

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

NOTICE OF PUBLIC HEARING

VARIANCE

JUN 07 2006

Bridget Brown - AINGE

16306713051
BROWNE-AINGE BRICKEN
1816 SCENIC SUNRISE DR
LAS VEGAS NV 89117-7207

Case: VAR-12102

MEETING: PLANNING COMMISSION
DATE: JUNE 8, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-12102

APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC -
REQUEST FOR A VARIANCE TO ALLOW 2,404 PARKING SPACES WHERE 2,440 IS THE MINIMUM
REQUIRED AFTER THE ADDITION OF A 1,200 SQUARE FOOT RESTAURANT WITHIN AN EXISTING
COMMERCIAL CENTER ON 36.8 ACRES AT 9440 WEST SAHARA AVENUE (APN 163-06-816-002, -
003, -004, -007, -009, -011, -013, -015, -017, -027, -029, -030, -032, -033, -034, -035, AND -036), C-1
(LIMITED COMMERCIAL) ZONE, WARD 2 (WOLFSON).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF
(S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



Approved
(T. SORCE)
without reservation

READ INTO THE RECORD

DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ITEM NO.: 16
CASE NO.: VAR-12102
PC MEETING: 6-8-06

A

Silver State Traffic Data Collection LLC
 1819 Quarley Place
 Henderson, NV 89014
 702.898.1968

File Name : Peccole Village parking
 Site Code : 00007777
 Start Date : 6/2/2006
 Page No : 1

Groups Printed- Unshifted

	Friday 6/2/06 Southbound				Saturday 6/3/06 Westbound				Sunday 6/4/06 Northbound				Tuesday 6/6/06 Eastbound				Int. Total
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
05:00 PM	0	409	0	0	0	411	0	0	0	409	0	0	0	548	0	0	1777
*** BREAK ***																	
Total	0	409	0	0	0	411	0	0	0	409	0	0	0	548	0	0	1777
06:00 PM	0	474	0	0	0	468	0	0	0	364	0	0	0	508	0	0	1814
*** BREAK ***																	
Total	0	474	0	0	0	468	0	0	0	364	0	0	0	508	0	0	1814
07:00 PM	0	415	0	0	0	405	0	0	0	257	0	0	0	565	0	0	1642
*** BREAK ***																	
Total	0	415	0	0	0	405	0	0	0	257	0	0	0	565	0	0	1642
08:00 PM	0	421	0	0	0	481	0	0	0	281	0	0	0	599	0	0	1782
*** BREAK ***																	
Total	0	421	0	0	0	481	0	0	0	281	0	0	0	599	0	0	1782
09:00 PM	0	340	0	0	0	372	0	0	0	218	0	0	0	496	0	0	1426
Grand Total	0	2059	0	0	0	2137	0	0	0	1529	0	0	0	2716	0	0	8441
Approch %	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	
Total %	0.0	24.4	0.0	0.0	0.0	25.3	0.0	0.0	0.0	18.1	0.0	0.0	0.0	32.2	0.0	0.0	

WEEKEND Peak 481 8 pm
 WEEKday Peak 599 8pm

Available Spaces 1,522

Submitted after final agenda

Date 6/8/06 Item 16

Perlman

Architects, Inc.

Parking Summary for Village Square

June 16, 2006

	Bldg Area		Parking Required		Parking Provided	Parking Available
Totals:						
Theater	60,000	sf	682	#	800	118
Pads	221,588	sf	1040	#	1233	193
Retail/Office Bldgs (R1-5)	95,064	sf	426	#	271	-155
Retail/Office P	49,066	sf	293		100	-193
Overall Site	425,718	sf	2,440	#	2,404	-36

