

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-70 (2)

APN 139-28-701-001

Location 800 N Martin King Blvd

Applicant Deborah Verges

Subject

Administrative Site Development Plan review.



TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____



March 21, 2000

Ms. Deborah Verges
Boys & Girls Club of Las Vegas
P. O. Box 26689
Las Vegas, Nevada 89126

RE: Z-0054-70(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Verges:

Your request for an Administrative Site Development Plan Review on property located at 800 North Martin L. King Boulevard FOR A PROPOSED 3,307 SQUARE FOOT ADDITION TO THE EXISTING 33,164 SQUARE FOOT BOYS & GIRLS CLUB, C-V (Civic) Zone, Size: 2.54 Acres, Ward 5 (Weekly), APN: 139-28-701-001 has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

1. Approval of the related Variance (V-0001-00) by the City Council prior to the approval of building permits, as required by the Planning and Development Department.
2. Meet with the Flood Control Section of the Department of Public Works to establish the finished floor elevation for the proposed addition prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways (if any) recommended by the Flood Control Section.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-70 and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.
4. All development shall be in conformance with the Site Development plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

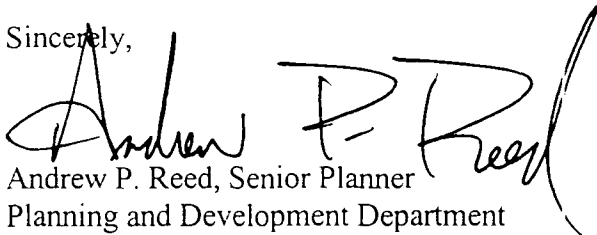
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Ms. Deborah Verges
Z-0054-70(2) - Page Two
March 21, 2000

8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions please contact me at (702) 229-6832.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:rlr

cc: Andre Agassi Boys & Girls Club
800 North Martin L. King Boulevard
Las Vegas, Nevada 89106

Ms. Rebecca Ralston
Swisher & Hall AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

MARCH 2000 - ADMINISTRATIVE REVIEW

Z-0054-70(2) - CITY OF LAS VEGAS ON BEHALF OF ANDRE AGASSI BOYS & GIRLS CLUB - Request for an Administrative Site Development Plan Review on property located at 800 North Martin L. King Boulevard FOR A PROPOSED 3,307 SQUARE FOOT ADDITION TO THE EXISTING 33,164 SQUARE FOOT BOYS & GIRLS CLUB, C-V (Civic) Zone, Size: 2.54 Acres, Ward 5 (Weekly), APN: 139-28-701-001.

APPLICATION REQUEST:

This request is for a Site Development Plan Review on property located at 800 North Martin L. King Boulevard for a proposed 3,307 square foot addition to the existing 33,164 square foot Boys and Girls Club.

BACKGROUND DATA:

- 10/21/70 The City Council approved a Rezoning from R-E (Residence Estates) to C-V (Civic) and a Plot Plan Review for a 5,000 square foot youth activity center (Z-54-70)
- 08/07/96 The City Council approved a request for a Plot Plan and Building Elevation Review for a 20,000 square foot expansion of the Boys and Girls Club [Z-54-70(1)].
- 04/19/00 The City Council will consider a request for a Variance to allow 47 parking spaces where 70 parking spaces is the minimum allowed (V-0001-00). The Board of Zoning Adjustment recommended approval of the request.

DETAILS OF APPLICATION REQUEST:

Site Area	2.37	Acres
Existing Building	25,995	Square Feet
Proposed Building Addition	3,307	Square Feet
Parking Required	70	Spaces
Parking Provided	47	Spaces
Handicap Required	3	Spaces
Handicap Provided	4	Spaces

The existing building required 53 parking spaces according to staff's findings in August 1996 for Z-54-90(1), the plot plan and building elevation review for the 20,000 square foot expansion. This was in accordance with Title 19 City of Las Vegas Zoning Code, Chapter 19.64 Section 19.64.130. The applicant at that time provided 58 parking spaces. An addition to a parking-impaired development requires only the increased number of parking spaces for the addition. In accordance with the current parking standards of Title 19A.10, Table 1, the minimum parking spaces required for a building addition of 3,307 square feet is 17 spaces. (Community recreational facilities require one space per 200 square feet of gross floor area.) The applicant has indicated that the programs offered at the Boys and Girls Club are targeted primarily for at-risk youths that do not drive.

