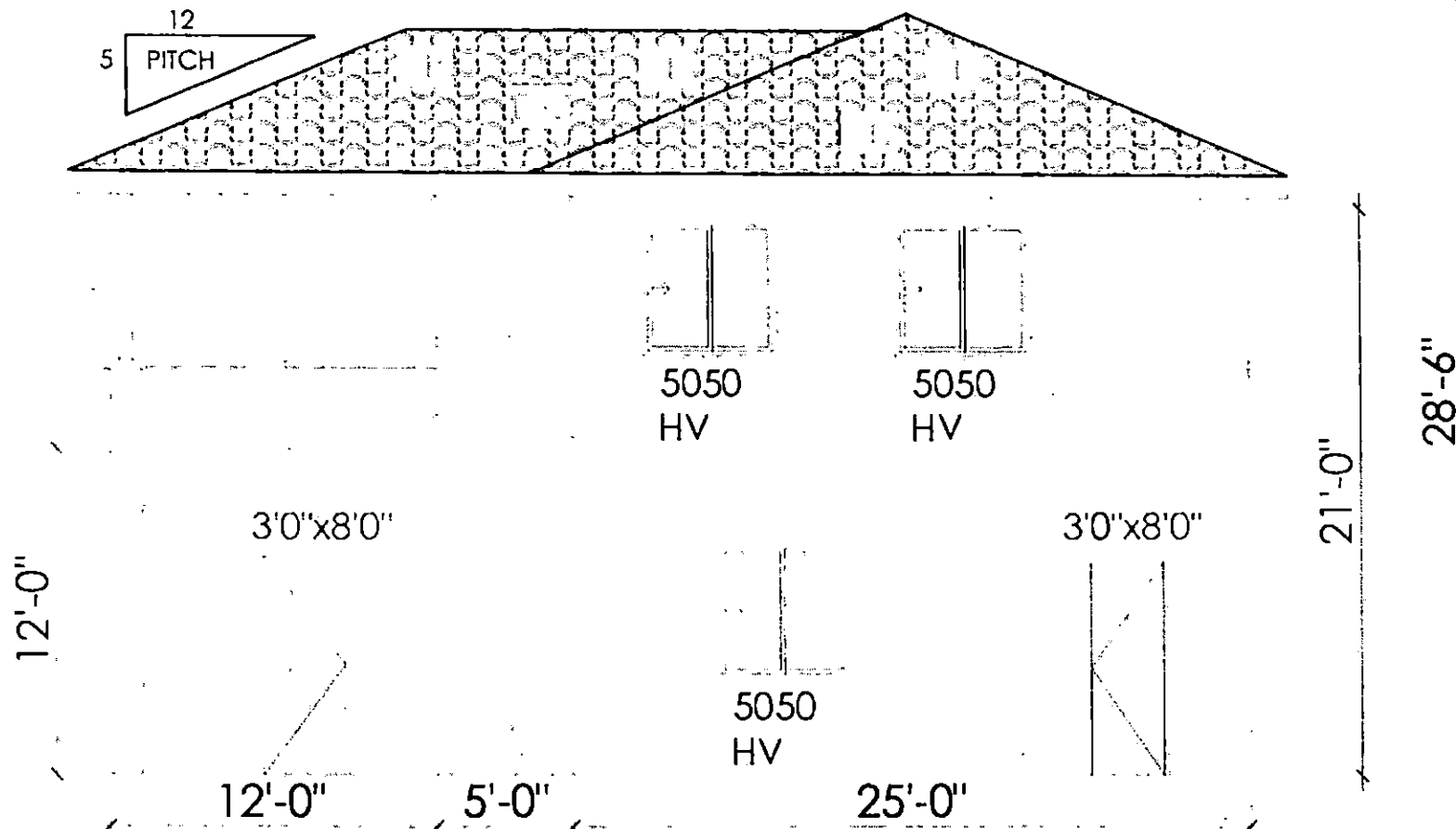
**BENNETT
BUILDER'S, INC.**
LIC#50836
LIMIT 1000000
9411 S. CAWPOWORTH
LAS VEGAS, NV 89119

1/4" = 1'-0"

A-4

SUP-20802
05/10/07 PC

ALL EXTERIOR FINISHES TO MATCH EXISTING HOUSE



A-5 West Elevation
1/4" = 1'-0"

PROJECT NO
BROWN

ADDRESS
9049 WATERFLO CT
LAS VEGAS, NV 89134
PARCEL # 188 20 417 011
OWNER P.C. (C.V.)
CONTRACT NO. 50-1-C
DATE 05/10/07
CITY LAS VEGAS

GENERAL CONTRACTOR

BENNETT
BUILDER'S INC.
LIC#50836

10000 E. FLORISSANT AVE.
SUITE 100
LAS VEGAS, NV 89123

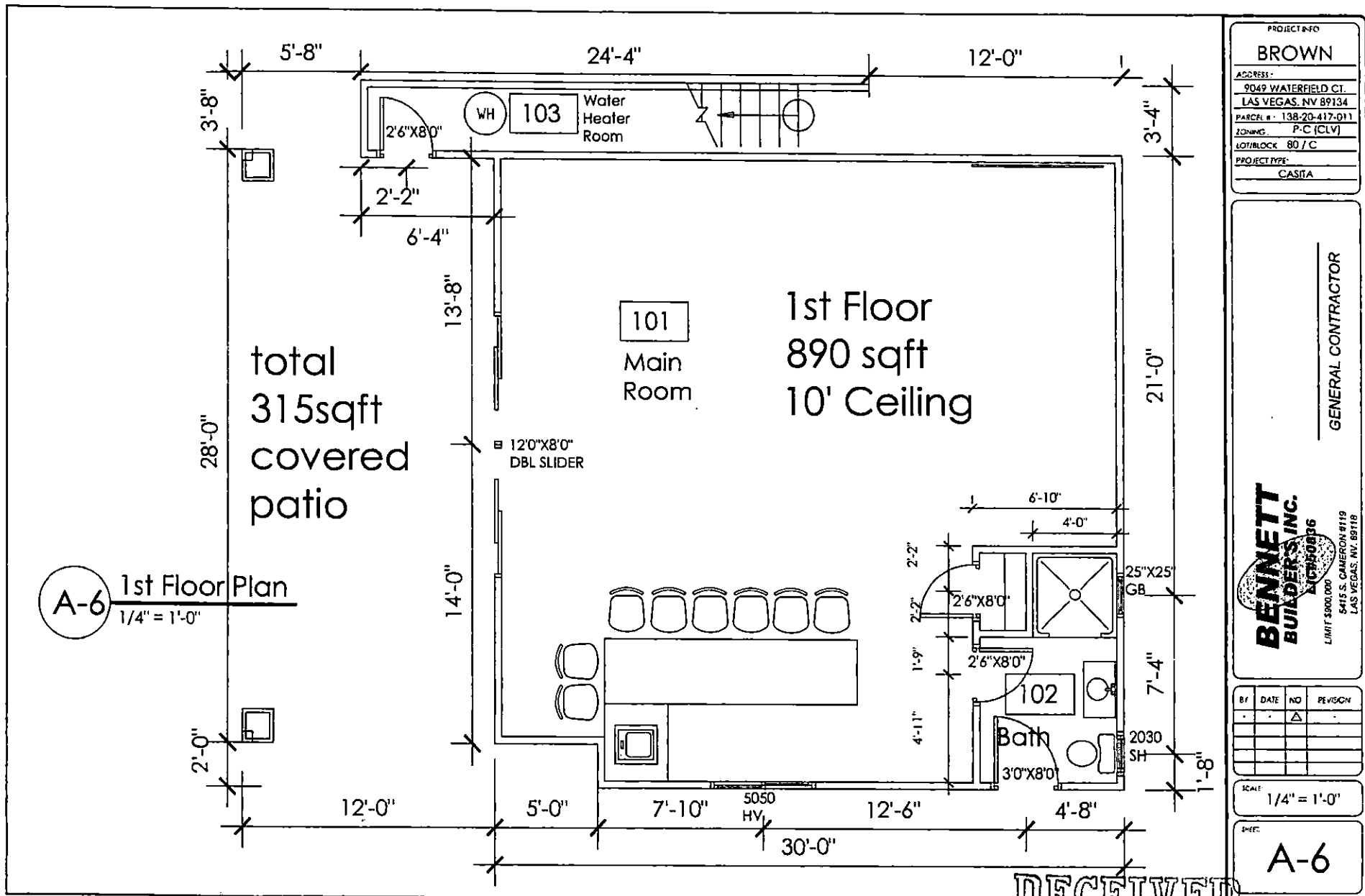
DATE	05/10/07
BY	PC
CHECKED	
DATE	

1/4" = 1'-0"

A-5

SUP-20802
05/10/07 PC

RECEIVED
MAR 27 2007



SUP-20802
05/10/07 PC



RECEIVED
MAR 27 2007



STUCCO
WALLS

STUCCO
POPOUTS

STUCCO
TRIM

SPANISH
ROOF TILE

A-8 Material Board

DECEIVED
MAR 27 2007

PROJECT NO
BROWN

ADDRESS
9049 WATERFIELD CT
LAS VEGAS, NV 89134
PHONE # 1-888-25-117-311
ADDRESS POSITIVE
CONTRACT NO.
DATE
CASA

GENERAL CONTRACTOR

**BENNETT
BUILDER'S INC.**
LIC#50836

LIC# 200000
2415 S. CAHILL AVE. #119
LAS VEGAS, NV 89112

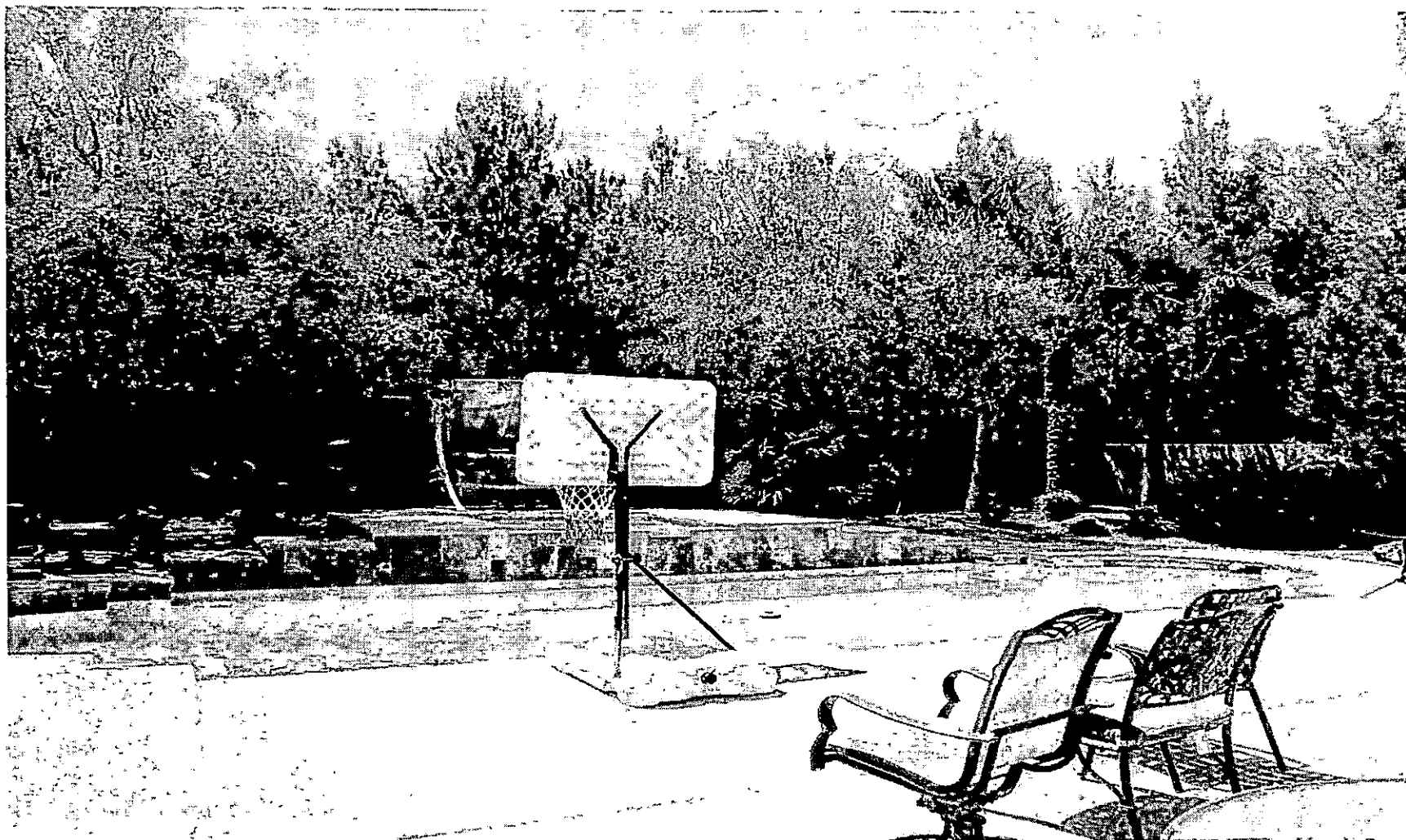
NTS

A-8



SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN
9049 WATERFIELD COURT
MAY 10, 2007 PLANNING COMMISSION

04/26/07



SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN
9049 WATERFIELD COURT
MAY 10, 2007 PLANNING COMMISSION

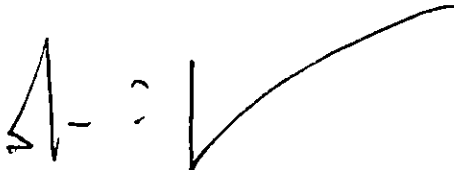
04/26/07

January 29, 2007

To Whom It May Concern:

The casita we are requesting to build at 9049 Waterfield Court, Las Vegas,
89134 will be used for personal/recreational use.

If you have any questions, please do not hesitate to call me @ 255-2021.

A handwritten signature in black ink, appearing to read 'Mark E. Brown', with a large, sweeping flourish extending from the end of the signature.

Mark E. Brown

RECEIVED
MAR 27 2007

SUP-20802
05/10/07 PC

May 3, 2007

Lloyd Sauter
9036 Park Forest Court
Las Vegas, NV 89134

Certified/Return Receipt

Commissioner Steve Wolfson
Clark County Commission
Government Center, 6th Floor
500 S. Grand Central Parkway
Las Vegas, NV 89155

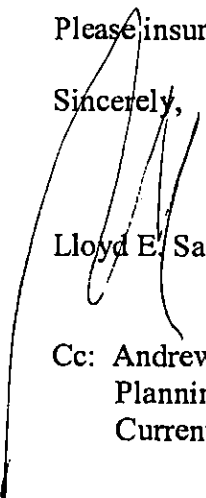
Dear Mr. Wolfson:

Pursuant to the use permit APN 138-20-417-011, C-C ZONE Ward 2. This is to advise you that we object to the 1,780 square feet casita-guest house addition to 9049 Waterfield Court.

A small casita with a square footage of four to six hundred square feet one story would be acceptable. The request as indicated is out of character with the design concepts in Country Club Hills.

Please insure that this is not approved.

Sincerely,


Lloyd E. Sauter

Cc: Andrew P. Reed, Planning Supervisor ✓
Planning and Development Department
Current Planning Division

Submitted after final agenda

MAY 4 1 01 PM '07

Date 5/10/07 Item #7

ITEM # 7
CASE # 138-20-417-011
PC MTG 5/10/07

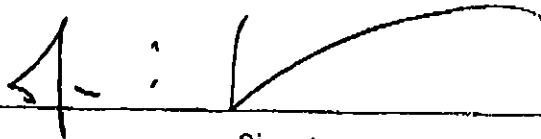
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

 _____ Signature	<u>5-8-07</u> _____ Date
<u>MARK E. BROWN</u> _____ Please print name	
<u>Yone Buyer</u> _____ Company Name	

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #7

CITY OF LAS VEGAS



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

Darin Bennett

Signature

5-9-07

Date

Darin Bennett

Please print name

Bennett Builders

Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-20711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOWER REALTY & DEVELOPMENT LLC - OWNER: REGAL PLAZA PAD D - Request for a Site Development Plan Review FOR A 5,500 SQUARE FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ON THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.55 acres on the south side of Craig Road, approximately 400 feet east of Jones Boulevard (APN 138-01-312-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Tower Realty and Development, LLC

MOTION:

GOYNES – APPROVED subject to conditions Items 4-6, 8 and 10-11 – **UNANIMOUS** with **TRUEDELL** abstaining on Items 5-6 as he owns property within the notice area

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 8 – SDR-20711

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

1-274

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0140-89) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/23/2007 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow perimeter landscape buffer widths of zero feet on the south and east property lines where eight feet is the minimum required.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan; add trees 30 foot on center, along the Craig Road frontage.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 8 – SDR-20711

CONDITIONS – Continued:

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

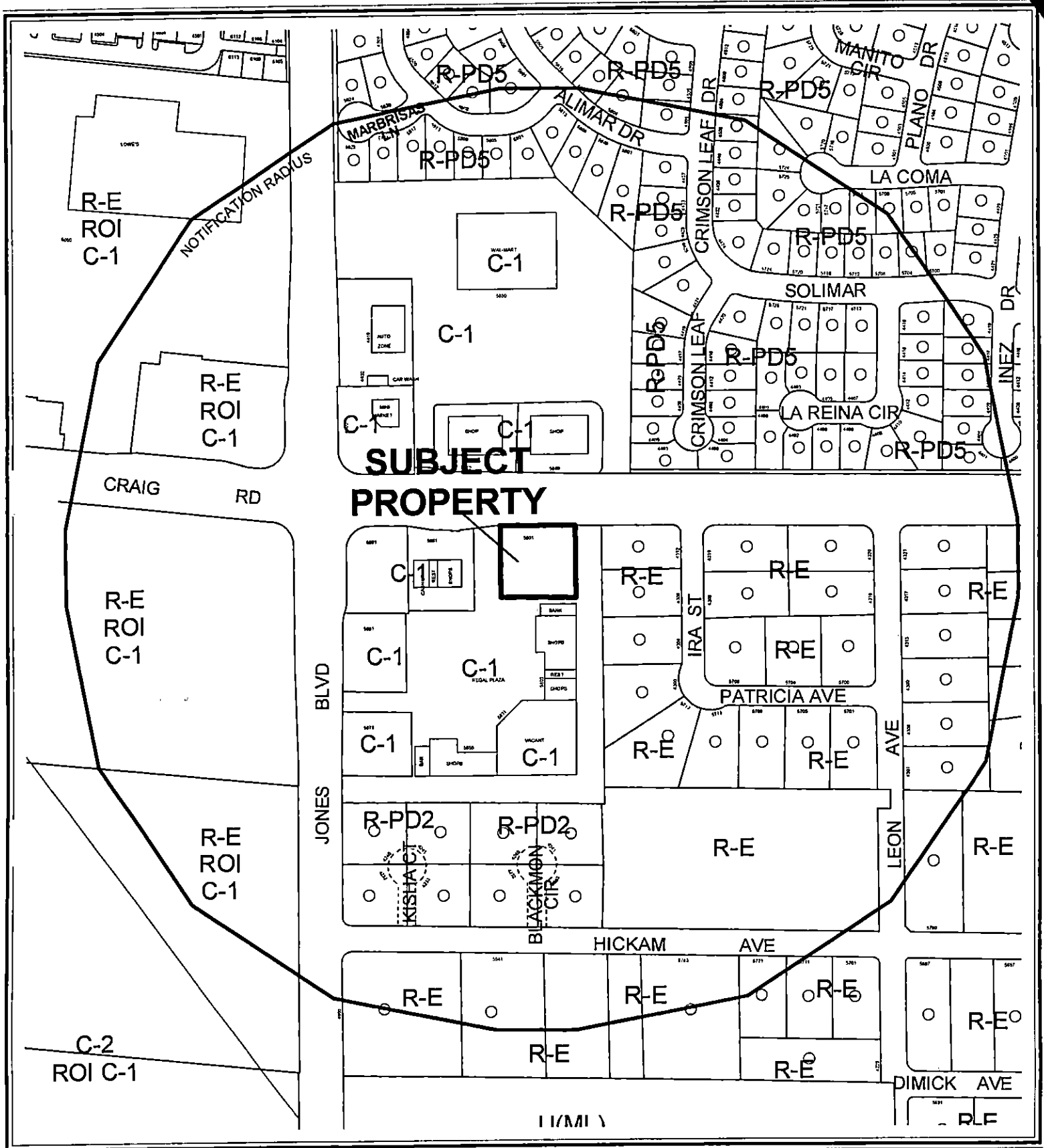
Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Craig Road. All driveway modifications must receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 8 – SDR-20711

CONDITIONS – Continued:

15. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Craig Road public right-of-way adjacent to this site.
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communications Infrastructure, Phase 5" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial Subdivision, and all other applicable site-related actions.



0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC, OWNER: REGAL PLAZA PAD D**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Conformance to the conditions for Rezoning (Z-0140-89) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/23/2007 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow perimeter landscape buffer widths of zero feet on the south and east property lines where eight feet is the minimum required.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan; add trees 30 foot on center, along the Craig Road frontage.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

SDR-20711 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Craig Road. All driveway modifications must receive approval from the Nevada Department of Transportation.
15. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Craig Road public right-of-way adjacent to this site.
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communications Infrastructure, Phase 5" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

SDR-20711 - Conditions Page Three
May 10, 2007 - Planning Commission Meeting

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial Subdivision, and all other applicable site-related actions.

SDR-20711 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a 5,500 square foot commercial building with a waiver to allow perimeter landscape buffer widths of zero feet on the south and east property lines where eight feet is the minimum required on 0.55 acres. The property is located on the south side of Craig Road, approximately 400 feet east of Jones Boulevard.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
Month/date/year	Action
03/07/1990	The City Council approved a Rezoning (Z-0140-89) application for the reclassification of property located on the southeast corner of Jones Boulevard and Craig Road from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval. Staff recommended denial.
01/10/1992	The Planning Commission approved an extension of time of an approved zoning reclassification [Z-0140-89(2)].
02/10/1993	The Planning Commission approved an extension of time of an approved zoning reclassification [Z-0140-89(3)].
04/07/1993	The Planning Commission approved an extension of time of an approved zoning reclassification [Z-0140-89(4)].
10/28/1993	The Planning Commission approved a plot plan and building elevation review of a proposed convenience store [Z-0140-89(5)].
05/04/1994	The City Council approved an Extension of Time Z-0140-89(6)
08/02/1995	The City Council approved a reinstatement & extension of time [Z-0140-89(7)]
08/21/1996	The City Council approved a request for an Extension of Time [Z-0140-89(8)] for an approved commercial center located on the southwest corner of Jones Blvd and Craig Road.
09/08/1997	The City Council approved a request for an extension of time on property located on the southeast corner of Jones blvd and Craig road for an approved 75,000 sq ft commercial center Z-140-89(9)
10/12/1998	The City Council approved a Site Development Plan Review [Z-0140-89(10)] for a proposed 79,578 square foot commercial shopping center. The Planning Commission and staff recommended approval.

SDR-20711 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

12/03/1998	The Planning Commission approved the Regal Plaza Commercial Subdivision Tentative Map (TM-0061-98). Staff recommended approval.
04/22/1999	The Planning Commission approved the Regal Plaza Commercial Subdivision Final Map (FM-0024-99).
01/17/2001	The City Council approved a request for a Site Development Plan Review [Z-0140-89(11)] and a Waiver of the Required Landscaping for a 6,800 square foot retail building on a 0.65 Acre pad site on the southeast corner of Craig Road and Jones Boulevard.
05/27/2004	The Planning Commission approved a request for a Site Development Plan (SDR-4295) Review and Waivers of Landscaping, Pad Location and Covered Trash Enclosure Requirements for a proposed retail building on 0.64 acres adjacent to the south side of Craig Road, approximately 370 east of Jones Boulevard.
10/20/2004	The City Council approved a request for a Special Use Permit (SUP-4953) for a tavern and waiver from the 1,500 foot distance separation requirement from an existing tavern adjacent to the southeast corner of Craig Road and Jones Boulevard.
05/26/2005	The Planning Commission approved with amended conditions a request for a Site Development Plan Review for a proposed 5,500 square-foot, single-story retail building and a waiver of the foundation landscaping standards on 0.54 acres adjacent to the east side of Jones Boulevard, approximately 425 feet south of Craig Road (SDR-6465).
11/17/2005	The Planning Commission approved a request for a Site Development Plan Review (SDR-9636) for a 2,448 square-foot fast food restaurant and waivers of the perimeter and foundation landscape requirements and the building placement requirement on 0.6 acres at the southeast corner of Jones Boulevard and Craig Road.
05/11/2006	The Planning Commission approved a request for a Site Development Plan Review (SDR-12655) for a 4,925 square foot retail center and a waiver of the building placement standard on 0.70 acre on the southeast corner of Jones Boulevard and Craig Road.
<i>Related Building Permits/Business Licenses</i>	
09/14/01	C of C for Retail Building Shell (Permit #1005705)
10/17/02	TI for C of O (Permit #1005705)
10/11/01	TI for C of O (Permit #1013588)
10/17/01	TI for C of O (Permit #1012806)
12/26/01	TI for C of O (Permit #1012952)
02/01/05	TI for C of O (Permit #4020954)
01/25/07	Restaurant for C of O (Permit #6005438)
03/27/07	Office / Retail Shell (Permit #6004905)

SDR-20711 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

03/27/07	C Of C for Spec Suite (Permit #6007439)
	I04-03247-I-124223 / 5855 Craig Rd #101
	K20-00003-0-124223 / 5855 Craig Rd #101
	Q01-00719-5-127197 / 5855 Craig Rd #102
	C07-03360-4-121966 / 5855 Craig Rd #103
	K10-00127-0-081354 / 5855 Craig Rd #104
	B05-02774-1-092479 / 5855 Craig Rd #105
	B08-00681-1-092479 / 5855 Craig Rd #105
	M03-00092-4-092676 / 5855 Craig Rd #105
	M12-01022-4-111949 / 5855 Craig Rd #105
	M12-01364-6-128407 / 5855 Craig Rd #105
	M12-01401-4-128786 / 5855 Craig Rd #105
	C05-02515-C-133117 / 5855 Craig Rd #108
Pre-Application Meeting	
03/06/2007	The requirements of a Site Development Plan Review were discussed.
Neighborhood Meeting	
N/A	A neighbor hood meeting was not required, nor was one held.
Field Check	
04/04/07	Undeveloped lot within a small commercial subdivision. Drive aisle, parking space and perimeter landscaping will buffer residential on the east side of the commercial subdivision.

Details of Application Request	
Site Area	
Net Acres	.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Craig Road / Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	DR(Desert Rural)	R-PD2 (Residential Planned Development – 2 DUA)
East	Residential	DR(Desert Rural)	R-E(Residence Estates)
West	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

SDR-20711 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

This project is not affected by the 140 foot Airport Overlay requirement.

The site is not subject to any special area plans or trail requirements.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:
The location of this pad site is within the Regal Plaza Commercial Subdivision.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.64 acre	Y
Min. Lot Width	100 Feet	170 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	N/A	N/A	Y
• Corner	N/A	N/A	Y
• Rear	N/A	N/A	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	N/A	1 story, 21 feet	Y
Trash Enclosure	50 Feet from residential	74 Feet	Y
Loading Zone	1	1	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards

The building height of 21 feet requires the proposed building to be at least 63 feet from the single family residential property on the east side of the proposed building. The property is approximately 95 feet from the residential subdivision, thus, complies with this requirement.

Title 19.08.060

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	63 Feet	95 Feet	Y
Trash Enclosure	50 Feet	74 Feet	Y

LHM

SDR-20711 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Spaces	8 Trees	6	N
Buffer: Min. Trees -- Craig Rd LS Perimeter	1 Tree spaced 30 feet on center.	6 Trees	4	N
TOTAL		14 Trees	10 Trees	N

Pursuant to Title 19.10, 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	
Retail/Office	5,500 Square Feet / 4 Units	1 space per 175 sf of gfa	31 Spaces	2	31	2	Y
SubTotal			31	2	31	2	Y
TOTAL (including handicap)							
Loading Spaces		1			31		Y

Wall Signs: [type in sign reference]		
Standards	Allowed	Provided
Maximum Number	4/ Street frontage 4 total	4/ Street frontage 4 total
Maximum Area	48 SF / sign	48 SF Wall Sign Above Entrances
Illumination	Internal/External	Internal

Waivers		
Request	Requirement	Staff Recommendation
Perimeter Landscape Buffer on the south and east property lines	Width - Eight Feet on the south and east property lines.	Approval

SDR-20711 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

ANALYSIS

The applicant proposes to construct a 5,500 square foot commercial building within an existing commercial subdivision. Located on the northeast corner of the commercial subdivision the proposed one-story building meets the required residential adjacency standards with a setback of 95 feet from an adjacent residential subdivision. Submitted floor plans indicate the building will be divided into four tenant spaces which will be leased for retail and office uses. Ingress and egress drives are provided via Craig Road on the east and west sides of the subject site.

The site plan indicates a proposed 5,500 square foot retail building situated toward the center of the site, with parking areas on the east and west sides of the building. Access to the parking lots is via an internal drive aisle. Two handicap-parking spaces are shown in front of the building and are designed to current standards. The loading zone and trash enclosure are to the rear of the building, easily accessible by a two-way drive between the proposed building and an existing building to the south.

Parking for the retail building is located adjacent to the east and west sides of the building. Thirty-one spaces are required and have been provided. Additional parking is provided within the commercial center. Parking lot landscaping consists of palm trees within the five foot wide parking fingers. Two of the parking areas do not meet the required parking finger spacing between every six parking spaces. A waiver is required to allow a parking finger every seven spaces within two of the parking areas, one on the west perimeter and the other adjacent to the east side of the building.

Landscaping is to match the existing plant palette within the commercial subdivision and along the west side of the site. A 20 foot wide landscape planter is shown on the Craig Road frontage. Four 24-inch box palm trees are shown along this frontage. The type of palm tree is not specified on the submitted landscape plan, nor, are the spacing dimensions shown. The approximate length of the planter area is 156 linear feet, requiring six trees planted of 30 feet on center. A variety of drought tolerant shrubs are indicated between the trees. A mulch or ground cover is not indicated on the site plan.

A waiver for the required eight foot wide landscape areas along the south and west side of the perimeter of the parcel is requested. The south side of the parcel faces to the interior of the commercial subdivision. A landscape planter on the south perimeter would interfere with the existing drive aisle between the buildings. On the east side of the building traffic enters by an adjacent drive from Craig. An eight foot wide planter area would block access to the parking area and loading zone at the back of the building.

SDR-20711 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

The elevations depict a single story structure with a height of 21 feet. An exterior finish of plaster on the entire building blends with existing buildings in the commercial subdivision. Pillars at the front of the building are shown embellished with decorative slate tile accents. The back of the proposed building, facing the residential subdivision, is not provided with tile accents and is bland and unattractive. Additional decorative tile elements on the back of the building are needed.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development is to be located at the southeast corner of Jones Boulevard and Craig Road. The use is consistent and compatible with other businesses in the center.

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

The proposed development is consistent with the provisions of the C-1 (Limited Commercial) designation and other requirements of the Zoning Code. The applicant has requested a waiver of the eight foot wide landscape planters on the south and east perimeters. This waiver will allow direct access to the building from the east entrance and on the south, the internal drive aisle between the buildings will be widened. There is no objection to its approval.

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

The site access is achieved from internal driveways and two driveways, one to the west and the other to east of the site, that provide access to Craig Road. No new curb cuts are required for this building. Craig Road has the capacity to handle the additional traffic from the site and will not be negatively impacted.

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

The proposed building materials include stucco exterior with tile accents. The building materials and colors are compatible with the desert environment. Landscaping consists of drought-tolerant plant material that is suitable for this area.

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May 10, 2007 - Planning Commission Meeting

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

The building elevations and design characteristics of the building are harmonious and compatible with development in the area. The building will blend in well with other commercial businesses in the commercial center. Continuation of the decorative tile element on the front of the building should be carried through to the rear of the building to provide a completed and aesthetically appealing rear façade.

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

The proposed retail use will be subject to inspection by City staff for building permits and licensing; therefore, the use will not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 134

APPROVALS 0

PROTESTS 0



Case Number: SDR-20711 APN: 138-01-312-003

Name of Property Owner: Regal Plaza Pad D, LLC

Name of Applicant: Tower Realty & Development, LLC

 Yes X No

APN: _____

Print Name: LOUIS V. CARNAGLE, MANAGER

TONYA A. SMYTH
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-100789-1
My Appt. Expires Oct. 12, 2009

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at-el-ier (at'l-yā') n. [Fr.] a workshop; a studio

JVC ARCHITECTS



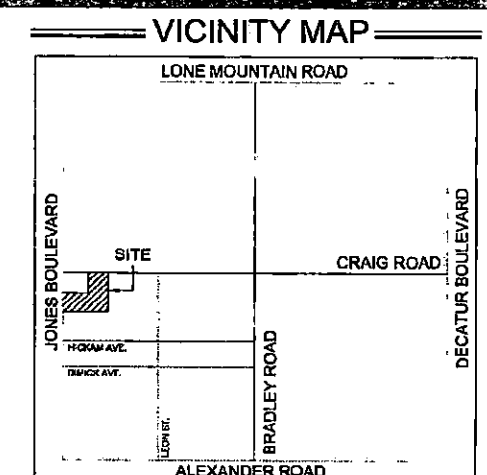
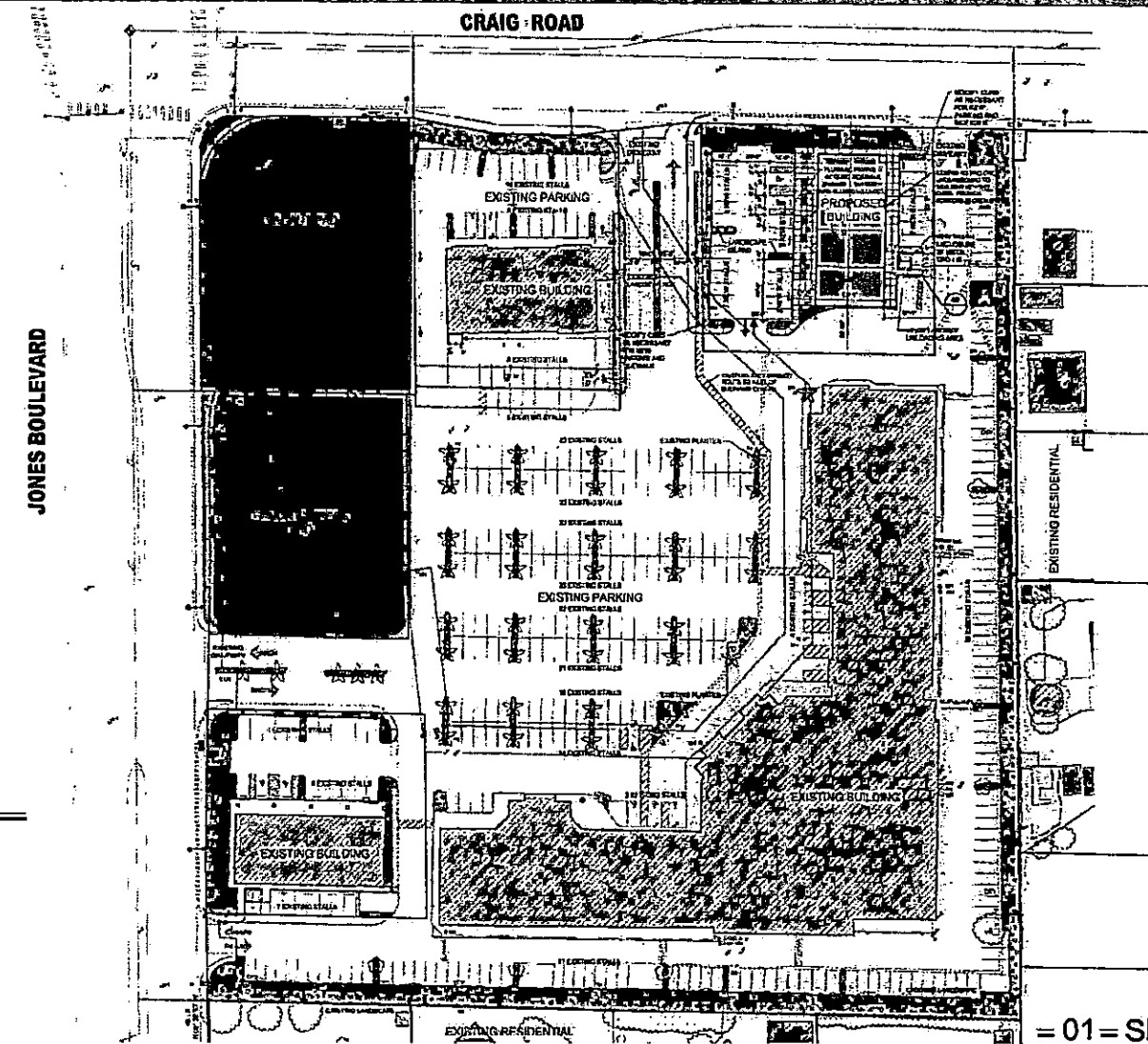
5385 cameron ste 15 las vegas, nv ph 702.871.6416 fax 702.871.2630 web jvcarchitects.biz

REGAL PLAZA PAD-D

5871 WEST CRAIG ROAD • LAS VEGAS, NEVADA 89130



03.23.07



PROJECT ANALYSIS	
OWNER: REGAL PLAZA PAD D	SETBACKS: 20' 0" FRONT SETBACK 20' 0" REAR SETBACK 20' 0" LANDSCAPING ALONG JONES 20' 0" SIDEWALK OR SETBACK
ARCHITECT: JVC ARCHITECTS 5385 CAMERON ST., SUITE 15 LAS VEGAS, NV 89101 TEL: (702) 871-6416 FAX: (702) 871-2630 JIM VAN COMPERHOLE, ARCHITECT	CODES: INTERNATIONAL BUILDING CODE (IBC) 2003 W/ CITY BUILDING CONSTRUCTION TYPE AND SEPARATIONS PER 2003 INTERNATIONAL BUILDING CODE (IBC) WITH CITY AMENDMENTS, SPRINKLER AND ALARM SYSTEM PER NFPA 2003 WITH CITY OF LAS VEGAS AMENDMENTS
SURVEY AND CIVIL ENGINEER: JHR ASSOCIATES, LTD. 4000 W. UNIVERSITY AVENUE, SUITE B-2 LAS VEGAS, NV 89103 TEL: (702) 878-2511 FAX: (702) 878-8345	SQUARE FOOTAGE: LEVEL 1: 5,500 S.F. LOT SIZE: 28,000 S.F. FAR: BUILDING FOOTPRINT / LOT AREA A.500 SF / 21,000 SF = 100% = 20%
PROJECT LOCATION: 5871 W. CRAIG RD. LAS VEGAS, NV 89130	PARKING REQUIREMENTS: GENERAL RETAIL = 25,000 SF 4125 SF / 250 = 16.5 SF = 12 SPACES RESTAURANT: 1225 SF / 200 = 6.125 SF = 8 SPACES 100 SF / 50 = 2 SF = 3 SPACES TOTAL = 15 SPACES N/A TOTAL = 26 SPACES PARKING PROVIDED: ON-SITE PARKING = 51 PARKING SPACES

= LEGEND =

- RESIDENTIAL
- COMMERCIAL BUILDING
- LANDSCAPE
- PAVEMENT

= 01 = SITE PLAN

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A1-0
MAR 23 2007
SDR-20711
05/10/07 PC

REGAL PLAZA PAD-D

5871 WEST CRAIG ROAD • LAS VEGAS, NEVADA 89130

03.23.07

CRAIG ROAD

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
1	TO MATCH EXISTING CENTER

PLANTING LEGEND

TREE				
ITEM	QUANTITY	NOTES/ALTERNATE	COMMON	SIZE
1	11		PALM TREE (TO MATCH EXISTING CENTER)	14" BOX
SHRUBS				
ITEM	QUANTITY	SCIENTIFIC NAME	COMMON	SIZE
1	38	LEUCOPHYLLA FRUTICOSA	TEXAS RANGER	SEE PLAN NOTES
2	30	CASIA ARTEMISIOIDES	FEATHERY CASIA	SEE PLAN NOTES
3	23	DAURYLIRICH INWALLI	ELBETH BUSH	SEE PLAN NOTES
4	18	PAULOWNIA/PAULOWNIA	DEER BLOSSOM	SEE PLAN NOTES

SHEET NOTES

1. ALL PLANTING AREAS TO RECEIVE 3% SLOPE DECOMPOSED GRANITE GROUND COVER.
2. ALL LANDSCAPING TO BE ON AUTOMATIC IRRIGATION SYSTEM. ALL PLANTS TO BE ON ORP BY ITEM.
3. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
4. NOTION TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND CIVIL DRAWINGS.
5. FIVE 1/2" NOTES TO CIVIL.
6. USE TO PROVIDE ALL BELIEVER FOR IRRIGATION SYSTEM.

PLANTING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES.
2. DO NOT FULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBSERVED THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE OCCURRED DURING DESIGN. THE CONTRACTOR SHALL BE IMMEDIATELY BRINGING TO THE ATTENTION OF THE OWNER/ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURES TO DO SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.

IRRIGATION NOTES

1. INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL OBTAIN COORDINATE AND PAY FOR ANY AND ALL INSURANCE AND ALL INSPECTIONS AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENTS INTO ADJACENT PROPERTY, RIGHTS, EASEMENTS, ETC. ON ANY OTHER LEGAL PROPERTY RESTRICTIONS OTHER THAN SHOWN OR UNSHOWN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR/REPLACE AS NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS OR NEGLIGENCE TO WORK OF THE OTHER CONTRACTORS, EXISTING AND NEW PLANT MATERIAL OR ANY OTHER PHYSICAL ELEMENTS EITHER SHOWN OR UNSHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL OTHER TRADES.
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND PROJECT LANDSCAPE ARCHITECT/ARCHITECT FOR CORRECTION IMMEDIATELY. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND LIABILITY.
7. THE CONTRACTOR SHALL VERIFY IT IS A STATIC PRESSURE SYSTEM BUT, SITE OF SERVICE TO THE METER. ANY DEVIATION FROM DESIGN CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT/ARCHITECT. COORDINATION OF WORK WITHOUT NOTIFICATION TO THE CONTRACTING OFFICER SHALL BE AT THE CONTRACTOR'S RISK AND LIABILITY.
8. THE CONTRACTOR SHALL BE PROVIDED AND APPROVED BY THE OWNER REPRESENTATIVE FOR EACH CONTROLLER. THE CHART SHALL BE A BLACKLINE PRINT AND A DIFFERENT COLOR SHALL BE USED TO SHOW THE AREA OF COVERAGE OF EACH STATION. THE CHART SHALL BE UNLIMITED USING YELLOW OR APPROVED COLOR TYPE OF RAPID RESPONSE CONTROLLER CABLES. THESE CHARTS MUST BE COMPLETED AND IN PLACE PRIOR TO FINAL ACCEPTANCE OF WORK BY THE OWNER.
9. ADJUST ALL HEADS FOR UNIFORM COVERAGE ON UNLIMITED AREAS AND FOR COMPLETE COVERAGE. THIS SHALL INCLUDE SELECTING THE BEST SIZES OF HEADS TO FIT THE EXISTING CONDITIONS. ADJUST FOR PLANT REQUIREMENTS.
10. CONTRACTOR SHALL COORDINATE LOCATION AND POWER HOLES FOR AUTOMATIC IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE.

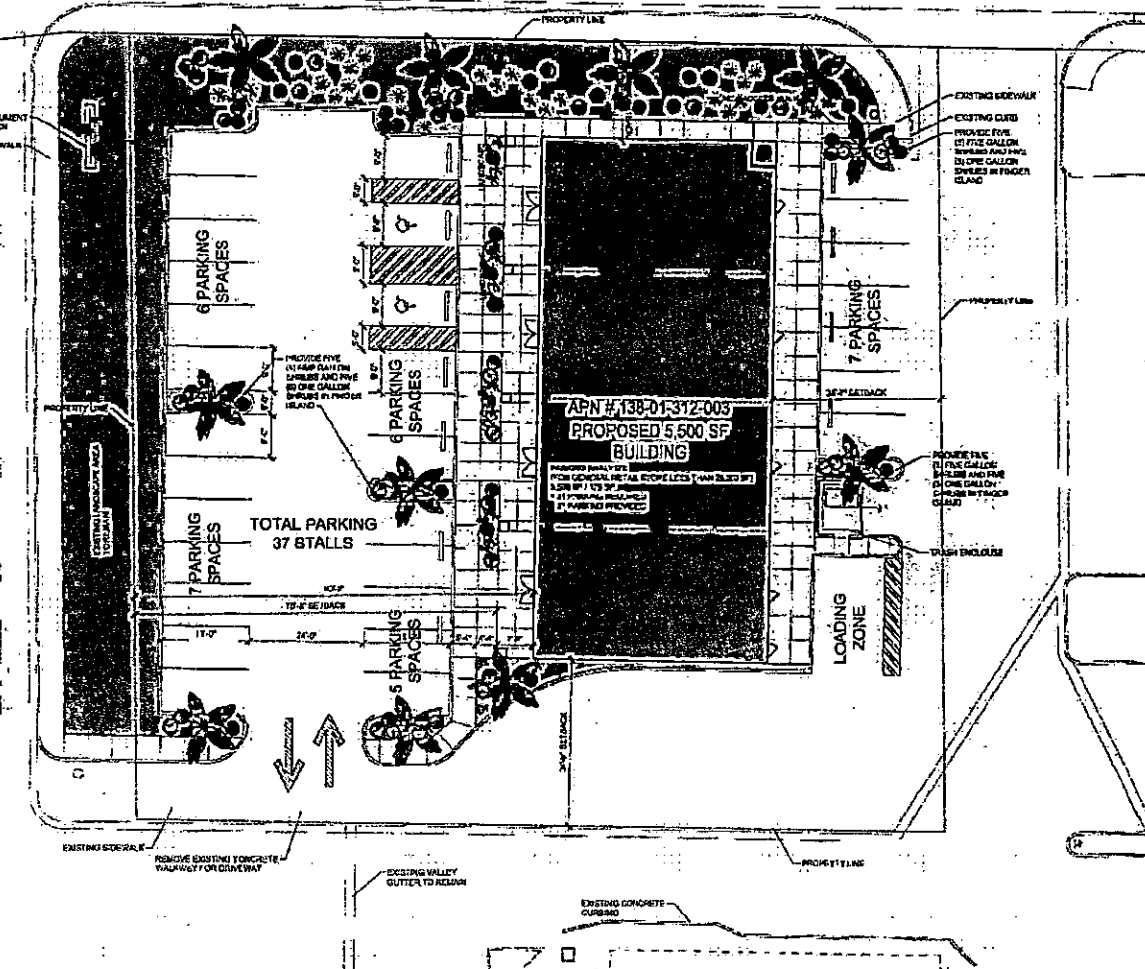
SDR-20711

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LANDSCAPE PLAN



01 LANDSCAPE PLAN



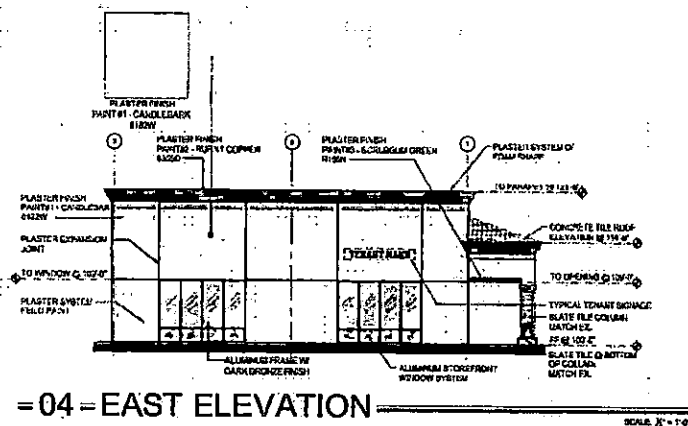
ARCHITECTS

atelier

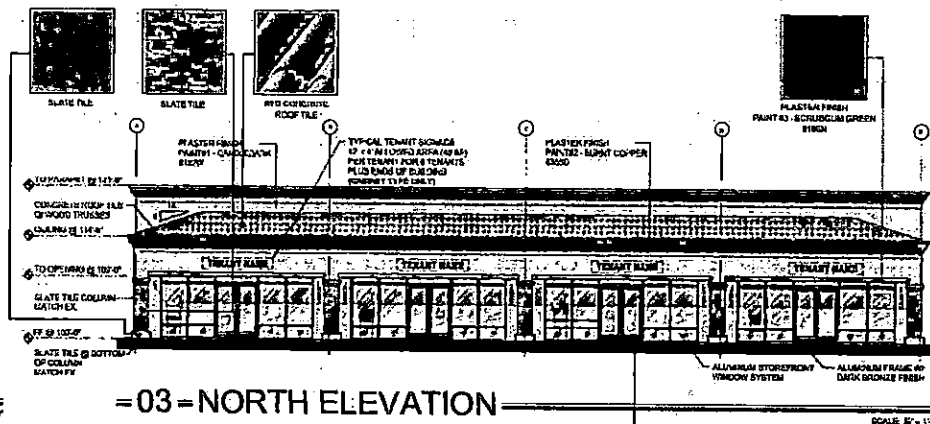
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REGAL PLAZA, P.A.D.-D 03.23.07
5871 WEST CRAIG ROAD • LAS VEGAS, NEVADA 89130

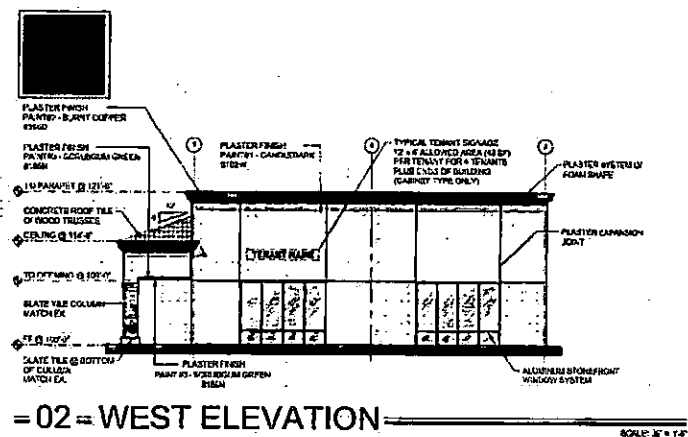
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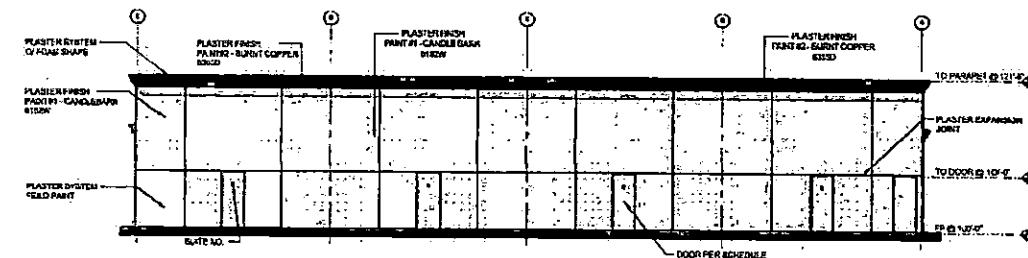
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=02= WEST ELEVATION



=01= SOUTH ELEVATION



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MAR 23 2007

SDR-2071 BUILDING ELEVATIONS

05/10/07 PC

5385 cameron ste 15 las vegas, nv ph 702.871.3416 fax 702.871.2630 web jvcassociates.com

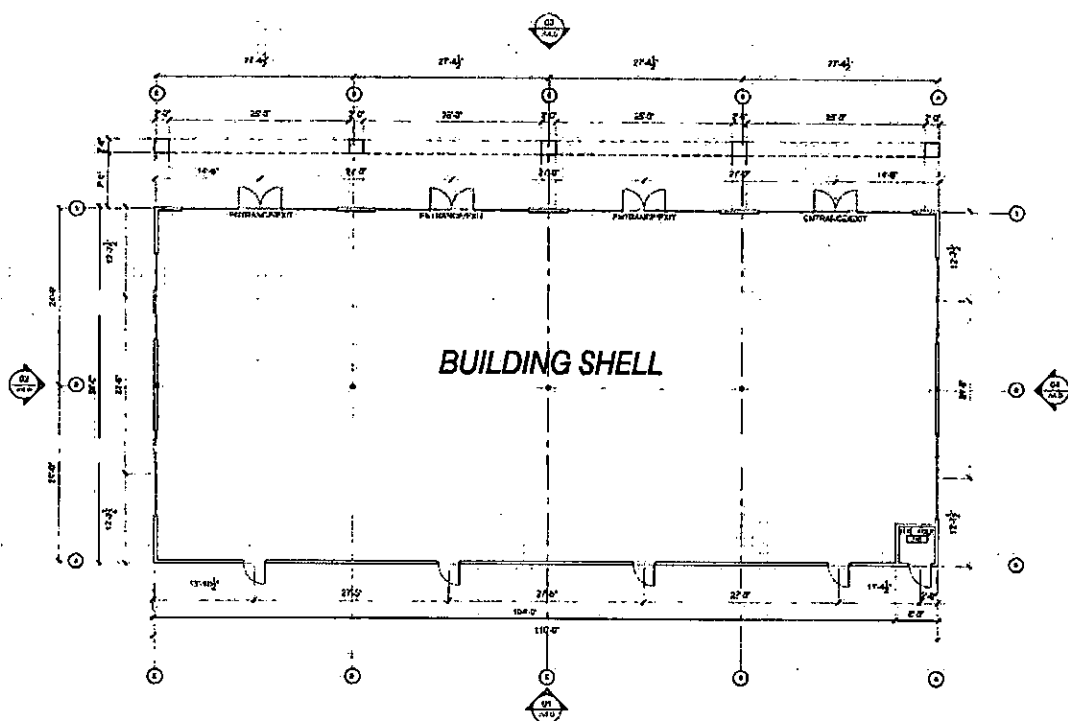
at·e·lier (āt'lyā') *n.* [Fr.] a workshop; a studio

JVC
ARCHITECTS
atelier

REGAL PLAZA PAD-D

5871 WEST CRAIG ROAD • LAS VEGAS, NEVADA 89130

03.23.07



= 01 = FLOOR PLAN

SCALE: 1" = 1'-0"

MAXIMUM OCCUPANCY (PER I.B.C 2003)
GROSS SQUARE FOOTAGE/
OCCUPANT LOAD FACTOR

BUSINESS AREAS:
5,500 SF / 100 = 55 TOTAL OCCUPANTS

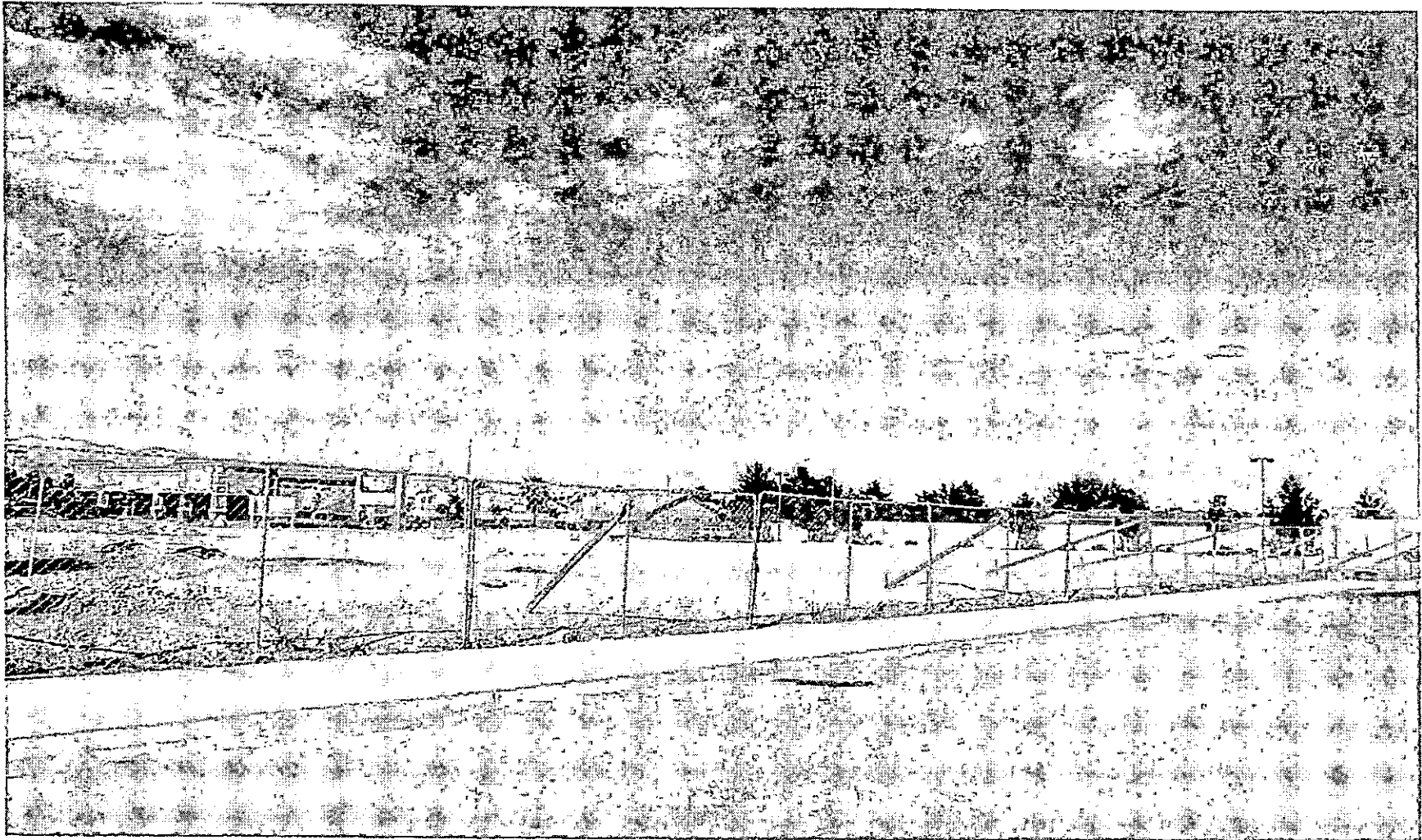
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SDR-20711

05/10/07 PC

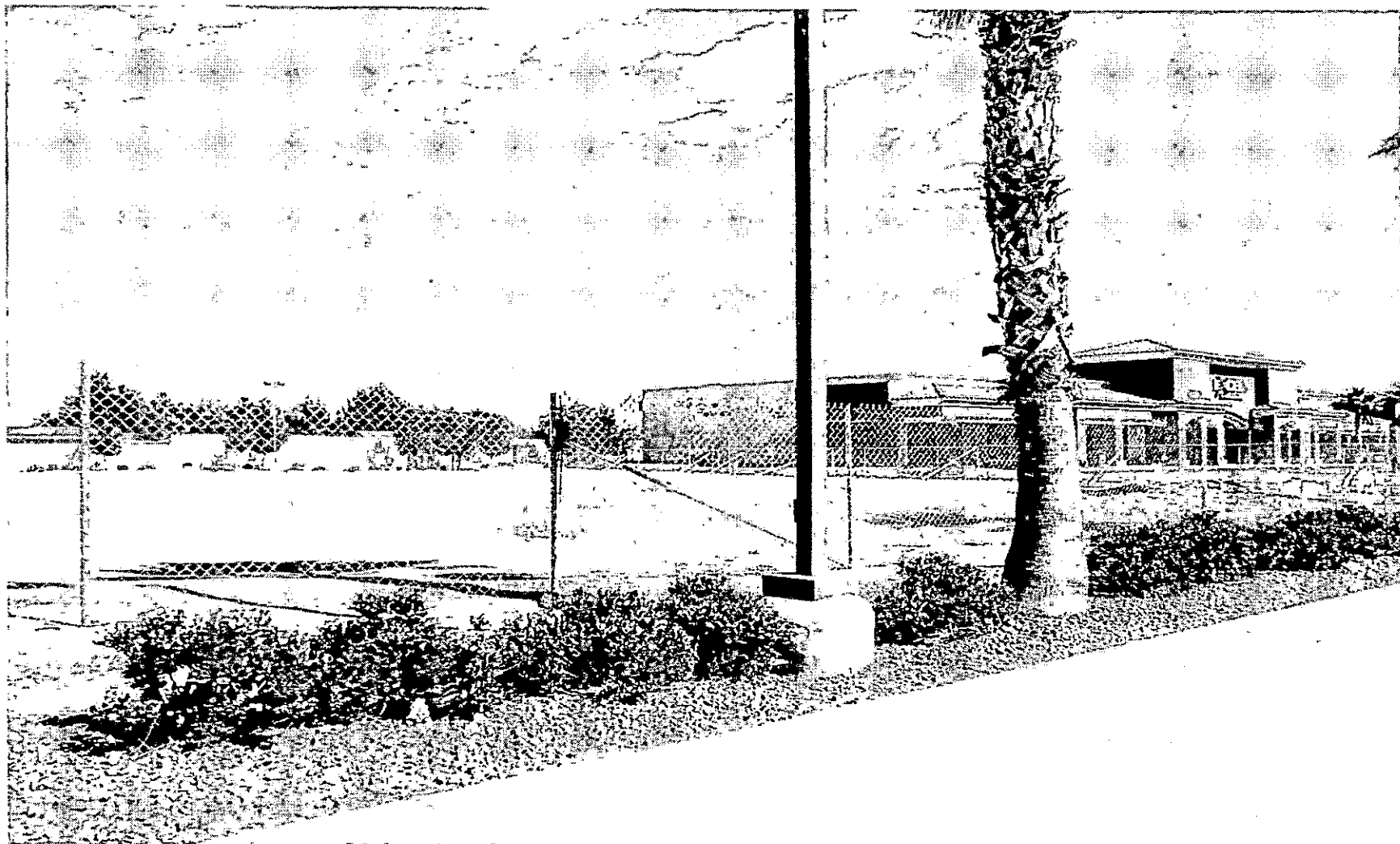
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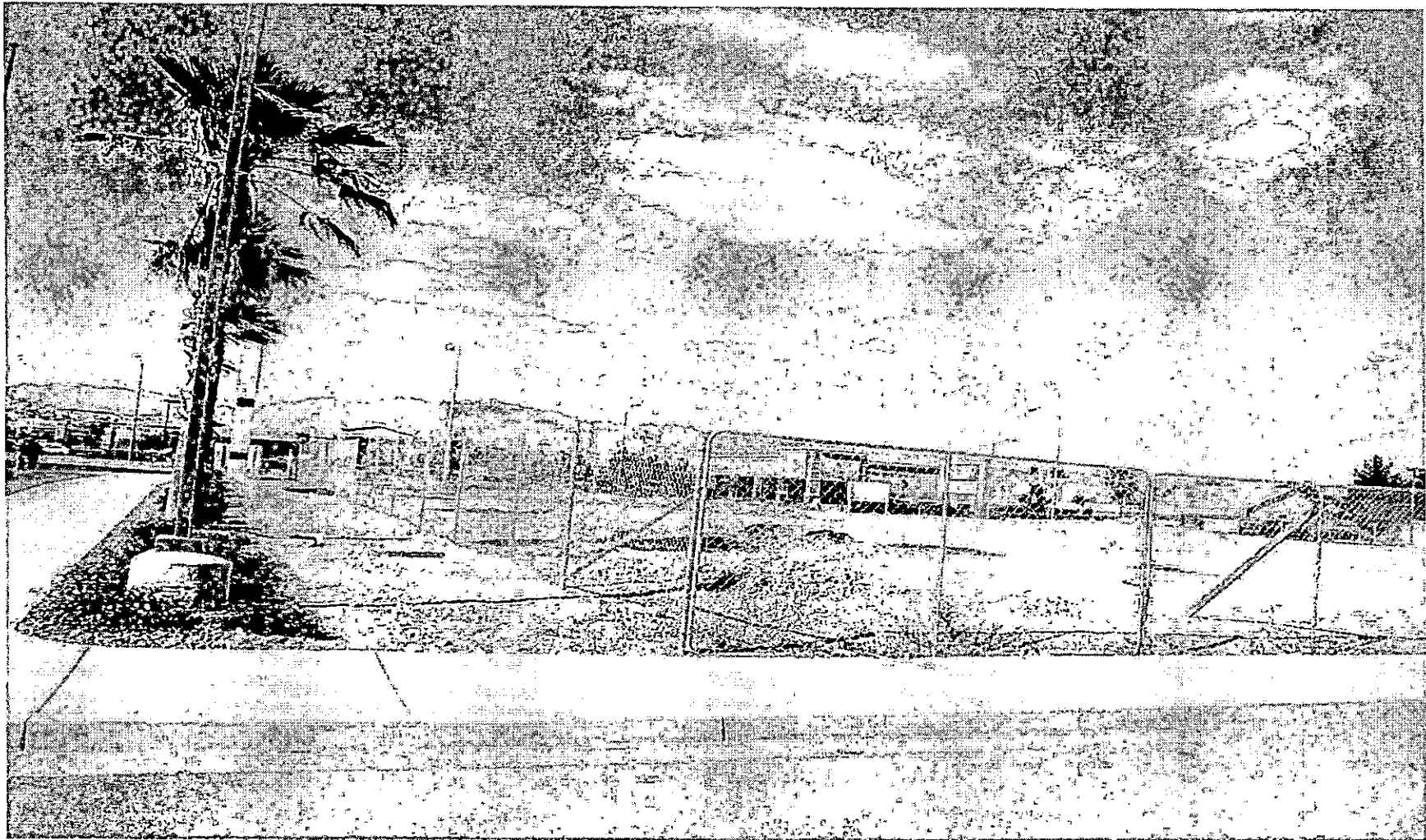
SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC, OWNER: REGAL PLAZA PAD D
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 400 FEET EAST OF JONES BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/24/07



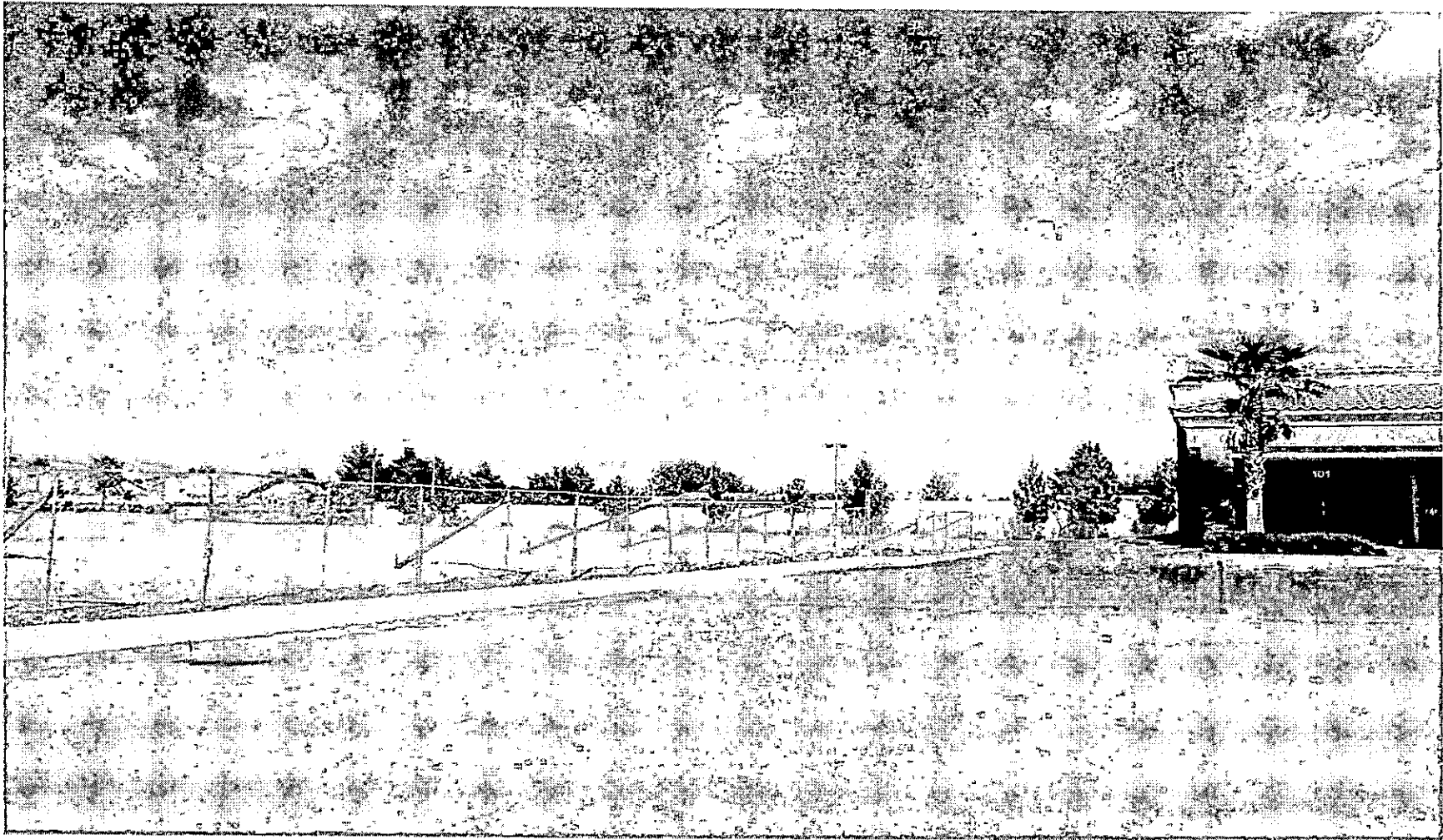
SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC, OWNER: REGAL PLAZA PAD D
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 400 FEET EAST OF JONES BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/24/07



SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC, OWNER: REGAL PLAZA PAD D
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 400 FEET EAST OF JONES BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/24/07



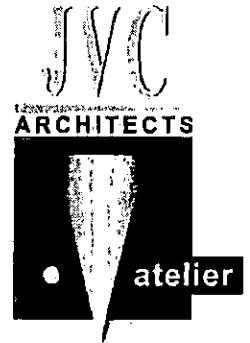
SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC, OWNER: REGAL PLAZA PAD D
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 400 FEET EAST OF JONES BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/24/07

March 23, 2007

City of Las Vegas
Planning and Development

Re: Regal Plaza Pad D, LLC
APN 138-01-312-003



To Whom It May Concern:

Regal Plaza Pad D, LLC is proposing to construct a new 5,500 square foot, one story commercial building to be located at 5871 W Craig Rd, Las Vegas, NV. The new building will be constructed on one of the pads of an existing retail shopping center commonly known as the Regal Plaza, and is generally located at the southeast corner of Craig Road and Jones Boulevard.

The proposed building will be utilized for future commercial businesses which may include retail and/or office uses. As seen in the renderings, the architectural character of the building will be consistent with the design of the existing buildings as well as compatible with the existing shopping center and the surrounding neighborhood.

Accordingly, the applicant respectfully requests a waiver for reduction in the landscape requirements on the south and west sides of the project for the following reasons:

- 1) The design of the Regal Plaza Shopping Center (of which the subject property is a part) is consistent with the overall shopping center traffic flow requirements and is a part of an existing project.
- 2) The applicant has provided abundant landscaping on the perimeter of the development as well as between the new structure and the existing shopping center.

Given the foregoing, we respectfully request your approval of the project. Thank you in advance for your consideration, and please contact our office with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Agapay".

Robert Agapay
JVC Architects

Cc: Jim Vilella (James Allan Co.), Louis Carnesale (Tower Realty and Development, LLC)

SDR-20711
05/10/07 PC

4290 cameron suite 2
las vegas nv 89103
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702 871 3416
fax 702 871 2630
web jvcassociates.com



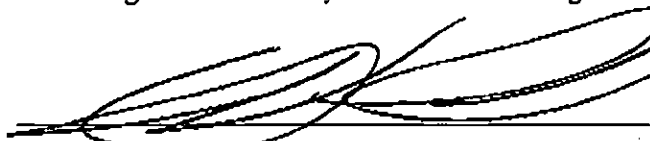
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

**SUBJECT: SDR-20711 - APPLICANT: TOWER REALTY & DEVELOPMENT LLC -
OWNER: REGAL PLAZA PAD D**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.


Signature

5-9-07
Date

Louis V. Carneyale
Please print name

TOWER REALTY & DEVELOPMENT, LLC
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

DATE 5/10/07 Item #8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-20794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT, 14 BED ADDITION TO AN EXISTING HOSPITAL on 5.82 acres located on the east side of Hinson Street, approximately 640 feet south of Charleston Boulevard (APN 162-06-502-020) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Healthsouth Corporation

MOTION:

STEINMAN – APPROVED subject to conditions and deleting Conditions 5 and 6 – UNANIMOUS

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

These items were under the One Motion/One Vote portion of the agenda and were brought forward at staff's request.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 9 – SDR-20794

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, recommended deleting Conditions 5 and 6, stating this application is an expansion of an existing project with no proposed additional landscaping. He noted the proposal is compatible and harmonious with existing development and recommended approval.

CURTIS CHO, Boulder Associates, 1426 Pearl Street, Boulder, Colorado, appeared on behalf of the applicant.

MR. CHO informed CHAIRMAN DAVENPORT that this facility was for physical rehabilitation and not drug rehabilitation. MR. RANKIN confirmed that the facility was adding 14 beds for a total of 100 beds at the facility and that the facility meets all parking standards.

MARGO WHEELER, Director of Planning and Development Department, assured CHAIRMAN DAVENPORT that any change to drug or mental rehabilitation would require a new Special Use Permit application.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:28 – 6:31)

1-893

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0091-91) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/27/07, except as amended by conditions herein.
4. The applicant shall provide seven handicap spaces that are striped in accordance with Title 19.10.010G.
5. 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

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 9 – SDR-20794

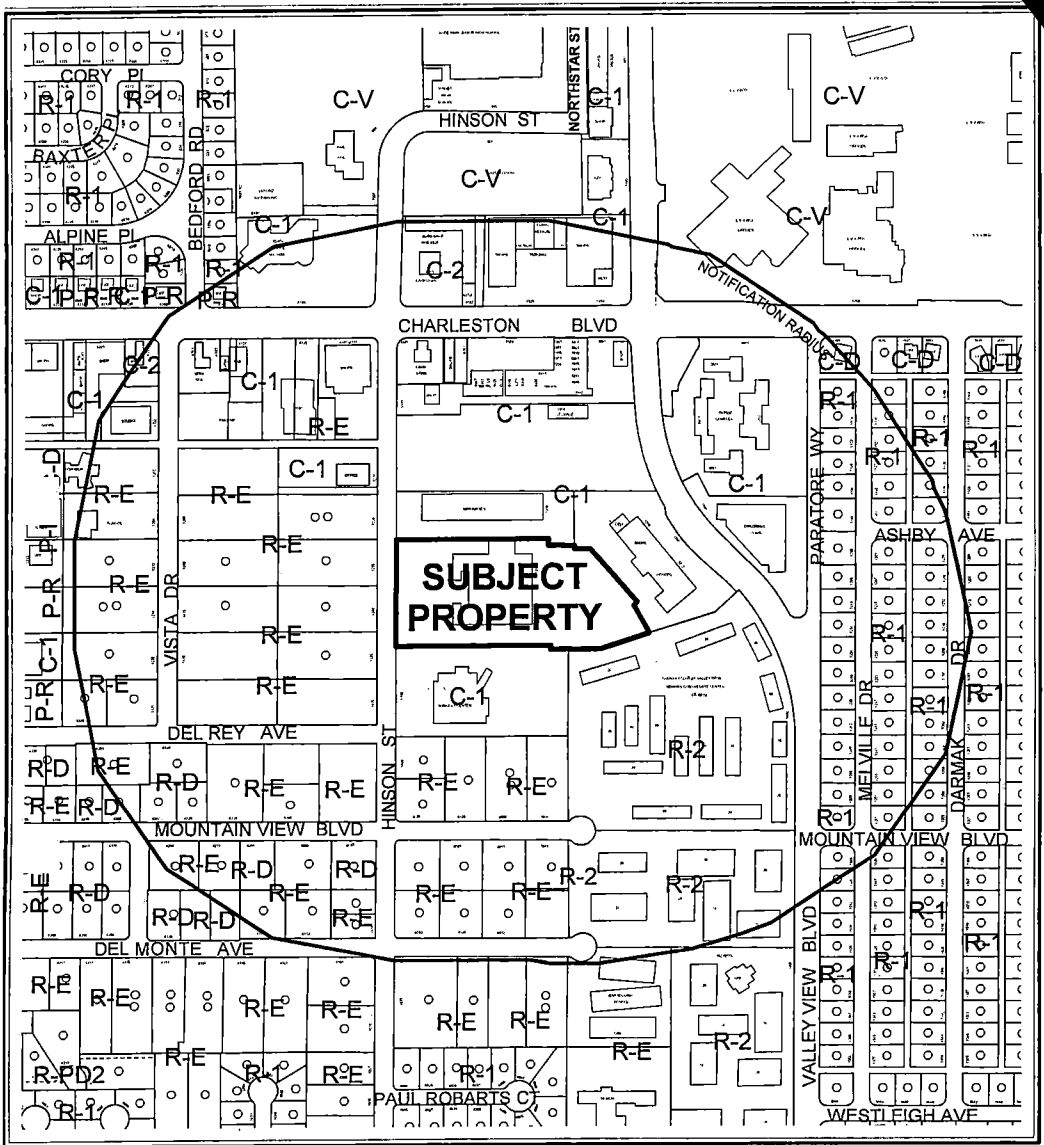
CONDITIONS – Continued:

- system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
 7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
 8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
- Public Works
13. 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

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 9 – SDR-20794

CONDITIONS – Continued:

- submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
- 14. Site development to comply with all applicable conditions of approval for Z-0091-91 and all other site-related actions.



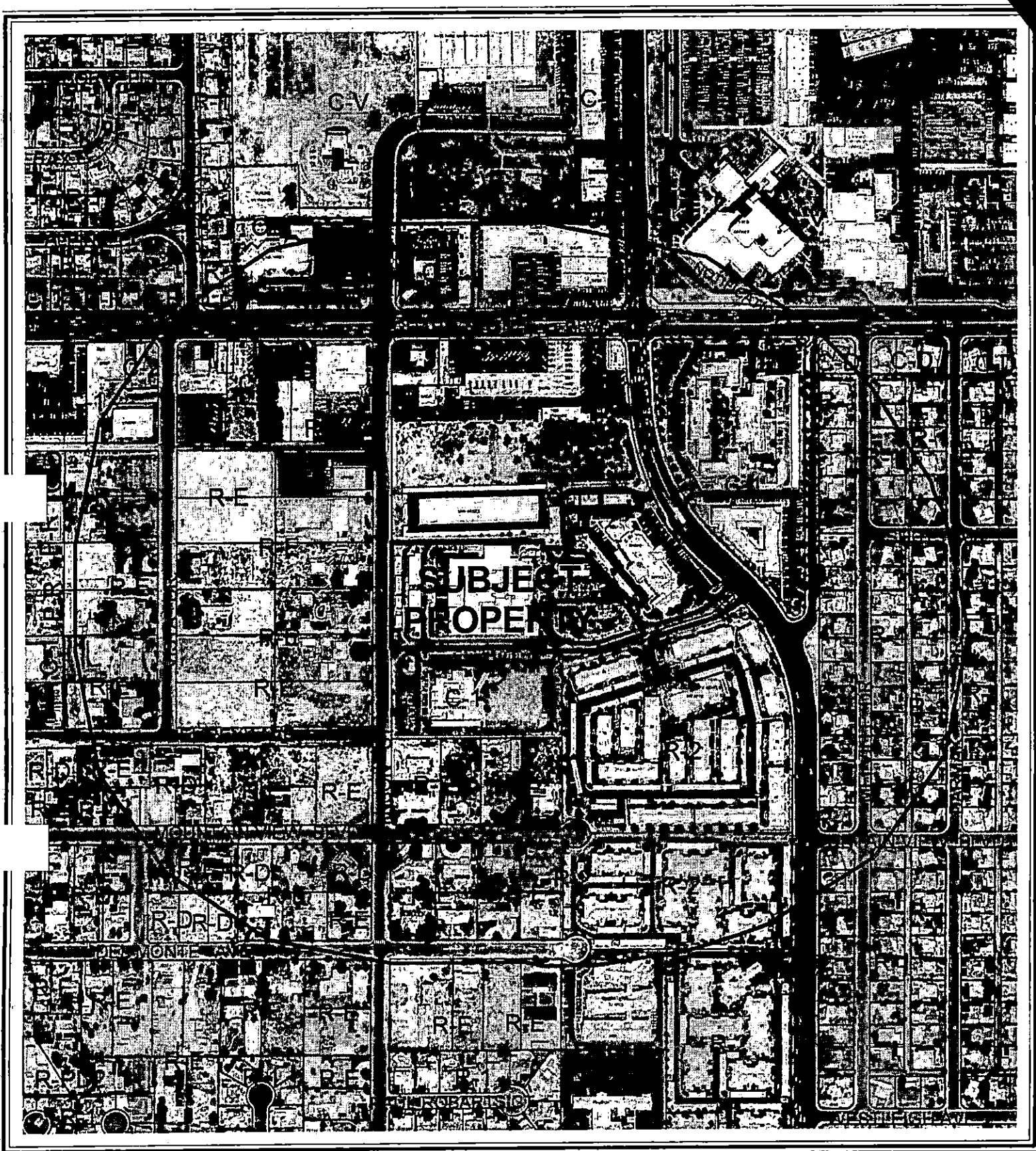
CASE: **SDR-20794**

RADIUS: 1000 FT

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

0 500 Feet





CASE: **SDR-20794**

RADIUS: 1000 FT

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

0 500 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20794 - APPLICANT/OWNER: LAS VEGAS
REHABILITATION HOSPITAL LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning (Z-0091-91) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/27/07, except as amended by conditions herein.
4. The applicant shall provide seven handicap spaces that are striped in accordance with Title 19.10.010G.
5. 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.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

JM

SDR-20794 - Conditions Page Two
May 10, 2007 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
14. Site development to comply with all applicable conditions of approval for Z-0091-91 and all other site-related actions.

SDR-20794 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 6,000 square foot addition to an existing hospital on 5.82 acres located at 1250 South Valley View Boulevard.

The existing 56,454 square foot hospital has 79 patient beds. The proposed addition will add 14 beds and 6,000 square feet to the existing hospital. The new addition will match the materials, scale and geometry of the existing structure. The parking will be reduced by 17 spaces; however will still meet Title 19.10 Parking standards. In addition, they will add four handicap accessible spaces to meet code. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/89	The City Council approved a Rezoning (Z-0091-89) from R-E (Residence Estates) Under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units Per Acre), R-2 (Medium-Low Density Residential), and P-R (Professional Office and Parking) to R-2 (Medium Low Density Residential), P-R (Professional Office and Parking) to C-1 (Limited Commercial) [Proposed Use: Convalescent/Congregate Care Facility, Offices, Retail and Mini-Storage] on 3.5 acres located at the west side of Valley View, south of Charleston Boulevard. Planning Commission and staff recommended approval.
02/06/91	The City Council approved a Plot Plan Review (Z-0091-89) for a two-story, 408 bed (312 units) proposed senior congregate care facility on property located on the west side of Valley View Boulevard, south of Charleston. Planning Commission and staff recommended approval.
12/12/91	The City Council approved a Rezoning (Z-91-91) from R-E (Residence Estates) Under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) [Proposed Use: Physical Rehabilitation Facility] on property located west of Valley View Boulevard, south of Charleston Boulevard. Planning Commission and staff recommended approval.
<i>Related/Building Permits/Business Licenses</i>	
03/11/92	#C-151-91
<i>Pre-Application Meeting</i>	
11/06/06	A pre-application meeting was held. The applicant was informed of the submittal requirements and the site would have to meet handicap accessible parking requirements.

SDR-20794 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Field Check	
4/3/07	The addition to the hospital will remove existing parking spaces from the lot. The parking on the site looks adequate.

Details of Application Request	
Site Area	
Net Acres	5.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Rehab Clinic	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Warehouses	SC (Service Commercial)	C-1 (Limited Commercial)
South	Hospital	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices/Retail Shops	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	R(Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

SDR-20794 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	340 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	305 Feet 34 Feet N/A 123 Feet	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	N/A	17 Feet	N/A
Trash Enclosure	Screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

Residential Adjacency Standards

The building height of 17 feet requires the proposed building to be at least 51 feet from the single family residential property on the west side of the proposed building. The property is approximately 184 feet from the residential subdivision, thus complies with this requirement.

Title 19.08.060

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	51 Feet	184 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking	Parking	Parking	Parking	
			Regular	Handi-capped	Regular	Handi-capped	
Hospital	93 beds	1:1.5	133	7	165	7	Y
SubTotal			140		172		Y
TOTAL			133	7	165	7	Y

ANALYSIS

- Zoning

The proposed rehabilitation hospital use is appropriate within the C-1 (Limited Commercial) zoning district.

SDR-20794 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

- **Site Plan**

The existing 56,454 square foot hospital has 79 patient beds. The proposed addition will add 14 beds and 6,000 square feet to the existing hospital in the western portion of the site.

The site depicts setbacks and building heights that comply with the requirements of the C-1 (Limited Commercial) zoning district and are compatible with existing development in the area.

- **Parking**

With the proposed addition, the parking for the site will be reduced by 17 spaces; however it will still meet Title 19.10 Parking standards. In addition, they will add four handicap accessible spaces to meet code.

- **Landscape Plan**

The 6,000 square foot addition does not affect the existing landscaping per the plot plan approved (Z-91-91).

- **Elevation**

The elevations of the addition are in compliance with the standards of the C-1 (Limited Commercial) zoning district. The new addition will match the materials, scale and geometry of the existing structure.

FINDING

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed 6,000 square foot building addition is compatible with the commercial developments surrounding the development to the north, south and east and provides adequate landscape buffering from the residential to west across Hinson Street.

SDR-20794 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

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

The proposed development is consistent with city standards. The project is compatible with existing development in the area.

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

The site is served by Valley View Boulevard, an 80 foot Secondary Collector per the Master Plan Streets and Highways. The addition will not negatively affect this thoroughfare's ability to handle traffic flow.

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

The applicant meets Title 19.10 parking standards and in addition provides sufficient landscaping adjacent to the building.

- 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 development is designed to blend with adjacent structures and will be consistent with existing architectural design features.

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

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety, and general welfare.

SDR-20794 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-20794 APN: 162-06-502-020
Name of Property Owner: LAS VEGAS REHABILITATION HOSPITAL, INC.
Name of Applicant: Boulder Associates, Inc.

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

☐ Yes

☒ No

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

City Official: n/a

Partner(s): n/a

APN n/a

Signature of Property Owner: John P. Whittington

Print Name: John P. Whittington

Subscribed and sworn before me

This 28th day of March, 2007
Beth K. Clark

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 30, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

14 Bed Addition Planning Submittal

A0.1

SDR-20794
05/10/07 PC

A.P.N.: 162-06-502-005
FILE 65, PAGE 70
OF PARCEL MAPS
NOT A PART

SUBJECT PROPERTY
A.P.N.: 162: 06: 502: 020

A.P.N.: 162-06-502-016
FILE 71, PAGE 7
OF PARCEL MAPS
NOT A PART

A.P.N.: 162-06-502-018
FILE 71, PAGE 7
OF PARCEL MAPS
NOT A PART

A.P.N.: 162-06-502-019
FILE 71, PAGE 6
OF PARCEL MAPS
NOT A PART.

LEGEND

1. QUALITY DIMENSION (10%)
 2. QUANTITY DIMENSION (10%)
 3. PROFITABILITY DIMENSION (10%)
 4. ADJUSTMENT DIMENSION (10%)
 5. CONCERN LINE
 6. CONCERN LINE
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LOCHSA SURVEYING
8342 SOUTH JAMES BLVD. SUITE 200
LAS VEGAS, NV 89119
TEL: 302-533-7470 FAX: 302-533-7471

ADDITIONAL TOPOGRAPHY for
HEALTH SOUTH

DRAWN BY	SCALE	AS SHOWN
	PROJECT No.	5-1924

C1 U

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 01 EAST, 40 N., AS SHOWN BY THIS MAP OF A FILE IN FILE 23, PAGE 70 OF PINKEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

SAMUEL E. ALCO, JR. (R) 09/23/72 EAD.

BENCHMARK

CLV 5 367

USC&WS LNSD IN TOP OF CURB ON THE
SOUTHEAST CORNER OF CHARLESTON AND
ALLEY VIEW

ELEVATION 626.644 METERS / 2055.37 FEET

REFERENCE MAPS

1) PARCEL MAP	FILE 55, PAGE 33	FILE 55, PAGE 33
2) PARCEL MAP	FILE 71, PAGE 6	FILE 71, PAGE 6
3) PARCEL MAP	FILE 71, PAGE 7	FILE 71, PAGE 7

GRAPHIC SCALE

(21 FEB)
1 604 - 31

SDR-20794

05/10/07 PC

PARKING TABLE

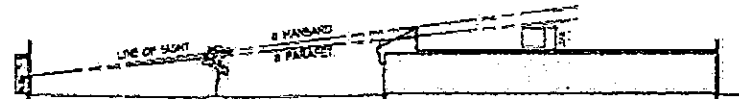
REQUIRED PARKING PER 100 SF	
SPACE	NO.
ACCESSIBLE	1
OTHER PARKING	
STANDARD	8
COMPACT	10
TOTAL	11
REQUIRED PARKING	
STANDARD	20
COMPACT	10
TOTAL	30

VICINITY MAP & ZONING

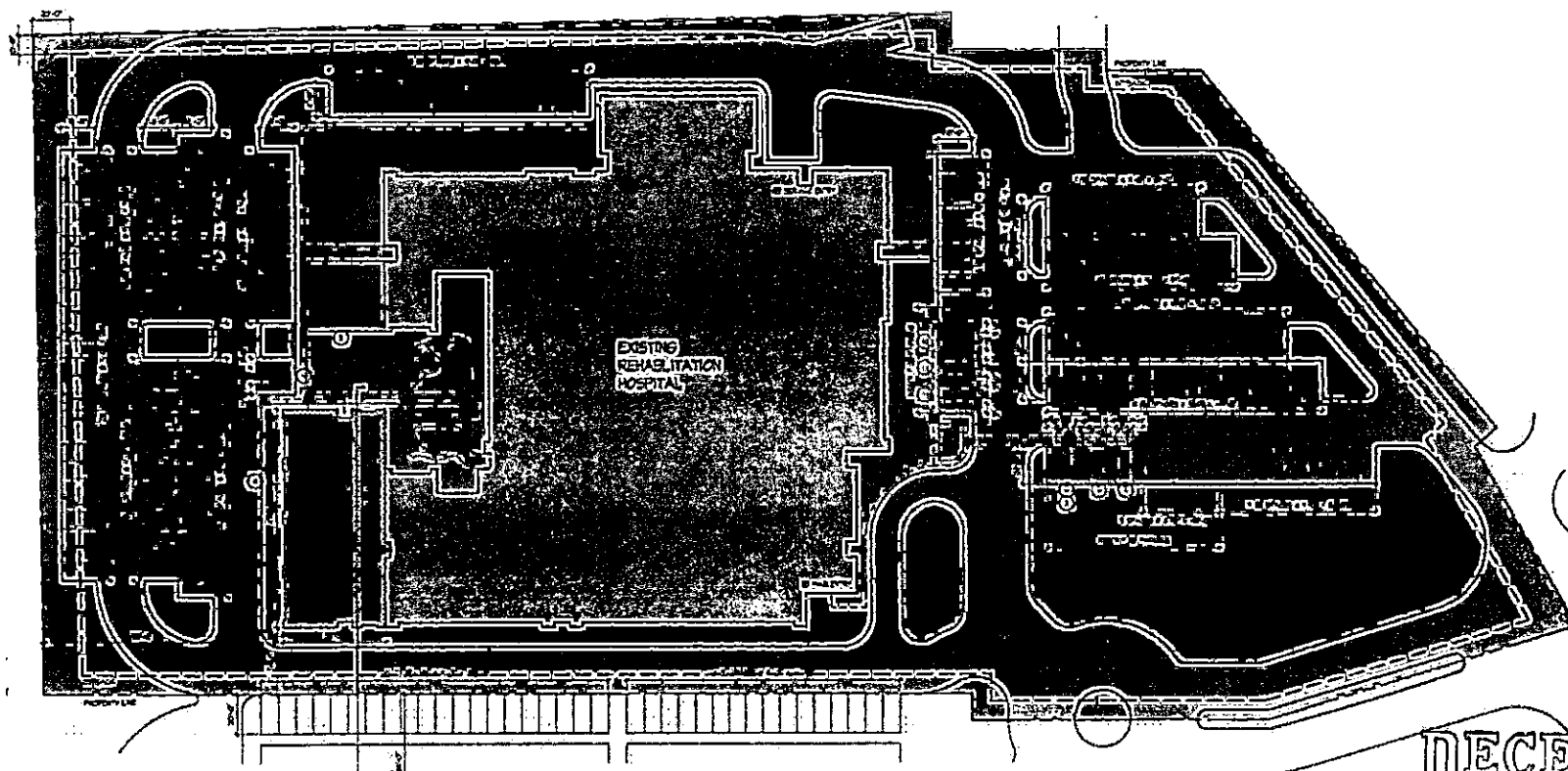


KEY NOTES

1. AREA OF ADDITION
2. SPACE - ADA ACCESSIBLE PARKING
3. SPACE - ADA ACCESSIBLE PARKING WAY
4. EXISTING NEIGHBORING BUILDING
5. EXISTING SIDEWALK
6. EXISTING DRIVE
7. EXISTING DRIVE
8. ACCESSIBLE PATH OF TRAVEL



SITE SECTION
A/D N/D
1" = 20'-0"



SITE PLAN
A/D N/D
1" = 20'-0"

PROJECT NUMBER
061250.00
DRAWN BY
T. E. Schmitt
DATE
November 27, 2006
Drawing Control
REVISIONS

BOULDER ASSOCIATES

Boulder Associates, Inc.
Architecture + Interior Design
1425 Pearl Street, Suite 300
Boulder, Colorado 80502
303.440.7700 F 303.426.7707
www.boulderassociates.com

PROJECT
HealthSouth
Las Vegas
Rehabilitation
Hospital Addition
1250 South Valley View Blvd.
Las Vegas, Nevada 89102
HealthSouth Facility No. 030134

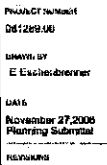
SHEET TITLE
Site Plan

SHEET NUMBER
A1.0

RECEIVED
MAR 27 2007

SDR-20794

05/10/07 PC

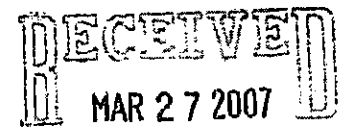


Boulder Associates, Inc.
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1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.498.7785 F 303.498.7767
www.boulderassociates.com

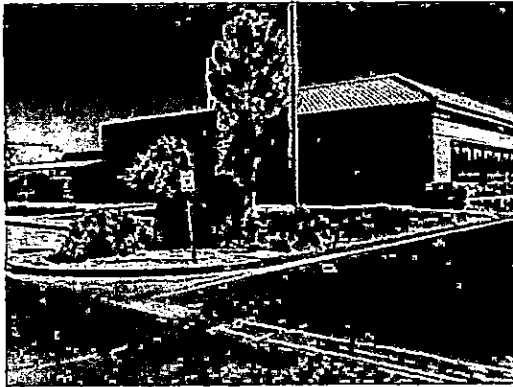
1250 South Valley View Blvd.
Las Vegas, Nevada 89102
HealthSouth Facility No. 030134

SDR-20794 A2.1

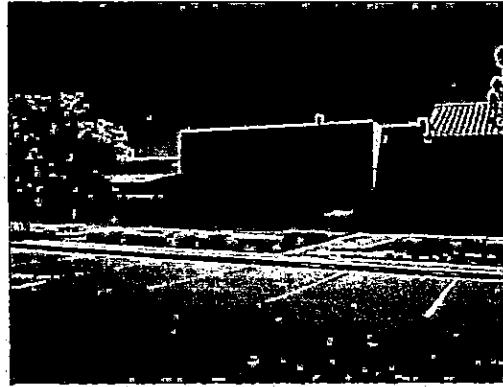
05/10/07 PC



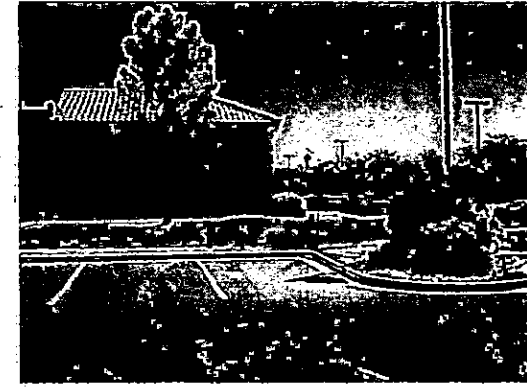
A2.2



1 PHOTO
UO | UC



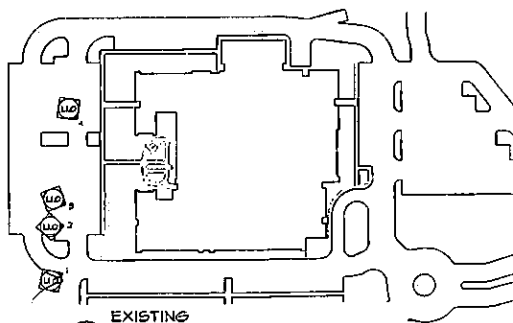
2 PHOTO
UO | UC



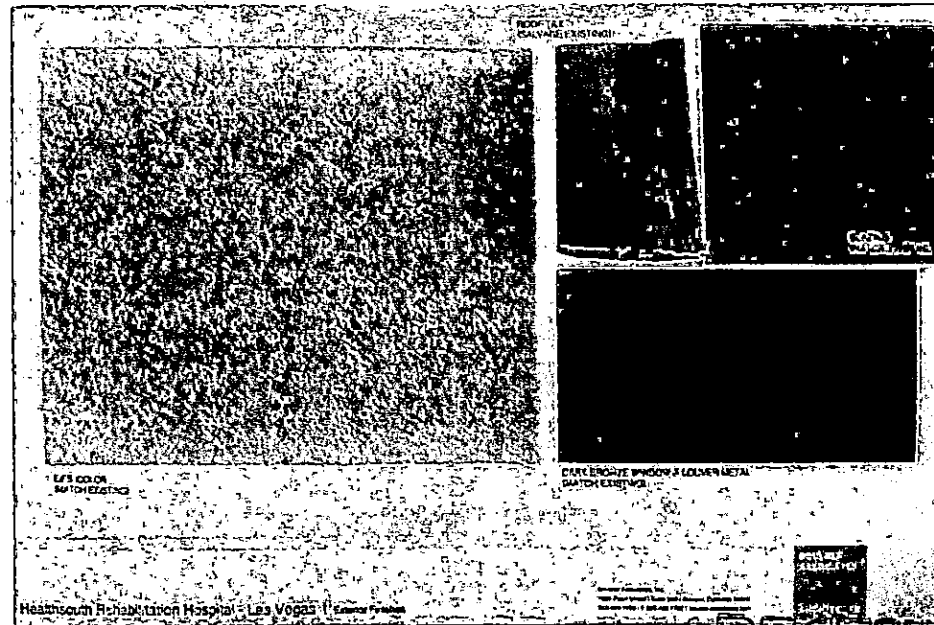
3 PHOTO
UO | UC



4 PHOTO
UO | UC



EXISTING
AREA MAP
UO | UC



5 MATERIAL BOARD
UO | UC

RECEIVED
MAR 27 2007

PROJECT NUMBER
051289.00

OWNER BY
E Eschenbrenner

DATE
November 27, 2006
Planning Submittal

REVISIONS

BOULDER
ASSOCIATES

Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.449.7785 F 303.449.7787
www.boulderassociates.com

PROJECT
HealthSouth
Las Vegas
Rehabilitation
Hospital Addition

1250 South Valley View Blvd.
Las Vegas, Nevada 89102
HealthSouth Facility No. 030134

SHEET TITLE
Landscape Photos &
Material Board

SHEET NUMBER

L1.0

SDR-20794

05/10/07 PC

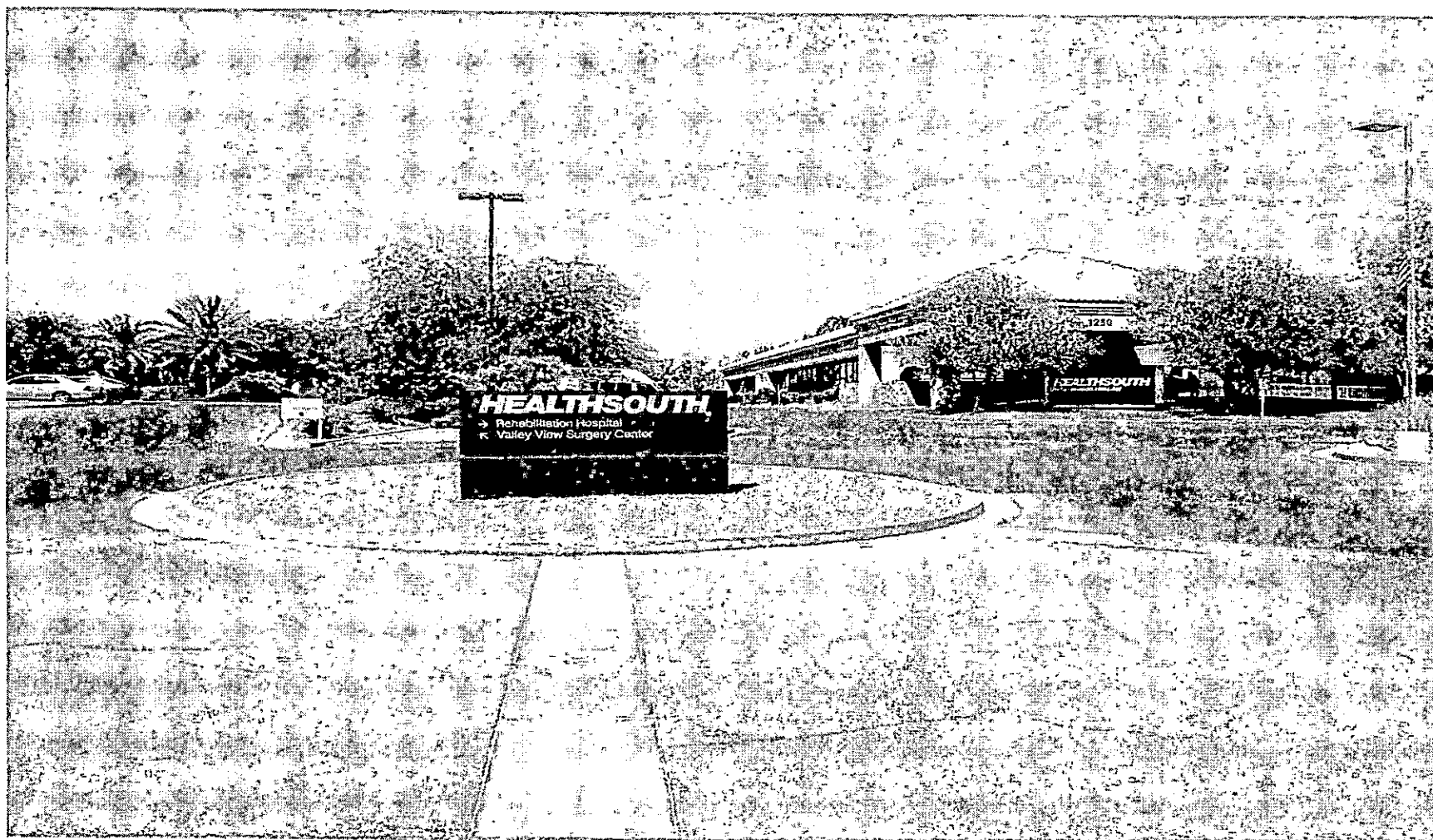
SDR 20794				
Rehabilitation Hospital of Las Vegas				
1250 S Valley View Boulevard				
Proposed 6 thousand square foot hospital expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOSPITAL [1000 SF]	6	17.57	105
AM Peak Hour			1.20	7
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.18	7
Existing traffic on all nearby streets:				
Charleston Boulevard				
Average Daily Traffic (ADT)	50,977			
PM Peak Hour <i>(heaviest 60 minutes)</i>	4078			
Hinson Street				
Average Daily Traffic (ADT)	1,414			
PM Peak Hour <i>(heaviest 60 minutes)</i>	113			
Valley View Boulevard				
Average Daily Traffic (ADT)	27,687			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2215			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Boulevard	51700			
Hinson Street	16200			
Valley View Boulevard	32585			
This project will add approximately 105 trips per day on Charleston, Hinson and Valley View. This will increase expected volumes by less than one percent on Charleston and Valley View and about seven percent on Hinson. Charleston is at about 99 percent of capacity, Hinson is at about 9 percent of capacity and Valley View is at about 85 percent of capacity.				
Based on Peak Hour use, this development will add roughly 7 additional				

cars into the area; which works out to about one every nine minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-20794 - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC
1250 SOUTH VALLEY VIEW BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/25/07



SDR-20794 - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC
1250 SOUTH VALLEY VIEW BOULEVARD
MAY 10, 2007 PLANNING COMMISSION

04/25/07

October 30, 2006

BOULDER
ASSOCIATES

TO: Planning and Development Department

731 S. 4th Street
Las Vegas, Nevada
702.229.6301
702.474.0352

RE: HealthSouth, Rehabilitation Hospital of Las Vegas

1250 S. Valley View Boulevard
Las Vegas, Nevada

HealthSouth Facility No. 030134
Boulder Associates Project No. 061289.00

Robert G. Owens, III, AIA
Craig D. Mulford, AIA
Nicholas J. Rehnberg, AIA
Timothy C. Boers, AIA
Curtis Chong, AIA

To Whom It May Concern:

This letter satisfies the Justification Letter requirement for the HealthSouth, Rehabilitation Hospital of Las Vegas, located at 1250 S. Valley View Boulevard. We propose a 6,000 square foot addition for an increase of fourteen patient beds. The existing hospital has 56,454 square feet with 79 patient beds. With the addition the total hospital area will be 62,420 square feet consisting of 93 patient beds.

