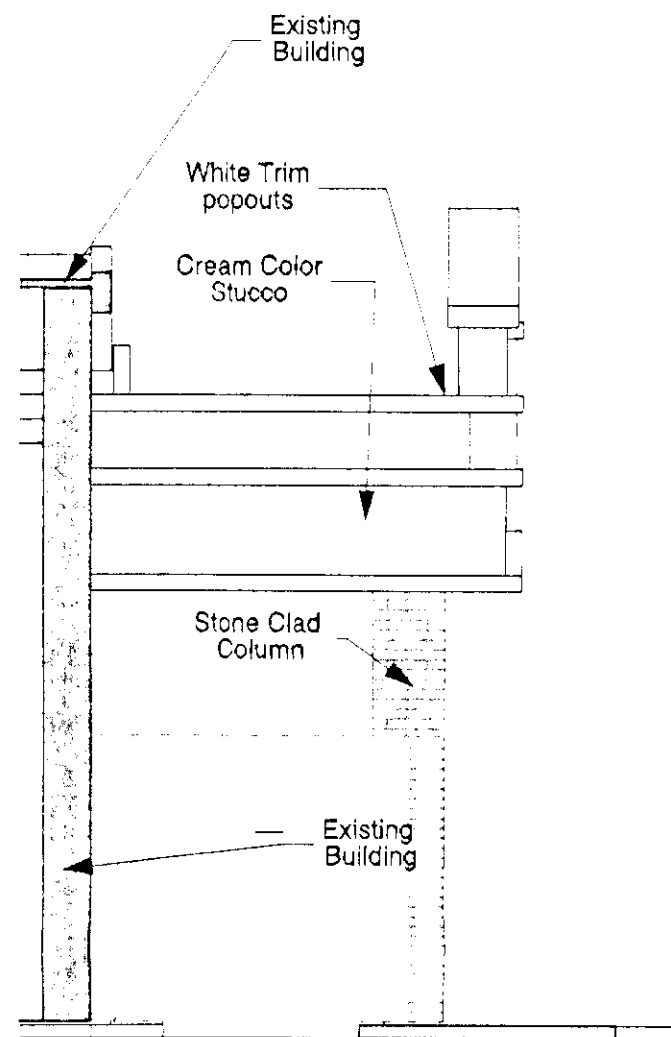
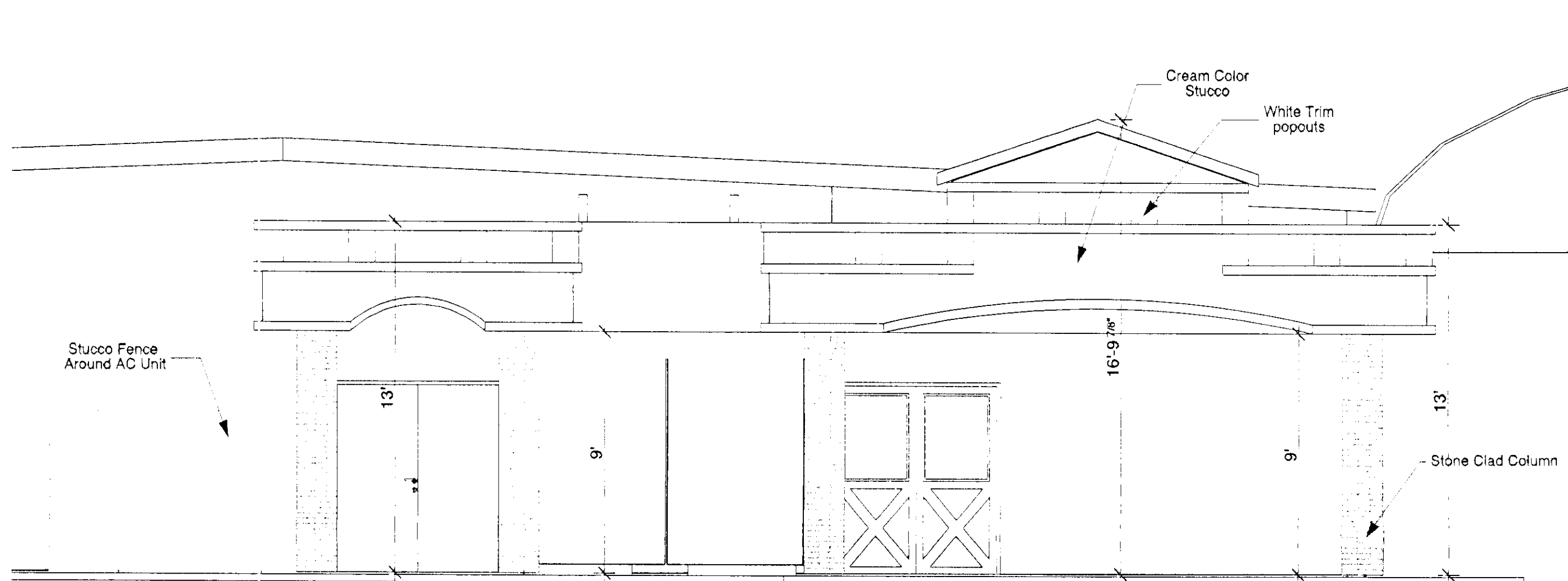


1/A3 West Elevation

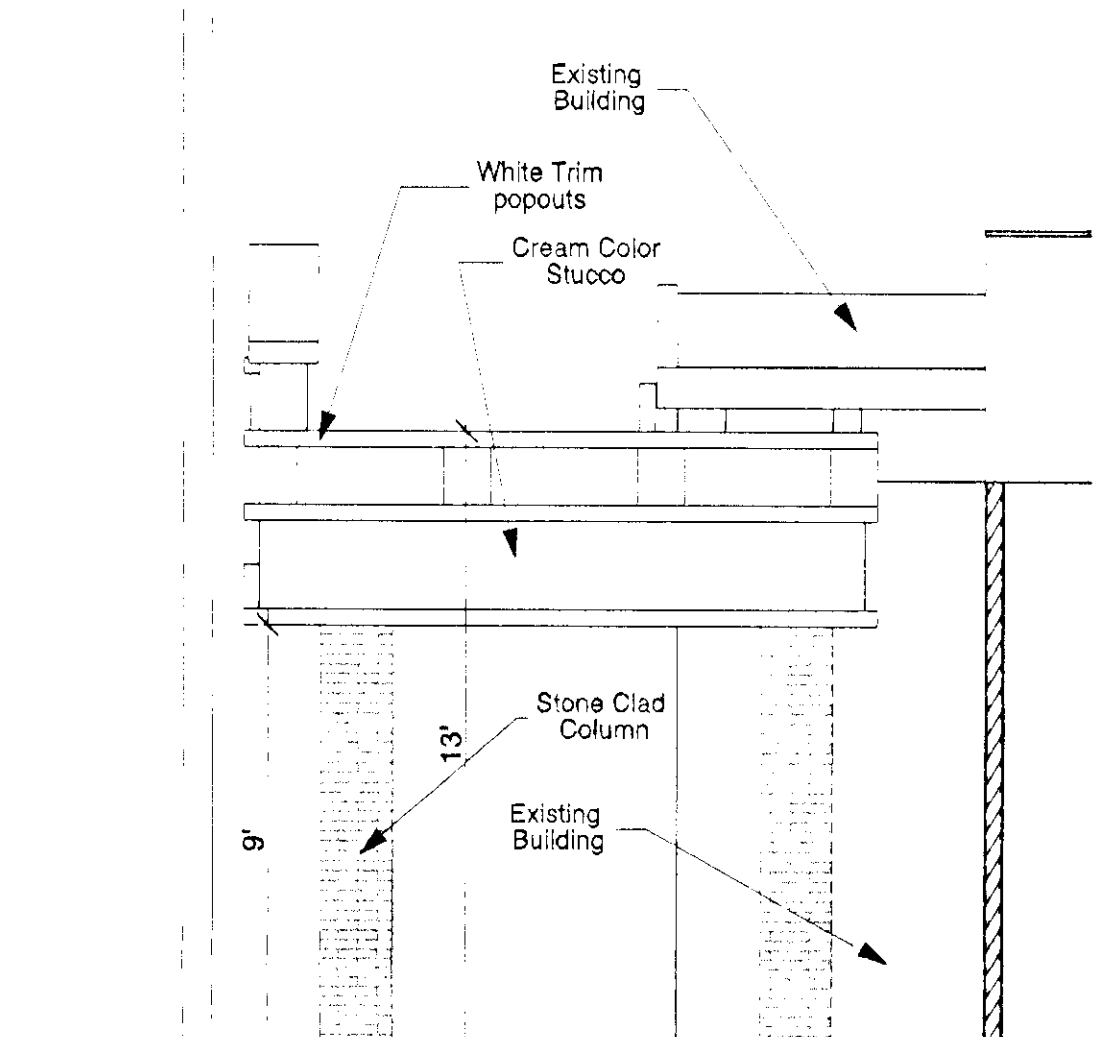
See submitted photos for more Views of Existing Buildings



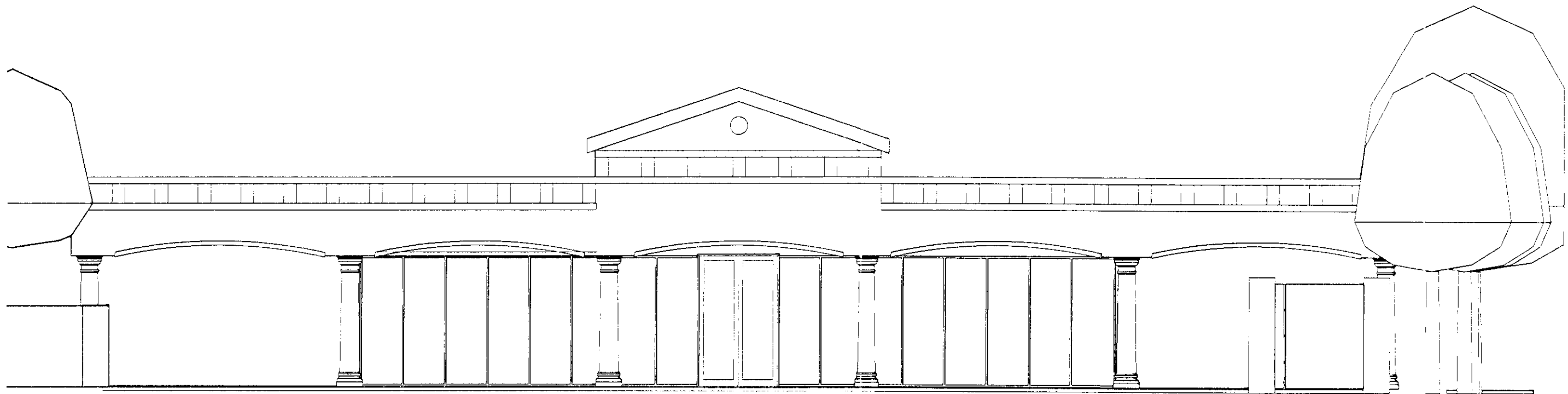
7/A3 North Porch Elevation
(Looking South)
1/4" = 1'



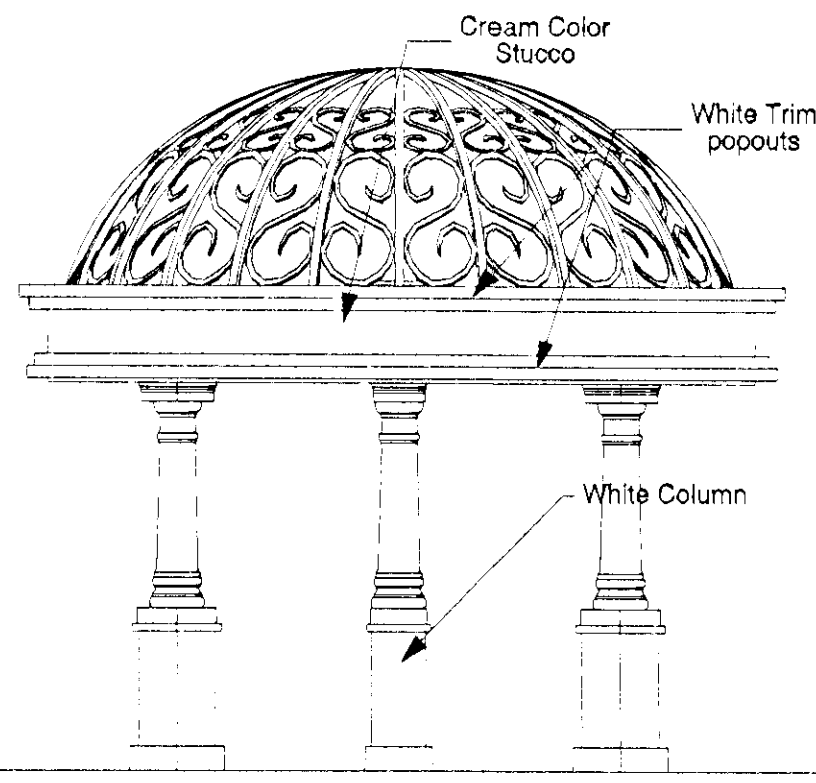
6/A3 South Porch Elevation
(Looking East)
1/4" = 1'