The addition will include spaces for teen-age youths such as classrooms, multi-purpose room, and a computer laboratory. Access to the site is by three driveways, one 25 wide driveway on Martin L. King Boulevard, one 25 foot wide driveway on N Street and one 33 foot wide driveway from N Street.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1	Retail
South	C-M	United Parcel Service
East	R-2	Multi-Family Residential
West	C-1	Bank and Undeveloped

ANALYSIS & FINDINGS

ZONING

The site zoning is Civic, which is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, and other public utility facilities. The expansion of a Boys and Girls Club is appropriate in this zoning district.

SITE PLAN

The site plan depicts the building addition to be located south and east of the existing buildings. The new building will cover a portion of the existing parking area. Parking deficiencies have been addressed in the recent Variance application

LANDSCAPE PLAN

The landscape plan shows the addition of five-gallon shrubs and decomposed granite ground cover along the south side of the building addition. The new landscaping will match the existing landscaping on the site. Staff finds that since the site is already developed, requiring additional landscaping is unnecessary.

ELEVATIONS

The elevations depict a one-story box-like building with a flat roof. The elevations show a mix of red, gray block and solar gray glass, which will match the existing structure.

FLOOR PLAN (if applicable)

The floor plan shows entrances from the east and south sides of the building as well as interior access from the existing building. A reception area is located near the south entrance. A teen center room, with a capacity of 221 persons comprises most of the floor plan. A computer center an office are also depicted on the floor plan

FINDINGS

The review of Site Development Plans is intended to ensure that:

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

Staff finds the proposed development is compatible with adjacent development and development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds that the development is consistent with City plans, policies, and standards, with the exception of parking requirements, as mentioned above.

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

Staff finds that site access and circulation are developed on the site and will not negatively impact adjacent roadways or neighborhood traffic.

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

Staff finds that the building and landscape materials will match the existing site and are appropriate for the area.

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."**

Staff finds that the building addition is not undesirable or obnoxious and that it is harmonious and compatible with the site and development in the area.

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

Staff finds that the proposed development will not negatively impact the public health, safety and general welfare.

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

1. Approval of the related Variance (V-0001-00) by the City Council prior to the approval of building permits, as required by the Planning and Development Department.
2. Meet with the Flood Control Section of the Department of Public Works to establish the finished floor elevation for the proposed addition prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways (if any) recommended by the Flood Control Section.
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4. All development shall be in conformance with the Site Development plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



February 25, 2000

Ms. Deborah Verges
Boys & Girls Club of Las Vegas
P. O. Box 26689
Las Vegas, Nevada 89126

RE: Z-0054-70(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Verges:

Your request for an Administrative Site Development Plan Review on property located at 800 North Martin L. King Boulevard FOR A PROPOSED 3,307 SQUARE FOOT ADDITION TO THE EXISTING 33,164 SQUARE FOOT BOYS & GIRLS CLUB, C-V (Civic) Zone, Size: 2.54 Acres, Ward 5 (Weekly), APN: 139-28-701-001, will be considered administratively by the City of Las Vegas Planning and Development Staff.

Staff will determine within thirty (30) days of the date of this letter, whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information, please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. P. Reed", with the word "for" written below it.

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:rlr

cc: Andre Agassi Boys & Girls Club
800 North Martin L. King Boulevard
Las Vegas, Nevada 89106

Ms. Rebecca Ralston
Swisher & Hall AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

2-12/99

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: February 22, 2000
Re: **Z-54-70(2)** City of Las Vegas SEC of Martin L King Boulevard and Washington Avenue
Administrative Site Development Plan Review for a proposed 3,307 square foot addition to the boys and girls club



CONDITIONS OF APPROVAL:

1. Meet with the Flood Control Section of the Department of Public Works to establish the finished floor elevation for the proposed addition prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways (if any) recommended by the Flood Control Section.
2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-70 and all other subsequent site-related actions as required by the Department of Public Works.

RECEIVED
00 FEB 23 AM 10:22
LEVEL 1 NY

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

2-0054-70/2

HAND DELIVERED

COMPREHENSIVE PLANNING	STEVE VAN GORP	DSC
* DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
* FLOOD CONTROL - DPW	PETER JACKSON	DSC
* LAND DEVELOPMENT - DPW	DENNIS MOYER	DSC
PERMITS / INSPECTIONS	EARL RUSSELL	DSC
* RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
* SANITARY SEWERS - DPW	JOHN DAY	DSC
* TRAFFIC ENGINEERING - DPW	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

