

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 13, 2009

Mr. Justin Michaels
Chetak Development, Inc.
c/o Cornerstone Company
9901 Covington Cross Drive, Suite 170
Las Vegas, Nevada 89144

RE: ARC-36213

Mr. Michaels;

Your request for a Master Sign Plan FOR AN EXISTING RETAIL SUITE at 2301 S. Las Vegas Boulevard (162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese) was considered by the Downtown Design Review Committee (DDRC) on October 13, 2009.

The Downtown Design Review Committee (DDRC) voted to **APPROVE** your request, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. All words must be in neon lettering with the word, "super" in red neon and the words, "beer, wine, cigars" shall be in blue neon.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department

/dr

cc: Mr. Kirk Miller
2625 E. Craig Road
North Las Vegas, Nevada 89030

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 1, 2009

Mr. Justin Michaels
Chetak Development, Inc.
c/o Cornerstone Company
9901 Covington Cross Drive, Suite 170
Las Vegas, Nevada 89144

RE: ARC-36213

Mr. Michaels:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee** on **October 13, 2009**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the October 13, 2009 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department

Enclosures

Cc:
Mr. Kirk Miller
2625 E. Craig Road
North Las Vegas, NV 89030

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
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Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Hansen Sheet



Separator Sheet

Report Date 09/30/2009 09:11 AM

Submitted By

Page 1

A/P # 36213 ARCHITECTURAL REVIEW COMMITTEE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed			Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ARC-36213-(DDRC)-PUBLIC HEARING - APPLICANT: SUPER LIQUOR/OWNER: CHETAK DEVELOPMENT, INC. - Request for a Master Sign Plan FOR AN EXISTING RETAIL SUITE at 2301 S. Las Vegas Boulevard (162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project #	36213	Project/Phase Name	SUPER LIQUOR	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16203410007

Location

Owner/Tenant

Contact ID	AC1350670	Name	CHETAK DEVELOPMENT CORPORATION	Organization	% CORNERSTONE CO
Mailing Address	9901 COVINGTON CROSS DR #170	State/Province	NV	Country	☐ Foreign
City	LAS VEGAS	Evening Phone		Mobile #	
ZIP/PC	89144-6595				
Day Phone	(702)383-3033 x				
Fax	(702)383-8576				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2233 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2301 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2303 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2305 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 6
LAS VEGAS, 89104-

Report Date 09/30/2009 09:11 AM

Submitted By

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Address

Parcel Link

A/P Link

2309 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2233 S LAS VEGAS BLVD 100
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 7
LAS VEGAS, 89104-

2307 S LAS VEGAS BLVD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203410007

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1350670 ☐ Foreign
Effective Expire
Name CHETAK DEVELOPMENT CORPORATION
Day Phone (702)383-3033 x Eve Phone Organization % CORNERSTONE CO
Pager PIN # Position
Fax (702)383-8576 Mobile Profession
E-Mail
Address 9901 COVINGTON CROSS DR #170
LAS VEGAS, NV 89144-6595
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OTHER Other REP Contact ID 72701 ☐ Foreign
Effective Expire
Name NEXT GENERATION SIGNS
Day Phone (702)220-7446 x Eve Phone Organization
Pager PIN # Position
Fax (702)565-6657 Mobile Profession
E-Mail
Address 2625 E. CRAIG
NORTH LAS VEGAS, NV 89030
Seasonal Addr

Valid From To
Comments No Comments

Report Date 09/30/2009 09:11 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1696853 ☐ Foreign
Effective Expire
Name SUPER LIQUOR
Day Phone (702)498-0200 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2301 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
Total Unpaid		0.00	Total Paid 0.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

No Activity Review Details

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 09/30/2009 09:11 AM

Submitted By

Page 4

ARCHITECTURAL REVIEW

Pre-App Assigned to:

Pre-App Map Completed:

Minutes Completed:

Pre-App Date & Time:

Final Letter Sent:

Pre-App Location:

Appeal Memo Completed:

Meeting Information
Meeting Date
Comments
Added Date

Committee Name

Meeting Status

Added By

Modified By

Modified Date

10/13/2009

DDRC

SCHEDULED

GKAGAFAS

09/29/2009

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

981094

KAGAFAS

GEORGE

C

Log
Action
Description
Comments

Entered By

Start

Stop

Hours

No Log Entries

No Model Home Details

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 147425-c-09
 Project Address (Location) 2301 S. Las Vegas Blvd.
 Project Name Super Liquor Proposed Use _____
 Assessor's Parcel #(s) 162-03-410-007 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing c-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc. Contact Justin Michaels
c/o Cornerstone Company
 Address 9901 Covington Cross Drive, Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

APPLICANT Super Liquor Contact Jeff
 Address 2301 S. Las Vegas Blvd. Phone: (702) 498-0200 Fax: _____
 City Las Vegas State NV Zip _____
 E-mail Address _____

REPRESENTATIVE Next Generation Signs Contact Kirk Miller
 Address 2625 E. Craig Phone: (702) 220-7446 Fax: (702) 565-6657
 City North Las Vegas State NV Zip 89030
 E-mail Address nextgensigns@live.com

Property Owner Signature* Will Kemp, Pres Chetak

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

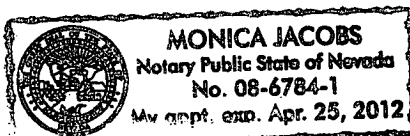
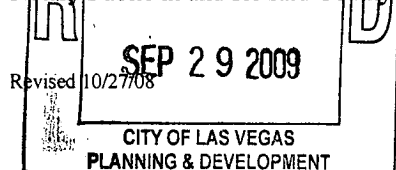
Print Name Will Kemp, Pres Chetak

Subscribed and sworn before me

This 19 day of September, 20 09.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ARC - 36213</u>
Meeting Date:	<u>Oct. 13, 2009</u>
Total Fee:	<u>0</u>
Date Received:	<u>Sept. 29, 2009</u>
Received By:	<u>P. Grunke</u>

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

depot\Application Packet\Application Form.pdf

Signed & Notarized by [Signature]

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				

APPLICATION			
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)	<i>* Include A Sign Analysis Table D + All Signs on The Property.</i>
☒	☐	Grant deed and legal description	
☒	☐	<i>Detailed</i> justification letter	
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations	
☐	☒	Correct fee(s): \$ 0 \$ 0 \$ 0 Total = \$ 0	
☒	☐	Assessor Parcel Map	
☒	☐	Statement of Financial Interest	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)	
SITE PLAN		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☐	☒	ADA accessibility requirements shown/labeled	
☐	☒	Parking standard(s) utilized: _____	
☐	☒	Parking space count and typical dimensions labeled	
☒	☐	#regular #compact #handicap Total	
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	
LANDSCAPE PLAN		Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	North arrow, scale, and vicinity map	
☐	☒	<i>All</i> property lines and present dimensions labeled	
☐	☒	<i>All</i> required perimeter landscape planters shown	
☐	☒	<i>All</i> required parking lot fingers/islands shown	
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	
BUILDING ELEVATIONS		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of <i>all</i> buildings	
☒	☐	<i>All</i> building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	<i>All</i> wall sign locations shown and sizes noted	
FLOOR PLANS		Folded Plans:	Rolled Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	Scale and building dimensions labeled	
☐	☒	<i>All</i> building entrances/exits shown	
☐	☒	Use of <i>all</i> rooms noted/labeled	