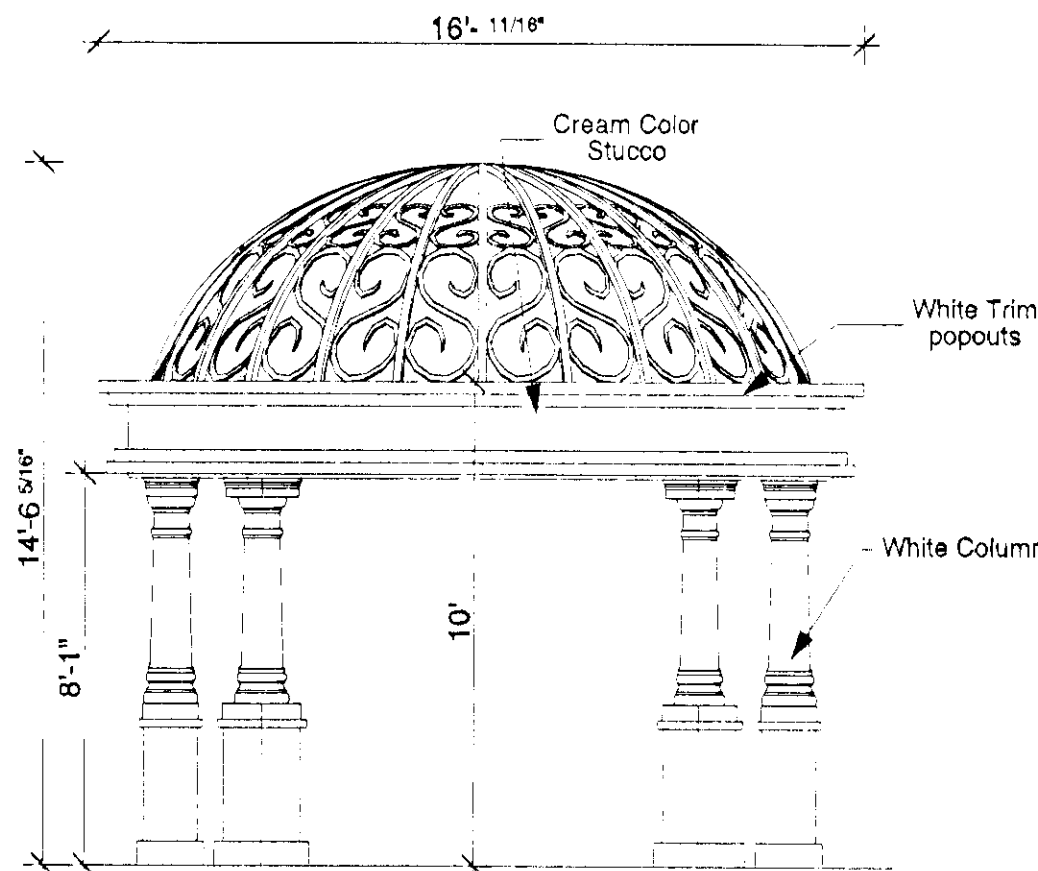
5/A3 South Porch Elevation
(Looking North)
1/4" = 1'



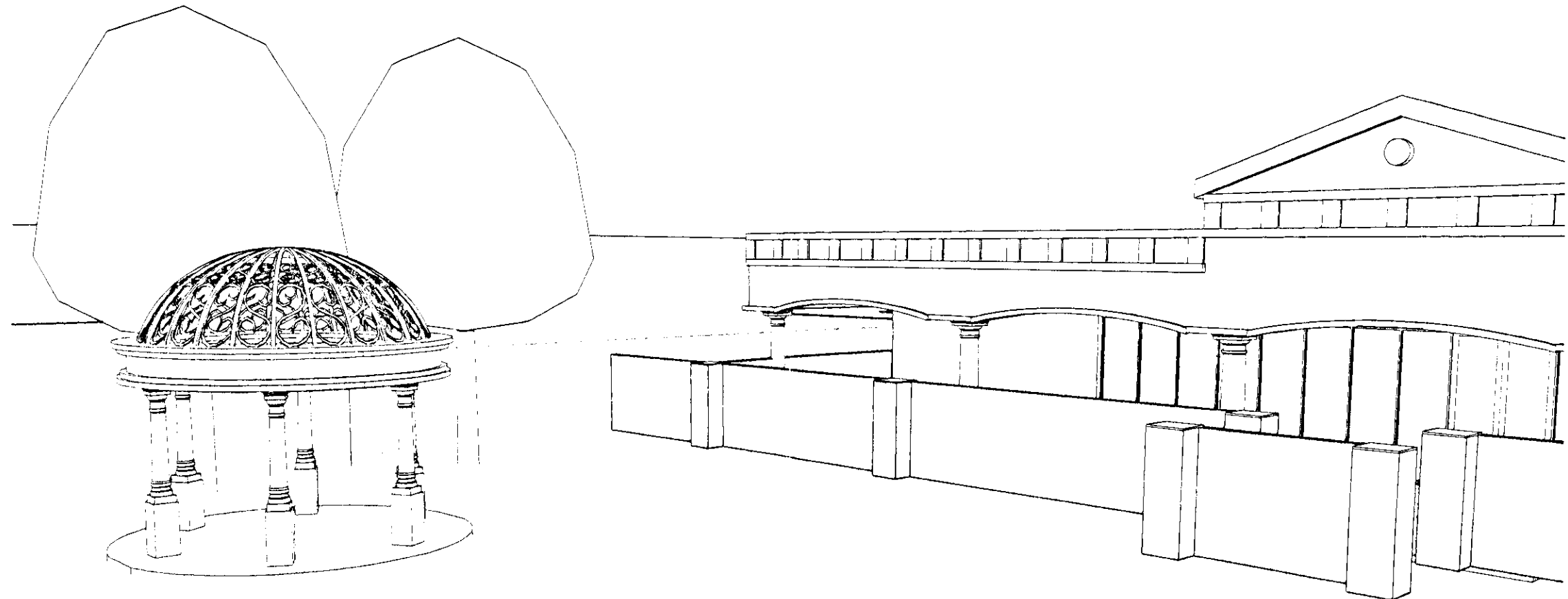
2/A3 North Elevation
1/8" = 1'



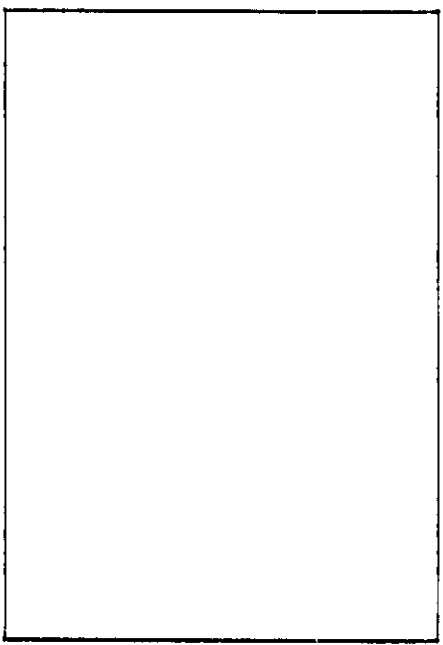
4/A3 Canopy South & North Elevation
1/4" = 1'



3/A3 Canopy West (and East) Elevation
1/4" = 1'



D. W. Strait, AIA
Architecture & Planning
#2841
101 W. Brooks Ave. Suite C, No. Las Vegas, NV 89030 (702) 657-0684 FAX (702) 657-0936

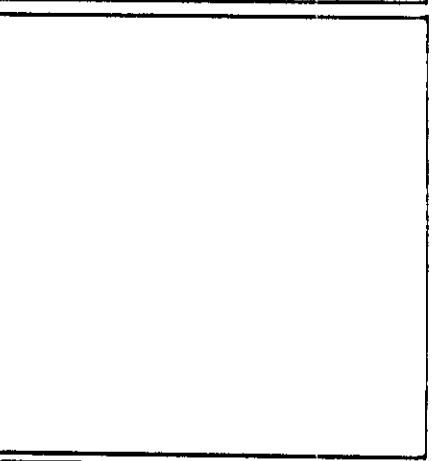


Rainbow Gardens
Remodeling and Garden Modification
Parcel 162-06-510-023 & 024
4123 W. Charleston, Las Vegas, NV