The proposed design will use the same language as the existing hospital in both plan and elevation. It is our goal to create an addition to seamlessly flow into the existing structure. We will achieve this by using the same architectural language; matching the materials, scale, heights and geometry.

Services such as electrical, communications, medical gas, water, and emergency power will be provided as an extension of the existing hospital. A new air-handling unit will be added on the new roof to serve the requirements of the new beds. The landscape will be design build to match the existing. We will be reducing the number of parking spaces by 17 however we will remain in ample supply, with 227 spaces with only 140 required spaces. In addition we will be correcting the inadequacy of the accessible parking. This addition will compliment the existing building while allowing the hospital to better serve the community.

Please see the attached drawings for further information.

Sincerely,

BOULDER ASSOCIATES ARCHITECTS



Eric Eschenbrenner, Associate AIA

CITY OF LAS VEGAS

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-20794 - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **May 10, 2007** 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 Dorothy Marsili at 385-7268. 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.

Signature

5/9/07
Date

JEFF BLACKWOOD
Please print name

HEALTHSOUTH CORPORATION
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SNC-20845 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: JAMES E. ROGERS - Request for a Street Name Change FROM: FANTASY LANE TO: CLASSIC CARS LANE, between Gragson Avenue and Washington Avenue, Ward 5 (Williams).

SET DATE: 6/6/07

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Earl Monsey

MOTION:

GOYNES – APPROVED subject to conditions Items 4-6, 8 and 10-11 – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5-6 as he owns property within the notice area

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 10 – SNC-20845

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

1-274

CONDITIONS:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**STREET NAME CHANGE
FROM: FANTASY LANE
TO: CLASSIC CARS LANE**

PARKING LOT
C-V

C-M

C-M

THE
GROUNDSKEEPER
LANDSCAPE
1427

CREAM
OWEBER
DIARY

1500

1609

4

R-3

1613

1605

2

1601

GRAGSON AVE

1420

C-1

1440

490

SUNBELT
CLASSIC &
ANTIQUE
AUTO
MUSEUM

1400

C-1

1490

C-V

C-V

CHURCH

1401

FRATERNAL
ORDER OF
EAGLES

C-V

WASHINGTON AVE

C-V

SAGMAN ST

R-3

1601

1605

CONSTANTINE
WY

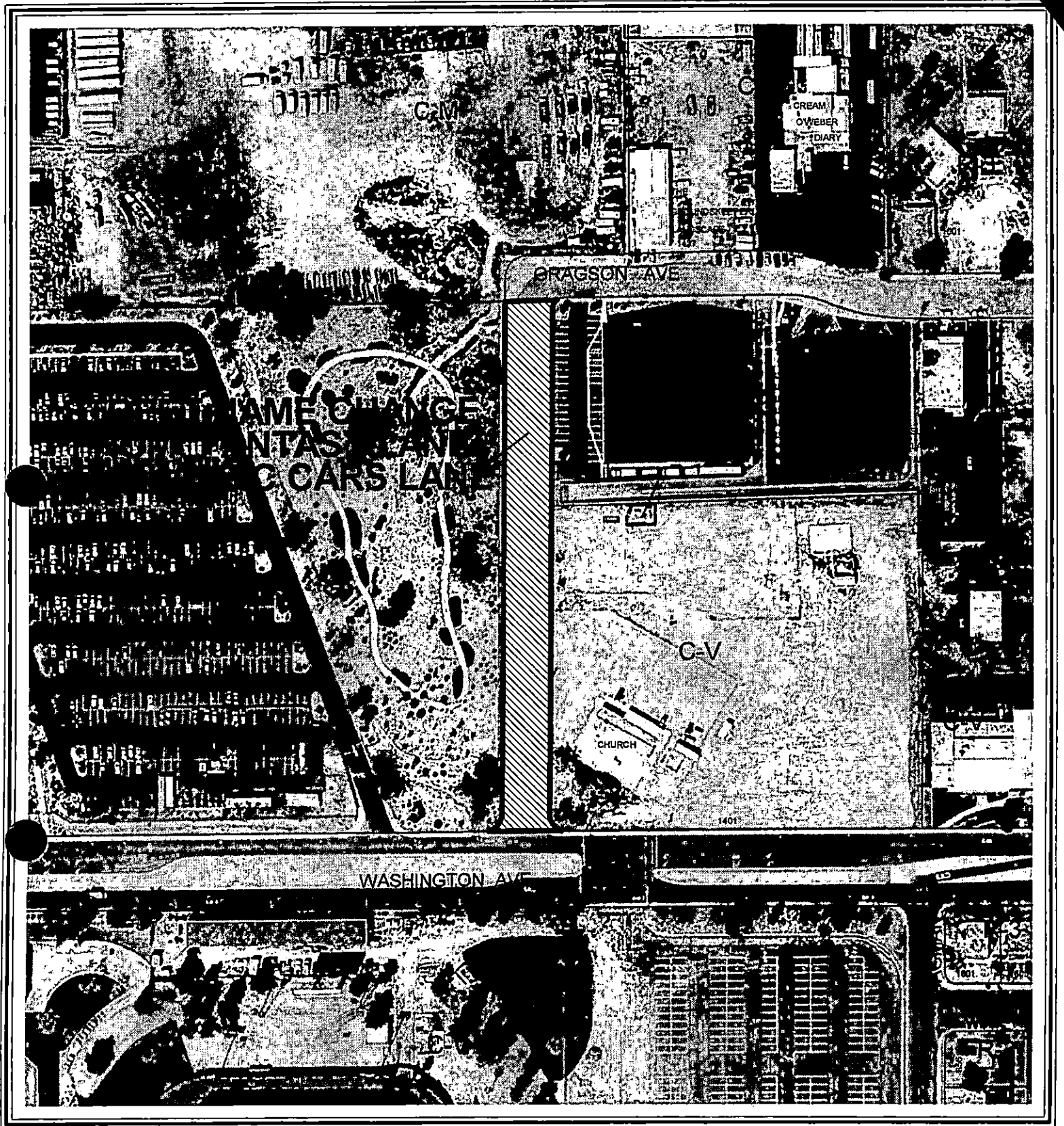
R-3

856

0 3060 Feet

CASE: SNC-20845





CASE: SNC-20845

0 3060 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SNC-20845 - APPLICANT/OWNER: JAMES E. ROGERS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

SNC-20845 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Street Name Change from: Fantasy Lane to: Classic Cars Lane, adjacent to the northeast corner of Gragson Avenue and Fantasy Lane.

The proposed Street Name Change is consistent with Street Naming Regulations and has been approved by the Fire and Rescue Department. There has been no opposition to this request and approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There is no affiliated history with this requested street name change.	
<i>Related Building Permits/Business Licenses</i>	
There are no affiliated building permits or business licenses with this request.	
<i>Neighborhood Meeting</i>	
A Neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
4/5/07	A site visit was completed with the following observations:

ANALYSIS

The applicant has requested a Street Name Change to Classic Cars Lane for a portion of Fantasy Lane between Gragson Avenue and East Washington Avenue. The street is 725 feet long and serves 4 lots. The requested Street Name Change will have little to no impact on adjacent parcels and the applicant has provided signed petitions from the affected property owners in favor of the request. Additionally, there has been no opposition from any City department related to this request.

SNC-20845 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SNC-20845** APN: 139-26-201-018

Name of Property Owner: James E. Rogers

Name of Applicant: James E. Rogers

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

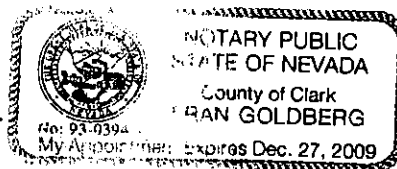
Print Name: James E. Rogers

Beverly Rogers

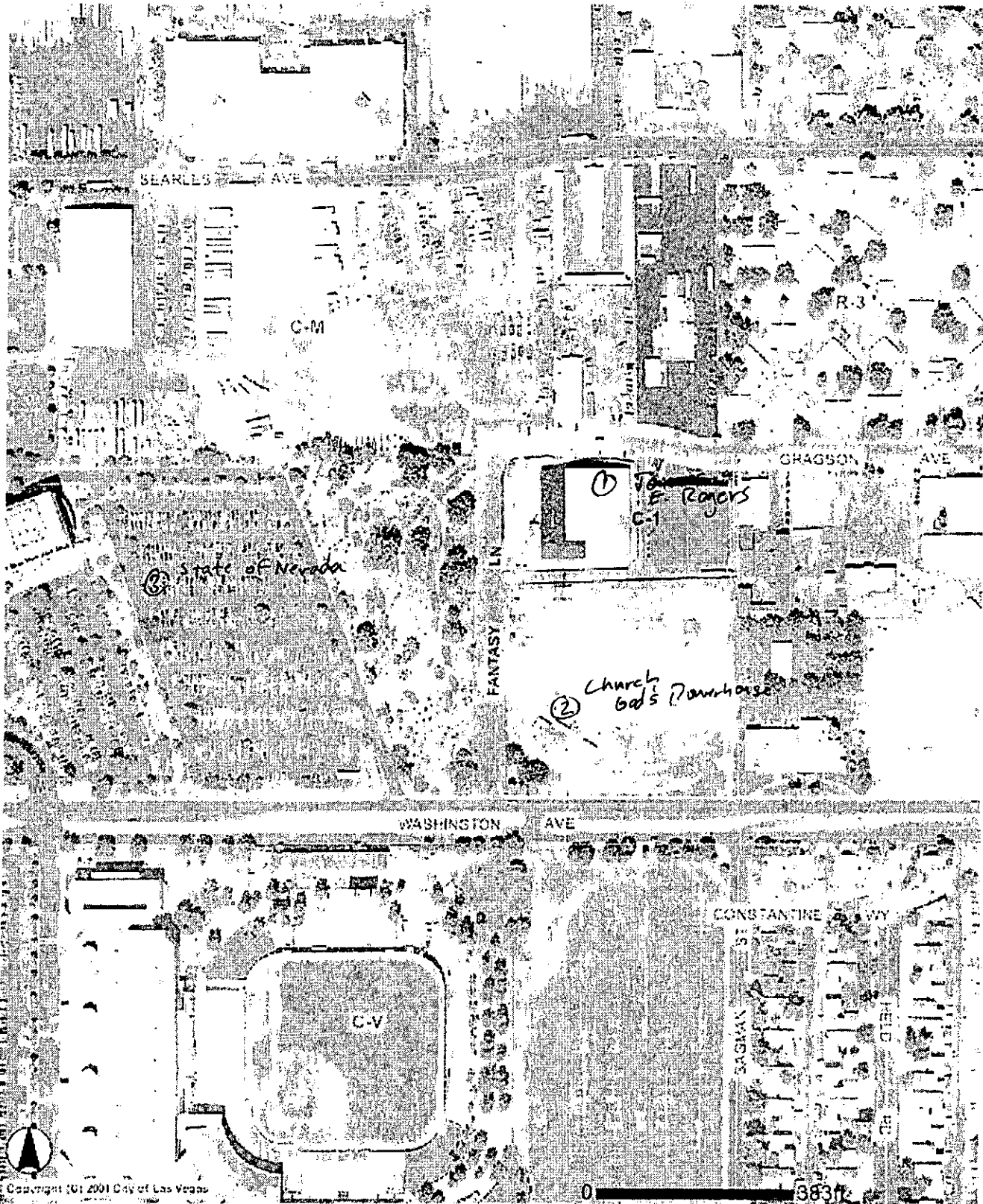
Subscribed and sworn before me

This 23rd day of March, 2007

Ivan Goldberg
Notary Public in and for said County and State



Fantasy Lane



SNC-20845
05/10/07 PC

A handwritten signature in black ink, appearing to be 'JL' or similar, located below the project information.

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM ORIGINAL

8 30 40 200 400 600 800

MAP LEGEND

----- PARCEL BOUNDARY
 - - - - - SUBD BOUNDARY
 - - - - - ROAD CASEMENT
 - - - - - PM/LD BOUNDARY
 - - - - - NON-PARCEL LOT LINE
 - - - - - MATCH LINE / LEADER LINE
 - - - - - ROAD ID NUMBER

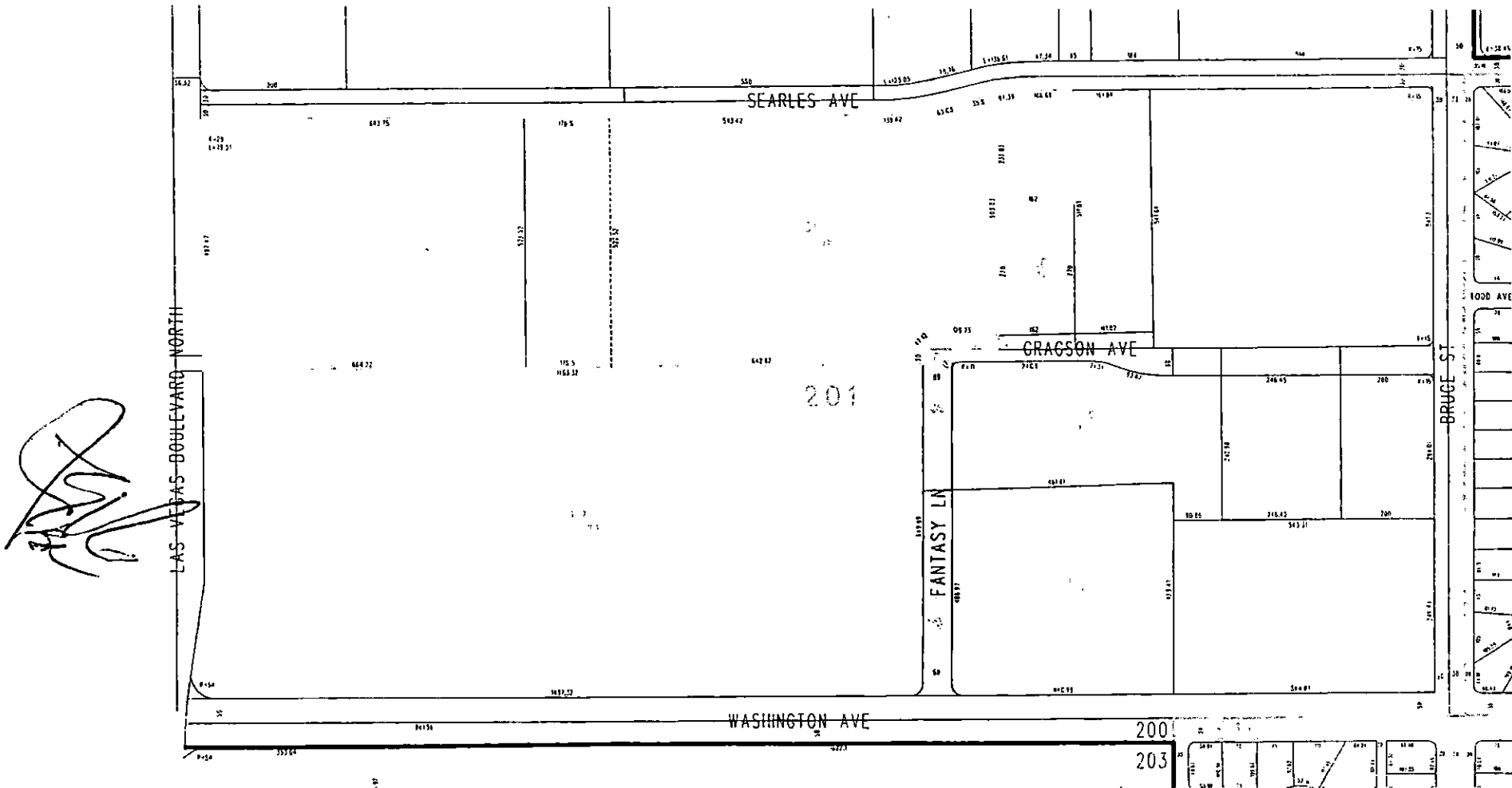
AVERAGE
 QA VALUE
 45

PARCEL NUMBER
 ACREAGE
 PARCEL SUB/SDO NUMBER
 PLAT RECORDING NUMBER
 BLOCK NUMBER
 LOT NUMBER
 CDV. LOT NUMBER

BLK	LOT	ACREAGE
125	124	123
138	139	140
151	152	161

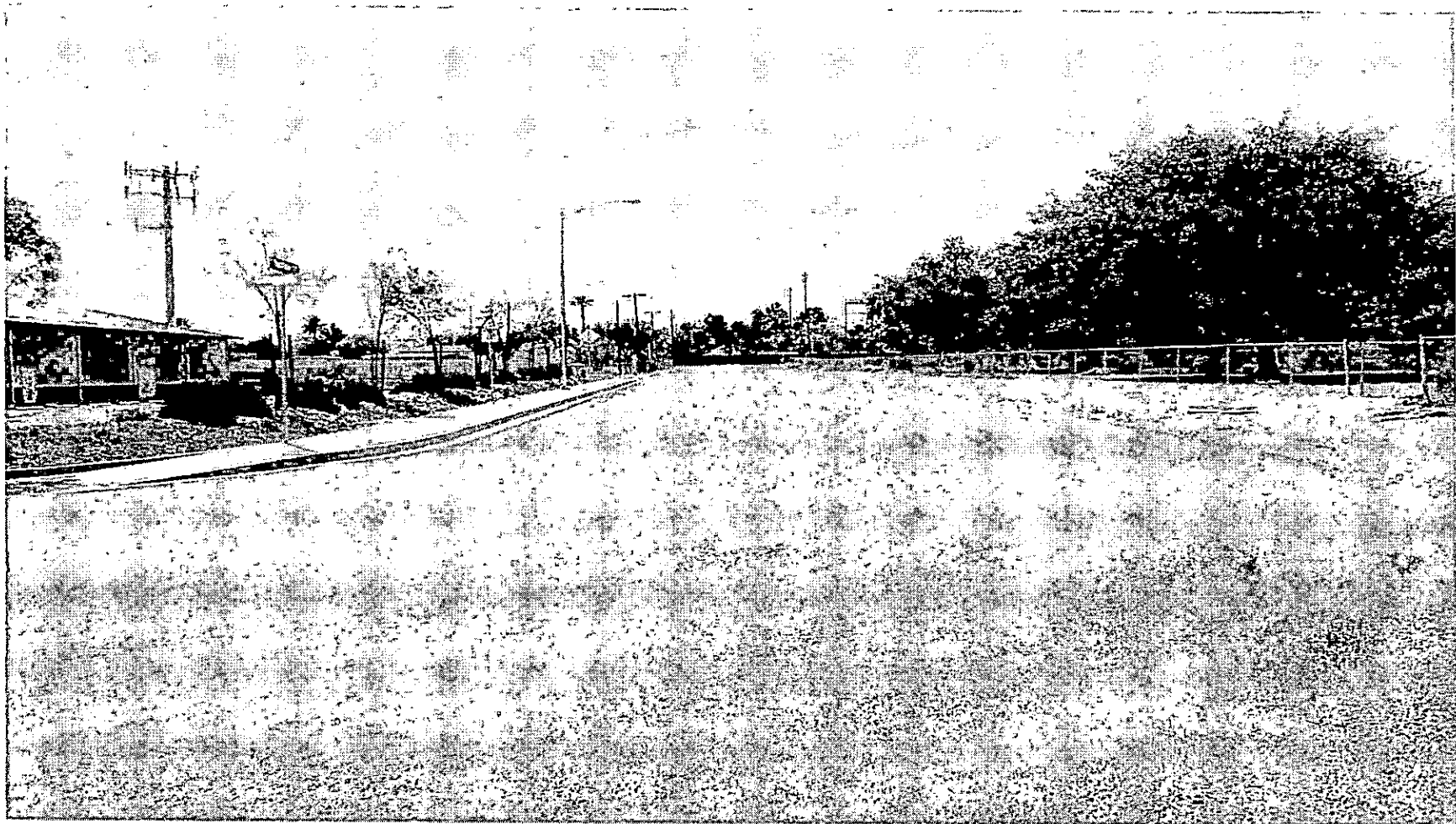
BLK	LOT	ACREAGE
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36

SEAL OF THE CITY OF LAS VEGAS



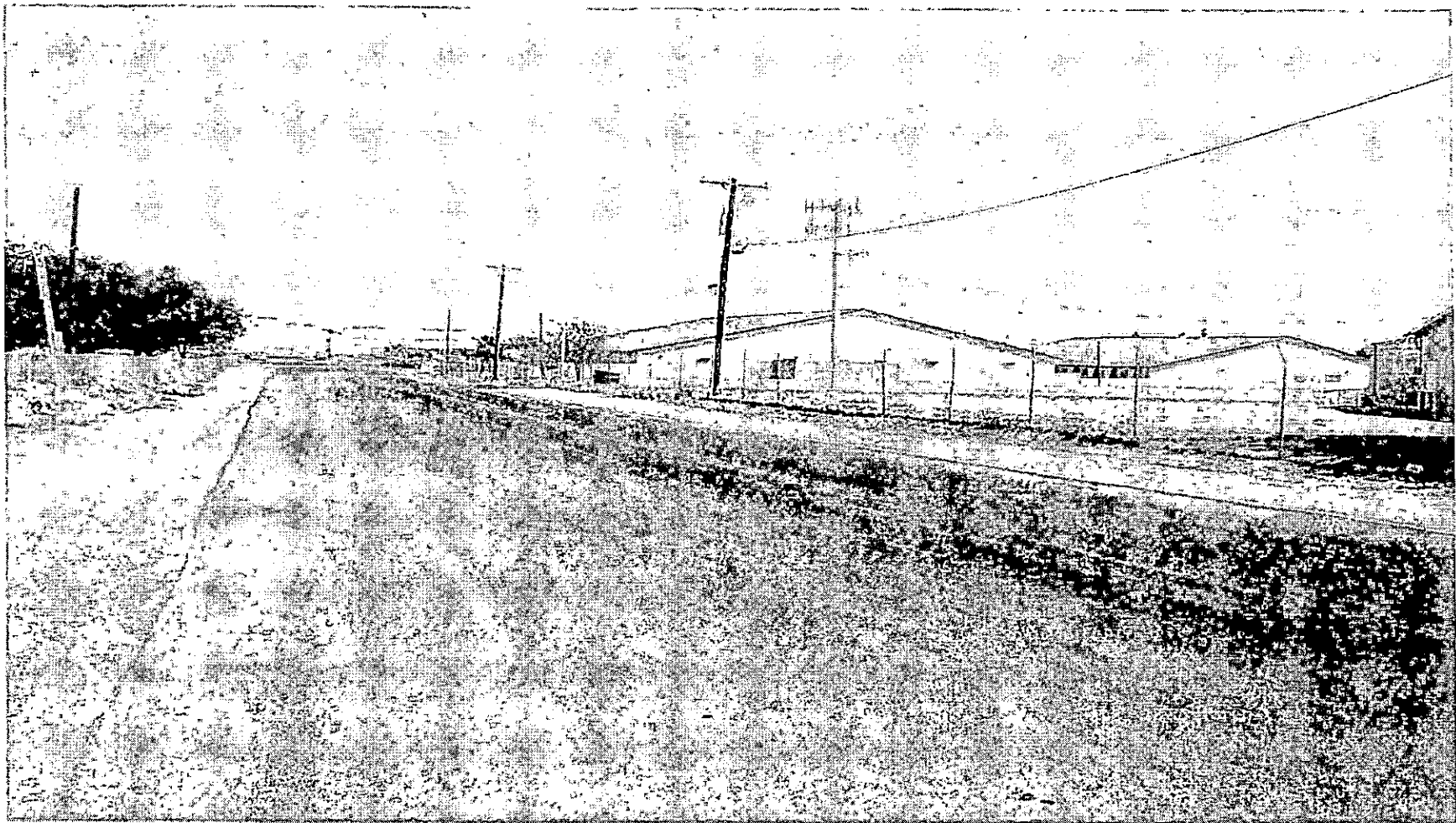
SNC-20845
05/10/07 PC

TAX DIST 200



SNC-20845 - APPLICANT/OWNER: JAMES E. ROGERS
GRAGSON AVENUE AND EAST WASHINGTON AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/04/07



SNC-20845 - APPLICANT/OWNER: JAMES E. ROGERS
GRAGSON AVENUE AND EAST WASHINGTON AVENUE
MAY 10, 2007 PLANNING COMMISSION

04/04/07

JUSTIFICATION LETTER FOR STREET NAME CHANGE

June 1, 2006

Fantasy Lane (Las Vegas, NV 89101) is currently the home of the Sunbelt Classic Car Museum, a not-for-profit 501(c)(3) corporation celebrating American-made automobiles, along with a few foreign-made cars favored by U.S. collectors. The museum is open to schools for educational outings and charities for fund-raising tours, upon reservation. The owner of the museum property seeks to change the lane street fronts from "Fantasy Lane" to "Classic Cars Lane" to mark the museum and make it more accessible to the public and easier to find. All the owners of nearby properties have given permission for a name change (see attached). We therefore respectfully petition the city to change the name of Fantasy Lane to "Classic Cars Lane".

See the museum's website: <http://www.sunbeltcars.com/about.htm>

A handwritten signature in black ink, appearing to be 'Bd' with a large loop and a small 'er' at the bottom right.

SNC-20845
05/10/07 PC

STREET NAME CHANGE REQUEST

Fantasy Lane (Las Vegas, NV 89101) is the home of the Sunbelt Classic Car Museum, a not-for-profit 501(c)(3) corporation celebrating American-made automobiles with a few foreign-made cars. The museum is open to the public for viewing and special events for charitable fund-raising. The property owner seeks to change the name from "Fantasy Lane" to "Classic Cars Lane" to make it more accessible to the public and easier to find. All the owners of nearby properties must give permission for a name change, therefore we ask for your signature and petition the city to change the name of Fantasy Lane to "Classic Cars Lane".

NEIGHBOR:

NAME: Godwin Azeke

TITLE: Pastor Godwin Azeke

Church Gods Powerhouse Inc.
1401 East Washington Avenue
Las Vegas, NV 89101
Parcel Number 139-26-201-013

SIGNATURE: Godwin Azeke

DATE: 3-19-07

STREET NAME CHANGE REQUEST

Fantasy Lane (Las Vegas, NV 89101) is the home of the Sunbelt Classic Car Museum, a not-for-profit 501(c)(3) corporation celebrating American-made automobiles with a few foreign-made cars. The museum is open to the public for viewing and special events for charitable fund-raising. The property owner seeks to change the name from "Fantasy Lane" to "Classic Cars Lane" to make it more accessible to the public and easier to find. All the owners of nearby properties must give permission for a name change, therefore we ask for your signature and petition the city to change the name of Fantasy Lane to "Classic Cars Lane".

NEIGHBOR:NAME: Pamela B. WilcoxTITLE: Administrator & State Land Registrar

State of Nevada, Division of Lands
555 East Washington Avenue
Las Vegas, NV 89101
Parcel Number 139-26-201-012

SIGNATURE: DATE: 7/21/06

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

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SNC-20845 - APPLICANT/OWNER: JAMES E. ROGERS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.

Earl Monsey / for
James E. & Beverly Rogers
Signature

May 8th, 2007
Date

EARL MONSEY
Please print name

Attorney For Applicants
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

5/10/07 #10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-20778 - VACATION - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC - Petition to Vacate the existing 30-foot Gilmore Avenue right-of-way generally located east of Hualapai Way commencing at the northeast and southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east, Ward 4 (Brown).

SET DATE: 6/6/07

C.C.: 6/20/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Omega Development

MOTION:

GOYNES – APPROVED subject to conditions Items 4-6, 8 and 10-11 – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5-6 as he owns property within the notice area

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 11 – VAC-20778

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-6, 8 and 10-11.

There was no discussion.

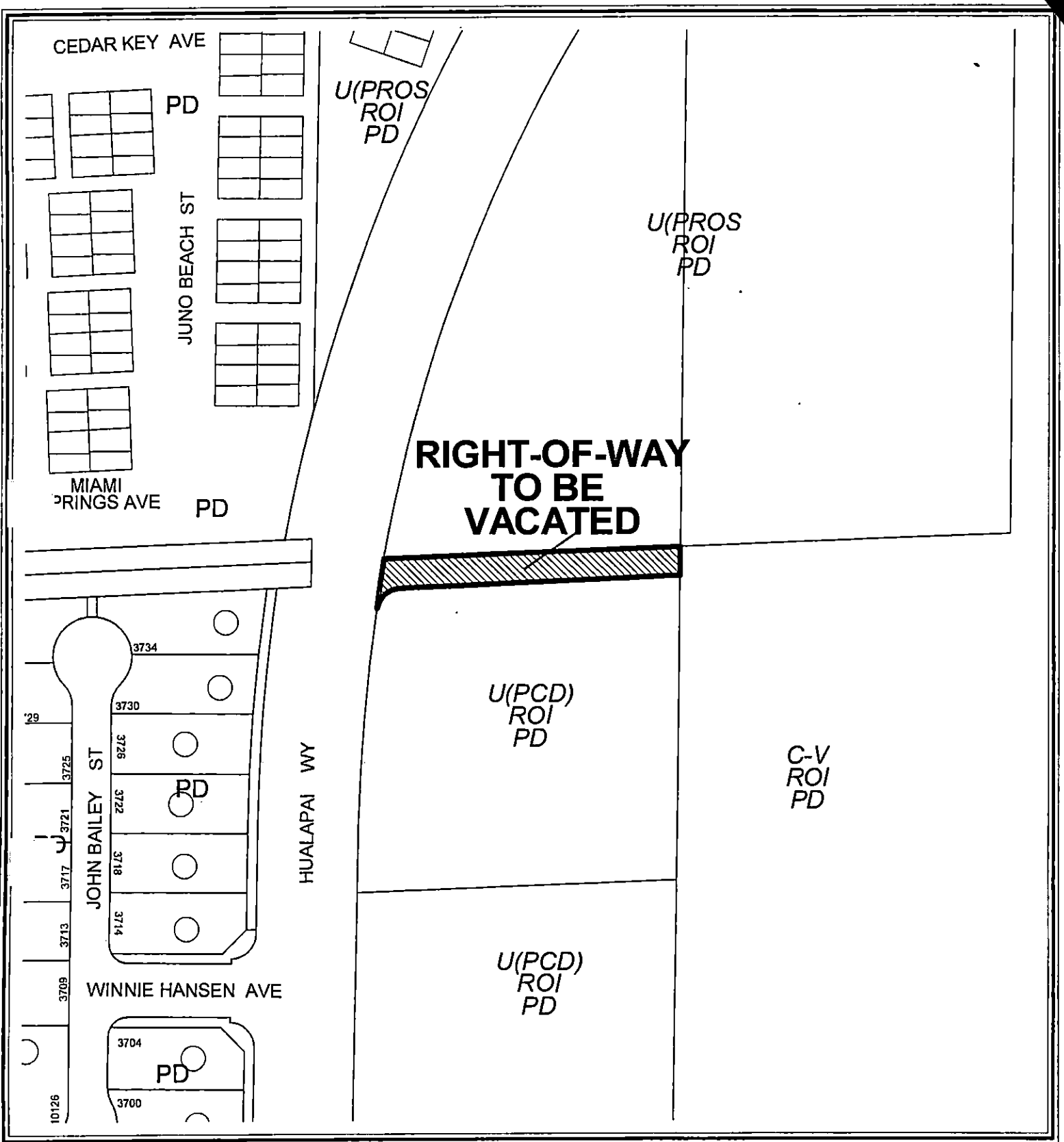
CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-6, 8 and 10-11.

(6:09 – 6:12)

1-274

CONDITIONS:

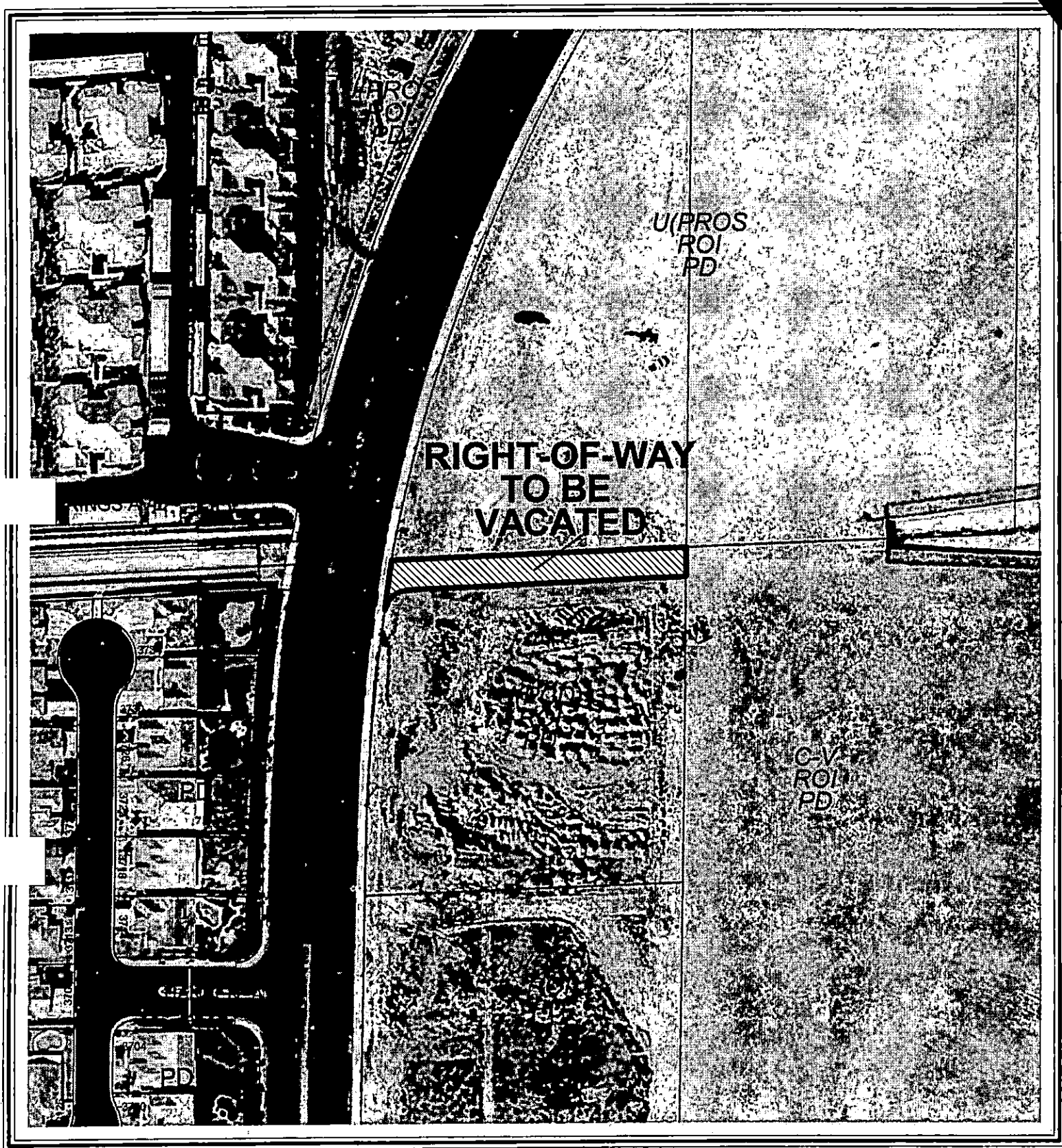
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. The limits of this Petition of Vacation shall be defined as that portion of Gilmore Avenue extending from Hualapai Way eastward to the detention basin.
5. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$672.00 for the fees paid to obtain the radius/spandrel area of Gilmore Avenue east of Hualapai Way.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.



CASE: VAC-20778

02040 Feet
[Scale bar]





CASE: VAC-20778

02040 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 10, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-20778 - APPLICANT: OMEGA DEVELOPMENT -****OWNER: LONE MOUNTAIN VILLAS LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:**

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. The limits of this Petition of Vacation shall be defined as that portion of Gilmore Avenue extending from Hualapai Way eastward to the detention basin.
5. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$672.00 for the fees paid to obtain the radius/spandrel area of Gilmore Avenue east of Hualapai Way.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

LHM

VAC-20778 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to Vacate the existing 30-foot wide Gilmore Avenue right-of-way generally located east of Hualapai Way, beginning at the northeast and southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
06/23/1997	The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non Urban) under a Resolution of Intent to R-CL (Single-Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre) to PD (Planned Development) for the Lone Mountain Master Plan Area. The subject property is included in that area. The Planning Commission and staff recommended approval on 06/12/97.
11/06/2003	A request for Rezoning (ZON-2999) of a portion of the subject property from a U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone was stricken from the Planning Commission's agenda.
04/06/2005	The City Council approved a Major Modification (MOD-5581) to the Lone Mountain Master Development Plan to change the land use designations from Neighborhood Commercial and Park/School/Recreation/ Open Space to Multi-Family Medium. A Site Development Plan Review (SDR-5579) for a proposed 136-unit residential condominium development was also approved. The Planning Commission and staff recommended approval on 12/16/04.
08/11/2005	The Planning Commission approved a Tentative Map (TMP-7667) for a 136 unit condominium development on 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road .
<i>Neighborhood Meeting</i>	
NA	A Neighborhood Meeting is not required for this type of application nor was one held.
<i>Field Check</i>	
04/04/07	This portion of the ROW was not visible. It is extending and deadends into an undeveloped area.

VAC-20778 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	9.32

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW	ROW	ROW
North	Undeveloped	PR-OS(Parks and Open Space)	PR-OS(Parks and Open Space ROI PD (Planned Development)
South	Undeveloped	PCD(Planned Community Development)	U(PCD) ROI PD (Planned Development)
East	Undeveloped	PR-OS(Parks and Open Space)	C-V(Civic) ROI PD (Planned Development)
West	Single Family Residential	PCD(Planned Community Development)	PD (Planned Development)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		
Lone Mountain	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

The above property is legally described as a 30-foot Gilmore Avenue right-of-way generally located east of Hualapai Way commencing at the Northeast and Southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east.

The property is legally described as being a portion of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of the South half (S½) the Northwest quarter (NW ¼) of Section 7, Township 20 South, Range 60 East, M.D.M.

VAC-20778 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

ANALYSIS

A) Planning discussion

Planning has no objection to this request for a Vacation.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, as it will eliminate an unused portion of Gilmore Avenue.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the street being vacated is not constructed and therefore not used.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Lone Mountain Villas condominium subdivision.
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

VAC-20778 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Representative: David Brown

☐ **Yes**☒ No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

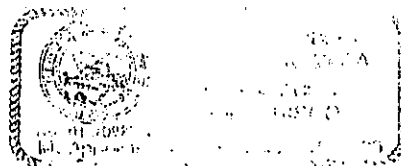
~~Print Name: Ronald J Day~~

Subscribed and sworn before me

This 26 day of March, 2007

Amey Prasad

Notary Public in and for said County and State



RECEIVED

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PW/ID BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

AVERAGE
DA VALUE
45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schenck, Assessor

PARCEL NUMBER
ACREAGE
PARCEL SUB/SED NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GBV. LOT NUMBER

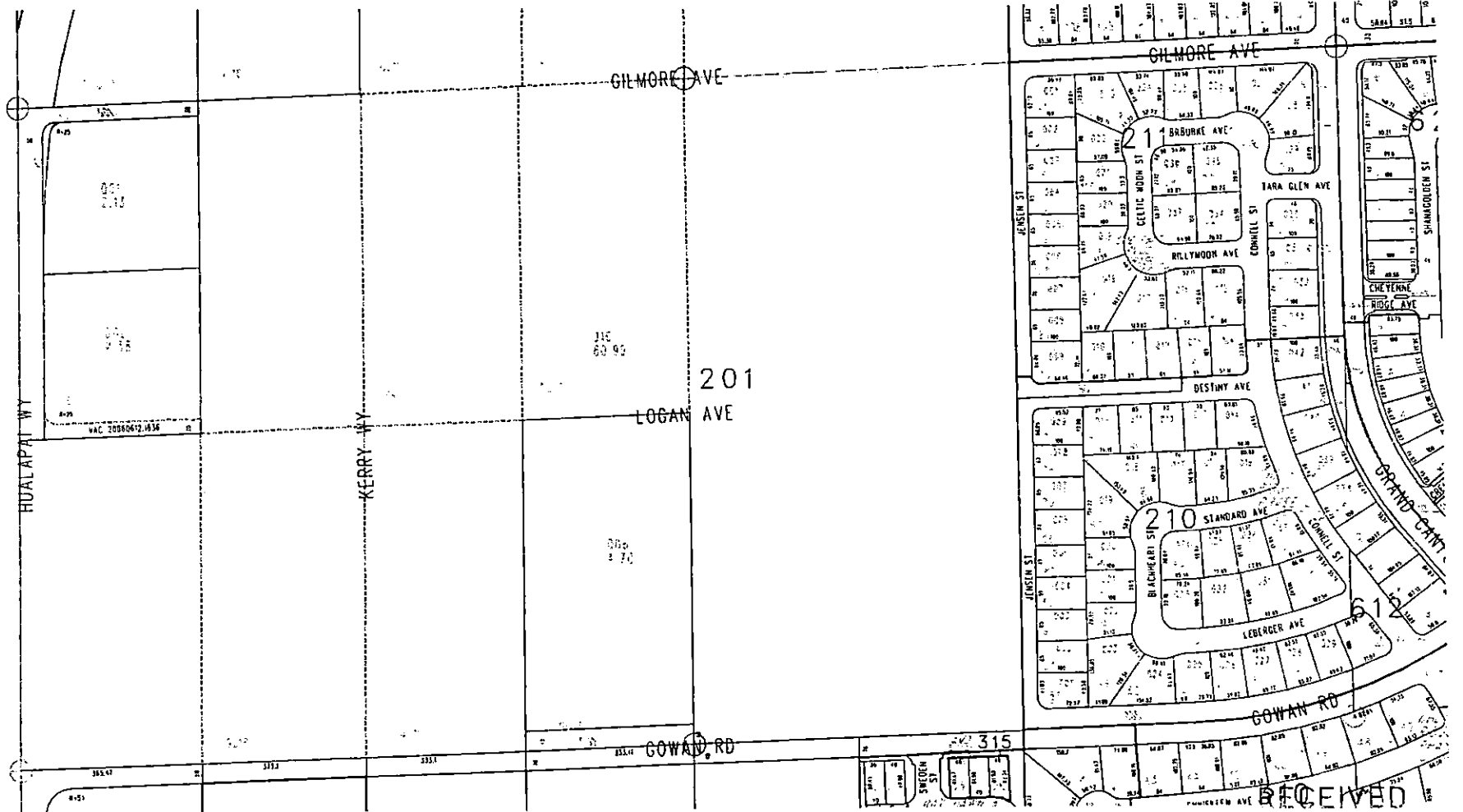
7-05 ASSE

RSSE	RIDE	RETE
126	125	124
137	138	139
164	163	162

R	S	A	T	I
7	8	9	10	11
15	17	18	19	20
21	22	23	24	25
31	32	33	34	35

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

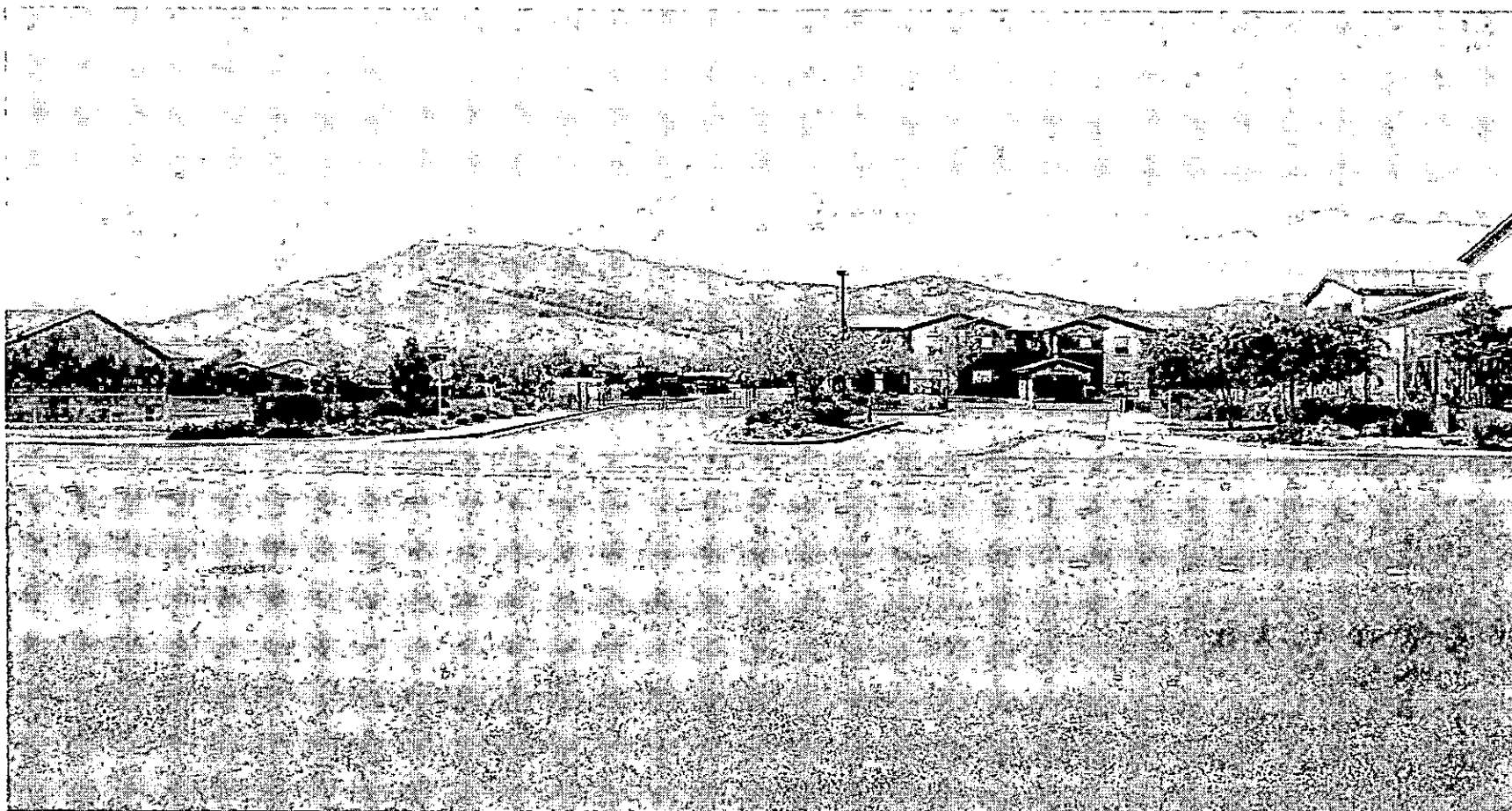
SECRET



VAC-20778
05/10/07 PC

MAR 26 2007

TAX DIST 200



VAC-20778 - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC
30-FOOT GILMORE AVENUE RIGHT-OF-WAY GENERALLY LOCATED EAST OF HUALAPAI WAY
COMMENCING AT THE NORTHEAST AND SOUTHEAST CORNERS OF HUALAPAI WAY AND GILMORE
AVENUE AND EXTENDING APPROXIMATELY 293 FEET TO THE EAST
MAY 10, 2007 PLANNING COMMISSION

04/17/07



VAC-20778 - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC
30-FOOT GILMORE AVENUE RIGHT-OF-WAY GENERALLY LOCATED EAST OF HUALAPAI WAY
COMMENCING AT THE NORTHEAST AND SOUTHEAST CORNERS OF HUALAPAI WAY AND GILMORE
AVENUE AND EXTENDING APPROXIMATELY 293 FEET TO THE EAST
MAY 10, 2007 PLANNING COMMISSION

04/17/07

March 7, 2007

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Vacation of Existing Gilmore Avenue for 8.74-acres on the Southeast corner of Alexander and Hualapai in the City of Las Vegas, Nevada. (APN #138-07-201-001, -002 and 138-07-103-006)

To Whom It May Concern:

This letter shall serve as justification for the vacation of the existing Gilmore Avenue Right-of-way. A Tentative Map (TMP-7667) has been approved and improvement plans and final map submitted for the site. However the Gilmore Avenue alignment has never been vacated. Please review the attached exhibits and process this vacation with your approval.

If you have any questions feel free to give me a call at any time.

Sincerely,



David Brown, PE

RECEIVED

VAC-20778
05/10/07 PC

MAR 26 2007

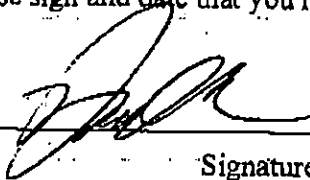
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Current Planning Division 731 South Fourth Street Las Vegas, Nevada 89101 (702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-20778 - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *May 10, 2007* 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 Dorothy Marsili at 385-7268. 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.


Signature

5/7/07
Date

David Brown
Please print name

Omega Development
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 5/10/07 Item #11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-20543 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).

C.C.: 5/16/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.	18
City Council Meeting	

APPROVALS RECEIVED BEFORE:

City Council Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Eight Protests
6. Submitted after final agenda – Six email protests provided by staff
7. Submitted at meeting – Email protest by Chairman Davenport, Development Agreement between City of Las Vegas and Kyle Acquisition Group, LLC, Kyle Canyon Development Standards and Design Guidelines and CD of Kyle Canyon Drainage, Master Studies, Traffic Study and Wasterwater Master Plan by staff for Items 12 and 13

MOTION:

TROWBRIDGE – APPROVED – Motion carried with DUNNAM voting NO

To be heard by City Council on 5/16/2007

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 12 – ZON-20543

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 12 and 13.

ROGER SUMMERFIELD, Planning and Development Department, stated the development agreement and design guidelines were required components of the proposed zoning application. He noted the documents were in order and recommended approval.

ATTORNEY MARK FIORENTINO appeared on behalf of the applicant and pointed out the documents submitted to the Commissioners were the finalized versions of the design guidelines and development agreement. He emphasized the essential components of the documents had not changed.

TODD FARLOW, 240 North 19th Street, encouraged the applicant to further investigate gray water usage.

ATTORNEY JEFF SILVER, Gordon and Silver Law Firm, 3960 Howard Hughes Parkway, suggested these items be held in abeyance until the City Council had made a decision regarding the proposed alternative alignment for the Northern Beltway. ATTORNEY JOHN MORAN, JR., Moran Law Firm, 630 South 4th Street, appeared on behalf of a neighboring property owner. He concurred with ATTORNEY SILVER and stated the proposed alignment would be quite costly to the City, its taxpayers and nearby property owners.

ALEX McKYTON, 9033 Big Plantation Avenue, also requested the items be held and stated that the public had been denied an opportunity to add their input. EILEEN McKYTON, 9033 Big Plantation Avenue, concurred with MR. McKYTON and noted apparent conflicts within the development standards and design guidelines. JEFF GREEN, 8916 Wolf Dancer Avenue, concurred and pointed out existing traffic issues in the area which would be exacerbated by this proposed development. BART D'ANGELO, 9025 Silk Bonnet Court, concurred and expressed concern with the proposed multi-use developments within close proximity to neighborhood schools, noting the potential for increased crime and traffic. MR. D'ANGELO stated he works as a police officer, but was speaking as a property owner and not on behalf of the police department.

WENDY WARM, 8920 Pine Mission Avenue, Vice-President of Spring Mountain Ranch Homeowners' Association, appeared in opposition and read from her previously submitted protest letter. She encouraged the items be held to allow the residents time to work with the developer to address their concerns.

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 12 – ZON-20543

MINUTES – Continued:

ATTORNEY FIORENTINO pointed out several public meetings had been held over the last three to four years to gather public input and to inform the public of the plans for this site. He also noted that public meetings would continue as the design standards for specific zones still required the Commissioners approval, allowing the public more opportunities to participate in the development process. He emphasized that a casino project was not being presented to the Commissioners and that the proposed casino site had no guarantee of approval by the Commissioners or the City Council. Pointing out the 200 acres of open space, ATTORNEY FIORENTINO also described all the public facilities the developer would be providing, such as community centers, school sites, a police station and a fire station. He also stated that each residential unit would have fire sprinklers, which exceeded the City's current Code requirements. He assured the Commissioners that the existing residents would be adequately protected by buffer standards within the proposed development plan and briefly described how traffic would flow throughout the site. ATTORNEY FIORENTINO added that the developer had not participated in the alternative alignment for the Northern Beltway and observed that property owners would have been affected by either alignment. He also invited the neighbors to form a committee which would continue to work with the developer.

DEPUTY CITY ATTORNEY JAMES LEWIS informed CHAIRMAN DAVENPORT that approval of these applications or the proposed Master Streets and Highways application would not cause the City to begin any acquisition of private parcels. DEPUTY CITY ATTORNEY LEWIS clarified for COMMISSIONER GOYNES that the public would be able to give their input on the Urban Village and Mixed-Use Zones, but emphasized approval of these items would establish the design guidelines for the remaining zones.

COMMISSIONER TROWBRIDGE expressed his support and complimented the proposed development standards and agreement, stating it was very appealing. He thanked staff for meeting with him and satisfying his concerns with the project and stated staff had worked diligently to produce a contract that protects the public's interest. He observed that a project of this size would continue to evolve and noted the ample opportunities the public had to participate in the planning process.

DEPUTY CITY ATTORNEY LEWIS clarified for COMMISSIONER STEINMAN that the development standards were a part of the zoning application while the development agreement was a separate and related application. He also pointed out that the public was participating in the process during this public hearing. In response to COMMISSIONER STEINMAN'S further questioning regarding the public's ability to access and comment on the development standards

PLANNING COMMISSION MEETING OF MAY 10, 2007
Planning and Development Department
Item 12 – ZON-20543

MINUTES – Continued:

and agreement, DEPUTY CITY ATTORNEY LEWIS explained that the documents had been provided as backup material to the applications and were available to the public. ATTORNEY FIORENTINO pointed out the documents had not substantially changed since being submitted at the April 10th Planning Commission meeting and DEPUTY DIRECTOR PERRIGO added that several CDs of the documents had been provided to members of the public. DEPUTY CITY ATTORNEY LEWIS also pointed out that the Open Meeting Law requires anything placed on the meeting agendas available for public review. COMMISSIONER STEINMAN asked DEPUTY CITY ATTORNEY LEWIS if he was satisfied that the public had been provided with an adequate opportunity to review and understand the documents and DEPUTY CITY ATTORNEY LEWIS responded that that was an assessment and decision that needed to be made by the Commissioners.

In response to COMMISSIONER STEINMAN'S question regarding water availability for this development, ATTORNEY FIORENTINO stated each home within the development would meet the water district's Water Smart standards and he also pointed out outdoor landscaping would be subjected to very tough drought tolerance standards. He also informed COMMISSIONER STEINMAN that the water district had a separate process which would confirm water was available after the development's infrastructure went into place.

COMMISSIONER GOYNES observed that the residents might be reacting to possible misinformation. He explained that approval merely indicated the Commissioners approval of the continued consideration of the development agreement and assured the residents that they would continue to be involved in the process.

COMMISSIONER TRUESDELL explained the purpose of these documents was to establish the development standards that the residents and developers can use as a reference and he assured the residents that any projects proposing anything outside those restrictions would be presented in a public forum. He acknowledged the residents' concern that these applications appeared to be moving forward quickly, but stated he felt confident that the developer was providing an essential document to assist the City and developers in the planning process for the area.

ATTORNEY FIORENTINO confirmed for CHAIRMAN DAVENPORT that a mass transit site would be dedicated to the Regional Transportation Commission as part of a mass transit terminal. CHAIRMAN DAVENPORT encouraged the residents to meet and work with the applicant as the development process continued.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 12 and 13.

(6:31 – 7:34)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20543 - APPLICANT/OWNER: KYLE ACQUISITION
GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

ZON-20543 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for the Rezoning of R-E (Residence Estates) and U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.

The applicant states that this request is a part of the framework needed for the orderly development of this area of the city. The requested zoning district is designated under Title 19 for the development of comprehensively-planned mixed-use communities, with a minimum of eighty contiguous acres of land under one ownership or control, which can provide a balanced mix of residential, commercial and civic uses.

The proposed rezoning to the T-D (Traditional Development) zoning district is consistent with the existing TND (Traditional Neighborhood Development) General Plan designation. In conjunction with the Kyle Canyon Development Standards and Design Guidelines and Master Development Agreement, this action will allow this area to develop as outlined by the General Plan and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/03/01	The City Council approved a petition (A-0019-99) to annex property generally located on the northwest corner of Hualapai Way and Grand Teton Road containing 667 acres of land.
04/02/03	ZON-1364 The City Council approved a request to Rezone (ZON-1364) portions of property along the Rancho Corridor in an attempt to clean up the disparity between the zone and general plan designations in this area. The Planning Commission and staff recommended approval.
05/19/04	The City Council approved a request to amend a portion of Map 10 of the General Plan (GPA-4044) to realign power line corridors within the Cliff's Edge Master Development Plan area. The realignment placed power lines on the north side of Grand Teton Drive, within the Kyle Canyon area and within the overall subject parcel. The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a request to amend the Master Plan Recreation and Transportation Trail Elements (GPA-5157) to re-designate portions of proposed alignments in developed areas as pedestrian paths. The Planning Commission and staff recommended approval.

ZON-20543 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) and PF (Public Facilities), to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a request (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) and Special Use Permit (SUP-13536) to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance until the 05/10/07 meeting to allow more time to review the proposed changes and to notice the an additional item related to the development agreement.
05/10/07	A companion item for a Development Agreement (DIR-21605) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no building permits or businesses licenses related to this site or action.	
Pre-Application Meeting	
03/14/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check

No field check was conducted for this site.

Details of Application Request**Site Area**

Gross Acres 1,712

RTS

ZON-20543 - Staff Report Page Three
 May 10, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
			R-E (Residence Estates)
North	Undeveloped	PCD (Planned Community Development)	U (PCD) (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
			U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			R-E (Residence Estates)
		SC (Service Commercial)	R-E (Residence Estates)
			C-2 (General Commercial)
	Single-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
		L (Low Density Residential)	R-E (Residence Estates)
		ML (Medium-Low Density Residential)	R-E (Residence Estates)

ZON-20543 - Staff Report Page Four
May 10, 2007 - Planning Commission Meeting

	Public School, Primary	PCD (Planned Community Development)	C-V (Civic)
	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Pr Acre)
			R-PD6 (Residential Planned Development – 6 Units Pr Acre)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		Clark County	Clark County

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	n/a
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	n/a
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

ANALYSIS

The subject site is located on the Centennial Hill Sector Map of the General Plan. The site is designated as TND (Traditional Neighborhood Development). This category allows development that is characterized as a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. It is intended to be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. The TND (Traditional Neighborhood Development) category differs from other designations by focusing on pedestrian-oriented neighborhoods that de-emphasizes gated, private streets, cul-de-sacs and perimeter walls along the roadways. The proposed rezoning to the T-D (Traditional Development) zoning district will allow a comprehensively-planned mixed-use community, with a minimum of eighty contiguous acres of land under one ownership or control, which can provide a balanced mix of residential, commercial and civic uses as outlined in Title 19.02.

ZON-20543 - Staff Report Page Five
May 10, 2007 - Planning Commission Meeting

The current version of the Kyle Canyon Development Standards and Design Guidelines illustrates how the Master Developer and the City of Las Vegas are attempting to meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and the T-D (Traditional Development) zoning district. Specifically, the design guidelines emphasize the pedestrian and neighborhood connectedness called for by the proposed zoning designation. One way that they do this is by requiring that in certain positional situations, residential neighborhoods that make use of a cul-de-sac street have terminuses that end not in the typical residential lots completely surrounding the bulb but with a pedestrian oriented common lot. This configuration allows bicycle and pedestrian access between these normally cut off neighborhoods and the surrounding community. Additionally, the latest draft of the preliminary pod access points plan depicts efforts to maintain connections between neighboring developer parcels using both vehicular and pedestrian paths. Streets within the master plan area provide various ways to emphasize the pedestrian orientation by providing protected sidewalks and trails that are separated from the roadway by landscaping buffers of varying widths. Additionally, collector and neighborhood streets provide on-street parking lanes to add an extra layer of separation between pedestrian and vehicular traffic.

The development standards outline the use of walls in this master planned community. There are standards for walls along the perimeter of the overall community (village walls) as well as standards for product and front yard walls. The emphasis of the guidelines has been to minimize the solid block walls and incorporate more wrought iron view fencing. The wall heights are variable based on the topographic constraints of the individual site, but typically can not exceed heights of 12.67 feet for Village Walls, 18 feet for Product Walls, and 5.33 feet for front yard walls.

One main component of the TND (Traditional Neighborhood Development) General Plan Designation is that neighborhoods contain a mix housing types. Under the typical zoning or master plan certain areas are reserved for a limited type of housing (i.e. Title 19's R-1 (Single Family Residential) zoning district and The Cliff's Edge Master Plan's L (Low Density Residential) designation only allow single family detached structures conforming to development wide lot sizes and setback requirements). Under the development standards for Kyle Canyon various housing types are encouraged in each residential parcel type. Specifically, within the Neighborhood Residential Parcels, each builder is required to produce a minimum of two single family building types and no type may exceed 60 percent of the units in that developer parcel. In the Neighborhood Residential designation there are 11 building type variants to work with.

Further, the plan limits the number of gated communities within the plan area to a maximum of 4,000 units or 25 percent of the master plan's residential offerings. The guidelines prohibit these gated neighborhoods from using solid perimeter walls to enclose the development and are encouraged to use wrought iron view fences where possible. As a part of the allowance for gated communities, the standards still require that a number of these developments provide secured pedestrian access points to neighboring developer parcels and village streets.

ZON-20543 - Staff Report Page Six
May 10, 2007 - Planning Commission Meeting

The design guidelines include detailed descriptions of how the developers are to incorporate and make accessible the area's natural environment and the proposed trail system. The arroyos are being excluded from development and being integrated as a part of the community's parks and open space. The development standards give special attention to how neighborhoods and roadways that boarder these areas are to emphasize their openness and accessibility. One way that this is accomplished is to provide pedestrian access points from all developer parcels that are adjacent to these natural features. The trail and pedestrian pathways system within the master plan area is rather extensive, making the entire master plan area pedestrian accessible. The interior trail system connects to the broader community by linking to the Red Rock Canyon National Conservation Area, the Mountain Edge Parkway Trail and the city's trail system along Grand Teton Drive.

Overall the current version of the Kyle Canyon Development Standards and Design Guidelines meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and proposed T-D (Traditional Development) zoning district. The allowance of cul-de-sac streets and the potential use of product walls to separate the developments have been mitigated in part by providing the pedestrian connections at select bulb terminuses and requiring access points between adjacent developer parcels. The potential for community and development walls are limited by the development standards and their impact reduced due to the direction to use view fences where possible versus solid, block walls.

The site encompasses multiple parcels that are to be included with the Kyle Canyon Development Standards and Design Guidelines and covered under the plan's Development Agreement. The proposed rezoning to the T-D (Traditional Development) zoning district is consistent with the existing TND (Traditional Neighborhood Development) General Plan designation. This rezoning is one of the necessary steps in moving forward with the master plan process for this area and staff is recommending approval of this item.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed rezoning would bring the zoning at this site into conformance with the TND (Traditional Neighborhood Development) designation as listed under the Centennial Hills Sector Plan of the General Plan. The TND (Traditional Neighborhood Development) category allows for a balanced mix of housing, commercial, and civic uses. The proposed Kyle Canyon Development Standards and Design Guidelines and Master Development Agreement will accommodate a range of development options and is in compliance with the General Plan.

ZON-20543 - Staff Report Page Seven
May 10, 2007 - Planning Commission Meeting

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 Kyle Canyon Development Standards and Design Guidelines and Master Development Agreement identify uses and densities that are compatible with the areas that are currently developed. None of these properties should be affected by the possibility of rezoning. The proposed rezoning would be compatible with the residential and educational uses that surround the subject properties.

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

Growth and development factors indicate a need for future residential, commercial, and civic activities to locate in this area. Given the existing General Plan designation of TND (Traditional Neighborhood Development) on the subject site, the rezoning to the T-D (Traditional Development) zoning district is appropriate for the area.

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

The site will receive access from U.S. 95 as well as other major and minor streets that will be connected or developed as part of the Kyle Canyon Development Standards and Design Guidelines and Master Development Agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 2,013

APPROVALS 0

PROTESTS 8

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20543** APN: SEE LIST
Name of Property Owner: Kyle Aquisition Group, LLC
Name of Applicant: Kyle Aquisition Group, LLC

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 X No

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

City Official: _____

Partner(s): _____

APN: _____

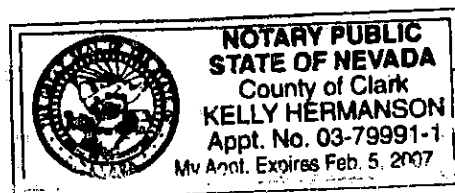
Signature of Property Owner:

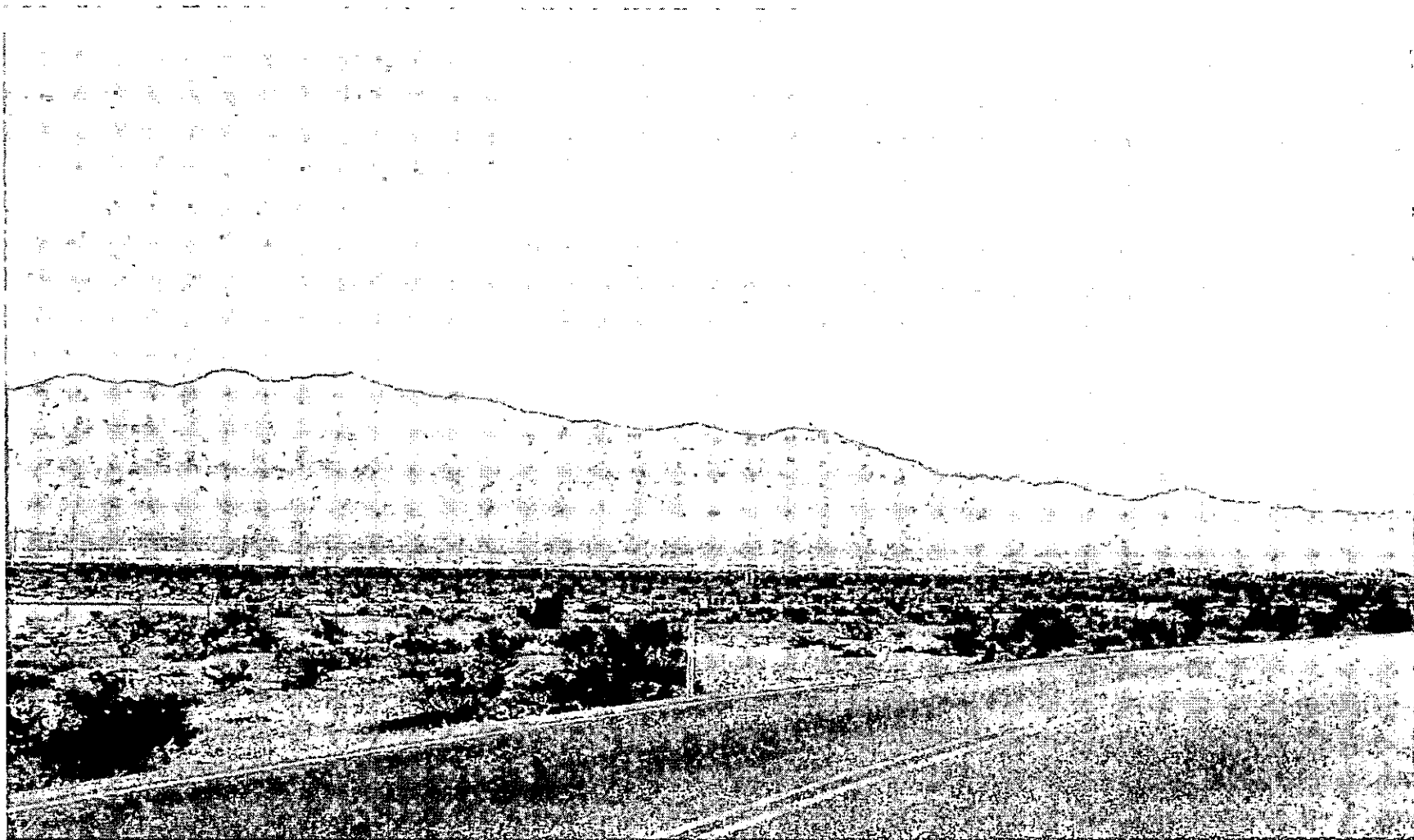
Print Name: _____

Subscribed and sworn before me,

This 4 day of September 2005

Kelly Humason
Notary Public in and for said County and State





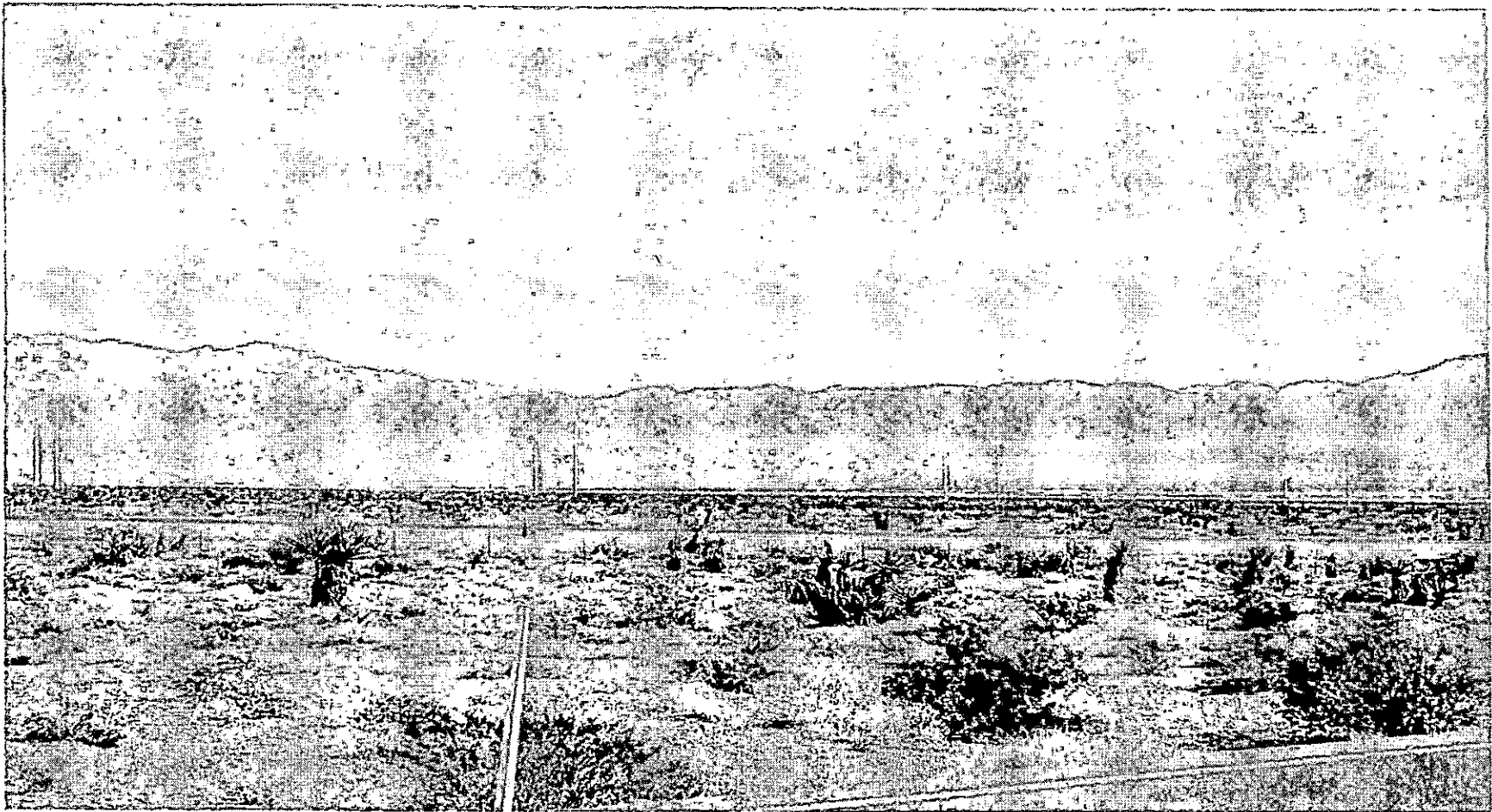
ZON-20543, APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC
SOUTHWEST CORNER OF FORT APACHE ROAD AND MOCCASIN ROAD
MAY 10, 2007 PLANNING COMMISSION

03/26/07



ZON-20543, APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC
SOUTHWEST CORNER OF FORT APACHE ROAD AND MOCCASIN ROAD
MAY 10, 2007 PLANNING COMMISSION

03/26/07

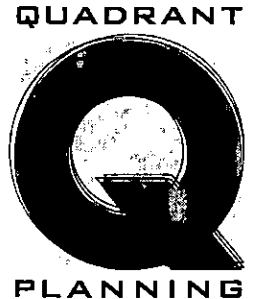


ZON-20543, APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC
SOUTHWEST CORNER OF FORT APACHE ROAD AND MOCCASIN ROAD
MAY 10, 2007 PLANNING COMMISSION

03/26/07

November 1, 2005

Mr. Tom Perrigo, Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101



SUBJECT: JUSTIFICATION LETTER FOR RE-ZONING FROM U(PCD), U(PF), U(SC) AND R-E TO TD (TRADITIONAL DEVELOPMENT), INCLUDING THE MASTER DESIGN GUIDELINES FOR A 1,712 ACRE MASTER PLANNED COMMUNITY (KYLE CANYON) LOCATED IN WARD 6 (APN'S: 125-06-001-001; 125-06-001-002; 125-06-002-001; 125-06-002-002; 125-06-002-003; 125-06-002-009; 125-07-101-001; 125-07-101-002; 125-07-201-001; 125-07-201-002; 125-07-301-001; 125-07-301-002; 125-07-401-001; 125-07-401-002; 125-07-501-001; 125-07-602-001; 125-07-602-002; AND 126-12-000-001)

Dear Tom:

My office represents the applicant in the above mentioned request which will accommodate a 1,712 acre mixed-use Master Planned Community within the City of Las Vegas' Centennial Hills Sector Plan area.

The majority of the areas within the boundary of this request are currently planned PCD (Planned Community Development) in the Centennial Hills Sector Plan. The City is processing a General Plan Amendment to take all of the area from PF (Public Facility), SC (Service Commercial) and PCD (Planned Community Development) to TND (Traditional Neighborhood District) which will make this Rezoning request conforming.

The Kyle Canyon Master Plan and its accompanying Design Guidelines reflect the objectives as set forth in the TD (Traditional Development) Zoning District of Title 19 of the City Municipal Code.

The applicant's objective in submitting this request is to provide the framework for the orderly development of roughly 1,712 acres that are harmonious and beneficial to the City of Las Vegas. The Plan, when developed, will provide a variety of housing types and employment opportunities which will further benefit the City and its current and future residents. In addition, the development of this Plan will avoid the premature or

3455 Cliff Shadows
Las Vegas, NV 89129

702 395 3154
702 242 0414
info@quodplan.com
www.quodplan.com

RECEIVED
MAR 14 2007

ZON-20543
04/26/07 PC

inappropriate development of uses that could occur if this area were to develop in a piecemeal fashion.

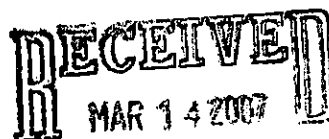
Furthermore, the Plan's Design guidelines will ensure quality, visual continuity, and consistency of design that reflect the specific circumstances of the site. We are confident that this Plan will result in a Master Planned Community that is unique to the Las Vegas Valley and one in which others will look to for inspiration for future developments.

Should any further information be desired, feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project. Your consideration of this request is greatly appreciated

Sincerely,



JOEL V. MCCULLOCH
PLANNING COORDINATOR



ZON-20543
04/26/07 PC

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:35 PM
To: Agenda Items
Subject: FW: Rezoning Application ZON-20543: PROPOSED APARTMENTS/CONDOS NEAR ELEMENTARY SCHOOLS

Zoning Opposition

From: Richard Rychtarik [mailto:rcrpower@cox.net]
Sent: Monday, April 23, 2007 7:59 PM
To: Sheila Lambert
Subject: Rezoning Application ZON-20543: PROPOSED APARTMENTS/CONDOS NEAR ELEMENTARY SCHOOLS

Adjacent to US 95 north and south of Durango what I see is the beginning of large volume, high density housing and businesses. The same holds true on Durango just west of 95. The reasons for this are usually affordability for lower income citizens, economic viability for developers or both. I believe that there is a large body of empirical evidence showing that large areas with high density, low cost housing have a dramatically higher per capita crime rate.

The city of Las Vegas has championed an "integrated" neighborhood concept, which is the grouping of affordable, usually high density, housing with other low density residential units. While on the surface this seems to have merit, same school systems, population diversity, a boot strap effect for some etc., I question the merits. In general, those in the low cost, high density housing have little in common with their adjoining low density, high cost residential neighbors. If anything, this fosters further isolation, mistrust and even resentment. It is difficult enough to relate to your neighbors with similar socio/economic backgrounds, this mix makes it nearly impossible.

When that Horse/95 will be the next major interchange to be developed, I propose that any additional high density housing be located on the west side of 95 near Horse and not adjacent to these elementary schools. I know this seems like not in my back yard but I believe the rational put forth by others, security and safety, is sound.

Has anyone considered a traffic study incorporating all of this proposed high density housing?
 Thank you.

Richard Rychtarik
 8228 Weeping Springs Ave.
 89131
 702-515-7228

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:34 PM
To: Agenda Items
Subject: FW: Zoning Application ZON-20543

Opposition letter

From: Brezyiilv@aol.com [mailto:Brezyiilv@aol.com]
Sent: Monday, April 23, 2007 8:05 PM
To: Sheila Lambert
Subject: Zoning Application ZON-20543

Dear Sheila Lambert,

I believe the portion of Zoning Application ZON-20543 that would allow apartments and/or condominiums adjacent to these two elementary schools:

- 1) Will be Incompatible with and too intense for the surrounding neighborhood;
- 2) Does not allow an appropriate buffer between high-density residential and these two elementary schools;
- 3) Will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools;
- 4) Will result in increased crime near these schools.

Thank you for your time, assistance, and continued dedication to maintaining the quality of our neighborhoods!

Sincerely,

Wendy Bybee, A Concerned Resident & Parent

See what's free at AOL.com.

4/25/2007

59

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: Focus Group -

GPA 20543

-----Original Message-----

From: Marvin & Eileen Minushkin [mailto:emmm41165@cox.net]
Sent: Sunday, April 22, 2007 12:34 PM
To: Sheila Lambert
Subject: Focus Group

Sheila: Many individuals have spoken against the addition of apartments along the southeast portion of Focus' land. This will certainly impact schools in a negative way. We would again like the councilman to appose this modification of use. Single family, condo's and commercial as originally planned is the way to go.
Marvin

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: ZON-20543

Opposition letter

From: Jennifer L. Taylor [mailto:jtaylor@RVCDLAW.COM]
Sent: Sunday, April 22, 2007 9:52 PM
To: Sheila Lambert
Subject: ZON-20543

Dear Sheila:

I am writing to express my concerns and opposition regarding Rezoning Application ZON-20543. The proposed Master Plan submitted by Focus Property Group seeks approval of commercial and/or condos/apartments on the far southeast edge of the property and immediately adjacent to Bilbray and Scherkenbach Elementary Schools. I vigorously oppose this portion of the proposed Master Plan, and request that Councilman Ross deny any request by the landowner to place high-density, multi-family housing immediately adjacent to these two elementary schools. I believe that high-density multi-family housing immediately adjacent to Bilbray and Scherkenbach Elementary Schools will be incompatible with and too intense for the surrounding neighborhood, does not allow an appropriate buffer between high-density residential and these two elementary schools, will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools, and will result in increased crime near these schools. Although I am outside the 1000' zone, I would appreciate being notified of any neighborhood meetings or other information related to this proposed Master Plan.

Please encourage the Councilman to ensure that this proposed Master Plan mandates responsible growth and the protection of the children at these two elementary schools. As always, thank you for your time and for passing my concerns onto Councilman Ross.

Sincerely,

Jennifer L. Taylor
Hartson & Vick, LLP
401 N. Buffalo Dr., Suite 202
Las Vegas, NV 89145

Office Phone (702) 247-4661
Direct E-mail address: jtaylor@rvcdlaw.com

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4/25/2007

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: Zoning Application ZON-20543

Opposition letter

From: Heather Sams [mailto:heathersams@cox.net]
Sent: Tuesday, April 24, 2007 7:30 AM
To: Steven Ross
Subject: Zoning Application ZON-20543

Hello. I am writing to express my views on the rezoning application for the planned development on the land directly south of Bilbray Elementary School. I understand that the plan includes high density residential. My children attend Bilbray Elementary and I am quite concerned from a safety perspective. Furthermore, high-density residential development is completely incompatible with the character of the surrounding neighborhood (as is commercial development). It is quite simply the wrong place to plan a development of this kind.

Please respond in kind regarding your viewpoint and planned course of action regarding this planned development.

Thank you.

Heather Sams

heathersams@cox.net

9033 Tumblewood Avenue, Las Vegas NV 89143

Home: 702-658-4721

Cell: 702-203-2748

4/25/2007

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Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:32 PM
To: Agenda Items
Subject: FW: Rezoning Application ZON-20543

Opposition letter

From: Lance Howell [mailto:howell_lance@yahoo.com]
Sent: Monday, April 23, 2007 7:56 AM
To: Steven Ross
Cc: Sheila Lambert
Subject: Rezoning Application ZON-20543

Councilman Ross,

I believe the portion of Zoning Application ZON-20543 that would allow apartments and/or condominiums adjacent to these two elementary schools:

- 1) Will be Incompatible with and too intense for the surrounding neighborhood;
- 2) Does not allow an appropriate buffer between high-density residential and these two elementary schools;
- 3) Will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools;
- 4) Will result in increased crime near these schools.

Thank you,

Lance Howell
8320 Jo Marcy Drive

Ahhh...imagining that irresistible "new car" smell?
Check out [new cars at Yahoo! Autos.](#)

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:31 PM
To: Agenda Items
Subject: FW: Internet Submission - praposed change to zoning off Ft. Apache/Brent GPA 20543

-----Original Message-----

From: CWaller2112@yahoo.com [mailto:CWaller2112@yahoo.com]
Sent: Sunday, April 22, 2007 11:48 AM
To: Councilman-sross@LasVegasNevada.gov
Subject: Internet Submission - praposed change to zoning off Ft. Apache/Brent

Citizen Name: Chris Waller

Email: CWaller2112@yahoo.com

Comments: I think that it's ludicrous that a large corporation can come in and ram apartments and/or condos down the communities throat merely because they have the money to do so. This isn't in the best interest of the current community nor does it speak well that Facus can exanerate themselves by claiming they have financial partners and have to follow their whims. This is a paor example of their policies. It is actually a similiar to a scam called bait and switch. I would hope that your office, as an extension of the will of the residents, do your best to block such a proposal. This is what we would expect from our councilman. Thank you far your interest, Chris Waller

Date: 4/22/2007 11:48:01 AM

Telephone Protest/Approval Log

Meeting Date: 4-26-07

Case Number: ^{20N-}20543

Date: 4-25-07
Name: Jay Monardo
Address: 7951 Whale Harbor St.
Phone: SAS-1372
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
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☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Dorothy Marsili

From: Nora Lares
Sent: Thursday, May 10, 2007 8:02 AM
To: Dorothy Marsili
Cc: Tina A. Past
Subject: FW: Internet Submission - Case # ZON-20543 (Protest)

-----Original Message-----

From: kharless@goldennugget.com [mailto:kharless@goldennugget.com]
Sent: Thursday, May 10, 2007 8:01 AM
To: Planning Internet Email
Subject: Internet Submission - Case # ZON-20543

Citizen Name: Kelly Harless

Email: kharless@goldennugget.com

Comments: I would like to take this opportunity to express my and my families absolute opposition to Case # ZON-20543 regarding zoning changes to allow 5 dwelling per acre to be revised to 10+ per acre. Listed below please find a list of reasons for my opposition.

Construction will compromise the children's safety coming from and to the Bilbray and Scherkenbach elementary schools and surrounding areas.
The traffic increase will compromise the children's safety coming from and to the Bilbray and Scherkenbach elementary schools and surrounding areas...
The current crime index in our neighborhood would increase.
The proposed buildings would obstruct the view of the beautiful mountains to our west.
Our small community park would become over crowded.
Traffic and ambient noise would greatly increase compromising the currently much appreciated peace and tranquility.
Our HOA fees would increase due to increased maintenance that would be needed to keep our area nice.
Our property values would be adversely affected in an already suffering housing market.

In closing I would just like to mention that my family and I took great care in planning and choosing a neighborhood that would be conducive to a safe environment for our children while maintaining the best chance for equity growth. One of the most appealing features for us was that from Grand Teton north were all single family homes. Separating commercial, apartment and condos was at the top of our list when we purchased. The proposed plan would cause property values for everyone living in that area to drop along with peace and serenity we now currently enjoy.

We sincerely hope you support our views in this manner and help us to maintain one of the few true real residential areas left in our valley. Please feel free to contact me or my wife for any more feedback you think may be helpful to the cause. Thank you for your time and consideration.

Submitted after final agenda

Kelly - 280-8736

Trish - 280-8740

Date 5/10/07 Item #12

Date: 5/10/2007 8:01:07 AM

ITEM # 12
CASE # ZON-20543
PC MTG 5/10/07

Dorothy Marsili

From: Nora Lares
Sent: Thursday, May 10, 2007 7:05 AM
To: Dorothy Marsili
Cc: Tina A. Past
Subject: FW: Internet Submission - Planning Commission Case: ZON-20543 (Protest)

-----Original Message-----

From: jslwl2@earthlink.net [mailto:jslwl2@earthlink.net]
Sent: Wednesday, May 09, 2007 10:58 PM
To: Planning Internet Email
Subject: Internet Submission - Planning Commission Case: ZON-20543

Citizen Name: John Wirtz

Email: jslwl2@earthlink.net

Comments: We are Strictly Against (Case: ZON-20543), the proposed zoning change for several reasons:

1. Given the lack of control over development that this change proposes, the change to TD is not acceptable. If this change takes place, you could potentially have a casino and apartments near both an elementary and high schools. Having multi-occupant dwellings, schools and casinos in close proximity to each other helps contribute to higher crime rates, congestion, and clogged roads. The associated social and traffic issues create additional frustration for the residents who live in that area.
2. Changing the zoning to TD gives developers far too much freedom. No business just signs checks with out first knowing what it is that the business is paying for and the associated costs that go with it . This proposed new zoning allows at least 10 dwellings per acre as it is being developed that way (TD). Obviously the original plan calls for a more restrained approach limiting the number of multi-resident dwellings and business that have significant impact on the surrounding community. Not allowing property owners to have at least some control over an issue, this important, is a prescription for disaster.
3. The developer requesting this change has not disclosed what will be in the Urban Mixed-Use or Town Center areas. The zoning should not be changed until we know what is exactly intended for those areas. This requires a viable, responsible, and concrete plan that is in the best interest of all parties concerned. Additionally we need to ensure that the plan is submitted, approved and monitored to for complete compliance. We must be sure that the developer is able to live up to their end of the agreement, not just promise the world, and be unable to deliver the required product.

Thankyou,
John Wirtz
jslwl2@earthlink.net

Date: 5/9/2007 10:58:25 PM

ITEM # 12
CASE # ZON-20543
PC MTG 5-10-07

P

Dorothy Marsili

From: Nora Lares
Sent: Thursday, May 10, 2007 7:06 AM
To: Dorothy Marsili
Cc: Tina A. Past
Subject: FW: Internet Submission - ZON-20543 (Protest)

-----Original Message-----

From: Lana32674@aol.com [mailto:Lana32674@aol.com]
Sent: Thursday, May 10, 2007 5:10 AM
To: Planning Internet Email
Subject: Internet Submission - ZON-20543

Citizen Name: Lana Roper

Email: Lana32674@aol.com

Comments: May 10, 2007

Dear Councilman Ross and Planning Board,

First of all, thank you for what you do everyday for our community! I have lived in Las Vegas since 1974 and have seen many changes over that time. I know you are all very busy with about 3,000 people moving here monthly and the growth that this valley has seen. I am writing today in regards to the proposed zoning Case: ZON-20543. I do not agree with the proposed construction for a few reasons that I will mention.

The proposed apartment buildings, condos, and town homes will affect the schools in this area. "Bilbray and Scherkanbach" are over projection and capacity (portables) already and adding that many dwellings is going to hurt our children.

The proposed casino is too close to the schools and housing community. People move to this area of the Northwest to allow their families a peaceful life, and bringing a casino nearby will not accomplish this.

The proposed casino and Urban mixed use/Town Center will allow pedophiles to be within close proximity of vulnerable elementary aged children walking home from school; this is dangerous.

The proposed apartments, condos, town homes, urban mixed, town center, and casino will effect traffic. Traffic is already an issue near the schools, and being those are all residential streets, there is no room to change the street flows, or expand access.

As you can see, I do not believe in these projects. I understand the need for affordable housing, but not at the expense of any child's education. The developer's need to come up with a more feasible plan for this area in particular. This area has been devoted to single family homes with play areas. Does that sound like the perfect place to put a casino?

For the future, when builders ask to build on proposed sites ask what they will do for the community. I believe every builder should have to donate or devote a portion of their land for parks, and schools within the communities they are building. If you think about it having a 110 foot tall apartment building and 16,000 more apartments, condos, and houses puts a real strain on the schools and communities already in place. Figure it this way, at least 1 or 2 out of every three homes will have school aged children. The Clark County School District, in turn, will have to house and educate these children. Apartments are known to be transient. Students and teachers need stability in order to teach. I am tired of the place I have called home coming in last on education and first in violent crimes. More apartments, condos, and town homes is not what we need here. We need community areas for children to play and learn, families to enjoy the out doors, and communities to strengthen.

Respectfully Yours,
Lana M. Roper

ITEM # 12
CASE # ZON-20543
PC MTG. 5-10-07

P

GORDON & SILVER, LTD.

