



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 7891 N. Hualapai Way

Project Name Skye Canyon LVMPD Substation & Park **Proposed Use** Police substation & Park

Assessor's Parcel #(s) 126-13-501-020 **Ward #** 6

General Plan: Existing PF Proposed PF **Zoning:** Existing PD Proposed PD

Additional Information This project includes a city park as well as a LVMPD substation

Property Owner City of Las Vegas **Contact** Teresa Boyce

Address 495 S Main St. **City** Las Vegas **State** NV **Zip** 89101

E-mail _____ **Phone** 702-229-1022

Applicant City of Las Vegas - Public Works Department **Contact** Shelly Hayden

Address 495 S Main St. **City** Las Vegas **State** NV **Zip** 89101

E-mail shayden@lasvegasnevada.gov **Phone** 702 229-3249

Representative Simpson Coulter Studio **Contact** Gary Eddington

Address 151 Warm Springs **City** Las Vegas **State** NV **Zip** 89119

E-mail geddington@simpsoncoulter.com **Phone** 702-435-1150

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

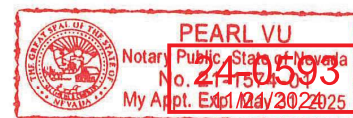
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Teresa M Boyce

Subscribed and sworn before me

This 17th day of October, 20 24

Notary Public in and for said County and State



LANDSCAPE SITE CALCULATIONS - TOTAL PARCEL

Table with 2 columns: Item, Quantity. Includes calculations for total site area, parking lot area, and various plant quantities like trees, shrubs, and groundcovers.

REFERENCE NOTES SCHEDULE

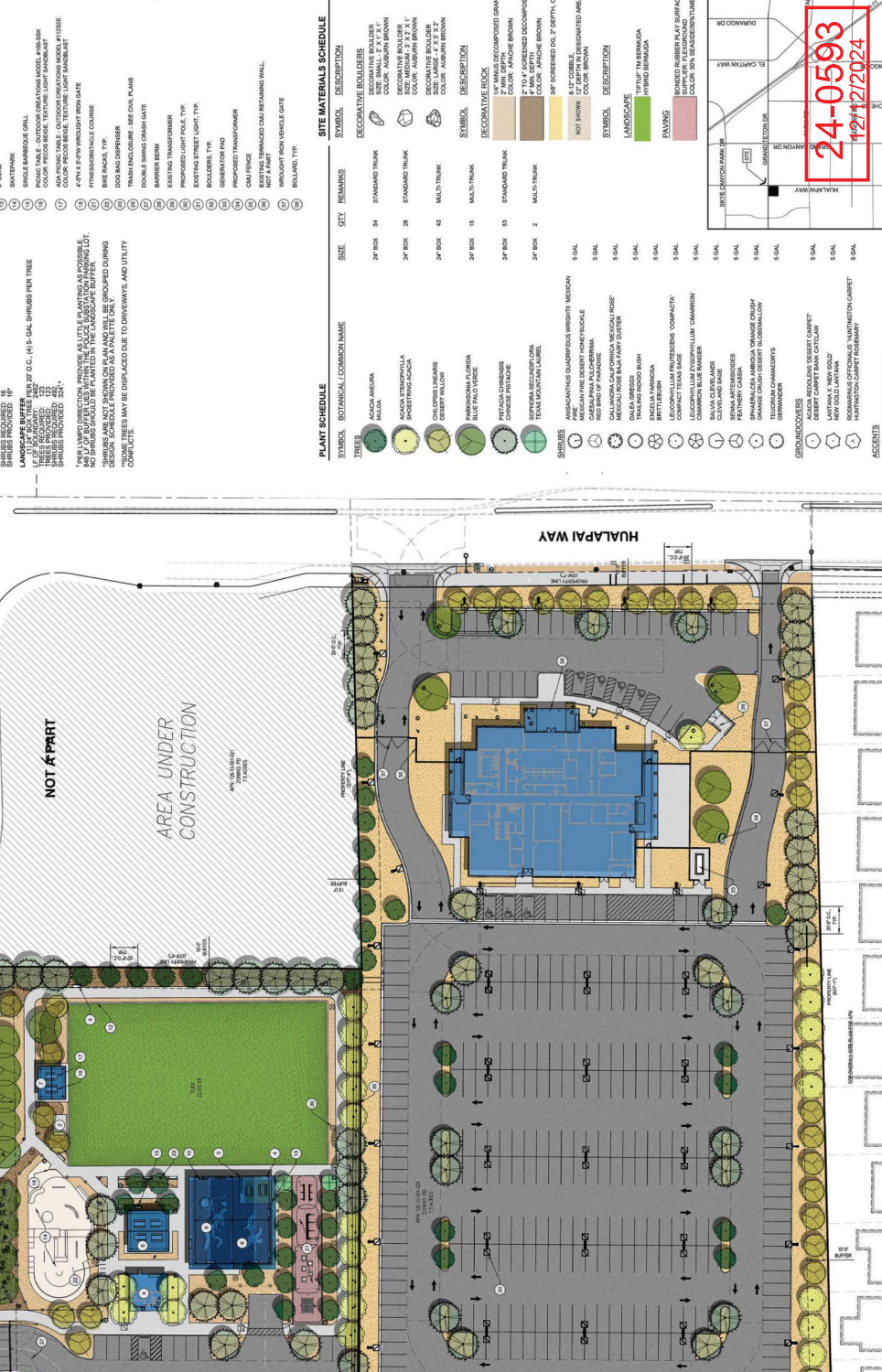
- 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN MANUAL.
- 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN MANUAL.