Clark County Code: $425,718 / 1000 = 425.72 * 4 = 1,702 \text{ Spaces}$

702 surplus

Parking Calculations for Village Square

June 16, 2006

Parcel	Tenant	Lot Area	Bldg Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
A	Bertolini's	46,385 sf 1.06 acres	7,000	sf Rest/Public Non-Public	3,212 3,788	1 per 50 1 per 200	64.2 18.9	98	14.8
B	IHOP	31,673 sf 0.73 acres	4,700	sf Rest/Public Non-Public	2,404 2,296	1 per 50 1 per 200	48.1 11.5	61	1.4
C	Money Tree	27,675 sf 0.64 acres	2,700	sf Financial	2,700	1 per 200	13.5	35	21.5
D	KFC w/ Drive thru	16,800 sf 0.39 acres	2,400	sf Restaurant	2,400	1 per 100	24.0	19	-5.0
F	UMC	35,006 sf 0.80 acres	8,600	sf Medical Clinic	2,000 6,600	1 per 200 1 per 250	10.0 26.4	38	1.6
G 1	Wolf Camera	34,765 sf 0.80 acres	2,081	sf Retail	2,081	1 per 250	8.3	8	-0.3
2	Rubio's		2,095	sf Restaurant	2,095	1 per 100	21.0	39	18.1
3	Sprint		2,081	sf Retail	2,081	1 per 250	8.3	8	-0.3
4	Cleaners		2,111	sf Retail	2,081	1 per 250	8.3	8	-0.3
H	Rite Aid		17,175	sf Retail	17,175	1 per 250	68.7	79	10.3
I	Bank of America	44,330 sf 1.02 acres	4,571	sf Financial	4,571	1 per 200	22.9	45	22.1
J	Taco Bell w/ Drive thru	25,818 sf 0.59 acres	2,694	sf Restaurant	2,694	1 per 100	26.9	36	9.1
K	Jack in the Box w/ Drive thru	26,670 sf 0.61 acres	2,591	sf Rest/ Public	2,591	1 per 100	25.9	29	3.1
L	Daniel's West		3,925	sf Retail	3,925	1 per 250	15.7	29	13.3
	Empty		1,260	sf Retail	1,260	1 per 250	5.0	5	0.0
	Optika		1,060	sf Retail	1,060	1 per 250	4.2	4	-0.2
	Quizno's		1,320	sf Restaurant	1,320	1 per 100	13.2	16	2.8
	Chatter Box		1,110	sf Retail	1,110	1 per 250	4.4	4	-0.4
M	Brew Pub	34,840 sf 0.80 acres	6,400	sf Rest/Public Non-Public	2,825 3,575	1 per 50 1 per 200	56.5 17.9	67	-7.4
N	Auto Zone	18,210 sf 0.42 acres	5,400	sf Retail	5,400	1 per 250	21.6	21	-0.6
O1	Mixed Use	31,795 sf	29,000	sf Retail	10,000	1 per 250	40.0	55	
			Café De Tout	Rest/Public	350	1 per 50	7.0		-7.0
			Café De Tout	Non-Public	1,000	1 per 200	5.0	5	0.0
			Gallery at Summerlin	Art Gallery	2,400	1 per 300	8.0	8	0.0
		0.73 acres		Office	15,250	1 per 300	50.8	50	-0.8
O2	Retail	24,360 sf 0.56 acres	9,715	sf Retail	9,715	1 per 250	38.9	102	63.1
Q	Office Triple Five	49,415 sf 1.13 acres	19,500	sf Office	19,500	1 per 300	65.0	70	5.0
R	Hawthorne Suites	81,290 sf 1.87 acres	41,340	sf Hotel	77	1 per room	77.0	78	1.0
S	Young Israel	26,242 sf 0.60 acres	7,600	sf House Worship	3,585	1 per 100 of Assembly Rm	35.9	21	-14.9
U	Office	55,010 sf 1.26 acres	27,984	sf Office	27,984	1 per 300	93.3	93	-0.3
V	Z'Tejas	55,697 sf 1.28 acres	5,175	sf Rest/Public Patio Non-Public	2,220 950 2,005	1 per 50 1 per 50 1 per 200	44.4 19.0 10.0	102	28.6
Totals for Pads			221,588 sf				1039.8	1233	193.2

Th	Theater *	3,606 seats	60,000	sf	Gross area per Employee	15	1 per 90 1 per 1	666.7 15.0	
								681.7	800
									118.3 *

* Note: The Theater was submitted and approved for parking calc's under the old ordinance at 1 per 90 sf plus employees.