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JOSEPH T. KOZLOWSKI
RORY J. VOHWINKEL

TALITHA B. GRAY
JOEL Z. SCHWARZ
LEIGH C. DAVIS
KAREN L. HANKS
KENNETH E. HOGAN
ERIC J. VAN

May 9, 2007

VIA E-MAIL: www.jblewis@lasvegasnevada.gov

James B. Lewis, Deputy City Attorney
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: City of Las Vegas Planning Commission – May 10, 2007
Agenda Items #12 and #13 (Zon-20543 and DIR-21605)

Dear Jim:

I appreciate your clarification on the limited intent and applicability of MSH-21013, the newly proposed beltway "northern alignment" that will be heard by Las Vegas City Council ("Council") on May 16, 2007. As you know, this is a companion item to the above captioned abeyance items before the Planning Commission on May 10, 2007. While it would appear that all of these matters are on a "fast-track" schedule, inasmuch as the Focus Development Agreement ("the Agreement") that is before the Planning Commission assumes the northern alignment will be adopted by Council, the Commission might wish to see what direction the Council takes on that item, before making its recommendation on the Agreement.

I would point out that if the Council does not accept the northern alignment, virtually all of the design details of the Agreement would be rendered moot. Accordingly, on behalf of several property owners whom I represent, that would be adversely affected by the proposed northern alignment, I would enter their objection to the Agreement as presently constituted. I would ask that the Agreement be held in abeyance until Council has made a determination on the fate of the proposed beltway right-of-way. Your consideration is appreciated.

Very truly yours,

GORDON & SILVER, LTD.

JEFFREY A. SILVER, ESQ.

ITEM # 10.13
CASE # 2007-00015
PC MTG 5.17

P

TO PLANNING COMMISSION

RE: KYLE CANYON ZONING CHANGE FOR MEETING DATED 5/10/07

VIA FAX: 474-7463

PAGES: 5

5/9/07

Dear Councilman Ross:

I am writing to you on behalf of Northwest Residents for Responsible Growth, a new citizen's action group dedicated to ensuring the quality of life in the Northwest is maintained and that the best interests of the citizens who elected you are not put behind the money and influence of landowners and developers. As you stated on your campaign website, your job is "to represent our neighborhoods and families". Specifically, I am writing to you today in regard to the proposed Development Agreement between City of Las Vegas and Kyle Acquisition Group, LLC (hereafter the "Kyle Canyon Development Agreement"), and requesting that you "represent our neighborhoods and families" in your continued consideration of the Kyle Canyon project.

The neighborhoods and families of Ward 6 are trusting in you to represent us, and not Focus Group, as the planning for the Kyle Canyon community moves forward. When you ran for election, your election website stated: "Neighbors must be listened to when development can change a neighborhood." Accordingly, we are requesting that Rezoning Application ZON-20543 and DIR-21605 be held at Planning, or that if it is passed, it be held at City Council for at least 75 days to allow the neighbors to truly be involved in the final version of the Kyle Canyon Development Agreement, and to work out a number of issues with the developer. Our Northwest community is suburban in nature, and passing the current version of the Kyle Canyon Development Agreement without significant revisions will forever and detrimentally change the character and quality of life in the Northwest. As such, we believe that it is the most important issue facing you as move into your next election cycle, and trust that you will abide by your assurances that you will listen to the neighbors. The proposed Development Agreement is so profoundly different than other development agreements that have been considered, and it is so profoundly incompatible with the Northwest, that it deserves further public hearings and public input.

Your website for the City states: "Growth and changing population creates unparalleled challenges in Ward 6. Councilman Ross is committed to protecting the existing rural housing areas while at the same time making Ward 6 an attractive place for new families. To accomplish these goals, Councilman Ross has placed smart growth, public safety and affordable family housing as his top priorities. Councilman Ross believes it is important to make sure that public services and structures such as fire stations, police, roads and flood control channels keep pace with the growth in the community. . . . Councilman Ross and his wife Kelli have five children. He likes to say his own family provides a constant reminder of his obligation to protect the quality of life for all families in Ward 6." We do not believe that the current incarnation of the Kyle Canyon Development Agreement meets your commitments to Ward 6, and therefore, it

should be held at Planning Commission and/or City Council for further public input and revisions.

Following are our specific areas of concern. We believe that each of these areas touches upon the campaign issues you promised the citizens of Ward 6 would be your priorities and subject to your diligent scrutiny.

1) The density of the Kyle Canyon Development Agreement, which contemplates 16,000 homes is far too great. In your campaign, you stated that:

-- "elected representatives need to recognize the fragile nature of communities and work to protect the character of their neighborhoods"

-- "good neighborhoods are the core of good family life...it's harder to raise a family or retire in dignity if you are worried about your neighborhood."

Allowing the development of 16,000 new residences and the inclusion of potentially 50,000 new residents does not take into account the fragile nature of our community and does not protect the character of the Northwest. The intensity of this proposed development plan will add to our existing worries about our neighborhoods.

You also recognized the ever critical issue of drought, when you stated: "Recent rains may keep us remembering that we are still in a long-term drought. We must continue to promote water saving methods." We do not believe that 16,000 residences in this fragile environment is compatible with this promise. You also recognized that "Ward 6 is a diverse community with many rural areas. We must work together to protect the rural lifestyle that so many residents enjoy in the Northwest." The proposed density in the Kyle Canyon Development Agreement utterly disregards and fails to protect the rural lifestyle of the Northwest.

2) The Kyle Canyon Development Agreement contemplates a casino as the centerpiece of the town center area of the Kyle Canyon community. The casino must be eliminated as a part of this proposed development. In your campaign website you recognized the detrimental effect casinos have upon neighborhoods and stated:

-- "Casinos are a part of Nevada life, but we cannot allow large casinos to change the character of a neighborhood."

"No neighborhood should be dominated by a huge high-rise casino".

The proposed Kyle Canyon Development Agreement runs directly afoul of your representation that "no neighborhood" be "dominated by a huge high-rise casino." We request that you staunchly stand behind this promise, and preclude the casino entitlement as part of the Kyle Canyon Development Agreement.

3) The parks and open space contemplated by the Kyle Canyon Development Agreement are completely insufficient and need to be expanded. Currently, only 6% of the approximately 1700 acres is planned for parks and open spaces. This paucity of parks and open space is completely unacceptable, and the Kyle Canyon Development Agreement needs to be re-written to require Focus Group to increase the amount of parks and open spaces. On you campaign website, you recognized the importance of parks and open spaces and stated:

– “We have opened the Gilcrease Park, Bradley Bridle Park and will open Polly Gonzalez Park in September 2006 – even with the opening of these parks, our community needs more areas for children and families to play safe.”

– “Open space and Parks are an important part of our community – I will continue to hold developers to the task of providing open space and work with the City to build more parks.”

– “Many people in Ward 6 moved here because of its more rural lifestyle. We must continue to expand our trail system.”

Where will the children living in 16,000 new residences play and spend time with this small amount of open space? How does the current proposed Development Plan expand our trail system? Please keep your promise to the citizens of Ward 6 and hold Focus Group “to the task” of providing appropriate open space in its Kyle Canyon Development Agreement.

4) The heights of structures contemplated in the Kyle Canyon Development Agreement for the town center and Urban Mixed Use areas is excessive. Currently, the maximum height called out by the Kyle Canyon Development Agreement in the town center area is 160 feet and 80 feet in the Urban Mixed Use areas. Allowing structures of these heights will forever and detrimentally affect the characters and vistas of the Northwest, and the entrance to Kyle Canyon. In your campaign promises, you recognize the damaging effect buildings of such height can have on a neighborhood and state, “[n]o neighborhood should be dominated by a huge, high rise casino.” Further structures potentially 80 feet high would be permitted across from two existing elementary schools and across from a proposed high school.

5) We are concerned that the public review process for the future development in Kyle Canyon is insufficient as set out in the Kyle Canyon Development Agreement. We believe that expanded scrutiny needs to be included in the Development Agreement, including a notification range well beyond the 1000 foot radius, and a strict scrutiny of the compatibility and buffering of any proposed uses in the Town Center and Urban Mixed Use designated areas.

6) We believe that the Kyle Canyon Development Agreement does not provide for sufficient infrastructure in light of the fact that it seeks to add 16,000 units and potentially 40,000 - 50,000 residents to our community. Specifically, we believe the Kyle Canyon Development Agreement does not provide for sufficient:

– Fire safety facilities:

–Police facilities:

–Schools:

During your campaign, you stated:

–“I will continue to work with the Las Vegas Metropolitan Police Department to bring a substation to the Northwest part of Las Vegas. We must work hard to have more police officers in our neighborhoods, on our streets and in our parks.” You also stated: “New development must plan for schools, parks and traffic impact.” The Kyle Canyon Development Agreement does not adequately “plan for schools, parks and traffic impacts.” Additionally, it fails to include a plan for sufficient fire and police coverage for another 16,000 residences.

7) We do not believe that the Kyle Canyon Development Agreement allows for sufficient buffering between uses. One example of this, which we have previously brought to your attention, is the Urban Mixed Use designation immediately adjacent to Bilbray and Scherkenbach Elementary Schools. No project has yet been proposed for this parcel, however, we are concerned that absent specific requirements for sufficient buffering, an inappropriate and incompatible use will be requested for this area.

8) We do not believe that the Kyle Canyon Development Agreement takes into consideration compatibility with existing uses. Further, we do not believe that the citizens of Ward 6 will be given an opportunity to comment on compatibility if the Kyle Canyon Development Agreement is passed without additional details as to the proposed uses within the different areas of the development.

9) We believe that the Kyle Canyon Development Agreement will have a detrimental effect on traffic in the Northwest. Traffic in the Northwest is already at capacity, and 95 cannot handle more rush hour traffic without resulting gridlock. Additionally, there is not sufficient public transportation in the Northwest, and we question the wisdom of allowing this massive growth without first developing a public transportation system and expanding our transportation corridors. In your campaign, you assured the citizens of Ward 6 that you would:

–“continue to work with County, State and federal officials to address the traffic issues in the Northwest.”

–“continue to work with the Regional Transportation Commission to improve our public transportation, including adding additional bus routes in the Northwest.”

We do not believe that the existing traffic issues have been alleviated and the addition of 16,000 units without developing, in advance, funded solutions to our traffic issues is untenable.

Finally, please remember that the Kyle Canyon Development Agreement is a contract between the City of Las Vegas and the developer, and the effectiveness and appropriateness of a contract are in its details. The details of this contract have not been fully developed, and are too ambiguous to provide protections to both the citizens of Ward 6 and to the City of Las Vegas.

We as citizens and taxpayers deserve to have input into the terms of this very important contract, including the opportunity to show you how and where the Kyle Canyon Development Agreement is incomplete, inconsistent, and ambiguous.

We expect that if the City enters into a contract, that time will be taken to review and analyze the final terms of the contract, ensure the contract is complete and unambiguous, and that each detail of the contract serves the best interests of the City and the citizens of your ward. While we understand staff and planning has had significant time and input into the Kyle Canyon Development Agreement, the failure to allow adequate input from citizens on this contract puts us in the position we are now in; confused citizens, upset with the process and feeling that their interests were not considered.

There has been no real public input and no real work sessions on an issue by issue basis. The final outcome of the City's planning staff's time was not even presented until the break during the April 26, 2007 Planning Commission meeting, and several of the Planning Commissioners expressed their concern at the inadequate time for review of this final and important document. The public at large was not even aware of or given access to the Kyle Canyon Development Agreement until it was made available yesterday. The City of Las Vegas should not accept, for the sake of its citizens, a contract that is not fully vetted. Therefore, the only appropriate action is to hold this matter for further review, input and revisions.

Thank you very much for your time and consideration of our concerns and requests. I and the other members of our group look forward to discussing our concerns with you further.

Sincerely,
Jennifer L. Taylor
Robertson & Vick , LLP
401 N. Buffalo Dr., Suite 202
Las Vegas, NV 89145

ITEM # 12 + 13
CASE # 2007-00012
PC MTG 5/10/07

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Date: Wed, 09 May 2007 21:51:26 -0700

From: "Robert Royere" <RRoyere@latse.local720.com>  Add to Address Book  Add Mobile Alert

To: ogoodman@lasvegasnevada.gov

Subject: Kyle canyon agenda item on planning commission Thursday May 10th

Dear Mayor,

This item desperately needs some sunshine on it before the zoning plan is changed tomorrow, May 10th. No one is able to tell us what is going in across from those two large elementary schools at the Kyle Canyon turn-off.

The whole neighborhood believes this is a rush job. Planning cannot tell us what is going in, way too vague for such a huge development.

Appreciate some help.

Ray Isner and Hal Ritzer say hello from Stagehands Local 720, we are still knocking heads with Blue Man Group and the owner is talking agreement, something at last!

Hope the Koi are doing well ! Regards!

Rob Rovere
IATSE Local 720
3000 S. Valley View Blvd
Las Vegas, NV 89102
office: 702-873-3450
direct line: 702-873-3452
cell: 702-210-4182

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(CONCERN)

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This message is not flagged. [\[Flag Message - Mark as Unread\]](#)[Printable View](#)**Date:** Wed, 09 May 2007 21:40:31 -0700**From:** "Robert Rovere" <RRovere@iatselocal720.com> [Add to Address Book](#) [Add Mobile Alert](#)**To:** Councilwoman-Tarkanian@LasVegasNevada.GOV**Subject:** Kyle canyon development in front of planning commission May 10th

Dear Councilwoman Tarkanian,

The Kyle Canyon item on Thursday's planning commission agenda needs some light on it for awhile before planning gives the OK for the zoning change.

This is a huge development and no one can tell my wife and me what is going in across from those two very large elementary schools out there where our children go.

Just a short delay because the neighbors all feel this was rushed through for the developers. We just want to be able to look at the plan!

We know each other through the Teamsters Union where I am a past President of Local 995 and currently work as a consultant to IATSE Stagehands Local 720. I walked your district with you side by side a couple of Saturdays long ago, it was hot!

Please take a look, all the neighbors are concerned, thanks!

Rob Rovere
IATSE Local 720
3000 S. Valley View Blvd
Las Vegas, NV 89102
office: 702-673-3450
direct line: 702-673-3452
cell: 702-210-4182

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Date: Wed, 09 May 2007 21:31:55 -0700

From: "Robert Rovere" <RRovere@iatselocal720.com>

To: Councilman-swolfson@LasVegasNevada.GOV

Subject: Kyle Canyon project in front of planning commission may 10th @6PM

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Dear Councilman Wolfson,

This huge Kyle Canyon project has not had adequate time for public review. There are two large elementary schools across from the development and no one is able to tell us what will be going in there. This needs some sunshine on it. Just time for us, the neighbors, to see the plan before it is rushed through planning Thursday night.

We know each other through the Teamsters Union Local 995 where I am a past President. I am now with Stagehands Local 720 as a consultant. Steve, this needs some light on it for awhile so we can all see what is going in, no one knows! Thanks

Rob Rovere
IATSE Local 720
3000 S. Valley View Blvd
Las Vegas, NV 89102
office: 702-873-3450
direct line: 702-873-3452
cell: 702-210-4182

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Leo Davenport

From: Jennifer L. Taylor [jtaylor@RVCDLAW.COM]
Sent: Thursday, May 10, 2007 11:33 AM
To: leo@gfdinvestments.com
Subject: FW: Kyle Canyon: Rezoning Application ZON-20543 and DIR-21605

Dear Chairman Davenport:

Attached is correspondence we sent to Councilman Ross outlining our concerns with the proposed Kyle Canyon Development Agreement. It was also submitted to one of the staff at planning. I just wanted you to have this for your information for tonight's meeting.

Thanks for your time and input the other day. Feel free to contact me with any questions or comments you may have regarding the attached correspondence.

Sincerely,
Jennifer L. Taylor
Robertson & Vick, LLP
401 N. Buffalo Dr., Suite 202
Las Vegas, NV 89145

Office Phone (702) 247-4661
Direct E-mail address: jtaylor@rvcdlaw.com

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-----Original Message-----

From: Jennifer L. Taylor
Sent: Wednesday, May 09, 2007 4:14 PM
To: Councilman Steven Ross
Cc: Sheila Lambert; Todd Schwartz; Eileen McKyton; Wendy Warm; mayoderiso@yahoo.com
Subject: Kyle Canyon: Rezoning Application ZON-20543 and DIR-21605

Dear Councilman Ross:

I am writing to you on behalf of Northwest Residents for Responsible Growth, a new citizen's action group dedicated to ensuring the quality of life in the Northwest is maintained and that the best interests of the citizens who elected you are not put behind the money and influence of landowners and developers. As you stated on your campaign website, your job is "to represent our neighborhoods and families". Specifically, I am writing to you today in regard to the proposed Development Agreement between City of Las Vegas and Kyle Acquisition Group, LLC (hereafter the "Kyle Canyon Development Agreement"), and requesting that you "represent our neighborhoods and families" in your continued consideration of the Kyle Canyon project.

The neighborhoods and families of Ward 6 are trusting in you to represent us, and not Focus Group, as the planning for the Kyle Canyon community moves forward. When you ran for election, your election website stated: "Neighbors must be listened to when development can change a neighborhood." Accordingly, we are requesting that Rezoning Application ZON-20543 and DIR-21605 be held at Planning, or that if it is passed, it be held at City Council for at least 75 days to allow the neighbors to truly be involved in the final version of the Kyle Canyon Development Agreement, and to work out a number of issues with the developer. Our Northwest community is suburban in nature,

5/10/2007

Submitted at Planning Commission

Date 5/10/07 Item # 12-13

and passing the current version of the Kyle Canyon Development Agreement without significant revisions will forever and detrimentally change the character and quality of life in the Northwest. As such, we believe that it is the most important issue facing you as you move into your next election cycle, and trust that you will abide by your assurances that you will listen to the neighbors. The proposed Development Agreement is so profoundly different than other development agreements that have been considered, and it is so profoundly incompatible with the Northwest, that it deserves further public hearings and public input.

Your website for the City states: "Growth and changing population creates unparalleled challenges in Ward 6. Councilman Ross is committed to protecting the existing rural housing areas while at the same time making Ward 6 an attractive place for new families. To accomplish these goals, Councilman Ross has placed smart growth, public safety and affordable family housing as his top priorities. Councilman Ross believes it is important to make sure that public services and structures such as fire stations, police, roads and flood control channels keep pace with the growth in the community. . . . Councilman Ross and his wife Kelli have five children. He likes to say his own family provides a constant reminder of his obligation to protect the quality of life for all families in Ward 6." We do not believe that the current incarnation of the Kyle Canyon Development Agreement meets your commitments to Ward 6, and therefore, it should be held at Planning Commission and/or City Council for further public input and revisions.

Following are our specific areas of concern. We believe that each of these areas touches upon the campaign promises you promised the citizens of Ward 6 would be your priorities and subject to your diligent scrutiny.

1) The density of the Kyle Canyon Development Agreement, which contemplates 16,000 homes is far too great. In your campaign, you stated that:

- "elected representatives need to recognize the fragile nature of communities and work to protect the character of their neighborhoods"
- "good neighborhoods are the core of good family life...it's harder to raise a family or retire in dignity if you are worried about your neighborhood."

Allowing the development of 16,000 new residences and the inclusion of potentially 50,000 new residents does not take into account the fragile nature of our community and does not protect the character of the Northwest. The intensity of this proposed development plan will add to our existing worries about our neighborhoods.

You also recognized the ever critical issue of drought, when you stated: "Recent rains may keep us remembering that we are still in a long-term drought. We must continue to promote water saving methods." We do not believe that 16,000 residences in this fragile environment is compatible with this promise. You also recognized that "Ward 6 is a diverse community with many rural areas. We must work together to protect the rural lifestyle that so many residents enjoy in the Northwest." The proposed density in the Kyle Canyon Development Agreement utterly disregards and fails to protect the rural lifestyle of the Northwest.

2) The Kyle Canyon Development Agreement contemplates a casino as the centerpiece of the town center area of the Kyle Canyon community. The casino must be eliminated as a part of this proposed development. In your campaign website you recognized the detrimental effect casinos have upon neighborhoods and stated:

- "Casinos are a part of Nevada life, but we cannot allow large casinos to change the character of a neighborhood."
- "No neighborhood should be dominated by a huge high-rise casino".

The proposed Kyle Canyon Development Agreement runs directly afoul of your representation that "no neighborhood" be "dominated by a huge high-rise casino." We request that you staunchly stand behind this promise, and preclude the casino entitlement as part of the Kyle Canyon Development Agreement.

3) The parks and open space contemplated by the Kyle Canyon Development Agreement are completely insufficient and need to be expanded. Currently, only 6% of the approximately 1700 acres is planned for parks and open spaces. This paucity of parks and open space is completely unacceptable, and the Kyle Canyon Development Agreement needs to be re-written to require Focus Group to increase the amount of parks and open spaces. On your campaign website, you recognized the importance of parks and open spaces and stated:

– “We have opened the Gilcrease Park, Bradley Bridle Park and will open Polly Gonzalez Park in September 2006 – even with the opening of these parks, our community needs more areas for children and families to play safe.”

– “Open space and Parks are an important part of our community – I will continue to hold developers to the task of providing open space and work with the City to build more parks.”

– “Many people in Ward 6 moved here because of its more rural lifestyle. We must continue to expand our trail system.”

Where will the children living in 16,000 new residences play and spend time with this small amount of open space? How does the current proposed Development Plan expand our trail system? Please keep your promise to the citizens of Ward 6 and hold Focus Group “to the task” of providing appropriate open space in its Kyle Canyon Development Agreement.

4) The heights of structures contemplated in the Kyle Canyon Development Agreement for the town center and Urban Mixed Use areas is excessive. Currently, the maximum height called out by the Kyle Canyon Development Agreement in the town center area is 160 feet and 80 feet in the Urban Mixed Use areas. Allowing structures of these heights will forever and detrimentally affect the characters and vistas of the Northwest, and the entrance to Kyle Canyon. In your campaign promises, you recognize the damaging effect buildings of such height can have on a neighborhood and state, “[n]o neighborhood should be dominated by a huge, high rise casino.” Further structures potentially 80 feet high would be permitted across from two existing elementary schools and across from a proposed high school.

5) We are concerned that the public review process for the future development in Kyle Canyon is insufficient as set out in the Kyle Canyon Development Agreement. We believe that expanded scrutiny needs to be included in the Development Agreement, including a notification range well beyond the 1000 foot radius, and a strict scrutiny of the compatibility and buffering of any proposed uses in the Town Center and Urban Mixed Use designated areas.

6) We believe that the Kyle Canyon Development Agreement does not provide for sufficient infrastructure in light of the fact that it seeks to add 16,000 units and potentially 40,000 - 50,000 residents to our community. Specifically, we believe the Kyle Canyon Development Agreement does not provide for sufficient:

– Fire safety facilities:

– Police facilities:

– Schools:

During your campaign, you stated:

– “I will continue to work with the Las Vegas Metropolitan Police Department to bring a substation to the Northwest part of Las Vegas. We must work hard to have more police officers in our neighborhoods, on our streets and in our parks.” You also stated: “New development must plan for schools, parks and traffic impact.” The Kyle Canyon Development Agreement does not adequately “plan for schools, parks and traffic impacts.” Additionally, it fails to include a plan for sufficient fire and police coverage for another 16,000 residences.

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example of this, which we have previously brought to your attention, is the Urban Mixed Use designation immediately adjacent to Bilbray and Scherkenbach Elementary Schools. No project has yet been proposed for this parcel, however, we are concerned that absent specific requirements for sufficient buffering, an inappropriate and incompatible use will be requested for this area.

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–“continue to work with County, State and federal officials to address the traffic issues in the Northwest.”

–“continue to work with the Regional Transportation Commission to improve our public transportation, including adding additional bus routes in the Northwest.”

We do not believe that the existing traffic issues have been alleviated and the addition of 16,000 units without developing, in advance, funded solutions to our traffic issues is untenable.

Finally, please remember that the Kyle Canyon Development Agreement is a contract between the City of Las Vegas and the developer, and the effectiveness and appropriateness of a contract are in its details. The details of this contract have not been fully developed, and are too ambiguous to provide protections to both the citizens of Ward 6 and to the City of Las Vegas. We as citizens and taxpayers deserve to have input into the terms of this very important contract, including the opportunity to show you how and where the Kyle Canyon Development Agreement is incomplete, inconsistent, and ambiguous. We expect that if the City enters into a contract, that time will be taken to review and analyze the final terms of the contract, ensure the contract is complete and unambiguous, and that each detail of the contract serves the best interests of the City and the citizens of your ward. While we understand staff and planning has had significant time and input into the Kyle Canyon Development Agreement, the failure to allow adequate input from citizens on this contract puts us in the position we are now in; confused citizens, upset with the process and feeling that their interests were not considered. There has been no real public input and no real work sessions on an issue by issue basis. The final outcome of the City's planning staff's time was not even presented until the break during the April 26, 2007 Planning Commission meeting, and several of the Planning Commissioners expressed their concern at the inadequate time for review of this final and important document. The public at large was not even aware of or given access to the Kyle Canyon Development Agreement until it was made available yesterday. The City of Las Vegas should not accept, for the sake of its citizens, a contract that is not fully vetted. Therefore, the only appropriate action is to hold this matter for further review, input and revisions.

Thank you very much for your time and consideration of our concerns and requests. I and the other members of our group look forward to discussing our concerns with you further.

Sincerely,
Jennifer L. Taylor
Robertson & Vick , LLP

5/10/2007

401 N. Buffalo Dr., Suite 202
Las Vegas, NV 89145

Office Phone (702) 247-4661
Direct E-mail address: jtaylor@rycdlaw.com

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5/10/2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 10, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-21605 - DIRECTOR'S BUSINESS - PUBLIC HEARING - KYLE ACQUISITION GROUP, LLC - Consideration and possible action regarding the Development Agreement for the Kyle Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).

C.C.: 5/16/07

PROTESTS RECEIVED BEFORE:

City Council Mtg.

7

City Council Meeting

APPROVALS RECEIVED BEFORE:

City Council Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report

MOTION:

TROWBRIDGE – APPROVED – Motion carried with DUNNAM voting NO

To be heard by City Council on 5/16/2007

MINUTES:

See Item 12 for related discussion and backup.

(6:31 – 7:34)

1-983

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 10, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-21605 - KYLE ACQUISITION GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

DIR-21605 - Staff Report Page One
May 10, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

Consideration and possible action regarding the Development Agreement for the Kyle Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.

EXECUTIVE SUMMARY

The current version of the Kyle Canyon Development Standards and Design Guidelines illustrates how the Master Developer and the City of Las Vegas are attempting to meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and the T-D (Traditional Development) zoning district. Specifically, the design guidelines emphasize the pedestrian and neighborhood connectedness called for by the proposed zoning designation. One way that they do this is by requiring that in certain positional situations, residential neighborhoods that make use of a cul-de-sac street have terminuses that end not in the typical residential lots completely surrounding the bulb but with a pedestrian oriented common lot. This configuration allows bicycle and pedestrian access between these normally cut off neighborhoods and the surrounding community. Additionally, the latest draft of the preliminary pod access points plan depicts efforts to maintain connections between neighboring developer parcels using both vehicular and pedestrian paths. Streets within the master plan area provide various ways to emphasize the pedestrian orientation by providing protected sidewalks and trails that are separated from the roadway by landscaping buffers of varying widths. Additionally, collector and neighborhood streets provide on-street parking lanes to add an extra layer of separation between pedestrian and vehicular traffic.

The development standards outline the use of walls in this master planned community. There are standards for walls along the perimeter of the overall community (village walls) as well as standards for product and front yard walls. The emphasis of the guidelines has been to minimize the solid block walls and incorporate more wrought iron view fencing. The wall heights are variable based on the topographic constraints of the individual site, but typically can not exceed heights of 12.67 feet for Village Walls, 18 feet for Product Walls, and 5.33 feet for front yard walls.

One main component of the TND (Traditional Neighborhood Development) General Plan Designation is that neighborhoods contain a mix housing types. Under the typical zoning or master plan certain areas are reserved for a limited type of housing (i.e. Title 19's R-1 (Single Family Residential) zoning district and The Cliff's Edge Master Plan's L (Low Density Residential) designation only allow single family detached structures conforming to development wide lot sizes and setback requirements). Under the development standards for Kyle Canyon

DIR-21605 - Staff Report Page Two
May 10, 2007 - Planning Commission Meeting

various housing types are encouraged in each residential parcel type. Specifically, within the Neighborhood Residential Parcels, each builder is required to produce a minimum of two single family building types and no type may exceed 60 percent of the units in that developer parcel. In the Neighborhood Residential designation there are 11 building type variants to work with.

Further, the plan limits the number of gated communities within the plan area to a maximum of 4,000 units or 25 percent of the master plan's residential offerings. The guidelines prohibit these gated neighborhoods from using solid perimeter walls to enclose the development and are encouraged to use wrought iron view fences where possible. As a part of the allowance for gated communities, the standards still require that a number of these developments provide secured pedestrian access points to neighboring developer parcels and village streets.

The design guidelines include detailed descriptions of how the developers are to incorporate and make accessible the area's natural environment and the proposed trail system. The arroyos are being excluded from development and being integrated as a part of the community's parks and open space. The development standards give special attention to how neighborhoods and roadways that boarder these areas are to emphasize their openness and accessibility. One way that this is accomplished is to provide pedestrian access points from all developer parcels that are adjacent to these natural features. The trail and pedestrian pathways system within the master plan area is rather extensive, making the entire master plan area pedestrian accessible. The interior trail system connects to the broader community by linking to the Red Rock Canyon National Conservation Area, the Mountain Edge Parkway Trail and the city's trail system along Grand Teton Drive.

Overall the current version of the Kyle Canyon Development Standards and Design Guidelines meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and proposed T-D (Traditional Development) zoning district. The allowance of cul-de-sac streets and the potential use of product walls to separate the developments have been mitigated in part by providing the pedestrian connections at select bulb terminuses and requiring access points between adjacent developer parcels. The potential for community and development walls are limited by the development standards and their impact reduced due to the direction to use view fences where possible versus solid, block walls.

The site encompasses multiple parcels that are to be included with the Kyle Canyon Development Standards and Design Guidelines and covered under the plan's Development Agreement. The proposed rezoning to the T-D (Traditional Development) zoning district is consistent with the existing TND (Traditional Neighborhood Development) General Plan designation. This rezoning is one of the necessary steps in moving forward with the master plan process for this area and staff is recommending approval of this item.

DIR-21605 - Staff Report Page Three
May 10, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

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APPROVALS 0

PROTESTS 0

**DEVELOPMENT AGREEMENT
BETWEEN
CITY OF LAS VEGAS
AND
KYLE ACQUISITION GROUP, LLC**

May 10, 2007

THIS DEVELOPMENT AGREEMENT is made and entered into this _____ day of _____, 2007 by and between the **CITY OF LAS VEGAS**, a municipal corporation of the State of Nevada ("City") and **KYLE ACQUISITION GROUP, LLC**, a Nevada limited liability company ("Master Developer").

RECITALS

A. City has authority, pursuant to NRS Chapter 278 and Title 19 of the Code, to enter into development agreements such as this Agreement, with persons having a legal or equitable interest in real property to establish long-range plans for the development of such property.

B. Master Developer acknowledges that it is the legal owner of the Property described on Exhibit "A" attached hereto. Master Developer and City desire to enter into this Agreement in conformance with the requirements of NRS Chapter 278, and as otherwise permitted by law.

C. The parties acknowledge that this Agreement will further the goals and values of City as provided by (i) Resolution R-176-2004 adopted by the City Council, (ii) City's Centennial Hills Sector Plan and (iii) the Las Vegas 2020 Master Plan.

D. The parties further acknowledge that this Agreement will (i) provide for public services, public uses and urban infrastructure, (ii) promote the health, safety and general welfare of City and its inhabitants, (iii) minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, (iv) insure attainment of the maximum efficient utilization of resources within City at the least economic cost to its citizens, and (v) otherwise achieve the goals and purposes for which the laws governing development agreements were enacted.

E. As a result of the development of the Property, City will receive needed jobs, sales and other tax revenues, significant increases to its real property tax base and substantial improvements to the public infrastructure. City will additionally receive a greater degree of certainty with respect to the phasing, timing and orderly development of City infrastructure by a developer with significant economic resources and experience in the development process.

F. Master Developer understands and acknowledges that there are insufficient public services available in order to properly construct and populate the Community. Subject to the terms and conditions of this Agreement, Master Developer agrees to provide those necessary public services, facilities and infrastructure improvements on the Property and outside the Property as specifically provided for herein.

G. Master Developer desires to obtain reasonable assurances that it may develop the Community in accordance with the terms, conditions and intent of this Agreement. Master Developer's decision to enter into this Agreement and commence development of the Community is based on expectations of proceeding and the right to proceed with the Community in accordance with this Agreement and the Applicable Rules.

H. Master Developer further acknowledges that this Agreement was made a part of the record at the time of its approval by the City Council and that Master Developer agrees without protest to the requirements, limitations, and conditions imposed by this Agreement.

I. The City Council, having determined that this Agreement is in conformance with Resolution R-176-2004, the Centennial Hills Sector Plan and the Las Vegas 2020 Master Plan, and that all other substantive and procedural requirements for approval of this Agreement have been satisfied, and after giving notice as required by the relevant law, and after introducing this Agreement by ordinance at a public hearing on _____, and after a subsequent public hearing to consider the substance of this Agreement on _____, the City Council found this Agreement to be in the public interest and lawful in all respects, and approved the execution of this Agreement by the Mayor of the City of Las Vegas.

NOW, THEREFORE, in consideration of the foregoing recitals, the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION ONE DEFINITIONS

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

"Affiliate" of any person means (a) any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with such Person and (b) any other Person that beneficially owns at least fifty percent (50%) of the voting common stock or partnership interest or limited liability company interest, as applicable, of such Person. For the purposes of this definition, "control" when used with respect to any Person, means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, partnership interests, by contract or otherwise; and the terms "controlling" or "controlled" have meanings correlative to the foregoing.

"Agreement" means this development agreement and at any given time includes all addenda and exhibits incorporated by reference and all amendments which hereafter are duly entered into in accordance with the terms of this Agreement.

"Applicable Rules" means and refers to:

(a) The provisions of the Code and all other uniformly-applied City rules, policies, regulations, ordinances, laws, general or specific, which were in effect on the Effective Date;

(b) This Agreement;

(c) The Design Guidelines; and

(d) The term "Applicable Rules" does not include:

(i) Any ordinances, laws, policies, regulations or procedures adopted by a governmental entity other than City;

(ii) Any fee or monetary payment prescribed by City ordinance which is uniformly applied to all development and construction subject to the City's jurisdiction; or

(iii) Any applicable state or federal law or regulation.

"BLM" means: the Bureau of Land Management.

"Building Codes" means the following codes: 2006 International Residential Code; 2006 International Building Code; 1997 Uniform Administrative Code; 2006 Pool Code; 2006 Uniform Plumbing Code; 2005 National Electric Code; 2006 Uniform Mechanical Code; and National Fire Protection Agency 1, to the extent adopted by the City and subject to any modifications that are adopted by the City.

"CCRFCD" means the Clark County Regional Flood Control District.

"CCSD" means the Clark County School District.

"City" means the City of Las Vegas, together with its successors and assigns.

"City Council" means the Las Vegas City Council.

"City Infrastructure Improvement Standards" means in their most recent editions and with the most recent amendments adopted by the City, the Standard Drawings for Public Works Construction Off-site Improvements, Clark County, Nevada; Uniform Standard Specifications for Public Works Construction Off-site Improvements, Clark County, Nevada; Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood Control District; Design and Construction Standards for Wastewater Collection Systems of Southern Nevada; and any other engineering, development or design standards and specifications adopted by the City Council. The term includes standards for public improvements and standards for private improvements required under Title 18. The term does not include the Kyle Canyon engineered drawings contained in the Design Guidelines.

"Code" means the Las Vegas Municipal Code, including all ordinances, rules, regulations, standards, criteria, manuals and other references adopted therein.

"Community" means the Property and any and all improvements provided for or constructed thereupon.

"Dedicated Staff" means all of the individuals identified in Section 3.06(b).

"Designated Builder" means any legal entity that owns any parcel of real property within the Community, provided that such entity is designated as such by Master Developer to City Manager in writing. For purposes of the Applicable Rules, the term "Designated Builder" is intended to differentiate between the Master Developer and any other entity, including an Affiliate, partner or corporation related to Master Developer except to the extent that Master Developer engages in the development of a structure or other improvements on a Development Parcel within the Community, in which case Master Developer shall so notify the City Manager in writing.

"Designated Builder Parcel" means any real property within the Community owned by a Designated Builder.

"Design Guidelines" means the document prepared by Master Developer and reviewed and approved by City as a part of this Agreement, which is fully incorporated herein.

"Development Parcels" means legally subdivided parcels of land within the Community that are intended to be developed or further subdivided.

"Development Phase" means each of those portions of the Property described on Exhibit "B" hereto.

"Director of Planning" means the Director of the City's Planning and Development Department or her designee.

"Director of Public Works" means the Director of the City's Department of Public Works or his designee.

"DWR" means the State of Nevada Division of Water Resources.

"Effective Date" means the date, on or after the adoption by City of an ordinance approving the execution of this Agreement, and the subsequent execution of this Agreement by the Parties, on which this Agreement is recorded in the Office of the County Recorder of Clark County. Each party agrees to cooperate as requested by the other party to cause the recordation of this Agreement without delay.

"Entitlement Request" means a request by Master Developer or a Designated Builder for any land use approval including, without limitation, a tentative or final subdivision map.

"Fire Station" means a building used for fire personnel and equipment.

"Fire Station Site" means property owned or controlled by the City at the southwest corner of

Grand Teton and Hualapai.

"Grading Plan, Master Rough" means a plan or plans prepared by a Nevada-licensed professional engineer, to:

- (a) Specify areas of less than two hundred (200) acres in size where the Master Developer intends to perform rough grading operations;
- (b) Identify existing elevations and features that are to be preserved within the Community and do so at a drawing scale not to exceed one hundred feet (100') per inch;
- (c) Identify approximate future elevations and slopes of roadways, paseos, Development Parcels, open space, and drainage areas;
- (d) Identify rough design elevations on a two hundred foot (200') grid, and at street intersections, at pod boundaries and at drainage basin boundaries, or more frequently; and
- (e) Identify locations and heights of potential stock piles.

The Master Rough Grading Plan shall be reviewed by the Director of Public Works for conformance to the grading and drainage aspects of the approved Master Drainage Study and the Director of Planning and Development shall consider the plan for the aesthetic aspects of the plan. The intent of the document is to establish rough grade elevations for both roadways and Development Parcels such that significant unanticipated grade and earthwork differences do not occur at the time of development of individual subdivisions.

"Grading Plan Specific", which accompanies the Technical Drainage Study, means a detailed grading plan for a development site within the Community to further define the grading within residential or commercial subdivision sites as identified in the Master Rough Grading Plan to a level of detail sufficient to support construction drawings, in accordance with the CCRFCD Hydrologic Criteria and Drainage Design Manual.

"LVVWD" means the Las Vegas Valley Water District.

"Master Developer" means KYLE ACQUISITION GROUP, LLC, a Nevada limited liability company, and its successors and assigns as permitted by the terms of this Agreement.

"Master Drainage Study" means the comprehensive hydrologic and hydraulic study conditionally approved by the Director of Public Works on January 22, 2007 and incorporated in its entirety herein as Exhibit "G".

"Master HOA" means a unit-owners' association organized pursuant to NRS 116.3101, that is comprised of owners of residential dwelling units in the Community.

"Master Land Use Plan" means the approved site plan for the Community, which is Figure 2-1 of the Design Guidelines.

"Master Sanitary Sewer Study" means the comprehensive hydraulic study conditionally approved by the Director of Public Works on January 19, 2007 and incorporated in its entirety herein as Exhibit "G".

"Master Studies" means the Master Traffic Study, the Master Drainage Study, and the Master Sanitary Sewer Study.

"Master Traffic Study" means the comprehensive study conditionally approved by the Director of Public Works on April 24, 2007 and incorporated in its entirety herein as Exhibit "G".

"Master Utility Improvements" means those water, sanitary sewer, storm water drainage, power, street light and natural gas improvements within and directly adjacent to the Property necessary to serve the proposed development of the Community other than those utility improvements to be located within individual Development Parcels. All public sewer and public drainage easements located outside of public

right-of-way must be within common lots of the Master Developer or of the Designated Builder Parcels.

"Master Utility Plan" means a conceptual depiction of all existing and proposed utility alignments, easements or otherwise, within and directly adjacent to the Property necessary to serve the proposed development of the Community, other than those utility improvements to be located within individual Development Parcels. The Master Developer shall align all proposed utilities within proposed public rights-of-way and dedicate such rights-of-way to the City before granting utility easements to specific utility companies, except easements for existing Nevada Power facilities constructed pursuant to BLM grants, and easements necessary for existing and future LVVWD water transmission mains.

"Metro" means the Las Vegas Metropolitan Police Department.

"NRS" means the Nevada Revised Statutes, as amended from time to time.

"Off-Property" means outside of the physical boundaries of the Property.

"Off-Property Improvements," as this definition relates to the Master Studies, means infrastructure improvements located outside the Property boundaries required by the Master Studies or other governmental entities to be completed by the Master Developer due to the development of the Community.

"On-Property" means within the physical boundaries of the Property.

"On-Property Improvements," as this definition relates to the Master Studies, means infrastructure improvements located within the Property boundaries required by the Master Studies or other governmental entities to be completed by the Master Developer due to the development of the Community.

"Off-Site Improvements" means any and all improvements necessary for a discrete parcel of property as required by the Applicable Rules.

"Parent Map, Tentative" means a preliminary subdivision map of the Property that is the first discretionary request by the Master Developer to legally subdivide the Property pursuant to the provisions of NRS 278 and Title 18 of the Code. Such map shall delineate all areas to be subdivided, including roadways and related necessary rights-of-way, easements and common areas.

"Parent Map, Final" means a final subdivision map of the Property prepared in accordance with any and all conditions of the approved Tentative Parent Map, NRS 278 and Title 18 of the Code that acts to legally subdivide the Property.

"Parks Agreement" means that agreement between Master Developer and City identifying the rights, duties and obligations of Master Developer and City as to the design, construction and maintenance of public open space, parks, trails and other recreation amenities to be developed within the Community. The Parks Agreement was approved by the City Council on _____, 200__, and is fully incorporated herein.

"Party," when used in the singular form, means either Master Developer or City and in the plural form of "Parties" means both Master Developer and City.

"Planning Commission" means the City of Las Vegas Planning Commission.

"Planning Department" means the Planning and Development Department of City.

"Property" means that certain 1,712± gross acres of unimproved real property which is the subject of this Agreement. The legal description of the Property is set forth at Exhibit "A".

"RTC" means the Regional Transportation Commission of Southern Nevada.

"SNHD" means the Southern Nevada Health District.

"Standard Improvements" as this definition relates to Section Five, herein, means any and all Off-Site Improvements including, but not limited to, streets, sewers, sidewalks, curbs, gutters, storm drains streetlights and trails required in the Parks Agreement.

"Subdivision Map" means any instrument under NRS and Title 18 of the Code which legally subdivides property or gives the right to legally subdivide property, including, without limitation, parcel maps, division of land into large parcels, Tentative and Final Parent maps, tentative commercial subdivision maps, final commercial subdivision maps, reversionary maps, condominium subdivision maps, or tentative or final residential subdivision maps, for all or a portion of the Community.

"Sub-HOA" means a unit-owners' association organized pursuant to NRS 116.3101, that is comprised of owners of residential dwelling units in the Community and is subordinate to the Master HOA.

"Technical Drainage Study" means: a comprehensive hydrologic study prepared under the direction of and stamped by a Nevada-licensed professional engineer, to:

- (a) Estimate the impact of storm water run-off affecting a Development Parcel from on-property and off-property sources;
- (b) Estimate the impact of any storm water run-off that will affect down-stream off-property real property;
- (c) Identify the impacts of any storm water run-off that will affect the Development Parcel; the on-property proposed drainage facilities and patterns and any off-property drainage facilities and patterns;
- (d) Identify the means and methods necessary to mitigate such impact, including a commitment to implement, or pay for such mitigating improvements within a specified time frame; and
- (e) Identify the future elevations of roadways.

The Technical Drainage Study shall be approved by the Director of Public Works.

"Telecommunication Facility" means a wireless tower or antenna.

"Term" means the term of this Agreement.

"Village Street" means any of those roadways identified as Village Streets and which Master Developer is obligated to construct pursuant to the Master Traffic Study, together with associated curb, gutter, underground utility improvements including fiber optic interconnect, streetlights, traffic control signs and signals other than those for which a fee was paid pursuant to Ordinance 5644, sidewalk or trail and landscaping as indicated on the appropriate cross section in the Design Guidelines. Prior to installation of the final lift of asphalt, Designated Builders may have access for Designated Builder Parcel underground utility connections.

SECTION TWO APPLICABLE RULES AND CONFLICTING LAWS

2.01 Reliance on the Applicable Rules. City and Master Developer agree that Master Developer will be permitted to carry out and complete the development of the Community in accordance with the terms of this Agreement and the Applicable Rules. The terms of this Agreement shall supersede any conflicting provision of the City Code except as provided in Section 2.02 below.

2.02. Application of Subsequently Enacted Rules by the City. The City shall not amend, alter or change any Applicable Rule as applied to the development of the Community, or apply a new fee, rule regulation, resolution, policy or ordinance to the development of the Community, except as follows:

(a) The development of the Community shall be subject to the Building Codes in effect at the time of issuance of the permit for the particular development activity.

(b) The application of a new uniformly-applied rule, regulation, resolution, policy or ordinance to the development of the Community is permitted, provided that such action is necessary to protect the health, safety and welfare of City residents, and provided that City gives Master Developer written notice 30 days prior to implementing a new policy.

(c) Nothing in this Agreement shall preclude the application to the Community of new or changed rules, regulations, policies, resolutions or ordinances specifically mandated and required by changes in state or federal laws or regulations. In such event, the provisions of Section 2.04 to 2.06 of this Agreement are applicable.

(d) Should the City adopt or amend rules, regulations, policies, resolutions or ordinances and apply such rules to the development of the Community, other than pursuant to one of the above Sections 2.02(a), 2.02(b) or 2.02(c), the Master Developer shall have the option, in its sole discretion, of accepting such new or amended rules by giving written notice of such acceptance. City and the Master Developer shall subsequently execute an amendment to this Agreement evidencing the Master Developer's acceptance of the new or amended ordinance, rule, regulation or policy within a reasonable time.

2.03. Application of New Fees. Notwithstanding Section 2.02 above, City may increase fees imposed by Ordinance 5644, cost-based processing fees, entitlement processing fees, inspection fees, plan review fees, facility fees, water connection fees or sewer connection fees that uniformly apply to all development in City.

2.04 Conflicting Federal or State Rules. In the event that any federal or state laws or regulations prevent or preclude compliance by City or Master Developer with one or more provisions of this Agreement or require changes to any approval given by City, this Agreement shall remain in full force and effect as to those provisions not affected, and:

(a) Notice of Conflict. Either Party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, rule, regulation or policy together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The Parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law, rule, regulation or policy.

2.05 City Council Hearings. In the event either Party believes that an amendment to this Agreement is necessary due to the effect of any federal or state law, rule, regulation or policy, the proposed amendment shall be scheduled for hearing before the City Council. The City Council shall determine the exact nature of the amendment necessitated by such federal or state law or regulation. Master Developer shall have the right to offer oral and written testimony at the hearing. Any amendment ordered by the City Council pursuant to a hearing contemplated by this Section 2.05 is subject to judicial review, but such review shall be filed within twenty-five (25) calendar days from the date of the hearing. The Parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

2.06 City Cooperation. City shall cooperate with Master Developer in securing any City permits, licenses or other authorizations that may be required as a result of any amendment resulting from actions initiated under Section 2.05. As required by the Applicable Rules, Master Developer shall be responsible to pay all applicable fees in connection with securing of such permits, licenses or other authorizations.

SECTION THREE PLANNING AND DEVELOPMENT OF THE COMMUNITY

3.01. Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS Chapter 278,

this Agreement must set forth the maximum height and size of structures to be constructed in the Community, the density of uses and the permitted uses of the land for each parcel within the Community.

(a) Maximum Units Permitted. The number of dwelling units within the Community shall not exceed sixteen thousand (16,000).

(b) Permitted Unit Types. The types of buildings and dwelling units permitted in the Community are as set forth in the Design Guidelines.

(c) Density. The maximum density permitted on the Property shall be as set forth in the Kyle Canyon Residential Land Use Table and the related Planning Area Map, both of which are attached as Exhibit "F" to this Agreement and incorporated fully herein. Master Developer shall have the right to determine the number of residential dwelling units to be developed on any Development Parcel so long as all the terms and conditions of the Design Guidelines that relate to product density and product type are adhered to.

(d) Maximum Height and Size of Structures. Except as provided in Section 3.21, the maximum height and size of structures within the Community is as set forth in the Design Guidelines.

(e) Land Uses. City acknowledges and agrees that the land use categories allowed within the Community are designated on the Master Land Use Plan and the uses permitted within each category are as described in this Agreement and the Design Guidelines. The Design Guidelines specifically delineate permitted uses, conditional uses and special uses within the Community.

3.02 Phasing of Construction

(a) Generally. While Master Developer has the sole discretion to decide upon the date that it commences development of the Community and any improvements therein, Master Developer agrees to construct certain improvements that are a direct public benefit within the periods of time set forth in this Section 3.02 and in the Parks Agreement.

(b) Phasing Map. Attached hereto as Exhibit "B" is a map of the Community that generally describes the phases of construction of the Community. The phases may be revised by Master Developer if these revisions are coordinated with the Director of Planning and Development and the Director of Public Works. Prior to the Effective Date, Master Developer will submit a draft phasing schedule to City.

(c) Phasing Schedule. Master Developer shall complete the construction of all Village Streets within a development phase as follows:

A minimum of two lanes of asphalt pavement on the Village Street providing the main access to a particular Designated Builder Parcel, and a working sanitary sewer connection shall be in place prior to final inspection of any dwelling units within that Designated Builder Parcel. Permanent improvements on all major access Village Streets shall be substantially constructed as determined by the Director of Public Works prior to issuance of any building permits beyond 50% of all units within that Designated Builder Parcel. In addition, a roadway network to the boundary of this Designated Builder Parcel must be completed such that both vehicular and pedestrian access is provided.

All off-site improvements adjacent to that Designated Builder Parcel shall be substantially constructed as determined by the Director of Public Works, prior to issuance of building permits beyond 75% of all units within that Designated Builder Parcel. The above thresholds notwithstanding, all adjacent Village Streets shall be substantially complete as determined by the Director of Public Works within 24 months of the commencement of construction of such adjacent Village Streets. All required landscaping along streets adjacent to the Designated Builder Parcel will be complete within 2 months of the final inspection of the final unit in that Designated Builder Parcel.

(d) Site Grading. Master Developer and any Designated Builder may grade portions of the

Property in conformance with the approved Master Drainage Study and applicable Development Parcel Technical Drainage Studies prior to approval of any additional drainage studies provided the Master Traffic Study has been approved, a Master Rough Grading Plan(s) has been approved for the area to be graded, and a completion bond has been posted with the City for the cost of the proposed grading. The completion bond will not exceed one million dollars (\$1,000,000.00) for each Master Rough Grading Plan (i.e. 200 acre area). This bond(s) will be released by the City after the work is substantially complete or after Technical Drainage Studies that address the same area of the Property have been approved, whichever occurs first.

(e) Parks. Master Developer shall commence the design and construction of all parks and trails in the Community in accordance with the terms of the Parks Agreement.

(f) Assumption of Responsibility by Multiple Contractors. Permits that are awarded by City for each approved plan set will be based on work to be performed by each contractor. If a plan set includes multiple facets or phases of construction, separate contractors can pull permits. In the event of multiple permits and separate contractors per approved plan, Master Developer will provide City with regular updates identifying the approved permits that have been awarded for each plan.

3.03. Modifications of Design Guidelines. Modifications are changes to the Design Guidelines that apply permanently to all development in the Community. The Parties agree that modifications of the Design Guidelines are generally not in the best interests of the effective and consistent development of the community, as the Parties spent a considerable amount of time and effort negotiating at arms-length to provide for the community as provided by the Design Guidelines. However, the Parties do acknowledge that there are special circumstances which may necessitate the modification of certain provisions of the Design Guidelines to accommodate unique situations which are presented to the Master Developer upon the actual development of the community. Further, the Parties agree that modifications of the Design Guidelines can change the look, feel and construction of the community in such a way that the original intent of the Parties is not demonstrated by the developed product. To that end, the Parties also agree that the only proper entity to request a modification of the Design Guidelines is the Master Developer entity itself, and not a Designated Builder or any other purchaser of real property within the community.

(a) Applicant. Requests for all modifications of the Design Guidelines may be made only by Master Developer.

(b) Minor Modifications. Minor Modifications are changes to the Design Guidelines that include:

- (i) changes in architectural styles, color palettes and detail elements.
- (ii) the addition of similar and complementary residential or commercial uses and architectural styles, color palettes and detail elements.
- (iii) changes in building materials.
- (iv) changes in landscaping materials, plant palettes, and landscaping detail elements.

(c) Submittal, Review, Decision, and Appeal.

(i) An application for Minor Modification of the Design Guidelines may be made to the Director of Planning for her consideration. The Director of Planning shall coordinate the City's review of the application and shall perform all administrative actions related to the application.

(ii) The Director of Planning may, in her discretion, approve a Minor Modification or impose any reasonable condition upon such approval. The Director of Planning shall issue a written decision within 30 business days of receipt of the application. Her decision is final unless it is appealed

by the Master Developer pursuant to Section (iii) below. Applications for which no written decision is issued within 30 days shall be deemed approved. If the Director of Planning rejects a request for a Minor Modification, the request shall automatically be deemed a Major Modification, and at the option of the Master Developer, the decision of the Director of Planning may be appealed to the Planning Commission.

(iii) Master Developer may appeal any decision of the Director of Planning to the Planning Commission by providing a written request for an appeal within 10 business days of receiving notice of the decision. The Planning Commission shall hear such appeal within thirty (30) days.

(iv) Master Developer may appeal any action of the Planning Commission by providing a written request for an appeal within ten (10) business days of the Planning Commission action. The City Council shall hear such appeal within thirty (30) days.

(d) Major Modifications.

(i) Any application for a modification to the Design Guidelines that does not qualify as a Minor Modification is a Major Modification. All applications for Major Modifications shall be heard by the Planning Commission within forty five (45) days of either the City's receipt of the application or its receipt of the appeal provided for in Section (c) above, whichever is applicable.

(ii) Prior to Planning Commission consideration of a Major Modification that increases density in the Community the Master Developer shall meet and confer with the Director of Public Works or his designee as to whether an update to the Master Studies is required. If the Director of Public Works or his designee requires an update to one or more of the Master Studies, such update shall be prepared by Master Developer and submitted to the Department of Public Works no later than fifteen (15) business days prior to the Planning Commission hearing.

(iii) All actions by the Planning Commission on Major Modifications shall be heard by the City Council within thirty (30) days of such action.

3.04 Deviation to Design Guidelines. A deviation is an adjustment to a particular requirement of the Design Guidelines for a particular Designated Builder Parcel or lot.

(a) Minor Deviation. A Minor Deviation must not have a material and adverse impact on the overall development of the Community and may not exceed ten percent (10%) of a particular requirement delineated by the Design Guidelines. An application for a Minor Deviation may only be made under the following circumstances:

1) A request for deviation from any particular requirement delineated by the Design Guidelines on ten percent (10%) or less of the lots in a Designated Builder Parcel; or

2) A request for deviation from the following particular requirements on greater than 10% of the lots in a Designated Builder Parcel or on an entire Designated Builder Parcel:

- a) Changes in architectural styles, color palettes and detail elements.
- b) The addition of similar and complementary residential or commercial uses and architectural styles, color palettes and detail elements.
- c) Changes in building materials.
- d) Changes in landscaping materials, plant palettes, and landscaping detail elements.
- e) Setback encroachments for courtyards, porches, miradors, casitas, architectural projections as defined by 3.5 of the Design Guidelines, garages and carriage units.

f) Height of courtyard walls.

(i) Administrative Review Permitted. An application for a Minor Deviation may be filed by the Master Developer or a Designated Builder as provided herein. Any application by a Designated Builder must include a written statement from the Master Developer that it either approves or has no objection to the request.

(ii) Submittal, Review and Appeal

(1) An application for a Minor Deviation from the Design Guidelines may be made to the Director of Planning for her consideration. The Director of Planning shall coordinate the City's review of the application and shall perform all administrative actions related to the application.

(2) The Director of Planning may, in her discretion, approve a Minor Deviation or impose any reasonable condition upon such approval. The Director of Planning shall issue a written decision within thirty (30) business days of receipt of the application. Her decision is final unless it is appealed by the Master Developer pursuant to Section (3) below. Applications for which no written decision is issued within 30 days shall be deemed approved.

(3) Master Developer or Designated Builder may appeal any decision of the Director of Planning to the Planning Commission by providing a written request for an appeal within 10 business days of receiving notice of the decision. The Planning Commission shall hear such appeal within thirty (30) days.

(4) Master Developer or Designated Builder may appeal any action of the Planning Commission by providing a written request for an appeal within ten (10) business days of the Planning Commission action. The City Council shall hear such appeal within thirty (30) days.

(b) Major Deviation. A Major Deviation must not have a material and adverse impact on the overall development of the Community, may exceed ten percent (10%) of any particular requirement delineated by the Design Guidelines but may not exceed ten percent (10%) of the lots in a Designated Builder Parcel.

(i) City Council Approval Required. An application for a Major Deviation may be filed by the Master Developer or a Designated Builder as provided herein. Any application by a Designated Builder must include a written statement from the Master Developer that it either approves or has no objection to the request.

(ii) Submittal, Review and Approval.

(1) All applications for Major Deviations shall be heard by the Planning Commission within forty five (45) days of the City's receipt of the application.

(2) All actions by the Planning Commission on Major Deviations shall be scheduled for a hearing by the City Council within thirty (30) days of such action.

(c) If Master Developer or Designated Builder requests a deviation from adopted City Infrastructure Improvement Standards or the Kyle Canyon Engineered Details, an application for said deviation shall be submitted to the Land Development Section of the Department of Public Works and related fees paid for consideration by the City Engineer pursuant to the Applicable Rules.

(d) Any request for deviation other than those specifically provided shall be processed pursuant to Section 3.03 (Modifications of Design Guidelines).

3.05. Entitlement Requests.

(a) Generally. City agrees to cooperate reasonably with Master Developer to:

(i) Expedientiously process all Entitlement Requests in connection with the Property that are in compliance with the Applicable Rules and Master Studies; and

(ii) Subject to reasonable conditions not otherwise in conflict with the Applicable Rules or the Master Studies, promptly consider the approval of Entitlement Requests.

(b) Required Zoning Entitlement for Property. The Parties acknowledge and agree that the proper means to legally entitle the Property for eventual development is by way of the Master Developer's application and for a Traditional Development (TD) Zoning Classification and an approved Traditional Development Community Program for the Property in accordance with Title 19.06.160 of the Code.

The City Council finds that this Agreement, together with the exhibits and attachments, which include the Master Land Use Plan, the Design Guidelines, and the Master Studies fulfill and accomplish the required submittals pursuant to the TD zoning district and shall be the basis of any approvals granted to the Master Developer under a TD zoning district application.

(c) Other Entitlement Requests. Except as provided herein including the requirements of Section 7.05, all other Entitlement Request applications shall be processed by City according to the Applicable Rules. The Parties acknowledge that the procedures for processing such Entitlement Request applications are governed by the Code. In addition, any additional application requirements delineated herein shall be supplemental and in addition to such Code requirements.

(i) Parent Tentative Map. Master Developer shall satisfy all Code requirements and the following conditions precedent before filing an application for consideration of a Parent Tentative Map:

- (1) Conditional approval of all Master Studies;
- (2) Submittal of an exhibit acknowledging that all parcels within the Property, including those parcels "Not a Part" have, or will be provided legal access; and
- (3) Submittal of a Master Utility Plan.
- (4) The Parent Tentative Map shall show all additional right-of-way for turn lanes and bus turnouts required by the Master Traffic Study, and such additional rights-of-way shall be dedicated on the Parent Final Map unless an update to the approved Master Traffic Study is submitted to and approved by the Department of Public Works that shows that specific additional rights-of-way are not required. Comply with the recommendations of the approved Master Traffic Study update prior to occupancy of the site. If additional rights-of-way are not required and Traffic Control devices are or may be proposed within or adjacent to this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted on the Parent Final Map. Phased compliance will be allowed if recommended by the approved Master Traffic Study. No recommendation of the approved Master Traffic Study, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commissioner or the City Council on the development of this site.

(ii) Parent Final Subdivision Map. Master Developer shall satisfy all Code requirements before filing an application for consideration of a Parent Final Subdivision Map; provided that upon City approval of a Special Improvement District or upon posting of a bond for offsite roadway improvements that are adjacent to the Property, the requirements of Chapter 18.26.010 and Chapter 18.26.020 shall be deemed to be satisfied. The above noted bond will be relinquished by the City upon funding of a Special Improvement District. Prior to complete allocation of the funds available from the Special Improvement District, the Master Developer will be required to bond for the improvements that remain to be completed in accordance with the terms of the Special Improvement District Agreement.

City agrees that the Parent Final Subdivision Map for the entire Property shall be processed and recorded pursuant to the following schedule:

Parent Final Subdivision Map Processing Schedule

	<u>Duration</u>
Submittal of Parent Final Maps (East and West) to City	0 Weeks
City BlueLine Technical Review (Workshop and Public Hearing - See Note 1)	5.5 Weeks
Address City Comments	4 Weeks
City Second Review (in response to BlueLine Comments) (Builder Tentative Subdivision Map Submittal – See Note 2)	3 Weeks
Address City Comments	2.5 Weeks
Obtain LVVWD, SNHD, & DWR Signatures	2 Weeks
Submit Mylars to City	0 Weeks
City Signatures	2 Weeks
County Recorder Review & Recordation	1 Week
TOTAL DURATION	20 Weeks (See Note 3)

Notes:

1) Upon completion of the BlueLine Technical Review, the City of Las Vegas will provide a summary of comments and immediately schedule a workshop with the builder ("Workshop") that will be held within ten (10) days of completion of the City BlueLine Technical Review and will be attended by the City staff members that are responsible for the comments provided to the Master Developer. The City will also schedule a hearing by the City Council within thirty (30) days of the BlueLine Technical Review. The Master Developer may elect to forego the hearing if the Master Developer agrees to the conditions of approval recommended by the City.

2) The City will accept submittals of tentative subdivision maps for Designated Builder Parcels for review and approval upon the concurrent submittal of the Parent Final Map(s) in response to the comments provided as a result of the City BlueLine Technical Review.

3) The Master Developer and City recognize that the Total Duration shown may change if the Master Developer elects to pursue the hearing as discussed in Note 1.

(iii) Tentative Subdivision Map. Master Developer and/or Designated Builders shall satisfy all Code requirements for filing of an application for consideration of a tentative subdivision map, except that, notwithstanding any Code requirements to the contrary, Master Developer and/or Designated Builders may submit tentative subdivision maps concurrent with the submittal for the City's second review of the Parent Final Map as described in Section 3.06.

(iv) Site Development Plan Review. Master Developer and/or Designated Builders shall satisfy all Code requirements for the filing of an application for a site development plan review except that, notwithstanding any Code requirements to the contrary, Master Developer and/or Designated Builders may submit an application for site development plan review for an establishment offering non-restricted gaming, a Gaming Enterprise District and public infrastructure facilities such as power substations prior to recordation of a Parent Final Subdivision Map. The Parties further agree that:

(1) City staff shall consider and make a decision with respect to any application for a Site Development Plan within thirty (30) days of receipt of the application.

(2) Any appeal of an adverse decision on a site development plan review shall be scheduled for a hearing before the City Council within forty-five (45) days of City's receipt of the application for appeal.

(v) Special Use Permits. Master Developer and/or Designated Builders shall satisfy all Code requirements for the filing of an application for a special use permit except that, notwithstanding any Code requirements to the contrary, Master Developer and/or Designated Builders may submit an

application for special use permits for an establishment offering non-restricted gaming, a Gaming Enterprise District and public infrastructure facilities such as power substations prior to recordation of a Parent Final Subdivision Map. The Parties further agree that:

(1) Except as otherwise provided in this Agreement and the Design Guidelines, special use permit applications shall be processed in accordance with Section 19.18.060 of the Code.

(2) City shall not accept any special use permit application without written verification that the Master Developer either approves of the application or has no objection thereto.

(3) City may approve any application required by the Code for an establishment offering non-restricted gaming or for a Gaming Enterprise District prior to the recordation of the Parent Final Map.

(vi) Gaming Enterprise District—Hotel/Casino. Master Developer acknowledges that there are certain Entitlement Request applications that must be considered by the City Council before an establishment offering non-restricted gaming may be constructed and operated within the Community. City acknowledges that Master Developer may apply for a Gaming Enterprise District designation in accordance with NRS 463.3086 and the Code to allow a non-restricted gaming establishment within the Community. City recognizes that non-restricted gaming establishments have been appropriately included and developed in other master-planned communities throughout the City and Clark County, and City acknowledges that the Community may be an appropriate location for a non-restricted gaming establishment as well. A hotel or appurtenant structure associated with a non-restricted gaming establishment shall be no greater than 160 feet in height.

3.06. Dedicated Staff and the Processing of Applications.

(a) Processing Fees. Generally. All Entitlement Requests, Minor or Major Modification Requests and all other requests related to the development of the Community shall pay the fees as provided by the Code.

(b) Dedicated Staff. City will designate at least one person in the various City departments to be knowledgeable and available for processing matters related to the Community. Such person will be familiar with the Community, including without limitation, the Applicable Rules. The following City departments and divisions will have such a person so designated:

- (i) Department of Planning and Development;
- (ii) Building and Safety Department;
- (iii) Public Works Department;
- (iv) Right-of-Way Section of the Department of Public Works;
- (v) Traffic Division of the Department of Public Works;
- (vi) Flood Control Section of the Department of Public Works;
- (vii) Collection System Planning Section of the Department of Public Works;
- (viii) Such other City Departments, divisions or agencies as may be necessary to process applications related to the Community; and
- (ix) Surveying Section of the Department of Public Works; and
- (x) The Coordinator (defined below).

(c) Meetings. The Dedicated Staff will be available for individual construction document and construction progress meetings with Master Developer as requested by Master Developer.

(d) Processing.

(i) The City acknowledges the Master Developer's need to have expeditious reviews of all studies, maps, plans, applications for permits and other authorizations for development of and within the Community (collectively, the "Applications").

(ii) The Master Developer agrees to provide the City with a master Schedule (as defined herein) setting forth expected dates of submission for Applications for the Community. The master Schedule shall be complete for all anticipated Applications, and may be used by the City to plan and adjust its staffing capacity accordingly. The Master Developer shall provide the City with periodic, but not less than quarterly, updates of the master Schedule providing additional Applications, changed submission dates, and reflecting Applications already submitted to City, throughout the development of the Community.

(iii) The City and Master Developer agree that the schedule ("Schedule") set forth below is a reasonable estimate of time for the City to process Applications, and shall constitute the targeted time for City to review Applications of the type listed. The Schedule is expressed in Business Days (bd) from the date of submittal:

	Category	1 st Review	2 nd Review	3 rd Review *	Mylar/Map Signature
1.	Master Drainage Study updates, Master Rough Grading Plans and Technical Drainage Studies	10 bd	10 bd	5 bd	N/A
2.	Traffic Studies	20 bd	15 bd	5 bd	N/A
3.	Civil Improvement Plans **	20 bd	15 bd	5 bd	10 bd
4.	Final Maps	20 bd	10 bd	5	10 bd
5.	Parcel Maps	20 bd	10 bd	N/A	10 bd
6.	Boundary Line Adjustments	20 bd	10 bd	N/A	10 bd
7.	Reversionary Maps	20 bd	10 bd	N/A	10 bd
8.	Single Family-Standard Plans	10 bd	10 bd	5 bd	
9.	Single Family - Production Homes	10 bd	5 bd	10 bd	
10.	Single Family - Custom	10 bd	10 bd	10 bd	
11.	Apartments - Model Plans	10 bd	10 bd	10 bd	
12.	Apartments - Production Plans	10 bd	10 bd	10 bd	
13.	Condo-Standard Plans	10 bd	10 bd	10 bd	
14.	Condo - Model Plans	10 bd	10 bd	10 bd	
15.	Condo - Production Plans	10 bd	10 bd	10 bd	
16.	New Commercial (< 2.5k sf)	10 bd	10 bd	10 bd	
17.	Assembly - Restaurants	10 bd	10 bd	10 bd	
18.	Assembly - Restaurants	10 bd	10 bd	10 bd	
19.	Commercial Shell Building	10 bd	10 bd	10 bd	
20.	Tenant Improvement (<2.5k sf)	5 bd	5 bd	5bd	

	Category	1 st Review	2 nd Review	3 rd Review *	Mylar/Map Signature
21.	Tenant Improvement (>2.5k sf)	10bd	10 bd	10 bd	
22.	Fire Sprinkler System	10 bd	5 bd	5 bd	
23.	Fire Alarm System	10 bd	5 bd	5 bd	

- *If 3rd or subsequent review is required
- ** Civil Improvement Plans, including plans for dry utilities, can be submitted concurrent with the application for second review of the technical drainage studies and traffic studies (if such studies are required).

(iv) The City reserves the right to extend the Schedule for unusually large or complex Applications (i.e., pump stations, reservoirs, flood control facilities, mixed use projects, condominiums, and townhouses, etc.) subject to written or electronic (e-mail) notification within four (4) Business Days of the submittal and the provision of a target date for the completion of the review. Applications not listed in the Schedule shall be reviewed within a reasonable time frame as is agreed upon between the Parties.

(v) Master Developer acknowledges that submission of Applications in other than the proper sequence may delay the consideration of many related Applications. For backbone infrastructure, or for other processing as determined necessary by the Parties, the Parties will determine the proper sequence of submittals (as agreed upon, the "Alternative Schedule"). The City agrees to the review of Applications in accordance with the Schedule or the Alternative Schedule only if the Applications are submitted in the proper sequence. Proper sequence as used in this Section for submitting Applications:

(1) in accordance with the Schedule, is the order of submission of similar type applications as required by City as of the Effective Date; and

(2) in accordance with the Alternative Schedule, is the order as provided in the Alternative Schedule. Therefore, Master Developer agrees that Applications will be submitted in the proper sequence in order to avoid coordination problems with reviews.

(vi) City shall advise through the Coordinator the applicant's designee, whose name and standard and electronic (e-mail) address shall be provided to City with each Application, in writing or electronically within four (4) Business Days of a submittal if City is unable to complete processing the Application in the time required by the Schedule and Alternative Schedule; and City shall advise the applicant's designee of the Business Day when City reasonably believes it will complete processing of the Application. If the City projected completion date is more than five (5) Business Days later than the date required under the Schedule or the Alternative Schedule, the applicant shall have the option to either:

(1) accept the alternative timeframe projected by City; or

(2) request City to utilize the process described in Section (viii), below.

(vii) City shall assign one full time staff member to act as a central point of contact ("Coordinator") for all coordination and communication between the City and the Master Developer as to Applications. The Coordinator will be responsible for facilitating communications, providing Master Developer with notice of new uniformly applied policies in accordance with Section 2.02(b), advising applicants in accordance with sub-section (vi) above, and providing the Master Developer with periodic updates regarding the Schedule and issues that need to be resolved for the Community to stay on the Schedule. Master Developer agrees to compensate City for the Coordinator's services pursuant to a separate dedicated coordinator reimbursement agreement with the City. If requested in writing by Master Developer, the City Manager shall designate a second Coordinator ("2nd Coordinator") within fourteen (14) Business Days of receipt of Master Developer's written request. Delivery of the written request by Master Developer to City shall constitute Master Developer's agreement to compensate City for the 2nd Coordinator's services as set forth in a second coordinator reimbursement agreement with the City.

The 2nd Coordinator shall not commence work as 2nd Coordinator until the second coordinator reimbursement agreement is fully executed.

(viii) If City is unable to complete processing of an Application for which the Applicable Rules identify an express process in the time required by the Schedule, or an Alternative Schedule, the applicant may request review of the Application pursuant to the express civil plan check process in accordance with the Applicable Rules, except that the applicant may request a plan check to be scheduled concurrent with the application for second review of the technical drainage studies and traffic studies (if such studies are required).

(e) Dedicated Inspectors. City shall designate one full time construction inspector from the Offsite Inspection Testing division of the Department of Public Works that is dedicated exclusively to the Property once commencement of construction begins. The Master Developer shall annually reimburse City an amount equal to the difference, if any, between the inspection fees paid in connection with construction of infrastructure improvements on the Property and the full-time equivalent compensation package of the full-time inspector over the duration of the project.

If such inspector approves a portion of the project that also requires a utility company approval, final approval from Department of Public Works Offsite Inspection Testing to the Special Improvement District section for funding release will not be given until Master Developer provides a letter to Offsite Inspection Testing with a copy of the inspection approval memo from the said utility company. At the time proof of the utility company approved inspection is received, Offsite Inspection Testing shall have 10 business days to verify the work is completed and issue final approval notice to the Special Improvement District section. If an outside utility company inspection is not required, Offsite Inspection Testing shall have 10 business days to verify the work is completed and issue final approval notice to the Special Improvement District section. If it is determined that the work is not complete, Offsite Inspection Testing shall have 10 business days after being re-notified that the work is complete to issue final approval notice to the Special Improvement District Section.

(f) Designated Builders will be permitted to submit Applications for building permits for model homes earlier than would otherwise be required under the Applicable Rules upon compliance with the same requirements that City has traditionally imposed on developers for model homes building permits as of the Effective Date.

(g) Inspection Fees. Construction documents and plans that are prepared on behalf of Master Developer for water facilities such as water pumping stations, water reservoirs, water transmission mains, and water distribution mains, that are reviewed by City for approval, shall not require payment of inspection fees to City unless the water service provider agrees not provide those inspection services.

(h) Separation of Improvement Plans. The City recognizes that the Master Developer may choose to separate plans for review and approval by the City within a particular alignment into separate plans sets. This may include separate plans for sanitary sewer, potable water, streets and storm drain. The individual plan sets shall show all existing and proposed utility alignments.

3.07. Impact Statement as Required by Chapter 481, Statutes of Nevada 1999. The Impact Statement for Projects of Significant Impact within the Las Vegas Urban Growth Zone was timely submitted to City. City received and reviewed the Impact Statement and finds that it satisfies the statutory requirements. The Impact Statement is set forth herein at Exhibit "C."

3.08. Common Name for the Community. Master Developer shall establish a common name for the Community and shall disclose such proposed name to City, by written letter to City Manager. City acknowledges that Master Developer will devote substantial resources to promote such common name and protect its value as a unique intellectual property right, which may include filing state and federal registrations for such name. The Parties therefore agree that Master Developer shall have the exclusive right to own, control and license the name. City shall have no obligation to police the use, wrongful or otherwise, of the name by third parties.

3.09. "Saw-tooth Street" Mitigation Required. Where "Not a Part" parcels exist within or adjacent to the Property, that are or will be developed outside of the Community framework, but are bounded on two (or more) sides by developments within the Community, and that result in a "saw-tooth street improvement" (as generally and customarily defined in the Las Vegas Valley) or a non-continuous roadway, Master Developer shall construct such improvements necessary to tie the roadways and any applicable sidewalks or trails together or eliminate the saw-tooth, whichever is necessary. If such construction is restricted due to a lack of available rights-of-way, City agrees to either obtain the necessary rights-of-way at no cost to Developer or relieve Master Developer of the requirement to construct such facilities.

3.10. Identity Monuments. Prior to the construction of any identity monuments on the Property, Master Developer shall submit for approval a plan which includes the design and placement of the identity monuments. Such plan shall be reviewed and acted upon by City within thirty (30) days of receipt by City. If the City does act within thirty (30) days, City shall be conclusively deemed to have approved the design and location of the monuments. Sign permits for such Identity Monuments may be issued at any time after approval. Any appeal by the applicant of an adverse decision shall be scheduled for a hearing before the City Council within forty-five (45) days of the City's receipt of the application for appeal.

3.11. Common Area Landscaping. All common area landscaping shall be designed and constructed in accordance with the Design Guidelines. Sidewalks, landscaping and other appurtenances within common areas shall be maintained by the Master HOA or a Sub-HOA, at Master Developer's option. Unless provided for in the Parks Agreement, all landscaping that is not the responsibility of a lot owner to maintain shall be maintained by the Master HOA or a Sub-HOA. City and Master Developer, Master HOA and/or Sub HOA shall enter into appropriate encroachment agreements to the City for the installation and maintenance of landscaping at no cost to the City. The parties agree that such right of encroachment is for the mutual benefit of the City, Master Developer and the Master HOA and any Sub-HOA. Master Developer shall have the right to assign such encroachment rights to the Master HOA and any Sub-HOA.

3.12. Streetlights. The Master Developer shall install an approved City standard streetlight. If the terrain and final grading within the Kyle Canyon development is such that pole height is required to vary from approved standards and is not stocked by the City, the Master Developer shall initially provide the following items to the City at no cost:

- (a) a fully functional constructed storage yard in the Kyle Canyon area, of a size and location acceptable to the City Traffic Engineer, and
- (b) provide replacement poles consisting of the various required heights equal to 3% of the number installed, replenished as needed annually for 10 years.

If the Master Developer proposes the use of non-standard streetlights that are acceptable to the City, the Master Developer shall enter into an agreement with the City in which the Master Developer agrees to participate in acquiring and supplying said streetlights and any associated specialized equipment. In the event a non-standard streetlight is approved, and is requested to be maintained by the City, the Master Developer shall initially provide the following items to the City at no cost:

- (i) a fully functionally constructed storage yard in the Kyle Canyon area, of a size and location acceptable to the City Traffic Engineer, and
- (ii) stock parts and poles for replacement of non-standard streetlight equipment equal to 3% of the number installed, replenished as needed annually for 10 years, and
- (iii) any specialized equipment and vehicles required for the maintenance of the non-standard streetlights not already within the City's fleet of vehicles.

At the Master Developer's option, and with written approval from the City, hanging brackets may be installed on the standard streetlight poles that would support the placement of banners. If installed; repairs to the poles or brackets as a result of bracket installation, or damage from banners, etc. will be performed by the Master HOA. Prior to installation of banners, the banner mounting hardware must be approved by the City's Traffic Engineering Maintenance Section, in addition to certification and approval from the pole manufacturer as to the type of brackets, materials, mounting methods, size of banner and wind loading is required to maintain structural integrity of the poles and maintain any and all pole warranties and certifications. A certification letter stamped and signed by a registered Professional Engineer must be submitted to the Traffic Engineering Maintenance Section prior to approval for the banners.

For all public streetlights that are required to have varied pole height or length due to terrain and final grading, the Master Developer shall submit an "illumination study" to be approved by the Traffic/Electrical Field Operation Section that identifies streetlight spacing for lengths that include those affected streetlights. For non-standard streetlights, the Master Developer shall submit a comprehensive "illumination study" to be approved by the Traffic/Electrical Field Operation Section that identifies all streetlight equipment specifications and spacing. In addition to the Code requirements, each and every streetlight over seven feet from grade to its highest point (either on a light pole or attached to a structure), on City-dedicated public streets, on Homeowner Association-maintained private streets and any parking lots or parking structures shall be installed with "full cut-offs" to prevent illumination from spilling beyond the sidewalk and road areas to protect the view of the night sky.

3.13. Telecommunications Facilities. The Parties acknowledge that temporary and permanent Telecommunication Facilities are a necessary component to effective communication and will be necessary on the Property. The Parties agree that determining the appropriate location(s), number, and general appearance of Telecommunication Facilities as part of this Agreement will permit both the Master Developer and the City to appropriately plan the Community and will help minimize any potential conflicts or disputes that might arise in regard to permits for such facilities in the future. Therefore, the Parties agree that Telecommunication Facilities on the Property shall be subject to the following conditions:

(a) The Telecommunication Facilities must comply with Federal Communication Commission standards;

(b) Within six months of the recordation of the Final Parent Map, Master Developer shall submit a Telecommunications Facilities Map for consideration and approval by the Planning Commission and City Council to indicate the location of Telecommunication Facilities.

The Telecommunication Facilities shall be located on the property identified by the Telecommunication Facilities Map, subject to administrative review pursuant to the Code, unless otherwise indicated by the Design Guidelines, and in the case of facilities located on City-owned property, approval of lease from the City is required;

(c) The Telecommunications Facilities shall be architecturally compatible with the Design Guidelines and incorporate reasonable camouflaging/stealth techniques such as architecturally screened roof-mounted antennas or incorporation into flagpoles and the like;

(d) Master Developer shall use all reasonable efforts to ensure co-location of Telecommunication Facilities;

(e) Telecommunication Facilities shall not obstruct public safety communications and the usual and customary transmission of other communication services enjoyed by adjacent property owners; and

(f) Freestanding (stand alone) Telecommunications Facilities not located on City-owned property shall not be in excess of seventy (70) feet in height and shall not be located within one hundred (100) feet of any residential lot.

3.14 Right-Of-Way Agreements For Optical Fiber. City shall permit the installation of optical fiber conduit and optical fiber, together with all necessary appurtenances in all City rights-of-way within the Property upon the proper execution of Right-Of-Way Agreement between the Master Developer, or its designee, and the City.

Such Right-Of-Way Agreement shall include, at a minimum, the following provisions: a phasing plan for such improvements; any such improvements to be constructed within the City's right-of-way shall be indicated and approved on civil improvement plans; any such improvements shall not exceed 120 feet in length within the public right-of-way, unless otherwise approved by the Director of Public Works; payment by the Master Developer or its designee of an initial fee of \$10,000.00 and a continuing annual fee of \$5,000.00, payment of which is to commence upon the installation of the first instance of optical fiber within the optical fiber conduit, and on every anniversary of the first installation thereafter; Master Developer to notify the Director of Public Works in writing of the first instance of installation of optical fiber; and an annual payment by the Master Developer of \$1.33 for each linear foot of conduit within the City's right-of-way, subject to annual adjustment based upon the Consumer Price Index, All Urban Consumers (CPI-U).

3.15. Blasting. Master Developer agrees to comply with all Code and City written policies as related to blasting.

3.16. Property Dedications to City. Except as provided in Section 7.05, any real property (and fixtures thereupon) transferred or dedicated to City or any other public entity shall be free and clear of any mortgages, deeds of trust, liens or encumbrances (except for any encumbrances that existed on the patent at the time it was delivered to Master Developer from the United States of America).

3.17. Anti-Moratorium. The Parties agree that no moratorium or future ordinance, resolution or other land use rule or regulation imposing a limitation on the construction, rate, timing or sequencing of the development of property including those that affect parcel or subdivision maps, building permits, occupancy permits or other entitlements to use land that are issued or granted by City shall apply to the development of the Community or portion thereof. Notwithstanding the foregoing, City may adopt ordinances, resolutions or rules or regulations that are necessary to:

- (a) comply with any state or federal laws or regulations as provided by Section 2.04, above;
- (b) alleviate or otherwise contain a legitimate, bona fide harmful and/or noxious use of the Property, in which event the ordinance shall contain the most minimal and least intrusive alternative possible, and shall not, in any event, be imposed arbitrarily; or
- (c) maintain City's compliance with non-City and state sewerage, water system and utility regulations.

In the event of any such moratorium, future ordinance, resolution, rule or regulation, unless taken pursuant to the three exceptions contained above, Master Developer shall continue to be entitled to apply for and receive consideration of Entitlement Requests and other applications contemplated in Section 3 in accordance with the Applicable Rules.

3.18. Additional Property Not Included Within Agreement. This Agreement does not authorize the development by Master Developer of additional property outside the boundaries of the Property (other than the addition of APN's 125-06-002-006, 125-06-002-005 and 125-06-002-007 and except to the extent that certain public facilities are explicitly referred to herein such as school sites, water facilities and fire stations) without an amendment to this Agreement.

3.19. Cooperation in Financing. City will execute and deliver within thirty (30) days of a written request from Master Developer, such documents as may be reasonably necessary to acknowledge that:

- (a) City has no lien on the Property as a direct result of this Agreement, or disclosure of any City liens that exist; and

(b) City is not aware of a default of this Agreement by Master Developer or if it is in default of this Agreement, the specific ground(s) of default. Nothing herein shall be deemed to relieve Master Developer of its obligations under this Agreement or its liability for failure to perform its obligations under this Agreement.

3.20. Franchise Agreements. City warrants that it has entered into franchise agreements with all of the public utility companies that provide adequate utility services to the Property, specifically, Nevada Power Company, Embarq (aka, Sprint Central Telephone-Nevada), Southwest Gas Corporation, and Cox Communications.

3.21. Development in Town Center and Urban Mixed-Use.

(a) Master Developer shall submit to City for approval by the Planning Commission and City Council a set of design guidelines and development standards governing development in the Town Center and Urban Mix-Use land use categories ("The Town Center Standards"). The Town Center Standards shall include a requirement for commercial uses and be submitted prior to the earlier of:

- (i) 18 months from the Effective Date; or
- (ii) the issuance of the 3500th residential building permit.

(b) The City may withhold building permits for any permanent habitable structure within the Town Center and Urban Mixed-Use areas until The Town Center Standards have been approved by the City Council.

(c) Buildings in the Town Center area shall not exceed 160 feet in height, and buildings in the Urban Mixed-Use area shall not exceed 80 feet in height.

(d) Master Developer shall not apply to reduce the boundaries of, or to add single family detached housing as a permitted use in, the Town Center Mixed Use District for a period of five (5) years from the day the Town Center Standards are approved.

SECTION FOUR MAINTENANCE OF THE COMMUNITY

4.01 Maintenance of Public and Common Areas.

(a) Master Community HOA. Master Developer agrees to organize a Master HOA to manage and maintain sidewalk, common landscape areas, any landscaping within the street rights-of-way including median islands, private drainage facilities located within common elements, including but not limited to, rip-rap lined channels and natural arroyos as determined by the Master Drainage Study or applicable Technical Drainage Studies, but excluding City dedicated public streets, curbs, gutters, streetlights upon City-dedicated public streets, City owned traffic control devices and traffic control signage, all temporary detention basins identified in the Master Drainage Study and permanent flood control facilities as identified on the Regional Flood Control District Master Plan Update that are eligible for maintenance funding. The Master HOA shall be formed at the time of recordation of the Final Parent Map.

(b) Maintenance Obligations of the Master HOA and Sub-HOAs. Except as provided in the Parks Agreement, the Master HOA and the Sub-HOAs (which hereinafter may be referred to collectively as the "HOAs") shall be responsible to maintain in good condition and repair all common areas that are transferred to them for repair and maintenance (the "Maintained Facilities"), including, but not limited to all developed and undeveloped sidewalks, private streets, private alleys, private drives, landscaped areas, parks and park facilities, trails, amenity zones, drainage facilities within Common Elements, sight visibility zones, and any landscaping in, on and around medians and public rights-of-way.

Master Developer acknowledges and agrees that common-interest communities will be created and governed by Declarations as such term is defined in NRS 116.037. Such Declarations will be recorded by Master Developer or Designated Builders as an encumbrance against the property to be governed by the appropriate HOA. In each case, the HOA shall have the power to assess the encumbered property to pay the cost of such maintenance and repair and to create and enforce liens in the event of the nonpayment of such assessments. Master Developer further agrees that such Declarations will contain a covenant running to the benefit of City, and enforceable by City, that such facilities will be maintained in good condition and repair. Such HOAs will be Nevada not-for-profit corporations with a board of directors elected by the subject owners, provided, however, that Master Developer may control the board of directors of such HOA for as long as permitted by applicable law.

(c) Such Declarations must be executed and recorded with the office of the Clark County Recorder, and shall include the following provisions, the form of which provisions is to be approved by the City:

(i) that the governing board of the HOA must have the power to maintain the Maintained Facilities;

(ii) that the plan described in Section 4.02 can only be materially amended by the HOA board with the written consent of City;

(iii) that the powers under the Declaration cannot be exercised in a manner that would defeat or materially and adversely affect the implementation of the Maintenance Plan; and

(iv) that in the event the HOA fails to maintain the Maintained Facilities in accordance with the provisions of the plan described in Section 4.02, City may exercise its rights under the Declaration, including the right of City to levy assessments on the property owners for costs incurred by City in maintaining the Maintained Facilities, which assessments shall constitute liens against the land and the individual lots within the subdivision which may be executed upon. City shall have the right to review the Declaration for the sole purpose of determining its compliance with the provisions of this Section 4.

4.02 Maintenance Plan. For park and common areas, maintained by an HOA the Declaration pursuant to this Section 4 shall provide for a plan of maintenance that contains provisions that substantially conform to those set forth in Exhibit "F" of the Parks Agreement.

4.03 Release of Master Developer. Following Master Developer's creation of HOAs to maintain the Maintained Facilities, and approval of the maintenance plan with respect to each HOA, City will hold each HOA responsible for the maintenance of the Maintained Facilities in each particular development covered by each Declaration and Master Developer shall have no further liability in connection with the maintenance and operation of such particular Maintained Facilities. Notwithstanding the preceding sentence, Master Developer shall be responsible for the plants, trees, grass, irrigation systems, and any other botanicals or mechanical appurtenances related in any way to the Maintained Facilities pursuant to any and all express or implied warranties provided by Master Developer to the HOA under NRS Chapter 116.

4.04 City Maintenance Obligation Acknowledged. City acknowledges and agrees that all permanent flood control facilities as identified on the Regional Flood Control District Master Plan Update and eligible for maintenance funding and all City dedicated public streets (excluding any landscape within the right-of-way), associated curbs, gutters, City-owned traffic control devices, signage, those improvements identified with Drainage Studies for public maintenance, and streetlights upon City-dedicated public streets within the Community and accepted by the City will be maintained by City in good condition and repair at the City's sole cost and expense. City will maintain all temporary detention basins identified in the Master Drainage Study. Within 60 days of completion of the first temporary basin, Master Developer shall deposit into a special account \$100,000 to reimburse City for City's costs to maintain the basins. Master Developer shall annually thereafter deposit an amount necessary to restore the balance of the account to \$100,000.

SECTION FIVE PUBLIC FACILITIES

5.01. Elementary, Middle and High School Acreage. Master Developer shall dedicate, at no cost to City or the CCSD, up to 72 acres total for the school sites shown on the Master Land Use Plan. Master Developer further agrees to construct Standard Improvements adjacent to the school parcels contemporaneous with the construction of adjacent Village Streets. Such improvements for each dedicated parcel shall be constructed by Master Developer on such schedule as agreed between Master Developer and the CCSD. City agrees that Master Developer has met its obligation in this section if it offers the dedication to the CCSD with restrictions requiring

(a) conformance with the Design Guidelines; and

(b) replacement of any Standard Improvements or facilities installed by Master Developer damaged or removed by CCSD.

5.02. Fire Protection.

(a) Payment Towards Construction of Fire Station. Within 18 months of the Effective Date, Master Developer shall pay to City \$1,000,000 towards the construction of a Fire Station at the Fire Station Site.

(b) Mandatory Fire Suppression Systems. Anything in the Applicable Rules to the contrary notwithstanding, every residential dwelling unit constructed in the Community shall be constructed with an automatic fire suppression system pursuant to specifications set forth in the Building Codes. Individual pressure booster pumps may be used to comply with water pressure requirements only where:

(i) requiring an increase in diameter of the sprinkler pipes inside a dwelling unit would increase the construction costs of such dwelling unit by more than Five Hundred (\$500.00) Dollars, adjusted for inflation; or

(ii) hydraulic calculations demonstrate that the required water pressure cannot be provided without use of a pump; or

(iii) a builder would otherwise be required to modify the architectural plans for a dwelling unit. Nothing in this Section 5.02 is intended to relieve Master Developer or a Designated Builder from any obligation to install automatic fire suppression systems in non-residential structures, which shall be provided as required by the Applicable Rules.

(c) Waiver of Permit, Inspection Fees. Master Developer and Designated Builders shall not be required to pay any cost or fee associated with the inspection of a fire suppression system required in Section (b) above. City shall use its best efforts to cause the LVVWD to waive any costs or fees associated with Master Developer and Designated Builders compliance with Section 5.02 (b), above.

(d) Establishment of a Fire Safe Community Program.

(i) Within 90 days of the Effective Date, City shall establish a Fire Safe Community Program (the "FSCP") similar to City's Green Building Program.

(ii) City shall promote the FSCP, and the fact that Master Developer and Designated Builders comply with the FSCP:

(1) on all official City websites; and

(2) in written materials that are available in all offices of the City that are open to the general public during normal business hours.

(iii) All websites and written material described in Section (ii) above shall contain a reference to a website provided by Master Developer where people can obtain information about the Community, the Master Developer and Designated Builders.

(iv) Within 90 days of City sending written notice to Master Developer that City has established the FSCP, Master Developer shall pay City \$50,000 towards the cost of City's obligations set forth in this Subsection(d).

5.03. Regional Transportation Center.

(a) Dedication of a Transit Center Site. Master Developer shall, at no cost to City or the RTC, dedicate up to two and one-half (2.5) gross acres of land to serve as a transit hub and transfer point for various bus routes. Such dedication shall be subject to a restriction that requires the RTC to allow, at no cost, at least one-half (1/2) acre of the RTC parcel to be used for parking facilities that serve both the RTC parcel and the Property. Master Developer shall construct Standard Improvements adjacent to the RTC parcel contemporaneous with the construction of adjacent Village Streets. The Transit Center shall be in the location shown on the Master Land Use Plan or in such alternate location approved by Master Developer, City and the RTC. So long as the alternative location is within the Town Center Mixed-Use district, an amendment to the Master Land Use Plan shall not be required. Master Developer is under no obligation to dedicate any land to the RTC other than as required herein.

(b) Design of the Regional Transportation Center. RTC shall design the Transit Center in accordance with the Design Guidelines, subject to the approval of Master Developer and City.

5.04 Police Services. Designated Builders shall pay City \$218 per residential unit for use in the construction of a Metro substation to serve the Community and the surrounding area. Such payment shall be made concurrent with the building permit issued for each residential unit.

SECTION SIX OPEN SPACE, PARKS, TRAILS AND RECREATION FACILITIES

6.01. Parks Agreement. There exists a Parks Agreement describing the Parties' responsibilities regarding the design, construction, ownership and maintenance responsibilities for the open space, parks, trails and other recreation amenities to be provided by Master Developer. Such agreement is attached hereto as Exhibit "D" and incorporated fully herein. The parties acknowledge that the Parks Agreement is a vital and integral part of this Agreement, and this Agreement would not have otherwise been approved and executed without the prior approval of the Parks Agreement by the City Council.

SECTION SEVEN PROJECT INFRASTRUCTURE IMPROVEMENTS

7.01. Conformance to Master Studies. Master Developer agrees to construct and dedicate to City or other governmental or quasi-governmental entity or appropriate utility company, all infrastructure necessary for the development of the Community as required by the Master Studies and this Agreement.

7.02. Acquisition of Rights-of-Way and Easements. City acknowledges that certain rights-of-way and easements outside the boundaries of the Property may be necessary for the construction of the necessary infrastructure improvements. City shall assist the Master Developer in obtaining the necessary rights-of-way, easements or other interests not owned by Master Developer necessary to construct the necessary infrastructure improvements. With regard to any necessary roadways and/or necessary drainage corridors that are proposed to abut or cross BLM lands, Master Developer shall submit all required documentation to City to enable City to acquire the necessary rights from the BLM. City will accept and initiate processing these applications through the BLM upon submittal of the Master Studies and will diligently pursue approval of the applications in a timely manner. In the event any required rights-of-way, easements or other interests can not be obtained, City may allow a modification of the appropriate approved Master Study to permit development of the Community without such right-of-way, easements or other interest.

7.03. Water Supply. The Parties acknowledge that City currently has no role in the allocation of water to customers of the Las Vegas Valley Water District. If, however, City assumes any role in water allocation during the term of this Agreement, City agrees it will endeavor to allocate or cause to be allocated to the Community water in order that the development of the Community will continue uninterrupted. City and Master Developer will cooperate with the Las Vegas Valley Water District in granting over their respective properties reasonable easements or right-of-ways either On-Property or Off-Property necessary for the installation of water facilities to serve the development. Master Developer agrees to execute all Affidavits of Waiver and Consent forms required by City in order for water laterals and mains to be a part of any proposed special improvement districts.

7.04 Traffic Improvements.

(a) Obligation to Construct Village Streets solely on Master Developer. Master Developer is obligated to, and shall design and construct all Village Streets subject to Section 7.04 (b), as indicated in the Master Traffic Study. Master Developer acknowledges and agrees that this obligation shall not be delegated to, transferred to or completed by any Designated Builder.

(b) Traffic Signal Improvements. Master Developer or Designated Builders shall comply with Ordinance 5644 (Bill 2003-94), as amended from time to time by the City. The City, pursuant to Ordinance 5644, will construct the traffic signals identified in the Master Traffic Study.

(c) Updates. If required by the Director of Public Works, Master Developer or a Designated Builder shall submit and receive conditional approval of an update of the Master Traffic Study or a Designated Builder site specific traffic impact analysis prior to the approval of the following land use applications: tentative map (residential or commercial); site development plan review (multi-family or commercial); parcel map; or special use permit, but only if the applications propose land use, density, or entrances that substantially deviate from the approved Master Study or the development differs substantially in the opinion of the City Traffic Engineer from the assumptions of the approved Master Traffic Study. Additional public right-of-way may be required to accommodate such changes.

(d) Construction Phasing. Master Developer shall submit a phasing plan and estimated sequence for all required On-Property and Off-Property street improvements as a part of the Master Traffic Study.

(e) Kyle Canyon Engineered Details. Design Guidelines shall include engineered details for each public street type, private street type, alley type, trail type, sidewalk type, path type or other roadways or pedestrian travel paths that differ from the City's Standard Drawings for the City's review and approval.

(f) Timing of Subdivision Improvements. Civil improvement plans for construction upon a Designated Builder Parcel may be submitted to Public Works after all of the following have occurred:

(i) conditional approval or concurrent with second submittal of a Technical Drainage Study for a Designated Builder Parcel;

(ii) if required by the Public Works Director, approval or concurrent with second submittal of a traffic study for a Designated Builder Parcel;

(iii) approval of a tentative map or site development plan review for the Designated Builder Parcel, as applicable; and

(iv) submittal for second review of the civil improvement plans to the City for the surrounding master infrastructure.

Surrounding master infrastructure civil improvement plans must be approved prior to approval of civil improvement plans for the Designated Builder Parcel.

7.05 Northern Beltway. Currently, the Property is encumbered by an irrevocable BLM Right-of-Way grant in favor of the City for the proposed Northern Beltway as depicted on Exhibit "K" (the "Existing ROW"). The Parties have agreed to a realignment of the proposed Northern Beltway (the "Northern ROW") and for the means by which the City shall acquire certain of the necessary rights-of-way for the Northern Beltway both within and outside the boundaries of the Property and for the abandonment by the City of the Existing ROW. Except as required by the Applicable Rules and the Master Studies, City shall not require the dedication of any easement, right-of-way or other interest for the Northern ROW.