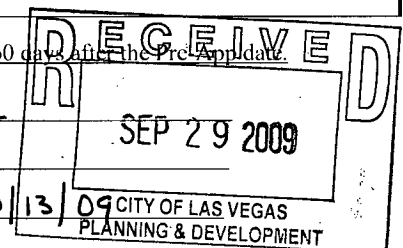
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Kirk Miller Application Type: ARC - DDRC

APN: 162 04 813 071 162 03 410 007 Location: 2301 S. LVB

Planner: Yngokul Pre-App Meeting Date: 9/22/09 Earliest Date: 10/13/09

Revised 08/18/2008 DDRC



Deed



Separator Sheet

20020716
02283

APN: 162-03-410-007
Affix R.P.T.T. \$19,500.00
WHEN RECORDED MAIL TO:
and mail tax statements to:
Chetak Development Corporation
Attn: Will Kemp
3800 Howard Hughes Pkwy., 17th Floor
Las Vegas, NV 89109

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kenneth R. Galster, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Chetak Development Corporation, a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 6th day of July, 2002.

SELLERS:

Kenneth R. Galster
Kenneth R. Galster

STATE OF WA)
) ss.

COUNTY OF King)

On this 6/7/02
appeared before me, a Notary Public,

KENNETH R. GALSTER

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Angel D. Chenaour
Notary Public
My commission expires 8-9-03

Escrow No. 01140344-036-AG

ANGEL D CHENAOUR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 9 2003

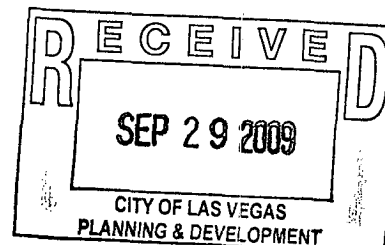


Exhibit A

Parcel I:

That portion of Lots Nine (9) and Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map thereof on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at a point on the West line of said Lot Nine (9) distant thereon South 27°54'36" West, 100.00 feet from the Northwest (NW) corner thereof; thence continuing South 27°54'36" West along the West line of said Lot Nine (9), a distance of 58.07 feet to the Southwest (SW) corner of said Lot Nine (9), being also the Northwest (NW) corner of Lot Ten (10);
Thence South 04°37'36" West along the West line of said Lot Ten (10), a distance of 207.15 feet to its intersection with the North line of Cincinnati Avenue (50.00 feet wide);
Thence South 62°05'24" East, a distance of 219.98 feet to a point in the East boundary line of Lot Ten (10), said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North 66°58'10" West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of 04°52'46", an arc length of 43.84 feet;
Thence North 27°54'36" East along said East line of Lots Ten (10) and Nine (9), a distance of 204.56 feet;
Thence North 62°05'24" West parallel to the North line of Lot Ten (10), a distance of 300.00 feet to the True Point of Beginning.

Parcel II:

A strip of land 16.00 feet in width, being a portion of Lot Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada described as follows:

Beginning at the intersection of the West line of Lot Ten (10) with the North line of Cincinnati Avenue;
Thence South 04°37'36" West along said West line of Lot Ten (10), a distance of 17.42 feet;
Thence South 62°05'24" East, a distance of 214.71 feet to a point in the East line of Lot Ten (10) said point being on a non tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North 68°45'34" West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of 01°47'24" an arc length of 16.08 feet;
Thence North 62°05'24" West, a distance of 219.88 feet to the True Point of Beginning.

Parcel III:

That portion of Block Two (2) of THE MEADOWS ADDITION as shown by map thereof on file in Book 1 of Plats, Page 43, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the intersection of the East line of Lot Eighteen (18) in Block Two (2) of said MEADOWS ADDITION with the Southeasterly right of way line of Las Vegas Boulevard (100.00 feet wide);
Thence South 04°37'36" West along the East line of Lot Eighteen (18) and Lot Nineteen (19), a distance of 207.15 feet to the Southeast (SE) corner of Lot Nineteen (19);
Thence North 86°14'48" West along the South line of Lots Nineteen (19), Twenty (20), Twenty (21) and Twenty Two (22) of said Block Two (2), a distance of 89.73 feet to a point in the Southeasterly line of Las Vegas Boulevard (100.00 feet wide);
Thence North 27°54'36" East along said Southeasterly line, a distance of 227.00 feet to the True Point of Beginning.

Excepting therefrom that portion described in Deed to the City of Las Vegas, recorded July 19, 1957 in Book 135 as Document No. 110968, Official Records.

(Deed reference for Legal Description Book 910416, Document No. 01232)

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ARC-36213** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Super Liquor

Name of Representative: Next Generation Signs

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

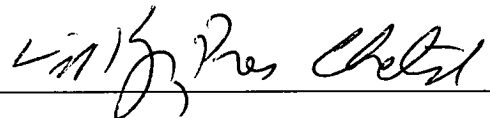
☐ No

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: Richard Truesdell

Partner(s): Will Kemp

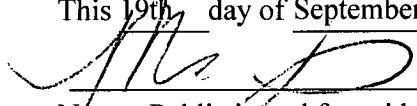
APN: 162-03-410-007

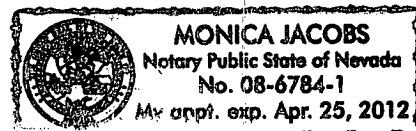
Signature of Property Owner: 

Print Name: Will Kemp, President

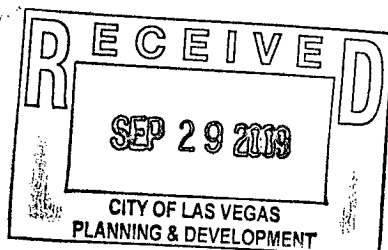
Subscribed and sworn before me

This 19th day of September, 2009


Notary Public in and for said County and State



Revised 11-14-06



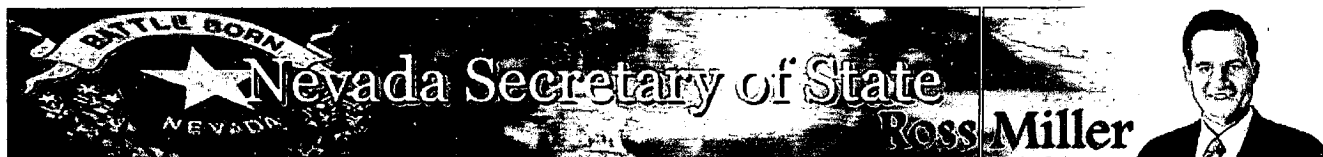
f:\depot\Application Packet\Statement of Financial Interest.pdf

Legal Description



Separator Sheet

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[My Data Reports](#) | [Business Entity Search](#) | [Fee Schedule \(Data Reports\)](#) | [Login \(Data Reports\)](#)

