City of Las Vegas

CITY COUNCIL AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov
COUNCIL MEMBERS: OSCAR B. GOODMAN, MAYOR (At-Large)
COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)
STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)
RICKI Y. BARLOW (Ward 5), STAVROS S. ANTHONY (Ward 4)

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

February 17, 2010

Morning Session begins at 9:00 a.m.
Afternoon Session begins at 1:00 p.m.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF $5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

1. CALL TO ORDER

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

3. INVOCATION – REVEREND THICH GIAC MINH, TEMPLE QUAN AM BUDDHIST FELLOWSHIP OF NEVADA

4. PLEDGE OF ALLEGIANCE

5. RECOGNITION OF THE EMPLOYEE OF THE MONTH

6. RECOGNITION OF CHINESE NEW YEAR

7. RECOGNITION OF THE NEVADA CHILD SEEKERS AND THE ORGANIZATION'S POSTER CONTEST WINNERS

8. RECOGNITION OF THE CLARK COUNTY SCHOOL DISTRICT PHYSICAL EDUCATION TEACHER OF THE YEAR

9. RECOGNITION OF WARD 5 BUSINESSES

BUSINESS ITEMS - MORNING

10. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

11. Approval of the Final Minutes by reference of the City Council meeting of January 20, 2010

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

BUSINESS DEVELOPMENT - CONSENT

12. Approval of Second Amendment to Real Property Purchase and Sale Agreement between the City of Las Vegas and Urban Lofts XV, Ltd., a Texas Limited Partnership, on land located at the northwest corner of the intersection of Stewart Avenue and Mojave Road (APN 139-36-603-001) - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT

13. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

14. Approval of a report by the City Treasurer of the January 26, 2010 sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808, 809, and various other districts - All Wards

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT

15. ABEYANCE ITEM – Approval of a Special Event Alcoholic Beverage License subject to the provisions of the planning and fire codes for The Gypsy Den, Location: 213 East Colorado Avenue, Date: February 19, 2010, Type: Special Event Alcohol, Event: First and Third Fridays - Art Events, Responsible Person in Charge: Katie Cewe - Ward 3 (Reese)

16. Approval of a new Beer/Wine/Cooler Off-sale License, Fresh & Easy Neighborhood Market, Inc., dba Fresh & Easy Neighborhood Market, 5639 Centennial Center Boulevard, Timothy Mason, Dir, Pres, Mary Kasper, Secy, and Remco Waller, Dir, Treas - Ward 6 (Ross)

17. Approval of an extension of a Temporary Tavern License for a Change of Business Name and Change of Ownership, From: The Slanted Clam, LLC, dba Caminos de Morelia Restaurante Y Cantina, To: Herbs and Rye, Inc., dba Herbs and Rye, 3713 West Sahara Avenue, Nectaly Mendoza, Pres, Secy, Treas, Dir, 75% and Eduardo Mendoza, Shareholder, Dir, 25% - Ward 1 (Tarkanian)

18. Approval of a new Restricted Gaming License subject to confirmation of approval by the Nevada Gaming Commission, Herbs and Rye, Inc., dba Herbs and Rye, 3713 West Sahara Avenue, Nectaly Mendoza, Pres, Secy, Treas, Dir, 75% and Eduardo Mendoza, Shareholder, Dir, 25% - Ward 1 (Tarkanian)

19. Approval of an extension of a Temporary Beer/Wine/Cooler On-sale License, Loka Nath Mishra, dba Mt. Everest India's Cuisine, 3641 West Sahara Avenue, Loka Mishra, Owner, 100% - Ward 1 (Tarkanian)

20. Approval of an extension of a Temporary Supper Club License for a Change of Business Name and Change of Ownership, From: Bertolini's at Village Square, Inc., dba Bertolini's Authentic Trattoria, To: Dog Bites Back, LLC, dba Siena Deli and Restaurant, 9500 West Sahara Avenue, Antonio M. Accornero, Mgr, 100% - Ward 2 (Wolfson)

21. Approval of a Change of Business Name for a Tavern License subject to Health Dept. regulations, Sun City Summerlin Community Association, Inc., dba From: The Highlander Restaurant, To: Tavern at the Falls, 10201 Sun City Boulevard, Joseph J. Kelly, Operations Mgr and Ron Winkel, Exec Dir - Ward 4 (Anthony)

22. Approval of a Change of Business Name for a Alcoholic Beverage Caterer License subject to Health Dept. regulations, Sun City Summerlin Community Association, Inc., dba From: The Highlander Restaurant, To: Tavern at the Falls, 10201 Sun City Boulevard, Joseph J. Kelly, Operations Mgr and Ron Winkel, Exec Dir - Ward 4 (Anthony)

23. Approval of a Change of Business Name, Change of Location, and Change of Ownership for a Tavern License subject to Health Dept. regulations, From: Concorde Gaming, LLC, dba Concorde Gaming, LLC (Non-operational), To: Tinocos Kitchen LLC, dba Tinocos Kitchen, 18 Fremont Street, Maria V. Corona, Mgr and Enrique Tinoco, Mgr - Ward 5 (Barlow)

24. Approval of a Slot Route Operator for a Restricted Gaming License subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations LLC, db at Craig Rancho Arco AM PM, 4371 North Rancho Drive - Ward 6 (Ross)

25. Approval of a Non-restricted Gaming License subject to the provisions of the planning and fire codes, United Coin Machine Co., db at Sahara Center, 2423 South Las Vegas Boulevard - Ward 3 (Reese)

26. Approval of an extension of a Temporary Martial Arts Instruction License for a Change of Ownership, From: Dong Sup Kim, To: Nevada State Tae Kwon Do Association Inc., dba World Tae Kwon Do School, 5000 West Charleston Boulevard, Suites 2 & 3, Joseph Bennett, Pres, 60% and Sherry Hanneman, Secy, 40% - Ward 1 (Tarkanian)

27. Approval of an extension of a Temporary Massage Establishment License and a Temporary Reflexology Establishment License, Summerlin Massage NV, LLC, dba Massage Envy, 8950 West Charleston Boulevard, Suite 7, Stephen L. Cook, Owner and Shannon L. Cook, Owner, 100% jointly with spouse - Ward 2 (Wolfson)

28. Approval of a new Class II Secondhand Dealer License subject to the provisions of the fire code, It's Mine Now, LLC, dba It's Mine Now, 7450 West Cheyenne Avenue, Suite 104, Mira M. Burhan, Mmbr, 51% and Jeffrey Burhan, Mmbr, 49% - Ward 4 (Anthony)

29. Approval of an extension of a Temporary Class III-A Secondhand Dealer License, Jewelry Manufactures Exchange, Inc., dba Jewelry Manufactures Exchange, Inc., 8550 West Charleston Boulevard, Suite 108, Sharon Tigert, Pres, Secy, Treas, Dir, 100% - Ward 2 (Wolfson)

FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT

30. Approval of award of Agreement No. 100157-TF, Prime Design Services Agreement for Boulder Highway Sahara Avenue - Mojave Road to Boulder Highway Project - Department of Public Works - Award recommended to: VTN NEVADA ($259,435 - Road and Flood Capital Projects Fund) - Ward 3 (Reese)

PUBLIC WORKS - CONSENT

31. Approval of a Sewer Connection agreement with Khoury Family Trust, owner and Interlocal Contract with Clark County Water Reclamation District (west of Jensen Street, south of Lone Mountain Road, APN 138-06-103-006) - County (near Ward 4 - Anthony)

32. Approval of an Offsite Improvements Agreement with Clark County Department of Development Services for Offsite permit HTE 09-14377 to install storm drain facilities within Clark County right of way for the North and South Environmental Enhancement Areas with Floyd Lamb Park located between Racel and Maggie Avenue - Ward 6 (Ross)

33. Approval of a Pedestrian Access Easement from the City of Las Vegas to Clark County for portions of the Southwest Quarter of Section 10, Township 21 South, Range 62 East, Mount Diablo Meridian - APN 161-10-401-004 - County (near Ward 3 - Reese)

34. Approval of an Easement Agreement between the City of Las Vegas and WRI, Charleston Commons, LLC, to provide emergency access to multi-use trail facilities being constructed at 15 North Nellis Boulevard as part of a Southern Nevada Public Lands Management Act (SNPLMA) project, known as Las Vegas Wash Trail Phase II, for portions of the Southeast Quarter of the South Half of Section 32, Township 20 South, Range 62 East, Mount Diablo Meridian- APN 140-32-802-007 ($780- SNPLMA) - Ward 3 (Reese)

35. Approval of a Sewer Connection agreement with James D. Horton, owner and Interlocal Contract with Clark County Water Reclamation District (southwest corner of Durango Drive and Maggie Avenue, APN 125-08-507-002) - County (near Ward 6 - Ross)

36. Approval of an Encroachment Request from JAWA Studio, on behalf of O&A Properties, LLC, owner (landscaping on the southeast corner of Maryland Parkway and Francis Avenue) – Ward 3 (Reese)

37. Approval of a request to convert Bonneville Avenue and Clark Avenue between 1st Street and Las Vegas Boulevard to one-way streets upon completion of roadway improvements ($6,049,000 - Regional Transportation Commission) - Ward 3 (Reese)

DISCUSSION/ACTION ITEMS

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION

38. ABEYANCE ITEM - Discussion and possible action regarding a new Beer/Wine/Cooler Off-sale License subject to the provisions of the planning code and Health Dept. Regulations, Crazy Ely Western Village LLC, dba Coyote, 316 Fremont Street, Haim Gabay, Mgr, 100% - Ward 5 (Barlow)

39. Discussion and possible action regarding an Alcoholic Beverage Caterer License, Michael Angelo's Renaissance Catering, dba Renaissance Catering, 4465 Wagon Trail Avenue, Michael D. Napolitano, Pres, Secy, 100% - County

40. Discussion and possible action regarding a Six Month Review of an Appeal of Work Card Denial for Gregory Floyd, db at Zada's Ice Cream, 2850 East Charleston Boulevard - Ward 3 (Reese)

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

41. Bill No. 2010-3 – Adopts an updated Population Element of the Las Vegas 2020 Master Plan. Proposed by: M. Margo Wheeler, Director of Planning and Development

42. Bill No. 2010-4–Revises the composition of the Historic Preservation Commission. Proposed by: M. Margo Wheeler, Director of Planning and Development

43. Bill No. 2010-5 – Clarifies the on-site parking requirements applicable to property within the Downtown Entertainment Overlay District, and redesignates the Downtown Overlay District as the Downtown Centennial Plan Overlay District. (TXT-36169 and TXT-36171) Proposed by: M. Margo Wheeler, Director of Planning and Development

44. Bill No. 2010-6 – Amends the City's on-site parking standards to provide minimum dimensions for parallel parking. (TXT-36235) Proposed by: M. Margo Wheeler, Director of Planning and Development

45. Bill No. 2010-7 – Excludes the sale of mopeds from the zoning regulations governing the sale of motorized vehicles. (TXT-36495) Proposed by: M. Margo Wheeler, Director of Planning and Development

46. Bill No. 2010-8 – Updates the zoning provisions pertaining to child care facilities to make them consistent with each other and with applicable licensing provisions. (TXT-36167) Proposed by: M. Margo Wheeler, Director of Planning and Development

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

47. Bill No. 2010-9 – Adopts an amended development agreement with the Board of Regents of the Nevada System of Higher Education, on behalf of the College of Southern Nevada, regarding property located in the vicinity of Durango Drive and Oso Blanca Road. Sponsored by: Councilman Steven D. Ross

48. Bill No. 2010-10 – Authorizes the City Manager or a designee, rather than the City Council, to waive ordinance requirements pertaining to the undergrounding of electrical and similar distribution lines. Proposed by: Jorge Cervantes, Director of Public Works

49. Bill No. 2010-11 – Authorizes the waiver of land development and zoning application fees on behalf of certain local and regional agencies. (TXT-36429) Proposed by: Elizabeth N. Fretwell, City Manager

50. Bill No. 2010-12 – Updates the City's zoning regulations pertaining to transit passenger facilities. (TXT-36430) Sponsored by: Councilman Steven D. Ross

CLOSED SESSION

51. Closed Session - Upon duly carried Motion, a closed meeting is called in accordance with NRS 288.220 to discuss labor issues

1:00 P.M. - AFTERNOON SESSION

BUSINESS ITEMS - AFTERNOON

52. Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

HEARINGS - DISCUSSION

53. ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 3156 Mediterranean Drive in the amount of $3,990.85 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNER: A P HOLDINGS LLC - Ward 2 (Wolfson)

54. ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 8401 Telescope Peak Court in the amount of $4,284.50 (General Fund) and assess a maximum of $29,050 in daily civil penalties. PROPERTY OWNER: BANK DEUTSCHE NATIONAL TR CO TRS - Ward 2 (Wolfson)

55. Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 236 Chason Street in the amount of $2,891.50 (General Fund) and assess a maximum of $25,550 in daily civil penalties. PROPERTY OWNER: LYDIA M MEDINA - Ward 1 (Tarkanian)

56. Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1908 Theresa Avenue in the amount of $1,645 (General Fund) and assess a maximum of $32,550 in daily civil penalties. PROPERTY OWNER: JOSE ALFREDO RODRIGUEZ - Ward 3 (Reese)

57. Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1218 South 15th Street in the amount of $2,762.75 (General Fund) and assess a maximum of $32,050 in daily civil penalties. PROPERTY OWNER: BANK NEW YORK MELLON TRS - Ward 3 (Reese)

58. Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 121 Vallejo Avenue in the amount of $4,393.35 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNERS: SHERRY L & GEORGE F SCHAIBLE - Ward 3 (Reese)

59. Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 3824 Sunking Street in the amount of $3,848.25 (General Fund) and assess a maximum of $34,550 in daily civil penalties. PROPERTY OWNER: AUTUMN COTTAGE EQUITIES LLC - Ward 6 (Ross)

60. Public Hearing to consider the report of expenses to recover costs for abatement of nuisance of vacant lot located behind Glen Landing Avenue (APN 125-27-819-092) in the amount of $3,401 (General Fund) and assess a maximum of $45,050 in daily civil penalties. PROPERTY OWNER: SILVER DOLLAR LAND COMPANY LLC - Ward 6 (Ross)

61. Public Hearing to consider a request for a waiver and/reduction of fees for the property located at 1211 Eastwood Drive in the amount of $50,540.00. PROPERTY OWNER: DLJ MORTGAGE CAPITAL INC - Ward 3 (Reese)

62. Public Hearing to consider a request for a waiver and/or reduction of fees for the property located at 2700 Brienza Way in the amount of $8,405.00. PROPERTY OWNER: YBERTCO LLC - Ward 2 (Wolfson)

PLANNING & DEVELOPMENT

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION.

PLANNING & DEVELOPMENT - CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED "FOR APPROVAL". ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

63. EOT-37072 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-9135) FOR A PROPOSED EIGHT-STORY, 99-FOOT TALL MIXED-USE DEVELOPMENT at 714, 718, and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007; 139-27-712-053 and 054), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

64. EOT-37071 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9136) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 70 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718, and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007; 139-27-712-053 and 054), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

65. EOT-37123 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18751) FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM at 770 North Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

PLANNING & DEVELOPMENT - DISCUSSION

66. RQR-36890 - ABEYANCE ITEM - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Required Review of a previously approved Special Use Permit (SUP-11419) THAT ALLOWED A 1,200 SQUARE-FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1,000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS located at 2212 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

67. ROC-36892 - ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Review of Condition #5 TO ALLOW 24-HOUR OPERATIONS FOR A MASSAGE ESTABLISMENT located at 2212 and 2214 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

68. VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

69. SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

70. VAR-36808 - VARIANCE - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN - Request for a Variance TO ALLOW 551 PARKING SPACES WHERE 555 SPACES ARE REQUIRED FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK on a portion of 18.07 acres at the northwest corner of Rancho Drive and Alexander Road (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

71. SUP-36809 - SPECIAL USE PERMIT RELATED TO VAR-36808 - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN - Request for a Special Use Permit FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK WITH NO STACKING LANE at 4005 North Rancho Drive (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

72. SUP-36562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY- OWNER: FREMONT ASSOCIATES, INC. - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL

73. SUP-36779 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

74. SUP-36782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,560 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7541 West Lake Mead Boulevard, Suite #110 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

75. SUP-36823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A PROPOSED 4,194 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way, Suite #115, #120, & #125 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

76. SUP-36891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED 1,680 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 1223 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

SET DATE

77. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

CITIZENS PARTICIPATION

78. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

COUNCIL MEMBER RECOGNITION

79. COUNCIL MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL CITY COUNCIL MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

****

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Bulletin Board, City Hall Plaza, (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
CALL TO ORDER

City of Las Vegas

Agenda Item No.: **2.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
INVOCATION – REVEREND THICH GIAC MINH, TEMPLE QUAN AM BUDDHIST FELLOWSHIP OF NEVADA

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
PLEDGE OF ALLEGIANCE

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF COMMUNICATIONS
DIRECTOR: DAVID RIGGLEMAN

SUBJECT:
RECOGNITION OF THE EMPLOYEE OF THE MONTH

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF COMMUNICATIONS
DIRECTOR: DAVID RIGGLEMAN

SUBJECT:
RECOGNITION OF CHINESE NEW YEAR

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF COMMUNICATIONS
DIRECTOR: DAVID RIGGLEMAN

SUBJECT:
RECOGNITION OF THE NEVADA CHILD SEEKERS AND THE ORGANIZATION'S POSTER CONTEST WINNERS

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF COMMUNICATIONS
DIRECTOR: DAVID RIGGLEMAN

SUBJECT:

RECOGNITION OF THE CLARK COUNTY SCHOOL DISTRICT PHYSICAL EDUCATION TEACHER OF THE YEAR

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF COMMUNICATIONS
DIRECTOR: DAVID RIGGLEMAN

SUBJECT:
RECOGNITION OF WARD 5 BUSINESSES

City of Las Vegas

Agenda Item No.: **10.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY CLERK
DIRECTOR: BEVERLY K. BRIDGES ☐ **Consent** ☒ **Discussion**

SUBJECT:
BUSINESS ITEMS:

Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY CLERK
DIRECTOR: BEVERLY K. BRIDGES ☐ **Consent** ☒ **Discussion**

SUBJECT:
BUSINESS ITEMS:

Approval of the Final Minutes by reference of the City Council meeting of January 20, 2010

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT
DIRECTOR: BILL ARENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of Second Amendment to Real Property Purchase and Sale Agreement between the City of Las Vegas and Urban Lofts XV, Ltd., a Texas Limited Partnership, on land located at the northwest corner of the intersection of Stewart Avenue and Mojave Road (APN 139-36-603-001) - Ward 3 (Reese)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Authorization to amend the start of construction date from February 17, 2010 to February 17, 2015, on 2.83 acres of land at the intersection of Stewart Avenue and Mojave Road, sold to Urban Lofts XV, Ltd. for the purpose of building approximately 54 fee-simple town homes, and extend the period of construction from two to three years for the project.

RECOMMENDATION:
Approval.

BACKUP DOCUMENTATION:
1. Second Amendment to Real Property Purchase and Sale Agreement
2. Urban Lofts XV, Ltd. Extension Letter
3. Disclosure of Principals
4. Site Map

SECOND AMENDMENT TO REAL PROPERTY PURCHASE AND SALE AGREEMENT

THIS SECOND AMENDMENT TO REAL PROPERTY PURCHASE AND SALE AGREEMENT ("Second Amendment") is entered into as of JANUARY 26, 2010 (the "Effective Date") by and between the City of Las Vegas, Nevada, municipal corporation of the State of Nevada ("City") and Urban Lofts XV, Ltd., a Texas limited partnership (hereinafter the "Developer").

RECITALS

A. The City and Developer entered into that certain Purchase and Sale Agreement dated as of September 20th, 2006 (the "Original Agreement") which provided Developer with certain rights to acquire and develop the Stewart Mojave site ("Site").

B. On July 20, 2007 (the "Acquisition Date"), the Developer acquired the Site in accordance with the terms of the Original Agreement.

C. On July 16, 2008, the City and Developer entered into the First Amendment to Real Property Purchase and Sale Agreement wherein the parties agreed to amend the Original Agreement to reflect intervening events since the execution of the Original Agreement, and to provide the City with an option to repurchase, reenter, and repossess the property due to non-performance with regards to commencing and completion of construction activities pursuant to Section 25(b) below (herein the "First Amendment").

D. The City and Developer desire to amend the Original Agreement for a second time to reflect intervening events since the execution of the First Amendment, and to provide the Developer with an additional five (5) years to commence construction and 36 months thereafter to complete construction as the real estate economic market dictates.

E. Capitalized terms used in the Second Amendment and not otherwise defined herein shall have the meaning ascribed to such terms as set forth in the Original Agreement. This Second Amendment together with the Original Agreement and First Amendment are referred to herein collectively as the ("Agreement").

. . .
. . .
. . .
. . .
. . .
. . .
. . .
. . .

NOW, THEREFORE, in consideration of the foregoing recitals and of the terms, covenants and conditions contained herein, the Parties agree as follows:

1. REVISED SCHEDULE OF PERFORMANCE

Section 5c of the Original Agreement is deleted in its entirety and is replaced with the following:

Within 60 months of the execution of this Second Amendment, the Developer will begin construction and will complete construction within 36 months after commencement thereof, or within such additional time as corresponds to the extent of any delay that is caused by material shortages, labor disputes, fire, civil riots, unforeseen acts of government, acts of God or other events reasonably beyond the Developer's control. The construction of improvements upon the Site will be considered completed for purposes of this Agreement at the time that the City issues a Certificate of Occupancy.

2. REVISED RIGHT TO REPURCHASE, REENTER AND REPOSSESS

Section 25b of the Original Agreement is deleted in its entirety and is amended to read as follows:

The City, its successors and/or assigns shall have a right to repurchase, reenter and retake possession of the Site if, after conveyance of title to the Site, Developer has not commenced construction within sixty (60) months after this Second Agreement is executed and has not secured binding construction financing, provided however that the City shall provide to the Developer at least thirty (30) days written notice of its intention to repurchase, re-enter and/or retake possession of the Site under this Section 25b and Developer shall have the opportunity to cure such failure to commence construction by commencing such construction within said thirty (30) day notice period, in which event the City's rights under this Section 25b shall be waived.

To exercise its right to repurchase, reenter and retake possession of the Property, after expiration of the 30 day notice period set forth above, the City, its successors and/or assigns, shall provide written notice to the Developer of its intent to exercise such right and shall pay to the Developer in cash an amount equal to the purchase price for the reacquired property paid by the Developer. Upon payment of the purchase price to Developer, the City will execute and file for record the Quitclaim Deed attached hereto as Exhibit "E"

3. OTHER MATTERS

(a) Except to the extent expressly amended herein, the Original Agreement and First Amendment shall remain in full force and effect.

(b) This Second Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, City and Developer have executed this Second Amendment as of the Effective Date.

CITY:

CITY OF LAS VEGAS, NEVADA,
A municipal corporation of the State of Nevada

By: _____
Oscar B. Goodman, Mayor

ATTEST:

_____
Beverly K. Bridges, MMC,
City Clerk

Approved as to form:

D. Pontricello 1/19/10
Date

DEVELOPER:

URBAN LOFTS XV, Ltd.
A Texas Limited Partnership

By: Las Vegas Lofts, Inc.
A Texas corporation
Its General Partner

By: _____
Larry Davis, President

177 W. Gray St.
Houston, Texas 77019
Tel: 713/522-6441
Fax: 713/529-2126

URBAN LOFTS XV, LTD.

January 14, 2010

Elizabeth N. Fretwell
City of Las Vegas
City Manager's Office
City Hall, 8th Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: Real Property Purchase and Sale Agreement dated September 6, 2006, and related amendments - Stewart Mojave Site

Dear Ms. Fretwell:

Urban Lofts XV, Ltd., a Texas limited partnership ("hereinafter the "Developer") and the City of Las Vegas ("City") entered into that certain Real Property Purchase and Sale Agreement dated September 20th, 2006, as amended by that First Amendment dated July 16th, 2008 (collectively, the "PSA"). Capitalized terms used in this letter that are not otherwise defined have the meanings set forth in the PSA. The Developer and City may collectively be referred to as the "Parties". The Parties desire to extend the time period to negotiate and agree on the final terms of a Second Amendment which will allow for a longer, more formal extension of time to construct the Project.

Accordingly, the Developer hereby requests that the time period to negotiate and agree upon the final form of the Second Amendment to the PSA is extended through and including March 8, 2010, at which time the City and Developer will have final Second Amendment approved by the Las Vegas City Council and executed by the Parties.

If the City agrees to this extension of time to negotiate and approve the Second Amendment, please execute on behalf of the City this letter where indicated below and return it to me to confirm this agreement of the Parties to the forgoing.

If you have any questions or comments, please call me.

Sincerely,

Larry S. Davis, President
Urban Lofts XV, Ltd.
Las Vegas Lofts, Inc, General Partner

IT IS SO AGREED on this 4TH day of FEBRUARY, 2010.

CITY OF LAS VEGAS

By: ELIZABETH N. FRETWELL
City Manager

APPROVED AS TO FORM:

1/28/10
Date

Certificate
Disclosure of Ownership/Principals

1. **Definitions**

"City" means the City of Las Vegas
"City Council" means the governing body of the City of Las Vegas
"Contracting Entity"means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas
"Principal" means, for each type of business organization, the following: (a) sole proprietorship - the owner of the business; (b) corporation- the directors and officers of the corporation; but not any branch managers of offices which are part of the corporation; (c) partnership- the general partner and limited partners. (d) limited liability company - the managing member as well as all the other members; (e) trust - the trustee and beneficiaries.

2. **Policy**

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. **Instructions**

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized

4. **Incorporation**

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1 Contracting Entity
Name URBAN LOFTS XV, LTD
Address 177 WEST GRAY HOUSTON, TX. 77019.
Telephone 713-522-6441
EIN or DUNS 20-4169092

Block 2 Description

Subject Matter of Contract/Agreement
REQUEST FOR EXTENSION OF TIME TO COMMENCE BUILDING SITE PARCEL NO: 139-36-603-001

RFP#

Block 3 **Type of Business**

[ ] Individual [X] Partnership [ ] Limited Liability Company [ ] Corporation [ ] Trust

Exhibit "B"
CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)

Block 4 **Disclosure of Ownership and Principals**
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

	Full Name/Title	Business Address	Business Phone
1.	LAS VEGAS LOFTS INC A TEXAS CORPORATION GENERAL PARTNER	177 WEST GRAY HOUSTON, TX 77019	713-522-6441
2.	L. DAVIS, INC A TEXAS CORPORATION LIMITED PARTNER	177 WEST GRAY HOUSTON, TX 77019	713-522-6441
3.	MICHAEL ZILKA LIMITED PARTNER	1001 McKINNEY STE 1900 HOUSTON, TX 77002	713-265-0270
4.	VJR Beaumont, Ltd (LP)	2225 Thomas Rd Beaumont TX 77706	409-898-3601
5.	[redacted] (Limited Partner) Alfred Lasher	4299 San Felipe Houston TX 77027	713-622-2376
6.	[redacted] (Limited Partner) Regina Rogers	121 N. Post Oak Lane #2401 Houston TX 77024	409-892-8792
7.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals- Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: ___

Block 5 Disclosure of Ownership and Principals- Alternate

If the Contracting Equity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: _____

I certify under penalty of perjury, that all the information provided in this Certificate is current, complete and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

1/04/10 Date

URBAN LOFTS XV, LTD
BY LAS VEGAS LOFTS, INC, GENERAL PARTNER
X _____ Name
LARRY DAVIS PRESIDENT

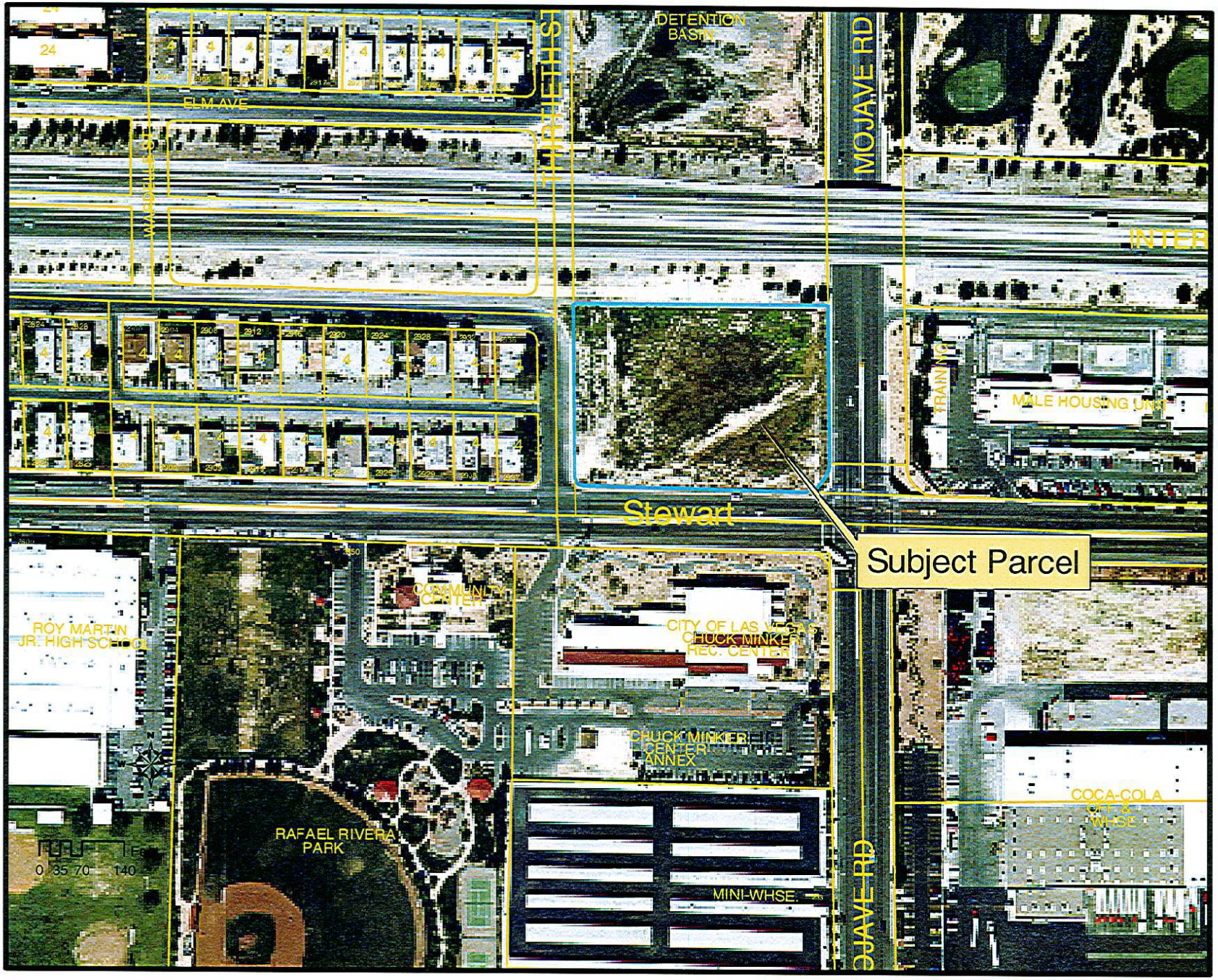
Subscribed and sworn to before me this 4th day of

JANUARY, ~~2007~~ 2010

_____

Notary Public

LINDA I. BLAIR
Notary Public, State of Texas
My Commission Expires
March 20, 2012


ELM AVE
DETENTION BASIN
MOJAVE RD
Stewart
Subject Parcel
ROY MARTIN JR. HIGH SCHOOL
CHUCK MINKER REC. CENTER
CHUCK MINKER CENTER ANNEX
RAFAEL RIVERA PARK
MINI-WHSE
COCA-COLA
0 35 70 140

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $56,368,351.26
Funding Source: All Funds
Dept./Division: Finance and Business Services

PURPOSE/BACKGROUND:
In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Summary of Cash Expenditures for the period 1/16-1/31/10

City of Las Vegas

Summary of Cash Expenditures

For period of 1/16-31/10

Total Services & Materials Checks :	**$11,513,637.68**
Total Services & Materials EFT Payments :	**$11,685,058.00**
Total Wire Transfers:	**$26,239,224.27**
Total Payroll Checks:	**$6,930,431.31**
Grand Total:	**$56,368,351.26**

I hereby certify that I have reviewed the above amounts and approved them for payment as being in compliance with all applicable laws to the best of my knowledge and belief.

Mark R. Vincent
Chief Financial Officer

Beverly K. Bridges, MMC
City Clerk

On February 17, 2010, the City Council approved the above cash expenditures.

Oscar B. Goodman
Mayor

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a report by the City Treasurer of the January 26, 2010 sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808, 809, and various other districts - All Wards

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
NRS 271.565 states that within 15 days after the completion of the sale of all property described in the assessment roll upon which a delinquent assessment or installment is unpaid, the municipal treasurer shall prepare a statement of his actions concerning the sale showing all the property sold by him, to whom sold, and the sums paid for each tract. Such report shall be presented to the governing body at its regular meeting next following the preparation of the statement.

RECOMMENDATION:
Report only, no action required.

BACKUP DOCUMENTATION:
Report of Sale Memorandum from Mark R. Vincent, Chief Financial Officer

City of Las Vegas

Memorandum

Finance and Business Services

To: Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese
Councilman Steve Wolfson
Councilwoman Lois Tarkanian
Councilman Steven D. Ross
Councilman Ricki Y. Barlow
Councilman Stavros S. Anthony

From: Mark R. Vincent, Chief Financial Officer – Finance and Business Services

Cc: Elizabeth N. Fretwell, City Manager
Orlando Sanchez, Deputy City Manager
James R. Nichols, Deputy City Manager
Scott D. Adams, Chief Urban Redevelopment Officer
Bradford R. Jerbic, City Attorney
Beverly K. Bridges, City Clerk

Date: January 28, 2010
Re: Report of Sale on Delinquent Parcels in SID Districts 707, 808, 809, 607, and various districts

Nevada Revised Statute 271.565 requires the Municipal Treasurer to notify the City Council within 15 days after the completion of the sale of property of delinquent assessments. The Treasurer shall prepare a statement of his actions concerning the sale showing all the property sold by him, to whom sold, and the sums paid for each tract. Such report shall be presented to the governing body at its regular meeting next following the preparation of the statement.

On October 7, 2009, the City Council approved the delinquency list and foreclosure notices were mailed to delinquent property owners for Special Improvement Districts 707, 808, 809, 607, and various districts. On January 6, 2010 the first of three weekly publications of the Notice of Sale occurred. Of the 234 parcels publicized, 190 either paid their assessment current or paid it off in full prior to the January 26, 2010 sale; and certificates on 44 parcels were sold.

Pursuant to this statute and the resolution as adopted by the regular City Council, the following Report of Sale has been prepared.

Parcel #	Certificate Buyer	Address	Amount
137-24-412-023	JOHN LARSEN ETAL	8704 ORVIETO DR , LAS VEGAS, NV 89117	$3,076.29
137-25-217-011	PAPADOPULO FAMILY TRUST UTD FEB 11, 1991	92 COPPER FOUNTAIN ST, LAS VEGAS, NV 89138	$6,887.00
137-25-221-027	DOUGLAS A, OWENS	18023 WINSFORD, HOUSTON, TX 77084	$6,887.00
137-25-314-050	KAREN &/OR JAMES MANDELES	4270 E. OQUENDO RD, LAS VEGAS, NV 89120	$3,799.77
137-25-819-036	MARGARET BENNETTS OR HARRY BENNETTS	3029 56TH CT SE, OLYMPIA, WA 98501	$5,621.93
137-26-513-040	JAMES KOSBIE & ELAINE KOSBIE	7184 SAINT LUCIA, LAS VEGAS, NV 89181	$3,307.32
137-26-611-040	DAVID P. VAN CAMPEN	3109 GENTLE BREEZE ST, LAS VEGAS, NV 89108	$4,504.41

137-26-811-018	DERRYK HUNT OR MARTHA HUNT	2220 SNOWMASS DR, RENO, NV 89511	$2,809.02
137-36-111-036	ROBERT BLONDIN	2219 PRUD HOMME, MTL QUE H4A3H3 #19	$4,458.98
137-36-214-055	BENNY & MICHAL PERRY	337 EVERETT VISTA CT, HENDERSON, NV 89012	$3,389.94
137-36-313-110	LAWRENCE D OR ROSALIE A GIRROIR	11556 WHITE CLIFFS, LAS VEGAS, NV 89138	$3,697.38
137-36-514-035	GERALD PARKER & CHARLENE PARKER	2313 OZARK PLATEAU DR, HENDERSON, NV 89044	$8,400.87
137-36-615-006	ROGER KEMPER	266 SWEET JEWEL ST, HENDERSON, NV 89074	$12,591.87
137-26-411-037	JOHN N. BECK II &/OR JOYCE K. BECK H&W JT	1024 REGENT ST, ALAMEDA, CA 94501	$8,494.83
137-26-413-023	SID PRICE &/OR CHARLES PRICE	729 SHERWOOD ST, VALLEY STREAM, NY 11581	$10,298.33
137-26-415-010	SALUMEH NICOLE DADRES	1100 GOUGH ST #6A, SAN FRANCISCO, CA 94109	$8,455.75
137-26-720-063	RUSSELL & ALLANA MELLO	2320 DELINA DR, LAS VEGAS, NV 89134	$5,817.51
137-34-412-034	ROBERT C LEPOME & B JANE KULAK	2040 MAY VALLEY WAY, HENDERSON, NV 89052	$9,586.81
137-34-612-003	CHARLES GAYDORUS	8166 PALACE MONACO AVE, LAS VEGAS, NV 89117	$6,277.46
137-34-612-093	DAWSON SMITH OR DANIEL WRIGHT	738 FONTAYNE AVE, LAS VEGAS, NV 89123	$6,277.46
137-34-614-053	KRE GROUP LLC	PO BOX 36616, LOS ANGELES, CA 90036	$8,503.40
137-34-716-043	BILL FLEMING	13 VINTAGE CT, LAS VEGAS, NV 89113	$9,667.13
137-34-719-015	MERLE BERMAN OR LIZ GINI	2012 GRAY EAGLE WAY, LAS VEGAS, NV 89117	$12,697.76
137-34-814-158	DOUGLAS J. HUMPHREYS	5127 PENSIER ST, LAS VEGAS, NV 89135	$5,817.85
137-34-817-019	PAPADOPULO FAMILY TRUST UTD FEB 21, 1991	92 COPPER FOUNTAIN ST, LAS VEGAS, NV 89138	$4,968.67
137-34-817-086	WILLIAM CIMO &/OR ALEXANDER CIMO	2124 CROOKED PINE DR, LAS VEGAS, NV 89134	$4,968.67
137-35-114-033	DARREN KIKUCHI	7582 LAS VEGAS BLVD #448, LAS VEGAS, NV 89123	$6,402.09
137-35-217-033	ANTHONY CERA	6360 W. FORD AVE, LAS VEGAS, NV 89139	$7,063.69
137-35-218-053	MR & MRS ROY STOECKINGER	3601 E WYOMING #403, LAS VEGAS, NV 89104	$7,063.68
137-35-411-003	LINDA KELTNER &/OR MIKE SARKIS	8704 ORVIETO DR, LAS VEGAS, NV 89117	$5,172.38
137-35-415-006	RCI PROP LLC	825 W 11TH ST #124, AUSTIN, TX 78701	$5,908.67
137-35-421-022	LAURAN M. ELLIOTT	395 BOOTH HILL ROAD, TRUMBULL, CT 06611	$6,900.29
137-35-511-056	JOHN N. BECK II &/OR JOYCE K. BECK H&W JT	1024 REGENT ST, ALAMEDA, CA 94501	$6,542.27
137-35-514-028	RCI PROP LLC	825 W 11TH ST #124, AUSTIN, TX 78701	$6,707.87
137-35-514-048	ELVIN C PEABODY ESTATE TRUST OR PAMELA HARRISON	PO BOX 395, EKALAKA, MT 59324	$6,707.87
139-32-304-009	EUGENE PURRY & ROSALINDA S PURRY	6297 AZTEC CROSSING CT, LAS VEGAS, NV 89142	$1,973.32

126-13-115-049	JOHN LARSEN ETAL	8704 ORVIETO DR , LAS VEGAS, NV 89117	$7,916.37
126-13-115-066	JOHN HENDZEL & NANCY HENDZEL	3716 CORTE BELLA HILLS AVE, NORTH LAS VEGAS, NV 89081	$7,916.37
126-13-115-076	BILL FLEMING	13 VINTAGE CT, LAS VEGAS, NV 89113	$7,916.37
126-13-412-141	GERALD PARKER & CHARLENE PARKER	2313 OZARK PLATEAU DR, HENDERSON, NV 89044	$8,413.38
126-24-314-048	FIDUCIAL LLC	319 CAROLWOOD DR, HENDERSON, NV 89074	$8,626.39
126-24-315-018	HARRY OR MARGARET BENNETTS WITH RIGHT OF SURVIORSHIP	3029 56TH CT SE, OLYMPIA, WA 98501	$5,890.88
126-24-315-182	HARRY OR MARGARET BENNETTS WITH RIGHTS OF SURVIORSHIP	3029 56TH CT SE, OLYMPIA, WA 98501	$5,748.04
138-08-116-007	DAWSON SMITH OR DANIEL WRIGHT	738 FONTAYNE AVE, LAS VEGAS, NV 89123	$3,420.08

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
ABEYANCE ITEM – Approval of a Special Event Alcoholic Beverage License subject to the provisions of the planning and fire codes for The Gypsy Den, Location: 213 East Colorado Avenue, Date: February 19, 2010, Type: Special Event Alcohol, Event: First and Third Fridays - Art Events, Responsible Person in Charge: Katie Cewe - Ward 3 (Reese)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Special Event Alcoholic Beverage License. Event time is 2:00 p.m. - 12:00 a.m. Estimated attendance is 400. Security provided by in house staff.

RECOMMENDATION:
Recommend approval subject to the provisions of the planning and fire codes and with the following conditions:
1) Signs must be posted in bar area requiring ID and that patrons must be 21 or over
2) Wristbands will be issued to purchasers of alcohol
3) Alcohol sales will be limited to event address of 213 E Colorado Ave
4) Marketing/advertising of events will be limited to activities allowed by licenses held by the Gypsy Den.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a new Beer/Wine/Cooler Off-sale License, Fresh & Easy Neighborhood Market, Inc., dba Fresh & Easy Neighborhood Market, 5639 Centennial Center Boulevard, Timothy Mason, Dir, Pres, Mary Kasper, Secy, and Remco Waller, Dir, Treas - Ward 6 (Ross)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a new Beer/Wine/Cooler Off-sale License.

RECOMMENDATION:
Recommend approval.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Tavern License for a Change of Business Name and Change of Ownership, From: The Slanted Clam, LLC, dba Caminos de Morelia Restaurante Y Cantina, To: Herbs and Rye, Inc., dba Herbs and Rye, 3713 West Sahara Avenue, Nectaly Mendoza, Pres, Secy, Treas, Dir, 75% and Eduardo Mendoza, Shareholder, Dir, 25% - Ward 1 (Tarkanian)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Tavern License for a Change of Business Name and Change of Ownership.

RECOMMENDATION:
Recommend approval of an extension of the temporary license with the authority of the director or designee to issue a permanent license upon receipt of a favorable investigative report.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a new Restricted Gaming License subject to confirmation of approval by the Nevada Gaming Commission, Herbs and Rye, Inc., dba Herbs and Rye, 3713 West Sahara Avenue, Nectaly Mendoza, Pres, Secy, Treas, Dir, 75% and Eduardo Mendoza, Shareholder, Dir, 25% - Ward 1 (Tarkanian)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a new Restricted Gaming License for 15 slots.

RECOMMENDATION:
Recommend approval subject to confirmation of approval by the Nevada Gaming Commission.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Beer/Wine/Cooler On-sale License, Loka Nath Mishra, dba Mt. Everest India's Cuisine, 3641 West Sahara Avenue, Loka Mishra, Owner, 100% - Ward 1 (Tarkanian)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Beer/Wine/Cooler On-sale License.

RECOMMENDATION:
Recommend approval of an extension of the temporary license with the authority of the director or designee to issue a permanent license upon receipt of a favorable investigative report.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Supper Club License for a Change of Business Name and Change of Ownership, From: Bertolini's at Village Square, Inc., dba Bertolini's Authentic Trattoria, To: Dog Bites Back, LLC, dba Siena Deli and Restaurant, 9500 West Sahara Avenue, Antonio M. Accornero, Mgr, 100% - Ward 2 (Wolfson)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Supper Club License for a Change of Business Name and Change of Ownership.

RECOMMENDATION:
Recommend approval.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Change of Business Name for a Tavern License subject to Health Dept. regulations, Sun City Summerlin Community Association, Inc., dba From: The Highlander Restaurant, To: Tavern at the Falls, 10201 Sun City Boulevard, Joseph J. Kelly, Operations Mgr and Ron Winkel, Exec Dir - Ward 4 (Anthony)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Change of Business Name for a Tavern License.

RECOMMENDATION:
Recommend approval subject to Health Dept. regulations.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Change of Business Name for a Alcoholic Beverage Caterer License subject to Health Dept. regulations, Sun City Summerlin Community Association, Inc., dba From: The Highlander Restaurant, To: Tavern at the Falls, 10201 Sun City Boulevard, Joseph J. Kelly, Operations Mgr and Ron Winkel, Exec Dir - Ward 4 (Anthony)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Change of Business Name for an Alcoholic Beverage Caterer License.

RECOMMENDATION:
Recommend approval subject to Health Dept. regulations.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Change of Business Name, Change of Location, and Change of Ownership for a Tavern License subject to Health Dept. regulations, From: Concorde Gaming, LLC, dba Concorde Gaming, LLC (Non-operational), To: Tinocos Kitchen LLC, dba Tinocos Kitchen, 18 Fremont Street, Maria V. Corona, Mgr and Enrique Tinoco, Mgr - Ward 5 (Barlow)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Change of Business Name, Change of Location, and Change of Ownership for a Tavern License.

RECOMMENDATION:
Recommend approval subject to Health Dept. regulations.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Slot Route Operator for a Restricted Gaming License subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations LLC, db at Craig Rancho Arco AM PM, 4371 North Rancho Drive - Ward 6 (Ross)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Slot Route Operator for a Restricted Gaming License for 7 slots.

RECOMMENDATION:
Recommend approval subject to confirmation of approval by the Nevada Gaming Commission.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Non-restricted Gaming License subject to the provisions of the planning and fire codes, United Coin Machine Co., db at Sahara Center, 2423 South Las Vegas Boulevard - Ward 3 (Reese)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a Non-restricted Gaming License for 16 slots. Opening for one day, March 4, 2010, to preserve gaming rights.

RECOMMENDATION:
Recommend approval subject to the provisions of the planning and fire codes.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Martial Arts Instruction License for a Change of Ownership, From: Dong Sup Kim, To: Nevada State Tae Kwon Do Association Inc., dba World Tae Kwon Do School, 5000 West Charleston Boulevard, Suites 2 & 3, Joseph Bennett, Pres, 60% and Sherry Hanneman, Secy, 40% - Ward 1 (Tarkanian)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Martial Arts Instruction License for a Change of Ownership.

RECOMMENDATION:
Recommend approval of an extension of the temporary license with the authority of the director or designee to issue a permanent license upon receipt of a favorable investigative report.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Massage Establishment License and a Temporary Reflexology Establishment License, Summerlin Massage NV, LLC, dba Massage Envy, 8950 West Charleston Boulevard, Suite 7, Stephen L. Cook, Owner and Shannon L. Cook, Owner, 100% jointly with spouse - Ward 2 (Wolfson)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Massage Establishment License and a Temporary Reflexology Establishment License.

RECOMMENDATION:
Recommend approval of an extension of the temporary license with the authority of the director or designee to issue a permanent license upon receipt of a favorable investigative report.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a new Class II Secondhand Dealer License subject to the provisions of the fire code, It's Mine Now, LLC, dba It's Mine Now, 7450 West Cheyenne Avenue, Suite 104, Mira M. Burhan, Mmbr, 51% and Jeffrey Burhan, Mmbr, 49% - Ward 4 (Anthony)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of a new Class II Secondhand Dealer License.

RECOMMENDATION:
Recommend approval subject to the provisions of the fire code.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an extension of a Temporary Class III-A Secondhand Dealer License, Jewelry Manufactures Exchange, Inc., dba Jewelry Manufactures Exchange, Inc., 8550 West Charleston Boulevard, Suite 108, Sharon Tigert, Pres, Secy, Treas, Dir, 100% - Ward 2 (Wolfson)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Approval of an extension of a Temporary Class III-A Secondhand Dealer License.

RECOMMENDATION:
Recommend approval of an extension of the temporary license with the authority of the director or designee to issue a permanent license upon receipt of a favorable investigative report.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of award of Agreement No. 100157-TF, Prime Design Services Agreement for Boulder Highway Sahara Avenue - Mojave Road to Boulder Highway Project - Department of Public Works - Award recommended to: VTN NEVADA ($259,435 - Road and Flood Capital Projects Fund) - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $259,435
Funding Source: Road and Flood CPF
Dept./Division: Public Works

PURPOSE/BACKGROUND:
This project provides for the design of a storm drain facility and associated collection facilities to include a hydrology study, geotechnical investigation, utility modifications and related appurtenances. Funding for this project is provided by the Regional Flood Control District. This item is exempt from the competitive bidding process pursuant to NRS 332.115.1(b), Professional Services.

PCC: T. Fernandez
POC: Ken Gilbreth - (702) 247-4020

RECOMMENDATION:
That City Council approve award of Agreement No. 100157-TF, Prime Design Services Agreement for Boulder Highway Sahara Avenue - Mojave Road to Boulder Highway Project to VTN Nevada in the amount of $259,435. Authority to execute the Agreement is given to the Purchasing Manager per R-48-2006.

BACKUP DOCUMENTATION:
1. Agreement No. 100157-TF
2. Certificate - Disclosure of Ownership/Principals

PRIME DESIGN SERVICES AGREEMENT
FOR
BOULDER HIGHWAY SAHARA AVENUE - MOJAVE ROAD TO BOULDER HIGHWAY PROJECT

THIS AGREEMENT is made and entered into this _____ day of _____, _____, by and between the **CITY OF LAS VEGAS**, a municipal corporation within the State of Nevada (herein the "City") whose address is **400 Stewart Avenue, Las Vegas, Nevada 89101**, and fax number is **(702) 382-3232**, and **VTN NEVADA**, (the "Consultant"), a **Corporation**, whose address is **2727 S Rainbow Blvd, Las Vegas, NV 89146**, and fax number is **(702) 873-8071**.

WITNESSETH:

WHEREAS, the City intends to construct the **Boulder Highway** Sahara Avenue - Mojave Road to Boulder Highway Project (herein the "Project"); and

WHEREAS, the City desires to retain the Consultant who will be responsible for providing the professional services more fully described below and in the exhibits attached hereto; and

WHEREAS, the Consultant is properly licensed pursuant to NRS Chapter 623, 623A, or 625, whichever is legally required for the services to be provided within the State of Nevada, and if applicable to the Consultant's business organization, is in compliance with NRS 623.349 for architects, interior designers, and residential designers and NRS 623A.250 for landscape architects, which requires that control and no less than two-thirds ownership of the business organization or association be held by persons registered or licensed in the State of Nevada pursuant to NRS Chapters 623, 623A, or 625, and possesses the special knowledge, skills and expertise to perform the services hereinafter set forth within the time required under this Agreement.

NOW, THEREFORE, in consideration of the above premises, the parties hereto agree to the following terms, conditions and covenants set forth in Sections One through Ten hereof:

SECTION ONE
CONSULTANT RESPONSIBILITIES

1.01 ***Description of Consultant's Services.*** For the compensation set forth in Section Seven, the Consultant hereby agrees to perform the basic services set forth in the Scope of Services, **Exhibit "A"** attached hereto and incorporated herein as a part of this Agreement and, if so requested, the additional services set forth in the Additional Compensation, **Exhibit "E"** attached hereto and incorporated herein as a part of this Agreement and to provide the submittals described in the Required Submittals **Exhibit "B,"** attached hereto.

1.02 ***Performance Standards.*** In performing the services set forth in this Agreement, the Consultant shall follow the practices consistent with the generally accepted standards in the profession of the services being provided to the City pursuant to this Agreement.

1.03 ***Document Review.*** The Consultant shall be responsible for reviewing each document prepared by the Consultant and its subconsultants including, without limitation, the plans, drawings and specifications for the purpose of ensuring that such documents are technically sound, in conformance with applicable federal, state and local laws and other regulations, and do not violate or infringe upon any patent rights.

1.04 ***Waiver.*** The City's approval of any documents or services furnished by the Consultant shall not in any way relieve the Consultant of responsibility for the professional and technical accuracy of its documents or services. The City's review, approval, acceptance or payment for any of the Consultant's services shall not be construed to operate as a waiver of any rights enjoyed by the City under this Agreement or of any cause of action arising out of the performance of this Agreement. The Consultant shall remain liable for any damages to the City caused by the Consultant's negligent act or omission committed in the performance of this Agreement.

1.05 ***Designation of Consultant's Representative.*** The Consultant's representative is the individual identified in the Key Personnel List, **Exhibit "F"** attached hereto (the "Consultant Representative") to act in that capacity, who shall be responsible for the services required under this Agreement. The services specified by this Agreement shall be performed by the personnel identified in the Key Personnel List provided that such associates and employees perform under the personal supervision of the Consultant Representative.

If any person or subconsultant who is expected to provide any of the services required under this Agreement is objectionable to the City for any reason, the Consultant shall, without additional compensation, replace such person or subconsultant with someone acceptable to the City.

If the Consultant's personnel are unable to complete their responsibilities for any reason under this Agreement, or the Consultant desires for any reason to substitute personnel assigned to the Project, the Consultant agrees to obtain the approval of the City for the substitution. The City shall not unreasonably deny approval unless the City adjudges the substitution not be in the interest of the City or the Project.

If the Consultant fails to make an acceptable replacement within thirty (30) days, the City may terminate this Agreement for default as provided in Section 10.03 of this Agreement.

1.06 ***Correspondence Review.*** The Consultant shall furnish the City Representative copies of each correspondence, if any, sent to any contractor involved with the Project, and to any regulatory agencies, for approval and review prior to mailing such correspondence.

1.07 ***Cooperation with the City.*** The Consultant agrees that its officers, associates, employees and subconsultants will cooperate with the City in providing the services under this Agreement and will be, with advance notice, available for consultation with the City at such reasonable times as to not conflict with the City's other responsibilities.

1.08 ***Responsibility for Construction Document Revisions.***

A. ***Applicability.*** The Consultant's responsibility described in this Section applies only if the Consultant is responsible for providing a construction cost estimate and preparing construction documents for the Project.

B. ***Responsibility for Revisions.*** The Consultant does not warrant or represent that the bids or proposed price received by the City to construct the Project will come within the Construction Cost Budget set forth in the Scope of Services or as may be otherwise agreed upon in writing by parties. If the bids or proposed price received by the City exceeds the Construction Cost Budget, the Consultant agrees to cooperate with the City in revising the requirements of the Project as required to lower the cost to within the Construction Cost Budget and to modify the construction documents without additional compensation. In order to meet the Construction Cost Budget, the Consultant may, with the approval of the City, segregate portions of the work as separate alternate bid items so that bids received by the City to construct the Project will come within the Construction Cost Budget.

"Construction Cost Budget" as used herein means the monetary limit established by the City for construction of the Project which limit includes the cost of the Contractor's labor, materials, equipment, expenses, overhead and profit, but excludes the Project's soft costs, cost of change orders and other cost impacts encountered after award of the construction contract.

SECTION TWO
CITY RESPONSIBILITIES

2.01 ***City Representative.*** The Director of Public Works or his authorized representative identified in the Key Personnel List is hereby designated as the City's representative (the "City Representative") with respect to this Agreement. The City Representative shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services of the Consultant. The City Representative is not authorized to change or waive any of the provisions set forth in Sections 1.01 through 10.24 of this Agreement.

2.02 ***Review of Consultant's Services and Documents.*** The services to be performed by the Consultant shall be subject to periodic review by the City Representative. To prevent an unreasonable delay in the Project, the City Representative will endeavor to examine and comment in writing on the documents furnished by the Consultant including, without limitation, the plans, drawings, specifications, test results, evaluations, and reports within twenty-one (21) days of receipt of such documents, unless the Contract provides for a different review time with respect to the document.

2.03 ***Access to Records.*** The City shall, without charge, furnish a copy to, or make available for examination or use by, the Consultant, as it may request, any documents and data which the City has available including, without limitation, reports, maps, plans, specifications, surveys, records, ordinances, codes, regulations, and other documents related to the services required under this Agreement. The City shall assist the Consultant in obtaining data and documents from public agencies and from private citizens and business firms whenever the City determines that such material is necessary for the completion of the services required by this Agreement.

2.04 ***Cooperation with Consultant.*** The City agrees that its officers and employees will cooperate with the Consultant in the performance of this Agreement and will be, with advance notice, available for consultation with the Consultant at such reasonable times as to not

conflict with the Consultant's other responsibilities. The City shall provide access to the Consultant on to the Project site as may be required to perform the services under this Agreement.

SECTION THREE
CHANGES TO CONSULTANT'S SERVICES

3.01 ***Requested Changes.*** The City may at any time, by written order, make a change in the services to be performed by the Consultant under this Agreement.

3.02 ***Adjustment of Compensation.*** If the change requested by the City causes an increase or decrease in the cost or time required to perform any of the services required under this Agreement, an equitable adjustment shall be made in the compensation to be paid to the Consultant under Section Seven, or in the performance schedule under Section Eight, or both, and this Agreement shall be modified in writing accordingly. Each claim for adjustment under this Section must be asserted in writing within thirty (30) days from the date of receipt by the Consultant of written notification of the change, unless the City grants in writing an extension. Provided proper notice has been given to the City as required herein, the claim for an adjustment shall be handled pursuant to the provisions of 10.20B and 10.20C of this Agreement. The failure to provide notification of the claim within the time required herein shall constitute a waiver of the right to seek any equitable or legal adjustment in compensation with respect to that change.

SECTION FOUR
ADDITIONAL SERVICES OF CONSULTANT

4.01 ***Additional Services.*** The Consultant shall provide the additional services described in the Additional Compensation if, and only if, so requested in writing by the City. Payment for the additional services will be made to the Consultant in accordance with Section Seven of this Agreement.

4.02 ***Attendance at Meetings or Public Hearings.*** The Consultant shall notify the City in advance of any additional costs which may be incurred prior to attending any meetings or public hearings as may be necessary in connection with the services performed by the Consultant under this Agreement.

SECTION FIVE
SUBCONSULTANT AGREEMENT

5.01 ***Subconsultant Provisions.*** If, with the approval of the City as required pursuant to Section 10.07, the Consultant enters into an agreement with a subconsultant for the performance of any of its obligations under this Agreement, the Consultant agrees to include in each subconsultant agreement a provision that:

(i) the Consultant agrees to pay the subconsultant when paid by the City for that portion of the services provided to the City and that no liability arises on the part of the Consultant for payment of the subconsultant services until payment has been made by the City. If the City has paid the Consultant for the subconsultant services, the subconsultant's only recourse is against the Consultant and not against the City, either through the institution of legal or equitable action or the attachment of any lien,

(ii) the subconsultant shall have no more rights against the City than that of the Consultant,

(iii) the subconsultant agrees to be bound by the terms, conditions and obligation of this Agreement unless the City has approved any deviation, change or modification in writing, and

(iv) unless otherwise approved in writing by the City Representative, the subconsultant shall obtain and maintain professional liability insurance (Errors and Omissions coverage) in connection with the subconsultant services in an amount equal to that required of the Consultant in this Agreement.

SECTION SIX
TERM OF AGREEMENT

6.01 ***Term.*** This Agreement shall commence on the day it is approved by the City (which date shall be inserted in the introductory paragraph of this Agreement) and shall remain in force and effect until the Project is completed unless terminated earlier pursuant to Section 10.02 or 10.03 of this Agreement. Such termination shall not release either party from any of its continuing obligations under this Agreement.

6.02 ***Disputes.*** This Section shall not be construed to preclude the filing of any dispute arising out of the performance of this Agreement or in connection with the subject matter hereof, nor shall this Section be construed to change the date or the time on which a cause of action arising out of the performance of this Agreement or in connection with the subject matter hereof, would otherwise accrue under the statutes of limitation or doctrines of law.

SECTION SEVEN
COMPENSATION AND TERMS OF PAYMENT

7.01 ***Compensation: Basic Services.*** For the services to be performed by the Consultant under this Agreement and set forth in the Scope of Services, the City agrees to pay the Consultant the fee in the amount identified in the Fee Breakdown, **Exhibit "D"** attached hereto, pursuant to invoices submitted in accordance with Section 7.04 of this Agreement.

7.02 ***Compensation: Additional Services.*** For any services not set forth in the Scope of Services, the City shall pay to the Consultant either a lump sum fee, or an hourly fee based on the hourly labor rate schedule set forth in the Additional Compensation, whichever is agreed to by the parties, provided prior written approval for such services is given by the City Representative.

7.03 ***Compensation: Reimbursable Expenses.*** The Consultant agrees that all of its direct and indirect expenses are included in the fee for Basic Services and the agreed upon compensation for any Additional Services, except as may be specifically allowed for reimbursable expenses as part of the Additional Compensation.

7.04 ***Payment Invoicing.*** The Consultant may submit an invoice for payment for the services provided by the Consultant based on the manner or method of payment set forth in the Fee Breakdown. The City Representative will notify the Consultant of any problems regarding the invoice within fourteen (14) days from receipt thereof. If no response is received from the City Representative within the aforementioned period of time, the Consultant may expect payment within a period of (60) days from the date of receipt by the City. If payment has not been received within the sixty (60) days, the Consultant agrees to contact the City Representative to resolve the problem causing the delay. If resolution of the delay is not satisfactory to the Consultant, the Consultant may submit a claim pursuant to Section 10.20A of this Agreement.

7.05 ***Right to Off-Set.*** The City Representative may subtract or offset from any unpaid invoice from the Consultant any claims which the City may have for failure of the Consultant to comply with the terms, conditions or covenants of this Agreement, or any damages, costs and expenses caused by, resulting from, or arising out of the negligent act or omission of the Consultant in the performance of the services under this Agreement including, without limitation, any error or deficiency in the report or other documents prepared by the Consultant. The City Representative shall provide a written statement to the Consultant of the off-set which has been subtracted from any payment to the Consultant along with appropriate documentation and receipts, if any, and a description of the failure, error or deficiency attributed to the Consultant. If the Consultant disputes the right or amount of the off-set made by the City, the Consultant may file a claim pursuant to Section 10.20 of this Agreement.

7.06 ***Final Payment.*** Upon completion of the services required under this Agreement, and acceptance thereof by the City (which acceptance will not be unreasonably withheld), the Consultant will, within sixty (60) days of the City's acceptance, be paid the balance of any money due for such services.

SECTION EIGHT
PERFORMANCE SCHEDULE

8.01 ***Performance Schedule.*** The Consultant shall perform and complete the services required under this Agreement according to the schedule (the "Performance Schedule") set forth in the Schedule of Performance, **Exhibit "C"** attached hereto. If the performance of services is delayed or submittals are not delivered in the time period as outlined in the Performance Schedule, the Consultant shall notify the City Representative in writing of the reasons for the delay and include a plan which brings the Consultant's performance into compliance with the Performance Schedule.

SECTION NINE
AUDIT: ACCESS TO RECORDS

9.01 ***Records.*** The City shall have the right to audit the Consultant's books, records and other documents directly pertinent to the performance of this Agreement. The Consultant agrees to maintain books, records and other documents directly pertinent to performance of this Agreement in accordance with generally accepted accounting principles and practices. The Consultant shall also maintain the financial information and data used to prepare or support the invoices submitted to the City. Audits conducted pursuant to this provision shall be in accordance with

generally accepted auditing standards, procedures and guidelines of the City, or its designated representative. The City, or its duly authorized representatives, shall have access to such books, records, and documents for the purpose of inspection, audit and copying. The Consultant will provide proper facilities for such access and inspection.

9.02 ***Disclosure.*** The Consultant shall be afforded the opportunity for an audit entrance and exit conference and an opportunity to comment and submit any supporting documentation on the pertinent portions of the draft audit report, and that the final audit report will include the written comments, if any, of the Consultant.

9.03 ***Period of Maintenance.*** The books, records and other documents under Sections 9.01 and 9.02 of this Agreement shall be maintained for three (3) years after the date of the final payment for the services under this Agreement. In addition, those records and other documents which relate to any arbitration, litigation or the settlement of any claim arising out of this Agreement, or to which an audit exception has been taken, shall be maintained and made available until three (3) years after the date that the arbitration, litigation or exception has been resolved.

9.04 ***Subcontract Provisions.*** The Consultant agrees to include Sections 9.01 through 9.03 of this Agreement in all its subcontracts directly related to performance of services specified in this Agreement which are in excess of $10,000.

SECTION TEN
MISCELLANEOUS PROVISIONS

10.01 ***Suspension.*** The City may suspend, without cause, the performance by the Consultant under this Agreement for such period of time as the City, in its sole discretion, may prescribe by providing written notice to the Consultant. The suspension shall be effective as of the date set forth in the written notice. With such suspension, the City agrees to pay to the Consultant the amount of compensation, based on percentage of completion of the Project, earned as of the effective date of suspension less all previous payments. The Consultant shall not provide any further services under this Agreement after the effective date of suspension until otherwise notified in writing by the City. In no event shall the City be liable to the Consultant for services in excess of the percentage of the Project completed at the time of suspension.

If, after notice to resume performance has been given by the City, the suspension was for a period in excess of ninety (90) days, which has resulted in an increase in the performance of the Agreement to the Consultant and:

(i) the Consultant was not a contributing cause for the suspension,
(ii) the Consultant has not received an equitable adjustment under another provision of this Agreement, and
(iii) the Consultant could not mitigate the increase in the performance cost,

then the Consultant's fee shall be reviewed by the City and, if justified, equitably adjusted to provide for any additional expenses resulting from the suspension.

10.02. ***Termination for Convenience.*** The City reserves the right to terminate this Agreement without cause or default on the part of the Consultant with ten (10) days' prior written notification to the Consultant served pursuant to Section 10.18 of this Agreement. In the event of termination, without cause or default, the City agrees to pay to the Consultant the reasonable value for the services performed as of the date that notification of termination is received by the Consultant. In no event shall the City be liable to the Consultant for services in excess of the percentage completed at the time of termination.

10.03 ***Termination for Cause or Other Resolution.***

A. ***Default.*** The occurrence of any of the following events shall constitute a default by the Consultant hereunder (herein "Event of Default"). If, during the term of this Agreement, the Consultant:

(i) defaults in the due observance and performance of any term, condition or covenant contained in this Agreement,

(ii) (a) voluntarily terminates operations or consent to the appointment of a receiver, trustee or liquidator of the Consultant for all or a substantial portion of its assets, (b) is adjudicated bankrupt or insolvent or files a voluntary petition in bankruptcy, or admits in writing to the inability to pay its debts as they become due, (c) make a general assignment for the benefit of creditors, (d) file a petition or answer seeking reorganization or an arrangement with creditors or take advantage of any insolvency law, or (e) if action shall be taken by the Consultant for the purpose of effecting any of the foregoing,

(iii) allows any warrant, execution or other writ to be issued or levied upon any property or assets of the Consultant which continues unvacated and in effect for a period of thirty (30) days, or

(iv) fails, in the judgment of the City, to provide the services hereunder properly and with proper dispatch in accordance with the time schedule set forth in this Agreement,

and the default continues five (5) days after written notice is given to the Consultant pursuant to Section 10.18.

B. ***City's Rights.*** Upon the occurrence of an Event of Default, and without prejudice to any other right or remedy it may have at law or equity, the City may:

(i) terminate this Agreement, suspend payment of all pending invoices otherwise due to the Consultant hereunder, and finish this Agreement by such means as deemed appropriate by the City, reserving the right to deduct from any balance due Consultant the cost of completing this Agreement. In the event the cost of finishing the Consultant's performance of this Agreement exceeds the balance due the Consultant, the excess shall be paid by the Consultant to the City within five (5) days of invoicing by the City,

(ii) terminate this Agreement, and the obligations imposed hereunder, including the obligation of any further payment for the services of the Consultant except for the reasonable value for the services performed to the date of termination, or

(iii) Continue with performance by the Consultant and serve within a reasonable time after completion of the Agreement a request to arbitrate the Event of Default as a claim or dispute pursuant to the arbitration procedure set forth in Section 10.20.

In the event that the City elects to implement (i) above, the costs and expenses of completing this Agreement shall be computed and audited by the City's designated representative. The audit shall be conducted in accordance with generally accepted accounting principles and the cost thereof shall be paid by the Consultant.

10.04 ***Ownership of Documents.***

A. ***Architectural Works.*** To the extent that the Consultant's services involves the design of an architectural work as defined herein, the Consultant shall retain all common law and statutory rights of ownership, including copyrights, to the drawings and specifications prepared by the Consultant for this Project. The Consultant is deemed to be the author of the drawings and specifications as instruments of service to the City. Notwithstanding the foregoing, the Consultant hereby grants to the City the right to use (including the right of reproduction and use in the creation of new documents) the drawings and specifications for the purpose of completing the Project or for any subsequent maintenance, repair, renovation, remodeling or addition thereto. The rights granted herein to the City shall extend and include any new consultant which the City may retain for the aforementioned purposes. The Consultant hereby releases the City, and any new consultant retained by the City for the aforementioned purposes, from any and all claims in connection with the use or reproduction of the drawings and specifications. The Consultant agrees to execute such documents reasonably deemed necessary by the City to implement the rights granted to the City pursuant to this subsection including written permission to make changes or modifications to the plans.

B. ***Other Works.*** To the extent that the Consultant's services does not involve the design of an architectural work, the City shall have all common law and statutory rights of ownership, including copyrights, to the plans, drawings, specifications and other documents (including, without limitation, design concepts and sketches, test results, evaluations, reports and studies, excepting any proprietary forms, templates, and checklists specifically listed for City ownership exclusion elsewhere in this Agreement) (collectively herein the "Documents") prepared or assembled by the Consultant, or any of its subconsultants, for this Project. The Consultant hereby releases the City, and any new consultant retained by the City from any and all claims in connection with the use or reproduction of the Documents. The Consultant agrees to execute such documents reasonably deemed necessary by the City to implement the rights granted to the City pursuant to this subsection including written permission to make changes or modifications to the plans. The Consultant shall be entitled to retain a reproducible copy of the documents furnished to the City.

C. ***Definition of Architectural Work.*** For purposes of this Agreement, "architectural work" shall have the same definition as set forth in Architectural Works Copyright Protection Act of 1990, P. L. 101-650, Title VII, Section 70 et. seq.

D. ***Delivery of Documents.*** In the event of the completion, suspension or termination of this Agreement, the City shall have the right to require delivery of any and all of the plans, drawings, specifications, and all other documents (including, without limitation, design concepts and sketches, test results, evaluations, reports and studies), including the magnetic or electronic media of the aforementioned documents, not in the possession of the City.

E. ***Confidentiality.*** The plans, drawings, specifications and other documents (including, without limitation, design concepts and sketches, test results, evaluations, reports and studies) (including the magnetic or electronic media of the aforementioned documents) which are prepared or assembled by the Consultant, or its subconsultants, under this Agreement shall not be made available to any individual or organization

without the prior written consent of the City. Except for marketing pamphlets and submittals to clients, the Consultant shall not publish, submit for publication, or publicly display the Project without the written consent of the City. The obligations of confidentiality shall survive the termination of this Agreement.

F. ***Contractual Rights.*** Notwithstanding the provisions of 10.04 A above, the City is hereby licensed to use all design concepts developed by the Consultant and subconsultants under this Agreement, including the right to construct derivative works of the Project, and to use the design concepts for other projects of the City. The design concepts include, but are not limited to, the form, aesthetic appeal, site layout, the arrangement and composition of spaces and elements, the use of colors and materials, system designs, construction methods and interior design.

10.05 ***Insurance.*** The Consultant shall procure and maintain, at its own expense, during the entire term of the Agreement, the following insurances:

A. ***Worker's Compensation Insurance.*** This insurance shall protect the Consultant and the City from employee claims based on job-related sickness, disease, or accident.

B. ***Commercial General Liability Insurance.*** This insurance shall protect the Consultant, its agents and vehicles used to provide the services required under this Agreement from claims of personal injury (including death) and property damage. Such coverage shall be in a minimum amount of $1,000,000 combined single limit for the period of time covered by this Agreement. The Consultant's general liability insurance policies shall be endorsed to include the City as an additional insured.

C. ***Commercial Automobile Liability Insurance.*** This insurance shall protect the Consultant from claims of limits no less than $1,000,000 combined single limit per occurrence for bodily injury and property damage to include, but not be limited to, coverage against all insurance claims for injuries to persons or damages to property which may arise from services rendered by Company and any auto used to the performance of services under this Contract. The policy must insure all vehicles owned by the Company and include coverage for hired and non-owned vehicles. The Consultant's automobile liability insurance policies shall be endorsed to include the City as an additional insured.

D. ***Professional Liability Insurance (Errors and Omissions Coverage).*** This insurance shall protect the Consultant from claims arising out of performance of professional services caused by a negligent act, error, or omission for which the insured is legally liable. Such coverage shall be in a minimum amount of $1,000,000 for the period of time covered by this Agreement.

E. ***Cancellation or Modification of Coverage.*** The Consultant's Commercial General Liability and Professional Liability Insurance Policies shall automatically include or be endorsed to cover the Consultant's contractual liability to the City under this Agreement, and with respect to its Commercial General Liability Policy, to waive subrogation against the City, its officers, agents, servants and employees. The policies shall provide that the City will be given thirty (30) days' notice in writing of any cancellation of, or material change in, the policies.

F. ***Certificates and Endorsements.*** The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer and licensed by the State of Nevada. All deductibles and self-insured retentions shall be fully disclosed in the Certificate of Insurance. No deductible or self-insured retention may exceed $25,000 without the written approval of the City. Certificates indicating that such insurance is in effect shall be delivered to the City before any services are provided under this Agreement.

G. ***Period of Coverage.*** If the insurance coverage is underwritten on a "claims made" basis, the retroactive date shall be prior to or coincident with the date of this Agreement and the Certificate of Insurance shall state that coverage is "claims made" and the retroactive date. Upon availability, the Consultant shall maintain coverage for the duration of this Agreement and for two years following completion of this Agreement. The Consultant shall provide the City annually a Certificate of Insurance as evidence of such insurance.

10.06 ***Indemnity.*** Notwithstanding any of the insurance requirements set forth in Section 10.05, and not in lieu thereof, the Consultant shall defend, indemnify and hold the City, its officers, employees and agents (herein the "Indemnitees"), harmless from any and all claims (including, without limitation, patent infringement and copyrights claims), damages, losses, expenses, suits, actions, decrees, judgments, arbitration awards or any other form of liability (including, without limitation, reasonable attorney fees and court costs) (collectively herein the "Claims") which the Indemnitees may suffer as a result of, by reason of, or as a consequence of, the negligent errors, omissions, recklessness, intentional misconduct of the Consultant, its subcontractors, agents or anyone employed by the Consultant, its subcontractors or agents, in the performance of this Agreement.

As part of its obligation hereunder, the Consultant shall, at is own expense, defend the Indemnitees against the Claims which may be brought against them, or any of them, as a result of, by reason of, or as a consequence of, the negligent act or omission of the Consultant, its subcontractors or agents, for and against which the Consultant is obligated to indemnify the Indemnitees, unless the Indemnitees, or any of them elect to conduct their own defense which, in such case, shall not relieve the Consultant of its obligation of indemnification set forth herein. If the

Consultant fails to do so, the Indemnitees shall have the right, but not the obligation, to defend the same and charge the direct and incidental costs of such defense (including attorney fees and court costs) against the Consultant which is proportionate to the liability of the Consultant.

If the professional liability insurer of the Consultant does not so defend the Indemnitees and the Consultant is adjudicated to be liable by a trier of fact, the trier of fact shall award reasonable attorney's fees to be paid to the Indemnitees by the Consultant in an amount which is proportionate to the liability of the Consultant. As used in this Section, "agents" means those persons who are directly involved in and acting on behalf of the City in furtherance of this Agreement or the public work to which this Agreement pertains.

10.07 ***Assignment.*** The City and the Consultant each bind itself and its partners, successors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement, except the Consultant shall not assign, sublet or transfer any obligation or benefit under this Agreement without the written consent of the City. Nothing contained herein shall be construed as creating any personal liability on the part of any officer or agent of the City.

10.08 ***Waiver.*** No consent or waiver, express or implied, by either party to this Agreement, or of any breach or default by the other in the performance of any obligations hereunder, shall be deemed or construed to be a consent or waiver of any other breach or default by such party hereunder. Failure on the part of any party hereto to complain of any act, or failure to act of the other party, or to declare that other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder. Inspection, payment, or tentative approval or acceptance by the City or the failure of the City to perform any inspection hereunder, shall not constitute a final acceptance of the work or any part thereof and shall not release the Consultant of any of its obligations hereunder.

10.09 ***Consultant Warranties.*** The Consultant hereby represents and warrants that:

(i) it is financially solvent, able to pay its debts as they mature, and is possessed of sufficient working capital to complete this Agreement; that it is experienced, competent, qualified and able to furnish the plant, tools, materials, supplies, equipment and labor which is used to perform the services contemplated by this Agreement, and that it is authorized to do business in the City of Las Vegas and the State of Nevada,

(ii) it holds a license, permit or other special license to perform the services included in this Agreement, as required by law, or employs or works under the general supervision of the holder of such license, permit or special license,

(iii) its computer hardware, software, and firmware will continue functioning without interruption, and will continue to accurately process date, time, and data necessary to the performance of this Agreement, and

(iv) it has, pursuant to the requirements of Resolution 79-99 adopted by the City Council on August 4, 1999, (effective October 1, 1999), as amended by resolution 105-99 (adopted by the City Council on November 17, 1999), disclosed on the form attached hereto as **Exhibit "G"** (Disclosure of Ownership/Principals) all of the principals, including partners, of the Consultant, as well as all persons and entities holding more than a one percent (1%) interest in the Consultant or any principals of the Consultant. If the Consultant, or its principals or partners, are required to provide disclosure under federal law (such as Securities and Exchange Commission or the Employee Retirement Income Act) and current copies of such federal disclosures are attached to **Exhibit "G,"** the requirements of this Section shall be deemed satisfied. During the term of this Agreement, the Consultant shall notify the City in writing of any material change in the above disclosure on **Exhibit "G"** within fifteen (15) days of such change.