(a) The agreement of the parties as to the Northern ROW is as follows:

(i) Prior to the recordation of the Parent Final Map, certain real property necessary to construct the Northern ROW within Section 1 as depicted graphically, and identified by legal description by Exhibit "H" (the "Section 1 Land"), shall be dedicated to the City pursuant to one of two alternatives identified herein at Section 7.05 (b).

(ii) Prior to the recordation of the Parent Final Map, certain parcels currently within the Providence Master Planned Community as depicted graphically, and identified by legal description by Exhibit "I" (the "Providence Land"), shall be dedicated to the City. The Providence Land will be dedicated free of any debt encumbrances, and subject only to standard title exceptions acceptable to the City.

(iii) The Parties acknowledge that on the Parent Tentative Map, the Master Developer will identify for dedication to the City all real property necessary to construct the Northern ROW within the boundaries of the Property as depicted graphically, and identified by legal description by Exhibit "J" (the "On-Property Land").

(iv) Within thirty (30) days after the Effective Date, the City shall file an action to vacate the Existing ROW. Such vacation shall not record until such time as the dedication of the Section 1 Land and the Providence Land to the City, and the recordation of the Parent Final Map conveying the On-Property Land to the City, are complete.

(v) In any event the Existing ROW shall not be vacated until the Section 1 Land, the Providence Land and the On-Property Land are dedicated to the City as set forth herein. In the unforeseen event that the Section 1 Land, the Providence Land and the On-Property Land are ultimately not dedicated to the City for any reason, the parties acknowledge the necessity to amend the Agreement to accomplish an amendment of the Master Land Use Plan to properly include the Existing ROW within the Property.

(vi) The Master Developer acknowledges, for itself, and on behalf of any Designated Builders, that the City will process, but will abey consideration of, any Tentative Subdivision Map, Site Development Plan Review or other approval that could result in the issuance of a building permit for parcels that lie within the Existing ROW until such time as the Section 1 Land, the Providence Land and the On-Property Land are dedicated to the City.

(vii) The City shall not bear any escrow fees, title insurance premiums or other costs related to the dedication of the Section 1 Land, the Providence Land or the On-Property Land.

(b) With regard to the dedication of the Section 1 Land, there are two alternatives:

(i) Alternate 1. As to the dedication of the Section 1 Land, the land will be dedicated free of any debt encumbrances, and subject only to standard title exceptions acceptable to the City.

(ii) Alternate 2. Alternatively, the Section 1 Land may be dedicated subject only to standard title exceptions acceptable to the City and to encumbrances for debt existing as of the Effective Date ("Debt Encumbrances"), and such dedication shall be accepted by the City only upon the following terms:

(1) Along with the dedication, an Irrevocable Letter of Credit in favor of the

City and the Debt lien holders will be provided to the City, issued by a commercial bank acceptable to the City (the "LOC");

(2) The LOC will be in the amount of the Debt Encumbrances, plus related expenses in an amount acceptable to the City. If the debt lien holders acknowledge by agreement that the amount of the LOC will satisfy all amounts due and owing for the Section 1 Land, the City shall accept the amount of the LOC offered. The LOC will allow the City or the Debt lien holders to draw upon the LOC to extinguish the Debt Encumbrances, should there be an uncured default under the loan agreements that underlie the Debt Encumbrances, or an uncured default in the terms of this Section;

(3) An agreement the terms and provisions of which are acceptable to the City, will be provided to the City, which will be executed by the Debt lien holders and the Section 1 land owners, which acknowledges the dedication and the terms under which the City is accepting the dedication subject to the Debt Encumbrances. The lender agreement will provide that all notices sent by the Debt lien holders to the debtors related to the Section 1 Land will be copied to the City, and that the loan agreements cannot and shall not be amended or modified without the prior, express approval of the City Council. The lender agreement will further provide that, upon receipt of the full payment in an amount equal to the LOC, the Debt Encumbrances will be fully released regardless of whether the amount of the LOC is sufficient to cover all the debt, expenses and/or other obligations of the Section 1 Land owners to the lenders, and it will provide that the Debt lien holders acknowledge and accept that the City may construct public infrastructure improvements upon the Section 1 Land prior to the full satisfaction of the Debt Encumbrances; and

(4) The loans underlying the Debt Encumbrances will be fully paid within five (5) years of the date of the dedication, resulting in a full extinguishment of the Debt Encumbrances.

7.06 Other Roadway Improvements.

(a) Kyle Canyon Interchange. City shall complete construction of the Kyle Canyon/US-95 interchange in substantial conformance with a design acceptable to the Parties. City shall use its best efforts to complete such construction within 48 months of the Parties agreeing on a design. Master Developer shall pay City \$10 million dollars for the construction of the interchange within 60 days of notification from the City that the design is complete in a manner sufficient to bid the project.

(b) Horse Drive Interchange. City shall use its best efforts to complete construction of the Horse Drive/US-95 interchange within 30 months of the Effective Date.

(c) Hualapai Interchange. Parties will cooperate in:

(i) requesting that Clark County prioritize construction of appropriate improvements to the Hualapai/215 interchange; and

(ii) obtaining any available federal, state, RTC or Clark County funding for such construction.

(d) Hualapai/Horse Connector. Master Developer shall dedicate with the Parent Final Map the right-of-way for, and shall construct the improvements depicted in, the Design Guidelines as DG-S-A1 and DG-S-A2.

7.07 Flood Control.

(a) Obligation to Construct Flood Control Facilities solely on Master Developer. Master Developer shall design and construct flood control facilities that are identified as Master Developer's responsibility in the Master Drainage Study. Master Developer acknowledges and agrees that this obligation shall not be delegated to, transferred to or completed by any Designated Builder.

(b) Other Governmental Approvals. The Clark County Regional Flood Control District, the Nevada Department of Transportation and any other state or federal agencies, as required, shall approve the Master Drainage Study prior to final approval from City. Clark County Department of Development Services shall receive a copy of the Master Drainage Study and shall have the opportunity to comment.

(c) Updates. The Director of Public Works may require an update to the Master Drainage Study or Master Technical Study as a condition of approval of the following land use applications: tentative map, residential or commercial; site development plan review, multifamily or commercial; or parcel map. The update must be approved prior to the approval of any construction drawings and the issuance of any final grading permits. An update to the exhibit in the approved Master Drainage Study depicting proposed development phasing in accordance with the Development Agreement shall be submitted for approval by the Flood Control Section.

(d) Regional Flood Control Facility Construction by Master Developer. The Master Developer agrees to design and substantially complete the County Regional Flood Control District facilities as defined in the Master Drainage Study pursuant to the Regional Flood Control District 2002 Master Plan Update prior to the final inspection of the first unit within each area protected by the appropriate drainage facility.

An interim drainage facility in lieu of the permanent regional facility could be considered acceptable for the Las Vegas Wash – Moccasin (LVMO 0000) facility. Additionally, those facilities that will be in the Mountain Edge Parkway alignment (right-of-way) will be interim drainage facilities. Interim drainage facilities shall be maintained in accordance with Sections 4.01 and 4.04 of this Agreement.

If required by the Master Drainage Study or technical drainage studies, the above facilities or portions thereof shall be constructed prior to issuance of any building permits for affected downstream units or alternate flood protection or mitigation acceptable to City must be provided.

(e) Construction Phasing. Master Developer shall submit a phasing and sequencing plan for all drainage improvements within the Community as a part of the Master Drainage Plan. The phasing plan and schedule must clearly identify drainage facilities (interim or permanent) necessary prior to permitting any downstream units for construction.

SECTION EIGHT SPECIAL IMPROVEMENT DISTRICT

8.01 City agrees to consider and, if appropriate, process and facilitate, with due diligence, any applications made by Master Developer for the creation of a special improvement district. If a request to create a special improvement district is made by Master Developer, the Parties agree to utilize the City's Master Developer Special Improvement District Guidelines, which are attached hereto at Exhibit "E." The Parties agree that nothing contained in this Section or elsewhere in this Agreement constitutes in any way a pre-approval or authorization of any such special improvement district and any special improvement district must be processed and approved pursuant to State law and the Applicable Rules.

SECTION NINE REVIEW OF DEVELOPMENT

9.01 Frequency of Reviews. As provided by NRS Chapter 278, Master Developer shall appear before the City Council to review the development of the Community. The Parties agree that the first review occur no later than eleven (11) months after the Effective Date of this Agreement, and again at least annually on the anniversary date of that first review thereafter, or as otherwise requested by City upon fourteen (14) days written notice to Master Developer. For any such review, Master Developer shall provide, and City shall review, a report submitted by Master Developer documenting the extent of Master Developer's and City's material compliance with the terms of this Agreement during the preceding period.

The report shall contain information regarding the progress of development within the Community, including, without limitation:

- report;
- (a) data showing the total number of residential units built and approved on the date of the report;
 - (b) specific densities within each subdivision and within the Community as a whole; and
 - (c) the status of development within the Community and the anticipated phases of development for the next calendar year.

In the event Master Developer fails to submit such a report within thirty (30) days following written notice from City that the deadline for such a report has passed, Master Developer shall be in default of this provision and City shall prepare such a report and conduct the required review in such form and manner as City may determine in its sole discretion. City shall charge Master Developer for its reasonable expenses; fees and costs incurred in conducting such review and preparing such report. If at the time of review an issue not previously identified in writing is required to be addressed, the review at the request of either party may be continued to afford reasonable time for response

9.02 Opportunity to be heard. The report required by this Section shall be considered solely by the City Council. Master Developer shall be permitted an opportunity to be heard orally and in writing before the City Council regarding performance of the parties under this Agreement. The Director of Planning may, in her discretion, provide copies of the report to members of City's Planning Commission for their information and use.

9.03 Action by the City Council. At the conclusion of the public hearing on the review, the City Council may take any action permitted by NRS 278.0205 and/or this Agreement.

SECTION TEN DEFAULT

10.01 Opportunity to Cure; Default. In the event of any noncompliance with any provision of this Agreement, the Party alleging such noncompliance shall deliver to the other by certified mail a ten (10) day notice of default and opportunity to cure. The time of notice shall be measured from the date of receipt of the certified mailing. The notice of noncompliance shall specify the nature of the alleged noncompliance and the manner in which it may be satisfactorily corrected, during which ten (10) day period the party alleged to be in noncompliance shall not be considered in default for the purposes of termination or institution of legal proceedings.

If the noncompliance cannot reasonably be cured within the ten (10) day cure period, the non-compliant Party may timely cure the noncompliance for purposes of this Section 10 if it commences the appropriate remedial action with the ten (10) day cure period and thereafter diligently prosecutes such action to completion within a period of time acceptable to the non-breaching Party. If no agreement between the Parties is reached regarding the appropriate timeframe for remedial action, the cure period shall not be longer than thirty (30) days from the date the ten (10) day notice of noncompliance and opportunity to cure was mailed to the non-compliant Party.

If the noncompliance is corrected, then no default shall exist and the noticing party shall take no further action. If the noncompliance is not corrected within the relevant cure period, the non-complaint party is in default, and the party alleging non-compliance may declare the breaching party in default and elect any one or more of the following courses.

(a) Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged noncompliance, the party alleging the default may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the City Council.

(b) Amendment or Termination by City. Following consideration of the evidence presented

before the City Council and a finding that a default has occurred by Master Developer and remains uncorrected, City may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Master Developer, as determined under the Applicable Rules, existing or received as of the date of the termination. Master Developer shall have twenty-five (25) days after receipt of written notice of termination to institute legal action pursuant to this Section to determine whether a default existed and whether City was entitled to terminate this Agreement.

(c) Termination by Master Developer. In the event City substantially defaults under this Agreement, Master Developer shall have the right to terminate this Agreement after the hearing set forth in this Section. Master Developer shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of City's obligations by pursuing an action pursuant to Section 10.03.

10.02. Unavoidable Delay; Extension of Time. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, or acts of God. If written notice of any such delay is given to one party or the other within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by the party in receipt of the notice within thirty (30) days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between City and Master Developer. Any such extensions of time shall have no effect upon the timing of and the conclusions reached in the reviews to be conducted pursuant to Section 9 above.

10.03. Limitation on Monetary Damages. City and the Master Developer agree that they would not have entered into this Agreement if either were to be liable for monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement. Accordingly, City and Master Developer may pursue any course of action at law or in equity available for breach of contract, except that neither Party shall be liable to the other or to any other person for any monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement.

10.04. Venue. Jurisdiction for judicial review under this Agreement shall rest exclusively with the Eight Judicial District Court, County of Clark, State of Nevada or the United States District Court, District of Nevada.

10.05. Waiver. Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect of any default shall not operate as a waiver of any default or any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any of its rights or remedies.

10.06. Applicable Laws; Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada. Each party shall bear its own attorneys' fees and court costs in connection with any legal proceeding hereunder.

SECTION ELEVEN GENERAL PROVISIONS

11.01. Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the twentieth (20th) anniversary of the Effective Date, unless terminated earlier pursuant to the terms hereof. City agrees that the Master Developer shall have the right to request extension of the Term of this Agreement for an additional five (5) years upon the following conditions:

(a) Master Developer provides written notice of such extension to City at least one hundred-

eighty (180) days prior to the expiration of the original Term of this Agreement;

(b) Master Developer is not in default of this Agreement; and

(c) Master Developer and City enter into an amendment to this Agreement memorializing the extension of the Term.

11.02. Assignment.

(a) To a Third Party. Assignment or a transfer of rights or obligations under this Agreement to a third person other than as provided herein is not a contemplated transaction under this Agreement. Master Developer shall not sell or transfer any or all of its rights or obligations under this Agreement to a third person other than as provided herein without the approval of the City Council and any such transfer is an immediate default of this Agreement notwithstanding the cure provisions of Section Ten. Any cumulative swap, trade, sale or other transfer of more than thirty-three percent (33%) of the ownership interests of Master Developer entity to a third person not otherwise contemplated by this Agreement, shall be considered a transfer of rights or obligations under this Agreement that requires City Council approval as provided above.

(b) To an Affiliate of Master Developer. Except as otherwise provided by Section 11.02(c), below, the rights of the Master Developer under this Agreement may be freely transferred or assigned to an Affiliate of the Master Developer provided that such entity shall assume in writing all obligations of the Master Developer hereunder.

(c) Transfer Not to Relieve the Master Developer of its Obligation. Except as expressly provided herein, no assignment or transfer of any portion of the Property shall relieve Master Developer of its obligations hereunder, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement, provided, however, that no such transferee shall be deemed to be the Master Developer hereunder. This Section shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of real property.

(d) In Connection with Financing Transactions. Master Developer has full and sole discretion and authority to encumber the Property or portions thereof, or any improvements thereon, in connection with financing transactions, without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transactions at any time and from time to time without permission of or notice to City. All such financing transactions shall be subject to the terms and conditions of this Agreement.

11.03 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, the Master Developer shall hold City, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Master Developer or those of its contractors, subcontractors, agents, employees, or other persons acting on Master Developer's behalf which relate to the development of the Community. Master Developer agrees to and shall defend City and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Master Developer's activities in connection with the development of the Community. Master Developer agrees to indemnify, hold harmless, and provide and pay all costs and attorneys fees for a defense for City in any legal action filed in a court of competent jurisdiction by a third party alleging any such claims or challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of City, its officers, agent, employees, or representatives. This section shall survive any termination of this Agreement.

11.04. Binding Effect of Agreement. Subject to Section 11.02, the burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties' respective assigns and successors-in-interest and the property which is the subject of this Agreement.

11.05 Relationship of Parties. It is understood that the contractual relationship between City and Master Developer is such that Master Developer is not an agent of City for any purpose and City is not an agent of Master Developer for any capacity.

11.06 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To City: City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101
Attention: City Manager
Attention: Director of Planning.

To Owner: Kyle Acquisition Group, LLC
3455 Cliff Shadows Parkway
Suite 220
Las Vegas, Nevada 89129
Attention: Chief Operating Officer

Either Party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the date delivery of mail is first attempted.

11.07 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all of any part of the subject matter hereof.

11.08 Waivers. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate officers of Master Developer or approved by the City Council, as the case may be.

11.09 Recording; Amendments. Promptly after execution hereof, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of City and Master Developer in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon completion of the performance of this Agreement, a statement evidencing said completion, shall be signed by the appropriate officers of the City and Master Developer and shall be recorded in the Official Records of Clark County, Nevada. A revocation or termination shall be signed by the appropriate officers of the City or Master Developer and shall be recorded in the Official Records of Clark County, Nevada.

11.10 Headings; Exhibits; Cross References. The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein by the references contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

11.11 Release. Each residential lot shown on a recorded Subdivision Map within the Community shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of a building permit for the construction of a residence thereon.

11.12 Severability of Terms. If any term or other provision of this Agreement is held to be

invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such terms does not materially impair the Parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the Parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the Parties.

11.13 Exercise of Discretion. Wherever a Party to this Agreement has discretion to make a decision, it shall be required that such discretion be exercised reasonably unless otherwise explicitly provided in the particular instance that such decision may be made in the Party's "sole" or "absolute" discretion or where otherwise allowed by applicable law..

11.14 No Third Party Beneficiary. This Agreement is intended to be for the exclusive benefit of the parties hereto and their permitted assignees. No third party beneficiary to this Agreement is contemplated and none shall be construed or inferred from the terms hereof. In particular, no person purchasing or acquiring title to land within the Community or residing in the Community shall, as a result of such purchase, acquisition or residence, have any right to enforce any obligation of Master Developer or City nor any right or cause of action for any alleged breach of any obligation hereunder by either party hereto.

11.15 Gender Neutral. In this Development Agreement (unless the context requires otherwise), the masculine, feminine and neutral genders and the singular and the plural include one another.

In Witness Whereof, this Agreement has been executed by the parties on the day and year first above written.

CITY:

OWNER:

CITY COUNCIL, CITY OF LAS VEGAS

KYLE ACQUISITION GROUP, LLC

By: _____

Oscar B. Goodman, Mayor

By: _____

Name: _____

Approved as to Form:

Title: _____

Deputy City Attorney

Attest:

City Clerk

By: _____

Beverly Bridges, Acting City Clerk

SUBSCRIBED AND SWORN TO before me
on this ____ day of _____,
200__.

Notary Public in and for said County and State

KYLE CANYON DEVELOPMENT AGREEMENT

EXHIBITS

Exhibit "A"	Property Description
Exhibit "B"	Development Phases
Exhibit "C"	Impact Statement
Exhibit "D"	Parks Agreement
Exhibit "E"	Developer Special Improvement Guidelines
Exhibit "F"	Residential Land Use Table and Planning Area Map
Exhibit "G"	Drainage, Traffic and Wastewater Master Studies (on disk)
Exhibit "H"	Section 1 Land
Exhibit "I"	Providence Land
Exhibit "J"	On-Property Land
Exhibit "K"	Existing ROW

EXHIBIT A
TO THE KYLE CANYON DEVELOPMENT AGREEMENT
PROPERTY DESCRIPTION

EXHIBIT A
TO THE KYLE CANYON DEVELOPMENT AGREEMENT

PROPERTY DESCRIPTION

125-06-001-001

125-06-001-002

125-06-002-001

125-06-002-002

125-06-002-003

125-06-002-007

125-06-002-009

125-06-099-001

125-06-099-002

125-06-099-012

125-07-101-001

125-07-101-002

125-07-201-001

125-07-201-002

125-07-301-001

125-07-301-002

125-07-401-001

125-07-401-002

125-07-501-001

125-07-602-001

125-07-602-002

126-12-000-001

EXHIBIT B
TO THE KYLE CANYON DEVELOPMENT AGREEMENT
DEVELOPMENT PHASES

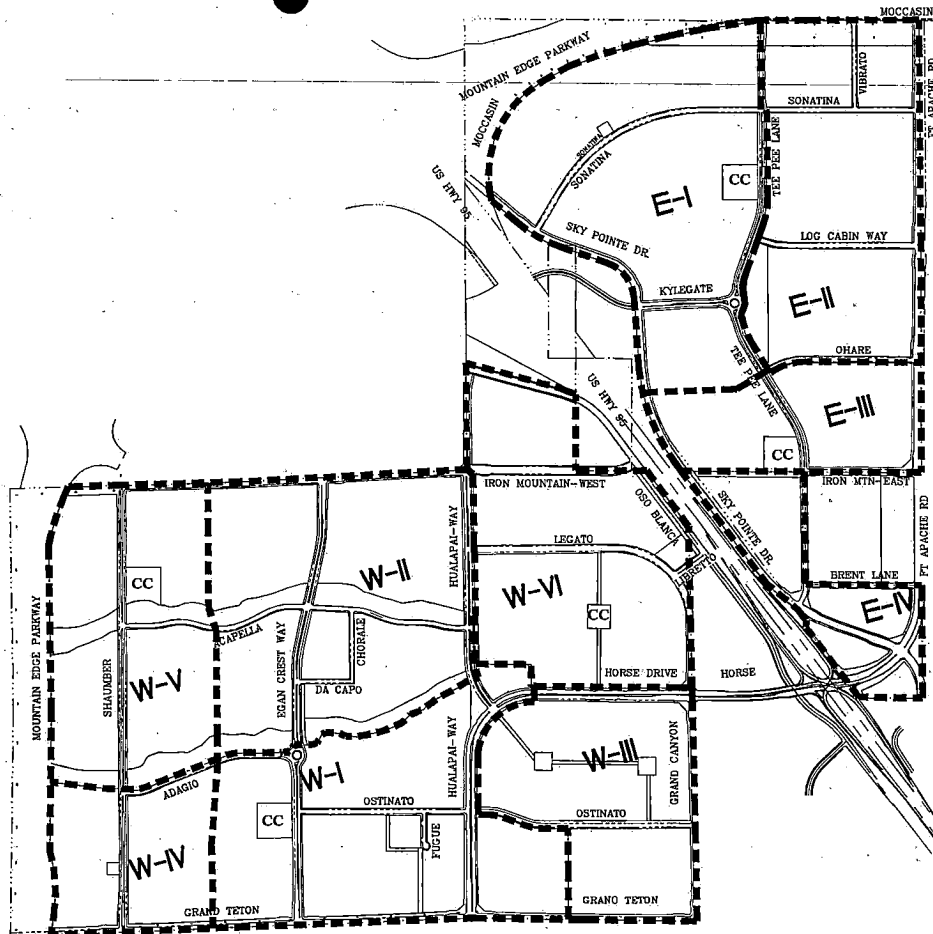


LEGEND

--- PHASE LINE

W-V PHASE

CC COMMUNITY CENTER



KYLE CANYON DEVELOPMENT PHASES

EXHIBIT C
TO THE KYLE CANYON DEVELOPMENT AGREEMENT
IMPACT STATEMENT

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Kyle Canyon Master Plan, located between Moccasin Rd. and Grand Teton Dr. and North Fort Apache and Puli Rd..

This document is being prepared by:

Company Name: Moser Architecture Studio

Address: 3425 Cliff Shadows Pkwy.

Suite 150

Las Vegas, NV, 89129

Contact Person:

Name: Betty Casey

Title: Project Manager

Telephone: 702-693-4280

Fax: 702-939-8460

E-mail: betty@moserarchitecture.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Betty Casey

Title: Project Manager

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

- 1.a Project title: Kyle Canyon Master Plan
- 1.b Application #:
- 1.c Project location: Bordered by Moccasin Rd. to the north, Grand Teton to the south, N. Fort Apache on the east and Puli Rd. on the west.

- 1.d Project sponsor
- Name: Kyle Acquisition Group, LLC
- Address: 3455 Cliff Shadows Pkwy., Suite 220
- Telephone: 702-242-4949

- 1.e G. P. designation: Traditional Neighborhood Development

- 1.f Zoning: U and R-E

- 1.g Project description:
- Total site acreage: 1,712

i) Residential

Total units: 16,000 maximum

FAR per Lot: Varies

Lot Coverage per Lot: Varies

ii) Hospitality

Total rooms: 61 acres designated for Casino Complex

Total entertainment: 155,000 s.f.

iii) Commercial

Total S.F.: 30 acres designated for Mixed use commercial development

Total FAR: Varies

Total Lot Coverage: Varies

- 1.h Briefly describe the project's surrounding land use and setting:

North: (PD) Undeveloped

East: (R-PD) Single Family Residential

South: (PD) Undeveloped

West: (RC) Red Rock Conservation

- 1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The Kyle Canyon Master Development Plan comprises approximately 1,712 acres of land. The project is planned for a range of single, cluster and multi-family residential uses, as well as mixed use urban centers and commercial, resort and casino uses. The Master Development Plan also contains sites designated for parks, trails, community center, school, and other public facility uses.

ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. The Development Agreement provides for adequate police and fire protection.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes, the project shall provide adequate parking for the proposed development.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The proposed facility would not increase hazards due to a design feature or incompatible uses.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. The site shall have access to Horse Drive, Grand Teton Drive, Grand Canyon Drive, and Hualapai Way. When fully improved, these roadways shall have the capacity to accommodate the traffic generated by this project

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Tables follow on pages 6 through 9.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 820 SHOPPING CENTER	
1,306,800 SQUARE FEET	
AM PEAK HOUR	
Average Rate = 1.03 Trips per 1,000 Square Feet $T = (1.03)(1,306.800)$ $T = 1,346.01$ or 1,347 Trips	
<u>61% Entering</u> 822 Trips	<u>39% Exiting</u> 525 Trips
PM PEAK HOUR	
Average Rate = 3.75 Trips per 1,000 Square Feet $T = (3.75)(1,306.800)$ $T = 4,900.5$ or 4,901 Trips	
<u>48% Entering</u> 2,352 Trips	<u>52% Exiting</u> 2,549 Trips
WEEKDAY	
Average Rate = 42.94 Trips per 1,000 Square Feet $T = (42.94)(1,306.800)$ $T = 56,113.99$ or 56,114 Trips	

TRIP GENERATION ITE CODE 210 SINGLE-FAMILY DETACHED HOUSING 7,700 DWELLING UNITS	
AM PEAK HOUR	
$T = 0.70(X) + 9.43$ $T = 0.70(7,700) + 9.43$ $T = 5,399.43$ or 5,400 Trips	
<u>25% Entering</u> 1,350 Trips	<u>75% Exiting</u> 4,050 Trips
PM PEAK HOUR	
$\ln(T) = 0.90 \ln(X) + 0.53$ $\ln(T) = 0.90 \ln(7,700) + 0.53$ $T = 5,345.86$ or 5,346 Trips	
<u>63% Entering</u> 3,368 Trips	<u>37% Exiting</u> 1,978 Trips

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

WEEKDAY
$\ln(T) = 0.92 \ln(X) + 2.71$ $\ln(T) = 0.92 \ln(7,700) + 2.71$ $T = 56,560.01 \text{ or } \mathbf{56,561 \text{ Trips}}$

TRIP GENERATION ITE CODE 230 RESIDENTIAL CONDOMINIUM/TOWNHOUSE 4,650 DWELLING UNITS	
AM PEAK HOUR	
$\ln(T) = 0.80 \ln(X) + 0.26$ $\ln(T) = 0.80 \ln(4,650) + 0.26$ $T = 1,113.98 \text{ or } \mathbf{1,114 \text{ Trips}}$	
<u>17% Entering</u> 189 Trips	<u>83% Exiting</u> 925 Trips
PM PEAK HOUR	
$\ln(T) = 0.82 \ln(X) + 0.32$ $\ln(T) = 0.82 \ln(4,650) + 0.32$ $T = 1,400.51 \text{ or } \mathbf{1,401 \text{ Trips}}$	
<u>67% Entering</u> 939 Trips	<u>33% Exiting</u> 462 Trips
WEEKDAY	
$\ln(T) = 0.85 \ln(X) + 2.55$ $\ln(T) = 0.85 \ln(4,650) + 2.55$ $T = 16,779.77 \text{ or } \mathbf{16,780 \text{ Trips}}$	

TRIP GENERATION ITE CODE 220 APARTMENT 4,650 DWELLING UNITS

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

AM PEAK HOUR	
$T = 0.49(X) + 3.73$	
$T = 0.49(4,650) + 3.73$	
$T = 2,282.23$ or 2,283 Trips	
<u>20% Entering</u> 457 Trips	<u>80% Exiting</u> 1,826 Trips
PM PEAK HOUR	
$T = 0.55(X) + 17.65$	
$T = 0.55(4,650) + 17.65$	
$T = 2,575.15$ or 2,576 Trips	
<u>65% Entering</u> 1,674 Trips	<u>35% Exiting</u> 902 Trips
WEEKDAY	
$T = 6.01(X) + 150.35$	
$T = 6.01(4,650) + 150.35$	
$T = 28,096.85$ or 28,097 Trips	

TRIP GENERATION	
RESORT CORRIDOR HOTEL/CASINO	
1,500 HOTEL ROOMS	
150,000 SQUARE FOOT CASINO	
AM PEAK HOUR	
$T = 0.168(X_1) + 4.583(X_2) + 107.789$	
$T = 0.168(464) + 4.583(155.000) + 107.789$	
$T = 892.394$ or 893 Trips	
<u>59% Entering</u> 527 Trips	<u>41% Exiting</u> 366 Trips
PM PEAK HOUR	
$T = 0.290(X_1) + 9.780(X_2)$	
$T = 0.290(464) + 9.780(155.000)$	
$T = 1,651$ Trips	
<u>48% Entering</u> 492 Trips	<u>52% Exiting</u> 859 Trips
WEEKDAY	
$T = \text{PM PEAK HOUR}/0.10$	

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

$$T = 1,651/0.10$$

$$T = 16,510 \text{ Trips}$$

Where X_1 = Number of Hotel Rooms

X_2 = Casino Square Footage in Thousands

TOTAL TRIPS	
AM PEAK HOUR	
Entering 3,345 Trips	Exiting 5,866 Trips
PM PEAK HOUR	
Entering 8,825 Trips	Exiting 6,750 Trips
WEEKDAY	
174,062 Trips	

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 16,000 max.

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Proposed (see land use map)

Distance from site²: N/A

Number of pupils: 3,920

Junior High/Middle School

School name: Proposed (see land use map)

Distance from site²: N/A

Number of pupils: 1,968

High School

School name: Proposed (see land use map)

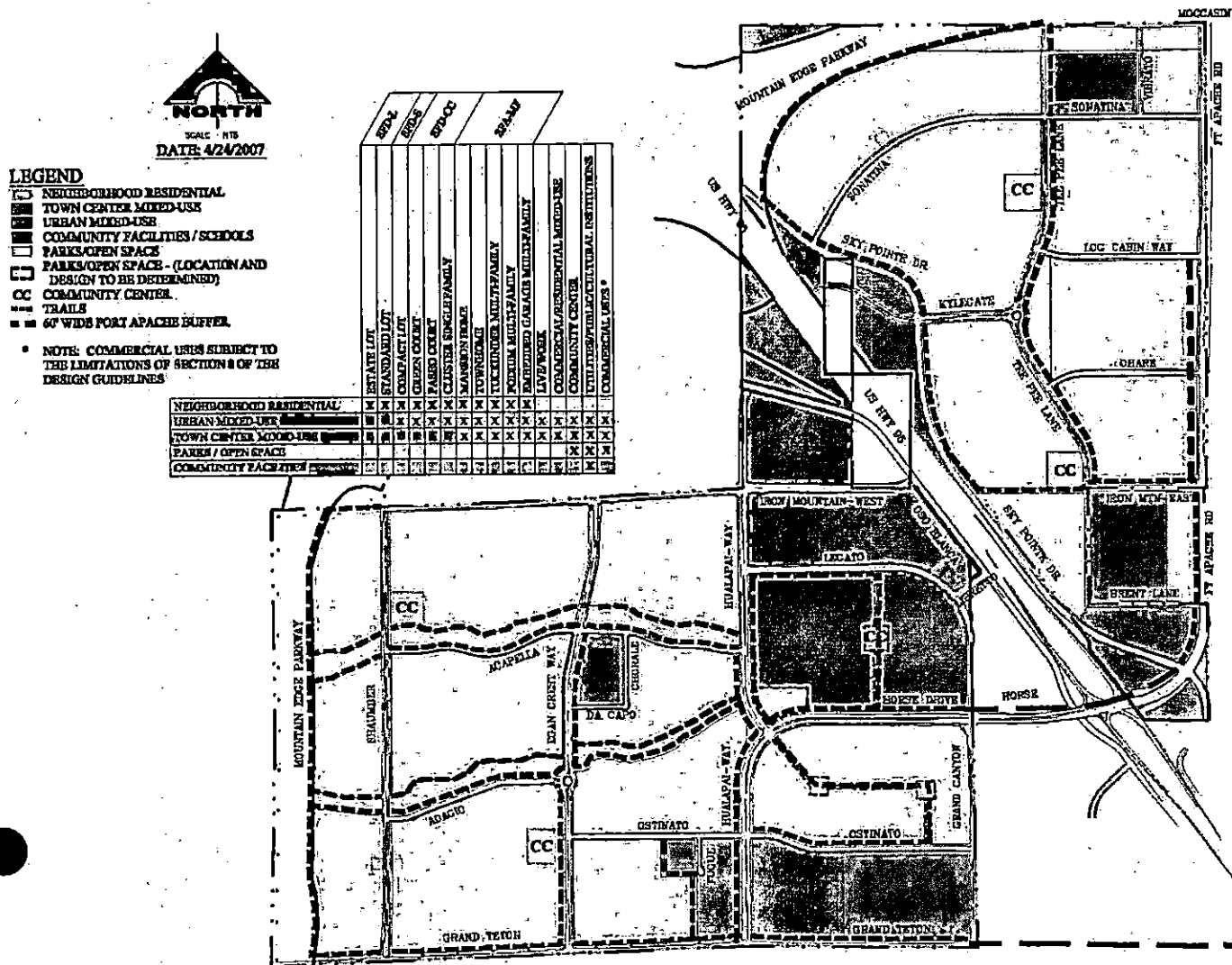
Distance from site²: N/A

Number of pupils: 2,192

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Fire Station 41- City of Las Vegas

Existing/proposed: Existing

Distance from site³: 4.51 miles

Police

Name of the facility: Northwest Area Command

Existing/proposed: Existing

Distance from site³: 12.14 miles

Emergency Services

Name of the facility: Mountain View Hospital

Existing/proposed: Existing

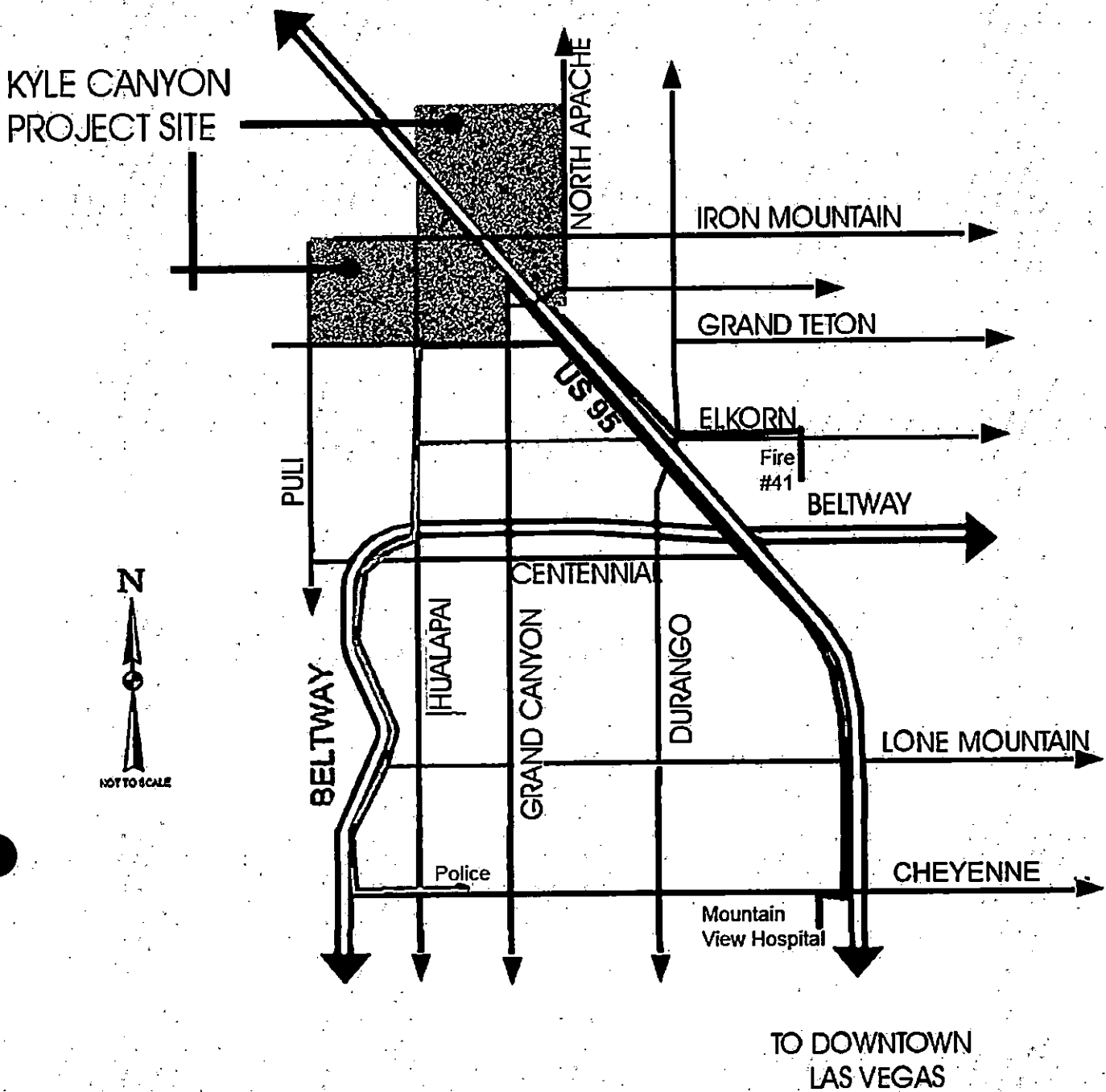
Distance from site³: 8.67 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: The project would not produce demand for additional emergency services during the initial development stages. Over time, additional fire services may need to be provided. Police services come from the Northwest Area Command and emergency services would currently be provided from Mountain View Hospital. These may need to be augmented in the future. However, land for new emergency services has been accounted for in civic parcels noted on the Land Use Plan.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT



5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No, the current land use is consistent with the proposed project. The site currently has an existing planned development on the east border. This master plan will be a comprehensive guide to aid all builders and the city in creating an beautiful and efficient use of the land.

- 5.b Would the project displace or eliminate existing housing?

Explain: No. The site is currently undeveloped and will not displace any existing housing.

- 5.c What are the project characteristics, in terms of:

Density: Varies

Height: Varies

Gated community: partialy

Housing Type: All types

Home ownership: Partially

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The proposal will not affect the housing surrounding the site. It will provide living units for many people looking for housing options in a innovative and comprehensive community.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Route 405 - Northwest Circulator

Location: Target Center stop at US 95 and Buffalo

Distance from site⁴: 4 miles

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

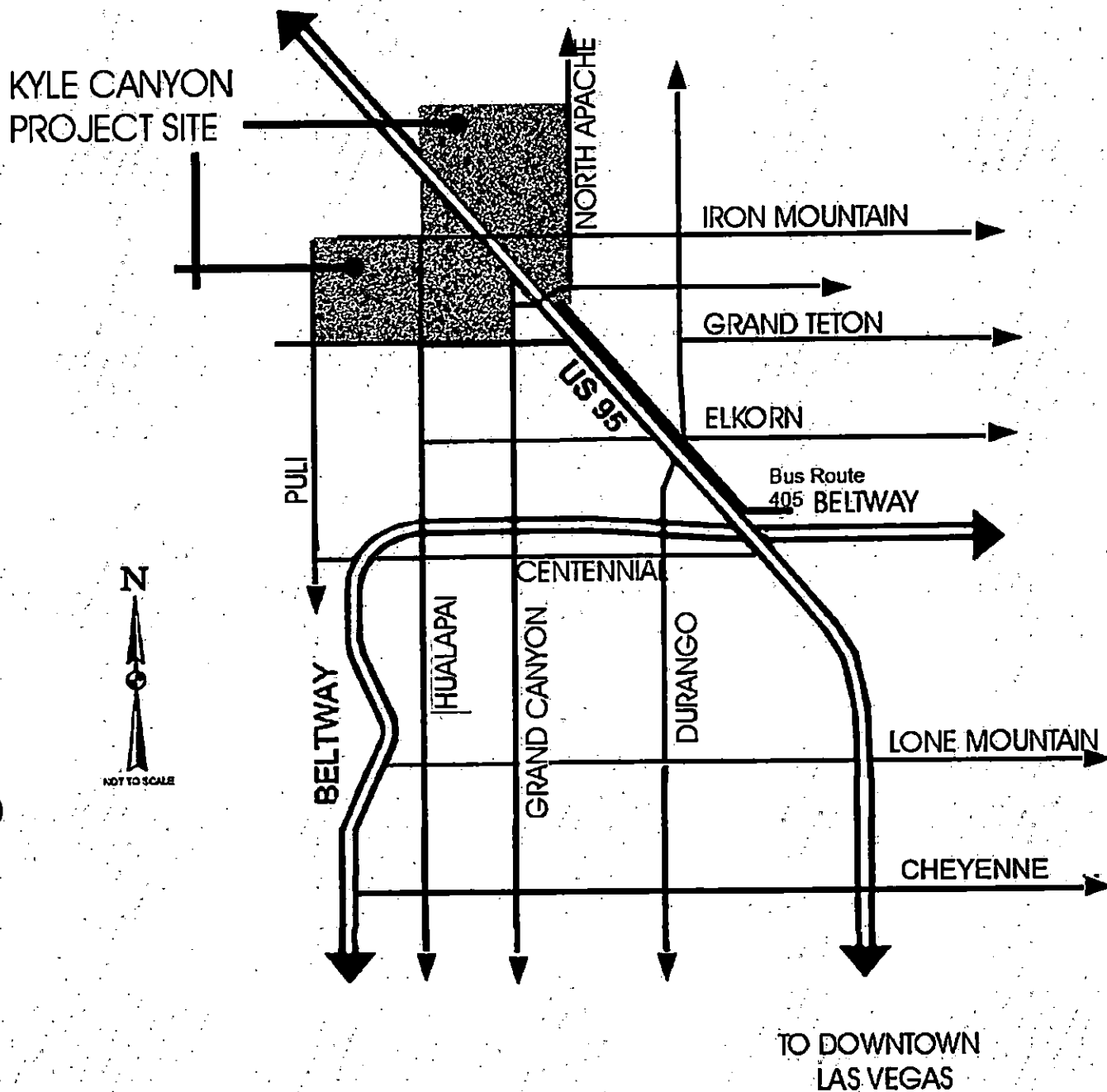
Explain: No, this project is not expected to require a new bus route. However, as the bus system continues to expand, routes may be added that serve this project.

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: This project is not expected to have an effect on the bus system since service is not currently provided to this area.

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Various internal Parks

Location: See land use map

Distance from site⁷: n/a

Community Park

Park name: Proposed Park Jones and Iron Mountain

Location: Jones and Iron Mountain

Distance from site⁷: 8 miles

Regional Park

Park name: Proposed Park Jones and Iron Mountain

Location: Jones and Iron Mountain

Distance from site⁷: 8 miles

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: The exact breakdown of multi family and single family homes has not been determined. The development will have a maximum of 16,000 units that could create a maximum population of 36,480.

- 7.c How much public parkland would be included in the proposed project?

Explain: The proposed schools will be sharing ball fields and open areas with neighborhoods. Also an ample amount of park space has been planned for and included in the master plan.

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation:

Explain: The site will be providing trails, open space, and recreation fields for the community. The existing parks should receive minimal impact due to the large amount of park space included in the plan.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

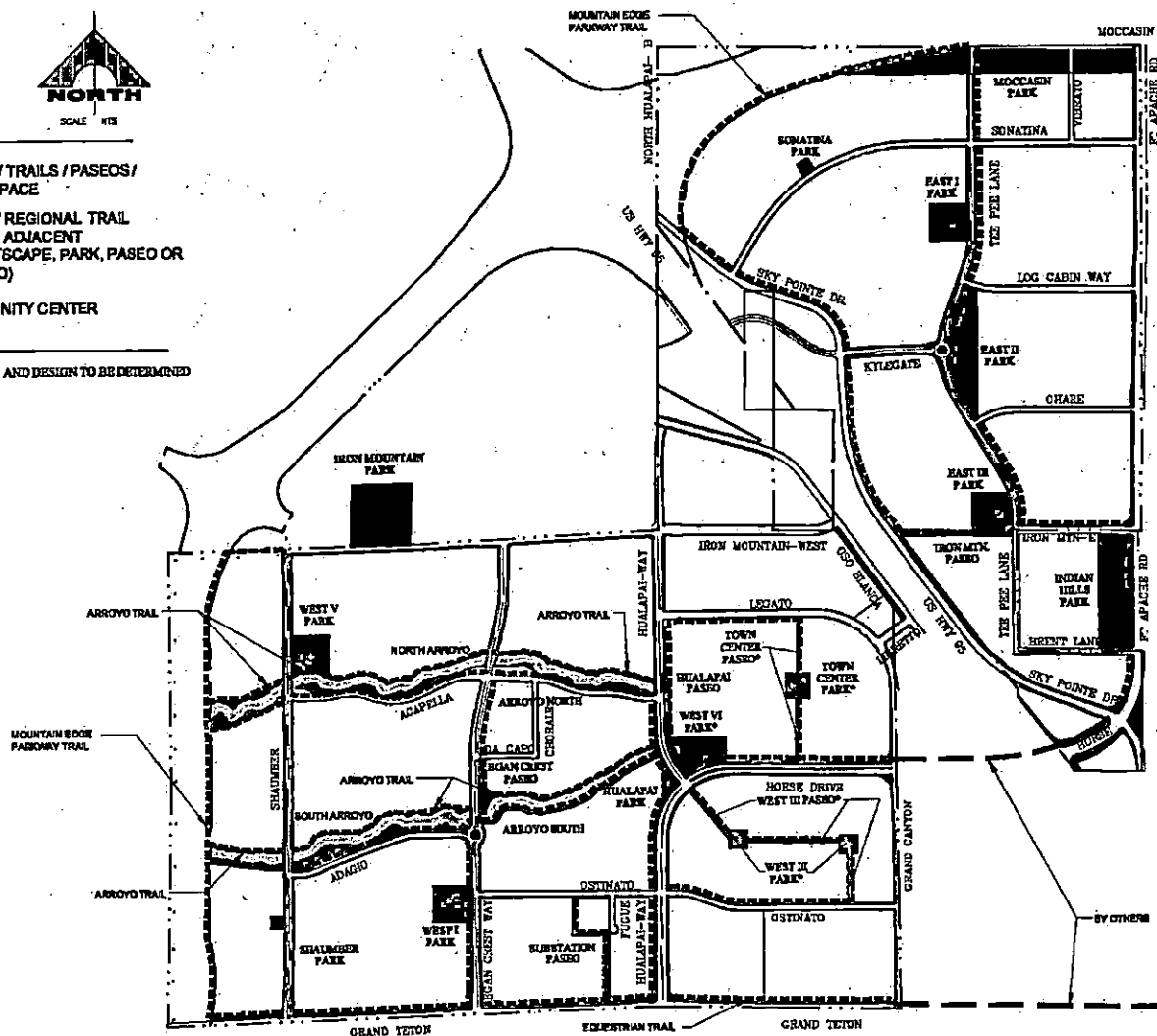
SCALE 1000000

LEGEND

- CC COMMUNITY CENTER

NOTES:

- LOCATION AND DESIGN TO BE DETERMINED



Page 18 of 25

ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: The master drainage plan for the proposed 1,712 acres in this plan shall be submitted to and approved by the City of Las Vegas Department of Public Works prior to the issuance of any permits or recordation of any final maps.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: Preliminary data obtained from the City of Las Vegas Northwest Neighborhood Master Drainage Study, Phase 2 show off-site storm flows impacting the project site.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: The Northwest Study outlines the proposed system to convey storm flows within the Clark County Regional Flood Control District System. The Master Drainage Plan will address the capacity of existing and planned storm water drainage systems and the need to construct interim detention facilities.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: The Master Drainage Plan will address intercepting additional storm flows from the west and directing into the Moccasin/ Kyle Canyon system; eventually to the Upper Las Vegas Wash detention basin.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No, peak flows are being detained in a detention basin. Please see Master Drainage Study.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: The interim condition flows are detained in a detention basin and are routed within the perimeter streets proposed with the project in a manner consistent with the routing patterns established in the Northwest Neighborhood Study Phase 2.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes, all streets will be designed to meet criteria for street flow and dry lane.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Both, The LVVWD currently provides or has proposed plans to provide water in the 2860,2975,3090 and 3205 Pressure zones.

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: The LVVWD is currently constructing the 3205 and 3090 Pumping Station and the 2975 reservoir located at Elkhorn Road and Shaumber Road. Pipelines extending to Grand Teton in the 3090 and 3205 Pressure zones are currently in design.

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: During construction the site will be developed in phases and within each phase lots will be constructed at different times. The water used during construction will be used for dust control and various other construction needs.

After Completion:					
Total gross acreage of site =	1,712	acres			
Commercial Demand Flow Rate: Avg Day=	2.1	gpm/ac			
Res. Demand Flow Rate: Avg Day=	7.01	gmp/ac			
Therefore:					
Commercial =	80	aces	x	2.1 gpm/ac	= 168 gpm
Residential =	1,020	acres	x	7.01gmp/ac	= 7150.2 gpm
Total =	168	gpm	+	7150	gpm = 7318.2 gpm

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Sewer service to the Master Development Plan area can be provided by extension of several City of Las Vegas sewer lines that border the project.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: Average Flow= 4.265 MGD, Peak Flow= 9.723 MGD

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: Depending on identified sewer flow demands within the Master Plan area, upgrades elsewhere in the existing City of Las Vegas system may be needed. A specific study of capacity and topography will determine the extent of connections, extensions, and system capacity upgrades that will be required.

10.d Would the proposed project generate any industrial waste?

Explain: No, the entire project will consist of commercial, retail, and residential and will not be generating any industrial waste.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

EXHIBIT D
TO THE KYLE CANYON DEVELOPMENT AGREEMENT
PARKS AGREEMENT

**PARKS AGREEMENT
BETWEEN
CITY OF LAS VEGAS
AND
KYLE ACQUISITION GROUP, LLC**

May 8, 2007

KYLE CANYON PARKS AGREEMENT

THIS KYLE CANYON PARKS AGREEMENT (the "Parks Agreement") is made this _____ day of _____, 2007, by the **CITY OF LAS VEGAS**, a municipal corporation of the State of Nevada (the "City") and **KYLE ACQUISITION GROUP, LLC**, a Nevada limited liability company ("Developer"). All of the foregoing entities are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

- A. Developer is the owner and master developer of certain land described in Exhibit A attached hereto ("Kyle Canyon") within the corporate boundaries of the City. Developer has, concurrently with the execution of this Parks Agreement, entered into a Development Agreement with the City, which governs the future planning and development of Kyle Canyon ("Development Agreement").
- B. The Development Agreement contemplates that Developer will construct parks and other recreational amenities within Kyle Canyon as a condition to the City's approval of the development project.
- C. Developer has conveyed or has agreed to convey its real property (other than public sites and community facilities) to the builders which are its members (the "Builders") in percentages equal to the Builders' percentage ownership of Developer, pursuant to the plan of liquidation of Developer provided in its Operating Agreement for the purpose of constructing and selling dwelling units and commercial uses thereon.
- D. Pursuant to Chapter 4.24 of the Municipal Code of the City (the "Code"), a residential construction tax is payable prior to the issuance of a building permit for the construction of a residential dwelling unit.
- E. Pursuant to Section 4.24.140 of the Code, the residential construction tax may be waived for a project upon the developer's execution of an agreement with the City requiring the developer to construct park facilities ("Qualified Parks") in lieu of paying the tax.
- F. Pursuant to Section 4.24.100(A) of the Code, a developer may establish an association for the common ownership and maintenance of a developed park site that is designed for, and dedicated exclusively to, recreation in such development. Pursuant to Section 4 of the Development Agreement, Developer has agreed to organize a Master Homeowners Association (the "Master HOA") that will maintain certain parks and common areas.
- G. The Parties wish to enter into this Parks Agreement to: (i) establish the amount and nature of the parks and recreational facilities to be constructed by Developer as part of its obligations with respect to the development of Kyle, (ii) waive the residential construction tax, (ii) set forth the ownership and maintenance of the Qualified Parks by the City and Master HOA, (iii) establish the procedure by which the right is reserved or granted to the public for use of the Qualified Parks, and (iv) for other purposes as set forth below. The parties intend that this Parks Agreement be a covenant running with the land with respect to any Qualified Parks.

NOW, THEREFORE, in consideration of the above recitals and of other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following plan for the construction, protection and benefit of the Qualified Parks. This Parks Agreement shall run with, and shall be binding upon and pass with the ownership interest in the Qualified Parks and shall inure to the benefit of and apply to and bind the Parties and their respective successors in interest.

1. Designation of Park Acreage. Developer agrees to design and construct, at Developer's sole cost and expense, all of those parks, trails open spaces and other recreational areas depicted on Exhibit B attached hereto. Each of the park areas is hereinafter referred to by the name designation indicated on Exhibit B. Land for Moccasin Park and all recreational amenities for Indian Hills, Iron Mountain and Moccasin Parks shall be dedicated to the City. All other parks and recreational amenities shall be dedicated to the Master HOA. Certain areas within the parks, such as community swimming pools, may be reserved for the exclusive use of members of the Master HOA and their guests and, therefore, are not deemed to be Qualified Parks for purposes of this Agreement.
2. Required Facilities of Parks. Developer agrees that each of the Qualified Parks shall, as a minimum, contain those amenities and features described in Exhibit C hereto (the "Required Facilities"). City agrees that Developer shall have discretion with respect to any other amenities or features that are to be placed within the parks in addition to the Required Facilities and that City shall not unreasonably withhold or delay its approval of any conceptual plan for a park that contains all of the Required Facilities.
3. Design of Parks. Prior to construction of each park, Developer shall meet with the City staff to discuss park amenity programming and shall submit to the City a conceptual plan for such park showing the Required Facilities and any additional proposed amenities and features of the park in plan view for City's review. The conceptual plans may vary from the conceptual layouts included in Exhibit C. Following acceptance by the City of the conceptual plan, Developer shall proceed to design the park in accordance with the standards set forth in the Kyle Canyon Design Guidelines. Where the design of a Required Facility is not contained in the standards of the Kyle Canyon Design Guidelines, the Required Facility shall be designed in accordance with Parks Standards Office of Architectural Services City of Las Vegas Department of Public Works dated March 8, 2007 (Exhibit E). City agrees that its final approval of the drawings and specifications for the park shall be limited to adherence with the approved conceptual plan, the Kyle Canyon Design Guidelines, the Exhibit E, this Parks Agreement and the provisions of the Building Codes relating generally to construction of improvements within the City.
4. Construction of Parks. Following approval of the drawings and specifications for each park Master Developer shall promptly proceed with construction thereof and diligently pursue completion of each park in accordance with the schedule set forth in Section 5.
5. Completion Schedule. Developer agrees that it will adhere to the following schedule for design and construction of Parks.
 - A) For purposes of this Parks Agreement, Kyle Canyon comprises several "Park Areas," each of which has associated parks and other amenities within its boundaries. The Park Areas are described on Exhibit D hereto.
 - B) Developer shall submit to the City for its review a conceptual plan of all parks located within a Park Area prior to the issuance of the five hundredth (500th) permit for the construction of dwelling units within such Park Area. City will notify the Master Developer when the four hundredth (400th) permit has been issued in each Park Area.
 - C) Developer shall prepare 90 percent construction drawings and specifications for all parks and submit them to the City for its review within one hundred eighty (180) calendar days following the City's approval of the conceptual plans for such park. Developer shall subsequently submit 100 percent construction drawings and specifications within 90 days of completion of the City's review of the 90 percent construction drawings and specifications.

- D) Developer shall commence construction of each park within ninety (90) days following the City's final approval of the construction drawings and specifications for such park and shall complete each such park within 18 months of the start of construction.
 - E) Developer shall commence construction of the Indian Hills Park in conformance with the plans attached as Exhibit G within 180 calendar days of receiving notice from City that contains: 1) plans sufficient to acquire permits to construct the park; and 2) confirmation that adequate flood control facilities are in place to protect the park. Developer will complete construction within 18 months of commencement.
 - F) Developer will design and construct the Iron Mountain Park on APN 126-01-401-013. The park will contain the amenities and structures described in Exhibit C and conform to the standards set forth in Exhibit E. Developer shall commence design within 180 calendar days of receiving notice from the City that: a) notifies Developer of the issuance of the 7,000th permit for the construction of dwelling units within Kyle Canyon; and b) contains confirmation that adequate flood control facilities are in place to protect the park. Developer will prepare construction drawings and will commence and complete construction in accordance with subsections 5C and 5D above.
6. Public's Right to Use of Qualified Parks. Developer agrees that the Qualified Parks will be available for use by the general public on a non-discriminatory basis. Developer shall ensure that a land use restriction creating nondiscriminatory access and use rights for the public to and over such Qualified Park is recorded against the park parcel in the Official Records of Clark County, and shall provide a verified copy thereof (with the recording information set forth thereon) to the City. In the event of any failure to record such restriction, the Master HOA shall record such restriction and provide such copy to the City upon receiving such Qualified Park from Developer. Except for Indian Hills Park, Iron Mountain Park, and Moccasin Park, which shall be dedicated to the City, each Qualified Park shall be conveyed by Developer to the Master HOA within 60 days of final completion and accepted as a "Park" to be maintained by the Master HOA pursuant to a declaration that meets the requirements of NRS Chapter 116.
7. Maintenance Obligations. The Master HOA will assume and accept the Master HOA's duty pursuant to the Declaration to maintain the Qualified Parks (the "HOA Parks"), except for Indian Hills Park, Iron Mountain Park, and Moccasin Park, which shall be maintained by the City, within 30 days of completion. City will commence maintenance of Indian Hills Park, Iron Mountain Park and Moccasin Park within 30 days of completion of construction and acceptance of such parks by City. The Master HOA shall maintain the Qualified Parks it has accepted in good condition and repair in compliance with the Declaration except as otherwise set forth herein. This Parks Agreement, along with the Maintenance Plan attached hereto as Exhibit F take the place of and satisfies the requirements of the maintenance plan with the Master HOA required by the City with respect to the Qualified Parks pursuant to NRS 278.4789.
8. Rules and Regulations. The Master HOA shall have the right to establish rules and regulations for use of the HOA Parks that it has accepted. However, all rules and regulations must apply equally to members of the Master HOA and the public. The rules and regulations cannot discriminate against members of the public in favor of members of the Master HOA. The Parties acknowledge and agree that portions of certain HOA Parks may be reserved for the private use of Members of the Master HOA and guests of the Master HOA
9. Amendment of the Declaration. Neither Developer nor the Master HOA shall (i) amend any provision of the Declaration affecting the Qualified Parks in a manner that violates any term or provision of this Parks Agreement, without obtaining the prior written consent of the City, or (ii) take any action pursuant to any provision of the Declaration or otherwise to change an

active recreational area or facility to a use or character that does not permit active recreational use.

10. Damage and Restoration. In the event of damage to or destruction of the HOA Parks, the Master HOA shall, as soon as reasonably possible, restore and reconstruct the damaged or destroyed areas to at least as good a condition as they were in immediately prior to such damage or destruction. All work shall be performed in a good and workmanlike manner and shall conform to all applicable governmental requirements, the Declaration and this Parks Agreement.
11. Construction of Qualified Parks. Developer shall, at Developer's expense, obtain all necessary permits and licenses for the construction and installation of the improvements in the Qualified Parks, give all necessary notices and pay all fees and taxes required by law.
12. Waiver of Residential Construction Tax. In consideration of Developer's agreement to construct all of the Qualified Parks identified in this Agreement, City hereby waives the residential construction tax for the all residences constructed in Kyle up to the maximum number of residential units permitted by the Development Agreement and further waives the requirement for security for the estimated cost of construction.
13. Use of Flood Control Facilities. City will allow Master Developer to construct open space, parks, trails and other recreational amenities within drainage corridors, drainage channels, and flood plains (for purposes of this Section only these terms may otherwise be defined as "Flood Facilities") so long as the Flood Facilities meet the minimum design and construction standards of City and the Clark County Regional Flood Control District. Master Developer shall be responsible for the replacement and/or repair of the open space, parks, trails and other recreation amenities within such Flood Facilities, if and when damaged or destroyed by water until such time as Master Developer shall convey the facilities to the Master HOA. This provision shall survive any termination or expiration of this Agreement.
14. Enforcement and Remedies.
 - (a) General. If any Party defaults in the performance of any obligation under this Parks Agreement, and if such default remains uncured thirty (30) days after written notice from the other Party ("Nondefaulting Party"), stating with particularity the nature and extent of such default, then Nondefaulting Party shall have the right to: (i) perform such obligation on behalf of such defaulting Party and (ii) be reimbursed by such defaulting Party, within 10 days of written demand, for the cost thereof. The failure of the Nondefaulting Party to insist, in any one or more cases, upon the strict performance of any provision of this Parks Agreement shall not be construed as a waiver of the future breach of such provision or any other provision of this Parks Agreement.
 - (b) Withholding of Residential Permits. If Master Developer fails to cure any default of its obligations described in Section 5, the City Council may, after a hearing, withhold the issuance of residential dwelling unit permits within a particular Park Area. City shall provide Master Developer written notice at least forty-five (45) days prior to such hearing.
 - (c) Remedies Cumulative. Each Party to this Parks Agreement may prosecute any proceeding at law or in equity against any person or entity violating or attempting to violate any of the covenants or provisions contained herein to prevent such person or entity from so doing and to recover damages for any such violation. All remedies provided in this Parks Agreement are cumulative. Therefore, notwithstanding the exercise by a Party of any remedy hereunder, such Party shall have recourse to all other remedies as may be available at law or in equity.

15. Miscellaneous.

- (a) Assignment. The Master HOA may not assign any of its rights or obligations under this Parks Agreement without prior written approval from the City. Developer may assign its rights and obligations under this Parks Agreement so long as Developer notifies the City of the assignment, and provided that completion of all the Qualified Parks, and their conveyance to the City or Master HOA are first secured by a performance bond in the amount and form, and from a surety agreed to by the City, naming the City and Master HOA as joint Obligees, or such Qualified Parks have actually been completed and conveyed to the Master HOA.
- (b) Notices. Except as otherwise provided in this Parks Agreement, notice to be given to a Party must be in writing and may be delivered to the Party personally or by any system or technology designed to record and communicate messages, telegraph, facsimile, electronic mail, or other electronic means. Alternatively, notice may be delivered by regular United States mail, postage prepaid, addressed to the Party at the most recent address furnished by such Party to the other Party. Such notice is deemed delivered three (3) business days after the time of such mailing. Notices are to be delivered to both the Party and to the Party's attorneys.
- (c) Interpretation. The captions of the various provisions of this Parks Agreement are for convenience and identification only and shall not be deemed to limit or define the contents thereof. This Parks Agreement shall be construed in accordance with the laws of the State of Nevada. This Parks Agreement supersedes all prior written or verbal representations or declarations of the Parties with respect to the subject matter hereof. If any clause, sentence, or other portion of this Parks Agreement shall become illegal, null, or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.
- (d) Binding Effect; Covenants Running With Land. By acceptance of a deed, lease or document of conveyance, or acquiring any ownership or leasehold interest in any of the real property constituting a Qualified Park, each person binds such person and such person's heirs, personal representatives, successors, transferees and assigns to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Parks Agreement and any amendment hereto. In addition, each such person by so doing hereby acknowledges that this Parks Agreement sets forth a general scheme for the improvement and development of the real property covered hereby and evidences such person's intent that all the provisions contained in this Parks Agreement, as amended, shall run with the land and be binding on all subsequent and future owners, lessees, grantees, purchasers, assignees and transferees of property subject to this Parks Agreement. Each such person fully understands and acknowledges that this Parks Agreement shall be mutually beneficial and enforceable as provided herein by the various subsequent and future Owners, as well as by the parties hereto.
- (e) Recordation. This Parks Agreement shall be recorded in the Official Records of Clark County, Nevada, and shall be effective upon such recordation.

- (f) Duration and Amendment. This Parks Agreement shall continue in full force unless a Declaration of Termination satisfying the requirements of an amendment to this Parks Agreement is recorded. This Parks Agreement may be amended at any time by recording an amendment executed by Developer, the City, and the Master HOA.
- (g) No Third Party Beneficiaries. This Parks Agreement is intended for the exclusive benefit of the Parties hereto and their respective permitted assigns and the general public and is not intended and shall not be construed as conferring any benefit or right on any third parties, including any Designated Builders within Kyle Canyon.

[SIGNATURES ON FOLLOWING PAGES]

SIGNATURE PAGE TO THE KYLE CANYON PARKS AGREEMENT

KYLE ACQUISITION GROUP, LLC,

By: _____

Print Name: _____

Title: _____

STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On _____, 200__, before me, the undersigned, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument to be the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State

(SEAL)

SIGNATURE PAGE TO THE KYLE CANYON PARKS AGREEMENT

CITY OF LAS VEGAS, NEVADA

By: _____

Print Name: Oscar B. Goodman

Title: Mayor

ATTEST:

Beverly Bridges, Acting City Clerk

Approved As To Form:

Deputy City Attorney

STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

2007 by _____ This instrument was acknowledged before me on this ____ day of _____,
_____ as _____ and
_____ as _____ of the City of
Nevada.

Notary Public
(My commission expires: _____)

EXHIBIT A
TO THE KYLE CANYON PARKS AGREEMENT
DESCRIPTION OF PROPERTY

EXHIBIT A
TO THE KYLE CANYON PARKS AGREEMENT
DESCRIPTION OF PROPERTY

125-06-001-001
125-06-001-002

125-06-002-001
125-06-002-002
125-06-002-003
125-06-002-007
125-06-002-009

125-06-099-001
125-06-099-002
125-06-099-012

125-07-101-001
125-07-101-002
125-07-201-001
125-07-201-002
125-07-301-001
125-07-301-002
125-07-401-001
125-07-401-002
125-07-501-001
125-07-602-001
125-07-602-002

126-12-000-001

EXHIBIT B
TO THE KYLE CANYON PARKS AGREEMENT
PARKS, TRAILS AND OPEN SPACE MAP
[MAP FOLLOWS THIS PAGE]

LEGEND:

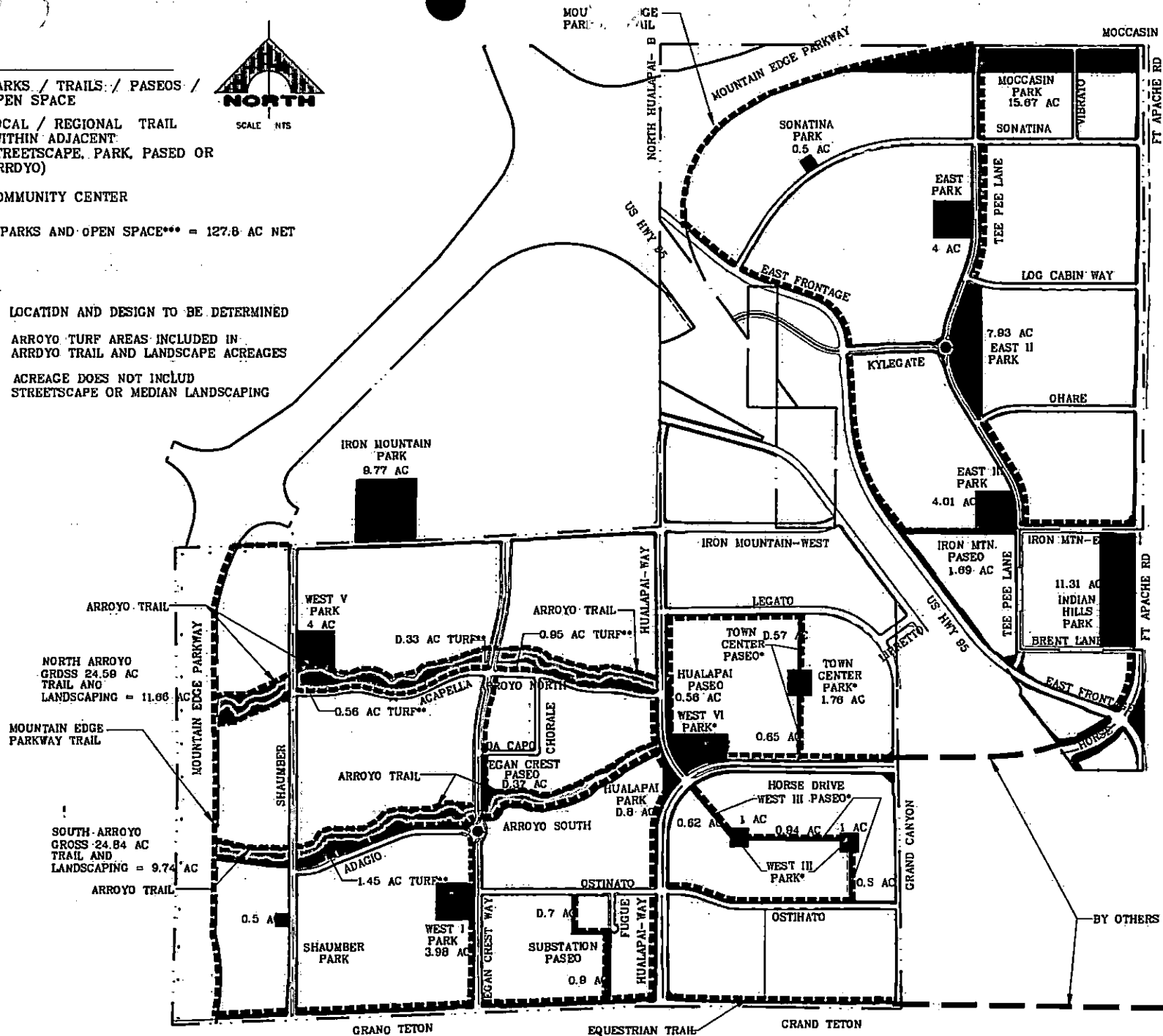
- PARKS / TRAILS / PASEOS / OPEN SPACE
- LOCAL / REGIONAL TRAIL (WITHIN ADJACENT STREETSCAPE, PARK, PASEO OR ARROYO)

CC COMMUNITY CENTER

TOTAL PARKS AND OPEN SPACE*** = 127.8 AC NET

NOTES:

- * LOCATION AND DESIGN TO BE DETERMINED
- ** ARROYO TURF AREAS INCLUDED IN ARROYO TRAIL AND LANDSCAPE ACREAGES
- *** ACREAGE DOES NOT INCLUDE STREETSCAPE OR MEDIAN LANDSCAPING



KYLE CANYON PARKS, TRAILS, AND OPEN SPACE

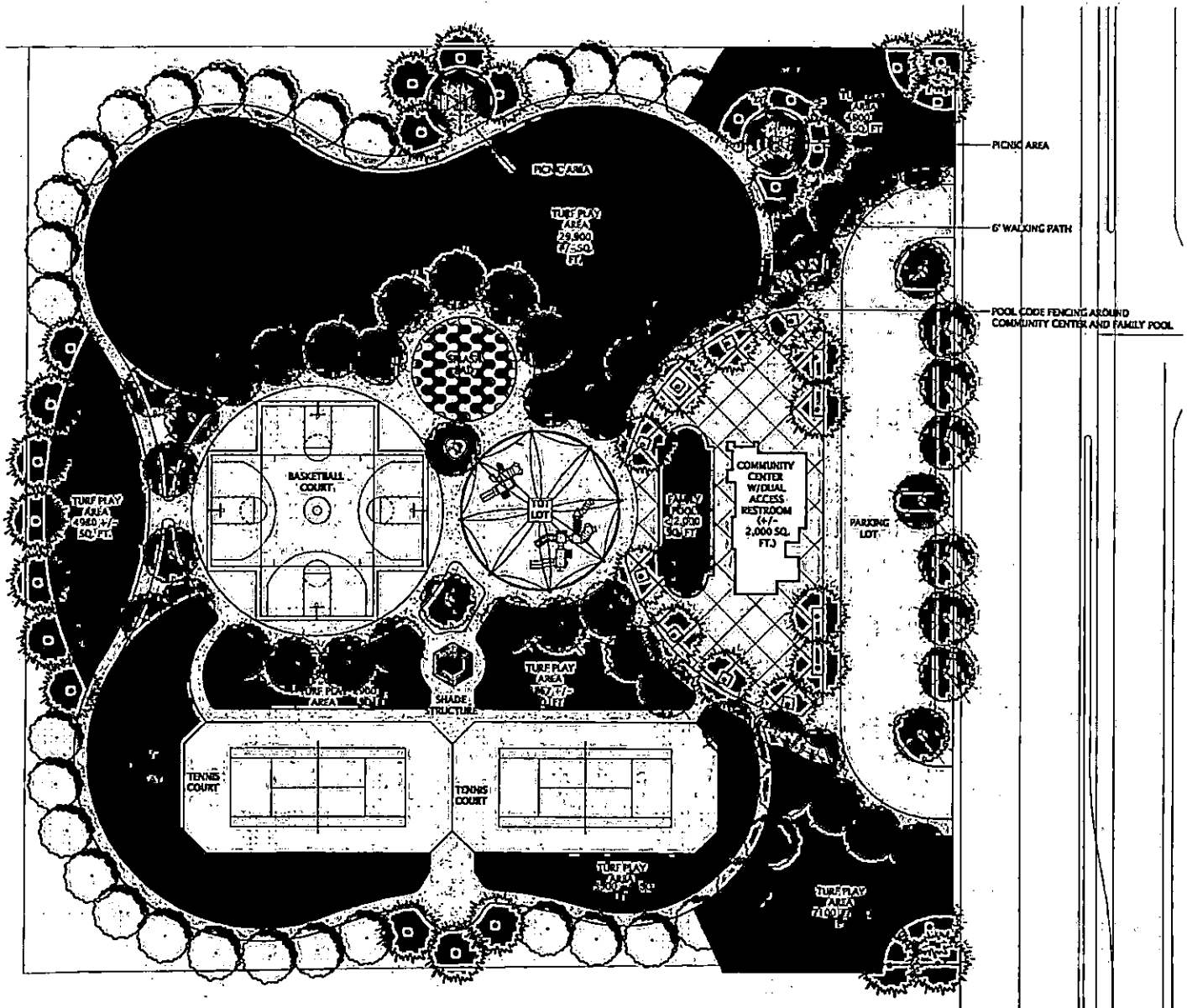
EXHIBIT C
TO THE KYLE CANYON PARKS AGREEMENT
REQUIRED FACILITIES
[LIST FOLLOWS THIS PAGE]
AND CONCEPTUAL LAYOUTS FOR PARKS

**PARKS AGREEMENT
EXHIBIT C - REQUIRED FACILITIES
KYLE CANYON PARK, ARROYOS AND PASEOS**

Structures and Site Amenity Programming

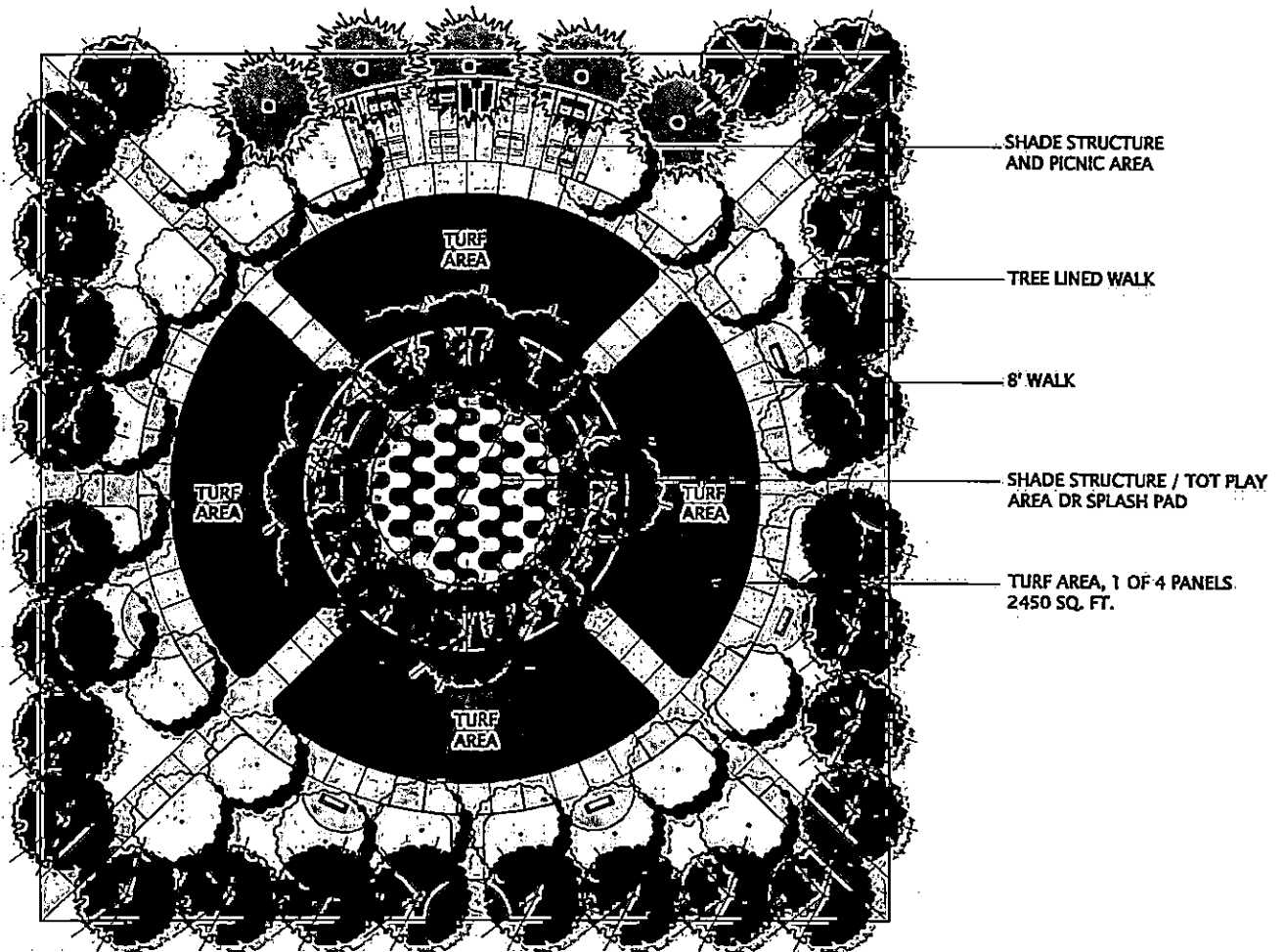
	Gross Area (acres)	Improved Area (acres)	Community Center 2,000 sq. ft.	Community Center 3,000 sq. ft.	Dual Access Restroom	Restroom	Pool <2,000 sq. ft.	Tennis Court	Basketball Court	Tot Lot	Tot Play Area	Parking Spaces	Picnic Area (3 - 6 tables)	Shade Structure	Landscape Demonstration Garden	Civic and Non- Profit Area (acres)	Turf Play Area (acres)	Splash Park	Splash Pad	Multi-Use Field	Sand Volleyball court	Frisbee Golf	Soccer Field	Baseball / Softball Field	Soccer / Lacrosse Field	Sports Field Lighting	Horseshoe Pits	Boogie Courts	Walk / Jog Path with Sitting Nodes	Dog Park (acres)	
PARKS																															
West I		4	X		X		X	2	1	1		18	2	1			1.5		X											X	
West III		2									1		2	3			0.5		X											X	
Shamburger Park		0.5									1		1	2			0.2													X	
West V		4	X		X		X	2	1	1		18	2	1			1.5		X											X	
Hualapai Park		0.8									1		1	2			0.3													X	
West VI		5				X		2	1	1		9	3	2	X	1.6			X											X	
Town Center		2		X	X		X				1	9	2	2			0.5		X										X	X	
Sonatina Park		0.5									1		1	2			0.2													X	
East I		4	X		X		X	2	1	1		18	2	1			1.5		X											X	
East II		8				X		4	2	1		36	3	6				X		1	2						X			X	
East III		4	X		X		X	2	1	1		18	2	1			1.5		X									X		X	
Indian Hills *		11				X				1		99	2	2					X						2	X				X	
Iron Mountain *		10				X				1		99	2	2					X					4		X				X	1
Maccasin *		15				X						72										X	2							X	3
ARROYOS																															
Arroyo North	25.8	12									3		2	7			1.5											X	2	X	
Arroyo South	24.8	10									2		2	4			1.5													X	
PASEOS																															
Egan Crest Paseo		0.4																												X	
Substation Paseo		1.6																												X	
West III Paseo		2.1																												X	
Hualapai Paseo		0.6																												X	
Town Center Paseo		1.2																												X	
Iron Mountain Paseo		1.7																												X	

*Park to be owned, operated, and maintained by City of Las Vegas



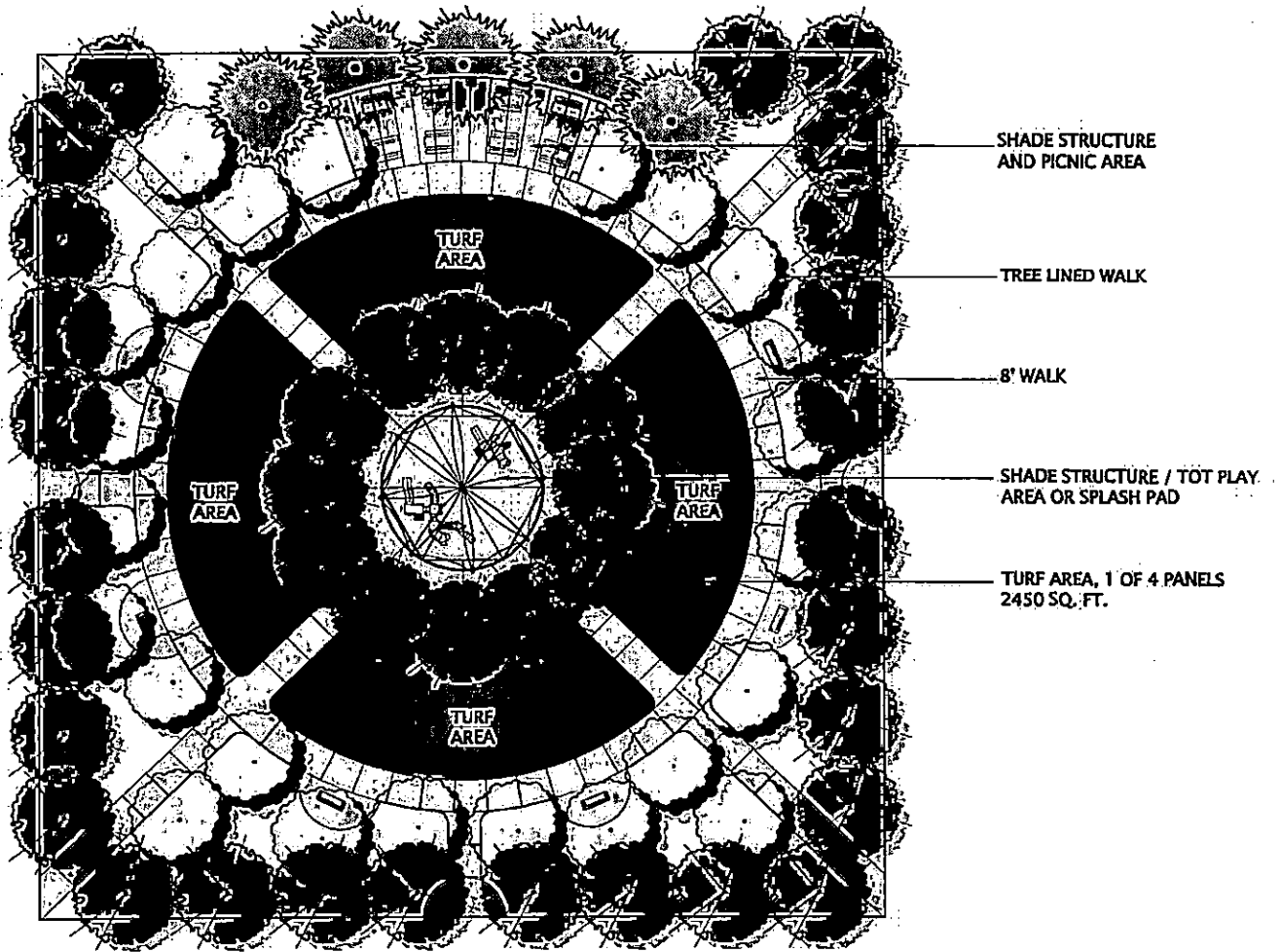
CONCEPTUAL LAYOUT FOR PARK WEST I AT EGAN CREST AND OSTINATO-4.0 ACRES (+/-)

N.T.S.



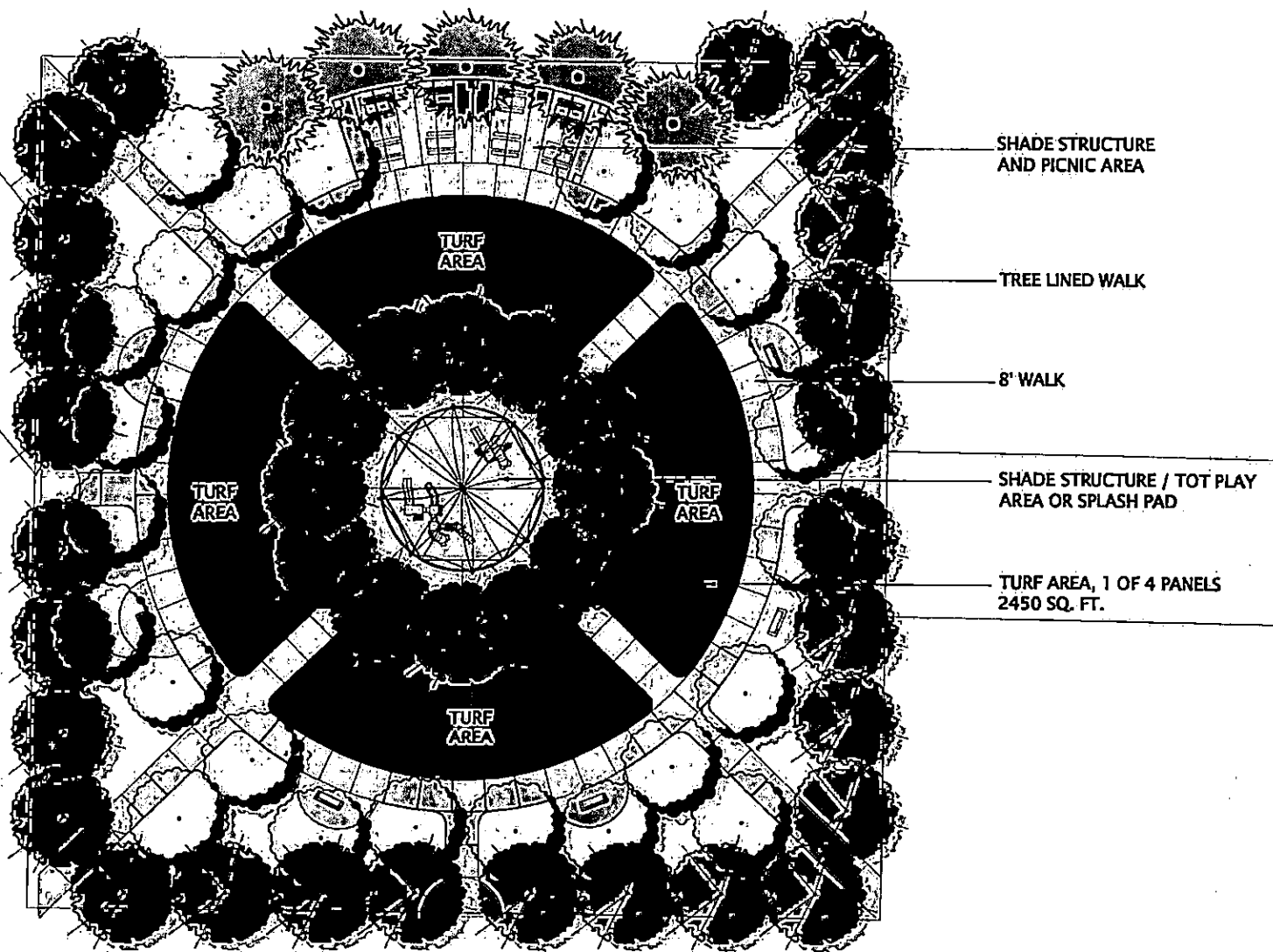
CONCEPTUAL LAYOUT FOR PARK WEST III (WEST) 1.0 ACRES (+/-)

N.T.S.



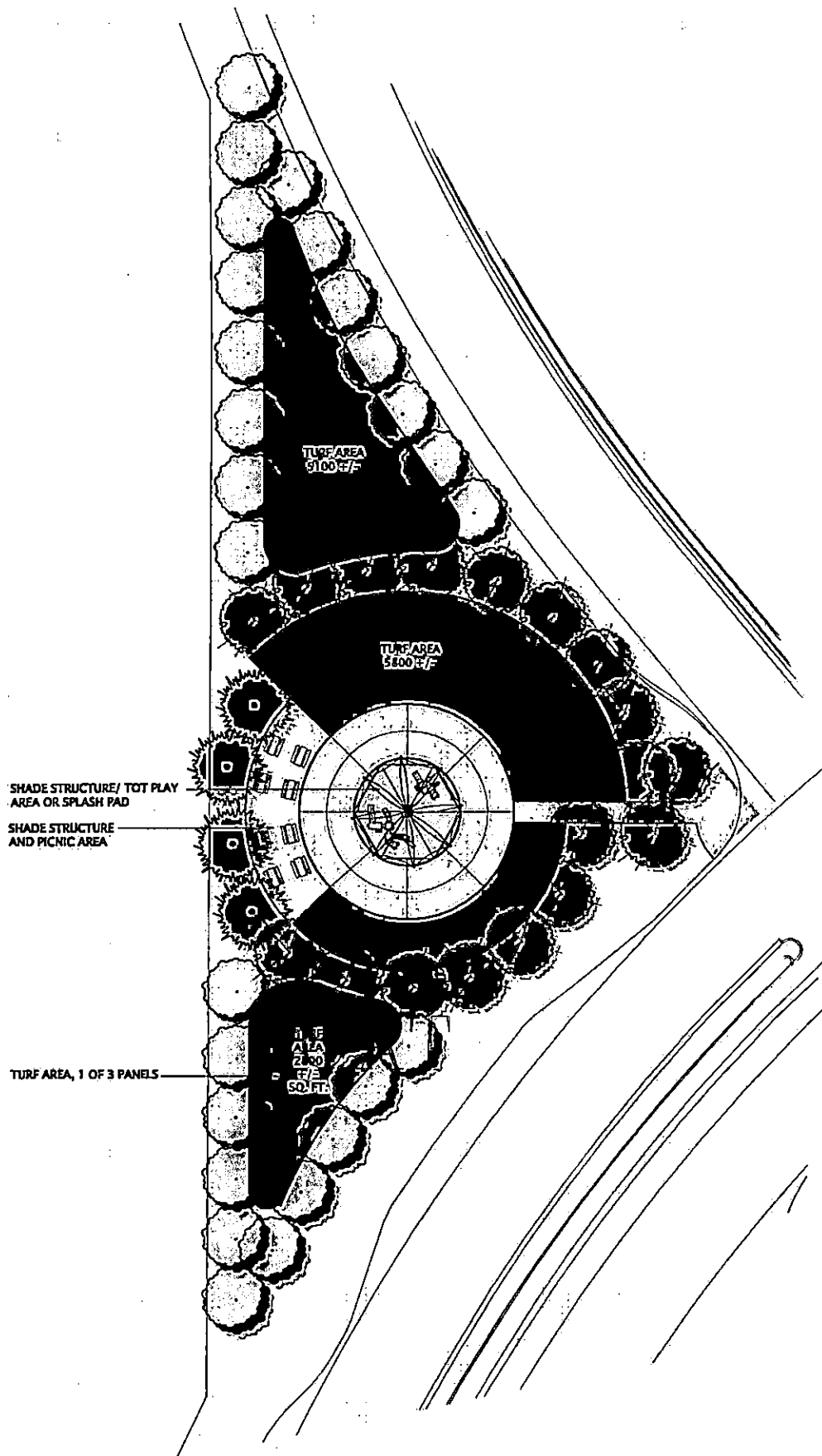
CONCEPTUAL LAYOUT FOR PARK WEST III (EAST) 1.0 ACRES (+/-)

N.T.S.



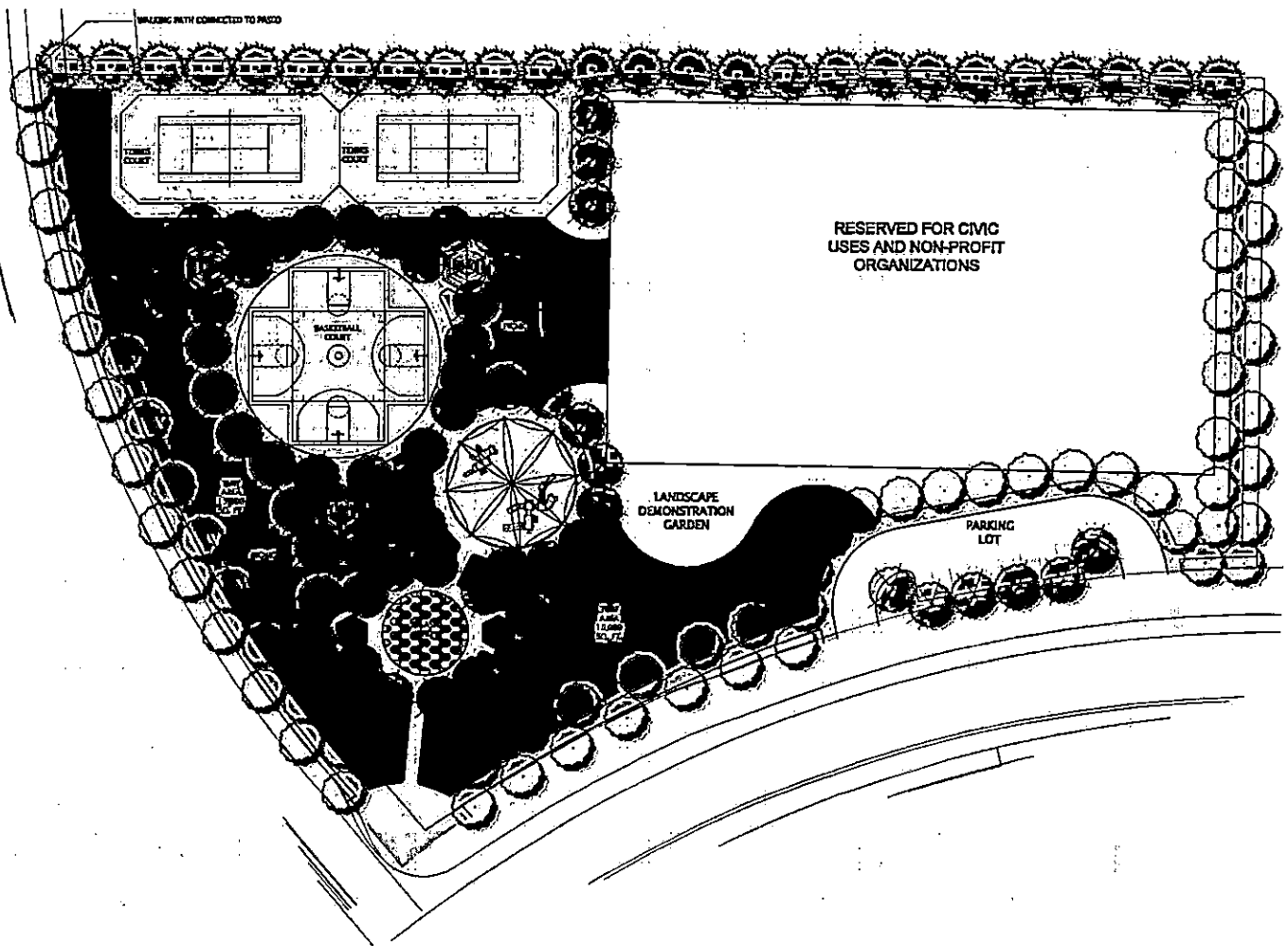
CONCEPTUAL LAYOUT FOR SHAUMBER PARK .5 ACRES (+/-)

NTS



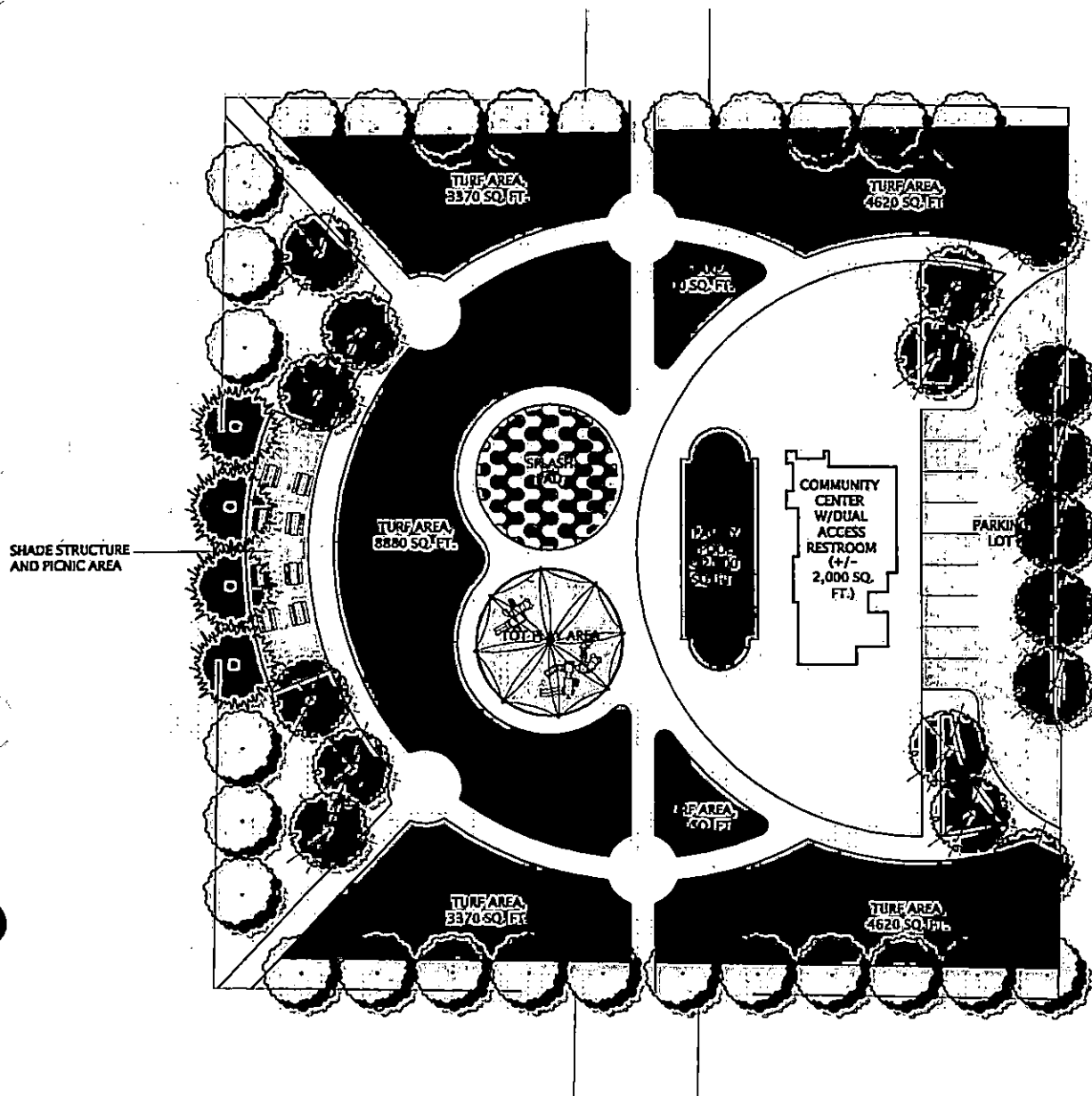
CONCEPTUAL LAYOUT FOR HUALAPAI PARK .8 ACRES (+/-)

N.T.S.



