

22' (264")
15'-11 (191")
4" Retainer
Single line
LED message unit

SIDE VIEW
As
Required

PARTIES & BANQUETS

Bob Taylor's

PANCH
HOUSE

&
Supper Club

1/8" F.C.O.
Aluminum Address

6250

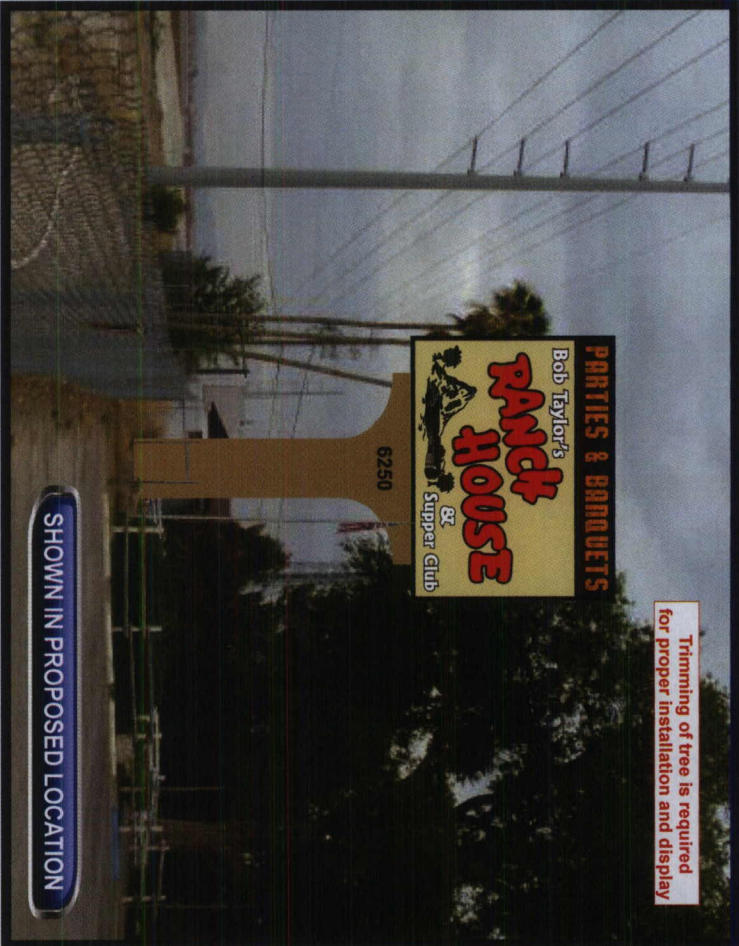
15"
Digitally printed
translucent flex face

14' (168")
17.5"
40' (480")

23' (276")

5' (60")

SCALE: 3/16" = 1'

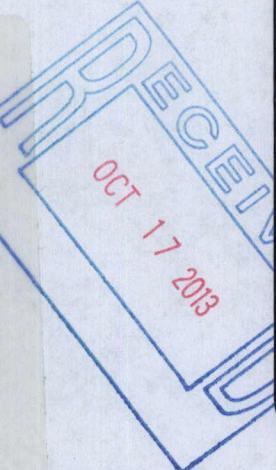


Trimming of tree is required
for proper installation and display

SHOWN IN PROPOSED LOCATION

DETAILS

Manufacture and Install (1) illuminated double face pylon sign with LED message unit.
Overall dimensions of 22' x 40' with 14' x 22' digitally printed translucent stretched face,
and 36' x 22' single line LED programmable message unit.
Aluminum construction with steel frame reinforcement.
Pole cover to have textured finish with paint to match building (exact color TBD).
Top cabinet to have smooth finish with matching returns and black retainers.
Cabinet to be internally illuminated with high output fluorescent lamps.