Parking Calculations for Village Square

June 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
----------	--------	------------	--	---------------------	------------	---------------	------------------	------------------	-------------------

Building R-1

100	Country Hutch	2,458	sf	Retail	2,458	1 per 250	9.8	4	-6
102	Lady's Ware	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
104	Maxter's Jewlery	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
105	Casual Elegance	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
106	Promenade footwear	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
107	Alexis Shea	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
108	Learning Express	2,665	sf	Retail	2,665	1 per 250	10.7	7	-4

Second Floor

200	Century 21	6,720	sf	Office	6,720	1 per 300	22.4	18	-4
201	1st Am. Title	2,282	sf	Office	2,282	1 per 300	7.6	5	-3
204	Country Wide	2,421	sf	Office	2,421	1 per 300	8.1	6	-2

Common		3,920	sf	Gross area					n/a
--------	--	-------	----	------------	--	--	--	--	-----

Total Area R-1

28,226 sf

89.6

75

-15

Building R-2

110	Stash Clothing	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
120	Interiors Gallery	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
130	Surfer Steve's	2,000	sf	Retail	2,000	1 per 250	8.0	8	0
140	Euphoria Spa	5,115	sf	Health Club	5,115	1 per 200	25.6	20	-6
150	Rising Sun	3,850	sf	Rest/ Public	1,850	1 per 50	37.0	4	-33
				Non-public	2,000	1 per 200			
150a	Route 66	1,260	sf	Rest/ Public	850	1 per 50	17.0	4	-13
				Non-public	410	1 per 200			

Common		81	sf	Gross area					n/a
--------	--	----	----	------------	--	--	--	--	-----

Total Area R-2

15,506 sf

83.4

46

-50

Building R-5

100	Ancient Pearl	4,118	sf	Retail	4,118	1 per 250	16.5	10	-6
-----	---------------	-------	----	--------	-------	-----------	------	----	----

Common		95							
--------	--	----	--	--	--	--	--	--	--

Total Area R-5

4,213 sf

16.5

10

-6

Total

R-1, R-2 & R-5

47,945 sf

189.5

131

-71

Parking Calculations for Village Square

June 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
----------	--------	------------	--	---------------------	------------	---------------	------------------	------------------	-------------------

Building R-3

110	Pick-Up Stix	3,002	sf	Restaurant	3,002	1 per 100	30.0	20	-10.0
130	Alligator Soup	3,003	sf	Retail	3,003	1 per 250	12.0	6	-6.0
140	Cold Stone Creamery	1,400	sf	Restaurant	1,400	1 per 100	14.0	10	-4.0
150	Manhattan Franks	2,200	sf	Restaurant	2,200	1 per 100	22.0	16	-6.0
160	Ivy	800	sf	Retail	800	1 per 250	3.2	4	0.8
170	Round Table Pizza	3,184	sf	Rest/Public Non-Public	1,405 1,779	1 per 50 1 per 200	28.1 8.9	20	-17.0
Common		148	sf	Gross Area					

Total R-3

13,737 sf

118.2

76

-42.2

Building R-4

100	Image Exhibit	1,140	sf	Retail	1,140	1 per 250	4.6	5	0.4
101	Better Nutrition	1,565	sf	Retail	1,565	1 per 250	6.3	7	0.7
103	Tinder Box	1,600	sf	Retail	1,600	1 per 250	6.4	7	0.6
104	Cingular Wireless	1,000	sf	Retail	1,000	1 per 250	4.0	4	0.0
105	Mily's Deli	3,640	sf	Deli	3,640	1 per 100	36.4	15	-21.4
108	Big Screen TV	6,382	sf	Display Warehouse	4,000 2,382	1 per 500 1 per 2500	8.0 1.0	9	0.0