Elevations

SHEET TITLE

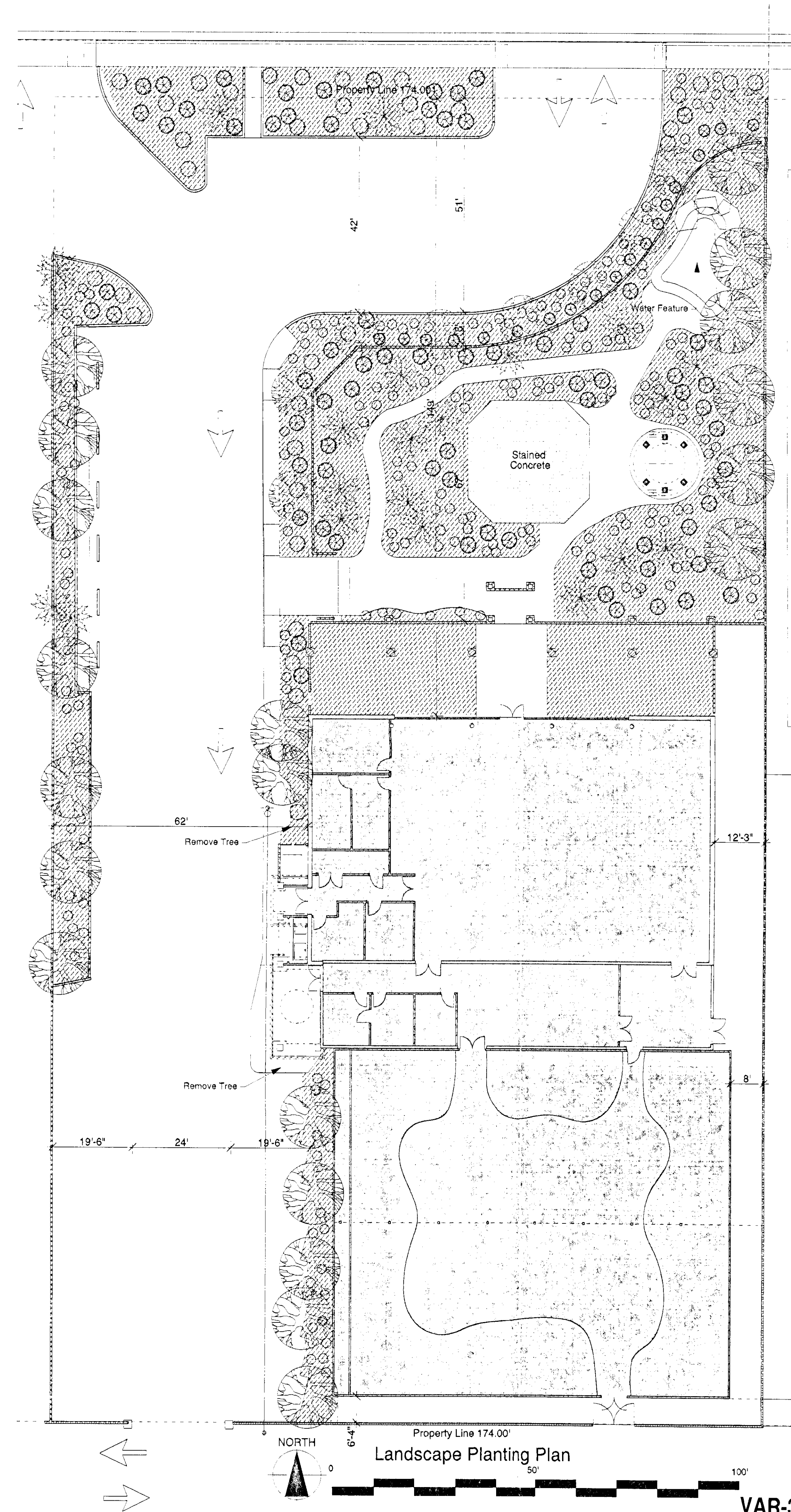
REV NO	DESCRIPTION	DATE	BY



DATE: 8/25/10
JOB #: 1034
SCALE: _____
DRAWN: _____
DESIGNED: _____
CHECKED: _____
SHEET

Planting Legend

	Mandel Pine - Mature where existing 25'-35' High - Where planted new, 24" Box	
	Fan Palm - Various varieties - Sizes Vary according to Placement 8' to 20' High	24" Box
	Dwarf Mock Orange - Pittosporum tobira Or Generic Equivalent as allowed by the County Development Standards Irrigation systems will be installed to provide adequate water for plants that are in place as of the final inspection.	5 Gal.
	Silver Cloud Texas Sage - Lucophyllum candium (leucophyllum sp) Or Generic Equivalent as allowed by the City of Henderson Development Standards Density Shall be 3 to Each Required Tree - Shrubs in excess of this amount may be of smaller size or they may be omitted. Irrigation systems will be installed to provide adequate water for plants that are in place as of the final inspection.	5 Gal.
	Low Moisture Ornamental Plants as ground cover	3 Gal.
	Deer Grass - Muhlenbergia Rigens Or Generic Equivalent as allowed by the Clark County Development Standards Irrigation systems will be installed to provide adequate water for plants that are in place as of the final inspection.	3 Gal.
	Decomposed Granite rock mulch or Shredded Cedar Bark over weedstop fabric with scattered Ground cover of Cat's claw (Macfadyenia unguis-cati) and aptenia cordifolia and with accent plants of rosemary (rosemertus officinales) and yellow trumpet flower (teocoma stans var angustata)	



Planting Plan

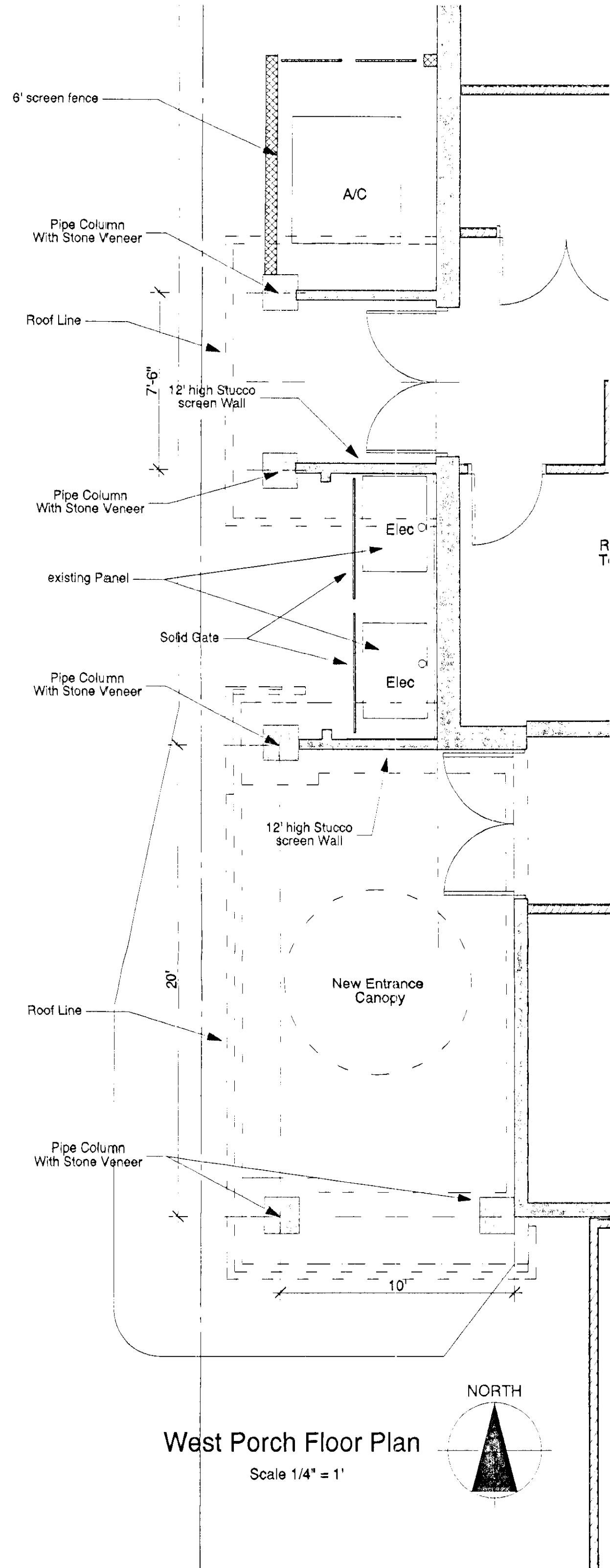
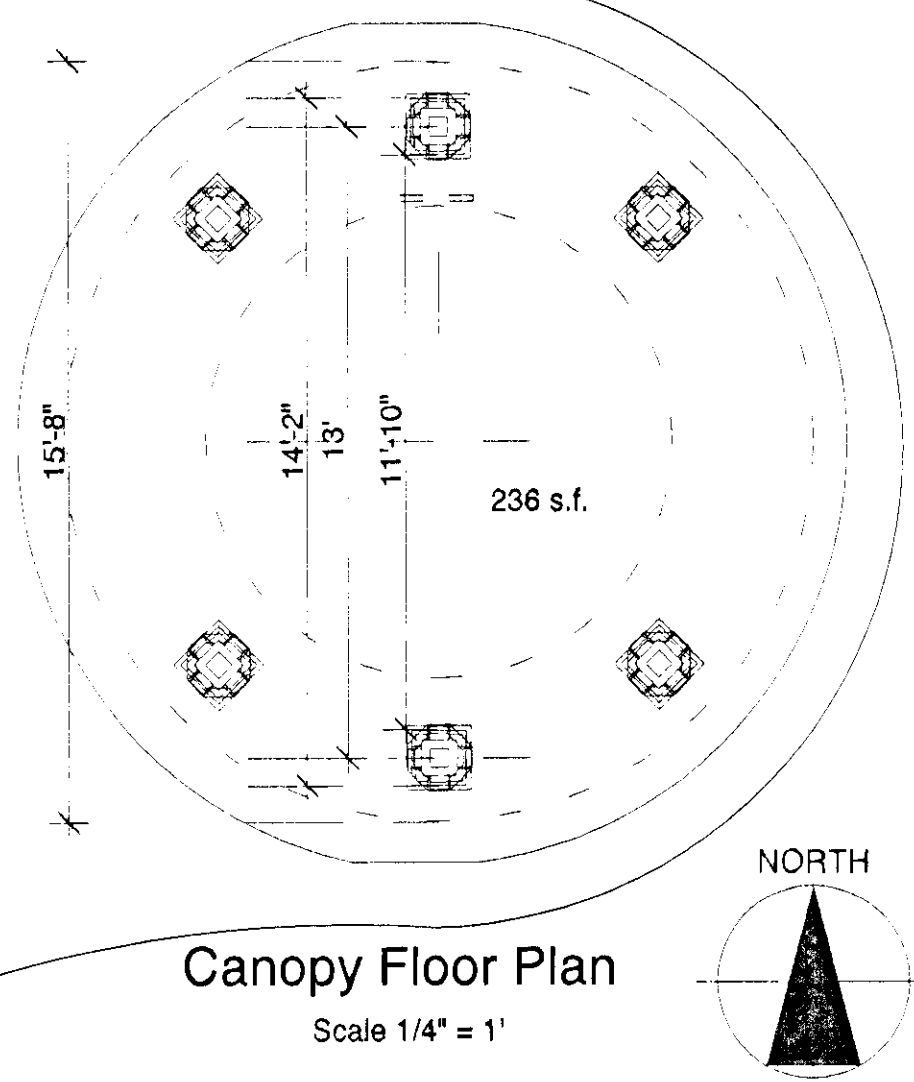
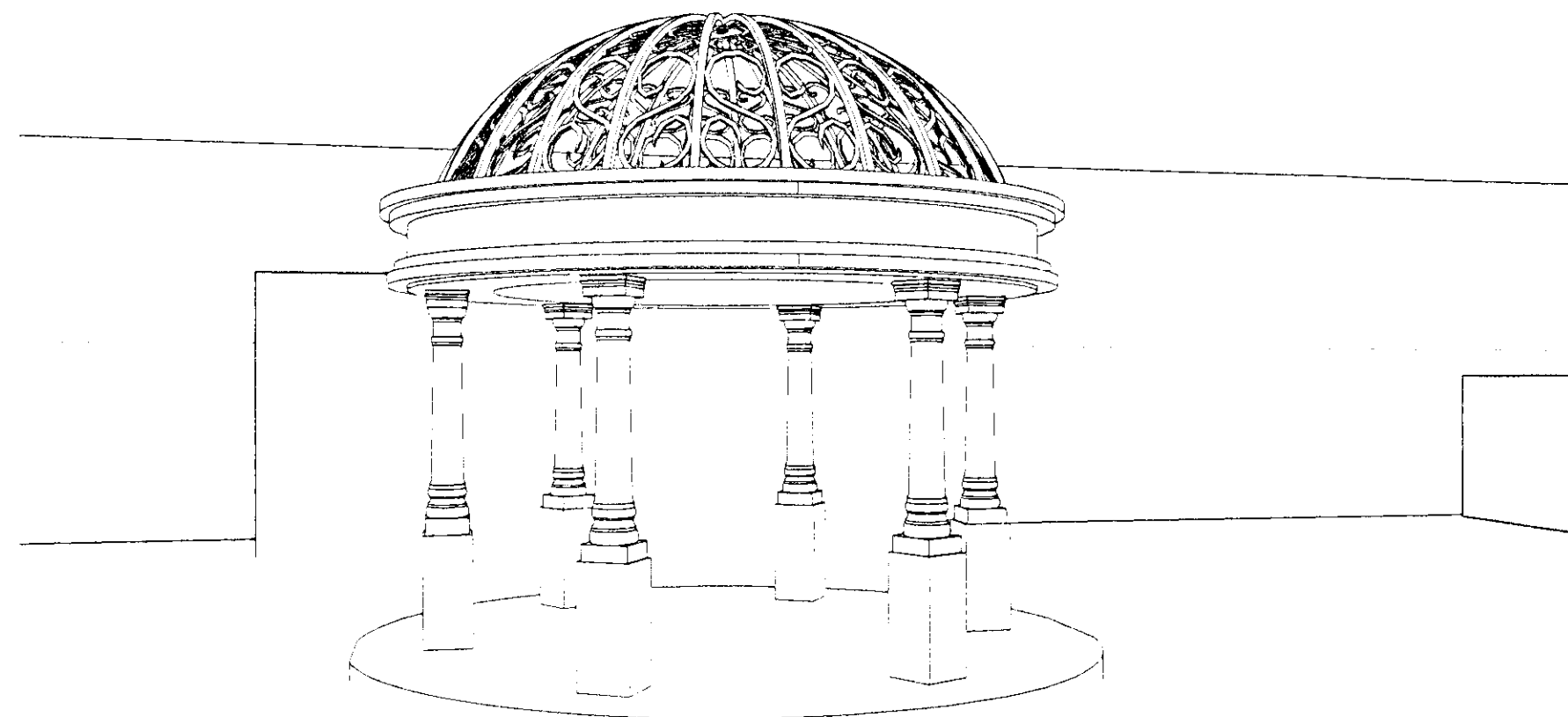
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DATE: _____
JOB # 1034
SCALE: _____
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DESIGNED: _____
CHECKED: _____
SHEET

