



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: FBLV DISTRICT 2, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0011-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 531

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

25-0011-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (24-0219-SDR1).
2. A Variance is hereby approved, to allow a 13-foot tall maximum wall height for a perimeter and retaining wall where 10 feet is the maximum allowed and to allow a nine-foot tall perimeter wall height where eight feet is the maximum allowed [Wall Section A & B].
3. A Variance is hereby approved, to allow a 10-foot tall primary wall height for a perimeter wall where eight feet is the maximum allowed, to allow a five-foot tall retaining wall where four feet is the maximum allowed and to allow a four-foot wide spacing between walls where a five-foot minimum is required [Wall Section C].
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow proposed perimeter and retaining walls that do not conform to Title 19.08 development standards for height and spacing to screen mechanical equipment for an approved commercial development (Area 15 - District 2) on 9.26 acres at the southwest corner of Meade Avenue and Rancho Drive.

ISSUES

- The applicant has requested a Variance (25-0011-VAR1) to allow proposed perimeter and retaining walls that do not conform to Title 19.08 development standards for height and spacing on a less than two percent slope. Staff recommends denial of the request.

ANALYSIS

The subject 11.05-acre site is comprised of two parcels (APNs 162-08-710-002 and 162-08-303-034) that are zoned M (Industrial) and are subject to Title 19 development standard requirements. The M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. Also, the site is located with the Charleston area of the City of Las Vegas 2050 Master Plan.

On January 10, 2023, the Planning Commission approved Site Development Plan Review (22-0674-SDR1) for a proposed 633,028 square-foot commercial shopping center development including Commercial Recreation /Amusement (Indoor and Outdoor) Facility, Restaurant, Retail, Outdoor Patio, and back-of-house (storage) floor area with a six-story parking garage on the subject site. On July 09, 2024 the Planning Commission approved a request for a Major Amendment (24-0219-SDR1) to the previously approved Site Development Plan Review (22-0674-SDR1) for proposed adjustments to the approved square-footages and height of the facilities within the commercial development; installation of a carousel and 225-foot tall drop ride and outdoor nightclub areas with waivers of perimeter landscape on the subject site.

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The applicant has requested a Variance (25-0011-VAR1) to allow proposed perimeter and retaining walls that do not conform to title 19.08 development standards for height and spacing on a less than two percent slope. The submitted justification letter states, "The Applicant is seeking modification to the approved Project design due to changes of the construction documents caused by an equipment re-design required by NV Energy. The initial equipment specified by NV Energy was revised in the field and has increased in overall height. Furthermore, subject to City of Las Vegas Development Standards (19.08.040 - E.4.), electrical equipment is required to be screened from public view. In order to comply with such code, the minor changes are limited to the following:

- On Screen Wall "A" of the site plan, Applicant requests:
 - A Maximum Perimeter Wall Height of 9 feet where 8 feet is allowed.
 - A Maximum Wall Height of 12 feet where 10 feet is allowed.
- On Screen Wall "B" of the site plan, Applicant requests:
 - A Maximum Perimeter Wall Height of 9 feet where 8 feet is allowed.
 - A Maximum Wall Height of 13 feet where 10 feet is allowed.
- On Screen Wall "C" of the site plan, Applicant requests:
 - A Maximum Primary Wall Height of 10 feet where 8 feet is allowed.
 - A Maximum Secondary Wall Height of 5 feet where 4 feet is allowed.

Staff notes that while the approved commercial development is appropriate for the subject site, the proposed perimeter and retaining wall designs fails to meet minimum Title 19 development standards regarding height and spacing. Therefore, staff recommends denial of the requested Variance.

FINDINGS (25-0011-VAR1)