10.10 ***Consultant's Employees.*** The Consultant shall be responsible for maintaining satisfactory standards of competency, conduct and integrity, of personnel assigned to the Project, and shall be responsible for taking such disciplinary action with respect to such personnel as may be necessary. In the event the Consultant fails to remove any employee from the work of this Agreement whom the City deems incompetent, careless or insubordinate, or whose continued employment on the work is deemed by the City to be contrary to the public interest, the City reserves the right to require such removal as a condition for the continuation of this Agreement.

10.11 ***Independent Contractor.*** It is hereby expressly agreed and understood that in the performance of the services required herein, the Consultant and any other person employed by him hereunder shall be deemed to be an independent contractor and not an agent or employee of the City.

10.12 ***Applicable Law.*** This Agreement shall be construed and interpreted in accordance with the laws of the State of Nevada.

10.13 ***Compliance with Laws.*** The Consultant shall in the performance of its obligations hereunder comply with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the performance of this Agreement including, without limitation, the Federal Occupational Health and Safety Act and all state and federal laws prohibiting and/or related to discrimination by reason of race, sex, age,

religion or national origin.

10.14 ***Severability.*** In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain valid and binding on the parties hereto.

10.15 ***Confidentiality.*** The Consultant shall treat the information relating to the Project, which has been produced by the Consultant or provided by the City, as confidential and proprietary information of the City and shall not permit its release to other parties or make any public announcement or publicity release without the City's written authorization. The Consultant shall also require each subconsultant to comply with this requirement. The submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication relieving the Consultant of its confidentiality obligation imposed herein.

10.16 ***Site Inspection.*** The Consultant represents that it has visited the location of the Project and has satisfied itself as to the general condition thereof and that the Consultant's compensation as provided for in the Agreement is just and reasonable compensation for performance hereunder including reasonably foreseen and foreseeable risks, hazards and difficulties in connection therewith based on such above-ground observations.

10.17 ***Modification.*** All modification or amendments to this Agreement are null and void unless reduced in writing and signed by the parties hereto.

10.18 ***Notice.*** Any written notice required to be given under Sections 1.01 through 10.24 of this Agreement shall be deemed to have been given when the written notice is (i) received by the party to whom it is directed by personal service (ii) telephonically faxed to the telephone number set forth in the introductory paragraph to this Agreement, provided confirmation of the transmission is received by the sender, or (iii) deposited with the United States Postal Service, postage prepaid, addressed to the City Representative or the Consultant Representative, whomever is the proper recipient, and mailed to the address set forth in the introductory paragraph to this Agreement.

10.19 ***Prohibition Against Contingent Fees.*** The Consultant warrants that no person or entity has been employed or retained to solicit or secure this Agreement with the Agreement or understanding that a commission, percentage, brokerage or contingent fee would be paid to that person. For breach or violation of this provision, the City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the compensation to be paid to the Consultant, or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

10.20 ***Claim or Dispute Resolution.***

A. ***Notice of Claim or Dispute.*** For each claim or dispute which the Consultant has against or with the City (except for any claim for an equitable adjustment under Section 3.02 which is subject to the 30-day limitation set forth therein), notice thereof must be submitted in writing to the City Representative within a reasonable time after the claim or dispute arises, but no later than thirty (30) days after final payment is made to the Consultant. The purpose of written notification is to place the City on notice so that proper measures can be taken to properly defend against the claim or dispute, and the failure to give such notice shall preclude the Consultant from subsequently arbitrating that particular claim or dispute pursuant to Section 10.20C of this Agreement, and the Consultant shall have no further recourse against the City. Pending a final decision on the claim or dispute under Sections 10.20B or 10.20C, the Consultant shall proceed diligently with the performance of this Agreement.

B. ***Resolution by Management.*** The City Representative and the Consultant Representative shall meet within a reasonable time after receipt of the written notice received pursuant to Section 10.20A in an attempt to resolve the claim or dispute to the mutual satisfaction of the parties. If the matter is not disposed of by mutual agreement between the City Representative and the Consultant Representative, the claim or dispute shall be decided by the Director of Public Works, whose decision shall be reduced to writing and mailed or otherwise furnished to the Consultant. The decision of the Director of Public Works shall be final and conclusive unless, within thirty (30) days after the date on which the Consultant receives its copy of such decision, the Consultant mails or otherwise furnishes to the Director of Public Works a written request to arbitrate the claim or dispute, in which event the parties shall proceed with the arbitration pursuant to provisions of Section 10.20B. The failure to make such request shall preclude the Consultant from proceeding any further on the claim or dispute, and the Consultant shall have no further recourse against the City.

C. ***Resolution by Arbitration.*** Upon receipt of the request to arbitrate authorized pursuant Section 10.03B or Section 10.20B, the City and the Consultant shall come to an agreement as to the appointment of an arbitrator for purposes of hearing the appeal. If the parties cannot reach an agreement, then each party shall select an arbitrator for purposes of the appeal, and the two shall select a third arbitrator within 20 days of their appointment. If the selected arbitrators are unable to agree upon the third arbitrator, the third arbitrator shall be selected by the American Arbitration Association or the Nevada Arbitration Association, whichever is designated by the City. Each party shall be afforded an opportunity to be heard and to offer evidence in support of or against the appeal. The decision of the arbitrator, or arbitrators, as the case may be for the

determination of the appeal, shall be final, conclusive and enforceable under the laws of the State of Nevada.

D. ***Right of Consolidation.*** Any arbitration arising out of or relating to this Agreement may include, by consolidation, joinder or in any other manner, any additional party or parties who are not a party to this Agreement if so requested by the City or the Consultant. Any consent to arbitration involving an additional party or parties shall not constitute consent to arbitrate any claim or dispute not described as a part of the original arbitration unless otherwise agreed to by the parties.

E. ***Right of Joinder.*** In the event the City is named as a party to any arbitration, or the City commences an arbitration against a party other than the Consultant, which arbitration is related to, or connected with, the construction of the Project or the performance of the Consultant's services hereunder (such as, without limitation, any arbitration between the City and the Contractor awarded the contract to construct the Project), the Consultant agrees and irrevocably consents to be joined as a party in the arbitration proceeding and to be bound by any decision resulting therefrom. The decision of the arbitrator or arbitrators, as the case may be, in the arbitration to which the Consultant has been joined as a party, shall be binding and enforceable against the parties thereto under the laws of the State of Nevada.

If the Consultant is named as an additional party by the City, the Consultant shall not be entitled to any additional compensation from the City as a result of preparing for, and participating in, the arbitration.

F. ***Discovery.*** In the event of arbitration, the parties agree that all means of discovery including, but not limited to, depositions and interrogatories, will be afforded to the parties involved in the arbitration, and the appointed arbitrator shall have all authority to impose sanctions against either party for failing to comply with the rules of discovery provided under the Nevada Rules of Civil Procedure.

G. ***Award Final.*** The award rendered by the arbitrator shall be final, and judgment may be entered upon its accordance with applicable law in any court having jurisdiction thereof.

H. ***Mediation.*** Subsequent to the commencement of any arbitration pursuant to Section 10.20C, and prior to any decision arising therefrom, the parties may endeavor with written mutual consent to settle disputes by mediation in accordance with the mediation rules of the mediation service agreed by the parties. The cost of the mediation shall be shared equally by the parties.

10.21 ***Attorney Fees.*** The prevailing party in any litigation or arbitration brought to enforce the provisions of this Agreement shall be entitled to reasonable attorney fees and court costs.

10.22 ***Calendar Day.*** All references in this Agreement to days are to calendar days unless otherwise indicated.

10.23 ***Exhibits.*** All exhibits referenced in this Agreement are hereby incorporated by this reference as a part of this Agreement. Any conflict between the provisions of this Agreement and the Exhibits incorporated herein shall be governed by the provisions of this Agreement.

10.24 ***Counterparts; Electronic Delivery.*** This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

10.25 ***Agreement Version.*** This document incorporates the standard provisions for the City's Professional Services Agreement updated as of April 8, 2008.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

ATTEST

Beverly K. Bridges, MMC, City Clerk Date

CITY OF LAS VEGAS

By
Kathleen C. Rainey, Manager, Purchasing & Contracts

APPROVED AS TO FORM

John S. Ridilla 1/29/10
Deputy City Attorney Date

CONSULTANT

By
Ken Gilbreth, P.E., VTN Nevada

LIST OF EXHIBITS

EXHIBIT " A " SCOPE OF SERVICES

EXHIBIT " B " REQUIRED SUBMITTALS

EXHIBIT " C " PERFORMANCE SCHEDULE

EXHIBIT " D " FEE BREAKDOWN

EXHIBIT " E " ADDITIONAL COMPENSATION

EXHIBIT " F " KEY PERSONNEL LIST

EXHIBIT " G "

EXHIBIT "A"

SCOPE OF SERVICES

ARTICLE 100: GENERAL INFORMATION

100.1 Project Overview

100.1.1 Project Overview Description

Boulder Highway Sahara Avenue – Mojave Road to Boulder Highway is described in the 2008 Clark County Regional Flood Control District Master Plan Update as Facility Number BHSA 0000. The proposed improvements include the design of a storm drain facility and associated collection facilities in Sahara Avenue between Mojave Road to Boulder Highway. The project includes a hydrology study, geotechnical investigation, storm drain, drop inlets, utility modifications, relocations, and related appurtenances.

100.2 Construction Cost Budget

100.2.1 Construction Cost Budget: **To Be Determined**

100.3 Project Contact Information

100.3.1 The City Engineer or their authorized representative is hereby designated as the City's Representative with respect to this Agreement. The City's Representative shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services of the Consultant. All inquiries concerning the project should be directed to the City Engineer or his authorized representative and the Consultant should not contact internal units of the City unless directed to do so. This policy is effective throughout the life of the project.

100.3.2 The Consultant's Representative is hereby designated as the Consultant's Project Manager listed in Exhibit "F", who shall be responsible for the services required under this Agreement. All of the services specified by this Agreement shall be performed by the Consultant's Representative, or by the associates and employees identified in the Consultant's proposal provided that such associates and employees perform under the personal supervision of the Consultant's Representative. All employees identified in the Consultant's cost proposal shall be subject to approval by the City's Representative. Should the Consultant's Representative, or any associate or employee, be unable to complete his or her responsibility for any reason, the Consultant will replace the employee with a qualified person approved by the City. If the Consultant fails to make a required replacement within thirty (30) days, the City may terminate this Agreement for default.

100.4 Plan Control and Standards

100.4.1 All plans, designs, specifications and estimates shall conform to the City standard practices, which are based on the latest edition of the following documents:

- Policy on Geometric Design of Highways and Streets (AASHTO)
- Uniform Standard Specifications for Public Works' Construction, Off-Site Improvements, Clark County Area, Nevada
- Uniform Standard Drawings for Public Works' Construction, Off-Site Improvements, Clark County Area, Nevada, Volume I and Volume II
- Nevada Department of Transportation (NDOT) Standard Plans for Road and Bridge Construction and NDOT Standard Specifications for Road and Bridge Construction
- Manual on Uniform Traffic Control Devices
- Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual
- Las Vegas Valley Flood Control Master Plan Update (MPU), current edition
- Central Neighborhood Flood Control Master Plan, Volume I & II, March 2005
- Las Vegas Valley Water District (LVVWD) Rules and Regulations
- Uniform Design and Construction Standards for Water Distribution Systems, Clark County, Nevada
- Design and Construction Standards for Wastewater Collection Systems, Southern Nevada
- Freeway and Arterial System of Transportation (FAST) standards

The design criteria for the following agencies will also be adhered to: City of Las Vegas Sanitary Sewer Planning, Traffic Engineering, and Flood Control; Clark County Regional Flood Control District ("CCRFCD"); Nevada Department of Transportation ("NDOT"); Las Vegas Valley Water District

("LVVWD"); Clark County Department of Development Services ("CCDDS"); Clark County Department of Public Works (CCPW); and local utility providers.

100.5 Changes to Scope of Services

100.5.1 If increased scope or workload is encountered, the Consultant is to notify the City in writing and receive written confirmation to proceed prior to the performance of any work related to the increased scope or workload.

100.5.2 The City Engineer or their authorized representative may at any time, only be written order, make changes which may result in an increase or decrease in the services to be performed by the Consultant. If the changes requested by the City cause an increase or decrease in the cost or time required to perform any of the services required hereunder, an equitable adjustment shall be made in the compensation to be paid to the Consultant under Section Seven, or in the time of performance under Section Eight, or both, and this Agreement shall be modified in writing accordingly. Any claim for adjustment under this Section must be asserted in writing within thirty days from the date of receipt by the Consultant of written notification of the changes to the services to be provided by the Consultant unless the City grants in writing a further period of time. Failure to assert such claim within the time limit provided herein shall constitute a waiver of any right to seek any equitable adjustment in compensation with respect to that change.

100.6 Responsibilities of the Consultant

100.6.1 The Consultant shall provide a set of Plans and Special Provisions, for the project described in Section 100.1.1, that are whole and complete, technically accurate, biddable and constructable, meeting the City's reasonable needs and expectations. All design, re-design, coordination, permitting, quality control review, meeting attendance, bid phase assistance, travel, reproduction, computer use or similar items that could reasonably be anticipated which are not limited or excluded elsewhere in this contract or listed specially in additional services, shall be provided by the Consultant for the basic services fee agreed to herein whether they are specifically listed in this scope of services or not.

100.6.2 The Consultant agrees to include in all its subcontracts related to the Project, and require the same of all subconsultant contracts at all tiers, the provisions of this Agreement related to the City's and Consultant's rights (including copyright), ownership and uses of the concepts, designs, documents, intellectual property, and tangible property.

100.6.3 Where the Consultant specifies materials and equipment by brand names, provide three or more brand names with model numbers for each item specified. Where less than two suitable brand names/model numbers are commercially available state "or approved equal" and provide required documentation per NRS requirements to support single source selection.

100.6.4 Prior to each design submittal, check all documents for technical accuracy, compliance with applicable codes and ordinances, complete incorporation of all design review comments, and coordination within and between design disciplines. Each submittal shall be in accordance with the appropriate submittal requirements listed herein. Incomplete submittals shall be rejected. All costs associated with the re-submittal shall be borne by the Consultant.

100.6.5 The Consultant shall without additional compensation correct or revise any error or deficiencies in the plans, drawings, specifications or other related documents prepared by the Consultant.

100.6.6 The Consultant shall be responsible for all coordination with its subconsultants. Each submittal to the City shall be organized by discipline and shall be thoroughly crosschecked to avoid conflicts between Consultant and subconsultant documents. Vague references to project requirements on other discipline's plans shall not be permitted. Where references to others' plans are necessary for direction, reference notes shall specifically state the drawing number or specification section, as appropriate. It shall be the Consultant's responsibility to advise each subconsultant of this requirement.

100.6.7 The professional services to be rendered by the Consultant under this Agreement shall be in conformance with applicable federal, state and local statutes, acts, rules, codes, ordinances, laws and regulations. These include but are not limited to the Americans with Disabilities Act (ADA) guidelines and requirements including conformance to any ADA provisions and guidelines that have been issued in "final form" regardless of their adoption by the Department of Justice, municipal ordinances, and any other applicable Federal, state and local acts, rules, laws or regulations.

100.6.8 All work, including but not limited to drawings, specifications, and calculations, shall be provided by the Consultant for each and every part of the Project. When complying with NRS 338.140 by listing multiple manufacturers in the specifications, the Consultant shall review options with the City and select the most available, standard, or economical manufacturer's model to fully engineer and include in the bid documents. Should the contractor propose one of the other manufacturers listed in the specifications after award, the cost of the other listed manufacturer's affect on the documents and the construction shall be borne by the contractor, except that the Consultant shall have the duty to cooperate with the contractor in

reviewing the proposal for design compliance (including the contractor provided structural calculations) and providing revisions to the Consultant's documents as required to accommodate the proposed change. Such revisions to the Consultant's documents may be an Additional Service, which shall be approved in writing by the City prior to the Consultant making any revisions and charged to the contractor by change order.

100.6.9 The Consultant acknowledges the City's requirement to incorporate the City's "Instructions to Bidders", "General Conditions" and "Division One", incorporated herein by reference, into the contract documents prepared for bidding for the Project covered by this Agreement. The Consultant further agrees to perform in accordance with the obligations stated in these referenced documents and agrees to include this provision in all sub-consultant contracts. The Consultant acknowledges familiarity with the City's standard format, terms and conditions of these documents and that such document examples were made available to the Consultant upon request, prior to signing this Agreement.

100.6.10 The City's approval of any documents or services furnished by the Consultant shall not in any way relieve the Consultant of responsibility for the professional and technical accuracy of its documents or services. The City's review, approval, acceptance or payment for any of the Consultant's services shall not be construed to operate as a waiver of any rights enjoyed by the City under this Agreement or of any cause of action arising out of the performance of this Agreement. The Consultant shall remain liable in accordance with the terms of this Agreement and applicable law for the damages to the City caused by the Consultant's negligent act or omission committed in the performance of this Agreement.

100.6.11 Plan and Special Provision Production and Submission

100.6.11.1 All Drawings shall be prepared using AutoDesk's AutoCAD Release 2004 or newer release in accordance with industry accepted standards. Specifications shall be prepared in City standard format using the software program Microsoft Word 2000 or newer release. The use of any other software for plan or specifications production requires prior written approval from the City's Representative.

100.6.11.2 All drawing submittals, except the final submittal, submitted by the Consultant will be printed on white bond paper. The final construction drawings will be printed on 4 mil, double matte mylar. All full size reproducible copies will be on 24" x 36" sheets (with 22" x 34" border) and all half size reproducible copies shall be on 11"x17" sheets (representing true half size of the full size plans). **Plans that do not meet these requirements will not be accepted.**

100.6.11.3 Special Provision format will follow the City standard provided to the Consultant. Special Provisions shall be stamped and signed by the appropriate design professional. **Special Provisions that do not meet these requirements will not be accepted.**

100.6.11.4 Within five business days of the hard copy design submittal, for each design submittal, the Consultant will submit electronic files of the AutoCAD files, including drawings and data files, and an Adobe Portable Document Format (PDF) file, 11"x17" print size, for each plan sheet submitted. For the 30% Submittal, Adobe PDF files will only be required for the Design Report and will not be required for the roll plot submittal. In addition, the Consultant will submit electronic files of the Special Provisions in Microsoft Word format and one comprehensive Adobe PDF file, with appropriate formatting, of the entire set of Special Provisions. All electronic files shall be submitted on either a CD-ROM or a DVD disk that can be read by any industry standard hardware. **If electronic files are not submitted within five business days of the hard copy design submittal, the City will consider the design submittal incomplete and may reject the submittal in its entirety. If rejected all costs for the resubmittal shall be borne by the Consultant.**

100.6.11.5 Prior to any electronic submittal, the Consultant shall, using commercially available software with current virus definitions, certify that electronic submittals are free of electronic "viruses", "worms", "Trojan horses", and other programs or data stored on the host computer or the electronic submittal. Should the City choose to check incoming electronic submittals for such afflictions, utilizing commercially available software and at the first indication of such an affliction, the entire electronic submittal will be considered unacceptable and will be returned to the Consultant. The Consultant shall remove the unwanted programs or the unwanted programs or data and further verify the integrity of the electronic submittal. The Consultant shall bear the expense of correction, checking and re-submittal and shall not be released from submittal requirements.

100.6.12 Cost Estimates

100.6.12.1 The Consultant shall prepare and provide a detailed Construction Cost Estimate with each submittal. The cost estimate shall be prepared in City standard format using the software program Microsoft Excel 2000 or newer release. The Consultant will provide unit costs, quantities and other estimating parameters for each component or work, reflecting current market conditions and costs. The Consultant will reconcile each successive estimate to the one provided at the preceding submittal. The Consultant shall incorporate appropriate contingencies based on the completed level of design. **If the cost estimate is not included in the design submittal, the City will consider the design submittal incomplete and may reject the submittal in its entirety. If rejected all costs for the resubmittal shall be borne by the Consultant.**

100.6.13 Construction Change Orders

The City has a formal construction contract change order approval process. Proposed change orders are negotiated and reviewed by City Engineering and Construction Management staff (and the construction management consultant when one has been retained). Change orders are then reviewed for approval by the City Change Order Committee. Part of that approval process will be checking a box on the Change Oder Tracking Form indicating the reason for the change order based on information available to the committee at that time. If the change order appears to relate to a consultant design deficiency then either the Reason Code box "E&O Value" or "E&O No Value" will be checked. "E&O" value will be checked if it appears the apparent design deficiency results in added cost to the project but all, or a substantial part, of that cost would have been incurred in the original bid if the deficiency did not exist. "E&O No Value" will be checked if it appears that little or no cost to the project would have occurred if the deficiency did not exist. The City may use this data, as well as any other relevant data, in exercising its rights under this agreement to seek compensation for Consultant errors and omissions.

The City will make reasonable efforts to copy all approved change orders (with the tracking form included) and construction change directives to the consultant In order to provide the consultant an opportunity to prevent similar instances from occurring on future projects, to allow the consultant to review the potential for similar instances to occur during the progress of this project (and to work with City and Contractor to minimize the potential for future financial impacts when possible regardless of the reason code box checked) and to give advance notice to Consultant to prepare for potential financial impacts to the Consultant and/or for the Consultant to provide documentation to the City as whether the appropriate reason code box has been checked.

There may, at times, be a benefit for the consultant to review change orders or construction change directives prior to final negotiation and approval. This could provide the consultant with an opportunity, prior to finalization, to determine that a proposed change order or construction change directive may be excessively priced, not a legitimate change in the scope of the Contractor's work, outside of the Consultant's scope of work, detrimental to the Consultant's design, uncoordinated with the Construction Documents, potentially harmful to public safety, or a violation of codes, laws and regulations. Therefore the City will make reasonable efforts to notify the consultant of possible change orders or construction change directives prior to final negotiation and approval. And to, when appropriate, request the consultant to sign acknowledgement and concurrence on the final change order or construction change directive or to make formal revisions to the plans and/or specifications. However, given time constraints and the need to limit Contractor delay claims (that can often quickly exceed the cost of the change order), advance notice to the consultant is not always possible or practical. And, in fact, potential change order work, including force account work, is sometimes allowed to proceed prior to any change order being drafted or reason code applied by City.

100.6.14 The Consultant shall be responsible for performing all work necessary to complete the following schedule of work, more fully described in the following sections:

Upon written agreement with both parties an intermediate design submittal may be changed in definition of percentage complete without change to the basic service fee amounts (for example changing the 70% submittal to a 50% submittal). The written agreement would detail any resulting change in billing schedule. Should an additional submittal be requested by the City (for example adding a 50% submittal in addition to a 30% and a 90% submittal) this work would be paid for in accordance with Section 3.01, 3.02 and 7.02 of this agreement.

100.6.14.1 Article 200 – Preliminary and General Items

100.6.14.2 Article 300 – 30% Design Phase

100.6.14.3 Article 400 – 90% Design Phase

100.6.14.4 Article 500 – 100% Design Phase

100.6.14.5 Article 600 – Bid Phase

100.7 Responsibilities of the City

100.7.1 The City shall be responsible for the following:

100.7.1.1 Shall furnish a copy to, or make available for examination or use by, without a fee, the Consultant, any documents and data which the City has available including, reports, maps, plans, specifications, surveys, records, ordinances, codes, regulations, other documents related to the services required under this Agreement. The City shall assist the Consultant in obtaining data and documents from public agencies and from private citizens and business firms whenever the City determines that such material is necessary for the completion of the services required by this Agreement.

100.7.1.2 Access arrangements for the Consultant to enter upon City owned property as required to perform their services.

100.7.1.3 Acquire any property, authorizations to enter property, easements, or other project rights required to construct the Project

100.7.1.4 Provide and conduct bidding activities, including printing and distribution of bid and construction documents, except as specifically required to be provided by the Consultant in this Scope of Work

100.7.2 The City's Review Process

100.7.2.1 Upon receipt of any documents furnished by the Consultant, the City Representative shall conduct a preliminary review of such documents and determine whether the documents comply with the scope of the Project. After the preliminary review, if the City Representative determines that the documents are insufficient, inadequate, or incomplete, the City shall notify the Consultant and request documents which are professionally complete and appropriate for each service phase submitted. The decision by the City Representative in this matter shall be final.

100.7.2.2 If the City Representative determines, after requesting the Consultant to provide corrected and professionally complete Phase submittals, that the documents remain insufficient, inadequate, or incomplete, the City may: (i) declare the Consultant in default, or (ii) demand a letter of explanation from the Consultant as to the reason the furnished documents are insufficient, inadequate or incomplete. If the City elects the second option, the Consultant, at Consultant's own expense, shall furnish additional sets of all documents that are sufficient, adequate and complete in the discretion of the City Representative for review by the City. The Consultant, at Consultant's own expense, shall attend any meeting, whether formal or informal, including the City Council meeting when requested by City to explain the reason the Consultant presented inadequate, insufficient, or incomplete documents to the City, and the delay, if any, that such submittal and re-submittal may cause in completion of the Project.

100.7.2.3 The City's review period in the Project Schedule shall not begin until the City Representative determines that the documents presented by Consultant fully comply with the requirements. After the City Representative determines that the documents comply with such requirements, the City shall begin a review of the documents.

100.7.2.4 After the City reviews the documents, one or several set(s) of the documents shall be returned to the Consultant with comments and corrections noted thereon. The Consultant shall make the changes necessitated by the corrections or other comments into the documents, and return the correction set(s) with the corrected documents, together with written responses to the City's correction(s), comments(s), and change(s), which state the action taken and reason for such action for each item presented by the City.

ARTICLE 200: PRELIMINARY AND GENERAL ITEMS

200.1 Project Management

200.1.1 Project management will include work necessary for communication and completion of the project tasks on time and within budget. The Consultant's Project Manager or their primary duties will not be reassigned without the written consent of the City's Project Manager. The Consultant's staff will have the training and expertise necessary for the work tasks to which they are assigned.

200.1.2 The Consultant will provide invoices in the standard format provided by the City's Representative. Invoices will be accompanied by a cover letter explaining the general status of the project, including at a minimum the work completed to date, the anticipated remaining efforts and required schedule changes; progress report form; supporting data for direct expenses (when specified expenses are allowed per Exhibit D, herein); and an updated project status report reflecting Scope of Work activities identified by the City Representative.

200.1.3 On a weekly basis, or a time frame approved by the City's Representative, the Consultant's Project Manager will update the City Representative with regards to the status of the project schedule, budget and general status/progress. This task is in addition to Design Progress Meetings outlined in Section 200.2.3 and may be performed in a phone, email or mailed correspondence as approved by the City Representative.

200.2 Kick-Off Meeting and Design Progress Meetings

200.2.1 Consultant shall prepare an agenda and schedule and attend a kick-off meeting with the City and other agencies as required within ten calendar days of the issuance of the Notice to Proceed. This meeting will be held to review the scope of work, discuss data and information provided by the City, review the project schedule (prepared by the Consultant using Microsoft Project or software approved by the City's Representative), introduce key personnel, establish lines of communications and clarify the City's and other government agency requirements for the Project, and identify any missing data and information necessary to proceed with the Project. Within five business days following the kick-off meeting, the Consultant will prepare and distribute draft meeting minutes to the City's Project Manager (an e-mail to the City's Representative of the draft minutes is acceptable). The Consultant shall prepare and distribute final meeting minutes after the draft meeting minutes are approved by the City's Representative.

200.2.2 Deliverables: Project Kick-Off Meeting Agenda and copies for distribution at Kick-Off Meeting; Project Kick-Off Meeting Minutes.

200.2.3 Consultant shall attend approximately 12 progress/coordination meetings to be held with the City, other relevant agencies and utility companies. Design Progress meetings shall be conducted on a monthly basis, or a time frame approved by the City's Representative, at the City's offices and will be attended by the Consultant's Project Manager, Project Engineer and other key personnel as determined to be necessary. Consultant shall prepare an agenda for each of the progress meetings. Within five business days following the progress/coordination meeting, Consultant shall prepare and distribute draft meeting minutes to the City's Representative (an email to the City's Project Manager and meeting attendees of the draft minutes is acceptable). The Consultant shall prepare and distribute final meeting minutes after the draft meeting minutes are approved by the City's Representative.

200.2.4 Deliverables: Design Progress Meeting Agenda and copies for distribution at Design Progress Meetings; Design Progress Meeting Minutes.

200.3 Utility and Agency Coordination

200.3.1 Consultant shall coordinate with all utilities and agencies having facilities within the limits of or adjacent to the Project throughout the duration of the project, this includes attendance to all related meetings. The Consultant will contact the utility companies and other governmental agencies early in the project to obtain information relating to the location, size and type of facilities owned by that Utility. The Consultant shall perform utility potholes, identify potential utility conflicts and meet with the affected utilities to ensure timely resolutions for the utilities conflicts. Utility companies and agencies to be contacted by the Consultant shall include, but are not limited to, the following:

- Clark County Regional Flood Control District ("CCRFCD")
- Clark County Department of Public Works
- Clark County Department of Development Services
- City of Las Vegas departments, including but not limited to, Flood Control, Parks, Collection System Planning, Traffic Engineering, Field Operations, and Land Development
- Las Vegas Valley Water District ("LVVWD") and Southern Nevada Water Authority ("SNWA")
- Freeway and Arterial System of Transportation ("FAST")
- Utility providers, including but not limited to, Nevada Power Company, Embarq, Cox Communications, Southwest Gas Corporation, AT&T Fiber Optic Cable
- Nevada Department of Transportation ("NDOT") and
- Other local and state agencies as required

200.3.2 The Consultant shall prepare a utility conflict schedule and pothole plan to advise the City's Representative of any utility conflicts, coordinate utility requests for information, monitor status of proposed utility projects within the projects limits and meet as required with utility companies to resolve conflicts. Major utility relocation design plans are not anticipated, unless otherwise mentioned in this scope of services, and will be paid for separately under Additional Services Tasks upon separate authorization by the City

200.3.2.1 Preparation of minor utility relocation plans, by the Consultant and coordination for incorporation of those prepared by the Utility Companies themselves, that were anticipated by the Consultant, or reasonably should have been, at the time of this agreement shall be considered incidental to this task and no other applicable design tasks.

200.3.2.2 Coordination with utilities, incorporation of utility plans, and preparation of designs by the Consultant in relation to new services, connections for City facilities (such as power service for street lights and traffic signals and water hookups for City irrigation lines) that were anticipated by the Consultant, or reasonably should have been, at the time of this agreement shall be considered incidental to this task and no other applicable design tasks.

200.3.2.3 Nothing in this section shall be construed as preventing this Exhibit A from specifically detailing the Consultant's scope for anticipated minor utility relocations and/or new service connections with individual tasks identified and associated man hours and costs shown in Exhibit D when warranted.

200.3.3 The Consultant shall coordinate with the City of Las Vegas' Land Development Services Section for current projects, encroachment agreements, covenants running with the land and any other mapping that may have an impact on the project.

200.3.4 The Consultant shall submit design plans for review from the various utility companies for the 30%, 70%, 90%, Pre-Final, and Final submittals.

200.3.5 The Consultant shall submit design plans for review and obtain approval signatures from the various utility companies on final mylar prints prior to submitting to the City of Las Vegas.

200.3.6 Consultant shall notify the City of any required utility, application, permit and review fees, which will be paid for by the City.

200.3.7 The City's Representative shall give approval of documents prior to being submitted to any regulatory agency for permit review and approval.

200.3.8 City Engineer's Office is NOT A REGULATORY AUTHORITY. The Consultant does hereby acknowledge, understand and agree that the City Engineer's Office, acting as the City's representative for purposes of the Project, does not have any control, authority or influence over the decisions or requirements of other departments of the City acting in a regulatory capacity including, but not limited to, the Building Department, Fire Department, and Planning Department of the City of Las Vegas. The City's representative acts in a capacity similar to that of a representative working for a private property owner which is to ensure that the City receives a quality product, delivered on schedule, for a fair price. Furthermore, the City Engineer's Office does not speak or act for any regulatory authority, nor does any regulatory authority speak or act for the City Engineer's Office. The Consultant agrees that its relationship with the regulatory authorities having jurisdiction over the Project is separate from its relationship with the City, and that the Consultant's interaction with each regulatory authority is to be conducted without assistance from the City.

200.3.9 Deliverables: Project Plans to be sent to the Utility Companies at each design level (30%, 70%, 90%, Pre-Final, and 100%); and final mylar's with impacted utilities approval signatures

200.4 Project Permits

200.4.1 Consultant shall identify all permits needed for the Project. Consultant shall prepare all correspondences and permit applications for the regulating agencies and assist the City in obtaining required permits.

200.4.2 The following permits are anticipated for this project :

- NDOT Encroachment Permit
- Clark County Offsite Permit

200.4.3 During the design process, the Consultant shall provide a permit matrix which will determine the permits needed for the Project. A summary matrix of required permits shall be prepared by the Consultant and included in the Design Report. Any required permits not contemplated in this scope of work will be paid for separately under Additional Services upon separate authorization by the City.

200.4.4 Deliverables: Matrix of required permits; correspondence; preparation of permit applications.

ARTICLE 300: 30% DESIGN PHASE

300.1 Survey

300.1.1 Control Survey. Control surveys for the project will include aerial panels and establishing a ground coordinate system. The control survey will be tied to the City's established horizontal and vertical control network. Existing monuments within the project limits will be tied into this control network. Consultant will establish roadway alignments from control information found in the field and record information.

300.1.2 Design Survey. Aerial mapping and field design surveys will be used to develop engineering base sheets and digital terrain models (DTM). All aerial mapping and DTM will be produced from aerials flown at an altitude to produce 1 inch to 40 feet horizontal scale with one-foot contour intervals per National Mapping Accuracy Standards. One-foot interval contours will be developed utilizing a digital terrain program and the aerial mapping. Topographic surveys of existing features will be completed in the field to supplement aerial mapping. Specifically these tasks shall include, but are not limited to, the following:

- Research existing surveys, parcel maps, ownership records, and other records as necessary to obtain needed data in preparation of all existing rights-of-way and easements and control drawings
- Set panel locations for control in obtaining aerial topography. Topographic mapping to be at 1" = 40' horizontal with a contour interval of 1-foot, based upon a published City benchmark
- Establish both horizontal and vertical control for the Project including preparation of a horizontal control drawing sealed by a Nevada Professional Land Surveyor to identify, as a minimum, horizontal and vertical control points, Project alignment centerline indicating bearings, distances and control point coordinates
- Establish Project coordinate system

- All survey shall be in ground coordinates and tied to state plane coordinates (horizontal) and NAVD 88 (vertical)
- Conduct field survey to identify and locate existing improvements as necessary to supplement aerial topography. Collect field survey data along the storm drain facility alignment, including but not limited to existing edge of pavement, drop inlet locations and invert elevations, manhole lids and invert elevations, and gutter flow line, top of curb, back of sidewalk elevations, water valves, visible surface utilities and pothole hubs. In areas where it is anticipated that storm drain construction will require full street reconstruction, obtain field survey shots at 50-foot intervals along the top of curbs and street centerline, plus shots at edges of driveways, transitions, and curb returns. Field survey shall extend a minimum of 100 feet for minor street intersections and 150 feet for major street intersections beyond curb returns of adjacent street
- The Consultant will coordinate any required private property access with the City's Representative

300.1.3 Record of Survey. The Consultant shall provide a Record of Survey to be reviewed by City of Las Vegas' City Surveyor. City Surveyor must approve the Record of Survey prior to recordation with the Clark County Recorder. Research available record information, parcel maps, subdivision maps and records of survey to establish a record alignment of the Project. Use this record alignment as a basis to assist in locating existing monuments, during the field survey phase of this Project. **The City will not accept the 30% design submittal unless the Record of Survey is formally submitted and approved in writing by the City Surveyor.**

300.1.4 Deliverables: The Consultant shall submit three (3) copies of the Record of Survey to the City. Consultant shall record the "approved" Record of Survey with the Clark County Recorder.

300.2 Right-of-Way

300.2.1 Consultant will use the City's Right-of-Way Plats, Title Reports that the City has on file, Parcel Maps, Records of Survey, plats and any other documentation necessary to identify and establish the right-of-way limits. Consultant will establish existing property lines and label all lots with the current owners name and APN and encumbrances in areas where right-of-way is to be acquired. Consultant will identify any additional right-of-way to be acquired. Consultant will prepare right-of-way drawings showing existing rights-of-way and easements and proposed rights-of-way and easements. For all right-of-way which must be acquired, Consultant shall prepare deeds and legal descriptions with property maps showing topographic areas, easements and vesting. Consultant shall coordinate with the City's Right-of-Way Section in the preparation of a right-of-way property schedule (all rights to be obtained or vacated, easements, rights of entry, construction easements as well as current status of the City's acquisitions) and regularly review and redline this schedule as to current status in coordination with the City's Right-of-Way Section. Where existing property is to be disturbed by construction, Consultant shall prepare 8 ½" X 11" exhibits to be sent to affected property owners showing the location of Authorization to Enter Property (AEP) and the nature of the construction.

300.2.2 Based on the 30% design, the Consultant will identify any additional right-of-way, including permanent right of way and easements and authorizations to enter property ("AEP") to be acquired. A summary of proposed right of way acquisition will be provided by the Consultant in Microsoft Excel 2000 format in the format provided by the City Representative. During the 30% design review, the City will work with the Consultant to finalize project right-of-way requirements.

300.2.3 30% Submittal. Consultant shall prepare 24" x 36" exhibits, at a minimum 1" = 100' scale, that shall show schematically the project and identify all existing right-of-way and existing easements. Areas identified (preliminarily) for proposed right-of-way acquisition shall be shown on the exhibit and differentiated from existing right-of-way by color coding. In addition, Consultant shall provide an example format of right-of-way legal descriptions and AEP exhibit format for review. These exhibits and example formats shall be included in Preliminary Design Report..

300.2.4 90% Submittal. Consultant shall update the 24" x 36" exhibits to show the acquired right-of-way, easements and AEP's. The acquisition status table shall be updated and submitted to the City for review.

300.2.5 100% Submittal. Consultant shall update the 24" x 36" exhibits to show the acquired right-of-way, easements and AEP's. The acquisition status table shall be updated and submitted to the City for review. Consultant shall clearly identify, in the acquisition table, any right-of-way, easements or AEP's that have not been acquired and an explanation for not having acquired the right-of-way, easement or AEP.

300.2.6 Prior to Bid. Prior to bid the Consultant shall cross check the right-of-way map verses the acquisition table and provide a letter summarizing the result of the check and identifying any right-of-way, easements or AEP's not yet acquired.

300.2.7 Deliverables: 24" x 36" exhibits at the 30% Submittal as outlined in 300.2.3; Legal Descriptions; Acquisition Status Table; 24" x 36" exhibits at the 90% Submittal as outlined in 300.2.4; 24" x 36" exhibits at the 100% Submittal as outlined in 300.2.5; Summary Letter of Right-of-Way, Easements and AEP status.

300.3 Records Review, Information Research and Analysis of Data

300.3.1 Consultant shall review data and information from the City including assessor's maps, parcel maps, improvement plans, drainage studies, utility plans, geotechnical studies, aerial topographic mapping and land development mapping currently being processed by the City which will likely affect the Project. Consultant shall provide ongoing supplemental research of public records during Project development.

300.3.2 The Consultant will review all data collected to determine impact/significance with regard to the Project and incorporate useful information into the Project documents. The Consultant will also identify deficiencies in the data collected and make recommendations for additional information needed for the successful completion of the project.

300.3.3 The Consultant will conduct field investigations, as necessary during the length of the project, to determine the location of collection facilities, establishment of problem flooding areas, existing drainage facilities, utilities, street improvements and other appurtenant items that may help in the development of the Project design. The Consultant will take pictures during the field investigation to document field conditions throughout the Project.

300.4 Utility Potholing

300.4.1 Utility Potholing work for the Project shall include gathering horizontal and vertical location information (potholing) on subsurface utilities that may be in conflict with the Project improvements. A total of 10 potholes are anticipated to be performed for this Project. This task shall include the refinement of the utility conflict information, identification of utility relocation by others and incorporate subsurface utility engineering into the Contract Drawings. Potholes will be surveyed for horizontal location and shown on the plans. Patching of potholes will meet City of Las Vegas, Clark County, and NDOT (if applicable) requirements, including hot patches, polymer bag mix or concrete plug. No cold patches will be utilized.

300.4.2 For utilities that are concrete encased, Consultant will require the pothole sub-consultant to perform two potholes: one to identify the top of the encasement and one to identify the bottom of the encasement. The two potholes will be performed on either side of the encasement to determine the width of the encasement.

300.4.3 Consultant shall provide full-time inspection during the pothole process to confirm that the sub-consultant has accurately located and correctly identified the utilities to be investigated.

300.5 Geotechnical Investigation - Consultant shall provide geotechnical services to include research, field investigation, material testing, and analysis to develop geotechnical recommendations for the design and construction of the drainage facilities and reconstruction of the existing roadway.

300.5.1 It is anticipated that the geotechnical investigation may include, but is not limited to the following:

- Geologic and soils maps will be reviewed for general soils and geologic conditions as well as the presence of identified geologic hazards
- For field geotechnical investigations, a traffic control plan will be formulated and submitted to City for approval. Proper signage and barricading will be implemented for all field studies. Utility clearance of all proposed exploration sites shall be obtained prior to any drilling or trenching. Exploration depths of 20 feet are anticipated to allow assessment of both roadway subgrade conditions as well as excavation characteristics and backfill requirements of storm drain improvements. Test borings will be advanced on approximate 500 foot centers (5 borings total) in staggered lanes as utility clearance will allow. The thickness of existing pavement and aggregate base will be measured. The underlying soils shall be sampled by standard soil sampling techniques of split spoon samplers advanced by drive hammers to correlate to Standard Penetration Testing (SPT). The presence of hard caliche will hinder standard sampling techniques, at which point, disturbed samples from drill cuttings will be collected. The soils encountered during exploration shall be logged and classified in the field. Consultant's geotechnical staff shall supervise all exploration
- Representative soil samples shall be analyzed in the laboratory for index properties including moisture content, grain size distribution, and plasticity characteristics. These tests are indicative of the soil's mechanical behavior and govern the remainder of the testing program
- Groundwater depth shall be determined, if encountered. Screening for hydrocarbon content will be by monitoring each boring with a Photo Ionization Detector (PID). Where the hydrocarbon vapors are detected and after consultation with the City, a monitor well will be installed, and chemical analysis of the groundwater will then be performed
- Analysis of research, field, and laboratory results shall allow formulation of geotechnical recommendations for the design and construction of the Project. These will include excavation characteristics, grading and filling requirements, paved structural sections, subgrade preparation, compaction levels, trenching, shoring, benching, bedding and backfill, and identification of recognizable construction problems

300.5.2 The Consultant shall prepare a written report presenting the findings, conclusions, and geotechnical recommendations for the design and construction of the proposed improvements, including recommendations regarding pavement section thickness based on AASHTO design criteria, structural bearing capacity, earthwork and backfill requirements.

It is understood that the City may make and distribute copies of reports and boring logs as necessary in connection with the Project without incurring obligation for additional compensation.

300.5.3 Deliverables: Submit one (1) bound copy of the Draft Geotechnical Report to the City's Representative with the 30% Design Submittal. Drafts of these reports are also to be included in the Preliminary Design Report. The Consultant shall submit one (1) bound copy of the Final Geotechnical Report with the 90% Submittal as well as include the Final Geotechnical Report in the Final Design Report.

300.6 30% Design Phase Submittal

300.6.1 30% Design Phase Plans

300.6.1.1 The 30% plans are to be prepared for the preferred overall Project Alternative and limits as agreed on and directed by the City of Las Vegas and CCRFCD. The north arrow on all plan sheets shall point to the top or right side unless otherwise approved by the City. The plan and profile sheets shall be at 1" = 40' scale (or other scale as directed or approved by the Engineer) and appropriate vertical scale with stationing from left to right. All lettering shall be of sufficient size and clarity to permit easy reading when reduced to one-half (1/2) scale.

300.6.2 Preliminary Design Report

300.6.2.1 The results and summaries of items identified in subsections 300.1 to 300.5 above are to be included in a Preliminary Design Report (PDR). The PDR will include pertinent aspects of the project explored to date, including all design criteria and assumptions used to develop the design and any alternatives. Probable construction costs will be estimated based upon recommendations made in the PDR and will be broken out by funding source. The PDR will include, but is not limited to, the following:

- Cover page
- Table of Contents
- Executive Summary
- Transmittal memo stamped and signed by the Consultant Project Manager
- Inventory of existing conditions, including photo library
- Adjacent completed projects summary
- Design controls and assumptions
- Survey Summary (including Record of Survey and approval from City Surveyor)
- Right of Way Summary (including a summary of proposed right of way acquisition will be provided by the Consultant in Microsoft Excel 2000 format in the format provided by the City Representative)
- Utility Issues and Conflicts Summary
- Summary of Permits (including a summary matrix of required permits)
- Draft Geotechnical Report
- Preliminary Drainage Study (including hydraulic analyses)
- Construction Cost Estimate and
- 30% Design Phase Plans

300.6.2.2 Comments received on the Preliminary Design Report will be addressed in writing and included in the Draft Final Design Report. Adjustments will be made to the associated design and analysis as necessary. Documentation of the changes made such as physical copies of plans, models, and calculations will be submitted with the Draft Final Design Report.

300.6.3 Deliverables: Submit three (3) copies of the Preliminary Design Report to the City; Submit two (2) bound and one (1) unbound full size sets (24" x 36") and nine (9) bound and one (1) unbound half size sets (11" x 17") of the 30% Design Phase Plans to the City; Submit one (1) copy of the Preliminary Design Report and bound half size set (11" x 17") to CCRFCD, NDOT, CCDDS, CCPW, and RTC; Submit 30% Design Phase Plans (size and number determined by each Utility Company submittal requirements) to the Utilities for review.

300.7 Walk Through. After submittal of the 30% Design and the Preliminary Design Report, the Consultant will schedule a project walk through with the City Representative and other relevant parties, including other public agencies and utility providers. The intent of the walk through is to identify field conflicts in order to minimize potential significant changes to the design after the 30% Submittal.

300.7.1 Deliverables: The Consultant shall submit a walk though Memorandum to the City's Representative to document field observations.

300.8 Overall Project Scope, Schedule and Budget Review

300.8.1 After City review of the 30% Design Phase Submittal, the City shall schedule a meeting with the Consultant and other stakeholders, as determined by the City. The purpose of the meeting shall be to review the conclusions of the 30% Design Phase Submittal and any other new scope, schedule and budget information available to the City in comparison to the basic assumptions of the Consultant and the City at the time this Professional Services Agreement was executed.

The construction cost estimate will be reviewed along with estimated engineering costs, construction management costs, right-of-way costs and other soft and hard costs available to the City to determine a total project costs estimate. Total Project Costs will be compared to total funding available known to the City. The Consultant will assist the City in determining if specific design and/or construction items should be considered for elimination or reduction to meet available funding.

The Consultant's scope herein will be reviewed in relation to any items proposed by the City, the Consultant or other stakeholders to be added, reduced, eliminated, clarified or refined during the 30% design effort or as a result of the total project cost versus total available funds exercise detailed above.

Based upon the above and progress to date, the Consultant shall provide an updated schedule for both design, bidding and construction to the City for review.

The Consultant's remaining scope, budget and schedule will be reviewed in detail based on the above. If warranted, reasonable and mutually agreeable, negotiations regarding a possible contract amendment to add or deduct specific scope, schedule and budget items may be considered at this time. If said negotiations are entered into the design may be formally put on hold through written direction by the City until said negotiation in concluded.

In no case will a contract amendment increasing compensation to the Consultant be considered for the Consultant's additional work resulting from errors or omissions, failure to adequately perform any tasks written in this agreement or any work that the Consultant assumed or should have assumed to be required to perform any tasks in this agreement. Nothing in this subsection, regarding the possibility of a contract amendment, shall be construed as overriding any other section of this contract regarding the Consultant's responsibilities to perform within the agreed upon fees and schedule. Likewise, nothing in this subsection, regarding the possibility of a contract amendment, shall be construed as limiting the Consultant's rights to request additional compensation for additional work at other times or milestones during the term of this agreement as specifically allowed in other sections of this agreement.

300.8.1.1 Deliverables: Detailed Project Scope; Detailed Cost Estimate for total project costs; Detailed Project Schedule for design, bidding and construction.

300.8.1.2 Consultant is hereby informed of the purpose of the deliverables in **300.6.1** – the Consultant by submitting these items is agreeing that for all items within the Consultant's control, the project scope will be fully carried out, that the Cost Estimate for total project costs is reasonably accurate and that the Project Schedule will be met without exception.

ARTICLE 400: 90% DESIGN PHASE

400.1 90% Design Phase Submittal

400.1.1 Detailed Hydraulic Analysis and Draft Final Design Report - The Consultant shall develop detailed hydraulic models for the conveyance facilities using HEC-RAS, WSPG or other appropriate computer programs. The hydraulic models will provide information on the hydraulic grade line, energy grade line, flow velocity and depth and other pertinent hydraulic parameters. The storm drain facilities and lateral pipes will be included in the hydraulic models. In addition, riprap rock and drop inlet sizing calculations will be performed. If required 10 year and 100 year hydraulic analysis facility sizing and cost estimates will be prepared to determine RTC versus RFCD costs.

Documentation of the hydraulic analyses will be compiled and submitted in a Draft Final Design Report. This report will also include any information, calculations or models that were revised since the Preliminary Design Report was submitted.

400.1.1.1 Deliverables: Submit three (3) copies of the Draft Final Design Report to the City (with Response to Comments); Submit two (2) copies of the Draft Final Design Report to CCRFCD, NDOT, CCDDS, CCPW, and RTC.

400.1.2 90% Design Phase Plans – This submittal will include further refinement of the 70% plans (including any necessary structural details) to reflect 90% completion and response to comments. The 90% plans shall include all the utility conflicts and the resolutions. The 90% plans shall include project quantity tables broken down by individual plan sheet. The 90% plans shall include construction and right-of-way lines and all encroachments onto private property with proposed improvements. The owners name, property address and assessor parcel number shall be shown. Consultant shall prepare a map indicating the location and depth of proposed construction easements. The width of the encroachment shall be dimensioned and labeled on the map. Consultant shall provide 11" x 17" copies of the map in quantity equal to the number of parcels. The improvement plans shall be identified with the level of design with Engineer's seal in accordance with NRS 625.

400.1.2.1 Deliverables: Submit two (2) bound and one (1) unbound full size sets (24" x 36") and nine (9) bound and one (1) unbound half size sets (11" x 17") of the 90% Design Phase Plans to the City; Submit two (2) bound half size sets (11" x 17") of the 90% Design Phase Plans to CCRFCD, NDOT, CCDDS, CCPW, and RTC; Submit copies of 90% Plans to utilities (size determined by each individual Utility Company) as necessary for review by the utility companies.

400.1.3 90% Design Phase Construction Cost Estimate - a Project cost estimate broken out by funding source, bid item, and plan sheet shall be prepared by the Consultant. The cost estimate breakdown by funding source may include, but is not limited to, the following:

- RTC
- CCRFCD
- CLV
- LVVWD (and/or other utilities as applicable)

400.1.3.1 Deliverables: Submit the 90% cost estimate by funding source to the City in both hard copy and electronic format (excel spreadsheet, pdf format will not be accepted); Submit one (1) copy of the 90% cost estimate to CCRFCD.

400.1.4 90% Design Phase Special Provisions - The Project Special Provisions shall be submitted utilizing the City's standard boilerplate set of Special Provisions provided. The Project Special Provisions shall use the same format as the *Uniform Standard Specifications for Public Works' Construction Off-Site Improvements Clark County Area Nevada.* All items of construction shown on the 90% Project Plans shall be represented in the Special Provisions as bid items utilizing the corresponding related specification section's nomenclature. The applicable items shall be described for the method of "Measurement" and "Payment" subsection for each section.

400.1.4.1 Deliverables: Submit four (4) copies of the bound Special Provisions to the City as well as electronic copy (Microsoft Word format); Submit two (2) copies of the bound Special Provisions to CCRFCD, NDOT, CCDDS, CCPW and RTC.

400.1.5 90% Walk Through - At the direction of the City, Consultant shall schedule a walk through of the Project with City of Las Vegas personnel and other stakeholders (as determined by the City) during the 90% Design Phase period. An inventory of all items of work shown on the plans will be verified and compared to field conditions. The Consultant will note any changes or adjustments to the plans as needed to fit field conditions. The Consultant will note any changes or adjustments to the plans as needed to fit field conditions and incorporate these changes into the 100% Design Phase Submittal.

400.1.6 Bidability and Constructability (B&C) - Consultant shall coordinate with a City selected B&C consultant or City in-house B&C review team. The Consultant will provide the B&C consultant or in-house B&C review team with the 90% submittal and Final Design Report (and any other documents necessary to complete the B&C review). The City may also chose to provide the B&C consultant or in-house B&C review team with earlier submittals for review. Consultant shall attend meetings and respond to comments as required to resolve disagreements on B&C comments.

400.1.7 Project Presentations - Consultant shall prepare for and make Project presentations to any organization or board, including preparation of graphics and backup information. The following presentations are anticipated:

- Regional Flood Control District Technical Advisory Committee - Consultant shall prepare graphic presentation materials and backup information required for agenda items in accordance with CCRFCD Policies and Procedures
- Regional Flood Control District Citizens Advisory Committee - Consultant shall prepare graphic presentation materials and backup information required for agenda items in accordance with CCRFCD Policies and Procedures
- Regional Flood Control District Board - Consultant shall prepare graphic presentation materials and backup information required for agenda items in accordance with CCRFCD Policies and Procedures

400.1.7.1 Deliverables: Board attendance; backup materials; presentation materials

400.1.8 The Consultant shall finalize all permit applications and submit all required permits to the appropriate agencies.

ARTICLE 500: 100% DESIGN PHASE

500.1 100% Design Phase Submittal

500.1.1 Final Design Report - Consultant shall compile all comments and written responses to comments along with all final design information, calculations and models and include in a stand alone Final Design Report to be used as a record for the basis of design for the project. The Final Design Report shall include all information included in the PDR and Draft Final Design Report and all associated revisions made as applicable.

500.1.1.1 Deliverables: Submit three (3) copies of the Final Design Report to the City (with Response to Comments), Submit two (2) copies of the Final Design Report to CCRFCD, NDOT, CCDDS, CCPW, and RTC.

500.1.2 The 100% submittal shall include all the elements of Article 500, which shall be advanced to a completed level of design and shall incorporate comments from the 90% submittal. The 100% submittal will consist of three steps: (1) a **100% Pre-Final (Bond) Submittal** will be made for final comment by the City, CCRFCD, NDOT, CCDDS, CCPW, and RTC; (2) a **Pre-Mylar (Bond) Submittal** to the City incorporating comments on 100% Pre-Final (Bond) Submittal; and (3) the Consultant will incorporate all comments on the Pre-Mylar (Bond) Submittal into the **100% Final (Mylar) Submittal**. Plan set mylars and copies sealed in accordance with NRS 625, sealed Special Provisions, including Bid Proposal and Construction Cost Estimate shall be submitted to the City. The Engineer's estimate broken out by bid item, plan sheet and funding source will be submitted as a Microsoft Excel Work Sheet electronic file. The Consultant shall coordinate with utility companies and obtain all utility signatures on the Cover Sheet and elsewhere in the plans as required. Consultant shall submit a pre-mylar bond set of the final plans before preparing mylars for this project.

500.1.2.1 Deliverables for the 100% Pre-Final (Bond) Submittal: Submit two (2) bound and one (1) unbound full size sets (24" x 36") and nine (9) bound and one (1) unbound half size sets (11" x 17") of the 100% Pre-Final Design Phase Plans to the City; Submit one (1) bound half size sets (11" x 17") of the 100% Pre-Final Design Phase Plans to CCRFCD, NDOT, and RTC; Submit three (3) bound full size sets (24" x 36") of the 100% Pre-Final Plans to CCDDS for Off-Site Permit request. Submit copies of 100% Pre-Final Design Plans to utilities (size determined by each individual Utility Company) as necessary for review by the utility companies; Submit four (4) copies of the bound Special Provisions as well as electronic copy (Microsoft Word format) and 100% Pre-Final Cost Estimate by funding source to the City (one hard copy and electronic copy – Microsoft Excel format); Submit one (1) hard copy of the 100% Pre-Final Cost Estimate by funding source to CCRFCD; Submit two copies of structural calculations to the City; Submit two copies of the bound Special Provisions and two copies of structural calculations to CCRFCD, NDOT, CCDDS, CCPW, and RTC. Consultant shall submit the 100% Pre-Final (Bond) Submittal to the various utility companies for review.

500.1.2.2 Deliverables for the Pre-Mylar (Bond) Submittal: Submit one (1) unbound full size set (24" x 36"), one (1) unbound half size set, one copy of the bound Special Provisions as well as electronic copy (Microsoft Word format), and 100% Pre-Mylar Cost Estimate by funding source (one hard copy and electronic copy – Microsoft Excel format) to the City. Submit one (1) bound half size set to CCRFCD.

500.1.2.3 Deliverables for the 100% Final (Mylar) Submittal: One set of 24" X 36" mylar plan sheets stamped and signed by a Nevada P.E. which includes the cover sheet containing all approval signatures; One set of original Special Provisions (unbound) stamped and signed by a Nevada P.E.; One copy of the Final Cost Estimate in the City's Bid Schedule Format; Submit two copies of the half size sets (11"x17"), bound Special Provisions and 100% Final Cost Estimate by funding source and two copies of final structural calculations to CCRFCD, NDOT, CCDDS, CCPW, and RTC. One copy of the Final Plans shall be submitted to each of the Utility Companies; An electronic copy of the estimated construction schedule in Microsoft Project format will be submitted to the City; Electronic copies of both the plans (AutoCAD 2002 format) and Special Provisions (Microsoft Word format) shall be submitted to the City. The Engineer's estimate will be submitted as a Microsoft Excel Work Sheet electronic file.

ARTICLE 600: BID PHASE

600.1 Pre-Bid Conference

600.1.1 The Consultant shall attend the pre-bid conference

600.2 Bid Requests and Responses

600.2.1 Consultant shall respond to questions raised by bidders during the bidding process. Decisions on issuing addenda will be conducted by the City. The Consultant will draft required specifications, plan changes and clarifications for the City to include in any addenda.

600.3 Bid Opening

600.3.1 The Consultant shall attend the bid opening and review the bid abstract and contractor qualifications.

600.3.2 The Consultant will comment on any bid discrepancies, evidence of unbalanced bid or contractor concerns uncovered during reviews.

END OF EXHIBIT "A"

EXHIBIT "B"

REQUIRED SUBMITTALS

ARTICLE 100: GENERAL

100.1 When requested by the City electronic files shall accompany hard copies for all submittals referenced in this paragraph and unless otherwise directed by the City. All cost estimates shall be provided in Microsoft Excel format, all schedules in Microsoft Project format, all Special Provisions in Microsoft Word format, all Bid Schedules in Microsoft Excel format and all spreadsheets associated with additional service requests in Microsoft Excel format. Pdf submittals will no be accepted unless specifically requested by the City.

100.2 All submittal requirements are outlined in Exhibit A – Scope of Services. Consultant shall refer to deliverables or other submittal requirements outlined in Exhibit A.

END OF EXHIBIT "B"

EXHIBIT "C"

PERFORMANCE SCHEDULE

ARTICLE 1: NOTICE TO PROCEED

1.1 The start date for the Consultant's scope of services shall be, without any further notice requirement, the date of this Agreement signed by the parties. The Consultant shall perform the services required as expeditiously as is consistent with professional skill and care and the orderly progress of the Project. The Scope of Service set forth in this Agreement and the compensation to the Consultant for said Scope of Services is based upon the Consultant and the City each performing its responsibilities in a timely manner.

1.2 *Performance Schedule.* The parties hereto have agreed to a general performance schedule (the "Performance Schedule") which is set forth herein. Subsequent to the execution of this Agreement, the Consultant shall furnish to the City's Representative for approval a more detailed schedule of performance (herein the "Detailed Performance Schedule") to be attached hereto as Exhibit "C-1".

1.3 *Revised Performance Schedule.* If the Consultant's performance is delayed or the sequence of tasks changed, the Consultant shall notify the City's Representative in writing of the reasons for the delay or the change. The Consultant shall then prepare a revised General and Detailed Performance Schedule for submission to and approval by the City's Representative.

ARTICLE 2: PERFORMANCE SCHEDULE

2.1 The maximum allowed time to complete each phase of the work is shown in the following table:

PHASE	CALENDAR DAYS TO COMPLETE	REMARKS
30% DESIGN PHASE	120	
90% DESIGN PHASE	90	
PRE-FINAL DESIGN PHASE	90	
100% DESIGN PHASE	60	
BID PHASE	45	
TOTAL CALENDAR DAYS TO COMPLETE:	**405**	

ARTICLE 3: DESIGN AND PERMITTING SCHEDULE DELAYS

3.1 The Consultant declares that they are experienced and knowledgeable with all governmental, agency, and utility company design approval processes, procedures, applications, fees, design standards, reviews, required corrective actions, and time schedules required for the Project, and that the schedule set forth for the Scope of Services is reasonable and achievable within these design approval parameters.

3.2 Although it is acknowledged that neither the City nor the Consultant have full control over these design approval processes, the Consultant shall be held accountable for any impacts to the City resulting from their actions or lack of actions, including but not limited to their failure to make timely submittals, their failure to routinely follow-up on submittals, their failure to notify the City of anticipated delays and required design changes, and their failure to process and re-submit comments and corrections received in a timely manner.

ARTICLE 4: CONSTRUCTION SCHEDULE CHANGES

4.1 It is understood and agreed by the Consultant that, although the time required to construct the Project has yet to be estimated as of the date of this Agreement, the Consultant is knowledgeable and experienced in determining the estimated construction time required to construct public works projects including this specific project type, and further that the Consultant has an advisory role in helping the City establish the construction term to be included in the construction contract, and therefore has the ability to determine the Consultant's lump sum fee for the Construction Phase scope of services regardless of how long it takes to construct the Project and that the Consultant assumes all risks for changes in his costs to perform the scope of services agreed to in this Agreement due to the length of time it takes to construct the Project.

4.1.1 No adjustments shall be made to the Post Construction Phase fee due to extended schedules.

END OF EXHIBIT "C"

EXHIBIT "D"

FEE BREAKDOWN

ARTICLE 1: COMPENSATION AND TERMS OF PAYMENT

1.1 *General.* At the time of approval of this Agreement by the City Council, the City agrees to set aside Two Hundred Fifty-Nine Thousand, Four Hundred Thirty-Five dollars ($259,435.00) as the total appropriation for the performance of this Agreement. In no event shall the total payments to the Consultant for the services (basic and additional services) provided under this Agreement exceed the aforementioned amount appropriated without prior approval of the City.

1.2 *Compensation: Basic Services (Lump Sum by Task).* The City agrees to pay the lump sum amount attributable to each task and, if applicable, each subtask, set forth in Exhibit "A" which is completed by the Consultant. The Consultant agrees to complete each task and, if applicable, each subtask, for the amount of the lump sum set forth in Exhibit "D" regardless of the number of manhours which must be expended to complete the performance of this Agreement. The total payments to the Consultant for the completion of these tasks shall not exceed Two Hundred Nineteen Thousand Four Hundred Thirty-Five dollars ($219,435) without prior written approval from the City. Such payment is based upon the individual lump sum amounts that are identified in Exhibit "D".

1.3 *Compensation: Additional Services.* For the additional services set forth in Exhibit "E," the City shall pay to the Consultant either a lump sum or an hourly fee based upon the hourly rates set forth in Exhibit "E" attached hereto, whichever is approved in writing by the City's Representative. Such payment shall not exceed Forty Thousand dollars ($40,000) without the prior written approval of the City.

BASIC SERVICES FEE BREAKDOWN

TASK	DESCRIPTION	Project Manager	Team Leader	Engineer	Design Technician	Land Surveyor	Survey Crew	Admin/ Clerical	Hours Subtotal	Direct Expenses	Lump Sum Task Amounts
		$170	$145	$100	$110	$150	$210	$70			
200	**PRELIMINARY AND GENERAL ITEMS**										
200.1	Project Management	10	10	0	0	0	0	10	**30**	**$0.00**	**$3,850.00**
200.2	Kick-Off Meeting and Design Progress Meetings	24	36	0	0	0	0	20	**80**	**$0.00**	**$10,700.00**
200.3	Utility and Agency Coordination	0	0	16	8	0	0	40	**64**	**$0.00**	**$5,280.00**
200.4	Project Permits	0	12	20	0	0	0	20	**52**	**$0.00**	**$5,140.00**
200	**Subtotal Hours**	**34**	**58**	**36**	**8**	**0**	**0**	**90**	**226**		
200	**Subtotal Fee**	**$5,780.00**	**$8,410.00**	**$3,600.00**	**$880.00**	**$0.00**	**$0.00**	**$6,300.00**		**$0.00**	**$24,970.00**
300	**30% DESIGN PHASE**										
300.1	Survey	0	0	0	76	10	18	0	**104**	**$1,800.00**	**$15,440.00**
300.2	Right-of-Way	0	0	0	8	4	0	0	**12**	**$0.00**	**$1,480.00**
300.3	Records Review, Information Research and Analysis of Data	0	0	20	0	0	0	0	**20**	**$0.00**	**$2,000.00**
300.4	Utility Potholing	0	0	0	0	0	8	0	**8**	**$10,000.00**	**$11,680.00**
300.5	Geotechnical Investigation	0	0	0	0	0	0	0	**0**	**$8,500.00**	**$8,500.00**
300.6.1	30% Design Phase Plans	15	40	40	80	0	0	0	**175**	**$0.00**	**$21,150.00**
300.6.2	Preliminary Design Report	8	40	80	40	0	0	20	**188**	**$0.00**	**$20,960.00**
300.7	Walk Through	0	4	4	4	0	0	0	**12**	**$0.00**	**$1,420.00**
300.8	Overall Project Scope, Schedule and Budget Review	4	4	0	0	0	0	0	**8**	**$0.00**	**$1,260.00**
300	**Subtotal Hours**	**27**	**88**	**144**	**208**	**14**	**26**	**20**	**527**		
300	**Subtotal Fee**	**$4,590.00**	**$12,760.00**	**$14,400.00**	**$22,880.00**	**$2,100.00**	**$5,460.00**	**$1,400.00**		**$20,300.00**	**$83,890.00**
400	**90% DESIGN PHASE**										
400.1.1	Detailed Hydraulic Analysis and Draft Final Design Report	0	0	0	0	0	15	0	**15**	**$0.00**	**$3,150.00**
400.1.2	90% Design Phase Plans	17	57	85	109	0	0	48	**316**	**$4,500.00**	**$39,505.00**

TASK	DESCRIPTION	Project Manager	Team Leader	Engineer	Design Technician	Land Surveyor	Survey Crew	Admin/ Clerical	Hours Subtotal	Direct Expenses	Lump Sum Task Amounts
400.1.3	90% Design Phase Construction Cost Estimate	0	8	12	20	0	0	8	**48**	**$0.00**	**$5,120.00**
400.1.4	90% Design Phase Special Provisions	0	20	20	0	0	0	8	**48**	**$0.00**	**$5,460.00**
400.1.5	90% Walk Through	0	4	4	0	0	0	0	**8**	**$0.00**	**$980.00**
400.1.6	Bidability and Constructability	4	4	0	30	0	0	0	**38**	**$0.00**	**$4,560.00**
400.1.7	Project Presentations	0	12	0	0	0	0	12	**24**	**$0.00**	**$2,580.00**
400.1.8	Permits	0	40	0	40	0	0	40	**120**	**$0.00**	**$13,000.00**
400	**Subtotal Hours**	**21**	**145**	**121**	**199**	**0**	**15**	**116**	**617**		
400	**Subtotal Fee**	**$3,570.00**	**$21,025.00**	**$12,100.00**	**$21,890.00**	**$0.00**	**$3,150.00**	**$8,120.00**		**$4,500.00**	**$74,355.00**
500	**100% DESIGN PHASE**										
500.1.1.1	Final Design Report	8	20	20	8	0	0	10	**66**	**$0.00**	**$7,840.00**
500.1.2.1	100% Pre-Final (Bond) Submittal	0	30	0	80	0	0	0	**110**	**$0.00**	**$13,150.00**
500.1.2.2	100% Pre-Mylar (Bond) Submittal	0	10	0	20	0	0	0	**30**	**$0.00**	**$3,650.00**
500.1.2.3	100% Final (Mylar) Submittal	0	20	0	40	0	0	0	**60**	**$0.00**	**$7,300.00**
500	**Subtotal Hours**	**0**	**60**	**0**	**140**	**0**	**0**	**0**	**200**		
500	**Subtotal Fee**	**$0.00**	**$8,700.00**	**$0.00**	**$15,400.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$31,940.00**
600	**BID PHASE**										
600.1	Pre-Bid Conference	2	2	0	0	0	0	0	**4**	**$0.00**	**$630.00**
600.2	Bid Requests and Responses	0	8	0	20	0	0	0	**28**	**$0.00**	**$3,360.00**
600.3	Bid Opening	0	2	0	0	0	0	0	**2**	**$0.00**	**$290.00**
600	**Subtotal Hours**	**2**	**12**	**0**	**20**	**0**	**0**	**0**	**34**		
600	**Subtotal Fee**	**$340.00**	**$1,740.00**	**$0.00**	**$2,200.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$4,280.00**
	Total Basic Services Hours	**84**	**363**	**301**	**575**	**14**	**41**	**226**	**1,604**		
	Total Basic Services Fee	**$14,280.00**	**$52,635.00**	**$30,100.00**	**$63,250.00**	**$2,100.00**	**$8,610.00**	**$15,820.00**		**$24,800.00**	**$219,435.00**

END OF EXHIBIT "D"

EXHIBIT "E"

ADDITIONAL COMPENSATION

1.1 **Reimbursable Expenses**. Reimbursable Expenses are not allowed.

1.1.1 Permit Fees and cost will be compensated at cost.

1.2 **Upon written authorization by the City, the Consultant shall provide Additional Services which may include the following:**

1.2.1 **Addenda** – As required by the City, the Consultant shall assist the City with the preparation of contract addenda during the bid process.

1.2.2 **Additional Design Services** – As required by the City, Consultant shall perform additional design services required for the Project.

1.2.3 **Additional Topographic Survey** – As required by the City, Consultant shall obtain additional field measurements to supplement the original topographic mapping as requested by the client.

1.2.4 **As-Builts** – As requested by the City, Consultant shall provide As-Builts.

1.2.5 **Construction Assistance** – As required by the City, Consultant shall attend progress meetings during construction of the Project.

1.2.6 **Dam Safety Permit** – As required by the City, Consultant shall coordinate with the State Engineer's Office and update the existing dam safety permit, if one is required for the Project.

1.2.7 **Drainage Study** – As required by the City, Consultant shall prepare a Drainage Study for the Project.

1.2.8 **Facility Specific Environmental Assessment** – As required by the City, Consultant shall prepare a Facility Specific Environmental Assessment.

1.2.9 **Feasibility/Alternatives Report for the Sahara Avenue CCRFCD System from I-15 to Boulder Highway** – The analysis will include up to three (3) alternatives for the alignment.

1.2.10 **Hydrology and Hydraulics** – As required by the City, Consultant shall provide additional hydrology and hydraulics.

1.2.11 **Master Plan Amendment** – As required by the City, Consultant shall revise and resubmit the Master Plan Amendment already performed by the City of Las Vegas.

1.2.12 **Public Meetings** – As required by the City, Consultant shall attend and participate in public meetings.

1.2.13 **Removal of Inflow/Infiltration Sources to Sanitary Sewer System** – As required by the City, Consultant shall provide design plans that redirect inflow/infiltration sources to the sanitary sewer to other authorized discharge systems.

1.2.14 **Right-of-Way** – As required by the City, Consultant shall obtain title report and legal descriptions, prepare exhibits and write legal descriptions in locations where additional right-of-way or easements are required for the Project.

1.2.15 **Section 404 Permit Application** – As required by the City, Consultant shall prepare the permit application and conduct environmental analysis in support of the Section 404 Permit.

1.2.16 **Sewer Design** – As required by the City, Consultant shall provide plan and profile design of new, reconstructed, or relocated sewer pipelines.

1.2.17 **Slope/Embankment Design** – As required by the City, Consultant shall provide additional design for treatment (soil cement, slope paving, etc.) to the detention basin embankments and slopes.

1.2.18 Spillway/Energy Dissipater – As required by the City, Consultant shall provide additional design for reconstruction of the Rainbow Detention Basin spillway and energy dissipater structure.

1.2.19 Storm Drain Retrofit Design – As required by the City, Consultant shall provide in-situ retrofit design of existing storm drain pipes.

1.2.20 Structural – As required by the City, Consultant shall provide additional structural design.

1.2.21 Structural Design – As required by design should the alternatives selection require a retaining walls, drainage structure or other structural design on the project.

1.2.22 Structural Engineering – The existing manholes and junction structures may need to be modified to provide access for the Contractor to rehabilitate the facilities. An allowance is provided to prepare the required structural modifications and/or new facilities to provide access.

1.2.23 Survey – As required by the design, Consultant shall obtain additional survey in critical areas of design to supplement the aerial mapping provided with the basic services. In addition, Consultant shall obtain additional survey for additional utility potholing.

1.2.24 Title Reports – As required by the City, Consultant shall prepare Title Reports as required for the Project.

1.2.25 Traffic Control Plans – As required by the City, Consultant shall provide additional design and drawings for traffic control throughout the project limits.

1.2.26 Utility Potholing – As required by the City, Consultant shall provide additional utility potholing, prepare pothole location map and obtain information for subsurface utilities.

1.2.27 Waterline Design – As required by the City, Consultant shall provide plan and profile design of new, reconstructed, or relocated water pipelines.

ADDITIONAL SERVICES FEE BREAKDOWN

DESCRIPTION	Project Manager	Team Leader	Engineer	Design Technician	Land Surveyor	Survey Crew	Admin/ Clerical	HOURS SUBTOTAL	Direct Expenses	Lump Sum Task Amounts
	$170	$145	$100	$110	$150	$210	$70			
ADDITIONAL SERVICES										
Additional Design Services	5	60	70	20	0	0	0	**155**	**$3,000.00**	**$21,750.00**
Construction Assistance	5	20	96	20	0	0	10	**151**		**$16,250.00**
Utility Potholing	0	0	0	0	0	0	0	**0**	**$2,000.00**	**$2,000.00**
Total Additional Services - Hours	**10**	**80**	**166**	**40**	**0**	**0**	**10**	**306**		
Total Additional Services - Fee	**$1,700.00**	**$11,600.00**	**$16,600.00**	**$4,400.00**	**$0.00**	**$0.00**	**$700.00**		**$5,000.00**	**$40,000.00**

END OF EXHIBIT "E"

EXHIBIT "F"

KEY PERSONNEL LIST

CITY PERSONNEL

Program Manager: Jeremy Leavitt, P.E.
Project Manager: Rosa Cortez, P.E.

CONSULTANT'S PROJECT STAFF

The following personnel will be assigned by the Consultant to work on the Project.
Any changes require City approval.

Principal In Charge: Ken Gilbreth, P.E.
Project Manager: Ken Gilbreth, P.E.

CONSULTANT'S SUB-CONSULTANTS

The following subconsultants will be contracted with and utilized by the Consultant to work on the Project.
Any changes require City approval.

Aerial Mapping: NAM
Environmental: NewFields
Geotechnical: GeoTek
Landscaping: Not Applicable
Potholing: TBE
Structural: R2H

END OF EXHIBIT "F"

EXHIBIT "G"

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. Policy

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1	**Contracting Entity**
Name	VTN Nevada
Address	2727 S Rainbow Blvd Las Vegas, NV 89146
Telephone	702-247-4020
EIN or DUNS	

Block 2	**Description**
Subject Matter of Contract/Agreement:	Boulder Highway Sahara Avenue – Mohave Road to Boulder Hwy
RFP #:	

Block 3	**Type of Business**						
☐	Individual	☐	Partnership	☐	Limited Liability Company	☒	Corporation

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4 Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	Gene Krametbauer, PLS	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
2.	Jim Thomas, PE	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
3.	Ken Gilbreth, PE	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-247-4020
4.	Robert Hosea, PE	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
5.	Dan Hood, PE	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
6.	Anthony Zicari, PLS	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
7.	Chris Grubbs, PE	2727 S. Rainbow Blvd. Las Vegas, NV 89146	702-873-7550
8.			
9.			
10.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5 Disclosure of Ownership and Principals - Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: _____

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

_____
Name

1-18-10
Date

Subscribed and sworn to before me this 18th day of January, 2010.

Martha S. Ramon
Notary Public

MARTHA S. RAMON
Notary Public State of Nevada
No. 03-82021-1
My appt. exp. May 9, 2011

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Sewer Connection agreement with Khoury Family Trust, owner and Interlocal Contract with Clark County Water Reclamation District (west of Jensen Street, south of Lone Mountain Road, APN 138-06-103-006) - County (near Ward 4 - Anthony)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This request is to connect one parcel with a proposed usage as a single family dwelling located west of Jensen Street, south of Lone Mountain Road. The owner proposes to connect to the 8-inch sewer currently under construction from Lone Mountain Road (south) in Jensen Street. The Planning Department has determined the project does conform to the City's general plan for the area. The applicant has signed a "Sewer Connection Agreement".