CITY CENTRE DEVELOPMENT CORP (2)	STACEY LIED	300 S. 4 th STREET, SUITE #905
REDEVELOPMENT AGENCY	JEFF MARESH	5 TH STREET SCHOOL
* ELECTRICAL SERVICES - DPW	DONALD K. BEHUNIN	3104 BONANZA RD.
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR.
FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR.
METRO - CRIME PREVENTION	BILL TURLOCK	101 CONVENTION CENTER, SUITE #210
METRO - INTERGOVERNMENTAL SVCS	STAN OLSEN	714 SOUTH FOURTH
SID / STREET REHAB / TRAFFIC - DPW	M. THOMPSON/ B. HAMP/ E. FOLK	420 N. 4 th STREET
* SURVEY - DPW	RITA LUMOS	WEST YARD

SENT VIA "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
CLARK COUNTY SCHOOL DISTRICT
CLARK COUNTY ZONING
DIVISION OF WATER RESOURCES
FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)
LAS VEGAS VALLEY WATER DISTRICT
NEVADA POWER COMPANY
SOUTHWEST GAS CORPORATION
SPRINT-CENTRAL TELEPHONE - NEVADA
UNITED STATES POSTAL SERVICE

(revised 2/2/00)

* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0054-70(2) - CITY OF LAS VEGAS ON BEHALF OF ANDRE AGASSI BOYS & GIRLS CLUB - Request for an Administrative Site Development Plan Review on property located at 800 North Martin L. King Boulevard FOR A PROPOSED 3,307 SQUARE FOOT ADDITION TO THE EXISTING 33,164 SQUARE FOOT BOYS & GIRLS CLUB, C-V (Civic) Zone, Size: 2.54 Acres, Ward 5(Weekly), APN: 139-28-701-001.

PLANNING COMMISSION: NOT APPLICABLE - ADMINISTRATIVE REVIEW ONLY

CASE PLANNER **ANDY REED**



NON-PUBLIC HEARING

Comments Due: FEBRUARY 23, 1999

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to SHELLEY DiNICOLA (sdinicola@ci.las-vegas.nv.us), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Case Keywords :

Accepted : 02/02/2000

Public Hearing : N

Meeting Date : 03/09/2000

Meeting Type : A

200 Scale Map : M-28-6

Size : 2.54

Lots : 1

Request : Z-54-70(2) - CITY OF LAS VEGAS ON BEHALF OF ANDRE AGASSI BOYS & GIRLS CLUB - Request for an Administrative Site Development Plan Review on property located at 800 North Martin L. King Boulevard for a PROPOSED 3,307 SQUARE FOOT ADDITION TO THE EXISTING 33,164 SQUARE FOOT BOYS & GIRLS CLUB, C-V (Civic) Zone, Size: 2.54 Acres, Ward 5(Weekly), APN: 139-28-701-001.

Location :

Proposed : teen center add

Notice :

Comments :

Parcel : 139 28 701 001 I

Andy -

This is processed, except I didn't know what you wanted to do about Nick's comments.

Owner/Applicant/Contacts

REPRESENTED BY SWISHER &

RALSTON;

OWNER CITY OF LA:

400 E STEV

LAS VEGAS

DEED ON FILE :
Z-54-70(1)

DK

APPLICANT

891012927;

ANDRE AGASSI BOYS & GIRLS CLUB

800 N MARTIN LUTHER KING BLVD

LAS VEGAS NV

Actions/Conditions :

FEE'S MAY BE
WAIVED. AWAITING
APPROVAL FROM CITY
MANAGERS OFFICE.

~~DEED NOT NEEDED?~~

Parcel No. 139 28 701 001
Geographic PT N2 SE4 28 20 61
Document 190368 1
Recorded 03/02/2060

Situs Address: 817 N ST
Tax ID: 204
Entity Name: LAS VEGAS
Last Update: 02/02/2000 9:29:

Owner Description:

CITY OF LAS VEGAS

400 E STEWART
LAS VEGAS NV

Legal Description:

PT NW4 SE4 SEC 28 20 61
Plat Book: 0000 Page: 0000
Lot: Block:

GIS Map
 County Map
 New Case
 Print Screen
 Help
 Close

Zoning and Case Files: In Progress Address County Land Use Parcel Comments

Current Zoning

Zoning	Case Num	La
C-V		

Add Delet Edit Save Cancel

ROI

ROI	Case Num

Add Delet Edit Save Cancel

Cases History

Case	Meeting Date	Ca
Z-54-70(1)	07/25/1996	
V-0001-00	03/07/2000	
Z-0054-70(2)	03/09/2000	

Add Delet Go To Case Information

Map:

Set Backs

Front 00
 Rear 00
 Side 00
 Corner 00

Multi Update



Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 2/1/00

APPLICATION/PETITION FOR: SITE DEVELOPMENT PLAN REVIEW
(Type of Action Requested)

Project Address (Location): 800 N. MARTIN L. KING BOULEVARD (811 N. STREET)
Proposed Use: TEEN CENTER ADDITION Assessor's Parcel No(s): 139-28-701-001
Project Name: BOYS & GIRLS CLUB TEEN CENTER ADDITION
Existing General Plan Designation: DTR (P) Proposed General Plan Designation: N/A
Existing Zoning: CV Proposed Zoning: CV Ward No.: 5
Commercial Sq. Ft.: 36,471 sf Floor Area Ratio: -
Gross Acres: 2.37 Lots/Units: 1 Density: 35%
Additional Information: 3,307 sf ADDITION TO THE EXISTING 33,164 sf BOYS & GIRLS CLUB.
Z-54-70, Z-54-70(1)

APPLICANT INFORMATION:

Property Owner(s): Boys & Girls Club of Las Vegas Contact: Deborah Verges
Address: P.O. Box 26689 Tel: (702) 367-2582 Fax: (702) 367-9522
City: Las Vegas, NV 89126 State: _____ Zip: _____
Applicant: Andre Agassi Boys & Girls Club Contact: _____
Address: 800 N. Martin Luther King Blvd. Tel: _____ Fax: _____
City: Las Vegas, NV 89106 State: _____ Zip: _____
Represented By: Rebecca Ralston Contact: _____
Address: Swisher & Hall AIA, Ltd. Tel: (702) 363-2222 Fax: (702) 363-6060
City: 2801 N. Tenaya Way, Suite C State: _____ Zip: _____
Las Vegas, NV 89128

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

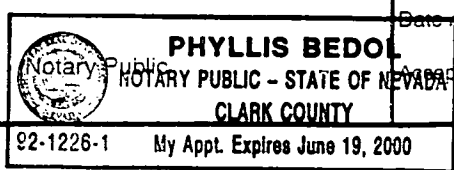
PROPERTY OWNER(S): Deborah Verges
Print First & Last Name: Deborah Verges
(Executive Director)

Subscribed and sworn before me this 1st day of February 2000

FOR DEPARTMENT USE ONLY

Case No.: Z-54-70(2)
Meeting Date: 3/9/00 PC
No. Signs Required: - No. Provided: -
Map No.: M-28-6
Total Fee(s): N/A
Receipt No.: N/A
Date Accepted: 2/1/2000
Accepted By: [Signature]

Phyllis Bedol



**BOYS & GIRLS CLUBS
OF LAS VEGAS**

Administrative Office
P.O. Box 26688
Las Vegas, NV 89126
Phone (702) 367-2582
Fax (702) 387-8522
www.bgclv.org

January 31, 2000

Doug Selby
Deputy City Manager
400 E. Stewart Ave.
Las Vegas, NV 89101

By Fax to: 388-1807
HARD COPY TO FOLLOW

Dear Mr. Selby:

The Boys & Girls Clubs would like to officially request a waiver of the application filing fees for a site development plan review. This is in regard to a 3,000 square foot addition to the Andre Agassi Boys & Girls Club located at 800 North Martin Luther King Boulevard. Since the club opened in April, 1997 we have served over 2,000 children annually. The addition will be used exclusively for our teenage membership, and will allow us to reach out to even greater numbers.

Our building-centered youth development programs allow children to realize their potential for growth and development. This addition will include a new computer lab and work area for programs such as *Job Ready!* and *Project Learn*.

If you need any additional information please call me at 367-2582. I want to thank you in advance for your consideration of this request.

Sincerely,

Deborah J. Verges
Executive Director

cc: Virginia Valentine

Remember the Boys & Girls Clubs of Las Vegas in your will . . . Join the Next Generation Club.

February 1, 2000

City of Las Vegas
Planning and Development Department
 731 South 4th Street
 Las Vegas, NV 89101

Reference: Site Development Plan Review for 3,307 SF Teen Center Addition to the existing Andre Agassi Boys and Girls Club.

Attention Planning and Development Staff:

Attached please find application materials to support the request for a Site Development Plan Review for property located at 800 N. Martin Luther King Blvd. The project consists of a 3,307 SF addition to the existing 33,164 SF Andre Agassi Boys & Girls Club. The addition will include spaces programmed for teen-age youths such as classrooms, multi-purpose room, and computer laboratory. Since the club opened in April of 1997 it has served over 2,000 children annually. The addition will be used exclusively for teenage membership and will allow the Boys and Girls Club to reach out to even greater numbers.