Second Floor

202	Dr. LaMancusa	2,425	sf	Office	2,425	1 per 200	12.1	0	-12.1
203	Euphoria Anex.	1,979	sf	School	1,979	1 per 4 Students	6.0	6	0.0
204	Mt View Chirop.	1,320	sf	Medical	1,320	1 per 200 1 per 175	6.6 0.0	5	-1.6
205	Internal Health	1,923	sf	Medical	1,923	1 per 200 1 per 175	9.6 0.0	6	-3.6
206	Euphoria School	6,089	sf	School	6,089	1 per 4 Students	17.0	0	-17.0

Common

4,319 sf Gross area

n/a

Total R-4

33,382 sf

117.9

64

-53.9

Total R-3 & R-4

47,119 sf

236.1

140

-96.1

Parking Calculations for Village Square

June 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Retail P									
105	Tropical Smoothie	1,905	sf	Restaurant	1,905	1 per 100	19.1	4	-15.1
115	Empty	1,475	sf	Retail	1,475	1 per 250	5.9	6	0.1
120	Never Ending Story	1,200	sf	Retail	1,200	1 per 250	4.8	6	1.2
125	Ararat Bakery	1,200	sf	Retail	1,000	1 per 50	20.0	6	-14.0
					200	1 per 200	1.0		
130	Downtown Electric	1,200	sf	Retail	1,200	1 per 500	2.4	6	3.6
135	Party Crue	1,200	sf	Retail	1,200	1 per 250	4.8	7	2.2
140	Jade	1,200	sf	Retail	1,200	1 per 250	4.8	7	2.2
145	Restaurant	1,440	sf	Retail	1,200	1 per 50	24.0	7	-17.0
					240	1 per 200	1.2		
150	Empty	2,049	sf	Retail	2,049	1 per 250	8.2	10	1.8
155	Empty	2,133	sf	Retail	2,133	1 per 250	8.5		-8.5
160	Haru Seafood	5,405	sf	Rest/ Public	2,375	1 per 50	47.5		
				Non-public	3,030	1 per 200	15.2	7	-55.7
170	Empty	1,781	sf	Retail	1,781	1 per 250	7.1	7	-0.1
175	Shish Kabob	1,572	sf	Retail	925	1 per 50	18.5	7	-11.5
					855	1 per 200	4.3		
180	Restaurant	1,780	sf	Retail	550	1 per 50	11.0		
					1,230	1 per 200	6.2	7	-10.2
Total First Floor		25,540							
Second Floor									
200	Regal Bank	4,000	sf	Office	5,000	1 per 300	16.7	5	-11.7
201	1st American Title	3,500	sf	Office	5,000	1 per 300	16.7	5	-11.7
202	Empty	6,026	sf	Office	3,526	1 per 300	11.8	3	-8.8
204	Triple Five	10,000	sf	Office	10,000	1 per 300	33.3	3	-30.3
Total Second Floor		23,526							
Total Area Retail P		49,066	sf				292.8	100	-153.0

 sf

SITE INFORMATION

ZONING
C1 - Local Business District (APN 163-06-816-027)
AREA (Approximate, to be verified)
Net Area: 78,600 sf 1.80 acres

AREA (Approx)	Pub. dimension	Coverage
28,488 sq ft	404' x 202'	36 %

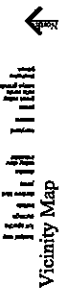
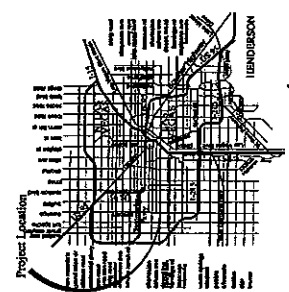
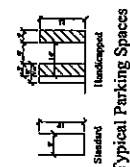
Building Area
1st floor 28,488 sq ft
2nd floor 28,488 sq ft
Total 56,976 sq ft

PARKING REQUIREMENTS (City Requirements)
Total Required 179 Spaces
Total Provided 179 Spaces
On-Street Shared w/ Shopping Center 179 Spaces

Headroom Spaces Required: 5
Headroom Spaces Provided: 5
Loading Spaces Required: 3
Loading Spaces Provided: 3

BUILDING HEIGHT
Allowed: No Restriction
Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
Allowed: 50 %
Provided: 36 %



Note: This plan has been prepared without benefit of a complete survey. It is conceptual in nature and no guarantee of its accuracy is implied.