RECOMMENDATION:
Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

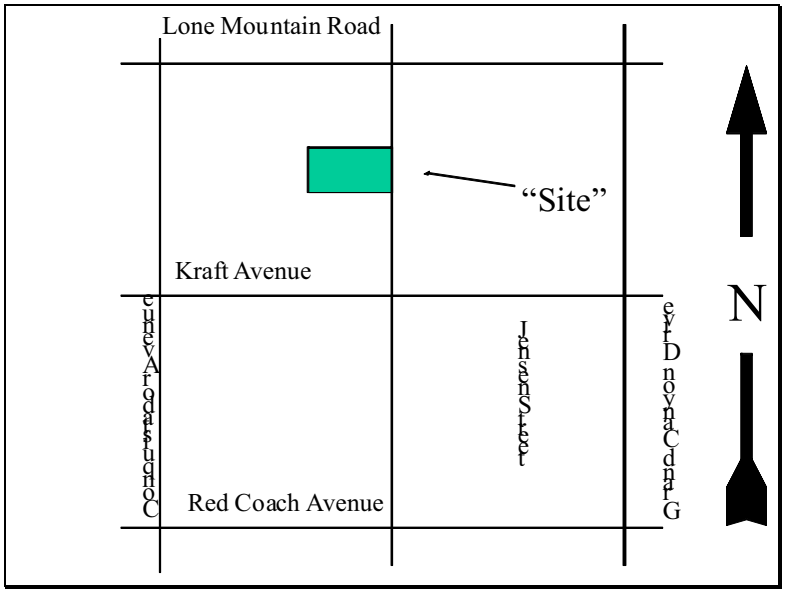
BACKUP DOCUMENTATION:
Agenda Memo

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PUBLIC WORKS
ITEM DESCRIPTION: APPROVAL OF A SEWER CONNECTION WITH KHOURY FAMILY TRUST, OWNER AND INTERLOCAL CONTRACT WITH CLARK COUNTY WATER RECLAMATION DISTRICT (WEST OF JENSEN STREET, SOUTH OF LONE MOUNTAIN ROAD, APN 138-06-103-006)

VICINITY MAP



City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an Offsite Improvements Agreement with Clark County Department of Development Services for Offsite permit HTE 09-14377 to install storm drain facilities within Clark County right of way for the North and South Environmental Enhancement Areas with Floyd Lamb Park located between Racel and Maggie Avenue - Ward 6 (Ross)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division: Public Works/City Engineer

PURPOSE/BACKGROUND:
The City of Las Vegas is currently at 100% design phase for this project. The improvements associated with this Offsite Improvements Agreement will allow for installation of storm drain facilities within Clark County right of way for the North and South Environmental Enhancement Areas within Floyd Lamb Park.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
Offsite Improvements Agreement

APN: 125-04-301-005

HTE #: 09-14377

NFM # or MSM # (if applicable) _____

When recorded return to:
Bonding
Clark County Development Services
Civil Engineering Division

CLARK COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES

OFF-SITE IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20 _____, by and between:

City of Las Vegas,

whose mailing address is: 400 East Stewart Avenue
Las Vegas, NV 89101
(702) 229-6272

hereinafter referred to as DEVELOPER and CLARK COUNTY, NEVADA, hereinafter referred to as COUNTY, for construction of off-site improvements at the following location:

Cross Streets: Racel Street/Cimarron Road & Brent Lane/Conough Lane

Assessor's Parcel Number: 125-04-301-005

WHEREAS, DEVELOPER has submitted a plan to the COUNTY for a North and South Environmental Enhancements at Floyd Lamb Park (type of development); and

WHEREAS, the COUNTY requires construction of certain off-site improvements as part of said development.

NOW, THEREFORE, the parties to this agreement for and in consideration of

the mutual promises herein contained and for other good and valuable considerations, do hereby agree as follows:

1. OFF-SITE IMPROVEMENTS

The DEVELOPER, at his own cost, shall perform and complete all off-site work and improvements which may consist of, but not limited to, streets, street name signs, traffic signs, sewers, water systems, fire hydrants, curbs, gutters, sidewalks, street lighting, driveways, drainage facilities, accesses, survey monuments, HTE #: 09-14377 etc., hereinafter referred to as off-site improvements, said off-site improvements shall be constructed in accordance with applicable ordinances, regulations, standards and specifications, and other requirements of CLARK COUNTY, NEVADA.

2. PLANS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

No off-site improvements shall commence until:

(a) off-site improvement plans have been approved by the Director of DEVELOPMENT SERVICES or his authorized representative;

(b) one-hundred percent (100%) of the plan-check and inspection fees have been paid;

(c) performance security executed as required by CLARK COUNTY ordinances; and

(d) an off-site permit has been issued by the Director of DEVELOPMENT SERVICES, or his authorized representative.

3. NOTICE OF COMMENCEMENT OF CERTAIN WORK

The DEVELOPER shall notify the Director of Development Services no less than 24 hours in advance of the date and hour work on any of the following items is expected to begin, and thereafter if conditions develop to delay the start of work, the DEVELOPER agrees to notify the Director of Development Services of the delay not less than two hours before work is scheduled to begin:

-- Placing sewer, water, gas, power, telephone lines and fire hydrants.

-- Back-filling of sewer, water, gas, power and telephone lines.

-- Placing concrete for curb, gutter, sidewalk, valley gutters, storm drain structures, manholes, street lighting foundations and alley gutters.

-- Placing Type I and Type II gravel base course.

-- Priming base course.

-- Placing street lighting and burn testing.

-- Placing street name signs and traffic control signs.

4. APPROVAL OF WORK AFTER INSPECTION

(a) Whenever the Director of Development Services or his duly authorized representative inspects portion of work as mentioned hereinbefore, and finds the work performed to be in a satisfactory condition for inclusion in the completed project, the Director of Development Services or his duly authorized representative shall issue a statement of inspection which shall permit the DEVELOPER to perform the next phase of the construction. Ordinarily, not less than one continuous block of any one of the items of work mentioned will be approved.

(b) Inspection and approval of any item of work shall not forfeit the right of the COUNTY to require the corrections of quality, workmanship or materials at any time prior to the final acceptance of the project by the Director of Development Services, although previously approved by an oversight.

(c) Nothing herein shall relieve the DEVELOPER of the responsibility for proper construction of the off-site improvements and DEVELOPER shall maintain said improvements until the work has been accepted by the Director of Development Services.

5. ADJUSTMENT TO EXISTING UTILITIES AND COST THEREOF

The DEVELOPER shall, at its sole expense, provide for adjustments necessary to all existing utilities because of the work required by this agreement.

6. FULL COMPLIANCE WITH COUNTY REQUIREMENTS

The DEVELOPER shall perform and complete all off-site improvements in accordance with the regulations, specifications, and ordinances of the said County of Clark, and the construction plans approved by Clark County Development Services Department.

The DEVELOPER shall obtain all required permits from other County, State, and Federal agencies, including but not limited to Clark County Health District, Nevada Department of Environmental Protection, and United States Army Corps of Engineers.

The COUNTY shall have the right to require corrections to the construction plans by the DEVELOPER at any time before release of the bond (performance bond, cash deposit, or agreement in lieu of bond) required herein, of any item or items contained in this agreement which do not conform to COUNTY standard specifications, laws, regulations or ordinances, even though the plans for the item in question may have been approved by the Director of Development Services.

The DEVELOPER shall start said off-site improvements upon receipt of a COUNTY-approved off-site permit and said off-site improvements shall be completed prior to expiration of said permit in accordance with the required ordinances.

In the event the DEVELOPER fails to complete said improvements within said period or in the event the DEVELOPER in the COUNTY's opinion has created a safety hazard, the COUNTY, at its option, may proceed to complete said improvements at the expense of the DEVELOPER. The COUNTY may use the required performance bond as provided for hereinafter.

7. OTHER CONDITIONS AND REQUIREMENTS

The DEVELOPER further agrees that, in addition to the above requirements, any and/or all such conditions, stipulations and agreements made by the DEVELOPER and the Board of County Commissioners and/or County Planning Commission of Clark County shall be fully performed.

The DEVELOPER further agrees that all work is to be performed by a qualified contractor licensed to do business in the State of Nevada and the County of Clark.

The DEVELOPER shall maintain, protect and take care of all work areas for the project, including any adjacent existing improvements, until its completion and acceptance by Clark County. Maintenance of any inhabited area of the development, and the adjacent streets and/or neighborhoods, shall include, but not be limited to, sweeping of the streets and keeping the gutters free of dirt and debris.

During move-in, construction and move-off, the DEVELOPER shall keep the site free and clear from dangerous accumulation of rubbish and debris and shall maintain sufficient and proper barricades, lights, etc., in accordance with the latest manual on the placement of traffic control devices accepted by the Department of Development Services for the protection of the public. Also, after excavation or placement of gravel, if the sub-grade and/or gravel base material is left exposed and in the opinion of the Director of Development Services is not properly maintained, thus causing either a rough riding surface or a dust problem, the Director of Development Services may require the DEVELOPER to do whatever is necessary to provide an adequate travel-way. If a detour is needed, the Director of Development Services shall determine to what extent it shall be maintained, which

shall include the placing of temporary paving, if it is to be used for an extended period of time.

Final acceptance of the work will not be made by the COUNTY until the area (falling under this agreement) and adjacent property has been cleared of all rubbish, surplus materials and equipment resulting from the contractor's operations, to the satisfaction of the Director of Development Services.

8. LIABILITY

The DEVELOPER shall indemnify, defend, and hold harmless the COUNTY, its officers, agents, volunteers, and employees, against and from any and all liability, loss, damage, claims, fines, demands, causes of action, costs, expenses, and judgments of whatsoever nature, including but not limited to reasonable costs of investigation, reasonable attorney's fees and expenses, all reasonable expert witness fees and expenses, and all court or arbitration or other alternative dispute resolution costs which result from injury to or death of any persons whomsoever, and/or against and from damage to or loss or destruction of property whatsoever when such injury death, loss, destruction or damage is due to or arises in connection with or as a result of any work done by the DEVELOPER in connection with the construction of the off-site improvements, and/or arises of or in connection with DEVELOPER's performance or failure to perform the terms and conditions of this agreement. This Section 8 survives termination or completion of this agreement.

9. PLAN REQUIREMENTS ON COMPLETION OF IMPROVEMENTS

Upon completion of all the off-site improvements within the COUNTY right-of-way required hereby and prior to release of any performance security, the DEVELOPER shall furnish the Director of Development Services with an as-built plan which shall accurately indicate, by lettered dimensions, the location of all manholes, the location size and depth of all sewer mains, underground water, power, gas, and other lines, with street plans and profiles for the same, including laterals and "Y's" for connection of house service lines.

10. WARRANTY

The DEVELOPER is responsible should any original or developed defects or failures appear within a period of one year from the date of acceptance of the work by the COUNTY. The DEVELOPER shall, at his own expense, make good such defects and failures and make all replacements and adjustments required, within thirty (30) days after being notified by the COUNTY to do so. All repairs shall be subject to the approval of the Director of Development Services and/or the Director of Public Works.

This agreement does not limit or relieve DEVELOPER from any other obligation or responsibility which the DEVELOPER may otherwise have as a result of the street improvements, including any damages or latent defects which may occur beyond the warranty period specified above. Furthermore, DEVELOPER, at all times, is not relieved of any obligation or responsibility it may have by law including but not limited to damages for latent deficiencies, injury to real or personal property or injury to or wrongful death of a person, (N.R.S. 11.204).

11. REQUIREMENTS OF PERFORMANCE BOND OR OTHER SECURITY

DEVELOPER shall furnish without cost to the COUNTY a surety and performance bond, cash deposit or agreement in lieu of bond for the full cost of said off-site improvements in favor of the COUNTY conditioned upon the DEVELOPER completing said off-site improvements within the time period prescribed by this agreement. Also, in the event the COUNTY exercises its option to complete said off-site improvements, that said bond, cash deposit or agreement in lieu of bond shall be used for the payment of the costs of completion of said off site improvements by the COUNTY in case the DEVELOPER fails to do so within said time period.

If the construction or installation of any off-site improvements or facilities for which a bond, cash deposit or agreement in lieu of bond is posted are not completed within the time frame of the off-site permit issued for the development; or if the DEVELOPER has suspended work and has failed to provide continued construction during the past 60 days; or if in the event the DEVELOPER, in the COUNTY's opinion, has created a safety hazard; or if such construction is not in accordance with applicable standards and specifications as prescribed by law, then, in either or any such event, the COUNTY may, at its option, proceed to complete said off site improvements at the expense of the DEVELOPER under this bond as provided for hereinafter.

That DEVELOPER acknowledges that the bond provided for in this agreement to construct the off-site improvements is only based upon an estimate of their cost by the Engineer of the County and in the event that actual cost of said off-site improvements shall exceed such sum, DEVELOPER is in no way relieved by this agreement from paying the entire amount of such excess.

Any application for release of said bond or cash deposit upon the completion of the off-site improvements by the DEVELOPER shall not be granted unless accompanied by a written certificate from the Director of Development Services stating that all requirements hereof have been satisfactorily completed in accordance with the terms of this agreement.

12. CERTIFICATE OF OCCUPANCY

No certificates of occupancy shall be granted until such time as the off-site improvements have been completed to the satisfaction of the Director of Development Services, and in accordance with this agreement. The granting of a certificate of occupancy does not relieve DEVELOPER of its obligations in this agreement.

The granting of a certificate of occupancy does not imply that the off-site improvements have been properly completed nor authorize the release of the performance bond or other security.

13. CERTIFICATE OF RELEASE

Upon final acceptance, by the Director of Development Services, of all of the off-site improvements required to be constructed by DEVELOPER as herein provided, DEVELOPER shall be issued a certificate of release of said performance bond or cash deposit, which shall be issued by the Director of Development Services.

14. NO THIRD PARTY BENEFICIARY

Any inspections or subsequent approvals undertaken by the COUNTY pursuant to express or implied terms of this agreement are undertaken solely to insure compliance with the terms of this agreement and are not undertaken for the benefit of any individual or group of individuals as members of the public. It is not intended by any of the provisions of any part of this agreement to create in the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to this agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this agreement. Provisions in this agreement dealing with inspections, approvals or changes requested or made do not expand the COUNTY's general law duties.

15. ASSIGNMENTS

DEVELOPER cannot assign this agreement, in whole or in part, or any rights herein granted, without the written consent of the COUNTY and it is agreed that any attempted transfer or assignment of this agreement or any of the rights herein granted, whether voluntary, by operation of law, or otherwise, without such consent in writing, shall be absolutely void at the option of the COUNTY.

16. AGREEMENT TO BE RECORDED

The DEVELOPER agrees that this agreement will be recorded upon the land described in Exhibit "A" and this agreement shall also be binding upon and inure to

the benefit of the parties hereto, their heirs, executors, administrators, successors, and assigns. DEVELOPER and any heirs, executors, administrators, successors and assigns, if any, shall be jointly and severally liable for DEVELOPER's obligations herein.

17. WAIVER

None of the conditions of this agreement shall be considered waived by either party unless such waiver is in writing and signed by both parties. No such waiver shall be a waiver of any past or future default, breach, or modification of any of the conditions of the agreement expressly stipulated in such waiver.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals.

DEVELOPER:

_____
Sign

_____
Print Name

STATE OF NEVADA
COUNTY OF CLARK

Approved as to form
John S. Ridilla 1/22/10
John S. Ridilla Date
Deputy City Attorney

This instrument was acknowledged before me this ____ day of _____, 20_____, by _____.
(Developer)

_____
NOTARY PUBLIC in and for said County and State

NOTARY STAMP:

CORPORATE CERTIFICATE

I, _____, certify that I am the Secretary of the Corporation named as Developer in the foregoing document; that _____ was then President/Vice President of said corporation; that said document was duly signed for and on behalf of said corporation by authority of its government body and is within the scope of its corporate powers.

_____
SECRETARY

-- FOR COUNTY USE ONLY –

COUNTY OF CLARK, a political subdivision of the State of Nevada

BY _____
ROBERT B. THOMPSON, Assistant Director
DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF NEVADA
COUNTY OF CLARK

Signed or attested before me on this _____ day of _____, 20 _____, by ROBERT B. THOMPSON.

_____
NOTARY PUBLIC in and for said County and State

NOTARY STAMP:

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Pedestrian Access Easement from the City of Las Vegas to Clark County for portions of the Southwest Quarter of Section 10, Township 21 South, Range 62 East, Mount Diablo Meridian - APN 161-10-401-004 - County (near Ward 3 - Reese)

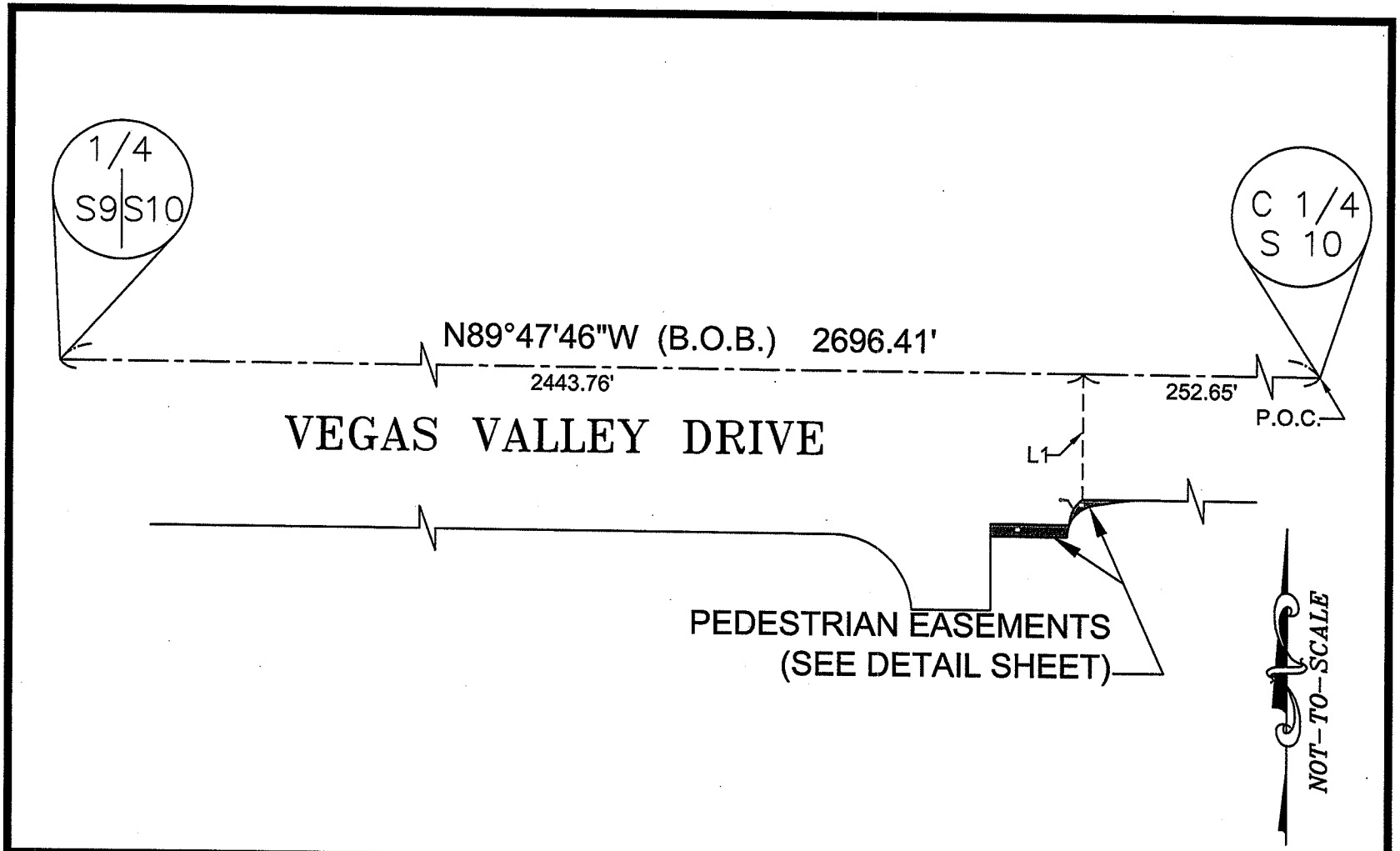
Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division: PW/City Engineer

PURPOSE/BACKGROUND:
Portions of the sidewalk improvements at the Water Pollution Control Facility entrance along Vegas Valley Drive lie outside of existing right-of-way. The County is requesting this easement to cover the sidewalk improvements outside of the right-of-way.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Map
2. Detail Sheet



MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
APN 161-10-401-004
NE 1/4, SW 1/4, SEC 10, T21S, R62E, MDM
PEDESTRIAN EASEMENT AT ENTRANCE TO CITY WATER TREATMENT PLANT
ex100106.doc

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

VEGAS VALLEY DRIVE

LINE TABLE

LINE #	BEARING	LENGTH
L 1	S00°12'14"W	40.00'
L 2	N80°45'17"E	5.98'
L 3	N82°43'49"E	7.20'
L 4	N89°47'46"W	16.61'
L 5	N89°54'28"W	25.00'
L 6	S00°05'32"W	4.00'
L 7	S89°54'28"E	24.27'

RADIAL LINE TABLE

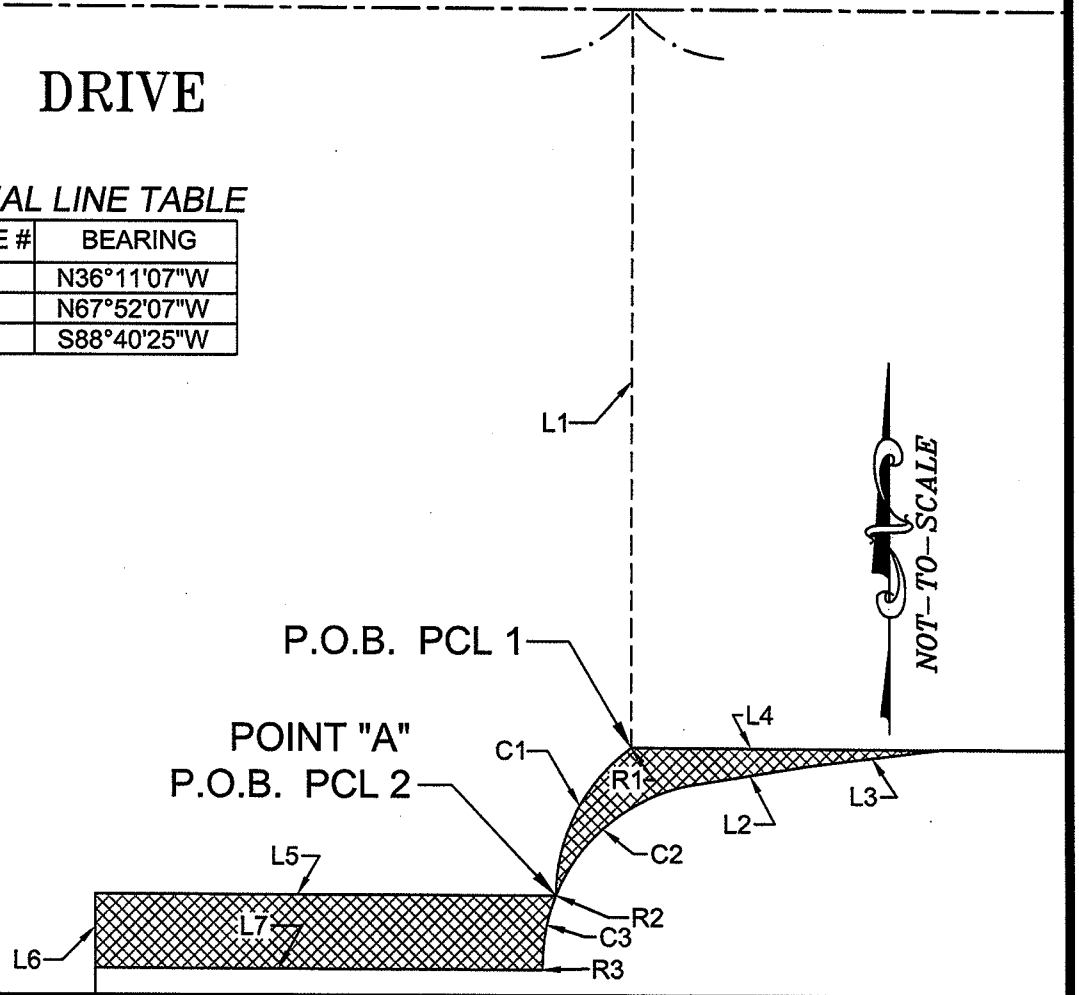
LINE #	BEARING
R 1	N36°11'07"W
R 2	N67°52'07"W
R 3	S88°40'25"W

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C 1	10.00'	53°41'56"	9.37'
C 2	10.00'	59°14'38"	10.34'
C 3	10.00'	23°27'28"	4.09'

LEGEND

PEDESTRIAN EASEMENT TO BE GRANTED



DETAIL SHEET

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an Easement Agreement between the City of Las Vegas and WRI, Charleston Commons, LLC, to provide emergency access to multi-use trail facilities being constructed at 15 North Nellis Boulevard as part of a Southern Nevada Public Lands Management Act (SNPLMA) project, known as Las Vegas Wash Trail Phase II, for portions of the Southeast Quarter of the South Half of Section 32, Township 20 South, Range 62 East, Mount Diablo Meridian- APN 140-32-802-007 ($780- SNPLMA) - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $780
Funding Source: SNPLMA
Dept./Division: PW/City Engineer

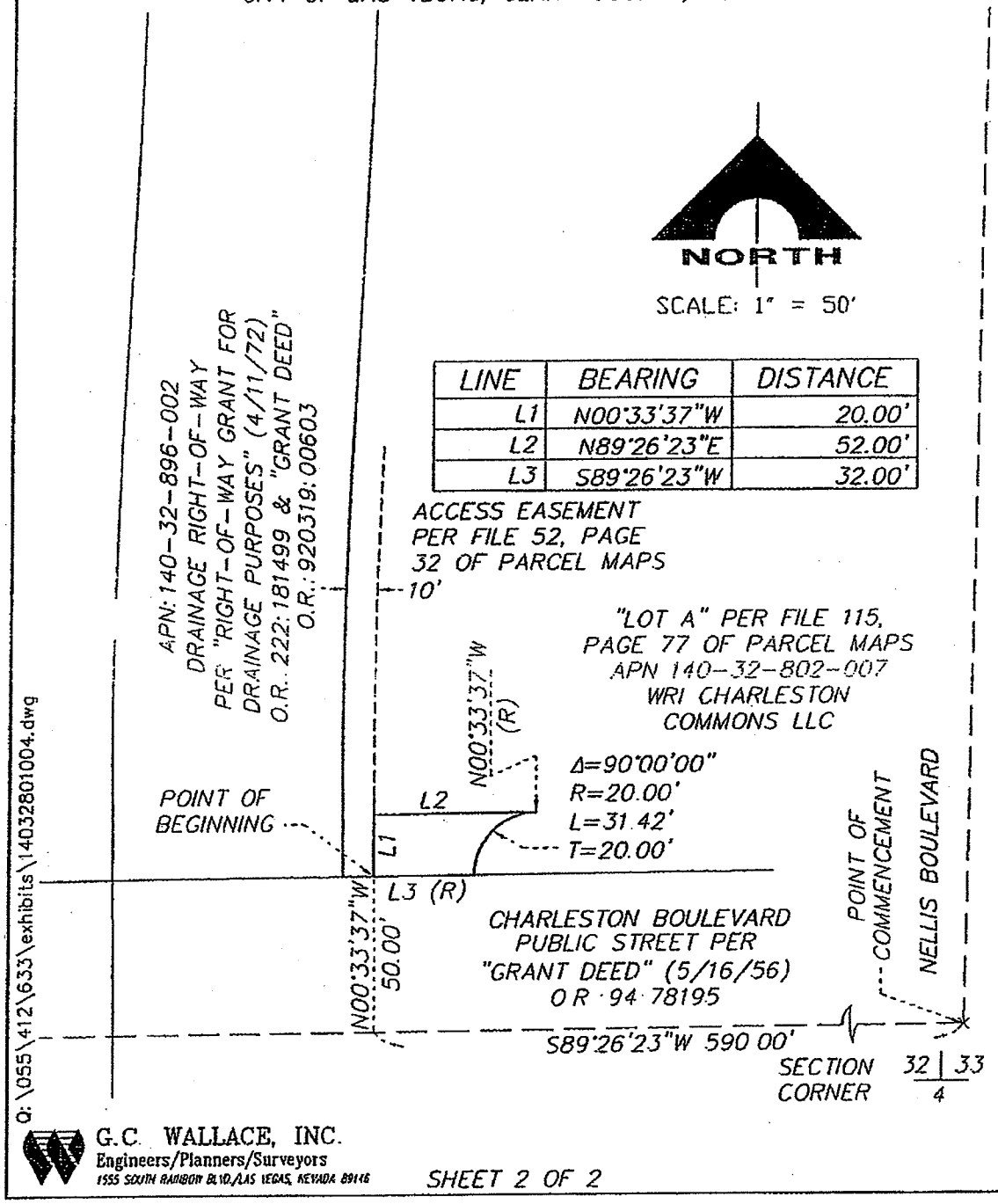
PURPOSE/BACKGROUND:
The City of Las Vegas is designing the Las Vegas Wash Trail Phase II project located between Stewart Avenue and Charleston Boulevard. This Easement Agreement will allow for emergency vehicle access within this portion of the trail.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
Map

APN 140-32-802-007
GRANTOR: WRI CHARLESTON COMMONS

A PORTION OF "LOT A" AS SHOWN BY MAP THEREOF RECORDED IN FILE 115, PAGE 77 OF PARCEL MAPS, SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LINE	BEARING	DISTANCE
L1	N00°33'37"W	20.00'
L2	N89°26'23"E	52.00'
L3	S89°26'23"W	32.00'

Q:\055\412\633\exhibits\14032801004.dwg

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a Sewer Connection agreement with James D. Horton, owner, and Interlocal Contract with Clark County Water Reclamation District (southwest corner of Durango Drive and Maggie Avenue, APN 125-08-507-002) - County (near Ward 6 - Ross)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This request is to connect one parcel with an existing usage as a single family dwelling and a proposed casita located on the southwest corner of Durango Drive and Maggie Avenue. The owner proposes to connect to the existing 18 inch sewer in Durango Drive however, if half street improvements are required in Maggie Avenue the extension of an 8 inch public sewer may be required. The Planning Department has determined the project does conform to the City's general plan for the area. The applicant has signed a "Sewer Connection Agreement".

RECOMMENDATION:
Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

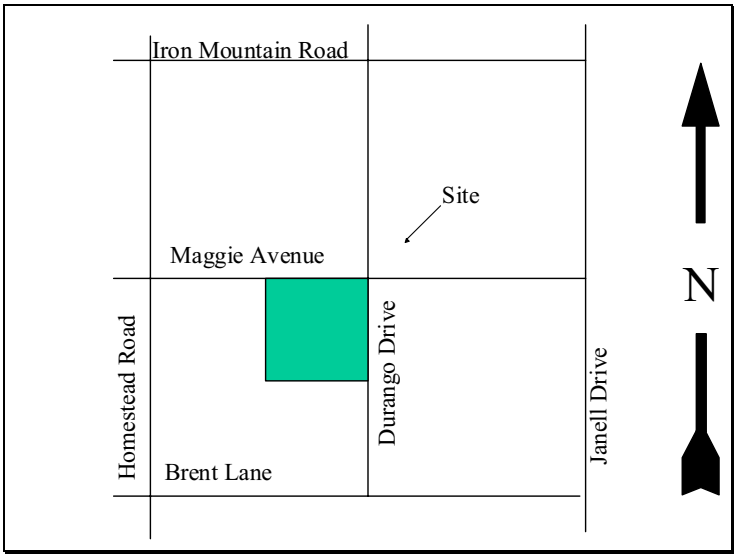
BACKUP DOCUMENTATION:
Agenda Memo

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PUBLIC WORKS
ITEM DESCRIPTION: APPROVAL OF A SEWER CONNECTION AGREEMENT WITH JAMES D. HORTON, OWNER AND INTERLOCAL CONTRACT WITH CLARK COUNTY WATER RECLAMATION DISTRICT (SOUTHWEST CORNER OF DURANGO DRIVE AND MAGGIE AVENUE, APN 125-08-507-002)

VICINITY MAP



City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 3, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of an Encroachment Request from JAWA Studio, on behalf of O&A Properties, LLC, owner (landscaping on the southeast corner of Maryland Parkway and Francis Avenue) – Ward 3 (Reese)

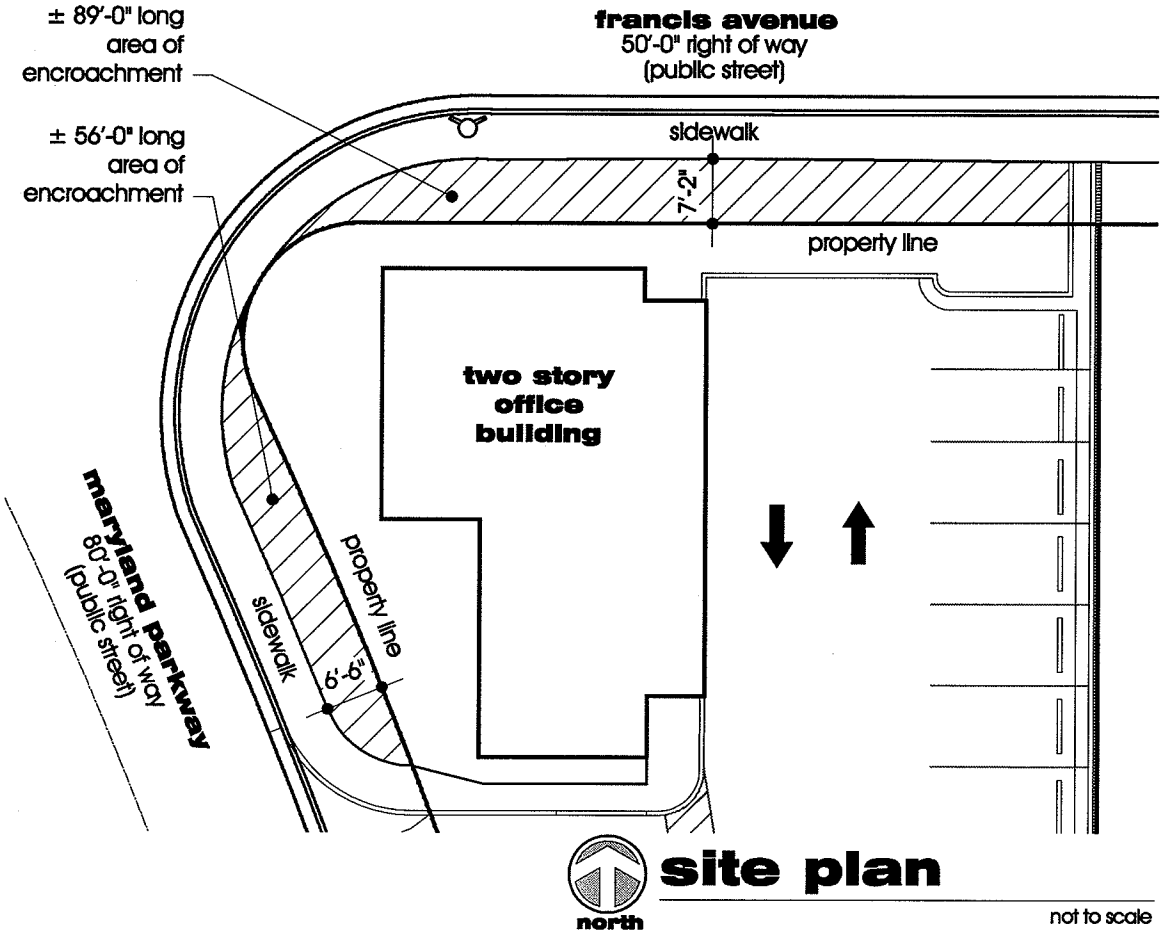
Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This request consists of an approximately 7-foot wide area of landscaping on the south side of Francis Avenue extending approximately 89-feet eastward from Maryland Parkway and an approximately 6.5-foot area of landscaping on the eastside of Maryland Parkway extending approximately 56-feet southward from Francis Avenue consisting of trees, shrubs, ground cover and an irrigation system for De Castroverde Professional Office.

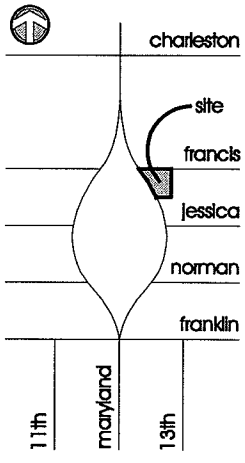
RECOMMENDATION:
Approval. If approved, the applicant will be required to sign an Encroachment Agreement that has conditions of maintenance, liability and removal.

BACKUP DOCUMENTATION:
Encroachment Exhibit "A" (southeast corner of Maryland Parkway and Francis Avenue)



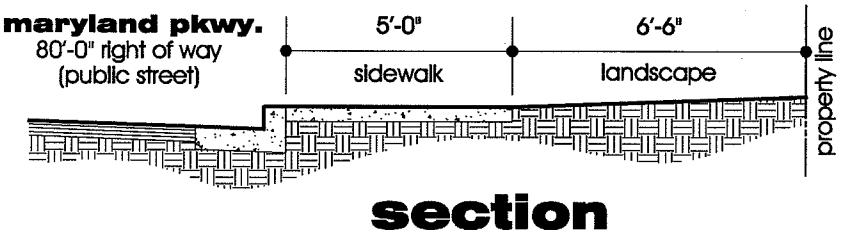
site plan

not to scale



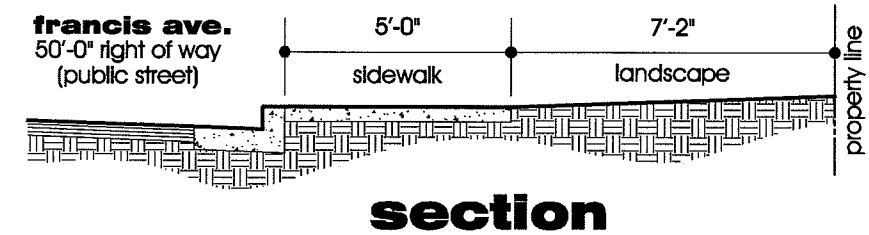
area map

not to scale



section

@ maryland parkway not to scale



section

@ francis avenue not to scale

encroachment exhibit 'a'

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PUBLIC WORKS
DIRECTOR: JORGE CERVANTES ☒ **Consent** ☐ **Discussion**

SUBJECT:
Approval of a request to convert Bonneville Avenue and Clark Avenue between 1st Street and Las Vegas Boulevard to one-way streets upon completion of roadway improvements ($6,049,000 - Regional Transportation Commission) - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $6,049,000
Funding Source: Regional Transportation Commission
Dept./Division: PW/Engineering Planning

PURPOSE/BACKGROUND:
The city of Las Vegas is under way with the design of a one-way couplet system along Bonneville and Clark Avenues. The couplet will provide for additional capacity of the roadway system, provide wider walkways with streetscapes (landscaping), bicycle lanes, lighting, ADA standards, and other amenities that will be "pedestrian friendly" and provide a safe environment for pedestrians. The proposed couplet is consistent with the City's Downtown Centennial Plan. Bonneville Avenue will be one way eastbound from 1st Street to Las Vegas Boulevard. Clark Avenue will be one way westbound from Las Vegas Boulevard to the alley located between 1st Street and Casino Center. The alley between 1st Street and Casino Center will be one way southbound from Clark Avenue to Bonneville Avenue (referred to as Rue Clark).

RECOMMENDATION:
Traffic and Parking Commission: Approval
Staff: Approval

BACKUP DOCUMENTATION:
Map

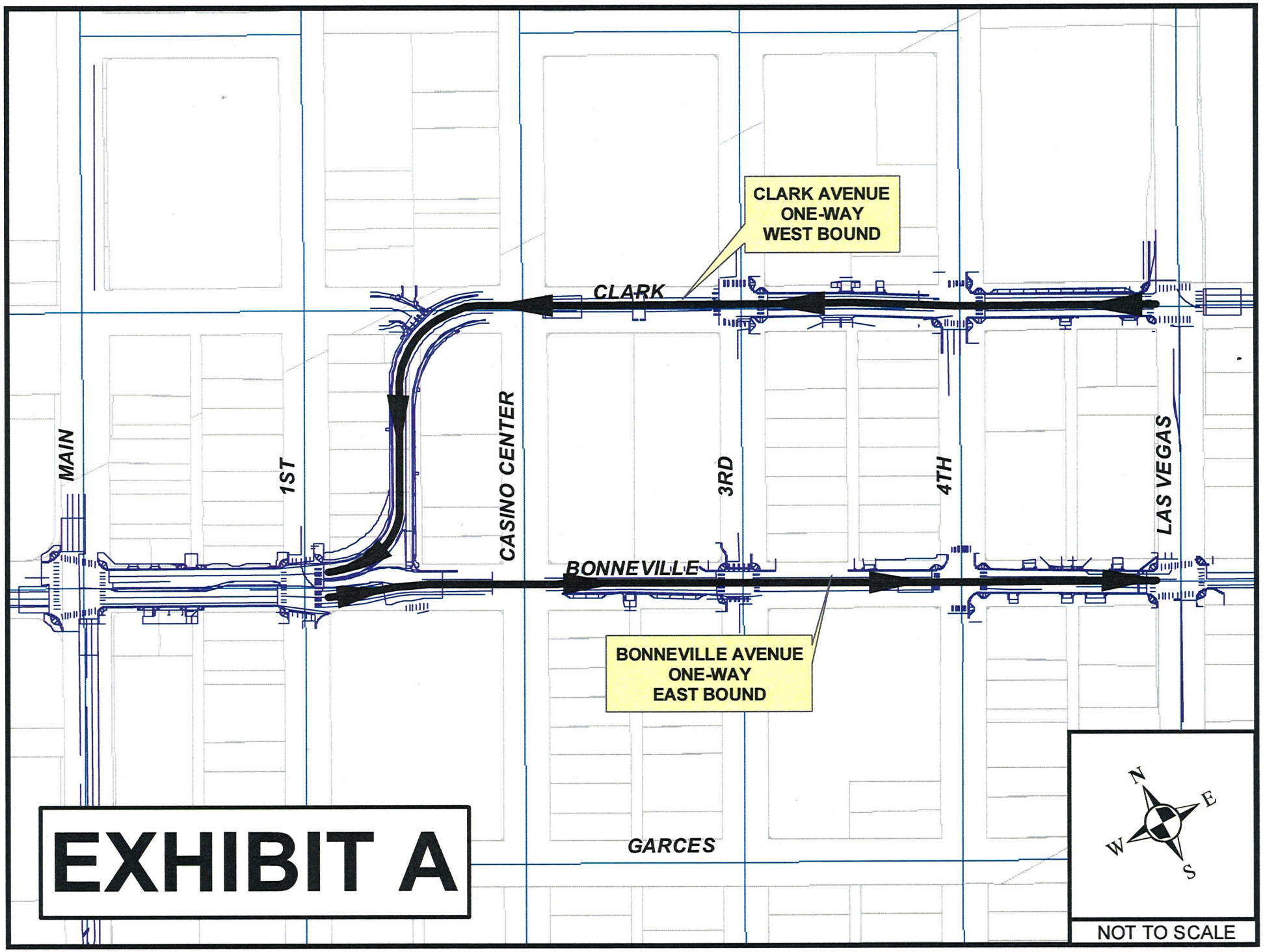


EXHIBIT A

H:\pavement\RWPGIS\Special Maps\DownTown_Bonneville-Clark\DownTown_Bonneville-ClarkExhibitA.mxd

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE ITEM - Discussion and possible action regarding a new Beer/Wine/Cooler Off-sale License subject to the provisions of the planning code and Health Dept. Regulations, Crazy Ely Western Village LLC, dba Coyote, 316 Fremont Street, Haim Gabay, Mgr, 100% - Ward 5 (Barlow)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Discussion and possible action regarding a new Beer/Wine/Cooler Off-sale License.

RECOMMENDATION:
Recommendation to be provided following the discussion of this item at the City Council Meeting.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☐ **Consent** ☒ **Discussion**

SUBJECT:
Discussion and possible action regarding an Alcoholic Beverage Caterer License, Michael Angelo's Renaissance Catering, dba Renaissance Catering, 4465 Wagon Trail Avenue, Michael D. Napolitano, Pres, Secy, 100% - County

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Discussion and possible action regarding an Alcoholic Beverage Caterer License.

RECOMMENDATION:
Recommendation to be provided following the discussion of this item at the City Council Meeting.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: FINANCE AND BUSINESS SERVICES
DIRECTOR: MARK R. VINCENT ☐ **Consent** ☒ **Discussion**

SUBJECT:
Discussion and possible action regarding a Six Month Review of an Appeal of Work Card Denial for Gregory Floyd, db at Zada's Ice Cream, 2850 East Charleston Boulevard - Ward 3 (Reese)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Discussion and possible action regarding a Six Month Review of an Appeal of Work Card Denial.

RECOMMENDATION:
Recommendation to be provided following the discussion of this item at the City Council Meeting.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-3 – Adopts an updated Population Element of the Las Vegas 2020 Master Plan.
Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
At its meeting of January 20, 2010, the City Council is scheduled to consider the approval of an updated Population Element of the Las Vegas 2020 Master Plan. This bill will formalize the approval, adopting the Plan element by means of ordinance. The adopted Plan element will replace and supersede any previously-adopted document regarding this aspect of the City's General Plan.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-3

BILL NO. 2010-3

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT AN UPDATED POPULATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Adopts an updated Population Element of the Las Vegas 2020 Master Plan.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The document entitled "Population Element," the essential contents of which were approved by the City Council on January 20, 2010, is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The document so identified shall function as the Population Element of the Las Vegas 2020 Master Plan, and shall replace and supersede the previous version of the Population Element that was adopted on April 2, 2003, by means of Ordinance No. 5586.

SECTION 2: The Planning and Development Department is authorized and directed to:

(A) Include the date of the adoption of this Ordinance within or upon the document referred to in Section 1 at such locations as are designed to reflect the date of the adoption of this Ordinance;

(B) Replace any page within the document that may indicate it is in "draft" form with a final version of that page;

(C) Publish the document in final form, in a format deemed necessary or appropriate, including the reorganization of text and maps as may be appropriate; and

(D) File the final document with the City Clerk.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the

City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-6-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-4–Revises the composition of the Historic Preservation Commission. Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will revise the composition of the Historic Preservation by adding to the list of mandatory representation a person experienced in the archeological profession. The bill will make a corresponding change concerning members who serve "at-large" and adjust the membership requirements for those members so as to provide maximum flexibility.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-4

BILL NO. 2010-4

ORDINANCE NO. _____

AN ORDINANCE TO REVISE THE COMPOSITION OF THE HISTORIC PRESERVATION COMMISSION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Revises the composition of the Historic Preservation Commission.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 19, Chapter 6, Section 90, Subsection (E), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(E) Historic Preservation Commission--Qualifications. The membership of the HPC shall be as follows:

(1) One member must be experienced in architecture (such as an architect, art historian or historic preservation architect).

(2) One member must be experienced in urban design or planning (such as an urban designer, planner or landscape architect).

(3) One member must be experienced in building construction (such as a building contractor or structural engineer).

(4) One member must be experienced in the real estate profession (such as a real estate developer, appraiser or broker).

(5) One member must be representative of a recognized local historic preservation association or historic preservation interest group.

(6) One member must be experienced in Nevada history [(such as an historian or archeologist).] (such as an historian).

(7) One member must be experienced in the archeological profession (such as an archeologist).

(8) [Five] Four members must be [citizens] members at-large. When one or more areas have been designated as "Historic Districts" pursuant to this Section, one of the "at-large" positions

shall pertain to each such Historic District. For any Historic District, the corresponding "at large" position shall be filled by a person who owns real property and resides within the Historic District, if a person so qualified is available to serve. If no such person is available, a person who owns real property within the Historic District may fill that position[.], if a person so qualified is available to serve. If no such person is available, any person may fill that position. If more than [five] four Historic Districts have been designated as such pursuant to this Section, the City Council shall determine which [five] four of the Historic Districts are to be represented on the HPC.

[(8)] (9) The Director of Planning and Development, or the Director's designee, shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

[(9)] (10) The Director of the Nevada State Museum and Historical Society, or other designee of the State Historic Preservation Office (SHPO), shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.06.090 is deemed to be a subchapter rather than a section.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

. . .

. . .

. . .

. . .

. . .

. . .

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

_____ 1-11-10
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-5 – Clarifies the on-site parking requirements applicable to property within the Downtown Entertainment Overlay District, and redesignates the Downtown Overlay District as the Downtown Centennial Plan Overlay District. (TXT-36169 and TXT-36171) Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will clarify the on-site parking requirements applicable to property within the Downtown Entertainment Overlay District. In addition, the bill will redesignate the Downtown Overlay District as the Downtown Centennial Plan Overlay District. The changes are intended to provide clarification and consistency.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-5

BILL NO. 2010-5

ORDINANCE NO. _____

AN ORDINANCE TO CLARIFY THE ON-SITE PARKING REQUIREMENTS APPLICABLE TO PROPERTY WITHIN THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT, REDESIGNATE THE DOWNTOWN OVERLAY DISTRICT AS THE DOWNTOWN CENTENNIAL PLAN OVERLAY DISTRICT, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler
Director of Planning and Development

Summary: Clarifies the on-site parking requirements applicable to property within the Downtown Entertainment Overlay District, and redesignates the Downtown Overlay District as the Downtown Centennial Plan Overlay District.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 19, Chapter 6, Section 120, Subsection (D), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(D) Parking Requirements. [For any banquet facility, restaurant, café, tavern, bar, supper club, billiard parlor, nightclub/discotheque, general retail store or video arcade that is approved by means of Special Use Permit or otherwise for a parcel located within the district, the on-site parking requirements set forth in Chapter 19.10 shall not apply. The Special Use Permit or other approval may include conditions designed to mitigate any impacts related to parking.] Parking requirements shall be determined in accordance with the provisions of LVMC 19.06.060 and any design standards adopted thereunder.

SECTION 2: Title 19, Chapter 2, Section 10, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the table that appears therein so that the entry for "Downtown Overlay District" reads as follows:

Abbreviated Designation	**Zoning District Name**
[D-O] DCP-O	Downtown Centennial Plan Overlay District

SECTION 3: Title 19, Chapter 2, Section 40, Subsection (D), Paragraph (6), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(6) [D-O Downtown Overlay District. The D-O] DCP-O Downtown Centennial Plan Overlay District. The DCP-O District is intended to regulate development in the City's downtown core and to encourage compatible development therein. The [D-O] DCP-O District is intended to establish special standards for development that will be applicable to any property and zoning category in the downtown core.

SECTION 4: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the entry for the use "Senior Citizen Apartments," as found in the "Residential and Lodging" element of Table 2, so that the "On-site Parking Requirement" listed therein reads as follows:

On-site Parking Requirement: .75 spaces per unit (.5 spaces per unit within the Downtown Centennial Plan Overlay District).

SECTION 5: Title 19, Chapter 6, Section 60, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19.06.060: [DOD Downtown] DCP-O Downtown Centennial Plan Overlay District.

(A) Intent. The intent of the Downtown Centennial Plan Overlay District is to establish special standards for development within the City's established urban core. The boundaries of the District shall be coterminous with the boundaries of the Las Vegas Downtown Centennial Plan, as adopted by ordinance, and as the boundaries may be amended from time to time.

(B) Design Standards. Development within the Downtown Centennial Plan Overlay District shall conform to the Design Standards that are included within the Las Vegas Downtown Centennial Plan. Those Design Standards are adopted and incorporated by this reference. In addition, development within the boundaries of any sub-districts within the Downtown Centennial Plan Overlay District shall conform to applicable Design Standards that have been adopted for that sub-district. As and when such Design Standards for sub-districts are adopted, they shall be deemed to be incorporated into this Subsection by this reference. Copies of all Design Standards adopted by the City Council (whether published separately or not) shall be on file in the Office of the City Clerk and in the Planning and Development Department. The Downtown Centennial Plan Design Standards are

mandatory and shall apply to any property and zoning category within the District, and any Design Standards adopted for any sub-district are mandatory and shall apply to any property and zoning category within the sub-district to which they pertain. Design Standards referred to in this Subsection may be amended from time to time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive design standards for one or more additional sub-districts within the Downtown Centennial Plan Overlay District, those more restrictive standards shall apply to the sub-district to which they pertain.

(C) Special Provisions. In order to encourage the development of a complex, visually interesting and urbane walkable mixed-use environment, and to encourage transit-oriented development as future transit routes and stations develop within the Downtown area, properties within the Downtown Centennial Plan Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Centennial Plan Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

SECTION 6: Title 19, Chapter 6, Section 140, Subsection (C), Paragraph (1), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(1) Relationship to Other Provisions. Except as otherwise modified, required or prohibited by this Section, all signage within the Las Vegas Boulevard Scenic Byway Overlay District shall be governed by and subject to:

(a) All applicable standards and procedures in Chapter 19.14;

(b) All applicable standards in Chapter 19.06 that govern the Downtown Centennial Plan Overlay District, for properties that are located within that district;

(c) All applicable standards in Chapter 19.06 that govern the Downtown Entertainment

Overlay District, for properties that are located within that district; and

(d) The review and approval procedures set forth in Subsection (D) of Section 19.06.100, irrespective of where in the Las Vegas Boulevard Scenic Byway Overlay District the signage will be located.

SECTION 7: Title 19, Chapter 8, Section 40, Subsection (C), Paragraph (5), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(5) Downtown Centennial Plan Overlay District–Building Height, Setback and Lot Coverage. All structures located in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter 19.08, including the Residential Adjacency Setback; provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

SECTION 8: Title 19, Chapter 8, Section 40, Subsection (C), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending Table 2 that appears therein so that Note 3 pertaining to that table reads as follows:

3. Downtown Centennial Plan Overlay District–All structures in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in Table 2. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Section 19.06.060.

SECTION 9: Title 19, Chapter 8, Section 50, Subsection (C), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending Table 1 that appears therein so that Note 4 pertaining to that table reads as follows:

4. Downtown Centennial Plan Overlay District. All structures in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this Chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the

approval of a Site Development Plan in accordance with Section 19.06.060.

SECTION 10: Title 19, Chapter 8, Section 60, Subsection (A), Paragraph (3), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(3) Property located within the boundaries of the Downtown Centennial Plan Overlay District, as described by ordinance, is not subject to the residential adjacency standards set forth in this Section.

SECTION 11: Title 19, Chapter 10, Section 20, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(B) Applicability. Except for uses within the Downtown Centennial Plan Overlay District, every use that revives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards of this Section.

SECTION 12: Title 19, Chapter 12, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19.12.010: Applicability.

(A) Except as otherwise provided in Subsection (B), this Chapter applies to:

(1) All multi-family, office, retail, commercial, institutional, and industrial developments; and

(2) All single family developments with five or more lots adjacent to streets classified as collectors or larger.

(B) Except with respect to Section 19.12.075, this Chapter does not apply to any special purpose zoning district which contains special landscape standards or to properties in the Downtown Centennial Plan Overlay District.

(C) Section 19.12.075 applies to all single family developments.

SECTION 13: Title 19, Chapter 14, Section 130, Subsection (B), Paragraph (2), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(2) A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish the following:

(a) To establish the requirements and limitations for signs located in the Gaming and Downtown Centennial Plan Overlay districts, and any uses not regulated elsewhere in this Chapter located in the Planned Community and Planned Development Districts; or

(b) To establish requirements and limitations for signs in a specific development.

SECTION 14: Title 19, Chapter 14, Section 130, Subsection (D), Paragraph (2), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(2) Conditions of Approval. In approving a Master Sign Plan, the Planning Commission may impose the following conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. All signs in the Master Sign Plan shall:

(a) Either conform to all standards for the zoning district in which the sign will be located, under Section 19.14.060, or establish the sign requirements and limitations consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming and Downtown Centennial Plan Overlay districts, and the Planned Community and Planned Development Districts;

(b) Conform to the Residential Protection Standards set forth in Section 19.14.070;

(c) Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

(d) Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

(e) Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

(f) Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and

materials; and

(g) Be designed as attractive and complementary features of the development, which it serves.

SECTION 15: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the definition of the term "Urban Core Area" to read as follows:

"Urban Core Area" means the area defined as the Downtown Centennial Plan Overlay District in Section 19.06.060.

SECTION 16: Whenever a provision of the Municipal Code or another ordinance or adopted standard of this City refers to the "Downtown Overlay District," the reference shall be deemed to refer to the "Downtown Centennial Plan Overlay District" as described in this Ordinance.

SECTION 17: For purposes of Section 2.100(3) of the City Charter, LVMC 19.02.010, 19.02.040, 19.04.010, 19.06.120, 19.06.140, 19.08.040, 19.08.050, 19.08.060, 19.10.020, 19.14.130 and 19.20.020 are deemed to be subchapters rather than sections.

SECTION 18: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

. . .

. . .

. . .

. . .

. . .

. . .

SECTION 19: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-6-10
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-6 – Amends the City's on-site parking standards to provide minimum dimensions for parallel parking. (TXT-36235) Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
The City's on-site parking standards currently do not include specific dimensional requirements for parallel parking. This bill will amend the standards to include the applicable dimensional requirements.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-6

BILL NO. 2010-6

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY'S ON-SITE PARKING STANDARDS TO PROVIDE MINIMUM DIMENSIONS FOR PARALLEL PARKING, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Amends the City's on-site parking standards to provide minimum dimensions for parallel parking.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6048 and Title 19, Chapter 10, Section 10, Subsection (J), Paragraph (2), Subparagraph (b), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended so that Table 4 located therein, as amended by Ordinance No. 6048, reads as follows:

Table 4

Minimum Parking Space Size

Type of Space	Width	Length
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped (Car)	19 feet	18 feet
Handicapped (Vehicle with a Side-Loading Wheelchair Lift)	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet
Parallel Parking	9 feet	23 feet

SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.10.010 is deemed to be a subchapter rather than a section.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,

paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-6-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-7 – Excludes the sale of mopeds from the zoning regulations governing the sale of motorized vehicles. (TXT-36495) Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will exclude from the zoning regulations governing the sale of motorized vehicles the sale of mopeds (strictly defined based on State law). The sale of mopeds will be treated as other retail goods for zoning purposes.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-7

BILL NO. 2010-7

ORDINANCE NO. _____

AN ORDINANCE TO EXCLUDE THE SALE OF MOPEDS FROM THE ZONING REGULATIONS GOVERNING THE SALE OF MOTORIZED VEHICLES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Excludes the sale of mopeds from the zoning regulations governing the sale of motorized vehicles.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the description of the use "Motor Vehicle Sales (New)" in the "Auto and Marine Related" element of Table 2, to read as follows:

Description:

A facility or area for the display and sale (or leasing) of new automobiles, trucks, motorcycles and motor scooters[.], but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

SECTION 2: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the description of the use "Motor Vehicle Sales (Used)" in the "Auto and Marine Related" element of Table 2, to read as follows:

Description:

"Motor Vehicle Sales (Used)" means a facility or area used primarily for the display and sale (or leasing) of used automobiles, motorcycles and motor scooters[.], but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

SECTION 3: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the description of the use "Motorcycle/Motor Scooter Sales" in the "Auto and Marine Related" element of Table 2, to read as follows:

Description:

A facility or area for the display and sale of motorcycles and motor scooters, whether new or used[.], but excluding mopeds. The term includes service bays which are incidental and accessory to the sales use. The term is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described in this definition shall be treated under the appropriate category of motor vehicle sales.

SECTION 4: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the definitions of the terms "Motor Vehicle Sales (New)," "Motor Vehicle Sales (Used)" and "Motorcycle/Motor Scooter Sales" to read, respectively, as follows:

"Motor Vehicle Sales (New)" means a facility or area for the display and sale (or leasing) of new automobiles, trucks, motorcycles and motor scooters[.], but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

"Motor Vehicle Sales (Used)" means a facility or area used primarily for the display and sale (or leasing) of used automobiles, motorcycles and motor scooters[.], but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

"Motorcycle/Motor Scooter Sales" means a facility or area for the display and sale of motorcycles and motor scooters, whether new or used[.], but excluding mopeds. The term includes service bays which are incidental and accessory to the sales use. The term is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described in this definition shall be treated under the appropriate category of motor vehicle sales.

SECTION 5: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location, the following term, along with its corresponding definition:

"Moped" means a motor-driven scooter, motor-driven cycle or similar vehicle that is propelled by a small engine which produces not more than two gross brake horsepower, has a displacement of not more than fifty cubic centimeters or produces not more than fifteen hundred watts final output, and is capable of a maximum speed of not more than thirty miles per hour on a flat surface with not more

than one percent grade in any direction when the motor is engaged. For purposes of the provisions of this Title relating to vehicle sales, mopeds shall be considered retail goods rather than motor vehicles.

SECTION 6: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010 and 19.20.020 are deemed to be subchapters rather than sections.

SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 8: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-6-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2010-8 – Updates the zoning provisions pertaining to child care facilities to make them consistent with each other and with applicable licensing provisions. (TXT-36167) Proposed by: M. Margo Wheeler, Director of Planning and Development

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will update the zoning provisions pertaining to child care facilities to make those provisions consistent with each other and with applicable licensing provisions. The bill contains no substantive changes and is merely intended to correct and update terminology.

RECOMMENDATION:
ADOPTION at 2/17/2010 City Council meeting pursuant to the 2/2/2010 Recommending Committee.

First Reading - 1/20/2010; First Publication - 2/5/2010

BACKUP DOCUMENTATION:
Bill No. 2010-8

BILL NO. 2010-8

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE ZONING PROVISIONS PERTAINING TO CHILD CARE FACILITIES TO MAKE THEM CONSISTENT WITH EACH OTHER AND WITH APPLICABLE LICENSING PROVISIONS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler,
Director of Planning and Development

Summary: Updates the zoning provisions pertaining to child care facilities to make them consistent with each other and with applicable licensing provisions.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as set forth in Section 2 of this Ordinance.

SECTION 2: The entries for the uses "Child Care – Family Home (1-6 Children)," "Child Care – Family Home (7-12 Children)" and "Child Care Center," as found in the "Institutional and Community Service" element of Table 2, are hereby amended to read respectively as follows:

USE: [Child Care - Family Home (1-6 Children)] Child Care - Family Home

RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
P	P	P	P	P	P	P	P	P	P	P										

Description:
A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of 6 children for compensation. Such a use is subject to the child care regulations and standards of the [Department of Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours] State of Nevada.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

USE: [Child Care - Family Home (7-12 Children)] Child Care - Group Home

RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
S	S	S	S	S	S	S	S	S	S											

Description:
A residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of 7 children and a maximum of 12 children for compensation. Such a use is subject to the child care regulations and standards of the [Department of

Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours] State of Nevada.

Minimum Special Use Permit Requirements:

*1. The minimum lot size shall be 6500 square feet.

*2. The site shall be designed so that all loading and unloading of passengers occurs on-site.

*3. In order for this use to be conducted on a parcel developed with multi-family housing, the child care must be provided within a separate structure.

*4. The use shall be subject to the child care regulations and standards of the [Department of Finance and Business Services.] State of Nevada.

5. Access to the facility shall be by means of a right-of-way with a width of 60 feet or less.

6. The use of outdoor play areas shall be limited to the hours between 6:00 A.M. and 10:00 P.M.

7. All lighting shall be designed so it does not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each 6 children..

USE: Child Care Center

RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
S	S	S	S				S	S	S	S	S	C	C	C	P	P	P	P	P	P

Description:

Any commercial facility which provides day or overnight care for more than 12 children. Such a use is subject to the child care regulations and standards of the [Department of Finance and Business Services.] State of Nevada.

Conditional Use Regulations:

1. Access to the child care center shall be by means of a collector street or larger.

2. The maximum lot coverage shall not exceed 30 percent.

3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.

4. Where structures or play areas have residential adjacency:

a. An 8-foot high block wall shall be installed along the common property line, with an additional buffer of evergreen trees along the play area. The trees shall be a minimum of 24-inch box, shall be installed at a minimum of 20 feet on center, and shall be a variety that will grow together to form a visual screen.

b. The building entrance and access shall be oriented away from residential uses on local streets.

c. Outdoor play shall be limited to daylight hours.

d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each 10 children.

SECTION 3: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the definitions of the terms "Child Care – Group Home (1-6 Children)," "Child Care – Group Home (7-12 Children)" and "Child Care Center" to read respectively as follows:

["Child Care – Group Home (1-6 Children)"] "Child Care – Family Home" means a residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of

six children for compensation. Such a use is subject to the child care regulations and standards of the [Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.] State of Nevada.

["Child Care – Group Home (7-12 Children)"] "Child Care – Group Home" means a residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of seven and a maximum of twelve children for compensation. Such a use is subject to the child care regulations and standards of the [Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.] State of Nevada.

"Child Care Center" means any commercial facility which provides day or overnight care for more than twelve children. Such a use is subject to the child care regulations and standards of the [Department of Finance and Business Services.] State of Nevada.

SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010 and 19.20.020 are deemed to be subchapters rather than sections.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

. . .

. . .

. . .

. . .

. . .

. . .

. . .

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-6-10
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
NEW RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2010-9 – Adopts an amended development agreement with the Board of Regents of the Nevada System of Higher Education, on behalf of the College of Southern Nevada, regarding property located in the vicinity of Durango Drive and Oso Blanca Road. Sponsored by: Councilman Steven D. Ross

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will formalize the adoption of an amended development agreement with the Board of Regents of the Nevada System of Higher Education, on behalf of the College of Southern Nevada, regarding property located in the vicinity of Durango Drive and Oso Blanca Road. The amendment, which is scheduled for approval by vote of the City Council at its February 3, 2010, meeting, will authorize additional extensions of time for the College to obtain a land patent beyond the single extension authorized in the original agreement.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
Bill No. 2010-9

BILL NO. 2010-9

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT THAT CERTAIN AGREEMENT ENTITLED "AMENDED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE COLLEGE OF SOUTHERN NEVADA," AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross

Summary: Adopts an amended development agreement with the Board of Regents of the Nevada System of Higher Education, on behalf of the College of Southern Nevada, regarding property located in the vicinity of Durango Drive and Oso Blanca Road.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That certain amended development agreement entitled "Amended Development Agreement Between the City of Las Vegas and the Board of Regents of the Nevada System of Higher Education on Behalf of the College of Southern Nevada," which was approved by the City Council on February 3, 2010, and which is on file with the City Clerk's Office, is hereby adopted in conformance with the provisions of NRS Chapter 278.

SECTION 2: This Ordinance, as well as the amended development agreement adopted by Section 1, shall be recorded in the office of the County Recorder in accordance with the provisions of NRS Chapter 278.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence,

clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Valstead 1-21-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2010-10 – Authorizes the City Manager or a designee, rather than the City Council, to waive ordinance requirements pertaining to the undergrounding of electrical and similar distribution lines. Proposed by: Jorge Cervantes, Director of Public Works

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
Under current ordinance provisions, requirements pertaining to the undergrounding of electrical and similar distribution lines may be waived by the City Council. This bill will give the City Manager or a designee the option to waive such requirements where deemed appropriate, such as waiver requests that are minor or routine in nature.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2010-10
2. Business Impact Statement

BILL NO. 2010-10

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER OR A DESIGNEE, RATHER THAN THE CITY COUNCIL, TO WAIVE ORDINANCE REQUIREMENTS PERTAINING TO THE UNDERGROUNDING OF ELECTRICAL AND SIMILAR DISTRIBUTION LINES UNDER CERTAIN CIRCUMSTANCES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Jorge Cervantes, Director of Public Works

Summary: Authorizes the City Manager or a designee to waive ordinance requirements pertaining to the undergrounding of electrical and similar distribution lines.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 13, Chapter 52, Section 170, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13.52.170: (A) An application may be made to the Director of Public Works requesting approval [by the City Council] of a waiver of the requirements of this Chapter pertaining to underground installation of distribution lines for any of the following reasons:

(1) In cases of emergency where public health and safety would be jeopardized;

(2) Unavailability of materials necessary for underground installation;

(3) Topographical or subsurface conditions making such underground installations economically unreasonable or impractical; or

(4) Requiring the underground installation does not promote the purposes stated under Section 13.52.010 or is unreasonable due to other circumstances presented by the applicant.

(B) The approval authority may approve the application [shall be reviewed by the Director of Public Works who shall make recommendations for approval or denial to the City Council. After reviewing the recommendations of the Director of Public Works, the City Council shall approve the application] if it comes within one of the categories set out in Subsection (A) of this Section for which a waiver may be granted to the applicant.

(C) For purposes of Subsection (B) of this Section, the "approval authority" is:

(1) The City Manager or the City Manager's designee; or

(2) The City Council, if the City Manager determines that the nature and scope of the application warrants Council consideration.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-20-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

BUSINESS IMPACT STATEMENT
BILL NO. 2010-10
(Authorizes the City Manager or a designee, rather than the City Council, to waive ordinance requirements pertaining to the undergrounding of electrical and similar distribution lines)

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2010-10, that would authorize the City Manager or a designee, rather than the City Council, to waive ordinance requirements pertaining to the undergrounding of electrical and similar distribution lines.

1. The following constitutes a description of the number of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Not applicable

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

None

Beneficial effects:

Possibility of expedited waiver requests

Direct effects:

Possibility of expedited waiver requests

Indirect effects:

None

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Not applicable

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:

No additional cost

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Not applicable

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Not applicable

7. If the proposed rule includes provisions that duplicate or are more stringent that federal, state or local standards regulating the same activity, the following explains when such duplicative or more stringent provisions are necessary:

Not applicable

Date: January 20, 2010

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2010-11 – Authorizes the waiver of land development and zoning application fees on behalf of certain local and regional agencies. (TXT-36429) Proposed by: Elizabeth N. Fretwell, City Manager

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill will authorize the City Manager to waive land development and zoning application fees on behalf of certain local and regional agencies. Those agencies currently include members of the Southern Nevada Regional Planning Coalition and agencies that work with the Coalition on local/regional air pollution and transportation issues.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
Bill No. 2010-11

BILL NO. 2010-11

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE WAIVER OF LAND DEVELOPMENT AND ZONING APPLICATION FEES ON BEHALF OF CERTAIN LOCAL AND REGIONAL AGENCIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Elizabeth N. Fretwell, City Manager

Summary: Authorizes the waiver of land development and zoning application fees on behalf of certain local and regional agencies.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 18, Chapter 22, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 30, reading as follows:

18.22.030: The City Manager may waive any fee referred to in the Fee Schedule on behalf of:

(A) Any member of the Southern Nevada Regional Planning Coalition; or

(B) Any entity with whom the Coalition is required to integrate long-term planning programs pursuant to NRS 278.02584.

SECTION 2: Title 19, Chapter 18, Section 10, Subsection (C), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(C) Fees.

(1) Adopted. The Director is authorized to charge fees related to the processing of applications in accordance with the Fee Schedule. The Fee Schedule set forth in Title 19 is hereby adopted as part of this Title and may be amended from time to time by resolution of the City Council.

(2) When Payable. Fees for filing applications and other requests under this Title are set forth in the Fee Schedule and are due at the time the application or request is filed.

(3) Additional Fees. With respect to any application under this Title that requires notification of a public hearing, the applicant shall also pay the notification and advertising costs identified in the Fee Schedule. Payment of those costs shall be made upon filing of the application.

(4) Waiver of Fees. The City Manager may waive any fee referred to in the Fee Schedule on behalf of:

(a) Any member of the Southern Nevada Regional Planning Coalition; or

(b) Any entity with whom the Coalition is required to integrate long-term planning programs pursuant to NRS 278.02584.

SECTION 3: For purposes of Section 2.100(3) of the City Charter, LVMC 19.18.010 is deemed to be a subchapter rather than a section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-20-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐ **Consent** ☒ **Discussion**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2010-12 – Updates the City's zoning regulations pertaining to transit passenger facilities. (TXT-36430) Sponsored by: Councilman Steven D. Ross

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill update the City's zoning regulations pertaining to transit passenger facilities. The bill will specifically identify the category of "park and ride" facilities and establish the circumstances under which those and other transit passenger facilities may be approved either as a conditional use or by means of special use permit.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
Bill No. 2010-12

BILL NO. 2010-12

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE CITY'S ZONING REGULATIONS PERTAINING TO TRANSIT PASSENGER FACILITIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross

Summary: Updates the City's zoning regulations pertaining to transit passenger facilities.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the description of the use "Transit Passenger Facility," as found in the "Utilities, Communication and Transportation" element of Table 2, to read as follows:

USE: Transit Passenger Facility

RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																C	P|C	C	P	P

Description:
A facility, including a park and ride, for the loading and discharging of train or bus passengers.

Conditional Use Regulations:

1. The facility must be operated by a public entity.
2. The facility must be located along a collector or arterial street.
3. The principal operating hours of the of the commuter parking lot must not significantly conflict with those of other uses on the parcel.
4. The use must be ancillary to a primary use, and the number of parking spaces dedicated to commuter parking shall not exceed 10% of the total amount of parking required for the primary use under Chapters 19.04 and 19.10.

On-site Parking Requirements: To be determined on a case-by-case basis.

SECTION 2: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the definition of the term "Transit Passenger Facility" to read as follows:

"Transit Passenger Facility" means a facility, including a park and ride, for the loading and discharging of train or bus passengers.

SECTION 3: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of

Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location, the following term and its corresponding definition:

"Park and Ride" means a facility for the boarding and deboarding of transit vehicles that includes an area for the parking of commuters' vehicles in connection with their use of transit vehicles.

SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010 and 19.20.020 are deemed to be subchapters rather than sections.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 1-20-10
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2010, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2010, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: HUMAN RESOURCES
DIRECTOR: CLAUDETTE ENUS ☐ **Consent** ☒ **Discussion**

SUBJECT:
Closed Session - Upon duly carried Motion, a closed meeting is called in accordance with NRS 288.220 to discuss labor issues

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
To discuss labor issues

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: CITY CLERK
DIRECTOR: BEVERLY K. BRIDGES ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 3156 Mediterranean Drive in the amount of $3,990.85 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNER: A P HOLDINGS LLC - Ward 2 (Wolfson)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $3,990.85
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired American Demolition to remove all graffiti and high vegetation. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of January 2008 was $25,433.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $799 invoice for American Demolition services in addition to other fees assessed for a total of $3,990.85 and consider assessing a maximum of $38,050 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Rescheduled Hearing Notification

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 3156 Mediterranean Drive in the amount of $3,990.85 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNER: A P HOLDINGS LLC – Ward 2 (Wolfson)

American Demolition completed work on September 16, 2009 at a cost of $799; $1,122 in reinspection fees (w/late fees); $1,950 in civil penalties; plus a 15% administrative fee for a total of $3,990.85.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of a Nuisance and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

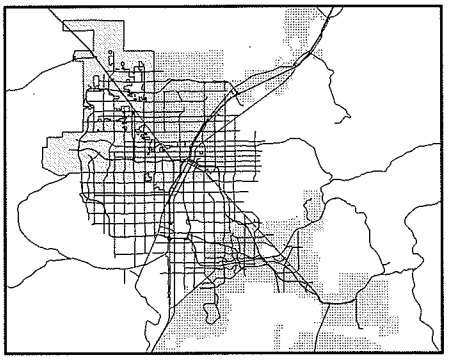
3156 MEDITERRANEAN DRIVE
CROSS STREETS - DESERT INN//DURANGO

City of Las Vegas Vicinity Map



N

0 170 340 680 Feet

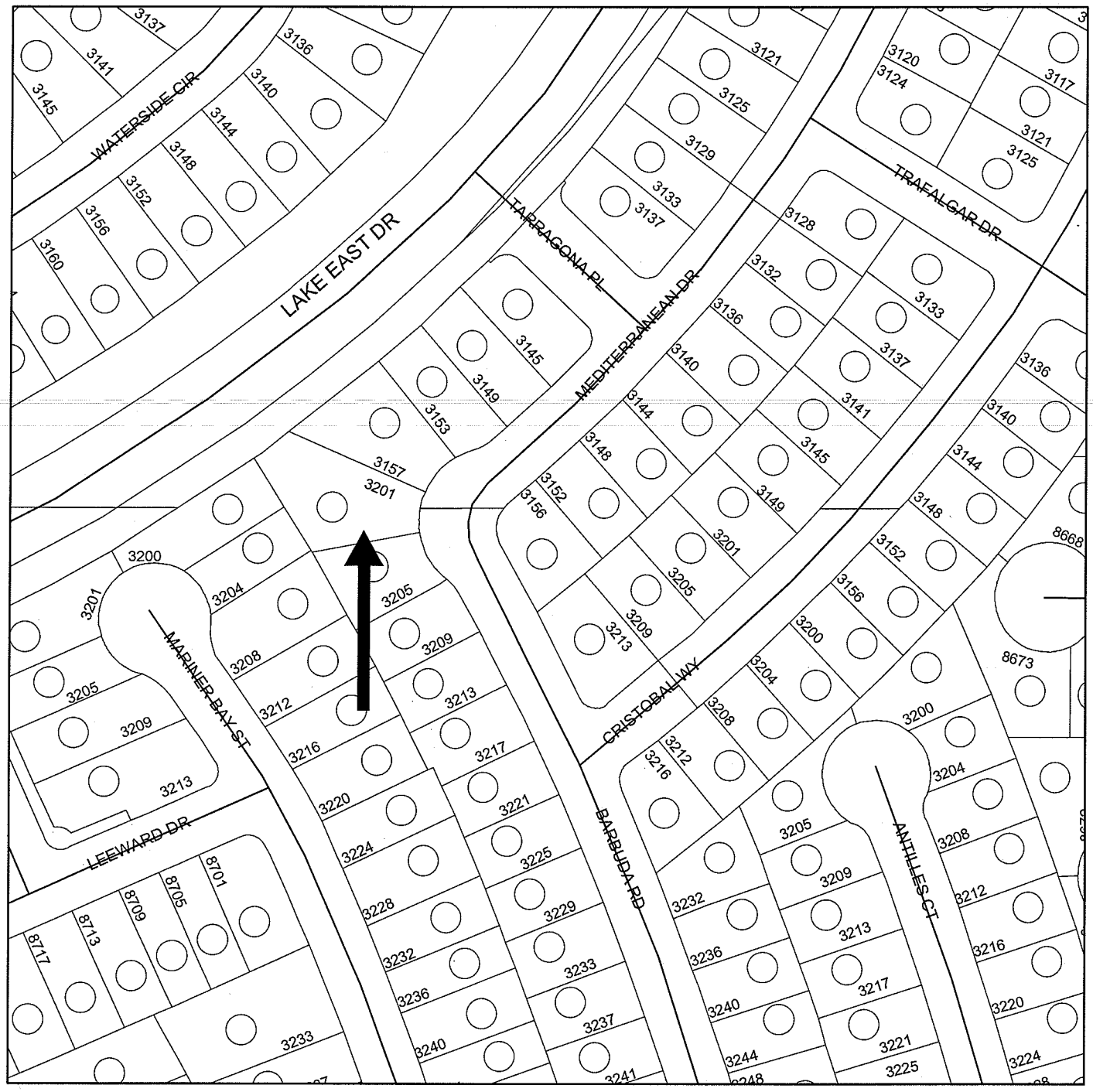


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

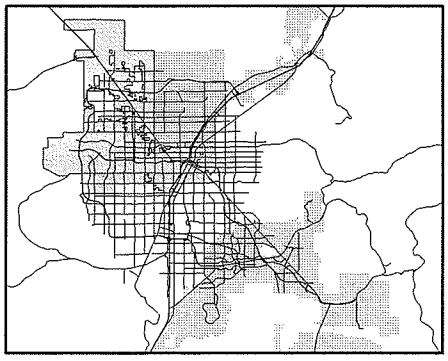
3156 MEDITERRANEAN DRIVE
CROSS STREETS - DESERT INN//DURANGO

City of Las Vegas Vicinity Map



N

0 70 140 280 Feet



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 11, 2010

Re: Report of Expenses for the abatement of nuisance located at 3156 Mediterranean Drive - Ward 2 (Wolfson)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all graffiti and high vegetation. The abatement was completed by American Demolition on September 16, 2009 at a cost of $799.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all graffiti	$500.00
Remove all high vegetation	$299.00
AMOUNT DUE:	$799.00
Administrative Processing Fee:	$119.85
Sub-Total:	$918.85
Reinspection Fees (w/late fees):	$1,122.00
Civil Penalties:	$1,950.00
TOTAL AMOUNT DUE:	**$3,990.85**
Daily Civil Penalties – 80 days @ $500 a day (excluding civil penalty fees already assessed) June 29, 2009 to September 16, 2009	**$38,050.00**
MAXIMUM TOTAL:	**$42,040.85**
OWNER OF RECORD	A P HOLDINGS LLC
PROPERTY ABATED:	3156 Mediterranean Drive
ASSESSOR PARCEL:	163-08-814-001
LEGAL DESCRIPTION:	BAYSIDE UNIT #1 PLAT BOOK 33 PAGE 73 LOT 1 BLOCK 3

DSS:ld

American Demolition
4516 W Diablo Drive, E-108
Las Vegas, NV 89118

Disclosure of Principals

The principals and partners of *American Demolition* and all persons and entities holding more than 1% interest in *American Demolition* or any principal of *American Demolition* are the following:

	Full Name	Business Address	Business Phone
1.	Jack Praskovich	4516 W. Diablo #E108 LV NV 89118	561-3244
2.			
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

American Demolition

By: Jack Praskovich

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public, on this 22 day of December, 2008.