CHETAK DEVELOPMENT

[New Search](#)[Printer Friendly](#)[Calculate List Fees](#)**Business Entity Information**

Status:	Active	File Date:	1/5/1994
Type:	Domestic Corporation	Corp Number:	C106-1994
Qualifying State:	NV	List of Officers Due:	1/31/2010
Managed By:		Expiration Date:	

Registered Agent Information

Name:	KEMP, JONES & COULTHARD, LLP	Address 1:	3800 HOWARD HUGHES PKWY 17TH FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89169
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Limited Partnership		
Jurisdiction:	CLARK COUNTY, NEVADA	Status:	Active

[View all business entities under this registered agent](#)**Financial Information**

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers**President - WILL KEMP**

Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	

Secretary - WILL KEMP

Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV

RECEIVED
SEP 29 2009

Zip Code:	89169	Country:	
Status:	Active	Email:	
Treasurer - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	

Actions\Amendments[Click here to view 14 actions\amendments associated with this company](#)

You are currently not logged in

Nevada Secretary of State, Ross Miller. Copyright 2008. All rights reserved.

Comments



Separator Sheet

Next Generation Signs

**2625 E. Craig Rd. #A & B
North Las Vegas, NV. 89030
Lic # 69312**

702-220-7446

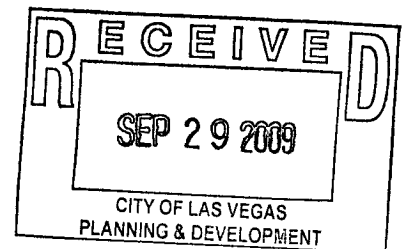
The attached application is for the DDRC,
for the approval of the building signage
for 2301 S. Las Vegas Blvd.

The Overlay District requires signage to
be at least 75% exposed neon, the
attached design has 77% exposed neon.
This suite and business has no other signage.

Thank You,
Kirk Miller



**ARC-36213
10/13/09 DDRC**



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-11282-A-145012

DATE ISSUED: 01/08/09

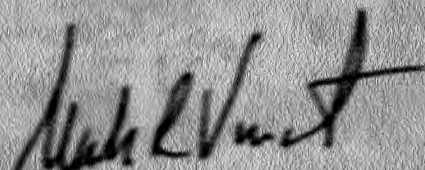
TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 111 S WATER ST

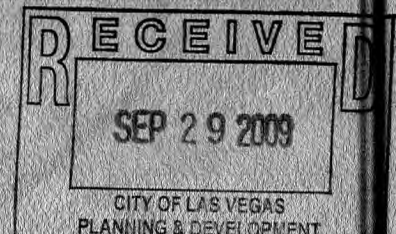
ISSUE TO:

NEXT GENERATION SIGNS
111 S WATER ST
HENDERSON NV 89015

PRINCIPAL(S)
MILLER, JUSTIN, OWNER 100%



Director, Department of Finance and Business Services



Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

Memorandum

City of Las Vegas Planning and Development Department

To: Downtown Design Review Committee (DDRC)

From: Yorgo Kagafas, AICP, Urban Design Coordinator *YK*

CC: Andy Reed, AICP, Planning Supervisor

Date: October 13, 2009

Re: DDRC application #ARC-36213

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a wall sign at an existing building located at 2301 South Las Vegas Boulevard.

B) Applicant's Justification

The applicant's sign representative states that the proposed master sign plan is consistent with the code. The proposed sign exceeds the minimum neon required by two percent.

BACKGROUND INFORMATION

A) Pre-Application Meeting

09/22/09 At the pre-application conference, issues were discussed relative to conformance with the minimum amount of neon and/or animation required for the sign based on the general requirements for signage located in the Las Vegas Boulevard Scenic Byway Overlay.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property: Commercial Use, Motel/Retail
North: Commercial Use, Motel
South: Commercial Use, Vacant
East: Commercial Use, Retail
West: Commercial Use, Retail

B) Planned Land Use

Subject Property: C (Commercial)
North: C (Commercial)

South: C (Commercial)
East: C (Commercial)
West: C (Commercial)

- C) Existing Zoning
Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-1 (Limited Commercial)
West: C-2 (General Commercial)

D) General Plan Compliance

This site is located within the boundaries of the Las Vegas Downtown Centennial Plan, Northern Strip Gateway District and within the Las Vegas Boulevard Signage Overlay. The goal of this district is to extend the Strip north into the city limits with casinos and retail uses geared toward visiting tourists.

ANALYSIS

A) Zoning Code Compliance

The property is located within the Las Vegas Boulevard Signage Overlay district which requires all signage at this site to have a minimum of 75% exposed neon and/or animation on all signs. The overlay also seeks to preserve the tradition of neon art and to encourage signage that will enhance the district as a nationally recognized place.

A1) Residential Separation Standards

No Residential Separation Standards are applicable to the subject property.

A2) Sign Standards

Pursuant to Title 19.06.100, the following Sign Standards apply to the new signage proposal:

Wall Sign A: Standards	Allowed	Provided	Complies
Maximum Number	N/A	N/A	Y
Maximum Area	144 Square Feet	42.5 Square Feet	Y
Minimum Height	8' above sidewalk	9' above sidewalk	Y
Maximum Height	1' above eave	Below eave	Y
Minimum Setback	N/A	N/A	Y
Illumination	75% neon/animated	> 75% neon	Y

B) General Analysis and Discussion

The proposed wall sign is for a new liquor store in an existing two-story older building with multiple tenants. The sign is relatively simple. The main feature of the sign is the word,

"Liquor" spelled out in double red tube neon. The sign is animated in that each letter will flash on individually until the word is spelled out and then it will flash on and off and start the process again. The words, "beer, wine, cigars" are spelled out in 1" thick foam letters and painted black. Also included is the word, "super" at an angle just in front of the word, "Liquor". This is painted on.

Although the proposed sign meets the minimum standards for the overlay district, it's not artistic and does little to add to the overall essence of the Scenic Byway. However, it would be an improvement over the existing signs on this building. Staff recommends that the words, "beer, wine, cigars" either be spelled out in neon or removed altogether. Foam lettering is not appropriate on Las Vegas Boulevard, regardless how much of the sign is made from it.

Staff Recommendation: **Approval**, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.

Meeting Attendance Sheet

Project Name DDRC

Page 1 of 1

Date 10/13/09

Time 12:15 am ☒ pm

Name	Company/Department	Address	Phone	Fax
1. MARK WHITEHOUSE	ULTRASIGNS	10 RESEARCH LANE WNV	336-3336	431-3585
2. Kirk Miller	Next Generation	2625 E. Craig NLL	220-7446	565-6657
3.			Phone	Fax
4.			Phone	Fax
5.			Phone	Fax
6.			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
9.			Phone	Fax
10.			Phone	Fax
11.			Phone	Fax
12.			Phone	Fax
13.			Phone	Fax
14.			Phone	Fax
15.			Phone	Fax
16.			Phone	Fax
17.			Phone	Fax

ARC-36213
2301 South Las Vegas Boulevard

The proposed sign is for a suite located in an older multi-tenant building near Sahara Avenue. The main feature of the sign is the word, "Liquor" spelled out in double red tube neon. The sign is animated in that each letter will flash on individually until the word is spelled out and then it will flash on and off and start the sequence again. The words, "beer, wine, cigars" are spelled out in 1" thick foam letters and painted black.