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

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

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Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a wall height that does not meet Title 19 wall development standards. Alternative design would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/01/80	The Board of City Commissioners approved a request for a Rezoning (Z-0068-80) from R-1 (Single Family Residence) to C-1 (Limited Commercial) for a proposed Off-Premise Sign on property generally located on the west side of South Rancho Drive, between Meade Avenue and Milo Way.
11/16/88	The City Council approved a Rezoning (Z-0068-88) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) on 1.59 acres adjacent to the west side of Rancho Drive, approximately 350 feet north of Meade Avenue. The Planning Commission and staff recommended approval.
11/17/93	The City Council approved a request for a Rezoning (Z-0094-93) from R-E (Residence Estates) and R-1 (Single Family Residence) to M (Industrial) and P-R (Professional Office and Parking) for a proposed office/warehouse/retail complex on property located on the northwest corner of Rancho Drive and Meade Avenue.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval of the request.
02/14/12	The Planning Commission accepted a request to withdraw General Plan Amendment (GPA-42939) from: C (Commercial) and SC (Service Commercial) to LI/R (Light Industry/Research) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Rezoning (ZON-42940) from P-R (Professional Office and Parking) to M (Industrial) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue.
	The Planning Commission accepted a request to withdraw Rezoning (ZON-42941) from C-1 (Limited Commercial) to M (Industrial) on 14.72 acres located at the northwest corner of Desert Inn Road and Rancho Drive.
12/14/12	The Planning Commission accepted a request to withdraw Site Development Plan Review (SDR-43352) for a proposed Commercial Recreation/Amusement (Outdoor) Facility and a corresponding request for encroachment into the Rancho Drive public right-of-way at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Variance (VAR-43353) to allow 2,125 parking spaces where 2,488 spaces are required at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Special Use Permit (SUP-43355) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Special Use Permit (SUP-43356) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive.
12/06/17	The Department of Planning approved a request for a Conditional Use Verification (#72245-CUV) for a Motor Vehicle Sales, Used at 2900 Meade Ave #3. The request was finalized on 12/06/17.
06/15/20	The Department of Planning approved a request for a Conditional Use Verification (#100012-CUV) for a Motor Vehicle Sales, Used at 2900 Meade Ave #3. The request was finalized on 06/16/20.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/18/21	The City Council approved a request for a General Plan Amendment (21-0326-GPA1) from C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industry/Research) to TOD-2 (Transit Oriented Development-2) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west. The Planning Commission recommended approval of the request.
07/20/22	The City Council approved a request for a Rezoning (22-0175-ZON1) from P-R (Professional Office and Parking) to M (Industrial) on 2.49 acres located on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (22-0175-VAR1) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-001) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (22-0175-VAR2) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-002) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
04/14/22	The City Council approved a request for a Variance (22-0175-VAR3) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-003) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
04/14/22	The Department of Community Development - Planning Division processed a request for a Parcel Map Technical Review (100216-PMP) of a One-Lot Parcel Map on 1.79 acres at the southwest corner of Meade Avenue and Rigel Avenue. The map was recorded on 08/29/22.
10/11/22	The Planning Commission approved a request for a Tentative Map (22-0425-TMP1) for a proposed two-lot commercial subdivision on 16.83 acres at the northwest and southwest corner of Meade Avenue and Rancho Drive. Staff recommended approval of the request.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/10/23	The Planning Commission approved a request for a Variance (22-0674-VAR1) to allow 812 parking spaces where 1,251 are required and to allow the backing of motor vehicles onto a public street from a parking area where such is prohibited at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (22-0674-SUP1) for a proposed 344,860 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Site Development Plan Review (22-0674-SDR1) for a proposed 633,028 square-foot commercial development including 213,602 square feet of Commercial Recreation/Amusement (Indoor and Outdoor) Facility floor area, 36,579 square feet of Restaurant floor area, 30,191 square feet of Retail floor area, 32,244 square feet of Outdoor Patio floor area, a six-story parking Garage consisting of 305,595 square feet of floor area and back of house (storage) with 14,817 square feet of floor area and waivers of the perimeter landscape buffer requirements and to allow flat, plain building facades where patterns and materials that provide visual interest are required at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
02/08/24	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0649-SUP1) to a previously approved Special Use Permit (22-0674-SUP1) for a proposed 28,100 square-foot addition to an approved 312,616 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) at the southwest and southeast corner of Meade Avenue and Rigel Avenue.
	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0649-SDR1) to a previously approved Site Development Plan Review (22-0674-SDR1) for a proposed 75,752 square-foot addition to a previously approved 633,028 square-foot commercial development including 238,346 square feet of Commercial Recreation/Amusement (Indoor and Outdoor) Facility floor area, 43,792 square feet of Restaurant floor area, 26,334 square feet of Retail floor area, 32,244 square feet of Outdoor Patio floor area, a seven-story Parking Garage consisting of 359,592 square feet of floor area and Back of House (storage) with 8,472 square feet of floor area at the southwest and southeast corner of Meade Avenue and Rigel Avenue.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/09/24	The Planning Commission approved a request for a Variance (24-0219-VAR1) to allow 981 parking spaces where 6,222 spaces are required on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Major Amendment (24-0219-SUP1) to an approved Special Use Permit (22-0674-SUP1) for a proposed 47,398 square-foot addition to an approved 312,616 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) use at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (24-0219-SUP1) for proposed 225-foot tall structure [tower drop amusement ride] within the 175-foot restricted area of the Airport Overlay District at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Major Amendment (24-0219-SDR1) to an approved Site Development Plan Review (22-0674-SDR1) for a proposed 110,395 square-foot addition to a previously approved 633,028 square-foot commercial development including 232,166 square feet of commercial recreation/amusement (indoor) facility floor area, 39,065 square feet of restaurant floor area, 12,888 square feet of retail floor area, 75,895 square feet of commercial recreation/amusement (outdoor) plaza area, a seven-story parking garage consisting of 359,592 square feet of floor area and back of house [storage] with 23,817 square feet of floor area; installation of a carousel and 225-foot tall drop ride and outdoor nightclub areas with waivers of perimeter landscape buffer requirements at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
02/19/25	The City Council approved a request for a Variance (24-0578-VAR1) to allow a proposed 80-foot tall off-premise sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign area where 672 is the maximum allowed (APN 162-08-710-002) on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/19/25	The City Council approved a request for a Variance (24-0578-VAR2) to allow a proposed 60-foot-foot tall off-premise sign where 40 feet is the maximum allowed and to allow the off-premise sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground (APN 162-08-303-034) on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Variance (24-0578-VAR3) to allow proposed wall signs that exceed 20 percent of a building elevation; to allow a proposed roof sign that exceeds the maximum area and maximum height allowed; and to allow proposed incidental signs that exceed the maximum number, maximum height and maximum area allowed on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Special Use Permit (24-0578-SUP1) for a proposed 80-foot tall, 27-foot by 60-foot Off-Premise Sign (Not Qualifying as a City Communication Sign) use (APN 162-08-710-002) on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Special Use Permit (24-0578-SUP2) for a proposed 60-foot tall, 30-foot by 20-foot Off-Premise Sign (Not Qualifying as a City Communication Sign) use (APN 162-08-303-034) on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Master Sign Plan (24-0578-MSP1) for a proposed Master Sign Plan for an approved commercial development on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. The Planning Commission recommended approval and staff recommended denial of the request.
03/11/25	The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project request TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT AND SPACING on 9.26 acres at 3010 Rigel Avenue (APN 162-08-710-002), M (Industrial) Zone, Ward 3 (Diaz).