PLANT SCHEDULE

Table with 4 columns: Symbol, Botanical/Common Name, Size, Qty. Lists various plant species and their quantities for the project.

SITE MATERIALS SCHEDULE

Table with 4 columns: Symbol, Description, Size, Qty. Lists various materials like decorative rocks, mulch, and pavers.



OVERALL LANDSCAPE PLAN

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

PLANT SCHEDULE

Table with 4 columns: Symbol, Botanical/Common Name, Size, Qty. Continuation of plant schedule.

SITE MATERIALS SCHEDULE

Table with 4 columns: Symbol, Description, Size, Qty. Continuation of materials schedule.

REFERENCE NOTES SCHEDULE

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LANDSCAPE SITE CALCULATIONS - TOTAL PARCEL

Table with 2 columns: Item, Quantity. Continuation of landscape calculations.

OVERALL LANDSCAPE PLAN

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

PLANT SCHEDULE

Table with 4 columns: Symbol, Botanical/Common Name, Size, Qty. Continuation of plant schedule.

SITE MATERIALS SCHEDULE

Table with 4 columns: Symbol, Description, Size, Qty. Continuation of materials schedule.

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24-0593
12/12/2024



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

Area Distribution

ADMINISTRATIVE	100
WORKING	100
RECEPTION	100
STORAGE	100
RESTROOM	100
PAUSE	100
PUBLIC	100





Design Review Committee
1635 Village Center Circle, Suite 100
Las Vegas, NV 89134
O (702) 242-4949 • F (702) 242-0414

VIA E-MAIL

December 11, 2024

Sylvia Kim
CORE Construction
7150 Cascade Valley Ct.
Las Vegas, NV 89128

RE: Providence Master-Planned Community
Pod 104A – CLV Sky Canyon LVMPD Substation and Park
Overall Site Plan, Overall Landscape Plan, Exterior Elevations and Color Boards
– 1st Submittal
Plans dated: No dates indicated.
Submitted (via email): December 5, 2024

Dear Sylvia,

The Providence Design Review Committee (DRC) has reviewed the subject submittals (as attached) and considers the documents as either “approved” or “approved with modifications” as summarized below:

General Comment

Since the property is a part of the Providence (a.k.a. Cliff’s Edge) master-planned community, the naming of the facilities should either refer to Providence or some other descriptor(s), but not the adjacent Skye Canyon community.

Overall Site Plan (Sheet PRES-1)

The DRC considers this document **approved with modifications** subject to addressing the following comments:

1. The Site Plan includes a detail of the community perimeter wall but there does not appear to be such a wall proposed adjacent abutting the landscape buffers along the Hualapai Way or Grand Teton Drive frontages.
2. The “Setbacks” and “Landscape Buffer” portions of the “Site Analysis” table appear to be incomplete.
3. The Site Plan is deficient in the dimensioning of the driveways, drive isles, landscape buffers, etc., and the depiction of existing improvements along the Hualapai Rd. frontage.

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Exterior Elevations - Substation and Park Restroom (Sheets PRES-3 & -4)

While the proposed architectural design and colors of the substation building and its front return walls/gates deviate from the Providence architectural themes and color schemes, the DRC finds that the facility will nonetheless present a professional appearance befitting of a police substation and will be an attractive addition to the Providence community and the surrounding area. These documents are both DRC-**approved**.

Color Boards – Substation and Park Restroom (CB-1 & -2)

These documents are both DRC-**approved**.