Although the proposed sign meets the minimum standards for the overlay district, it's not artistic and does little to add to the overall essence of the Scenic Byway. Staff recommends that the words, "beer, wine, cigars" are either spelled out in neon or removed altogether. Foam lettering is not appropriate on the byway.

Staff recommends approval with the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. ^{in neon lettering} all words must be ~~outlined~~ in neon, "Liquor" will be red.
Beer, wine, cigars will be in Blue.

Nicole Eddowes

From: Nicole Eddowes
Sent: Tuesday, October 13, 2009 4:05 PM
To: 'trowbridge1@cox.net'; 'yobyron@aol.com'; 'viclquinn@aol.com'
Cc: Yorgo Kagafas
Subject: 10/13/09 DDRC Meeting
Attachments: 10-19-09 DDRC Appeal Memo & Action Letter.pdf

Attached are the Appeal Memo(s) and Action Letter(s) from today's (10/13/09) DDRC meeting. Please let me know if you have any trouble with this file. Thank you,

Nicole Eddowes
Planner I
City of Las Vegas
Planning & Development
731 South 4th Street
Las Vegas, NV. 89101
(702) 229-6884

10/13/2009

INTER - OFFICE MEMORANDUM

10/26/09

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT
LONG RANGE PLANNING

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Entertainment Overlay District – Design Review Committee decision on the application of:

FILE NO.: ARC- 36213

APPLICANT: Mr. Justin Michaels

WARD: 3 (Reese)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council / Planning Commission:

Yes

☒ No

10/26/09
DATE

Vicky Darling
CITY CLERK

By Vicky Darling
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

October 13, 2009

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is ten (10) days after the date of the DDRC decision.)

October 23, 2009

Last day for a review being requested by the Planning Commission or the City Council. (Review period is ten (10) days after the date of the DDRC decision.)

October 23, 2009

Affidavit of Sign Posting



AFFIDAVIT OF SIGN POSTING

Separator Sheet

AFFIDAVIT OF POSTING

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

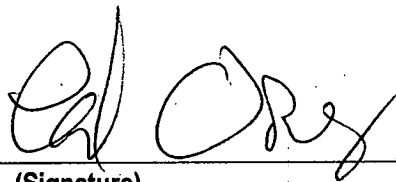
State of Nevada)

County of Clark)

City of Las Vegas)

Ed Oakley an employee of the Planning & Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 1st day of October, 2009 at the hour of 4:30pm, there were posted copies of the DDRC AGENDA, for the October 13, 2009 meeting, the attached of which is a true and correct copy, at the following locations:

1. Clark County Government Center
500 South Grand Central Parkway
2. City Hall Plaza, Public Bulletin Board (Near Council Chambers)
400 Stewart Avenue
3. City Hall Plaza, Public Bulletin Board (Near Court Clerk's Office)
400 Stewart Avenue
4. Grant Sawyer Building
555 East Washington Boulevard
5. Las Vegas Library
833 Las Vegas Boulevard North
6. Development Services Center
731 South Fourth Street



(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 1st day of October, 2009.



Notary Public in and for said County and State



Plans (PMT)



Separator Sheet

JOB INFORMATION
 SUPER LIQUOR
 2301 LAS VEGAS BLVD.
 LAS VEGAS, NV

JEFF 498-0200

SALESPERSON
 JENNIFER
DESIGNER
 KIRK
SKETCH NO
 LIQUOR09
DATE
 8-24-09

REVISION DATES

1
2
3
4
5

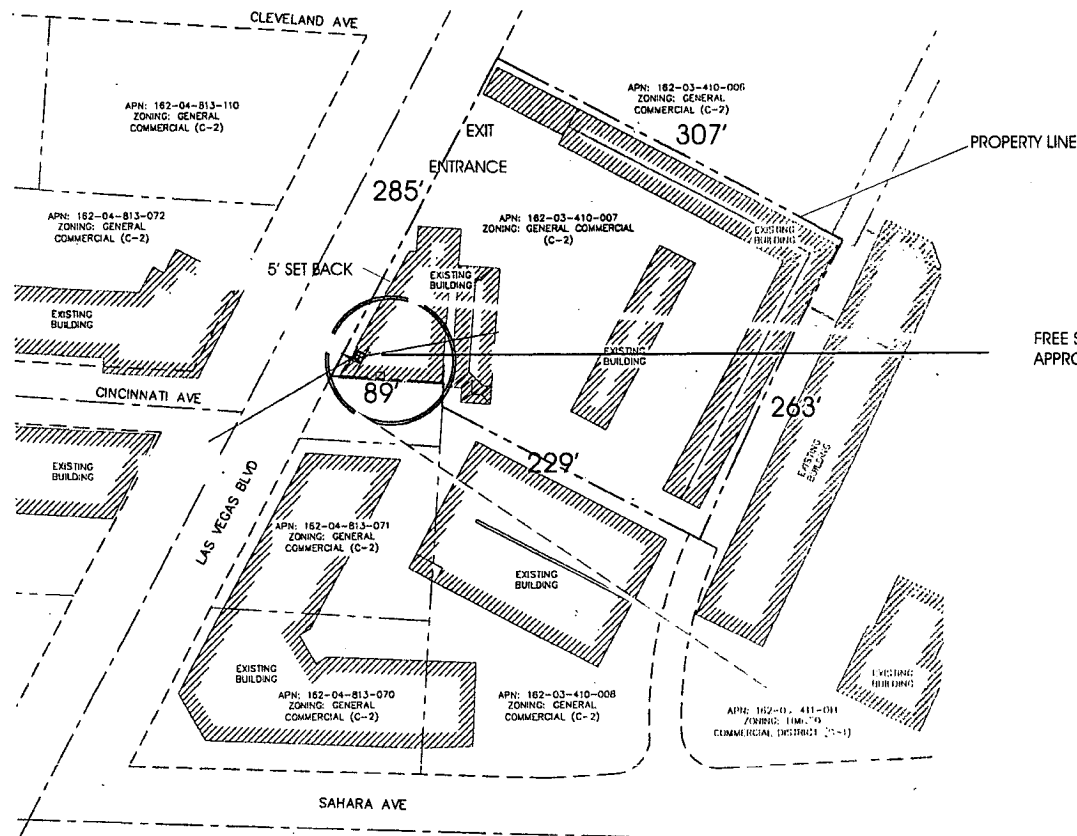
VOLTAGE
 120 volt

PRIMARY ELECTRICAL
 TO SIGN LOCATIONS IS TO BE
 PROVIDED BY OTHERS.
 A 20 AMP DEDICATED CIRCUIT
 WITH NO SHARED NEUTRALS
 AND A GROUND RETURNING
 TO THE PANEL IS REQUIRED
 FOR ALL INSTALLATIONS.