Scale: 1" = 20'



June 8, 2004
104146

(602) 631-7359

Project Number:

Conceptual Site Plan - Scheme A

WNC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Pad P at Village Square

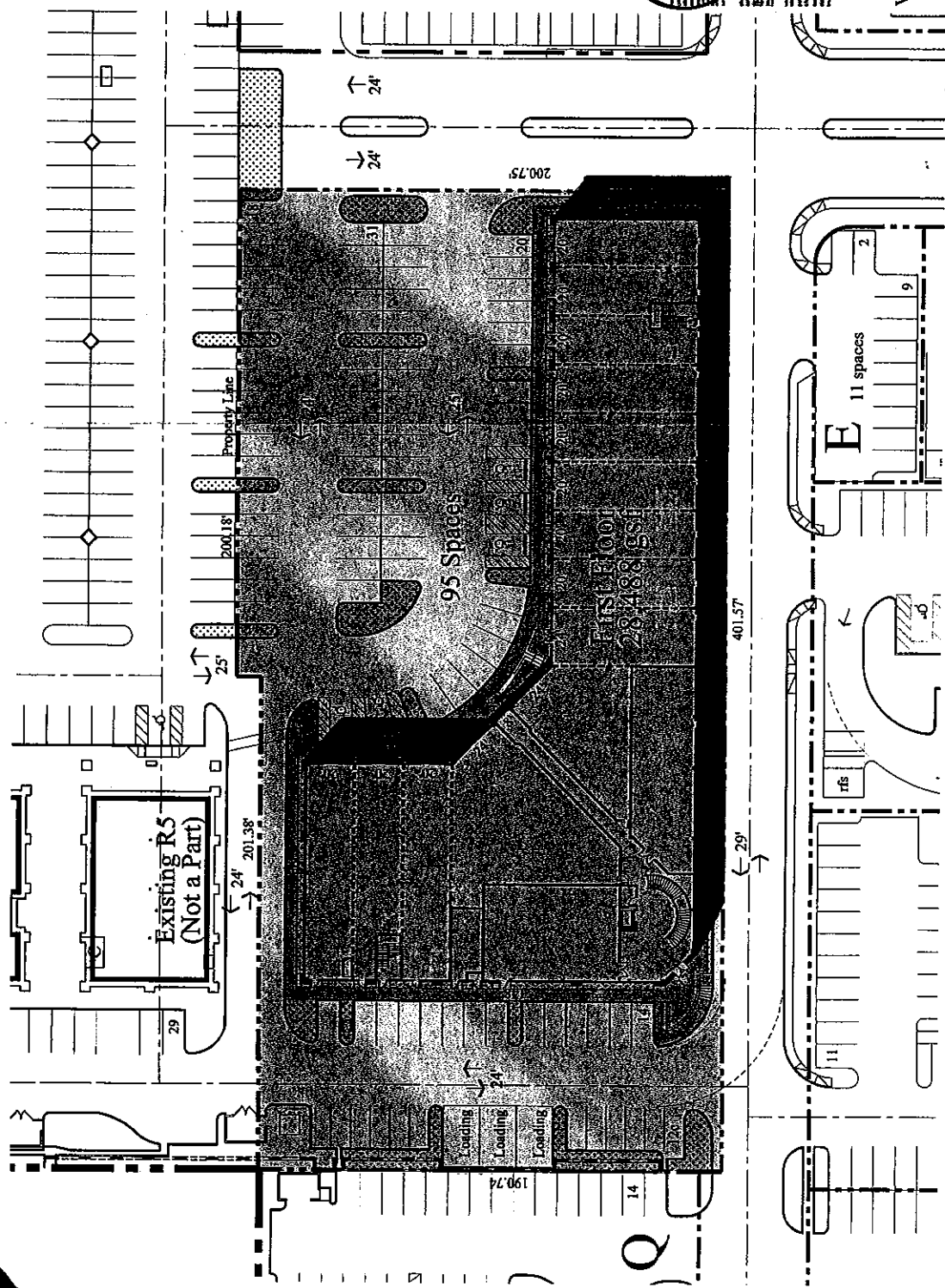
Triple Five Nevada Development Corp.
Las Vegas, Nevada