Notary Public - State of Nevada
County of Clark
ARTILUR WILLIAMS
My Appointment Expires
August 14, 2011
No: 07-4375-1

Artilur Williams

Notary Public in and for Clark County,
State of Nevada

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 3, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 3, 2010**, at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **3156 MEDITERRANEAN DRIVE.** The Director of Neighborhood Services certifies that the sum of **$3,990.85** was expended and Civil Penalties in the sum of **$38,050.00** may be imposed for a total of **$42,040.85.** Owner of record at time of abatement: **A P HOLDINGS LLC – WARD 2 (WOLFSON)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

CASENO 77750 CODEENF **02616-77**

Address: **3156 MEDITERRANEAN DR**

CITZ
504142

GRAFFITI ON VACANT HOUSE

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
16308814001	0.12 ACRE	BAYSIDE UNIT #1

Owner Information:

10-Aug-02	01-Dec-04	KIRNBAUER ANN LIVING TRUST
		3156 MEDITERRANEAN DR; LAS VEGAS, NV 89117-2332
08-May-08	15-May-08	A P HOLDINGS L L C % L VANEGAS
		7580 E GRAY RD #202; SCOTTSDALE, AZ 85260
15-May-08		A P HOLDINGS L L C % L VANEGAS
		7580 E GRAY RD #202; SCOTTSDALE, AZ 85260-3408
24-Jan-08	08-May-08	NETWORK FUNDING % G SCHNITZER ESQ
		1389 GALLERIA DR #200; HENDERSON, NV 89014-6686
01-Dec-04	17-Jan-08	KIRNBAUER ANN
		3156 MEDITERRANEAN DR; LAS VEGAS, NV 89117-2332
17-Jan-08	24-Jan-08	NETWORK FUNDING % G SCHNITZER ESQ
		1389 GALLERIA DR #200; HENDERSON, NV 89014

Inspection Summary

Inspector:	*Status:*	*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
983955	Failed	5/5/2009	05/06/2009 15:20	05/06/2009 15:25	5
983955	Failed	5/15/2009	05/22/2009 15:45	05/22/2009 15:47	2
983955	Failed	6/30/2009	06/24/2009 14:35	06/24/2009 14:40	5
983955	Failed	7/6/2009	07/06/2009 16:25	07/06/2009 16:30	5
983955	Failed	7/31/2009	07/29/2009 17:25	07/29/2009 17:27	2
983955	Failed	8/25/2009	08/25/2009 13:19	08/25/2009 13:21	2
983955	Failed	9/9/2009	09/09/2009 13:00	09/09/2009 13:10	10
983955	Passed	9/15/2009	09/21/2009 11:57	09/21/2009 11:59	2
				Time in Minuets:	33

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-008	5/6/2009		side wall and interior walls in back
remove all graffiti			
AN-006	5/6/2009		Front
Remove all high vegetation over 8" from all areas of property. Maintain at all times.			
AN-006	5/6/2009		front
cut all high weeds/grass			
A-NUISVACANT	5/6/2009		here
secure			
A-NUISVACANT	7/6/2009	9/21/2009	House and propery
House must remain secure, clean and orderly			

CASENO 77750 CODEENF **02616-77**

A-NUISVACANT 7/6/2009

AN-008	7/6/2009	9/21/2009	Side wall and interior walls in back
Remove all graffiti from all areas of property. Maintain at all times.			
AN-006	7/6/2009	9/21/2009	Front yard
Remove all high vegetation from all yard areas. Maintain at all times.			
AN-003	9/21/2009	9/21/2009	Front door area and yard
Remove all trash, litter and refuse from property			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	10/1/2009 3:46:00 PM	LIDIA MCKENZIE	0
LM) VIDEO COMPLETED PER #25, PAID $799 TO AMERICAN DEMOLITION. - RECEIPT #261515			
VIDPST	9/21/2009 12:57:00 PM	ERIC MCCOY	-58
25) video of property- all violations abated by contractor.			
VIDREQ	9/8/2009 2:03:00 PM	LIDIA MCKENZIE	0
lm) received start date from AMERICAN DEMOLITION for 9/10/09 - sent request for PRE-ABATEMENT video to #25 (acting CE Supervisor) b/c #19 on vacation. cc'd #19 on e-mail request.			
BIDA	9/8/2009 8:17:00 AM	LIDIA MCKENZIE	0
LM) BID AWARDED TO AMERICAN DEMOLITION ($799)			
MISC	9/3/2009 2:59:00 PM	LIDIA MCKENZIE	0
lm) per #21 OK to cont w/abatement; submitted into Oracle; E-MAIL TO D. SMITH to approve REQ. #157390 for American Demolition in the amount of $799 for scope of work.			
MEET	9/2/2009 2:12:00 PM	ANTHONY GUARINO	0
21) refer to office continue abatement LM			
REFER	8/31/2009 7:17:00 AM	ERIC MCCOY	1
25) CASE SENT TO 19 WITH COLOR PICTURES FOR REFUSE BY FRONT DOOR (FLYERS, PHONE BOOK AND TRASH) GRAFFITI ON THE HOUSE AND INTERIOR WALLS OF BACKYARD AND FOR HIGH WEEDS IN ROCK LANDSCAPE.			
MISC	8/7/2009 2:12:00 PM	LIDIA MCKENZIE	0
LM) REG MAIL ADDRESSED TO: A P HOLDINGS, LLC % L VANEGAS @ 7580 E GRAY RD., #202- SCOTTSDALE, AZ 85260 - RETURNED: "RETURN TO SENDER - NOT DELIVERABLE AS ADDRESSED; UNABLE TO FORWARD"			
MISC	8/4/2009 2:10:00 PM	LIDIA MCKENZIE	0
LM) CERT MAIL ADDRESSED TO: A P HOLDINGS, LLC % L VANEGAS @ 7580 E GRAY RD., #202- SCOTTSDALE, AZ 85260 - RETURNED: "RETURN TO SENDER - NOT DELIVERABLE AS ADDRESSED; UNABLE TO FORWARD"			
MISC	7/28/2009 8:56:00 AM	LIDIA MCKENZIE	0
LM) scanned and SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER A P HOLDINGS c/o L VANEGAS @ 7580 E Gray Rd. #202, Scottsdale, AZ; c/b 8-7-09			
BIDR	7/24/2009 1:57:00 PM	LIDIA MCKENZIE	0
LM) BIDS RECEIVED: (1) AMERICAN DEMOLITION - $799; (2) NDX - $1,549			
BIDS	7/21/2009 10:14:00 AM	LIDIA MCKENZIE	0
lm) BIDS SENT TO ALL CONTRACTORS; DUE 7/24/09			
REFER	7/14/2009 2:00:00 PM	ERIC MCCOY	1
25) file to 19 for review to forwqard for bids for 1) HIGH WEEDS IN ALL YARDS 2) GRAFFITI ON REAR WALLS			
RESEAR	7/14/2009 1:53:00 PM	ERIC MCCOY	2
25) ASSESSORS- no new owner			
RESEAR	7/14/2009 1:52:00 PM	ERIC MCCOY	1
25) RECORDERS- no new information			
MISC	6/25/2009 1:46:00 PM	LIDIA MCKENZIE	0
LM) CERT GREEN CARD ADDRESSED TO: A P HOLDINGS, LLC - c/o L. VANEGAS @ 7580 E GRAY RD, #202 IM SCOTTSDALE, AZ- RECEIVED SIGNED.			

RECORD	6/22/2009 6:43:00 AM	JESSICA LARRAMENDY	0

JL) Recorded Nuisance N&O dated June 19, 2009 at Clark County. Recorded in Book: 20090622 Inst: 03696.

NOTICE	6/19/2009 3:14:00 PM	LIDIA MCKENZIE	0

LM) AFTER REVIEW & OK BY #19 MAILED N&O TO: A P HOLDINGS, LLC @ 7580 E GRAY RD #202, SCOTTSDALE, ZA, % L. VANEGAS; C/B 6-30. TO #25 FOR POSTING; TO JL FOR RECORDING.

REFER	6/8/2009 4:00:00 PM	ERIC MCCOY	1

25) case sent to 19 to review for N&O

FORCLO	6/8/2009 3:56:00 PM	ERIC MCCOY	1

25) recorders dates default loan 12/08

RESEAR	6/8/2009 3:55:00 PM	ERIC MCCOY	1

25) WHITE PAGES- no listing for ap Holding by name or address in AZ

RESEAR	6/8/2009 3:54:00 PM	ERIC MCCOY	1

25) RECORDERS- 12/08 *default*

RESEAR	6/8/2009 3:53:00 PM	ERIC MCCOY	1

25) MERS-no listing by address or AP holdings

RESEAR	6/8/2009 3:53:00 PM	ERIC MCCOY	1

25) INTERNET- AP HOLDINGS-nothing

MISC	5/15/2009 2:09:00 PM	TASHA DOWNTON	0

WEB COMPLAINT(504142): house is being used by drug addicts, gang members, this place is a hang out for these elements, graffiti inside/outside of home, for safety....

Time in minuets: **-47**

APN 163-08-814-001
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **A P HOLDINGS LLC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **163-08-814-001**
Commonly known as: **3156 Mediterranean Drive**
Legal Description: **BAYSIDE UNIT #1**
PLAT BOOK 33 PAGE 73
LOT 1 BLOCK 3

On **September 16, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$3,990.85** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$38,050.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$42,040.85** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 3, 2010** ordered the above charges in the amount of **$42,040.85**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #77750

LAS VEGAS CITY COUNCIL

MAYOR
OSCAR B. GOODMAN

GARY REESE, WARD 3
(MAYOR PRO-TEM)
STEVE WOLFSON, WARD 2
LOIS TARKANIAN, WARD 1
STEVEN D. ROSS, WARD 6
RICKI Y. BARLOW, WARD 5
STAVROS S. ANTHONY, WARD 4

CITY MANAGER
ELIZABETH N. FRETWELL

NEIGHBORHOOD
SERVICES DEPARTMENT

DIRECTOR
STEPHEN K. HARSIN, AICP

February 4, 2010

CASE #77750
Certified/Regular Mail
Return Receipt Requested

A P Holdings, LLC
c/o L. Vanegas
7580 E Gray Road, #202
Scottsdale, AZ 85260-3408

RE: 3156 Mediterranean Drive

Dear Property Owner:

On February 3, 2010, Agenda Item #63 was held in abeyance and is now scheduled to be heard on February 17, 2010. This will be a public hearing to recover costs for the abatement conducted September 16, 2009 at the property located at 3156 Mediterranean Drive.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Neighborhood Services, by telephoning (702) 229-6615.

Sincerely,



Devin S. Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:ld

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

VOICE 702.229.2330
FAX 702.598-3938
TTY 702 386.3045
www.lasvegasnevada.gov

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 8401 Telescope Peak Court in the amount of $4,284.50 (General Fund) and assess a maximum of $29,050 in daily civil penalties. PROPERTY OWNER: BANK DEUTSCHE NATIONAL TR CO TRS - Ward 2 (Wolfson)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $4,284.50
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired American Demolition to remove all trash and dead tree. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of October 2009 was $158,140.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $750 invoice for American Demolition services in addition to other fees assessed for a total of $4,284.50 and consider assessing a maximum of $29,050 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 3, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at 8401 Telescope Peak Court in the amount of $4,284.50 (General Fund) and assess a maximum of $29,050 in daily civil penalties. PROPERTY OWNER: BANK DEUTSCHE NATIONAL TR CO TRS – Ward 2 (Wolfson)

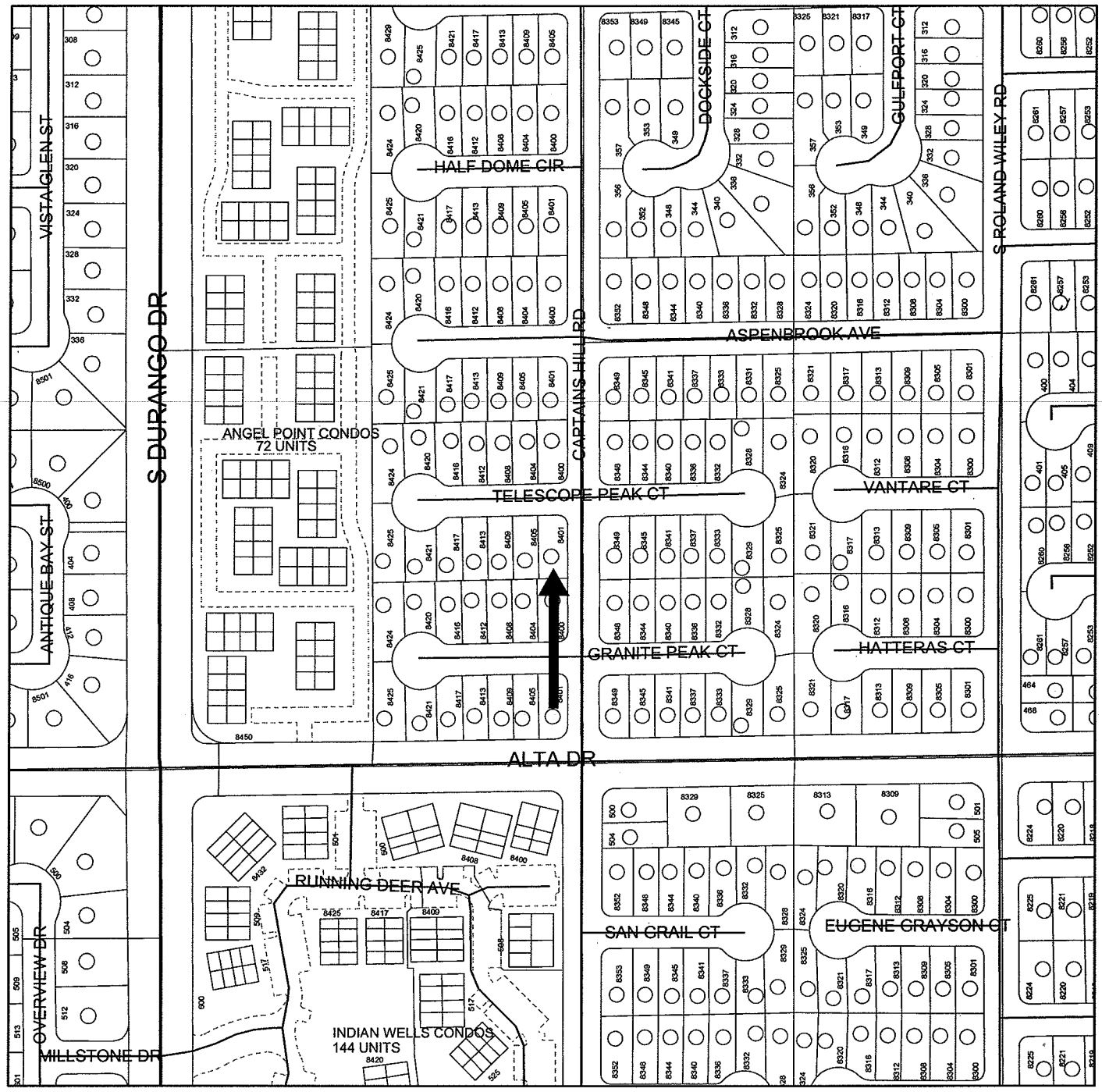
American Demolition completed work on October 15, 2009 at a cost of $750; $1,122 in reinspection fees (w/late fees); $1,950 in civil penalties; $350 pool pumping fee; plus a 15% administrative fee for a total of $4,284.50.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of a Nuisance and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

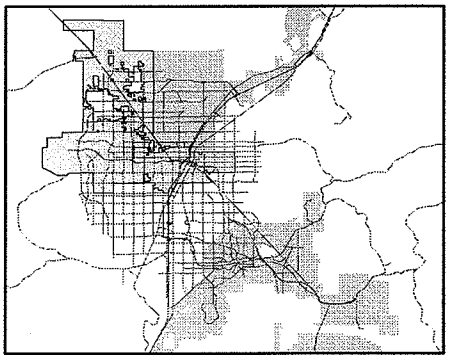
8401 TELESCOPE PEAK COURT
CROSS STREETS - ALTA//DURANGO

City of Las Vegas Vicinity Map



N

0 130 260 520 Feet



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

8401 TELESCOPE PEAK COURT
CROSS STREETS - ALTA//DURANGO

City of Las Vegas Vicinity Map



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-8301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 11, 2010

Re: Report of Expenses for the abatement of nuisance located at 8401 Telescope Peak Court - Ward 2 (Wolfson)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all trash and dead tree. The abatement was completed by American Demolition on October 15, 2009 at a cost of $750.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all trash and dead tree	$750.00
AMOUNT DUE:	$750.00
Administrative Processing Fee:	$112.50
Pool pumped by RRT	$350.00
Sub-Total:	$1,212.50
Reinspection Fees (w/late fees):	$1,122.00
Civil Penalties:	$1,950.00
TOTAL AMOUNT DUE:	**$4,284.50**
Daily Civil Penalties – 62 days @ $500 a day (excluding civil penalty fees already assessed) August 15, 2009 to October 15, 2009	**$29,050.00**
MAXIMUM TOTAL:	**$33,334.50**
OWNER OF RECORD	BANK DEUTSCHE NATIONAL TR CO TRS
PROPERTY ABATED:	8401 Telescope Peak Court
ASSESSOR PARCEL:	138-33-221-057
LEGAL DESCRIPTION:	ALTA VIEW WEST PHASE 2 & 3 PLAT BOOK 53 PAGE 19 LOT 57

DSS:ld

American Demolition
4516 W Diablo Drive, E-108
Las Vegas, NV 89118

Disclosure of Principals

The principals and partners of *American Demolition* and all persons and entities holding more than 1% interest in *American Demolition* or any principal of *American Demolition* are the following:

	Full Name	Business Address	Business Phone
1.	Jack Praeppich	4516 W. Diablo #E108 LV NV 89118	561-3244
2.			
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

American Demolition

By: Jack Praeppich

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public, on this 22 day of December, 2008.

Notary Public - State of Nevada
County of Clark
ARTILUR WILLIAMS
My Appointment Expires
August 14, 2011
No: 07-4375-1

Artilur Williams

Notary Public in and for Clark County,
State of Nevada

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 3, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 3, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **8401 TELESCOPE PEAK COURT.** The Director of Neighborhood Services certifies that the sum of **$4,284.50** was expended and Civil Penalties in the sum of **$29,050.00** may be imposed for a total of **$33,334.50.** Owner of record at time of abatement: **BANK DEUTSCHE NATIONAL TR CO TRS – WARD 2 (WOLFSON)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

the swimming pool at this location is not being maintained. The pool water is green and looks like it is starting to breed mosquitos and other potentially hazardous insects.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13833221057	0.1 ACRE	ALTA VIEW WEST PHASE 2 & 3

Owner Information:

29-Sep-04	26-Jan-06	DIEDERICH DAVID 8401 TELESCOPE PEAK CT; LAS VEGAS, NV 89145-5428
22-Oct-09	29-Oct-09	BANK DEUTSCHE NATIONAL TR CO TRS % HOME LOAN SERV INC 150 ALLEGHENY CENTER; PITTSBURG, PA 15212
29-Oct-09		BANK DEUTSCHE NATIONAL TR CO TRS % HOME LOAN SERV INC 150 ALLEGHENY CENTER; PITTSBURG, PA 15212-5335
10-Aug-02	24-Sep-03	BELL GREGORY S & SUZANNE 8401 TELESCOPE PEAK CT; LAS VEGAS, NV 89145-5428
26-Jan-06	22-Oct-09	BRYAN SYLVIA 8401 TELESCOPE PEAK CT; LAS VEGAS, NV 89145-5428
24-Sep-03	29-Sep-04	NGUYEN NGHIA TRONG & CHI THI SAIN LANCE 8401 TELESCOPE PEAK CT; LAS VEGAS, NV 89145-5428

Inspection Summary

Inspector:	*Status:*	*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
983955	Failed	6/4/2009	06/11/2009 16:34	06/11/2009 16:37	3
983955	Failed	6/22/2009	06/22/2009 15:31	06/22/2009 15:33	2
984747	Failed	8/6/2009	08/06/2009 10:13	08/06/2009 10:18	5
983955	Failed	8/24/2009	08/27/2009 11:23	08/27/2009 11:31	8
983955	Failed	9/10/2009	09/11/2009 13:57	09/11/2009 13:58	1
983955	Failed	9/21/2009	09/21/2009 15:04	09/21/2009 15:07	3
983955	Failed	10/19/2009	10/05/2009 10:00	10/05/2009 10:05	5
983955	Passed	11/4/2009	11/03/2009 10:01	11/03/2009 10:16	15
				Time in Minuets:	**42**

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-002	6/11/2009		rear
pdrain			
AB-010	6/11/2009		rear
drain or return to fresh water and maintain			
AN-003	6/22/2009		front
remove abandoned household belongings (basketball hoop, furniture, wood, etc)			
AN-003	6/22/2009	11/3/2009	Front
Remove abandoned household belongings (basketball hoop, furniture, wood, etc)			

CASENO 78640 CODEENF **02417-51**

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	11/4/2009 9:58:00 AM	LAURA DEARMOND	0
Ld) $750 PAID TO AMERICAN DEMOLITION			
VIDPST	11/3/2009 9:30:00 AM	ERIC MCCOY	10
25) PROPERTY CLEAN AND SECURE. ALL VIOLATIONS ABATED. NO AGENT SIGN OR KEY BOX			
LETTER	10/29/2009 11:59:00 AM	LAURA DEARMOND	0
Ld) CERTIFIED LETTERS TO OWNER Sylvia Bryan 8401 Telescope Peak Court Las Vegas, NV 89145-5428/1000 Duckhorn Court, Apt 205 Las Vegas, NV 89144 RETURNED UNCLAIMED UNABLE TO FORWARD			
PHONE	10/20/2009 3:53:00 PM	TASHA DOWNTON	0
t/c with Mike from Coldwell banker--wants fees waived since the bank just obtain property; told mike that this is still an active case with potential for add'l fees and referred him to insp #25.			
VIDREQ	10/20/2009 7:43:00 AM	LAURA DEARMOND	0
Ld) RECEIVED AMERICAN DEMO INVOICE & SENT VIDEO REQUEST EMAIL TO #19			
VIDREQ	10/6/2009 7:21:00 AM	LAURA DEARMOND	0
Ld) RECEIVED AMERICAN DEMO START DATE TODAY 10-6 & SENT VIDEO REQUEST EMAIL TO #19			
MEMO	10/5/2009 10:15:00 AM	ERIC MCCOY	1
25) awaiting video			
BIDA	9/30/2009 7:50:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO AMERICAN DEMOLITION			
EMAIL	9/22/2009 3:00:00 PM	LAURA DEARMOND	0
Ld) SENT EMAIL TO DEVIN FOR APPROVAL REQUISITION #158273 $750 TO AMERICAN DEMOLITION			
DIRECT	9/22/2009 2:44:00 PM	ANTHONY GUARINO	0
21)abatement ok..refer to office to proceed			
REFER	9/22/2009 8:53:00 AM	ERIC MCCOY	1
25) CASE FORWARDED FOR 21 TO REVIEW ABATEMENT OF LITTER/TRASH/BASKETBALL HOOP AND ABANDONED HOUSEHOLD ITEMS ON FRONT AND SIDES OF PROPERTY			
LETTER	9/14/2009 7:10:00 AM	LAURA DEARMOND	0
Ld) CERTIFIED LETTERS TO OWNER Sylvia Bryan 8401 Telescope Peak Court Las Vegas, NV 89145-5428/1000 Duckhorn Court, Apt 205 Las Vegas, NV 89144 RETURNED UNCLAIMED UNABLE TO FORWARD			
NOPOST	9/11/2009 1:57:00 PM	ERIC MCCOY	1
25) N&O TEN DAY posted pic			
NOTICE	9/10/2009 3:28:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Sylvia Bryan 8401 Telescope Peak Court Las Vegas, NV 89145-5428/1000 Duckhorn Court, Apt 205 Las Vegas, NV 89144			
BIDR	9/10/2009 3:12:00 PM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) AMERICAN DEMOLITION $750 (2) WEAVER CONSTRUCTION $1,100			
BIDS	9/3/2009 8:42:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 9-9			
REFER	8/31/2009 8:34:00 AM	ERIC MCCOY	1
25) CASE SENT TO 19 FOR BIDS BY CONTRACTOR TO REMOVE ABANDONED HOUSEHOLD ITEMS IN FRONT AND REAR AREAS			
MISC	8/14/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 8/13/09 IN FILE.			
RECORD	8/13/2009 1:52:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance Notice and Order to Comply dated August 5, 2009 at Clark County. Recorded in Book: 20090813 Inst: 01573			
NOPOST	8/6/2009 10:13:00 AM	ERIC MCCOY	5
25) N&O posted -no chnage			
NOTICE	8/5/2009 2:20:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY TO OWNER Sylvia Bryan 8401 Telescope Peak Court Las Vegas, NV 89145-5428/1000 Duckhorn Court, Apt 205 Las Vegas NV 89144-0874			

MISC	8/3/2009 11:19:00 AM	TASHA DOWNTON	0

WEB COMPLAINT (522360): Home on 8401 Telescope Peak has been empty for a little over 3 months, with some furniture and other items left in front of garage. Plants are dying. Home has a pool, which I assume is turning black by now if was left full.

MEMO	8/3/2009 9:47:00 AM	ERIC MCCOY	1

25) dont have N&O awaiting copy c/b 8/7

MISC	7/30/2009 10:18:00 AM	TASHA DOWNTON	0

WEB COMPLAINT: (521958): Property looks abandoned...dead vegetation is very visible from the street...junk or trash (furniture etc.)are dumped right in front of the garage and at the side of the house...

MISC	7/30/2009 10:18:00 AM	TASHA DOWNTON	0

WEB COMPLAINT: (521958): Property looks abandoned...dead vegetation is very visible from the street...junk or trash (furniture etc.)are dumped right in front of the garage and at the side of the house...also there's a pool in the back which should be loo

REVIEW	7/24/2009 3:11:00 PM	VICKI OZUNA	0

19) Reviewed case and notice/order request. Approved and file to LD.

REFER	7/21/2009 4:00:00 PM	ERIC MCCOY	1

25) case ref to 19 to review for N&O to remove REFUSE & ABANDONED PROPERTY trash, furniture, basketball hoop, litter,)

RESEAR	7/21/2009 2:25:00 PM	ERIC MCCOY	2

25) ASSESSORS- no other properties

RESEAR	7/21/2009 2:06:00 PM	ERIC MCCOY	5

25) RECORDERS- ** DEFAULT*** 7/7/08 no new owner

RESEAR	7/21/2009 2:05:00 PM	ERIC MCCOY	5

25) MERS LINK-off line / ????

RESEAR	7/21/2009 2:00:00 PM	ERIC MCCOY	2

25) ZABA- no hits by name in NV

RESEAR	7/21/2009 1:57:00 PM	ERIC MCCOY	2

25) WHITE PAGES- nothing at this address, Duckhorn or by name

RESEAR	7/21/2009 1:54:00 PM	ERIC MCCOY	1

25) SEWER- 1000 Duckhorn ct apt# 205 LV NV 89144 no ph#

CHECK	7/16/2009 1:46:00 PM	ERIC MCCOY	1

25) no change in front/ pool in back pumped by rrt/pic case to be turned into and N&O for REFUSE AND ABANDONED PROPERTY. (wood, basketball hoop, chair, door,plastic storage bin, old rug, trash, fallen branches, litter)

RRT WK	6/25/2009	TASHA DOWNTON	0

per rrt--maint1: pool pumped on 6-25-09; see csr 512404

Time in minuets: **39**

APN 138-33-221-057
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **BANK DEUTSCHE NATIONAL TR CO TRS**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **138-33-221-057**
Commonly known as: **8401 Telescope Peak Court**
Legal Description: **ALTA VIEW WEST PHASE 2 & 3**
PLAT BOOK 53 PAGE 19
LOT 57

On **October 15, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$4,284.50** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$29,050.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$33,334.50** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 3, 2010** ordered the above charges in the amount of **$33,334.50**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #78640

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 236 Chason Street in the amount of $2,891.50 (General Fund) and assess a maximum of $25,550 in daily civil penalties. PROPERTY OWNER: LYDIA M MEDINA - Ward 1 (Tarkanian)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $2,891.50
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Blast Janitorial Services to remove all trash and high, dead vegetation. To date, there have been seven (7) inspections conducted at this location. The value of the property based on the sale date of December 2005 was $325,000.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $450 invoice for Blast Janitorial Services in addition to other fees assessed for a total of $2,891.50 and consider assessing a maximum of $25,550 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 236 Chason Street in the amount of $2,891.50 (General Fund) and assess a maximum of $25,550 in daily civil penalties. PROPERTY OWNER: LYDIA M MEDINA – Ward 1 (Tarkanian)

Blast Janitorial Services completed work on October 22, 2009 at a cost of $450; $924 in reinspection fees (w/late fees); $1,450 in civil penalties; plus a 15% administrative fee for a total of $2,891.50.

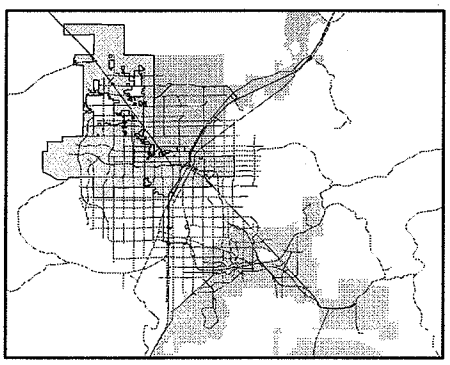
Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of Nuisance and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

236 CHASON STREET
CROSS STREETS - MICHAEL/WASHINGTON

City of Las Vegas Vicinity Map





GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

236 CHASON STREET
CROSS STREETS - MICHAEL/WASHINGTON

City of Las Vegas Vicinity Map



N

0 70 140 280 Feet

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance located at 236 Chason Street - Ward 1 (Tarkanian)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all trash and high, dead vegetation. The abatement was completed by Blast Janitorial Services on October 22, 2009 at a cost of $450.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all high vegetation	$150.00
Remove all dead vegetation	$200.00
Remove all trash and debris	$100.00
AMOUNT DUE:	$450.00
Administrative Processing Fee:	$67.50
Sub-Total:	$517.50
Reinspection Fees (w/late fees):	$924.00
Civil Penalties:	$1,450.00
TOTAL AMOUNT DUE:	**$2,891.50**
Daily Civil Penalties – 54 days @ $500 a day (excluding civil penalty fees already assessed) August 30, 2009 to October 22, 2009	**$25,550.00**
MAXIMUM TOTAL:	**$28,441.50**
OWNER OF RECORD	LYDIA M MEDINA
PROPERTY ABATED:	236 Chason Street
ASSESSOR PARCEL:	138-25-403-001
LEGAL DESCRIPTION:	PT SE4 SW4 SEC 25 20 60

DSS:ld

Blast Janitorial Services
4104 Nightingale Street
Las Vegas, NV 89107

Disclosure of Principals

The principals and partners of *Blast Janitorial Services* and all persons and entities holding more than 1% interest in *Blast Janitorial Services* or any principal of *Blast Janitorial Services* are the following:

Full Name	Business Address	Business Phone
1. James A Wilson	4104 Nightingale St	702-808-1366
2. Rosemary S Wilson	4104 Nightingale St	702-878-0418
3.		
4.		
5.		
6.		
7.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

Blast Janitorial Services

By: James A Wilson JAW
James A Wilson

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public,
on this 16 day of OCTOBER, 2009.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. DIANA LAWVER
No: 09-9427-1
My Appointment Expires Mar. 17, 2013

Notary Public in and for Clark County,
State of Nevada

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **236 Chason Street – Case #80788.** The Director of Neighborhood Services certifies that the sum of **$2,891.50** was expended and Civil Penalties in the sum of **$25,550.00** may be imposed for a total of **$28,441.50.** Owner of record at time of abatement: **LYDIA M. MEDINA – WARD 1 (TARKANIAN)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink

CASENO 80788 CODEENF **02321-85**

Address: **236 CHASON ST**

WEB
525405

unmaintained front yard, house abandoned approx 8 months ago.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13825403001	0.16 ACRE	PT SE4 SW4 SEC 25 20 60

Owner Information:

18-Jun-03	15-Dec-05	RIVAS JODY A
		236 CHASON ST; LAS VEGAS, NV 89107-1636
10-Aug-02	18-Jun-03	SERRANO MELESIA OLIVARES EDITH A
		236 CHASON ST; LAS VEGAS, NV 89107-1636
15-Dec-05		MEDINA LYDIA M
		236 CHASON ST; LAS VEGAS, NV 89107-1636

Inspection Summary

Inspector:	*Status:*	*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
984747	Failed	8/14/2009	08/14/2009 10:13	08/14/2009 10:15	2
984747	Failed	8/26/2009	08/21/2009 8:13	08/21/2009 8:25	12
984747	Failed	9/3/2009	09/03/2009 13:28	09/03/2009 13:29	1
984747	Failed	9/18/2009	09/18/2009 10:12	09/18/2009 10:22	10
940274	Failed	9/21/2009	10/19/2009 13:00	10/19/2009 13:15	15
984747	Failed	9/29/2009	09/29/2009 8:08	09/29/2009 8:13	5
940274	Passed	10/26/2009	11/02/2009 14:16	11/02/2009 14:16	0
				Time in Minuets:	**46**

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-006	8/14/2009	11/2/2009	
Remove all high vegetation over 8" from all visible areas of property.			
A-NUISVACANT	8/14/2009	11/2/2009	
AN-007	8/14/2009	11/2/2009	
Remove dead vegetatio from all areas of property			
AN-003	8/14/2009	11/2/2009	
Remove all refuse and waste from all areas of property.			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	11/4/2009 11:46:00 AM	LIDIA MCKENZIE	0
LM) PER E-MAIL DATED 11/2/09 BY #19 - POST VIDEO COMPLETE; CASE CLOSE. SUBMITTED INTO ORACLE FOR PAYMENT TO BLAST JANITORIAL ($450) - RECEIPT. #263589.			
VIDPST	11/2/2009 2:16:00 PM	VICKI OZUNA	0
19) Post Video & Pictures completed, case closed.			
VIDREQ	10/22/2009 2:01:00 PM	LIDIA MCKENZIE	0
lm) received invoice;receipts & Declaration of Disposal compliance. Request for after-abatement video sent to #19			

VIDPRE	10/19/2009 1:00:00 PM	VICKI OZUNA	15
19) Pre-video completed on property.			
VIDREQ	10/19/2009 8:25:00 AM	LIDIA MCKENZIE	0
lm) received start date fm BLAST JANITORIAL for 10/20 - request for pre-abatement video sent to #19.			
BIDA	10/13/2009 9:49:00 AM	LIDIA MCKENZIE	0
LM) BID AWARDED TO BLAST JANITORIAL SERVICES.			
MEET	10/8/2009 7:39:00 AM	ANTHONY GUARINO	0
21)ok to proceed with abatement			
MISC	9/21/2009 7:47:00 AM	DONALD ERNST	1
35)Received email from Eric Morris with BAC field services. Property has not yet transferred title.			
NTCABT	9/18/2009 10:15:00 AM	DONALD ERNST	10
35)Posted 10 day notice before abatement.			
MISC	9/17/2009 4:23:00 PM	DONALD ERNST	1
35)Called Eric with BAC Field Services,909-486-0938,and left voicemail to see if this is their property.			
NOTICE	9/17/2009 10:06:00 AM	LIDIA MCKENZIE	0
lm) sent out 10-dy before abatement to owner, Lydia M. Medina @ 236 Chason St., LV 89107 & at 2905 Theresa Ave., LV. c/b 9-28-09			
BIDR	9/16/2009 8:24:00 AM	LIDIA MCKENZIE	0
lm) BIDS RECEIVED: 1-BLAST JANITORIAL= $450; 2-AMERICAN DEMOLITION= $700; 3-LUNAS CONSTRUCTION= $700; 4-WEAVER CONSTRUCTION= $850.			
BIDS	9/11/2009 8:23:00 AM	LIDIA MCKENZIE	0
lm) sent out request for quotes to all contractors; due 9/16/09			
REFER	9/8/2009 10:55:00 AM	ERIC MCCOY	1
25) off 9/4 holiday 9/7 reviewed and approved file to lidia			
MISC	9/7/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 9/4/09 IN FILE.			
RECORD	9/4/2009 12:08:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance N&O to Comply dated August 20, 2009 at Clark County. Recorded in Book: 20090904 Inst: 01742.			
MISC	8/25/2009 3:37:00 PM	LIDIA MCKENZIE	0
lm) green certified card addressed to: LYDIA MEDINA @ 2905 THERESA AVE., LV 89101; RECEIVED, signed by Harry Ulrick			
PHONE	8/24/2009 2:10:00 PM	DONALD ERNST	3
35)Received call from Harry Alrich,he called Bank of America who has loan,they told him we could fax Notice and Order to 866-603-4760. I faxed a copy of the Notice and Order to Bank of America at this number.			
NOPOST	8/21/2009 8:13:00 AM	DONALD ERNST	6
35)Posted notice and order			
NOTICE	8/20/2009 5:06:00 PM	LIDIA MCKENZIE	0
LM) AFTER REVIEW & OK BY #19- MAILED N&O TO OWNER: LYDIA M. MEDINA @ 236 CHASON ST., LV 89107 AND @ 2905 THERESA AVE., LV 89101; TO #35 FOR POSTING; JL FOR RECORDING. C/B 8-31-09			
REVIEW	8/20/2009 8:40:00 AM	VICKI OZUNA	0
19) Reviewed NO Request. Approved, file to LM			
PHONE	8/19/2009 2:35:00 PM	DONALD ERNST	3
35)Received voicemail from owners guardian, Harry ALricht,273-0317.Property in foreclosure,they cannot maintain.			
FORCLO	8/14/2009 2:18:00 PM	DONALD ERNST	1
35)Default 5/13/08;Notice of Trustee Sale 1/22/09			
RESEAR	8/14/2009 2:00:00 PM	DONALD ERNST	18
35)Two hits in MERS but for another owner,paid in full.No other property found for this owner.No white pages or Zaba information.Sewer has address of 2905 Theresa Ave, Las Vegsa, NV 89101-1665.			
NOREQ	8/14/2009 2:00:00 PM	DONALD ERNST	20
35)Prepared Notice and Order,forwarded to 19 for review			

Time in minuets: **79**

APN 138-25-403-001
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **LYDIA M MEDINA**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **138-25-403-001**
Commonly known as: **236 Chason Street**
Legal Description: **PT SE4 SW4 SEC 25 20 60**

On **October 22, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$2,891.50** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$25,550.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$28,441.50** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 17, 2010** ordered the above charges in the amount of **$28,441.50**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #80788

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1908 Theresa Avenue in the amount of $1,645 (General Fund) and assess a maximum of $32,550 in daily civil penalties. PROPERTY OWNER: JOSE ALFREDO RODRIGUEZ - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $1,645
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Lunas Construction to secure side door and any open windows, remove all trash, and paint over graffiti. To date, there have been six (6) inspections conducted at this location. The value of the property based on the sale date of November 2005 was $232,000.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $580 invoice for Lunas Construction services in addition to other fees assessed for a total of $1,645 and consider assessing a maximum of $32,550 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1908 Theresa Avenue in the amount of $1,645 (General Fund) and assess a maximum of $32,550 in daily civil penalties. PROPERTY OWNER: JOSE ALFREDO RODRIGUEZ – Ward 3 (Reese)

Lunas Construction completed work on October 19, 2009 at a cost of $580; $528 in reinspection fees (w/late fees); $450 in civil penalties; plus a 15% administrative fee for a total of $1,645.

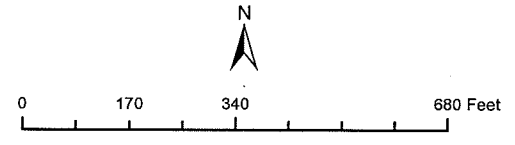
Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of a Nuisance, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

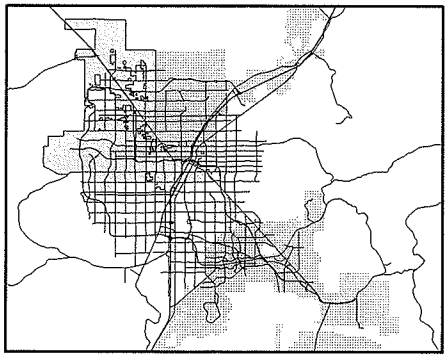
If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

1908 THERESA AVENUE
CROSS STREETS - EASTERN//WASHINGTON

City of Las Vegas Vicinity Map





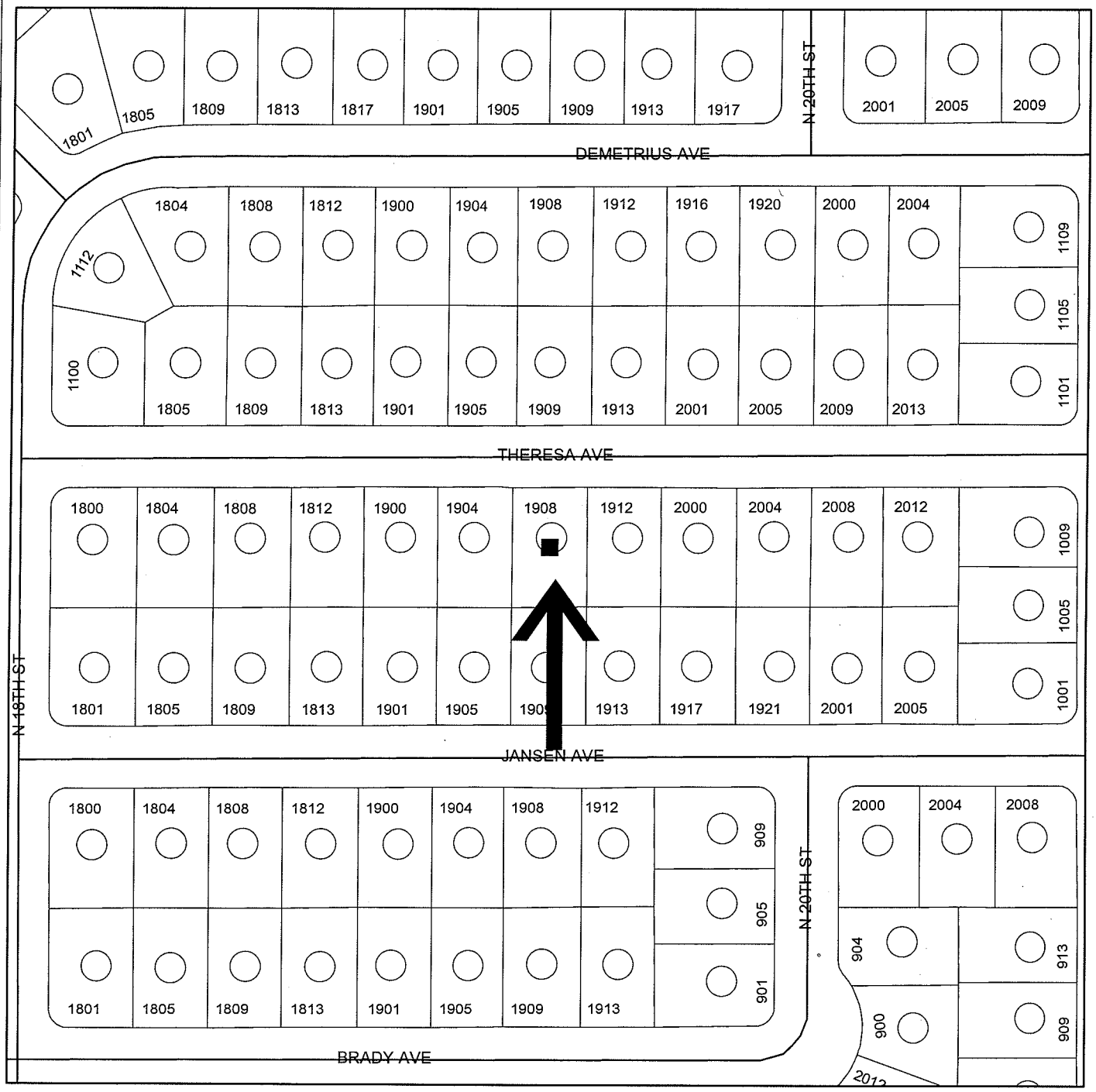


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

1908 THERESA AVENUE
CROSS STREETS - EASTERN//WASHINGTON

City of Las Vegas Vicinity Map



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance regarding dangerous building located at 1908 Theresa Avenue - Ward 3 (Reese)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by securing side door and any open windows, remove all trash, and paint over graffiti. The abatement was completed by Lunas Construction on October 19, 2009 at a cost of $580.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Secure side door and any open windows	$155.00
Remove all trash	$360.00
Paint over graffiti	$155.00
AMOUNT DUE:	$580.00
Administrative Processing Fee:	$87.00
Sub-Total:	$667.00
Reinspection Fees (w/late fees):	$528.00
Civil Penalties:	$450.00
TOTAL AMOUNT DUE:	**$1,645.00**
Daily Civil Penalties – 66 days @ $500 a day (excluding civil penalty fees already assessed) August 15, 2009 to October 19, 2009	**$32,550.00**
MAXIMUM TOTAL:	**$34,195.00**
OWNER OF RECORD	JOSE ALFREDO RODRIGUEZ
PROPERTY ABATED:	1908 Theresa Avenue
ASSESSOR PARCEL:	139-26-610-067
LEGAL DESCRIPTION:	GREATER LAS VEGAS ADD 3 UNIT #3
	PLAT BOOK 5 PAGE 71
	LOT 129 BLOCK 6

DSS:ld

Lunas Construction
4830 E Cartier Avenue
Las Vegas, NV 89115

Disclosure of Principals

The principals and partners of *Lunas Construction* and all persons and entities holding more than 1% interest in *Lunas Construction* or any principal of *Lunas Construction* are the following:

	Full Name	Business Address	Business Phone
1.	Manuel Madrigal	4830 E. Cartier Ave. LV, NV 89115	702-644-6840
2.	Rosa Madrigal	Same	Same
3.	Victor Madrigal	Same	Same
4.	Norberto Madrigal	Same	Same
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

Lunas Construction

By: _____

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public,
on this 20th day of August, 2009.

_____
Notary Public in and for Clark County,
State of Nevada

DIANA M. VARGAS
Notary Public, State of Nevada
Appointment No. 03-84300-1
My Appt. Expires Oct. 15, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **1908 Theresa Avenue - Case #80173**. The Director of Neighborhood Services certifies that the sum of **$1,645.00** was expended and Civil Penalties in the sum of **$32,550.00** may be imposed for a total of **$34,195.00.** Owner of record at time of abatement: **JOSE ALFREDO RODRIGUEZ – WARD 3 (REESE)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

CASENO 80173 CODEENF **02326-46**

Address: **1908 THERESA AVE**

CITZ

Caller next door to the above-subject abandoned property, called to report that the back door is wide open, making the property completely accessible. Teens are trespassing and cans of paint are laying around. Also, the property has been graffiti inside and out.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13926610067	0.14 ACRE	GREATER LAS VEGAS ADD 3 UNIT #3

Owner Information:

10-Aug-02	28-May-04	RODRIGUEZ-BERNAL GUSTAVO MORENO GUADALUPE V
		1908 THERESA AVE; LAS VEGAS, NV 89101-1213
28-May-04	08-Dec-05	PANIAGUA ALICIA
		1908 THERESA AVE; LAS VEGAS, NV 89101-1213
08-Dec-05		RODRIGUEZ JOSE ALFREDO
		1908 THERESA AVE; LAS VEGAS, NV 89101-1213

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
960392	Failed		7/24/2009	07/24/2009 16:05	07/24/2009 16:14	9
960392	Passed	Partial	7/25/2009	07/25/2009 15:19	07/25/2009 15:20	1
960392	Failed		8/2/2009	08/06/2009 12:51	08/06/2009 12:55	4
960392	Failed		8/17/2009	08/20/2009 13:23	08/20/2009 13:27	4
960392	Failed		9/8/2009	09/05/2009 14:32	09/05/2009 14:32	0
960066	Passed		9/28/2009	10/28/2009 13:12	10/28/2009 13:12	0
					Time in Minuets:	**18**

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-003	7/24/2009	10/28/2009	
Remove all refuse and waste from all areas of property. Maintain at all times. Presently: piled dead vegetation, broken glass, piled debris.			
AV-001	7/24/2009	7/25/2009	
AN-008	7/24/2009	10/28/2009	
Remove all graffiti from property and maintain free of graffiti at all times.			
AB-006	7/25/2009	10/28/2009	
Secure all structures to City of Las Vegas specifications. Presently: side door to garage is unlockable.			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	10/29/2009 1:25:00 PM	LAURA DEARMOND	0
Ld) $580 PAID TO LUNAS CONSTRUCTION			
VIDPST	10/28/2009 1:11:00 PM	ANTHONY GUARINO	0
21)post video and photos done in cc items file / close			

VIDREQ	10/20/2009 7:31:00 AM	LAURA DEARMOND	0
Ld) RECEIVED LUNAS CONSTRUCTION INVOICE & SENT VIDEO REQUEST EMAIL TO #21			
VIDPRE	10/5/2009 2:23:00 PM	ANTHONY GUARINO	0
21)video and photos done, pix in CC Items file			
VIDREQ	10/1/2009 7:50:00 AM	LAURA DEARMOND	0
Ld) RECEIVED LUNAS START DATE 10-6 FAX & SENT VIDEO REQUEST EMAIL TO #21			
BIDA	9/30/2009 8:02:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO LUNAS CONSTRUCTION			
DIRECT	9/28/2009 2:38:00 PM	ANTHONY GUARINO	0
21)refer to office, LD. continue contractor abatement.			
MISC	9/25/2009 3:48:00 PM	STEPHANIE DEMOLEAS	0
17) It is his responsibility of the owner of record to contact the lender and insist they update the ownership records. We will continue to mail all correspondence including invoices to the owner of record as reflected by the clark county assessor.			
LETTER	9/8/2009 2:22:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NOPOST	9/5/2009 2:31:00 PM	STEPHANIE DEMOLEAS	0
17) No change, 10 day posted, cb9/15			
NOTICE	9/2/2009 7:27:00 AM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213			
BIDR	9/2/2009 7:10:00 AM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) LUNAS CONSTRUCTION $580 (2) WEAVER $749 (3) DISASTER KLEEN-UP OF NV $1,510 (4) NDX $1,849			
BIDS	8/24/2009 7:30:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 8-27			
MISC	8/24/2009 6:54:00 AM	ANTHONY GUARINO	0
21)forwarded to office for bids			
MISC	8/14/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 8/13/09 IN FILE.			
RECORD	8/13/2009 1:54:00 PM	JESSICA LARRAMENDY	1
JL) Recorded Nuisance Notice and Order to Comply Regarding Dangerous Building dated August 5, 2009 at Clark County. Recorded in Book: 20090813 Inst: 01575			
LETTER	8/12/2009 2:20:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NOTICE	8/5/2009 2:27:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY REGARDING DANGEROUS BUILDING TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213			
NOREQ	7/25/2009 3:09:00 PM	STEPHANIE DEMOLEAS	0
17) with pix to 21			
RESEAR	7/24/2009 8:43:00 AM	STEPHANIE DEMOLEAS	0
17) Trustee sale scheduled 2/29/08, but no action since that date. See History on this case. Last case is open due to a $66K unpaid lien (#61553). Return mail to service address. MERS down, unable to connect to bank.			
		Time in minuets:	1

APN 139-26-610-067
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **JOSE ALFREDO RODRIGUEZ**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **139-26-610-067**
Commonly known as: **1908 Theresa Avenue**
Legal Description: **GREATER LAS VEGAS ADD 3 UNIT #3**
PLAT BOOK 5 PAGE 71
LOT 129 BLOCK 6

On **October 19, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$1,645.00** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$32,550.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$34,195.00** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **January 6, 2010** ordered the above charges in the amount of **$34,195.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #80173

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1218 South 15th Street in the amount of $2,762.75 (General Fund) and assess a maximum of $32,050 in daily civil penalties. PROPERTY OWNER: BANK NEW YORK MELLON TRS - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $2,762.75
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Lunas Construction to remove all illegal sheds and exterior accessory structures, remove all trash and high vegetation, and spray front yard with herbicide. To date, there have been seven (7) inspections conducted at this location. The value of the property based on the sale date of September 2009 was $64,450.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $945 invoice for Lunas Construction services in addition to other fees assessed for a total of $2,762.75 and consider assessing a maximum of $32,050 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 1218 South 15th Street in the amount of $2,762.75 (General Fund) and assess a maximum of $32,050 in daily civil penalties. PROPERTY OWNER: BANK NEW YORK MELLON TRS – Ward 3 (Reese)

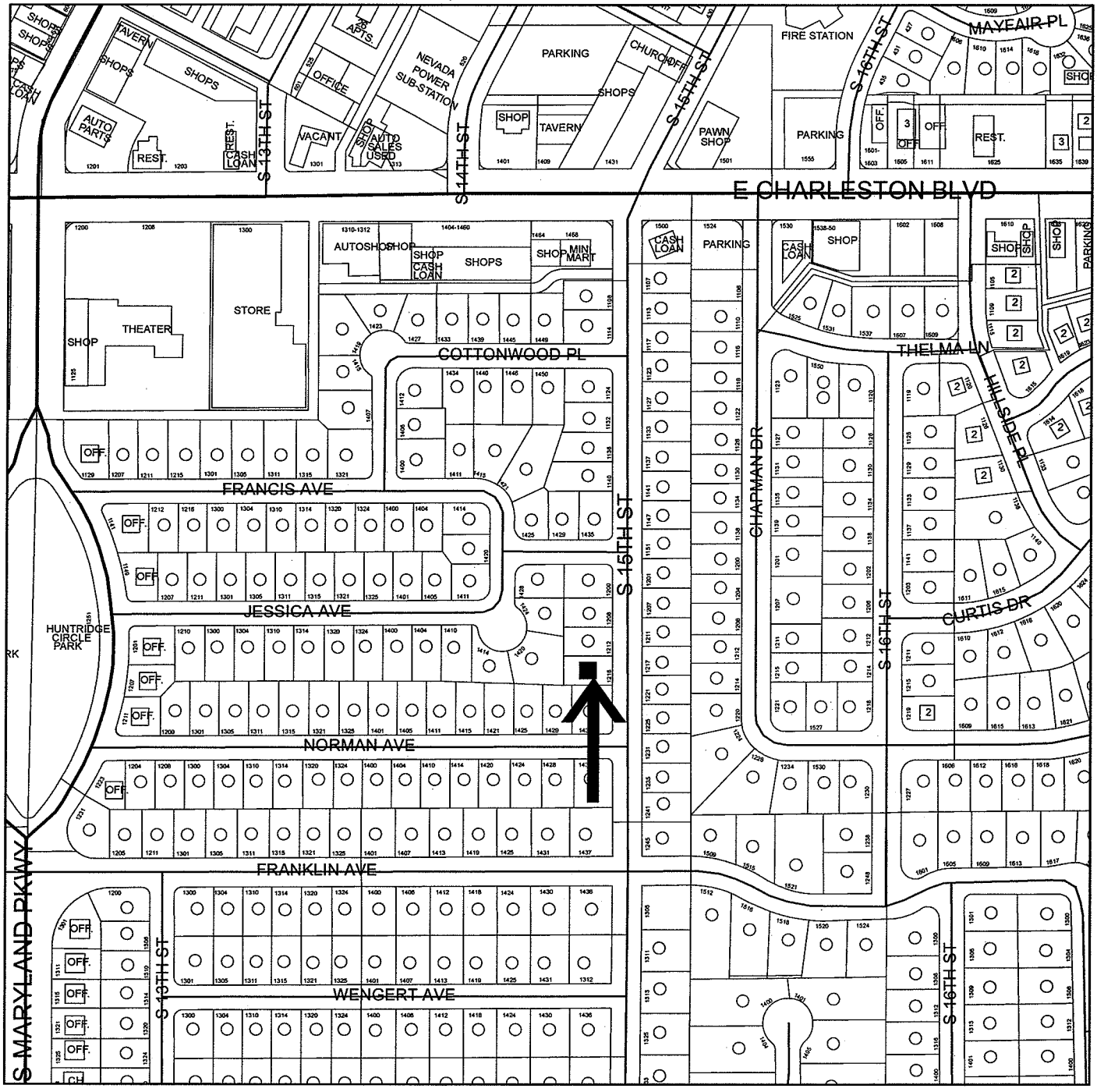
Lunas Construction completed work on October 19, 2009 at a cost of $945; $726 in reinspection fees (w/late fees); $950 in civil penalties; plus a 15% administrative fee for a total of $2,762.75.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of Nuisance Regarding Dangerous Building and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

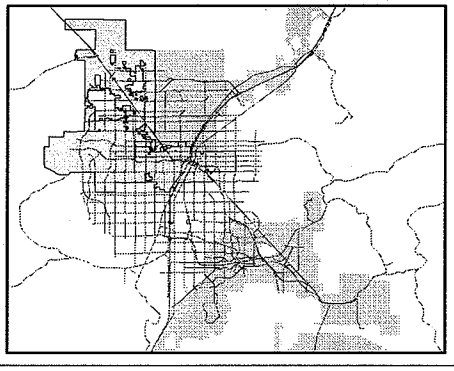
1218 SOUTH 15TH STREET
CROSS STREETS CHARLESTON//MARYLAND

City of Las Vegas Vicinity Map



N

0 170 340 680 Feet



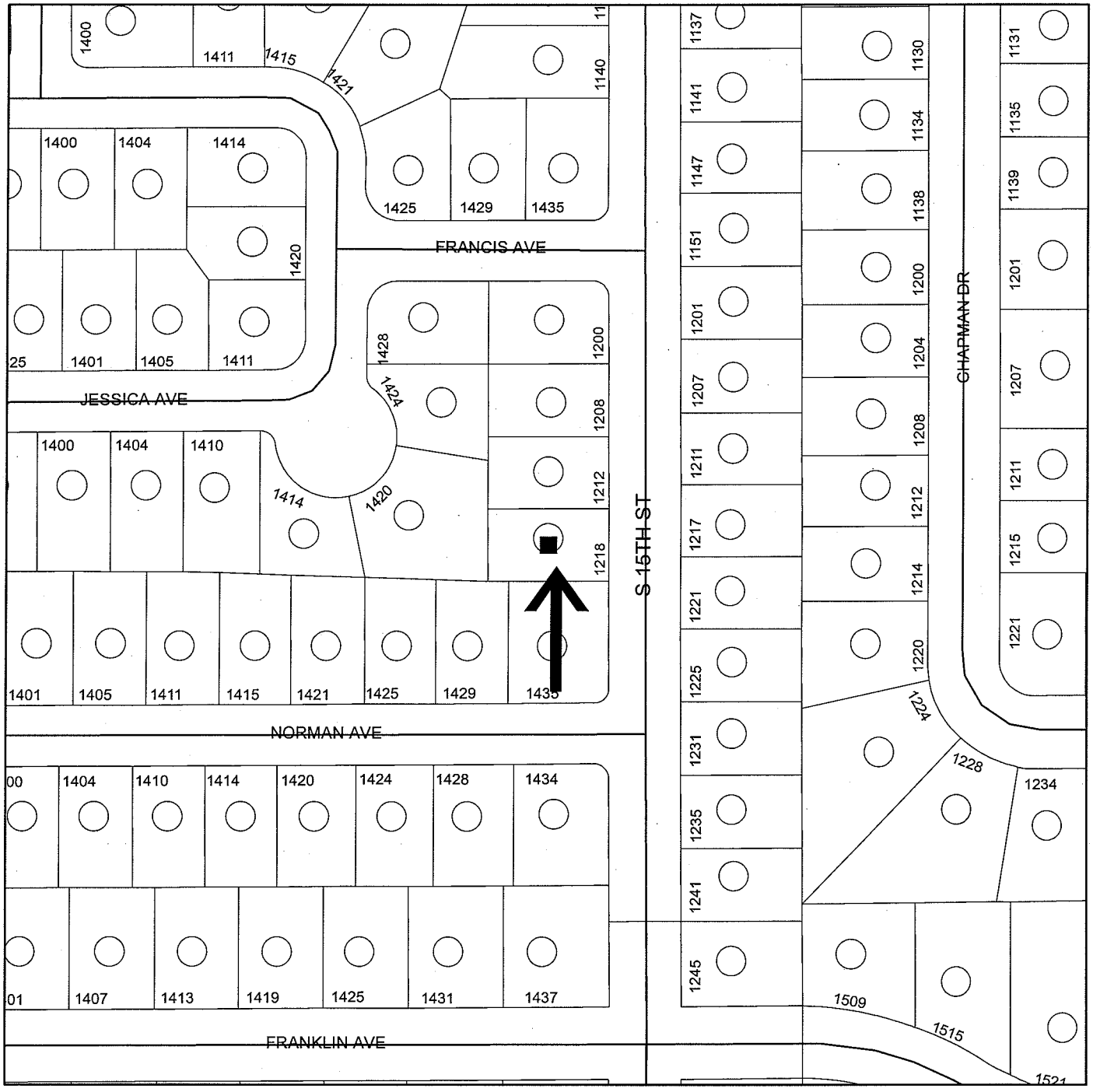
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

1218 SOUTH 15TH STREET
CROSS STREETS - CHARLESTON//MARYLAND

City of Las Vegas Vicinity Map



N

0 70 140 280 Feet

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance regarding dangerous building located at 1218 South 15th Street - Ward 3 (Reese)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing illegal sheds and exterior accessory structures, removing all trash and high vegetation, and spraying front yard with herbicide. The abatement was completed by Lunas Construction on October 19, 2009 at a cost of $945.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board all open doors and windows on main structure	None found at time of contractor's visit - $0
Remove illegal sheds and exterior accessory structures	$650.00
Remove all trash and debris	$100.00
Remove all high vegetation	$150.00
Spray front yard with herbicide	$45.00
AMOUNT DUE:	$945.00
Administrative Processing Fee:	$141.75
Sub-Total:	$1,086.75
Reinspection Fees (w/late fees):	$726.00
Civil Penalties:	$950.00
TOTAL AMOUNT DUE:	**$2,762.75**
Daily Civil Penalties – 66 days @ $500 a day (excluding civil penalty fees already assessed) August 15, 2009 to October 19, 2009	**$32,050.00**
MAXIMUM TOTAL:	**$34,812.75**
OWNER OF RECORD	BANK NEW YORK MELLON TRS
PROPERTY ABATED:	1218 South 15th Street
ASSESSOR PARCEL:	162-02-115-074
LEGAL DESCRIPTION:	HUNTRIDGE SUB TRACT 3
	PLAT BOOK 2 PAGE 54
	LOT 19 BLOCK 9

DSS:ld

Lunas Construction
4830 E Cartier Avenue
Las Vegas, NV 89115

Disclosure of Principals

The principals and partners of *Lunas Construction* and all persons and entities holding more than 1% interest in *Lunas Construction* or any principal of *Lunas Construction* are the following:

	Full Name	Business Address	Business Phone
1.	Manuel Madrigal	4830 E. Cartier Ave. LV, NV 89115	702-644-6840
2.	Rosa Madrigal	Same	Same
3.	Victor Madrigal	Same	Same
4.	Norberto Madrigal	Same	Same
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

Lunas Construction

By: _____

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public,
on this 20th day of August, 2009.

_____
Notary Public in and for Clark County,
State of Nevada

DIANA M. VARGAS
Notary Public, State of Nevada
Appointment No. 03-84300-1
My Appt. Expires Oct. 15, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **1218 South 15th Street - Case #80205.** The Director of Neighborhood Services certifies that the sum of **$2,762.75** was expended and Civil Penalties in the sum of **$32,050.00** may be imposed for a total of **$34,812.75.** Owner of record at time of abatement: **BANK NEW YORK MELLON TRS – WARD 3 (REESE)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

CASENO 80205 CODEENF **02526-22**

Address: **1218 S 15TH ST** **MTRO**

per metro-open accessible

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
16202115074	0.14 ACRE	HUNTRIDGE SUB TRACT 3

Owner Information:

10-Aug-02	07-Jan-04	DULIN DONNA R & PATRICIA A 1218 S 15TH ST; LAS VEGAS, NV 89104-1718
08-Oct-09	22-Oct-09	BANK NEW YORK MELLON TRS 4828 LOOP CENTRAL DR; HOUSTON, TX 77081
25-Jan-07	08-Oct-09	MONTALVO GLORIA P 1218 S 15TH ST; LAS VEGAS, NV 89104-1718
07-Jan-04	01-Jun-06	DULIN FAMILY TRUST DULIN DONNA R TRS 1218 S 15TH ST; LAS VEGAS, NV 89104-1718
01-Jun-06	25-Jan-07	DULIN FAMILY TRUST DULIN DONNA R TRS 6301 INDIAN SCHOOL N E #680; ALBUQUERQUE, NM 87110-8197
22-Oct-09		BANK NEW YORK MELLON TRS 4828 LOOP CENTRAL DR; HOUSTON, TX 77081-2212

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
960392	Failed		7/24/2009	07/24/2009 16:40	07/24/2009 16:55	15
984692	Failed		7/29/2009	08/06/2009 14:15	08/06/2009 14:25	10
984692	Failed		8/17/2009	08/17/2009 13:00	08/17/2009 13:10	10
984692	Failed		8/31/2009	09/02/2009 10:05	09/02/2009 10:10	5
984692	Failed		9/14/2009	09/15/2009 13:58	09/15/2009 14:07	9
984692	Passed	Partial	9/23/2009	10/01/2009 13:47	10/01/2009 13:51	4
984692	Passed		10/7/2009	10/12/2009 13:55	10/12/2009 13:55	1
					Time in Minuets:	53

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-003	7/24/2009	10/12/2009	
Remove all refuse and waste from all areas of property. Maintain at all times. Presently: discarded furniture, dead vegetation, piled litter all yards.			
AB-006	7/24/2009	10/12/2009	
Secure all structures to City of Las Vegas specifications. Presently front door open and unlockable.			
AB-005	7/24/2009	10/12/2009	
Remove three non-permitted shed from rear yard. Two metal sheds, one stucco all open and accessible,			
AN-006	7/24/2009	10/12/2009	
Remove all high vegetation from all yards.			

Log

Type:	*Date:*	*Employee:*	*Min:*

MISC	10/20/2009 7:26:00 AM	LAURA DEARMOND	0
Ld) $945 PAID TO LUNAS CONSTRUCTION			
VIDPRE	10/5/2009 2:27:00 PM	ANTHONY GUARINO	0
21)video and photos done, pix in cc items file			
DIRECT	10/5/2009 2:26:00 PM	ANTHONY GUARINO	0
21)per officer rogers- realtor has no interest in abating shed violations nor the offensive graffiti on chimney. I contacted contractor to remove sheds abate graffiti.			
DIRECT	9/28/2009 11:19:00 AM	ANTHONY GUARINO	0
21)went to do pre abate video: appears owner/realtor has cleaned the yards,removed storage in sheds.only remaining violation are unpermitted sheds.will contact realtor.			
BIDA	9/23/2009 11:06:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO LUNAS CONSTRUCTION			
DIRECT	9/16/2009 9:16:00 AM	ANTHONY GUARINO	0
21)refer to LD cont abatement			
LETTER	9/9/2009 1:40:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Gloria P. Montalvo 1218 S 15th Street Las Vegas, NV 89104-1718 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NOTICE	9/1/2009 8:55:00 AM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Gloria P. Montalvo 1218 S 15th Street Las Vegas, NV 89104-1718			
BIDR	9/1/2009 7:54:00 AM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) LUNAS CONSTRUCTION $945 (2) DISASTER KLEEN-UP OF NV $2,356 (3) WEAVER $2,395			
BIDS	8/24/2009 7:45:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 8-27			
STATUS	8/24/2009 7:30:00 AM	ANTHONY ROGERS	-9993590
33) Submitted case for abatement.			
PHONE	8/19/2009 7:00:00 AM	ANTHONY ROGERS	5
I would appreciate any information you could give regarding this property, and if there is any more information I can provide I will certainly do so. Brandon McFarlane P#13740 Cell 702-460-2021			
PHONE	8/19/2009 7:00:00 AM	ANTHONY ROGERS	5
My name is Officer McFarlane with the Las Vegas Metropolitan Police Department. There are also two or three sheds in the back yard which are unsecured. I would like to clean up this property to help make this neighborhood a safer place.			
LETTER	8/17/2009 1:00:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Gloria P. Montalvo 1218 S 15th Street Las Vegas, NV 89104-1718 RETURNED UNABLE TO FORWARD			
RECORD	8/13/2009 1:54:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance Notice and Order to Comply Regarding Dangerous Building dated August 5, 2009 at Clark County. Recorded in Book: 20090813 Inst: 01574			
NOTICE	8/5/2009 2:23:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY REGARDING DANGEROUS BUILDING TO OWNER Gloria P. Montalvo 1218 S 15th Street Las Vegas, NV 89104-1718			
NOREQ	7/25/2009 5:01:00 PM	STEPHANIE DEMOLEAS	0
17) To 21 with pix. Residence is stripped inside. No bank info, no access to MERS. Doorway metal gate and front doors are unlockable. Neighbor (complainant states trespassers at night)			

Time in minuets: **-9993580**

APN 162-02-115-074
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **BANK NEW YORK MELLON TRS**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **162-02-115-074**
Commonly known as: **1218 South 15th Street**
Legal Description: **HUNTRIDGE SUB TRACT 3**
PLAT BOOK 2 PAGE 54
LOT 19 BLOCK 9

On **October 19, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$2,762.75** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$32,050.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$34,812.75** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 17, 2010** ordered the above charges in the amount of **$34,812.75**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #80205

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 121 Vallejo Avenue in the amount of $4,393.35 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNERS: SHERRY L & GEORGE F SCHAIBLE - Ward 3 (Reese)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $4,393.35
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired American Demolition to board all open doors and windows on main structure, demolish and remove unpermitted addition in rear yard, remove all trash and high vegetation. To date, there have been nine (9) inspections conducted at this location. The value of the property based on the sale date of August 1977 was $33,500.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $1,149 invoice for American Demolition services in addition to other fees assessed for a total of $4,393.35 and consider assessing a maximum of $38,050 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for nuisance abatement regarding dangerous building located at 121 Vallejo Avenue in the amount of $4,393.35 (General Fund) and assess a maximum of $38,050 in daily civil penalties. PROPERTY OWNERS: SHERRY L & GEORGE F SCHAIBLE – Ward 3 (Reese)

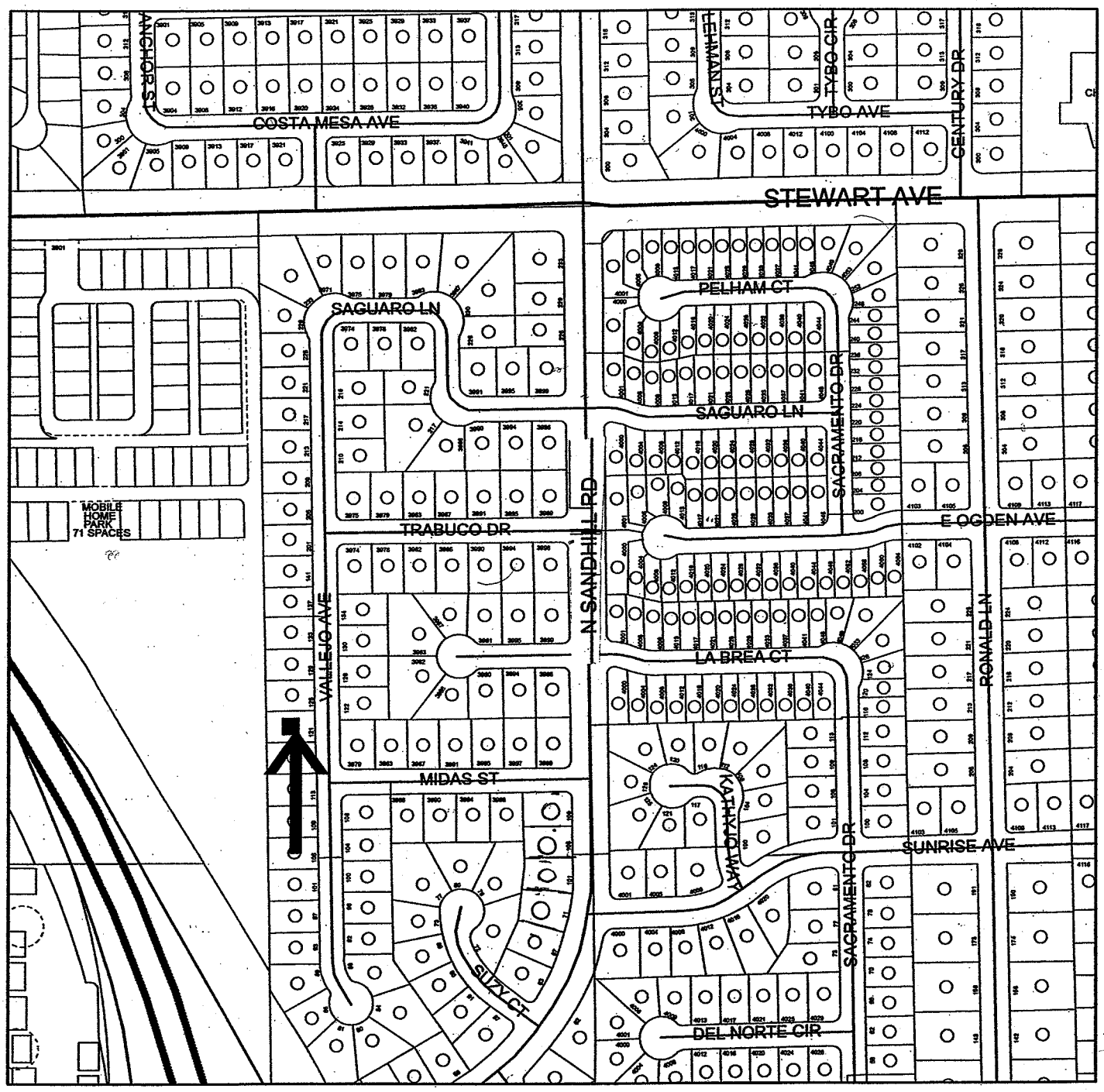
American Demolition completed work on November 11, 2009 at a cost of $1,149; $1,122 in reinspection fees (w/late fees); $1,950 in civil penalties; plus a 15% administrative fee for a total of $4,393.35.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of Nuisance Regarding Dangerous Building and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

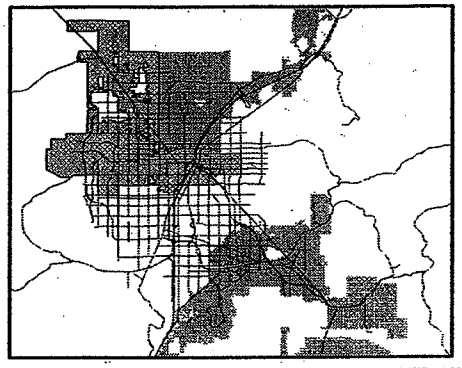
121 VALLEJO AVENUE
CROSS STREETS - SANDHILL//STEWART

City of Las Vegas Vicinity Map



N

0 170 340 680 Feet

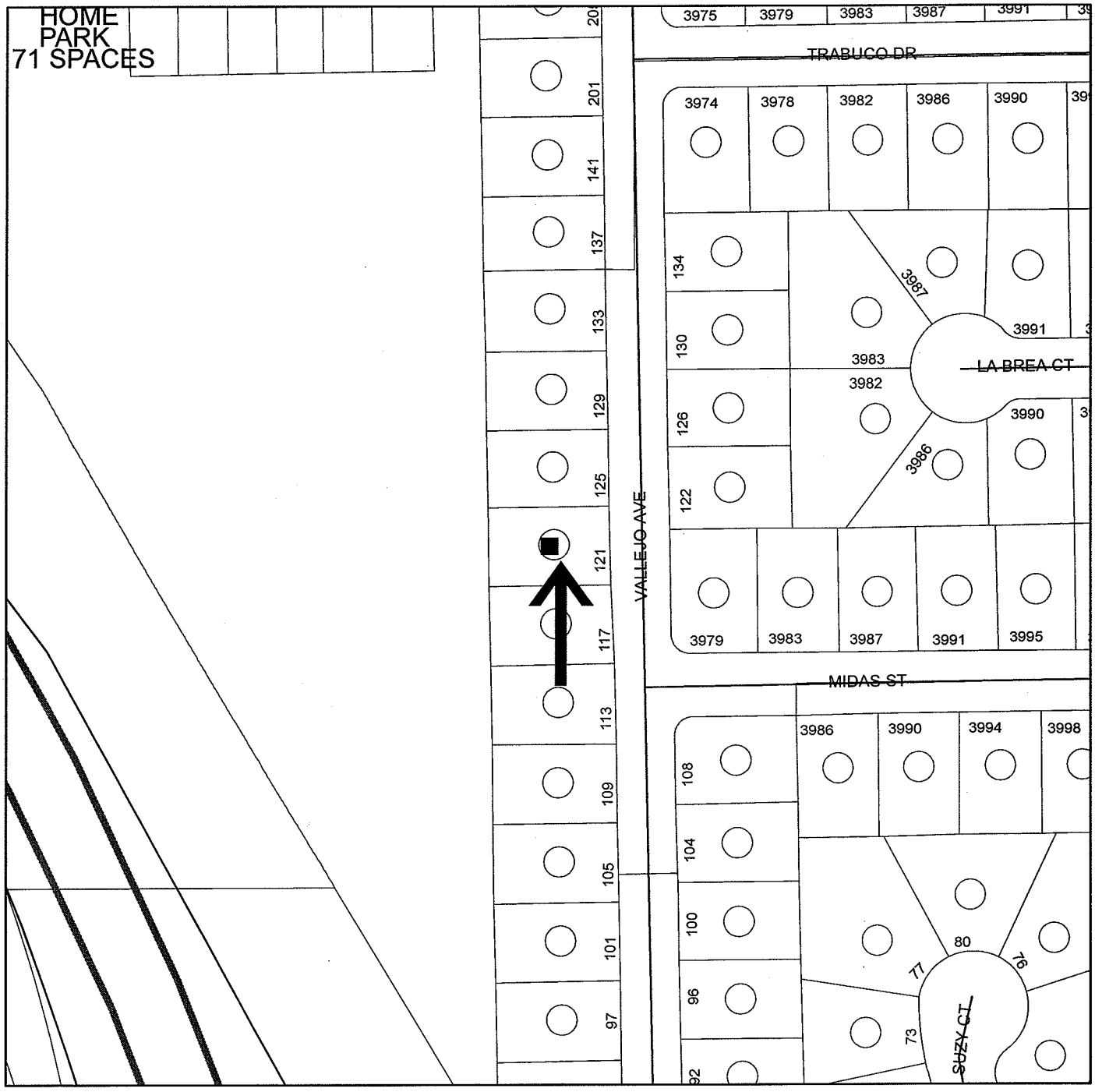


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

121 VALLEJO AVENUE
CROSS STREETS - SANDHILL//STEWART

City of Las Vegas Vicinity Map

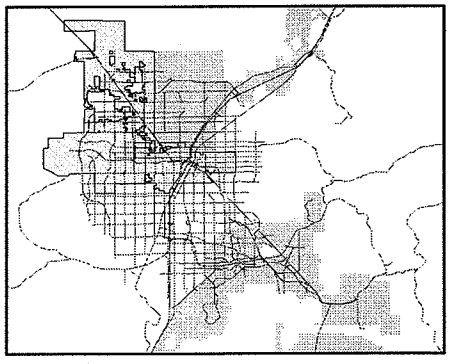


N

0 70 140 280 Feet

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT



Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance regarding dangerous building located at 121 Vallejo Avenue - Ward 3 (Reese)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding all open doors and windows on main structure, demolishing and removing unpermitted addition in rear yard, and removing all trash and high vegetation. The abatement was completed by American Demolition on November 11, 2009 at a cost of $1,149.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board all open doors and windows on main structure	$500.00
Demolish and remove unpermitted addition in rear yard	$400.00
Remove all trash and debris	$100.00
Remove all high vegetation	$149.00
AMOUNT DUE:	$1,149.00
Administrative Processing Fee:	$172.35
Sub-Total:	$1,321.35
Reinspection Fees (w/late fees):	$1,122.00
Civil Penalties:	$1,950.00
TOTAL AMOUNT DUE:	**$4,393.35**
Daily Civil Penalties – 80 days @ $500 a day (excluding civil penalty fees already assessed) August 24, 2009 to November 11, 2009	**$38,050.00**
MAXIMUM TOTAL:	**$42,443.35**
OWNER OF RECORD	SHERRY L. & GEORGE F. SCHAIBLE
PROPERTY ABATED:	121 Vallejo Avenue
ASSESSOR PARCEL:	140-31-312-032
LEGAL DESCRIPTION:	SANDHILL EST UNIT #2A
	PLAT BOOK 12 PAGE 26
	LOT 41 BLOCK 3

DSS:ld

American Demolition
4516 W Diablo Drive, E-108
Las Vegas, NV 89118

Disclosure of Principals

The principals and partners of *American Demolition* and all persons and entities holding more than 1% interest in *American Demolition* or any principal of *American Demolition* are the following:

	Full Name	Business Address	Business Phone
1.	Jack Praskovich	4516 W. Diablo #E108 LV NV 89118	561-3244
2.			
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

American Demolition

By: _____

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public, on this 22 day of December, 2008.