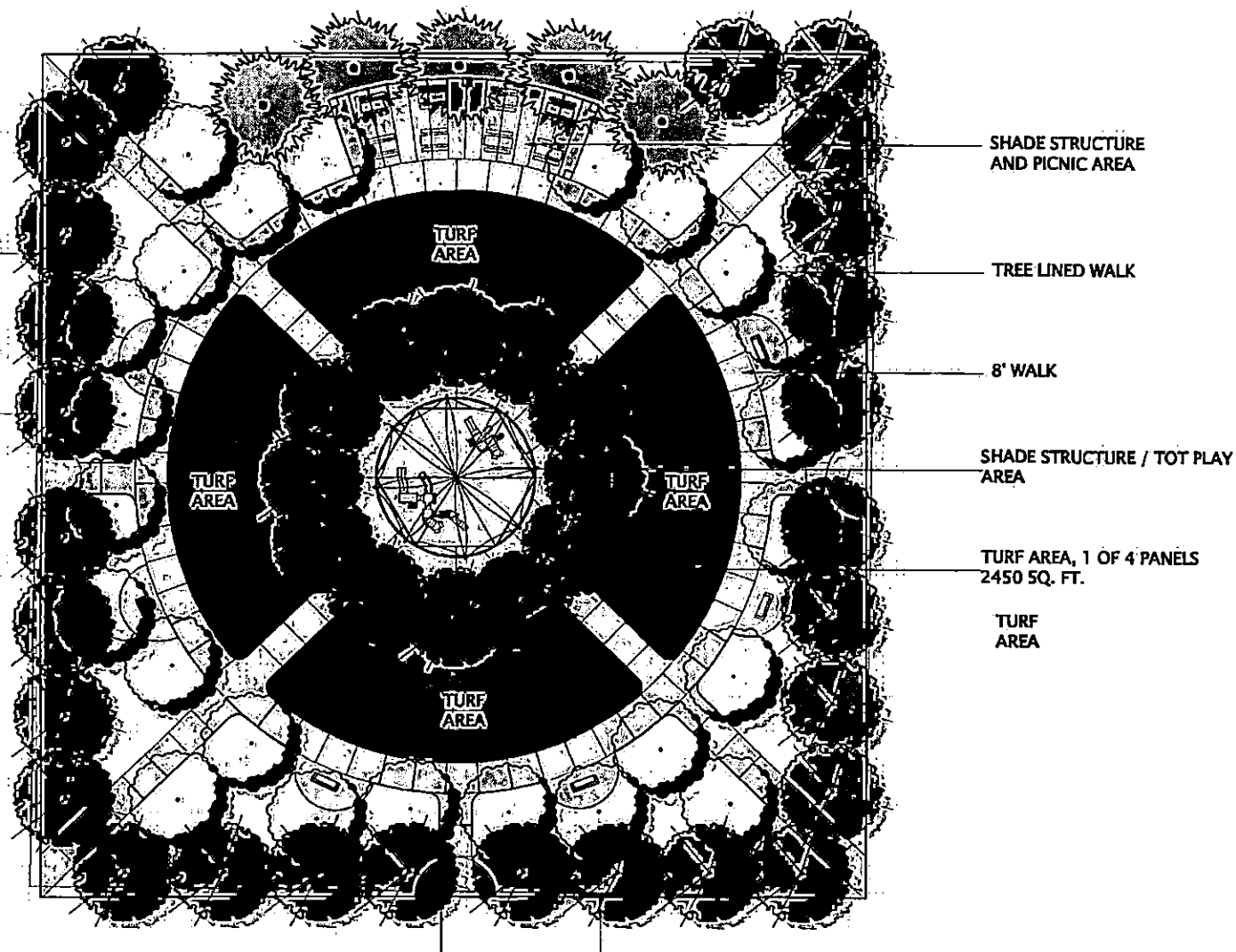
CONCEPTUAL LAYOUT FOR PARK WEST VI AT HUALAPAI AND HORSE-5.0 ACRES (+/-)

N.T.S.



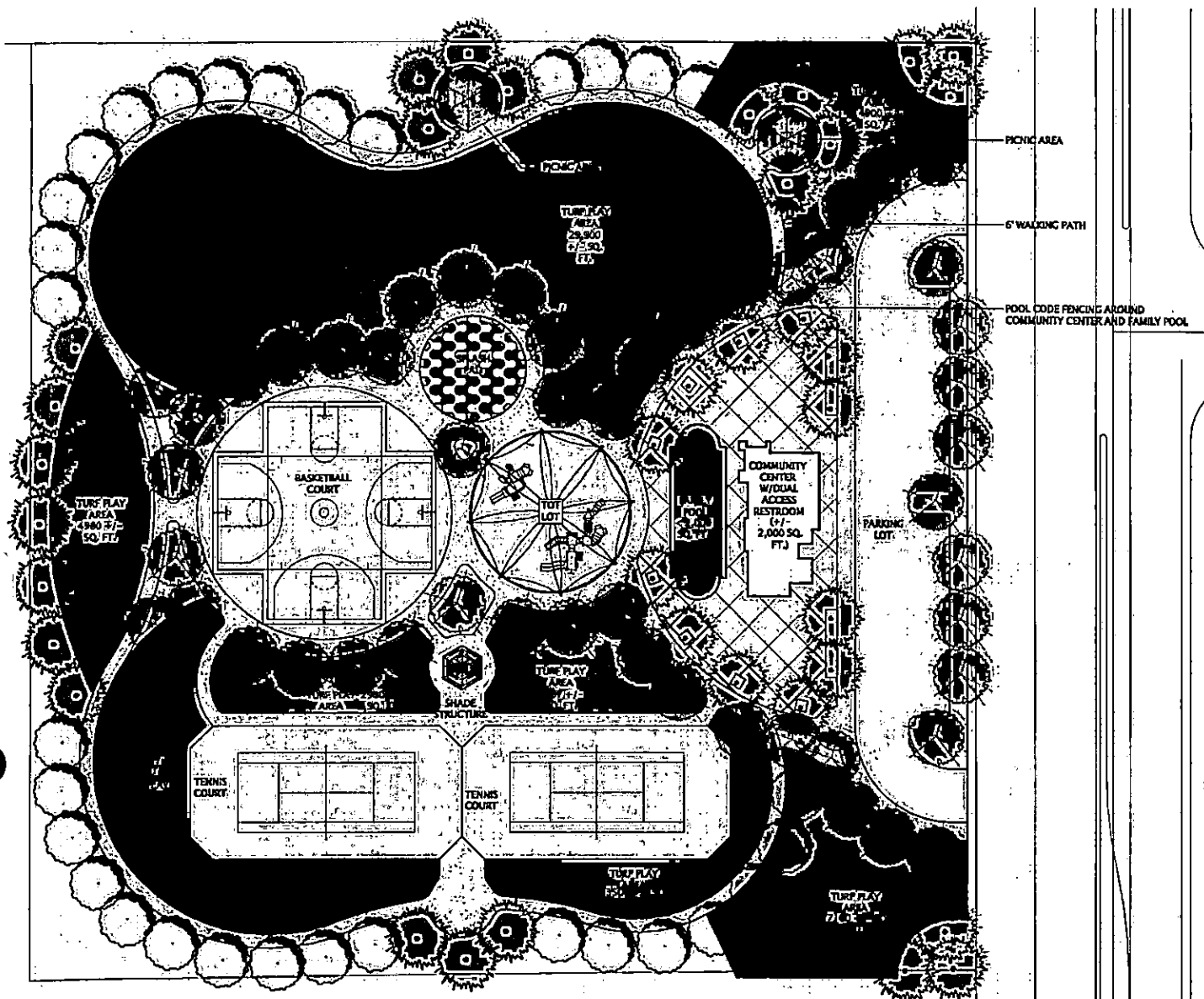
CONCEPTUAL LAYOUT FOR TOWN CENTER PARK 2.0 ACRES (+/-)

N.T.S.



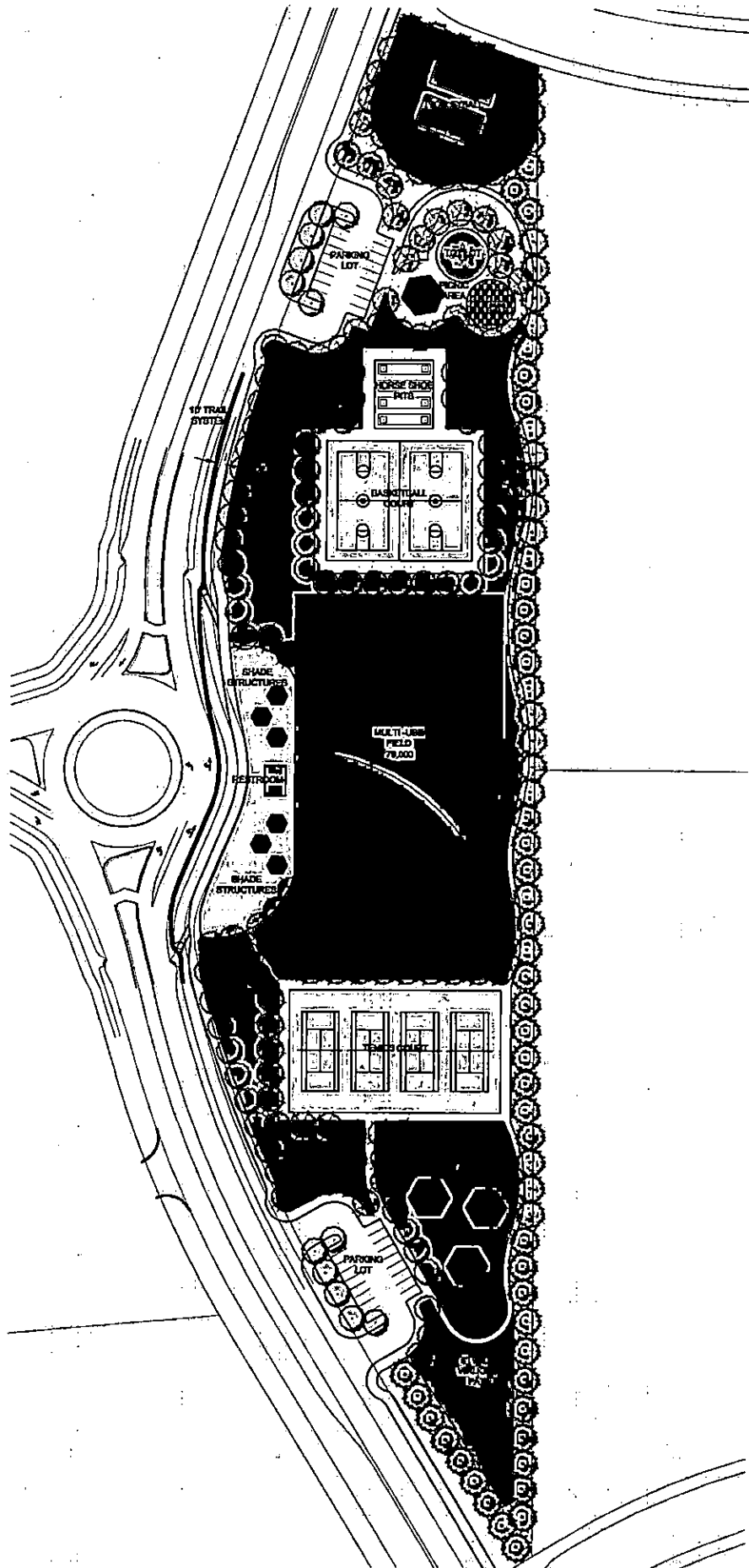
CONCEPTUAL LAYOUT FOR SONATINA PARK .5 ACRES (+/-)

NTS



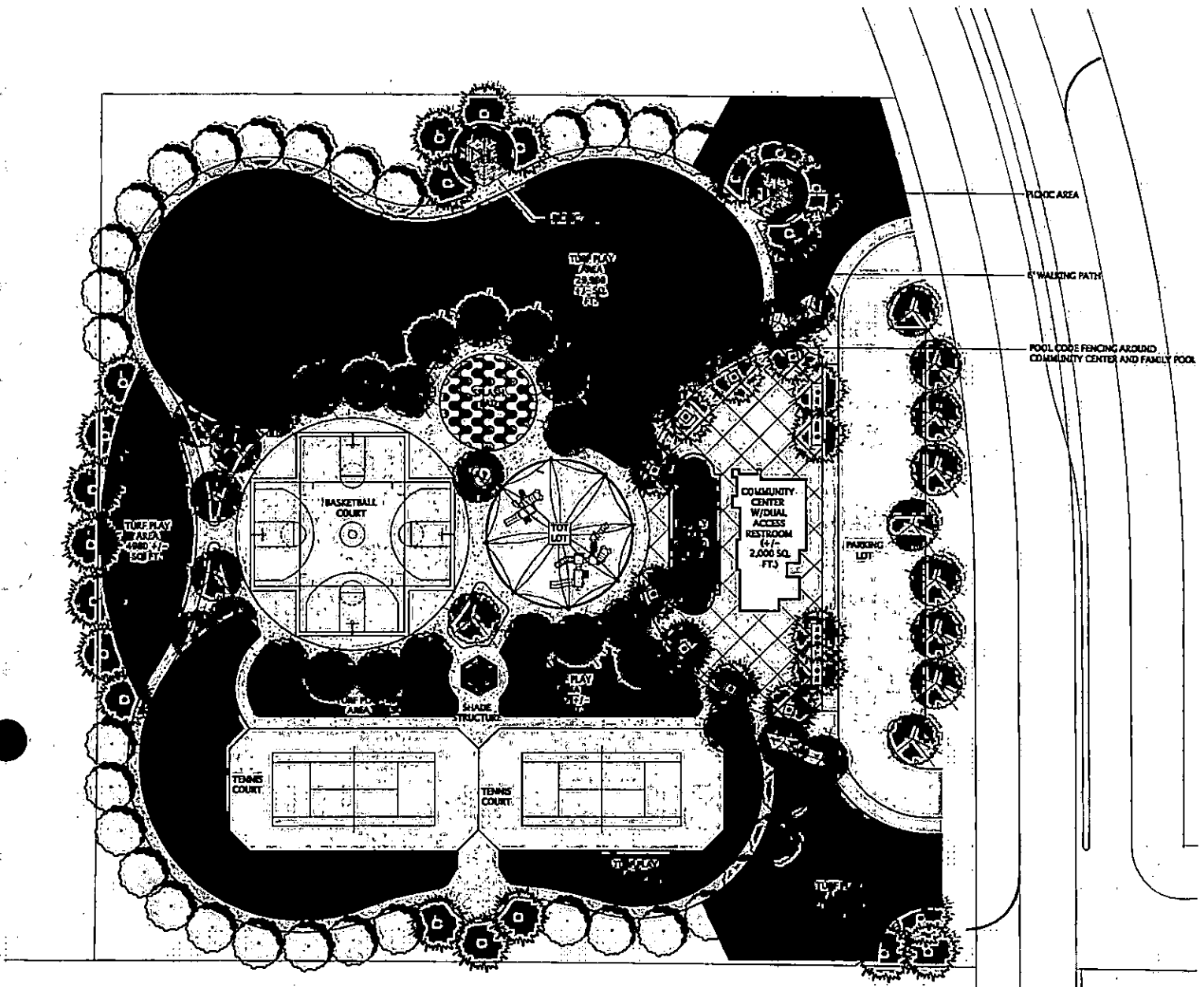
CONCEPTUAL LAYOUT FOR EAST I PARK 4.0 ACRES (+/-)

N.T.S.



CONCEPTUAL LAYOUT FOR EAST II PARK AT KYLEGATE AND TEE PEE-8.0 ACRES (+/-)

N.T.S.

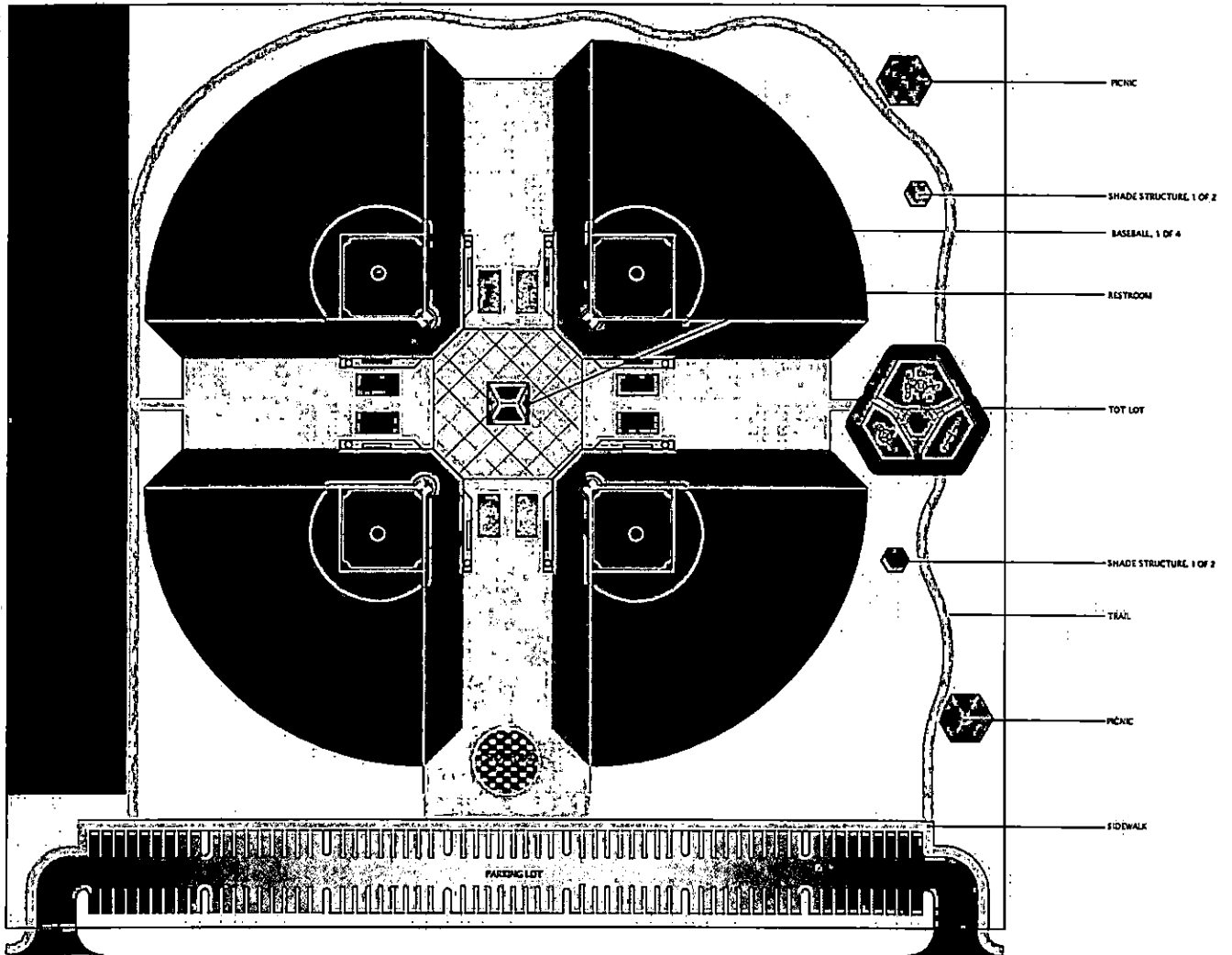


CONCEPTUAL LAYOUT FOR EAST III PARK AT TEE PEE AND IRON MOUNTAIN - 4.0 ACRES (+/-)

N.T.S.

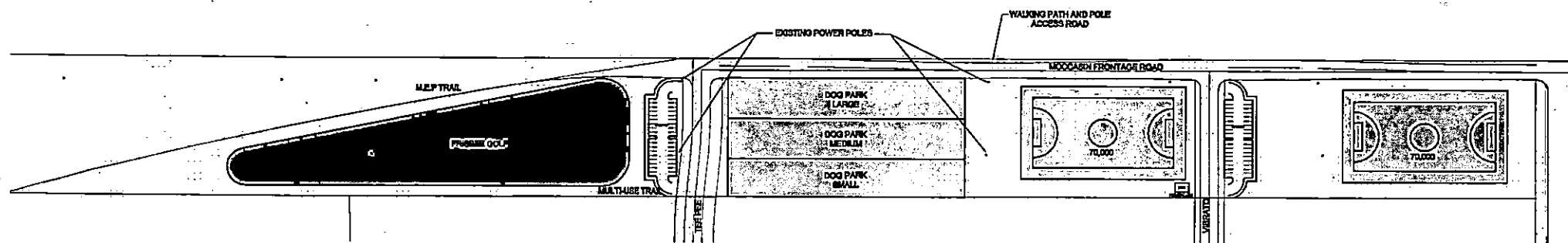


NTS



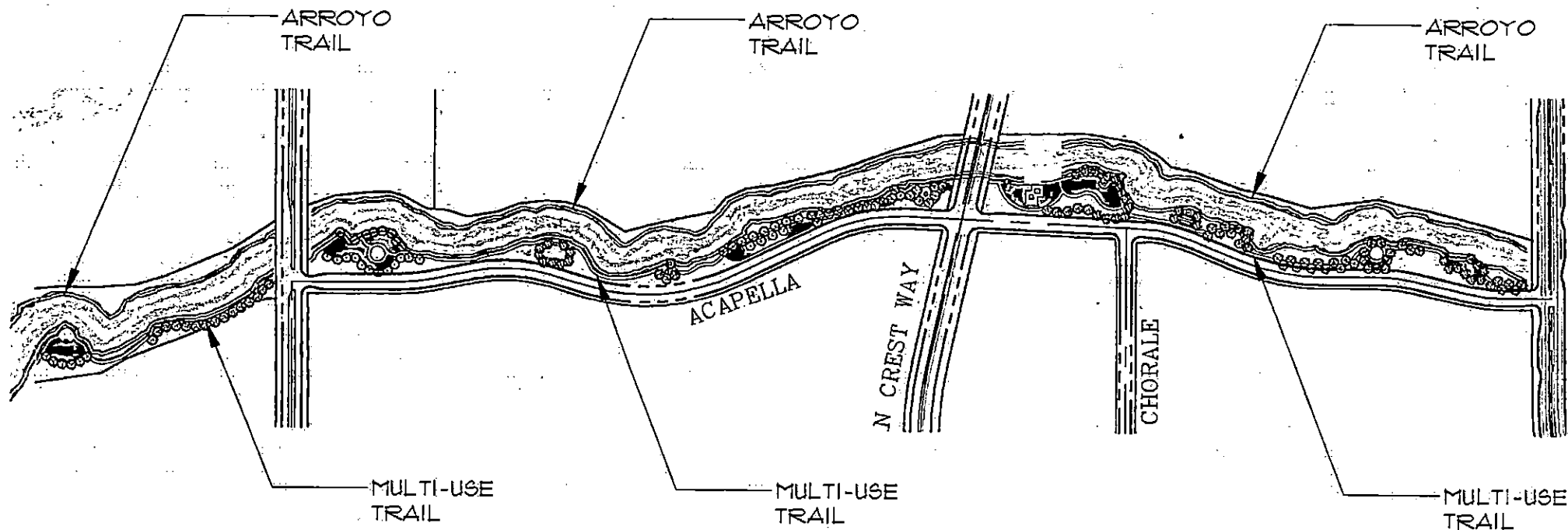
CONCEPTUAL FIT ANALYSIS FOR IRON MOUNTAIN PARK -10 ACRES (+/-)

1"=30'



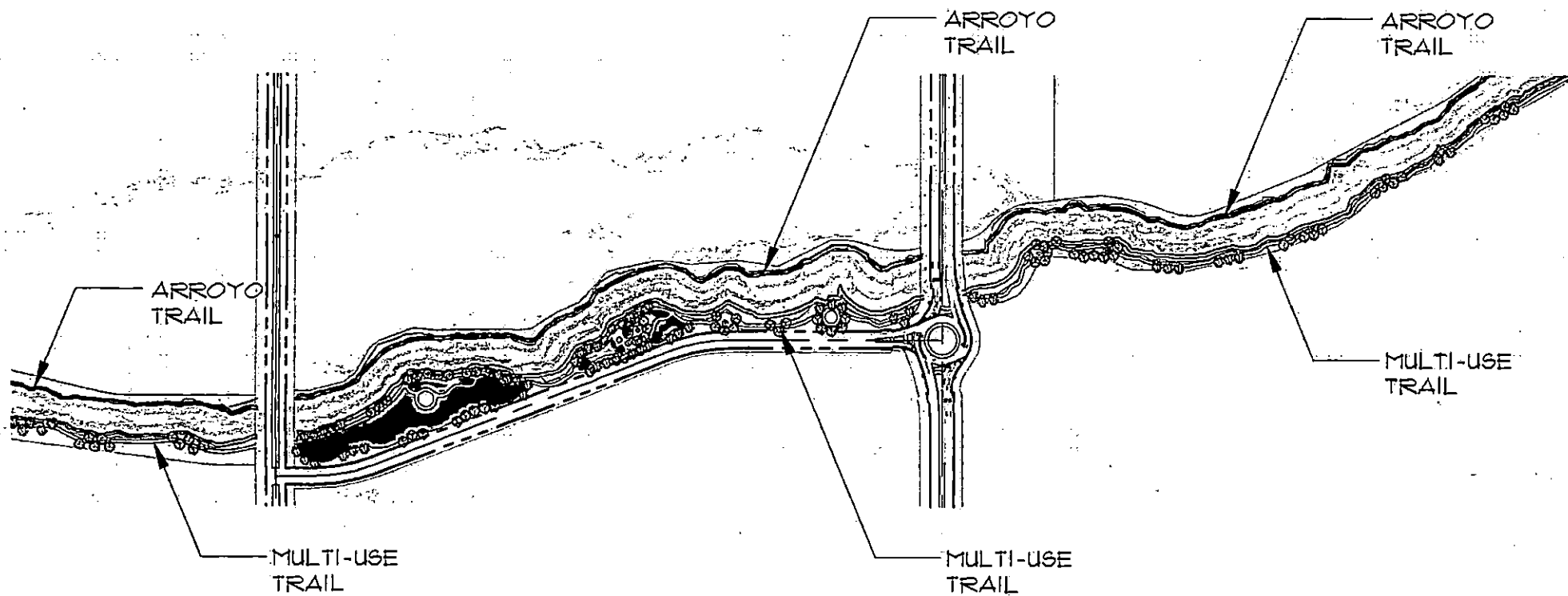
CONCEPTUAL FIT ANALYSIS FOR MOCCASIN PARK 15 ACRES (+/-)

WTS



CONCEPTUAL LAYOUT FOR NORTH ARROYO

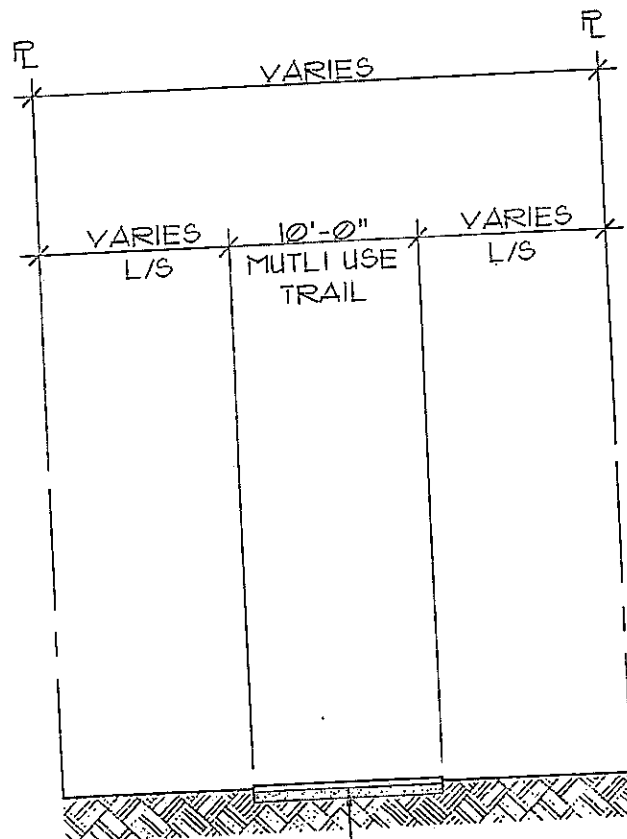
N.T.S.



CONCEPTUAL LAYOUT FOR SOUTH ARROYO

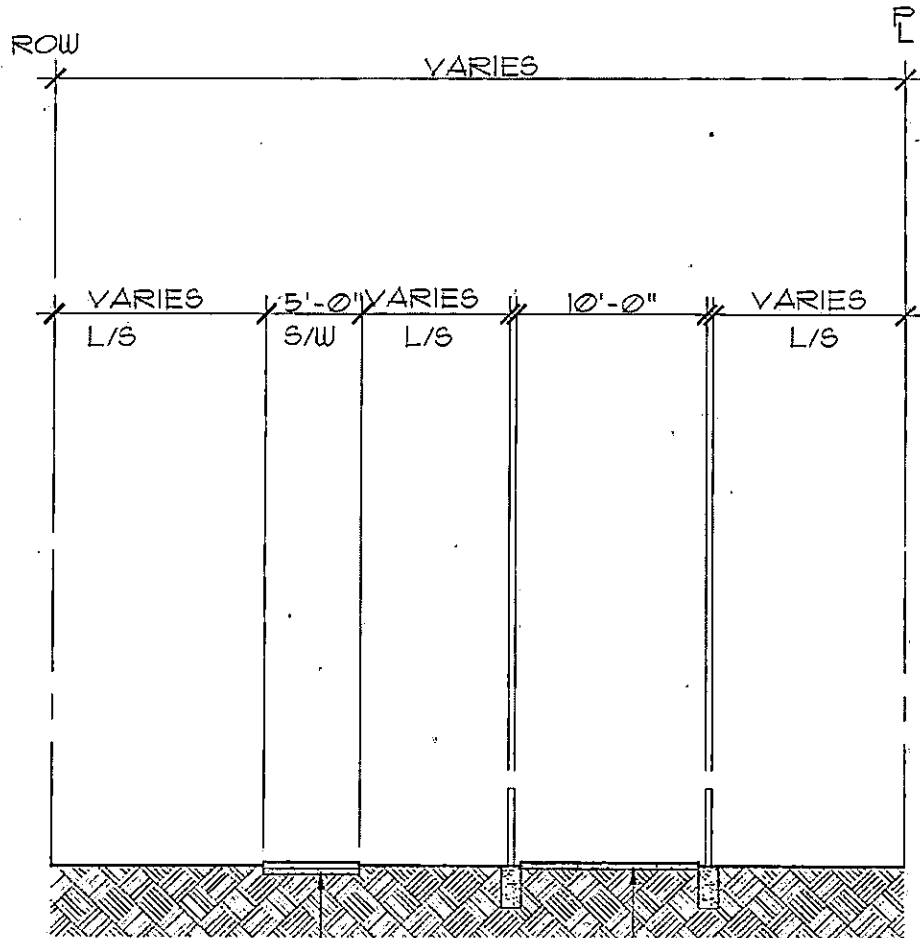
N.T.S.

MOUNTAIN EDGE PARKWAY TRAIL



AC OVER TYPE II AGG.
BASE OR APPROVED
EQUAL

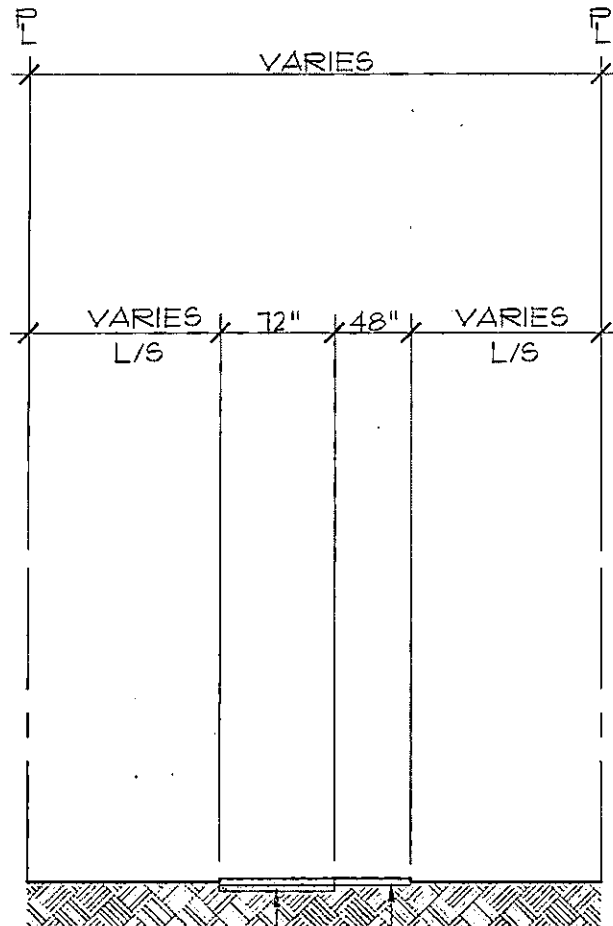
EQUESTRIAN TRAIL



5' SIDEWALK PER
STANDARD DRAWING
#234, 5" TYPE II BASE
UNDER SIDEWALK

EQUESTRIAN TRAIL
AND FENCING PER
CLV
REQUIREMENTS

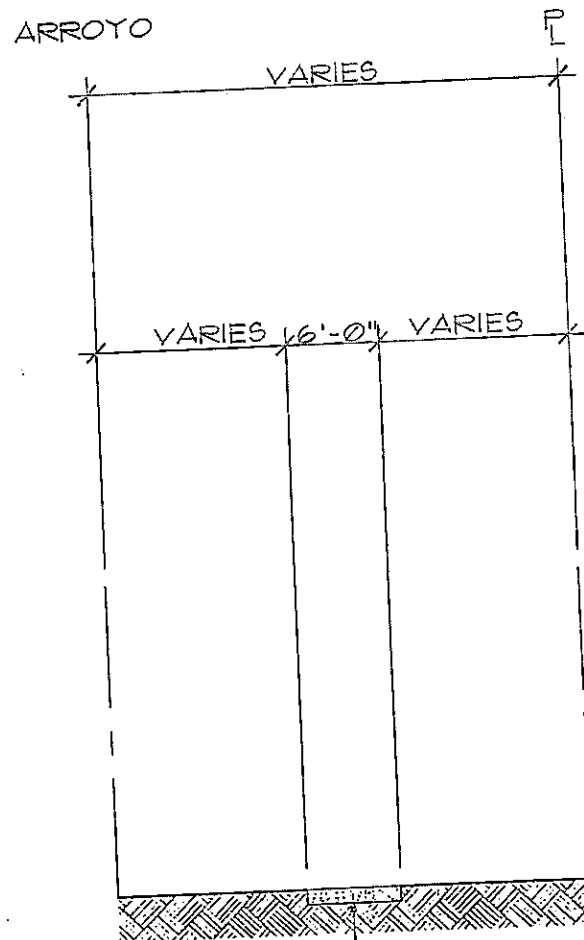
MULTI USE TRAIL



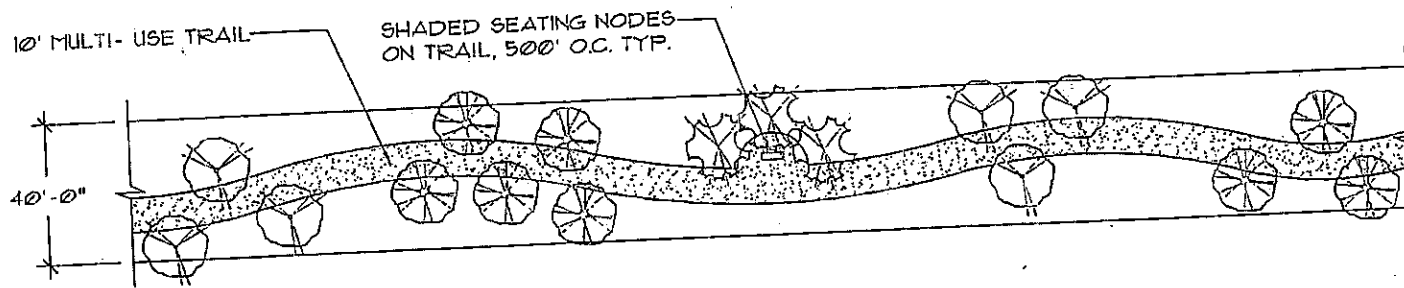
AC OVER TYPE II AGG.
BASE OR APPROVED
EQUAL

4" OF $\frac{1}{4}$ " MINUS DG
COMPACTED TO 90% OVER
COMPACTED NATIVE SOIL

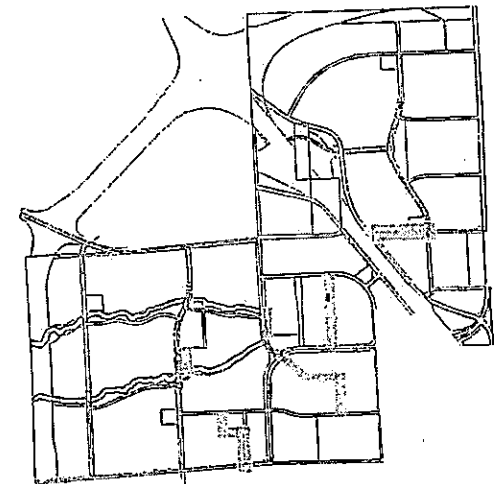
ARROYO TRAIL



4" OF 1/4" MINUS DG
COMPACTED TO 90% OVER
COMPACTED NATIVE SOIL



CONCEPTUAL PASEO
N.T.S.



KEY MAP
N.T.S.

EXHIBIT D
TO THE KYLE CANYON MASTER PARKS AGREEMENT
PARK AREAS
[MAP FOLLOWS THIS PAGE]



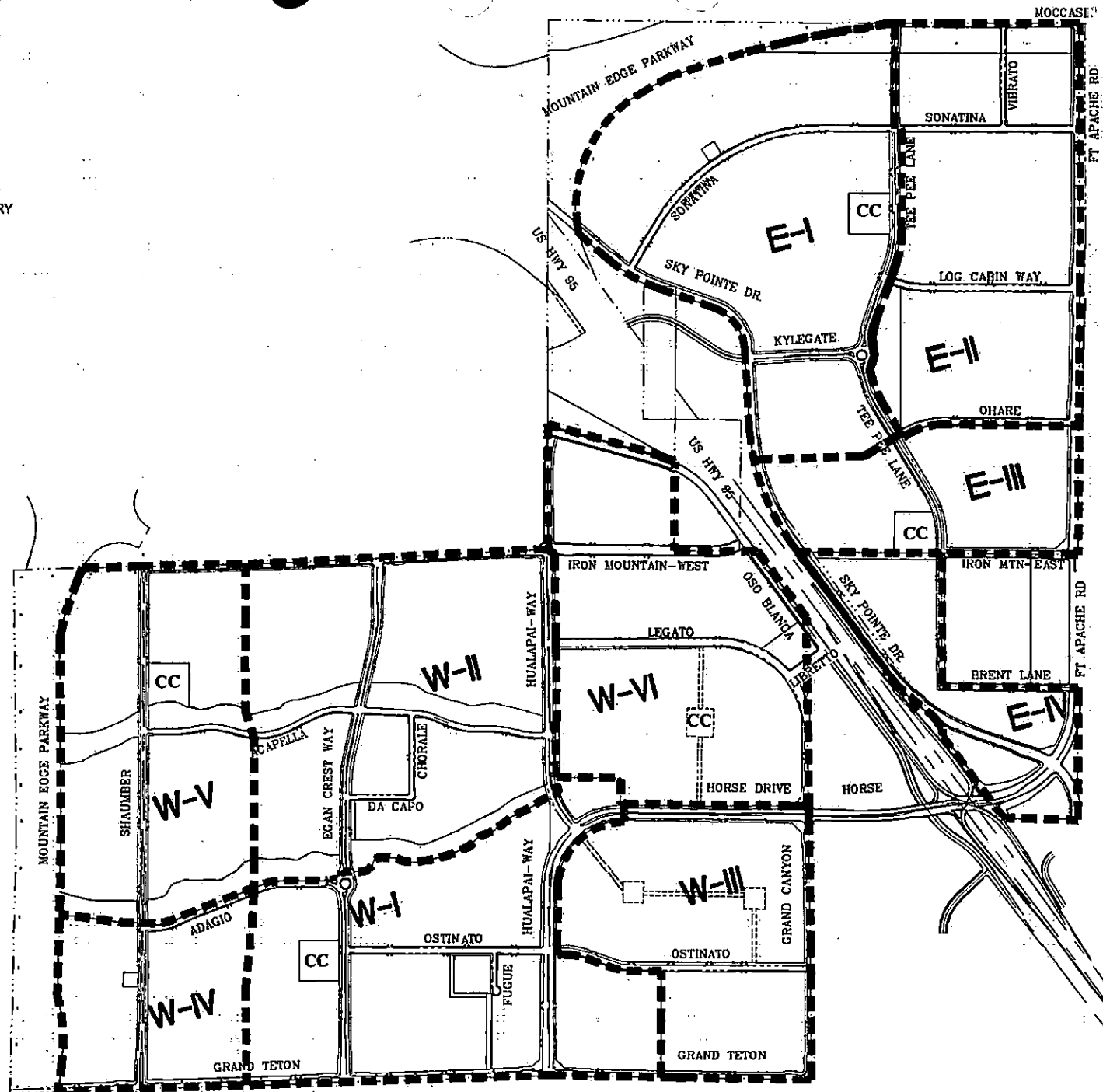
SCALE NTS

LEGEND

----- PARK AREA BOUNDARY

W-V PARK AREA

CC COMMUNITY CENTER



KYLE CANYON PARK AREAS

EXHIBIT E
TO THE KYLE CANYON PARKS AGREEMENT
PARKS STANDARDS

PARK STANDARDS

Office of Architectural Studies

City of Las Vegas

Department of Public Works

March 8, 2007

DESIGN STANDARDS

Division 1 – General Requirements

01010 Overview

These Design Standards list and describe requirements for design elements that your Project may or may not contain. Verify with the City Project Manager any elements in question.

Exceptions. Any exceptions to these standards must be approved by city management above the level of the City Project Manager, PRIOR to showing such deviations to anyone other than the OAS project manager or inclusion on the drawings or in the specifications. Permission for any such deviations must also be approved by affected City Departments (IT, Facilities Management, Parks, TEFO, as appropriate to the standard).

Minimum Requirements. These Design Standards consist of the minimum requirements for the design and construction of the project. If these Standards conflict in any way with the regulations of governmental authorities, the more stringent requirement shall govern. The fact that a code may allow a lesser requirement than these Standards shall provide no relief to the Consultants or Contractor in meeting the requirements of these Standards, and the Contract Documents prepared by the Consultant for the Project so shall state.

Liability for Use. These Design Standards in no way relieve the design professionals from their legal responsibilities. The design professionals continue to assume all liability for their work regardless of the amount of direction or information borrowed from these Standard Sections and Drawings. The project design professionals are encouraged to point out weaknesses in the current Standards and to recommend improvements, and may refuse to follow a Standard that the professional is unwilling to accept responsibility for. Any such refusal must not occur prior to a thorough and detailed discussion with the City about the Standard in question, and a written notice to the City.

Liability for Failure to Utilize. The Consultant does hereby agree to follow these Design Standards as applicable to the Project, and does agree to correct any failure to follow these Standards in the preparation of the Construction Documents, ***INCLUDING THE CORRECTION OF COMPLETED CONSTRUCTION***, at no additional cost to the City. Such failures include, but are not limited to, the Consultant's failure to explicitly state the applicable Standards in the Construction Documents such that the Contractor is allowed to follow a less stringent requirement, a different standard or requirement, or provide a different model, product, or installation technique.

No Deferred Submittals. All work, including but not limited to drawings, specifications, and calculations, shall be provided by the Consultant for each and every part of the Project including those items that the building department may normally allow as "deferred submittals." When complying with NRS 338.140 by listing multiple manufacturers in the specifications, the Consultant shall review options with the City and select the most available, standard, or economical manufacturer's model to fully engineer, draw, and include in the bid and permit documents.

Equipment and Material Specifications. Provide open specifications except when the Design Standards call for "no substitutions". When substitutions are not allowed, that restriction **MUST** be stated in the specification. Do not simply state the allowed manufacturer/model and assume that is what will be provided.

List manufacturers and models, 3 minimum per item and "or equal under the Substitution requirements of Section 01600" as shown below. Do **NOT** list one manufacturer's model as the standard with an "or equal", "or approved equal", "or comparable", or "or similar" as a lazy way to list additional acceptable manufacturers without going through the model comparisons. **BE SPECIFIC about the model number for EACH manufacturer.** (Due to the post bid opening substitution clause time frames in the General Conditions, not listing the exact model number for each of the manufacturers can cause bidding issues, approval problems, bid protests, and additional costs.)

DESIGN STANDARDS

Division 1 – General Requirements

When a specific brand name or model number is specified, to meet the requirements of NRS 338.140 (“...calling for a designated material, product, thing or service by specific brand or trade name unless the specification lists at least two brands or trade names of comparable quality or utility and is followed by the words “or equal”...), the specification **MUST** be presented as follows:

- Model Number 123, by Manufacturer One,
- Model Number xyz, by Manufacturer Two,
- Model Number #@&, by Manufacturer Three,
- or equal under the Substitution requirements of Section 01600.

Note that the Substitution requirements of Section 01600 are very restrictive and time sensitive, and need to be emphasized with each “or equal”.

Unit Pricing. Each requested unit price must specify the best guess estimate of a fixed quantity in the appropriate specification section. This is the quantity that the contractor is required to include in the Base Bid. The quantity is never going to be zero or one. If the actual quantity is less or this work is deleted, the contractor must credit the owner using the same unit price as extra quantities. All quantities should be based upon and specified as “in-place” measurements.

Contractor Experience and Licensing Requirements. Do **NOT** require a minimum or specific contractor’s license in the specific specification sections. All contractors are required to have the proper licensing. Beyond that requirement, licensing requirements are between the contractor and State Contractor’s Board. Requiring a minimum number of years of experience within a particular area of expertise is allowed, but make it clear who is required to have this experience: the prime general contractor, specialty contractor, at least one worker on the payroll, etc. These specific requirements are often poorly written and the cause of bid protests.

Standard Drawings and Specifications. The City’s Standard Drawings and Specifications included in these Design Standards, and as additionally or otherwise provided by the Owner, are to be utilized if such elements are included in the final design. The design professional assumes all liability for their use and may recommend changes for the City’s review and approval. The City’s drawings generally do not include all of the information required for construction documents, but only that information that the City requires of the final design.

Terms and Language. The terms used in the City’s standard General Conditions and Division One is “Owner” (not the City), “Consultant”, “Contractor”, “Contract” (the construction contract), “Contract Time”, and “Contract Amount”. Match your specification and drawings to these terms.

Avoid the following:

1. **Pronouns;** he, it, them, etc.; causes confusion.
2. **Cross referencing.**
3. **Construction jargon;** in court the publically perceived meaning prevails; not dictionary or technical definition.
4. **“which”.**
5. **Legalistic words;** “heretofor”, “hereinafter”, “as per”.
6. **Prepositional phrases;** use “platform top” not “top of platform”.
7. **Tautologies;** “square shape”, “sufficient enough”, “each every”, “round cylinder”, etc.

DESIGN STANDARDS

Division 1 – General Requirements

8. **References or inclusions;** “such as”, “including” (prefer using residuary legatee technique.)
Never use “etc.”

9. **Commas and semicolons;** unless a series, in which case a comma or semicolon must occur before the conjunction.

NEVER use the following:

1. **Repeat information.**

2. **“all”;** (except in residuary legatee clause), “all” is implied throughout contract documents, nor “any”; it can mean “any one only” when a plurality of conditions is intended.

3. **“and/or...”; instead use “or...”** which means “or...or both”.

4. **“and”** when a possibility of the singular condition is desired. “and” is being interpreted strictly; **“or”** is safer because it can also mean “or both”.

5. Indefinite phrases like “if required”, “as required”, “as determined”, “workmanlike manner”, “first class workmanship”, “to satisfaction of”, “in the opinion of”; use tolerances or standards instead. Do not specify what you cannot measure.

6. **“by others,”** name the specific contractor or agent.

7. **“by Owner,”** unless specifically directed by the City project manager. Assume all projects are to be provided by the contractor as complete turnkey ready for occupancy except as directed by these standards.

8. **“mechanical,”** name the specific system such as HVAC, plumbing, fire protection, exhaust, etc. Reference may be made to mechanical [“M”] drawing sheets.

9. **“Uni-sex,”** due to the City’s internal policing of e-mail messages for inappropriate content, as well as similar safeguards at certain consultants’ businesses, use of the word “sex”, even within hyphenated words such as that describing a non gender specific toilet room may delay or prevent delivery of e-mail messages with such reference.

General Layout of these Standards. These Design Standards are organized so that requirements are placed in the **MOST SPECIFIC** section of those locations available.

For example, the lighting fixtures requirement for parks could be placed in

“01050 Park Design” (general park design requirements) or
“16001 Design Information – Electrical” (general electrical information) or in
“16520 Exterior Lighting” (specific exterior lighting requirements).

In this lighting fixture example, the correct placement and most specific location is “16520 Exterior Lighting”.

The general Park Design section may include information on where in the park to locate restrooms, concessions, trash pickup or any number of general considerations specific to park design. Since there is no standard CSI specification section in which to place this general information, the ‘01050 Park Design’ section was created.

The other Division 1 General Requirements sections (01040 Site Design, 01060 Architectural Design, etc.) were created for a similar purpose, and should be used for placement of requirements only as a last resort

DESIGN STANDARDS

Division 1 – General Requirements

when the information can't be fitted elsewhere in more specific sections. Otherwise these general sections will quickly fill to overflowing with information.

The first section in each Division is an intermediate general information location that may be an appropriate location for some standards, listed in the following format: "00001 Design Information – Subject". For example, a design standard for concrete sealer would be placed in "03001 Design Information – Concrete" since there are currently no other concrete subdivision sections setup to specifically handle concrete accessories. If and when the list of concrete standards becomes very long, it will then be distributed into subsections for easier reference. The general "00001 Design Information" section would also be an appropriate location for miscellaneous information, specific to a Division, but not neatly fitting into any of the established subsections.

DESIGN STANDARDS
Division 1 – General Requirements

01020 Drawing & AutoCAD Conventions

General Information. *Construction Documents are required to be submitted on 24" x 36" sheet format.* No exceptions unless pre-approved by the City's Architectural Project Manager which must be based on a particular project scaling issue that can only be solved by going to a larger sheet size. All sheets of construction document sets must be printed on the same size print paper regardless of any variation in drawing sizes. Note that the civil drawings are required by Land Development to be on a 24 x 36 sheet size, no exceptions.

List of Drawings. The list of drawings must be sized to photocopy onto 8-1/2 x 11 paper size sheets. These photocopies will be attached to the Owner-Contractor Agreement and must be accurate and complete for all of the drawings sheets in the bid set, including the Sprint design, Nevada Power design, survey information, demolition plans, etc., and list the Sheet Number, Title and Date of each.

Title Block Information. The title block is to be used on every sheet in the set of drawings with exception to the civil and utility drawings. Xref the file into the drawing files at insertion point of 0,0.

Title Block Text Files. Insert the file into the drawing file at insertion point of 0,0. While inserting the file you will be prompted with the text (text w/ attributes) for the drawing sheet. Coordinate with the Architectural Project Manager for the CLV dwg. number used in the plans library and the city bid number.

Note: *Prior to creating as-built record drawings the information for the number of sheets in the set will be added to the title block (e.g. sheet x of x). This information is almost always in error when completed at the beginning of the project.*

Cover Sheet Information. This sheet shall include the project name and approval block described below. In addition, other information that may be included is the consultant's names, logos and addresses, possibly a rendering or building elevation of the project. If there is any reference to the city other than the title block it shall be indicated in such a way that it is clear the drawings were not created by the City.

Note: *The title block is to be used on this sheet.*

Note: *Code information, sheet index, general notes, abbreviations, etc. are to be shown on the following sheet(s), not on the cover.*

Approval Block Files. Attach the approval block to the cover sheet. The Architectural Services Project Manager is to be the only signature required on the cover sheet. Do not include any additional lines for signatures.

DESIGN STANDARDS
Division 1 – General Requirements

01030 Accessibility

Accessibility Regulations. Consultants are required to meet all applicable accessibility regulations, rules, standards and guidelines for accessibility, including but not limited to:

1. Federal Access Board. All regulations and guidelines associated with The Federal Access Board including the:

- Architectural Barriers Act, a law requiring access to facilities designed, built, altered, or leased with Federal funds.
- Rehabilitation Act, which created the Access Board.
- Americans with Disabilities Act (ADA), a major civil rights law prohibiting discrimination on the basis of disability in the private and public sectors.
- Telecommunications Act (Section 255), which requires access to new telecommunications and customer premises equipment where "readily achievable."
- Rehabilitation Act Amendments, which amends section 508 of the Rehabilitation Act to ensure access to electronic and information technology in the Federal sector.

As of the date of the Consultant Agreement, the Consultant's design is required to meet all Access Board:

- **Existing laws currently enacted by the Department of Justice, *plus***
- **Access Board proposed guidelines, which are "final" (whether published or not), *plus***
- **Access Board "proposed" guidelines, regardless of how preliminary.** Consultation with City staff is required where the cost of meeting early-proposed rules appears out of proportion to the benefit. Even in these cases, always provide for the future retrofitting of the requirement without major modification to the improvements under current design and construction.

The specific Access Board guidelines to comply with include, but are not limited to:

- **ADA-ABA Accessibility Guidelines** (Note that these replace the original rules established in 1991.)
- **Recreation Facilities Guidelines** (Swimming pools, golf, exercise equipment, areas of indoor and outdoor sports activity, including court sports [such as tennis, volleyball and racquetball], sports fields [such as softball, football, baseball and soccer] and other sports [such as gymnastics and wrestling], and locker rooms)
- **Outdoor Developed Area Guidelines** (Trails, trailheads, overlooks, benches, picnic tables, grills, trash receptacles, utilities)
- **Play Areas Guidelines** (Playground equipment and surfaces)
- **Building Elements Designed for Children's Use** (Included in ADA-ABA)
- **State and Local Government Facilities** (Included in ADA-ABA)
- **Public Rights-of-Way Guidelines** (As adopted by RTC)
- **Electronic and Information Technology Accessibility Standards** (Section 508) (When Federal funding/agencies are involved)
- **Telecommunications Act Accessibility Guidelines** (Section 255 of the Telecommunications Act of 1996) (Accessible equipment, if readily achievable)
- **Classroom Acoustics** (Design to guidelines to the extent they are readily achievable)

DESIGN STANDARDS
Division 1 – General Requirements

2. International Building Code (or other currently adopted building code)

Including local amendments.

3. ANSI A117.1 (latest version)

Design to the more stringent requirement where ANSI and ADA conflict.

4. Nevada Revised Statutes

These requirements are in addition to the ADA and other proceeding requirements. Reference NRS latest version and the latest version of Title 11, Chapter 10, Section 170, of the Municipal code of the City of Las Vegas, Nevada, 1983 Edition for actual text. ([Link to handicapped parking matrix.](#))

NRS 338.180, 4. "4. In each public building and facility owned by this state or a political subdivision of this state, each entrance to a corridor which leads to a toilet facility must be marked with a sign . . ."

NRS 484.408 & LV Municipal Code - Parking space designated for handicapped: Signs

1. Any parking space designated for the handicapped must be indicated by a sign:

(a) Bearing the international symbol of access with or without the words "Parking," "Handicapped Parking," "Handicapped Parking Only" or "Reserved for the Handicapped," or any other word or combination of words indicating that the space is designated for the handicapped;

(b) Stating "Minimum fine of two hundred fifty dollars for use by others" or equivalent words; and

(c) The bottom of which must be not less than 4 feet above the ground.

2. In addition to the requirements of subsection 1, a parking space designated for the handicapped which:

(a) Is designed for the exclusive use of a vehicle with a side-loading wheelchair lift; and

(b) Is located in a parking lot with 60 or more parking spaces,

Must be indicated by a sign using a combination of words to state that the space is for the exclusive use of a vehicle with a side-loading wheelchair lift.

3. If a parking space is designed for the use of a vehicle with a side-loading wheelchair lift, the space which is immediately adjacent and intended for use in the loading and unloading of a wheelchair into or out of such a vehicle must be indicated by a sign:

(a) Stating "No Parking" or similar words which indicate that parking in such a space is prohibited;

(b) Stating "Minimum fine of \$250 for violation" or similar words indicating that the minimum fine for parking in such a space is \$250; and

(c) The bottom of which must not be less than 4 feet above the ground.

Site Ramps. In general, avoid the use of ADA ramps. It is usually less expensive to construct additional sidewalk at 5%, rather than a more direct route that requires an ADA compliant ramping design. A second more direct route can then include steps.

Site Access. Provide ADA wheelchair legal access along all pedestrian entry points into the project that

DESIGN STANDARDS

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the public can reasonably be expected to be approaching from, regardless of the minimum required by ADA. Generally this means all pedestrian entry points provided for the project, or at least at the corners of the property, if entry points are planned for these locations. Intermediate entry points between the corners of the property would then not necessarily need to be wheelchair accessible to meet this requirement. This requirement does not by itself require the installation of any additional entry points above those otherwise already planned or otherwise required for the project.

Decomposed Granite Pathways. Reference "Section 02001 Site Construction, Soil Hardening Stabilizer – Walking Paths", for accessibility issues when utilizing decomposed granite as a pathway surface.

Signage. Reference drawings in this section for the following signs (see Section 10426 for additional mounting requirements):

- **Standard Handicap Parking Sign.** Locate centered on the width of each parking stall (note: reference-mounting detail for height to install sign).
- **Van Accessible Sign.** Locate centered on the width of each van accessible parking stall (note: reference-mounting detail for height to install sign).
- **Side-Lift Vehicles Only.** Locate centered on the width of each stall required to be side-lift vehicles only (note: reference-mounting detail for height to install sign).
- **No Parking Sign.** Locate centered in the width of the access aisle as required for side-lift vehicles only (note: reference-mounting detail for height to install sign).

DESIGN STANDARDS
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01040 Site Design (applies to both parks and site areas around buildings)

Exterior Wall Finishes. Reference Section 01060 Architectural Design for the requirements.

Turf. Reference Section 02900 Planting for limitations on turf area and slope.

Standard Civil Details. Copy all referenced standard civil engineering RTC "Blue Book" type details onto the drawings, for both on-site or off-site work. Do not simply reference the number of the details and assume that the workers on site have a copy of the book.

Parking and CAT Bus Stops/Pullout Areas. Include the minimum number of handicapped parking spaces required by the Planning Department and ADA Guidelines. Reference the Regional Transportation Commission design standards for bus stops.

Accessible Exterior Surfaces. Reference the "Accessible Exterior Surfaces Technical Article" (June 21, 1999) by the U.S. Architectural and Transportation Barriers Compliance Board for acceptable ADA exterior surfaces other than concrete and asphalt. Note that decomposed granite (without heavily mixed stabilizer similar to concrete) is NOT an acceptable surface when wet. Reference "Section 02001 Site Construction, Soil Hardening Stabilizer – Walking Paths" of these Design Standards for accessibility issues when utilizing decomposed granite as a pathway surface.

Wood chips are not an acceptable material for walking surface, fall zone, planting bed, or any other location anywhere in City projects due to maintenance issues.

Design Criteria For Trash Enclosures.

Function. To provide a temporary storage area for CLV maintenance crews to store trash accumulated from facility users, site landscape maintenance, and public trash generated at parks.

Design. See the City standard gate design and layout.

- Trash enclosures are to be provided with a concrete apron along the front side of the enclosure.
- The consultant shall include an isolation joint between the concrete pad of the enclosure and the apron in front.
- Reference Section 01060 Architectural Design for wall finish requirements.
- The handicapped accessible opening in the enclosure wall shown on the trash enclosure floor plan may be located on either side of the trash enclosure.

Drainage. Trash enclosures shall have positive drainage, see standard drawing, Section 01040 of the Design Standards.

Locking. See Section 02825 Fences, Gates & Hardware for trash gate locking information.

Signage. None required.

Engineering. The CLV consultant's structural engineer shall be responsible to determine all steel reinforcing inside masonry walls, masonry wall footing sizing, etc. of the trash enclosure and shall support the sizing with structural calculations suitable to obtain a building permit.

Accessibility. Even though the dumpsters are not specifically intended to be used by the public, the design is still required to meet handicapped accessibility requirements to prevent possible employment discrimination when hiring maintenance personnel. Consultant is responsible to ensure this requirement is met.

Republic Services. The current City standard design complies with standards set forth by and design has been signed off by Republic Services.

Location & Number of Trash Enclosures. Locate the dumpster enclosure so that trash may be picked up when the facility or park vehicular gates are closed, if possible. Trash dumpster enclosures shall be distributed equally throughout parks and facility sites, adjacent to parking lot areas where feasible to allow easy access for maintenance. Verify the locations of the trash enclosures with the CLV Project Manager during the design phase of the project.

The number of trash enclosures (each holding two 3-yard containers) required within park sites are as

DESIGN STANDARDS

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follows:

- Parks (8 -10 acres in size) – One trash enclosure required.
- Parks (10-25 acres in size) – Two trash enclosures required at dispersed locations.

Fire Department Access. Comply with NFPA 1, NFPA 1901, CLV requirements and/or currently applicable regulations for fire lanes and fire access roadways.

The general requirements stipulate minimum 20' width, 28'/52' inside/outside radii, 81' diameter bulb turn-around where dead ends exceed 150', 13'-6" minimum clear height and maximum angles of approach/departure of 6% for a minimum of 25 feet with a maximum achieved grade of 12%. The gradient of fire lanes or access roadways adjacent to structures shall not exceed 6% run or cross slope to facilitate aerial fire apparatus staging.

Due to the many variables encountered on sites and building designs, the design team should meet early in the design process with the Fire Department to demonstrate how these requirements will be incorporated into the site design. See Section 02825 regarding general requirements for fire department access to Fences, Gates & Hardware.

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01041 Parking Facilities Design *This section is a requirement of the APWA Certification program.*

General Design. Within the constraints set by regulatory authorities and design standards herein, the Consultant is free to propose any design. ([Link to handicapped parking matrix.](#))

Regulations. The current regulations and standards include, but are not limited to:

City Planning & Development Department. Enforces the City Ordinances and policies relating to stall size, minimum number of spaces required, minimum landscaping requirements, required sight triangles at entries, setback yards, maximum light pole height, possible requirements for a traffic study to determine entry points and other traffic requirements.

References:

Urban Design Guidelines and Standards, "Parking and Traffic Circulation" - "Surface Parking Design, Queuing, Internal Circulation, Parking Structure Design" (March 97)

Zoning Ordinance Title 19, "Chapter 19.10 Parking, Loading And Traffic Standards", "Chapter 19.12 Landscape Wall and Buffer Requirements" and "Chapter 19.06 Special Purpose and Overlay Districts"

City Department of Public Works and the Regional Flood Control District of Clark County. A site specific hydrology study will likely be required to determine the drainage requirements.

Shared Parking. Shared parking layouts are highly encouraged. In general, common city facility uses have the following peak parking needs:

Swimming Pools: Weekend, day, summer.

Community Centers: Weekday, evening.

Senior Centers: Day.

Parks: Weekend, summer.

Athletic Fields: Weekend day/evening, weekday evening.

Minimum Parking Ratios. Provide parking ratios in accordance with the minimum zoning requirements. Advise the city of additional parking requirements when the minimum will not be adequate. Normally, do not provide accessible parking spaces above the minimum ADA requirements.

Athletic Fields. Since zoning regulations do not mandate minimum parking ratios for parks, use the following for athletic fields:

Baseball, Softball, Soccer: 60 spaces per field

Football: 125 spaces per field

Lacrosse: 90 spaces per field

These are the minimum requirements for participants. Tournament play requires roughly twice the number of spaces of regular play. Ask whether tournament play is anticipated when athletic fields are included in the program. ([Link to the basis for these ratios.](#))

Swimming Pools. Although zoning regulations do mandate minimum parking ratios, a limited city survey of neighborhood pools indicates the number is too low. Provide the following minimum number of spaces:

Neighborhood Pools: Depending on the deck area and area demographics, between
1 space per each 100 square feet and

DESIGN STANDARDS

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1 space per each 200 square feet of water surface area.

Large Water Parks: On a case by case analysis. ([Link to the basis for these ratios.](#))

Structural and Pavement Design. The pavement design for surface parking lots and for the structural footing design of parking garages is determined from recommendation contained in a site specific geotechnical report contracted either by the City or the Consultant depending on the Consultant's contract work scope.

Lighting. Refer to Section 16520 Exterior Lighting for lighting requirements in surface parking lots. Lighting in parking garages should be design to best practice and industry recommendations, with interior surfaces painted white or a light color for best reflectance.

Materials. Surface parking lots shall be bituminous asphaltic concrete with seal coat and white colored striping.

Slope. Surface parking lots grades for parking spaces shall not exceed 5% in any direction, 2-4% is preferred. Handicapped spaces and access shall meet the requirements of Section 01030 Accessibility (2% maximum in ANY direction including diagonally). Parking garage grades for parking ramps (portions where parking is allowed on the ramp) shall not exceed 7%. Grades on express ramps (portions where parking is not allowed) shall not exceed 15%. Where ramps slope greater than 10%, transition slopes shall be provided at the top and bottom of the ramp. Transition slopes shall be a minimum 12 feet long and shall have a grade of approximately one-half the grade of the ramp.

Compact Spaces. Utilization of compact spaces, as allowed in the referenced zoning ordinance, is discouraged and requires concurrence by the Office of Architectural Services prior to including such spaces in the design.

Wheel Stops. Provide wheelstops where parking spaces adjoin sidewalks to prevent cars from overhanging the sidewalk (one per two spaces is acceptable). Wheelstops are not needed where parking spaces adjoin landscaping. At handicap spaces with adjoining flush sidewalks, wheelstops are preferred over bollards as a method of restricting vehicle trespass.

Revenue Devices. Confirm the method of revenue collection (meters, attendant booth, card readers, etc.) during project programming phase. When parking meters are desired, the City's current preferred product is the Duncan Eagle Model 90. The City will purchase the meter heads and the Contractor shall be responsible for the materials necessary to mount the meters and provide installation of the mounting devices (poles, yokes, etc.). Change machines shall be provided when meters are installed in parking garages, and shall be located near elevator or main stair access points on alternating floors and shall be provided with electrical service. Provide adequate directional signage to change machine locations.

Signage. Construction documents for parking garages shall include a Signage Plan and Signage Schedule. Comply with regulatory agency signage requirements. Additionally, way finding signs and parking level identification signs shall be color coded, using a palette of primary colors. Consideration may also be given to other means of location identification. All vehicle entrances into parking garages shall be marked by the City's standard parking garage entrance signs (see the City Hall Stewart parking garage entrance signage).

Clear Height & Height Clearance Bars. Comply with building code and accessibility standards. Maintain required van accessible clear heights along all vehicular paths connecting vehicle entry/exits and van accessible parking spaces. Exercise caution in allowing plumbing, sprinkler or other utility lines to be placed within the clear height. Limit such lines to areas outside of the path of vehicle travel, or require additional height to accommodate the intrusion below the structure. Provide height clearance bars at all vehicle entries and at other locations where the clear height is further reduced. Locate where provisions for using an alternative route with adequate clearance remain possible (avoid requirement to make extensive reverse movement). Height clearance bars shall be 8 inch PVC pipe with die cut or computer cut letters, suspended from the structure above by cable or chain. A dark background color with white

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letters is recommended.

Security. Determine requirements for Close Circuit TV and recording equipment during the programming phase. When security cameras are required, they shall be placed at both ends of drive aisles, at elevator entry points and at change machine locations.

Fire Sprinklers. The City Standard to provide fire sprinkler protection in all occupied buildings does not apply to parking garages. Verify code requirements with the Building and Fire Departments and only provide code required systems.

DESIGN STANDARDS

Division 1 – General Requirements

01050 Park Design

Park Amenities. Park amenities vary with the size of the park, its location, and the current & future needs of the area. The City of Las Vegas goals for amenities in various size categories is provided as a guideline for what may be required in a park of a particular size.

Every park should normally include at least the following amenities:

- A 10 foot (8 to 12 feet as directed by city project manager) wide concrete loop walk connecting all major elements within the park (for pedestrian circulation, maintenance vehicles, Marshal vehicles, emergency vehicles), see Section 03001 Concrete.
- A 5K (3.1 mile) running trail within the park that does not cross vehicle paths.
- Shaded totlot (both age groups).
- Drinking fountain.

Adjacent Residential Properties. Walking paths or other hard surfaces or activity areas should not provide views into residential properties, and be a minimum of 30 feet from any residential property line (50 feet where acreage permits). Where drainage patterns allow the grades to be lowered as necessary, the existing residential walls shall be used to provide all the necessary screening. Provide a site and grading design which does not require touching the existing off-property walls including existing adjacent grades, wall surface treatments, nor increasing height.

Artwork. Do consider the possibility for artwork locations, either on surfaces that are already a part of the design or possible locations for freestanding art, within the design. Such artwork must be at little or no additional cost to the City budget, with additional funding and coordination provided by the Arts Commission or others.

Color Scheme. Do propose a unified color scheme for the project including play equipment, resilient surfaces, light poles, gates, walls, restrooms, ramadas, handrails, bollards, tables, benches, trash receptacles, etc.

Restrooms. Use the Owner's standard design. See Section 15001 Design Information – Mechanical for the water pressure booster pump issue.

Sidewalks. Reference Section 03001 Design Information for specific requirements.

Concessions. If instructed to provide a concession space in a structure, utilize the City's standard design and provide only the improvements and amenities indicated on that design. No grease traps. See the Concession Equipment Building Standards Drawing.

Group Picnic Areas. See Section 02875 Site Shelters for the group picnic area requirements.

Drainage. Design the site drainage so that all flows divert around any courts, skateparks, play equipment areas, and similar sporting/play improvements.

Climbing Structures. Avoid designs of trellises, entry and shade structures that can be easily climbed by children. They tend to see them as extensions of the play equipment.

Drainage Basins. Note that there are numerous requirements from the Regional Flood Control District of Clark County and the City regarding uses and signage/warnings when utilizing the area in drainage basins for parks or other uses. Reference required sign titled Multi-use Facility.

DESIGN STANDARDS

Division 1 – General Requirements

Pump Enclosures. For parks under 20 acres, the use of secure walled or fenced equipment enclosures is to be discouraged in favor of individual pad mounted equipment with locking covers dispersed throughout the site. This dispersion of pad-mounted equipment includes the irrigation booster pumps, the irrigation controllers (unless located in the restroom chase), electrical switchgear and panels, and backflow prevention devices.

When needed due to the concentrated location of pump equipment in large parks, pump enclosures and similar exterior secure enclosure areas are constructed of a CMU wall with an opaque gate per the City standard gate design, and a 6 gauge chain link fence laid horizontal as a security roof, height as necessary to meet code for clearance in front of electrical panels. These enclosures shall not be located at the "front door" of the park, and should be integrated into the design so as to be invisible. Reference the Utility Enclosure Gate drawings included in this section of the Design Standards.

Dog Waste Bag Dispensers. Provide at each pedestrian entrance into the park, at each parking lot entry point into the park, and throughout the walking trails within the park. Reference Section 02870 for additional information.

Signage. The following is a list of the general signs required in park projects and the locations / quantity of each type of sign to be installed

Note: Reference Signage & Graphics section 10426 for additional information in regard to signage specifications, mounting requirements, and mounting heights. Reference additional Design Standards sections for additional signs relating to specific activities.

- **Park Hours Custom Hours:** Coordinate with Project Manager whether the park will have non-standard hours of operation. If the park does have non-standard operating hours provide the sign drawing showing attachment to the Park Rules sign.
- **Park Rules:** One sign located at each main pedestrian entrance and one sign located at each vehicular entrance.
- **Report Vandalism:** One sign located at the main entrances to areas that may attract vandalism such as playground equipment areas, skate parks and group shelters. Avoid mounting signs to posts of shade structures or ramada's.
- **Dog Bag Dispensers:** One sign mounted on post above dog waste bag dispenser. Coordinate with Dog waste bag dispenser design requirements in Site Furnishings Division 2, Section 02870 (Dog Station).
- **Multi-Use Facility (Detention Basin):** One sign at each entrance to detention basins. Note: reference Drainage Basins paragraph in this section for additional signage requirements.
- **No wheeled Toys:** Signs are required to be installed at entry points to resilient surface tracks.
- **Children's Park (Designated):** One sign located above park rules sign. Reference park rules sign for locations. **Note:** This sign to be used only if council appropriates the park specifically for children.
- **Winter Irrigation:** One sign located at each main pedestrian entrance and vehicular entrance. Also install signs around the perimeter of turf areas at a maximum spacing of 100 lineal ft. between signs or as deemed necessary. Mount on post with other signs and if necessary on light poles. **Note:** Winter Irrigation sign only to be included in the construction documents if the park is scheduled to be completed between the months of November and February.
- **Walk Loop/Amenity:** When a park has a walk loop, provide sign(s) at main parking lot(s). Sign size to be determined by park layout (see examples of a 100 acre park, Centennial Hills, and a 7 acre park, Bob Baskin). Sign blank to be sized in 6" increments, as required. Text to be 3/8" bold arial.

DESIGN STANDARDS

Division 1 – General Requirements

01051 Trail Design

Standards. In addition to these and other design requirements, comply with the standards of the following organizations:

- City of Las Vegas Planning Department trail standards for the particular type of trail under design.
- Clark County Regional Transportation Commission (RTC)
 - Alternative Transportation Mode Master Plan
 - Uniform Standard Drawings for Shared Use Paths
- Clark County Regional Flood Control District (RFCD), where flood control access roads are utilized.
- American Association of State Highway and Transportation Officials (AASHTO), bicycle facilities.
- United States Department of Transportation (USDOT)
 - Guidelines for sidewalk and trail access
 - Manual on Uniform Traffic Control Devices, <http://mutcd.fhwa.dot.gov/>
- Federal Access Board (ADA), Outdoor Developed Areas Guidelines and other guidelines, see Section 01030 Accessibility of these Design Standards.

The standards of this Section 010501 shall govern any differences with the above standards.

Variation from these Standards. These standards may be modified by the City Project Manager on a case-by-case basis after consultation with city management. Some trails may not include all of the elements indicated herein or as required by the Planning Department. Other trails may require additional amenities and planting to blend into existing trail systems and neighborhoods.

Clear Width. Horizontal clearance includes a minimum 2' clear zone on each side of the trail tread with a minimum 3' (5' for equestrian) separation from obstacles such as poles, fence posts, protective railings, bridge abutments, planting and trees.

Clear Height. Minimum vertical clearances:

Non-equestrian trails, 10'.

Equestrian trails, 12'.

Flood control access roads, 17'.

Grading. Balance cut and fill or obtain written permission/sign-off from the City Project Manager where not possible. Note that BLM leased sites have special export restrictions, reference Section 02300 Earthwork.

Propose retainage solutions for landscape slopes over 8%. Do not disturb adjacent property line walls; stabilize soils at walls as needed.

Equestrian. Reference Section 01052 Equestrian Design for additional information when designing Multi-Use Equestrian Trails.

Surface. Pedestrian pathways shall be concrete unless directed otherwise. Maintain the required design trail width at road and driveway crossings (don't neck down at public sidewalk curb cuts).

Protect sidewalks from adjacent sloped ground cover spilling onto the walks with curbs. When utilizing such a sidewalk curb, provide a 2" depth of DG adjacent instead of 4", reference Section 02900 Planting. Reference Section 03001 Design Information for concrete sidewalk requirements.

Pedestrian sidewalks must meet the slope and cross slope requirements of Section 01030 Accessibility. Avoid designs requiring ADA ramps.

Most trails, bridges and overpasses will require a structural design capable of handling a sidewalk street

DESIGN STANDARDS

Division 1 – General Requirements

sweeper (less than 5' wide). Trails without adjacent roadways may require designs capable of handling pickup service vehicle loads and clearances; verify with the project manager.

Decomposed Granite Pathways. Reference "Section 02001 Site Construction, Soil Hardening Stabilizer – Walking Paths", for accessibility issues when utilizing decomposed granite as a pathway surface.

Trail Crossings at Public Streets.

Vehicle Barriers: Yes, unless probability of vehicles mistaking the trail for a road is minor.

ADA Detectable Warning Surface: Yes, at curb cuts per RTC Standards; see RTC Drawing 235.

Crosswalk Marking: Yes, per RTC Standards.

Utilize the center island vehicle barrier design where 10-foot wide multi-purpose trails cross public streets (instead of the bollard barrier design). Keep plantings out of the RTC 201.2 Sight Visibility Zones and boulders below the 24" maximum height if within the Visibility Zone at intersections.

"An alternative design presented by the AASHTO is to split the entryway into two five-foot paths separated by low landscaping to restrict entry of motor vehicles." Quote from the CLV Transportation Trails Element.

Designs should not require major modifications to the standard RTC drawings.

Mid-block Crossings: Provide street lighting at mid-block crossings or revise the trail crossing location to a better lit location.

Trail Crossings at Private Drives.

Vehicle Barriers: No, unless vehicle trespass is likely.

ADA Detectable Warning Surface: Yes, at curb cuts per RTC Standards; see RTC Drawing 235.

Crosswalk Marking: No.

Do not provide vehicle barriers where trails cross private drives and minor public streets. Provide ADA detectable warning surfaces at these crossing per Section 01030 Accessibility, but do not extend the tactile surfaces into the traffic lane. Do not provide any special surfaces or crosswalk markings across these drives.

Site Furniture. Locate site furniture nodes at approximately ¼ mile intervals, mid-block locations, with location consideration given for views from the bench.

Each node consists of: one **Bench**, one **Trash Receptacle**, and one **Dog Waste Bag Dispenser**. Reference Section 02870 of the Design Standards for specification information for these items.

Locate the bench on a concrete extension of the sidewalk, beyond the minimum design width of the walk so that bicycles on the path do not impact seated pedestrians. Provide the required ADA wheelchair space adjacent to the bench, and ADA access to the trash receptacle and bag dispenser; see Section 01030 Accessibility.

Note that RTC Drawing 255 and 255.1 recommends fixed objects be a minimum of 3 feet from the edge of Shared Use Paths. This should apply to the Dog Waste Bag Dispenser to avoid trail traffic.

Note that Section 1107.2 of the Accessible Right-of-Way Guidelines only permits a 12" overlap of required clear floor area for furniture with the pedestrian access route.

Color Scheme. Do propose a unified color scheme for the project including handrails, bollards, benches, trash receptacles, etc. to coordinate with the neighborhood.

Plantings. Provide plantings as follows:

DESIGN STANDARDS

Division 1 – General Requirements

Trees: One tree for each approximately 50 lineal feet of trail, 36" box size; preferred species – Chitalpa, Vitex, Australian Willow (other species may be proposed, reference Section 02900).

Shrubs: One grouping of 2 or 3 plants between trees; preferred species – Regal Mist Grass, Red Yucca (other species may be proposed, reference Section 02900).

Decomposed Granite Groundcover: Sizes and depths as required in Section 02900 Planting. Due to the narrow width of most trail cross-sections, all DG may be of the 3mm size.

Boulders: Boulders may also be used in the design. See Section 02900 Planting for specification.

Vegetation should be placed as to not obscure hazards or provide places for people to hide.

Irrigation. Provide a water meter with backflow protection for plant irrigation. Provide enclosures for above ground backflow devices and locking enclosures for irrigation controls. See Section 01810 Irrigation Systems for system requirements.

Dry pack watering systems may be considered in lieu of LVWD water service for particular projects.

Phone Service. A phone line will be required for connection to the irrigation controls. See Section 01810 Irrigation System.

Electrical Service. Connect into existing metered right-of-way street light electrical system to power irrigation controls where power capacity is available.

Lighting. Trails located along lighted roadways do not require supplemental lighting.

Refer to the CLV Planning Maps to identify whether the trail is a Recreation or Transportation Trail.

Recreation Trails. Pathway lighting is not required along roadways or elsewhere, unless directed otherwise by the City Project Manager. An exception would be infill lighting along a trail that is partially lit by existing street lighting or other lights, but contains gaps in this lighting pattern. In these cases in-fill lighting should be provided at roughly the same lighting levels as the connecting lit portions of the trail, up to a lit connecting trail or street so pedestrians can continue.

Transportation Trails. Pathway lighting should be considered if the trail is not adjacent to roadway lighting. In deciding whether to light the trail, consideration should be given as to how likely the trail will be used as an alternate mode of transportation for commuting after dark.

Trail underpasses and pedestrian tunnels should be lit regardless of whether the connecting trail is lighted.

Reference Section 16520 Exterior Lighting & Electrical for lighting levels and additional information when providing lighting.

Signage. The following is a list of the general signs required in trail projects and the locations / quantity of each type of sign to be installed.

Note: Reference Signage & Graphics Section 10426 for additional information in regard to signage specifications, mounting requirements, and mounting heights.

RTC Drawing 255 and 255.1 recommends fixed objects (signs) be a minimum of 3 feet from the edge of Shared Use Paths.

Reference RTC Drawing 256 series for trail mid-block crossing signage.

- **Dog Bag Dispensers:** One sign mounted on post above dog waste bag dispenser. Coordinate with Dog waste bag dispenser design requirements in Site Furnishings Division 2, Section 02870 (Dog Station).

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Division 1 – General Requirements

As applicable:

- Multi-Use Facility (Detention Basin): One sign at each entrance to detention basins.
- Trail Crossing not at Intersection: Require signage at public roadway crossings located mid-block between intersections; see RTC Drawing 256.2.

Design consultant may propose other trail signs as appropriate, see RTC Drawing 255.3.

Currently there are no city or county wide standards for trail information and etiquette signage at trailheads and along trails.

Items Not Required. The following amenities are normally not required or to be used along multi-purpose trails: sod, decorative or colored concrete, shade structures, drinking fountains, directional or trail identification signage (except at trailheads), or trash dumpsters.

Accessibility. Design must accommodate all current and proposed Access Board rules including "Guidelines for Outdoor Developed Areas."

PEDESTRIAN. There are four levels of pedestrian access routes to pick from in determining ADA compliance, depending on who is using the pathway and its relationship to road right-of-way.

- For trails that run along side roadways, flood channels or similar fixed slope improvements, use the guidelines in 2 below.
- For trails in parks, trailheads, and other off-road areas, use 1, 3, and/or 4 depending on how steep the grades are and the allowed application in ADA-ABA and the Outdoor Developed Areas Guidelines.
 1. Accessible Route (Re: ADAAG and ADA-ABA) [1:12 max. slope]
 2. Pedestrian Access Route (Re: Guidelines for Accessible Public Right-of-Way) [1:20 or match road slope if more, except in intersection crosswalks]
 3. Outdoor Recreation Access Route (Re: Guidelines for Outdoor Developed Areas) [1:10 max. slope]
 4. Trail (Re: Guidelines for Outdoor Developed Areas) [1:8 max. slope]

NON-PEDESTRIAN. The Access Board (ADA) only regulates trails and pathways primarily designed and constructed for pedestrian use. If a trail is not primarily intended for pedestrian use (even though pedestrians may use it), and not otherwise required by the Access Board guidelines, there are no accessibility requirements or design constraints.

Note that AASHTO has published Guidelines for Bicycle Facilities, which provides criteria for such a non-pedestrian trail. A comparison of these bicycle trail guidelines with the Outdoor Developed Areas Trail Guidelines is printed in the Table 1 to the Appendix to the Outdoor Developed Areas Guidelines.

NOTES.

- Trails. The "Trails" requirements in the Outdoor Guidelines do not apply to non-pedestrian multi-use trails. However, if the design presents a portion of a pathway designed primarily for pedestrian access, the Trails requirements would apply.

"The accessibility guidelines for trails apply to those which are designed and constructed for pedestrian use. These guidelines are not applicable to trails primarily designed and constructed for recreational use by equestrians, mountain bicyclists, snowmobile users, or off-highway vehicle users, even if pedestrians may occasionally use the same trails."

- Compacted chat or gravel may qualify as an acceptable "Outdoor Recreation Access Route" material ("firm and stable"). Note that unstabilized decomposed granite does not qualify as "stable" when wet

DESIGN STANDARDS

Division 1 – General Requirements

(rotational test). Compacted Type II does qualify as firm and stable.

(<http://www.access-board.gov/research&training/Exterior%20Surfaces/exteriorarticle.htm>)

- The Outdoor Guidelines include requirements for “Overlooks/Viewing Areas” if such are included in the design.
- Three of the four levels of access routes are outlined in the following article:
<http://www.ncaonline.org/monographs/8accessible-trails.shtml>
(The Outdoor Access Route referenced in this article is called the Outdoor Recreation Access Route in the guidelines.)
- *Exception ** referenced in the following chart: (16.1.1 Conditions for Departure): The provision may not apply if it cannot be provided because compliance would cause substantial harm to cultural, historic, religious or significant natural features or characteristics; substantially alter the nature of the setting or purpose of the facility; require construction methods or materials that are prohibited by Federal, state or local regulations or statutes; or would not be feasible due to terrain or the prevailing construction practices.
- The following chart is intended for reference and guidance in selecting which set of rules to apply and is not a complete list of the requirements. Reference the Access Board web site for additional information.

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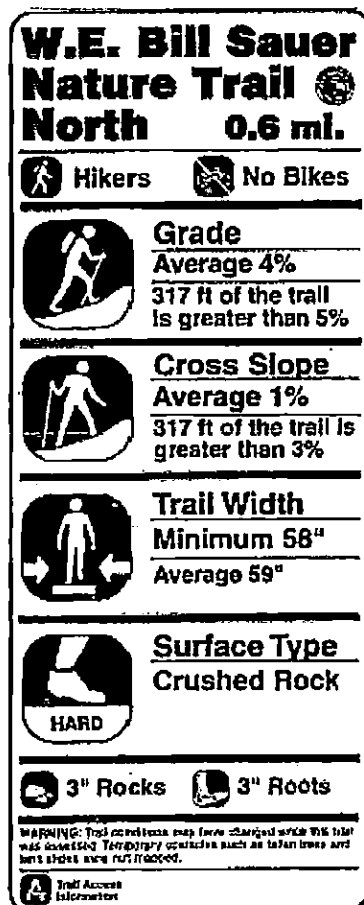
Type of Pathway	Accessible Route	Pedestrian Access Route	Outdoor Recreation Access Route	Trail
Access Board Guidelines Section	ADAAG, ADA-ABA (Chapter 4)	Accessible Public Right of Way (Chapter 11 of ADA-ABA)	Outdoor Developed Areas (Chapter 16.3 of ADA-ABA)	Outdoor Developed Areas (Chapter 16.2 of ADA-ABA)
Applicable	At least one accessible route shall connect facility arrival points, entrances, spaces, accessible elements within the building and site. (Chapter 206.)	If pathways are being provided in new and altered facilities in public right-of-way devoted to transportation purposes. Used to connect elements required to be accessible such as site furniture.	A continuous unobstructed path designated for pedestrian use that connects accessible elements within a picnic area, camping area, or designated trailhead. Not applicable to sidewalks; see Accessible Route.	Trails where travel on foot is one of the designated uses for which the trail was created, including multi-use trails. Examples include trails through forested parks, a shared use path, or back country trail. Not applicable to sidewalks; see Accessible Route.
Surface	Stable, Firm, Slip resistant	Stable, Firm, Slip resistant	Firm and Stable	Firm and Stable <i>Exception*</i>
Max Running Slope	1: 20 Walk 1: 12 Ramp, complying with Chapter 405	1: 20 Walk 1: 12 Ramp, complying with Chapter 405 <i>Exception- Max may be any slope that does not exceed the grade of the adjacent roadway</i>	1: 20 (for any distance) 1: 12 (for max 50 ft) 1: 10 (for max 30 ft)	1: 20 (for any distance) 1: 12 (for max 200 ft) 1: 10 (for max 30 ft) 1: 8 (for max 10 ft) <i>Exception- 1: 7 (for 5 ft max for open drainage structures)</i> <i>Exception*</i>
Max Cross Slope	1: 50	1: 48 <i>Exception- At mid-block street crossings, road slope governs</i>	1: 33 <i>Exception- 1: 20 (for drainage purposes)</i>	1: 20 <i>Exception- 1: 10 (at the bottom of an open drain where clear tread width is a min of 42 inches)</i>
Min Clear Tread Width	36 inches 32 inches (for no more than 24 inches)	48 inches	36 inches <i>Exception- 32 inches when * applies</i>	36 inches for any distance <i>Exception- 32 inches when * applies.</i>
Edge Protection	Where provided, min of 2 inches.	See Accessible Route Ramps, Chapter 405.9.2	Where provided, min of 3 inches.	Where provided, 3 inches min.
Tread Obstacles	(Changes in Level) 1/4 inch (no beveled edge) 1/4 - 1/2 inch must have a beveled edge with a max slope of 1: 2. Over 1/2 inch= ramp.	Same as Accessible Routes	1 inch high max <i>Exception- 2 inches high max (where beveled with a slope no greater than 1: 2 and where * applies.)</i>	2 inches high max <i>Exception- 3 inches max (where running and cross slopes are 1: 20 or less)</i> <i>Exception*</i>
Passing Space	Every 200 feet where clear tread width is less than 60 inches, a minimum 60 X 60 inch space, or a t-shaped intersection of two walks or corridors with arms and stem extending min of 48 inches.	No requirement	Every 200 feet where clear tread width is less than 60 inches, a minimum 60 X 60 inch space, or a t-shaped intersection of two walking surfaces with arms and stem extending min of 48 inches. <i>Exception- every 300 feet where * applies.</i>	Every 1000 feet where clear tread width is less than 60 inches, a 60 X 60 inch min passing space or a t-shaped intersection of two walking surfaces with arms and stem extending min of 48 inches. <i>Exception*</i>
Resting Intervals	(Landings) 60 inch min length, min width as wide as the ramp run leading to it, if change in direction occurs, must have 60 X 60 inch space.	See Accessible Route Ramps, Chapter 405.9.2	60 inches min length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a max slope of 1: 33 <i>Exception- a max slope of 1: 20 is allowed for drainage purposes.</i>	60 Inches min length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a maximum slope of 1: 20. <i>Exception*</i>

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Division 1 – General Requirements

Although most trails in the city are urban in nature, for more of a rural or wilderness setting, consider the use of the Universal Trail Assessment Process (UTAP).

<http://www.beneficialdesigns.com/trails/utap.html>

<http://www.fhwa.dot.gov/environment/sidewalk2/sidewalks213.htm>



Signage example from the UTAP.

DESIGN STANDARDS
Division 1 – General Requirements

01052 Equestrian Design

Equestrian Trails. In accordance with the Planning Department requirements, utilize a fine limestone chat gravel surface (1/4" minus). Reference Section 01051 Trail Design.

Note: This is a new section. These standards are a work in progress and have not been finalized.

Equestrian Trailheads. Assumes a multiuse trail for equestrians, hikers and mountain bikers.

Vehicle gates. Provide the City standard vehicle gates so the trailhead can be restricted to day use. Do not restrict the horse trails accessing or flowing through the trailhead during trailhead closing, with the following exception. Provide in the layout for the possibility of adding future fencing along adjoining public streets to "lock-down" the trailhead access from persons parking their trailers on the immediate street to avoid the park closing hours and riding in around the vehicle gates.

Parking for cars and horse trailers. Separate the cars from the horse trailers at the vehicle entry point into the facility so the cars have no reason to drive through the horse trailer area.

Car parking. A standard curb and asphalt surface is preferred. Mountain bikers and hikers will utilize this area. Provide 20 to 30 spaces (including the required number of accessible spaces), with layout expandability to double the number if the site acreage allows.

Horse trailer parking. Straight-ahead pull through spaces with generous turning aisle width (30 feet minimum) and a fine limestone chat gravel surface are required. The circulation pattern should be self-explanatory and avoid figure-8 and similar complicated patterns. Provide 20 to 30 spaces. If space allows, each space should be 80 feet long by 30 feet wide (space for a 22' vehicle pulling a 48' trailer plus 10' to load without blocking drive aisles; width for tying to both sides of the trailer). If curbing is not provided around the chat parking area, contain vehicles to the designated parking area by other means. If curbing is utilized, omit at horse travel paths. Apply for a variance to omit any required landscaped parking lot islands to provide for easy trailer maneuvering and to prevent the horses from eating plants (OAS will assist in gaining the variance). Provide multiple points out of the parking area for horse travel into the facility.

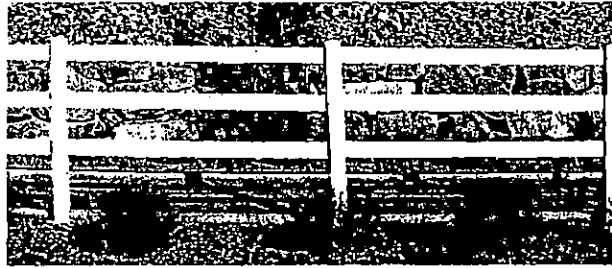
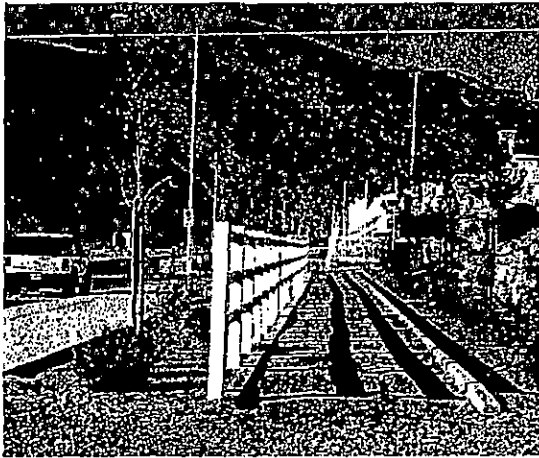
Staging area. Provide an equestrian staging area outside of the parking area for 10 to 15 horses. A 40 foot diameter round pen with space to tie up on the outside is ideal. Do not provide small corrals. Shade is not required.

Horse travel path & trails. The horse travel path between the trailer parking area, staging area, restroom, drinking fountain, trail connection and picnic area should be 10 feet wide minimum if two way traffic is likely, with a limestone chat surface over a compacted clay base, and edge treatment or change in surface material/color to help contain the riders and their animals. The equestrian travel path should not cross or come within 5 feet of concrete walks, asphalt paving or other similar hard surfaces.

Fences. The standard equestrian trail fence required by the Planning Department is the "Country Estate Fence, Deck & Railing", a PVC fence that is designed to visually control horses, not physically contain them. <http://www.countryestate.com/>

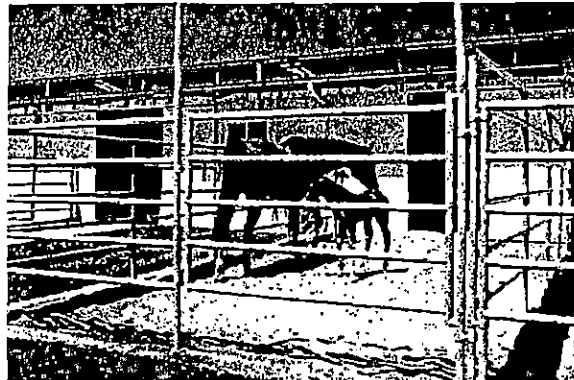
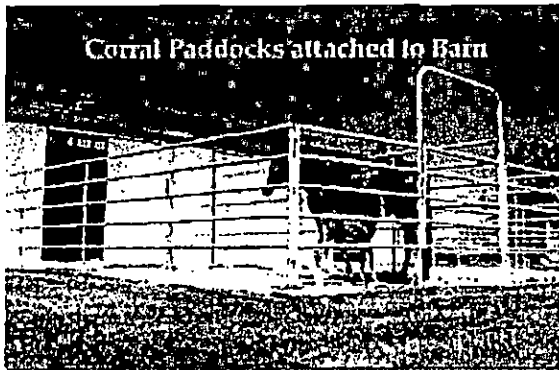
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This PVC type of fence is not the preferred option at trailheads due to vandalism and limited horse control, although it may be utilized as a continuation of a trail fence leading into the trailhead. Specify a tamper-resistant mechanical fastened post cap attachment.