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Most Recent Change of Ownership	
12/07/23	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/22/23	A building permit (#C22-04940) was issued for (Area 15) Meade Avenue lot building demolition only at 3019 Meade Avenue. The permit was finalized on 11/20/23.
03/20/23	A building permit (#C23-00927) was processed for (Area 15) complete demolition of rose building and palm north at 3019 Meade Avenue. The permit has not been issued.
03/23/23	A building permit (#C23-00841) was issued for (Area 15) complete demolition of (Rose Bldg: 3019 Meade Avenue; Palms North: 3002-3014 South Rancho Drive /2901-2919 Meade Ave/3000-3030 Rigel Avenue/3003-3021 Rigel Avenue) at 3019 Meade Avenue. The permit was finalized on 10/04/23.
10/03/23	A building permit (#C23-00841-R001) was issued (Area 15) for revisions for a complete demolition (Rose Bldg: 3019 Meade Avenue; Palms North: 3002-3014 South Rancho Drive /2901-2919 Meade Ave/3000-3030 Rigel Avenue/3003-3021 Rigel Avenue) at 3019 Meade Avenue. The permit was finalized on 10/03/23.
11/01/23	A building permit (#PRC23-00051) was issued for a proposed new core and shell concrete tilt up with a small mezzanine and perimeter slab/ walkways for future tenant use (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 11/01/23.
	A building permit (#C23-02574) was issued for alternative materials, methods and means for a proposed new shell building (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 11/01/23.
11/29/23	A building permit (#C23-03875) was issued a temporary power pole (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.
11/07/23	A building permit (#C23-01740) was issued for a proposed new core and shell concrete tilt up with a small mezzanine and perimeter slab/ walkways for future tenant use (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit has not been finalized.
12/19/23	A building permit (#C23-04045) was issued onsite grading (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.