Notary Public - State of Nevada
County of Clark
ARTILUR WILLIAMS
My Appointment Expires
August 14, 2011
No: 07-4376-1

_____
Notary Public in and for Clark County,
State of Nevada

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **121 Vallejo Avenue - Case #79622.** The Director of Neighborhood Services certifies that the sum of **$4,393.35** was expended and Civil Penalties in the sum of **$38,050.00** may be imposed for a total of **$42,443.35.** Owner of record at time of abatement: **SHERRY L. & GEORGE F. SCHAIBLE – WARD 3 (REESE)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink.

CASENO 79622 CODEENF **02428-74**

Address: **121 VALLEJO AVE** **CITZ**

House appears to have squatters; no electricity; wild cats; animal feces; T/D; tall weeds.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
14031312032	0.15 ACRE	SANDHILL EST UNIT #2A

Owner Information:

10-Aug-02	16-Jun-04	SCHAIBLE GEORGE F & SHERRY L 121 VALLEJO AVE; LAS VEGAS, NV 89110-4435
14-Jul-04		SCHAIBLE GEORGE F & SHERRY L 121 VALLEJO AVE; LAS VEGAS, NV 89110-4435
16-Jun-04	14-Jul-04	TRUSTEE CLARK COUNTY TREASURER % SCHAIBLE GEORGE F & SHERRY L 121 VALLEJO AVE; LAS VEGAS, NV 89110-4435

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
940269	Failed		7/6/2009	07/07/2009 8:16	07/07/2009 8:33	17
940269	Failed		7/17/2009	07/28/2009 8:50	07/28/2009 8:51	1
960392	Passed	Partial	8/1/2009	08/01/2009 9:49	08/01/2009 9:53	4
940269	Failed		8/4/2009	08/05/2009 10:45	08/05/2009 11:00	15
940269	Failed		8/27/2009	08/17/2009 10:31	08/17/2009 10:34	3
940269	Failed		9/2/2009	09/03/2009 10:38	09/03/2009 10:45	7
940269	Failed		9/23/2009	09/23/2009 10:15	09/23/2009 10:25	10
940269	Failed		10/5/2009	10/05/2009 8:19	10/05/2009 8:22	3
960066	Passed		10/22/2009	12/01/2009 15:13	12/01/2009 15:13	0
					Time in Minuets:	**60**

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AZ-003H	7/7/2009	10/5/2009	in driveway
Inoperable vehicles are only allowed for up to 90 days. Advise of your intent to repair or remove. Remove both vehicles in driveway from property			
AN-004	7/7/2009	12/1/2009	in house
Per neighbor- people are getting inside the house. Must get everyone out and secure house			
AN-003	7/7/2009	12/1/2009	on property
Remove all refuse and waste from all areas of property. Maintain at all times. Remove all refuse/waste- fender, headlight, wood, branches, and trash cans from property			
AN-006	7/7/2009	12/1/2009	on property
Remove all high vegetation over 8" from all visible areas of property. Maintain at all times. Cut all high weeds/grass on property			
AN-016	7/7/2009	12/1/2009	on property
Remove all trash/litter- papers, cups, plastic, and bags from property			
AB-005	8/5/2009	12/1/2009	in rear of house
Remove illegal/unpermitted addition in rear of house or get permits and inspections			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	12/3/2009 9:24:00 AM	LAURA DEARMOND	0
Ld) $1,149 paid to American Demolition PO #275489			
VIDPST	12/1/2009 3:12:00 PM	ANTHONY GUARINO	0
21)post video and photos done in cc items file			
VIDREQ	11/16/2009 7:25:00 AM	LAURA DEARMOND	0
Ld) RECEIVED AMERICAN DEMO NOVICE & SENT VIDEO REQUEST EMAIL TO #21			
VIDPRE	10/22/2009 7:31:00 AM	ANTHONY GUARINO	0
21)pre video and phots done in cc items file			
LETTER	10/19/2009 3:35:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED LETTER TO OWNERS Sherry L. and George F. Schaible 121 Vallejo Avenue Las Vegas, NV 89110-4435 RETURNED UNCLAIMED UNABLE TO FORWARD			
BIDA	10/15/2009 7:25:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO AMERICAN DEMOLITION			
REFER	10/9/2009 1:38:00 PM	ANTHONY GUARINO	0
21)abatement approved refer to office LD			
NOTICE	9/22/2009 3:37:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNERS Sherry L. and George F. Schaible 121 Vallejo Avenue Las Vegas, NV 89110-4435			
BIDR	9/22/2009 3:12:00 PM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) AMERICAN DEMOLITION $1,149 (2) BLAST JANITORIAL SVCS $1,600 (3) LUNAS $2,225 (4) WEAVER $2,980			
BIDS	9/15/2009 11:41:00 AM	LAURA DEARMOND	0
Ld) NO BIDS RECEIVED, FAXED BID TO CONTRACTORS, DUE BACK 9-18			
BIDS	9/9/2009 3:13:00 PM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 9-14			
LETTER	9/8/2009 2:20:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED LETTER TO OWNERS Sherry L. and George F. Schaible 121 Vallejo Avenue Las Vegas, NV 89110-4435 RETURNED UNCLAIMED UNABLE TO FORWARD			
MISC	9/8/2009 10:31:00 AM	ANTHONY GUARINO	0
21)forward to office LD for bids			
MEMO	9/3/2009 2:45:00 PM	LORI HAGEMAN	5
32) gave Tony file to continue with abatement			
PHONE	9/2/2009 4:50:00 PM	LORI HAGEMAN	15
32) spoke to owner Sherry 742-2709 or 434-9900 ext 249 they have no money and are old shes 62 yrs and he's 77 yrs they CANNOT take care of house and it is in foreclosure -they are living in a weekly- move forward with abatement			
MISC	8/21/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 8/20/09 IN FILE.			
RECORD	8/20/2009 3:24:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance Notice and Order to Comply Regarding Dangerous Building dated August 14, 2009. Recorded in Book: 20090820 Inst: 04788			
PHONE	8/19/2009 3:00:00 PM	LORI HAGEMAN	10
32) Received call from Sherri 742-2709 or 434-9900 ext 249			
NOTICE	8/14/2009 7:00:00 AM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY REGARDING DANGEROUS BUILDING TO OWNERS Sherry L. and George F. Schaible 121 Vallejo Avenue Las Vegas, NV 89110-4435			
NOREQ	8/12/2009 2:09:00 PM	LORI HAGEMAN	30
32) No contact with owners. Submitted N&O to 21			
DIRECT	7/28/2009 4:15:00 PM	LORI HAGEMAN	5
32) Per Tony have Stephanie try to make contact on the weekend. Will email her to advise			
RESEAR	7/28/2009 2:00:00 PM	LORI HAGEMAN	20
32) No information in MERS.			

RESEAR 7/7/2009 2:30:00 PM LORI HAGEMAN 10

32) no default in CC recorders but there are liens. Same address in sewer with phone number -but out of service. No MERS information. Assessors only shows that address. White pages only shows that address and same # as sewer- disconnected

Time in minuets: **95**

APN 140-31-312-032
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **SHERRY L & GEORGE F SCHAIBLE**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **140-31-312-032**
Commonly known as: **121 Vallejo Avenue**
Legal Description: **SANDHILL EST UNIT #2A**
PLAT BOOK 12 PAGE 26
LOT 41 BLOCK 3

On **November 11, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$4,393.35** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$38,050.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$42,443.35** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 17, 2010** ordered the above charges in the amount of **$42,443.35**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #79622

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 3824 Sunking Street in the amount of $3,848.25 (General Fund) and assess a maximum of $34,550 in daily civil penalties. PROPERTY OWNER: AUTUMN COTTAGE EQUITIES LLC - Ward 6 (Ross)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $3,848.25
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired American Demolition to secure shed and remove all trash and high, dead vegetation. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of December 2009 was $157,000.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $675 invoice for American Demolition services in addition to other fees assessed for a total of $3,848.25 and consider assessing a maximum of $34,550 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for nuisance abatement located at 3824 Sunking Street in the amount of $3,848.25 (General Fund) and assess a maximum of $34,550 in daily civil penalties. PROPERTY OWNER: AUTUMN COTTAGE EQUITIES LLC – Ward 6 (Ross)

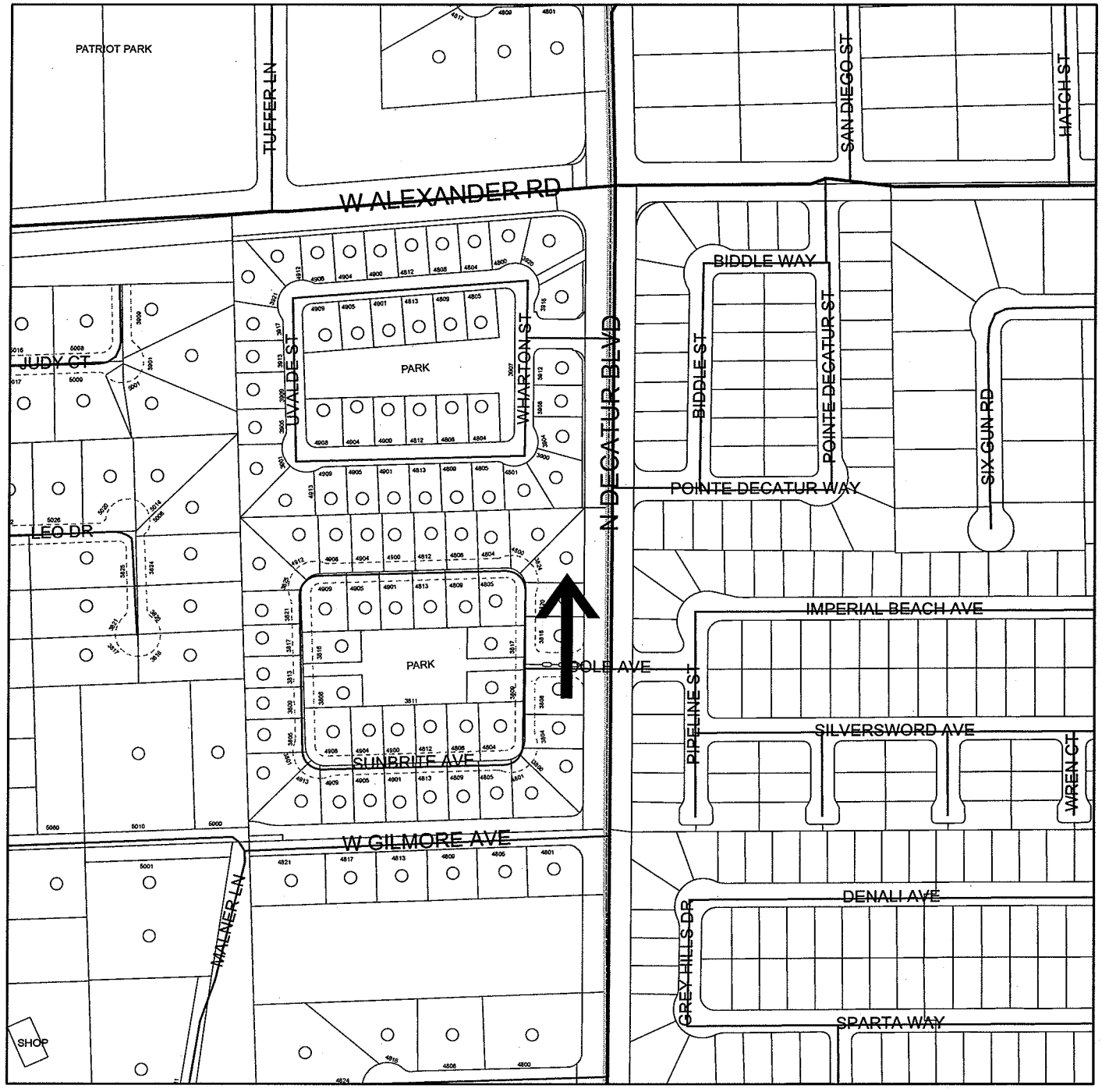
American Demolition completed work on October 26, 2009 at a cost of $675; $1,122 in reinspection fees (w/late fees); $1,950 in civil penalties; plus a 15% administrative fee for a total of $3,848.25.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of Nuisance and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

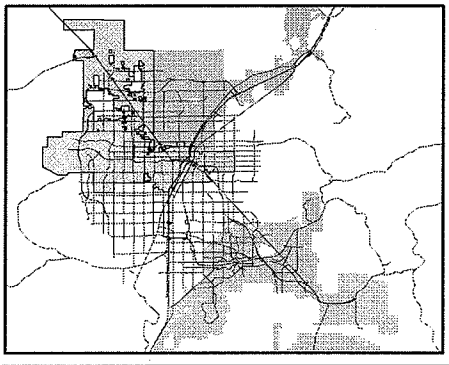
3824 SUNKING STREET
CROSS STREETS - ALEXANDER//DECATUR

City of Las Vegas Vicinity Map



N

0 170 340 680 Feet

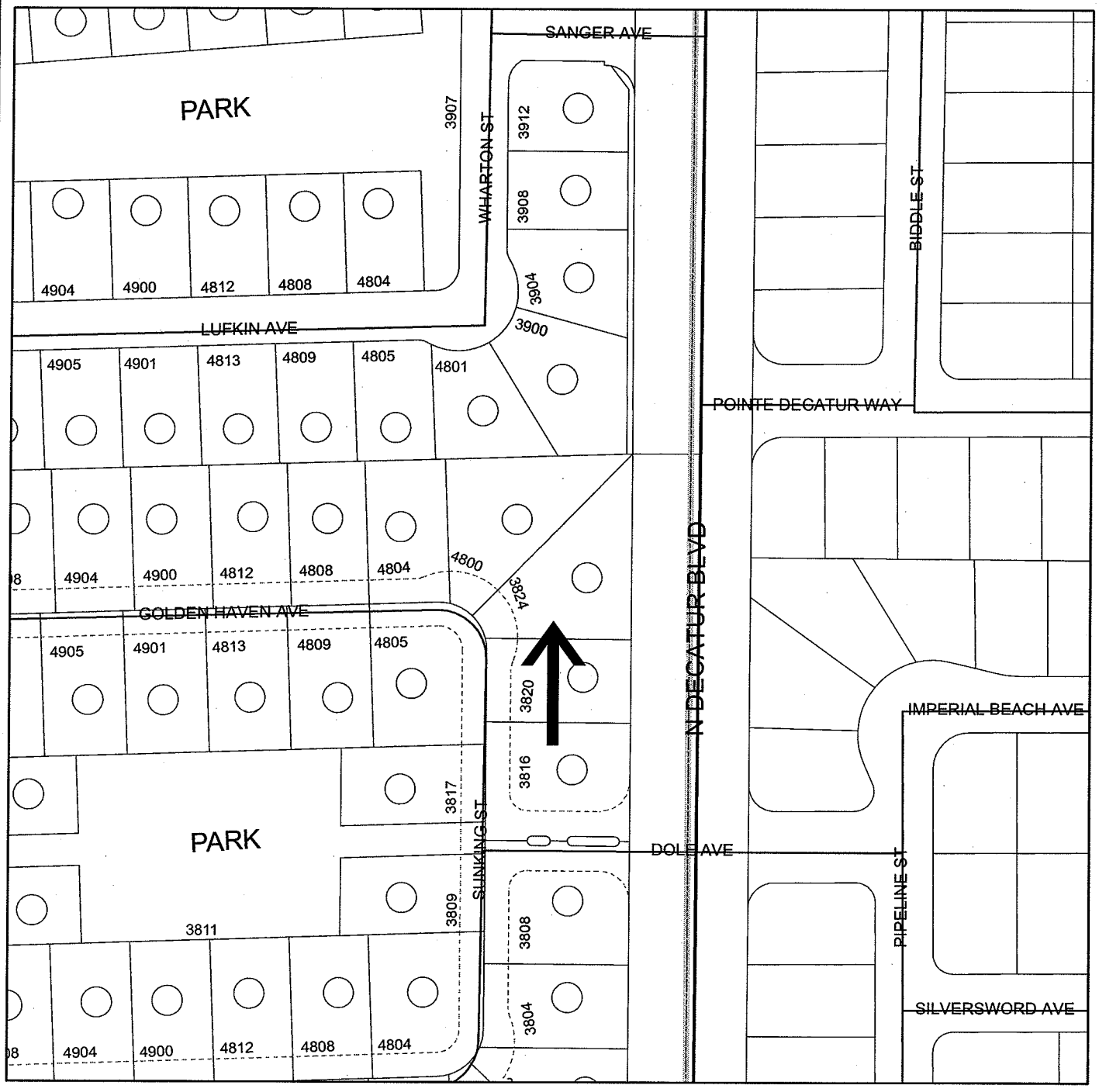


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

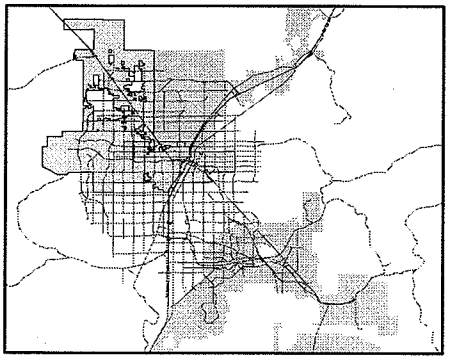
3824 SUNKING STREET
CROSS STREETS - ALEXANDER//DECATUR

City of Las Vegas Vicinity Map



N

0 70 140 280 Feet



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance located at 3824 Sunking Street - Ward 6 (Ross)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by securing the shed and removing all trash and high, dead vegetation. The abatement was completed by American Demolition on October 26, 2009 at a cost of $675.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all high vegetation	$160.00
Remove all dead vegetation	$300.00
Remove all trash and debris	$200.00
Secure shed	$15.00
AMOUNT DUE:	$675.00
Administrative Processing Fee:	$101.25
Sub-Total:	$776.25
Reinspection Fees (w/late fees):	$1,122.00
Civil Penalties:	$1,950.00
TOTAL AMOUNT DUE:	**$3,848.25**
Daily Civil Penalties – 73 days @ $500 a day (excluding civil penalty fees already assessed) August 15, 2009 to October 26, 2009	**$34,550.00**
MAXIMUM TOTAL:	**$38,398.25**
OWNER OF RECORD	AUTUMN COTTAGE EQUITIES LLC
PROPERTY ABATED:	3824 Sunking Street
ASSESSOR PARCEL:	138-12-515-043
LEGAL DESCRIPTION:	AISHA GARDENS
	PLAT BOOK 79 PAGE 71
	LOT 43 BLOCK 1

DSS:ld

American Demolition
4516 W Diablo Drive, E-108
Las Vegas, NV 89118

Disclosure of Principals

The principals and partners of *American Demolition* and all persons and entities holding more than 1% interest in *American Demolition* or any principal of *American Demolition* are the following:

	Full Name	Business Address	Business Phone
1.	Jack Praskovich	4516 W. Diablo #E108 LV NV 89118	561-3244
2.			
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

American Demolition

By: Jack Praskovich

State of Nevada }
} ss:
County of Clark }

Subscribed and sworn to before me, a Notary Public, on this 22 day of December, 2008.

Notary Public - State of Nevada
County of Clark
ARTILUR WILLIAMS
My Appointment Expires
August 14, 2011
No: 07-4375-1

Notary Public in and for Clark County,
State of Nevada

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **3824 Sunking Street - Case #78719.** The Director of Neighborhood Services certifies that the sum of **$3,848.25** was expended and Civil Penalties in the sum of **$34,550.00** may be imposed for a total of **$38,398.25.** Owner of record at time of abatement: **AUTUMN COTTAGE EQUITIES, LLC – WARD 6 (ROSS)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

CASENO 78719 CODEENF **01921-29**

Address: **3824 SUNKING ST** **CITZ**

vacant house with 3' tall weeds in the front yard.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13812515043	0.26 ACRE	AISHA GARDENS

Owner Information:

21-Apr-04	11-Jan-07	MCGHEE MICHAEL G & ANGELA M
		3824 SUNKING ST; LAS VEGAS, NV 89130-3030
24-Dec-09		AUTUMN COTTAGE EQUITIES L L C
		900 S 4TH ST #220; LAS VEGAS, NV 89101-6805
10-Aug-02	21-Apr-04	HOLLENBECK ASHLEY
		24988 BLUE RAVINE RD #108-101; FOLSOM, CA 95630-5284
17-Dec-09	24-Dec-09	AUTUMN COTTAGE EQUITIES L L C
		900 S 4TH ST #220; LAS VEGAS, NV 89101
11-Jan-07	17-Dec-09	MCGHEE MICHAEL G
		3824 SUNKING ST; LAS VEGAS, NV 89130-3030

Inspection Summary

Inspector:	*Status:*	*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
984733	Failed	6/26/2009	06/26/2009 12:58	06/26/2009 13:00	2
984733	Failed	7/9/2009	07/14/2009 13:56	07/14/2009 14:00	5
984733	Failed	8/6/2009	08/06/2009 10:12	08/06/2009 10:12	1
984733	Failed	8/18/2009	08/18/2009 16:40	08/18/2009 16:41	1
984733	Failed	9/4/2009	09/04/2009 14:18	09/04/2009 14:19	1
984733	Failed	9/15/2009	09/16/2009 9:45	09/16/2009 9:51	5
940274	Failed	10/16/2009	10/16/2009 13:00	10/16/2009 13:10	10
940274	Passed	11/2/2009	11/02/2009 14:12	11/02/2009 14:12	0
				Time in Minuets:	24

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-007	7/14/2009	11/2/2009	
Remove all dead vegetation (dead bushes around property, dead palm fronds on tree on south side of house).			
A-NUISVACANT	7/14/2009	11/2/2009	
Property is a vacant property, creating a public nuisance.			
AN-006	7/14/2009	11/2/2009	
Remove all high vegetation over 8" from all visible areas of property. Maintain at all times. Trim or remove high weeds.			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	11/4/2009 10:07:00 AM	LAURA DEARMOND	0
Ld) $675 PAID TO AMERICAN DEMOLITION			

VIDPST	11/2/2009 2:10:00 PM	VICKI OZUNA	0

19) Video & pictures of post abatement have been completed. Case closed.

VIDREQ	10/27/2009 1:11:00 PM	LAURA DEARMOND	1

Ld) RECEIVED AMERICAN DEMO INVOICE & SENT VIDEO REQUEST EMAIL TO #19

VIDPRE	10/16/2009 1:00:00 PM	VICKI OZUNA	2890

19) Pre- Video and pictures completed.

BIDA	10/12/2009 1:32:00 PM	LAURA DEARMOND	0

Ld) BID AWARDED TO AMERICAN DEMOLITION

MEET	10/8/2009 7:41:00 AM	ANTHONY GUARINO	0

21)ok to proceed with abatement

LETTER	9/28/2009 1:42:00 PM	LAURA DEARMOND	0

Ld) CERTIFIED LETTER TO OWNER Michael McGhee 3824 Sunking Street Las Vegas, NV 89130-3030 RETURNED UNCLAIMED UNABLE TO FORWARD

MISC	9/24/2009 11:27:00 AM	SCOTT SLOVIS	0

34) Gave case back to 19 to proceed w/ abatement.

PHONE	9/24/2009 11:15:00 AM	SCOTT SLOVIS	0

34) Called E-Loan, Inc. 1(888)533-5333. Customer service stated all loans transferred to IndyMac Bank 1(800)781-7399. Called IndyMac, not able to reach anyone.

RESEAR	9/24/2009 11:12:00 AM	SCOTT SLOVIS	0

34) Notice of trustee sale recorded 6-18-09. States that property will sell on 7-8-09. No change to county assessor record as of today.

MISC	9/17/2009 6:58:00 AM	SCOTT SLOVIS	0

34) Gave case to 19 to proceed w/ abatement.

NOTICE	9/3/2009 3:30:00 PM	LAURA DEARMOND	0

Ld) Sent 10 Day Notice Before Abatement to owner Michael McGhee 3824 Sunking Street Las Vegas, NV 89130-3030

BIDR	9/3/2009 3:00:00 PM	LAURA DEARMOND	0

Ld) RECEIVED BIDS (1) AMERICAN DEMOLITION $675 (2) NDX $1,949

LETTER	8/31/2009 1:56:00 PM	LAURA DEARMOND	0

Ld) CERTIFIED LETTER TO OWNER Michael McGhee 3824 Sunking Street Las Vegas, NV 89130-3030 RETURNED UNCLAIMED UNABLE TO FORWARD

BIDS	8/25/2009 7:00:00 AM	LAURA DEARMOND	0

Ld) FAXED BID TO CONTRACTORS, DUE BACK 8-28

NTCABT	8/19/2009 8:06:00 AM	SCOTT SLOVIS	0

34) Gave case to 19 to begin abatement process. Requesting removal of high weeds & dead vegetation.

RECORD	8/13/2009 1:52:00 PM	JESSICA LARRAMENDY	0

JL) Recorded Nuisance Notice and Order to Comply dated August 5, 2009 at Clark County. Recorded in Book: 20090813 Inst: 01571

MISC	8/13/2009	ELIZABETH DOUGLAS	0

PLACED N & O RECORDED 8/13/09 IN FILE.

NOTICE	8/5/2009 2:13:00 PM	LAURA DEARMOND	0

Ld) SENT NUISANCE N&O TO COMPLY TO OWNER Michael McGhee 3824 Sunking Street Las Vegas, NV 89130-3030

REVIEW	7/24/2009 3:09:00 PM	VICKI OZUNA	0

19) Reviewed case and notice/order request. Approved and file to LD.

NOREQ	7/17/2009 7:53:00 AM	SCOTT SLOVIS	1

34) Gave case to 19 for N&O review.

FORCLO	7/17/2009 7:48:00 AM	SCOTT SLOVIS	0

34) Notice of trustee sale recorded 6-18-09.

PHONE	6/30/2009 9:33:00 AM	SCOTT SLOVIS	0

34) Sewer 247-6124, left message for owner Michael McGhee.

APN 138-12-515-043
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **AUTUMN COTTAGE EQUITIES LLC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **138-12-515-043**
Commonly known as: **3824 Sunking Street**
Legal Description: **AISHA GARDENS**
PLAT BOOK 79 PAGE 71
LOT 43 BLOCK 1

On **October 26, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$3,848.25** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$34,550.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$38,398.25** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 17, 2010** ordered the above charges in the amount of **$38,398.25**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #78719

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider the report of expenses to recover costs for abatement of nuisance of vacant lot located behind Glen Landing Avenue (APN 125-27-819-092) in the amount of $3,401 (General Fund) and assess a maximum of $45,050 in daily civil penalties. PROPERTY OWNER: SILVER DOLLAR LAND COMPANY LLC - Ward 6 (Ross)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☒ **Budget Funds Available**
Amount: $3,401
Funding Source: General Fund
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Disaster Kleen-Up of Nevada to remove all trash and high vegetation. To date, there have been seven (7) inspections conducted at this location. The value of the property is not available.

RECOMMENDATION:
That the City Council: Approve the report of expenses to include $1,500 invoice for Disaster Kleen-Up of Nevada services in addition to other fees assessed for a total of $3,401 and consider assessing a maximum of $45,050 in daily civil penalties.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: February 17, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance of vacant lot located behind Glen Landing Avenue (APN 125-27-819-092) in the amount of $3,401 (General Fund) and assess a maximum of $45,050 in daily civil penalties. PROPERTY OWNER: SILVER DOLLAR LAND COMPANY LLC – Ward 6 (Ross)

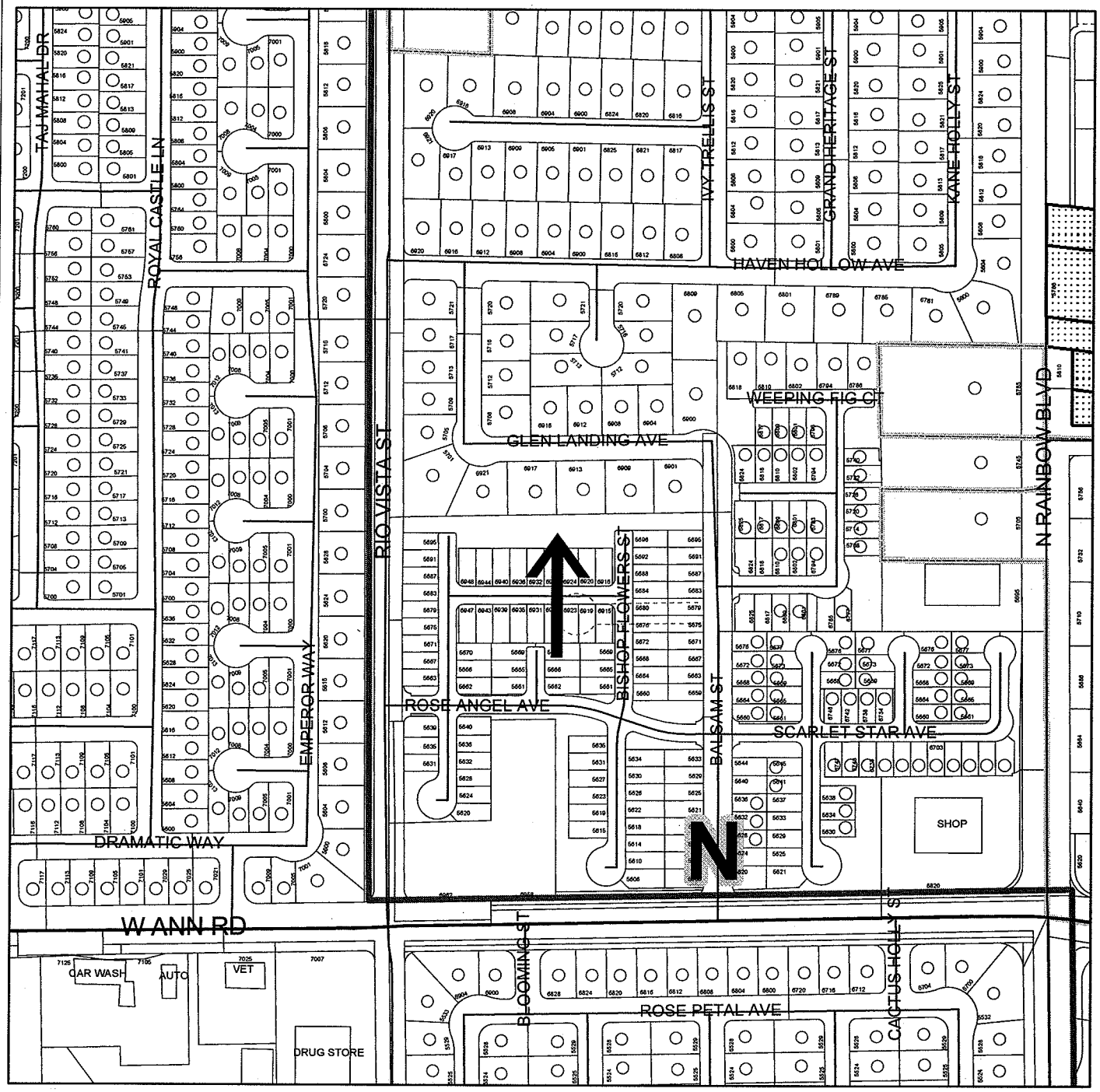
Disaster Kleen-Up of Nevada completed work on October 19, 2009 at a cost of $1,500; $726 in reinspection fees (w/late fees); $950 in civil penalties; plus a 15% administrative fee for a total of $3,401.

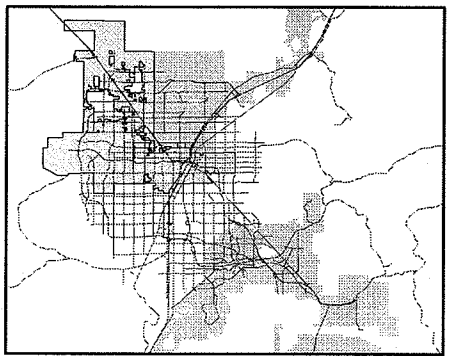
Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the Uniform Code for the Abatement of Nuisance and Civil Penalties, the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

VACANT LOT BEHIND GLEN LANDING AVENUE
PARCEL #125-27-819-092
CROSS STREETS - ANN//RAINBOW

City of Las Vegas Vicinity Map

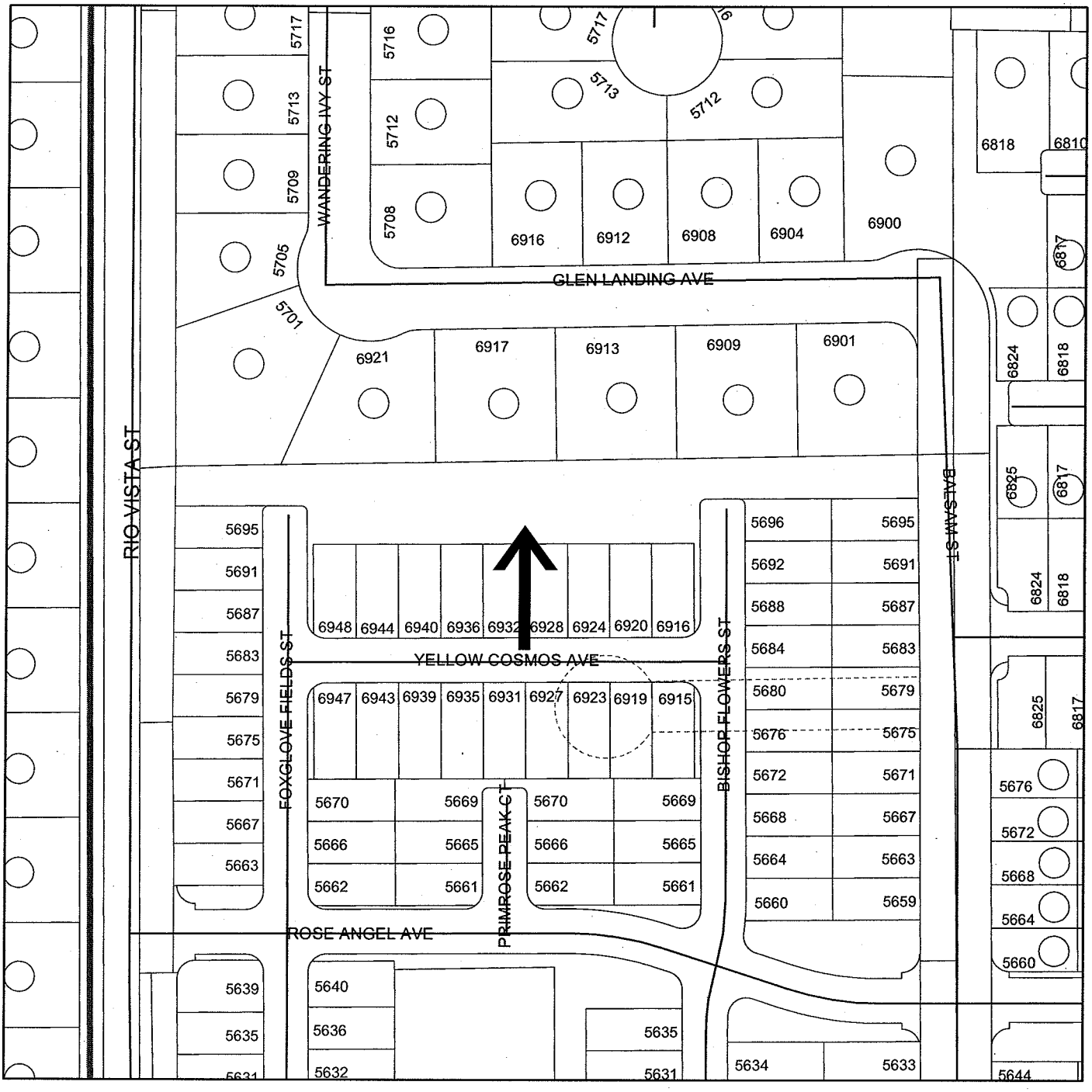




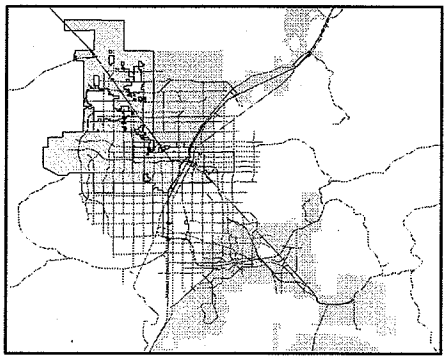
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

VACANT LOT BEHIND GLEN LANDING AVENUE
PARCEL #125-27-819-092
CROSS STREETS - ANN//RAINBOW

City of Las Vegas Vicinity Map







GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: January 25, 2010

Re: Report of Expenses for the abatement of nuisance of vacant lot located behind Glen Landing Avenue, Parcel #125-27-819-092 - Ward 6 (Ross)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all trash and high vegetation. The abatement was completed by Disaster Kleen-Up of Nevada on October 19, 2009 at a cost of $1,500.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all high vegetation	$850.00
Remove all trash and debris	$650.00
AMOUNT DUE:	$1,500.00
Administrative Processing Fee:	$225.00
Sub-Total:	$1,725.00
Reinspection Fees (w/late fees):	$726.00
Civil Penalties:	$950.00
TOTAL AMOUNT DUE:	**$3,401.00**
Daily Civil Penalties – 92 days @ $500 a day (excluding civil penalty fees already assessed) July 20, 2009 to October 19, 2009	**$45,050.00**
MAXIMUM TOTAL:	**$48,451.00**
OWNER OF RECORD	SILVER DOLLAR LAND COMPANY LLC
PROPERTY ABATED:	Vacant lot behind Glen Landing Avenue
ASSESSOR PARCEL:	125-27-819-092
LEGAL DESCRIPTION:	TOSCANA
	PLAT BOOK 136 PAGE 34
	CA B

DSS:ld

ALLIED FLOORING SERVICES
DBA DISASTER KLEEN-UP OF NEVADA
1722 Primrose Path
LAS VEGAS, NEVADA 89108

DISCLOSURE OF PRINCIPALS

The principals and partners of Allied Flooring Services and all persons and entities holding more than a 1% interest in Allied Flooring Services or any principal of Allied Flooring Services are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. Javier Cardona	1722 Primrose Path LV NV 89108	647-7777
2. Marisela Cardona	1722 Primrose Path LV NV 89108	647-7777
3.		
4.		
5.		
6.		

Continue list until full and complete disclosure is made

I certify under penalty or perjury, that the foregoing list is full and complete.

Allied Flooring Services

BY: _____
Lynn Muravnick, Office Mgr.

Subscribed and sworn to before me
This 16th day of August, 2006.

_____
Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PHILIP VICHARE
No: 96-1041-1
My Appointment Expires Mar. 10, 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

NOTICE OF PUBLIC HEARING

FEBRUARY 17, 2010

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, FEBRUARY 17, 2010,** at the hour of **1:00 P.M.** in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the REPORT OF EXPENSES submitted by the Director of Neighborhood Services for:

> Abatement of the violations on the property located at **Glen Landing Avenue (APN 125-27-819-092) - Case #79641.** The Director of Neighborhood Services certifies that the sum of **$3,401.00** was expended and Civil Penalties in the sum of **$45,050.00** may be imposed for a total of **$48,451.00.** Owner of record at time of abatement: **SILVER DOLLAR LAND COMPANY LLC – WARD 6 (ROSS)**

If the City Council is satisfied with the report, it may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with the City Clerk any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

BEVERLY K. BRIDGES
CITY CLERK

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

CASENO 79641 CODEENF **01618-88**

Parcel: **12527819092**

CAR

Property has refuse and waste all over it. Complainant is Tom Gallagher, 6921 Glen Landing, 655-5336c

Parcel(s)

Owner Information:

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
984733	Failed		7/7/2009	07/09/2009 8:47	07/09/2009 8:47	0
984733	Passed	Partial	7/14/2009	07/14/2009 10:55	07/14/2009 10:57	2
984733	Failed		7/28/2009	07/28/2009 14:11	07/28/2009 14:13	2
984733	Failed		8/18/2009	08/18/2009 10:45	08/18/2009 10:46	1
984733	Failed		9/1/2009	09/01/2009 15:20	09/01/2009 15:25	5
940274	Passed		10/16/2009	10/16/2009 13:00	10/16/2009 13:10	10
940274	Failed		10/22/2009	10/14/2009 6:30	10/14/2009 6:45	15
					Time in Minuets:	34

Violation Details

Violation	*Violation DT:*	*Resolve DT:*	*Location:*
AN-003	7/14/2009	10/16/2009	
Remove all refuse/waste from vacant lot & maintain. To include pipes, wood, mattress, shopping cart, couch, chair, plastic containers, etc.			
AN-006	7/14/2009	10/16/2009	
Trim or remove high weeds on vacant lot.			

Log

Type:	*Date:*	*Employee:*	*Min:*
LETTER	10/29/2009 12:02:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED LETTER TO OWNER Silver Dollar Land Company, LLC 8100 W Sahara Avenue, #200 Las Vegas, NV 89117-1987 RETURNED UNCLAIMED NOTIFY SENDER OF NEW ADDRESS 916 S CASINO CENTER BLVD LAS VEGAS NV 89101-6819			
MISC	10/21/2009 2:13:00 PM	LAURA DEARMOND	0
Ld) $1,500 PAID TO DISASTER KLEEN-UP OF NV			
VIDPST	10/16/2009 10:00:00 AM	VICKI OZUNA	0
19) Post video and pictures completed.			
VIDPRE	10/12/2009 10:00:00 AM	VICKI OZUNA	0
19) Pre video and pictures completed.			
BIDA	10/12/2009 7:00:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO DISASTER KLEEN-UP OF NV			
EMAIL	9/30/2009 1:27:00 PM	LAURA DEARMOND	0
Ld) SENT EMAIL TO DEVIN FOR APPROVAL REQUISITION #158617 $1,500 TO DISASTER KLEEN-UP OF NV			
FAX	9/23/2009 2:06:00 PM	LAURA DEARMOND	0
Ld) CANCELLED AWARD TO AMERICAN DEMOLITION			
PHONE	9/23/2009 1:40:00 PM	VICKI OZUNA	0
19) called American Demo and left message advising not to complete abatement, due to change in bid.			

BIDA	9/21/2009 3:29:00 PM	LAURA DEARMOND	0
Ld) BID AWARDED TO AMERICAN DEMO (PO #274739)			
EMAIL	9/14/2009 3:24:00 PM	LAURA DEARMOND	0
Ld) SENT EMAIL TO DEVIN FOR APPROVAL REQUISITION #157795 $575 TO AMERICAN DEMO			
LETTER	9/14/2009 1:17:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED LETTER TO OWNER Silver Dollar Land Company, LLC 8100 W Sahara Avenue, #200 Las Vegas, NV 89117-1987 RETURNED UNCLAIMED			
MEET	9/11/2009 1:05:00 PM	ANTHONY GUARINO	0
21)refer to office ok...to award bid..cont abatement			
REFER	9/10/2009 2:55:00 PM	ERIC MCCOY	1
25) file to bin for bid review			
MISC	9/9/2009 9:23:00 AM	SCOTT SLOVIS	0
34) Gave case back to 25 to continue w/ abatement.			
RESEAR	9/9/2009 9:09:00 AM	SCOTT SLOVIS	0
34) Checked county recorder- only recorded documents are City's Notice & Orders. Checked county assessor- no properties owned by "Gregory Rexroad". Checked Whitepages again- no #'s found.			
REFER	9/8/2009 10:57:00 AM	ERIC MCCOY	1
25) off 9/4 holiday 9/7 reviewed file sent back to 34 with questions.			
MISC	9/2/2009 9:26:00 AM	SCOTT SLOVIS	0
34) Gave case to 25 to continue w/ abatement.			
NOTICE	8/14/2009 1:35:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Silver Dollar Land Company, LLC 8100 W Sahara Avenue, #200 Las Vegas, NV 89117-1987			
BIDR	8/14/2009 1:24:00 PM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) AMERICAN DEMOLITION $575 (2) DISASTER KLEEN-UP OF NV $1,500 (3) WEAVER $4,350			
BIDS	8/10/2009 1:06:00 PM	LAURA DEARMOND	0
FAXED BID TO CONTRACTORS, DUE BACK 8-13			
REVIEW	8/7/2009 7:24:00 AM	VICKI OZUNA	0
19) Bid Request reviewed and approved.			
LETTER	8/5/2009 1:00:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED LETTER TO OWNER Silver Dollar Land Company, LLC 8100 W Sahara Avenue, #200 Las Vegas, NV 89117-1987 RETURNED UNCLAIMED			
NTCABT	7/29/2009 11:00:00 AM	SCOTT SLOVIS	0
34) Gave case to 19 to begin abatement process.			
MISC	7/21/2009	ELIZABETH DOUGLAS	0
PLACED N&O RECORDED 7/20/09 IN FILE.			
RECORD	7/16/2009 3:42:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance Notice & Order to Comply dated July 10, 2009 at Clark County. Recorded in Book: 20090716 Inst: 04009			
NOTICE	7/10/2009 3:38:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY TO OWNER Silver Dollar Land Company, LLC 8100 W Sahara Avenue, #200 Las Vegas, NV 89117-1987			
NOREQ	7/9/2009 8:52:00 AM	SCOTT SLOVIS	0
34) Gave case to 19 for N&O review. This is a new case, but continuation of previous case (68779), which was closed by 19 due to being old. There was storage container & refuse/waste (removed). City did not abate container.			
PHONE	7/9/2009 8:50:00 AM	SCOTT SLOVIS	0
34) Contact obtained from previous case. Called RB&G Construction 251-9214 at county assessor address, # not in service. This is same company as Silver Dollar Land Company. Checked Whitepages for Gregory Rexroad- no #'s found.			
RESEAR	7/9/2009 8:50:00 AM	SCOTT SLOVIS	0
34) Checked Secretary of State website- Silver Dollar Land Company, LLC in default. RB&G Construction Company, Inc. also in default.			
MISC	7/9/2009 8:42:00 AM	SCOTT SLOVIS	0
34) Photos from 7-6 put into EDM.			

APN 125-27-819-092
NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **SILVER DOLLAR LAND COMPANY LLC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **125-27-819-092**
Commonly known as: **Vacant lot behind Glen Landing Avenue**
Legal Description: **TOSCANA**
PLAT BOOK 136 PAGE 34
CA B

On **October 19, 2009**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$3,401.00** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$45,050.00** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$48,451.00** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **February 17, 2010** ordered the above charges in the amount of **$48,451.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this ____ day of February, 2010

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101 Case #79641

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider a request for a waiver and/reduction of fees for the property located at 1211 Eastwood Drive in the amount of $50,540.00. PROPERTY OWNER: DLJ MORTGAGE CAPITAL INC - Ward 3 (Reese)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
Today's hearing is a request from Dan Woolston, Agent of Prudential Americana Group Realtors, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting(s) on November 19, 2008 in the amount of $50,000.00. The case was generated on June 19, 2007. There were two abatements conducted on this property one on September 17, 2007 and the second on September 17, 2008. The lien(s) were recorded at Clark County recorder's office on February 8, 2008 and December 8, 2008. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated September 18, 2009 on behalf of agent, Premier Asset Services requesting the civil penalties be waived.

RECOMMENDATION:
No recommendation.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Location Maps
4. Spreadsheet of Charges Accrued
5. Hearing Notification Letter

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: January 20, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider a request for a waiver and/or reduction of fees for the property located at 1211 Eastwood Drive in the amount of $50,540.00. PROPERTY OWNERS: DLJ MORTGAGE CAPITAL INC - Ward 3 (Reese)

Today's hearing is a request from Dan Woolston, Agent of Prudential Americana Group Realtors to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting(s) on November 19, 2008 in the amount of $61,928.75. The case was generated on June 19, 2007. There were two abatements conducted on this property one on September 17, 2007 and the second on September 17, 2008. The lien(s) were recorded at Clark County recorder's office on February 8, 2008 and December 8, 2008. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated September 18, 2009 on behalf of agent, Premiere Asset Services requesting the civil penalties be waived.

Fees associated with the two abatements and inspections total $11,928.75 To date, $19,065.60 have been paid. Total owed on the case with civil penalties $58,613.11 .

Request for a Waiver and/or Reduction of Civil Penalties
Application

SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 -- Fax: 702-229-1033

Please type and/or print
Submit only one signed original

Date of Application: 09/18/2009

Location and/or address of subject property:

Nearest major intersection: Eastern Ave. & Charleston Blvd.

Street Address: 1211 Eastwood Drive, Las Vegas, NV 89104

Parcel Number: 162-01-110-016

Applicant's Address/Contact Information:
Name: _____
(please check the following the applies)
☐ Owner ☐ Purchaser ☐ Agent ☐ Other *(explain)* _____
Street Address/PO Box: _____
City: _____ State: _____ Zip Code: _____
Phone No: _____ E-mail: _____ Fax No: _____

Property Owner's Address/Contact Information: (if different from applicant):
Name: Premiere Asset Services / Janet Lill MAC X3800-03C
Street Address/PO Box: 8480 Stagecoach Circle
City: Frederick State: MD Zip Code: 21701
Phone No: 240 586 7053 E-mail: Janet.Lill@wellsfargo.com Fax No: 866 859 0455

Amount of City of Las Vegas Lien on the Property: $58,441.42 (05/01/2009)

Amount requested to be considered for waiving and/or reduced? $ 50,000

Signature of Applicant: _____ Date: _____
Signature of Owner: Janet Lill Date: 9/21/09

For Office Use Only:
Council Ward: _____ Case/File Number: _____ Council Action date of Lien: _____

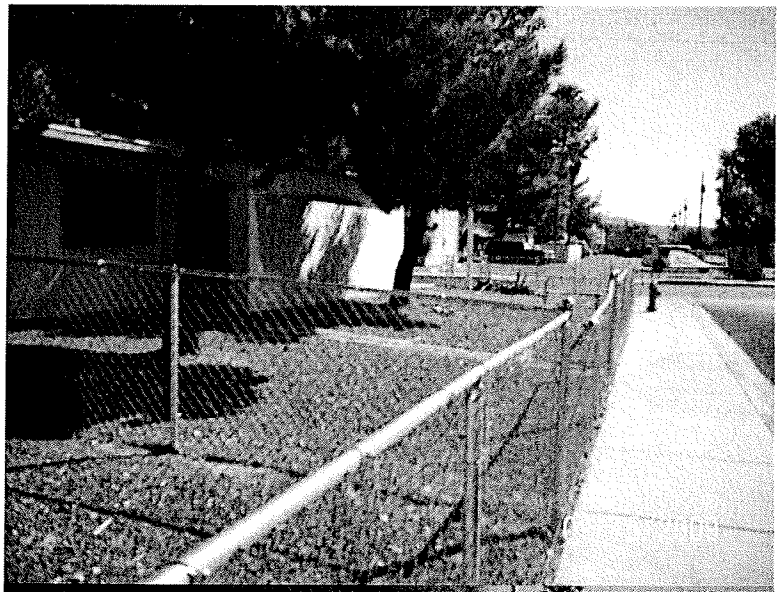
Describe why the applicant is requesting a waiver/reduction:
(You may attach additional sheets if needed.)

In order to clear the title so the sale of the property can occur and be closed and recorded in a timely manner.

Describe the existing condition/situation of the subject property:
(You may attach additional sheets if needed.)

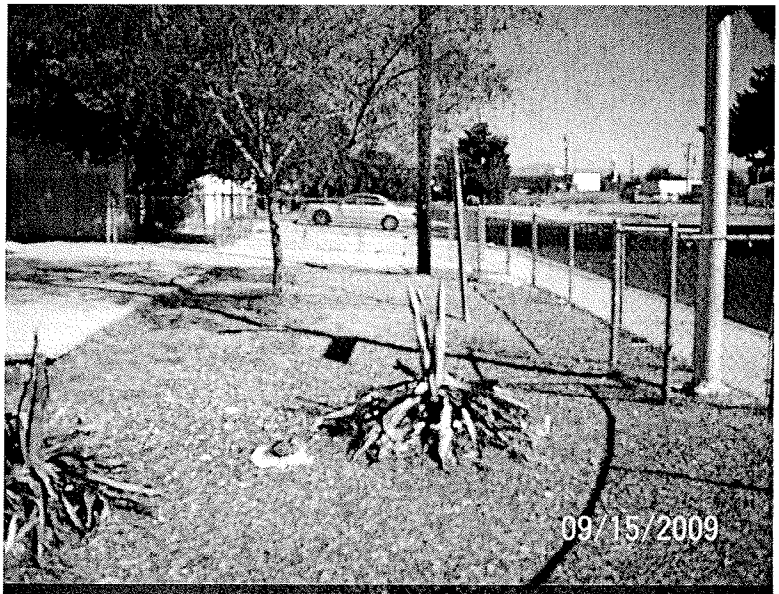
The property is currently free of debris, graffiti, and any code violations. Please see the following photos as a reference:






09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009

Describe the immediate plans for the property, including any planned improvements: *(You may attach additional sheets if needed.)*

The property is listed for sale at the asking price of $44,900.00. The property is being sold as-is with no repairs being made by the seller. The seller's agent/representative regularly inspects the property with the intention of maintaining the current secure, free of debris and graffiti condition.

REVISED

5454

Request for a Waiver and/or Reduction of Civil Penalties
Application

SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 – Fax: 702-229-1033

Please type and/or print
Submit only one signed original

Date of Application: 09/18/2009

Location and/or address of subject property:

Nearest major intersection: Eastern Ave. & Charleston Blvd.

Street Address: 1211 Eastwood Drive, Las Vegas, NV 89104

Parcel Number: 162-01-110-016

Applicant's Address/Contact Information:
Name: DAN WOOLSTON / Prudential Americana Group Realtors
(please check the following the applies)
☐ Owner ☐ Purchaser ☑ Agent ☐ Other *(explain)*
Street Address/PO Box: 871 CORONADO CENTER DRIVE, SUITE 100
City: HENDERSON State: NV Zip Code: 89052
Phone No: 702-315-7833 E-mail: DAN@REOLASVEGAS.com Fax No: 702-318-4032

Property Owner's Address/Contact Information: (if different from applicant):
Name: Premiere Asset Services / Janet Lill MAC X3800-030
Street Address/PO Box: 8480 Stagecoach Circle
City: Frederick State: MD Zip Code: 21701
Phone No: 240 586 7053 E-mail: Janet.Lill@WellsFargo.com Fax No: 866 859 0455

Amount of City of Las Vegas Lien on the Property: $58,441.42 (05/01/2009)

Amount requested to be considered for waiving and/or reduced? $ 50,000

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: 9/21/09

For Office Use Only:
Council Ward: _____ Case/File Number: _____ Council Action date of Lien: _____

Request for a Waiver and/or Reduction of Civil Penalties
Application

SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 -- Fax: 702-229-1033

Please type and/or print
Submit only one signed original

Date of Application: 09/18/2009

Location and/or address of subject property:

Nearest major intersection: Eastern Ave. & Charleston Blvd.

Street Address: 1211 Eastwood Drive, Las Vegas, NV 89104

Parcel Number: 162-01-110-016

Applicant's Address/Contact Information:
Name:_____
(please check the following the applies)
□ Owner □ Purchaser □ Agent □ Other *(explain)*_____
Street Address/PO Box:_____
City:_____ State:_____ Zip Code:_____
Phone No:_____ E-mail:_____ Fax No:_____

Property Owner's Address/Contact Information: (if different from applicant):
Name: Premiere Asset Services Janet Lill MAC X3800-03C
Street Address/PO Box: 8480 Stagecoach Circle
City: Frederick State: MD Zip Code: 21701
Phone No: 240 586 7053 E-mail: JanetLeeLill@wellsfargo.com Fax No: 866 859 0455

Amount of City of Las Vegas Lien on the Property: $58,441.42 (05/01/2009)

Amount requested to be considered for waiving and/or reduced? $ 50,000

Signature of Applicant:_____ Date:_____

Signature of Owner: Janet Lill Date: 9/21/09

For Office Use Only:
Council Ward:_____ Case/File Number:_____ Council Action date of Lien:_____

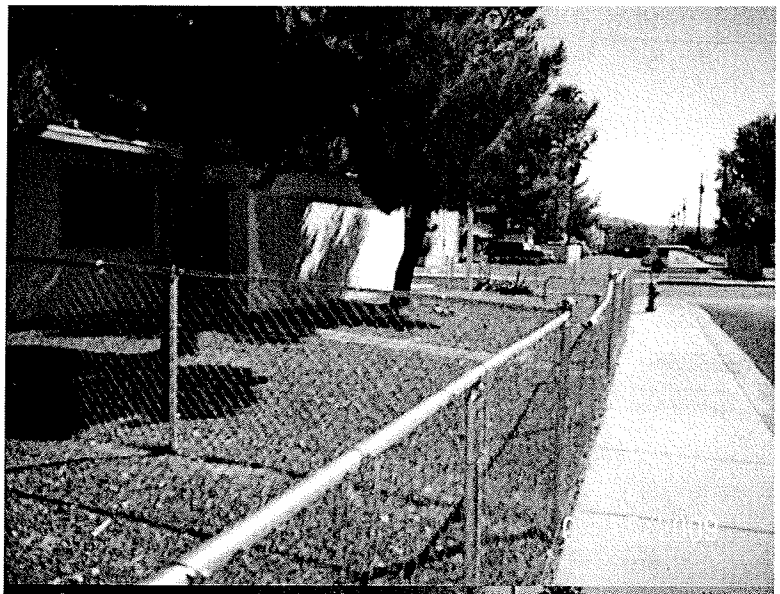
Describe why the applicant is requesting a waiver/reduction:
(You may attach additional sheets if needed.)

In order to clear the title so the sale of the property can occur and be closed and recorded in a timely manner.

Describe the existing condition/situation of the subject property:
(You may attach additional sheets if needed.)

The property is currently free of debris, graffiti, and any code violations. Please see the following photos as a reference:






09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009


09/15/2009

Describe the immediate plans for the property, including any planned improvements: *(You may attach additional sheets if needed.)*

The property is listed for sale at the asking price of $44,900.00. The property is being sold as-is with no repairs being made by the seller. The seller's agent/representative regularly inspects the property with the intention of maintaining the current secure, free of debris and graffiti condition.


1211 Eastwood Drive
Major Cross Streets:
Charleston Blvd///Eastern Ave
CENTEL
SHOP
STORAGE YARD
DANA APARTMENTS
40 UNITS
EASTWOOD DR
EUCLID AVE
RUSSELL AVE
PEYTON DR
HOUSTON DR
OLIVE ST
CLIFFORD AVE
FRANKLIN AVE
WENGERT AVE
2626
2701
2700
2300
2301
2317
2321
2304
2308
2312
2316
2200
2204
2208
2212
1119
1123
1127
1131
1135
1201
1205
1211
1234
2108
2112
2116
2120
2124
2128
2132
2109
2113
2117
2121
2125
2129
2133
2137
20
12


1211 Eastwood Drive
Major Cross Streets:
Charleston Blvd///Eastern Ave
E CHARLESTON BLVD
S EASTERN AVE
EASTWOOD DR
BALLARD DR
PEYTON DR
HOUSTON DR
FRANKLIN AVE
WENGERT AVE
SWEENEY AVE
BRACKEN AVE
GRIFFITH AVE
OLIVE ST
CLIFFORD AVE
FREMONT ST
RUSSELL AVE
EUCLID AVE
ATLANTIC ST
PACIFIC ST
ARDMORE ST
MEADOWS AVE
25TH ST
26TH ST
MOTEL
REST.
BAR
SERVICE STATION & CAR WASH
CAR LEASE
AUTO REPAIR
SHOPS
AUTO
PAWN SHOP
CASH LOAN
MARKET
PARKING
OFF.
CENTEL
SHOP
STORAGE YARD
27 APTS
54 UNITS
DANA APARTMENTS
40 UNITS
MINI MART
CH.

Spreadsheet of charges
1211 Eastwood Drive – WARD 3, Reese

Inspections	Date	Fees	Late Fee	Penalties per failed inspection	Notes/Comments
1st inspection	6/19/07	N/C			Initial assessment
2nd Inspection	7/3/07				Partial Pass*
3rd inspection	7/18/07	$120	$12		Failed
4th 'inspection	8/9/07	$180	$18	$150	Failed
5th inspection	8/22/07				Partial Pass*
6th inspection	9/5/07	$180	$18	$300	Failed
7th inspection	11/5/07	$180	$18	$500	Failed
8th inspection	12/20/07	$180	$18	$500	Failed
9th inspection	1/4/08	$180	$18	$500	Failed
10th inspection	3/5/08	0	0	0	Partial pass*
11th inspection	3/10/08	0	0	0	Partial pass*
12th inspection	3/25/08	$180	$18	$500	Failed
13th inspection	11/6/08	0	0	0	Partial pass*
14th inspection	12/22/08	0	0	0	Passed
Sub-Total		$1,200	$120	$2450	**$3,770**
Payments		$1,200	$102	$2,450	**$3,752**
TOTAL		$0	$18	$0	**$18**

** a partial pass recognizes that the property owner was making some progress with correcting the violations.*

First Abatement: Council Action on January 9, 2008

Contractor expenses: C H Construction	$5,499.00			
15% Administrative Fee	$824.85			
Boarded Building Certificate	$375.00			
Daily Civil Penalties	$0			
Sub-Total	6,698.85			
Payments	$6,698.85			
TOTAL	$0			$0

Second Abatement: Council Action on November 10, 2008

Contractor expenses: Disaster Kleen-Up of NV	$7,945.00			$0
15% Administrative Fee	$1,191.75 ($669.75)			**$522.00**
Daily Civil Penalties			$50,000.00	**$50,000.00**
Sub-Total	$522.00			
Grand TOTAL	$522.00		$50,000.00	**$50,540.00**

Items in Yellow – ***PAID 19,065.60)***

Total fees and penalties associated with the property $ 69,605.60 (w/ interest)
Amounts Paid: $19,065.60
TOTAL DUE: $50,540.00

LAS VEGAS CITY COUNCIL

MAYOR
OSCAR B. GOODMAN

GARY REESE
(MAYOR PRO-TEM)
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

CITY MANAGER
ELIZABETH N. FRETWELL

NEIGHBORHOOD
SERVICES DEPARTMENT

DIRECTOR
STEPHEN K. HARSIN, AICP

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

VOICE 702.229.2330
FAX 702.382-3901
TTY 702.386.9108
www.lasvegasnevada.gov

February 2, 2010

Certified/Regular Mail
Return Receipt Requested

DLJ Mortgage Capital Inc.
c/o: America's Servicing Co
7495 New Horizon Way
Mail Stop NAC #X3902-01F
Frederick, MD 21703-8388

1211 Eastwood Drive – Case 54541

Dear Property Owner/Representative:

At the City Council meeting(s) held on January 9, 2008 Agenda Item #44 was approved for a lien in the amount of $7,676.85 and November 19, 2008, Agenda Item #36 was approved for a lien in the amount of $61, 928.75 (including daily civil penalties in the amount of $50,000). The hearing scheduled on February 17, 2010 will be a hearing to consider a request for a waiver and/or reduction of fees.

Please be advised you will be required to make a formal presentation before City Council stating your case.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Neighborhood Services, by telephoning (702)229-6615.

Sincerely,

Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DSS:tid

Dan Woolston, 871 Coronado Center Drive, Ste #100, Henderson, NV 89052
Premiere Asset Services, Janet Gill, 8480 Stage Coach Circle, NAC #3800-03C, Frederick, MD 21701

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☐ **Consent** ☒ **Discussion**

SUBJECT:
Public Hearing to consider a request for a waiver and/or reduction of fees for the property located at 2700 Brienza Way in the amount of $8,405.00. PROPERTY OWNER: YBERTCO LLC - Ward 2 (Wolfson)

Fiscal Impact

☒ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount:
Funding Source:
Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:
Today's hearing is a request from R. F. Levine, Agent/Purchaser, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting(s) on November 15, 2006 and July 11, 2007 total of $16,926.85. The case was generated on June 22, 2006. There were two abatements conducted on this property one on May 23, 2007 and the second on August 25, 2006. The lien(s) were recorded at Clark County recorder's office on January 25, 2007 and September 13, 2007. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated May 28, 2009 on behalf of agent/purchaser, R. F. Levine requesting the civil penalties be waived.

RECOMMENDATION:
No recommendation.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Location Maps
4. Spreadsheet of Charges Accrued
5. Hearing Notification Letter

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: January 20, 2010
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider a request for a waiver and/or reduction of fees for the property located at 2700 Brienza Way in the amount of $8,405.00. PROPERTY OWNERS: YBERTCO LLC - Ward 2 (Wolfson)

Today's hearing is a request from R. F. Levine, Agent/Purchaser, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting(s) on November 15, 2006 and July 11, 2007 total of $16,926.85. The case was generated on June 22, 2006. There were two abatements conducted on this property one on May 23, 2007 and the second on August 25, 2006. The lien(s) were recorded at Clark County recorder's office on January 25, 2007 and September 13, 2007. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated May 28, 2009 on behalf of agent/purchaser, R. F. Levine requesting the civil penalties be waived.

Fees associated with the two abatements and inspections total $9,926.85 (minus the $7,000 in daily civil penalties assessed). To date, $8,521.85 have been paid. Total owed on the case with civil penalties $8,405.00 (w/interest).

Request for a Waiver and/or Reduction of Civil Penalties
Application

SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 -- Fax: 702-229-1033

Please type and/or print
Submit only one signed original

Date of Application: 28 May 09

Location and/or address of subject property:

Nearest major intersection: Sahara/Hualapai

Street Address: 2700 Brienza Wy. 7-11-07 Council Mr. Levine 739-3098

Parcel Number: 163-07-111-009

Applicant's Address/Contact Information:

Name: R.F. Levine

(please check the following the applies)

☐ Owner ☑ Purchaser ☑ Agent ☑ Other *(explain)* Pres.

Street Address/PO Box: 5350 Princess Jean St.

City: LV State: Nv Zip Code: 89119

Phone No: 739-3098 E-mail: Xbert@hotmail.com Fax No:

Property Owner's Address/Contact Information: **(if different from applicant):**

Name: 6441 Bristol Way, LLC

Street Address/PO Box: 3225 McLeod - Ste. 100

City: LV State: Nv Zip Code: 89121

Phone No: 871-8535 E-mail: Fax No:

Amount of City of Las Vegas Lien on the Property: $ 16.9 K

Amount requested to be considered for waiving and/or reduced? $ 16.9 K

Signature of Applicant: R F Levine Date: 28 May 09

Signature of Owner: 6441 Bristol Way, LLC Date: 28 May 09

For Office Use Only:
Council Ward: _____; Case/File Number: _____; Council Action date of Lien: _____

Describe why the applicant is requesting a waiver/reduction:
(You may attach additional sheets if needed.)

To budget/allow improvement costs from previous owner & homeless occupants damage; To allow 1st time tenant /homeowner legal residence; To restore home to useful occupancy. Already paid ~$11.7K to LV Bus./Fin. Svcs. in 2009 for abatements. Desire quick payoff. Over $15K rehab labor.

Describe the existing condition/situation of the subject property:
(You may attach additional sheets if needed.)

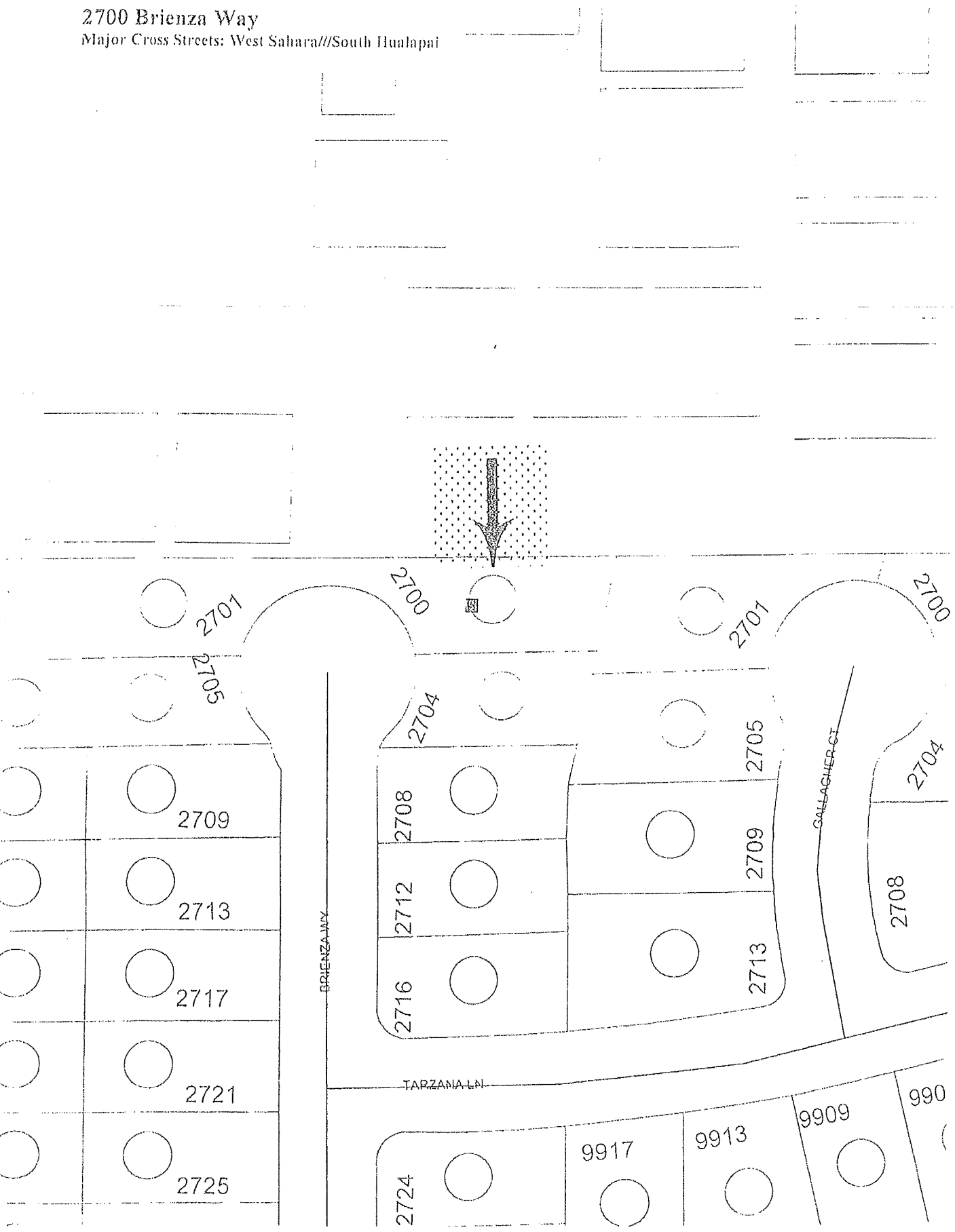
A/C unit needs replacing; new refrigerator; new oven; extensive main water line leak; much tile repair, much carpet overhaul; major pool repair/clean-up; roof repair, sprinkler overhaul; stairway repair; window coverings replacement; drywall repair; new washer/dryer; paint interior; repair sink fixtures; replace electrical fixtures; repair entry doors;

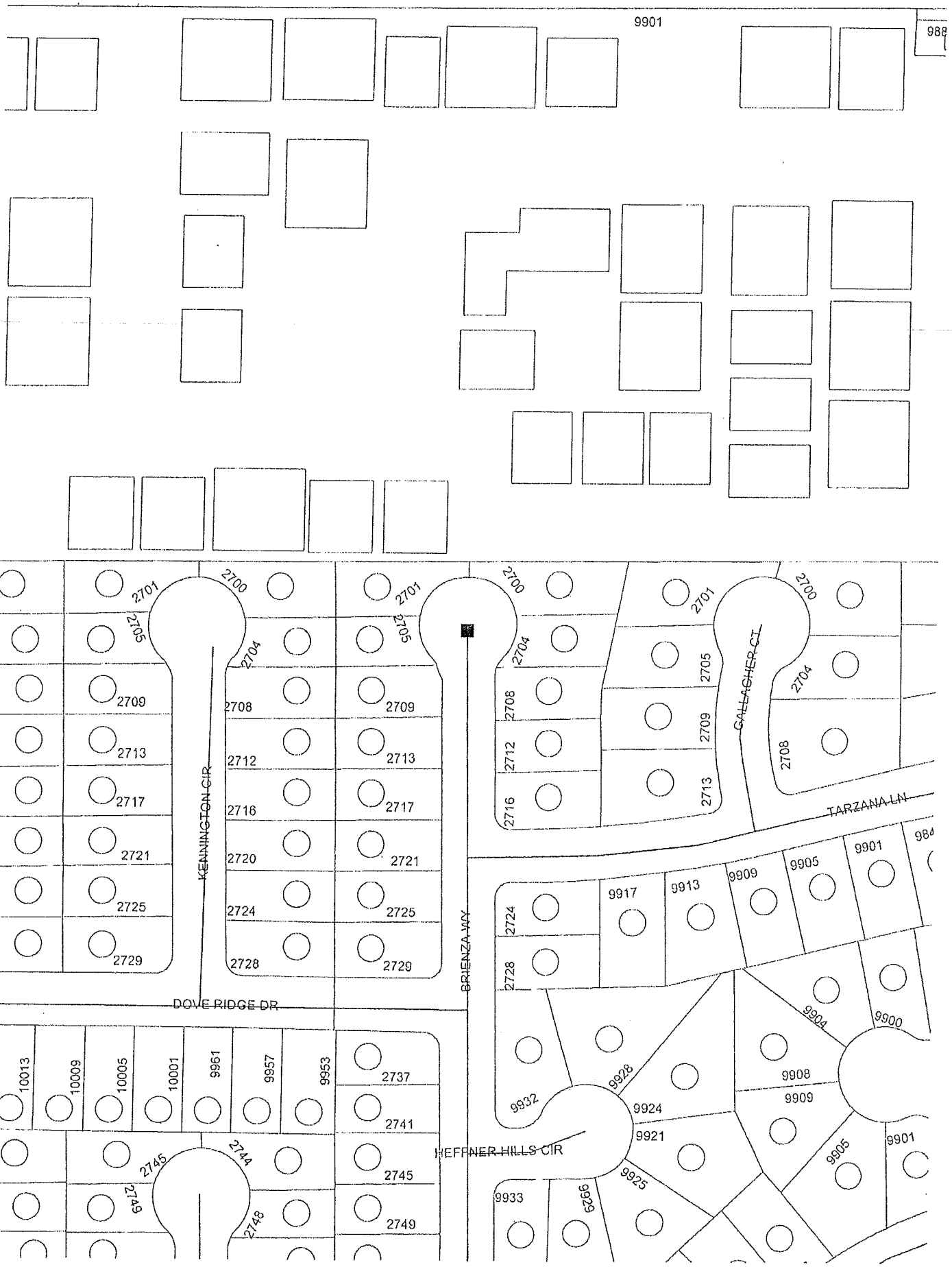
Describe the immediate plans for the property, including any planned improvements: *(You may attach additional sheets if needed.)*

Renew Rehab/repair/restore: A/C, refrig, oven, water line, counter/floor/roof tile, carpet, pool, sprinklers, stairs, windows, drywall, washer/dryer, paint, sink fittings, electrical fixtures, entry doors

2700 Brienza Way

Major Cross Streets: West Sahara///South Hualapai




9901
KENNINGTON CIR
BRIENZA WAY
GALLAGHER CT
TARZANA LN
DOVE RIDGE DR
HEFFNER HILLS CIR
2700
2701
2704
2705
2708
2709
2712
2713
2716
2717
2720
2721
2724
2725
2728
2729
9917
9913
9909
9905
9901
9904
9900
9908
9928
9932
9924
9921
9925
9933
9929
2737
2741
2744
2745
2748
2749
10013
10009
10005
10001
9961
9957
9953

Spreadsheet of charges
2700 Brienza Way – WARD 2, Wolfson

Inspections	Date	Fees	Late Fee	Penalties per failed inspection	Notes/Comments
1st inspection	6/23/06	N/C			Initial assessment
2nd Inspection	6/28/09	N/C			Partial Pass*
3rd inspection	7/10/06	$75.00	$7.50		Failed
4 th inspection	8/1/06				Partial pass*
5 th inspection	8/22/06	$45.00	$4.50	$150.00	Partial Pass*
6 th inspection	10/24/06				Partial pass*
7 th inspection	11/14/06	$45.00	$4.50	$300.00	Failed
8 th inspection	1/11/07	$180.00	$18.00	$500.00	Failed
9 th inspection	4/26/07				Partial pass*
10th inspection	5/9/07	$180.00	$18.00	$500.00	Failed
11th inspection	5/23/07				Passed
Sub-Total		**$525.00**	**$52.50**	**$1450.00**	Passed
Payments (Inspection Fees)		-$165.00	-$7.50		
Payments (Civil Penalties)				-$450.00	
11th inspection					
TOTAL		$360.00	$45.00	$1000.00	**$1405.00**

** a partial pass recognizes that the property owner was making some progress with correcting the violations.*

ABATEMENT #1	Breakdown	Date	Cost	Comments
Abatement Amount		**08-25-06**	**$1,574.35**	
	C. H. Construction		$1,369.00	
	Administrative Fees		$205.35	
Abatement TOTAL		**08-25-06**	**$1,574.35**	

ABATEMENT #2	Breakdown	Date	Cost	Comments
Abatement Amount		**05-11-07**	**$6,325.00**	
	James Burke, Inc		$5,500.00	
	Administrative Fees		$825.00	
Abatement TOTAL		**08-25-06**	**$6,325.00**	

Items in Yellow – ***PAID ($8,521.85)***

Fees, Penalties and Abatement	Breakdown	Date	Cost	Comments
Reinspection Fees (w/late fees) and penalties		3-25-08	$2,027.50	
Abatement #1 & #2			$7,899.35	
Sub-Total		**5-11-07**	**$9,926.85**	**Minimum**
Daily Civil Penalties			$$7,000.00	
Sub-Total		**5-11-07**	**$16,926.85**	
Payments			***-$8,521.85***	
GRAND TOTAL		**5-11-07**	**$8,405.00**	

LAS VEGAS CITY COUNCIL

MAYOR
OSCAR B. GOODMAN

GARY REESE
(MAYOR PRO-TEM)
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

CITY MANAGER
ELIZABETH N. FRETWELL

NEIGHBORHOOD
SERVICES DEPARTMENT

DIRECTOR
STEPHEN K. HARSIN, AICP

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

VOICE 702.229.2330
FAX 702.382-3901
TTY 702.386.9108
www.lasvegasnevada.gov

February 2, 2010

Certified/Regular Mail
Return Receipt Requested

R. F. Levine
5350 Princess Jean St
Las Vegas, NV 89118

2700 Brienza Way – Case 43694

Dear Property Owner/Representative:

At the City Council meeting(s) held on November 15, 2006 Agenda Item #71 was approved for a lien in the amount of $1,851.85 and July 11, 2007, Agenda Item #94 was approved for a lien in the amount of $15,075 (including daily civil penalties in the amount of $7,000). The hearing scheduled on January 20, 2010 will be a hearing to consider a request for a waiver and/or reduction of fees.