COLORS REPRESENTED
 IN THIS DRAWING ARE FOR
 PRESENTATION PURPOSES ONLY.
 THEY WILL NOT MATCH YOUR
 FINISHED PRODUCT PERFECTLY.
 COLOR CALLOUTS ARE FOR A
 MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE
 SOLE PROPERTY OF NEXT
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Page of 1



SITE PLAN
 SCALE: 1" = 100'



ARC-36213
10/13/09 DDRC



Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

JEFF 498-0200

REVISION DATES

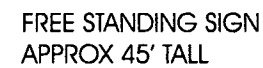


PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A 20 AMP DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

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SEP 29 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



PROPERTY
SEP 20 2000

ARC-36213
10/13/09 DDRC



SITE PLAN
SCALE: 1" = 100'



APN Map



Separator Sheet

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 11X17 ORIGINAL

0100200400600800

050100200400600800

AVERAGE
QA VALUE
35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

001
1.00
202
PB 25-45
5
5
GL5

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

BOOK 121S R61E
PAGE 03
MAP S 2 SW 4

R60E	R61E	R62E
138	139	140
163	162	161
176	177	178

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale:1"=200'
Rev:01/24/08

162-03-4

ARC-36213
10/13/09 DDRC

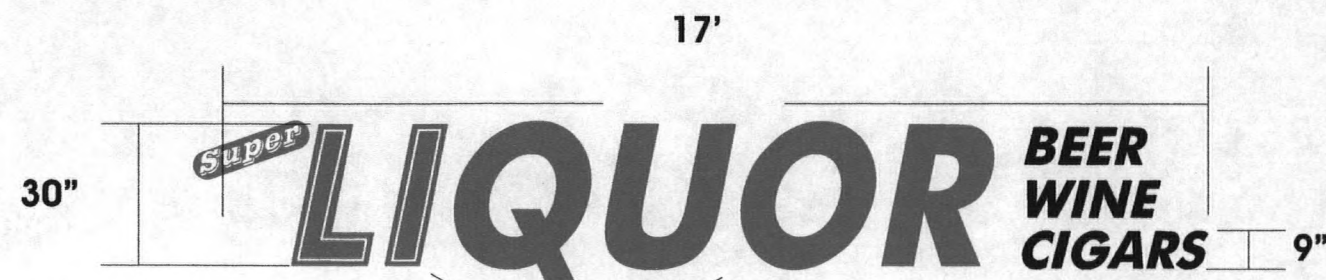
RECEIVED
SEP 29 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
TAX DIST 200,203,212

Plans (Elevations)

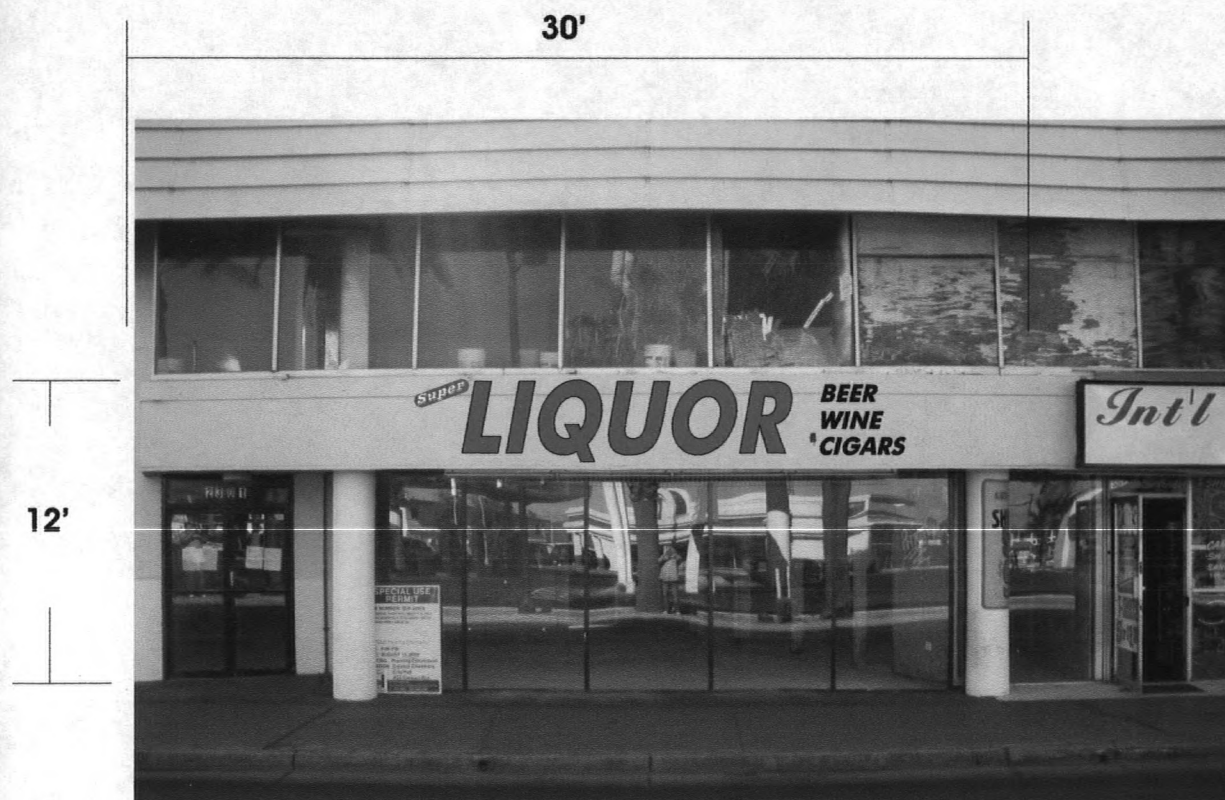


PLANS - ELEVATIONS

Separator Sheet



EXPOSED DOUBLE TUBE NEON
FULL ANIMATION (SPELLER)
1 LETTER AT A TIME, ALL ON, ALL OFF



1/4" = 2'