Overall Landscape Plan (PRES-5)

The DRC considers this document **approved with modifications** subject to addressing the following comments:

1. The approved rock color for the entire Providence community is *Rebel Rose*. To maintain continuity of the streetscapes along the Hualapai Way and Grand Teton Rd. frontages, please continue this color at least within the 25-foot-wide streetscape buffers.
2. While the proposed shrubs, groundcovers and accent plants are depicted in the landscape plan's plant schedule, none are shown in the landscaped areas of the substation or park site. The vegetative cover should result in a minimum of 50% coverage after one year's growth.
3. Correctly dimension the 25-foot-wide landscape buffer along Hualapai Way and reflect the existing streetscape landscaping as was done for the same on the Grand Teton Dr. frontage.
4. Please clarify proposed configuration of the walls abutting the adjacent Green Valley Grocery parcel and confirm that the proposed materials and colors for those and the wall between the park and the substation will be in reasonable adherence with the "Wall Palette" table (Exhibit "H" of the *Cliff's Edge Design Guidelines*, dated August 5, 2009).

Please do not hesitate to contact me with any questions at lbadger@fcglv.com or (702) 524-1001.

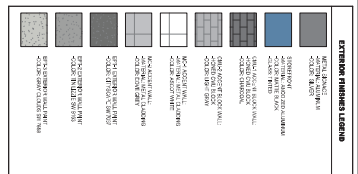
Sincerely,


Lenny Badger, P.E.
Providence Design Review Committee

Attachments

Cc: Alex Strawser, Senior Planner, City of Las Vegas (via email)
Carly Lovell, Community Manager, Providence Master HOA

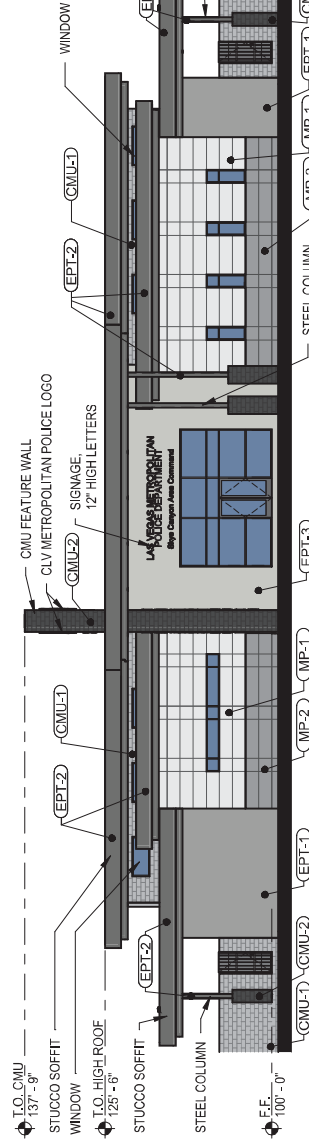
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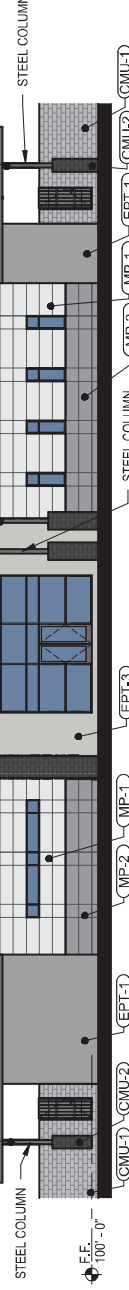
2 SIDE ELEVATION

SCALE: 1/16" = 1'-0"












1 FRONT ELEVATION

SCALE: 1/16" = 1'-0"



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EXTERIOR FINISHES LEGEND

	METAL SIGNAGE -MATERIAL: ALUMINUM -COLOR: SILVER
	STOREFRONT -MATERIAL: ANODIZED ALUMINUM -COLOR: MATE BLACK -GLASS: TINTED
	CMU-1 ACCENT BLOCK WALL: -HONEY COMB BLOCK -COLOR: CHARCOAL
	CMU-2 ACCENT BLOCK WALL: -HONEY COMB BLOCK -COLOR: LIGHT GRAY
	MC-1 ACCENT WALL: -MATERIAL: METAL CLADDING -COLOR: ASCOT WHITE
	MC-2 ACCENT WALL: -MATERIAL: METAL CLADDING -COLOR: DOVE GREY
	EPT-1 EXTERIOR WALL PAINT -COLOR: CITYSCAPE SW 7067
	EPT-2 EXTERIOR WALL PAINT -COLOR: TIN LIZZIE SW 9163
	EPT-3 EXTERIOR WALL PAINT -COLOR: GRAY CLOUDS SW 7658