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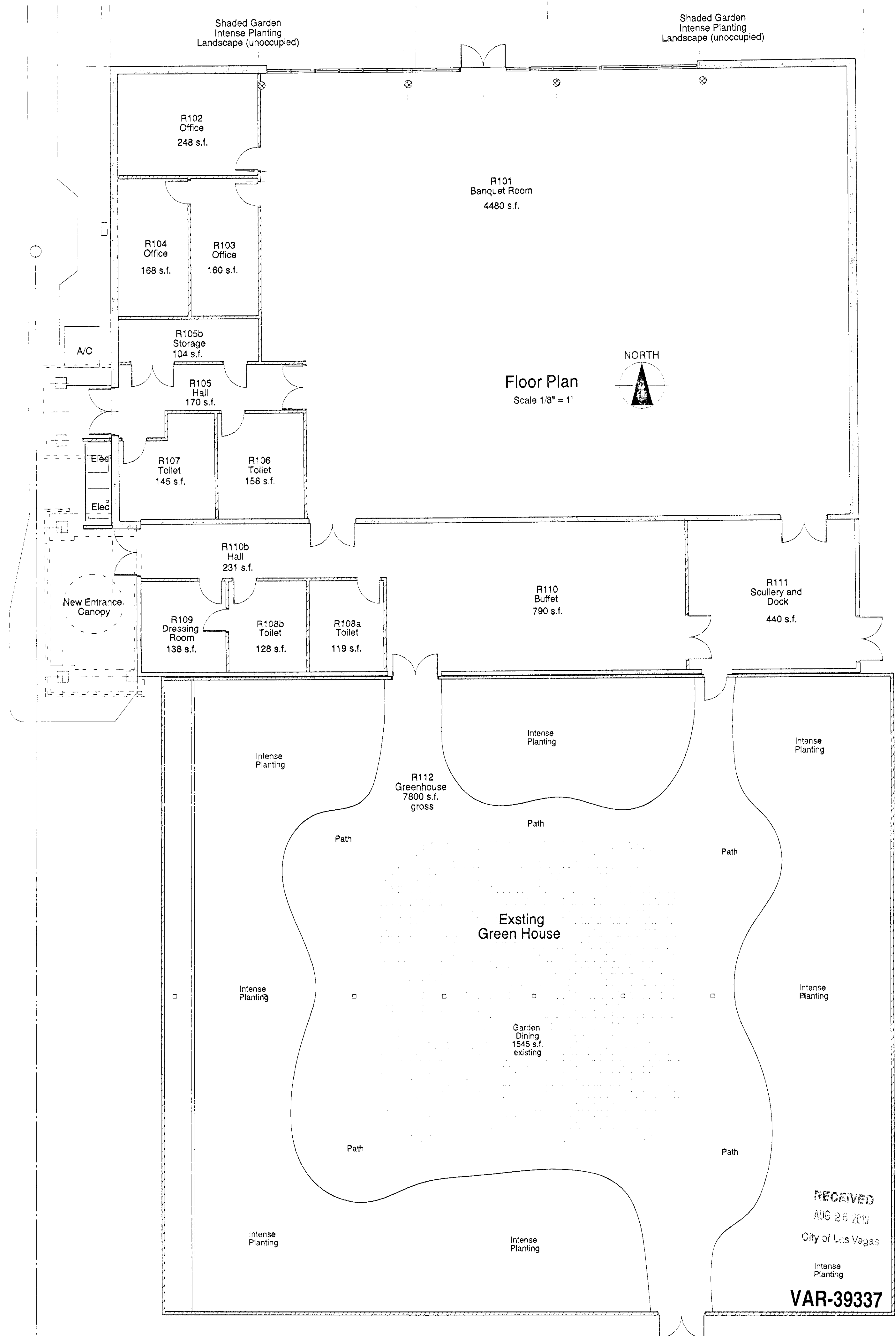
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VAR-39337 City of Las Vegas



IBC Occupancy

Room #	Use	Area s.f.	IBC Occ per s.f.	IBC Occup.
R101	Banquet Room Dining	4,480	15	299
R102	Office	248	100	3
R103	Office	160	100	2
R104	Office	168	100	2
R105	Hall	104	-	-
R105B	Storage	170	300	1
R106	Toilet	156	-	-
R107	Toilet	145	-	-
R108A	Toilet	138	-	-
R108B	Toilet	128	-	-
R109	Dressing Room	118	100	2
R110	Buffet Serving	790	100	8
R110B	Hall	231	-	-
R111	Dock and Scullery	440	200	3
R112A	Dining	1,545	15	103
R112	Garden and Pathways	6,255	-	-
Total		15,276	-	423



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FAX (702) 657-0336

Rainbow Gardens
Remodeling and Garden Modification
Parcel 162-06-510-023 & 024
4125 W. Charleston, Las Vegas, NV

Floor Plans

SHEET TITLE

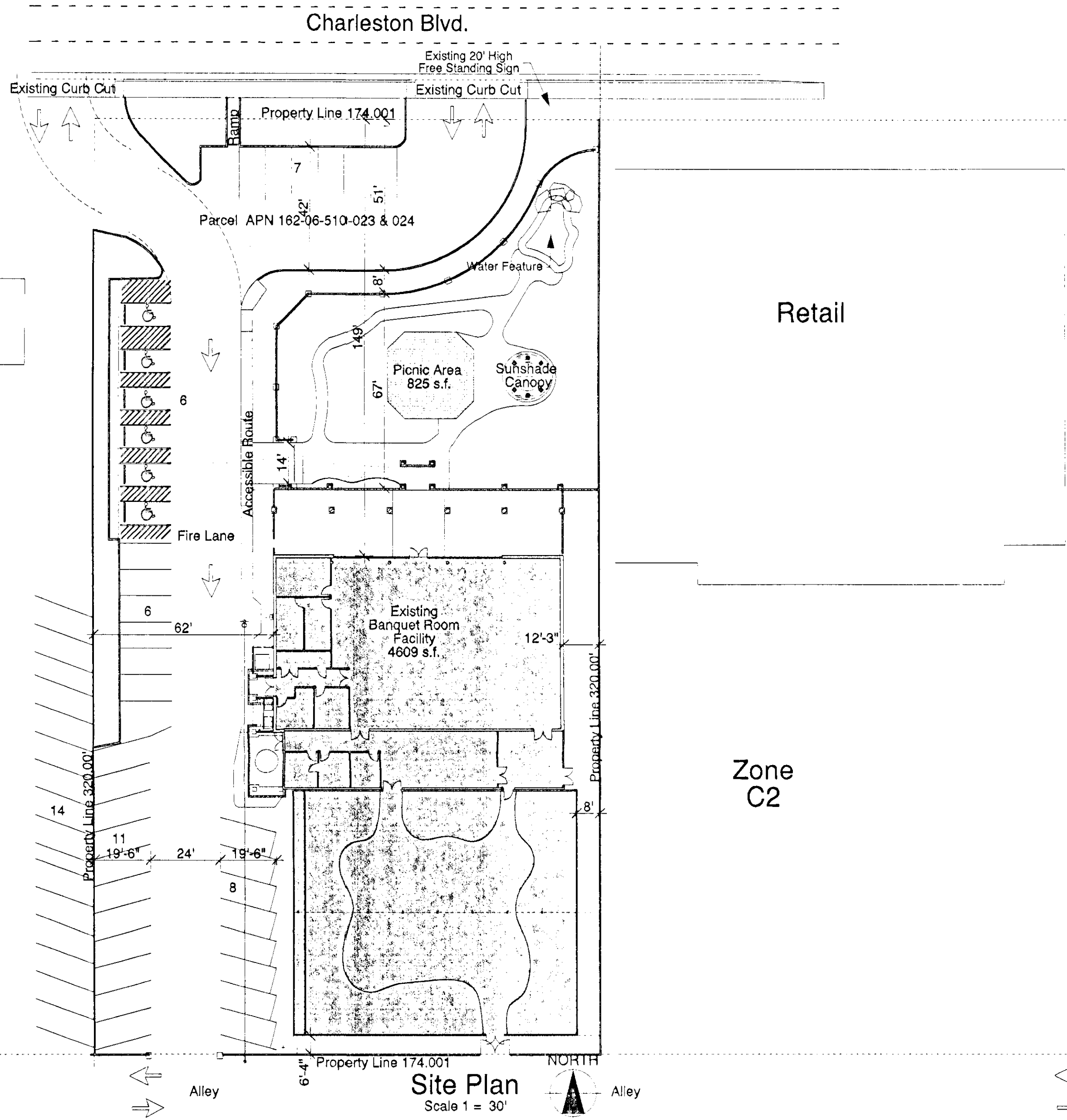
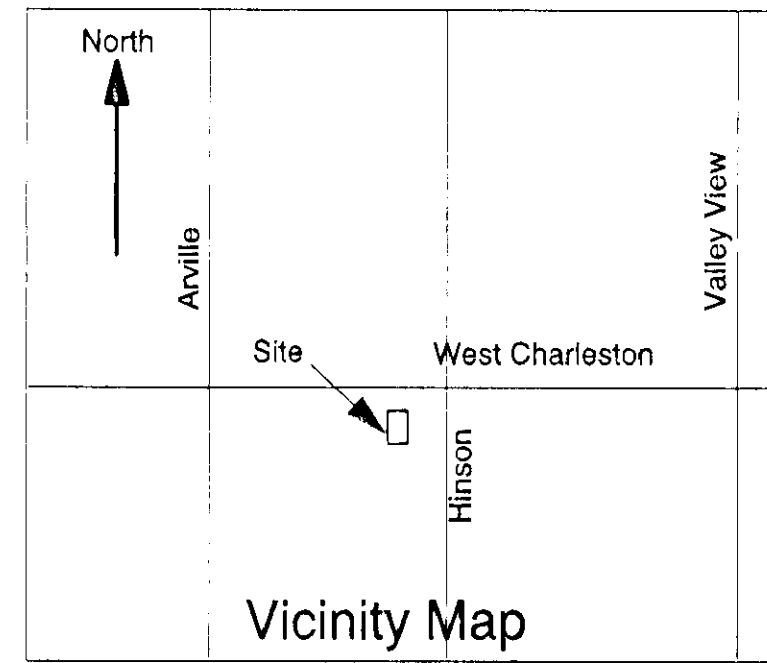
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DATE: 8/23/10
JOB #: 1034
SCALE: _____
DRAWN: _____
DESIGNED: _____
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Intense Planting
VAR-39337