Please be advised you will be required to make a formal presentation before City Council stating your case.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Neighborhood Services, by telephoning (702)229-6615.

Sincerely,

Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DSS:tid

City of Las Vegas Agenda Item No.: **63.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

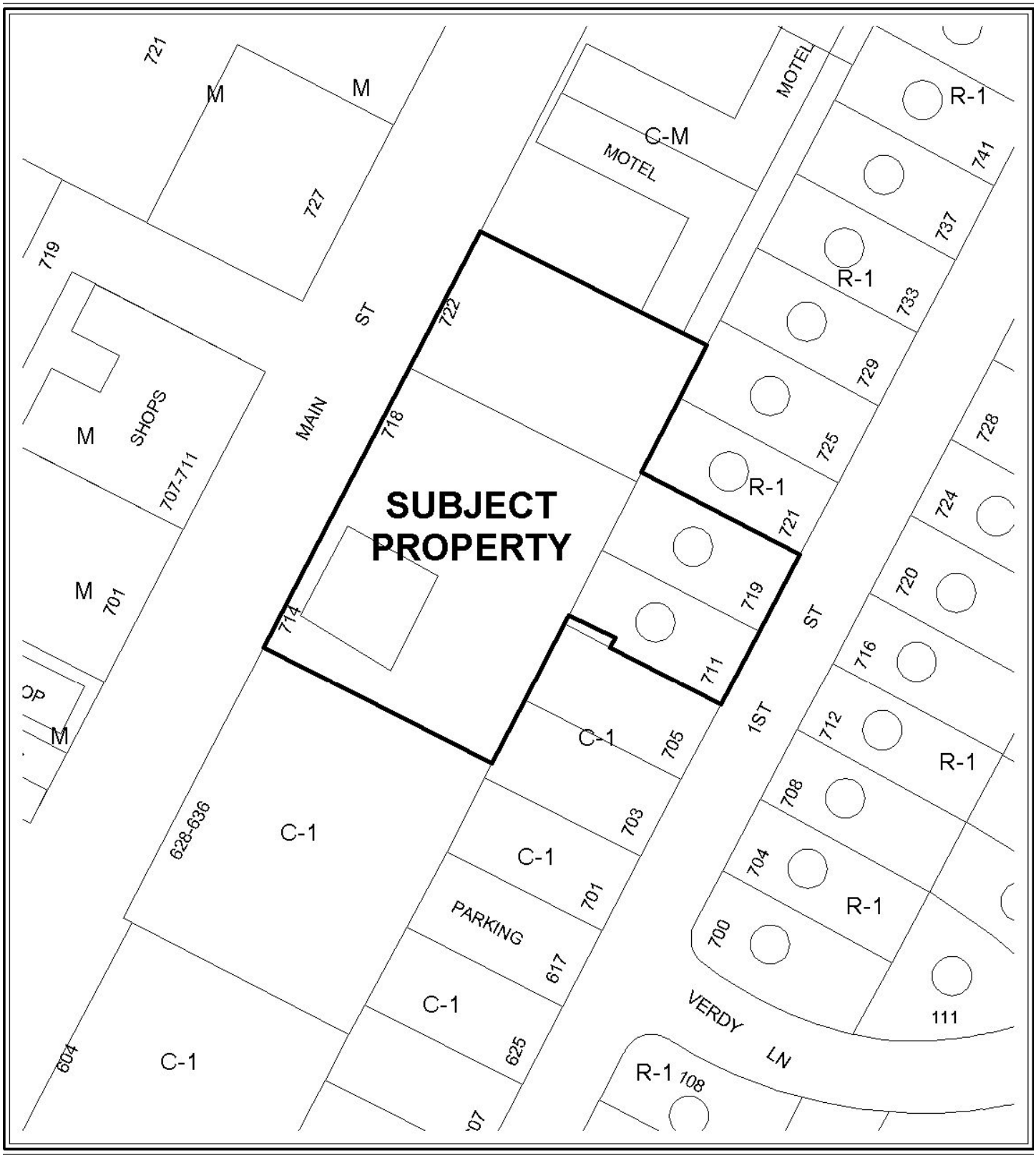
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

SUBJECT:
EOT-37072 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-9135) FOR A PROPOSED EIGHT-STORY, 99-FOOT TALL MIXED-USE DEVELOPMENT at 714, 718, and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007; 139-27-712-053 and 054), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for EOT-26203



0 50 100 Feet

CASE: **EOT-37072**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **EOT-37072**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-37072 – EXTENSION OF TIME – SPECIAL USE PERMIT -
APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC

** CONDITIONS **

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

Planning and Development

1. This Special Use Permit (SUP-9135) shall expire on January 18, 2012 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of the Special Use Permit (SUP-9135) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is undeveloped with a previously approved Special Use Permit (SUP-9135) for an eight-story, 99-foot tall mixed-use development. This is the second request for an extension of time for the proposed project with the last approval expiring January 18, 2010. Though the applicant has not been issued any permits for the construction of the new development, they have made progress in the form of demolishing the old structures and starting onsite hardscaping. The applicant is requesting an extension of time due to the depressed housing market in Las Vegas, making it difficult to secure financing for the project. Staff is recommending approval of the request with a two year time limit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/18/06	The City Council approved a request to amend a portion of the Las Vegas Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (GPA-9129) from C (Commercial) to MXU (mixed-Use) on 1.39 acres adjacent to the east side of Main Street, approximately 340 feet north of Bonanza Road. The Planning Commission recommended approval on 12/01/05.
	The City Council approved a related request for Rezoning (ZON-9131) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial District) to C-1 (Limited Commercial).
	The City Council approved a related request for a Special Use Permit (SUP-9135) for a proposed eight-story, 99-foot mixed-use development.
	The City Council approved a related request for a Site Development Plan Review (SDR-9136) for a proposed mixed-use development consisting of 109 residential units and 9,779 square feet of retail space; and waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required; and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/06/08	The City Council approved a request for an Extension of Time (EOT-26205) of a previously approved Rezoning (ZON-9131) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial District) to C-1 (Limited Commercial) at 714, 718 and 722 Main Street; and 711 and 719 North First Street.
	The City Council approved a related request for an Extension of Time (EOT-26203) of a previously approved Special Use Permit (SUP-9135) for a proposed eight-story, 99-foot mixed-use development
	The City Council approved a related request for an Extension of Time (EOT-26204) of a previously approved Site Development Plan Review (SDR-9136) for a proposed mixed-use development consisting of 109 residential units and 9,779 square feet of retail space; and waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required; and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted.
02/14/08	Code Enforcement cases #62317 and 62360 were processed for a semi-trailer and vehicles parked in the rear at 711 North First Street. Code Enforcement closed the cases on 02/20/08 and 03/03/08.
03/24/08	The Planning and Development Department approved a request for a Temporary Commercial Permit (TCP-26557) for temporary storage and a contractor's yard at 722 North Main Street from 03/24/08 to 09/24/08.
Related Building Permits/Business Licenses	
02/03/06	Building permits (#59135 and 59129) were issued for the demolition of a building located at 718 and 722 North Main Street.
03/05/08	A building permit (#108461) was issued for the relocation of a modular office to include utilities located at 718 North Main Street. The permit remains open.
03/05/08	A building permit (#108467) was issued for onsite hard scaping at 718 North Main Street. In addition Plan Check #26923 was processed for the relocation of a building and utilities at 718 North Main Street. The plans are still being reviewed by various departments.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Mixed-Use Development	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Motel	C (Commercial)	C-M (Commercial/Industrial)
South	Undeveloped Land	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Single Family Dwellings	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	Retail Establishments and Warehouses	C (Commercial)	M (Industrial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second request for an Extension of Time of a previously approved Special Use Permit (SUP-9135) for a proposed eight-story, 99-foot tall mixed-use development. Though the applicant has not been issued any permits for the construction of the new development, they have made progress in the form of demolishing the old structures and starting onsite hardscaping. There have been new entitlements for properties in the surrounding areas to include a proposed mixed-use development to the south and a restaurant to the west.

Title 19.18.060 deems a Special Use Permit exercised upon the approval of a business license, if required, or upon the issuance of a certificate of occupancy or approval of a final inspection.

FINDINGS

The Special Use Permit (SUP-9135) has not met the requirements to be exercised as outlined in Title 19.18.060 to exercise the entitlement. The applicant is requesting an extension of time due to the depressed housing market in Las Vegas, making it difficult to secure financing for the project. Staff is recommending approval of the request with a two year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-9135) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP EOT-37072

Case Number: ~~SDR~~ 9135 APN: See attached

Name of Property Owner: MAIN STREET ACQUISITIONS, LLC

Name of Applicant: Steven Serle, mgr/mbr Main Street Acquisitions, LLC

Name of Representative: Steven Serle

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: [signature]

Print Name: Steven Serle, as mgr

Subscribed and sworn before me

This 30th day of December, 20 09

[signature]

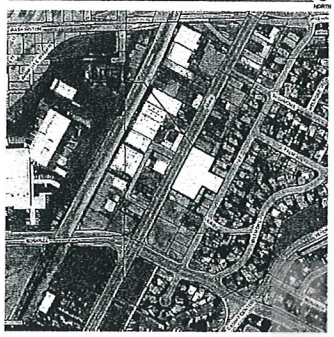
Notary Public in and for said County and State

ARLENE COLEMAN
Notary Public State of Nevada
No. 00-66111-1
My appt. exp. Nov. 13, 2012

MAIN STREET LOFTS

RECEIVED
DEC 3 0 2009

VICINITY



SITE & BUILDING DATA

Parcel Numbers = 13927707006
13927707007
13927712053
13927712054

Total Site Area = 59,879 SQFT. (1.375 Acres)

Proposed Building Footprint = 41,128 SF

Proposed Lot Coverage = 69%

Proposed Zone = C-1

Proposed Building Height = 88'-0" (plus rooftop mechanical & circulation cores)
Floors = 8 (plus rooftop terrace)

Proposed Condo Units = 109 Units

Proposed Live / Work Units = 10 Units

Proposed Parking Stalls Provided = 203 stalls

Parking Analysis

1 Bedroom Units	88 units x 1.25 per unit =	110.0 stalls
2 Bedroom Units	21 units x 1.75 per unit =	36.0 stalls
Live / Work Units	9,800 SF @ 1stall / 300SF =	32.0 stalls
Dwelling Unit Parking	= 146	
Visitor Parking (1per 6 cars)	= 24	
	= 170 stalls	

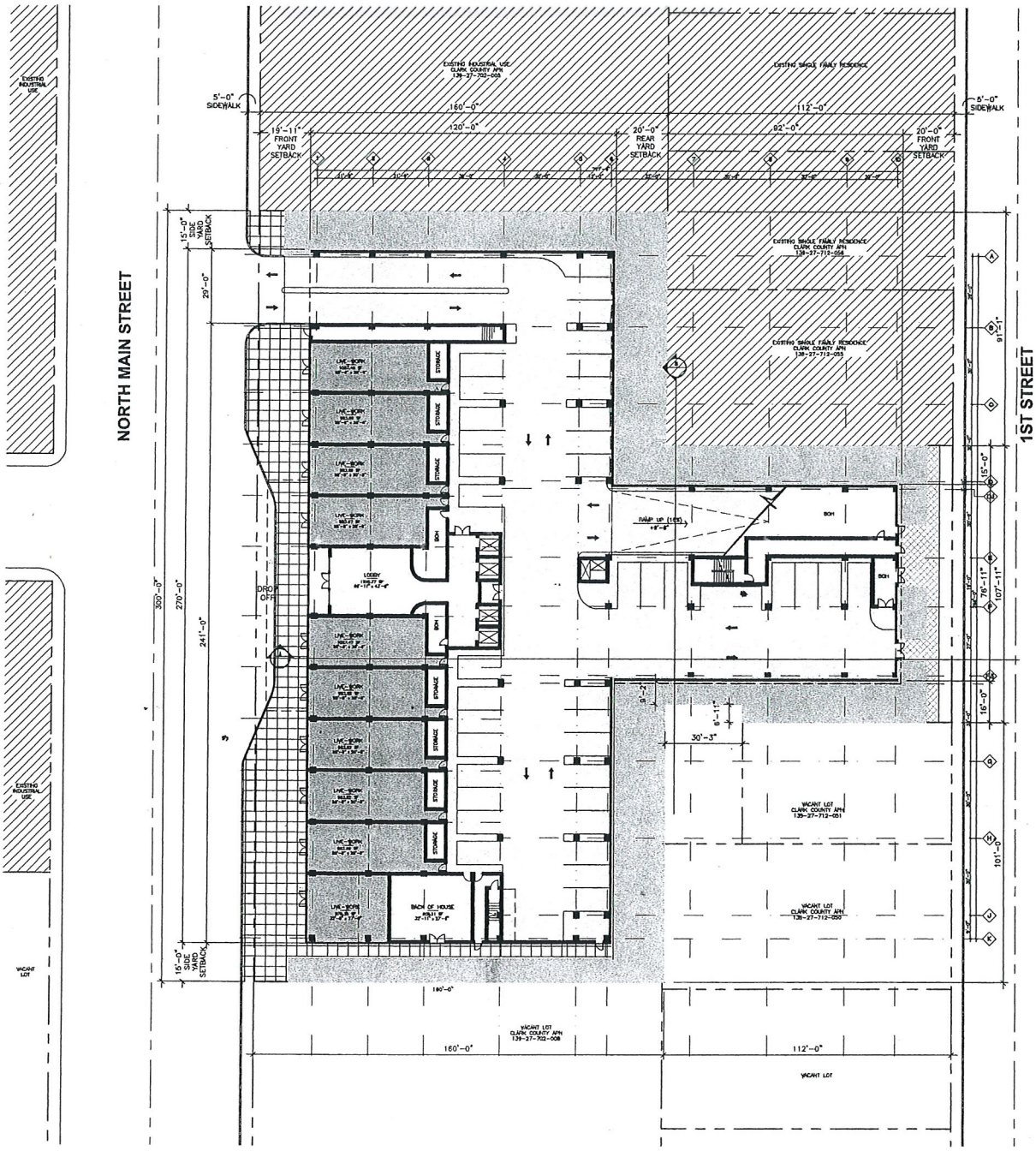
Summary
170 Dwelling Unit stalls
33 Live / Work stalls

203 Total required = 203 Total provided

Proposed Parking Data:

Ground Level Plan 1	- 39 Spaces
Parking Level Plan 2	- 42 Spaces
Parking Level Plan 3	- 42 Spaces
Parking Level Plan 4	- 42 Spaces
Parking Level Plan 5	- 38 Spaces

EOT-37072
02/17/10 CC



SITE & GROUND LEVEL FLOOR PLAN

0' 20' 40'

NORTH

WPI ARCHITECTURE, LLC

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

MAIN STREET LOFTS

RECEIVED

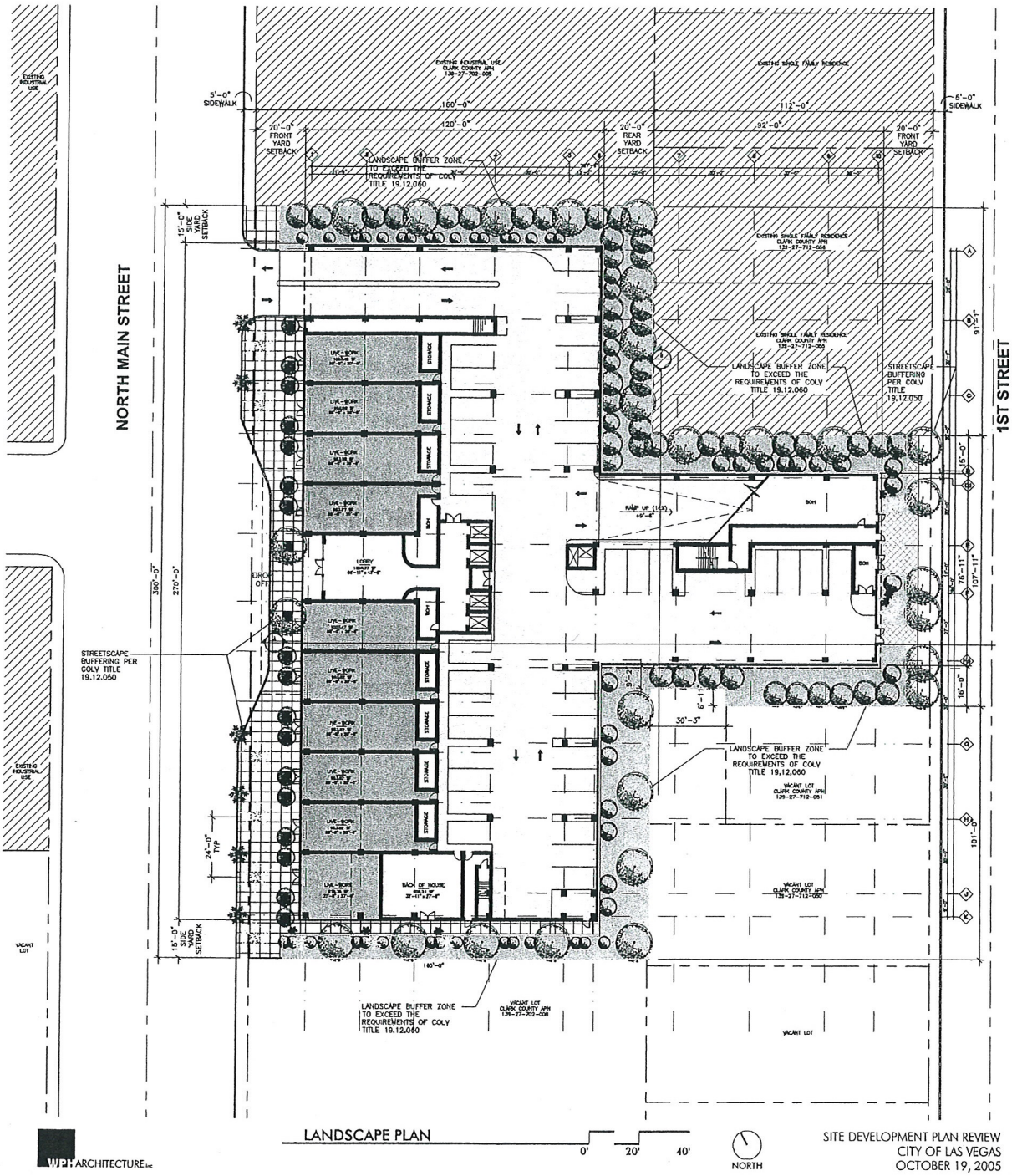
DEC 3 0 2009

EOT-37072

02/17/10 CC

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES QUANTITY 78	TREES		
	ACACIA BAILEY	SWEET ACACIA	48" BOX
	CERCIDIUM PERPIO DESERT MUSEUM	DESERT MUSEUM PALO VERDE	48" BOX
	PINUS ELEDARICA	MONDELL PINE	48" BOX
	ACACIA CHRONIDIS	SHREDDY PISTACHE	48" BOX
	PODOPIS CHILENSIS	CHILEAN MESQUITE	48" BOX
	ULMUS LANCEA	AFRICAN BARKE	48" BOX
	PALMS		
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10-20 BTH CLEAR CUT
TYP. SHRUBS QUANTITY 88	SHRUBS		
	CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL
	CASSIA CHIRIDIS DE LEON	DESERT DRO DE PANADEE	5 GAL
	CASSIA MEMORIALIS	BLUE BEAVER	5 GAL
	EUCOPHYLLUM P. DEPRA SOUQUET	PEARS RANGER	5 GAL
	EUCOPHYLLUM PHOTESCENS	PEARS RANGER	5 GAL
	LAGERSTRAEMIA PHOTESCENS	RAGOWANI	5 GAL
	LAGERSTRAEMIA LANGERSTRAEMIA RIO BRAVO	RIO BRAVO TM	5 GAL
	MUHLENBERGIA LINDHEIMERI	MUHLENBERGIA TM	5 GAL
	MUHLENBERGIA CAPILLARIS REGAL MIST	REGAL MIST TM	5 GAL
	MUHLENBERGIA RIGIDA MASHALLE	BEAR GRASS	5 GAL
	NELLIA PENDULUNG	NELLIA	5 GAL
	SALVIADORA CALIFORNICA	SALVIA FAIRY DUSTER	5 GAL
	PENSTEMON PARRY	PARRY'S PENSTEMON	5 GAL
	PENSTEMON SUPERBUS	SUPERB PENSTEMON	5 GAL
	SALVIA OREGON	AUTUMN SAGE	5 GAL
	NELLIA YAPI	NELLIA	5 GAL
ACCENT SHRUBS QUANTITY 28	ACCENT SHRUBS		
	AGAVE DEMAPLONA	AGAVE	5 GAL
	AGAVE AMERICANA	CENTURY PLANT	5 GAL
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
			5 GAL
	GROUNDCOVER		
	VARIAL COLOR		PLATTS 8" O/C
	ACACIA R. DESERT CARPET	PRAIRIE ACACIA	1 GAL
	CARISSA G. STEEN CARPET	NATAL PLUM	1 GAL
	DALEA DEPRA GOLD	DEPRA GOLD DALEA	1 GAL
	LANTANA MONTEVIDEANS	PURPLE PROD LANTANA	1 GAL
	LANTANA NEW GOLD	SPREADING YELLOW LANTANA	1 GAL



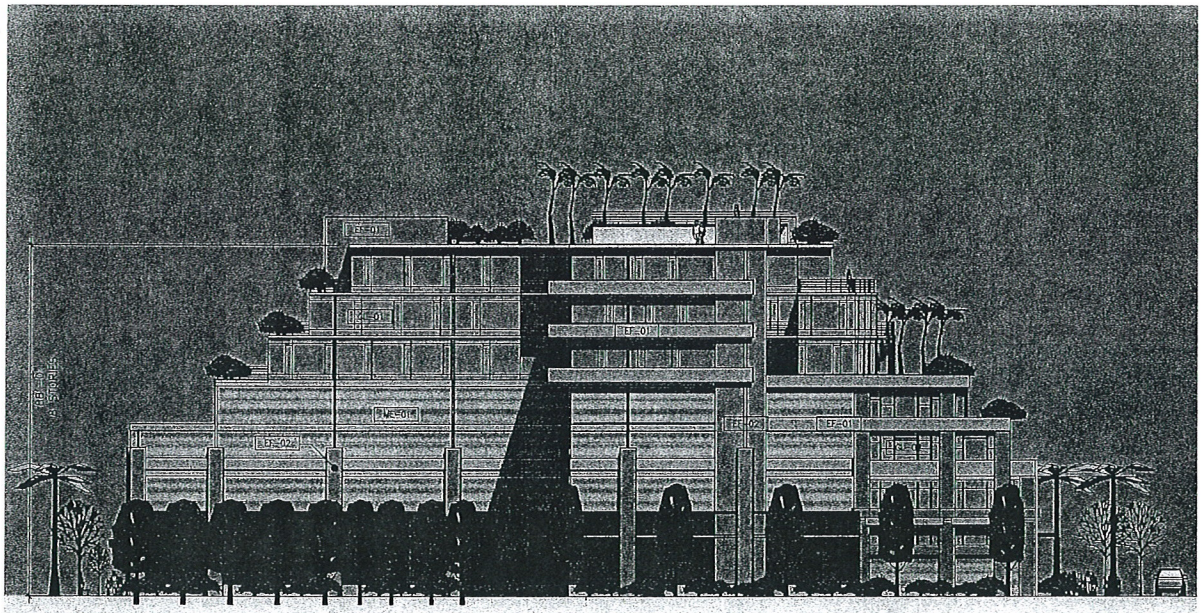
LANDSCAPE PLAN

0' 20' 40'

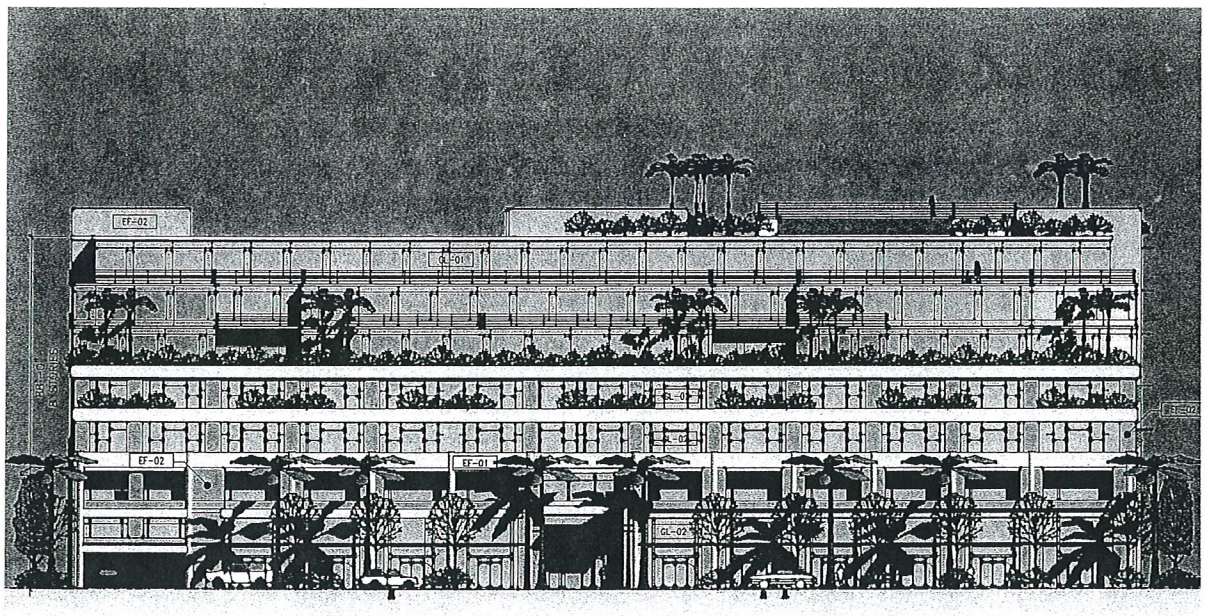
NORTH

WPH ARCHITECTURE inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



NORTH ELEVATION



WEST ELEVATION

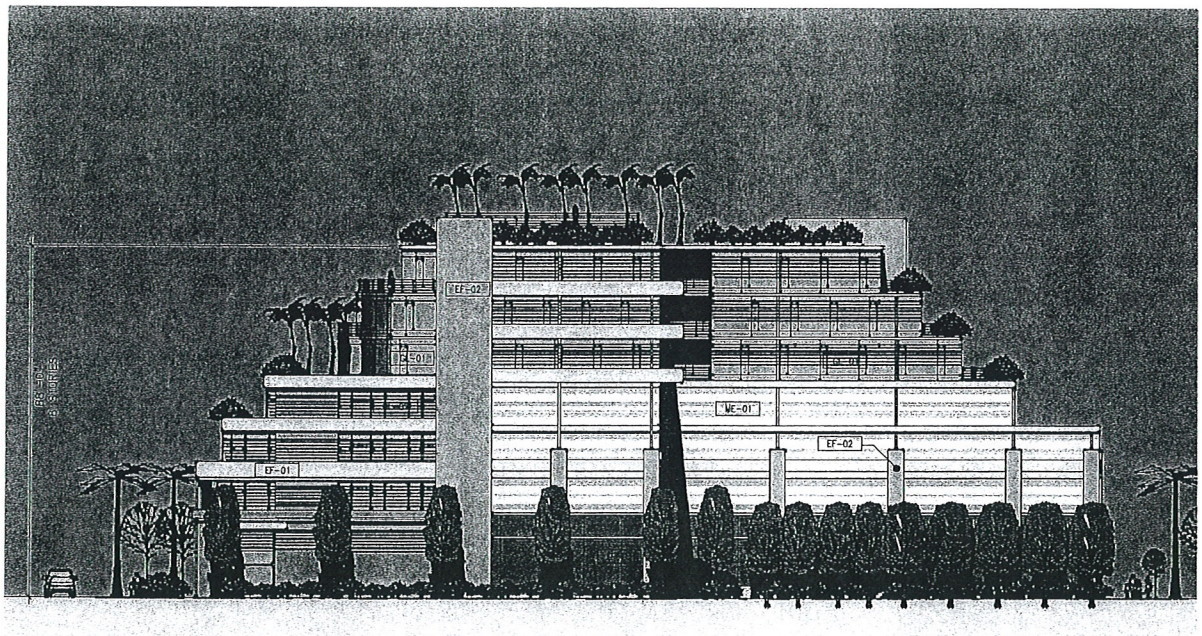
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC

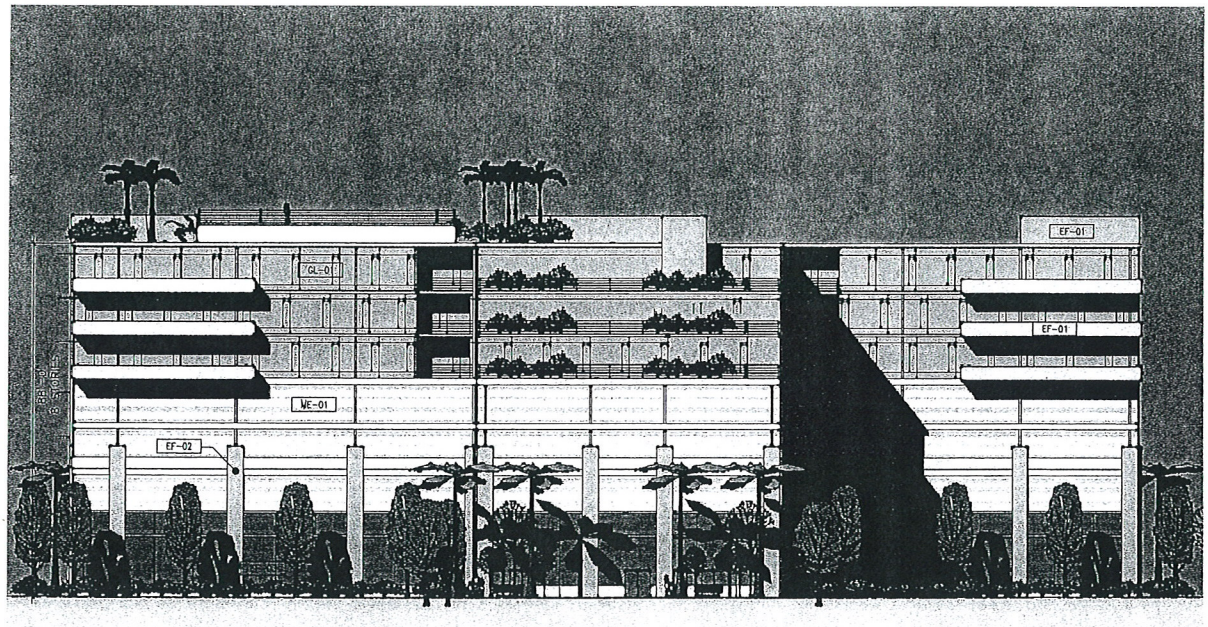
WDI ARCHITECTURE Inc

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



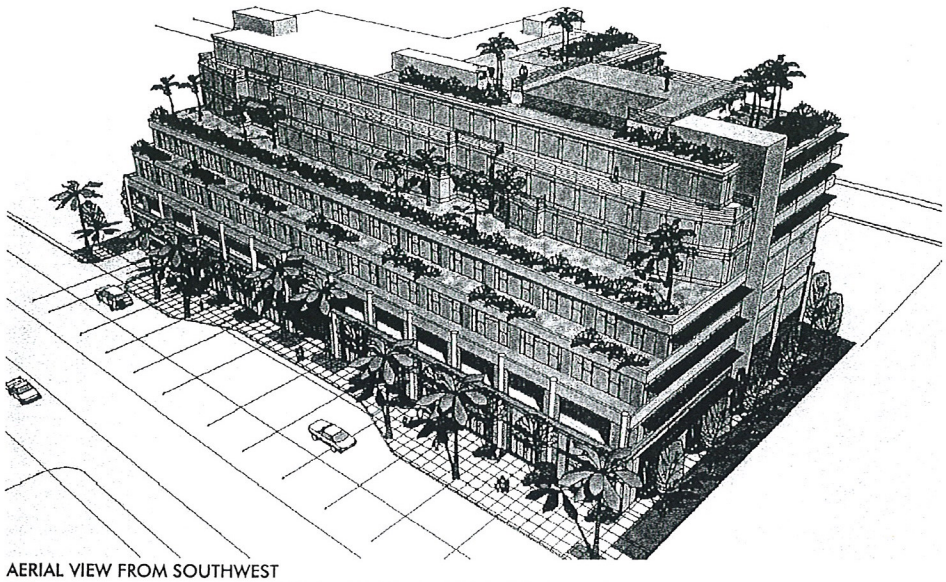
SOUTH ELEVATION



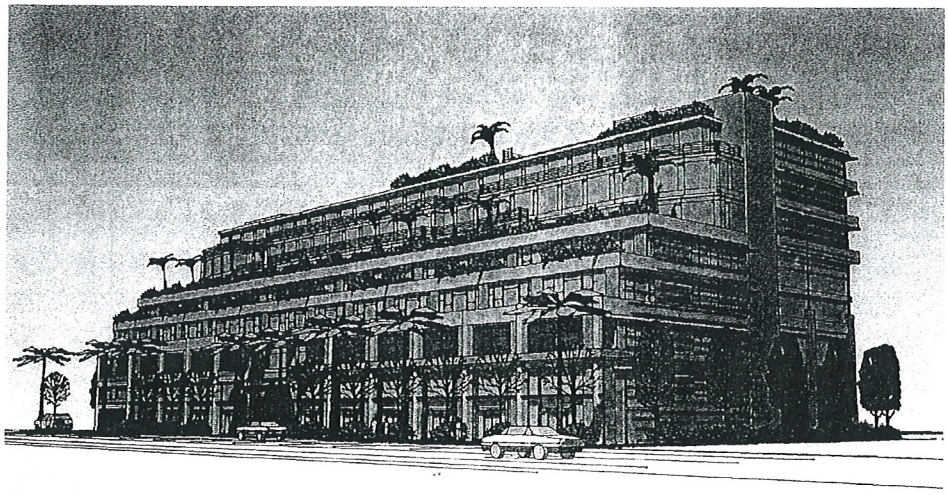
EAST ELEVATION

RECEIVED
DEC 3 0 2009

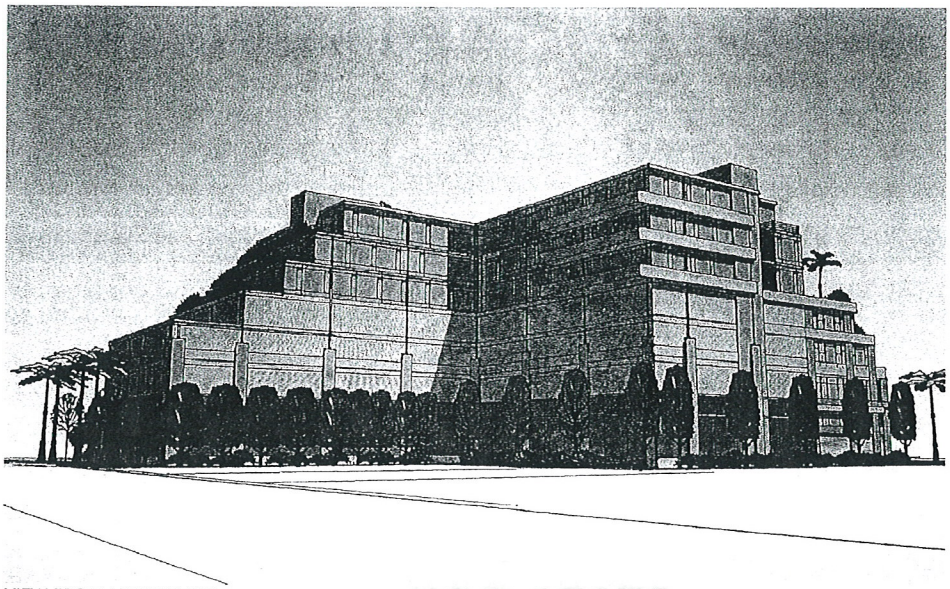
EOT-37072
02/17/10 CC



AERIAL VIEW FROM SOUTHWEST



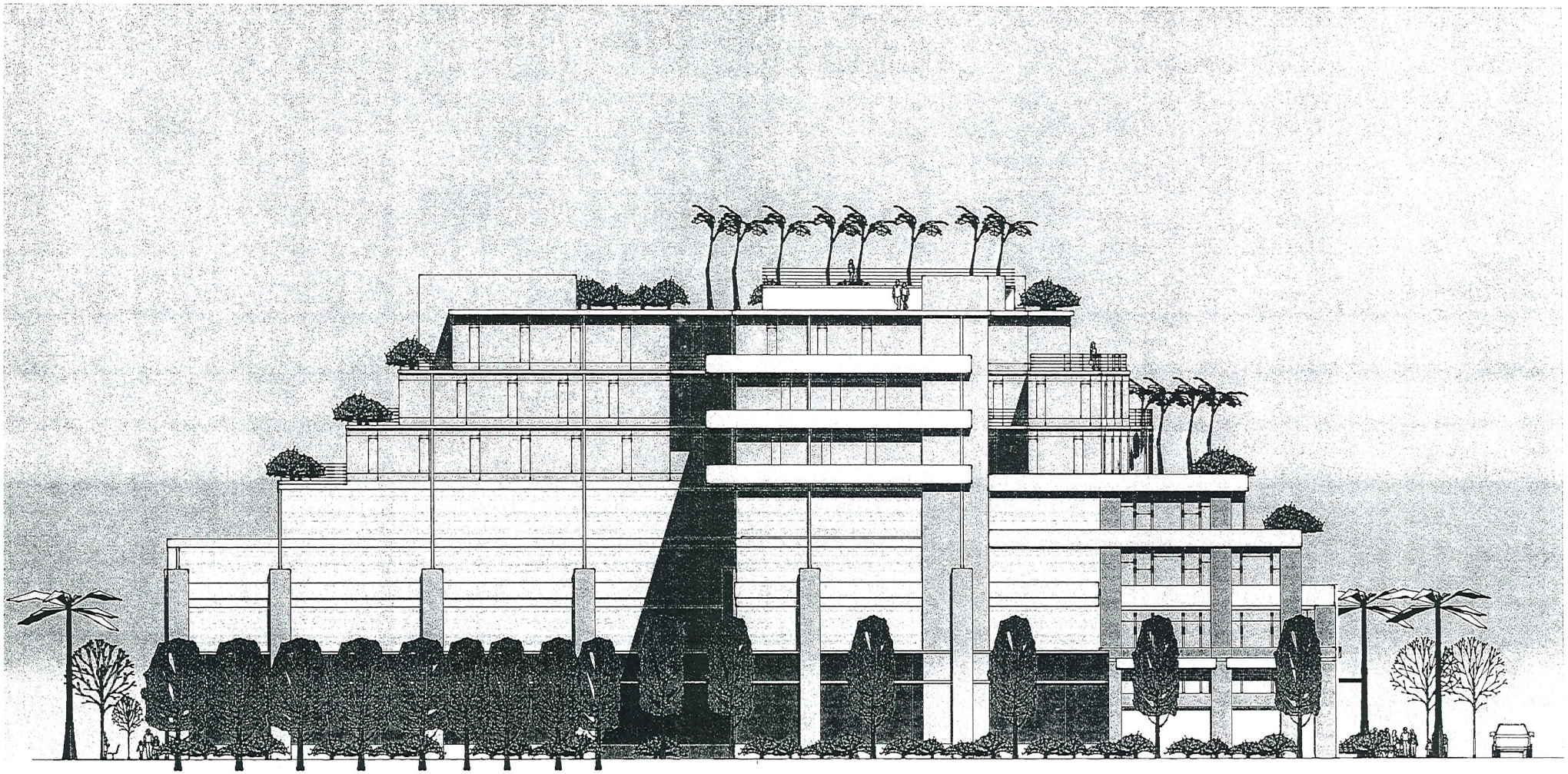
VIEW FROM SOUTH WEST



VIEW FROM NORTHEAST

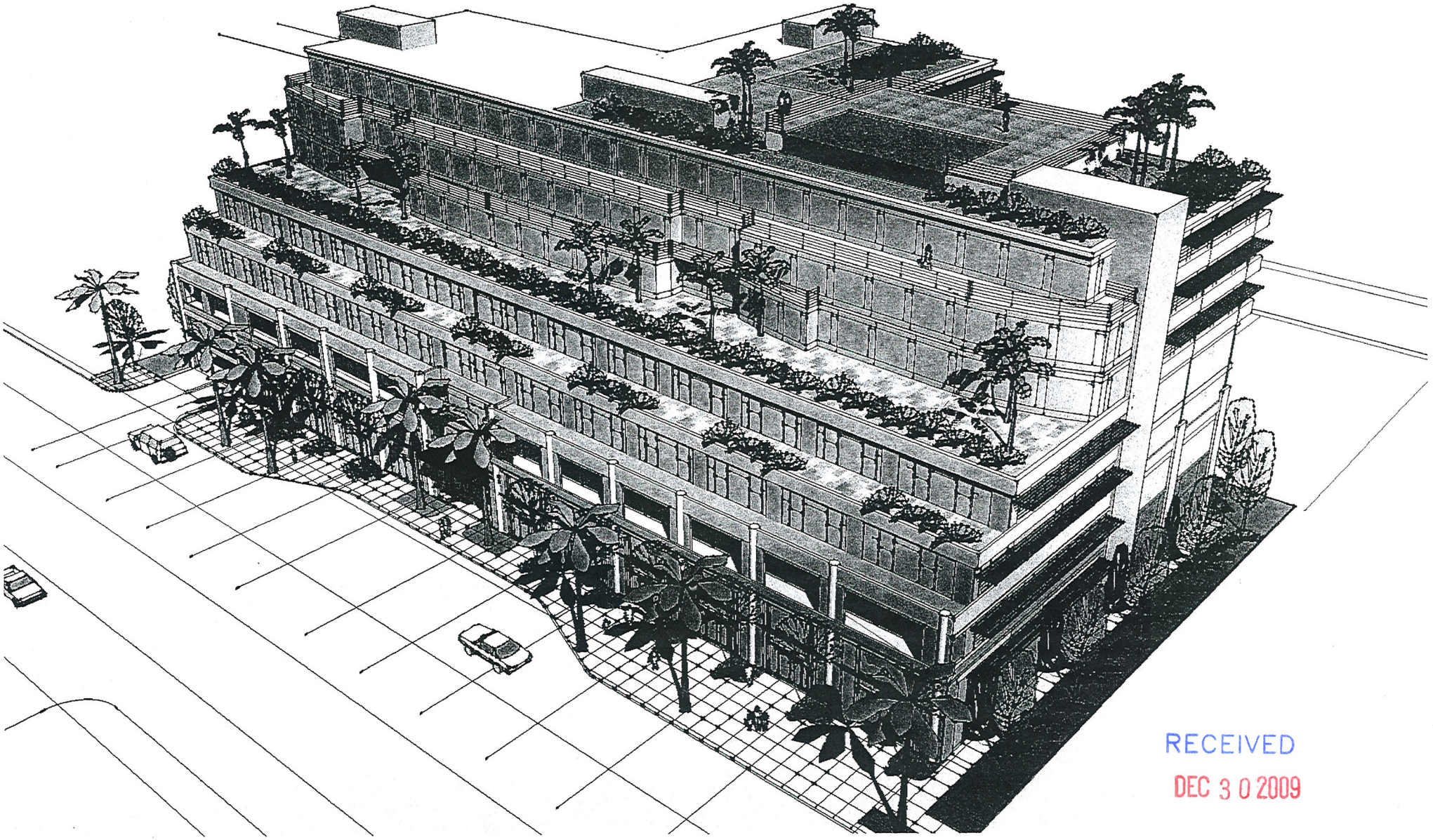
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



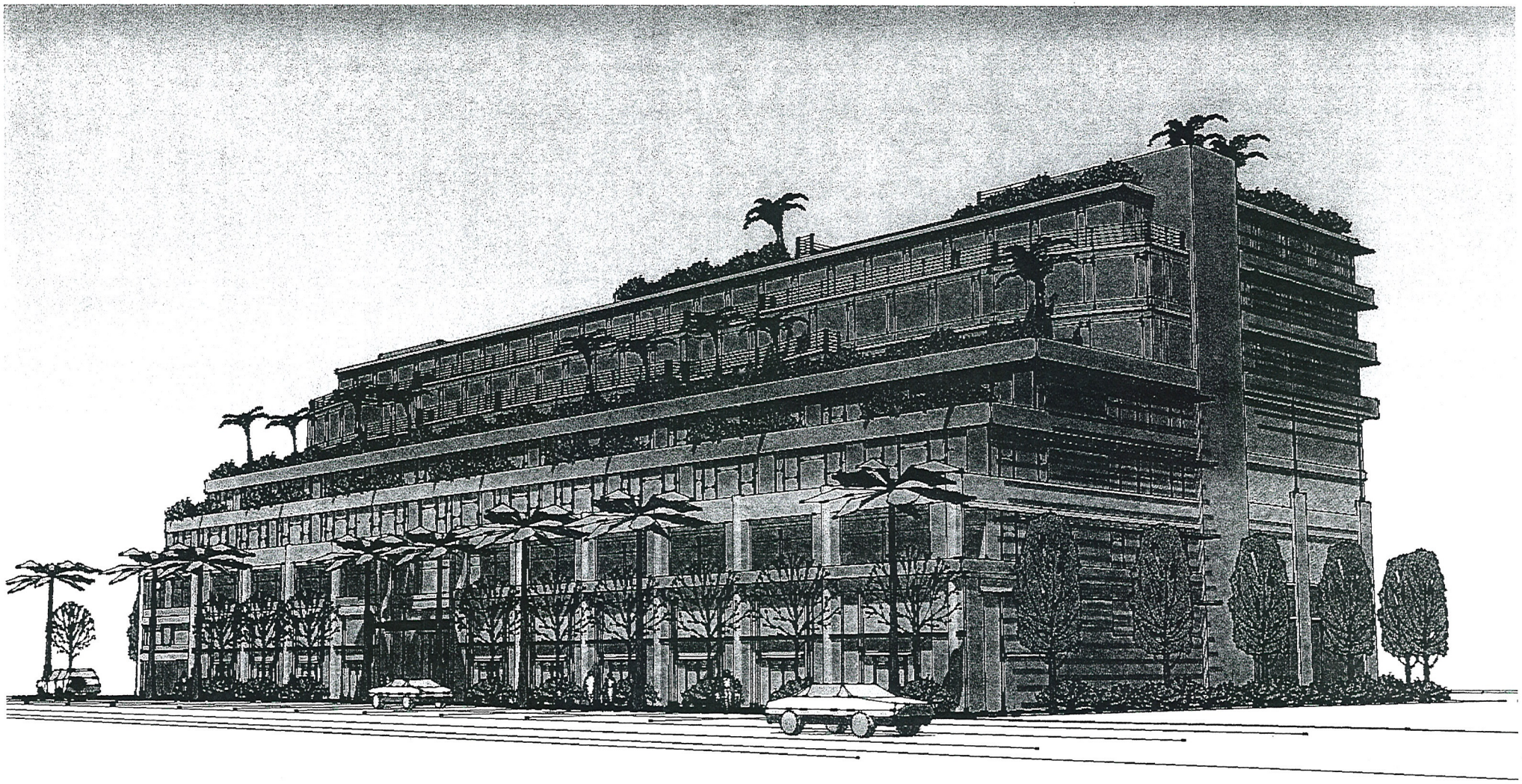
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



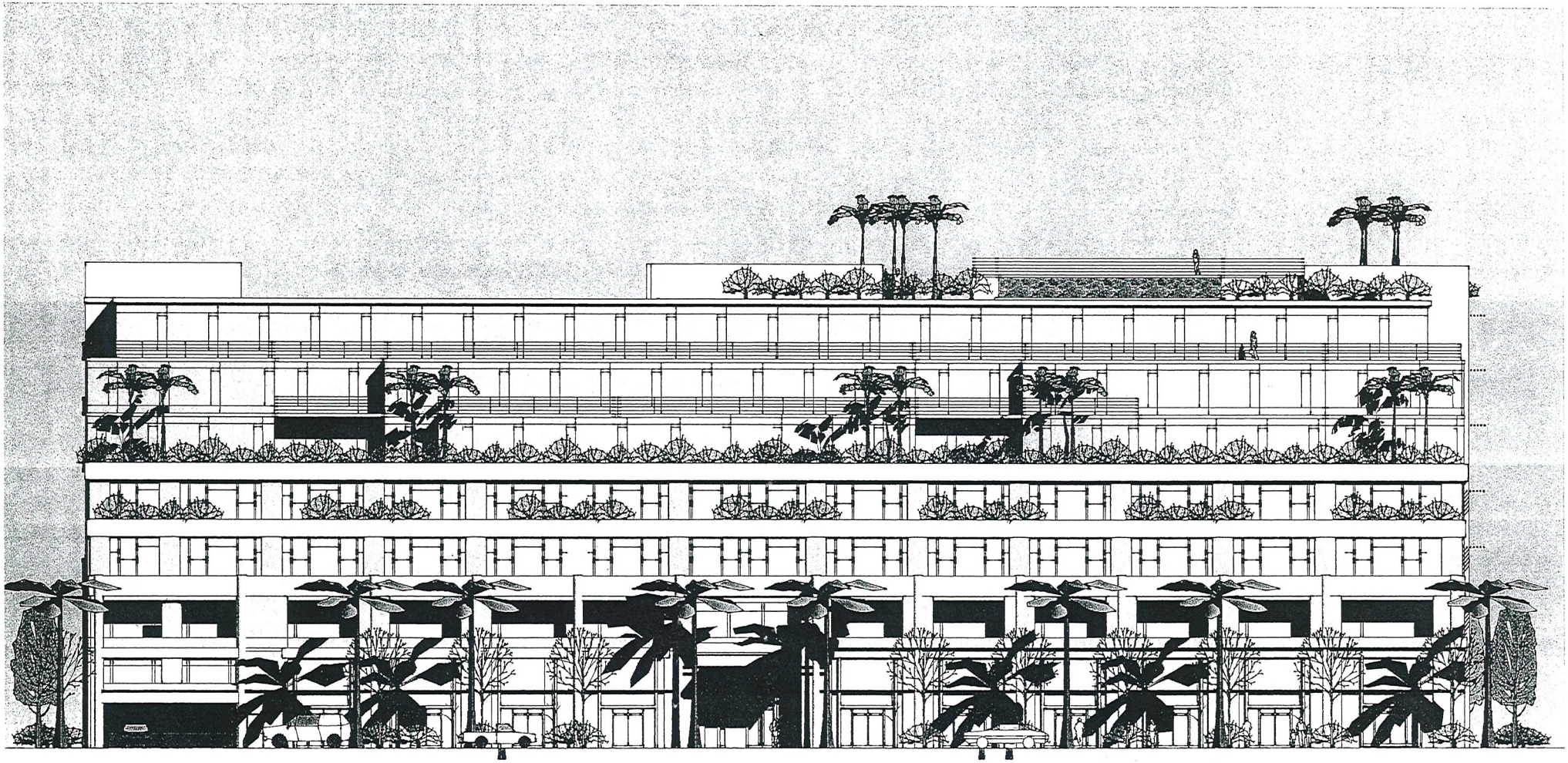
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



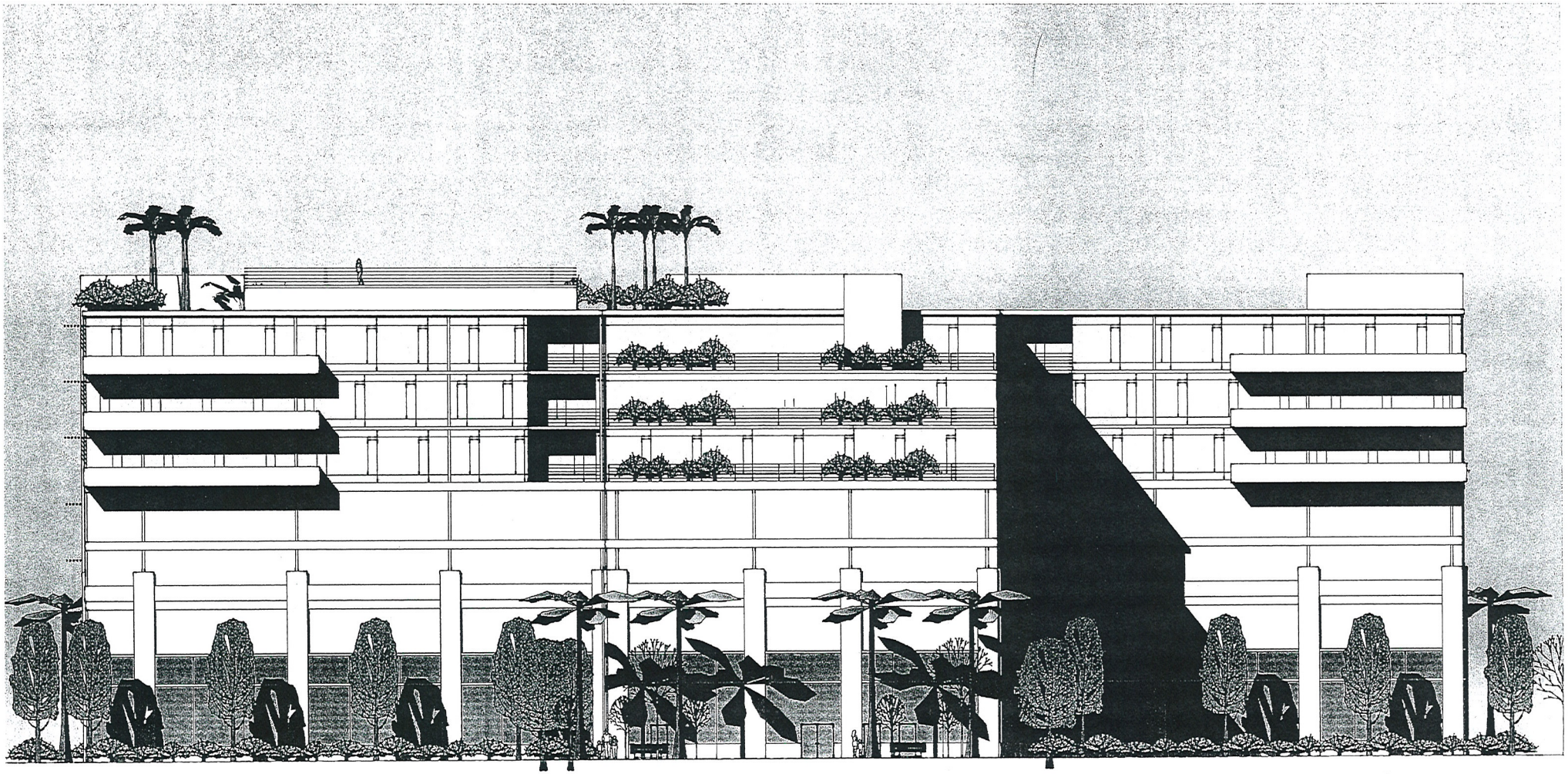
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



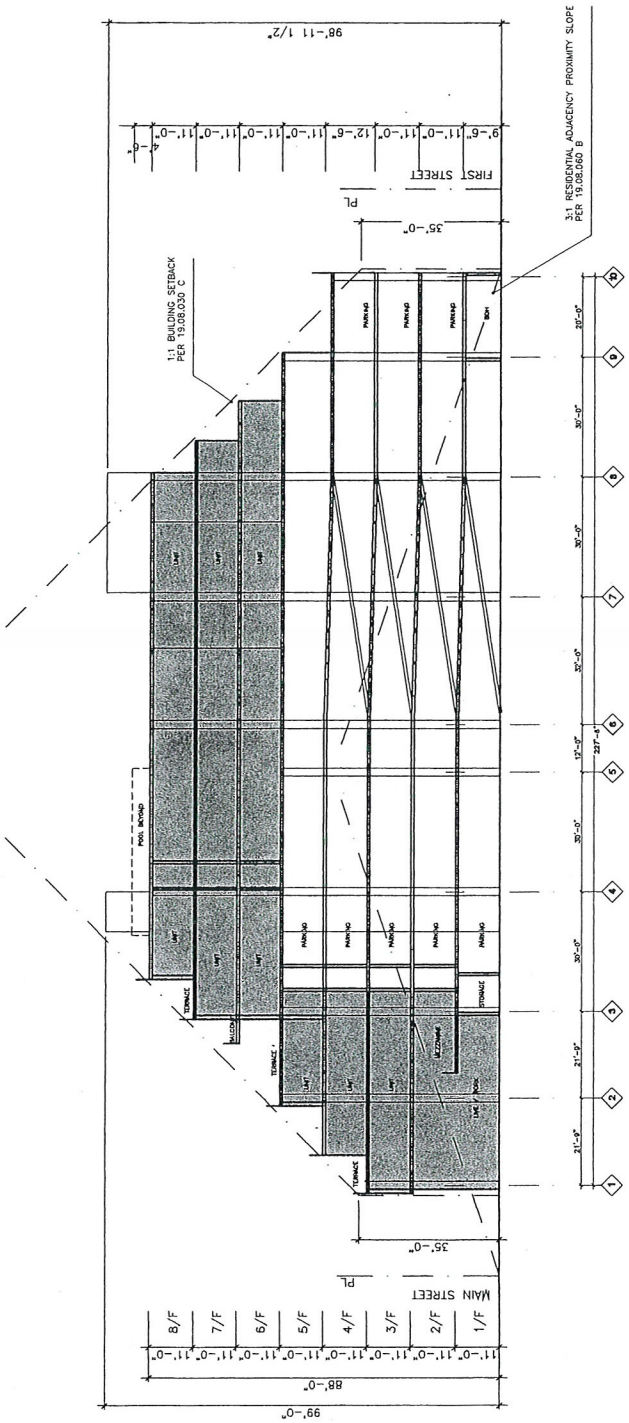
RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC



RECEIVED
DEC 3 0 2009

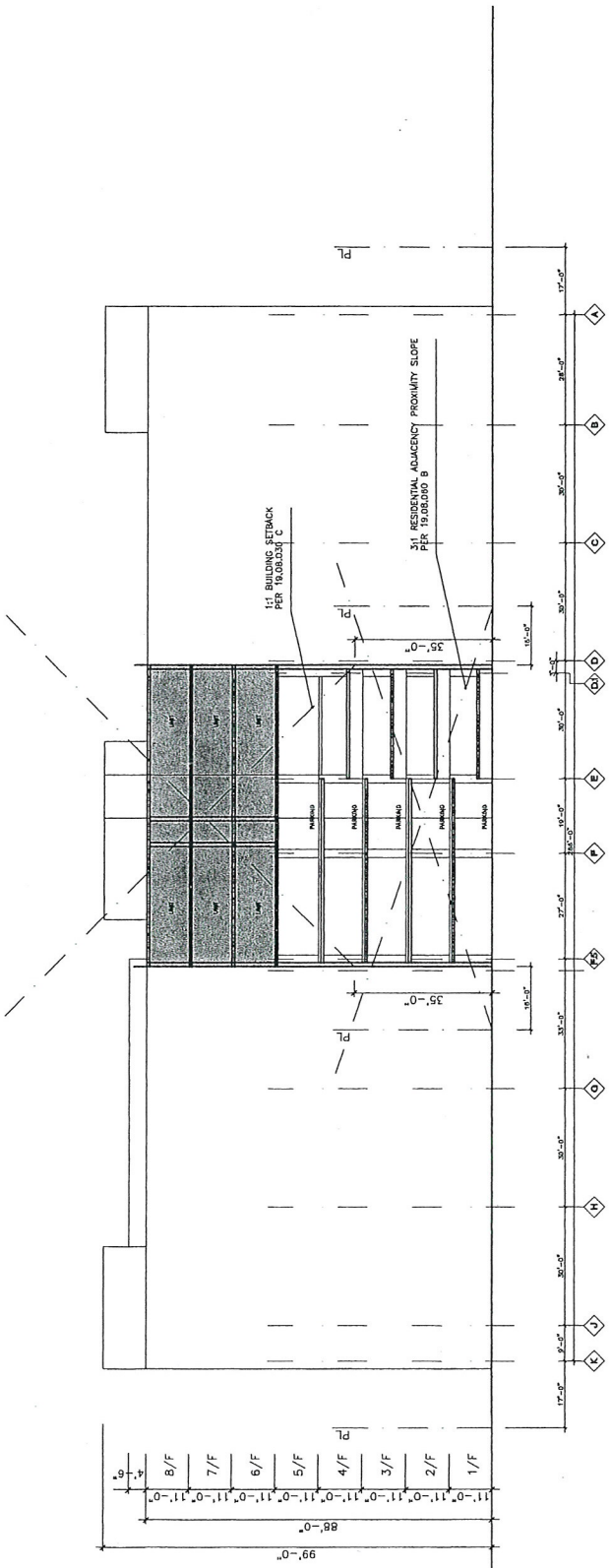
EOT-37072
02/17/10 CC

SECTION A

0' 15' 30'

WPJ ARCHITECTURE inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



RECEIVED
DEC 30 2009

EOT-37072
02/17/10 CC

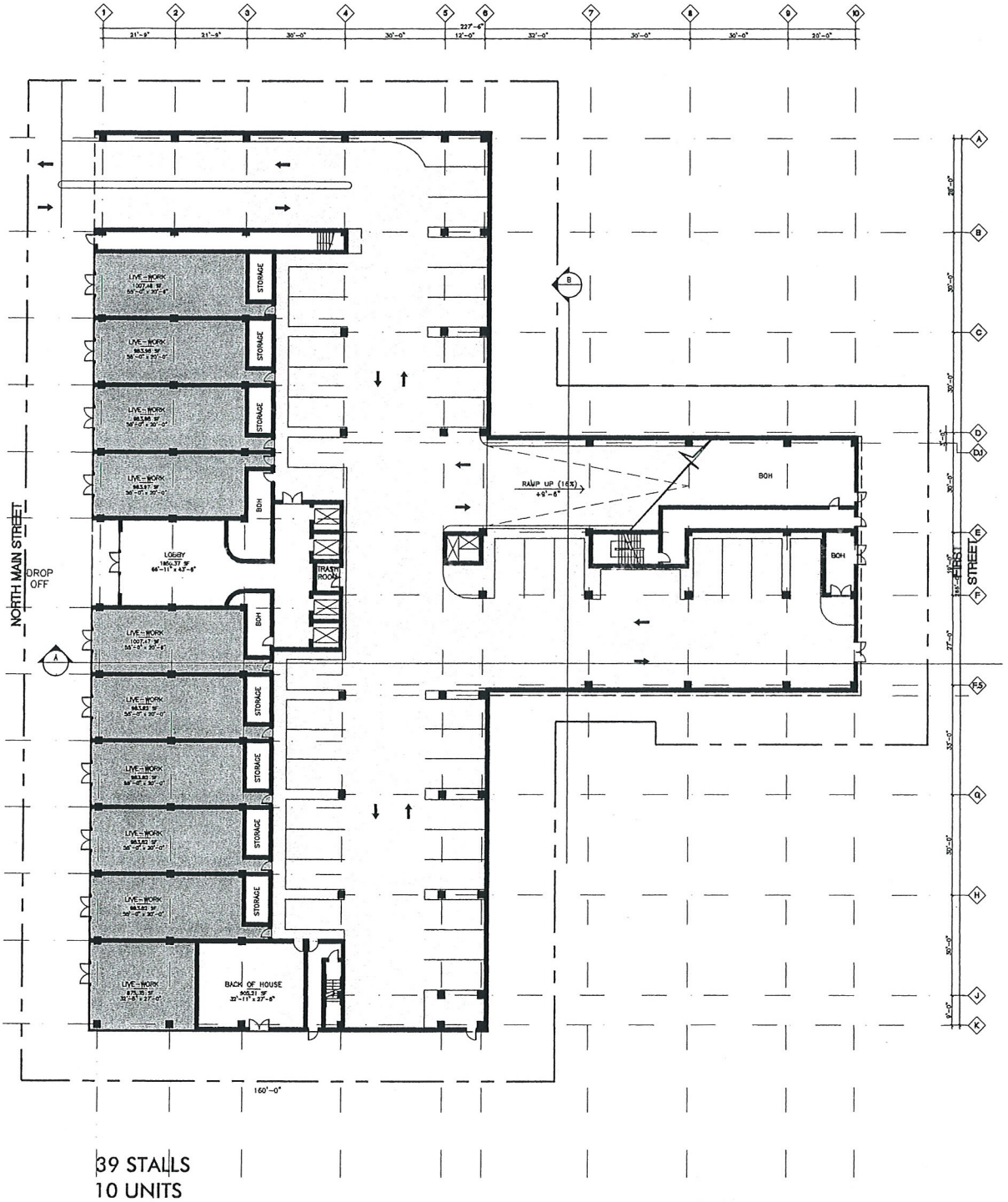
SECTION B

0' 15' 30'

WPH ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

109 TOTAL UNITS
203 TOTAL PARKING STALLS



39 STALLS
10 UNITS

RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC

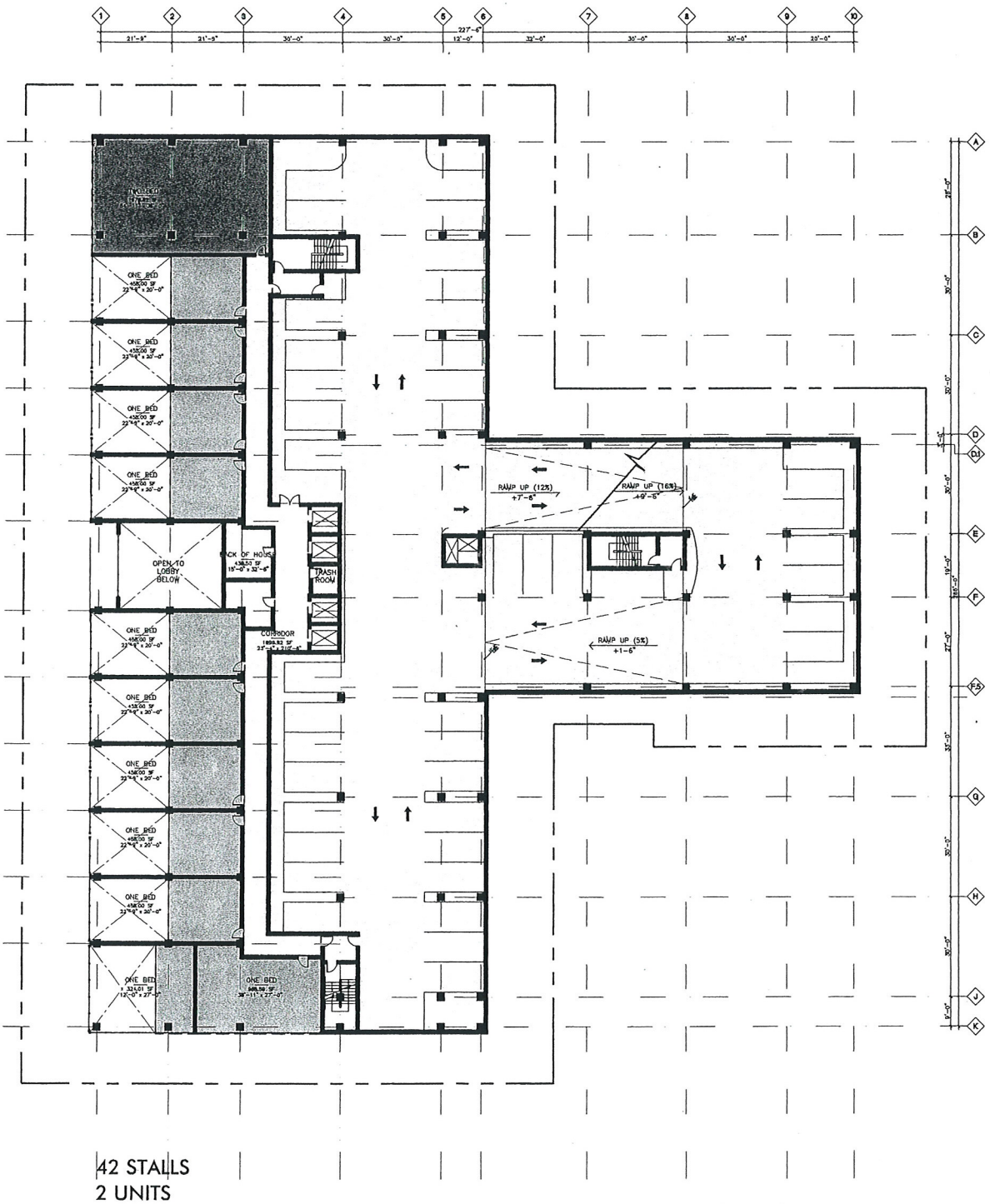
GROUND LEVEL FLOOR PLAN

0' 15' 30'

NORTH

WPI ARCHITECTURE, INC.