Other types of fences, such as welded square tube fencing used at parks, should not be utilized due to possible injury to the horses. A heavily galvanized open pipe/tube post and rail fence designed specifically for corrals should be used where separation is needed between equestrian areas and adjacent properties, parks, other uses, and vehicular traffic.

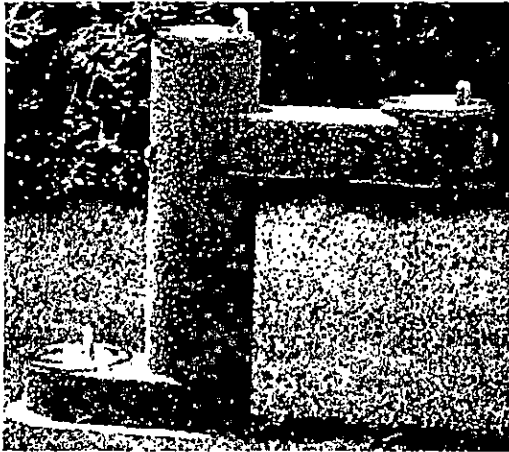


Vegetation, ground cover, rocks. Provide only natural species that will neither harm nor attract the attention of the horses. Reference Section 02900 Planting for a list of prohibited plants due to toxics or pollens. In general, do not provide vegetation in the equestrian areas. When provided, protect trees so that people will not be tempted to tie horses to them and also to protect the tree from having the bark eaten. Turf is not permitted. Natural vegetation should be left undisturbed and worked around where possible. Consideration should be given to leaving as much of the site undisturbed as is practical to meet program requirements. Ground cover outside of the pathways should be gravel of a size and color to appear as natural as possible to match adjacent desert paving. Rock outcropping should be left undisturbed where possible.

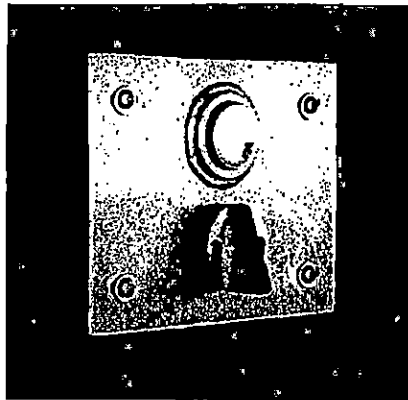
Restroom. Locate a small restroom, from the City's stock design plans. Provide horse hitches, bicycle rack, and locate so the restroom is available to other riders from the trails that are not parked at this trailhead.

Drinking fountain. One City standard drinking fountain with dog bowl option, plus a jug filler fixture (MDF Model 100 Wall Mount Jug Filler or post model), in a location to discourage horse contact. Consider the overflow from the jug filler.

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(Do not specify the aggregate finish shown.)



Jug filler wall mount



Jug filler post mount

Horse drinking bowls. Provide heavy-duty drinking bowls in the staging area and near the trail and restroom for use by those passing by on the trail or using the restroom, away from the drinking fountain. Size the plumbing to provide for additional future bowls.

Possible manufacturers:

Nelson 300 http://www.nelsonmfg.com/a300H_001.htm

Horse Drinker <http://www.horsedrinker.com/>

Drinking Post <http://www.drinkingpost.com/> (The durability of this unit has been questioned.)

Future horse wash rack. Provide space and underground plumbing stubs for one future horse wash rack, which will consist of a rough finish concrete slab sloped to drain, connected to the sanitary sewer through a grease interceptor, time demand controlled hose bibb with short section of hose, and roof over the rack area (to comply with blocking rain water from entering the sanitary sewer system).



Freeze protection. Note that freeze protection of the water lines and fixtures is going to be an issue in the design. The restroom plumbing chase has a heater. The standard practice of draining and shutting down the drinking fountains and other water fixtures in the winter months is not going to be acceptable for these year round facilities.

Signage.

City Trail System: The Planning Department requires standard MUTCD signage.

Non-City Trail System: No signage is to be provided by the City.

City Trailhead Facility:

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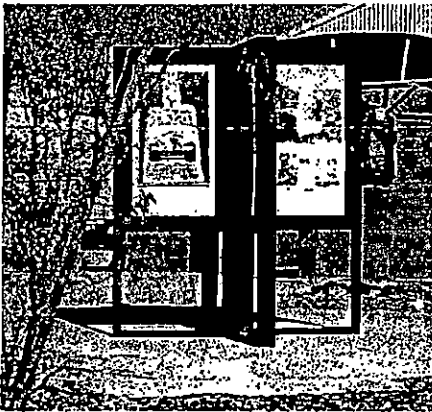
General. The trailhead facility signage will follow the OAS park signage standards including a Park Monument Sign. Reference sections 1050 Park Design and 10426 Signage & Graphics for more information.

Parking. Provide a "Horse trailer parking only" sign at the equestrian side of the decision point between the two parking lots.

Multi-use Trail Signage. Signage needs to be posted at the vehicular entrance to the trailhead facility, as well as at each trail connection point, restricting the use of the facility and trails to "Hikers, Bicyclists, and Horseback Riders" as appropriate to each trail. "Off road motorized vehicles are strictly forbidden from using this trailhead facility for parking, unloading or any other purpose."

Warning Sign. If the design cannot avoid having the equestrian trail or pathways cross a paved or concrete area, provide the following signage at each such point, "For your safety, dismount and lead your horse across this area."

Information Kiosk. Trailhead kiosk signage is required indicating the trail name(s), a map with mileage, difficulty and accessibility levels, permitted users, trail rules and etiquette, and emergency information. There is a standard for this type of information being used for the River Mountain Trail system.



Equestrian Park Trailhead

Equestrian Park provides the primary equestrian access to River Mountains Loop Trail.

Trail Facts

Distances from Equestrian Park trailhead:

River Mountains Loop Trail — .5 miles

Railroad Pass trailhead — 3 miles

Calico Ridge trailhead — 6 miles

Distances are approximate.

The kiosk should be of a design that does not include a roof structure since they provide little useful shade. Note that south facing panels will fade or discolor printed materials rapidly.

Desert Dos & Don'ts

The harsh desert terrain around you is a fragile treasure and can be easily damaged. Please observe the following guidelines for minimum impact and safe enjoyment of the outdoors.

Advisory

This is a multi-use trail system. Hikers, bicyclists, and horseback riders share the trail. Please observe the following guidelines for minimum impact and safe enjoyment of the outdoors.

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All trail users should yield to desert tortoise and bighorn sheep.

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Picnic tables, site furniture. Provide 2 to 4 shaded picnic tables. Users will insist on their horses being nearby, and shaded in the summer, so a location near the staging area may work. Note that a certain percentage of the tables need to be accessible. For larger sites, the overall site layout should consider space for a future group picnic area for competition trail rides. Consider providing a standard bench or two if there are viewing areas and possibly one near the restroom. Provide a generous number of trash receptacles throughout the facility.

Dog Waste Bag Dispensers. Provide at each pedestrian entrance into the facility and at each parking lot. Reference Section 02870 for additional information.

Dumpster enclosure. Provide a standard trash dumpster enclosure in the horse trailer parking area for use by maintenance staff and equestrian users to clean up after themselves.

Lighting. Provide one foot-candle security lighting along circulation paths and in parking areas. Trailhead is designed for day use only. Do not locate light poles in the equestrian parking area where vehicles may come into contact with them. Around the perimeter of the parking area or in large curbed islands within the parking area are allowed locations.

ADA Accessibility. Design must accommodate all current and proposed Access Board rules including "Guidelines for Outdoor Developed Areas."

- Reference Section 01051 Trail Design of these standards for the basic levels of access routes, allowed slopes, etc., including a helpful chart of the options and terminology that coordinates with the following notes.
- Equestrian trailheads qualify as a "Designated Trailhead" under the Outdoor Guidelines, and although there currently do not appear to be any accessible requirements for horseback riding, the design of the horse staging area should be able to accommodate space for a future wheelchair transfer ramp connected to the accessible route.
- Accessible Route. Although it is not clear from the guidelines whether a concrete sidewalk type "Accessible Route" is required from the handicapped parking spaces to the restroom, public way, drinking fountain, the required percentage of picnic tables and benches being provided, etc. (in accordance with ADAAG 4.3), or rather that the "Outdoor Access Route" is the only required route for Trailheads. Regardless, it does seem appropriate that an Accessible Route be provided in City trailhead facilities that are located on fully improved streets, although the route needs to be located

DESIGN STANDARDS

Division 1 – General Requirements

outside of any equestrian areas.

- **Outdoor Recreation Access Route.** Although required for Trailheads, it does not need to run throughout the equestrian area. It is a pedestrian use route.

“The outdoor recreation access route is a continuous unobstructed path designed for pedestrian use that connects accessible elements within a picnic area, camping area, or designated trailhead.”

- Both the asphalt hikers parking lot and the chat equestrian parking lot will need the minimum required number of accessible parking spaces (on asphalt), although the equestrian lot will never need more than a pair of standard spaces, with the remaining total number of spaces for the facility being located in the asphalt lot. Note that the layout needs to anticipate expansion of accessible spaces to coordinate with the expansion of the parking lots, and keep any concrete sidewalk Accessible Route connection to the equestrian lot spaces out of the equestrian pathways.

“If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area . . .” (4.1.2 (5)).

DESIGN STANDARDS
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01060 Architectural Design

Exterior Wall Finishes (site and building). Due to frequent graffiti, and with the sole exception of glazed openings and their frames, all building wall and site wall finishes lower than 8 feet above the adjacent grade, or adjacent easily climbed feature, must have a field painted finish, or a factory painted finish that can easily be field painted to match when tagged.

Factory Finishes: The design of the surfaces and jointing must provide for any such field painting of factory finishes so that repainting of an area larger than 100 square feet is not required in order to blend with the remainder of the unaffected factory finish area.

Anti-graffiti finishes are not an acceptable alternative to paint.

Exceptions: Any exception to this painted requirement must be approved by City management above the Project Manager level prior to presenting to City Council members or the public. One possible exception is when matching existing materials for a building expansion, although even then paint should be considered.

Site walls, either perimeter or retaining, may be left unpainted if acceptable to the City project representatives and Planning Department. If left unpainted, do not apply any anti-graffiti coatings since they will need to be painted as they are tagged. Planning's requirement for a minimum of 20% contrasting material still applies, which may be accomplished by using plain (uncolored) block in combination with 20% split face or other face pattern (uncolored). If color is desired or required, paint uncolored block instead of using colored block. Planning may accept plain block 100%, with two colors of paint, one being at least 20% and a contrast from the other main color. Painted split face, slump block, or other face textures are also acceptable, although very course face patterns should be used with the acknowledgement that they can be difficult to paint over when tagged.

Occupancy Classification. When determining the occupancy classification for facilities; note that multi-purpose rooms, ballrooms, gyms and other similar spaces may be rented out to the public for events, which may include food and/or drink consumption.

Wood. Wood is NOT an acceptable finish material on the exterior of any facility (this restriction includes fascias and trim unless covered with galvanized sheet metal).

Drawings - UL Approved Assemblies. The UL approved fire rated systems must be copied from the UL book onto the drawings and the actual building systems must match the exact materials and systems shown on the UL assembly. Building and Safety will reject systems that are similar or use materials by unlisted manufacturers, even if identical or generic.

Drawings - Detailing. All details must be shown on the drawings. Do not use Blue Book, SMACNA or similar standard reference sources for design or details without also including the actual detail in the drawing set.

Energy Conservation. Do consider energy saving design and life cycle cost analysis. Each added cost item must be justified in an energy analysis as providing a financial savings and reasonable payback period.

Do consider the benefits of daylighting.

Reference other sections for additional requirements including Section 07210 Building Insulation; Section 15700 Heating, Ventilating & Air-Conditioning Equipment; Section 16500 Lighting.

Loading Dock Designs. Loading dock designs requiring a sump pump are NOT allowed.

DESIGN STANDARDS

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Modular Buildings (Manufactured Trailers).

These typically are Community School offices adjacent to a school. Sometimes student classroom type areas are involved; in which case, the plans must be approved by the State Fire Marshal's Office and State Public Works. The plan check, permit and inspection process can either be run through the School District's facilities process or the City Building Department, never both. When run through the Building Department, the modular drawings are a delayed submittal (I-Hold) and must include the approval by the State Manufactured Housing Office on the delayed submittal documents.

Request a copy of the OAS example modular specification for minimum requirements.

A determination must be made concerning whether the modular building will be grade set or pit set. Grade set is typically less expensive, requiring a ramp system and skirting (a seemingly unenforced State Fire Marshal Regulation requires the skirting material to be of a non-combustible material for any modular building serving "any purpose related to public school education"). Pit set buildings need to have retaining walls constructed around the perimeter with crawl space access and ventilation, have flashing installed over any gap between the building and retaining wall, be craned into place or have temporary ramping dug and will be more difficult to relocate at a later time. Grade set should be considered unless aesthetics, client preference or regulatory agency approvals dictate otherwise. Pit set will add a minimum of \$50,000 to the cost of a typical double wide modular building.

When these are placed on School District property, a Memorandum of Understanding is signed between the School District and the City that generally includes:

- City Building Services maintains the building.
- City Parks maintains the landscaping.
- Where arrangements are agreed upon through Leisure Services staff with local school representatives, utilities shall be connected to already existing school facilities, if possible and feasible. If not, the City must apply for separate service for sewer, water, electric and phone.

Tobacco Policy. Nevada state law prohibits the smoking of tobacco in any form in public buildings. The City of Las Vegas enforces a policy which is more strict, creating an environment which is both smoke-free and tobacco-free within and near any of its buildings.

“Designated smoking areas for City facilities shall be outdoors, at least 30 feet from the building entrance or any ventilation intake source for a building. Ash urns shall be placed beyond the 30-foot limit. It is desirable to create a second smoking area away from the front entrance for employee use.”

Kitchen Requirements. When the building program calls for a kitchen or food activity, reference the following guidelines for the specific Health District and Building Department requirements. The programming client will indicate which of the general kitchen types they require:

- Full Service Commercial
- Instructional Kitchen
- Warming Kitchen
- Employee Breakroom
- Trackbreak Food Area

[Click here to access the kitchen guidelines.](#)

DESIGN STANDARDS

Division 1 – General Requirements

01061 Transfer Station Design *This section is a requirement of the APWA Certification program.*

Pre-manufactured metal buildings with large open spans are recommended for transfer stations. The minimum size is 12,000 SF. Paint all exposed metal. Height should be at least 30 feet and will need to be verified with Field Operations Personnel depending on vehicle purchases and lift height of truck beds. Two roll up doors 24 feet high and 20 feet wide are recommended at the entrance. An 18" wide by 36" deep galvanized trench drain connected to a sand/oil interceptor at the entrance is required for drainage. Grate sections should be removable to allow for cleaning of the trench. Sealed concrete slab at least 6" thick with a minimum 2 % slope should be provided. Control joints should be epoxy filled. A 2" water line to a Siamese connection should be provided to allow use of automated wash out systems after sweeper dumping operations. A dry pipe sprinkler system with a heat source is required.

Provide skylights or translucent wall panels for daytime lighting. Exterior grade high-pressure sodium time clock controlled lighting is recommended.

Fan exhaust system to accommodate Uniform Building Code 1202.2.7 requires 1.5 cfm air exchanges per square foot of building or 3 air changes per hour. Fans are located on the roof at the rear of the structure as to provide optimum ventilation. It is recommended that 8 changes per hour be provided. A roof access ladder is needed to service roof mounted exhaust equipment.

Mist system nozzles are required to treat odor from leaving a building, i.e. exhaust fans and door openings. One nozzle will treat approximately 100 SF in a 30 ft high structure. Provide high pressure minimum 800 psi water misting system. The stainless steel "Pifan" high-pressure fog system with an optional counteractant treatment tank is recommended as a masking agent if needed. Nozzle controls are to be controlled by a time clock. An ion exchange water softening system is used with an air compressor for purging water from the lines when mist system nozzles are not in use. A back up soft water loop should be provided if the City should decide to consider other systems.

A 5'-0" depressed concrete ramp is needed to enable a small loader to dump waste into larger vehicles for landfill transport operations. Loading dock designs must NOT rely on a sump pump to drain properly.

DESIGN STANDARDS
Division 1 – General Requirements

01062 Office & Workstation Design

This section includes all typical workstations for City of Las Vegas personnel as a city wide standard. Work station size / arrangement may vary slightly to fit into floor plans. Changes to these workstations other than described above must be approved by the City Manager.

Standard Office Workstations and Sizes:

Job Classifications

Sq. Ft.

Layout (click on hyperlink)

Office Specialist I

64 sq. ft.

- [8' x 8' Work Station](#)

Office Specialist II

Technician / Specialist

Mail Courier

Agenda Technician

Sr. Technician

Sr. Intern / Intern

Customer Service Rep

Volunteer Coordinator

Designer

80 sq. ft.

- [8' x 10' Work Station A](#)

Sr. Designer

Engineering Associate I / II

Right of Way Agent I / II

Sr. Engineering Associate

Engineering Technician II

Sr. Engineering Technician

Architectural Technician I / II

Traffic Barricade Inspector I / II

Construction Project Representative

Sr. Electrical Construction Inspector

Sr. Planner

Planner I / II

GIS Analyst I / II

Statistical Analyst I

Graphic Artist II

GIS Technician

Construction Control Specialist

Real Property Appraiser

Sr. Graphic Illustrator

Graphic Illustrator

DESIGN STANDARDS
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<u>Job Classifications</u>	<u>Sq. Ft.</u>	<u>Layout</u> (click on hyperlink)
Secretary	80 sq. ft.	• <u>8' x 10' Work Station B</u>
Publicity Specialist II		
Sr. Office Specialist		
Sr. Publicity Specialist		
Sr. Cultural Activities Specialist		
Coordinator		
Sr. Adaptive Recreation Leader		
Publicity Specialist		
Accountant Technician I		
Recreation Leader II		
Graphic Artist I		
Cultural Leader I		
Agenda Technician II		
Planning Technician		
Technical Systems Analyst		
Structural Plans Examiner	100 sq. ft.	• <u>10' x 10' Work Station A</u>
Plans Examiner		
Civil Engineer		
Construction Management Coordinator		
Environmental Officer		
Sr. Planner		
Office Supervisor	100 sq. ft.	• <u>10' x 10' Work Station B</u>
Administrative Assistant		
Urban Design Coordinator	137 sq. ft.	• <u>10'-6" x 13' Work Station</u>
Engineering Project Manager		
Project Engineer		
Architectural Project Manager		
Principal Designer		
Landscape Architect		
Sr. Statistical Analyst		
Principal Engineer		
Land Development Coordinator		
Sr. Management Analyst	120 sq. ft.	• <u>10' x 12' Private Office</u>
Administrative Secretary		
Management Analyst I / II		
Public Information Officer		
Field Supervisor		
Administrative Secretary		

DESIGN STANDARDS
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<u>Job Classifications</u>	<u>Sq. Ft.</u>	<u>Layout (click on hyperlink)</u>
Planning Supervisor Plans Examination Supervisor Permits Supervisor Administrative Officer R/W & Real Property Supervisor SID Supervisor Publicity Supervisor Supervisor	140 sq. ft.	• <u>10' x 14' Private Office</u>
Planning Manager Land Development Superintendent Real Estate Manager Assistant City Traffic Engineer Administrative Manager Recreation Manager Cultural Manager Adaptive Manager Sr. Citizen Manager Fire Protection Engineer Engineering Program Manager	160 sq. ft.	• <u>10' x 16' Private Office</u>
City Traffic Engineer Assistant City Engineer Architectural Superintendent	176 sq. ft.	• <u>11' x 16' Private Office</u>
Deputy Director	198 sq. ft.	• <u>12' x 16'-6" Private Office</u>
Director	240 sq. ft.	• <u>12' x 20' Private Office</u>

The following lists are the typical components used to configure office workstations.

Systems Furniture WorkStations Typical Components.

- Powered panels
- Work Surface
- Drawer Pedestals
- Overhead Storage
- Task Lighting
- Tack Boards
- Keyboard tray
- Task chair (side chairs as required)

DESIGN STANDARDS
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Private Office Furniture Typical Components.

- Task chair
- Desk
- Return
- Credenza
- Guest Chair
- File Cabinet
- Book Case
- Keyboard tray

Conference Room Furniture & Accessories.

- Large or multiple tables
- Chairs
- White board
- Cabinets

Audio / Visual Capabilities

DESIGN STANDARDS
Division 1 – General Requirements

01070 Environmental Health

Environmental Permits. The City's standard Division One contains a detailed list of who, City or Contractor, provides each of the possible environmental permits.

Review the inter-agency coordination section of the "Design Kickoff Meeting Agenda" for project specific environmental permits and regulation, many which may significantly affect the project design. The City Project Manager can provide additional information on the requirements.

Asbestos. When the work involves renovation or remodeling, an asbestos survey is required. The City will usually provide this survey and often prefers to contract abatement and demolition outside of the scope of work of the design consultant prior to the general construction. Discuss each situation with the City Project Manager.

Material Off-Gassing Rates. Specify finish materials, equipment and furnishings with formaldehyde off-gassing rates of less than 0.03 milligrams per square foot of surface area per hour in accordance with ASTM D 5116.

Clark County Health District. The Health District is pushing for installation of air curtains at exterior doors of food facilities. The City is NOT currently accepting this as a mandated code requirement and is not installing them. Coordinate any plan check comments received that appear to be outside of the published code requirements with the City Project Manager prior to making any design revisions.

DESIGN STANDARDS
Division 1 – General Requirements

01500 Project Construction Sign

Unless otherwise directed, specify one construction sign, to be provided by the contractor, per the City standard drawing. Locate the sign on the drawings, "subject to relocation as needed for the construction to proceed in the immediate area".

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02001 Design Information – Site Construction

Grading. Slope limited to 5 to 1 maximum in turf areas. Other non-turf areas may be any reasonably approved slope.

Do not place berms near concrete surfaces, which are flush to the adjacent turf, hardscape, or decomposed granite surfaces. Children will use the hard surface as a starting bike acceleration area to use the berm as a jump.

Do not place berms immediately adjacent to play equipment areas, tennis courts, or other activity areas so that irrigation water runoff runs into the activity area.

Do not place trees on turfed berms. The normal turf irrigation water does not have an opportunity to soak in for the tree's use before running off.

Soil Hardening Stabilizer – Walking Paths. Where decomposed granite is used for walking paths or other uses where wheelchair access is required or may reasonably be requested by the public, use the following product or approved equal product (meeting the minimum requirements of Section 01030 Accessibility), to stabilize the surface ("firm and stable"). Unstabilized decomposed granite does not qualify as "stable" when wet (rotational test). Compacted Type II does qualify as firm and stable.

(<http://www.access-board.gov/research&training/Exterior%20Surfaces/exteriorarticle.htm>)

Stabilizer by Stabilizer Solutions, Inc.

Either mix the Stabilizer additive on site with decomposed granite or provide the manufacturer's pre-mixed decomposed granite with stabilizer (available for pick-up in Phoenix, AZ.) Install in accordance with the manufacturer's recommendations and installation specification. The designer must specify the color when using the pre-mix option.

Stabilizer Solutions Inc., 205 South 28th St., Phoenix, AZ 85034, 800-336-2468,
www.stabilizersolutions.com

Another manufacturer with similar stabilizer options for various uses:
PolyPavement, P.O. Box 36339, Los Angeles, CA 90036, 323-954-22240,
www.polypavement.com

Irrigation. Design irrigation systems, drainage, and turf layouts to prevent water from:

1. Staining, spotting, or otherwise creating a noticeable pattern on adjacent materials.
2. Causing deterioration of adjacent surfaces.
3. Draining through or over surfaces, including all sporting and play activity surfaces.
4. Presenting any unsafe conditions.

Retaining Walls. Avoid all retaining walls where an alternate grading plan design can adjust the grades in slopes instead.

Retaining Wall Waterproofing. Waterproof the backside of all site retaining walls by hot mopping 2 layers of 15 pound felt, or better waterproofing system. Protect the waterproofing system from backfill with a protective board.

Grading Cut and Fill. Balance all sites where possible and obtain written permission/sign-off where not possible. Note that BLM leased sites have special restrictions in this respect, reference Section 02300 Earthwork.

Underground Utility Tracing. Provide trace wire with identification for all underground utilities installed in non-conductive pipe (sanitary sewer, storm sewer, water, swimming pools) and natural gas. Trace wire is

DESIGN STANDARDS

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reach from the hard surface).

Dog Waste Bag Dispensers. Locate inside each entrance, and scattered throughout the fenced areas. At least one in each area must be ADA accessible. Provide one per acre, or fewer if park layout allows. Reference Section 02870 Site Furnishings for model number.

Trash Receptacles. Locate throughout the fenced areas, near dispensers. Separate receptacles for trash and feces. Provide one of each per acre, or fewer if park layout allows. Reference Section 02870 Site Furnishings for model number.

Note: According to the ADA Outdoor Developed Areas regulations, all trash receptacles must be ADA accessible since they see it as a health issue. There is an exception in the regulations "Where compliance would substantially alter the nature of the setting or the purpose of the facility". A maze of concrete sidewalks throughout a dog run can be argued as substantially altering the setting. Our approach is to provide at least one accessible receptacle in each area for each type provided (trash and/or feces), and to not make all receptacles accessible.

Shaded Seating. Located inside each fenced area and outside the main entrances, with accessible benches and companion spaces per the ADA Outdoor Developed Areas regulations. The shade structures may be fabric or hard shell. Picnic tables may be used for seating but tables may encourage users to bring food into the dog area, which can cause problems. The seating located outside the main entrances is intended for spectators and people (children) who came with a dog handler but are safer waiting outside the dog area. If there are budget constraints, this outside seating area may be shaded only using trees. An accessible path needs to connect all of the shaded seating to the parking. Additional seating may be provided elsewhere in the dog areas, as long as 50% of the seating in each area is accessible.

Drinking Fountain(s). Dog height combination MDF City standard drinking fountains (3 total spouts, one at dog height, one at handicap height, one at normal height), inside each fenced area if budget allows (\$3,600 each). Provide one outside of the main entrances if budget doesn't allow for one inside each area. Positioned where they will not block entrances or sidewalks, on a concrete pad that is on the accessible path.

Restrooms. Located within a reasonable distance. Locate 2 to 4 tie posts outside the restrooms, ADA accessible height.

Lighting. Provide user level lighting in the area of the shade structures, entrances, and drinking fountain for evening use, utilizing the City standard user lighting controls. Locate the controls adjacent to the entry for usage upon entry, but inside the fenced area so user are not forced to leave their dog unattended to extend the lighting time. Provide one foot-candle of lighting for night security along all walking paths in the dog areas.

Other Equipment. No obstacle or obedience training equipment, no judging stands, no removable fencing between dog areas for special events. The dog run will not be rented or reserved for special events.

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Signage. Reference drawings in this section for the following signs (see section 10426 for additional mounting requirements and heights):

Dog Park Guidelines. Posted inside each area readable from the shaded seating area. Signage should meet the ADA requirements for character contrast, height, stroke, spacing, etc. for easy readability but there currently are no ADA requirements for this signage. Mounting heights and locations are not fixed by code except that there should be a hard surface clear area directly in front of each sign so the sign can be approached up close. (There does not appear to be any braille requirement for any of this signage, although we may want to add some for the small/large dog gate signage if the blind begin taking their dogs to the park.)

Small Dog Area and Large Dog Area Signs. Mount one sign at each designated area on the fence next to the entrance gate.

Emergency Exit. Mount on both sides of the fence at each of the additional gates that are intended for emergency exiting only.

Dog Walkers Sign used with Dog Waste Bag Dispenser. Mount one sign for each dog bag waste dispenser installed. Ref. Dog Waste Bag Dispenser paragraph in this section for information to locate dispensers/signs.

Design Philosophy: (Largely borrowed from the “petnet” organization in Australia.)

Paying attention to the needs of dogs is a positive statement of support to dog owners in the community. Improving the quality of the recreation experience for dogs is not so different from designing for play by humans. The design psychology should have emphasis on the interplay of movement, texture, form and line. The key principles are variety, stimulation and challenge, unpredictability and interest with a view to providing a rich and varied sensory experience. A combination of open spaces for running and smaller spaces with detail should be sought.

A manicured park environment is not necessary and in fact a ‘rougher’ setting should be sought where possible. Demands for neatness should be resisted

Dogs will be attracted to areas with longer grass for defecating. Areas can be set aside that are mowed less frequently to allow feces to disintegrate naturally. Grass of say 10cm (4 inches) would be appropriate and have the added advantage of reduced maintenance.

Contouring. Varying contours greatly adds to the appeal of a park for dogs. It can also act as a sound barrier making it more acceptable to neighboring residents. Sites with varying slope should be sought, although not so steep that they are inaccessible for humans.

Earth mounds, hills and gullies should be retained if existing already or created artificially to give the park some atmosphere.

Landscaping. Planting adds to the interest and diversity in a park especially where the terrain cannot be modified. It can provide a textural and visual contrast to mown tracts.

Plant selection should emphasis durable plant materials. A variety of scented plants could also be considered to improve the dog's sensory experience

Other design features. Features that add to the sense of interest and challenge include ramps, hurdles, tipped logs, boulders and other agility exercises.

Movement should be sought wherever possible to enhance the dog's enjoyment of the park by provision of moving objects and choice of vegetation that moves in the wind. Sandpits, while ideal for dogs are not encouraged because of their inevitable attraction to children. Where possible, paving should be kept to a minimum. Dogs enjoy smelling their surroundings so soft surfaces that retain odors are preferable to hard surfaces.

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02882 Recreational Facilities & Playground Equipment – Skateparks

General. These requirements apply to both flat slab parks with manufactured ramps, and poured in place concrete bowl types of parks, except as noted.

Design. The prime design consultant contracting with the City must sub-contract with a skatepark design specialist acceptable to the City, to assist in the design and construction of the park. The skatepark specialist is required to attend a minimum of three construction administration phase meetings: Pre-Construction (meeting with the concrete contractor prior to starting construction of the skatepark), during the application of the shotcrete (continuous inspection during all shotcrete applications), and final review punch list.

In addition, the prime consultant and skatepark specialist are required to work with the City's "in-house" skatepark representative during the design and construction.

Also, the prime consultant and skatepark specialist are to conduct at least one workshop with local skateboarders during the design, with the meeting arranged through the City representatives. Additional meetings with local skaters may be held as useful or as directed.

Skill Levels. Design skate areas appropriate to the programmed skill levels and to encourage the skill levels to occupy their intended areas, with physical separation provided between the skill levels (recommend a 10 foot minimum distance).

Sample Skill Level Ramps:

<u>Skill Level</u>	<u>Height</u>	<u>Radius</u>	<u>Length</u>
Beginner	2 feet	6'-6"	5'-1"
Beginner	3 feet	7'-6"	6'-0"
Intermediate	4 feet	7'-6"	6'-6"
Intermediate	5 feet	8'-0"	7'-5"
Intermediate	6 feet	8'-6"	8'-0"
Advanced	Over 6 feet		

Flow. The design is to provide a safe flow pattern throughout the skatepark, and to discourage all potential cross traffic. Sight lines need to provide a skater proper foresight, for example easily knowing whether small children in bowls or behind pyramids are in their path.

Skate Elements. Do not exactly repeat skate features unless the redundancy is required for skate-ability or other specific reason. Some variation in features is encouraged. Do try to provide the skater with varying challenges to make the user want to come back to the park again and again.

Accessible Layout. The design shall be in compliance with the Access-Board guidelines for Sports Facilities. At least 50% of the skatepark features should be accessible by a path not exceeding a 5% slope, including not less than one of each type of feature. The "50%" figure is a recommendation; the "not less than one" figure and the 5% pathway are minimum requirements. The remainder of the skatepark may be inaccessible including enclosed deep bowls, except that a shallow sloped entry point must be provided for somewhere out of the bowl near a skatepark entrance point for easily rolling or lifting a gurney out of the bowl. The exception to this gurney entry point is a small bowl where such an entry point would change the fundamental nature of the activity possible in such a small bowl.

Perimeter Curb. Provide a 6-inch minimum high concrete curb at the perimeter of the skatepark area, except at entry points (may be higher to double as seating). Width to be 6 inch minimum, 12" minimum width if a fence is located above, with a slight slope on the top, so water flows away from the skatepark.

Fence. The current preference is to require a complete fenced perimeter with locking gates. Specifically,

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not required for irrigation systems.

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02050 Subsurface Conditions

City Procedure and Liability. The City's standard for handling the Geotechnical Report in the Contract Documents is shown below. City staff, when preparing documents in-house, include the Geotechnical Data Report and the OAS Standard Section 02050, but outside design consultants may arrange and locate the information as they best see fit, as long as it follows the requirements set out below. An example of the City's format is included in this document. If a consultant elects to reuse any of the City's format or wording, or include any of the specific language used below, they do so at their sole risk as design professionals and cannot claim any release of liability to the City or others for such use.

The consultant's work shall be worded so that virtually all risks for underground unknown conditions are placed on the contractor. There should be no extra charges during construction for caliche, rocks or other natural materials. Reference the sample specification attached to this Section for wording and exceptions.

The geotechnical report needs to include a generous number of borings, to a generous depth, so the contractor can properly bid these unknown conditions without inflating the bid price to cover the worst possible condition. If the borings are taken in the summer, and there is any indication of water or moisture, additional borings should be taken in the winter to compare water depths that may be encountered during construction. A fluctuation in water table higher than that shown in the GDR can result in a claim.

If you would normally do 4 or 5 borings for a particular project, double that number to 8 to 10. Take at least one boring to 20-25 feet or until you hit water if that is less, regardless of the needs of your structural improvements. This will help reduce the unknowns for the bidding contractor, inflated bids and possible future claims. For example, a typical fire station requires 6 to 10 borings, all at 20 feet.

Geotechnical Reports. Whether provided by the City or included in the prime consultant's scope of services, the geotechnical engineers report needs to be split into two sections: (1) a Geotechnical Data Report (GDR), which contains only data on boring logs and results of lab tests, and (2) a Geotechnical Interpretive Report, which sets forth the interpretation and design recommendation of the data. Part (1) is included in the contract documents, while part (2) is used by the consultant for the Project design and is not included in the contract documents. Do not make reference in the drawings to either report. All of the design information is to be explicitly shown on the drawings and in the specifications. Do not provide any quantity estimates or allowances.

The following is a clip from the OAS Geotechnical Consultant Contract:

1. **Geotechnical Data Report** is a compilation of geotechnical information about the Project site discovered during investigations of the site required for preparation of the Geotechnical Interpretive Report. This report may include boring logs and tests, but excludes interpretations and recommendations.

The Geotechnical Data Report (GDR) will be included and incorporated into the Contract Documents, with the following instructions to the contractor:

This Geotechnical Data Report is provided for inspection and review only. The Owner cannot and does not warrant the accuracy or reliability of the information included in the Geotechnical Data Report. Such borings and data are subject to sampling errors. The Geotechnical Data Report was prepared for design purposes and may not provide sufficient data for bid preparation by some contractors. Bidders and the Contractor are solely responsible for assumptions, deductions, interpretations and conclusions they may make or obtain from any such information. The information contained in the Geotechnical Data Report is not to be used by the Contractor for any design work including the design of temporary construction facilities. The Geotechnical Data Report is provided in the Contract Documents with the express understanding of the preceding.

2. **Geotechnical Interpretive Report** is the geotechnical investigation report prepared for the design of this Project including the initial report, attachments, and appendices. This report may include boring logs, tests, interpretations and recommendations.

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The Geotechnical Interpretive Report (GIR) shall not be made available to bidders or incorporated as a part of the Bid Documents or Contract Documents. It is understood that information contained in the Geotechnical Interpretive Report is to be solely used for the Owner's design and estimating purposes and not by others for any purpose including construction. Bidders and the Contractor are solely responsible for assumptions, deductions and conclusions they may make or obtain from any such information.

Site Investigation. The contractor is not given a specific Right of Entry to conduct his own sub-surface investigations by borings or pot-holing. In the absence of such a right, it is important that the geotechnical report be complete enough as to the quantity, location, and depth of borings to avoid both extra bid price padding for unknowns and possible contractor claims. If the borings indicate ground water, caliche, or other such obstacles, additional borings may be needed.

No Differing Site Conditions Clause. Except for the limited exception for man-made items in the sample specification section attached, do not include a subsurface differing site conditions clause. The contractor bears the risk for almost all unseen or unanticipated subsurface condition associated with performing the work.

EXCEPTIONS: Large Projects and Those Requiring Extensive Underground Work. The consultant needs to discuss with the City the possibility of including a Differing Site Conditions Clause and Geotechnical Baseline Report for projects that require extensive underground work. The Baseline Report would be used to establish the subsurface conditions for bidding purposes, with the understanding that if the actual conditions are more adverse than the baseline, the City will consider additional compensation. This would be appropriate for a project with substantial earth removal, extensive underground site utility runs, an underground garage, etc. Without such a provision, these types of projects may result in substantial price padding by the bidders to cover the unforeseen subsurface risks.

Attachments:

City's sample Section 2050 Subsurface Conditions

Legal References:

"Site Investigations: A Guide"

"The Use of a Differing Site Condition Clause in International Civil Engineering Construction Contracts"

"Below the Baseline"

"A Type I Differing Site Conditions Claim: Analysis of the Reasonable Reliance Element"

"Analysis of a Type I Differing Condition Claim, An Empirical Study"

Differing Site Conditions, sample clauses if and when allowed.

"Differing Site Conditions"

"When Disclaimers are Inaccurate"

"Withholding of Superior Knowledge"

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02300 Earthwork

Reference Section 02050 Subsurface Conditions for additional Earthwork related issues such as the Geotechnical Report.

Reference Section 02001 Design Information on maximum slopes and other general site information related to Earthwork.

Soil Export from BLM Leased Sites. The following requirements must be included in the construction documents prepared for all projects located on BLM leased land.

Verify with the City project manager whether a particular project is on BLM land. Additionally, if the site cannot be balanced and export will be required, work with the City project manager to identify a suitable BLM export site, obtain the required export permit from BLM, show where and how the export is to be left on the export site, and so indicate in the bid documents. Also include the following standard language when BLM sites are being utilized, regardless of whether export is anticipated:

Unsuitable And Surplus Soil Disposal From BLM Sites. Existing material excavated from the site shall not be removed from the site without the written permission of the U.S. Department of the Interior, Bureau of Land Management (BLM) and the Owner. The Contractor shall be responsible for scheduling, coordinating and obtaining inspections and permission by BLM to remove and relocate existing excavated material from the site, for removing and relocating existing excavated material (as required elsewhere in the contract documents) under the conditions imposed by BLM, and for all associated costs. Contact the BLM District Office, 4765 Vegas Drive, Las Vegas, Nevada, (702) 647-5000, for information and requirements for removing existing excavated material from the site.

Prior to obtaining and documenting permission for removal, unsuitable existing material excavated shall be stockpiled on the site in a location agreed to by the Owner. The Contractor shall relocate stockpiled material within the site to prevent delay in the progress of the Work, when required.

The Contractor shall submit a copy of BLM's written permission to remove and relocate existing excavated material from the site along with related BLM conditions to the Owner prior to removing any existing excavated material from the site. The Contractor shall promptly submit copies of correspondence with BLM pertaining to this project to the Owner.

The Contractor shall be responsible for fees, fines and penalties assessed on the Contractor and the Owner for failure to obtain written BLM permission to remove existing excavated material and for failure to comply with BLM conditions imposed for removal and relocation of existing excavated material from the site. The Owner shall be entitled to withhold from payments amounts equal to the actual, or estimated, fees, fines and penalties to be assessed, and other related costs, until such time as they are settled. The Owner shall have the right to deduct from the contract amount by change order, the cost of any fees, fines and penalties assessed against the Owner when not settled by the Contractor within 30 days.

City of Las Vegas, Land Development Section, Standard Grading Notes.

The standard grading notes that are required on all civil drawing submissions to the Land Development Section for off-site and grading permits are different for projects managed by the Office of Architectural Services. The consultant must use the following Grading Notes:

2.5 City of Las Vegas Grading Notes (OAS Plans Only)

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner/Engineer shall be immediately notified for direction.

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2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.
3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.
4. The Grading Contractor is responsible to coordinate with the owner to provide for the requirements of the project Storm Water Pollution Prevention Plan (SWPPP) and associated permit.
5. Contractor shall grade to the lines and elevations shown on the plans within the following horizontal and vertical tolerances and degrees of compaction, in the areas indicated:

	<u>Horizontal</u>	<u>Vertical</u>
A. Pavement Area Subgrade	0.1'+	+0.0' to -0.1'
B. Engineered Fill	0.5'+	+0.1' to -0.1'

Compaction testing will be performed by the owner or his representative.
Compaction shall comply with the requirements of the Engineer.

6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water.
8. The Contractor shall maintain the streets, sidewalks and all other public right-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
9. In the event that any temporary construction item is required that is not shown on these drawings, such item shall be provided as directed by the City Engineer at no expense to the City of Las Vegas. Temporary construction includes ditches, berms, road signs and barricades, etc.

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02500 Utility Meters

Natural Gas Meters. Lochinvar water heaters and/or boiler units are usually specified for City swimming pools and may also be for building systems that use hot water heat.

Unique to Lochinvar heaters is the requirement to provide a medium pressure meter from Southwest Gas even though the unit is low-pressure.

Specify a medium pressure meter be installed by Southwest Gas Corporation and for the contractor to install a gas regulator as called out below or equal.

When the low-pressure (7inches) Lochinvar Heaters are used for buildings or pools it requires a medium-pressure (5 pound) gas meter provided by SWG. The owner or contractor must install a Gas regulator after the meter and before the heater. The low-pressure meter provided by SWG does not have a large enough orifice to allow the flow of gas to operate the Lochinvar heaters. According to SWG the orifice in the low-pressure meter cannot be changed.

The gas regulator used successfully on the Doolittle Lochinvar pool heater is an "American 1805".
The gas regulator used successfully on the Baker Park Lochinvar pool heater is a "Fisher Controls 5202".

Example letter to SWG

John Wright
Senior Account Representative
Southwest Gas Corp.
4300 West Tropicana
Las Vegas, NV 89103

Subject: Use of Medium Pressure Gas for _____.

John,

We have specified a Lochinvar pool heater on this project. As you know it cannot operate on the 7" low-pressure gas meter due to lack of flow through SWG regulator at start up. Lochinvar units require medium pressure (~5 psi) natural gas meter for the system to operate.

Please have the medium pressure meter installed. The City will provide a regulator on our side of the meter to meet pressure and flow requirements for our equipment.

If you have any questions or require any additional data, please do not hesitate to call on us.

Thank again John, for all your help. It is always a pleasure working with you at Southwest Gas.

Sincerely

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02535 Synthetic Turf

Standards Common to All Applications:

The specifications must define the parties involved in the work of this section and use consistent terminology throughout. These design standards use Manufacturer and Builder in coordinate with the member definitions of the Synthetic Turf Council (Material Manufacturing Supplier and Builder).

- **Manufacturer:** The Manufacturer is the company providing the rolls of turf for the Project. This may or may not be the mill weaving the artificial grass yarns. They generally also provide the infill and other accessories as a system. The approved Manufacturers are listed in these design standards. A contractor's license is usually not required of the Manufacturer depending on the scope of their on-site work. The Manufacturer may contract the purchase with the General Contractor or Subcontractor at any tier. The Manufacturer and Builder may be the same party.

- **Builder:** The Builder is the company providing the experienced workers together with their experienced foremen, supervisors and management oversight, who provide a complete installation of the turf and its accessories including but not limited to accepting the subsurface preparation, placing, anchoring, and seaming the turf and striping, placing the infill, and providing the close-out materials, manuals, and maintenance training. It is assumed that grading and concrete perimeter curbs are work included in other specification sections. The Builder may be a properly licensed General Contractor or Subcontractor at any tier or they may be able to acquire the experience and manufacturer certification by partnering with another company, as long as the installation for this Project is performed by the company and personnel with the required experience and certification, and the on-site work is performed in compliance with the State of Nevada licensing regulations.

- **Experience:**

- The Manufacturer must have been in the primary business of providing synthetic turf materials for more than five (5) years.
- The Builder must provide evidence acceptable to the Owner of at least ten (10) similar, successful synthetic turf installations.
- The Builder must be certified by the Manufacturer to install the provided products.
- It is the General Contractor's responsibility to verify the required licensing, experience and other contractual requirements of the Manufacturer and Builder prior to accepting or submitting bid proposals, or contracting with any of them. Should the Manufacturer and/or Builder fail to meet the minimum requirements or any contractual obligations, the General Contractor must provide a substitute meeting the requirements at no additional cost to the Owner.

- **Bid Proposal Forms:** The bid proposal form needs to require the following information be provided with the initial bid to help determine qualified bidders and discourage bid shopping:

- Manufacturer:** (company name)

- Builder:** (each may be a different company name)

- Installation Experience:** (company name)

- Manufacturer's Certification:** (company name)

- Contractor's License:** (company name and license number)

- **Testing:** Contractor to pay for field-testing by an independent third party of the following tests upon completion and prior to acceptance: pile height ASTM D418, depth of infill ASTM D1335, and G-max ASTM F1936. The results are to be sent directly to the Owner.

- **Extra Materials:** For installations over 5,000 square feet, a minimum of one percent of the material shall be incorporated into the site design to harvest for future repairs or patching. This shall be installed subject to conditions, similar to the prescribed installation so that wear and changes due to weather will

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match the prescribed installation. The harvest area may be anchored by moveable wood curbing instead of concrete curbs. The Owner does not want any fabric scraps or other spare materials for future repairs.

- **Maintenance & Special Equipment:** The Builder will provide training for City of Las Vegas maintenance personnel in the care and maintenance of the installed product. If special maintenance equipment is needed, the specification for this work shall include the equipment requirement and the consultant shall provide on-site storage for this equipment in the design.

Require the following equipment for each project containing synthetic athletic fields.

Grooming: Greensgroomer Model 720 SDE with Extension Wings Model 724 SD and Greensgroomer Model STR Spring Tine attachment.

Sweeping: Minuteman International Parker Estate Master consisting of three Parker Suburbanite Sweepers Model SU8336 hitched together.

- **Warranty:** Specify a minimum warranty of 8 years. Do not specify a bond or insurance to cover the extended warranty period. Do not require a separate signed closeout form for this purpose in the specification.

Require in the specifications that the General Contractor, Builder, and Manufacturer guarantee the synthetic turf and associated work remain free from all defects, due to faulty or defective materials and workmanship for a period of 8 years. Sample specification language:

The General Contractor, Builder and Manufacturer do hereby guarantee the synthetic turf materials, workmanship, and associated work including but not limited to:

- o premature wear of the synthetic fabric. Pile fiber weight shall not be reduced by more than 50% over the warranty period.
 - o color fastness of the fabric, striping, and markings,
 - o infill materials. Normal additional infill required after acceptance will be provided by the Owner. The minimum required G-max rating per ASTM F-355 shall be maintained over the warranty period. G-max testing over the warranty period will be arranged and paid by the Owner, excepting tests failing to meet the minimum requirement and subsequent retests to demonstrate successful repairs shall be paid by the Contractor.
 - o curbing, blocking, and anchoring attachments,
 - o seaming whether glued, sewed or other method,
 - o base and sub-base materials over which synthetic turf is applied
- from all defects, due to faulty or defective materials and workmanship for a period of eight (8) years. The warranty coverage shall not be prorated. The Project contractors, Manufacturer, and Builder agree to provide for the Owner's benefit any warranties or guarantees available from material manufacturers or others associated with the synthetic turf system materials provided.

The General Contractor, Builder, and Manufacturer also guarantee that during the warranty period they will, at their own expense, make or cause to be made such repairs to, or replacements of said work, by synthetic turf servicemen approved by the Manufacturer to repair or install the accepted system, in accordance with the Manufacturer's and material manufacturer's recommendations and standards as are necessary to correct faulty and defective work and/or materials which may develop in the work including, but not limited to:

- o fraying,
- o delamination,
- o exposed edges,
- o stretching, ridges, wrinkles,
- o splits, rips, tears,
- o warped and /or loose seaming and attachments

in a manner pursuant to the total anticipated life of the system and the best standards applicable to the particular type, in value and in accordance with construction documents as are necessary to maintain said work in satisfactory condition, and further, to respond on or within seven (7)

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calendar days upon proper notification of defects by the Owner or Consultant. Should only certain areas of the turf require replacement, new materials shall match the previously installed materials in all respects necessary for play and appearance acceptable to the Owner, or the entire surface shall be replaced.

The Builder and Manufacturer's guarantee shall be limited to the scope of work they each provided for the Project. The General Contractor's guarantee shall cover the work of the entire system regardless of the coverage actually provided by the Builder, Manufacturer, or others.

This guarantee does not extend to: (1) damage resulting from accident, force majeure, misuse, abuse, and neglect or from other than the intended normal and ordinary activities and uses which include but are not limited to football, soccer, baseball, softball, lacrosse, field hockey, special events and concerts including the use of portable chairs, (2) damage resulting from failure to maintain the system in accordance with the maintenance and use instructions provided, (3) damage resulting from repair or attempted repair by anyone other than an experienced serviceman, and (4) damage due to external causes which include the application of chemicals or cleaning agents, vandalism, fire, flood, windstorm, and acts of God.

- **System Design:**
 - Provide below grade, quick coupler hose bibs. Install a minimum of one, then one per 1000 square feet up to 20,000 square feet, then one per 5,000 square feet.
 - Edges must be anchored to flush concrete curbing and detailed in the drawings showing the specific conditions of this Project.
 - Drainage design shall be surface sheet flow unless otherwise directed by the Owner or site conditions require below grade drainage.
- **Turf Permeability Specification (common to all applications)**
 - Base to meet ASTM F1551, Permeability to Water, 14 inches per hour.
 - Shock Pads (when used) to meet ASTM F1551, Permeability to Water, 10 inches per hour.
 - Backing Material to meet ASTM F1551, Permeability to Water, 10 inches per hour.
 - Total Installed System to meet ASTM F1551, Permeability to Water, 10 inches per hour.
- **Submittals**
 - Submittals for the proposed product shall be submitted as part of the normal submittal process, after award and prior to any work.
 - Samples of synthetic turf, both with and without infill, and striping color sample.
 - Sample of infill.
 - List of required project experience with project description, location, turf area, product installed, year completed, project owner's name, address, and phone number, name of the party directly contracted with to perform the work.
 - Shop drawings showing seaming layout, striping, and construction details including seaming method.
 - Sample standard warranty information offered by manufacturers or suppliers that may be in addition to the warranty required by this section.
 - Product literature and reports about the system, fabric, backings, yarns, glues, infill and other components in sufficient detail for the Owner to determine the acceptability of the products including MSDS and ASTM third-party testing results as are customarily required and provided for this industry.
 - Resumes of the installation team.

Landscape Applications:

- The material should have the look and feel of natural grass.
- Base materials compacted to 90%+.
- If the turf is to be located adjacent to playground equipment, include a pad with a total installation G-

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max rating under 150.

- **Approved Manufacturer:**
 - Grass Tex, Sport Lawn or St. Augustine. Internet www.grass-tex.com, local sales representative Kathy Kennedy, Sport Lawn, LLC, 702-367-7767.
 - ProGreen, LS150 or RT560. Internet www.progreen.com, sold by Forever Green, 619-283-0764.
 - SprinTurf, LawnScape. Internet www.sprinturf.com, 877-686-8873.
 - Sporturf, TurfLawn. Internet www.sporturf.com, no known local representative.
 - FieldTurf, Internet www.fieldturf.com; Las Vegas Sales Michael Hackney, 376-4244, fax 253-9570, internet www.fieldturfnevada.com; San Diego Sales, Tim Coury, 760-635-2504, e-mail tfiefieldturf@cox.net.
 - Sportexe, Tackle Turf with XP Yarn (polyethylene). Internet www.tackleturf.com, Sportexe, Ontario, Canada, Craig Edwards, 905-892-6000.
 - Any company Certified by the Synthetic Turf Council as a (1) Builder or (2) Material Manufacturing Supplier who is in the business of manufacturing woven turf products (footnote 5).

Landscape Areas Adjacent to Playgrounds:

- The material should have the look and feel of natural grass.
- Base materials compacted to 90%+.
- Include a pad with a total installation G-max rating under 150.
- **Approved Suppliers:**
 - General Sports Turf, Play Safe. Internet www.generalsportsturf.com, no known local sales representative.
 - Grass Tex, Landscape Turf. Internet www.grass-tex.com, local sales representative Kathy Kennedy, H20-Less Lawn & Turf, LLC, 702-505-4098.
 - SprinTurf, SafTurf. Internet www.sprinturf.com, 877-686-8873.
 - Syn Lawn. Internet www.synlawn.com, Las Vegas Sales, George Neagle, 702-792 LAWN (5296), 702-349-2561 cell.
 - Sportexe, Tackle Turf with XP Yarn (polyethylene). Internet www.tackleturf.com, Sportexe, Ontario, Canada, Craig Edwards, 905-892-6000.
 - Any company Certified by the Synthetic Turf Council as a (1) Builder or (2) Material Manufacturing Supplier who is in the business of manufacturing woven turf products (footnote 5).

Playground Applications:

- Comply with ASTM F 1292, Impact Attenuation of Surface Systems Under and Around Playground Equipment.
- A shock pad of at least ¾" shall be used on all installations.
- Yarn length of ½ inch to 1 ½ inch, ASTM D 418.
- Pile weight of 33-oz/square yard or more, ASTM D 5848.
- Either sand infill or turf product designed to not need infill material. (No rubber infill.)
- **Approved Suppliers:**
 - General Sports Turf, Play Safe. Internet www.generalsportsturf.com, no known local sales representative.
 - Grass Tex, Landscape Turf. Internet www.grass-tex.com, local sales representative Kathy Kennedy, H20-Less Lawn & Turf, LLC, 702-505-4098.
 - SprinTurf, SafTurf. Internet www.sprinturf.com, 877-686-8873.
 - Sportexe, Tackle Turf with XP Yarn (polyethylene). Internet www.tackleturf.com, Sportexe, Ontario, Canada, Craig Edwards, 905-892-6000.
 - Any company Certified by the Synthetic Turf Council as a (1) Builder or (2) Material Manufacturing Supplier who is in the business of manufacturing woven turf products (footnote 5).

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Standards Common to Baseball, Football, Soccer, and LaCrosse Applications

- Attain a G-max of less than 175 over the life of the system, ASTM F 1936.
- Seams may be stitched or glued, although stitched is preferred.
- Provide a fence around all installations, or other means of preventing traffic on the fields. Verify with city whether fields need to be locked down. (See Section 02825)
- Provide no pets allowed signs. (See Section 10426)
- All lines and markings are to be inlaid or tufted with yarn made of the contrasting fiber. Painted or dyed yarn is not allowed.
- Pile weight of 40-oz/square yard or more, ASTM D 5848.
- Infill of rubber or rubber and rounded-sand mixed to meet STC Performance Properties (footnote 4).
- Sub Grade and Base
 - Obtain a geotechnical report to specify the sub grade preparation necessary to avoid future grade changes and to allow for drainage.
 - Undocumented fills or fills compacted to less than 90% to be removed down to native soil and re-compacted to 90%+. If fills are present, identify the extent and locate the work on the drawings.
 - Install a geo textile layer on top of the sub grade.
 - Base graded level to +/- ¼ inch in 10 feet. This may require a thin layer of fine material.
 - Finished grade must slope away from the centerline, length wise, at ½% to 1%. Other industry standard slope options for fields may be considered as needed to adjust to site topography.
- Base Material:
 - Base to be 6" of Type II compacted to 95% or more, or combination of Type II with sand overlay as recommended by the turf manufacturer.Specify the following systems where field drainage is an issue:
 - Base to be 8" of crushed stone compacted to 95% or more, or a 2"+ layer of crushed stone over 6" of Type II compacted to 95% or more.
 - Consider the use of perforated pipe to assist in drainage of the base away from the field.
 - Base to meet ASTM F1551, Permeability to Water, 14 inches per hour.

Baseball Applications:

- Yarn length of 1 inch to 1-½ inches infield, 2" outfield, ASTM D 418.
- Yarn to be of polyethylene or polypropylene.
- Approved Suppliers:
 - A-Turf. www.aturf.com; 888-777-6910.
 - FieldTurf, Internet www.fieldturf.com; Las Vegas Sales Michael Hackney, 376-4244, fax 253-9570, Internet www.fieldturfnevada.com; San Diego Sales, Tim Coury, 760-635-2504, e-mail tcfieldturf@cox.net.
 - General Sports Turf, Baseball/Softball. Internet www.generalsportsturf.com, no known local sales representative.
 - Grass Tex. Internet www.grass-tex.com.
 - SprintTurf. Internet www.sprinturf.com, 877-686-8873.
 - Sportex. Internet www.omnigrass.com, Sportex, Ontario, Canada, Craig Edwards, 905-892-6000..
 - Any company Certified by the Synthetic Turf Council as a (1) Builder or (2) Material Manufacturing Supplier who is in the business of manufacturing woven turf products (footnote 5).

Football, Soccer, LaCrosse Applications:

- Yarn length of 2 inches, ASTM D 418. (2-1/2" is preferred for football.)
- Yarn to be of polyethylene or polypropylene or a blend of materials with the longest fibers of polyethylene or polypropylene.
- Meet the STC Guidelines (footnote 4) for a tufted infill system or be a FIFA certified product (footnote 3).

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- Approved Suppliers:
 - A-Turf. www.aturf.com; 888-777-6910.
 - FieldTurf, Internet www.fieldturf.com; Las Vegas Sales Michael Hackney, 376-4244, fax 253-9570, internet www.fieldturfofnevada.com; San Diego Sales, Tim Coury, 760-635-2504, e-mail tcfieldturf@cox.net.
 - Grass Tex. Internet www.grass-tex.com
 - Sports Technology. Internet www.sti-sports.com, no known local sales representative.
 - SprinTurf. Internet www.sprinturf.com, 877-686-8873.
 - Sportexe. Internet www.omnigrass.com, Sportexe, Ontario, Canada, Craig Edwards, 905-892-6000.
 - Any company Certified by the Synthetic Turf Council as a (1) Builder or (2) Material Manufacturing Supplier who is in the business of manufacturing woven turf products (footnote 5).

Athletic Field Striping Colors:

- Single use sports field, white.
- Multiple use sports striping:
 - Football, white.
 - Soccer, yellow if with Football. Soccer, white if with LaCrosse.
 - LaCrosse, womens, red.
 - LaCrosse, mens, blue. Mens, white if only with womens LaCrosse.

Note that most LaCrosse lines are only 2" wide.

	Football only	Football with	Soccer only	Soccer with	LaCrosse only
Football	White	White			
Soccer		Yellow	White	White	
LaCrosse, Womens		Red		Red	Red
LaCrosse, Mens		Blue		Blue	White

Corner-kick Flag Receivers: (Soccer) Corner-kick flag receivers shall be aligned at the back edge of the 4 inch white stripe at the four corners of each soccer field. Install receiver in small concrete footing (min. 12"Wx12"Lx18"D). Top of concrete footing shall be installed flush with the compacted type II aggregate base. Corner-kick flag receiver shall be cast in concrete footing at the finish grade elevation of the pile height of the synthetic turf. Synthetic turf shall be installed over top of the concrete footing, and the rubber infill placed up to the edge of the flag receiver. Mounding at the Corner-kick flag receivers is prohibited. Fill flag receiver with masonry sand to stabilize flag insertion. One known Corner-kick flag receiver vendor M.A.S.A. Mid-American Sports Advantage. www.masa.com/ or equal under the substitution requirements of Section 01600.

Synthetic Athletic Field Irrigation Water Requirements (Soccer, Football, Lacrosse):

Pop-Up Heads: Install a pop-up rotor sprinkler head system (show on plan) around the perimeter of each sport field. The system shall be installed such that the heads can be activated automatically with a hand-held remote control unit (TRC Commander) or by timer. All heads, piping and irrigation components shall be located outside of the synthetic turf area at the carpet edge. No piping will be allowed under the turf. Installation of this system and related work shall comply with the irrigation design standards set forth in 02810-Irrigation Systems CLV Design Standards. The purpose of this system is for cleaning, not cooling. It is understood that this system may not be capable of 100% field coverage.

Quick Couplers: For synthetic turf areas where radius requirements (throws) exceed those of pop-up rotor sprinklers, install one quick coupler on each end of the field behind the goals. The quick couplers system shall be installed such that they can be activated manually or automatically independent of the pop-up head system. Quick coupler valve: Rain Bird Model 7 (1.5") or approved equal, installed at finish grade in

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a round concrete valve box. All irrigation components associated with the quick coupler system shall be located outside of the synthetic turf area at the carpet edge. No piping will be allowed under the turf. Installation of this system and related work shall comply with the irrigation design standards set forth in 02810-Irrigation Systems CLV Design Standards. The purpose of this system is for cleaning, not cooling, the areas of the field not covered by the pop-up system.

~~The following cooling options are not currently being included in the design due to their marginal cooling benefits.~~

~~In addition, athletic fields may be considered during the design for one or both of the following cooling options as directed by the OAS Project Manager.~~

~~**Pop-Up Heads:** Install a pop-up rotor sprinkler head system (show on plan) around the perimeter of each sport field per the provided detail. The system shall be installed such that the heads can be activated automatically with a hand-held remote control unit. (TRC Commander) All heads, piping and irrigation components shall be located outside of the synthetic turf area at the carpet edge. No piping will be allowed under the turf. Installation of this system and related work shall comply with the irrigation design standards set forth in 02810-Irrigation Systems CLV Design Standards.~~

~~**Rain Gun Assembly:** For large synthetic turf areas where radius requirements (throws) exceed those of pop-up rotor sprinklers, the installation of a quick coupler loop system (Rain Gun Assembly) is required. Install the quick coupler loop (show on plan) around the perimeter of each sport field. The system shall be installed such that the rain-gun heads can be activated manually or automatically based upon the system design. The Rain Gun Assembly shall consist of a part-circle Rain Guns: Rain Bird SR-3003-NFT (2" Female NPT inlet) — 100 GPM at 50 PSI, 2" x 1.5" brass threaded reducer bushing, quick coupler valve key: Rain Bird Model 7K (1.5") or approved equal, quick coupler valve: Rain Bird Model 7 (1.5") or approved equal, installed at finish grade in a round concrete valve box. Require the contractor to furnish the required number of Rain Guns, reducer bushing and valve keys. All irrigation components associated with the quick coupler loop system shall be located outside of the synthetic turf area at the carpet edge. No piping will be allowed under the turf. Installation of this system and related work shall comply with the irrigation design standards set forth in 02810-Irrigation Systems CLV Design Standards.~~

Sample Turf System Specification: The attached sample specification from a previous City project is provided to assist the Consultant in determining what the City is expecting in a specification. Note that this specification was used for a football field using 2-1/2" fiber that is not appropriate for other applications. Portions of the document may be used by the Consultant at their sole risk. Note that the required maintenance equipment requirement has been revised in these standards since this sample specification was used. [Link to sample specification.](#)

Yarn Specification: [Link to information about yarns.](#)

Footnote References:

1. Clark County Parks and Community Services, RFP – Synthetic Turf Specifications, [Clark County Synthetic Turf Specifications](#), 2003.
2. Federation Internationale de Football Association (European Soccer) [FIFA Guide](#)
3. [FIFA Licensees](#).
4. Synthetic Turf Council, "Guidelines for the Essential Elements of Synthetic Turf Systems", latest version. (Link to an outdated copy of the [STC Guidelines](#), 2003 version.)
5. Synthetic Turf Council Certified members list is available at <http://www.syntheticurfCouncil.org/> With City permission, in lieu of STC certification as a Builder or Material Manufacturing Supplier, other suppliers may be approved if certified by a City acceptable independent third party testing agency that it meets the current minimum requirements of the Synthetic Turf Council for Certification, with such certification work arranged and paid by the potential supplier and the

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process performed without affecting the project schedule.

6. UEFA, Union des Europeennes de Football Associations, comprehensive review of artificial turf, UEFA Manual.
7. OAS Product Survey, 2003, not updated, data.

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02600 Drainage & Containment

Base Drainage. Detail all ferrous metal (whether galvanized or not) attachments at grade to provide positive drainage, via sloped concrete or similar surface, away from the metal for irrigation over spray and other water. This includes the base of bollards, dumpster enclosure gate posts, park gate entrance posts, drinking fountains, fence posts, play equipment, shade structure posts, signage posts if embedded in concrete, etc.

No Sump Pumps. Reliance on sump pumps to drain exterior areas is NOT acceptable design.

Drainage Containment. To limit unauthorized access into drainage pipes and provide a larger area for debris to catch without blocking water flows, provide locking containment similar to the following design.



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02815 Fountains, Pools & Water Displays

Do not suggest any water features in the project design unless specifically provided for in the program requirements. Decorative fountains are not permitted unless specifically directed to be included.

Related Work: Section 13152 Swimming Pools & Equipment.
Section 13300 Splash Pad Equipment.

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02825 Fences, Gates & Hardware

Traffic Bollards. Provide the minimum quantity of removable traffic bollards where traffic areas abut flush wide pedestrian/maintenance vehicle paths and where maintenance/security vehicular traffic may cross pedestrian bridges not rated for such loads (see Section 05001 Metals). Curbing and wheel stops are preferred over using bollards.

Landscape Equipment Access. Note that turf mowers are 72 inches wide. Provide proper gate widths for landscape equipment and emergency vehicle access to all fenced areas.

Design Pattern Coordination. Design patterns located on vehicle gates, man gates, restroom gates and concession building gates are at the discretion of the Consultant to design for the Project Manager's approval, although they shall all be coordinated to match when located on the same site or project.

Gates Drawing References.

- See Section 01040 for drawings of "Prototype Trash Enclosure" gate design.
- See Section 01050 for drawings of "Restroom Gate Design" and "Utility (Pump) Enclosure Gate Design".
- See Section 02882 for drawings of "Baseball Dugout Gates", "Tennis Court Gates", "Roller Hockey Gates" and other sports related gate designs.
- See this Section 02825 for drawings of "Vehicle Gates" and "Chainlink Gates".

Fire Department Access. Portions of the site that are secured by locking gates and are required to be accessible to the Fire Department must be provided with a means for the Fire Department to gain entry. Typically, any padlock and chain method is acceptable, provided that the chain is exposed for cutting by the Fire Department. Electronic opening gates must be provided with a receiver loop embedded in the pavement and a permit requirement for such installations is that two transmitters be provided to the Fire Department for each electronically controlled gate. Consultation with the City's Fire Prevention Office will be required to determine the appropriate solution for each project.

Vehicle Gates - Design Criteria.

Design. See the City standard for gate design and layout. The design pattern shown on the gate leaf may be modified to match similar gate patterns within the park, as long as the overall gate dimensions remain as per the city standard.

- Use of steel wheels and/or metal tracks embedded in pavement, etc. will NOT be acceptable as vehicle gate guides or supports.
- Vehicle gate(s) shall be the "cantilever type" design as shown in the city standard design drawing.
- The structural engineer shall verify the maximum span for the cantilever gate and shall size gate steel members accordingly, providing structural calculations for member sizes.

Locking. The City standard design requires that the vehicle gate(s) be able to be locked by CLV Marshals when the park is closed. Gates shall be provided with a heavy-duty chain welded to each leaf which can be padlocked together when the gate is in the closed position or secured to a steel bollard in the full open position. (See CLV standard design drawing for chain specifications).

- Steel "hinge-pin" type locking mechanisms at gates will NOT be acceptable.

Signage. The gate(s) shall be provided with a reflective sign on each gate leaf to prevent vehicles from damaging gates. (See CLV standard design for specifications of gate signage).

Location. Vehicle gate(s) at park entry sites are required to be located a minimum of 30' away from the back of curb of the adjacent street. This distance shall be measured from the back of curb to the "street side" face of the vehicle gate(s).

Bollards. One steel bollard shall be provided for each vehicle gate leaf to secure gate leaf in the fully open position. (See CLV standard design for specifications of bollard).

Engineering. The CLV consultant's structural engineer shall be responsible to determine all steel member sizing, footing sizing, etc. of the vehicle gate and shall support the sizing with structural calculations suitable to obtain a building permit.

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NRS 405.270 & UL 325. All electrically operated vehicle gates must comply with NRS 405.270 which adopts UL Standard for Safety 325 by reference. Among the requirements are signage, gate swing direction and protection against injury specific to type of gate operation.

Fire Department Access. See section at top of page regarding general requirements for fire department access to Fences, Gates & Hardware.

Example photographs.

The pictures shown below are examples of vehicle gate leafs showing patterns both with and without a fence.



Trash Gates- Design Criteria.

Design Elements. See the City standard for general gate design and layout. The design pattern shown on the gate leaf may be modified to match similar gate patterns within the park, as long as the overall gate dimensions remain as per the city standard.

- Gates shall have 16 gauge, opaque, steel backing which shall completely screen off trash bins inside trash enclosure.
- Both gate leafs shall be provided with a minimum 8" clear hand-hole (shape of hand-hole can be modified by consultant as needed). The hand-hole shall meet all ADA requirements for gripping surface, height above finished floor, etc.
- The standard trash enclosures shall be able to hold two trash bins as shown in city standard design. However, some enclosures may require three trash bins. Verify number of bins per enclosure and the number of enclosures required in park sites with city staff when using city standard design.
- Bottom of trash gates shall be a minimum of 6" from top of adjacent ground surface in front of trash gate.
- Use of cane bolts is prohibited as a means to secure trash gates in either the open or closed position.
- The use of perforated or otherwise non-opaque material is prohibited as a screening material at trash gates. Screening material must conform to the requirements set forth above.
- The structural engineer shall verify the maximum span for the cantilever gate and shall size gate steel members accordingly, providing structural calculations to support the gate length.
- Gate jambs to be fabricated by a CLV approved fabricator.
- Gate hinges shall be field welded.

Locking. The City standard design requires that the trash gates be left unlocked, but trash gates shall be provided with a heavy-duty "latch and keep" assembly, located on the backside of the trash gate. It is the consultant's responsibility to choose the type of "latch and keep" assembly for the gate.

Signage. None required.

Republic Services. The current City standard design complies with standards set forth by and design has been signed off by Republic Services.

Gate Hinge Design. The City standard design requires that the hinge design as shown on the CLV

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standard drawings must be adhered to. The structural engineer is responsible to size all tubing for the hinge, providing structural calculations to support his sizing. The engineer must adhere to all tube hinge clearances shown in the CLV standard design.

Engineering. The CLV consultant's structural engineer shall be responsible to determine all steel member sizing, footing sizing, size, number and locations of steel reinforcement in CMU walls etc. of the gate and shall support the sizing with structural calculations suitable to obtain a building permit.

Fire Department Access. See section at top of page regarding general requirements for fire department access to Fences, Gates & Hardware.

Restroom Gates- Design Criteria.

Design Elements. See the City standard section 01050 for general gate design and layout, and for the City standard drawings of restroom and concession gates. The design pattern shown on the gate leaf may be modified to match similar gate patterns within the park, as long as the overall gate dimensions, frame design and infill bars remain as per the city standard.

- Gates shall be provided with a minimum 4" clear hand-hole (shape of hand-hole can be modified by consultant as needed). The hand-hole shall meet all ADA requirements for gripping surface, height above finished floor, clear interior dimensions, etc.
- Gates shall be accessible to the fire department, (see section at top for fire department access requirements).

Locking. The City standard design requires that restroom gates be provided with a deadbolt welded to the gate frame (see city standard drawing for specific detailing of this locking mechanism).

Signage. Signage designating either "Men" or "Women" with universal sign of accessibility shall be located on the wall adjacent to the gate. Signage shall conform to all ADA requirements including size, mounting height, contrasting background, Braille, etc.

Accessibility. The City standard design requires that the restroom gate design fully comply with handicapped accessibility requirements, this shall include push and pull side clearance at restroom gates, slopes of landings outside gates on both sides of restroom gates, etc. Consultant is responsible to ensure the requirement for Fire Department access as stated at top of this section is met.

Fences - Design Criteria. Provide the following picket type steel tube fencing if directed by the Project Manager, otherwise chain link is the standard.

Chain Link Fence Design Elements. Provide a mow strip under all fences located within turf areas (see Section 03001 Concrete).

Picket Type Fence Design Elements. See the City standard drawings in Section 02825 for fence design and layout. The design pattern shown on the fence may be modified to match similar fence or gate patterns within the park, as long as the overall fence dimensions remain as per the city standard.

- Fence pickets and rails shall have a tube steel wall thickness of 0.095".
- Fence picket spacing shall adhere to the current edition of the building code.
- All fences shall be galvanized and painted as per CLV Standards.
- Fence heights shall be coordinated with CLV project manager prior to establishing the final height of the fence. Standard fence heights shall be a minimum of 6'-0", 8'-0" or as directed by owner.
- The use of finials at fences shall be prohibited as per the 1997 CLV Supplement to the Uniform Building Code, section 3504.3 in CLV Building Code Supplement.
- Picket type fences shall be located at least 6 feet from turf areas to limit irrigation overspray rusting.
- Minimum fence post cross-section size shall be 4" square. Minimum fence rail cross-section size shall be 1 1/2" square and minimum fence picket cross-section size shall be 1" square.

Engineering. The CLV consultant's structural engineer shall be responsible to determine all steel member sizing, footing sizing, size, number and locations of steel reinforcement in CMU walls, etc. of the fence and associated gates within fences and shall support the sizing with structural calculations suitable to obtain a building permit.

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Fire Department Access. See section at top of page regarding general requirements for fire department access to Fences, Gates & Hardware.

Children's Play Areas. See drawing in section 02882 Tot Lot Play Equipment for fence requirement.

Pool Gate. See section 13152

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02852 Bridges

Pedestrian Bridges. Provide at grade concrete walk surfaces through drainage areas where possible (depressed sidewalks per ADA requirements). Use bridges only where budget and City approved design dictate.

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02870 Site Furnishings

Glue-Down. Furniture may need to be epoxy glued to the concrete sidewalk, depending on the expected vandalism rate, particularly trash receptacles around skateparks. Check with the City Project Manager.

Bench. Model #Q1-VIC-84B, smooth texture with standard gloss sealer, as manufactured by Quick Crete Products Corporation, meeting the accessibility guidelines in Division 1, or Model #TF5065, smooth texture with standard gloss sealer, as manufactured by Wausau Tile, meeting the accessibility guidelines in Division 1, or Model # BH01, smooth texture with standard gloss sealer, as manufactured by Architectural Precast, Incorporated, meeting the accessibility guidelines in Division 1. Benches shall have center divider to prevent sleeping. Place bench edge at least 18 inches back from sidewalks edge to deter skateboarders.

Picnic Table.

Model #100-S, smooth stained concrete, graffiti-resistant sealer finish as manufactured by Outdoor Creations, Inc., P.O. Box 50, Round Mountain, CA 96084, PH: 530/337-6774, FAX: 530/337-6675, or Model #PT9636-AG, smooth stained concrete, graffiti-resistant sealer finish as manufactured by Universal Precast, Inc., or Model #TB02, smooth stained concrete, graffiti-resistant sealer finish as manufactured by Architectural Precast, Inc., meeting the accessibility guidelines in Division 1 of the standards. (Accessibility Guidelines for Outdoor Developed Areas). Note that this requires a **24 inch deep** minimum access space under the table top for toe space before you encounter the table leg supports. Picnic tables shall have raised edge (equally spaced along seat) (anti grind bumps) to deter skateboarders.

Trash Receptacle. Model #QS-PS2532W-A21, T1-smooth stained concrete with standard gloss sealer, cast and painted City of Las Vegas text (script letters, 2 ½" high, one side only), steel lids including cable and bolts, Q-GL27 galvanized 30 gallon liner, with standard 2" dia. drain hole as manufactured by Quick Crete Products Corporation, or Model #TF1025, W24-W024 smooth stained concrete with standard gloss sealer, cast and painted City of Las Vegas text (script letters, 2 ½" high, one side only, TF1440 lids, trash bag retainer ring, as manufactured by Wausau Tile, or Model #TRS-2532, smooth stained concrete with standard gloss sealer, cast and painted City of Las Vegas text (script letters, 2-1/2" high, one side only, steel lids including cable and bolts, bag retainer ring as manufactured by Universal Precast, Inc., or Model #GB05, smooth stained concrete with standard gloss sealer, cast and painted City of Las Vegas text (script letters, 2-1/2" high, one side only, steel lids including cable and bolts, bag retainer ring as manufactured by Architectural Precast, Inc., meeting the accessibility guidelines in Division 1.

City of Las Vegas

Ash Urns. Compatible with trash receptacles.

Drinking Fountains. See Section 1541 Water Coolers & Drinking Fountains.

Basketball Standards. See Section 02882 Recreational Facilities & Playground Equipment

Dog Waste Bag Dispenser. Dogipot Junior Bag Dispenser (2 Roll), Article #1002-2, 15.5"x9.4"x3.25", .08 aluminum, powder coated forest green, with locking front access panel, 400 bag capacity, as manufactured by Dogipot. Reference drawing in this section for mounting height and signage. The location of the unit must meet accessibility guidelines of Division 1. (Dogipot 1-800-364-7681)
<http://www.dogipot.com>

Reference section "02882 Recreational Facilities & Playground Equipment – Dog Parks" for related

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information.

Signage. Reference drawings in this section for the following signs (see section 10426 for additional mounting requirements):

- Dog walkers. One sign mounted on post above dog waste bag dispenser.

Bike Rack. Model #62x-CIG manufactured by Kay Park Recreation Corp., in ground powder coated, #621 is 1 loop, #623 is 3 loops, and #625 is 5 loops.

Family Barbecue Grill. Model #SB1635 by Kay Park Recreation Corp.; meet the accessibility guidelines in Division 1.

Group Barbecue Grill. Model #XB16 by Kay Park Recreation Corp.; meet the accessibility guidelines in Division 1.

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02875 Site Shelters

General Park Shelters. Shelters may be standard (do not specify or suggest custom structures) pre-manufactured metal roof designs by:

Poligon Park Architecture, 4240 N. 136th Ave., Holland, MI 49424
(800) 354-7721, www.poligon.com
Classic Recreation Systems, Inc. (CRS), 812 Copper Basin Rd., Prescott, AZ 86303
(800) 697-2195, Fax: (928) 772-0858, www.classicrecreation.com
Skylark Shelter Systems, by Central Denver Ironworks, Inc. Denver, Colorado 80216
(303) 433-3180, Fax: 433-3002, www.skylarkshelters.com
ICON Shelter Systems, Inc., 7900 Logistics Dr., Suite C, Zeeland MI, 49464
(800) 748-0985, Fax: (616) 748-0995, www.iconshelters.com

or standard design fire-resistant fabric shelters by:

Sun Ports International, Inc., 8319 Chancellor Row, Dallas, TX 75247
(800) 966-5005, www.sunports.com
or pre-approved equal.

The following criteria will need to be met for pre-approval of manufacturer and installers of fabric shelters:

- Manufacturer and installer shall have a minimum of 5 years experience with fabric shelters.
- Installer shall have a Nevada Contractors License and a City of Las Vegas Business License.
- Fabricator shall be approved for structural steel by the Las Vegas Building and Safety Department.

Fabric is not acceptable for the larger reservable group picnic shelters as these need to provide protection against prolonged rain. Study the sun angles to fully utilize and minimize the fabric area. Varying colors and shapes is encouraged within a manufacturer's standards. Specify fire-resistant fabric with a flamespread index of 25 or less as measured by ASTM E84. Fabric design must slope a minimum of 45 degrees on all portions so that most objects thrown onto the fabric will immediately roll off. Fabric must be located out of reach of an adult standing on tables, tot-lot equipment, walls, rocks, fences, railings or other surfaces located under or near the fabric structure.

Group Picnic Areas. Group picnic shelters need to accommodate at least 25 people to be reserved. Larger programmed numbers such as accommodation for 50 people needs to be laid out to accommodate either a single group of 50 or two different groups of 25. Use an occupancy load of 6 people for a standard six foot long picnic table, 8 people for an eight foot table, etc. Group shelters need to have a solid roof capable of rain protection. Smaller shelters over single tables and non-reserved areas can be either solid or fabric.

Picnic Tables. Layout of the tables needs to be carefully designed to avoid skateboard grinding on the benches. The tables will not normally be relocated per group requests. Additional portable tables may be provided by park maintenance crews to accommodate any special needs. The best layout does not allow a skateboarder any length of concrete leading up to and parallel to the bench, but rather any length of concrete leads perpendicular to the middle of the bench. Provide sufficient wheelchair accessible picnic table spaces to meet ADA requirements for each reserve-able group area. See Section 02870 Site Furnishings for the table standards. Since tables are not movable, the layout must provide for summer shade of all tables located in the shelters.

Electrical. No electrical receptacles.

Lighting: In addition to the standard night security lighting for the area, provide additional user controlled lighting under the group shelters utilizing the City standard user lighting controls. The user controls pushbutton, signage and warning light may be mounted on and within the structure. All conduit shall be

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concealed. Shelters smaller than “Group” level do not receive any lighting above the standard night security lighting.

Water. Provide adjacent to the picnic area, a subsurface box containing a quick coupler hose connection. Connect to the domestic water source, not the irrigation system. Provide additional connections around the group picnic area such that all the tables can be reached with a 50-foot hose. This connection does not need to be ADA compliant for park users.

Barbeques. Provide one per reserved group area or one per 25 people, whichever produces the greater number of barbeques. See Section 0270 Site Furnishings for the model standard. Do not provide any permanent side or serving tables adjacent to the barbeques. Any temporary tables needed for the barbeques will be provided by parks maintenance crews.

Signage. (verify w/ CLV Project Manager that signage is to be used) Reference drawing in this section (see section 10426 for additional mounting requirements and heights):

Group Shelter Sign. One sign for each group shelter to identify the area available for group reservations; Areas to be identified by letter starting with “A”, “B”, etc. Mount the sign in a location to be visible from the direction where most people will be approaching. Mount sign above the permit holder slot device.

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02882 Recreational Facilities & Playground Equipment

Related Sections.

01041 Parking Facilities Design, required parking ratios for athletic fields.

In addition to nationally recognized standards for play and leagues, provide the following:

Berms. Within the limits allowed under Section 02900 Planting for turf area and slope, provide berming for spectator viewing at selected fields and activities.

Baseball Fields.

Layout. Prior to design, get a commitment from Leisure Services of the intended target user group. The consultant is to verify the specific league field requirements prior to laying out the field (see list at end of section for league names and baseball standard websites) and provide a layout per those league standards. Leisure Services and OAS will have the final say on the design. Do not locate skatepark's, tot lots or other activities in foul ball or home run area. Quad field layout with the backstops surrounding a restroom/concession building is the preferred layout.

Fencing:

- Backstops shall be a minimum of 28 feet high. Provide closely spaced horizontal rails from grade to 24" high minimum along the base of the woven wire home plate backstop area to prevent cupping of the fabric. Do not specify a board base.
- Specify PVC coated fencing only if requested by the city, otherwise hot-dipped galvanized.
- Use bottom rail, not tension wire, at all fences and backstops at fields.
- Chain link fabric used in the backstops, wings and infield areas shall be 6 gage (See drawings in this section for more information).
- Outfield fence shall be 9 gage fabric.
- Outfield fence to be 8' high with 6' high side returns to the bullpen.
- Horizontal bars are required at 4 foot maximum vertical spacing and the bottom 4 feet of fence fabric shall be a separate roll of fencing to accommodate its frequent replacement without the need to replace larger quantities of fencing.
- Engineer the chain link infield fence and backstop from first base to third base to accommodate the wind loads from windscreens and sunscreen tarps attached to the chain link. These screens are likely to be attached by the leagues depending on the field layout and time of day they are playing, and could be almost any material and area.
- Where fence post sizes vary to accommodate the loading requirements of shade or protective materials, or height variations, poles shall be offset to maintain a straight fence line on the field side. Fabric shall be attached in a manner that provides a straight fence line, without bump-outs at posts. Large post sizes will reduce spectator visibility – do not oversize beyond engineering requirements.
- Wire fence ties shall be steel, not aluminum. Aluminum is easier for the contractor to install, but tends to loosen in time.
- CLV standards supersede ANSI standards where noted.

Home Run Warning Cap:

Provide home run warning cap for player's safety. Cap shall run continuous between foul poles. Cap shall be poly (plastic), UV resistant, yellow in color. Available from Grant Enterprises (800) 338-5370, Douglas Industries (800) 553-8907 or equal.

Grading. Split outfield down the center and grade 1% to foul lines where site topography allows. For skinned infields, grade 1% from pitchers mound in all directions towards bases. It is preferable that the baselines be level. If the diamond must pitch, the average slope shall be 2% from first base to third base or vice versa.

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Turf. Infield and outfield turf to be Bermuda Hybrid Tiff Sport or synthetic turf as directed.

Infield mix to be 2mm minus decomposed granite reddish color, stabilized.

Irrigation. See Section 02810 Irrigation Systems for special requirements.

Shade. Explore partial sunscreen protection in the spectator areas of baseball parks. Dugout shading is provided by leagues using windscreen or tarp attached to the chainlink dugout roof and walls.

Bleachers. Verify the size of bleachers to be used with leisure services and the specific league using the field. Ensure handicap spaces are located next to the bleachers per current ADA requirements. Bleacher manufacturer's to be Aluminum Seating Inc, L. A. Steelcraft, Kay Park Recreation, or equal.

Power & Communications.

Provide electrical receptacle behind each backstop for team equipment.

Provide electrical receptacle in each dugout for pitching machines.

Provide remote switch or disconnect for receptacles, for use by city personnel.

Provide empty power conduit to future scoreboard location (right field or left field). Assume wireless scoreboard controls.

Lighting. Avoid pathway lighting beyond the outfield; is a batter distraction.

Scoreboards: Provide for one future scoreboard per baseball field. See section on "Power & Communications" above for power requirements, controls, layout etc.

Netting. Where it is required to protect adjacent properties, streets and spectators watching other adjacent games from foul or home run balls, provide high protective netting of 1-3/4 inch square mesh, black UV treated knotted nylon with rope perimeter and steel rings at connection points: Sterling Net and Twine Co.; Douglas Quality Sports Nets and Equipment; Gourock Batting Cages; or equal. When installing over pedestrian areas between fields, shape into a steeply pitched design so that foul balls will roll onto the fields.

Foul Poles. Provide foul poles: L.A. Steelcraft Products, Inc., #FLP-20; Turf Sporting Goods #BSB1999; or specify all metal equal (20 feet high).

Bases. Provide home plates and pitching rubbers: Bolco #300-AS, Bolco #470-C2 or equal. Bases (break away type): Rogers #RBBS-T or equal. <http://www.rogersusainc.com>

Signage. Reference drawings in this section for the following signs (see section 10426 for additional mounting requirements and heights):

- Fly Ball. Locate in areas where pedestrian and parking areas are at risk to homeruns or foul balls.
- Field ID. Mount one sign on the outside of the backstop fence at 10' to the top of the sign.
- Field Rules (Baseball only). Mount one sign at each entrance on the fence next to the gates into the baseball field.

Baseball Dugouts. See CLV standard drawings for standard plan and layout of dugouts:

- Accessibility. Baseball dugouts shall be handicapped accessible. Please review the CLV standard plan and layout of dugouts and the most current edition of the "United States Access Board – Accessible Sports Facilities" for requirements. See the following link to the website. <http://www.access-board.gov/>. Baseball fields and dugouts shall also comply with ADA/ANSI Title II, which deals with government owned facilities (Parks, Ballfields, etc.)

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- **Number of handicapped Spaces in dugouts.** There shall be at least one handicapped wheelchair space and one companion bench space provided at all dugouts. For dugouts providing bench seating for 1-26 players, provide (1) handicapped wheelchair space. For dugouts providing bench seating for 26-50 players, provide (2) handicapped wheelchair spaces.

Softball Standards. The city prefers 65' base paths for 300' fields, 60' base paths for smaller fields.

Baseball Standards Website:

http://www.ncaa.org/library/rules/2003/baseball_rules.pdf
[http://www.usssabaseball.org/Forms/2003-04 Baseball Rules.pdf](http://www.usssabaseball.org/Forms/2003-04%20Baseball%20Rules.pdf)
<http://users.aol.com/rllinfo/rules.htm>
http://mlb.mlb.com/NASApp/mlb/mlb/official_info/official_rules/game_preliminaries_3.jsp
<http://www.nfhs.org/rules-softball.htm>
<http://softballsearch.eteamz.com/softballrules.html>
<http://www.cactusumpires.com/pdf/04-ncaa-major-change.pdf>

Basketball Courts. Provide a concrete post-tension slab, court striping only; no court surface coating. Reference Section 03001 Concrete.

Provide Wausau Tile precast concrete basketball standard complete with poly-form backboard and net Model #TF7186, with BA33U Double-Rim Heavy Duty Flex Goal. Concrete stain color to coordinate with park scheme. Separate the basketball standard and any other slab penetrations from the slab with 2 inches of medium density foam and elastomeric joint sealant. See the tennis court details in this Section for additional information about this separation.

Provide chain-link fencing as needed to contain the ball from adjacent traffic areas and conflicting activities.

Signage. Sign for basketball court only required if the court has an athletic top-coat surface, in which case reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and heights):

No wheeled Toys. One sign mounted on gate/fence or post at main pedestrian entrance into basketball courts a maximum of 10' high to the top of the sign.

Football Fields. Preferred orientation is north-south. Provide empty electrical conduit to future scoreboard location. Assume wireless scoreboard control.

Signage. Reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and heights):

Field ID. Mount one sign for each field on a post or light pole visible from the parking lot a maximum of 10' high to the top of the sign.

Field Rules (Excluding Baseball). Mount one sign on a post at each main pedestrian entrance to a field(s)

Soccer Fields. Size: 225' x 360'. Preferred orientation is north-south. Provide empty conduit to future scoreboard location. Assume wireless scoreboard control.

Where field layout forces a goal to be backed up to a property line, provide netting behind the goal to catch balls, 26' high x 120' wide, centered on the goal. This may also apply to protection of picnic or other activities located behind goals. The preferred option is a site design that avoids situations that may require the netting.

Signage. Reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and heights):

Field ID. Mount one sign for each field on a post or light pole visible from the parking lot a maximum of 10' high to the top of the sign.

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Field Rules (Excluding Baseball). Mount one sign on a post at each main pedestrian entrance to a field(s)

LaCrosse Fields, may be double stripped over soccer or football fields. Men's field is 180' x 330'. Note that LaCrosse requires more player parking than soccer, see Section 01041. [Link to fax reference information.](#)

Tennis Courts. Reference standard drawings in this Section for additional information. All design and construction must meet the requirements of the American Sports Builders Association (formerly the U.S. Tennis Court and Track Builders Association), United States Tennis Association (USTA), Post Tensioning Institute (PTI), American Concrete Institute (ACI), and industry standards.

Slab. Provide a concrete post-tension slab. Specify concrete, design and construction methods to produce the least cracking. Reference Section 03001 Concrete for additional requirements.

Courts and Court Layout. Provide courts with a clear play area of 60 feet by 120 feet each. Do not locate any obstructions within the play area including light poles, shade cabanas, or fence posts. Where courts are located in pairs or multi-court banks, and light poles, fence posts, or shade shelters are located between courts, provide additional width between courts so that these obstructions are not located within the 60 foot clear play area width. Whenever possible, locate light poles and other obstructions outside of the court fence.

Locate courts away from other activities to avoid play distractions. Do not locate so buildings or trees cast shadows on the courts.

Orient the long dimension of the court north-south or at 22 degrees south-east and north-west. If using the 22-degree orientation, verify that all tournaments to be played at the facility allow this orientation. The 22-degree orientation has been approved by the USTA. Reference the USTA, American Sports Builders Association, or click [here](#) for more information. (Las Vegas is roughly 36 Degrees N. Latitude).

Avoid continuous multi-court banks of more than 4 courts per slab.

Cut-corner court design may be utilized for park recreational play. If courts are scheduled to be programmed or used for tournament play, provide the full 60x120 clear rectangular play area. USTA sanctioned tournament play prefers full rectangular courts.

Court Surface. Provide a standard acrylic hard tennis court surface (not cushioned), by manufacturer approved installer, consisting of (these courses may be varied to meet the manufacturer's recommendations except the minimum total number of coats must be maintained; no asphalt emulsions):

- Etching, cleaning and patching
- Concrete primer
- 2 Resurfacer/filler coats with sand
- 2 Color coats, with sand as needed to meet specified speed
- 1 Finish color coat, with sand as needed to meet specified speed
- Striping

Manufacturers:

California Products Corporation, DecoColor Acrylic System, www.decoturf.com

California Products Corporation, Plexipave System, www.plexipave.com

Nova Sports USA, Inc., Novacrylic Combination System 2, www.novasports.com/

Advanced Polymer Technology, Laykold Colorcoat Concentrate System,
<http://www.advpolytech.com/>

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or pre-approved equal.

Specify a warranty period of two years from substantial completion for the tennis court surface materials and installation. Warranty to cover delamination, peeling, cracking, excessive fading or wear, and other visual defects, excepting defects caused in whole or part by abusing the surface, and by cracking or spalling of the concrete substrate. The installer accepts responsibility for other concrete surface defects by applying the surface.

Nets and Accessories. Provide complete with all nets, posts, tie downs and hardware, by L.A. Steelcraft Products, Inc., Edwards Sports Products, or pre-approved equal. Specify 3-1/2" net posts Model NG-400 with NG-500 internal tamper proof tightener (Steelcraft), net post sleeves with locking cap (Steelcraft E Series), net with fiberglass side pockets (Steelcraft TN-36), and center tie down strap and anchor.

Fencing. Provide 10-foot high chainlink fencing across the back of the court and along each sideline from the corner 30 feet up each sideline. The middle 60 feet may be left open, provided with a dropped or tapered-drop 3-foot high fence, or a full height fence, depending on the site parameters. Design using ASTM F969 as a minimum standard. (City standards overrule ANSI standards.) Engineer and show all sizes, materials and dimensions on the plans. Do not assume the bidders or contractors have a copy of the ASTM Standards. Specify hot-dipped galvanized fencing; vinyl coated only if requested by the city.

Mesh. Specify 6-gauge wire with a 2" diamond pattern and windscreens. Locate on the court side of posts.

Rails. Provide top and bottom rails, NO intermediate rails. Space poles closer together to account for loss of intermediate rail.

Gates. Where the perimeter side middle is not left open to provide access, provide 4-foot wide pedestrian ASTM F900 gates with ADA legal hardware. Two pedestrian gates located at opposite back corners of the court is preferred to one gate at mid-court. See Section 02825 Gate Handle Detail for the ADA hardware. For fully fenced courts, provide a 10-foot wide dual leaf, double swing, padlockable maintenance gate.

Dividers. In multiple court layouts, side divider fencing between courts should be provided if courts will be programmed or otherwise heavily utilized.

Windscreen. Manufactured by NJP Sports (1-818-247-3914 or 1-800-773-4657), or Tenn-Air (800-766-3631) or approved equal. The windscreen shall be fire retardant open mesh black seamless polypropylene and fabricated in 9 foot height with optional #1250 reinforced wind tape and #1251 reinforced wind tab height. All hems are to be bound with 2-3/4" binding tape with #1 brass grommets every 12".

Physical Properties:

Weight: 4.6 oz/sq yd

Shade: 80-85%

Tensile Strength: Warp 325lbs, Fill 200lbs

Trapezoid Tear: Warp 150lbs, Fill 90

Thickness: 13mils

Yarn Type: 930 Denier UV/FR

Locate on the court-side of the posts of all 10-foot high perimeter court fencing.

Amenities. If the budget allows, provide a shade structure between courts or nearby for spectators. If locating between courts, utilize a two-pole manufactured shade unit, located outside of the 60x120 play area. Note that any spectator seating provided needs to be at least 15 feet outside of side lines and 24 feet behind baselines.

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Provide a drinking fountain in proximity to the courts.

Provide trash receptacles in proximity to the court entries.

Provide a below grade quick coupler(s) in the vicinity of court(s) for hosing down the court surface.

If courts are to be programmed, provide electrical receptacles in light poles or behind the baseline fence for training equipment.

Lighting. Courts are normally lighted with user controls per Section 16520 Exterior Lighting. Verify if lighting is going to be an issue with neighbors.

Note that if the courts are surrounded by full height fencing, the design will need to incorporate the need for court players to view the user warning light and access the push button lighting control timer, without it being located within the play area (60x120). If a multiple court layout requires that light poles be located between courts, one option is to locate the warning light and push button on a light pole, outside of the 60-foot minimum clear play area. For courts with an open middle perimeter side fence, the standard warning light pole and push button may be located adjacent to the slab at mid-court.

Signage. Reference drawings in this section for the following signs (see Section 10426 for additional mounting requirements and heights):

- No wheeled Toys. One sign to be located on fence next to gate into tennis courts.
- Rules. One sign to be located on fence next to gate into tennis courts.
- Class Times. If courts are to be programmed, one sign to be located on fence next to gate into tennis courts.
- Court Number. If more than two courts are provided, provide court number signage similar to field ID signage shown in this section.
- Push Button Sign. One sign to be located in conjunction with Light Control Push Button. Reference Section 16520 (Exterior Lighting) for requirements.

Volley Ball Courts. Nets need to be of a pulley tightening design.

Horseshoe Pits. Reference drawing in this section for correct dimensions and construction.

Bocce Ball Courts. Three variants of the sport and many "standards" exist for bocce, not to mention the half dozen or so federations, associations and organizations that wish to impose their beliefs on the bocce playing public (they can't even agree on the spelling and wars have started over the disagreements) <http://www.borg.com/~iba/links.html>. However, by utilizing the largest court size found within the standards, where space and budget permit, all forms of bocce can be accommodated. The largest of the standards for court size is 90 feet x 13 feet and will accommodate International Tournament Play. Length is more critical than width, with the minimum recommended width being 9.85 feet. In no case should the length be less than 76 feet.

Bocce courts shall have a 2 inch layer of 3mm minus decomposed granite baseball infield mix with stabilizer at a rate of 5 pounds per ton over a very hard, but drainable sub-base, such as type II compacted to 95%, and leveled dead flat.

Courts shall be formed by nominal 2 inch minimum thickness boards extending 6" above the finished play surface and backed by a concrete curb, 5 inches thick, minimum. All fasteners for the boards shall be counter sunk and shall be installed in a manner that allows replacement of boards. Boards shall be fastened to the curb at intervals not to exceed 6 feet, with fasteners placed no further than 6 inches from the ends of boards. Boards shall be of weather and decay resistant material such as treated wood, or preferably, a manufactured planking product such as Trex contact AC Houston Lumber Co., 2912 East Madre Way, NLV, NV 89033, phone 633-5000 or fax 633-5005. Contact Darlene Altman.