VAR-51685



EXTERIOR SIGNS

Project: 6250 Rio Vista
Address: Las Vegas, NV
Date: July 15, 2013
View: Exterior
Sales Rep: Randy R
Designer: Erik G.
Design #: BT071513-A

SCOPE

MANUFACTURE & INSTALL
DOUBLE FACE
PYLON SIGN
WITH MESSAGE UNIT

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL
APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Page #: 1 of 1
Anderson Signature

5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702.873-5657
www.PatrickSigns.com
NV LLC #62560



THIS SIGNAGE/NETWORK IS FABRICATED TO
MEET UL REQUIREMENTS AND WILL BE
LABELED ACCORDING TO THE UL GUIDELINES





BRUCE WOODBURY BELTWAY (215)

WEST REGENA AVE.

RANCHO DE TAOS CT.

R-PD3

RIO GRANDE GORGE CT

PASEO DEL PUEBLO ST.

RIO HONDO AVE.

RIO VISTA ST.

5' setback from property line

LOCATION OF SIGN

C-1

409 FT.

76 FT. ROAD FRONTAGE

PROPERTY LINE

361 FT. ROAD FRONTAGE

170.14 FT.

205 FT.

R-1

ACC. RIO VISTA ST.

R-E

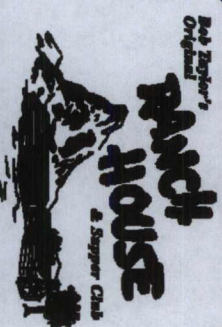
SLEEPY PINE AVE.

LEAFY ST.

EMERALD TREE CT.

NORTH RAINBOW BLVD.

WEST AZURE DR.



EXTERIOR SIGNS

Project	6250 Rio Vista
Address:	Las Vegas, NV
Date:	October 14, 2013
View:	Site Plan
Sales Rep:	Randy R
Designer:	Eric G.
Design #:	BT071513-A

SCOPE

Site Plan

REVISIONS

- Rev (1):
- Rev (2):
- Rev (3):
- Rev (4):
- Rev (5):

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:

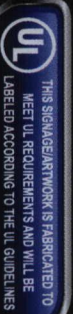
Anderson Symantec

Page #:

4



5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702.873.5657
www.PatrickSigns.com
NV LLC #62560



THIS DESIGN NETWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.



VAR-51685



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 11, 2013

Mr. Carl Thomas
Helen L. Thomas
5130 Mountain Top Circle
Las Vegas, Nevada 89148

**RE: VAR-51685 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Applicant:

Your request for possible action on a request for a Variance TO ALLOW A SIGN AREA OF 374 SQUARE FEET WHERE 152 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO LOCATE AN ELECTRONIC MESSAGE UNIT 170 FEET AWAY FROM A RESIDENTIALLY ZONED PROPERTY WHERE AT LEAST 200 FEET IS REQUIRED on 1.67 acres at 6250 Rio Vista Street (APN 125-27-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 10, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for General Plan Amendment (GPA-47506), Rezoning (ZON-47507), and Variance (VAR-47508).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

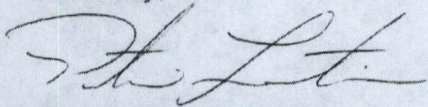


FM-0073a-09-13

Mr. Carl Thomas
Helen L. Thomas
VAR-51685 - Page Two
December 11, 2013

This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Jeff Special
Bob Taylor's Ranch House
6250 Rio Vista Street
Las Vegas, Nevada 89130

Mr. Randy Rosenow
Patrick's Sign Company
5115 South Arville Street
Las Vegas, Nevada 89118

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-51685 - VARIANCE - PUBLIC HEARING - APPLICANT: BOB TAYLOR'S RANCH HOUSE - OWNER: HELEN L. THOMAS - For possible action on a request for a Variance TO ALLOW A SIGN AREA OF 308 SQUARE FEET WHERE 152 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO LOCATE AN ELECTRONIC MESSAGE UNIT 170 FEET AWAY FROM A RESIDENTIALLY ZONED PROPERTY WHERE AT LEAST 200 FEET IS REQUIRED on 1.67 acres at 6250 Rio Vista Street (APN 125-27-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **DECEMBER 10, 2013**
CITY COUNCIL: **JANUARY 21, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 12, 2013**

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 **Carman Burney (cburney@lasvegasnevada.gov)**, 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.