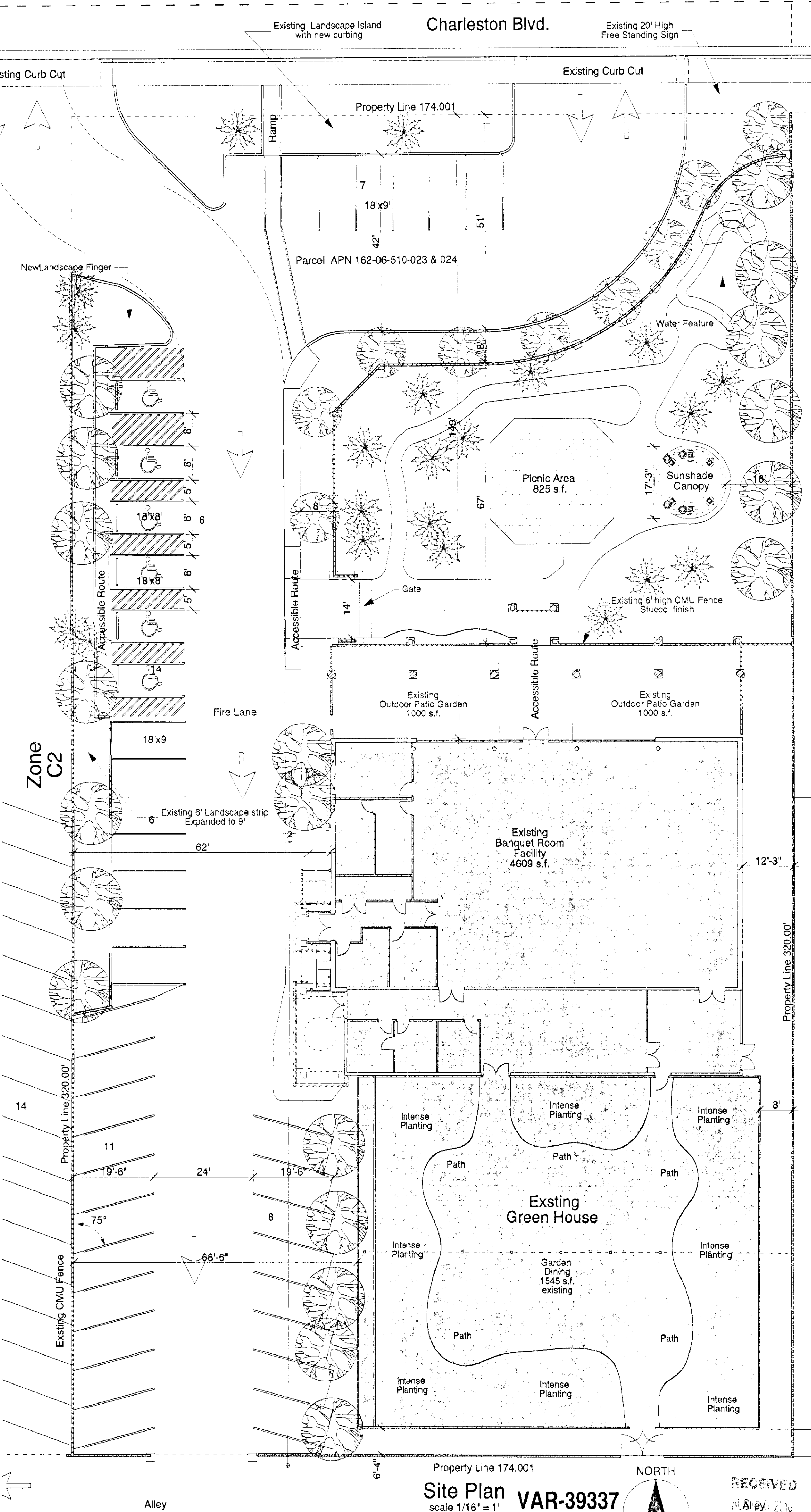
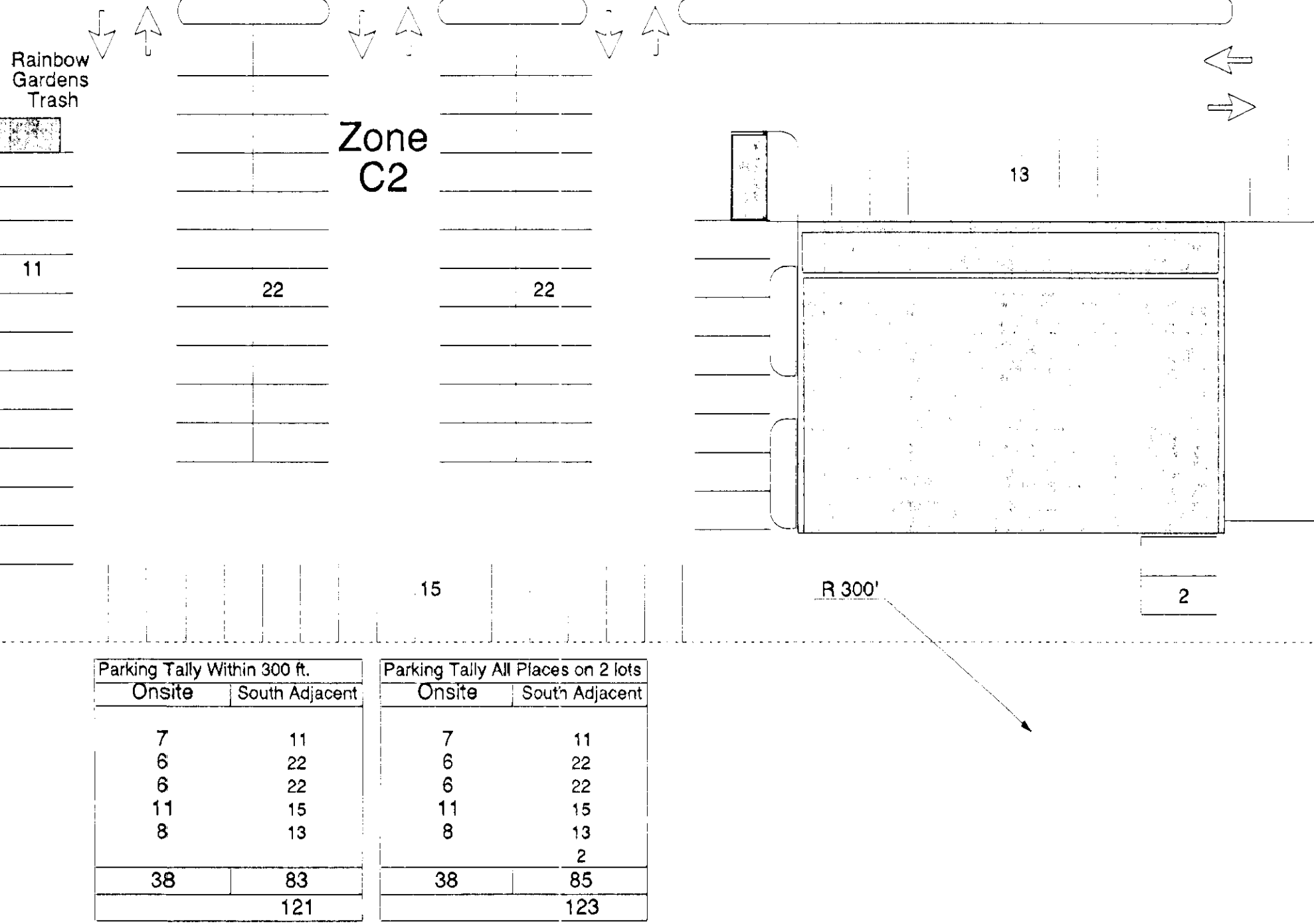
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Rainbow Gardens
Remodeling and Garden Modification
Parcel 162-06-510-023 & 024
4125 W. Charleston, Las Vegas, NV



Parking Analysis

Area & Parking Calculations City of Las Vegas Title 19 - Zone C2				
Indoor Spaces	Area	Parking Factor	Spaces required	Phase Total
Banquet Room	4480 s.f.	100 s.f./space	45	Spaces
Offices, Halls, Toilets, Storage	2996 s.f.	250 s.f./space	16	Spaces
Walls and Structure	800	250 s.f./space	4	Spaces
	7476			
Green House Dining Area	1545 s.f.	100 s.f./space	16	Spaces
Green House Planting and pathways	5655 s.f.	-		
Mechanical Room, and Structure	600 s.f.	-		
	7800			
Building Total	15276 s.f.		Load= 81	Spaces
Front Garden (outdoor) spaces				
Patio Gardens Gathering Area (near chapel)	825 s.f.	150 s.f./space	6	Spaces
Front Garden (Yard) Landscaping	6000 s.f.	-		
Patio Gardens	2000 s.f.	-		
Chapel Canopy (accessory element)	250 s.f.	150 s.f./space	2	Spaces
	9075		Load= 8	Spaces
Total Required (Title 19)			88	spaces
Total Provided Onsite = 32 regular +6 handicap =			38	spaces
Neighboring Joint use Cross-Access Available			121	spaces
Handicap Spaces Required			4	spaces
Handicap Spaces Provided			6	spaces
Parking Available Within 300 ft. 121				
Site Area				
Parcel 023	0.73 acre	32000 s.f.		
Parcel 024	0.52 acre	23680 s.f.		
Site Area		55680 s.f.		
Second Property				
Engineering Office (South Adjacent)	7000 s.f.	300 s.f./space	23	Spaces
Total building areas adjacent 2 properties		22276 s.f.	Total Parking Requirement 2 Properties	112 spaces
(including 2 spaces beyond 300' from banquet room)			Total Available Parking 2 Properties	0 spaces
Combined Spaces 115 regular parking spaces + 0 compact spaces + 6 handicap spaces = 121 spaces.				



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No. Las Vegas, NV 89030 FAX (702) 657-0936

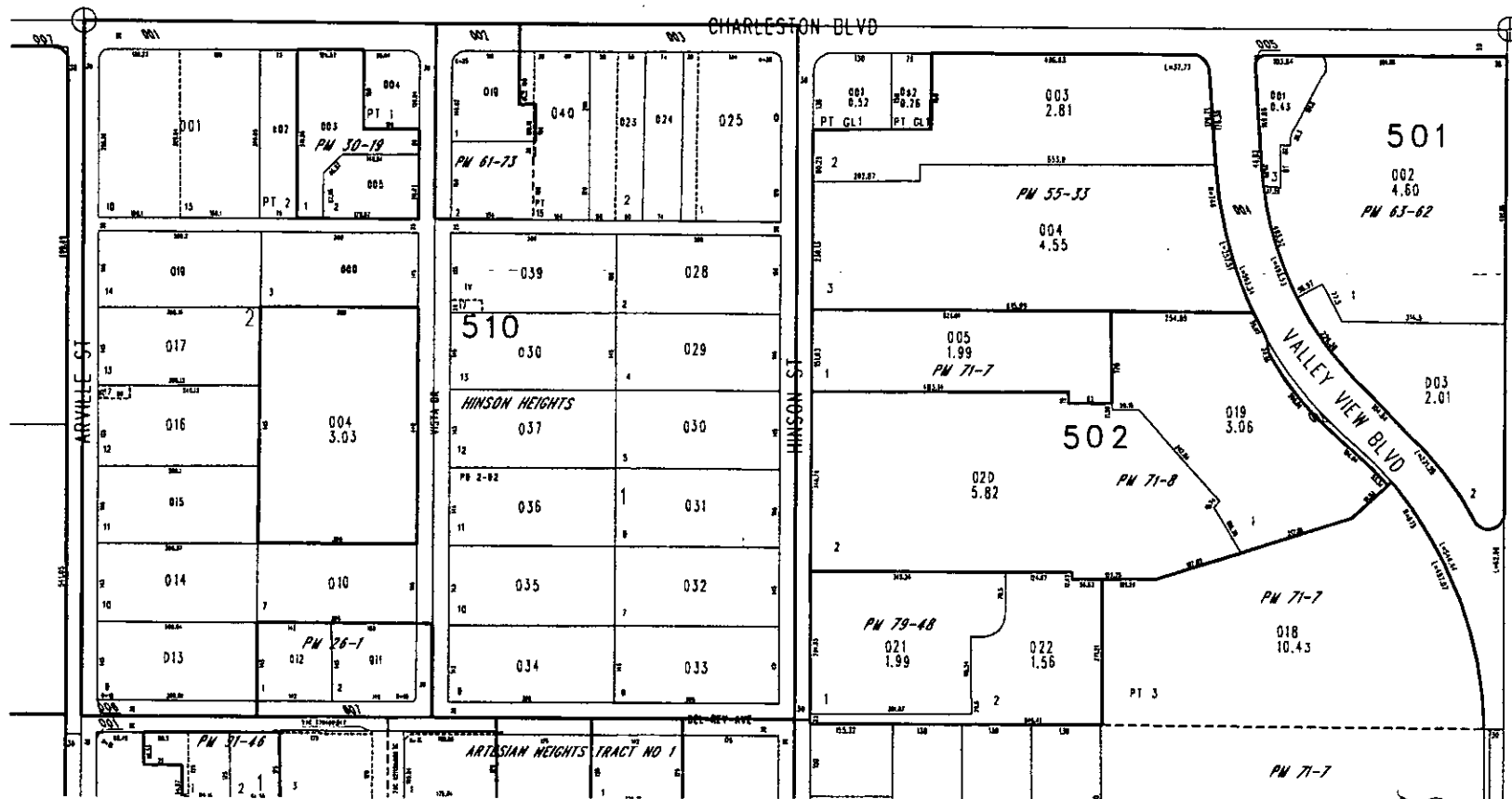
Rainbow Gardens
Remodeling and Garden Modification
Parcel 162-06-510-023 & 024
4125 W. Charleston, Las Vegas, NV
SHEET TITLE