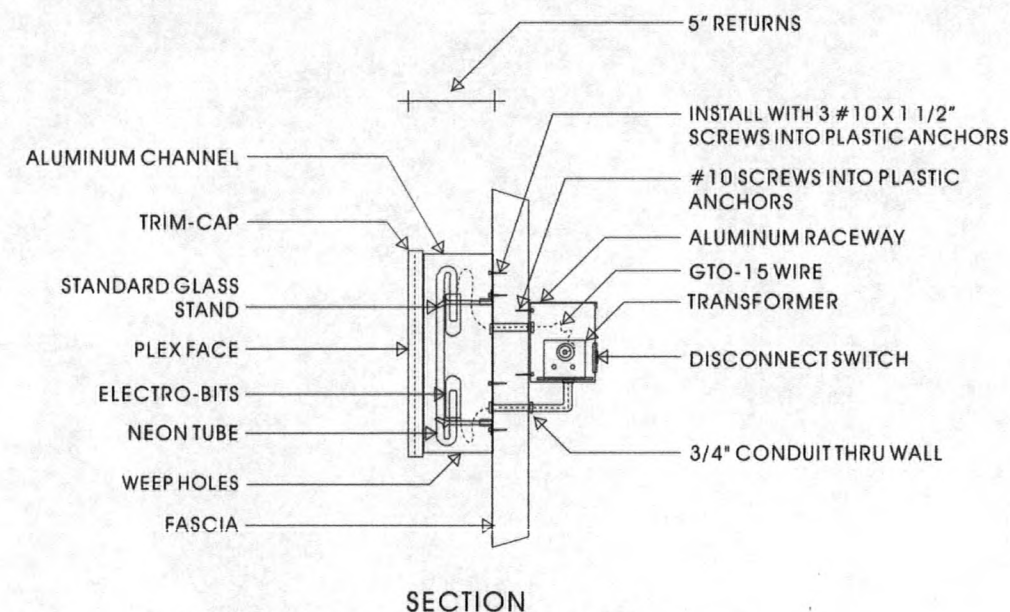
A GENERAL SPECIFICATIONS

FABRICATE AND INSTALL ONE SET OF OPEN FACED NEON LETTERS.
SCALE 1/4" = 1'-0"

"LIQUOR":
-RED DOUBLE TUBE NEON.
-RED METAL CAN WITH CLEAR FACE.

"SUPER, BEER, WINE, CIGARS"
-1" THICK FOAM LETTERS
-PAINTED RED & BLACK

TOTAL SIGN = 42.5 SQ. FT.
"LIQUOR" = 32.5 SQ. FT. (77% OF TOTAL SIGN)



SIGN TO BE UL APPROVED AND BEAR UL LABEL
PLEX FACED CHANNEL LETTERS WITH ELECTRO-BITS
BONDING & GROUNDING REQ'D PER ARTICLE 600 OF UL SAM
NEON TO HAVE AT LEAST 1/4" CLEARANCE FROM ALUMINUM

JOB INFORMATION
SUPER LIQUOR
2301 LAS VEGAS BLVD.
LAS VEGAS, NV

JEFF 498-0200

SALESPERSON
JENNIFER
DESIGNER
KIRK
SKETCH NO
LIQUOR09
DATE
8-24-09

REVISION DATES

1 9-16-09
2
3
4
5

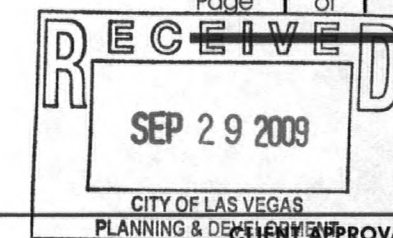
VOLTAGE
120 volt

PRIMARY ELECTRICAL
TO SIGN LOCATIONS IS TO BE
PROVIDED BY OTHERS.
A 20 AMP DEDICATED CIRCUIT
WITH NO SHARED NEUTRALS
AND A GROUND RETURNING
TO THE PANEL IS REQUIRED
FOR ALL INSTALLATIONS.

COLORS REPRESENTED
IN THIS DRAWING ARE FOR
PRESENTATION PURPOSES ONLY.
THEY WILL NOT MATCH YOUR
FINISHED PRODUCT PERFECTLY.
COLOR CALLOUTS ARE FOR A
MATCH AS CLOSE AS POSSIBLE.

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OBTAINING WRITTEN CONSENT

Page 1 of 1



NEXT GENERATION SIGNS

NV. LIC # 69312
PHONE 702-247-1987
FAX 702-565-6657

ARC-36213
10/13/09 DDRC

EXISTING SIGNAGE

- 1) FREE STANDING SIGN 200 SQ FT
- 4) BUILDING SIGNS 287 SQ FT

3 PERMITTED SIGNS
3' X 18'

1 FREE STANDING SIGN
APPROX 45' TALL
APPROX 200 SQ FT

MISC SIGNAGE
APPROX 125 SQ FT

JOB INFORMATION
SUPER LIQUOR
2301 LAS VEGAS BLVD.
LAS VEGAS, NV

JEFF 498-0200

SALESPERSON
JENNIFER
DESIGNER
KIRK
SKETCH NO
LIQUOR09
DATE
8-24-09

REVISION DATES

- 1
- 2
- 3
- 4
- 5

VOLTAGE
120 volt

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Page of 1

CLIENT APPROVAL

RECEIVED
SEP 29 2009

ARC-36213
10/13/09 DDRC



2301 S. LAS VEGAS BLVD

WEST

1" = 15'

136'



NORTH

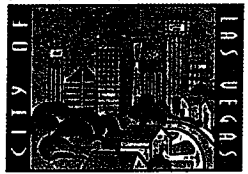


EAST



SOUTH

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

October 13, 2009

Mr. Justin Michaels
Chetak Development, Inc.
c/o Cornerstone Company
9901 Covington Cross Drive, Suite 170
Las Vegas, Nevada 89144

RE: ARC-36213

Mr. Michaels;

Your request for a Master Sign Plan FOR AN EXISTING RETAIL SUITE at 2301 S. Las Vegas Boulevard (162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese) was considered by the Downtown Design Review Committee (DDRC) on October 13, 2009.

The Downtown Design Review Committee (DDRC) voted to **APPROVE** your request, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. All words must be in neon lettering with the word, "super" in red neon and the words, "beer, wine, cigars" shall be in blue neon.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department

/dr

cc: Mr. Kirk Miller
2625 E. Craig Road
North Las Vegas, Nevada 89030

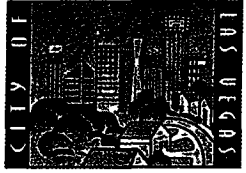
Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D Ross
Rick Y Barlow
Stavros S Anthony

City Manager
Elizabeth N Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

October 1, 2009

Mr. Justin Michaels
Chetak Development, Inc.
c/o Cornerstone Company
9901 Covington Cross Drive, Suite 170
Las Vegas, Nevada 89144

RE: ARC-36213

Mr. Michaels:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee** on **October 13, 2009**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the October 13, 2009 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department

Enclosures

Cc:
Mr. Kirk Miller
2625 E. Craig Road
North Las Vegas, NV 89030

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow
Stavros S Anthony

City Manager
Elizabeth N Fretwell





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 147425-c-09

Project Address (Location) 2301 S. Las Vegas Blvd.

Project Name Super Liquor

Proposed Use _____

Assessor's Parcel #(s) 162-03-410-007

Ward # _____

General Plan: existing _____ proposed _____

Zoning: existing c-2

proposed _____

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres _____

Lots/Units _____

Density _____

Additional Information _____

PROPERTY OWNER Chetak Development, Inc.

Contact Justin Michaels

c/o Cornerstone Company

Address 9901 Covington Cross Drive, Suite 170

Phone: 383-3033

Fax: 383-8576

City Las Vegas

State NV

Zip 89144

E-mail Address jmichaels@cornerstonecompany.com

APPLICANT Super Liquor

Contact Jeff

Address 2301 S. Las Vegas Blvd.