Perelman Architects, Inc.
2225 HENDERSON AVENUE, SUITE 200
HENDERSON, NEVADA 89002
702.901.0900 702.922.2222 fax

© COPYRIGHT 2004 PERELMAN ARCHITECTS, INC.

RECEIVED

JUN 08 2006



Pad P at Village Square

WNC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
Las Vegas, Nevada

Conceptual Site Plan - Scheme A

Date:

Project Number:

(602) 631-7359

June 8, 2004
104146



PERELMAN ARCHITECTS, INC.
2225 HENDERSON AVENUE, SUITE 200
HENDERSON, NEVADA 89002
702.901.0900 702.922.2222 fax

© COPYRIGHT 2004 PERELMAN ARCHITECTS, INC.

RECEIVED
JUN 08 2006

SITE INFORMATION

ZONING
C1 - Local Business District (APN 163-56-016-027)

AREA (Approximate, to be verified)
Net Area: 78,600 sq. ft. 1.80 acres

AREA (Approximate)
28,488 sq. ft. 0.65 acres

Building Area
1st Floor: 28,488 sq. ft.
2nd Floor: 28,488 sq. ft.

Total
56,976 sq. ft.

PARKING REQUIREMENTS (City Requirements)

Retail: 1 per 250 sq. ft.	23,488 / 250 = 94 Spaces
Office: 1 per 200 sq. ft.	28,488 / 200 = 142 Spaces
Total Required	236 Spaces
Total Provided	236 Spaces
One-Story Shopping Center	5 Spaces
Two-Story Shopping Center	5 Spaces
Building Spaces Required	5 Spaces
Building Spaces Provided	5 Spaces
Loading Spaces Required	3 Spaces
Loading Spaces Provided	3 Spaces

OVERALL PARKING REQUIREMENTS (City Requirements)

	Req'd	Provided
Total	236	236
One-Story Shopping Center	5	5
Two-Story Shopping Center	5	5
Building Spaces Required	5	5
Building Spaces Provided	5	5
Loading Spaces Required	3	3
Loading Spaces Provided	3	3