REV.	NO.	DESCRIPTION	DATE	BY

DATE: 8/23/10
JOB #: 1034
SCALE:
DRAWN:
DESIGNED:
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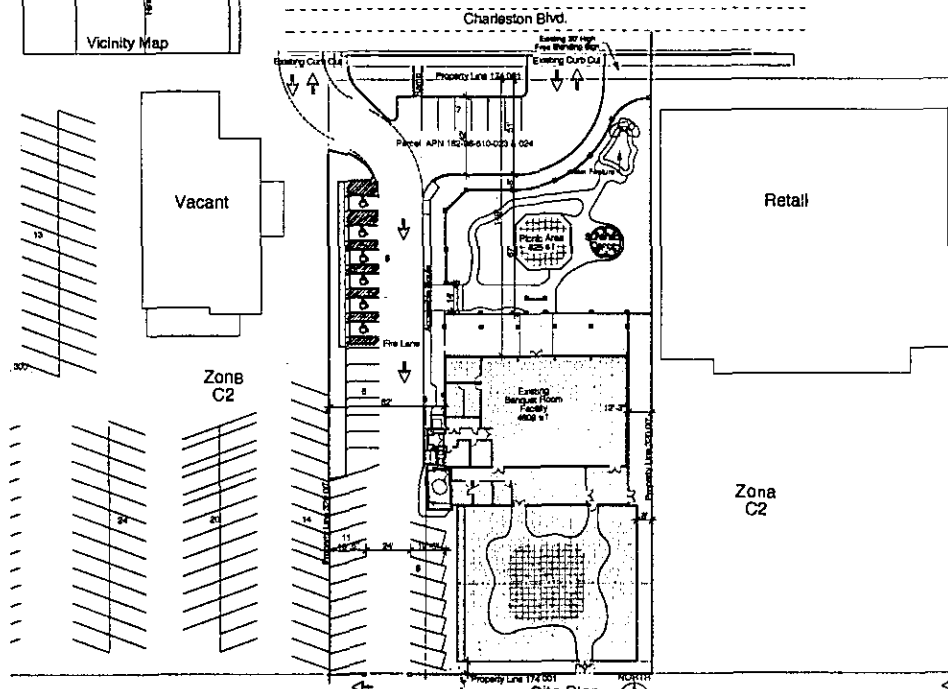
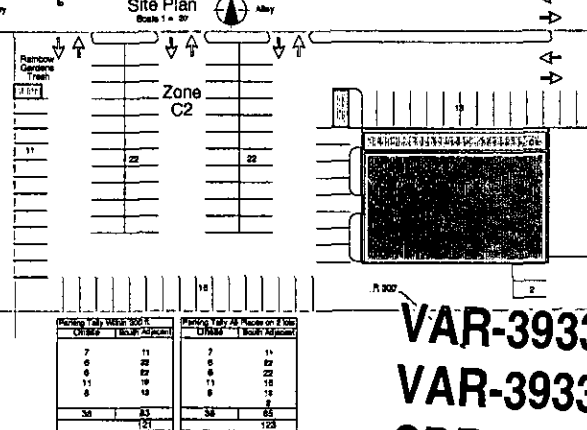
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NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Record Document Listing 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 REQUESTED FROM 1:217 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY - - - SUB BOUNDARY - - - ROAD EASEMENT - - - PM/LO BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R61E	06	N 2 NE 4	162-06-5
		AVERAGE OR VALUE 45	PARCEL NUMBER 001	ACRES 1.00	R60E R61E R62E 139 139 140	8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 9 5 9 5	
		PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PM 79-48	172S 173S 174S 175 163 162 191 176 197 198	172S 173S 174S 175 163 162 191 176 197 198		
		BLOCK NUMBER 5	LOT NUMBER 5	GOV. LDT NUMBER CL5	Scale: 1"=200' Rev: 08/26/09		

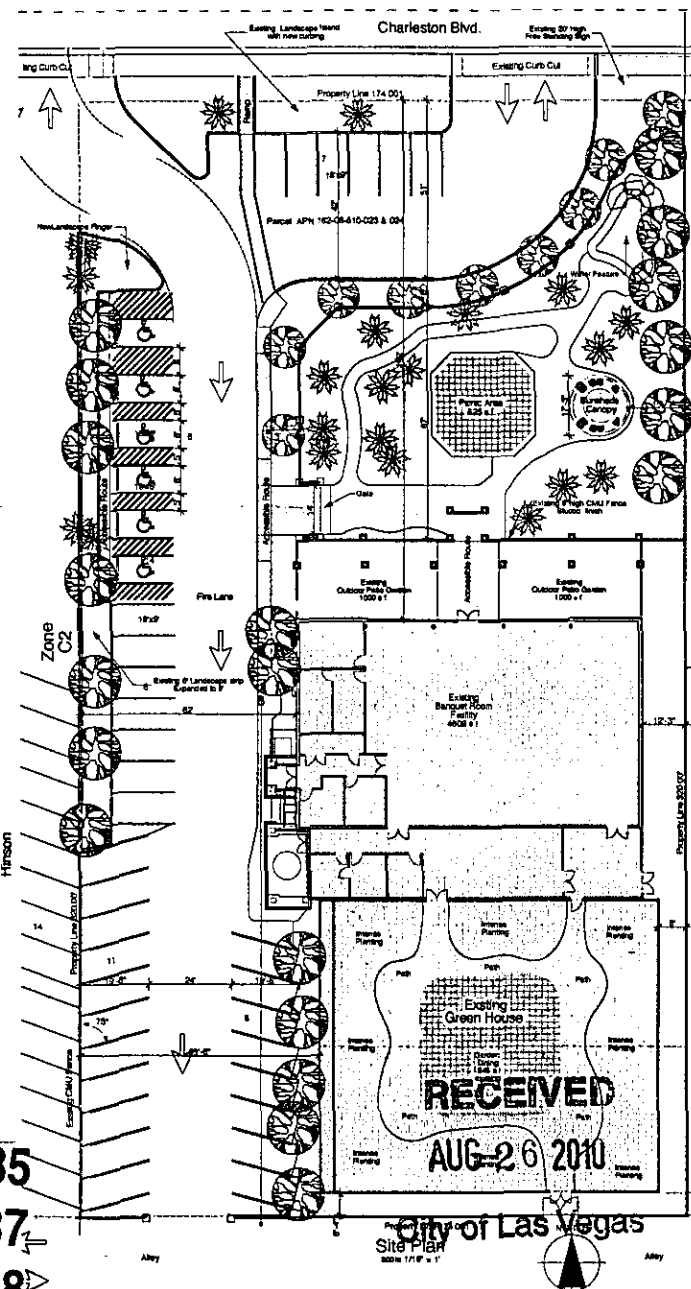


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VAR-39335
VAR-39337
SDR-39338

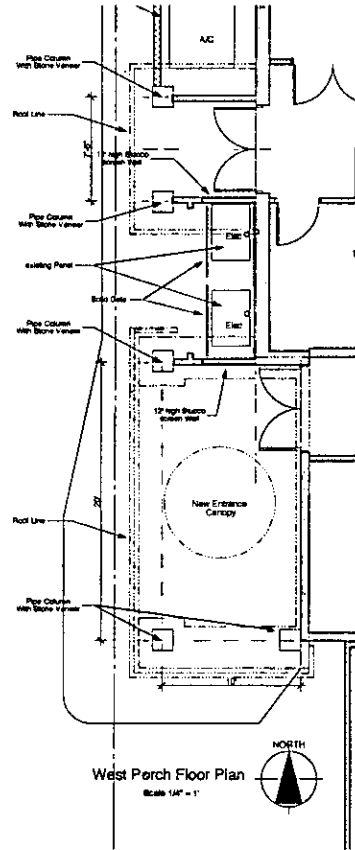
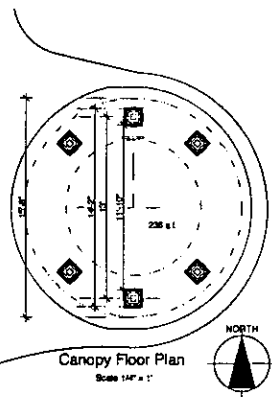
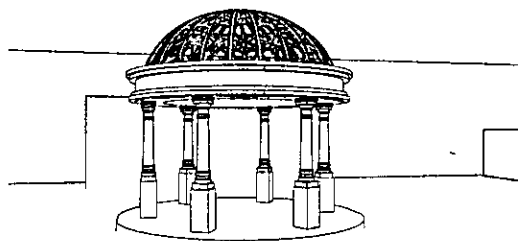
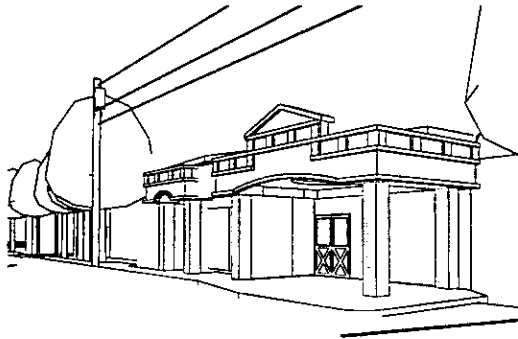


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Architecture & Planning
62841
P.O. Box 404, Blue C.
Piquette, IN 46300 FAX (772) 657-0638
(772) 657-0884

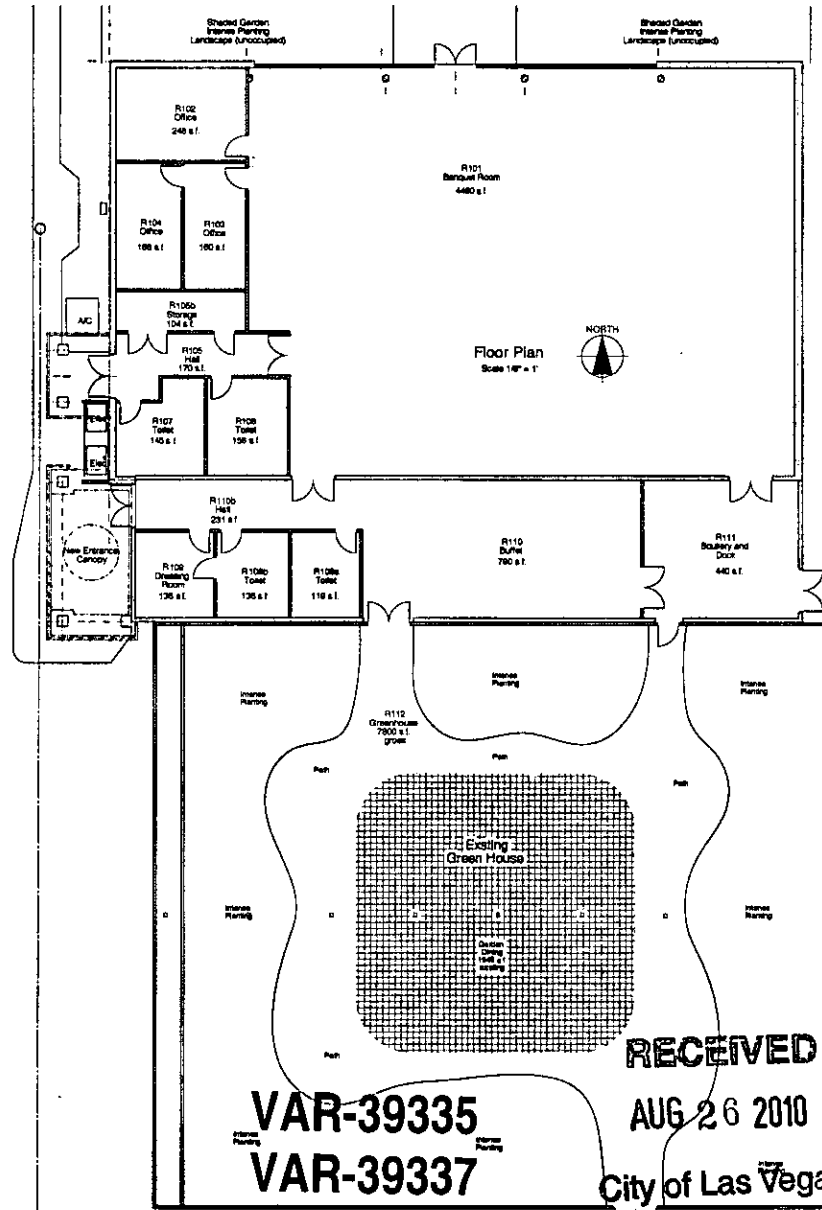
Rainbow Gardens
Remodelling and Garden Modification
Phased 180-06-610-023 & 024
41725 W. Charleston, Las Vegas, NV

[illegible]

DATE: _____
JOB #: _____
SCALE: _____
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A0



Room #	Room Name	Area sq. ft.	BC	Chairs
R101	Barndoor Room Dining	4,480	12	288
R102	Office	240	100	2
R103	Office	180	100	2
R104	Office	180	100	2
R105	Hall	104	-	-
R106	Storage	170	200	-
R107	Restroom	128	-	-
R108	Restroom	128	-	-
R109	Restroom	128	-	-
R110	Dining Room	118	100	2
R111	Barndoor Dining	780	100	2
R112	Hall	231	-	-
R113	Dining Room	1,340	12	102
R114	Barndoor Dining	1,340	12	102
R115	Barndoor Dining	1,340	12	102