Phone: (702) 498-0200

Fax: _____

City Las Vegas

State NV

Zip _____

E-mail Address _____

REPRESENTATIVE Next Generation Signs

Contact Kirk Miller

Address 2625 E. Craig

Phone: (702) 220-7446

Fax: (702) 565-6657

City North Las Vegas

State NV

Zip 89030

E-mail Address nextgensigns@live.com

Property Owner Signature* Will Kemp, Pres Chetak

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

Print Name Will Kemp, Pres Chetak

Subscribed and sworn before me

This 19 day of September, 20 09.

Notary Public in and for said County and State

Revised 10/27/08

SEP 29 2009

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My comm. exp. Apr. 25, 2012

FOR DEPARTMENT USE ONLY

Case #

ARC-36213

Meeting Date:

Oct. 13, 2009

Total Fee:

0

Date Received:

Sept. 29, 2009

Received By:

P. Grunyer

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

depot\Application Packet\Application Form pdf

SIGNED & NOTARIZED BY HANDLER

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		* Include A Sign Analysis Table & All Signs on The Property.
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8 5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☒	Correct fee(s) \$ 0 \$ 0 \$ 0 Total = \$ 0		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN Folded Plans: ☐ Rolled/Colored Plans: ☒				
☒	☐	11" x 17" min to 24" x 36" max page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: ☒ Rolled/Colored Plans: ☒				
☐	☒	11" x 17" min to 24" x 36" max page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: ☐ Rolled/Colored Plans: ☒				
☒	☐	11" x 17" min to 24" x 36" max page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: ☒ Rolled Plans: ☒				
☐	☒	11" x 17" min to 24" x 36" max page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App Update

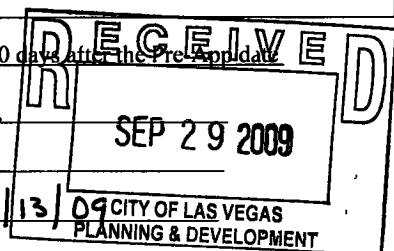
Applicant Kirk Miller Application Type ARC - DDRC

APN 162-04-813-071-162 03 410 002 Location 2301 S. LVB

Planner Yngokul Pre-App Meeting Date 9/22/09 Earliest PC Date 10/13/09

Revised 08/18/2008

DDRC



20020716
.02283

(3)

APN: 162-03-410-007
Asfr R.P.T.T. \$19,500.00
WHEN RECORDED MAIL TO:
and mail tax statements to:
Chetak Development Corporation
Attn: Will Kemp
3800 Howard Hughes Pkwy., 17th Floor
Las Vegas, NV 89109

WY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH. That

Kenneth R. Galster, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Chetak Development Corporation, a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows

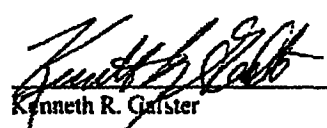
See Exhibit A attached hereto and made a part hereof.

- Subject to
- 1 Taxes for the current fiscal year, paid current.
 - 2 Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Witness my/our hand(s) this 6th day of July, 2002

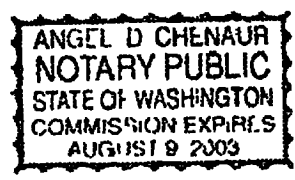
SELLERS


Kenneth R. Galster

STATE OF WA)
) ss
COUNTY OF King)

Escrow No. 01140344-036-AG

On this 6/7/02
appeared before me, a Notary Public,
KENNETH R. GALSTER



personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained


Notary Public
My commission expires 8-9-03

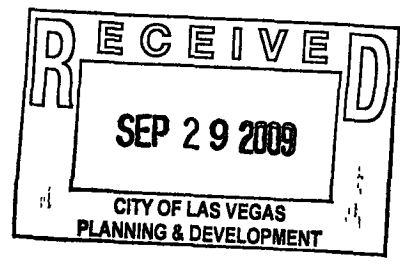


Exhibit A

Parcel I:

That portion of Lots Nine (9) and Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map thereof on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at a point on the West line of said Lot Nine (9) distant thereon South 27°54'36" West, 100.00 feet from the Northwest (NW) corner thereof; thence continuing South 27°54'36" West along the West line of said Lot Nine (9), a distance of 58.07 feet to the Southwest (SW) corner of said Lot Nine (9), being also the Northwest (NW) corner of Lot Ten (10);
Thence South 04°37'36" West along the West line of said Lot Ten (10), a distance of 207.15 feet to its intersection with the North line of Cincinnati Avenue (50.00 feet wide),
Thence South 62°05'24" East, a distance of 219.98 feet to a point in the East boundary line of Lot Ten (10), said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North 66°58'10" West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of 04°52'46", an arc length of 43.84 feet;
Thence North 27°54'36" East along said East line of Lots Ten (10) and Nine (9), a distance of 204.56 feet;
Thence North 62°05'24" West parallel to the North line of Lot Ten (10), a distance of 300.00 feet to the True Point of Beginning.

Parcel II:

A strip of land 16.00 feet in width, being a portion of Lot Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada described as follows:

Beginning at the intersection of the West line of Lot Ten (10) with the North line of Cincinnati Avenue,
Thence South 04°37'36" West along said West line of Lot Ten (10), a distance of 17.42 feet;
Thence South 62°05'24" East, a distance of 214.71 feet to a point in the East line of Lot Ten (10) said point being on a non tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North 68°45'34" West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of 01°47'24" an arc length of 16.08 feet;
Thence North 62°05'24" West, a distance of 219.88 feet to the True Point of Beginning.

Parcel III:

That portion of Block Two (2) of THE MEADOWS ADDITION as shown by map thereof on file in Book 1 of Plats, Page 43, in the Office of the County Recorder of Clark County, Nevada, described as follows.

Beginning at the intersection of the East line of Lot Eighteen (18) in Block Two (2) of said MEADOWS ADDITION with the Southeasterly right of way line of Las Vegas Boulevard (100.00 feet wide);
Thence South 04°37'36" West along the East line of Lot Eighteen (18) and Lot Nineteen (19), a distance of 207.15 feet to the Southeast (SE) corner of Lot Nineteen (19);
Thence North 86°14'48" West along the South line of Lots Nineteen (19), Twenty (20), Twenty (21) and Twenty Two (22) of said Block Two (2), a distance of 89.73 feet to a point in the Southeasterly line of Las Vegas Boulevard (100.00 feet wide);
Thence North 27°54'36" East along said Southeasterly line, a distance of 227.00 feet to the True Point of Beginning.

Excepting therefrom that portion described in Deed to the City of Las Vegas, recorded July 19, 1957 in Book 135 as Document No. 110968, Official Records.