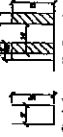
BUILDING HEIGHT

Allowed: No Restriction
Provided: 2-Story - up to 40 feet

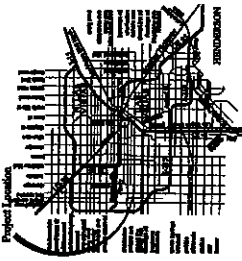
BUILDING COVERAGE

Allowed: 50 %
Provided: 50 %

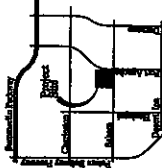
TYPICAL PARKING SPACES



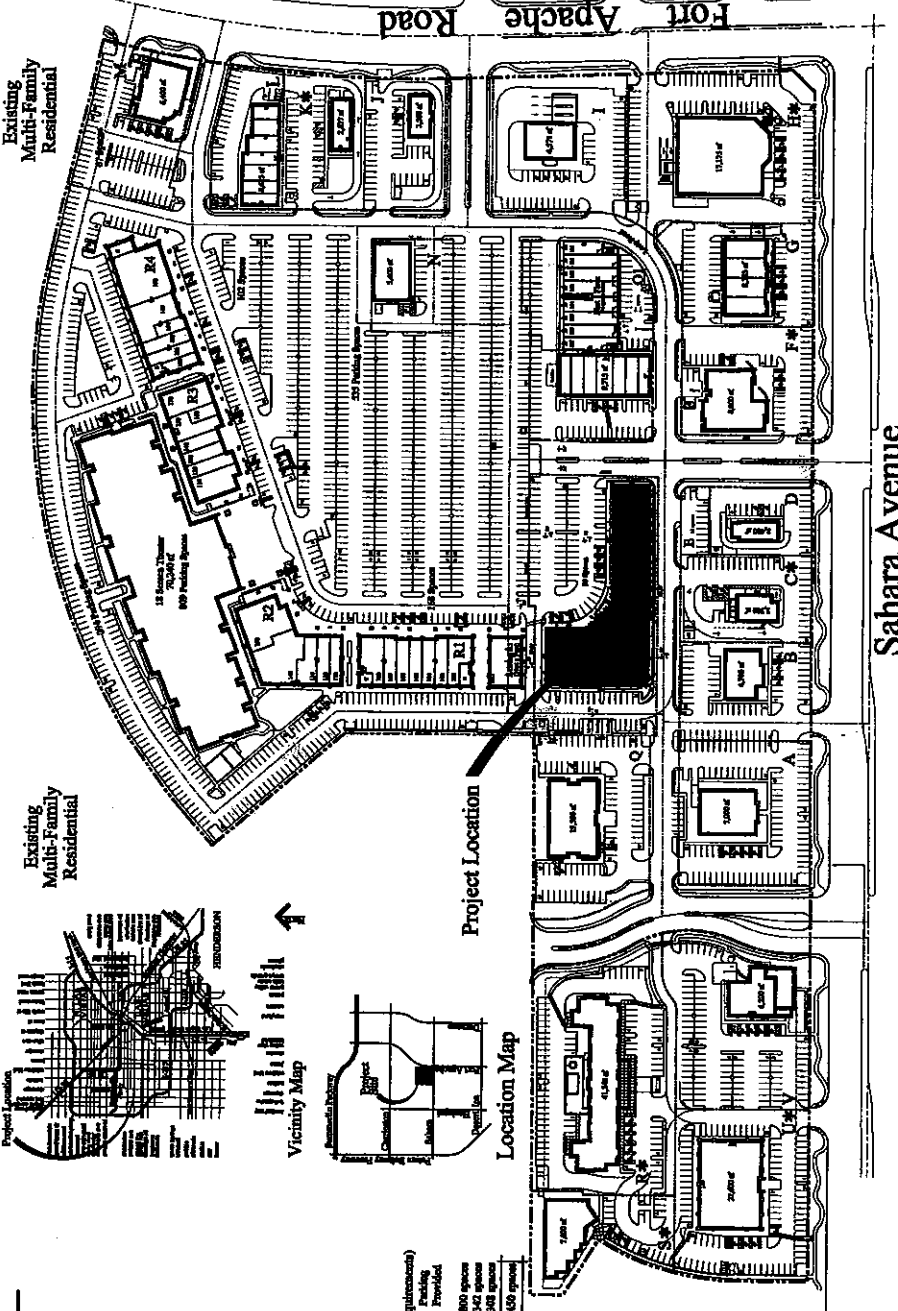
Public Library



Vicinity Map



Location Map



Multi-Family Residential

Existing Retail

Existing Retail

Notes:
1. This plan has been prepared without benefit of a complete survey.
2. It is intended to show the general location of the property to be developed.
3. It is not intended to show the exact location of the property to be developed.



Scale: 1" = 80'

Perlmutter

PERLMUTTER ARCHITECTS, INC.
1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202
703.442.0000 703.442.0001

Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
Las Vegas, Nevada
(702) 242-6937

Overall Site Plan - Scheme A

Date: February 24, 2006
Project Number: 704146

RECEIVED
JUN 08 2006