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
2 UNITS

RECEIVED
DEC 30 2009

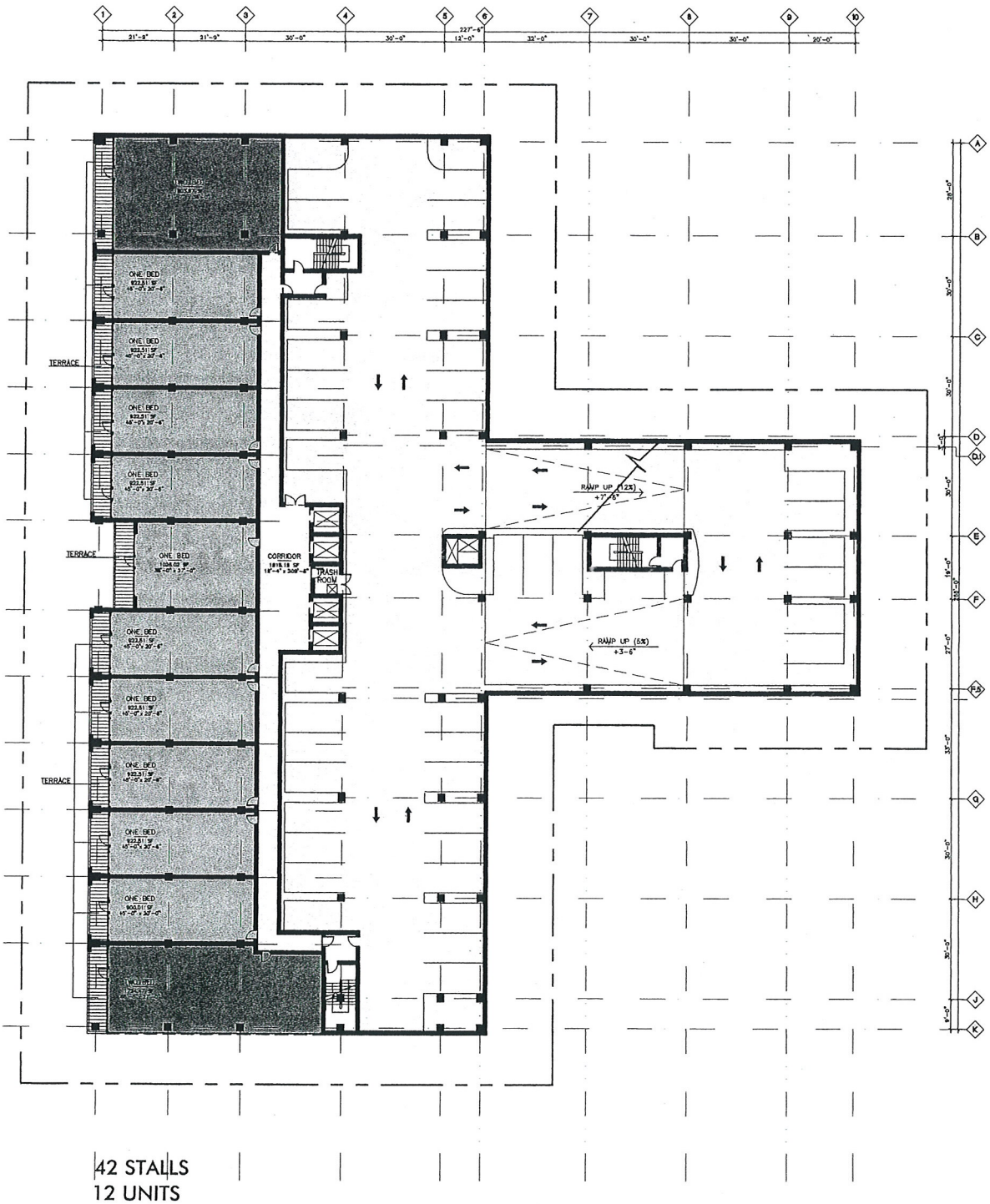
EOT-37072
02/17/10 CC

WEST ARCHITECTURE INC

LEVEL 2 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
12 UNITS

RECEIVED
DEC 3 0 2009

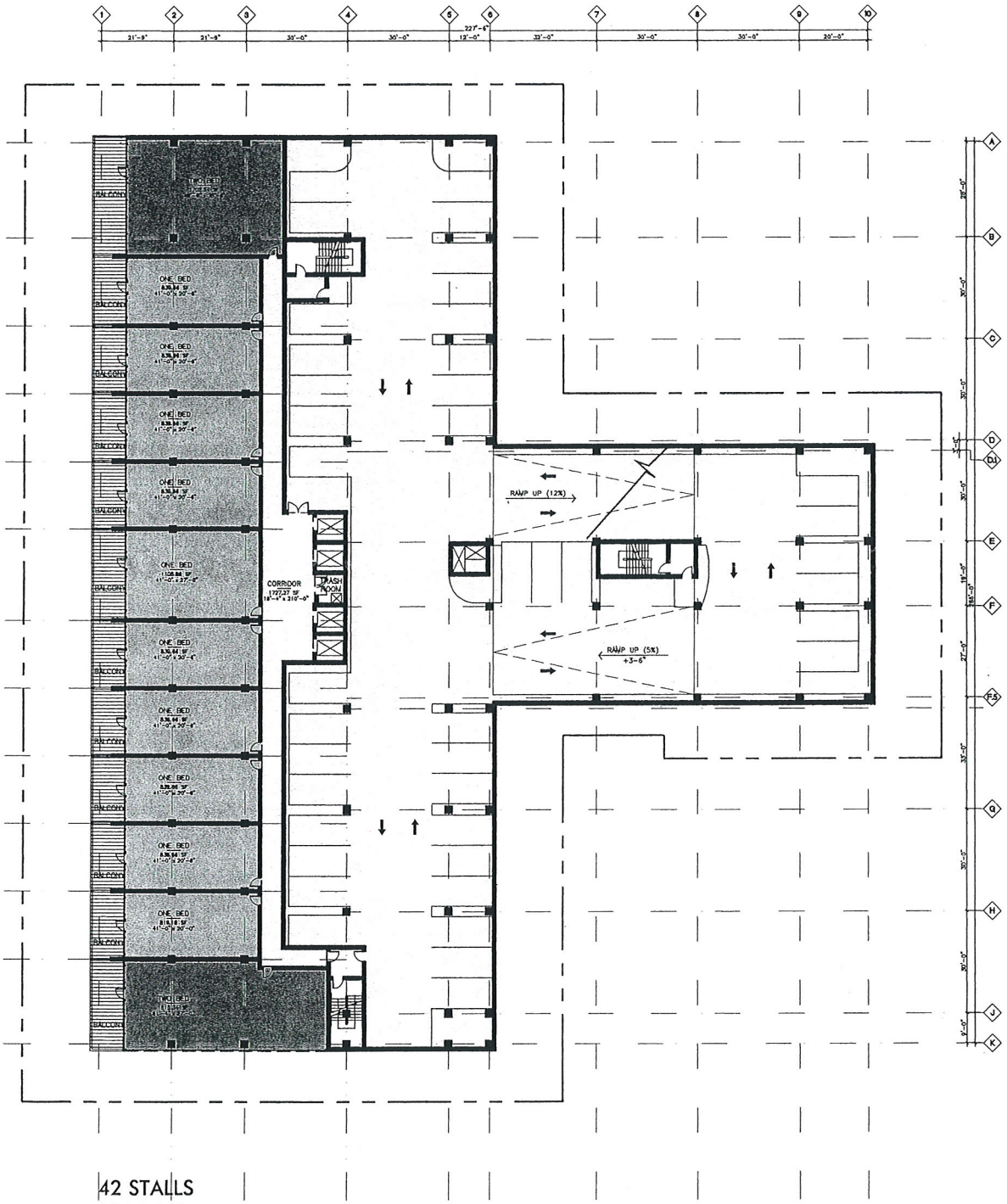
EOT-37072
02/17/10 CC

LEVEL 3 FLOOR PLAN

0' 15' 30'

WEST ARCHITECTURE INC

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
12 UNITS

RECEIVED
DEC 3 0 2009

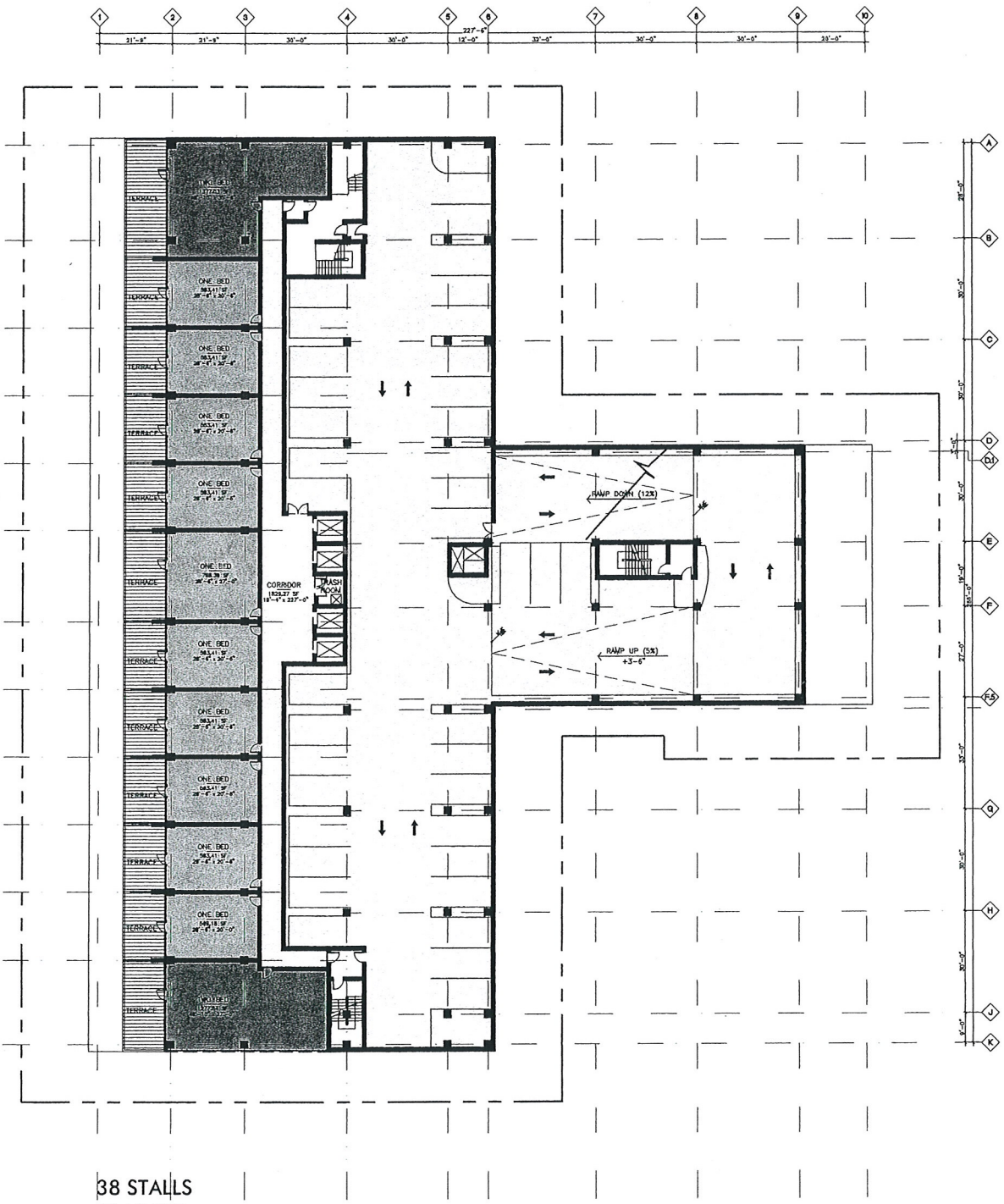
EOT-37072
02/17/10 CC

LEVEL 4 FLOOR PLAN

0' 15' 30'

WEI ARCHITECTURE inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



38 STALLS
12 UNITS

RECEIVED
DEC 3 0 2009

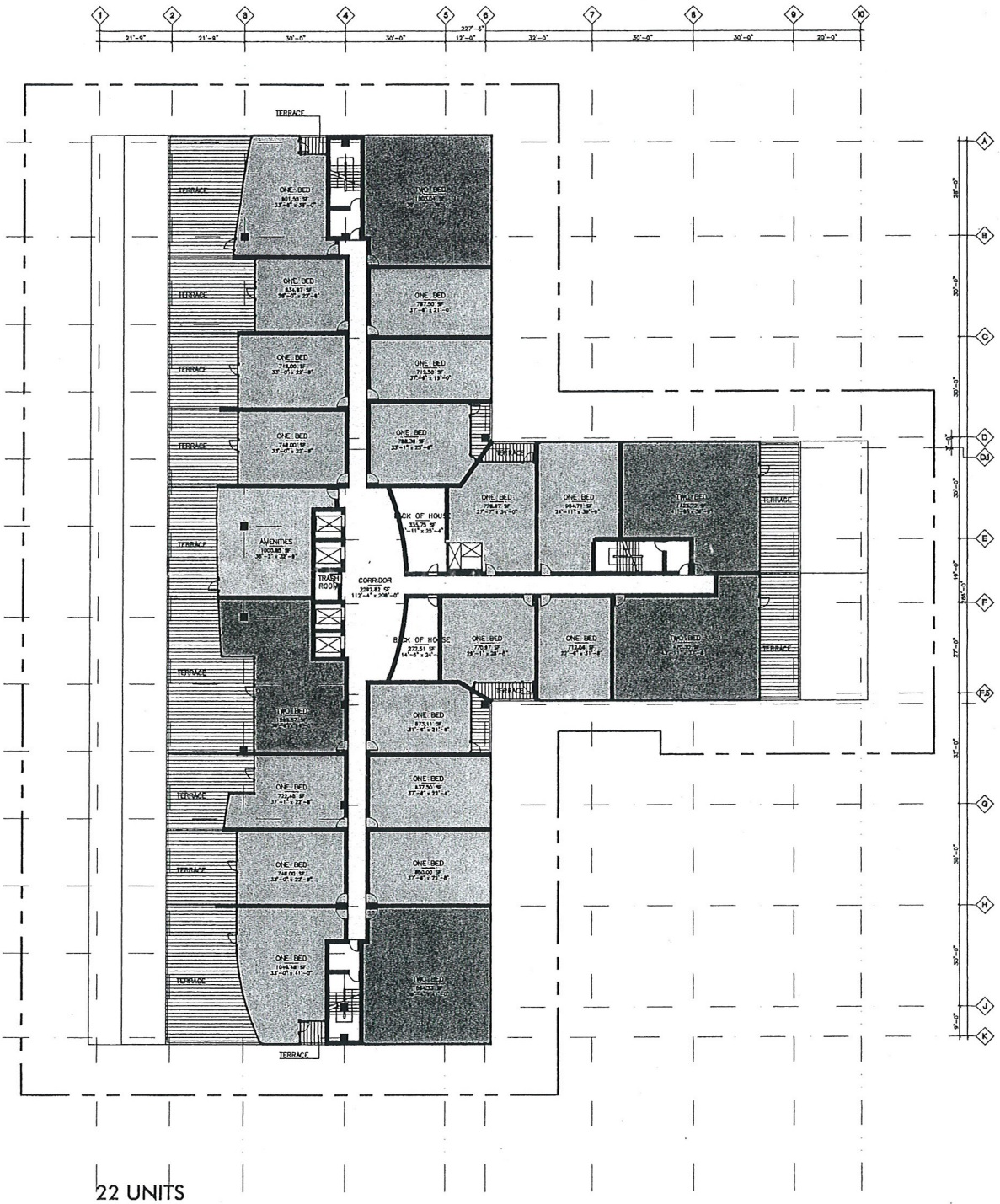
EOT-37072
02/17/10 CC

WDP ARCHITECTURE INC

LEVEL 5 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



22 UNITS

RECEIVED
DEC 3 0 2009

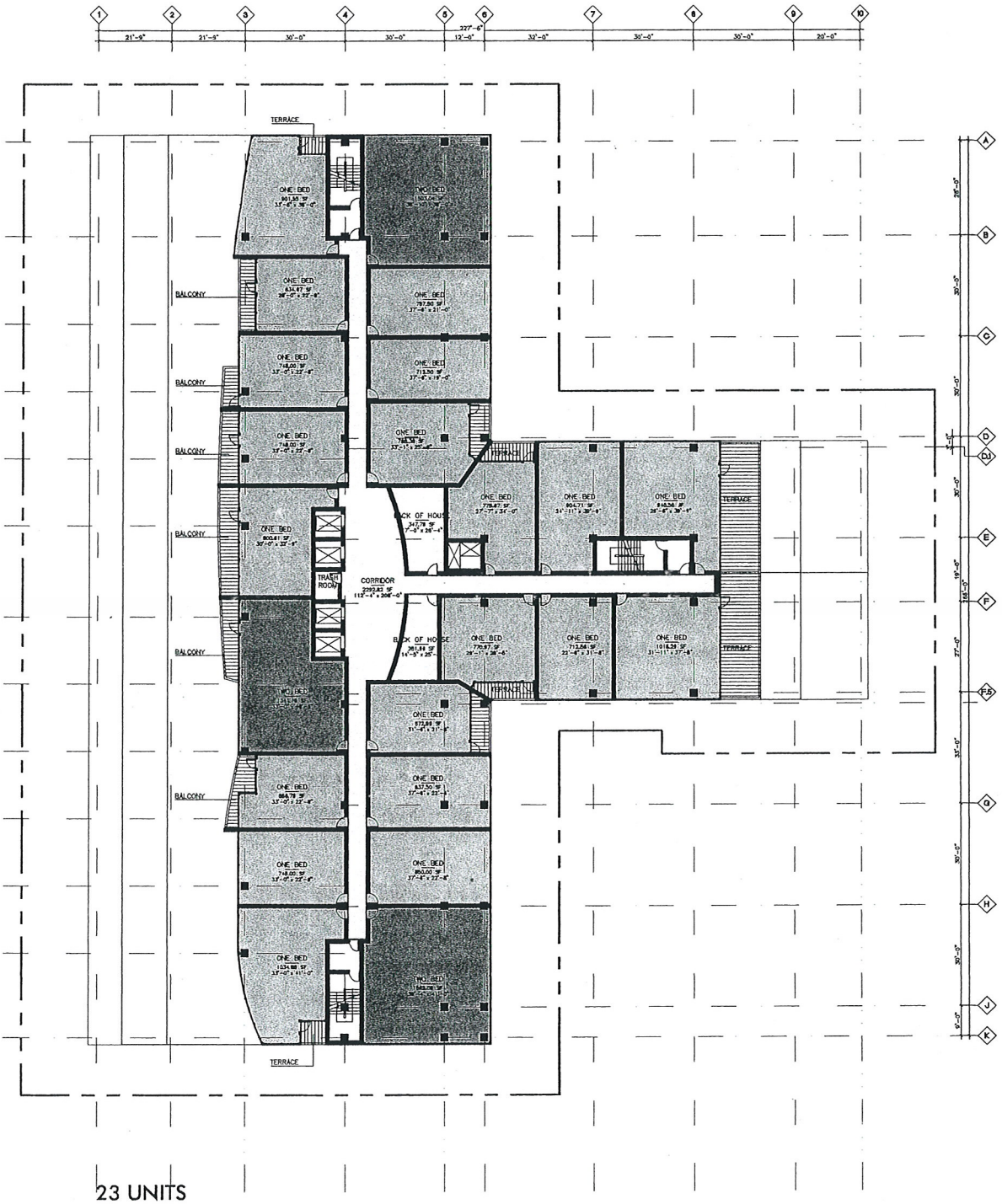
EOT-37072
02/17/10 CC

LEVEL 6 FLOOR PLAN

0' 15' 30'

WDI ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



23 UNITS

RECEIVED
DEC 3 0 2009

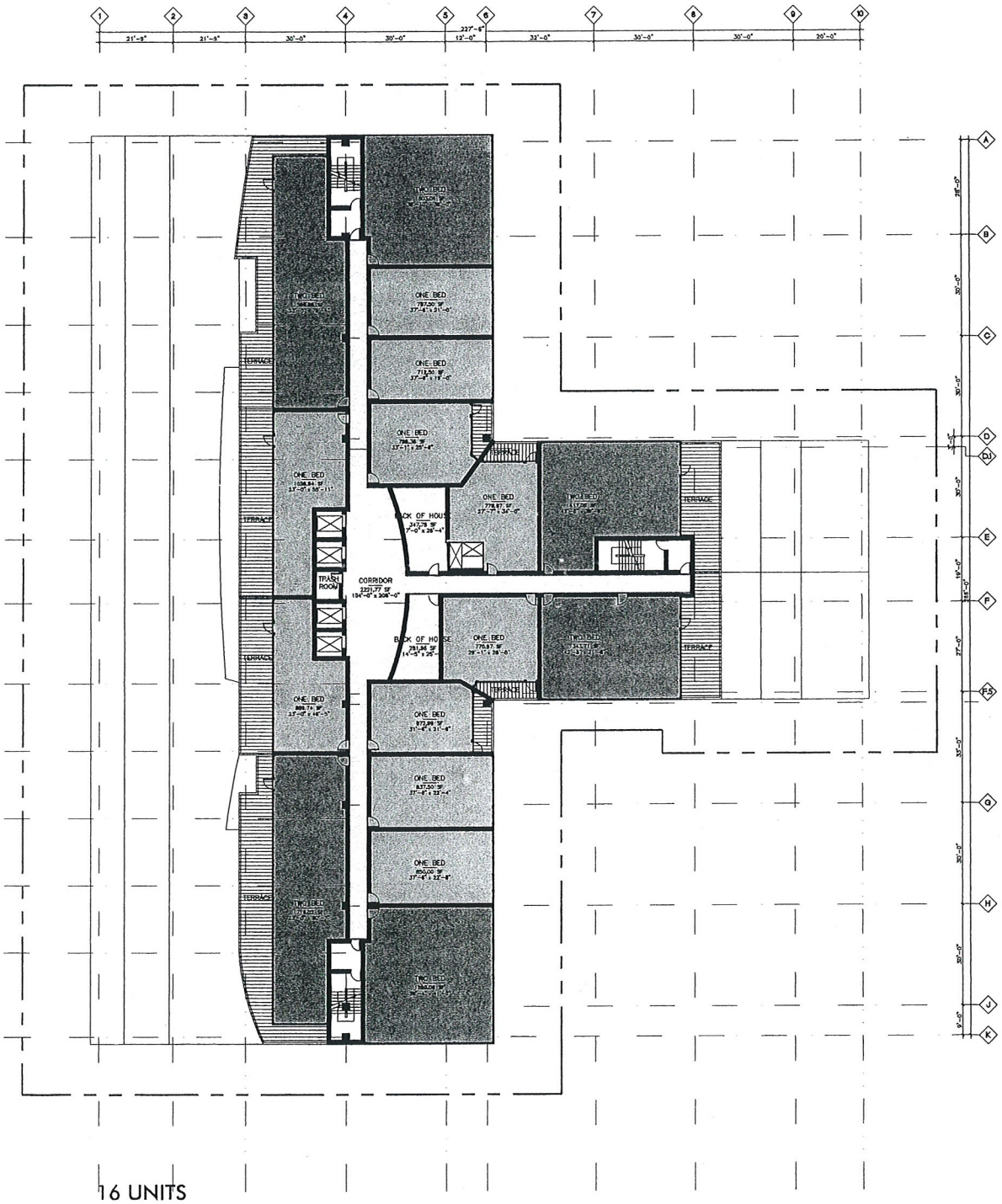
EOT-37072
02/17/10 CC

LEVEL 7 FLOOR PLAN

0' 15' 30'

WPI ARCHITECTURE inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



16 UNITS

RECEIVED
DEC 3 0 2009

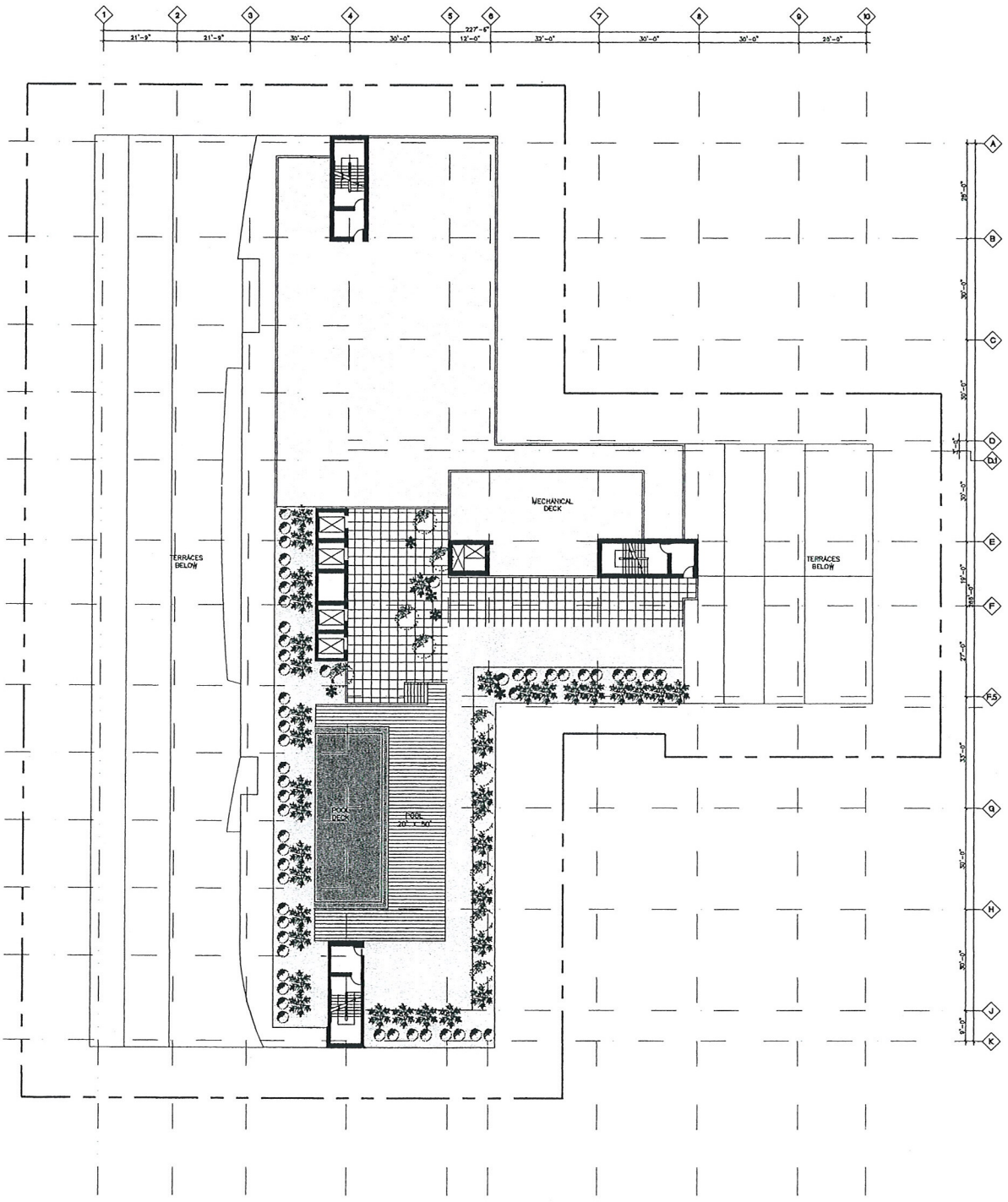
EOT-37072
02/17/10 CC

LEVEL 8 FLOOR PLAN

0' 15' 30'

WRT ARCHITECTURE inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



RECEIVED
DEC 3 0 2009

EOT-37072
02/17/10 CC

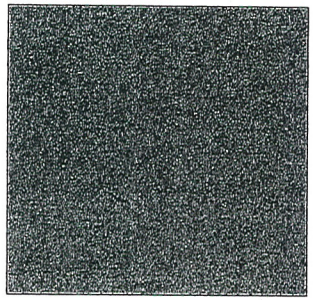
WPI ARCHITECTURE, INC.

ROOF FLOOR PLAN

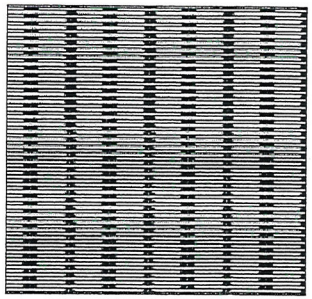
0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

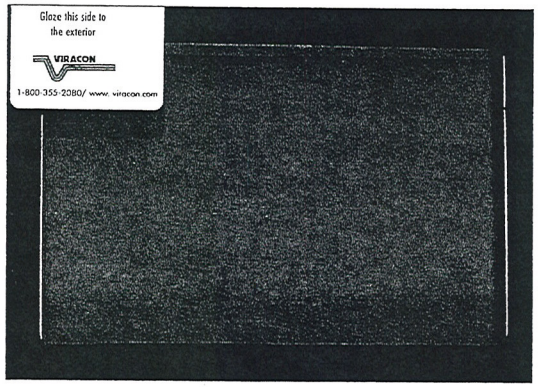
MAIN STREET LOFTS



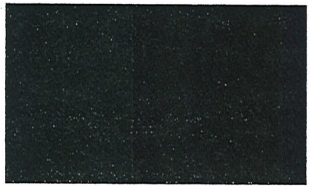
EIFS - TAN - LIGHT SAND FINISH EF–02



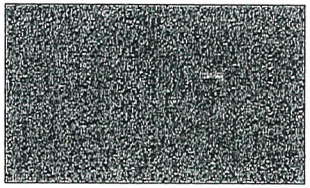
STAINLESS STEEL METAL MESH ME–01



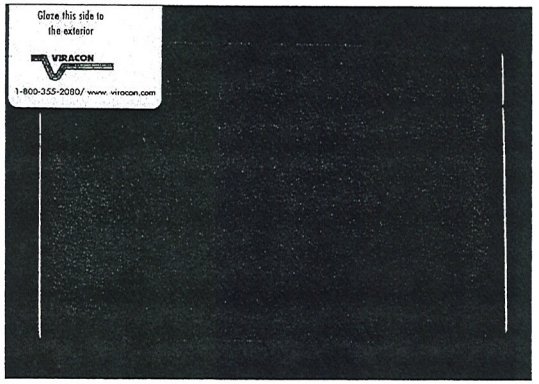
VIRACON SOLARSCREEN LOW-E GLASS VE1-52 GL–01



EIFS - DARK BROWN EF–03



EIFS - GREY - LIGHT SAND FINISH EF–01



VIRACON SOLARSCREEN LOW-E GLASS VE3-2M GL–02



CLEAR ANODIZED WINDOW SYSTEM FRAME AL–01

WPI ARCHITECTURE inc

EXTERIOR BUILDING MATERIALS

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

EOT-37072
02/17/10 CC

RECEIVED
DEC 30 2009

JUSTIFICATION LETTER

To: Las Vegas Planning and Development Department

Date: December 29, 2009

Re: Extension of Time for Approval ~~(SDR~~ SUP -9135)

APN: 139-27-707-006, 139-27-707-007, 139-27-712-053 and 139-27-712-0054

Location: 1.40 acres located at 714, 718 and 722 N. Main Street and 711 and 719 N. 1st Street

Please consider this letter as Main Street Acquisitions, LLC formal request for a two (2) year extension of time for approval of its mixed use project in ward 5, downtown Las Vegas. The development is currently referred to as Main Street Tower and will eventually consist of an eight (8) story, 99 foot high building that will comprise 70% of the floor space of the 1.4 acres. The first floor is designated for retail space with sufficient parking at the easternmost portion of the site. Floors two (2) through (7) will consist of a mixture of one, two and three bedroom apartments. The amenities will be located on the roof top. Access will be solely via Main Street.

Unfortunately, due to the severe depression in the housing market we were unable to build during the past few years. Funding has dried up and demand has greatly diminished. Our objective in developing Main Street Tower is to offer affordable housing. We began our commitment with the intent to offer a good product at a price which would be affordable to the working middle class. We have never veered from our original intent and we are more committed today than initially. However, it is difficult for any developer today to begin construction.

We anticipate beginning construction planning in the next twelve to eighteen months and breaking ground shortly after obtaining the requisite permits and governmental approvals.

Main Street Acquisitions, LLC respectfully asks that this board grant our request for a two (2) year extension on our approval.

Respectfully submitted

By: _____
Steven Serle, as manager

EOT-37072
02/17/10 CC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

February 8, 2008

Mr. Steven Serle
Main Street Acquisition
6070 North Federal Highway
Boca Raton, Florida 33487

RE: EOT-26203 – EXTENSION OF TIME
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Mr. Serle:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-9135) FOR A PROPOSED 8-STORY, 99 FOOT MIXED-USE DEVELOPMENT at 714, 718 and 722 Main Street; and 711, 719 North First Street, (APN 139-27-707-006, 007; 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. This Special Use Permit (SUP-9135) shall expire on 1/18/10, unless another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Special Use Permit (SUP-9135) and all other site related actions as required by the Planning and Development Department and Department of Public Works

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

EOT-37072
02/17/10 CC

City of Las Vegas Agenda Item No.: **64.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

SUBJECT:

EOT-37071 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9136) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 70 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718, and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007; 139-27-712-053 and 054), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

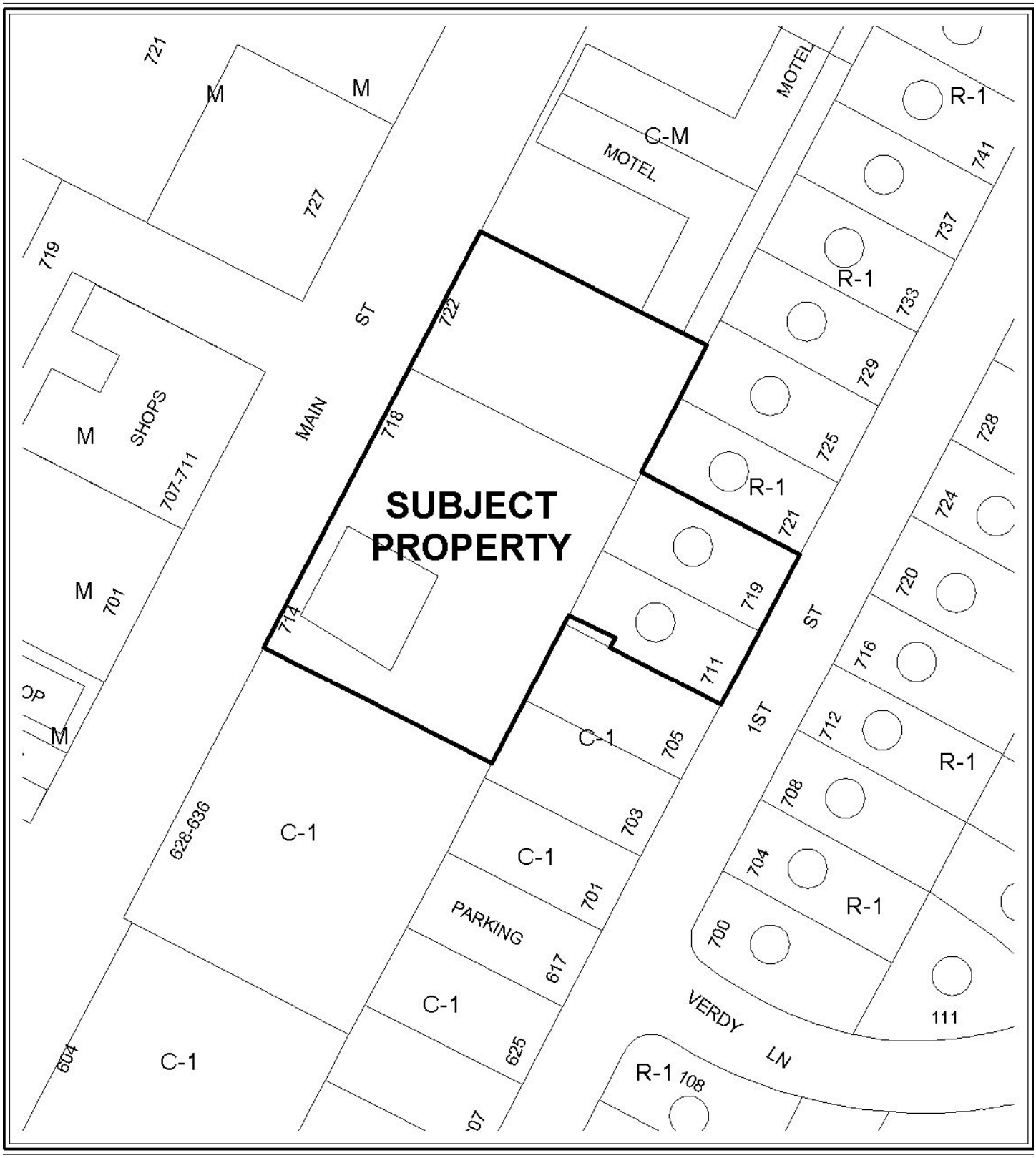
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for EOT-26204

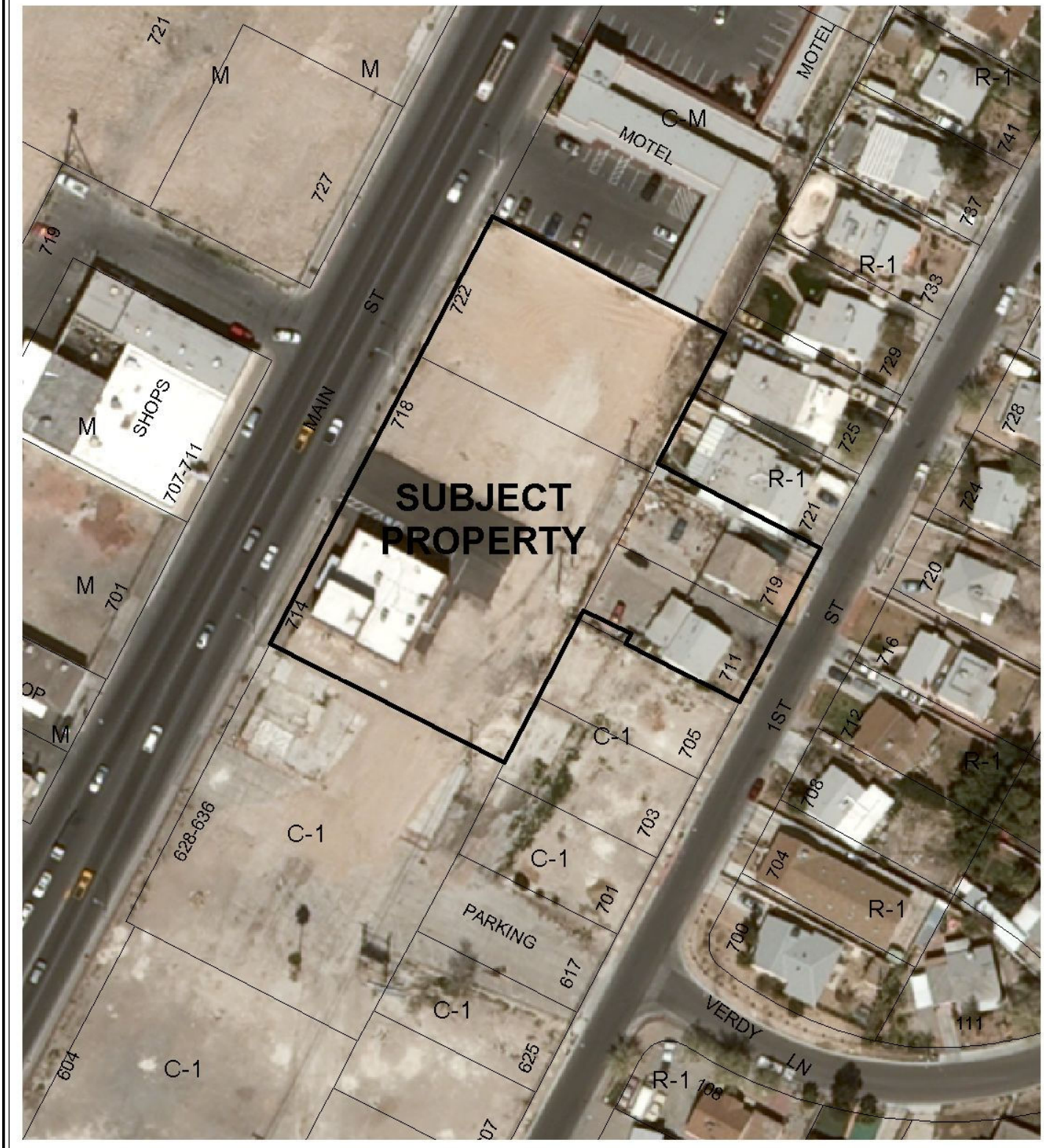


0 50 100 Feet

CASE: **EOT-37071**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **EOT-37071**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-37071 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: MAIN STREET ACQUISITIONS, LLC

** CONDITIONS **

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

Planning and Development

1. This Site Development Plan Review (SDR-9136) shall expire on January 18, 2012 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-9136) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is undeveloped with a previously approved Site Development Plan Review (SDR-9136) for a mixed-use development consisting of 109 residential units and 9,779 square feet of retail space with waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted. This is the second request for an extension of time for the proposed project with the last approval expiring January 18, 2010. Though the applicant has not been issued any permits for the construction of the new development, they have made progress in the form of demolishing the old structures and starting onsite hardscaping. The applicant is requesting an extension of time due to the depressed housing market in Las Vegas, making it difficult to secure financing for the project. Staff is recommending approval of the request with a two year time limit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/18/06	The City Council approved a request to amend a portion of the Las Vegas Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (GPA-9129) from C (Commercial) to MXU (mixed-Use) on 1.39 acres adjacent to the east side of Main Street, approximately 340 feet north of Bonanza Road. The Planning Commission recommended approval on 12/01/05.
	The City Council approved a related request for Rezoning (ZON-9131) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial District) to C-1 (Limited Commercial).
	The City Council approved a related request for a Special Use Permit (SUP-9135) for a proposed eight-story, 99-foot mixed-use development.
	The City Council approved a related request for a Site Development Plan Review (SDR-9136) for a proposed mixed-use development consisting of 109 residential units and 9,779 square feet of retail space; and waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required; and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/06/08	The City Council approved a request for an Extension of Time (EOT-26205) of a previously approved Rezoning (ZON-9131) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial District) to C-1 (Limited Commercial) at 714, 718 and 722 Main Street; and 711 and 719 North First Street.
	The City Council approved a related request for an Extension of Time (EOT-26203) of a previously approved Special Use Permit (SUP-9135) for a proposed eight-story, 99-foot mixed-use development
	The City Council approved a related request for an Extension of Time (EOT-26204) of a previously approved Site Development Plan Review (SDR-9136) for a proposed mixed-use development consisting of 109 residential units and 9,779 square feet of retail space; and waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required; and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted.
02/14/08	Code Enforcement cases #62317 and 62360 were processed for a semi-trailer and vehicles parked in the rear at 711 North First Street. Code Enforcement closed the cases on 02/20/08 and 03/03/08.
03/24/08	The Planning and Development Department approved a request for a Temporary Commercial Permit (TCP-26557) for temporary storage and a contractor's yard at 722 North Main Street from 03/24/08 to 09/24/08.
Related Building Permits/Business Licenses	
02/03/06	Building permits (#59135 and 59129) were issued for the demolition of a building located at 718 and 722 North Main Street.
03/05/08	A building permit (#108461) was issued for the relocation of a modular office to include utilities located at 718 North Main Street. The permit remains open.
03/05/08	A building permit (#108467) was issued for onsite hardscaping at 718 North Main Street. In addition Plan Check #26923 was processed for the relocation of a building and utilities at 718 North Main Street. The plans are still being reviewed by various departments.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Mixed-Use Development	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Motel	C (Commercial)	C-M (Commercial/Industrial)
South	Undeveloped Land	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Single Family Dwellings	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	Retail Establishments and Warehouses	C (Commercial)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9136) for a mixed-use development consisting of 109 residential units and 9,779 square feet of retail space with waivers of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required and to allow 70 percent lot coverage where 50 percent is the maximum lot coverage permitted. No permits have been issued for the proposed project, though the applicant has been issued permits for the demolition of existing structures on site and for hardscaping. There have been new entitlements for properties in the surrounding areas to include a proposed mixed-use development to the south and a restaurant to the west.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-9136) has not met the requirements to be exercised as outlined in Title 19.18.050, as no permits have been issued for the proposed project. The applicant is requesting an extension of time due to the depressed housing market in Las Vegas, making it difficult to secure financing for the project. Staff is recommending approval of the request with a two year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-9136) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

EOT-37071

Case Number: SDR9136 APN: See attached

Name of Property Owner: MAIN STREET ACQUISITIONS, LLC

Name of Applicant: Steven Serle, mgr/mbr Main Street Acquisitions, LL

Name of Representative: Steven Serle

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: _____

Print Name: Steven Serle, as mgr.

Subscribed and sworn before me

This 30th day of December, 20 09

Arlene Coleman

Notary Public in and for said County and State

ARLENE COLEMAN
Notary Public State of Nevada
No. 00-66111-1
My appt. exp. Nov. 13, 2012

MAIN STREET LOFTS

RECEIVED
DEC 3 0 2009

VICINITY



SITE & BUILDING DATA

Parcel Numbers = 13927707006
13927707007
13927712053
13927712054

Total Site Area = 59,879 SQFT. (1.375 Acres)

Proposed Building Footprint = 41,128 SF

Proposed Lot Coverage = 69%

Proposed Zone = C-1

Proposed Building Height = 88'-0" (plus rooftop mechanical & circulation cores)
Floors = 8 (plus rooftop terrace)

Proposed Condo Units = 109 Units

Proposed Live / Work Units = 10 Units

Proposed Parking Stalls Provided = 203 stalls

Parking Analysis

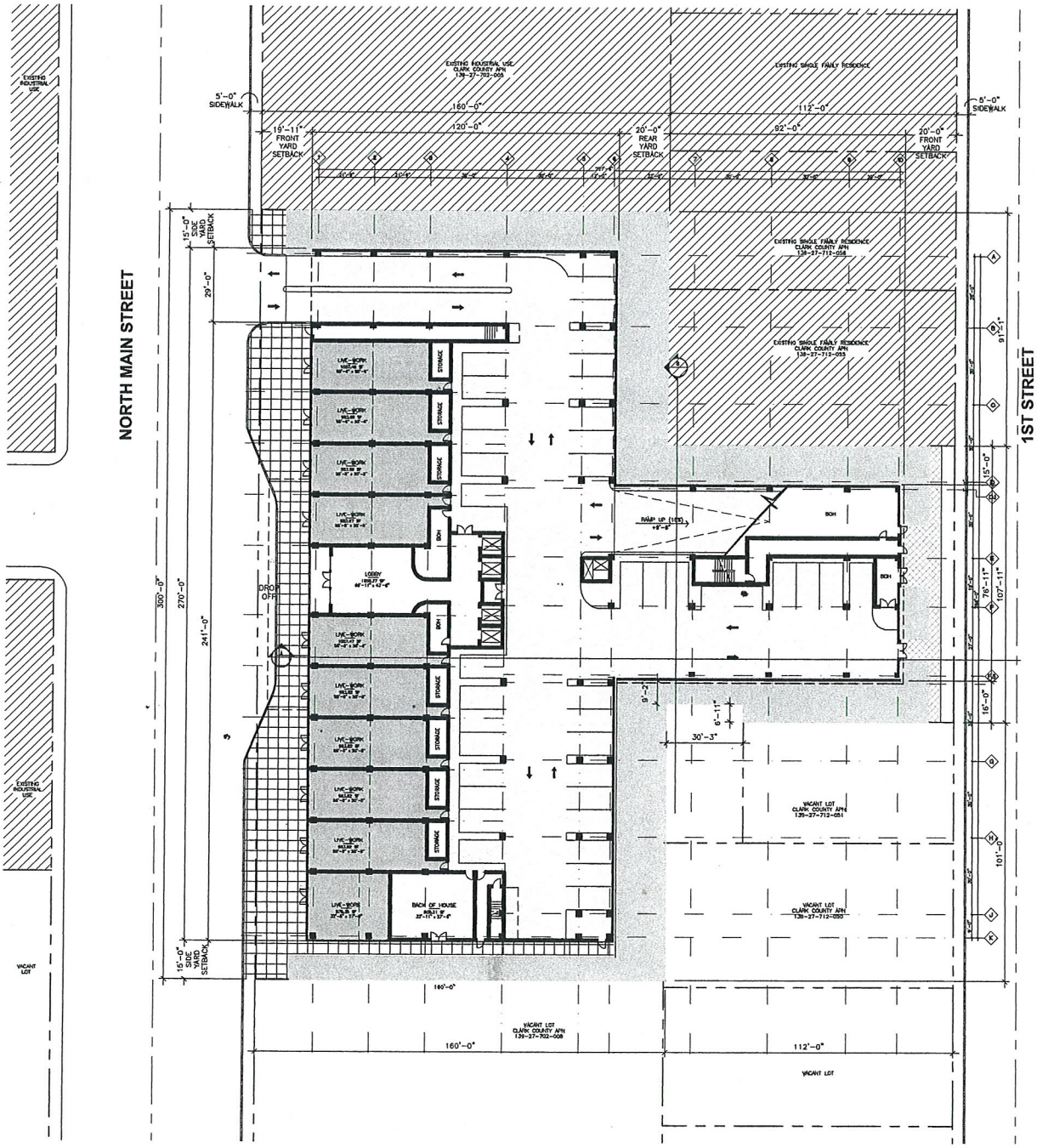
1 Bedroom Units	88 units x 1.25 per unit =	110.0 stalls
2 Bedroom Units	21 units x 1.75 per unit =	36.0 stalls
Live / Work Units	9,800 SF @ 1stall / 300SF =	32.0 stalls
Dwelling Unit Parking	= 146	
Visitor Parking (1per 6 cars)	= 24	
	= 170 stalls	

Summary
170 Dwelling Unit stalls
33 Live / Work stalls

203 Total required = 203 Total provided

Proposed Parking Data:
Ground Level Plan 1 - 39 Spaces
Parking Level Plan 2 - 42 Spaces
Parking Level Plan 3 - 42 Spaces
Parking Level Plan 4 - 42 Spaces
Parking Level Plan 5 - 38 Spaces

EOT-37071
02/17/10 CC



SITE & GROUND LEVEL FLOOR PLAN

0' 20' 40'

NORTH

WPI ARCHITECTURE, Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

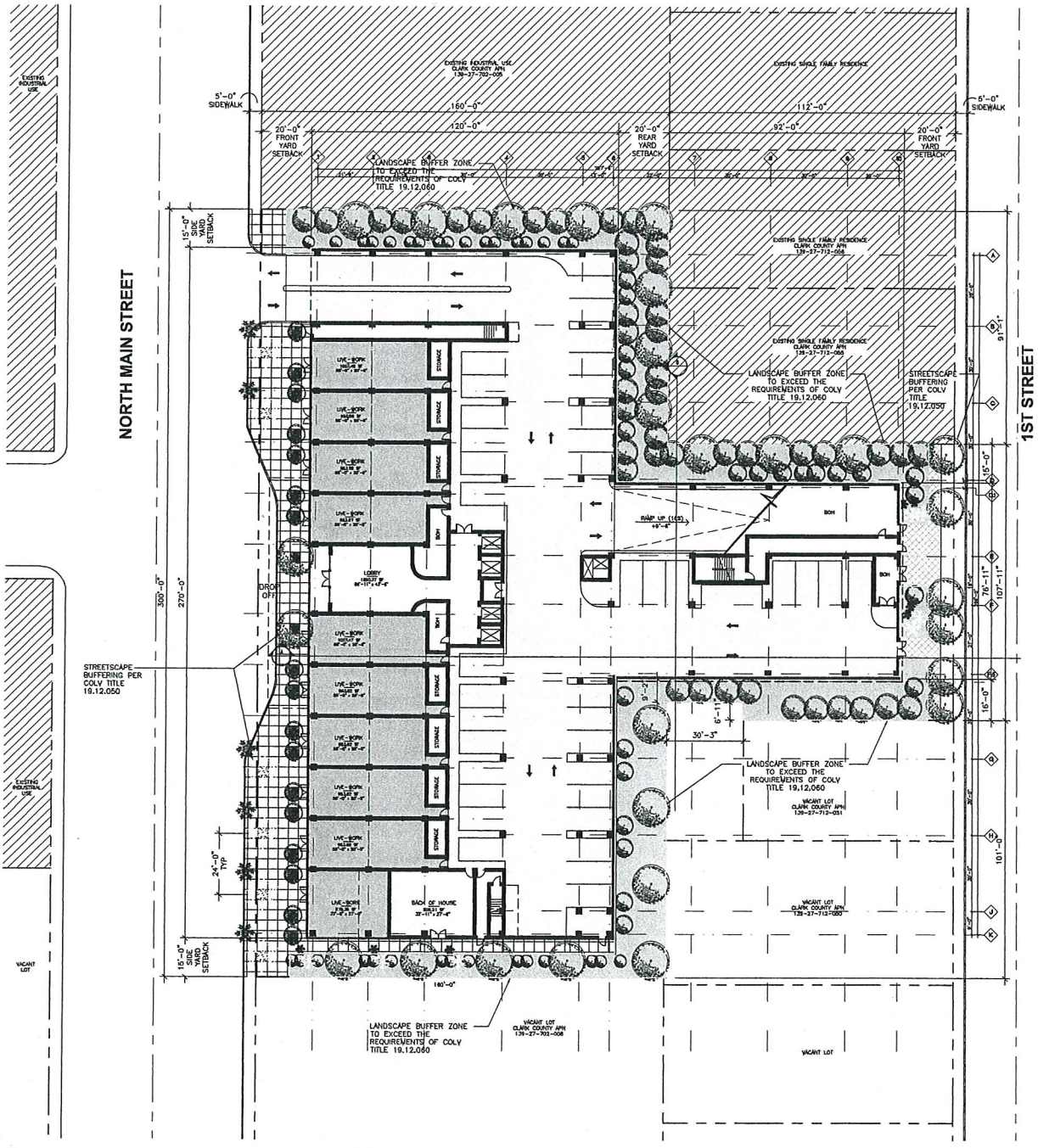
MAIN STREET LOFTS

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES QUANTITY 76	TREES		
	ACACIA SMALLII	SWEET ACACIA	48" BOX
	CHILOPSIS LINEARIS 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	48" BOX
	OLEA EUROPAEA	OLIVE TREE	48" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	48" BOX
	RHUS LANCEA	AFRICAN SUMAC	48" BOX
	PALMS		
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	15'-20' BTH CLEAR
SHRUBS QUANTITY 117	SHRUBS		
	AGAVE ATTENUATA	'ITA' STH CAGOA	5 GAL
	DASYLIRION LONGISSIMUM	'GIANT' SPOON OF PARADISE	5 GAL
	DASYLIRION WHEELERI	SLIGHT SPOON	5 GAL
	LEUCOPHYLLUM F. 'SIERRA BOUQUET'	TEXAS RANGER	5 GAL
	LEUCOPHYLLUM PRUTESCENS	TEXAS RANGER	5 GAL
	MACONDO P. THOMPSON	MACONDO	5 GAL
	MUHLENBERGIA LINDHEIMERI 'RIO BRAVO'	RIO BRAVO DEER	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE DEER	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST TM	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE	5 GAL
	NOLINA PARRYI	TUFTUA	5 GAL
	SALVIA GREGGII	SALVIA FAIRY DUETTE	5 GAL
	TECOMA CAPENSIS	PARRY'S PENSTEMON	5 GAL
	TECOMA STANS	ESPECIA PENSTEMON	5 GAL
	SALVIA GREGGII	AUTUMN SAGE	5 GAL
	YUCCA RUPICOLA	YUCCA	5 GAL
TYP. SHRUBS QUANTITY 88	ACCENT SHRUBS		
	AGAVE PARRYI VAR. HUACHUCENSIS	AGAVE	5 GAL
	DASYLIRION LONGISSIMUM	GIANT SPOON TREE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
ACCENT SHRUBS QUANTITY 22	GROUNDCOVER		
	ACACIA R. 'DESERT CARPET'	TRAILING ACACIA	FLATS 6" OC
	LANTANA G. 'GREEN CARPET'	NATAL PLUM	1 GAL
	MALVA SYLVESTRIS 'ZEBRINA'	ZEBRA MALLOW	1 GAL
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL
	LANTANA 'NEW GOLD'	SPREADING YELLOW LANTANA	1 GAL

RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



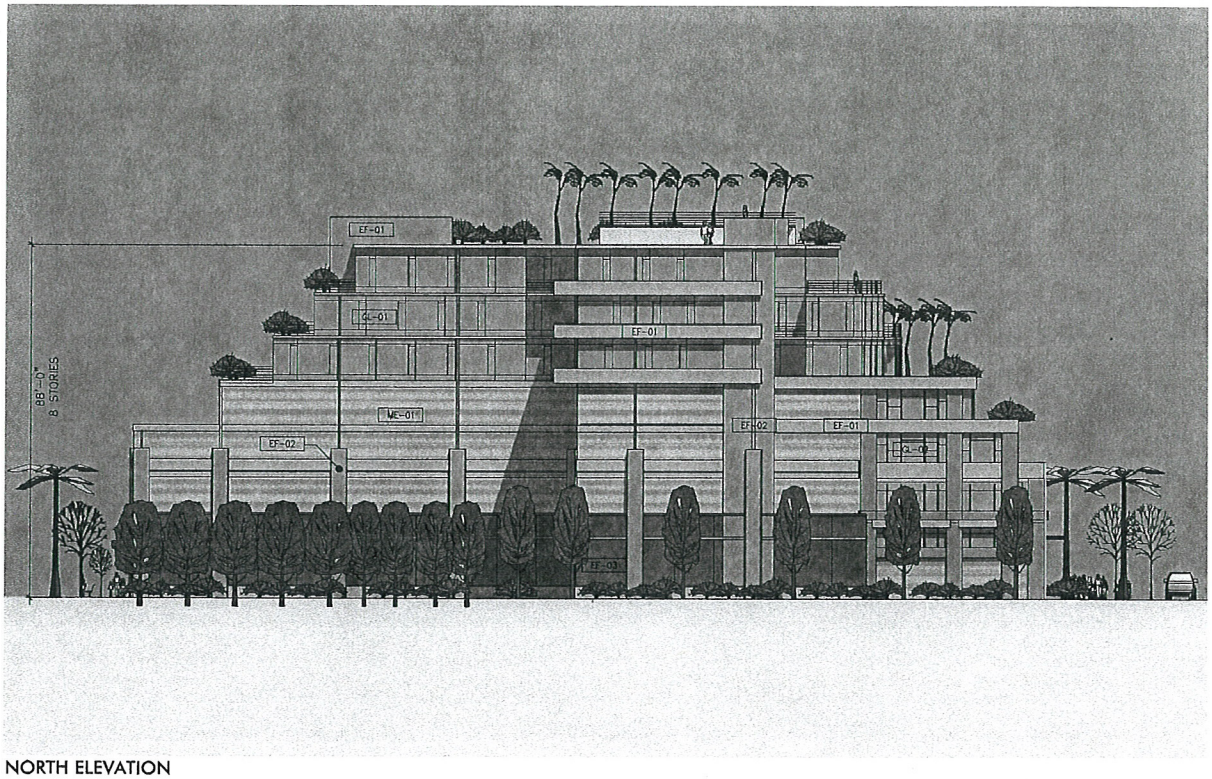
LANDSCAPE PLAN

0' 20' 40'

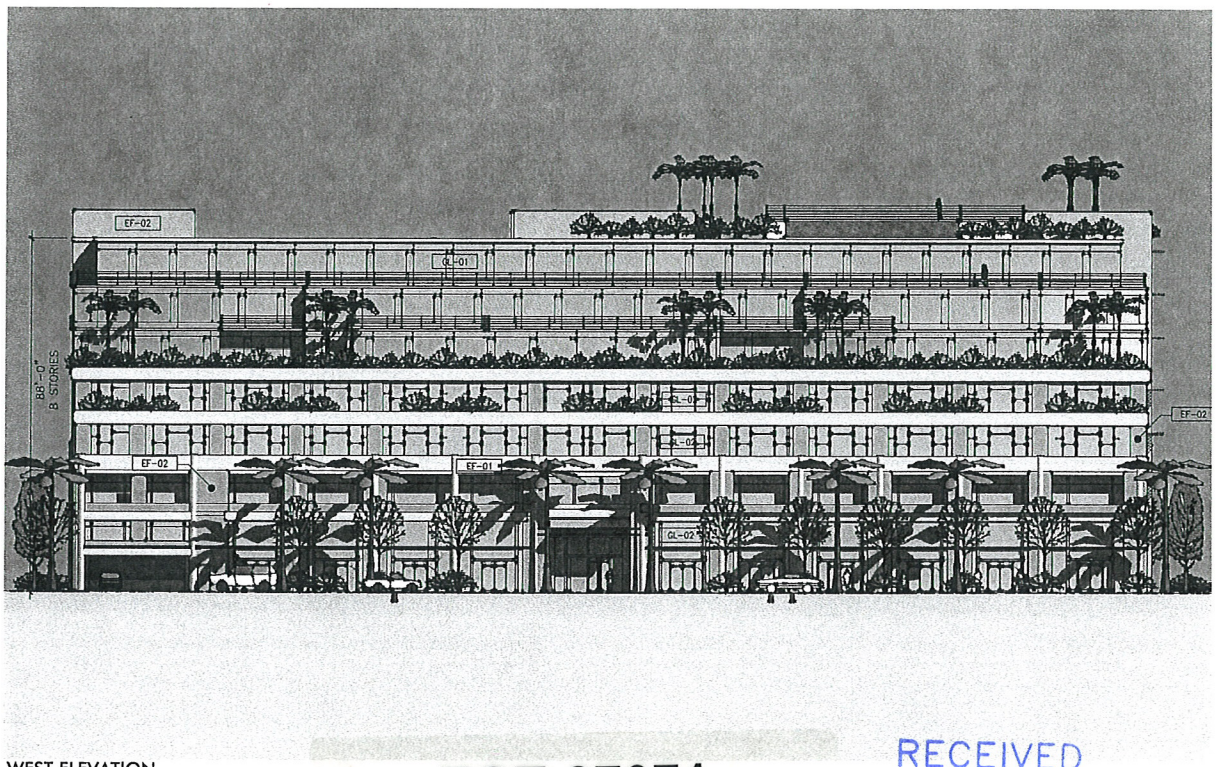
NORTH

WPI ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



NORTH ELEVATION



WEST ELEVATION

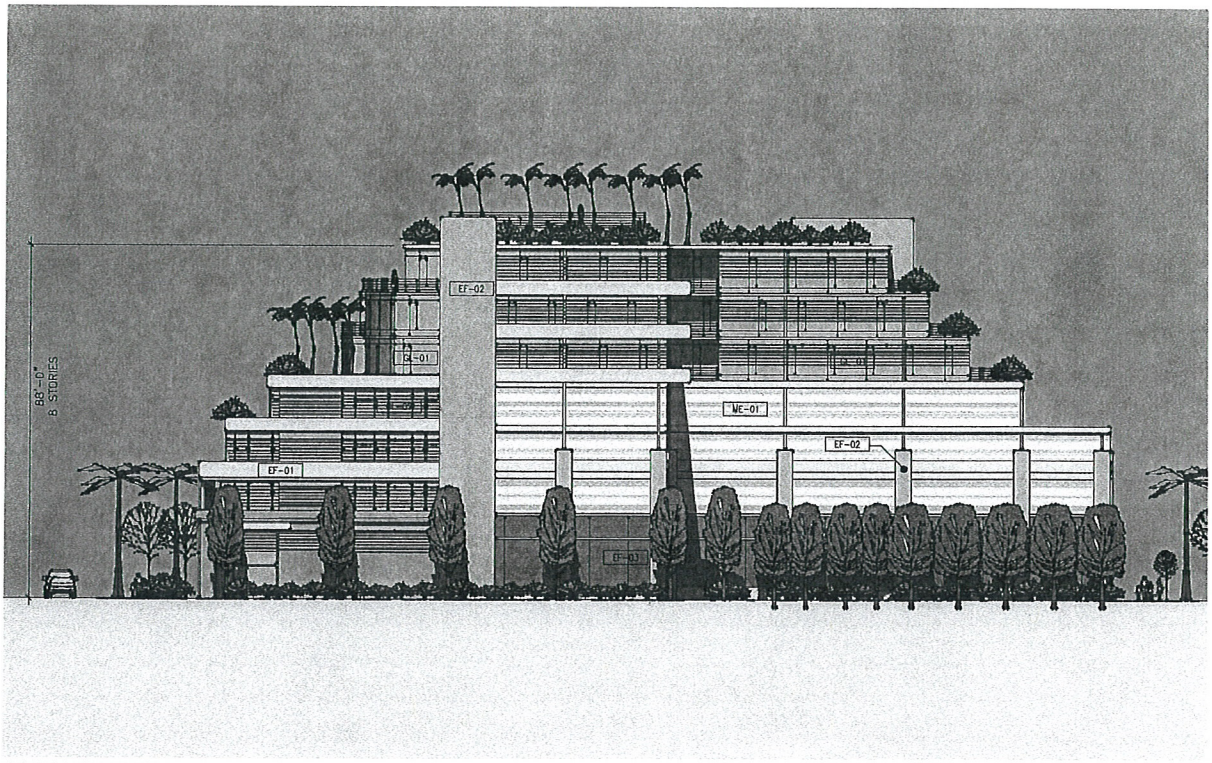
EOT-37071
02/17/10 CC

RECEIVED
DEC 30 2009

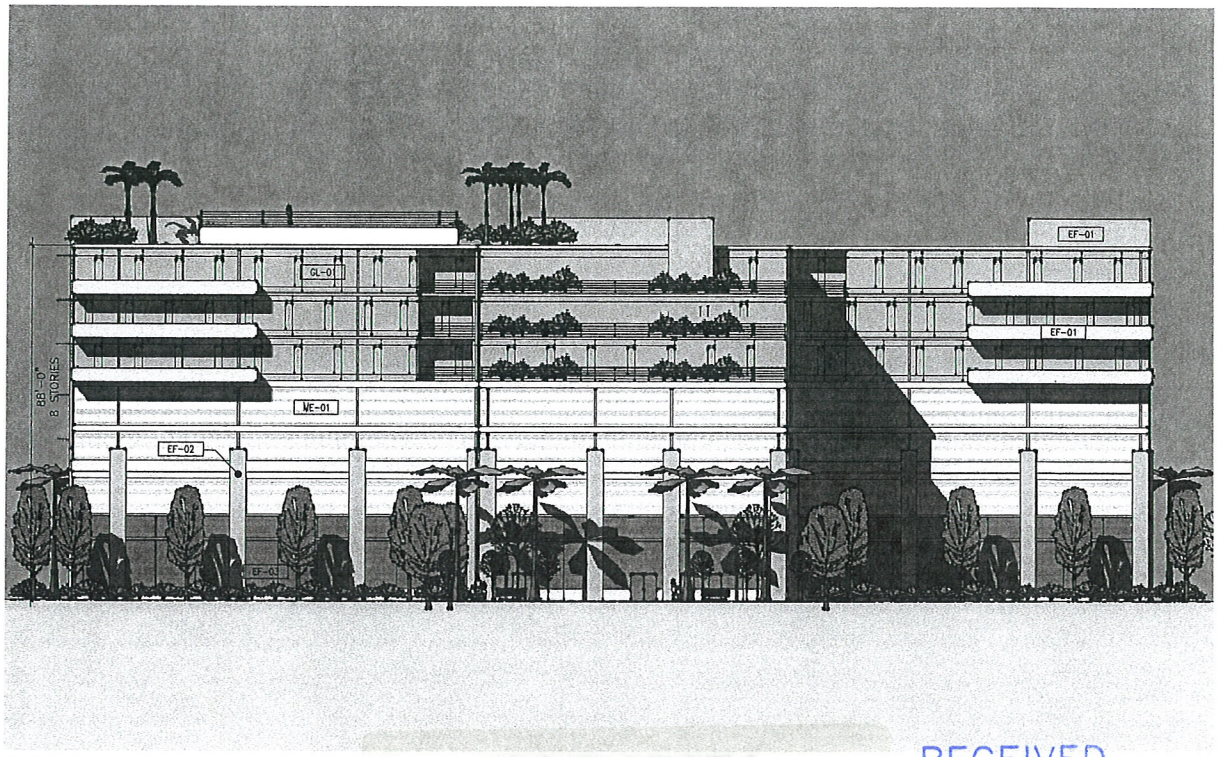
WPI ARCHITECTURE Inc.

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



SOUTH ELEVATION



EAST ELEVATION

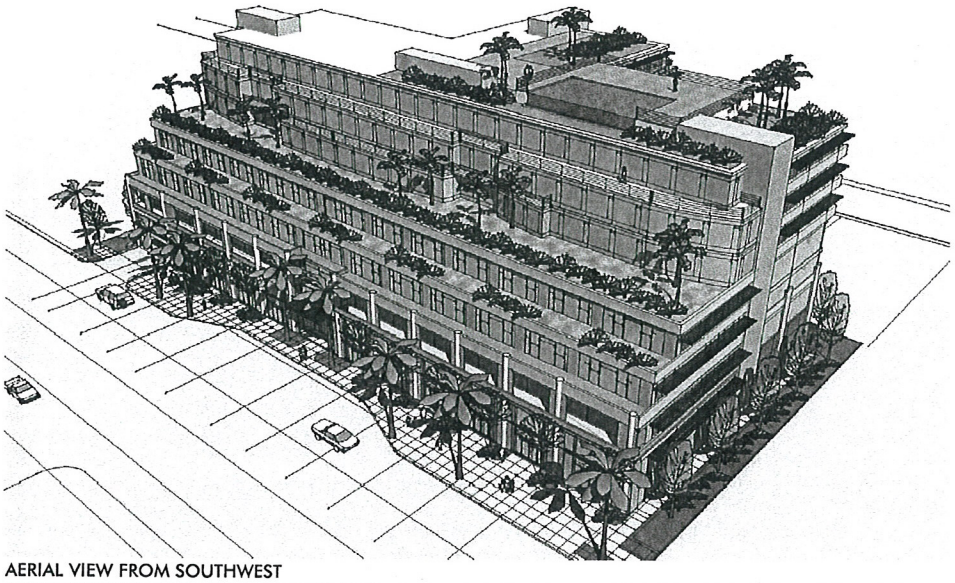
EOT-37071
02/17/10 CC

RECEIVED
DEC 30 2009

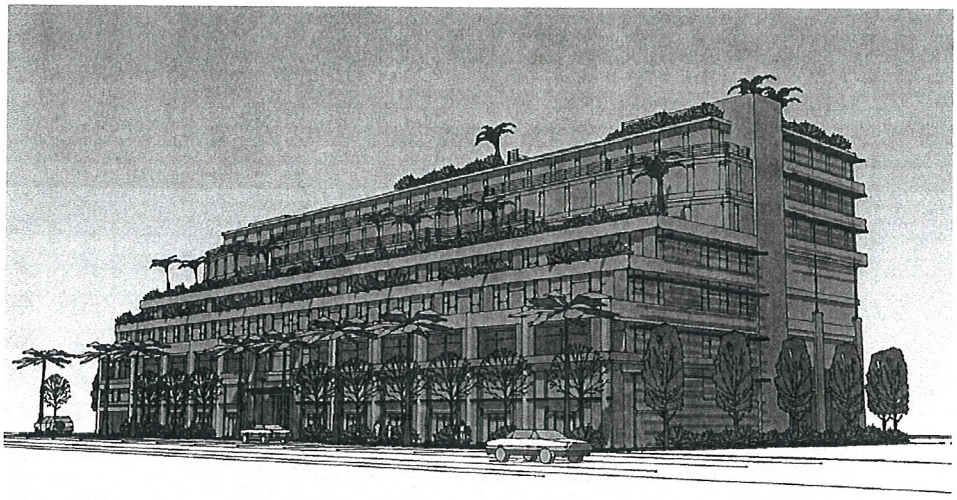
WPI ARCHITECTURE Inc

0' 15' 30'

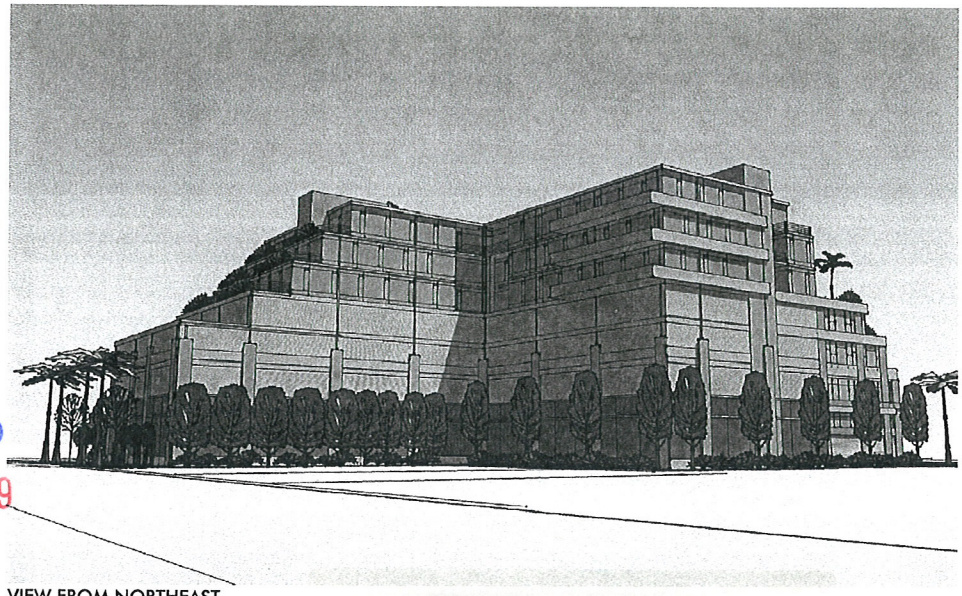
SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



AERIAL VIEW FROM SOUTHWEST



VIEW FROM SOUTH WEST

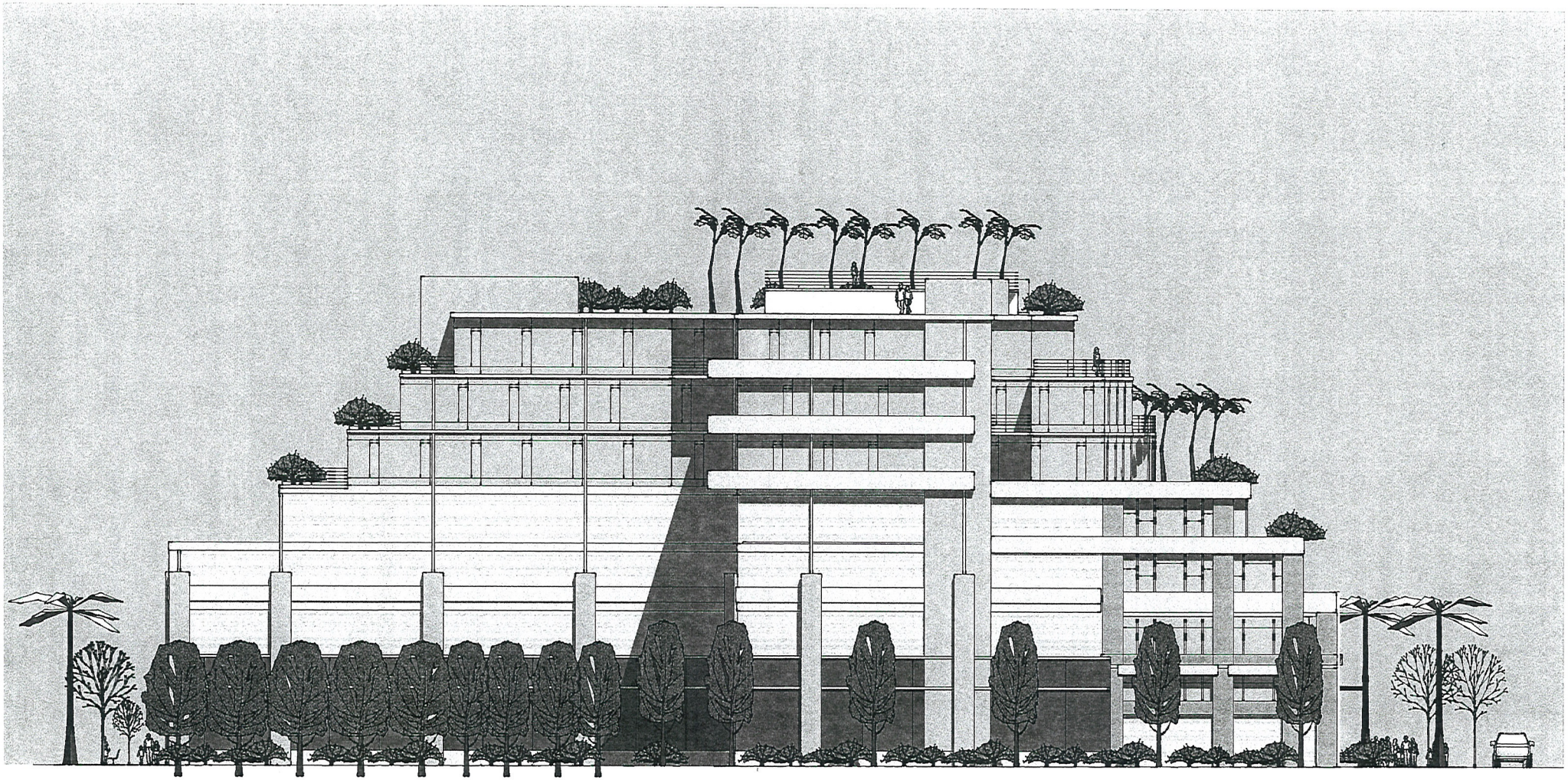


VIEW FROM NORTHEAST

RECEIVED
DEC 30 2009

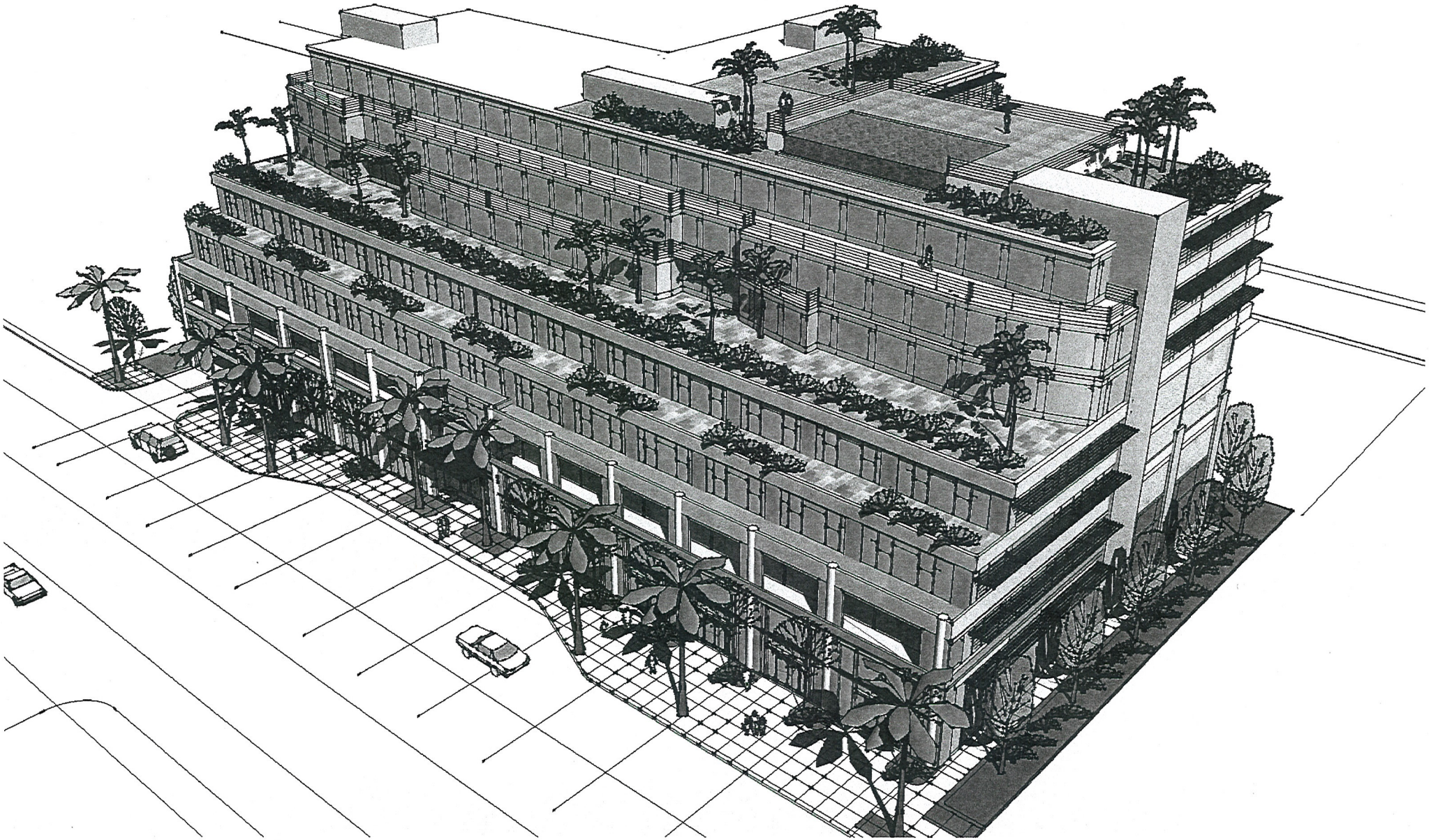
WPI ARCHITECTURE Inc

EOT-37071
02/17/10 CC



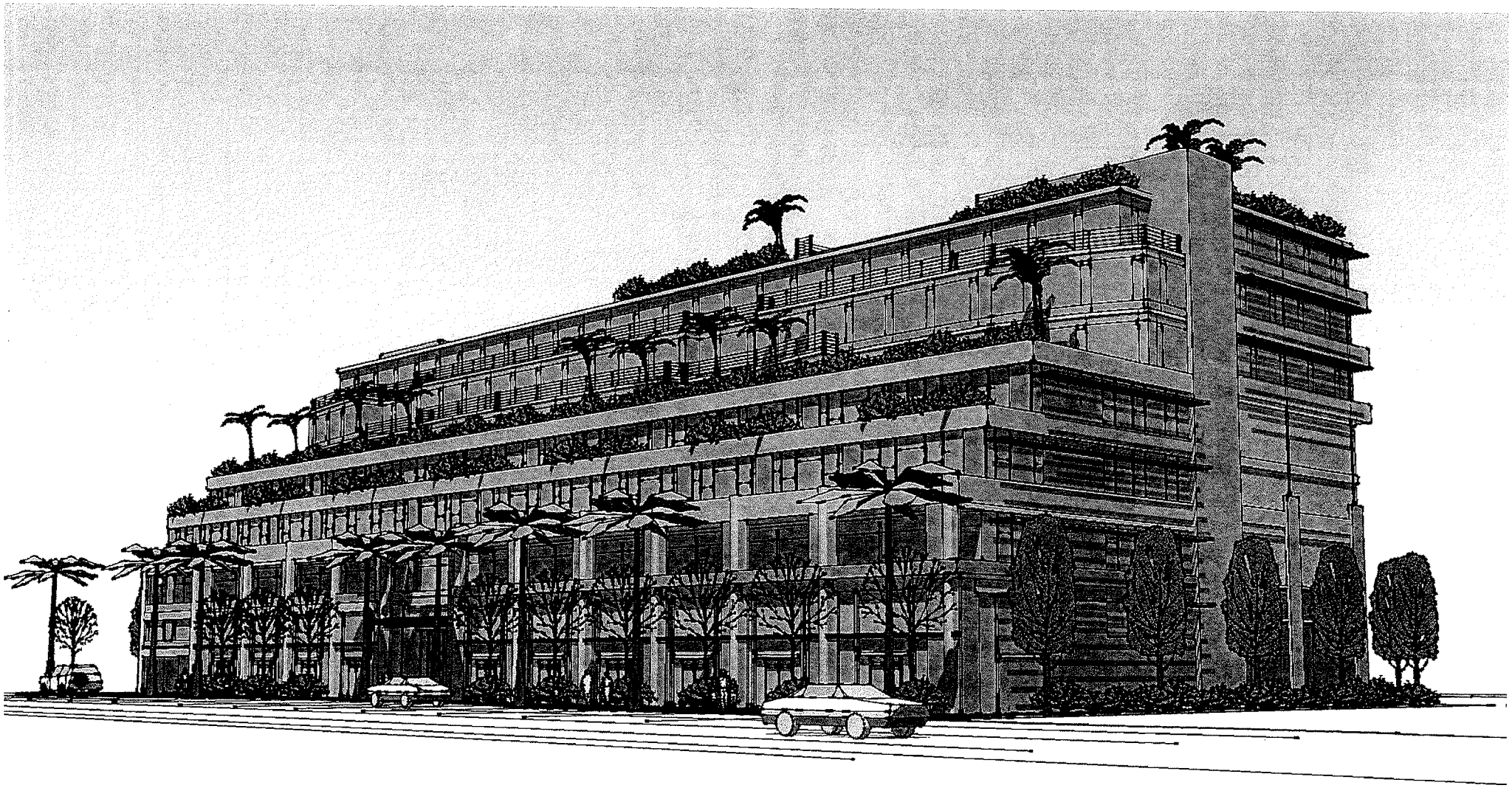
RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