D. W. Strait, AIA
Architecture & Planning

131 W. Boulder Ave. Suite C
Las Vegas, NV 89102
(702) 957-0884
FAX: (702) 957-0825

REVISIONS

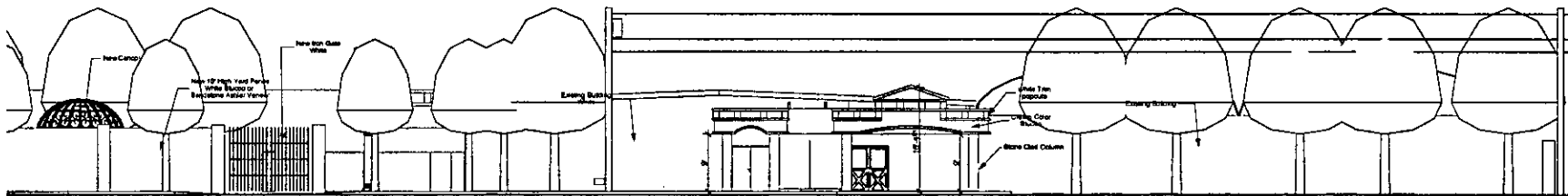
NO.	DATE	BY	DESCRIPTION

DATE: _____
JOB # _____
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VAR-39335
VAR-39337
SDR-39338

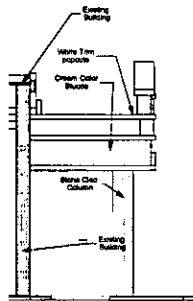
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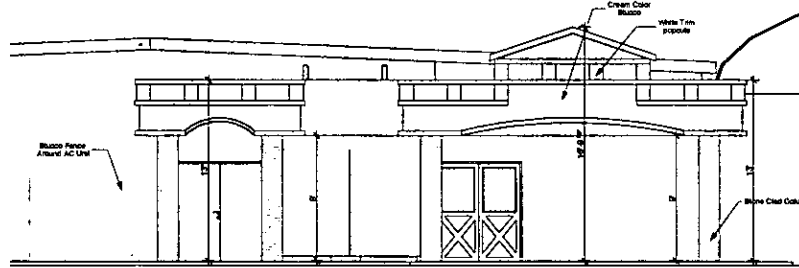


1/A3 West Elevation

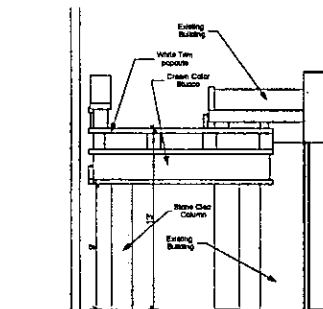
See submitted photos for more Views of Existing Buildings



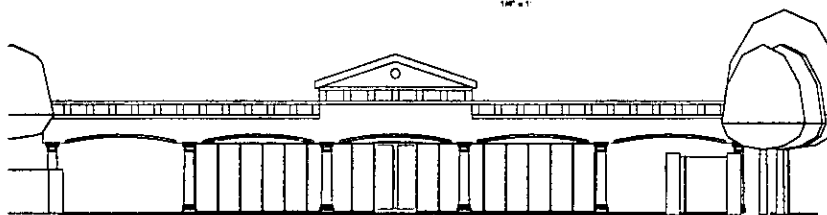
7/A3 North Porch Elevation
(Looking South)
1/4" = 1'



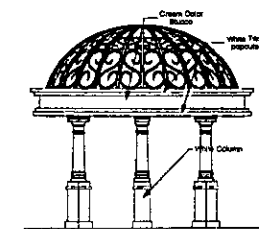
8/A3 South Porch Elevation
(Looking East)
1/4" = 1'



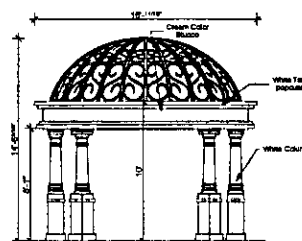
5/A3 South Porch Elevation
(Looking North)
1/4" = 1'



2/A3 North Elevation
1/8" = 1'



4/A3 Canopy South & North Elevation
1/4" = 1'



3/A3 Canopy West (and East) Elevation
1/4" = 1'

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SDR-39338



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D. W. Strait, AIA Architecture & Planning 3071 W. Sahara Ave. Suite C Las Vegas, NV 89102 (702) 857-0584 FAX (702) 857-0585	
Rainbow Gardens Remodeling and Garden Modification 4128 W. Charleston Las Vegas, NV SHEET TITLE	
REVISION DATE BY	ELEVATIONS
DATE: 8/26/2010 JOB # 10004 SCALE DRAWN DESIGNED CHECKED SHEET	
A3	

Parking Analysis Rainbow Gardens

Kelly Hulsey

Area & Parking Calculations					
City of Las Vegas Title 19 - Zone C2					
	Area	Parking Factor		Spaces required	Phase Total
Indoor Spaces					
Banquet Room	4480 s.f.	100 s.f./space		45	Spaces
Offices, Halls, Toilets, Storage	2996 s.f.	250 s.f./space		16	Spaces
Walls and Structure	800	250 s.f./space		4	Spaces
	7476				
Green House Dining Area	1545 s.f.	100 s.f./space		16	Spaces
Green House Planting and pathways	5655 s.f.	-			
Mechanical Room, and Structure	600 s.f.	-			
	7800				
Building Total	15276 s.f.		Load=	81	Spaces
Front Garden (outdoor) spaces					
Patio Gardens Gathering Area (near chapel)	825 s.f.	150 s.f./space		6	Spaces
Front Garden (Yard) Landscaping	6000 s.f.	-			
Patio Gardens	2000 s.f.	-			
Chapel Canopy (accessory element)	250 s.f.	150 s.f./space		2	Spaces
	9075		Load=	8	Spaces
Total Required (Title 19)				88	spaces
Total Provided Onsite = 32 regular +6 handicap =				38	spaces
Neighboring Joint use Cross-Access Available				121	spaces
				Handicap Spaces Required	4 spaces
				Handicap Spaces Provided	6 spaces
Site Area					
Parcel 023	0.73 acre	32000 s.f.			
Parcel 024	0.52 acre	23680 s.f.			
Site Area	1.25 acre	55680 s.f.			
Percent Bldg		27%			
Second Property					
Engineering Office (South Adjacent)	7000 s.f.	300 s.f./space		23	Spaces
Total building areas adjacent 2 properties	22276 s.f.		Total Parking Requirement 2 Properties	112	spaces
(including 2 spaces beyond 300' from banquet room)			Total Available Parking 2 Properties	0	spaces
Combined Spaces 115 regular parking spaces + 0 compact spaces + 6 handicap spaces = 121 spaces.					

Parking Available Wlthin 300 ft. **121**

VAR-39335
VAR-39337
SDR-39338

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City of Las Vegas

Pre-Application Conference Item Required <table style="width:100%;"> <tr> <td style="width:50%; text-align: center;">YES</td> <td style="width:50%; text-align: center;">NO</td> </tr> </table>	YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
YES	NO			
APPLICATION PACKET				
☒ ☐ Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." --> "Apply for -> Planning Applications")		
☒ ☐ Grant deed and legal description				
☒ ☐ Detailed justification letter				
☒ ☐ Original meeting notes and checklist(s) signed by planner				
☒ ☐ Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total				
☒ ☐ Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)				
☐ ☒ Development Impact Notice and Assessment (DINA)				
☐ ☒ Project of Regional Significance (PRS)				
☒ ☐ Color & Materials Board per Site Development Plan Review Submittal Requirements				
☒ ☐ Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☐)				
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)				
SITE PLAN				
☒ ☐ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 6		
☒ ☐ North arrow, scale, and vicinity map		Colored, Rolled Plans: 1		
☒ ☐ All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 1		
☒ ☐ All building setbacks labeled		NOTES:		
☒ ☐ All adjacent existing land uses and street names labeled				
☒ ☐ All points of ingress and egress shown				
☒ ☐ ADA accessibility requirements shown/labeled				
☒ ☐ Parking standard(s) utilized:				
☒ ☐ Parking space count and typical dimensions labeled _____ # regular + [30% or less of total] # compact + _____ # handicap = _____ Total				
☒ ☐ All free-standing sign locations shown and heights and sizes noted				
LANDSCAPE PLAN				
☒ ☐ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 1		
☒ ☐ North arrow, scale, and vicinity map		Colored, Rolled Plans: 1		
☒ ☐ All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 1		
☒ ☐ All required perimeter landscape planters shown		NOTES:		
☒ ☐ All required parking lot fingers/islands shown				
☒ ☐ Quantity, size, species/variety of all trees, shrubs, and ground cover				
BUILDING ELEVATIONS				
☒ ☐ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 1		
☒ ☐ Scale and building dimensions labeled		Colored, Rolled Plans: 1		
☒ ☐ North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 BW): 1		
☒ ☐ All building materials and colors noted		NOTES:		
☒ ☐ 8" x 10" photo of original color and material board				
☐ ☒ All wall sign locations shown and sizes noted				
FLOOR PLANS				
☒ ☐ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 1		
☒ ☐ Scale and building dimensions labeled		Colored, Rolled Plans: 1		
☒ ☐ All building entrances/exits shown		Reduced Copy (8-1/2x11 BW): 1		
☒ ☐ Use of all rooms noted/labeled		NOTES:		
☒ ☐ Maximum Occupancy (per I.B.C.)				
☒ ☐ Seating Capacity (where applicable)				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.				
Owner / Applicant:	Kelly K. & Iwona M. Hulsey/Rainbow Gardens	Application Type:	Variance	
Representative:	David Strait%D.W. Strait Architecture & Planning	Application Purpose:	Wall Height	
APN:	162-06-510-023 & 024	Site Location:	4125 West Charleston Boulevard	
Planner's Signature:	<i>John Grider</i> 8/10/10	Pre-App. Meeting Date:	08/10/10	
Planner:	John Grider, Planner I - 229-6711	Submittal Deadline:	09/07/10 - no later than 2:00 pm	
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8	



CITY OF LAS VEGAS



Meeting



Conversation Record



Telephone

Page: 1 of 1

Date: 08/10/10

Time: 9:00 a.m.

Project Name: Rainbow Gardens

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning & Development	229-6711		
2. Yorgo Kagafas	Planning & Development	229-6196		
3. David Strait	D.W. Strait Architecture & Planning	657-0684		
4. Kevin				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Lucien Poet	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie M.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO

If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Airport Overlay (175 feet)

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All drawings shall be to scale.
3. A Variance is required for the 10-foot tall CMU wall, where 8 feet is the maximum allowed.
4. Proof of shared parking and shared trash receptacles in the form of a legal recorded document is required in addition to the lease agreement.
5. The indicated ADA access does not comply present ADA requirements.
6. A Variance is required to allow 32 spaces where 122 spaces are required.
7. C-1 is the current zoning of the subject parcels.
8. The Development standards for the City of Las Vegas are found in Title 19.
9. Provide 8, 24-inch box trees and four 5-gallon shrubs per each required tree in the landscape buffer along Charleston Boulevard.
10. Remapping is required to combine the lots.
11. Revise the Justification letter to request the Variance for wall height and the Variance for parking. Also to request an Exception if no trees are to be added to the landscape buffer along Charleston Boulevard.
12. New Elevation on side, may trigger issues with Fire Code.
13. Width on ADA access.
14. Wheel Stops Reg.

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 return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City of Las Vegas
INSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 830.00

KELLY K. HULSEY
Payee Name

RAINBOW GARDENS

Attention to: _____

4125 W. CHARLESTON BLVD.

Address

Return of Cash Bond?
(click below for "Yes" "No" options)

LAS VEGAS, NV 89102

City, State, Zip Code

No

For the following : VAR-39337
(Application Number and Template Type)

Reason for Refund:

THIS VARIANCE APPLICATION NO LONGER NEEDED

Claimant Signature

Phone Number

*Original Forms must be submitted - no
fax copies will be accepted.*

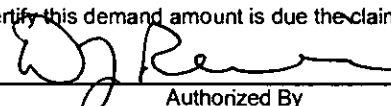
BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By


Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

21 OCT., 2010

Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

830.00

Carman Burney

From: Steve Swanton
Sent: Wednesday, September 29, 2010 11:04 AM
To: Carman Burney
Cc: Steve Gebeke; Steve Swanton
Subject: SDR-39338

Revised plans have arrived for this item. After reviewing the plans, it has been determined that this item can be a Minor SDR and that the two accompanying variances (VAR-39335 and VAR-39337) can be refunded, since they will no longer be needed. Staff can also refund the notification and recordation fees for SDR-39338, as this will not be a public hearing item.

I have made the proper changes to the header and other info in Hansen for this case:

SDR-39338 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: KELLY K. AND IWONA M. HULSEY - Request for a Minor Site Development Plan Review FOR THE ADDITION OF 2,436 SQUARE FEET OF GARDEN BANQUET AREA TO AN EXISTING 18,014 SQUARE-FOOT BANQUET FACILITY AND WEDDING CHAPEL on 1.28 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Carman, I will have the revised plans and justification letter to you shortly.