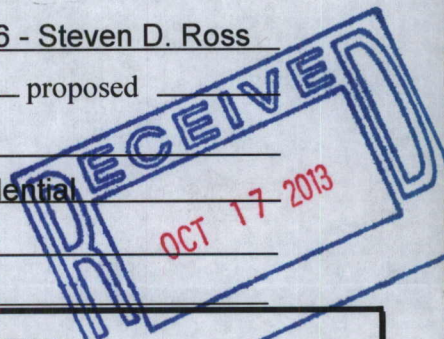
LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance Petition to Sign Standard
Project Address (Location) 6250 Rio Vista St. Las Vegas, NV 89130
Project Name Bob Taylor's Ranch House Proposed Use _____
Assessor's Parcel #(s) 125-27-502-006 Ward # 6 - Steven D. Ross
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.67 Lots/Units _____ Density Low - Residential
Additional Information _____



PROPERTY OWNER Helen L. Thomas Contact Carl Thomas
Address 5130 Mountain Top Circle Phone: (702) 275-5678 Fax: (702) 889-9577
City Las Vegas State NV Zip 89148
E-mail Address _____

APPLICANT Bob Taylor's Ranch House Contact Jeff Special
Address 6250 Rio Vista St. Phone: (702) 524-3735 Fax: (702) 454-7842
City Las Vegas State NV Zip 89130
E-mail Address _____

REPRESENTATIVE Patricks Sign Company Contact Randy Rosenow
Address 5115 S. Arville St. Phone: (702) 873-4463 Fax: (702) 873-5657
City Las Vegas State NV Zip 89118
E-mail Address RRosenow@PatricksSigns.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Helen L. Thomas

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

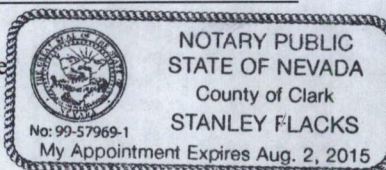
Print Name HELEN L. THOMAS

Subscribed and sworn before me

This 24TH day of SEPT, 2013

Stanley Flacks

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # VAR-51685
Meeting Date: 12-10-13
Total Fee: 830.00
Date Received*: 10-17-13
Received By: [Signature]

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51685** APN: 125-27-502-006
Name of Property Owner: Thomas Helen L TRUST and
Thomas Helen LL & CARL W CO-TRS
Name of Applicant: BOB TAYLOR'S RANCH HOUSE
Name of Representative: PATRICKS SIGN CO.

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

☐ Yes

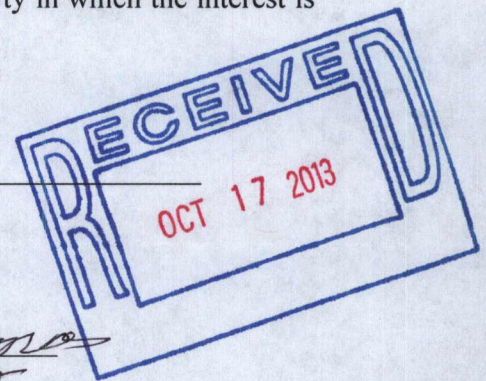
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

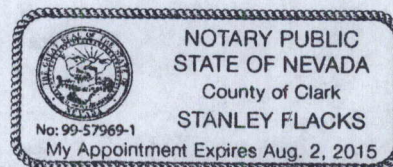


X Signature of Property Owner: Helen L. Thomas
X Print Name: Helen L. Thomas

X Subscribed and sworn before me

This 24TH day of SEPT, 2013

Stanley Flacks
Notary Public in and for said County and State





October 02, 2013

City Of Las Vegas
Planning and Development
333 N. Rancho Dr.
Las Vegas, NV

RE: Variance Request to allow an Electronic Message Unit within 200' of Residential zone.