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Provide a quick coupler near the bocce area for use in grooming the courts.

Due to the damage that can occur to bocce courts by other activities, placement of the bocce area should be such that it is isolated from park thoroughfares and provided with the standard signage stating the area is designated for bocce play only.

Accessibility to the bocce court(s) is required per the ADA/ABA Guidelines. Courts may be paired with a walking surface along one side of each court and at both ends. Seating is desirable at the ends and at the sides of bocce courts to accommodate the highly social nature of this sport.

Signage. Reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and heights):

Bocce Sign. Mount one sign on a post visible from the main pedestrian entrance.

Roller Hockey. Design using the USA Hockey Guidelines with a 165' x 65' rink size.

http://www.usahockey.com/inline/main/rules/inline_rules_sect323//

Design for "in-line" hockey skates (3 or 4 wheels in a row), not traditional "roller" hockey box skates (4 wheels, 2 side by side).

Provide a "no curb or step" ADA compliant rink and bench entry that does not impair play when the gate is closed.

Specify PVC coated fencing only if requested by the city, otherwise hot-dipped galvanized.

Signage. Reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and heights):

Roller Hockey Sign. One sign to be located on fence next to gate into Roller Hockey Area.

REFERENCES:

Some of the competing organizations for standards:

NARCH (North American Roller Hockey), USARS – AAU (USA Roller Sports, the Amateur Athletic Union uses the USARS rules), USAHIL (USA Hockey InLine), RHI (Roller Hockey International), IIHF (International Ice Hockey Federation, In-Line Hockey).

Sizes of existing City rinks:

Aloha Shores	155 x 75
Mountain Ridge	167 x 77
Police Memorial	130 x 75
NW Family Park	175 x 75

[Link to City email on rink dimensions and standards to use.](#)

-----Original Message-----

From: Patricia Ayala [mailto:PAA@gtty.ci.henderson.nv.us]

Sent: Thursday, July 19, 2001 6:52 AM

To: Jdix@ci.las-vegas.nv.us

Subject: Re: FW: In-Line Hockey Standards

We don't have any constructed hockey rinks. One is in pre-construction, to start in the next few weeks in a park in Anthem. It is 185 x 85 and follows the USA Hockey guidelines. It's on the high end of the NARCH Official recommendations 70-90' by 160-210'.

As it's not constructed we are not receiving feedback. We did however received a lot of input, and this seemed to fit the majority of the players needs, and

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was confirmed by the consultants who deal both with the hockey as well as skate parks in the western state areas.

Hope this helps.

Patricia Ayala
Park Planner

City of Henderson, NV
(702) 565-2344
Fax (702) 564-9366

paa@gty.ci.henderson.nv.us

Frisbee Disc Golf. Freedom Park contains the city's only public Disc Golf Course. The County has courses at Sunset and Mountain Crest Parks. Sunset Park is the most popular course for Disc Golf events. You can find local maps of Disc Golf courses at the lvdiscgolf.com site.

Standards available at:
www.pdga.com
www.discgolf.com
www.discgolfassoc.com
www.discgolf.com
www.lvdiscgolf.com

Flag Football. [Click here for a link to emailed information.](#)

Leisure Services League Contact List:

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Sep 29 03 02:31p

CLV-Leisure-CC

(702)678-5858

p.1

MABL/MSBL
Mr. Edi Gomez
4521 Nolan Lane
Las Vegas, Nevada 89107
878-0785

District 4 Little League
Mr. Mike Aker
172 Marion Avenue
Las Vegas, Nevada 89110
452-1961

Western Little League
Robin Lundin
2251 N. Rampart Box 254
Las Vegas, Nevada 89128
274-5065

Pecole Little League
Glen Stevens
PO Box 371352
Las Vegas, Nevada 89137
227-3394

Pop Warner Football
Mr. John Lybbert
2765 So. Highland
Las Vegas, Nevada 89109
873-4096

SNABA
Mr. Larry Bergren
1640 Splinter Rock
N. Las Vegas, Nevada 89031
454-7863

Central Little League
Mr. Val Buhecker
3601 Duffy Circle
North Las Vegas, Nevada 89031
647-4388

Lone Mountain Little League
Ms. Rosalyn Blaylock
6428 Quantum Ln
Las Vegas, Nevada 89130
656-1300

Mt Ridge Little League
Ms. Teri Berg
6180 Misty Brook Ct.
Las Vegas, Nevada 89149
658-8502

Community Baseball
Mr. Ricky Towers
4342 East Boston Ave
Las Vegas, Nevada 89104
390-8867

Nevada Youth Football
Mr. Ray Henriksen
6532 Deersprings Way
Las Vegas, Nevada 89131
360-0790

USYSN
Jere Towerly
3426 Brittlewood Ave.
Las Vegas, Nevada 89120
371-9620

NVASA
Ms. Sally Commerford
8027 Rodeo Road
Las Vegas, Nevada 89123
361-7431
Nevada Baseball
Mr. Jaime Rios
2540 S. Maryland Pkwy #123
Las Vegas, Nevada 891
496-2141

Red Rock Little League
Valerie Walton
512 Heartline Dr
Las Vegas, Nevada 89145
255-7237

District 2 Little League
Mr. Bob Fleming
2630 Brockington Dr.
Las Vegas, Nevada 89120
435-9155

Las Vegas Lacrosse
Mr. David Kline
6312 W. Cheyenne #B
Las Vegas, Nevada 89108
229-0336

Nevada Baseball
Jaime Rios
2540 S. Maryland Pkwy
Las Vegas, Nevada 89109
354-1923

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02882 Recreational Facilities & Playground Equipment – Dog Parks

Layout.

Acreage. Neighborhood Dog Parks should be from 1 to 3 acres. Citywide Dog Run/Parks should be at least 10 acres. (25 Dogs per acre maximum for proper dog behavior and turf survival.)

Shape. Any shape, although a linear shape has more potential for variety.

Areas. Two separately fenced areas: one for small dogs (dogs under 25 pounds, puppies, old and handicapped dogs) and one for large dogs. The large dog area should be around 2/3 of the total fenced acreage since they require more area to run and reportedly are more often taken to such facilities than smaller dogs.

Fence. 6 Feet high chain-link, prefer rounded corners. Bottom rail design with a narrow gap above a concrete mow strip (see Section 03001 Concrete). Vinyl coated fencing may be considered on a case-by-case basis (15% price increase).

Entrance Gates. Airlock double gate design, self-closing, and latches. Provide ADA accessible hardware (reference 02825 Fences, Gates & Hardware section) and clearances at the gates and minimum distance between the gates. Entrances to the two areas should be near each other so additional orientation and directional signage is not required. Also, larger gate areas should be provided elsewhere to allow maintenance equipment inside.

Emergency Exit(s). More than one entry point to each area. The number of exits and arrangement of exits should be similar to the building code requirement for emergency exiting.

Concrete Entrance Pads. Provide a 20-foot radius of concrete sidewalk inside each main entrance, so that the adjacent turf can survive the heavy traffic.

Walking Paths. Extend concrete sidewalks into sufficient areas to meet the ADA Title II requirement to provide an equal experience and opportunities for dog handlers in wheelchairs. 5 Feet minimum wide sidewalks.

Parking. Near the main entrances to the fenced areas.

Landscaping. Generally turf and trees, but for variety some areas should be rock covered with a rock size large enough so the dogs won't be kicking them around. Landscaping may also be used outside the fence to soften the visual impact of the fencing. Plant selection should concentrate on toughness with a variety of scents. Turf and other areas must slope a minimum of 1% to drain. Standing water in such a facility quickly becomes a disaster area.

Separations. The Dog Run area, from the parking to the fenced entrances to the restrooms, should be separated from any play equipment or other child play areas. Dogs will get loose on occasion and should not be attracted to adjacent running children. Also, the area around the dog run should not have activities that create much motion that will excite and distract the dogs or increase their barking (no jogging paths, sporting facilities, even adjacent walking paths can create barking activity).

Amenities.

Bulletin Board. For public posting of lost pets, available adoptions, vaccination clinics, etc. ADA accessible height, located under the shade structure(s).

Marking Post. Provide a wooden post inside the main entrance in each area, with sand around it. The concrete walk surface must be close enough to be considered ADA accessible (assume a 6 foot leash).

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fencing should be located anywhere: 1) a public pedestrian path in the area of the skatepark is within 25 feet of the skate area, excluding pathways whose sole purpose is to provide access to the skate area or adjacent spectator area, 2) a spectator seating area is located within 25 feet of the skate area including adjacent turf likely to attract spectators and any vehicle parking, 3) elsewhere as directed by the City.

The fence must be able to stop a skateboard up to a height of 6 feet. In general, any such fence should be located at the skate area perimeter, rather than at the protected public walking surface or spectator area that would leave adjacent landscaping areas exposed to skateboarders. The area inside of the fence must be concrete or other hard surface. Designer may propose any fence material and design; galvanized chain link may be acceptable depending on location. The fence post bases need to be detailed to prevent premature rusting from landscape or other nuisance water.

Entrances. Provide at least 2 entry/exit points from the skate area to the park if the skate area perimeter is fenced or otherwise not escapable due to grade changes or thick vegetation, similar to the code requirement for two exits from a building area as to location and distance apart.

Parking. Vehicle parking and circulation should be located at least 50 feet from the skate park area.

Signage. Reference drawings in this section for the following signs (see section 10426 for additional mounting requirements and heights)::

- Rules. City standard caution sign at each entry into the skatepark area. One sign at each entry point unless the entry is over 10 feet wide, in which case multiple signs are needed. Install an 1/8" thick Lexan panel over the sign face if the sign is located in an area that skaters are likely to congregate; panel to be bolted to the sign so City maintenance crews can replace damaged panels.
- Extreme Sports. One sign located at the main entry to the skate park.

Concrete Detectable Warning Surface. Provide at each entrance into the skate area a two-foot deep section of detectable warning surface per the City standard drawings. "Tac-tile", 12 inches x 12 inches x 2 inches thick, as manufactured by the following or approved equal:

Interlock San Diego
4351 Stanford Street
Carlsbad, CA 92008
TEL (760) 434-5586
FAX (760) 434-3840
E-mail: dahlpete@aol.com
<http://detectablewarning.tierranet.com/products.htm>

- Integral tile color to be selected to coordinate with the park color scheme and meet the contrast requirements of the ADA (or safety yellow if approved by the City).
- Grout must be identical color to tiles.
- Setting Bed Mortar: 1:3 Portland cement/sand gauged with Laticrete No. 3701 Admix.
- Grout: Laticrete Dry Bond Grout and Joint Filler gauged with Laticrete No. 3701 Grout and Mortar Admix.
- Concrete Mix Design: 5000PSI
- Sealant produced by Interlock S.D. or approved equal is required on all tiles and grout (0.6 coefficient of friction).

Use no tiles less than one-half full size tile, and center tile pattern on entrances (see City standard drawings).

Seating. Provide for seating in the skate area and outside the skate area for spectators. These two seating areas do not need to be adjacent. An elevated location for both seating areas is preferred to make the most of any sight lines.

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The spectator seating may be bleachers or any seating arrangement and materials allowed by other sections of these guidelines and the ADA. The skater seating material, as well as any other materials inside the skate area, must be poured or pre-cast concrete or similar durability (no CMU or all metal).

Shade. Provide fabric shade for seating areas mounted at a height that cannot normally be reached by skaters. Study the sun angles to fully utilize and minimize the fabric area. Varying colors and shapes is encouraged within a manufacturer's standards.

Perimeter Platforms. Platforms (level landing deck areas) located at the skate area perimeter of concrete bowls should be 8 to 10 feet wide to keep skaters out of any adjacent areas. In general, slope the perimeter toward, and through, the perimeter curbs so any potential irrigation over-spray and heavy rainfall site drainage, do not drain into and through the skatepark.

Irrigation. No spray heads within potential over-spray distance of the skate area, 15-foot minimum from skate area curb.

Drinking Fountain. Provide a drinking fountain (City standard free-standing design) in the skate area or within 30 feet of a skatepark entrance.

Lights. If a skate area is programmed for lighting (beyond the normal minimal area lighting for adjacent walkways), provide a user-controlled timer with a warning light per the City's standard design, 30 foot candles, layout to minimize skater shadows.

Shop Drawings. Require the contractor to submit shop drawings in complete detail to demonstrate fabrication, finishing and installation of the work.

Concrete Bowl Type Construction.

General. Type V concrete with a light sandblast finish acceptable to the City's "in-house" skatepark representative, 4 inch minimum thickness. Transition curves shall be part of a continuous pour. Contractor shall obtain City Representative's approval of joint/pour layout before pouring concrete. The location of all pour stoppages shall be approved by the City Representative. Permission to patch any defective areas shall not be a waiver of the City's right to require complete removal of defective work. No advertising impression, stamp, or mark of any description will be permitted on the surface of the concrete.

All surfaces to present a uniform appearance throughout.

Bowl Designs. Contractor shall be required to utilize full size templates during shotcrete finishing to verify the final formed accuracy of concrete curves and transitions. Consultant is required to include a specialized concrete specification section in the contract documents for construction of the skatepark (separated from the normal flatwork concrete section), which includes the requirement that the contractor contact the consultant at the specified points during the construction so his skatepark consultant may inspect and approve the work before proceeding with construction (see the Skatepark Specialist requirement above for the required construction administration inspections).

In addition, the contractor shall also notify the City Representative a minimum of two working days prior to each pour so the Representative can inspect, review and comment on the formwork, footings, subgrade, reinforcement, and drag forms. Any work covered prior to inspection shall be opened to view by the contractor at his expense, regardless of whether the quality of the work is determined as meeting the specifications.

Surfaces shall be of such smoothness and evenness that they contact the entire length of a 10 foot long straight edge or template (drag form) cut to design radius or form, laid in any direction, with an allowable tolerance of 1/8 inch, at no additional cost to the City. Forms for curved surfaces shall be so constructed and placed that the finished surface will not deviate from the arc of the curve, flat spots shall not be permitted. All surfaces shall be smooth, free of dips, pools or other minor obstructions for a continuous fall

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to drain.

Protection and Curing. After the concrete has significantly hardened to allow foot traffic, spread a minimum of 2" of plaster sand evenly over all concrete flat surfaces. Contractor may increase the amount of sand in the bowls after curing to prevent skaters from using the facility prior to completion. Once the project is complete and ready to open (minimum 28 curing days), remove sand from site. Craze surface cracking shall be assumed to be evidence of improper curing. Improperly cured concrete shall be completely replaced at no additional cost to the City.

Sealer. In conformance with the manufacturer's recommendations, apply a UV rated, clear, penetrating sealer to all concrete surfaces. Specified sealer shall not degrade the grip of the skating surface. (Apparently acceptable but untested: Hunt "MD-7C", Sonneborn "Kure-n-seal", or Upco "Polyclear".)

Coping and Metal Edging. All metal coping and metal edging shall be hot dipped galvanized steel, galvanizing after fabrication, weld all connections, field fill out flush, grind and dress welded connections/joints/splices and field touch-up the galvanizing surface. Use nominal 2" diameter pipe coping. Provide weld-on anchors or lugs for embedded items.

Guardrails and handrails in the skate area are to be galvanized steel and may be painted unless the primary purpose of the rail is for grinding, in which case it is not to be painted. Grinding resin board, such as Durawood, is not to be used for grinding surfaces. The BMX bikes tear it up fast. Remove all traces of cement from metal coping and edging before it hardens.

Drains. Minimize the need for and quantity of internal drains in the basic design of the bowls, and locate them out of main traffic paths. Specify flush bronze or brass grate designs capable of being skated over.

Joints and Joint Sealers. Saw cut control joints throughout the park, including vertical transitions, in a regular pattern approved by the City Representative during the design phase and include a detailed jointing plan in the construction bid documents. Spacing of the joints in feet should be 2 to 3 times the slab thickness in inches maximum, generally 10 to 12 feet apart or 150 square feet of area.

Fill expansion joints, control joints and cold joints with a matching color material as appropriate to the type of joint. Expansion joints should be avoided in skate traffic areas. Control joints shall be saw cut and appropriately filled to prevent edge chipping and cracking. All joints in the skate park must be "skate-able".

Specify the following product for filling the saw cut control joints (substitute products will be considered but may be denied approval for any reason at the sole discretion of the City):

"Sikadur 51 NS/SL, Flexible epoxy control-joint sealer/adhesive", by Sika Corporation, 201 Polito Avenue, Lyndhurst, NJ 07071, 800-933-7452, <http://www.sikausa.com/>.

Specify the following product for filling wider cracks and other flaws:

"ARDEX Poly-Top, ARDEX Engineered Cements, Inc., 1155 Stoops Ferry Road, Coraopolis, PA 15108, www.ardex.com.

Alternate patching materials must be pre-approved before use and then installed at the sole risk of the contractor.

One applicator of these sealant materials is: Chris Muschaweck, Streamline Sealants, 2107 Hawaiian Breeze Ave., N. Las Vegas, NV 89031, Phone 702-592-8408, NV License 52183.

Concrete Contractors. The skatepark construction must be performed by a skatepark contractor who has been pre-qualified by the City, and the general contractor must list the skatepark contractor's name on his bid documents. (The general contractor and skatepark contractor may be the same company if the general contractor is using his own forces for the skatepark construction.) Specify in the bid documents

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the following short list of pre-qualified local contractors:

Concrete Systems, 4470 E Cheyenne Ave, Las Vegas, NV 89115 702-643-5618
CG&B Enterprises Inc., 221 Sunpac Ave, Henderson, NV 702-565-6564

Additional contractors who want to be added to the qualified list must provide adequate evidence that they have successfully completed the construction of one (1) similar skatepark project, a minimum of 10 days prior to bid opening. The City shall be the sole judge of whether the previous experience is similar and was successfully completed. The contractor must be experienced and pre-qualified in both "poured-in-place concrete" and "shotcrete applications".

Manufactured Metal Ramps on Flat Post-Tension Slab.

Manufactured Ramps: The City has developed a generic performance specification based on an all steel frame ramp design with Skatelite Pro surface. Do not allow substitutions from this specification.

Link to a sample specification.

GameTime
P.O. Box 680121
Fort Payne, AL 35968-0121
Toll Free: 800-235-2440 fax: 256-845-9361
www.gametime.com
e-mail for Skate Park components representative (Doris Dellinger) DorisD@gametime.com

GameTime is the parent company of
Spohn Ranch, Inc. 15131 Clark Ave., Unit B
Industry, CA 91745
Phone: 626.330.5803 Fax: 626.330.5503
Local distributor for our area:
Rich Boyce Recreation, Inc.
PO Box 97
Wellsville, UT 84339
Toll Free: 800-453-2735
Fax: 435-245-5057
e-mail: boycerc@gametime.com

Other manufacturers with the minimum experience qualifications contained in the generic specification can also bid, but none have decided to do so to date.

Another possible supplier:

Huna Designs, Ltd
1000 Buffalo Road
Lewisburg, PA 71837-7407
Toll Free: 800-430-7407 Fax: 570-522-3030
www.hunadesigns.com

The exclusive manufacturer and distributor of Woodward Camp skatepark ramps, and affiliated with Playworld Systems, Inc., local distributor for our area:
Dave Bang Associates, Inc.
2681 Dow Avenue, Suite E
Tustin, CA 92780
Phone: 714-832-6670
Toll Free: 800-669-2585
Fax: 714-832-9974

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e-mail: bangca@pacbell.net
web site: www.davebang.com

Manufactured ramps are to be bolted to a flat post-tension slab. The use of a skatepark design specialist consultant is not mandatory when designing a park using manufactured ramps. Review by the City's "in-house" skatepark representative and the skater workshop are still required. This type of design is generally limited to "Beginner" level parks, 5,000 square feet maximum. The Concrete Bowl Type Construction requirements for finish and jointing also apply to this slab (even though the slab is post-tensioned, some shrinkage cracking will occur and the skateboard wheels will spall these cracks; therefore, do provide control joints, filled and ground the same as a poured in-place bowl described above so the filling and grinding lines are for the most part in a regular pattern); the contractor qualification and coping requirements do not apply to this type of design.

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02882 Recreational Facilities & Playground Equipment – Tot Lot Play Equipment

Standards. Comply with the latest versions of:

- The Proposed Accessibility Guidelines for Play Areas as published by the Architectural and Transportation Barriers Compliance Board.
- U.S. Consumer Product Safety Commission's Handbook for Public Playground Safety.
- ASTM F 1487 and ASTM F1292, latest editions.

Qualified Manufacturers. List the following manufacturers, Miracle Recreation Equipment Company, GameTime, Landscape Structures Inc., Playworld Systems, and BigToys, and provide a design that can reasonably be bid by these manufacturers from their standard equipment. In addition, a limited number of unique individual stand alone elements may be provided in the design that may not have an equal among these listed manufacturers or may be provided by other manufacturers such as Kompan Elements.

Equipment must meet the requirements of ISO 9001 (quality systems) and IPEMA Certification (third party testing for compliance with ASTM F1487 and ASTM F1292, latest editions. IPEMA is the International Play Equipment Manufacturers Association).

Do not specify wood products.

Age Groups. Do provide separate play areas for younger 2-5 and older 5-12 age children as recommended by the CPSC guidelines, with sufficient distance to not interfere with each other. Note that if only one area is provided, for liability reasons the manufacturers will likely insist it be for the age 2-5 equipment only.

Resilient Surfaces. Provide resilient surfaces as required by the above standards and best practice. Do not use sand in the play areas. Provide a compacted Type II pad under the resilient surface per resilient surface manufacturer's details. Consider fading when selecting colors for the resilient surfaces and the effect of irrigation over-spray.

Boulders. Place no boulders within 10 feet of playground equipment nor anywhere children may be running or playing and a fall may result in injury. Groups of boulders for climbing by children may be acceptable.

Traffic. Vehicle parking and circulation should be located at least 50 feet from the tot lot area. Fencing will be considered to separate vehicles when the 50-foot minimum cannot be achieved.

Pedestrian traffic paths (joggers, bikes, scooters, etc.) should not run through or immediately adjacent to the tot lot area.

Seating. Provide bench type seating for adults (not picnic tables) adjacent to the tot lot area. Provide shade for at least some of this seating.

Shade. Provide fabric shade structures over the playground equipment as programmed and within budget limitations, together with trees until they mature so that the fabric structure can be eliminated over time. See Section 2875 Site Shelters for additional information and requirements.

Rockers. Avoid specifying the coil spring type rockers in favor of the leaf spring types due to maintenance.

Due to high frequency of maintenance on any of the spring rockers, bringing the resilient play surface right up to the support necessitates cutting away the cushion surface and patching, making the repairs an extra difficulty. There is still an appetite to include these activities in play areas, but if you specify the 4-seaters,

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Division 2 – Site Construction

the whole center portion can be on sand to facilitate repairs, with the resilient surface around the perimeter. (See City standard drawing.)

Irrigation. No spray heads within potential over-spray distance of the resilient surface.

Drinking Fountain. Provide a drinking fountain (City standard free-standing design) within 50 feet of the tot lot area and within sight lines of the adjacent adult seating.

Lighting. Verify with the OAS project manager whether to light the Tot Lot Equipment. In general, provide lighting for evening use, utilizing the City standard user timer controls, IF other activities in the park are lighted for evening use such as ballfields, tennis courts, skateparks, etc.

Boundless or Sensory Play Designs. When included in the program for the park, design the play area as a "Boundless" or "Sensory" experience, which basically provides ramp access to most or all activities. See Washington Buffalo Park for an example, also this [email link](#), [graphic](#), and [web site](#).

DESIGN STANDARDS
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02900 Planting

Plant Selection. Select plant material for drought tolerance, adaptability and relationship to the local environment; color, form, pattern, soil retention, ability to provide shade and energy savings.

All plant prohibitions have been suspended indefinitely, as of 3/9/05. [Link to the CLV research for Allergic, Toxic, and Invasive plants.](#)

Landscape Plans. Plans shall include all plant material information, plant legend with key, botanical name, common name, specific plant requirements, quantity and size. Plant material shall have identification tags on 10% of the total quantity of each species. (Waterproof tag bearing legible designation of botanical and common name) Patented or trademark plants must all bear appropriate tags.

Quality Assurance. Provide trees, shrubs and ground cover of quantity, size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 American Standard for Nursery Stock and/or Arizona Nursery Standards. Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement. The Landscape Architect shall inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements for genus, species, variety, size, and quality. The Landscape Architect reserves the right to further inspect trees and shrubs for size and condition of root ball and root system, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during the progress of the work. Remove rejected trees, shrubs or ground cover immediately from the project site.

All sizes and caliper shall comply with the American Standard for Nursery Stock and/or Arizona Nurseryman's Association.

Delivery, Storage and Handling. Contractor shall notify the City 24 hours prior to any plant material being delivered to the site. Protect plant material from deterioration during delivery and while stored at the site. Do not bend or bind-tie trees or shrubs in such a manner as to damage bark, break branches, or destroy natural shape. Do not drop boxes during delivery. Do not prune prior to delivery unless otherwise approved by the Landscape Architect. Deliver plant material after preparations for planting have been completed and plant immediately. Do not install plant life when ambient temperatures may drop below 35 degrees F or above 100 degrees F. Do not install plants when wind velocity exceeds 20 mph.

Warranty. Warranty all plant material for a period of one year from the date of substantial completion. Warranty the plant material against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others, or unusual incidents beyond the installer's control.

Remove and replace plant material found to be dead or in unhealthy condition during the warranty period. Replace plant material, which are in doubtful condition at the end of the warranty period, unless, in the opinion of the Landscape Architect, it is advisable to extend the warranty period for a full growing season.

Maintenance. Maintain plant material for 90 days beyond the date of substantial completion if the project contains any turf. Otherwise there will be no extended maintenance period.

Maintenance shall include, but not be limited to:

- Mow lawns one a week without cutting more than one-third of the leaf blade.
- Fertilize lawns on a monthly basis with the last application being a slow release fertilizer applied at the manufacturer suggested rate for the specific time of year.
- Irrigate sufficiently to saturate the root systems of all plant material and lawn areas.
- Cultivate and weeding of all planter areas and tree pits.
- Apply herbicides for weed control in accordance with manufacturer's instructions. Remedy

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- damage resulting from use of herbicides.
- Prune, including removal of dead or broken branches and treatment of pruned areas or other wounds.
- Provide disease control.
- Maintain tree stakes and replace when required.

Plant Material. Provide plant material of size, genus, species, and variety shown and scheduled for landscape work, grown in climate conditions similar to those in locality of the work.

Container sizes listed are minimums. Minimum height, spread and caliper sizes shall be met. Measure height and spread to the average overall size of the plant, not the longest branch. Caliper shall be measured six inches above graft or six inches above the root ball. Conform to the requirements of ANSI Z60.1 for tree branching configuration and shrub cane quantities for the type and species of each plant specified. Plant spacing shall account for mature plant sizes. Do not over plant. Avoid the use of plant species and spacing that collect leaves and trash. Thick shrubs should be no taller than three feet high. Avoid tree canopy less than seven feet high in pathway areas.

All shrubs shall be 5-gallon minimum. All trees shall be 24" box minimum, with larger box sizes required along pathways and around tot-lot and picnic areas for shade. In hardscape areas, provide at least a four-foot square cut out area in the concrete for tree, irrigation and proper ventilation/airation. Trees planted in turf areas shall be spaced a minimum of six-feet apart to allow for mowing berth. Planting areas shall not exceed 3 to 1 slope. Any disturbed slopes shall be re-vegetated with erosion protective planting.

Olive Trees. Include the following requirements in the landscape specifications when specifying low pollen olive trees:

1. The requirement that Wilson and Swan Hill olive trees must be from nurseries on the Clark County Department of Air Quality & Environmental Management "exempt status" nurseries list, current at the time of planting.
2. The requirement to follow all Clark County Department of Air Quality and Environmental Management Regulations for the approval and planting of these trees. Consultant needs to go read the latest version for compliance factors to include in the specifications.
http://www.co.clark.nv.us/air_quality/Regs/SECT44%2007-01-04.pdf
3. The requirement for an early submittal to the Owner for evidence that the proposed nurseries are on the Air Quality exempt list. Failure to provide an early submittal and order for the trees shall not be justification to substitute specified varieties, such as Wilson for Swan Hill.
4. A requirement for the exempt nursery providing any Wilson trees to provide a DNA testing report or other evidence acceptable to the Owner to guarantee that the actual Wilson trees to be provided are the low pollen cultivar Wilson trees specified. It is known that the nursery industry has been innocently cloning and distributing misidentified Wilson trees. A tree tag or visual inspection is not adequate proof of a Wilson cultivar. This DNA requirement is not needed for Swan Hill trees.
4. A requirement that the Contractor must have written notice to proceed from the City Construction Representative that the delivered trees are acceptable to plant.
5. A requirement that the Contractor notify Clark County Department of Air Quality after contract award so that Air Quality has the opportunity to approve the project distribution, delivery, and planting plan for the olive trees, and to verify compliance by whatever documentation and inspection they require of the Contractor, Subcontractor, and Supplier.

Air Quality olive tree point of contact: Patricia Riggerberg, (702) 455-1646

6. A requirement to copy the City Environmental Officer, Cheng Shih, and City Construction

DESIGN STANDARDS

Division 2 – Site Construction

Representative for each contact with Air Quality.

7. The requirement that the Contractor must provide the following documentation prior to payment:

- a) Approved Owner submittal for proposed nurseries, evidencing they are on the Air Quality exempt list.
- b) An approved DNA testing report for any Wilson trees being provided.
- c) Written notice to proceed to plant delivered trees from the Construction Representative.
- d) A copy of the shipping invoice showing each tree tag number.
- e) Adequate documentation tracing the route and ownership of each tree from nursery to project site.
- f) A photo of each planted tree with readable tag number attached; overall view of tree in project context showing tag and a close-up view of the tag.

8. Tags are to be left on the trees.

Planting Preparation. Layout plant material per plan for Landscape Architect's acceptance/approval prior to planting. Excavate pits with sloping rough sides. Planting holes shall be excavated to 3 to 5 times root ball width, and to the depth of the root ball. Fill all excavations with water and allow to percolate out prior to planting. Water shall drain out within a 24-hour period. If the water does not drain out within a 24-hour period, or if caliche is encountered, the contractor shall comply with the following: If impervious layer is less than 6" thick remove completely. If layer is 6"-18" thick, auger a hole through the layer and install a 4" diameter PVC pipe(chimney) filled with 3/8" pea gravel through the caliche layer at the bottom of the planting pit. If layer is greater than 18", notify the owner for potential plant relocation or owner's credit. Place plants for best appearance, vertical, and root ball flush with finish grade. Backfill with specified planting mix, place fertilizer tablets as required, and saturate the soil with water when the pit is half full of soil and again when full.

Sod-Turf. Do not plant any turf unless there is a specific request and need in the project program; this includes parks. Limit lawn areas in projects to a maximum of 50% of the site area outside of athletic fields, building footprints, parking lots, drives, and similar hardscape and activity areas.

Minimum width of turf areas shall be six feet wide. Turf edge geometry shall match standard irrigation sprinkler head patterns, and not rely on limited pattern edge pop-ups to prevent overspray. All turf areas shall be sodded (not seeded), unless otherwise directed. Turf areas shall not exceed 5 to 1 slopes.

Consider separating turf from sidewalks, parking lots and buildings with a minimum of a three (3) foot wide decomposed granite bed or similar divider to limit the turf irrigation overspray onto these surfaces. Provide mow curb between turf and other ground materials, concrete with rebar reinforcing, 12 inch wide, radiused edges, with control joints @ 10' and expansion joints @ 30'. Refer also to Section 03001 sidewalk topic for related requirements.

Specify bermuda (419 or Sports Tif), unless there is a specific request for fescue. Programmed athletic fields should be synthetic turf if funding allows. Discuss with the project manager whether Bermuda sod needs to be ordered overseeded for a winter project opening.

Contract with a sole source grower specializing in sod production and harvesting with a minimum of five years experience. Coordinate sod installation with soil preparation and the underground irrigation system. Loosen subgrade for sod areas to a minimum depth of 6 inches. Remove sticks, stones and all other extraneous matter. Fine grade areas smooth, even surface with loose, uniform, and fine textures filling depressions. Verify final grades that all areas drain properly prior to placing sod. Moistern lawn areas, fertilize areas receiving sod, and lay sod with tightly fitted joints. Stagger sod to offset joints in adjacent courses. Lightly roll to ensure contact with subgrade and water thoroughly after placing to saturate the sodden areas to a depth of four inches.

Soils. Prior to delivery of topsoil, furnish the Landscape Architect with a written statement giving the location from which the topsoil is to be obtained and an agricultural analysis of the topsoil to be used.

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Division 2 – Site Construction

Provide an agricultural soils test for both import and native soils to be used. All soil used for plantings, whether on-site or import shall meet the following requirements:

- Sandy or loamy sands from well-drained sites
- Free from refuse, roots, heavy clay, stones larger than one inch in largest direction, gravel, sticks, brush litter and other deleterious substances
- Less than ten (10) percent clay content and more than seventy-five (75) percent sand content
- Salinity- Ece no greater than four mmhos/cm
- Water holding capacity between 40 percent and 55 percent
- Boron- less than one ppm
- pH- less than 8.5

Soil Amendments.

Fertilizer. FS O-F-241, Type I, Grade A; with fifty percent of the elements derived from organic source; of proportion necessary to eliminate any deficiencies of topsoil as indicated in the soil analysis.

Mulch. "Nutri-Mulch" organic composted manure, weed free, no particle size over one-half inch, pH level 7.5 or less, providing naturally one percent of available nitrogen, phosphorous and potassium.

Soil Sulfur. In quantities necessary to eliminate any deficiencies of topsoil as indicated in the soil analysis.

Conditioning Fertilizer. A Gro-Power Plus- humus with soil penetrates added, providing five-percent nitrogen, three percent phosphorous, and one percent potassium.

Iron Sulfate. In quantities necessary to eliminate any deficiencies in the topsoil as indicated in the soil analysis.

Water. Clean, fresh and free of substance or matter, which could inhibit vigorous growth of plants.

Herbicide. As needed.

Pesticide. As needed.

Decomposed Granite. Decomposed granite material, free of foreign substances, color as indicated on the drawings.

- In planting areas: 1/4" minus size with 40% fines and 60% aggregate, minimum depth 2".
- Within 3' of sidewalks, pathways, pedestrian traffic areas, and in parking lot planters: 3mm size, minimum depth 4".

Contractor to provide supplier verification of specification to the Owner prior to any construction.

Approved Suppliers:	Mineral Park Inc.	Kalamazoo Materials, Inc.
	8275 N. Mineral Park Rd.	6975 N. Oracle Road
	Kingman, AZ 86413	Tucson, AZ 85704
	(702) 275-1371	(520) 575-9601

Decomposed granite shall not be placed until the irrigation system; topsoil and planting operations have been completed within the area indicated to receive decomposed granite. Surface upon which the decomposed granite is to be placed shall be graded, compacted to the density as indicated on the drawings, and treated with a pre-emergent herbicide. Treat the top of the decomposed granite with one more application of pre-emergent herbicide.

Decomposed Granite Pathways. Reference "Section 02001 Site Construction, Soil Hardening Stabilizer – Walking Paths", for accessibility issues when utilizing decomposed granite as a pathway surface

DESIGN STANDARDS

Division 2 – Site Construction

Boulders. Boulders shall be of granite composition and at least 3 cubic feet in size each. Place one quarter of the boulder mass below finish grade.

Rocks. Other than boulders and decomposed granite, the use of rocks in landscape plans is not allowed due to vandalism unless embedded in concrete. Loose landscape rocks are often used to break windows and light fixture lenses.

Accessories.

Tree Stakes. 2" minimum diameter by 10' minimum length, lodge-pole pine tree stakes, with bottom end pencil pointed. Install tree stakes and indicate on the drawings.

Tree Ties. Tree ties shall be "Twist-Brace" (TB-24) black in color for standard application, and "Wonder-Ties" for multi-applications. Install tree ties and indicate on the drawings.

DESIGN STANDARDS

Division 3 – Concrete

03001 Design Information

Advertising Marks. No advertising impression, stamp, or mark of any description will be permitted on surface of concrete or cement finish.

Sidewalks. Plain unreinforced concrete is an acceptable walking surface. (Reference "Section 02001 Site Construction, Soil Hardening Stabilizer – Walking Paths", for accessibility issues when utilizing decomposed granite as a pathway surface).

Don't use the word "Jogging" on the drawings; "Walking Path" is acceptable. ("Jogging Path" implies a resilient surface to the public.) For walking/jogging pathways, do not specify a resilient surface, asphalt, or decomposed granite unless so directed by the Owner.

Meandering walks shall not meander to a degree such that people will be tempted to leave the walking surface as a shortcut. Meandering walks may be used interior to the site but not as a substitute for the standard 5-foot sidewalk adjacent to the curb along all streets.

Walks must be a minimum of 5 foot wide with wider walks where justified for ease of heavy traffic. Narrower walks down to 3 foot in width are acceptable where minimal pedestrian traffic connectors are required by ADA.

Where maintenance or security vehicles will be utilizing the pathway, they shall be a minimum of 8 feet wide and 6 inches thick un-reinforced concrete pathway where concrete is used. Especially in parks but also possibly in larger facilities, one such 8 foot wide path needs to connect all of the major elements of the site for maintenance vehicles.

Provide concrete or decomposed granite, without any plantings or irrigation controls, in the inside corners of "T" or "X" walkway intersections where vehicular traffic is anticipated. See Section 02900 for Sod/Turf to sidewalk decomposed granite buffer requirements.

Avoid surfaces and patterns that require special finishing (such as pavers or exposed aggregate) and multiple concrete pours. Special pattern surfaces, patterned control joints, and colored concrete will be considered in limited areas when they do not substantially increase costs.

Control joints in large areas shall be saw cut or zip strip only, with tooled joints tightly controlled elsewhere to meet 1/4" maximum radius joint edges.

Mow Strips. Provide a 12" wide concrete mow strips with reinforcing bar(s): 1) under fences located in turf areas, with the fence centered on the strip and the concrete sloped away from the posts, 2) at the edge of turf areas, and 3) elsewhere are needed to separate surface materials.

Building Slab Vapor Barriers. State on the drawings that the vapor barrier under the slab must be continuous WITHOUT ANY PUNCTURES for any purpose including construction stakes and screed supports. This is critical under wood and vinyl floor finishes. (The only exception would be under utility or service spaces where the concrete does not receive a finish and allowing moisture to breath through the surface will not create a problem.)

Patios and Walks adjacent to Buildings. When exterior concrete is located adjacent to buildings, it shall be depressed below the top of building slab elevation to mitigate exterior water from entering the building (in addition to sloping away from the building). The depression shall be 1/2" minimum (1" preferred) at building walls and windows, and 1/4" at doorways (thus allowing for the maximum 1/2" beveled height change allowed by ADA using an offset saddle threshold).

DESIGN STANDARDS

Division 3 – Concrete

Shade Structure Footings. The drawings must show that shade structure column footings may not be monolithically poured with the adjacent flatwork concrete due to cracking of the flatwork at the footing edges.

Tennis and Basketball Courts. Specify unbonded post-tension concrete slabs.

Reference Section 02882 Recreation Facilities for additional Tennis and Basketball information.

Include or require the following in the bid documents:

- Contractor or subcontractor doing the work must provide references for five similar successfully executed post-tensioned tennis court projects.
- Post-tensioning contractor must be certified by the Post-Tensioning Institute.
- Design and construction must comply with "American Sports Builders Association" standards. (formerly United States Tennis Court and Track Builders Association, USTC and TBA) and the contractor or subcontractor doing the work must be a member of ASBA.
- Isolate slab from surrounding fence posts by placing the fence line over a flush concrete mow strip outside of the court play area. Keep the fence mow strip and post footings structurally isolated from the court slab with expansion material. Provide tooled control joints in the mow strip at the posts and equally spaced between posts to not exceed 5 feet on center.
- Isolate basketball hoop standards, tennis net supports, shade cabanas posts, light pole standards and slab penetrations (where they cannot be located outside of the post-tensioned slab) from the post-tensioned slab with two inches of medium density foam so that the slab can shrink unrestrained.
- Minimum 5" thick slab, with thickened edge.
- Joints:
 - Single courts: provide a key-way construction joint or control joint at the net line.
 - Multiple courts: provide a key-way construction joint between courts and either a key-way construction joint or control joint at the net line. The joint between courts must be outside of the 60-foot clear playing area width.
 - Key-way construction joint to be a standard tongue and groove T-joint. The cabling system can be continued through the joint to allow for tension to be applied at the end of the total slab distance for multiple courts. If rebar dowels are used instead, de-bond one end of the dowel so the concrete slabs can pull away at the joint for shrinkage contraction.
 - The result of the above joint patterning separates the slab into half court size panels for shrinkage.
- Require but do not rely on shop drawings; show a completely detailed and engineered design in the contract documents.
- Slope not less than 1:120 or more than 1:100. Each court must slope in a true plane, preferably from side to side (but from end to end or from corner to corner also are acceptable). The court may NOT be sloped from the net line to the baseline, from the baseline to the netline, from the sides to the centerline or from the centerline to the sides.
- A concrete mix selection that requires the least amount of water proportion, avoids oversanding, uses the maximum practical size aggregate (but not exceeding 1-1/2"), and a water reducing additive but excludes fly ash and fibermesh additives.

DESIGN STANDARDS

Division 3 – Concrete

- Show a sand layer and poly sheeting under the slab to facilitate slab movement during shrinkage contraction. The sand is also there to facilitate bottom water bleed. The poly also prevents ground moisture from traveling to the slab surface and delaminating the court surfacing.
- Continuously moist curing for at least 7 days, with the cover then left in place until the cover and the concrete surface appear to be dry, a minimum of an additional 10 days (ACI Publication 224R-01 "Control of Cracking in Concrete Structures," Sections 8.3.2 and 8.6.7); use no curing compounds. Do not use clear or black poly to cover; white poly is acceptable.
- Require an early partial tensioning.
- Require the use of a laser screed and a floor flatness tolerance of F(F) 50 per ASTM E1155.
- Require de-bonded doweling of sidewalks that abut the slab.
- A Pre-Slab Conference, which stresses the importance of minimizing water content of the concrete, rigorous site inspection and responsibility assignments, a quality-control-assurance plan, and a clear understanding of the requirements, details, and performance by the contractor. Link to an article explaining items to cover.

Gymnasium and Other Wood Flooring Concrete Slabs. Specify a flatness tolerance F(F) of 45 and a levelness tolerance F(L) of 35 per ASTM E 1155. See Section 09642 Wood Athletic Flooring, when applicable to a project, for other important design considerations and restrictions for concrete work.

Concrete Skateparks. Reference Section 02882.

Concrete Lighting Pole Bases. Add the following information on the drawings:

"Entire base to be poured monolithically with top of base to have an 1-1/2" dome."

"Sonotube forms to be stripped while still green. Green concrete to be rubbed (stoned) to bring up the "fat" and then finished to a light broom finish. Base to be wet cured (7) days."

"All rebar, anchors, bolts, etc to be called out"

Concrete Pool Decks. Reference Section 13152.

Sealer-Hardener. When designing pool decks and bathhouse floors, park restroom floors, fire station vehicle bay slabs, warehouse and storage building slabs, and similar exposed concrete floor surfaces, specify a penetrating sealer hardener similar to Ashford Formula with a 20 year warranty. Note the limitations on the use of fly ash in the concrete intended for this type of sealer ([Click here for technical bulletin explaining limitations](#)). These sealers can also be utilized as the concrete curing agent; see each manufacturer's literature ([Click here for a technical bulletin regarding wet curing concrete with ashford formula](#)).

Fly Ash. Except as specifically restricted within these Design Standards (such as for post-tension slabs), the city has no objection to the use of fly ash if the consultant determines it is appropriate to the work.

Architectural Cast-In-Place Concrete. Gain written approval from the City Project Manager before proceeding with a design that utilizes architectural Concrete. Follow the recommendations of ACI 303R-04 (guide to cast-in-place architectural concrete practice) when specifying architectural concrete.

DESIGN STANDARDS
Division 4 – Masonry

04001 Design Information – Masonry

Rebar. Specify rebar positioners ON THE DRAWINGS.

Grouted Cells. When grouted cells are required, clearly indicate if every cell is to be filled or only certain cells.

Expansion Joints. Locate all expansion joints on the architectural drawing elevations, and coordinate their locations with the structural drawings and specifications.

DESIGN STANDARDS
Division 5 – Metals

05001 Design Information

Metal Finishes. Exterior miscellaneous metal work shall be:

- Steel (ferrous): galvanized and painted.
- Aluminum (non-ferrous): anodized or powder-coated.

Bollards, Removable. Removable bollards may be any design acceptable to the city project manager meeting the following minimum requirements:

- Able to accept standard padlock (provided by Owner)
- Slope adjacent concrete surfaces away
- Provide drain hole and gravel sump area under
- All steel to be double coat galvanized

Roof Access Ladders: *(roof access requirements)(see additional access requirements in section 07001 - Roof Hatches).*

The information in this section has information specific to codes that may or may not change in the future. The information is current with such codes as of October / 2004. The information in this section serves only to provide a basic understanding and is not meant to be complete, but rather a summary of the most basic requirements.

Required by:

2000 UMC, Section 910.8, 2003 IBC, Section 1009.12 and 2000 Southern Nevada Mechanical Code (Supplement)

Per the 2000 Uniform Mechanical Code, Section 910.8: **Furnaces located on the roof of a building shall be readily accessible.** (The building department interprets this as all equipment that needs to be maintained.)

Note: There is no requirement for permanent access to a roof without mechanical equipment.

Exception 1: Permanent exterior ladders providing roof access need not extend closer than eight (8) feet (2438 mm) to the finish grade.

Exception 2 amended by the 2000 SNMC: A portable ladder may be used for access for furnaces on the single-story portion of a Group R, Division 3 and Division 4 occupancies and Group U, garages and carports.

Exception 3: Permanent ladders for equipment access need not be provided at parapets or walls less than thirty (30) inches (762mm) in height.

Exception 4: added amendment by the 2000 SNMC: Furnaces installed on a roof not exceeding sixteen (16) feet in height above grade may be accessed by a portable ladder.

Per the 2003 International Building Code, Section 1009.12 Stairway to roof. **In buildings four or more stories in height above grade, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.**

Restrictions: Although it is not desired, there are no restrictions in the Zoning or Planning

DESIGN STANDARDS

Division 5 – Metals

ordinances/codes that restrict roof access ladders (whether visible or not from the public way). Beware, planners may interpret them similar to mechanical equipment and therefore try and impose the same restrictions. Renderings submitted for site development plan review shall accurately portray the appearance of everything as closely as possible to avoid objections coming up at a later date.

Construction Requirements; References: 2000 UMC, 2003 IBC, OSHA and ANSI Requirements

The following list of requirements is not meant to be complete, but rather a summary of the most basic requirements.

- Permanent ladders shall have side railings that extend at least thirty (30) inches above the roof edge or parapet wall; 2000 UMC, section 910.8.1.
- Have landings less than eighteen (18) feet apart measured from the finished grade; 2000 UMC, section 910.8.2.
- Be at least fourteen (14) inches in width; 2000 UMC, section 910.8.3.
- Have rungs not more than fourteen (14) inches on center; 2000 UMC, section 910.8.4.
- Have a minimum of six (6) inch toe space; 2000 UMC 910.8.5.

DESIGN STANDARDS
Division 5 – Metals

05001 Design Information

Metal Finishes. Exterior miscellaneous metal work shall be:

- Steel (ferrous): galvanized and painted.
- Aluminum (non-ferrous): anodized or powder-coated.

Bollards, Removable. Removable bollards may be any design acceptable to the city project manager meeting the following minimum requirements:

- Able to accept standard padlock (provided by Owner)
- Slope adjacent concrete surfaces away
- Provide drain hole and gravel sump area under
- All steel to be double coat galvanized

Roof Access Ladders: *(roof access requirements)(see additional access requirements in section 07001 - Roof Hatches).*

The information in this section has information specific to codes that may or may not change in the future. The information is current with such codes as of October / 2004. The information in this section serves only to provide a basic understanding and is not meant to be complete, but rather a summary of the most basic requirements.

Required by:

2000 UMC, Section 910.8, 2003 IBC, Section 1009.12 and 2000 Southern Nevada Mechanical Code (Supplement)

Per the 2000 Uniform Mechanical Code, Section 910.8: Furnaces located on the roof of a building shall be readily accessible. (The building department interprets this as all equipment that needs to be maintained.)

Note: There is no requirement for permanent access to a roof without mechanical equipment.

Exception 1: Permanent exterior ladders providing roof access need not extend closer than eight (8) feet (2438 mm) to the finish grade.

Exception 2 amended by the 2000 SNMC: A portable ladder may be used for access for furnaces on the single-story portion of a Group R, Division 3 and Division 4 occupancies and Group U, garages and carports.

Exception 3: Permanent ladders for equipment access need not be provided at parapets or walls less than thirty (30) inches (762mm) in height.

Exception 4: added amendment by the 2000 SNMC: Furnaces installed on a roof not exceeding sixteen (16) feet in height above grade may be accessed by a portable ladder.

Per the 2003 International Building Code, Section 1009.12 Stairway to roof. In buildings four or more stories in height above grade, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.

Restrictions: Although it is not desired, there are no restrictions in the Zoning or Planning

DESIGN STANDARDS

Division 5 – Metals

ordinances/codes that restrict roof access ladders (whether visible or not from the public way). Beware, planners may interpret them similar to mechanical equipment and therefore try and impose the same restrictions. Renderings submitted for site development plan review shall accurately portray the appearance of everything as closely as possible to avoid objections coming up at a later date.

Construction Requirements: References: 2000 UMC, 2003 IBC, OSHA and ANSI Requirements

The following list of requirements is not meant to be complete, but rather a summary of the most basic requirements.

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- Be at least fourteen (14) inches in width; 2000 UMC, section 910.8.3.
- Have rungs not more than fourteen (14) inches on center; 2000 UMC, section 910.8.4.
- Have a minimum of six (6) inch toe space; 2000 UMC 910.8.5.

DESIGN STANDARDS
Division 6 – Wood & Plastics

06001 Design Information – Wood & Plastics

Pressure Treated Wood. It has come to our attention that pressure treatment for wood that includes arsenic in the solution has gained favor by trial lawyers. Specify that pressure treatments shall not include arsenic. This composition will be banned sometime in 2003, but sick building syndrome type lawsuits have been filed related to arsenic solutions used in pressure treatments for foundation grade lumber.

Mold on Lumber. Include provisions that lumber delivered to the construction site that has mold on it is acceptable to use ONLY IF the mold is sanded off BEFORE it is incorporated into the construction or brought within the building area (outside the structure). All visible mold must be sanded off all surfaces of the contaminated lumber one foot beyond the visibly contaminated area.

DESIGN STANDARDS
Division 7 – Thermal & Moisture Protection

07001 Design Information

Flashing and Sheet Metal. Included in Section 07300 Roof Coverings.

Roof Hatches. (see additional access requirements in section 05001 - Roof Access Ladders).

The information in this section has information specific to codes that may or may not change in the future. The information is current with such codes as of October / 2004. The information in this section serves only to provide a basic understanding and is not meant to be complete, but rather a summary of the most basic requirements.

Required by:

2003 IBC

International Building Code, Section 1009.12., Roof Access, Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 square meters) in area and having a minimum dimension of 2 feet (610 mm).

Commentary 1: Ladder extensions and/or grab bars are not required at roof hatches with permanent access ladders. See commentary; OSHA

Commentary 2: Roof hatches left in the open position are hazardous. ANSI standard A1264.1 – 1995, Safety requirements for Workplace Floor and Wall openings, Stairs, and Railing Systems, requires guardrail protection for the exposed sides of ladder way openings in any working/walking surface. Therefore, unprotected openings in roofs could be cited under the general duty clause of the Occupational Safety and Health Act, which requires an employer to provide a workplace free from recognized hazards. See commentary; OSHA

Roof Hatch – Safety Railing.

Note: The safety railing is not required per any codes, but is a safety measure required by the city.

Manufacturer: Babcock-Davis, Standard Model No. RH5R-SS (minimum 42" high above roof elevation)

See manufacturers information for alternate railing designs where it may be necessary to step off ladder to one side or the other.

DESIGN STANDARDS
Division 7 – Thermal & Moisture Protection

07001 Design Information

Flashing and Sheet Metal. Included in Section 07300 Roof Coverings.

Roof Hatches. (see additional access requirements in section 05001 - Roof Access Ladders).

The information in this section has information specific to codes that may or may not change in the future. The information is current with such codes as of October / 2004. The information in this section serves only to provide a basic understanding and is not meant to be complete, but rather a summary of the most basic requirements.

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DESIGN STANDARDS
Division 7 – Thermal & Moisture Protection

07210 Building Insulation

Provide more than the normal minimum of building insulation. The City is a long-term property owner so do consider the energy savings over the life of the building in determining payback.

Exterior Wall Assembly: Provide a minimum of R-19, for example:

- Studs. 6" Nominal stud minimum for the building envelope with R-19 fiberglass batts.
- CMU. Provide 2" interior and 2" exterior (or equal combination) rigid insulation providing a minimum R-20. When using Exterior Insulation Finish System (EIFS), do not use in high traffic areas where it will show pedestrian wear.

Roof / Ceiling Assembly: Provide a minimum of R-38.

Radiant Barriers: Consider their use, when a generous plenum or attic space is present. Place the barrier on the underside of the roof assembly facing the attic space.

Interior Wall Assembly: Specify a minimum of STC 45 wall assembly for all interior office, conference rooms, restrooms, and other occupied room partitions. Consider higher ratings, including double wall assemblies, between noiser spaces (larger conference rooms-meeting rooms-classrooms) and adjacent offices.

- Interior studs, gypsum board, and sound batts to be continuous to underside of slab, or alternately, if a partition just penetrates the suspended ceiling, lay continuous sound attenuation blanket 4'-0" on each side of partition over a suspended ceiling. Partitions that terminate at the ceiling are not permitted.
- Caulk the perimeter of the partition under the edge of each base layer of gypsum panel and around all penetrations including electrical boxes with a continuous bead of acoustical sealant.
- Flank the finished floor material into the partition. Do not place or float partition over flooring material.

DESIGN STANDARDS
Division 7 – Thermal & Moisture Protection

07300 Roof Coverings

Related Sections.

Reference Section 02001 Design Information – Site Construction for waterproofing systems on the backside of retaining walls.

General.

- The contractor shall provide flood testing and City acceptable report for all roofs, regardless of the roofing material or slope.
- Consultant must accurately calculate and locate the actual roof slopes, crickets, and valleys on the roof plan, no approximations or general design descriptions.
- Provide sheet metal copings on all parapets and similar roof edge caps.
- Note on the drawings or in the specifications that the roofing installer is to build to the greater quality/quantity of the detailing indicated in the contract documents or the manufacturer's recommendations.
- Always specify a "pre-sloped" manufacturer's curb for roof mounted equipment (NO site built curbs).
- No pitch pockets.
- No surface mounted conduits or piping allowed on the roofing surface.
- Do not allow roof drain flows onto sidewalks.

Code Requirements. The consultant shall research Sections 1504 & 1609 of the 2003 I.B.C. with regard to wind loading requirements of roof assemblies. Roof manufacturers will warranty their roof for a given number of years with a given maximum wind speed (for example, a roof will come with a 15 year warranty for wind speeds up to 72 mph). All roofing types (clay tile, metal roofs, single ply, asphalt shingle, etc) need to be evaluated for performance requirements for wind resistance. These performance requirements are calculated based on equations in Section 1609 of the 2003 I.B.C. The code requires that wind pressures be evaluated for each and every building based on a building's importance factor, category, and exposure, window opening sizes, etc. The consultant is responsible for computing the wind pressures for the roof of their particular building and evaluating the performance of their roofing system to determine that the roofing system will be able to handle the wind pressure as calculated by the code. A computer program for calculating wind pressures is available at www.digitalcanal.com. The consultant will also need a copy of ASCE 702 document to use in conjunction with the computer program. Factory Mutual and the American Society for Civil Engineers also publish tables which can be used to calculate wind pressures. Factory Mutual publishes a "Loss Prevention Data Sheet – Documents 1-28 & 1-29" and ASCE publishes the ASCE 7 tables for wind load pressures.

Consultants should keep in mind that some roofing manufacturers will publish that their roof will pass the Factory Mutual 1-90 roof test (which means that the roof was tested by Factory Mutual to withstand wind pressures of 45 psf.). However, the wind pressure will need to be calculated for the specific building and the specific site, so that the consultant can be assured that the wind pressures acting on your building are less than the wind pressures that Factory Mutual warrants their roof for.

Preferred System. Unless specifically directed otherwise, specify 60 mill thermoplastic polyolefin (TPO) membrane fully adhered roofing system. The roofing system option would require a fleece back TPO membrane, fully adhered to a composite fiberboard using type 3 or 4 hot-mopped asphalt. The composite fiberboard is mechanically fastened over rigid insulation (thickness of rigid insulation and composite fiberboard shall provide at least an R30 insulation value). The rigid insulation would typically be fastened over metal decking. The fleece backing on the TPO membrane is required so that the hot-mopped asphalt doesn't bleed through to the top of the TPO membrane and the composite fiberboard is required because it provides an acceptable substrate for the type 3 or 4 hot-mopped asphalt. Please consult the manufacturer's literature for all requirements for this fully-adhered single ply roofing system. ICC & ES Reports are available for fully adhered roofing systems and supply information regarding the wind

DESIGN STANDARDS
Division 7 – Thermal & Moisture Protection

pressures that this type of roofing system will withstand.

Alternate System (same as Preferred System except as noted). Specify 60 mill thermoplastic polyolefin (TPO) membrane fully adhered roofing system. The roofing system option would require a fleece back TPO membrane, fully adhered to a composite fiberboard using foam adhesive. The composite fiberboard is an optional component of the roofing system and the single ply roof may be directly adhered to the R30 rigid insulation if desired. The rigid insulation would typically be fastened over metal decking. The fleece backing on the TPO membrane is required so that the adhesive doesn't bleed through to the top of the TPO membrane. The composite fiberboard may be added to this roofing system in order to increase the roofing system's ability to withstand wind pressures. Please consult the manufacturer's literature for all requirements for this fully-adhered single ply roofing system. ICC & ES Reports are available for fully adhered roofing systems and supply information regarding the wind pressures that this type of roofing system will withstand.



0504-5WHM.pdf
(255 KB)

Manufacturer's. The following manufacturer's are not allowed on City Buildings:
Carlisle Syntec (Failure to respond to warranty work)

Installation (NOTE THIS IS A DEPARTURE FROM THE NORM). The installer of roof coverings shall be responsible for all flashing and counter flashing (including parapet copings) to insure a complete watertight roofing system installation. Provide this information in Section 07300 Roof Coverings and Section 07620 Sheet Metal Flashing & Trim.

Required Pre-Roofing Conference before roofing starts. Contractor is to coordinate this conference with the Roofing, Flashing, HVAC, Stucco, Membrane, and other moisture protection sub contractors. A Pre-Roofing checklist will be provided by the City.

Roof curbs and parapets. Membrane roofing is to continue up over the top and down for all roof curbs and parapets. Counter flashing must also be provided. See required details.

Warranty/Guarantee. Specify a minimum manufacturer's warranty of 15 years. Do not specify a bond.

In addition to the manufacturer's warranty, require in the specifications that the contractor guarantee the roofing and associated work remain absolutely watertight and free from all leaks, due to faulty or defective materials and workmanship for a period of five (5) years. Sample specification language:

The General Contractor does hereby guarantee the roofing and associated work including but not limited to all flashing and counter flashing both composition and metal, roof decking and/or sheathing; all materials used as a roof substrate or insulation over which roof is applied; promenade decks or any other work on the surface of the roof; metal work; gravel stops and roof expansion joints to be absolutely watertight and free from all leaks, due to faulty or defective materials and workmanship for a period of five (5) years, starting on the date of Substantial Completion of the Project.

The General Contractor also guarantees that during the Guarantee Period he will, at his own expense, make or cause to be made such repairs to, or replacements of said work, by a roofing contractor approved and certified by the manufacturer to install the accepted roofing system, in accordance with the roofing manufacturer's standards as are necessary to correct faulty and defective work and/or materials which may develop in the work including, but not limited to: blisters, delamination, exposed felts, ridges, wrinkles, splits, warped insulation and /or loose flashings, etc. in a manner pursuant to

DESIGN STANDARDS

Division 7 – Thermal & Moisture Protection

the total anticipated life of the roofing system and the best standards applicable to the particular roof type in value and in accordance with construction documents as are necessary to maintain said work in satisfactory condition, and further, to respond on or within three (3) calendar days upon proper notification of leaks or defects by the Owner or Architect.

This General Contractor guarantee is limited to the work performed by the general contractor and does not extend to: (1) alterations or additions to the roof performed by other contractors, (2) damage caused by lightning, windstorm, hailstorm and other unusual phenomena of the elements, or fire, (3) damage to the interior contents of the building such as furniture and files not attached to the building, and (4) damage or abuse of the work caused by others not associated with the General Contractor.

DESIGN STANDARDS
Division 8 – Doors & Windows

08001 Design Information – Doors & Windows

General – Doors and Frames.

Materials.

Interior wood doors, when specified, shall be paint grade, solid core. Hollow core may be considered for low usage closet doors only.

Interior door frames shall be metal (no wood, see below).

Exterior service doors shall be hollow metal in hollow metal frames.

Exterior entry doors may be any materials compatible with the building design.

Hollow Metal Doors and Frames.

Minimum Standard for manufacture: ANSI A250.8 (1998) [Formerly SDI-100 (1991)], within the following limitations specify level and model as appropriate to the usage.

Exterior

All exterior hollow metal doors and frames shall be galvanized at the factory.

All exterior hollow metal doors and frames shall be seamless (Model 2), factory welded and ground only (plastic filler or caulking is not acceptable).

Exterior doors shall be flush top.

Exterior door face shall be 16-gage minimum (therefore limited to Level 3 or 4).

Exterior door frames shall be 14-gage minimum, heavier gage for wider openings.

Exterior doors shall be appropriately steel stiffened for the usage and completely filled with batt mineral wool, fiberglass, or foam insulation; honeycomb core stiffening is not acceptable.

Interior

Interior door face shall be 18-gage minimum (therefore limited to Level 2, 3 or 4).

Do not specify seamless edge for interior doors (therefore no Model 2).

Interior door frames shall be hollow metal, either welded or knockdown. Knockdowns are preferred for remodels although City crews are reluctant to relocate/re-use them, welded is preferred for new construction.

When specifying welded interior door frames, they shall be 16-gage minimum, heavier gage for wider openings.

Glass Block. Due to vandalism problems, the use of glass block is prohibited on all projects. This includes plastic and vandal resistant versions of glass block.

DESIGN STANDARDS
Division 8 – Doors & Windows

General – Glazing.

Limits.

1. Limit manufacturers to those capable of timely replacement.
2. Specify dual pane.
3. There are no limits on color, reflectance, or transmission as long as the consultant can justify selection.

Consideration

1. Evaluate the orientations of glazing and the different glazing attributes available for the best efficiencies in daylighting, solar heating, shading, ventilation and aesthetic value.

Skylights. Consideration needs to be given to making any skylights burglar resistant. Bars on the outside are preferable over bars located on the inside to deter break-in attempts.

DESIGN STANDARDS
Division 8 – Doors & Windows

08710 Door Hardware

Reference "Section 13700 Security Access and Surveillance Access Control" for the City card entry system. Reference "Section 16001 Design Information – Electrical" for special door hardware requirements prescribed by the National Electrical Code.

Use this section as the basis for scheduling hardware unless matching existing hardware in a remodel or expansion. A normal amount of deviation from these standards is expected in new construction but must be approved by the City Project Manager.

The City's justification for only two sources for each item is the necessity for the City to stock these parts in order to keep its property secure and exiting safe at all times. No substitutes beyond the two listings.

Cylinders. Best I/C Core 7 pin housings with Best / Kaba Peaks Cores, depending on the location and the end user situation, to be determined by D&E Locksmiths. Contractors will supply construction cores. The City of Las Vegas Locksmiths will install City cores after C of O. Keyed cores will be ordered by the City of Las Vegas, D&E Locksmiths.

[Note: no core substitutions allowed. This sole source manufacturer is required to match the City of Las Vegas master key system.]

Exit Devices. Von Duprin 99EO (with Alarm Kit – 99EO ALK) or 33 Series devices, finish 26D Dull Chrome, unless matching existing hardware finish. For pairs of doors, when building codes permit, use rim devices with keyed removable mullions.

Electric Locks for Card Access. Electrified Von Duprin Exit devices with Von Duprin Electric Strikes or Hes equivalent.

[Note: no exit device substitutions allowed. The cost to stock additional manufacturers is too costly since the items can cost up to a \$1,000.00 per item]

Mortise Locks. Best 35H 14H (35H Series, 14H trim design) or Schlage L9000 Series equivalent.

Cylindrical Locks. Best 93K14D (93K Series, 14D trim design) or Schlage D Series equivalent.

Door Closers. LCN 4041 Series (4041 is the ADA compliant model of the 4040 Series) or Norton 7500 Series equivalent.

Cabinet Locks. All cabinets & drawers that need to be secured should accept Best Cores. Use original Best cabinet locks or Olympus with Best Cores.

For Special Applications Contact:

City of Las Vegas, Detention & Enforcement
Kirk Miley, Sr. Locksmith
3300 Stewart
Las Vegas, Nevada 89101
(702) 229-6617

Best Access Systems already has this address and contact as their shipping designation for the City of Las Vegas. [Click here to view the keying process.](#)

(continued)

DESIGN STANDARDS
Division 8 – Doors & Windows

Accessories – Exterior Doors.

Specify:

- Top rain drips (unless otherwise protected)
- Perimeter weather-stripping.
- Bottom sweeps (no felt or brush materials, no automatic door bottoms).
- Thresholds:
 - Set in full bed of mastic.
 - Use only a ½" ADA offset saddle threshold so exterior landing can be set ¼" below the building slab. Specify similar to Reese S514, S714, S239, or S245.
 - Do not specify a threshold ramp extending out from the doorway similar to Reese S411.
 - See Section 03001 Concrete for additional information.
- Latch protection plates on exterior hollow metal doors.
- Locking hardware for glass and aluminum exterior doors that is of a design where latch protection is not required.

DESIGN STANDARDS
Division 9 – Finishes

09001 Design Information - Finishes

Standard Finishes - City Hall Campus Facilities

The use of these City Hall Campus finishes are recommended for consideration in all city facilities for continuity and maintenance purposes.

Carpet. The City Hall Campus uses a standard carpet that can be purchased using the County's purchasing contact. [Click here to link to a generic specification for this carpet.](#)

Other facility locations may use this same carpet or any other carpet appropriate to usage. Carpet tiles are an acceptable alternative to rolls depending on usage.

Rubber Base. The City Hall Campus uses a standard 4-inch cove base by Burke, Savannah, 514 (use cove at all floor finishes).

Paint. The City Hall campus uses a standard paint color by Sinclair, Warm Oyster.

Modular Furniture. Reference Section 12500 – Furniture, for further information and finishes.

Finish Restrictions and Requirements - All City Facilities

The following finish standards and restrictions apply to all city facilities.

Tile Joints. Provide tile expansion joints (sealant and backup) over all concrete slab cold joints and saw-cut control joints. Dimension the locations of these joints on the foundation plans so that the concrete slab joints occur directly under the tile joints and where possible between full tiles (slab control joints should be laid out on the same module as the tile, i.e. 6", 8", 12" etc.).

Use of anti-fracture membranes may be utilized to minimize the number of control joints and should be considered to limit general movement cracking issues, but any such membrane must be rated by the manufacturer for the installation and must be detailed in strict compliance with the manufacturer's recommendations. Use of such membranes shall not relieve the design consultant of liability for related design defects.

Consider including in the specification a requirement for a shop drawing layout review prior to slab installation.

Ceilings. Ceiling materials other than a suspended accessible acoustical ceiling need to be pre-approved by the CLV Project Manager. Exposed mechanical systems are not uniformly appreciated by staff and management. Ceiling assemblies must provide for the future installation of concealed conduit systems.

Concrete Floor/Slab Coatings. The use of seamless floor/slab coatings are prohibited unless pre-approved in writing above the level of the CLV Project Manager. This applies to both interior and exterior applications.

This specifically includes all:

- Opaque painted floor coatings including epoxies and acrylics,
- Systems utilizing a clear protective topcoat,
- Systems with recommended annual maintenance in excess of that required for a VCT floor,
- or
- Surfaces that may be damaged by unprotected chair and table legs.

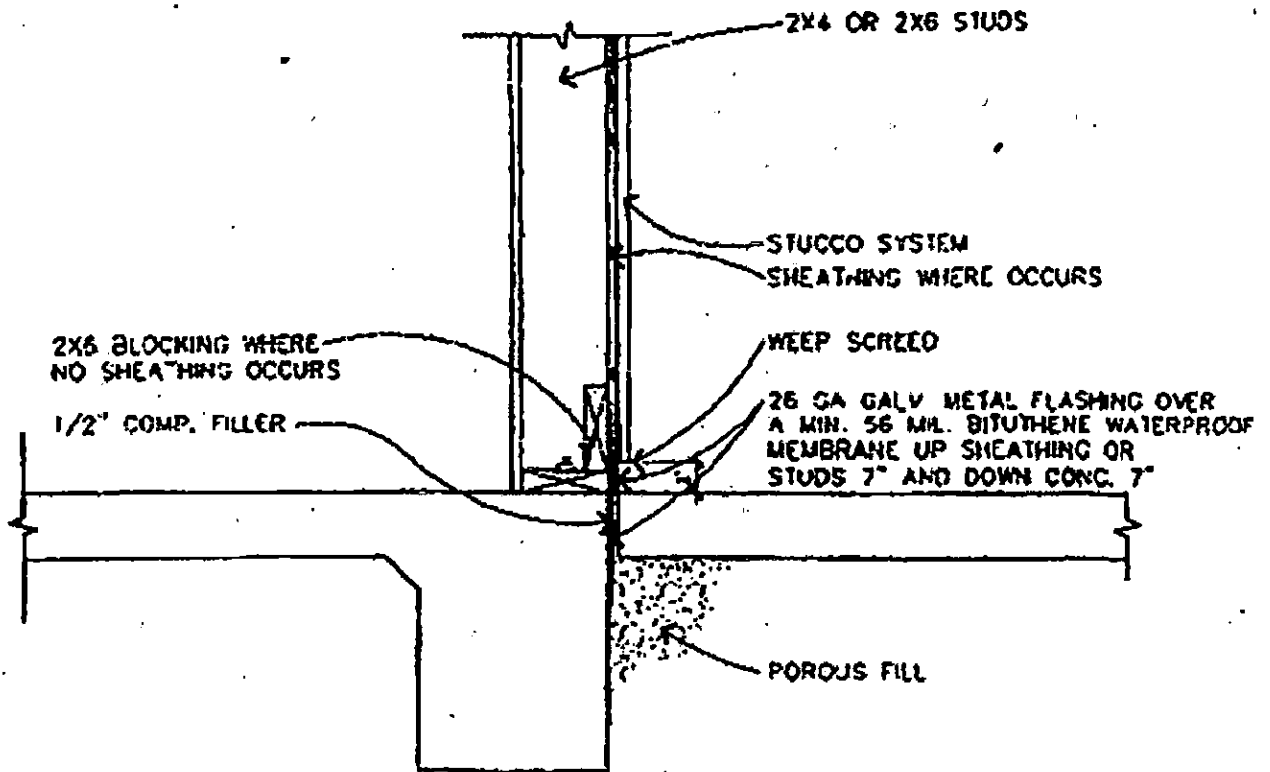
DESIGN STANDARDS

Division 9 – Finishes

Colored concrete and transparent penetrating concrete stains may be specified as appropriate (transparent means that a light colored sample of the product is not capable of concealing variations in concrete color).

Stucco. Always specify 2 layers of paper or felt backing regardless of the substrate material or minimum code requirements. Do not allow an air barrier or house wrap material to substitute for one of these required layers.

Note that concrete walks and exterior door landings are to be set below the elevation of building slabs where adjacent (See Section 3001 Concrete and Section 08710 Door Hardware threshold requirements for additional information), which will require the use of the following type of sheet metal flashing detail to meet building code and functional requirements at exterior door openings.



VCT. Require the contractor to apply two coats of high quality commercial floor polish as part of his work.

DESIGN STANDARDS
Division 9 – Finishes

09642 Wood Athletic Flooring (Highlighted text in progress)

Reference Section 03001 Concrete for the flatness and levelness tolerances to specify for the slab under wood flooring, or Section 03001 Concrete should reference Section 09642 Wood Athletic Flooring for specific requirements where wood athletic floors will be installed. See special restrictions on placing filler material such as sand between the slab and below-slab vapor barrier, noted below. Slag content is not allowed in concrete slabs beneath hardwood floors.

Due to the insistence of the Department of Field Operations, wood athletic floor systems shall be of the Floating Floor Maple Strip design, also known as a Floating Panel or Double Plywood Floor System. This type of flooring system utilizes a double layer of plywood set on cushions (resilient pads), topped by the finished hardwood floor.

Base.

2 1/2" Recessed Concrete Slab. confirm with system manufacturer for variations due to individual component thicknesses, such as resilient pads and plywood layers. Specify quality control of slab level to a tolerance of 1/8" max variation in a 10 foot radius and compliance with ACI 302 requirements for a Finish Class 9 random traffic slab on grade. Alternative to the 10 foot straight edge level tolerance, slabs under athletic floors may be specified as ACI 302 Composite Overall Multi-Directional F_F45/F_L35 slabs.

Provide poly moisture barrier under and at the perimeter of the slab and on top of the slab, directly below the cushions (resilient pads). The Maple Floor Manufacturers Association has issued a statement that the below-slab vapor retarder be placed directly below the slab, with no fill material (sand, etc.) placed between the slab and the vapor barrier. Such fill material will absorb moisture and release it over time, causing migration of moisture through the slab and into the wood floor system. Consult with flooring mills in determining proper sub slab vapor barrier location under hardwood floors.

Vapor Retarder. Polyethylene sheet 6 mils minimum thick, joints lapped and sealed.

Cushions (Resilient Pads). Manufacturer's standard or upgrade pads to achieve specified DIN scores. Note that within manufacturers' product lines, choices of cushions are available to achieve specific floor characteristics.

Subfloor. Two (2) layers of 15/32" five ply, APA rated sheathing, Exposure 1, unless system manufacturer specifically requires a variation to achieve the specified performance criteria.

Blocking. Where permanent or typically placed heavy loads are anticipated, such as under the stack area of folding bleachers, specify blocking to eliminate deflection of the wood floor. Be aware that such areas will exhibit different performance characteristics such as ball bounce and shock absorption and the design needs to consider the relative importance of designing for heavy objects to be placed in the normal field of play.

Wood Floor.

Floor. 1 1/2" x 25/32" mixed grain TGEM (tongue and groove end match) KD northern hard maple, MFMA or NOFMA graded, second quality or better. No yellow maple. Where wood athletic floors will be striped for a multitude of courts or types of activities such as in a multi-use gymnasium, specify First Grade in order that the wood grain markings do not visually distract from the variety and colors of the striping. No warped or curved cut lumber allowed. Mill must be a MFNA or NOFMA approved mill.

DESIGN STANDARDS

Division 9 – Finishes

Finish. Sand in four directions and three-coat finish in accordance with the standards set by the Maple Flooring Manufacturers Association (MFMA) or National Oak Flooring Manufacturers Association (NOFMA). Provide floor complete with painted lines, vented cove base, flush mounted floor plates and inserts for volley ball standards, electrical, timing covers etc. as instructed by the owner. Pre-finished systems are not acceptable.

Racking. Rack layout to avoid step joints. Less than 5% joints closer than 6" not permitted

Contractors. Installer and his crew must be approved by the mill providing the wood flooring and meet the following qualification criteria and be recognized by the City of Las Vegas as a qualified installer:

City of Las Vegas qualification criteria:

1. Provide written evidence that they have successfully completed the installation of three (3) similar projects during the 5 year period immediately prior to bid opening. The City shall be the sole judge of whether the previous experience was successful.
2. Provide current written evidence that the mill is a MFMA or NOFMA manufacturer approved mill.
3. Provide the name of the installing contractor and its State of Nevada contractor's license number.

DIN Standards. Wood athletic floor systems shall meet certain of the DIN Standard 18032-2 test results specific to the anticipated primary use of the floor (basketball, dance, etc.) See further DIN Standard requirements, below. DIN Certification is not a requirement, but may be considered on projects of elevated importance.

SEE NEXT PAGE FOR THE PERFORMANCE DATA MATRIX FOR FLOATING PANEL MAPLE FLOORING SYSTEMS AVAILABLE BY THE 5 MFMA MILLS. SYSTEMS CONSIDERED COMPARABLE TO EACH OTHER ARE IDENTIFIED BASED ON THE APPROPRIATE DIN CRITERIA FOR PRIME FLOOR USAGE. WRITE THE LEAST COMMON DENOMINATOR OF EACH COMPARABLE SYSTEM AS THE REQUIRED DIN PERFORMANCE CRITERIA INTO THE PROJECT SPECIFICATION AND LIST THE FLOOR SYSTEMS THAT MEET THE SPECIFIED CRITERIA IN THE SPEC AND TO DETERMINE EQUIVALENCY OF SUBMITTED PRODUCTS.

SOME PROJECTS WILL REQUIRE SEPARATE PERFORMANCE CRITERIA FOR DIFFERENT SPACES/USES, SUCH AS GYMNASIUMS AND DANCE/AEROBIC ROOMS. USE CAUTION WHEN DETERMINING THE APPROPRIATE PERFORMANCE CRITERIA FOR EACH IN ORDER THAT A SINGLE MANUFACTURER CAN MEET THE PERFORMANCE CRITERIA FOR EACH.

DESIGN STANDARDS
Division 9 – Finishes

SYSTEMS	DIN STATUS¹	SHOCK ABSORPTION (53% MIN)	RESILIENCE/ DEFLECTION (2.3 MM MIN)	DEFLECTION CONTROL (15% MAX)	BALL REBOUND (90% MIN)	ROLLING LOAD² (PASS/FAIL)
AACER FLOORING www.aacerflooring.com						
AacerCush II						
Aacerflex BP	CERTIFIED					
ACTION FLOOR SYSTEMS www.actionfloors.com						
ActionCush I	RATED	45%	1.2mm	18%	95%	PASS
ActionThrust I ³	COMPLIANT	58.2%	1.75mm	16.3%	95%	PASS
ProAction-Flex ⁴	CERTIFIED	57%	2.4mm	10.5%	95%	PASS
ProAction-Thrust	CERTIFIED	60%	2.6mm	13.7%	92%	PASS
CONNOR HARDWOOD COURTS www.connorfloor.com						
Duracushion I		49%	1.4mm	19.5%	93%	PASS
Rezillpanel (½" pad)		64%	1.8mm	21.3%	95%	PASS
Rezillpanel (¾" pad)		62%	2.4mm	18.5%	94%	PASS
Neoshok (red pad)		61%	1.9mm	21.4%	97%	PASS
Neoshok (blue pad)		63%	2.5mm	24.2%	94%	PASS
Neoshok (black pad)		70%	3.1mm	23.8%	87%	PASS
Sportbond Plus	CERTIFIED	58%	2.3mm	14.9%	93%	PASS
HORNER FLOORING www.hornerflooring.com						
Thrust-A-Cushion						
Safe Panel System						
Balanced (BPS)	CERTIFIED					
ROBBINS SPORTS SURFACES www.robbinsfloor.com						
Bio-Cushion Classic	TESTED					
Bio-Star ⁵	CERTIFIED					

FOOTNOTES: 1) Surface Friction Criteria for DIN is not included in this table, as it is a floor finish criteria achievable with any of these floors. 2) A durability, not performance criteria. 3) System installed at Mirabelli. 4) System installed at Centennial Hills 5) May not be available in 1st Grade.

DESIGN STANDARDS
Division 9 – Finishes

09900 Painting

Work Scope. Specify that all exterior pad mounted electrical cabinets and mechanical equipment (including HVAC units if visible to the public from ANY location) be painted to coordinate with the color scheme of the project. Factory finish gray is not an acceptable final finish.

Quality Standard. Specify high quality paint, since the City will be maintaining the facility indefinitely.

Solids. Specify a minimum of 32% solids by volume (not weight).

Vehicle.

Exterior: Specify only 100% Acrylic topcoats, no substitutes (not vinyl acrylic, co-polymer).

Interior: Specify as appropriate to usage.

Pigment Load. Specify Tio2 – Titanium Dioxide.

Sheen. Specify by percentage reflectance, not by label such as "semi-gloss".

Ferrous Metals. Specify an oil based (alkyd) primer on all ferrous metals with two coats of 100% Acrylic, interior and exterior.

Handrails. Specify a mastlc epoxy primer with two coats of aliphatic polyurethane, interior and exterior, to all handrails and similar heavy wear painted surfaces.

Occupied Projects and VOC. For remodels where the occupants will be remaining during construction, only specify water-based products with low VOC. Otherwise, the City does not require low VOC materials, specify the best quality for the use.

Swimming Pools and Splash Pads. Aquatic facility paint specified must be NSF approved for use and application.

Spare Materials. Specify one (no more, no less) quart of each color of water base paint be provided for the owner's use; do not provide spare materials of any oil based paints used, since the owner has no way to properly store them.

Minimum Dry Film Thickness. Specify minimum DFT for each paint system and coat. The following are minimum required thicknesses and need to be increased in the consultant's paint specification to meet standard specification text and manufacturer's recommendation.

Exterior.

Concrete Block, Brick Masonry, Concrete, Plaster (Stucco) - 2 or 3 Coat System over Block Filler

Filler Coat, minimum 7.0 mil DFT

Second and Third Coat, 1.5 mils minimum each DFT

-OR-

Elastomeric Smooth Second and Third Coat: 12 mils minimum total DFT

Elastomeric Medium or textured Second and Third coat: 18 mils minimum total DFT

Wood, Hardboard, Siding - 3 Coat System

Primer Coat (Acrylic Epoxy Ester): 1.5 mils minimum each DFT

Second and Third Coat: 1.5 mils minimum each DFT

Ferrous and Nonferrous Metal - 3 Coat System - Alkyd Primer and Acrylic Finish Coats

Primer Coat: 1.5 mils minimum each DFT.

DESIGN STANDARDS.
Division 9 – Finishes

Second and Third Coat: 1.5 mils minimum each DFT

Around swimming pools, pool equipment rooms, pool chemical storage areas, and similar harsh chemical environments, specify the epoxy systems shown below for "Interior - Wet Areas – Ferrous Metal and Non-Ferrous Metal".

Metal Doors - 3 Coat System (Shop Primed)

Spot Prime: 1.5 mils minimum each DFT, Exterior Alkyd Metal Primer

First Coat: 2-3 mils minimum each DFT, Universal Primer

Second Coat: 2-3 mils minimum each DFT, High Solids Polyurethane

Hand rails: 3 Coat System

Primer Coat: Mastic Epoxy Primer, 4-5 mils minimum DFT

Second and Third Coat: Aliphatic Polyurethane, 3-5 mils minimum each DFT

Gypsum Board: 3 Coat System

Acrylic System:

Primer Coat: 1.8 mils minimum each DFT

Second and Third Coat: 1.5 mils minimum each DFT

-OR-

Vinyl Acrylic System:

Primer Coat: 2.0 mils minimum each DFT, Exterior Acrylic Primer/Sealer/Stain Killer

Second and Third Coat: 1.6 mils minimum each DFT, Exterior Acrylic Copolymer Flat Finish

Interior.

Concrete, Cement Plaster, or Masonry - 3 Coat System

Primer Coat: 2.1 mils minimum each DFT

Second and Third Coat 1.5 mils minimum each DFT.

-OR-

Low VOC / Low Odor

First Coat: 1.7 mils minimum each DFT

Second and Third Coat 1.2 mils minimum each DFT:

Gypsum Board - 3 Coat System

Primer Coat: 1 mils minimum each DFT

Second and Third Coat 1.3 mils minimum each DFT

-OR-

Low VOC / Low Odor

Primer Coat: 1.7 mils minimum each DFT

Second and Third Coat 1.2 mils minimum each DFT

Acoustical Ceilings - 1 coat system

First Coat: 1.7 mils minimum each DFT

Wood - 3 Coat System – Acrylic Primer and Acrylic Finish

Primer Coat: 1.5 mils minimum each DFT

Second and Third Coat 1.5 mils minimum each DFT

Ferrous and Nonferrous Metal - 3 Coat System

Same as Exterior Metal (Alkyd Primer)

Wet Areas –Concrete Block and Brick Masonry — Epoxy System

Filler Coat: 7.0 mils minimum each DFT, Acrylic Block Filler

Second and Third Coat: 4-5 mils minimum each DFT, Mastic Epoxy

DESIGN STANDARDS
Division 9 – Finishes

Wet Areas – Concrete, Stucco & Plaster – Epoxy System

Primer Coat: 2.0 mils minimum each DFT, Epoxy Acrylic Concrete Sealer
Second and Third Coat: 4-5 mils minimum each DFT, Mastic Epoxy

Wet Areas – Ferrous Metal – Epoxy System

Ferrous metal - above grade

Prep - Clean with Phosphoric Acid Metal Preparation
SP-3 Hand tool Clean to remove all scale, weld slag and foreign debris.

Primer Coat: 3-4 mils minimum each DFT, 70% minimum solids Zinc Epoxy Primer
Second and Third Coat: 4-5 mils minimum each DFT,
80% minimum solids Mastic Epoxy

Ferrous metal - below grade or through concrete

Prep - Sand blast new steel to SP-6 standard

Primer Coat: 4-6 mils minimum each DFT, 60% minimum solids Epoxy Primer
Second and Third Coat: 8-12 mils minimum each DFT, 100% solids Epoxy

Cure for 4 days before exposed to water environment.

Wet Areas – Non-Ferrous Metal – Epoxy System

Prep Coat, Metal Phosphorizer
Second and Third Coat: 4-5 mils minimum each DFT, Mastic Epoxy.

Concrete Floors

1 Coat clear polysiloxane concrete penetrating sealer.

DESIGN STANDARDS
Division 10 – Specialties

10160 Toilet Compartments

Unless matching existing materials, use:

- Floor supported with headrail mounting or
- Floor to ceiling mounting,
- Solid polymer (high-density polyethylene with homogenous color throughout), or
- Baked enamel painted steel partitions

as appropriate to usage and project budget. Park restrooms utilize the city's standard custom design.

Consider extra deep compartment stalls in senior facilities.

DESIGN STANDARDS
Division 10 – Specialties

10350 Flagpoles

Design consultants shall not suggest or recommend including flagpoles in any facility designs. The City Project Manager will inform the consultant if flagpoles are to be included.

When flagpoles are included in the design:

Specify aluminum, stainless steel aircraft cable internal halyard with flush access door and cylinder lock that permits locking of the flag in any position, winch operated, revolving truck assembly, with flash collar,

Equal to the features, materials, and warranty of the Deluxe IH Series, Internal Flagpole System with "M" type winch, all stainless steel cable available from Anchor Flag, Inc., 2044 Hwy 9 W. Longs, South Carolina 29568, 800-637-3002, www.anchorflagandflagpole.com.

Flags must be properly lighted since flags will not be lowered at night. Comply with "The Flag Code of The United States-Public Law 94-344 July 7, 1976", <http://www.bcpl.net/%7Eetowner/flagcode.html>.

If lights are ground mounted, they must be low temperature, vandal resistant and located outside of sidewalks, concrete flatwork, and pedestrian areas. Mounting lights on freestanding, parking lot, or general lighting poles is acceptable if glare and light spill into residential areas is limited.

The City does not have a standard pole height or flag size.

DESIGN STANDARDS Division 10 – Specialties

10426 Signage & Graphics

General Information. This section includes information pertaining to Building and Site signage standards and code requirements. The consultant shall provide complete project documents necessary for the project to open with a full complement of signs including on/off site and building signage location plans, signage details, and specifications. The consultant shall review and utilize the standard sign details provided in the OAS design standards. The quantity and location to install each of the signs is described in the most specific section of the design standards and/or in this section.

If these standards do not contain a standard sign necessary for a project contact OAS to coordinate the design and the text for the sign. Signage for historic buildings will be determined on a case by case basis, with many if not all of these design standards being modified as appropriate and required.

Manufacturer and contractor logos or advertising plates are not allowed on any signs or construction features including chain-link fences, sidewalks, manufactured buildings, shade structures, etc.

Reference additional signage requirements in the following sections:

01030 Accessibility
01050 Park Design
02882 Recreational Facilities & Playground Equipment
02870 Site Furnishings
02875 Site Shelters
02882 Recreational Facilities & Playground Equipment, Dog Parks, Skate Parks
13300 Splash Pad Equipment
13910 Basic Fire Suppression Materials & Methods
16001 Design Information - Electrical
16520 Exterior Lighting

Dedication Plaque. All major buildings open to the public and all parks require a dedication plaque. Building plaques are generally located around the main entry, interior or exterior. Park plaques are monument mounted. Verify locations with the City and whether a plaque is required if in doubt.

See the corresponding drawing file showing the dedication plaque. The same plaque is used for interior and exterior use, and for buildings and park monuments.

\\EMPEROR\Intranet\PublicWorks\OAS Intranet\DesignStandardsManual\Drawings\10-Specialties\Dedication Plaque\ST10426-01.dwg Coordinate the names of the public officials, project name, and dedication date to be shown on the plaque with the City. The City is responsible to coordinate approvals and acquire the plaque. Variations from the standard need to be approved by the City Manager. Note on the drawings that the plaque will be furnished by the City and installed by contractor.

Plaque Monument. To be utilized when placing a plaque in a park or other open space project that does not contain a significant building. Reference the corresponding concrete monument drawing file, which shall be included in the construction documents. The concrete monument shall be located near the vehicular and/or pedestrian entrance to the site in a planting area (not grass). The concrete monument is to be furnished and installed by the contractor. Any revisions made to the design of the concrete monument requires prior approval from the City Manager's Office.

Ordering. The plaque will not be ordered until after the grand opening ceremony for the project. The fabrication and delivery of the plaque takes approximately 6 weeks from the time a P.O. number is issued to the manufacturer. The manufacturer is A.R.K. Ramos, contact person: David Wommer, phone (800) 725-7266, fax (405) 232-8516.

DESIGN STANDARDS

Division 10 – Specialties

Site Signage.

Park Monument Signs. Precast concrete, not lighted, furnished and installed by the City upon completion of the project. Indicate the signage location(s) on the drawings. Signs may be one or two sided, base size is 2'-0" x 10'-0". City contact: John Black at phone no. 229-6988 in the Department of Field Operations (Parks / Open-Spaces Division). These signs may also be used to identify building projects as appropriate.

Off-Site and On-Site (Vehicular Signage). Aluminum signs with applied Silk-screen text and graphics. Signs should be post mounted; mounting on light poles is discouraged but allowed where additional posts would be impractical or hazardous such as in parking lots. Comply with the Manual on Uniform Traffic Control Devices and all codes/regulations.

Handicapped Parking Signage. Ref. ADAAG Standards and N.R.S. in regard to handicap parking and side-lift vehicle parking requirements. Reference Section 01030 Accessibility for further information.

On-Site Regulatory-Informational-Warning Signage (Non-vehicular Signage). Signs may be mounted on posts or fences, although mounting on light poles is discouraged but allowed where additional posts would be impractical or hazardous such as in soccer field light poles areas. Standard drawings of the signs and mounting instructions are located in this and other sections of the Design Standards.

Signage Standards (sign and post specifications / mounting requirements).

Colors (Signs).

- Regulatory and Park Activity Signs / Identification Signs: White background with Black text.
- Warning Signs: Red background with White text. (Pantone Red – 187C)
- Handicap Parking Signs: Blue background with White text. (Pantone Blue – 294C)

Note: Any exceptions to these colors will be shown in the section specific to the sign.

Sign Specifications.

On-Site Regulatory-Informational-Warning Signage (Non-vehicular Signage).

- Aluminum signs (thickness .080")
- Engineered White Sheeting Background
- Silk-screen applied color over background material. (Inks shall have a light fastness rating of 7-8 on the din 16525 (Wool Scale) or equivalent industry standard, and must be able to withstand 375 degrees Fahrenheit (190 degrees Celsius) without noticeable change of pigmentation. Inks shall be formulated using a computer colorimetry system and shall be matched with a tolerance of +/- 0.1 grammes.)
- Provide UV inhibitors in color.
- Provide 3M Scotchlite Protective Overlay Film Series 1150
- Reference sign drawings for hole locations.

Off-Site and On-Site (Vehicular Signage).

- Aluminum signs (thickness .080")
- High Intensity grade, or equal background (encapsulated lens retro-reflective sheeting) *(Class 4 sheeting shall meet the requirements of FP-96, Section 718, for Type III sheeting.)*
- Silk-screen applied color over background material. (Inks shall have a light fastness rating of 7-8 on the din 16525 (Wool Scale) or equivalent industry standard, and must be able to withstand 375 degrees Fahrenheit (190 degrees Celsius) without noticeable change of pigmentation. Inks shall be formulated using a computer colorimetry system and shall be matched with a tolerance of +/- 0.1 grammes.)
- Provide UV inhibitors in color.
- Provide 3M Scotchlite Protective Overlay Film Series 1150.

DESIGN STANDARDS

Division 10 – Specialties

- Reference sign drawings for hole locations.

Post / Sign Attachment Specifications.

- 2" Galvanized post (box member) w/ continuous perforated holes on all four sides.
- Attach anchor and sleeve together prior to driving into ground. Leave at least one hole, but no more than two, above ground or above sidewalk.
- For sidewalk installation, drill sidewalk with a 3" hole, the center to be 6" from the back of sidewalk.
- Attach post to anchoring system by using at least two 3/8" diameter. Drive rivets.
- Provide 4" minimum lap between post and the anchor/sleeve assembly.
- Attach signs with (2) - #10 x 3/4" self-tapping vandal proof screws (screws color to match sign color).

Note: Reference sign post installation detail drawing for further information pertaining to length of anchor and sleeve.

Sign Mounting Standards.

On-Site Regulatory-Informational-Warning Signage (Non-vehicular Signage).

- Mounting Height shall be between 40" min to bottom of sign and 70" maximum to top of sign. (unless noted otherwise).
- More than one sign is allowed on a single post.
- Signs shall be installed on the same face or on the opposite side of the post only. If signs are mounted on the opposite side of the post they shall be mounted at the same height.
- No signs shall be installed at a right angle (perpendicular) to another sign on the same post.
- Single post mounting is required unless noted otherwise.
- Post height shall not extend above the top of signs.
- Post mounted signs shall be located in landscaped areas (decomposed granite vs. turf) if possible.

Off-Site and On-Site (Vehicular Signs).

- For mounting Height and additional requirements reference the standards in the Manual on Uniform Traffic Control Devices (MUTCD).

Note: Reference Accessibility Section 01030 for further information pertaining to mounting standards for handicap parking.

Light Pole Attachment (only when necessary).

- Do not drill through or into light poles.
- Provide galvanized straps to secure signs to poles.

Building Signage – Exterior.

Park Restroom Building Men's and Women's Room Signs. A.R.K. Ramos, model no. E-94 at the women's room and F-94 at the men's rooms. The sign field texture to be pebble. Color to be selected per project by the consultant to coordinate with the project color scheme.

Building Name. The following types of buildings will be given name identification on the exterior of the building located in proximity to the main entrance; Community centers (i.e. senior centers, auditoriums/theatres, track break buildings, etc.), Recreation centers, Fire Stations, Government (Public) Buildings. Do not provide Building Name signage on park restrooms or similar accessory buildings. The official name of the building typically will not be known until the grand opening. Therefore, the design consultant shall provide a location only; on the building for a proposed future building name (architectural project manager to coordinate with city department official name). Appropriate lighting and mounting requirements will be included in the contract documents but the signage will typically be by an outside

DESIGN STANDARDS
Division 10 – Specialties

vendor after completion of the construction.

Individual Cast Metal Letters: A.R.K. Ramos, material: Bronze, Finish: Dark Bronze Anodized, Text Font: Helvetica Medium, Height: varies, Depth: varies (dependant on height), Edges: square.

Building Address. As required by local code including park restrooms if required.

Individual Cast Metal Numbers: A.R.K. Ramos, material: Bronze, Finish: Dark Bronze Anodized, Text Font: Helvetica Medium, Height: varies, Depth: varies (dependant on height), Edges: square.

The following code requirements are provided as a reference. Verify all requirements with the Department of Building and Safety.

Address display requirements (Commercial Building) Per. Ord. No. 3744 10/93:

- Address must be displayed on the freestanding sign, if there is one on the lot, and on at least one location on the building.
- Place address so it is visible from the street in both directions.
- Contrast the color of address and unit numbers with the color of the background.
- Illuminate the address and unit numbers directly or indirectly so it is visible at night.
- Place address clear of landscaping.
- Address must be displayed at each entrance.

Note: Reference Ordinance No. 3744 (figure 10) for additional information/clarification regarding size requirements and location requirements.

Address display requirements (Commercial Complex) Per. Ord. No. 3744 10/93:

- General address or address range must be displayed on the freestanding sign, if there is one on the lot, and on at least one location on each building.
- Place address so it is visible from the street in both directions.
- Contrast the color of address and unit numbers with the color of the background.
- Illuminate the address and unit numbers directly or indirectly so they are visible at night.
- Place address and unit numbers clear of landscaping.
- Unit address displays must be at each entrance.

Note: Reference Ordinance No. 3744 (figure 11) for additional information/clarification regarding size requirements and location requirements.

Building Signage – Interior.

Room and Informational Signage. The following is the information for city standard signage. The Architectural Project Manager for each project shall be responsible to decide the appropriate signage for those signs that are not required but may be desired.

Interface Sign Systems (module signs) are the standard for the following types of signage:

- Main Directories
- Directional Signs (raised letters w/ Braille)
- Room Signage
- Restroom Signage (raised letters w/ Braille), *Required*
- Operations rooms, i.e. janitors closet, mechanical rooms, etc. (raised letters w/ Braille), *Required*
- Stairways per ADA/ANSI and UBC, *Required*

Note: No equals are known and no substitutions will be allowed.

DESIGN STANDARDS
Division 10 – Specialties

Note: Choice of module for each type of signs shall be selected in regard to the amount of text and size of sign required.

All required signage must comply with ADA/ANSI requirements.

Color. City Hall complex standard color is Innerface color 5. All other buildings can have the color selected to match the color scheme for the particular building.