Thanks.

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

♦ ♦ ♦

Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-39337

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

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

VAR-39337 - VARIANCE RELATED TO VAR-39335 - PUBLIC HEARING - APPLICANT/OWNER:
KELLY AND IWONA HULSEY - Request for a Variance TO ALLOW A 10-FOOT TALL WALL WHERE EIGHT FEET IS ALLOWED on 1.25 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: *OCTOBER 21, 2010*

CITY COUNCIL: *NOVEMBER 17, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *SEPTEMBER 21, 2010*

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:

Report Date 09/07/2010 08:50 AM

Submitted By

Page 1

A/P # 39337 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/26/2010 13:17	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	Z-ADMNADMINISTRATIVE APPLICATION	# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-39337 - VARIANCE RELATED TO VAR-39335 - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a VARIANCE TO ALLOW A 10 FOOT TALL WALL WHERE 8 FOOT IS THE MAXIMUM HEIGHT ALLOWED FOR AN EXISTING 15,776 SQUARE FOOT WEDDING AND BANQUET FACILITY on 1.25 acres at 4125 West Charleston Boulevard (APN 162-06-510-023 & 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 39335

Project # 39337 Project/Phase Name RAINBOW GARDENS

Size/Area 1.25 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 16206510024

Location

Owner/Tenant

Contact ID AC1746305

Name HULSEY KELLY K & IWONA M

Mailing Address 4125 W CHARLESTON BLVD

Organization

City LAS VEGAS

State/Province NV

ZIP/PC 89102-1624

Country

Day Phone (702)878-4646 x

Evening Phone

Fax (702)258-1135

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4125 W CHARLESTON BLVD
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16206510023
16206510024

Report Date 09/07/2010 08:50 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1746305 ☐ Foreign
Effective Expire
Name HULSEY KELLY K & IWONA M
Day Phone (702)878-4646 x Eve Phone Organization
Pager PIN # Position
Fax (702)258-1135 Mobile Profession
E-Mail
Address 4125 W CHARLESTON BLVD
LAS VEGAS, NV 89102-1624
Seasonal Addr

Valid From To
Comments kelly hulsey - 878-4646

Primary Y Capacity OTHER Other REP Contact ID AC1812324 ☐ Foreign
Effective Expire
Name DAVID STRAIT
Day Phone (702)657-0684 x Eve Phone Organization
Pager PIN # Position
Fax (702)657-0936 Mobile Profession
E-Mail
Address 101 W BROOKS
NORTH LAS VEGAS, NV 89030
Seasonal Addr

Valid From To
Comments david strait - 657.0684

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	

Report Date 09/07/2010 08:50 AM

Submitted By

Page 3

Item Description

Item Status

SURVEY
TEFO
SID
ROW
FIRE ENG
Fees Added: 0
Conditions Added: 0
Periodic Inspection Schedules Added: 0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/26/2010 13:23	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/26/2010 13:23	30.00
PROCESSING FEE	P	08/26/2010 13:23	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

408931	DEVCO	1	Incomplete	☐	09/07/2010 08:49			
408932	NEIGH P&S	1	Incomplete	☐	09/07/2010 08:49			
408933	B&S PLAN	1	Incomplete	☐	09/07/2010 08:49			
408934	LAND DEV	1	Incomplete	☐	09/07/2010 08:49			
408935	FLOOD	1	Incomplete	☐	09/07/2010 08:49			
408936	SEWER	1	Incomplete	☐	09/07/2010 08:49			
408937	TRAFFIC	1	Incomplete	☐	09/07/2010 08:49			
408938	SURVEY	1	Incomplete	☐	09/07/2010 08:49			
408939	TEFO	1	Incomplete	☐	09/07/2010 08:49			
408940	SID	1	Incomplete	☐	09/07/2010 08:49			
408941	ROW	1	Incomplete	☐	09/07/2010 08:49			
408942	FIRE ENG	1	Incomplete	☐	09/07/2010 08:49			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By FSOLIS

Modified Date/Time 08/26/2010 13:17

Comments

No Comments

Report Date 09/07/2010 08:50 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL				983052	08/26/2010 13:17	
N						

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

Y Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

10/21/2010	PC	SCHEDULED	0	0	0
FSOLIS	08/26/2010				

Report Date 09/07/2010 08:50 AM

Submitted By

Page 5

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/26/2010 13:25		0.00
	KELLY HULSEY, RAINBOW GARDENS CK 12932, 702.878.4646 (39335, 337-338)				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39337** APN: 162-06-510-023 and 024

Name of Property Owner: Kelly Hulsey and Iwona M Hulsey

Name of Applicant: Kelly Hulsey

Name of Representative: David Strait (Architect 2841)

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: _____

Signature of Property Owner: Kelly Hulsey

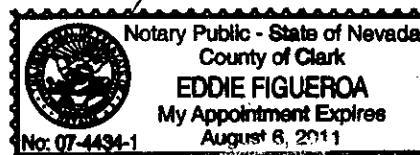
STATE OF NEVADA }
COUNTY OF CLARK } SS:

Print Name: Kelly Hulsey

Subscribed and sworn before me

This 26th day of AUGUST, 2010

Eddie Figueroa
Notary Public in and for said County and State



RECEIVED

AUG 26 2010

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Wall Height (fence) 10 foot High where 8 ft is allowed
 Project Address (Location) 4125 W. Charleston, Las Vegas
 Project Name Rainbow Gardens Site Renovation & Sunshade Proposed Use Banquet
 Assessor's Parcel #(s) 162-06-510-023 and 162-06-510-024 Ward #
 General Plan: existing proposed Zoning: existing C2 proposed C2
 Commercial Square Footage 15776 s.f. Floor Area Ratio 27%
 Gross Acres 1.25 Lots/Units Density
 Additional Information

PROPERTY OWNER Kelly and Iwona Hulse Contact Kelly Hulse
 Address 4125 W. Charleston Phone: (702) 878-4646 Fax: (702) 258-1135
 City Las Vegas State NV Zip 89102
 E-mail Address

APPLICANT Kelly and Iwona Hulse Contact Kelly Hulse
 Address 4125 W. Charleston Phone: (702) 878-4646 Fax: (702) 258-1135
 City Las Vegas State NV Zip 89102
 E-mail Address

REPRESENTATIVE David Strait (Architect) Contact David Strait
 Address 101 W Brooks Ave #C Phone: (702) 657-0684 Fax: (702) 657-0936
 City North Las Vegas State NV Zip 89030
 E-mail Address dave@dwstrait.mpowermail.com

Property Owner Signature* Kelly Hulse

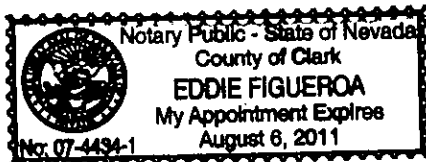
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kelly Hulse

Subscribed and sworn before me

This 26th day of August, 20 10

Notary Public in and for said County and State



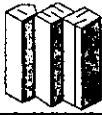
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39337</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>830</u>
Date Received:	<u>8-26-10</u>
Received By:	<u>F.S</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.

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



D. W. STRAIT Architecture & Planning

101. W. Brooks Ave. Suite C • N. Las Vegas • Nevada 89030
Tel (702) 657-0684 • Fax (702) 657-0936 • Email: dave@dwstrait.mpowermail.com

Date: August 23, 2010
To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Site Development Design Review and
Request for Variances
Rainbow Gardens Parcel 162-06-510-023 & 024

Request

We request a design review of our proposal to convert a portion of existing parking to landscaped garden to support wedding ceremonies and associated banquet operations. We propose to build a new facade at our southwest entrance door as an aesthetic improvement. We also propose to build a sunshade canopy in our new north garden to serve as shelter for various functions that may occur in this garden in connection with our banquet functions.

Variances

- We request a variance to allow a 10 foot high masonry fence (where 8 foot high fences or walls) are allowed to enclose the newly created front yard.
- We also request a variance to allow 38 onsite parking spaces where 88 are required. These onsite spaces are supplemented by 83 parking spaces on nearby property to the immediate south, that are secured by a joint access agreement. Thus 121 total parking spaces are available under this arrangement to bear the parking load driven by our occupancy. The two properties taken together call for 112 spaces when facilities on both properties are fully occupied. The combined count of available spaces is 123 (two of which are beyond 300 ft. from the applicant's entrances).
- Variances are not needed for landscaping or for offsite development.

Background

This existing facility has been in business for more than twenty years as a banquet facility. Mature landscaping is in need of renovation, and the expansion of our front garden will enhance our banquet capability as well as improve the general appearance of Charleston Boulevard.

Justification

Parking - Adequate parking is provided with all required accessible spaces on site and by ample shared parking that is established by lease with neighbors to the south within 300 feet of our doors. 121 spaces are available within the 300 foot limit under long established shared parking agreements. This project will reduce existing onsite parking by about 24 spaces and in effect shift a portion of our parking load to the leased parking lot immediately south, which has been used this way for many years under our existing agreements. All required accessible parking is provided onsite near our main entrance. The occupancy located on neighboring site to the south is a professional engineering office belonging to the

Inst #: 201002040003119

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$1785.00 Ex: #

02/04/2010 02:21:16 PM

Receipt #: 220954

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 162-06-510-023 162-06-510-024

WHEN RECORDED MAIL TO:

Kelly K. Hulsey and Iwona M. Hulsey
4125 West Charleston Blvd.
Las Vegas, NV 89102

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 10020015-JF

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,785.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joe K. Hulsey Trustee, of the Hulsey Family Trust Dated April 25, 2007 and Leona B. Hulsey Trustee, of the Hulsey Family Trust Dated April 25, 2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kelly K. Hulsey and Iwona M. Hulsey, husband and wife as Joint Tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

RECEIVED

AUG 26 2010

City of Las Vegas

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

Joe K. Hulsey Trustee
Joe K. Hulsey Trustee

Leona B. Hulsey Trustee
Leona B. Hulsey Trustee

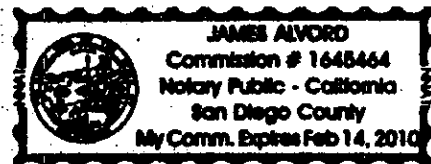
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} ss:

This instrument was acknowledged before me on
by Joe K. Hulsey and Leona B. Hulsey

JAMES ALVORD

James Alvord
NOTARY PUBLIC



LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 162-06-510-023 AND 024

Being the Westerly Fifty (50) feet of Lot Two (2), Block One (1) and Easterly Fifty (50) feet of Lot Fifteen (15), Block One (1), of Hinson Heights Subdivision, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

And

The Easterly 74 feet of the Westerly 124 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada

EXCEPTING THEREFROM the Southerly 25 feet as granted to Clark County for alley purposes.

TOGETHER WITH a right of way and easement with rights on ingress and egress, over and across the Westerly eight (8) feet of the Easterly 30 feet of the Northerly 182 feet of the Southerly 217 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-06-510-023
b) 162-06-510-024
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'/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property:

\$350,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$350,000.00

d. Real Property Tax Due:

\$1,785.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

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 Joe K. Hulsey

Capacity Trustee

Signature Leona B. Hulsey

Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joe K. Hulsey Trustee OF THE

HULSEY FAMILY TRUST UTD 4-25-07

Address: 2304 CAMINO VERDE

City: FALLBROOK, CA 92028

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelly K. Hulsey and Tracy M. Hulsey

Address: 4125 West Charleston Blvd.

City: Las Vegas

State: NV Zip: 89102

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

Print Name Ticor Title of Nevada, Inc.

Escrow # 10020015JF

Address 3100 W. Sahara Avenue #115

City: Las Vegas

State: NV

Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Legal Description

Assessor's Parcel No: 162-06-510-023 and 024

Being The Westerly Fifty (50) feet of Lot Two (2), Block One (1) and Easterly Fifty (50) feet of Lot Fifteen (15), Block One (1), of Hinson Heights Subdivision, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County Nevada.

And

The Easterly 74 feet of the Westerly 124 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

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TOGETHER WITH a right of way and easement with rights on ingress and egress, over and across the Westerly eight (8) feet of the Easterly 30 feet of the Northerly 192 feet of the Southerly 217 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS on file in Book 2 of Plats, Page 82, in the office of the County Recorder of Clark County, Nevada.

RECEIVED

AUG 26 2010

City of Las Vegas