Ladies and Gentlemen,

This letter will serve as the justification letter for the application of Variance to allow an Electronic Message Unit within 200' of residential zoning. (Unified Development Code, Chapter 19.08, page 182, section C-2.

Bob Taylor's Ranch House Restaurant is situated on 1.67 acres on Rio Vista St. and bordering the North 215 Beltway. The Restaurant is in need of signage advertisement due to the newly erected sound barrier wall as a part of the 215 development. The new wall currently obstructs the existing signage from view on the 215 beltway. Furthermore, the other existing freestanding sign for the restaurant is being removed on November 01, 2013 due to lease expiration of sign agreement with a third party. (I-95 & Ann Rd.)

It is imperative to the success of this long standing establishment to have a visual sign presence in order to continue to be successful as well as to direct patrons to their obscure location. The Message Unit will be Red Monochrome and used for the purpose of directing patrons to the location as well as to advertise specials and events, etc. The Message Unit will be installed perpendicular to existing residential zones and will not directly face any residential zone.

The proposed sign will be located between the restaurant building and the 215 beltway, it is not directly visible to any residential dwelling within 200 feet of the sign.

Also, the sign face sizes were determined by the street frontage on Rio Vista St. We used the entire parcel as addressed to calculate this frontage as opposed to only the frontage zoned as C-2. Approx. 367 feet of frontage.

Thank you in advance for your consideration in this matter. Bob Taylor's Ranch House has been a staple in the community for many, many years and strives to maintain it's good standing in the community. If you should have any questions or concerns, please contact me at your convenience.

Sincerely

A handwritten signature in blue ink, appearing to read "Randy Rosenow", is written over a horizontal line.

Randy Rosenow
Account Executive



20050214-0001270

APN: 125-27-502-003

Recording Requested By:
Western National Trust Company

When Recorded Mail To and
Mail Tax Statement To:
Premier Trust of Nevada, Inc.
Helen L. Thomas Trust
411 Bonneville Ave., Ste. #1
Las Vegas, NV 89101

Fee: \$16.00 RPTT: EX#003

N/C Fee: \$8.00

02/14/2005

12:38:05

T20050027932

Requestor:

WESTERN NATIONAL TRUST COMPANY

Frances Deane

JYB

Clark County Recorder

Pgs: 3

QUITCLAIM DEED

Western National Trust Company, an affiliate of Nevada State Bank, as Trustee of The Helen L. Thomas Trust,

hereby QUIT CLAIMS, without consideration, to

Helen L. Thomas and Carl W. Thomas, Successor Co-Trustees for The Helen L. Thomas Trust,

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

See EXHIBIT "A" attached hereto and made a part hereof.

Including certain water rights, comprising approximately 4.66 acre feet of water.

Subject to: Current taxes, assessments, reservations in patents, and all encumbrances, easements, rights-of-way, covenants, conditions, restrictions, and all other matters affecting title as may appear of record.

Dated this 7 day of February, 2005.

Western National Trust Company, an affiliate of Nevada State Bank, as Trustee of The Helen L. Thomas Trust

By:

Kurt Froerer
Kurt Froerer, V.P.

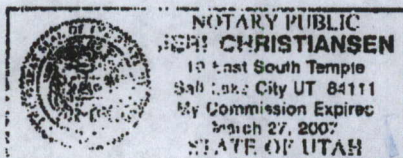
STATE OF UTAH)

) ss

County Of Salt Lake)

On this 7 day of February, 2005, personally appeared before me Kurt Froerer, who being by me duly sworn did say that he is an Officer of Western National Trust Company, a National Banking Association, as Trustee, the signer of this instrument, who duly acknowledged to me that he executed the same.