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Related Building Permits/Business Licenses	
12/21/23	A building permit (#L23-00810) was issued for Redevelopment of APNs 162-08-303-034, 162-08-702-001, and 162-08-702-002 as an expansion of the Area 15 campus. Scope is full site civil (grading and utilities) for 6 new buildings and a new parking structure (Area 15 - District 2) at Sirius Avenue and Rancho Drive. The permit has not been finalized
01/04/24	A building permit (#PRC23-00051-R001) was issued for owner changes (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 01/04/24.
04/23/24	A building permit (#PRC23-00093) was issued for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit was finalized on 04/23/24.
04/24/24	<p>A building permit (#C23-03780) was issued for proposed onsite improvements including water and sewer for a proposed for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit has not been finalized.</p> <p>A building permit (#C23-04020-R001) was processed for proposed tenant improvements and revision and exhibit package for Houses (Mazes) (Universal Studios - TI at Area 15) at 3051 South Rancho Drive. The permit has not been issued.</p>
04/25/24	A building permit (#C23-03781) was issued for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit has not been finalized.
05/13/24	A building permit (#C23-04020) was issued for proposed tenant improvements (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.
05/14/24	A building permit (#PRC23-00093-R001) was processed for Delta #1 revisions. Fire pump room and IDF room were relocated to provide vertical alignment with added sprinkler riser rooms. WIFI antennas were added at ground level. Aesthetic lighting added at ground level. Elevator lobby lighting revised at all levels. Audio speakers added at lobby and ground level at 3031 Rigel Avenue. The permit has not been issued.
05/15/24	A building permit (#L23-00810-R005) was issued for revised NVE sheets (Area 15 - District 2) at 3051 South Rancho Drive. The permit has not been finalized

Pre-Application Meeting	
01/07/25	A pre-application conference was held with the applicant to discuss the requested Variance to address perimeter and retaining wall heights and spacing that does not conform to Title 19.08 development standards for the approved Area 15 - District 2 campus.

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Neighborhood Meeting

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

Field Check

01/23/25

The subject site is currently under development. All previous structures have been demolished and removed from the site.

Details of Application Request
Site Area

Gross Acres

11.05

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Commercial Recreation/Amusement (Indoor and Outdoor)	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
	Commercial Recreation/Amusement (Outdoor) (Plaza)		
	Restaurant		
	Retail		
	Back of House (BOH)		
	Parking Garage		
North	Undeveloped	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
South	Commercial Recreation/Amusement (Indoor and Outdoor)	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)
East	Interstate 15	ROW (Right-Of-Way)	ROW (Right-Of-Way)
West	Auto Repair Garage (Major)	LI/R (Light Industry/Research)	M (Industrial)
	Office, Other than Listed		
	Industrial		

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - (175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Wall Development Standards - Mechanical Screening - Section A			
Standards	Required	Provided	Compliance
Perimeter and Retaining Walls with slope $\leq 2\%$	Max. Wall Height - 10 Feet	12 Feet	N*
	Max. Perimeter Wall Height – 6 Feet to 8 Feet	9 Feet	N*
	Max. Retaining Height – 4 Feet	3 Feet	Y

* The applicant has requested a Variance to allow proposed perimeter and retaining walls that do not conform to title 19.08 development standards for height and spacing on less than a two percent slope.

Pursuant to Title 19.08.100, the following standards apply:

Wall Development Standards - Mechanical Screening - Section B			
Standards	Required	Provided	Compliance
Perimeter and Retaining Walls with slope $\leq 2\%$	Max. Wall Height - 10 Feet	13 Feet	N*
	Max. Perimeter Wall Height – 6 Feet to 8 Feet	9 Feet	N*
	Max. Retaining Height – 4 Feet	4 Feet	Y

* The applicant has requested a Variance to allow proposed perimeter and retaining walls that do not conform to title 19.08 development standards for height and spacing on less than a two percent slope.

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Pursuant to Title 19.08.100, the following standards apply:

<i>Wall Development Standards - Mechanical Screening - Section C</i>			
<i>Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Perimeter and Retaining Walls Standard Stepback	Max. Primary Wall Height - 6 Feet to 8 Feet	10 Feet	N*
	Max. Secondary Wall Height – 4 Feet	5 Feet	N*
	Minimum Spacing between wall sections - 5 Feet	4 Feet	N*
	Maximum Ornament Height - 18 inches	N/A	Y

* The applicant has requested a Variance to allow proposed perimeter and retaining walls that do not conform to title 19.08 development standards for height and spacing on less than a two percent slope.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rancho Drive	Minor Collector	Master Plan of Streets and Highways Map	47	Y
Meade Avenue	Local Street	Title 13	60	Y
Rigel Avenue	Local Street	Title 13	60	Y
Sirius Avenue	Local Street	Title 13	60	Y