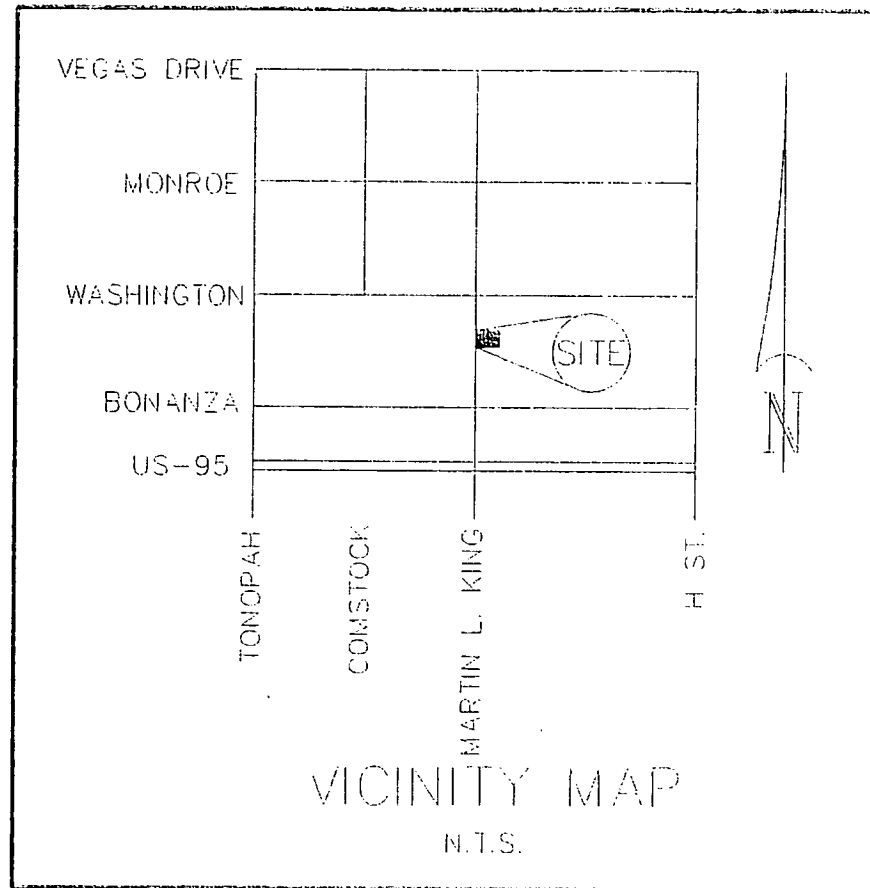
This application will also be paired with a Variance request for a parking count that is deficient by 23 spaces. Because the programs offered at the Boys and Girls Club are targeted primarily for at risk youths that do not drive, the parking limitations will not present a hardship for the maintaining or operating of this facility.

Thank you for the consideration of our request. The Boys and Girls Club is an admirable organization that we have strongly supported over the years in an attempt to extend their helping hand. If there are any questions during the review of this application please don't hesitate to contact me at: 363-2222 for further clarification.

Sincerely,
 SWISHER AND HALL AIA, LTD



Rebecca Ralston
 Planning Manager



REVISION

NO. DATE

LEGAL DESCRIPTION

POR. NW 1/4 NW 1/4 SE 1/4
SEC. 28, T.20S., R.61E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DEED PER DOCUMENT DATED 4/21/70
BOOK 26, DOCUMENT 20708

BASIS OF BEARING

N 00 11'08" W, BEING THE WEST LINE OF THE NW 1/4
OF THE SE 1/4 OF SECTION 28, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, PER A
RECORD OF SURVEY IN FILE 35, PAGE 81, OF THE CLARK
COUNTY RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 2LV01 2804, BEING A
RIVET AND PLATE IN TOP OF CURB, NE RETURN WASHINGTON
AVE. AND MARTIN LUTHER KING BLVD. ELEV=625.3705
METERS (2051.74 FEET) HAYD 88 ADD 2000.00' TO SHOW
ELEVATIONS. TOPOGRAPHIC INFORMATION PROVIDED BY
WESCO SURVEYS, INC.

FLOOD ZONE DESIGNATION

FLOOD ZONE "X", DETERMINED TO BE OUTSIDE
OF THE 500-YEAR FLOOD PLAIN

JAM CIVIL ENGINEERS