Jeri Christiansen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 125-27-502-003

b) _____

c) _____

d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a) Transfer Tax Exemption per NRS 375.090, Section 3

b) Explain Reason for Exemption: Recognize true status of ownership
show current trustee

5. Partial Interest: Percentage being transferred 100

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Kurt Goeran, VP Capacity: Vice President

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Western National Trust Co, Trustee

Address: PO Box 30880

City: San Lake City

State: UT Zip: 84130-0880

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Helen and Carl Thomas, Trustees

Address: 411 Bonneville Ave, Ste #1

City: Las Vegas

State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____

Address: _____ State: _____ Zip: _____

City: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED MICROFILMED

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 19 South, Range 60 East, M.D.B.&M., described as follows:

Parcel One (1) as shown by map thereof in File 32 of Parcel Maps, Page 67, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion described in Deed to County of Clark recorded September 17, 1999 in Book 990917 as Document No. 01644, Official Records.

ASSESSOR'S COPY

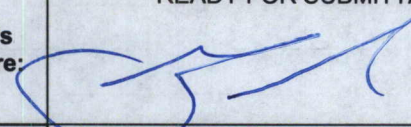


City Of Las Vegas Department Of Planning Pre-Application Meeting Notes

C
Y
C
L
E

12

Project Name: Bob Taylor's Ranch House Freestanding Sign Variance

APN(s):	125-27-502-006	Ward #:	1-Tarkanian 6-ROSS	Acres:	1.67
Location:	6250 Rio Vista Street	Pre-app Date:	10/09/13		
Planner's Signature:	READY FOR SUBMITTAL 	Location / Time:	DSC Conference Room 3E - 333 at 4:00 p.m.		
Planner:	Greg Kapovich, Planner I 229-6137 or email at gkapovich@lasvegasnevada.gov	Submittal Deadline:	10/24/13 - no later than 4:00 pm		
		Earliest PC / CC Meeting Dates:	12/10/13 PC - 01/15/14 CC (Cycle 12)		

APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Variance (VAR)	\$ 300.00	\$ 500.00 (1000')	\$ 30.00	\$ 830.00
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
SUB-TOTAL:				\$ 830.00
Neighborhood Meeting - NOT REQUIRED	Add applicable neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500 / \$750 / \$1,250			\$ N/A
TOTAL:				\$ 830.00

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

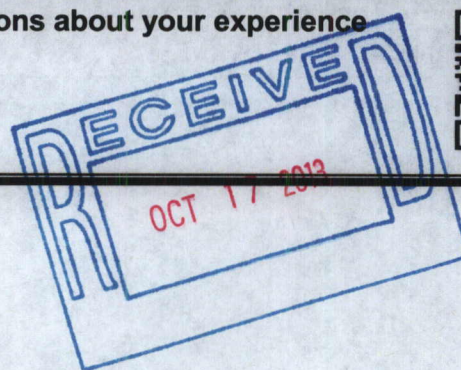
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting; otherwise, you must make other arrangements for getting the notices mailed.

-- Please submit a copy of this completed form with the application submittal --

****Completed Submittals MUST be received by Planning staff no later than 4:00 PM of the Submittal Deadline Date, no exceptions****
This form is valid for no more than 60 days after the Pre-App date.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey



City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

VAR-XXXXX - VARIANCE - PUBLIC HEARING - OWNER: - APPLICANT:- For possible action on a request for a VARIANCE TO ALLOW A SIGN AREA OF 308 SQUARE FEET WHERE 166 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO LOCATE AN ELECTRONIC MESSAGE UNIT 160 FEET AWAY FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL PROTECTION STANDARDS REQUIRE 200 FEET at 6250 Rio Vista Street, (APN 125-27-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

The applicant is proposing to construct a new freestanding sign at 6250 Rio Vista Street.