Innerface Sign Systems, Inc., Contact person: Anita Chisolm, Phone no: (800) 445-4796 (ext. 115) voice mail extension 9215, Fax no: (770) 564-0362.

Local rep. is Janell Prazak (800) 445-4796 (Los Angeles).

End of Document

DESIGN STANDARDS
Division 10 – Specialties

10553 Rapid Entry Key Boxes

Buildings containing fire suppression or fire alarm systems are required to be provided with a Rapid Entry Key Box (Knox Box). Exact locations and determinations must be coordinated with the City's Fire Department Prevention Office for each such project. Additionally, in circumstances where building electrical main disconnect gear is located within a building, the CLV Building Department requires the exterior door giving direct access to the disconnect gear to be provided with a rapid entry key box.

Rapid entry key boxes by the Knox Company, only, are to be installed (www.knoxbox.com) (800-552-5669) (fax: 623-687-2299). Substitutions or specifying other products are not allowed.

Typically, specify the 3200 Series product, RECESSED. Specify the 4400 Series Vault product only if a situation exists where more than eight keys will be necessary to be placed in the box to allow emergency access to the facility (rare cases), or when it is desired to have dual locks installed on the box (special circumstance only, that would be determined by the Marshal's Division and the facility's occupying department through the Architectural Project Manager).

Specify the manufacturer's reflective labels for installation on the exterior face of each building exterior door controlled by a key maintained in the Rapid Entry Key Box.

Specify recessed mounting kits where appropriate for the type of supporting construction.

Tamper switches are not typically required for the Rapid Entry Key Boxes. The Architectural Project Manager will advise the consultant if a particular project requires this optional security feature. If so instructed, specify the manufacturer's UL listed tamper switch and include power requirements per the manufacturer's printed instructions in the construction documents.

Finishes are at the consultant's discretion from the manufacturer's standard polyester powder coating (black, dark bronze or aluminum), or where extreme moisture or humid conditions will be encountered, the manufacturer's optional aluminization shall be specified.

Indicate location(s) as approved by the Fire Department and mounting heights on construction drawings. Mounting and access shall be in compliance with the Americans With Disabilities Act referenced guidelines to allow inspectors and other non-emergency personnel the ability to inspect and service the boxes and the installation shall be RECESSED unless specifically approved otherwise by both the Architectural Project Manager and the Fire Department.

Other Standards. This standard is a companion to other standards describing features of fire detection and suppression systems and electrical systems. This design standard is not intended to duplicate or replace adopted code requirements.

Related City of Las Vegas design standards include:

- 13851 – Fire Alarm
- 13910 – Basic Fire Suppression Materials and Methods
- 16001 – Design Information – Electrical
- 16510 – Interior Lighting (applies when key switches are used to control lighting)

Applicable codes and national standards to this City of Las Vegas design standard include, but are not limited to:

- Uniform Fire Code, NFPA 1 2003 Ed., Primarily Chapter 13. (effective date 5-19-04)
- City of Las Vegas Fire Code Amendments, 2003 Ed.

DESIGN STANDARDS
Division 10 – Specialties

10800 Toilet Accessories

Facilities Restrooms. (City employee buildings, leisure centers, fire stations, etc.)

Public facilities, which are less controlled such as leisure centers will have more of a need to have the recess mounted accessories for ease of use and maintenance reasons.

Employee buildings, fire stations, etc. we encourage the use of surface mounted accessories.

Approved Manufacturers. Bobrick, Bradley Corp., American Specialties Inc., or approved equal.

Note: All listed accessories manufactured by Bobrick are the Contura Series unless noted otherwise.

Paper Towel Dispenser and Waste Receptacle (surface mounted). Bobrick, Model No: B-3949 (mounting height may vary due to individual design constraints).

Paper Towel Dispenser and Waste Receptacle (recess mounted). Bobrick, Model No: B-43944 (mounting height may vary due to individual design constraints).

Paper Towel Dispenser (surface mounted). Bobrick, Model No: B-4262 (mounting height may vary due to individual design constraints).

Paper Towel Dispenser (recess mounted). Bobrick, Model No: B-4362 (mounting height may vary due to individual design constraints).

Waste Receptacle (surface mounted). Bobrick, Model No: B-277 (mounting height may vary due to individual design constraints).

Waste Receptacle (recess mounted). Bobrick Model No: B-43644 (mounting height may vary due to individual design constraints).

Wall Mounted Soap Dispenser (surface mounted). Bobrick, Model No: B-4112 (mounting height may vary due to individual design constraints).

In-counter Soap Dispenser. Bobrick, Model No: B-822 (Public Facilities Only, e.g. Leisure Centers)

Seat Cover Dispenser (surface mounted). Bobrick, Model No: B-4221 (mounting height may vary due to individual design constraints).

Toilet Tissue Dispenser (surface mounted). Bobrick, Model No: B-4288 (mounting height shall be 24" A.F.F. to centerline of unit per ADA requirements).

Toilet Tissue Dispenser (recess mounted). Bobrick, Model No: B-3013 (mounting height shall be 24" A.F.F. to centerline of unit per ADA requirements).

Sanitary Napkin Dispenser / Tampon Vendor (surface mounted). Bobrick, Model No: B-435009 (mounting height may vary due to individual design constraints).

Sanitary Napkin Disposal (surface mounted). Bobrick, Model No: B-270 (mounting height may vary due to individual design constraints).

Grab Bars. Bobrick, Model No: B-6206 (36" and 42" lengths)(mounting height shall be 33" A.F.F. to centerline of grab bar).

DESIGN STANDARDS
Division 10 – Specialties

Protective Drain Pipe Covers (flexible glove type cover w/ Velcro closure). Plumberex

Park Restrooms.

Grab Bars. Bobrick, Model No: B-6206 (36" and 42" lengths)(mounting height shall be 33" A.F.F. to centerline of grab bar).

Toilet Tissue Dispenser (surface mounted). Royce Rolls Ringer Company, Model No: TP-2 - 2 roll (mounting height shall be 24" A.F.F. to centerline of unit per ADA requirements).

~~Stainless Steel Mirror, Bobrick, Model No: B-9446 (mounting bottom of reflective surface @ 38" A.F.F. @ handicap accessible lavatory).~~ Do not install mirrors in park restrooms.

Hand Dryer. Fastaire, Model No: HD03 (mounting height may vary due to individual design constraints).

Concession Rooms.

Paper Towel Dispenser (surface mounted). Bobrick, Model No: B-4262 (mounting height may vary due to individual design constraints).

Wall Mounted Soap Dispenser (surface mounted). Bobrick, Model No: B-4112 (mounting height may vary due to individual design constraints).

DESIGN STANDARDS
Division 11 – Equipment

11001 Design Information – Equipment

See Section 01060 Architectural Design for kitchen equipment requirements.

Safes

Provide one safe in facilities that handle cash transactions on site.

Safe Location: Secure location out of public view, preferable within a staff office separate closet with door.

Safe Type: Above ground with a depository drawer (drop safe type); drop compartment can be either front loading or top loading with a rotary drop compartment; large enough to store cash trays.

Lock Type: Specify a digital or electronic lock to allow for multiple combination changes. Do not order a dial operated combination lock device.

Manufacturers:

- Brown Safe Mfg. Single door Depository Safe Model # C2214 RHF with Electronic Lock
- or
- Adesco Safe Company Model# PD 2214 with digital lock.

Installation: Bolt down. Order safe with predrilled floor mounting plate.

Cash Drawers

Provide one or more built-in cash drawers at reception desks in facilities conducting cash transactions. Design casework openings to fit the drawer dimensions noted herein, normally one per workstation.

Manufacturer: Model SLD1751675, by Indiana Cash Drawer Company, 17.5" long x 16.75" wide x 4.125" high, <http://www.icdpos.com/electron.stm> or approved equal.

Alarm Switches: Each cash drawer requires a switch activated by the removal of the drawer and a distress alarm push button adjacent to the drawer, connected to the facility's security alarm system. The switches and wiring will normally be provided by the City's contracted alarm company; the construction contractor normally provides conduit for the wire, unless wireless. Consultant shall verify requirements with City for each facility.

If the facility is within the City Hall campus, the alarm switches connect to the local phone board for direct connection to the local Detention and Enforcement dispatch office. Reference Section 13700 Security Access and Surveillance for more information.

DESIGN STANDARDS
Division 12 – Furnishings

12500 Furniture

Also reference:

- Division 1, Section 01062 for the design of prototype workstations for various job classifications.
- "Modular Furniture Requests Procedure" posted on the City Intranet.

Systems furniture and private office furniture for each project are to be programmed and laid out schematically by the prime consultant. The City of Las Vegas, Architectural Services staff will review the design to assure that the spaces designed for each person will meet their needs.

Modular Furniture.

Manufacturer.

Haworth, Inc.
One Haworth Center
Holland, Michigan 49423-9576
Phone No: (800) 344-2600

Distributor / Installer.

Faciltec
7350 S. Industrial #301
Las Vegas, NV 89139
Phone No: (702) 795-8833 Fax No: (702) 795-8838

City Hall Campus Standard modular furniture colors.

The following are standard colors and finishes used in the City Hall Campus. The use of these standard colors should be used if possible in other city facilities for continuity, reuse and maintenance purposes.

Standard Panel Fabric Color: Mushroom, FE-A4.
Standard Panel Trim and shelving finish, Gray tone.

DESIGN STANDARDS
Division 13 – Special Construction

13152 Swimming Pools & Equipment

Designer. An experienced and licensed aquatic pool designer, acceptable to the City, working under the prime consultant, must complete the pool design and specifications. Performance specifications will not be used. Show a complete commercial design. Acceptable designers include, but are not limited to:

Randy Mendioroz
Aquatic Design Group
1950 Kellog Ave.
Carlsbad, CA 92008
rmendioroz@aquaticdesigngroup.com
(760) 438-8400 TEL
(760) 438-5251 FAX

(not utilized to date)
Counsilman Hunsaker
St. Louis 314-894-1245
Los Angeles 310-486-2081
www.chh2o.com

Contractors. A pool contractor who has been pre-qualified by the City must perform the pool construction, and the general contractor must list the pool contractor's name on his bid documents. All of the work in sections 13150 through 13159 is to be the responsibility of one experienced swimming pool contractor primarily engaged in the construction of commercial public-use pools deriving more than 50% of their annual revenue from public-use swimming pool construction.

Contractors who want to be on the qualified list must provide adequate evidence that they have successfully completed the construction of three (3) similar commercial pool projects, and listed in the specifications or a minimum of 10 day prior to bid opening. The City shall be the sole judge of whether the previous experience was successful.

Contractors who have been previously pre-qualified and should be listed in the specifications:

Baja Commercial Inc., Las Vegas, NV, (702) 732-0502
California Commercial Pools, Glendora, CA, (909) 394-1280
Casa Grande Pools, Las Vegas, NV, (702) 433-1066
Mission Pools, Escondido, CA, (760) 743-2605
Wescon, Inc., Albuquerque, NM, (505) 345-2511
Western Water Features, El Dorado Hills, CA

Codes and Regulations. Comply with all codes and regulations including:

Clark County Health District. Consultant must submit drawings to the Clark County Health District (CCHD) pool desk for plan check at their offices on Shadow Lane. CCHD approval is required before a building permit can be issued through Building and Safety.

Nevada Administrative Code (NAC) Chapter 444, Public Bathing Places, Public Spas.

Southern Nevada Pool Code as adopted by the City of Las Vegas.

National Sanitation Foundation (NSF) Standard 14, Box 1468, Ann Arbor, Michigan 48106.

American Disability Act and ANSI 117.1, reference "Section 01030 Accessibility" of these standards. Provide a removable lift in the deck accessible to 3'-6" deep water as the primary means. Although the program design may require a zero-grade sloped pool entry, this type of entry does not meet ADA access

DESIGN STANDARDS

Division 13 – Special Construction

requirements unless handrails are provided on both sides similar to a standard handicap ramp design, which is not the city preferred means for primary entry.

Parking Spaces. Reference “Section 01041 Parking Facilities Design” of these Standards for the required number of parking spaces. Note: Spaces are likely to be required in excess of the minimum code requirements.

Bathhouse Design and Fixtures.

Neighborhood Pools. Reference the prototype design first built at Baker Park Pool and refined at Freedom Park (by Westar Architectural Group.) Since these designs were completed, the Health District has relaxed their stance on mandatory entry through the locker rooms, so a combined entry to either the locker rooms or directly to the pool area is now preferred. These designs may not be air conditioned if funding doesn't allow (requires cash transactions if the admissions desk area is not air conditioned, instead of by computer) and do not require an administrative office. These facilities draw from 1 to 2 miles and are appropriate for neighborhoods where transportation to larger facilities is limited.

Regional Multi-pool Multi-purpose Water Parks. The bathhouses for these facilities will generally be air conditioned and contain a lobby and administrative office area. The locker rooms may or may not be air conditioned depending on budget. Reference the Centennial Hills Leisure Center design as an example. These facilities draw from several miles and should be located for ease of transportation (private and public).

Indoor Pools and Outdoor Pools with Locker Rooms included in Larger Recreation Buildings. These locker room and restroom facilities will generally be air conditioned, with the overall building. Reference Muni-Pool and Centennial Hills indoor pool as examples.

General. Size will vary depending on the fixture count requirement. Bathing and toilet facilities are required for the public in all pools facilities. Access to toilet facilities from outside of the pool area may or may not be required in the program; confirm with the OAS project manager.

The number of fixtures is determined based on Pool Capacity NAC.444.210, by the Clark County Health Department, and the occupancy load in IBC as enforced by Building and Safety. The calculation methods differ and the most restrictive applies.

Provide fixture type and manufacture the same as for **Unsupervised Public Restrooms** in the 15410 Plumbing Fixtures section of these Design Standards for freestanding open-air bathhouses. Alternately, for bathhouse facilities that are part of a conditioned air, supervised larger facility, the fixtures may be the same as those specified for **Supervised Public Restrooms**.

Gas Heaters – Regulator Design. Do not suggest the installation of heaters on swimming pools. They are relatively cheap to install but very expensive to run. The City will program which pools receive heaters in their project program. The designer will provide space and piping for future heaters in the equipment area even when heaters are not included in the original program.

Refer to “Section 02500 Utility Meters” of these standards, when specifying Lochinvar heaters, preferred by the City of Las Vegas. Specifying any other unit must be approved by the City of Las Vegas.

Condenser Heat Recovery System. Using recovered heat from bathhouse, and or pool building to heat the water should be used when feasible.

Solar Heaters. The use of solar heaters is required when the City requires heaters. Even when heaters are not required in the project program, provisions should be made in the structural calculations, roof area and pipe sleeving to allow for future retrofitting of a solar system and shown dotted as future on the working drawings. The payback on solar systems in gas savings is as little as 3 years.

DESIGN STANDARDS

Division 13 -- Special Construction

Pool Deck. Pool decks shall be 5" minimum thick unreinforced concrete, unless the consultant can provide sufficient justification for specifying a different construction or for including reinforcing, due to soil or other special conditions. The City has experienced good results from such properly specified, compacted and constructed unreinforced pool decks.

Provide generous expansion and shrinkage control joints to eliminate initial shrinkage cracks, with joint intersections and panel corners at 90 degree or more, 16 square feet maximum per panel.

Avoid designs that require vehicular traffic on the pool deck area for deck lighting maintenance, chemical deliveries and emergency vehicles.

Specify a sealed medium broom finish concrete deck, natural color. Concrete coatings or topping shall not be used on the deck. Specify a penetrating sealer/hardener which may also serve as a curing agent. Other than the use of such a multipurpose penetrating sealer/hardener/curing agent, do not allow any curing agents to be used on the concrete regardless of what the manufacturer of the materials represents for compatibility between the curing agent and the penetrating sealer. The city has experienced compatibility problems on past projects. If the penetrating sealer is to be applied some time after the concrete has hardened, require the contractor to cure the slab by covering with white poly; see the concrete section of these standards for requirements.

Grates, deck drain covers, etc. on the deck are to be light in color to reduce heat and of a material that will not corrode in a chlorine environment.

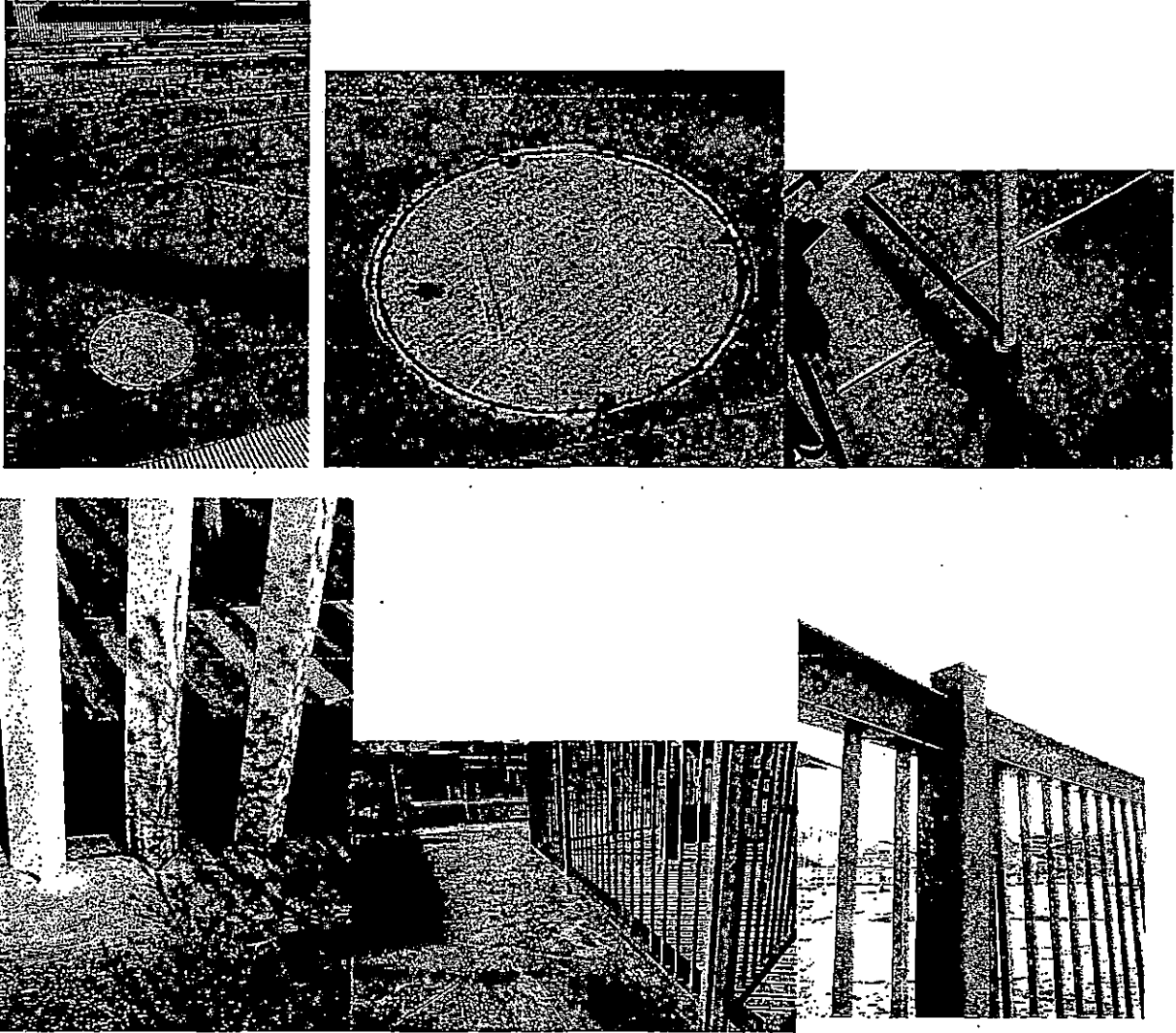
Deck Drains. Avoid deck designs that require internal drains since there is no convenient way to get rid of the water. Daylighting provides a concentrated nuisance wet area unacceptable to city maintenance, city sewer won't accept it (unfiltered rain water), storm water won't take it either (apparently because of the chlorine's affect on the Las Vegas Wash), a dry well may not be able to handle the amount of run off during cleaning and may clog over time. Sheet draining the deck area to the adjacent landscape area is acceptable.

Metals. Ferrous metals should not be used within 50 feet of the pool, pool equipment or chemical storage area. If they must be used within the pool area, they cannot be located on the deck, but must be placed on a concrete curb, in a landscape area or otherwise separated from the deck surface to slow the accelerated rusting process. This includes valve covers, gate posts, light posts, shade structure posts, no climb fence, door jambs, electrical conduits/boxes, handrail supports, etc.

For metal guard fencing required around slides or similar areas within pool facilities, specify all aluminum with stainless steel hardware and mount on a concrete curb.

Paint. Regardless of the metal used, around swimming pools, pool equipment rooms, pool chemical storage areas, and similar harsh chemical environments, specify the epoxy systems shown in Section 09900 Painting for "Interior - Wet Areas - Ferrous Metal and Non-Ferrous Metal", unless #316 stainless steel.

DESIGN STANDARDS
Division 13 – Special Construction



Gutter Systems.

Rim flow* (deck level) style gutter design with a perimeter gutter and surge tank system. Water level is flush with top of deck edge

Deep gutter with cantilevered deck, with 12" +/- between top of deck edge and water surface.

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Deck edge.

Cast Coping Stones

Fast Lane Coping
4801 West End Rd
Arcata, CA 95221
(800) 835-1660

Kinematics, Ltd.
Port Jefferson Station, NY
(631) 928-8420

PVC Edge coping and gutter grating (no known equal) This product is in use at Municipal Pool.

Grate Technology
3550 Westview Drive, #101
Naples, FL 34104
<http://www.gratetech.com/>
Phone: 239.435.3700
Fax: 239.435.3708
ask@gratetech.com

Tile (no known equal)*

Dal Tile C701 bullnoze at pool edge

*Be careful with substitutions, we have experienced tile of similar shaped tiles that shattered when hit creating a cutting edge.

Competition Lanes. When the project program requires competition lanes, provide (seven) 7 ft wide, 25-yard lanes in small pools, and both 50 meter and 25 yard lanes in larger pools.

Starting block platforms are not to be used in less than 5'-6" of water depth.

Slides and Water Play Equipment. When approved by the City of Las Vegas, the consultant needs to take into account the additional water circulation requirement and increased filtration equipment to meet CCHD codes. Usually it requires a greater water exchange rate, a separate pump and additional filter capacity. Incorporate those costs into the initial design. Additional lifeguards are required and staff space required for slides (NAC. 444.250, 270 –276). Areas under water slides are to be fenced to prevent injuries due to headroom access.

The Health District codes generally require 2 staff to supervise; 1 at the top and another at the bottom. Additionally, the bottom of the slide should be clearly visible to the lifeguard at the top. This rule to apply to slides with running water. Codes also require a 4-hour turn over rate for facilities with these water features.

An ADA accessible route is not required to serve raised diving boards, platforms, or water slides but water play equipment must comply with the Access Board's Play Area Guidelines. Reference "Section 01030 Accessibility" of these standards.

Diving Boards. All diving wells will have a sufficient depth, width and headroom height to accommodate one meter and three meter diving boards per NAC.444.122.5. The number and height of boards will be on a project-by-project basis.

DESIGN STANDARDS
Division 13 – Special Construction

Preferred manufacturer Durafirm Stands #70231400 with double guard rails on two sides and Duraflex Aluminum Springboards by Adolph Kiefer & Associates, 800-323-4071, Fax 800-6547946, are the only approved manufacturer, no known equal.

Diving wells are to be 12' (twelve feet) minimum depth required for EMS training. This ends up to be 13 feet at the pool main drain.

Required Clearance for Diving Boards. NAC.444.122.5 of the Nevada Administrative Code (Diving Area and Equipment) reads: "At least 16 feet (4.9 meters) of unobstructed clearance must be provided above diving boards and platforms." Consultant shall verify compliance with latest edition of codes and regulations.

Life Guard Chairs. Specify portable 6 ft. high life guard chairs, KDI Paragon, ID#20301, phone number 916-452-5500, Fax 914-452-5326. KDI is the only approved manufacturer, no known equal.

Pool Equipment.

Provide Stantrol control system to match existing in the City of Las Vegas aquatic facilities, current models and options as requested by the city aquatic staff. Automatic backwash filtration system.

Provide U.S. Filter 20 sq. ft. tanks to match existing. No exceptions for City of Las Vegas projects. For other projects using automatic backwash systems, EPD filters are a close second with Stark filters a distant 3rd. Pentair and Neptune-Benson can only be used on manual backwash systems, which the City of Las Vegas does not use.

Bulk double wall tanks for chlorine and barrel storage of acid with containment area large enough to hold 1 ½ times the amount used on site.

Lochinvar heaters are preferred when heating of pool is requested by the OAS project manager. Refer to Design Standards 02500 Utility Meters. Teledyne Lars heaters not approved.

Rule of thumb in specifying heaters: If the Boiler (heater) is less than 1 mmBTU/hr, 30 ppm NOx and 100 ppm CO boiler is OK. If the boiler is between 1 to 2 mmBTU/hr, the boiler can be still at 30 ppm NOx. If the boiler is 2.0 mmBTU/hr or above, the boiler needs to be 20 ppm NOx and 50 ppm CO in stack emission. The exemption from air quality permit requirement only applies to 1 mmBTU/hr or less boilers and the facility must aggregate to less than 10 mmBTU/hr all together on the boilers. Verify Current requirements with the CLV Environmental Officer.

Vertical pump system. Easy access vertical strainer with visual inspection top. Provide a method to hoist up equipment and load on a service truck, preferably from a dock area.

Chemicals are to be stored in a covered outdoor area with corrosive resistant building materials subject to chemical vapors. Emergency eyewash and deluge systems are required in chemical and equipment areas.

Use separate systems when constructing multiple pools.

Pool pump pits must have an automatic system shut down switch if water approaches the pump motor(s). Pits to also have ladder into pit.

Backwash pits must be of adequate size to handle the surge and not overflow the sewer system. In case of overflow provide an overflow system to divert water away from pumps and electrical equipment.

Stainless steel used in and around pools must be #316 to prevent corrosion.

Electrical panels, disconnects and switchgear shall be easy access without leaning over equipment or wet

DESIGN STANDARDS

Division 13 – Special Construction

areas.

Underground pipe. Clark County Health allows Schedule 40 pipe. It must be stamped PW NC NSF approved, NSF Standard 14 & 61. If it is not clearly stamped on the pipe, it will be rejected. Clark County Health District requires inspection before covering the installation.

Lighting. Deck and underwater lights must be designed to provide visual access in water to a 13 ft. minimum depth and meet all CCHD and NAC requirements. See Division 16 of these Design Standards for additional lighting level requirements.

Overhead Pool and Deck

For indoor pools, specify Sterner lighting with 3M light tube system over water [(800) 328-7480] or alternate lighting fixtures (not mounted over the pool). Pay attention to the ease of re-lamping these fixtures.

For exterior pools, provide adequate deck lighting for night events and compliance with Division 16 lighting level standards.

Maintenance Pathway. An adequate pathway must be provided for maintaining pool deck area lighting on poles. The City TEFO section prefers to use a standard boom truck. The pathway may be inside or outside of the fence. A turf or DG surface pathway is acceptable; it does not need to be a concrete surface. It is desired that the boom truck is able to back up to the base of the pole from the lamp side. The boom truck is a double axle 35-foot long vehicle, 11 feet high with the boom in the travel position. Avoid planting major trees in near vicinity to the lights in order to reduce boom access.

Underwater

Fixtures may be metal halide or incandescent.

Incandescent, specify Amerlite with stainless steel ring, 500 watt, 120 volt, or approved equal. Verify cord length with designer for model number. Niches for this incandescent specify Pentair Large Stainless Steel Niches #78210600, 1 in. rear hub. This fixture uses a R40 Pool Flood Lamp. An equal fixture is Swimquip #5086-0050, #5068-12.

Metal Halide Swimming Pool Fixture, specify Hydrel 4428 Wet Niche, or approved equal. This fixture uses a 175 W, E-17 medium base, M-57 type, metal halide lamp.

Fencing. Provide a no-climb 6' fence around the pool area, placed on a concrete curb to protect the metal base from chlorine. This fence is a Health Department requirement designed to keep children, non-swimmers from getting into the pool area unsupervised. The fence is not intended to be a security fence. If it is designed as a security fence, it still needs a 6' no climb feature.

Fencing should not obscure the view of law enforcement.

When possible, provide direct wind protection to keep wind off of the water surface. In a large surface area pool the water is cooled by evaporation and the wind makes it very difficult to heat the water.

Pool Gate - Design Criteria. See the City standard for gate design and layout. Consultant and CLV Project Manager to determine if polycarbonate panel will be on pool side or public side, depending upon site conditions.

Locking. Provide panic hardware with key cylinder on public side to be used by city personnel only. Gate is to be used for public egress out from pool deck.

Signage. Provide lighted exterior exit sign w/ battery backup. All conduits to be concealed in frame.

Location. Locate a minimum of (1) gate per Southern Nevada Pool Code Requirements. Occupancy of pool and pool deck will determine number of gates required. Building and Safety has used 1/50 for pool area and 1/15 for deck area in the past, which creates a large number of required exits. Their exiting concern is not from fire but chemical spills.

Engineering. The CLV consultant's structural engineer shall be responsible to determine all steel member

DESIGN STANDARDS

Division 13 – Special Construction

sizing, footing sizing, etc. of the gate

Alarm: Gates shall activate an audible alarm when opened. All conduits to be concealed in frame.

Impellers. Specify an NSF tested and approved pump assembly containing an impeller made with whatever material was approved for the assembly.

In addition, provide one 316 stainless steel impeller as a spare for each pump assembly provided. Bronze is deteriorated by Las Vegas water and replacement of valves, impellers etc. is an ongoing process.

(Unfortunately, stainless steel impellers are not currently available in any NSF approved pump assemblies. The State of Nevada Health Department approves the stainless steel impellers on an NSF approved component basis, which many stainless steel impellers are. The LVVWD uses this State determination in using the stainless steel impellers in their pumps. Clark County Health District bases approval on the entire pump assembly being NSF approved, which to date, no pumps have been rated by NSF on an assembly basis with the stainless steel impellers.)

Timely Plastering of Swimming Pools. Pools that have been gunited or shotcreted can sit for many months (if not years) prior to plastering except that: 1) If the pool fills up with organics or other trash it needs to be properly cleaned prior to plastering (anything which prevents a proper bond between the plaster and the pool shell should be addressed); and 2) Large amounts of rain could saturate reinforcing steel within the gunite or shotcrete and cause it to bleed rust through the pool structure (more of an issue in an area like Seattle).

General requirements: Provide a dedicated phone line for remote chemical controller equipment.

Install adequate drain to grade hose bibs around pool deck to allow hosing down of deck.

Install four post or wall mounted standard GFI 110 volt outlets about the pool deck area.

No roof drains onto pool deck or pool area.

Fire exit plan should not lead into pool area from adjacent buildings. Pool entrances and exits should be isolated from other programming areas. Reference the pool gate section for issues.

Pump pits or any open pits must be fenced.

Pump lift systems are required, which can be attached to the building structure or free standing, see PoolPumpLift.JPG.

Provide shade structures separate from the main building.

Label all chemical lines and all other electrical and plumbing lines.

If a leak incurs in the pool and the contractor is responsible for the repair, the contractor shall hire a third party testing agency to verify the repair and investigate whether there is any remaining damage associated with the leak.

Note: These Design Standards are not intended to cover all legal requirements of the design. It is the consultant's responsibility to provide complete drawings and specifications to meet code requirements.

DESIGN STANDARDS
Division 13 – Special Construction

13300 Spraypark / Splash Pad Equipment

General.

Provide shaded seating nearby, but not too close to the wet area, for adults.

All user accessible components shall be tamper-resistant, powder coated stainless steel or equal non-corrosive material (no aluminum or galvanized steel).

Specify 316 stainless steel impellers in pumps, if any and if available.

Provide a manufacturer's 10-year warranty. Contractor shall be responsible for installation of any manufacturer warranty related materials during the warranty period.

Limit water features to those with flow rates less than 60 gpm, and preferably **less than 20 gpm.**

Do not specify spray units with small outlet holes. They quickly clog with the local hard water unless a recirculating system with chemical balancing is a part of the design.

User controlled activators should provide for a spray sequence program lasting less than 5 minutes.

Provide backflow protection (no less than an RPPA) between the irrigation system and the splash pad water supply to prevent cross contamination.

What this generally means is an RPPA at the site entry point to protect the public system in the street from the park, then a "T" running to the splash pad and domestic water needs, before another RPPA leading to the irrigation system. This can all occur at the street if the tap point is in a visually obscure point in the park.

Provide a shut off valve for control of the splash pad features.

Write an open specification as to manufacturer, but the installer must be approved (factory certified) by the particular manufacturer actually installed.

Signage. Reference drawing in this section for the following sign (see section 10426 for additional mounting requirements and height):

No Dogs Signage. Mount one sign at each entrance to the splash pad area.

Drain to Sewer. Per agreement with the Building Department, all splash pad water features may drain direct to the storm sewer, no filters or sand trap, although do provide adequate cleanouts. These Splash Pad features may also be drained to the sanitary sewer if design permission is received from the owner (OAS) and Building Department, and a sand trap is installed. (Note that sand traps require a vent stack and sampling box per the Southern Nevada UPC Code Amendments.)

Codes and Regulations.

Health District: If these types of features do not provide for human submersion or recirculation of water, no permit is required from the Health District.

Building Department: The Building Department has decided that they do not fall under the Pool Code if it is a direct drain system. If there is a recirculating system on the splash pad, it then falls under the Pool Code and would need to drain to the sanitary sewer through a sand trap. Otherwise, direct drain systems may go into the storm sewer, no filters or sand traps required. Field inspections by the Building Department falls under the requirements of the Plumbing Code, not the Pool Code.

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Sanitation District: The Sanitation District has provided conflicting statements. They look to UPC 714.2 to say that the rainwater collected by these drains cannot go into the sanitary sewer. They also feel that the water feature water must go into the sanitary. In any case, they rely on the Building Department for all plan check enforcement.

Southern Nevada Water Authority: The Drought Plan by the Southern Nevada Water Authority does not restrict the use of splash pads, on the assumption that the water is either recycled or drains to sanitary sewer for treatment and reuse, so drain to storm sewer may be a problem.

Recirculation System. If there are more than about 8 water features in the park, a recirculating system needs to be explored. Parks with only 2 or 3 features can direct drain to the sewer. If a recirculating system is not installed, the installation must provide site space for a future retrofit for such a system including filtration system, chemical treatment system, and holding tank. In addition the drain lines from the water feature drains must initially run in the area of the future holding tank so that the splash pad area is not disturbed during the retrofit. Also, the splash pad needs to be located on the site at an elevation and adjacency, such that a future drain line to the sanitary sewer can be installed from the recirculating system when retrofitted.

These recirculating systems are very much like a swimming pool's system and requires daily startup and chemical testing every two hours. Receive concurrence of adequate city's aquatics staffing prior to design.

Controller. If the park contains only 2 or 3 features, they may be mechanically controlled (simple timer, not a computerized sequential controller).

Controller must be easily programmable by on-site City staff. Water supply to features must be on a central valve tied to a secure variable timer so that even with tampered activation devices, the water supply will be cut off at night. The system needs to be able to be completely gravity drained each fall. Provide the owner with winter caps for all nozzles.

The resilient surface requirement has been eliminated due to its cost, short life, and sanitation concerns. Unless there are climbing elements in the Spraypark that require a resilient fall area, use a sealed medium broom finish concrete as the finish surface. Concrete coatings or topping shall not be used on the concrete. Specify a penetrating sealer/hardener which may also serve as a curing agent. Other than the use of such a multipurpose penetrating sealer/hardener/curing agent, do not allow any curing agents to be used on the concrete regardless of what the manufacturer of the materials represents for compatibility between the curing agent and the penetrating sealer. The city has experienced compatibility problems on past projects. If the penetrating sealer is to be applied some time after the concrete has hardened, require the contractor to cure the slab by covering with white poly; see the concrete section of these standards for requirements..

Resilient Surface. When providing a required resilient surface in the splash pad area, comply with the following:

Manufacturers. Water Play Feature surfacing approved by the Clark County Health District include:

BRG (TotTurf)	As distributed by:	Robertson Industries, Inc., (800) 858-0519
-OR-		
Saf-Dek	As distributed by:	No Fault Industries, Inc., (800)-232-7766

Wear Surface. Wear surface shall consist of ethylene propylene diene monomer (EPDM) particles adhered with a polyurethane binder formulated to produce an even, uniform surface ("EPDM Granules").

- EPDM particles shall meet requirement of ASTM D 412 for tensile strength and elongation.

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- ASTM D 2240 (Shore A) hardness of 50-70, not less than 25 percent rubber hydrocarbons.
- EPDM shall be peroxide cured with an EPDM content of 26% and shall include a processing aid to prevent hardness.
- Size of rubber particles shall be not less than 1.0 mm, nor greater than 3.0 mm, across.
- Binder shall be not less than 20 percent of total weight of rubber used in the wear surface, and shall provide 100 percent coating of the particles.
- Thickness of wear surface shall be minimum 12.5 mm (1/2 inch).
- The wear surface shall be porous.

Binder. #88-M-41: No substitutions.

- Binder: Binder for safety surfacing shall be 88-M-41, which is specifically designed for use with rubber granule material for outdoor installations.
- 88-M-41 is a single component polyurethane prepolymer formulated using a polymeric form of Diphenylmethane 4, 4' Diisocyanate (MDI).
- No toluene diphenyl isocyanate (TDI) shall be used.
- No filler materials shall be used in the urethane such as plasticizers and the catalyzing agent shall contain no heavy metals.
- Weight of polyurethane shall be no less than 1.02 Kg/1 (8.5 lbs/gal) and no more than 1.14 Kg/1 (9.5 lbs/gal).
- Proof of 88-M-41 as binder must be submitted from approved testing laboratory.

Extraction Test Submittal. Extraction test results performed by a qualified testing laboratory shall be submitted for use of products at Water Feature Areas. If Contractor submits an "or equal" for use at Water Feature Areas other than what is specified, an Extraction Test performed by a qualified testing laboratory is required for submission to the Clark County Health District for review and approval of results per NSF standards. Contractor shall submit Extraction test data to the Project Engineer.

[The above Extraction Test Submittal requirement is a must in every specification to insure the manufacturer considered performs the tests or submits the data. With "or equal" requirements, we can open the door to others but then someone must do the tests for submission to the Clark County Health District for approval. The costs for these tests are \$10,000 +.]

DESIGN STANDARDS
Division 13 – Special Construction

13700 Security Access and Surveillance

This Section contains the requirements for:

- (1) Security Alarm System,
- (2) Distress Alarms,
- (3) Access Control, and
- (4) Surveillance.

Related Sections:

Reference Section 08710 "Door Hardware" for referenced electrified door hardware.

Reference Section 16742 "Communication & Data Processing Equipment" for related requirements.

When preparing construction documents for these systems, the prime construction contractor's (Contractor) scope of work needs to be clearly separated from any work furnished by the Owner's Vendor(s). Do not use "by others" in the documents. Use specific language to distinguish each various vendor's work from the Contractor's work and from the other vendors.

1. Security Alarm System

Most facilities have a security alarm system installed and monitored by AlarmCo. Coordinate with Field Operations (Debi Fields x2499, or Marshall Hutchinson x6094 if a remodel) during design, construction and new service move-in.

2. Distress Alarms

Within the City Hall campus, the possible need for push button distress alarms at workstations having direct contact with the public should be discussed with Detention and Enforcement during the design. All cash drawers require drawer detection activated switches and adjacent push button distress alarms (Reference Section 11001 Design Information – Equipment).

Alarm switches at facilities within the City Hall campus connect to the local phone board for direct connection to the local Detention and Enforcement dispatch office.

Alarm switches outside of the City Hall campus connect to the facility's security alarm system, including cash drawer removal detection.

Consultant shall verify facility requirements during design.

3. Access Control

General. Access control is required for all new projects in the City of Las Vegas. Where possible existing buildings should be retrofitted with access control.

Detention and Enforcement Coordinator: Sarahetta Thompson x2462 or Kirk Miley #5292

The City's access system is contracted through Diebold, Inc. Detention and Enforcement administers and programs the system once hardware is installed. The D&E Coordinator needs to be involved during the design and will be the prime contact-coordinator for Diebold's involvement. Project drawings need to be reviewed and discussed with Detention/Diebold as early as practical and during the final drawing review for the project.

The following are the standard requirements to be provided within a project construction contract to

DESIGN STANDARDS
Division 13 – Special Construction

provide for the Owner's Access Control System installation.

Component Outline.

<u>Component</u>	<u>Provided by</u>
Electrical conduit and J-boxes	Contractor
Electrified Door Hardware	Contractor
Push-buttons, cables & connections for manual activation of hardware	Contractor
Electrified Door Hardware Power Supplies, connections & cables	Contractor
110V AC power at Telephone Back Board (TBB).....	Contractor
Incoming Phone Line to TBB (for modem)if LAN connection is unavailable	Contractor
Low voltage cables	Contractor
Connections of low voltage cables to door hardware components.....	Contractor
Main Control Boards (Smart 8's).....	Owner's Vendor
Door Control Boards (SR1's)	Owner's Vendor
Access System Power Supplies.....	Owner's Vendor
Modem, when required if LAN is unavailable.	Owner's Vendor
Readers, key pads, motion sensors.....	Owner's Vendor

Responsibilities may vary on remodel projects and additions of access control to existing facilities;
Consult Owner's Project Manager.

Component Requirements.

Electrical Conduits and Boxes

Conduits:

¾" minimum, 1" preferred, type as allowed by code for the location, flexible conduits limited to 6' maximum length at end of run only, MC and Armored cable prohibited. All conduits to have labeled cables between boxes and to all device locations.

Provide conduit for electrified door hardware from the 4"X4"J-box (Door Control Box) located in the ceiling above the controlled door on the secured side of the door, to the doorframe at the location appropriate for the hardware specified: Stub at strike for electric strikes, at hinge power transfer device for electric latch/exit device. Provide cable from device through opening in frame to Door Control Box and back to TBB in designated telephone room. Terminate connections on all door hardware and run back to TBB. See note under "Door Control Box" below.

Reader/Keypad J-boxes:

Wall mount locations - 4S J-box with single gang ring and blank cover mounted at 48" AFF.
Doorframe mount locations - Provide conduit from Door Control Box to door frame assembly, provide 3/4" hole in frame with a grommet, at reader location (coordinate with Owner, typically 48" AFF), provide cable through hole to Door Control Box.

Magnetic Locks:

When Magnetic Locks are used, provide conduit stub from Door Control Box into the doorframe at the head, on the latch side of the door. Provide 3/4" drill with grommet at magnetic lock location and cable through hole to Door Control Box.

Magnetic Hold-Open Devices:

When magnetic hold-open devices are used, provide a 4S J-box with single gang ring and blank cover on the wall the door opens against. Locate box behind the door when in the open position, 2" from the latch side and 2 " from the top of the door. Typically not part of Access Control System. Need location for conduit terminate, typically Fire Control System.

DESIGN STANDARDS

Division 13 – Special Construction

Motion Look-Down Sensors:

When motion sensors are used, provide conduit from the Door Control Box to the doorframe, centered above door.

Door Control Box:

Provide 4" x 4" x 4" J-box with blank cover above ceiling (max. 10' height from floor) on the secure side of the doorway, at or near each door being controlled (provide access door in ceiling if lay-in panels are not being used). Label interior of box with door number. Connect conduits from all devices for the door. Provide conduit to Main Control Box on TBB. Each Door Control Box will have two separate cables (22 ga. 6 conductor) and (18 ga. 2 conductor) shielded stranded color coded cables provided to the Main Control Box on TBB.

Note: Door control box will be located on TBB for better serviceability if reader (and/or keypad) is located within 500 cable feet. Number of door control boxes dependent on space availability on TBB. In cases where there is no room on TBB for the Door Control Boxes or the distance is greater than 500 cable feet then the door control boxes will be mounted in the ceiling attached to the 4" x 4" x 4" J-box.

Main Control Box:

Provide 25"W x 18"H area on TBB for Main Control Box supplied by Diebold. Stub conduits in close proximity and provide for connection to telephone blocks, network connections and 110V AC power outlet. When more than 16 doors are controlled, additional Main Control Boxes may be required; consult Owner's Vendor.

Electrified Door Hardware

Electrified door hardware (strikes, latches, exit devices, magnetic locks, magnetic hold-open devices and power transfer devices) to be provided by Contractor. The contractor is to provide wiring instructions to Owner's Vendor for connection to control system. The contractor is to terminate all hardware connections at the door & bring back to TBB for connection to access control system.

Push Buttons, cables and connections for Manual Activation of Hardware

Provide push buttons at designated locations for manual override of the access control system including conduits & cables from the push-button through the Door Control Box and to the electrified door hardware. Provide 24" loop of extra cable in the Door Control Box for future connection to the Door Control Card by the Owner's Vendor.

Electrified Door Hardware Power Supplies and connections

Provide power supplies for electrified strikes, latches and exit devices as recommended by hardware manufacturer. Locate hardware power supplies at TBB near access control power supplies. Provide cables and connections from power supplies through the appropriate Door Control box(es) and power transfer devices, if any, to the electrified device. Provide 24" loop of extra cable in the Door Control Box for future connection to the Door Control Card by the Owner's Vendor. Provide cable and connection to Fire Control System if required.

110V AC power at Telephone Back Board

In addition to the power requirements for the phone and network systems, provide 110V AC power for the door hardware power supplies and the access control system power supplies at the TBB within 3' of Main Control Box.

Network Connection to TBB (or when not available)

Incoming Phone Line (for communication to Server)

When the TBB is located outside of the City Hall Campus, network or modem connection will be used to connect to the system server. Provide a dedicated phone line for the modem (RJ31 jack) or network connection (RJ45 jack) at the TBB. If used, the modem will be provided by the "Owner's Vendor."

Low voltage cables and connections to components

DESIGN STANDARDS

Division 13 – Special Construction

Low Voltage cables must be provided between all components i.e. Main Control Boxes, Door Control Boxes, and access control devices. Connection and operational testing of all low voltage components and hardware to the access control system. 22 ga. 6 conductor shielded stranded color coded, & 18 ga. 2 conductor shielded stranded color coded wire should be used for all connections to devices unless otherwise specified.

Main Control Boards

Smart Read 8 (S8) Main Control Boards control between 16 and 64 doors per board. Consult Owner's Vendor for number Main Control Boards when doors controlled at the site exceed 16. These boards connect to the system server via direct connection or modem. These boards receive and store access permission information downloaded from the system server and provide instruction to the Door Control Boards when access is requested. These boards are located in the Main Control Box

Door Control Boards

Smart Read 1 (SR1) Door Control Boards send and receive signals to and from the all system components at a particular door and request access permissions from the Main Control Boards. Upon verification of proper permission it sends a signal to operate the electrified door hardware. These boards are located on the TBB or when unavailable, in the ceiling above each door at the Door Control Box.

Access System Power Supplies

12V DC transformers supplying power to the access system components with the exception of electrified door hardware. Access System Power Supplies are to be located at the TBB near the Main Control Box they power and connect to the Contractor provided 110V AC at the TBB.

Readers, keypads, motion sensors, manual override/door open buttons

Readers, keypads, motion sensors, and door buttons connect to the Door Control Board for power and communication. These devices request electrified door hardware activation.

Extended Warranties

No specific requirements for extended warranties. Contractor to provide warranty information for any supplied components and/or systems that exceed the 1-year general warranty period in the closeout documentation for the project.

EXAMPLE OF TYPICAL INSTALLATION

(Requirements vary, coordinate with Detention & Enforcement)

Typical Access Point Requirements. The typical access point consists of 3 components, the locking device, the input device (card reader and/or keypad), and the control board, connected with conduit/cables and a home run to the telephone board for the building. There is also a Main Control Board at the telephone backboard that all access points connect to.

Door Locking Device: Refer to 08710 Door Hardware, Electronic Locks for Access System.
Provided by Contractor.

Input Device: HID Mini Prox Reader, on door Jamb or wall j-box, 44 inches above finished floor (for card user access only). A keypad will be added when Metro or other non-city personnel need access (max. 500 cable feet from SR-1).

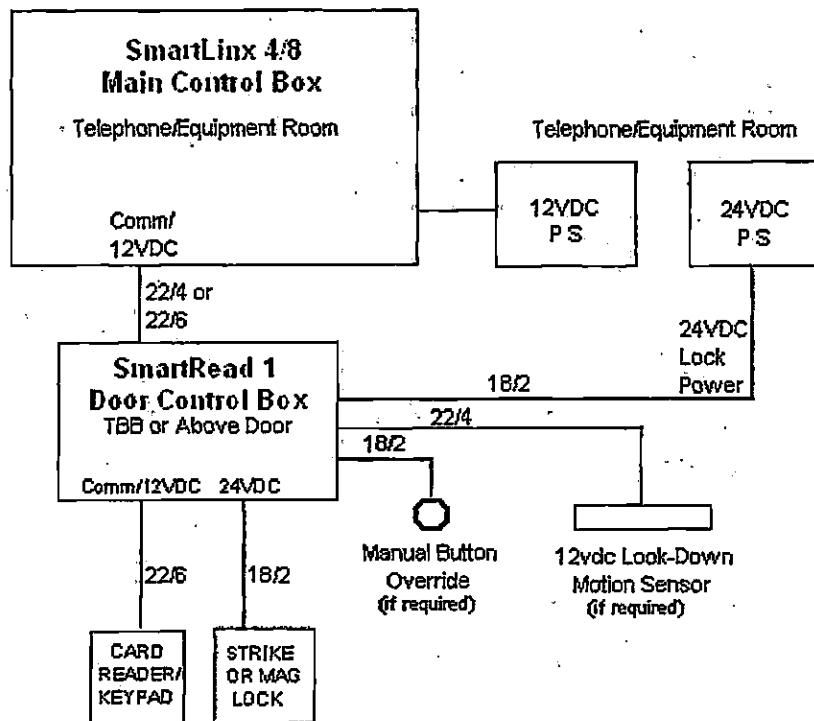
DESIGN STANDARDS
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Control unit: SmartRead 1 (SR-1) in a hinged-lid j-box in plenum/attic above door or TBB (max height 10' from floor) (max. 1000 cable feet from main controller).

Main Controller: SmartLinx 8 located on building telephone backboard (TBB).

Wiring Requirements

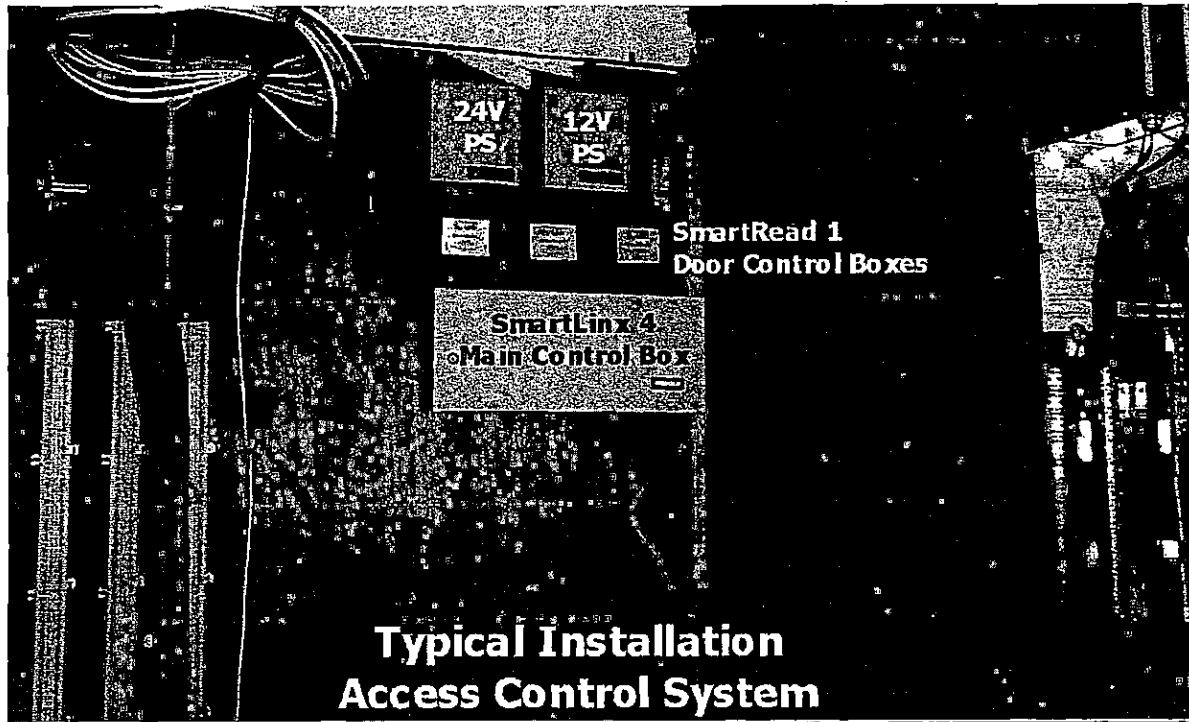
Diebold Wire Schematic



Typical Telephone Backboard Requirements, system with more than 16 doors. The Main Control Board(s) are located at the building Telephone Backboard (TBB). These Smart Linx 8 (S8) boards are housed in boxes with hinged lids, mounted to the TBB. The S8's dimensions are 23 1/4" width, 13 1/2" height, 5" deep, and a 28" door swing. The S8 needs a 120-volt outlet for power supply and the locking device power supply. The S8/S4 needs either a dial-tone phone line to communicate back to the host pc via modem, or a LAN connection to local network router or switch.

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Typical Phone Back Board Installation



DESIGN STANDARDS
Division 13 – Special Construction

4. Surveillance

General. The OAS Project Manager will confirm whether a surveillance system is required for your project. Generally, it will not be required, although empty conduits or conduit stub outs for future cameras should be considered where running them later will be difficult. System will usually be monitored and recorded within each facility since Detention and Enforcement currently does not have the staff to live monitor these systems.

When required, CCTV cameras should be installed in the following areas:

1. Building Entrance / Exit points:
2. Elevator Lobbies
3. Elevator Cabs
4. Covered Parking Structures
5. High traffic public service counters
6. Public side of cash transactions

Any building that will be located in the overall City Hall Campus should include a conduit pathway dedicated to low voltage with sufficient capacity to include a CCTV fiber optic link to the 2nd floor CCTV control center in the old City Hall jail.

Any new building design should specifically include sufficient backboard space, allocated in one of the telephone rooms (or closets), for installation of CCTV camera power, recording and transmission equipment.

CCTV cable requirements.

No CCTV coax cable runs in excess of 1,500 feet. No CCTV power cable runs in excess of 700 feet.

Installed CCTV video transmission cables to be installed and constructed as follows:

Cable distances of less than 750 feet will require coaxial cable of RG59/U designation that is constructed with a 20 gauge, solid copper center cable. The shielding portion of the coaxial cable must be constructed of solid copper strands and woven so as to provide a minimum of 95% shielding coverage. Belden cable # 543945 or equivalent.

Cable distances greater than 750 feet and less than 1,500 feet will require coaxial cable of RG6/U designation that is constructed with an 18 gauge, solid copper center cable. The shielding portion of the coaxial cable must be constructed of solid copper strands and woven so as to provide a minimum of 95% shielding coverage, Belden Cable # 533945 or equivalent.

CCTV power cables will require a 16 gage, stranded copper, 2 conductor, Belden Cable 5200UE or equivalent.

Each camera will have a dedicated power cable run to the camera power supply.

CCTV conduit requirements.

Minimum Conduit size of ¾ inch for CCTV conduit runs. Camera mounting points are generally a 4-S box with a single gang mud ring cover.

All National Electrical Code requirements will be observed during design and installation of CCTV conduit.

Conduit pull boxes should be encouraged in long cable runs to minimize problems and damage to cable during installation.

DESIGN STANDARDS
Division 13 – Special Construction

Elevator CCTV cable requirements.

The elevator contractor will be required to provide two free pairs (4 total conductors) of each elevator cab's travel cable for installation of a CCTV camera. One pair of conductors will carry the video signal and the other pair of conductors will carry the 24vac to power the camera. The travel cable conductors designated for CCTV system use should be clearly identified by the elevator contractor in both the elevator cab and the elevator control panel.

Video transmission cables from the CCTV head end to the elevator control panel will require a Category 5 compliant data cable to each elevator control panel.

Elevator CCTV power cables will require a 16 gage, stranded copper, 2 conductor, Belden Cable 5200UE or equivalent to each elevator control panel.

Elevator CCTV conduit requirements.

Conduit shall remain consistent with the established conduit sizing in the garage parking area CCTV conduit requirements.

Conduit installation to each elevator control panel cabinet must be coordinated with elevator contractor to determine acceptable entrance points for CCTV system conduit.

DESIGN STANDARDS
Division 13 – Special Construction

13700 Security Access and Surveillance

This Section contains the requirements for:

- (1) Security Alarm System,
- (2) Distress Alarms,
- (3) Access Control, and
- (4) Surveillance.

Related Sections:

Reference Section 08710 "Door Hardware" for referenced electrified door hardware.

Reference Section 16742 "Communication & Data Processing Equipment" for related requirements.

When preparing construction documents for these systems, the prime construction contractor's (Contractor) scope of work needs to be clearly separated from any work furnished by the Owner's Vendor(s). Do not use "by others" in the documents. Use specific language to distinguish each various vendor's work from the Contractor's work and from the other vendors.

1. Security Alarm System

Most facilities have a security alarm system installed and monitored by AlarmCo. Coordinate with Field Operations (Debi Fields x2499, or Marshall Hutchinson x6094 if a remodel) during design, construction and new service move-in.

2. Distress Alarms

Within the City Hall campus, the possible need for push button distress alarms at workstations having direct contact with the public should be discussed with Detention and Enforcement during the design. All cash drawers require drawer detection activated switches and adjacent push button distress alarms (Reference Section 11001 Design Information – Equipment).

Alarm switches at facilities within the City Hall campus connect to the local phone board for direct connection to the local Detention and Enforcement dispatch office.

Alarm switches outside of the City Hall campus connect to the facility's security alarm system, including cash drawer removal detection.

Consultant shall verify facility requirements during design.

3. Access Control

General. Access control is required for all new projects in the City of Las Vegas. Where possible existing buildings should be retrofitted with access control.

Detention and Enforcement Coordinator: Sarahetta Thompson x2462 or Kirk Miley #5292

The City's access system is contracted through Diebold, Inc. Detention and Enforcement administers and programs the system once hardware is installed. The D&E Coordinator needs to be involved during the design and will be the prime contact-coordinator for Diebold's involvement. Project drawings need to be reviewed and discussed with Detention/Diebold as early as practical and during the final drawing review for the project.

The following are the standard requirements to be provided within a project construction contract to

DESIGN STANDARDS
Division 13 – Special Construction

provide for the Owner's Access Control System installation.

Component Outline.

<u>Component</u>	<u>Provided by</u>
Electrical conduit and J-boxes	Contractor
Electrified Door Hardware	Contractor
Push-buttons, cables & connections for manual activation of hardware	Contractor
Electrified Door Hardware Power Supplies, connections & cables	Contractor
110V AC power at Telephone Back Board (TBB)	Contractor
Incoming Phone Line to TBB (for modem)if LAN connection is unavailable	Contractor
Low voltage cables	Contractor
Connections of low voltage cables to door hardware components.....	Contractor
Main Control Boards (Smart 8's).....	Owner's Vendor
Door Control Boards (SR1's)	Owner's Vendor
Access System Power Supplies.....	Owner's Vendor
Modem, when required if LAN is unavailable.	Owner's Vendor
Readers, key pads, motion sensors.....	Owner's Vendor

Responsibilities may vary on remodel projects and additions of access control to existing facilities;
Consult Owner's Project Manager.

Component Requirements.

Electrical Conduits and Boxes

Conduits:

¾" minimum, 1" preferred, type as allowed by code for the location, flexible conduits limited to 6' maximum length at end of run only, MC and Armored cable prohibited. All conduits to have labeled cables between boxes and to all device locations.

Provide conduit for electrified door hardware from the 4"X4"J-box (Door Control Box) located in the ceiling above the controlled door on the secured side of the door, to the doorframe at the location appropriate for the hardware specified: Stub at strike for electric strikes, at hinge power transfer device for electric latch/exit device. Provide cable from device through opening in frame to Door Control Box and back to TBB in designated telephone room. Terminate connections on all door hardware and run back to TBB. See note under "Door Control Box" below.

Reader/Keypad J-boxes:

Wall mount locations - 4S J-box with single gang ring and blank cover mounted at 48" AFF.
Doorframe mount locations - Provide conduit from Door Control Box to door frame assembly, provide 3/4" hole in frame with a grommet, at reader location (coordinate with Owner, typically 48" AFF), provide cable through hole to Door Control Box.

Magnetic Locks:

When Magnetic Locks are used, provide conduit stub from Door Control Box into the doorframe at the head, on the latch side of the door. Provide 3/4" drill with grommet at magnetic lock location and cable through hole to Door Control Box.

Magnetic Hold-Open Devices:

When magnetic hold-open devices are used, provide a 4S J-box with single gang ring and blank cover on the wall the door opens against. Locate box behind the door when in the open position, 2" from the latch side and 2" from the top of the door. Typically not part of Access Control System. Need location for conduit terminate, typically Fire Control System.

DESIGN STANDARDS

Division 13 – Special Construction

Motion Look-Down Sensors:

When motion sensors are used, provide conduit from the Door Control Box to the doorframe, centered above door.

Door Control Box:

Provide 4" x 4" x 4" J-box with blank cover above ceiling (max. 10' height from floor) on the secure side of the doorway, at or near each door being controlled (provide access door in ceiling if lay-in panels are not being used). Label interior of box with door number. Connect conduits from all devices for the door. Provide conduit to Main Control Box on TBB. Each Door Control Box will have two separate cables (22 ga. 6 conductor) and (18 ga. 2 conductor) shielded stranded color coded cables provided to the Main Control Box on TBB.

Note: Door control box will be located on TBB for better serviceability if reader (and/or keypad) is located within 500 cable feet. Number of door control boxes dependent on space availability on TBB. In cases where there is no room on TBB for the Door Control Boxes or the distance is greater than 500 cable feet then the door control boxes will be mounted in the ceiling attached to the 4" x 4" x 4" J-box.

Main Control Box:

Provide 25"W x 18"H area on TBB for Main Control Box supplied by Diebold. Stub conduits in close proximity and provide for connection to telephone blocks, network connections and 110V AC power outlet. When more than 16 doors are controlled, additional Main Control Boxes may be required; consult Owner's Vendor.

Electrified Door Hardware

Electrified door hardware (strikes, latches, exit devices, magnetic locks, magnetic hold-open devices and power transfer devices) to be provided by Contractor. The contractor is to provide wiring instructions to Owner's Vendor for connection to control system. The contractor is to terminate all hardware connections at the door & bring back to TBB for connection to access control system.

Push Buttons, cables and connections for Manual Activation of Hardware

Provide push buttons at designated locations for manual override of the access control system including conduits & cables from the push-button through the Door Control Box and to the electrified door hardware. Provide 24" loop of extra cable in the Door Control Box for future connection to the Door Control Card by the Owner's Vendor.

Electrified Door Hardware Power Supplies and connections

Provide power supplies for electrified strikes, latches and exit devices as recommended by hardware manufacturer. Locate hardware power supplies at TBB near access control power supplies. Provide cables and connections from power supplies through the appropriate Door Control box(es) and power transfer devices, if any, to the electrified device. Provide 24" loop of extra cable in the Door Control Box for future connection to the Door Control Card by the Owner's Vendor. Provide cable and connection to Fire Control System if required.

110V AC power at Telephone Back Board

In addition to the power requirements for the phone and network systems, provide 110V AC power for the door hardware power supplies and the access control system power supplies at the TBB within 3' of Main Control Box.

Network Connection to TBB (or when not available)

Incoming Phone Line (for communication to Server)

When the TBB is located outside of the City Hall Campus, network or modem connection will be used to connect to the system server. Provide a dedicated phone line for the modem (RJ31 jack) or network connection (RJ45 jack) at the TBB. If used, the modem will be provided by the "Owner's Vendor."

Low voltage cables and connections to components

DESIGN STANDARDS

Division 13 – Special Construction

Low Voltage cables must be provided between all components i.e. Main Control Boxes, Door Control Boxes, and access control devices. Connection and operational testing of all low voltage components and hardware to the access control system. 22 ga. 6 conductor shielded stranded color coded, & 18 ga. 2 conductor shielded stranded color coded wire should be used for all connections to devices unless otherwise specified.

Main Control Boards

Smart Read 8 (S8) Main Control Boards control between 16 and 64 doors per board. Consult Owner's Vendor for number Main Control Boards when doors controlled at the site exceed 16. These boards connect to the system server via direct connection or modem. These boards receive and store access permission information downloaded from the system server and provide instruction to the Door Control Boards when access is requested. These boards are located in the Main Control Box

Door Control Boards

Smart Read 1 (SR1) Door Control Boards send and receive signals to and from the all system components at a particular door and request access permissions from the Main Control Boards. Upon verification of proper permission it sends a signal to operate the electrified door hardware. These boards are located on the TBB or when unavailable, in the ceiling above each door at the Door Control Box.

Access System Power Supplies

12V DC transformers supplying power to the access system components with the exception of electrified door hardware. Access System Power Supplies are to be located at the TBB near the Main Control Box they power and connect to the Contractor provided 110V AC at the TBB.

Readers, keypads, motion sensors, manual override/door open buttons

Readers, keypads, motion sensors, and door buttons connect to the Door Control Board for power and communication. These devices request electrified door hardware activation.

Extended Warranties

No specific requirements for extended warranties. Contractor to provide warranty information for any supplied components and/or systems that exceed the 1-year general warranty period in the closeout documentation for the project.

EXAMPLE OF TYPICAL INSTALLATION

(Requirements vary, coordinate with Detention & Enforcement)

Typical Access Point Requirements. The typical access point consists of 3 components, the locking device, the input device (card reader and/or keypad), and the control board, connected with conduit/cables and a home run to the telephone board for the building. There is also a Main Control Board at the telephone backboard that all access points connect to.

Door Locking Device: Refer to 08710 Door Hardware, Electronic Locks for Access System.
Provided by Contractor.

Input Device: HID Mini Prox Reader, on door Jamb or wall j-box, 44 inches above finished floor (for card user access only). A keypad will be added when Metro or other non-city personnel need access (max. 500 cable feet from SR-1).

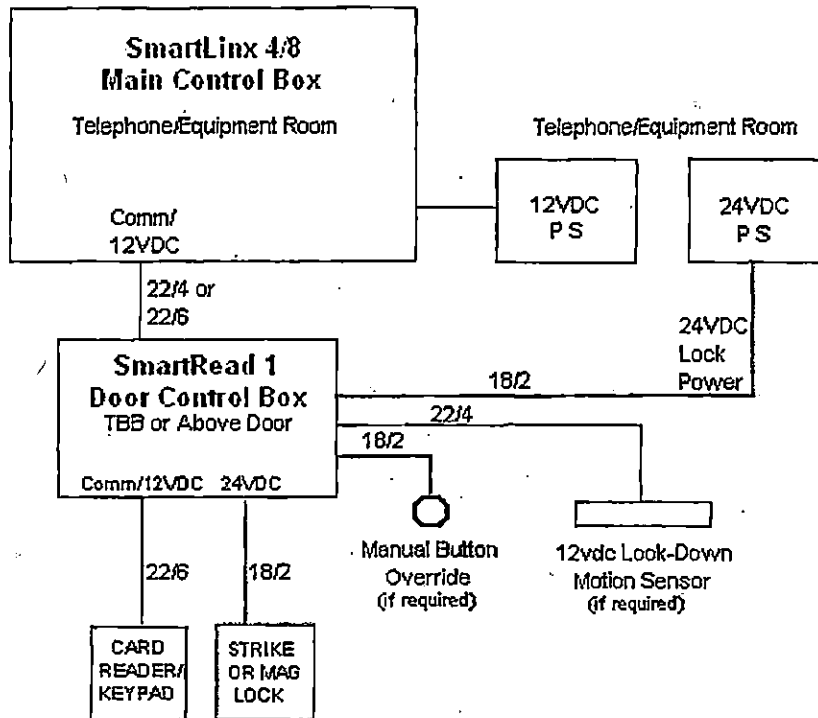
DESIGN STANDARDS
Division 13 – Special Construction

Control unit: SmartRead 1 (SR-1) in a hinged-lid j-box in plenum/attic above door or TBB (max height 10' from floor) (max. 1000 cable feet from main controller).

Main Controller: SmartLinx 8 located on building telephone backboard (TBB).

Wiring Requirements

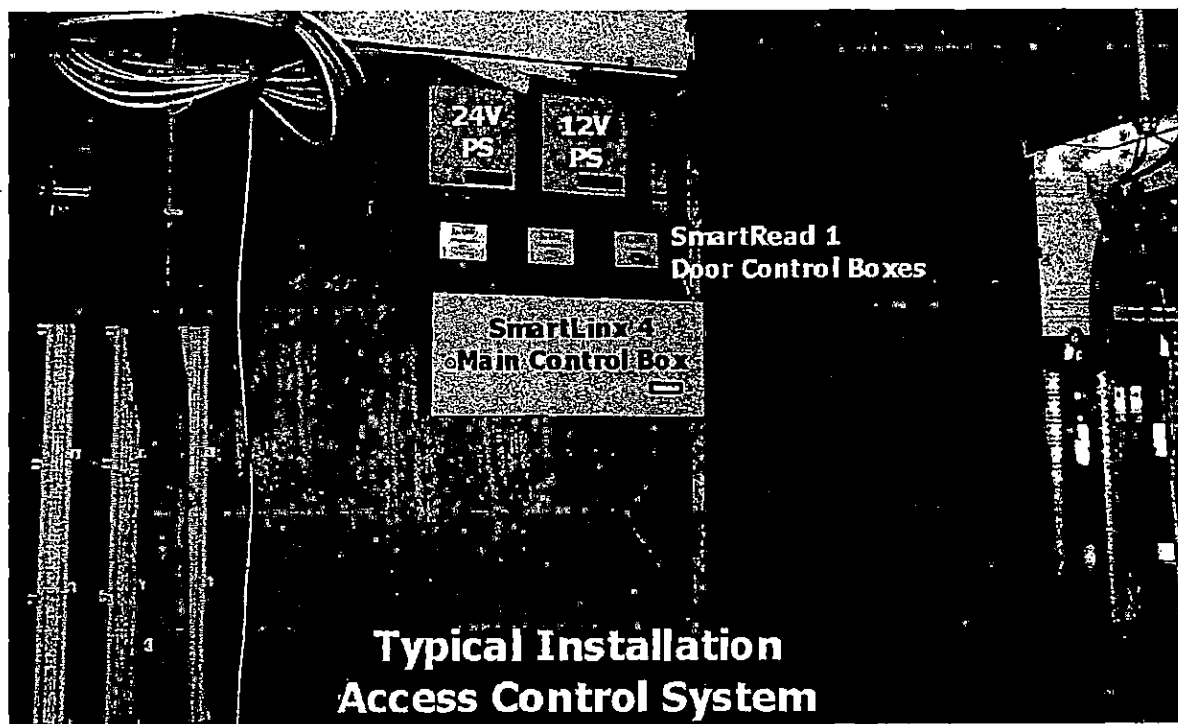
Diebold Wire Schematic



Typical Telephone Backboard Requirements, system with more than 16 doors. The Main Control Board(s) are located at the building Telephone Backboard (TBB). These Smart Linx 8 (S8) boards are housed in boxes with hinged lids, mounted to the TBB. The S8's dimensions are 23 ¼" width, 13 ½" height, 5" deep, and a 28" door swing. The S8 needs a 120-volt outlet for power supply and the locking device power supply. The S8/S4 needs either a dial-tone phone line to communicate back to the host pc via modem, or a LAN connection to local network router or switch.

DESIGN STANDARDS
Division 13 – Special Construction

Typical Phone Back Board Installation



DESIGN STANDARDS
Division 13 – Special Construction

4. Surveillance

General. The OAS Project Manager will confirm whether a surveillance system is required for your project. Generally, it will not be required, although empty conduits or conduit stub outs for future cameras should be considered where running them later will be difficult. System will usually be monitored and recorded within each facility since Detention and Enforcement currently does not have the staff to live monitor these systems.

When required, CCTV cameras should be installed in the following areas:

1. Building Entrance / Exit points.
2. Elevator Lobbies
3. Elevator Cabs
4. Covered Parking Structures
5. High traffic public service counters
6. Public side of cash transactions

Any building that will be located in the overall City Hall Campus should include a conduit pathway dedicated to low voltage with sufficient capacity to include a CCTV fiber optic link to the 2nd floor CCTV control center in the old City Hall jail.

Any new building design should specifically include sufficient backboard space, allocated in one of the telephone rooms (or closets), for installation of CCTV camera power, recording and transmission equipment.

CCTV cable requirements.

No CCTV coax cable runs in excess of 1,500 feet. No CCTV power cable runs in excess of 700 feet.

Installed CCTV video transmission cables to be installed and constructed as follows:

Cable distances of less than 750 feet will require coaxial cable of RG59/U designation that is constructed with a 20 gauge, solid copper center cable. The shielding portion of the coaxial cable must be constructed of solid copper strands and woven so as to provide a minimum of 95% shielding coverage. Belden cable # 543945 or equivalent.

Cable distances greater than 750 feet and less than 1,500 feet will require coaxial cable of RG6/U designation that is constructed with an 18 gauge, solid copper center cable. The shielding portion of the coaxial cable must be constructed of solid copper strands and woven so as to provide a minimum of 95% shielding coverage, Belden Cable # 533945 or equivalent.

CCTV power cables will require a 16 gage, stranded copper, 2 conductor, Belden Cable 5200UE or equivalent.

Each camera will have a dedicated power cable run to the camera power supply.

CCTV conduit requirements.

Minimum Conduit size of ¾ inch for CCTV conduit runs. Camera mounting points are generally a 4-S box with a single gang mud ring cover.

All National Electrical Code requirements will be observed during design and installation of CCTV conduit.

Conduit pull boxes should be encouraged in long cable runs to minimize problems and damage to cable during installation.

DESIGN STANDARDS
Division 13 – Special Construction

Elevator CCTV cable requirements.

The elevator contractor will be required to provide two free pairs (4 total conductors) of each elevator cab's travel cable for installation of a CCTV camera. One pair of conductors will carry the video signal and the other pair of conductors will carry the 24vac to power the camera. The travel cable conductors designated for CCTV system use should be clearly identified by the elevator contractor in both the elevator cab and the elevator control panel.

Video transmission cables from the CCTV head end to the elevator control panel will require a Category 5 compliant data cable to each elevator control panel.

Elevator CCTV power cables will require a 16 gage, stranded copper, 2 conductor, Belden Cable 5200UE or equivalent to each elevator control panel.

Elevator CCTV conduit requirements.

Conduit shall remain consistent with the established conduit sizing in the garage parking area CCTV conduit requirements.

Conduit installation to each elevator control panel cabinet must be coordinated with elevator contractor to determine acceptable entrance points for CCTV system conduit.

DESIGN STANDARDS
Division 13 – Special Construction

13851 Fire Alarm

Limited Models. The only systems that are acceptable in City facilities are:

Small systems. Models are limited to EST QS4, Siemens MXL-IQ, Simplex 4010, and Notifier AFP-200 (Notifier AFP-100 has been discontinued).

Large systems. Models are limited to EST EST-3, Siemens MXLV, Simplex 4100, and Notifier NFS-640.

Systems specified must meet the following requirements:

- 1) Only addressable systems are acceptable.
- 2) Systems and components must be UL Listed and FM Approved.
- 3) Systems MUST be easily and economically expandable.
- 4) Systems shall be designed with the ability to expand at least an additional 25% above current requirements.

Additional information is available at each manufacturers' web site.

EST Q4 http://www.est.net/QuickStart/prod_QS.cfm

EST EST-3 <http://www.est.net/est3.cfm>

Siemens MXL both models <http://www.sbt.siemens.com/FIS/productdoc/catalogs/5000.pdf>

Simplex 4010 http://xtra.simplexnet.com/a_e/FA/4010-0001.PDF

Simplex 4100 http://xtra.simplexnet.com/a_e/FA/4100-0013.PDF

Notifier AFP-100 http://www.notifier.com/datasheets/DN_6629.pdf

Notifier NFS-640 http://www.notifier.com/datasheets/DN_6856.pdf

Fire alarm system. A system of initiation devices, notification appliances, circuits and related components arranged to detect the presence of smoke and/or fire and annunciate the status of such presence and to initiate an appropriate response. Monitoring of fire sprinkler systems and the code required interior and exterior alarms indicating sprinkler flow are not "alarm systems", but may be a part of an alarm system when such a system is installed in a building:

Fire alarm systems are only required in certain occupancies and special conditions. The Building Code only addresses a limited number of conditions when a fire alarm system is required. The Fire Code must also be researched for determination of requirements. The City of Las Vegas does not have a policy of requiring fire alarm systems when otherwise not required by codes, except that manual activated fire alarm systems are sometimes required by the City's Fire Prevention Division on a case by case basis. The design consultant must confer with the Fire Prevention Division for such determination. When acceptable to the Fire Prevention Division, double action type manual pull boxes should be specified. Typically, electrical engineering consultants specify (and determine) fire alarm requirements. The National Electrical Code does not provide the guidance the engineer needs in making determinations. The lead design consultant must participate in making determinations. **Do not allow misleading and uninformed statements in the documents such as "provide fire alarm system as required".**

Buildings containing fire suppression or fire alarm systems are required to be provided with a rapid entry key box (Knox Box). Exact locations and determinations must be coordinated with the City's Fire Department Prevention Office for each such project.

Circuit Types. Unless otherwise required by the City's Fire Prevention Division for a particular project, the following Class and Styles of Circuits shall be specified:

DESIGN STANDARDS
Division 13 – Special Construction

- Initiating Device Circuits – Class A, Style D or E
- Signaling Line Circuits – Class A, Style 5, 6 or 7
- Notification Appliance Circuits – Class A, Style Z

Monitoring. The use of a system in which the operations of circuits and devices at a building (that is protected by a fire sprinkler system and/or a fire alarm system) are signaled to and supervised by an off-premise qualified company that is responsible for notifying the proper emergency response authority and the designated Owner's representative.

Monitoring is required for any fire sprinkler and any fire alarm system installed in a City of Las Vegas owned building. Monitoring of a fire sprinkler system is not construed as a fire alarm system.

Duct Detectors (smoke). Specify that any required duct detectors to be supplied by the fire alarm system contractor and installed by the HVAC contractor, if a fire alarm system is being provided for the project. Each detector should be easily and separately identifiable from other detectors when activated.

Protection. Provide wire guards or equal protection of detectors and devices in gymnasiums and recreational activity areas. Protection must be mechanically attached so impacts will not release the protection.

Other Standards. This standard is a companion to other standards describing features of fire detection and suppression systems. This design standard is not intended to duplicate or replace adopted code requirements.

Related City of Las Vegas design standards include:

- 10553 – Rapid Entry Key Boxes
- 13910 – Basic Fire Suppression Materials and Methods

Applicable codes and national standards to this City of Las Vegas design standard include, but are not limited to:

- International Building Code, 2003 Ed., Primarily Chapter 9. (effective date 5-19-04)
- City of Las Vegas Building Code Amendments, 2003 Ed.
- Uniform Fire Code, NFPA 1 2003 Ed., Primarily Chapter 13. (effective date 5-19-04)
- City of Las Vegas Fire Code Amendments, 2003 Ed.
- NFPA 72, National Fire Alarm Code, 2002 Ed.
- Regulations adopted by the State Fire Marshal for public education facilities, health and care facilities, or child care facilities.

DESIGN STANDARDS
Division 13 – Special Construction

13910 Basic Fire Suppression Materials and Methods

Design Standard and Applicability. Unless specifically requested, always provide fire sprinkler systems on all new and major remodel building projects, complete with electronic monitoring of all valves and water flow switches, regardless of the number of sprinklers and regardless of whether the applicable codes require a sprinkler system and monitoring. Sprinkler systems will be monitored by the City's contracted monitoring company. Provide a phone line for monitoring and require that any other suppression system within the building such as grease hood suppression systems and any fire alarm system, if provided, be connected to the monitoring panel. Provide an audible/visual sprinkler flow alarm on the outside of the building at a location acceptable to the Fire Department and audible/visual sprinkler flow alarm(s) in the interior of the building located where acceptable to the Fire Department.

In general, this fire sprinkler system requirement is not required for the following building types unless otherwise required by code or regulations:

- Park restrooms, concession stands and swimming pool bath houses.
- Freestanding, unoccupied, utility buildings, unless desired or required to protect the contents.
- Minor interior remodels.
- Small building additions if sprinkling the new portion would require upgrading the entire building.
- Modular structures (Provide sprinklers if occupied by students on a regular basis, even if less than 50 occupants). State Fire Marshal Regulations also mandate fire sprinklers in modular buildings under certain circumstances, including when multiple modular buildings are grouped together.

Request direction from the City Project Manager as to the specific minimum requirements for sprinklers and alarms when working with building remodels, additions, and unusual project types.

Generally a performance specification together with the drawing call-outs of equipment, items and notes required by this Section will be sufficient documentation for bidding purposes, with the sprinkler subcontractor providing a design-build service for the system after award. Verify with the City Project Manager during design whether specific detailed fire suppression drawings need to be engineered and prepared by the Consultant.

The actual use and proposed contents of buildings must be determined during programming and design when hazardous materials or high pile storage is intended in a building. The use and nature of the contents of a building must be made apparent on the bid documents in order to avoid construction change claims related to the adequacy of system design for the "target hazard".

Buildings containing fire suppression or fire alarm systems are required to be provided with a rapid entry key box (Knox Box). Exact locations and determinations must be coordinated with the City's Fire Department Prevention Office for each such project.

Other Standards. This standard is a companion to other standards describing features of fire detection and suppression systems. This design standard is not intended to duplicate or replace adopted code requirements.

Related City of Las Vegas design standards include:

- 10553 – Rapid Entry Key Boxes
- 13851 – Fire Alarm

Applicable codes and national standards to this City of Las Vegas design standard include, but are not limited to:

- International Building Code, 2003 Ed., Primarily Chapter 9. (effective date 5-19-04)
- City of Las Vegas Building Code Amendments, 2003 Ed.

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- Uniform Fire Code, NFPA 1 2003 Ed., Primarily Chapters 13 and 20. (effective date 5-19-04)
- City of Las Vegas Fire Code Amendments, 2003 Ed.
- NFPA 13, Installation Of Sprinkler Systems, 2002 Ed.
- NFPA 14, Standpipe, Private Hydrant And Hose Systems, 2003 Ed
- NFPA 24, Private Fire Service Mains
- Regulations adopted by the State Fire Marshal for public education facilities, health and care facilities, or child care facilities.

The consultant and applicable sub-consultants are responsible for specifying the characteristics of compliance with codes and standards. Use of generic "provide system, as required" statements are prohibited. Consideration must be given during the design for locating the FDC (Fire Department Connection) and system main drain, or the Contractor may design it for you and you may not like the result. Typically, placement of these items is flexible and you can avoid the tragedy of a system main drain next to the main entry of the building without paying the contractor a change order, if the specifications are tight enough.

Acceptable pipe material. Fire sprinkler system piping shall be specified as schedule 40 pipe. Schedule 10 and thinwall pipe will not be accepted for fire sprinkler system piping.

Signage. Reference drawing in this section for the following sign:

Fire Riser Sign. Mount one sign centered on the exterior door into the fire riser room.

Fire Sprinkler Head Protection. Protect sprinkler heads from accidental discharge caused by thrown balls and other objects striking them in athletic and recreational areas. Protection must be mechanically attached so impacts will not release the protection. Provide protection or concealed heads over all wood flooring, regardless of activity.

DESIGN STANDARDS
Division 14 – Conveying Systems

14001 Design Information – Conveying Systems

Elevators. Reference Section 13700 Security Access and Surveillance for CCTV requirements and Section 16742 Communication & Data Processing Equipment for telephone requirements.

DESIGN STANDARDS
Division 15 – Mechanical

15001 Design Information – Mechanical

Water Pressure. The on-site water pressure measurement to use for the project design needs to be taken during the heaviest water usage for the area, probably during the morning residential irrigation time period. A re-occurring problem for City projects, particularly in park restrooms, is insufficient water pressure during this heavy usage time period to properly operate the toilet flush valves, since the designer used a design water pressure measured during a less busy time period. A booster pump is then required after construction completion so the flush valves operate during this heavy usage time period. If a booster pump is needed to cure this issue, it needs to be included in the original design and construction.

Underground Utility Tracing. Provide trace wire or detectable underground warning tape with identification for all underground utilities installed in non-conductive pipe. SpecText provides for tracer wire in the following sections;

- 02538 Sanitary Sewer
- 02551 Natural Gas Distribution
- 15140 Domestic Water Piping
- 15150 Sanitary Waste and Vent Piping
- 15160 Storm Drainage Piping
- 15175 Swimming Pool Piping and Equipment
- 15195 Gas Piping

Piping in CMU Walls. The current Interpretation by Building and Safety of Section 313.2 of the 2000 Uniform Plumbing Code, "No piping shall be directly embedded in concrete or masonry," follows.

Plumbing supply lines should be run inside accessible plumbing chases or in furred out stud walls where possible, but may be run vertically inside CMU walls if they are run in non-grouted open cells and access panels are provided on the wall to access the plumbing joints. The consultant is advised that these access panels must be sized and shown on the drawings; general notes to cover this work are not acceptable. Vents and drains do not have the access panel requirement. All sleeving through continuous bond beams must be detailed by the structural engineer.

DESIGN STANDARDS
Division 15 – Mechanical

15410 Plumbing Fixtures

Reference Section 15001 Design Information – Mechanical for additional requirements.

General. Design and specify to meet building code, ADA, ANSI and NRS requirements for fixtures, locations and quantities. Additionally, do not specify to limit bidding to one manufacturer, see "Section 01010 Overview" of these standards and NRS 338.140.

Supervised Public Restrooms (office buildings, recreation centers).

Water Closets. American Standard, Kohler, or Gerber china fixtures. Specify wall hung fixtures where space for a serviceable plumbing chase (3' to 5' width) can be provided. Rim heights per code/ADA requirements without the use of special seats. Specify Sloan or Zurn flush valves. Avoid flush systems that require pressure tanks. In new construction, and in renovation work when power can easily be added at each fixture, provide automatic flush valves with manual mechanical override button (no battery operated valves).

Urinals: American Standard, Kohler or Gerber china fixtures, wall hung, Sloan or Zurn flush valves. In new construction, and in renovation work when power can easily be added at each fixture, provide automatic flush valves with manual mechanical override button (no battery operated valves).

Lavatories: American Standard or Kohler china fixtures, wall hung, top set, or undercounter mount type - Chicago, Delta, or Moen faucets with mixing valves and automatic shut-off. There are instances where wall hung should only be considered, i.e.: exterior restrooms attached to main buildings, safe key trailers and childrens' community centers. The extra cost of undercounter mount installations vs. top set should be analyzed for budget vs. aesthetics (typically, high end installations such as may apply in the City Hall tower will be undercounter mount installations).

Supervised Non-Public Restrooms. Same as supervised public restrooms except without requirement for automatic shut-off faucets.

Unsupervised Public Restrooms (Park restrooms and other areas without full-time personnel in close proximity).

Water Closets: Acorn Dura-Ware 2100 series, heavy gage type 304 stainless steel construction, no known equal. Wall hung blow-out jet type with hinged seat. Provide serviceable plumbing chase (5' min. width). Rim heights per code/ADA requirements without the use of special seats. Specify Sloan model 952-1.6 flush valve and HY-100-A Actuator, or equal.

Urinals: Acorn Penal-Ware, heavy gage type 304 stainless steel construction, no known equal. Wall hung straddle type. Sloan or Zurn flush valves. Provide serviceable plumbing chase (5' min. width). Specify Sloan model 990 (1.0 GPF) flush valve and HY-100-A Actuator, or equal.

Lavatories: Acorn Dura-Ware 1953-ADA fixture. Heavy gage 304 stainless steel construction, front access. Wall hung with bolts going through full depth of wall. Air control single temperature push button valve, Moen 8884 (single) or Moen 8886 (double) self-closing faucets (ADA approved). P-Trap in plumbing chase.

Instant water heaters: Instant water heaters are not to be specified in City of Las Vegas facilities.

NRS Requirements for Plumbing Fixtures. Comply with NRS 338.193 Standards for plumbing fixtures, and verify latest edition matches the following:

1. Each public building sponsored or financed by a public body must meet the standards made applicable for the building pursuant to this section.

DESIGN STANDARDS
Division 15 – Mechanical

2. Except as otherwise provided in subsections 3 and 4, each public building, other than a prison or jail, on which construction begins on or after March 1, 1992, and each existing public building which is expanded or renovated on or after March 1, 1992, must incorporate the following minimal standards for plumbing fixtures:

(a) A toilet which uses water must not be installed unless its consumption of water does not exceed 3.5 gallons of water per flush.

(b) A shower apparatus which uses more than 3 gallons of water per minute must not be installed unless it is equipped with a device to reduce water consumption to 3 gallons of water or less per minute.

(c) Each faucet installed in a lavatory or kitchen must not allow water to flow at a rate greater than 3 gallons per minute.

(d) A toilet or urinal which employs a timing device or other mechanism to flush periodically irrespective of demand must not be installed.

3. Except as otherwise provided in subsection 4, each public building, other than a prison or jail, on which construction begins on or after March 1, 1993, and each existing public building which is expanded or renovated on or after March 1, 1993, must incorporate the following minimal standards for plumbing fixtures:

(a) A toilet which uses water must not be installed unless its consumption of water does not exceed 1.6 gallons of water per flush.

(b) A shower apparatus which uses more than 2.5 gallons of water per minute must not be installed unless it is equipped with a device to reduce water consumption to 2.5 gallons of water or less per minute.

(c) A urinal which uses water must not be installed unless its consumption of water does not exceed 1 gallon of water per flush.

(d) A toilet or urinal which employs a timing device or other mechanism to flush periodically, irrespective of demand, must not be installed.

(e) A urinal which continually flows or flushes water must not be installed.

(f) Each faucet installed in a lavatory or kitchen must not allow water to flow at a rate greater than 2.5 gallons per minute.

(g) Each faucet installed in a public restroom must contain a mechanism which closes the faucet automatically after a predetermined amount of water has flowed through the faucet. Multiple faucets that are activated from a single point must not be installed.

4. The requirements of this section for the installation of certain plumbing fixtures do not apply to any portion of an existing public building which is not being expanded or renovated.

(Added to NRS by 1991, 1168)

DESIGN STANDARDS
Division 15 – Mechanical

15410 Plumbing Fixtures

Reference Section 15001 Design Information – Mechanical for additional requirements.

General. Design and specify to meet building code, ADA, ANSI and NRS requirements for fixtures, locations and quantities. Additionally, do not specify to limit bidding to one manufacturer, see "Section 01010 Overview" of these standards and NRS 338.140.

Supervised Public Restrooms (office buildings, recreation centers).

Water Closets. American Standard, Kohler, or Gerber china fixtures. Specify wall hung fixtures where space for a serviceable plumbing chase (3' to 5' width) can be provided. Rim heights per code/ADA requirements without the use of special seats. Specify Sloan or Zurn flush valves. Avoid flush systems that require pressure tanks. In new construction, and in renovation work when power can easily be added at each fixture, provide automatic flush valves with manual mechanical override button (no battery operated valves).

Urinals: American Standard, Kohler or Gerber china fixtures, wall hung, Sloan or Zurn flush valves. In new construction, and in renovation work when power can easily be added at each fixture, provide automatic flush valves with manual mechanical override button (no battery operated valves).

Lavatories: American Standard or Kohler china fixtures, wall hung, top set, or undercounter mount type - Chicago, Delta, or Moen faucets with mixing valves and automatic shut-off. There are instances where wall hung should only be considered, i.e.: exterior restrooms attached to main buildings, safe key trailers and childrens' community centers. The extra cost of undercounter mount installations vs. top set should be analyzed for budget vs. aesthetics (typically, high end installations such as may apply in the City Hall tower will be undercounter mount installations).

Supervised Non-Public Restrooms. Same as supervised public restrooms except without requirement for automatic shut-off faucets.

Unsupervised Public Restrooms (Park restrooms and other areas without full-time personnel in close proximity).

Water Closets: Acorn Dura-Ware 2100 series, heavy gage type 304 stainless steel construction, no known equal. Wall hung blow-out jet type with hinged seat. Provide serviceable plumbing chase (5' min. width). Rim heights per code/ADA requirements without the use of special seats. Specify Sloan model 952-1.6 flush valve and HY-100-A Actuator, or equal.

Urinals: Acorn Penal-Ware, heavy gage type 304 stainless steel construction, no known equal. Wall hung straddle type. Sloan or Zurn flush valves. Provide serviceable plumbing chase (5' min. width). Specify Sloan model 990 (1.0 GPF) flush valve and HY-100-A Actuator, or equal.

Lavatories: Acorn Dura-Ware 1953-ADA fixture. Heavy gage 304 stainless steel construction, front access. Wall hung with bolts going through full depth of wall. Air control single temperature push button valve, Moen 8884 (single) or Moen 8886 (double) self-closing faucets (ADA approved). P-Trap in plumbing chase.

Instant water heaters: Instant water heaters are not to be specified in City of Las Vegas facilities.

NRS Requirements for Plumbing Fixtures. Comply with NRS 338.193 Standards for plumbing fixtures, and verify latest edition matches the following:

1. Each public building sponsored or financed by a public body must meet the standards made applicable for the building pursuant to this section.

DESIGN STANDARDS
Division 15 – Mechanical

2. Except as otherwise provided in subsections 3 and 4, each public building, other than a prison or jail, on which construction begins on or after March 1, 1992, and each existing public building which is expanded or renovated on or after March 1, 1992, must incorporate the following minimal standards for plumbing fixtures:

(a) A toilet which uses water must not be installed unless its consumption of water does not exceed 3.5 gallons of water per flush.

(b) A shower apparatus which uses more than 3 gallons of water per minute must not be installed unless it is equipped with a device to reduce water consumption to 3 gallons of water or less per minute.

(c) Each faucet installed in a lavatory or kitchen must not allow water to flow at a rate greater than 3 gallons per minute.

(d) A toilet or urinal which employs a timing device or other mechanism to flush periodically irrespective of demand must not be installed.

3. Except as otherwise provided in subsection 4, each public building, other than a prison or jail, on which construction begins on or after March 1, 1993, and each existing public building which is expanded or renovated on or after March 1, 1993, must incorporate the following minimal standards for plumbing fixtures:

(a) A toilet which uses water must not be installed unless its consumption of water does not exceed 1.6 gallons of water per flush.

(b) A shower apparatus which uses more than 2.5 gallons of water per minute must not be installed unless it is equipped with a device to reduce water consumption to 2.5 gallons of water or less per minute.

(c) A urinal which uses water must not be installed unless its consumption of water does not exceed 1 gallon of water per flush.

(d) A toilet or urinal which employs a timing device or other mechanism to flush periodically, irrespective of demand, must not be installed.

(e) A urinal which continually flows or flushes water must not be installed.

(f) Each faucet installed in a lavatory or kitchen must not allow water to flow at a rate greater than 2.5 gallons per minute.

(g) Each faucet installed in a public restroom must contain a mechanism which closes the faucet automatically after a predetermined amount of water has flowed through the faucet. Multiple faucets that are activated from a single point must not be installed.

4. The requirements of this section for the installation of certain plumbing fixtures do not apply to any portion of an existing public building which is not being expanded or renovated.

(Added to NRS by 1991, 1168)

DESIGN STANDARDS
Division 15 – Mechanical

15412 Water Coolers & Drinking Fountains

Exterior. Finish to coordinate with project. Modified for added dog water at dog runs. No substitutions allowed. See City standard details. Use the detail connected to the sanitary sewer only where directed by the CLV project manager.

Stand Alone. Model #440DBSS, hi-lo bowl, stainless steel w/ standard powder-coated finish (color to be selected by architect), as manufactured by Most Dependable Fountains, meeting the accessibility guidelines in Division 1.

Wall Mount. Model #475 WMSS, stainless steel w/ standard powder-coated finish (color to be selected by architect), as manufactured by Most Dependable Fountains, meeting the accessibility guidelines in Division 1.

Interior. Finish to coordinate with project, typically dull chrome. Surface mount designs are preferred for cost but the consultant may also specify concealed designs. Both high and low bowl heights are required when a drinking fountain is provided. A Hi-Lo combination unit is preferred over two separate units mounted at different heights. Refrigerated models should be used in conditioned buildings and should be considered for non-conditioned buildings on a case-by-case basis.

Manufacturers. Elkay or Haws.

DESIGN STANDARDS
Division 15 – Mechanical

15700 Heating, Ventilating & Air-Conditioning Equipment

HVAC Systems.

- Include an energy management control system and temperature setup/setback control system.
- Specify a minimum SEER (Seasonal Energy Efficiency Ratio) rating of 12 for residential units 5 tons or less.
- Specify a minimum EER (Energy Efficient Ratio) rating of 11 for commercial units 5 tons or larger.
- Avoid foreign brands. They are difficult to get parts and for our crews to maintain.
- Roof mounted gas pack units are NOT allowed (due to the increased unit maintenance, difficulty in securing and reroofing around roof mounted gas lines, and the marginal benefit for our short heating season).
- No more than 3 offices on one thermostat.
- All compressors shall have a minimum of a ten-year warranty.
- Engineers should consider a central chiller boiler plant for large projects.
- The designer should investigate the use of enthalpy economizers.

Evaporative Coolers.

- Specify at least a two-speed blower motor if available for the designed installation.
- Specify a low voltage thermostat.
- A sump pump system is preferred over a bleed-off system.
- Consider ground-mounted units instead of roof top mounting.
- Provide water shutoff and drain inside the building for winterizing and a convenient electrical disconnect that is not accessible to the public. Shut off should be accessible at standing height, without a ladder.
- The unit may need to be utilized in the winter, without water, if it is the only ventilation for the space.

Duct Detectors (smoke). Specify that any required duct detectors to be supplied by the fire alarm system contractor and installed by the HVAC contractor, if any such system is being provided for the project. Each detector should be easily and separately identifiable from other detectors when activated.

Equipment Rooms. Adequate ventilation/cooling must be provided for data, security, and electrical equipment heat loads.

Protection. Provide wire guards or equal protection of thermostats and other devices in gymnasiums and recreational activity areas.