(Deed reference for Legal Description Book 910416, Document No. 01232)



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ARC-36213** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Super Liquor

Name of Representative: Next Generation Signs

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

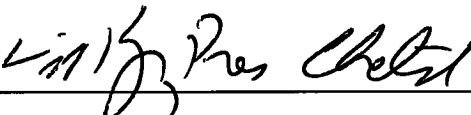
☐ No

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: Richard Truesdell

Partner(s): Will Kemp

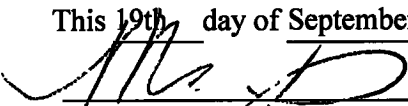
APN: 162-03-410-007

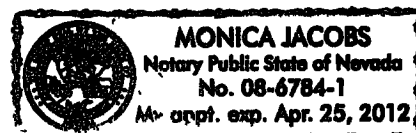
Signature of Property Owner: 

Print Name: Will Kemp, President

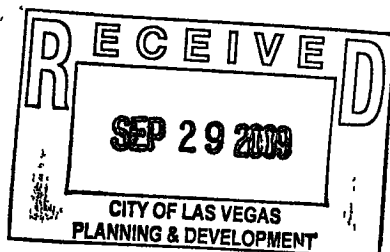
Subscribed and sworn before me

This 19th day of September, 2009


Notary Public in and for said County and State



Revised 11-14-06



Memorandum

City of Las Vegas Planning and Development Department

To Downtown Design Review Committee (DDRC)
From Yorgo Kagafas, AICP, Urban Design Coordinator 
CC Andy Reed, AICP, Planning Supervisor
Date October 13, 2009
Re DDRC application #ARC-36213

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a wall sign at an existing building located at 2301 South Las Vegas Boulevard

B) Applicant's Justification

The applicant's sign representative states that the proposed master sign plan is consistent with the code. The proposed sign exceeds the minimum neon required by two percent

BACKGROUND INFORMATION

A) Pre-Application Meeting

09/22/09 At the pre-application conference, issues were discussed relative to conformance with the minimum amount of neon and/or animation required for the sign based on the general requirements for signage located in the Las Vegas Boulevard Scenic Byway Overlay

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property	Commercial Use, Motel/Retail
North	Commercial Use, Motel
South	Commercial Use, Vacant
East	Commercial Use, Retail
West	Commercial Use, Retail

B) Planned Land Use

Subject Property	C (Commercial)
North	C (Commercial)

"Liquor" spelled out in double red tube neon. The sign is animated in that each letter will flash on individually until the word is spelled out and then it will flash on and off and start the process again. The words, "beer, wine, cigars" are spelled out in 1" thick foam letters and painted black. Also included is the word, "super" at an angle just in front of the word, "Liquor". This is painted on.

Although the proposed sign meets the minimum standards for the overlay district, it's not artistic and does little to add to the overall essence of the Scenic Byway. However, it would be an improvement over the existing signs on this building. Staff recommends that the words, "beer, wine, cigars" either be spelled out in neon or removed altogether. Foam lettering is not appropriate on Las Vegas Boulevard, regardless how much of the sign is made from it.

Staff Recommendation: Approval, subject to the following conditions

- 1 Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein
- 2 All signage shall have proper permits obtained through the Building and Safety Department

Meeting Attendance Sheet

Project Name DDRC

Page 1 of 1
Date 10/13/09
Time 12 15 am ☒ pm

Name	Company/Department	Address	Phone	Fax
1 MARK WHITEHOUSE	ULTRASIGNS	10 RESEARCH LANE LNV	336-3336	431-3585
2 Kirk Miller	Next Generation	2625 E Craig NLL	220-7446	565-6657
3			Phone	Fax
4			Phone	Fax
5			Phone	Fax
6			Phone	Fax
7			Phone	Fax
8			Phone	Fax
9			Phone	Fax
10			Phone	Fax
11			Phone	Fax
12			Phone	Fax
13			Phone	Fax
14			Phone	Fax
15			Phone	Fax
16			Phone	Fax
17			Phone	Fax

3

ARC-36213
2301 South Las Vegas Boulevard

The proposed sign is for a suite located in an older multi-tenant building near Sahara Avenue. The main feature of the sign is the word, "Liquor" spelled out in double red tube neon. The sign is animated in that each letter will flash on individually until the word is spelled out and then it will flash on and off and start the sequence again. The words, "beer, wine, cigars" are spelled out in 1" thick foam letters and painted black.

Although the proposed sign meets the minimum standards for the overlay district, it's not artistic and does little to add to the overall essence of the Scenic Byway. Staff recommends that the words, "beer, wine, cigars" are either spelled out in neon or removed altogether. Foam lettering is not appropriate on the byway.

Staff recommends approval with the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/29/09 in conjunction with this request, except as modified herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. ^{in neon lettering} all words must be ~~outlined~~ in neon, "Liquor" will be red.
Beer, wine, cigars will be in blue.

Nicole Eddowes

From Nicole Eddowes
Sent Tuesday, October 13, 2009 4 05 PM
To 'trowbridge1@cox net', 'yobyron@aol com', 'viclquinn@aol com'
Cc Yorgo Kagafas
Subject 10/13/09 DDRC Meeting
Attachments 10-19-09 DDRC Appeal Memo & Action Letter pdf

Attached are the Appeal Memo(s) and Action Letter(s) from today's (10/13/09) DDRC meeting. Please let me know if you have any trouble with this file. Thank you,

Nicole Eddowes
Planner I
City of Las Vegas
Planning & Development
731 South 4th Street
Las Vegas, NV 89101
(702) 229-6884

10/13/2009

I N T E R - O F F I C E M E M O R A N D U M

10/26/09

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT
LONG RANGE PLANNING

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Entertainment Overlay District – Design Review Committee decision on the application of

FILE NO.: **ARC- 36213**

APPLICANT: **Mr. Justin Michaels**

WARD: **3 (Reese)**

Appeal by applicant or any other aggrieved person

Yes

☒ No

Review requested by City Council / Planning Commission

Yes

☒ No

10/26/09
DATE

Vicky Darling
CITY CLERK

By Vicky Darling
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action

October 13, 2009

Last day for filing an appeal by applicant or any other
aggrieved person (Appeal period is ten (10) days after the
date of the DDRC decision)

October 23, 2009

Last day for a review being requested by the Planning
Commission or the City Council (Review period is ten
(10) days after the date of the DDRC decision)

October 23, 2009

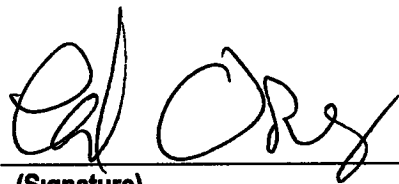
AFFIDAVIT OF POSTING

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

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

Ed Oakley an employee of the Planning & Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 1st day of October, 2009 at the hour of 4:30pm, there were posted copies of the DDRC AGENDA, for the October 13, 2009 meeting, the attached of which is a true and correct copy, at the following locations:

1. Clark County Government Center
 500 South Grand Central Parkway
2. City Hall Plaza, Public Bulletin Board (Near Council Chambers)
 400 Stewart Avenue
3. City Hall Plaza, Public Bulletin Board (Near Court Clerk's Office)
 400 Stewart Avenue
4. Grant Sawyer Building
 555 East Washington Boulevard
5. Las Vegas Library
 833 Las Vegas Boulevard North
6. Development Services Center
 731 South Fourth Street



(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 1st day of October, 2009.



Notary Public in and for said County and State