Per Title 19.08, a freestanding sign on property zoned C-1 (Limited Commercial) is subject to the following regulations;

1. The total area of all freestanding and monument signs shall not exceed 2 square feet of sign area for each lineal foot of street frontage. The street frontage is approximately 83 feet, limiting the sign area to 166 square feet. **Please revise the site plan to illustrate the exact length of frontage along Rio Vista.** Currently, the applicant is proposing a sign area of 308 square feet. A Variance is required.

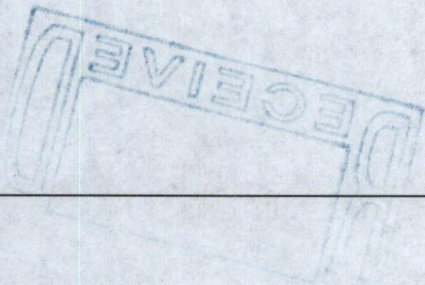
2. The maximum height of a freestanding sign is 40 feet. The applicant is proposing a height of 38.45 feet.

3. The freestanding sign must be setback a minimum of five feet from any property line. The site plan shows a five foot setback to the north property line.

Per Title 19.08.120(C), a freestanding sign is subject to the following residential protection standards;

4. Any electronic message unit, animated signs or flashing signs located within 200 feet of a property zoned for residential use is prohibited. The applicant is proposing a freestanding sign with an electronic message unit to be located approximately 160 feet from a residentially zoned property to the south. A Variance is required. **Please revise the site plan to illustrate the exact distance (from the sign to the residentially zoned properties to the south and west.**

5. The height of the sign is shown as 38.45 feet and is under the maximum height level of 40 feet. However, per Title 19.08.040(H), residential adjacency standards apply. No structure shall exceed the height of a line drawn from the property line of a protected property (residential) at a 3:1 slope directly into the property subject to the standards. In this case, the proposed sign will be 38.45 feet in height. A 38.45 foot tall sign would have to be 115.35 feet away from a residential property. The residentially zoned properties to the south are approximately 160 feet away and the residentially zoned properties to the west are approximately 340 feet away. **Please revise the site plan to illustrate the exact distances.**



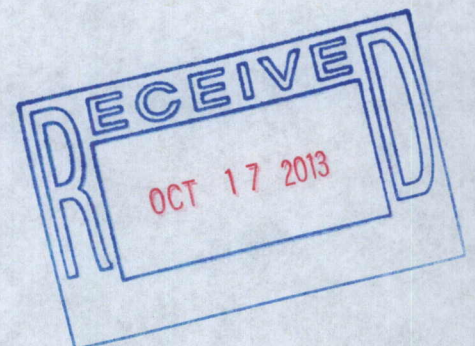
2013 PLANNING COMMISSION MEETING SCHEDULE

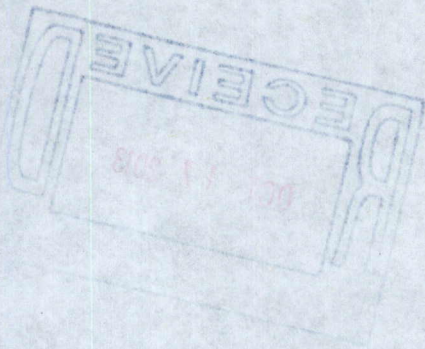
Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
August 01, 2013*	August 22, 2013*	October 08, 2013*	November 06, 2013*
September 05, 2013	September 26, 2013	November 12, 2013	December 18, 2013
October 03, 2013	October 24, 2013	December 10, 2013	January 15, 2014
October 31, 2013*	November 27, 2013*	January 14, 2014*	February 19, 2014*
December 05, 2013	December 26, 2013	February 11, 2014	March 19, 2014

**Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**



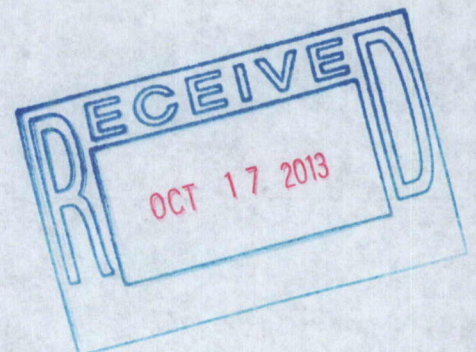


City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Item Required?		<i>These documents are required for <u>EACH</u> application to be submitted:</i>	
YES	NO		
☒	☐	APPLICATION(S) signed and notarized by the property owner or authorized agent for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	STATEMENT(S) OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	
☐	☒	Cop(ies) of approval letter(s) for	

Item Required?		<i>This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:</i>									
YES	NO										
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1								
☐	☒	DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) / PROJECT OF REGIONAL SIGNIFICANCE (PRS) FORM	0								
☒	☐	SITE PLAN - North arrow, graphic scale, and vicinity map All property lines and present dimensions labeled All building setbacks labeled All adjacent existing land uses and street names labeled All points of ingress and egress shown - ADA accessibility requirements shown/labeled. All free-standing sign locations shown and heights and sizes noted	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">B/W, Folded (5, plus 1 per application), 11"x17" min to 24"x36" max:</td> <td style="width: 20%; text-align: center;">6</td> </tr> <tr> <td>Colored, Rolled, 11"x17" min to 24"x36" max:</td> <td style="text-align: center;">1</td> </tr> <tr> <td>B/W, Reduced Copy (1 per application), 8-1/2"x11":</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="2">NOTES:</td> </tr> </table>	B/W, Folded (5, plus 1 per application), 11"x17" min to 24"x36" max:	6	Colored, Rolled, 11"x17" min to 24"x36" max:	1	B/W, Reduced Copy (1 per application), 8-1/2"x11":	1	NOTES:	
B/W, Folded (5, plus 1 per application), 11"x17" min to 24"x36" max:	6										
Colored, Rolled, 11"x17" min to 24"x36" max:	1										
B/W, Reduced Copy (1 per application), 8-1/2"x11":	1										
NOTES:											
☒	☐	BUILDING ELEVATIONS - Graphic scale and building dimensions labeled - North, south, east, and west elevations of all buildings All building materials and colors noted All wall sign locations shown and sizes noted	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">B/W, Folded (1 per application), 11"x17" min to 24"x36" max:</td> <td style="width: 20%; text-align: center;">1</td> </tr> <tr> <td>Colored, Rolled, 11"x17" min to 24"x36" max:</td> <td style="text-align: center;">1</td> </tr> <tr> <td>B/W, Reduced Copy (1 per application), 8-1/2"x11":</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="2">NOTES:</td> </tr> </table>	B/W, Folded (1 per application), 11"x17" min to 24"x36" max:	1	Colored, Rolled, 11"x17" min to 24"x36" max:	1	B/W, Reduced Copy (1 per application), 8-1/2"x11":	1	NOTES:	
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Colored, Rolled, 11"x17" min to 24"x36" max:	1										
B/W, Reduced Copy (1 per application), 8-1/2"x11":	1										
NOTES:											

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



City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Ownership Info:	THOMAS HELEN L TRUST THOMAS HELEN L & CARL W CO-TRS %PREMIER TURST OF NV INC 4465 S JONES BLVD LAS VEGAS NV 89103-3307			Last Change of Ownership Date:	02/14/05
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	NAME				
	Phone: (702)	Fax: (702)	Email:		
Representative Info:	Randall Rosenow		Patrick Sign Company		
	Phone: (702) 873-4463	Fax: (702) 873-5657	Email: RRosenow@PatrickSigns.com		

Use:	Existing:	Restaurant
	Proposed:	No change proposed
General Plan:	Existing:	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative (see Planner info listed on page 1), and:

Name	Organization	Phone	Fax	Email
1. See Representative Information, Above				
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