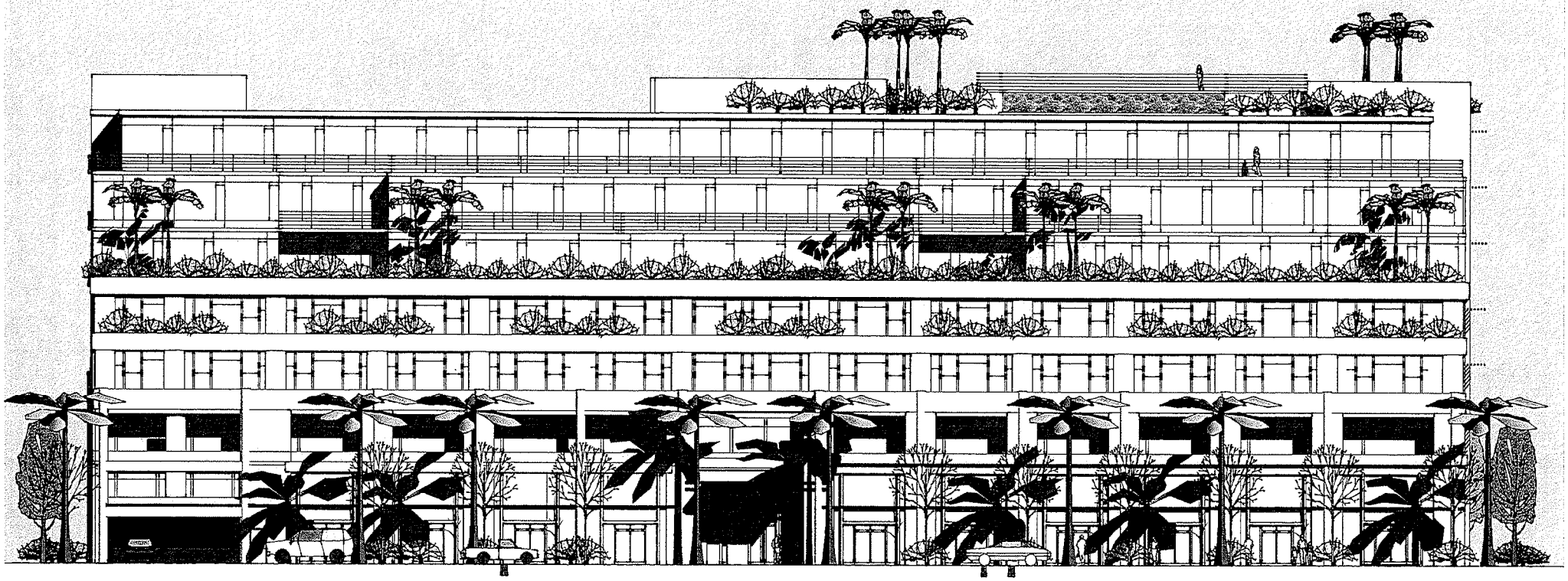
RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



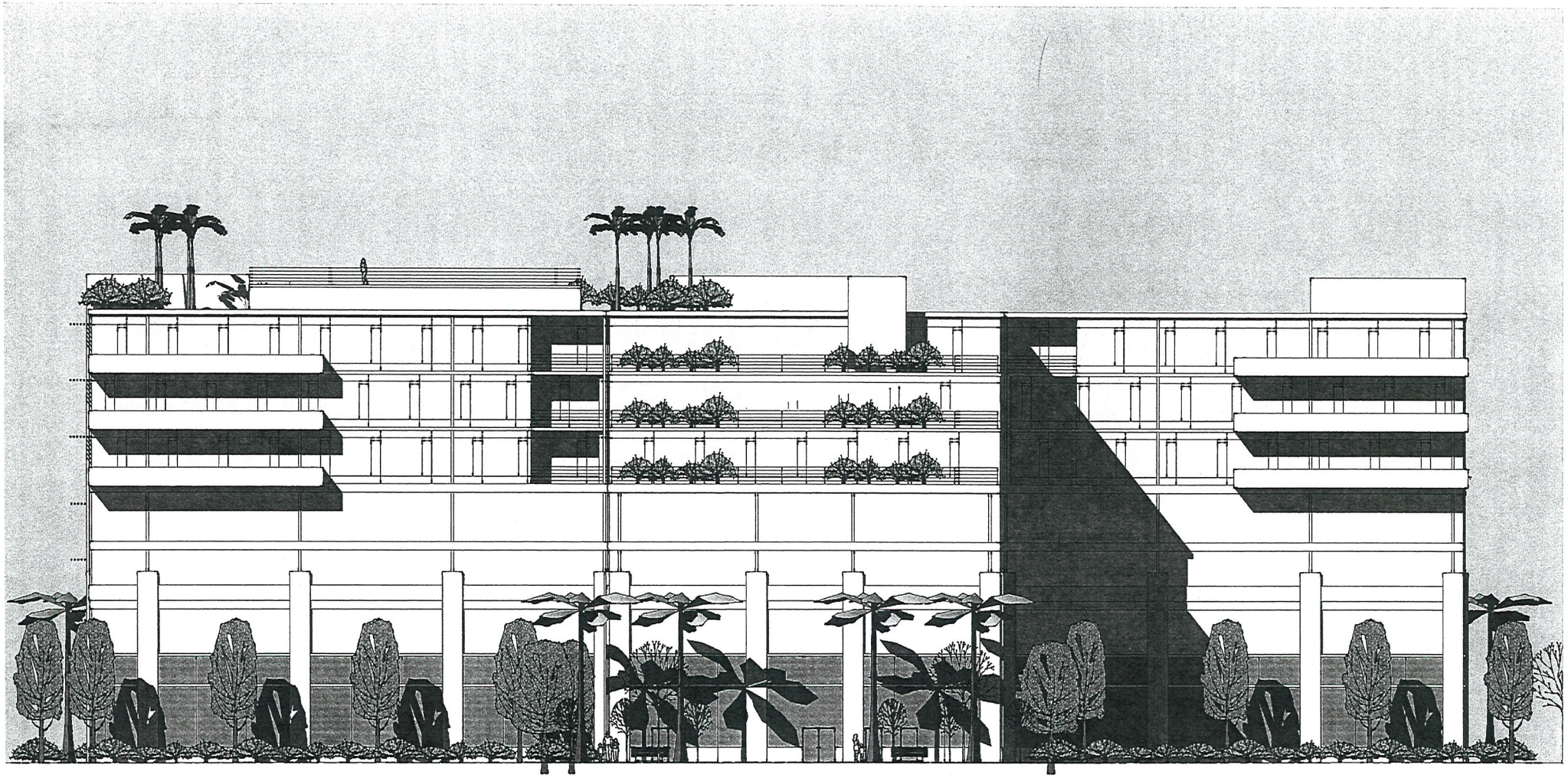
RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



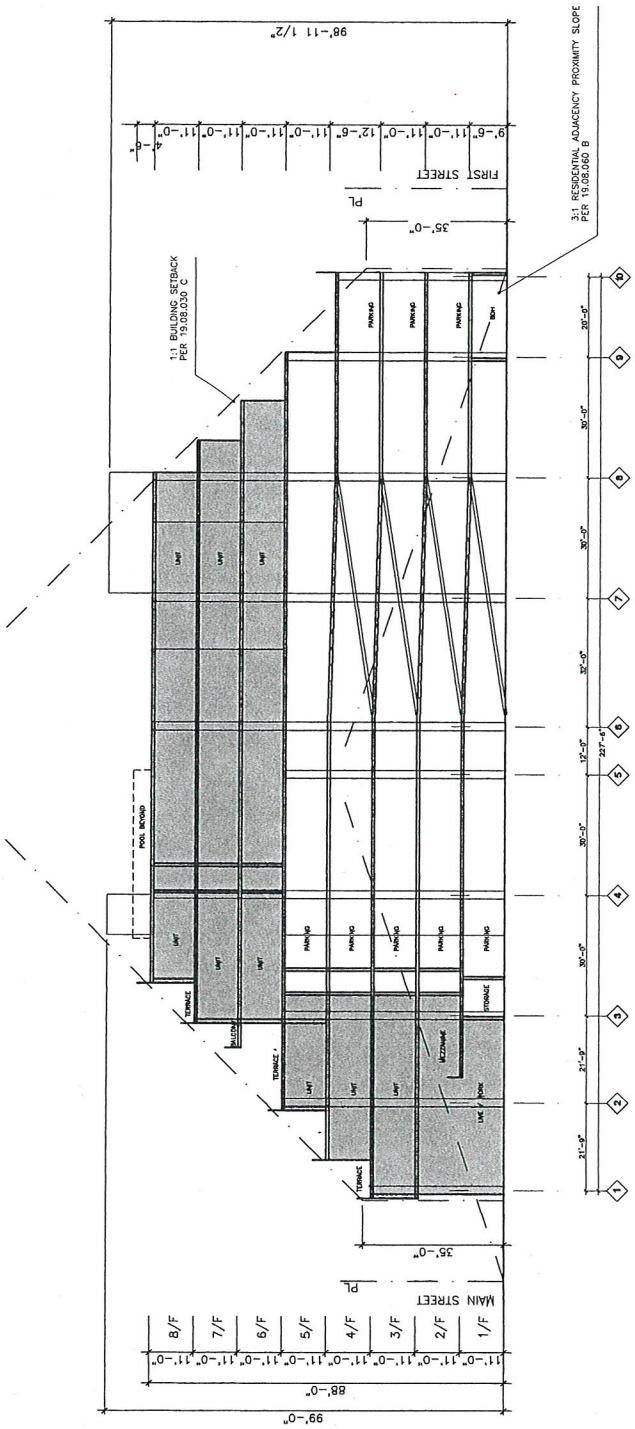
RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC



RECEIVED
DEC 30 2009

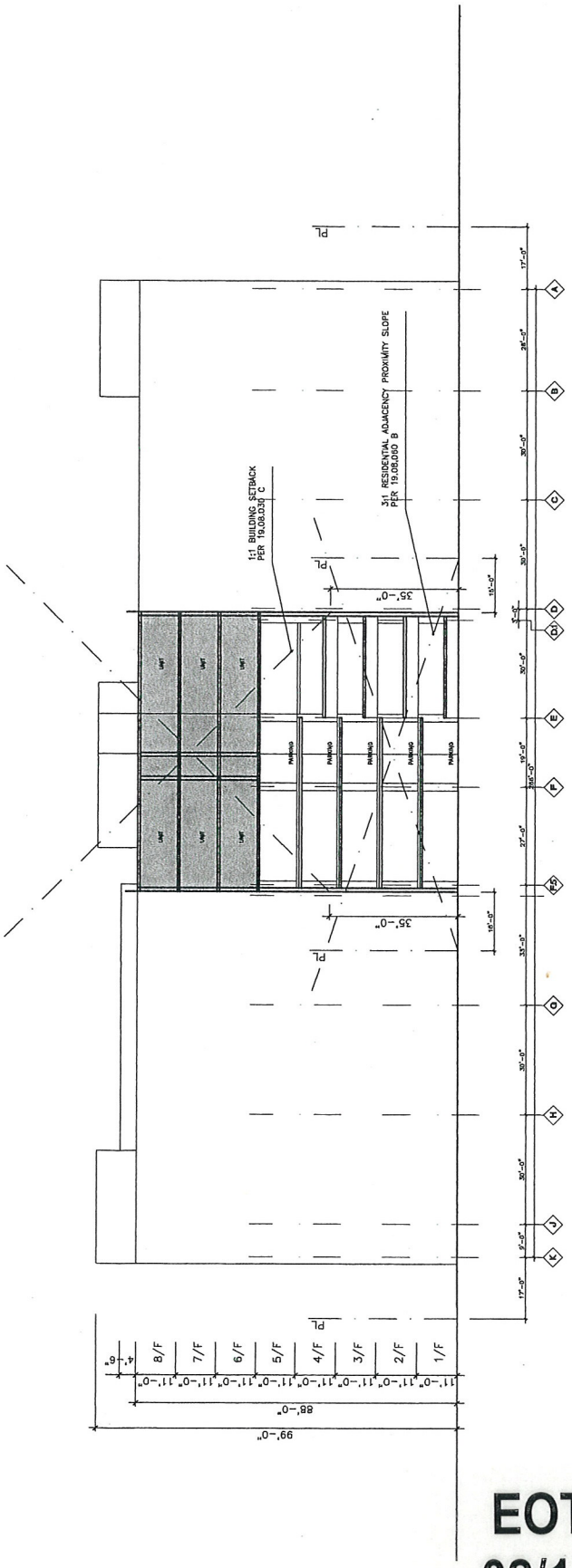
EOT-37071
02/17/10 CC

SECTION A

0' 15' 30'

WPI ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



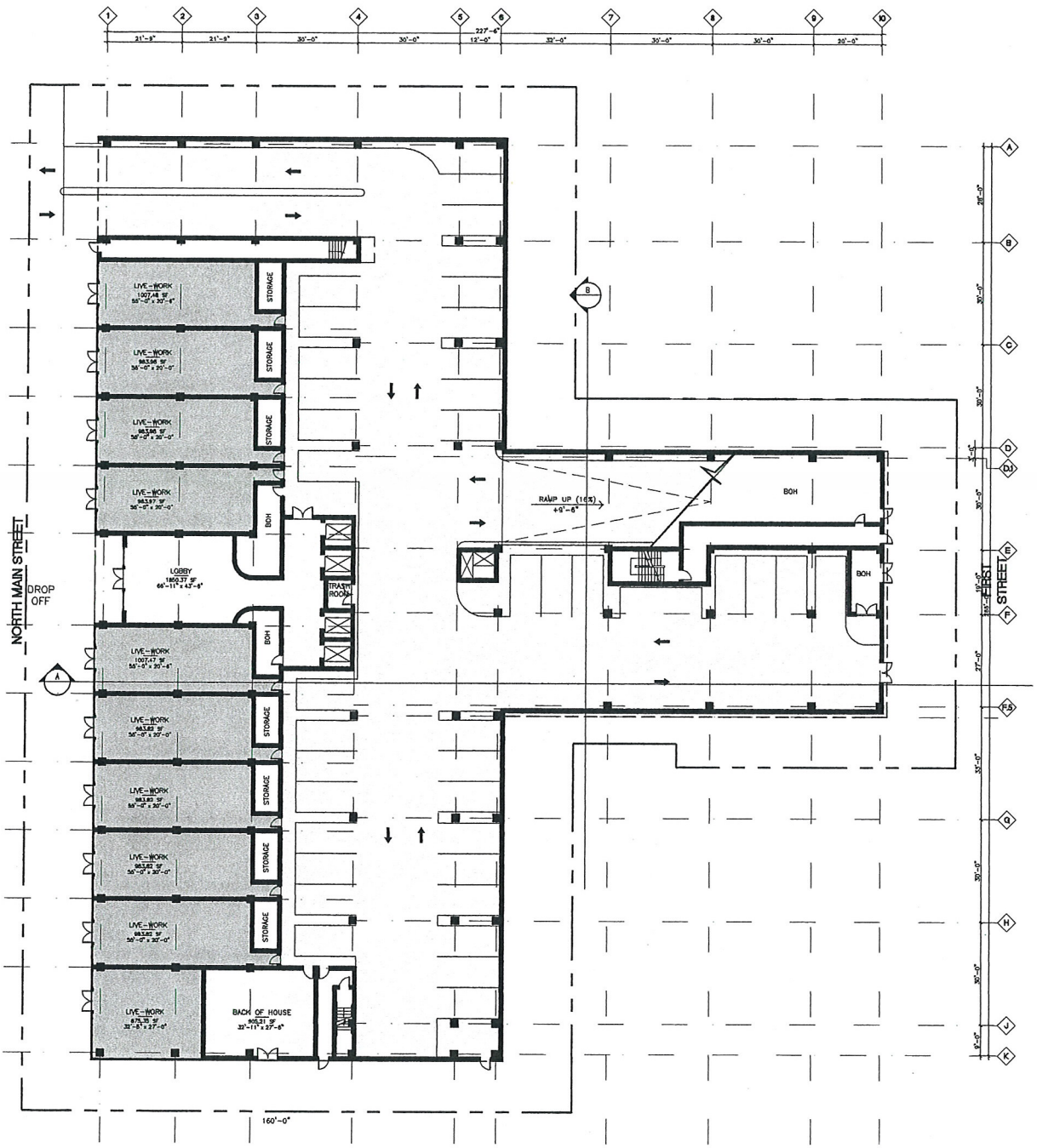
RECEIVED
DEC 30 2009

EOT-37071
02/17/10 CC

SECTION B

0' 15' 30'

109 TOTAL UNITS
203 TOTAL PARKING STALLS



39 STALLS
10 UNITS

RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC

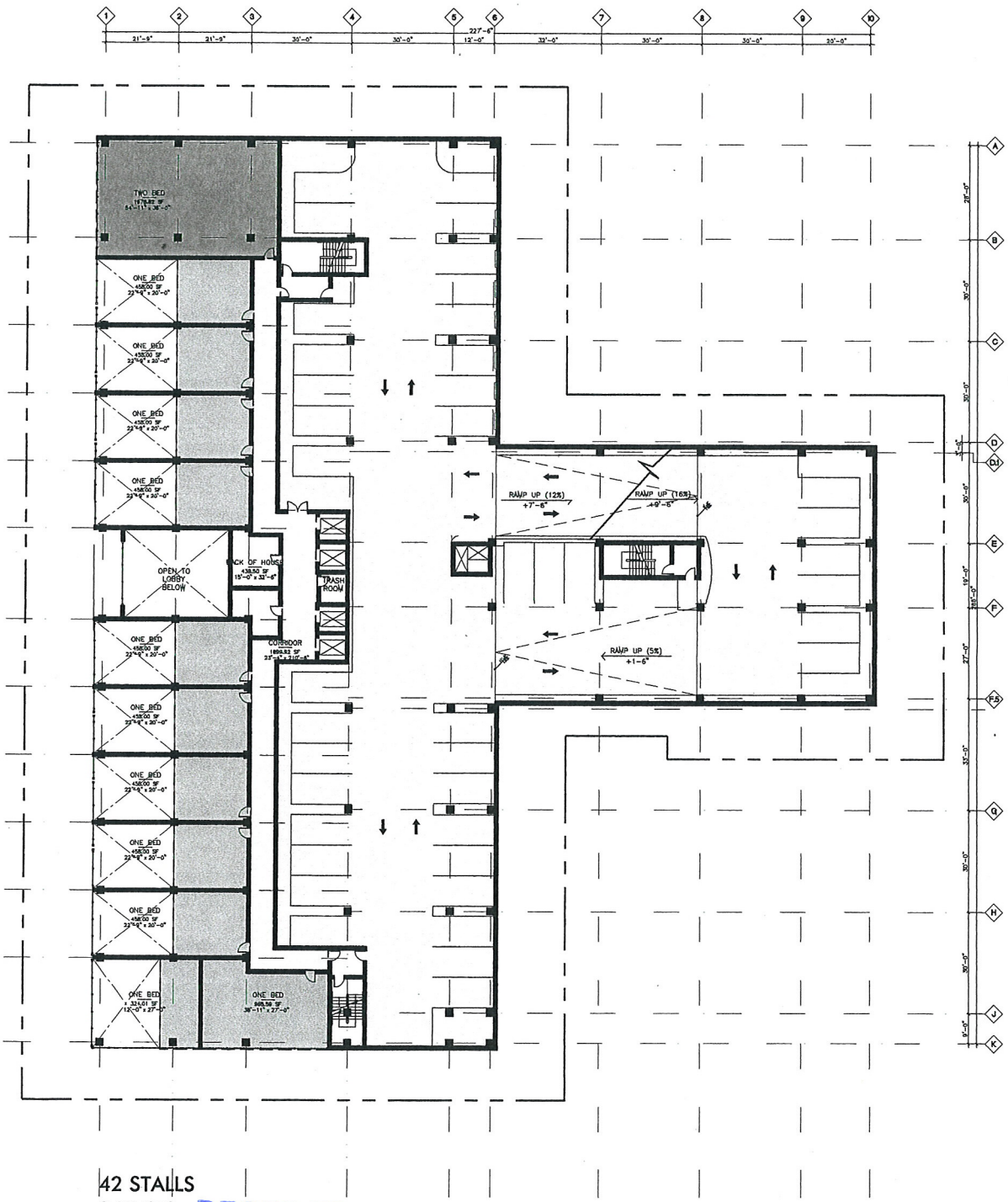
WPI ARCHITECTURE Inc

GROUND LEVEL FLOOR PLAN

0' 15' 30'

NORTH

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
2 UNITS

RECEIVED
DEC 30 2009

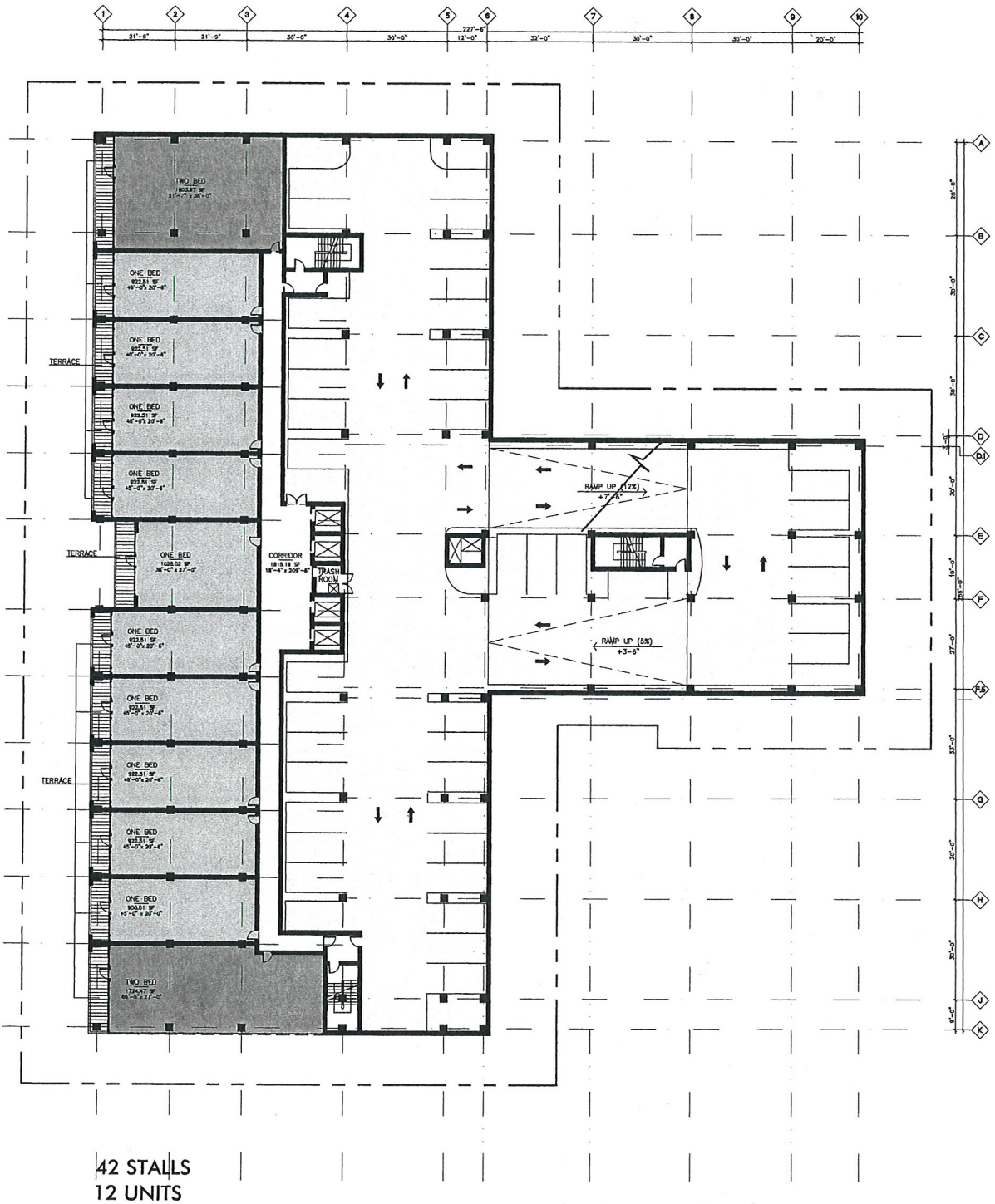
EOT-37071
02/17/10 CC

LEVEL 2 FLOOR PLAN

0' 15' 30'

WPI ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
12 UNITS

RECEIVED
DEC 30 2009

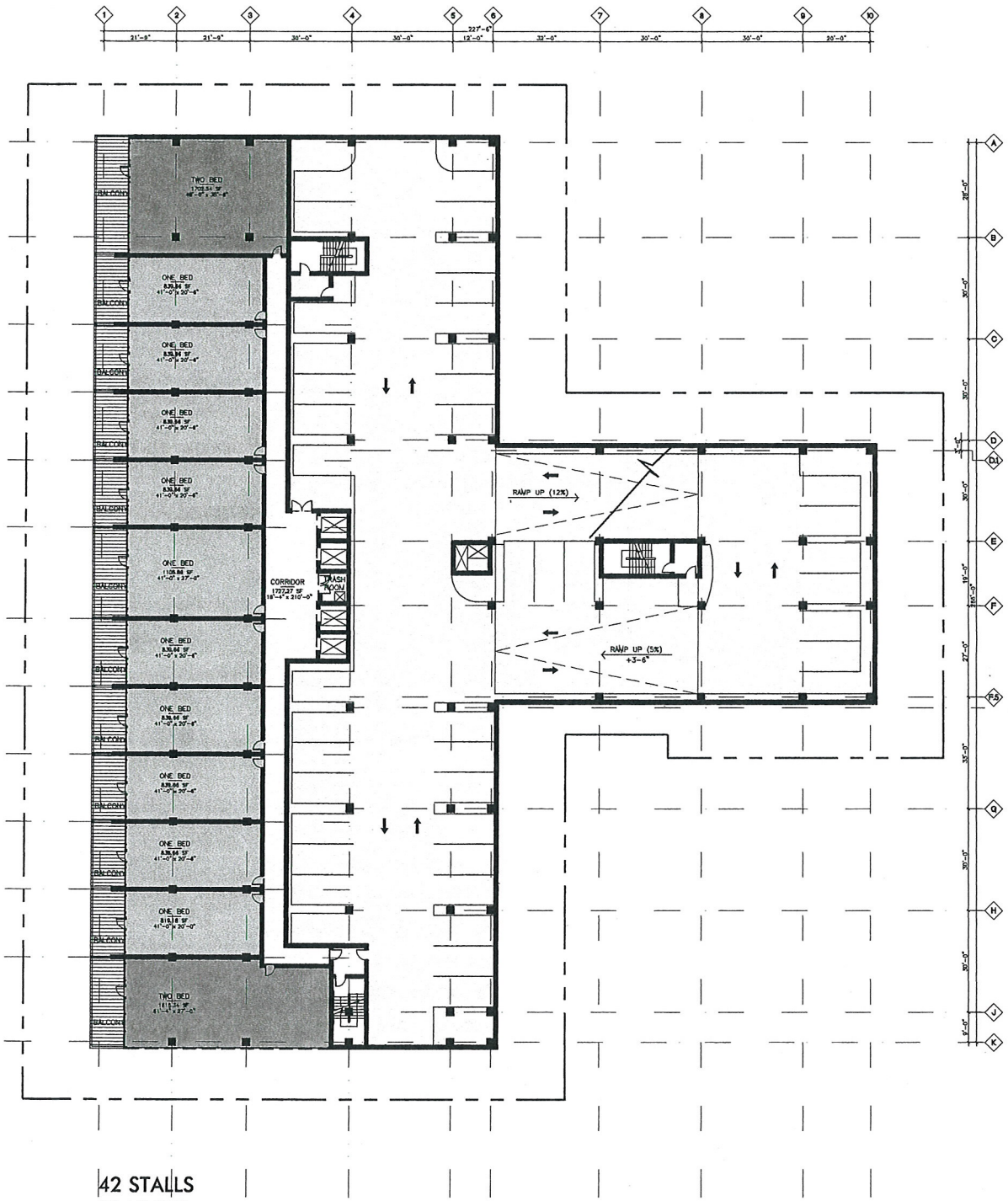
EOT-37071
02/17/10 CC

WPI ARCHITECTURE inc

LEVEL 3 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



42 STALLS
12 UNITS

RECEIVED
DEC 3 0 2009

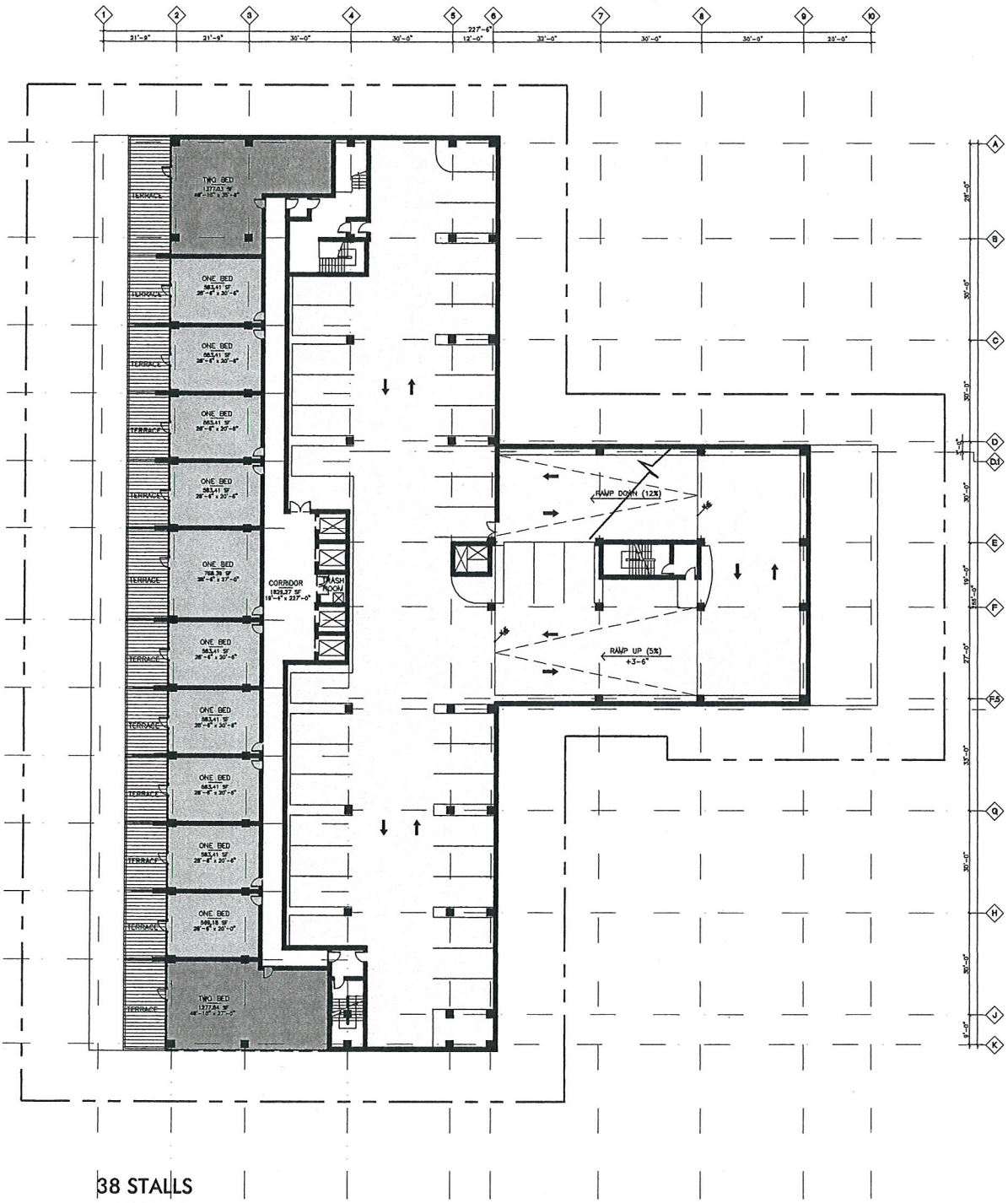
EOT-37071
02/17/10 CC

WPI ARCHITECTURE INC

LEVEL 4 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



38 STALLS
12 UNITS

RECEIVED
DEC 3 0 2009

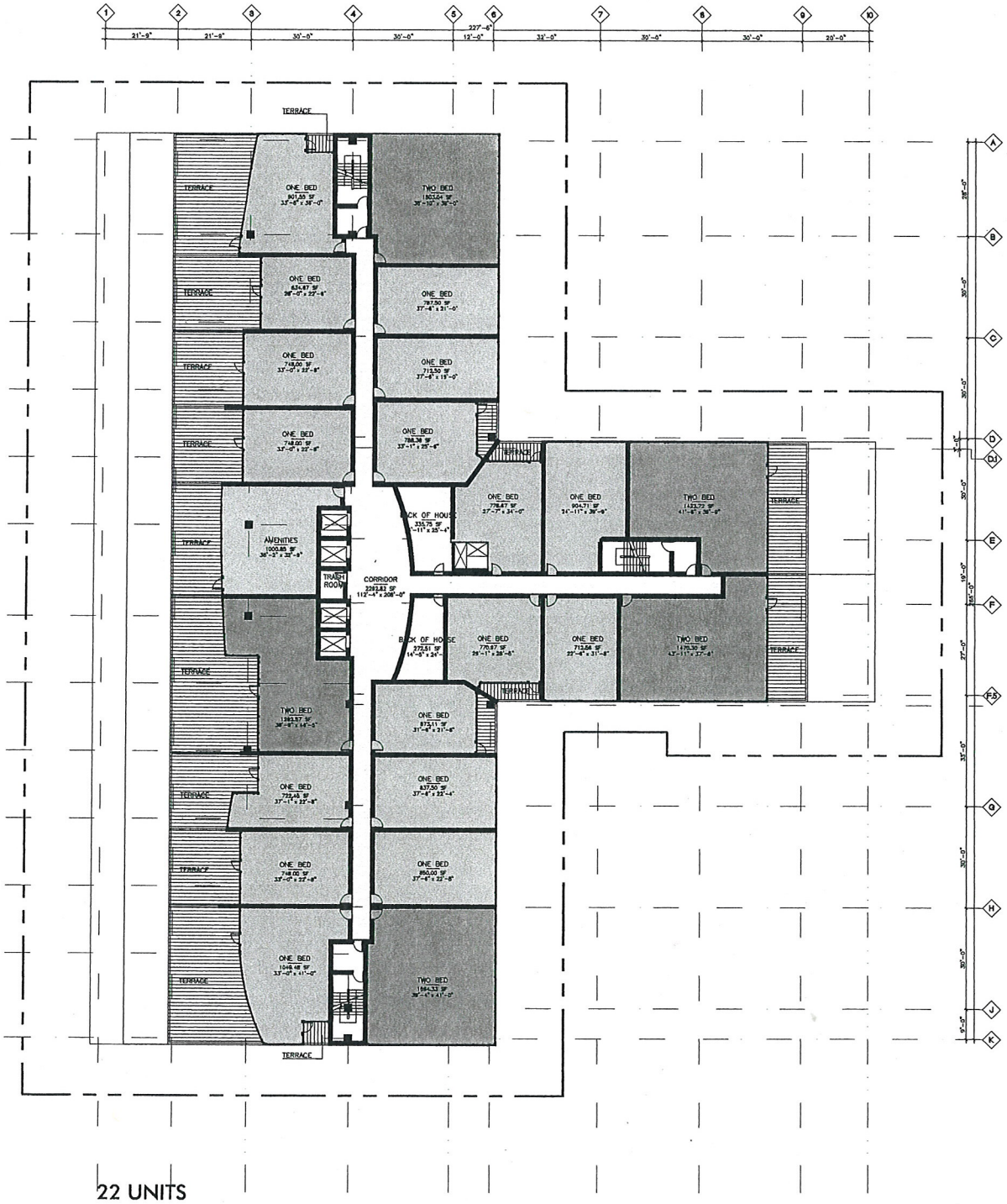
EOT-37071
02/17/10 CC

WPI ARCHITECTURE Inc

LEVEL 5 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



22 UNITS

RECEIVED
DEC 30 2009

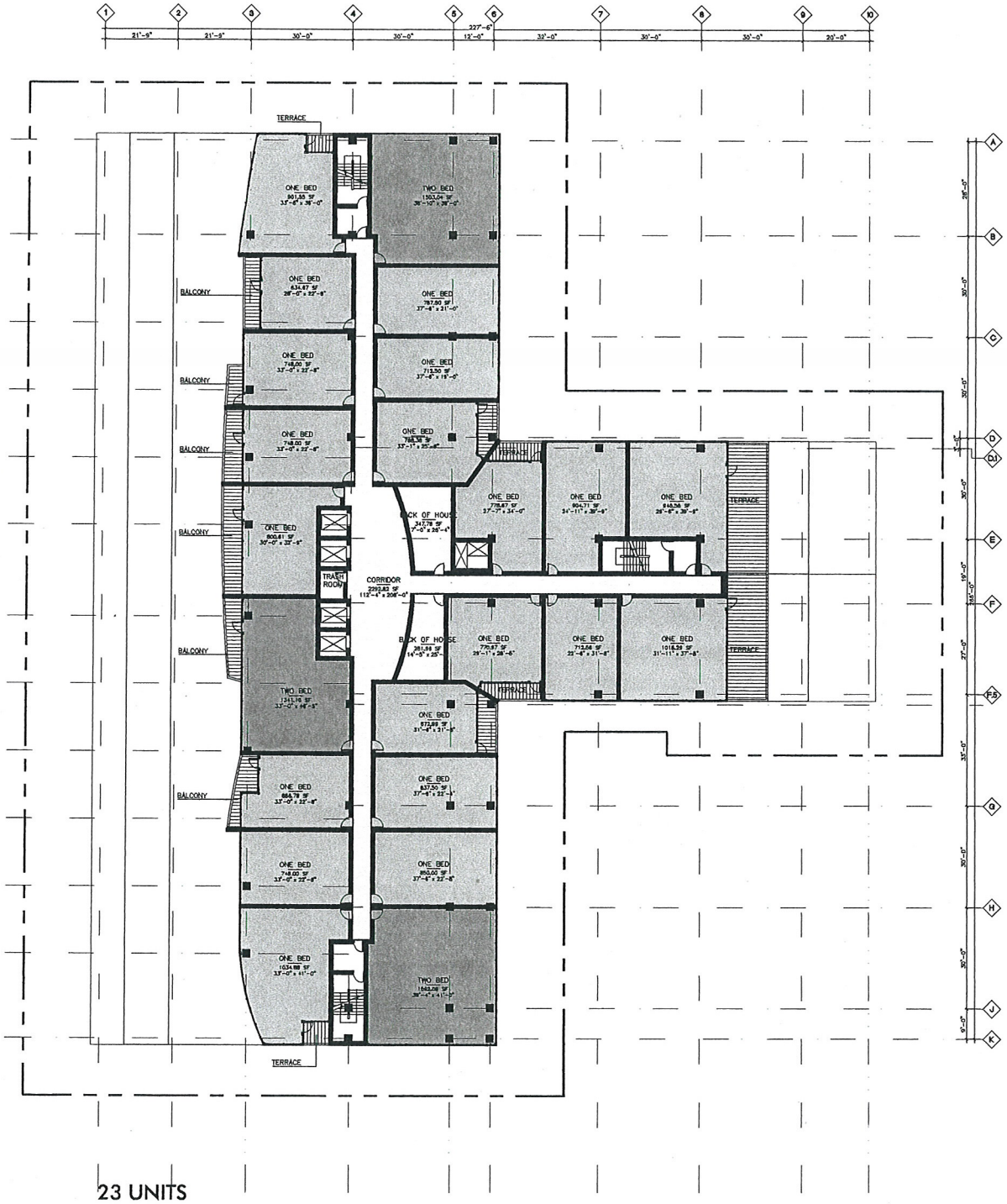
EOT-37071
02/17/10 CC

LEVEL 6 FLOOR PLAN

0' 15' 30'

WPI ARCHITECTURE Inc

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



23 UNITS

RECEIVED
DEC 3 0 2009

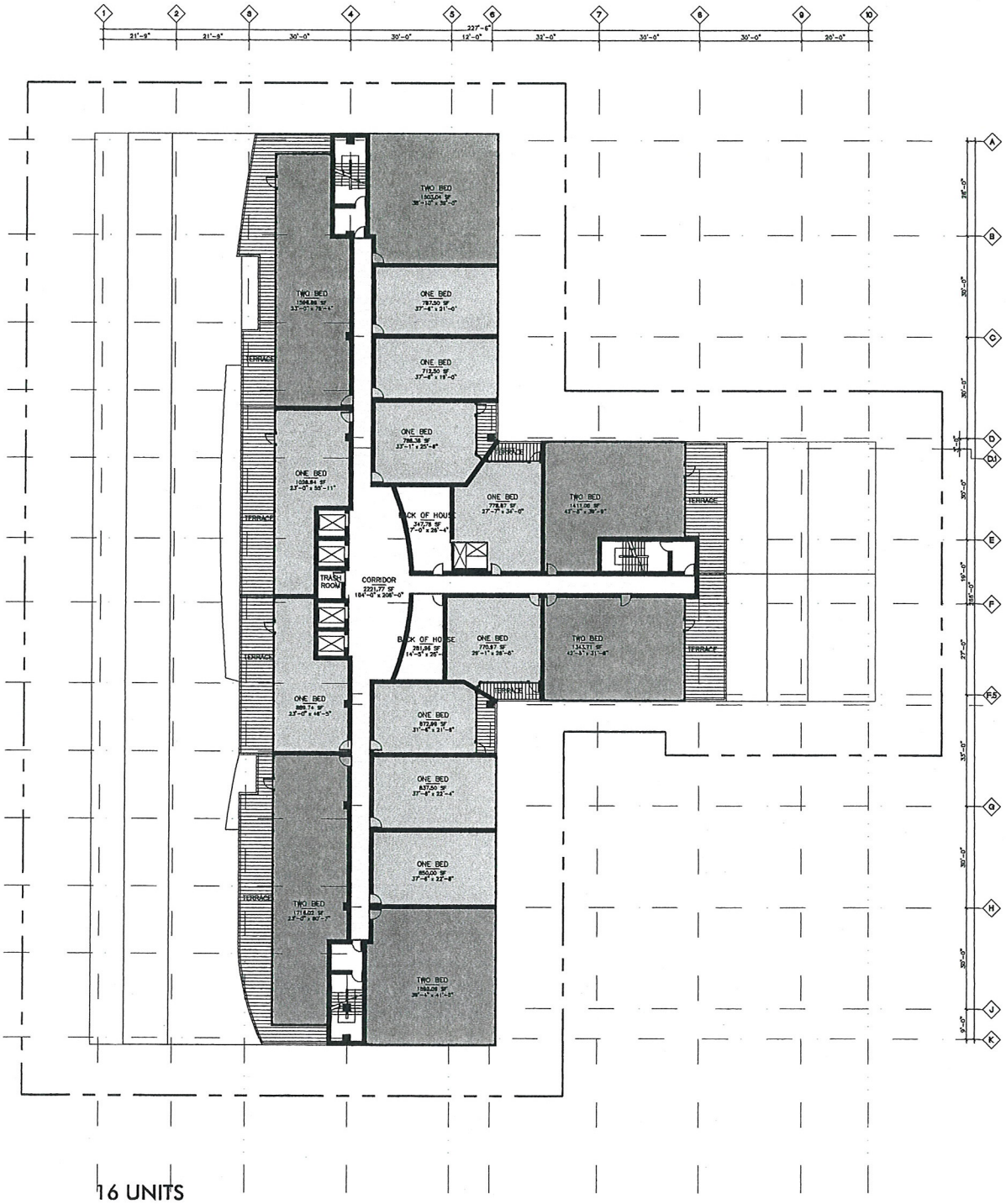
EOT-37071
02/17/10 CC

WPI ARCHITECTURE inc

LEVEL 7 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



16 UNITS

RECEIVED
DEC 3 0 2009

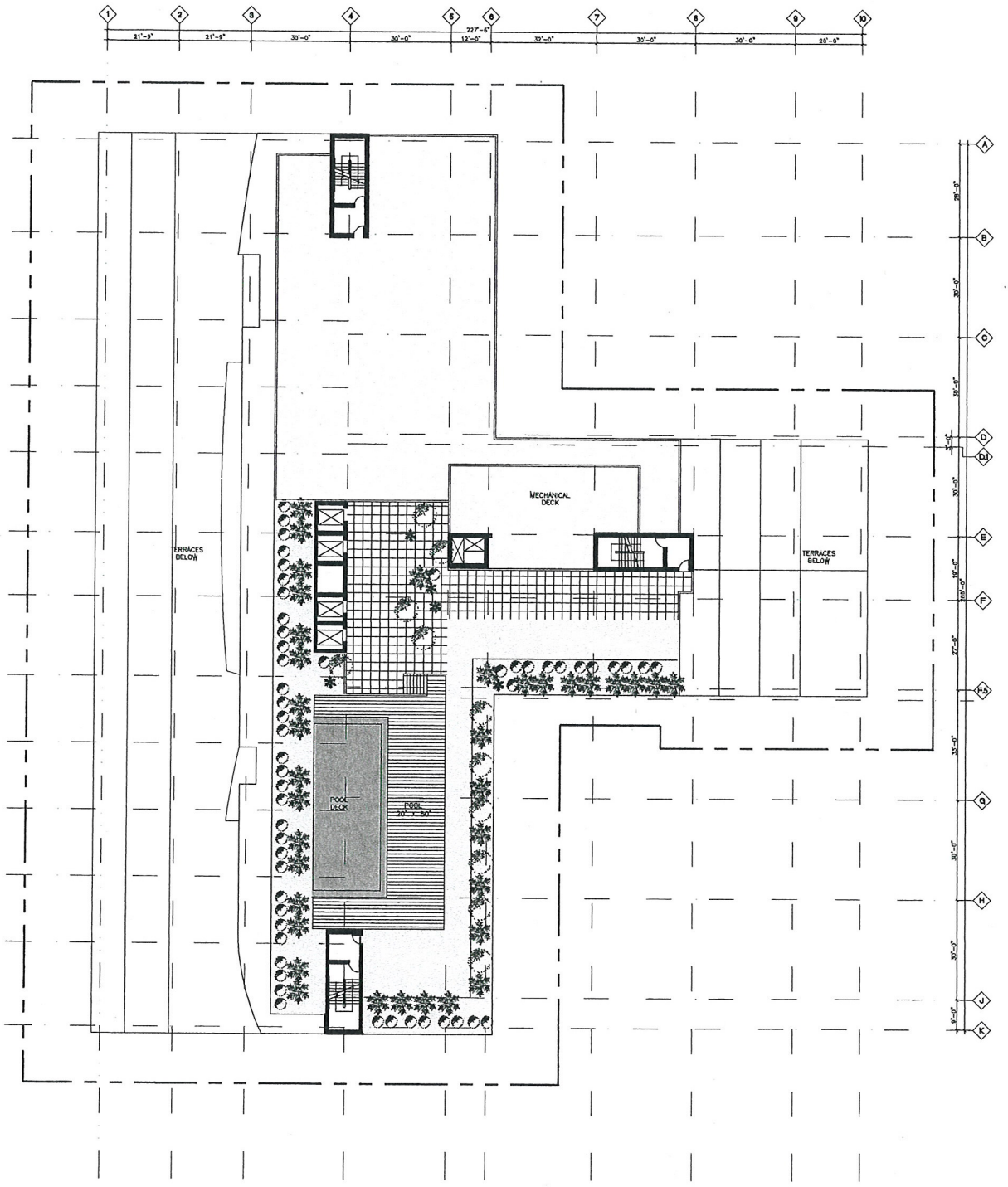
EOT-37071
02/17/10 CC

WPI ARCHITECTURE Inc

LEVEL 8 FLOOR PLAN

0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005



RECEIVED
DEC 3 0 2009

EOT-37071
02/17/10 CC

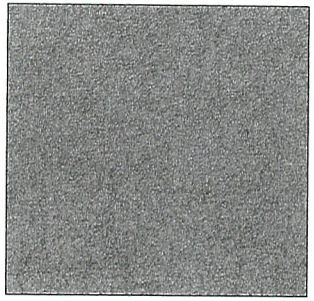
WPI ARCHITECTURE Inc.

ROOF FLOOR PLAN

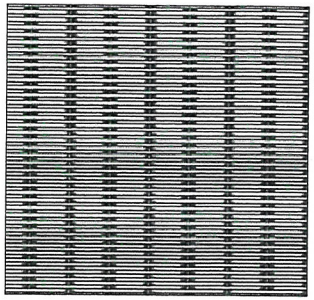
0' 15' 30'

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

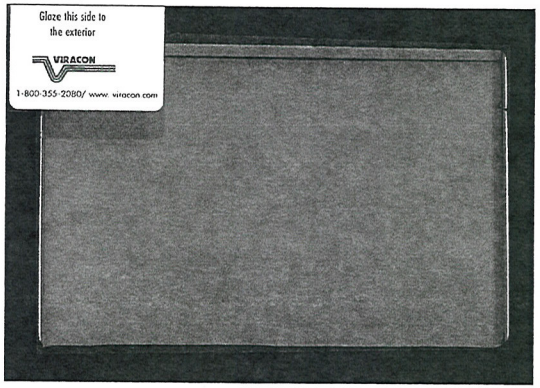
MAIN STREET LOFTS



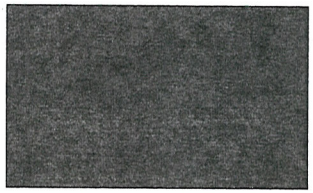
EIFS - TAN - LIGHT SAND FINISH EF–02



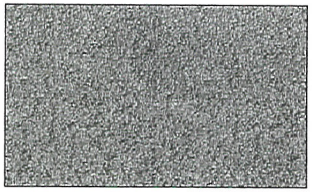
STAINLESS STEEL METAL MESH ME–01



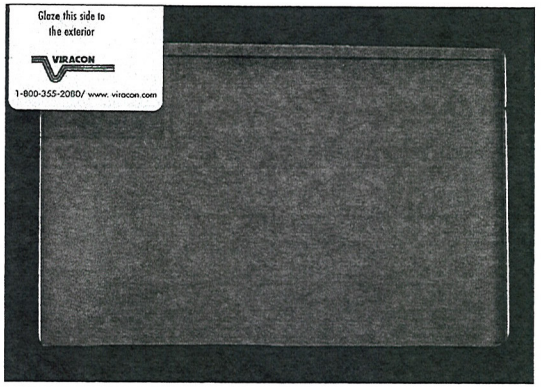
VIRACON SOLARSCREEN LOW-E GLASS VE1-52 GL–01



EIFS - DARK BROWN EF–03



EIFS - GREY - LIGHT SAND FINISH EF–01



VIRACON SOLARSCREEN LOW-E GLASS VE3-2M GL–02



CLEAR ANODIZED WINDOW SYSTEM FRAME AL–01

WPI ARCHITECTURE Inc

EXTERIOR BUILDING MATERIALS

SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS
OCTOBER 19, 2005

EOT-37071
02/17/10 CC

RECEIVED
DEC 30 2009

JUSTIFICATION LETTER

To: Las Vegas Planning and Development Department

Date: December 29, 2009

Re: Extension of Time for Approval (SDR-9136))

APN: 139-27-707-006, 139-27-707-007, 139-27-712-053 and 139-27-712-0054

Location: 1.40 acres located at 714, 718 and 722 N. Main Street and 711 and 719 N. 1st Street

Please consider this letter as Main Street Acquisitions, LLC formal request for a two (2) year extension of time for approval of its mixed use project in ward 5, downtown Las Vegas. The development is currently referred to as Main Street Tower and will eventually consist of an eight (8) story, 99 foot high building that will comprise 70% of the floor space of the 1.4 acres. The first floor is designated for retail space with sufficient parking at the easternmost portion of the site. Floors two (2) through (7) will consist of a mixture of one, two and three bedroom apartments. The amenities will be located on the roof top. Access will be solely via Main Street.

Unfortunately, due to the severe depression in the housing market we were unable to build during the past few years. Funding has dried up and demand has greatly diminished. Our objective in developing Main Street Tower is to offer affordable housing. We began our commitment with the intent to offer a good product at a price which would be affordable to the working middle class. We have never veered from our original intent and we are more committed today than initially. However, it is difficult for any developer today to begin construction.

We anticipate beginning construction planning in the next twelve to eighteen months and breaking ground shortly after obtaining the requisite permits and governmental approvals.

Main Street Acquisitions, LLC respectfully asks that this board grant our request for a two (2) year extension on our approval.

Respectfully submitted

By:_____
Steven Serle, as manager

EOT-37071
02/17/10 CC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702 386.9108
www.lasvegasnevada.gov

February 8, 2008

Mr. Steven Serle
Main Street Acquisition
6070 North Federal Highway
Boca Raton, Florida 33487

RE: EOT-26204 – EXTENSION OF TIME
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Mr. Serle:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-9136) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE, AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW 70% LOT COVERAGE WHERE 50% IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718 and 722 Main Street; and 711, 719 North First Street, (APNs 139-27-707-006, 007; 139-27-712-053 and 054). The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. This Site Development Plan Review (SDR-9136) shall expire on 1/18/10, unless another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Site Development Plan Review (SDR-9136) and all other site related actions as required by the Planning and Development Department and Department of Public Works

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

EOT-37071
02/17/10 CC

City of Las Vegas Agenda Item No.: **65.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

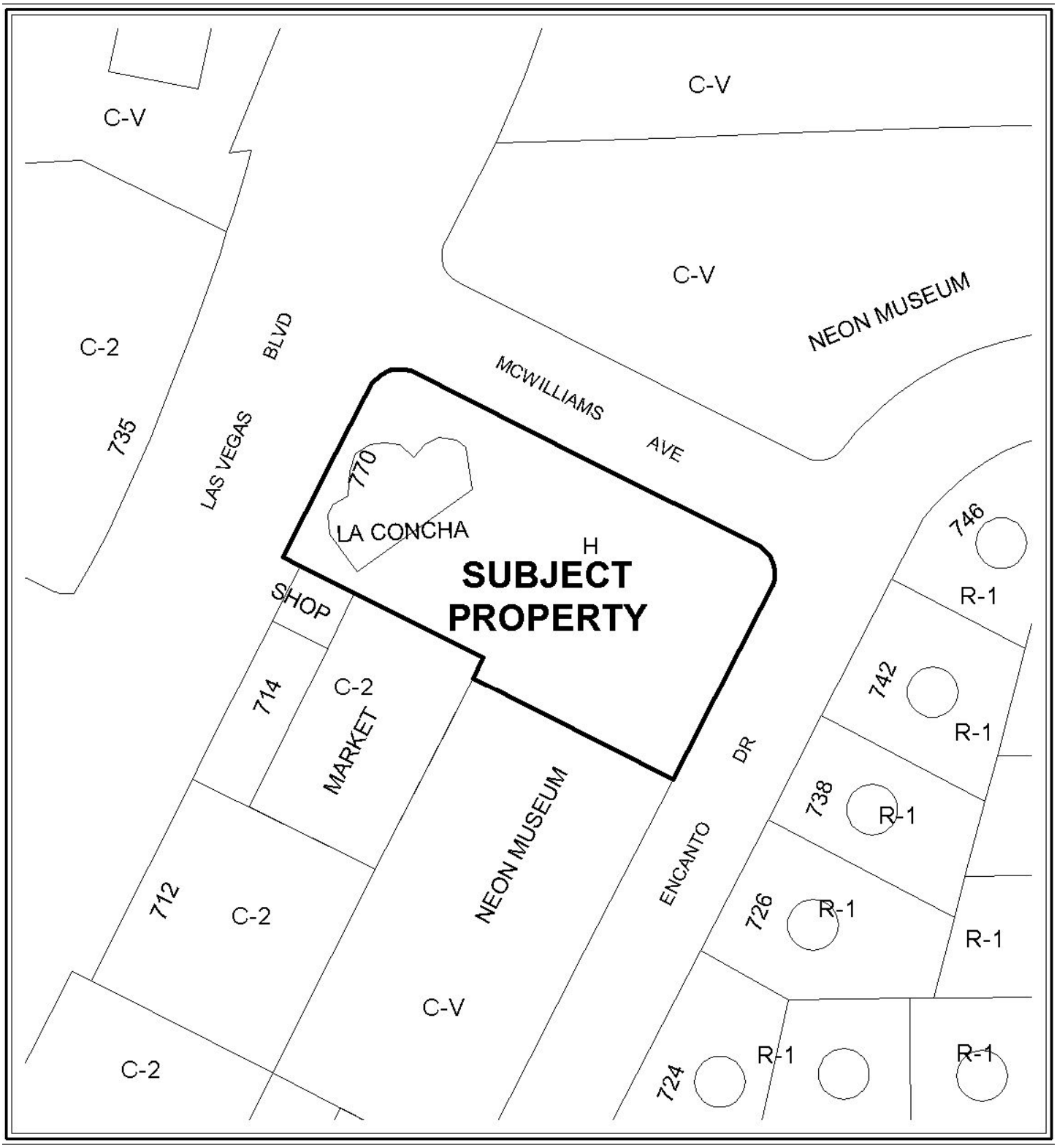
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

SUBJECT:
EOT-37123 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18751) FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM at 770 North Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SDR-18751



CASE: **EOT-37123**

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 100 200 Feet

CASE: **EOT-37123**

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-37123 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. This Site Development Plan Review (SDR-18751) shall expire on February 21, 2012 unless another extension of time is approved by the City Council.

2. Conformance to the conditions of approval of Site Development Plan Review (SDR-18751) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site has a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot Museum located at 770 North Las Vegas Boulevard. Besides historic signs and equipment stored on property, the La Concha Motel Lobby was relocated to the site to become an integral part of the Museums Visitor's Center. The applicant has made some progress on the project by submitting Plan Check #37020 for the Neon Museum addition that is in the process of being reviewed by various departments. The applicant is requesting an extension of time awaiting receipt of a Scenic Byway grant contract from the Nevada Department of Transportation. Staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/24/02	The Planning Commission approved a request for a Site Development Plan Review (SD-0049-02) for a proposed Interpretive Banner Display adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
01/07/04	The City Council approved a request for a Rezoning (ZON-3256) from C-2 (General Commercial) and R-3 (Medium Density Residential) to C-V (Civic) on 1.79 acres to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission recommended approval on 12/04/03.
	The City Council approved a related request for a Site Development Plan Review (SDR-3257) for a proposed Museum.
02/21/07	The City Council approved a request for a Site Development Plan Review (SDR-18751) for a proposed 2,768 square-foot Museum on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street and 770 North Las Vegas Boulevard. The Planning Commission recommended approval on 01/25/07.
08/01/07	The City Council approved a request to designate the La Concha Motel Lobby as a Historic Property (DIR-22243) within the City of Las Vegas at 770 North Las Vegas Boulevard.
10/16/07	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-24852) for Biltmore Addition Annex #3 (Reversionary).

Related Building Permits/Business Licenses	
12/23/09	Plan Check #37020 was processed for the Neon Museum addition. The plans are still being reviewed by various departments.
Several assorted building permits have been issued for the subject site to prepare it for the proposed project, but none have been issued for the construction of the principal structure.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.58

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped Land-Proposed Neon Museum	PF (Public Facilities)	C-V (Civic)
North	Undeveloped Land-Proposed Neon Museum	PF (Public Facilities)	C-V (Civic)
South	Apartments and Retail Establishments	MXU (Mixed-Use)	C-2 (General Commercial)
East	Single Family Dwellings	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	Undeveloped Land	MXU (Mixed-Use)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown North Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
H (Historic Designation)	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y

Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an extension of time of a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot Museum located at 770 North Las Vegas Boulevard. The applicant has made some progress on the project by submitting Plan Check #37020 for the Neon Museum addition that is in the process of being reviewed by various departments. There has been a change in land use and development that includes a new entitlement for a Social Service Provider for property to the south of the subject site.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-9136) has not met the requirements to be exercised as outlined in Title 19.18.050, as no permits have been issued for the proposed project. The applicant is requesting an extension of time awaiting receipt of a Scenic Byway grant contract from the Nevada Department of Transportation. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18751) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

EOT-37123

Case Number: SDR-18751 APN: 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Samuel Tolman

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 _____X_____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: Robin Yoakum

Print Name: Robin Yoakum

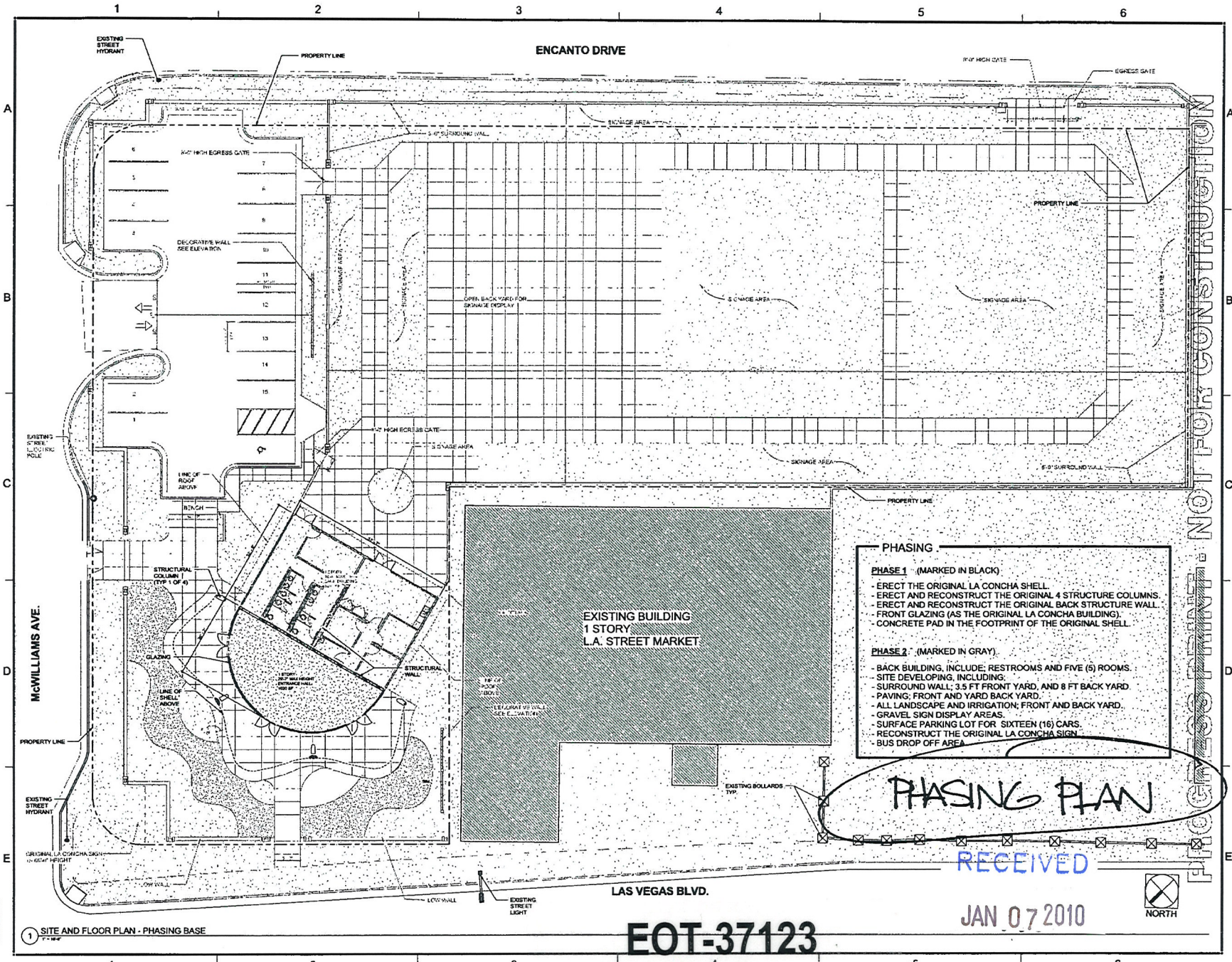
Subscribed and sworn before me Robin Yoakum

This 7th day of January 2010

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011



1 SITE AND FLOOR PLAN - PHASING BASE

EOT-37123

02/17/10 CC

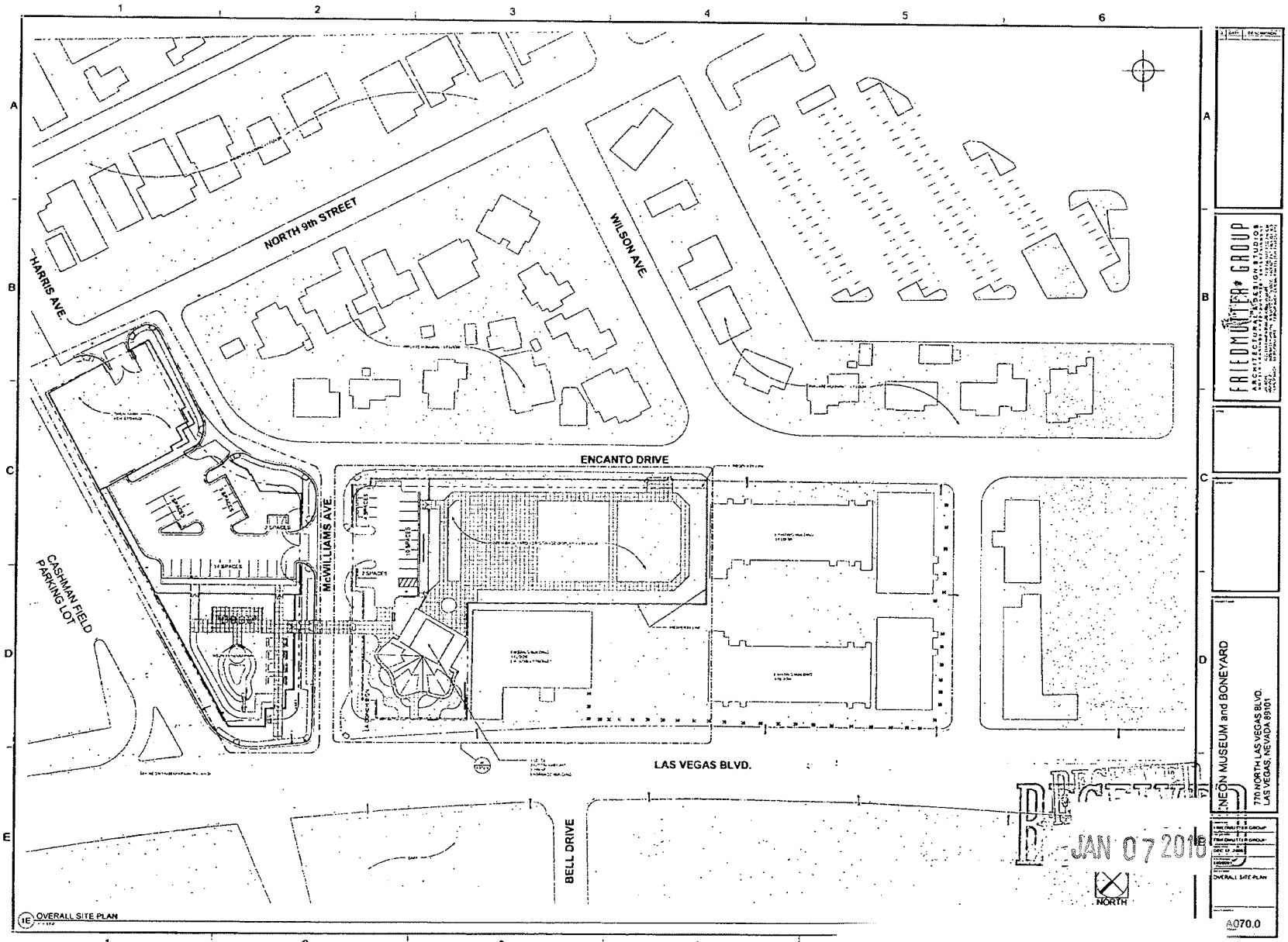
FRIEDMUTTER GROUP
ARCHITECTURAL + DESIGN STUDIOS

NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

FRIEDMUTTER GROUP

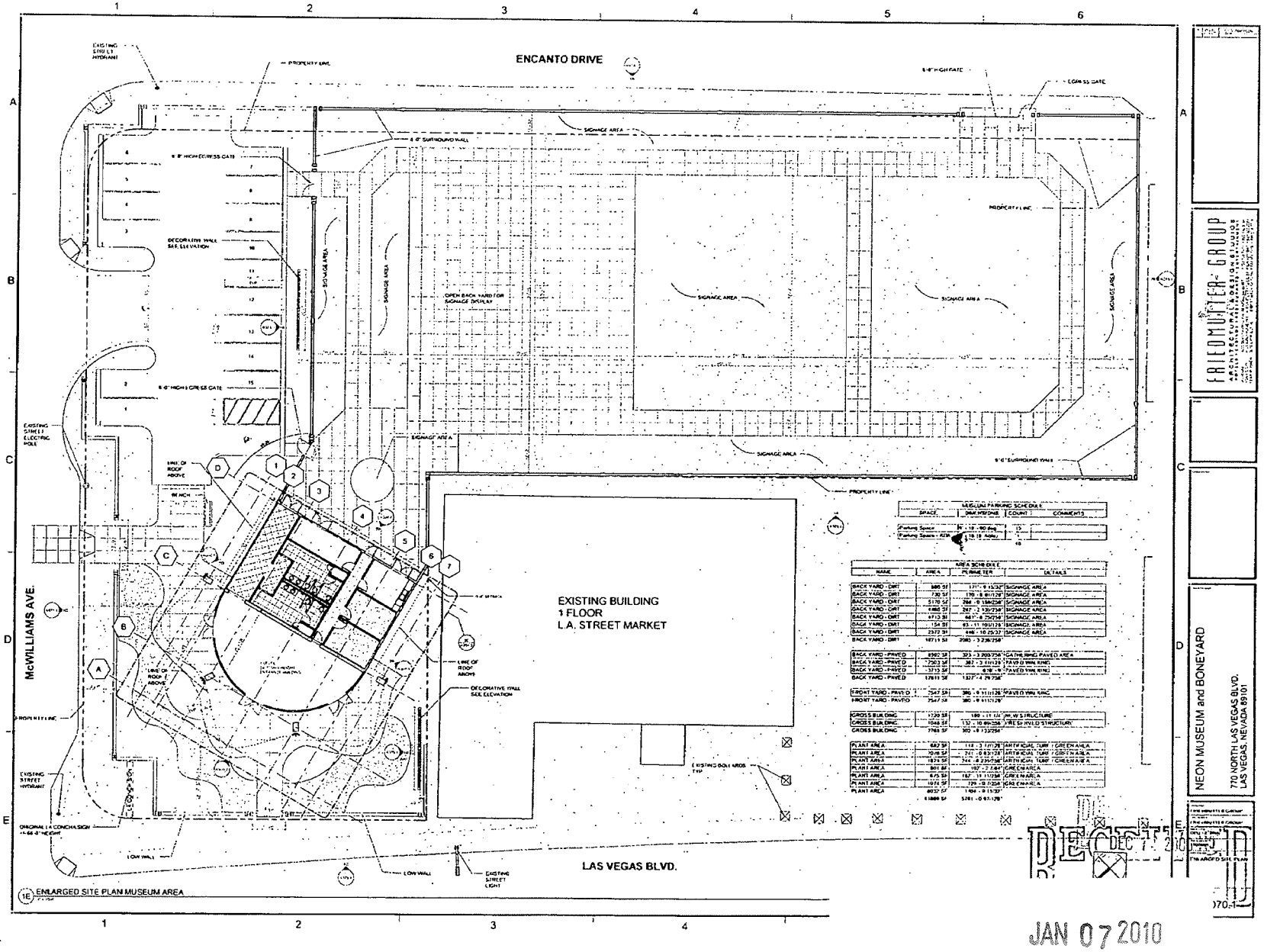
SITE AND FLOOR PLAN - PHASING BASE

0003.01

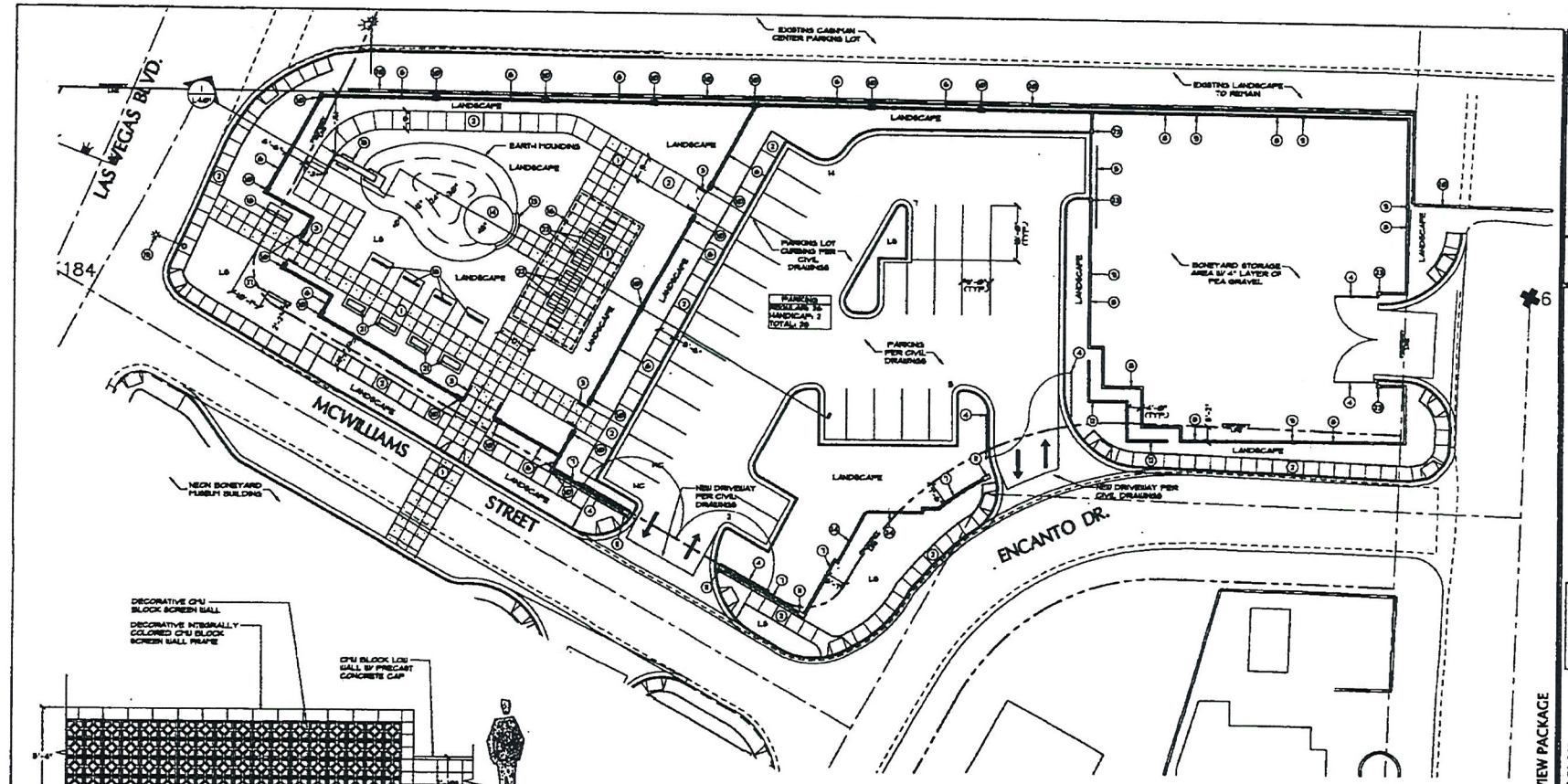


JAN 07 2016

EOT-37123
02/17/10 CC



EOT-37123
02/17/10 CC



1 SCREEN WALL @ LOW CMU WALL
SCALE 3/8"-1'-0"

SITE ELEMENTS

1 ENHANCED DECORATIVE COLORED CONCRETE WALKWAY	16 BOONIE STYLE CANOPY SHADE STRUCTURE
2 NATURAL GREY COLORED CONCRETE WALKWAY	17 APPROX. 4' HEIGHT DIRECTIONAL SIGNAGE BY OTHERS
3 DECORATIVE TUBULAR STEEL PEDESTRIAN GATES	18 EXHIBIT / KIOSK LOCATIONS
4 TUBULAR STEEL SWINGING VEHICULAR GATE	19 EXISTING STREET LIGHT TO REMAIN
5 TUBULAR STEEL SLIDING VEHICULAR GATE	20 EXISTING WALL TO BE DEMOLISHED
6 DECORATIVE CMU LOW WALL W/ TUBULAR STEEL FENCE - SEE SHEET L4.01, DETAIL 9	21 PROPOSED SITE BENCH
7 DECORATIVE CMU LOW WALL - SEE SHEET L4.01, DETAIL 9	22 PROPOSED SITE PICNIC TABLE
8 DECORATIVE 8" CMU WALL - SEE SHEET L4.01, DETAIL 4	23 8" X 16" CMU BLOCK + WALL ENDS
9 CMU 'H' BLOCK @ APPROX. 24" O.C.	24 DECORATIVE CMU BLOCK SCREEN WALL @ LOW CMU WALL - SEE THIS SHEET, DETAIL 1
10 DECORATIVE CMU PILASTER W/ SCREEN BLOCK - SEE SHEET L4.01, DETAIL 9	NOTES:
11 DECORATIVE LOW CMU PILASTER W/ SCREEN BLOCK - SEE SHEET L4.01, DETAIL 9	1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROJECT DOCUMENTS AND SPECIFICATIONS.
12 DECORATIVE CMU BLOCK SCREEN WALL - SEE SHEET L4.01, DETAIL 4	2. WHEN OBVIOUS DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION OF SAID CONFLICT.
13 INTEGRALLY COLORED CONCRETE STEPS	3. CONTRACTOR SHALL INSTALL ALL EXPANSION CONCRETE SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CIVIL ENGINEER.
14 INTEGRALLY COLORED CONCRETE EXHIBIT / STAGE	4. CONTRACTOR SHALL INSTALL ALL ON STRUCTURE SCREENING AND SIDING PER STRUCTURAL DWGS.
15 APPROX. 21' HEIGHT TWO SIDED VERTICAL NEON SIGN PYLON BY OTHERS	5. CONTRACTOR SHALL COORDINATE ALL NECESSARY SLEEVES AND/OR CIRCUIT FOR ELECTRICAL/IRRIGATION DEVICES PRIOR TO HARDSCAPE CONSTRUCTION
	6. CONTRACTOR SHALL PROVIDE CMU PROOF FOR REVIEW AND APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT FOR PLASTERS, PAVERS, STONE TILE, SMALLS, CALL CAPS, & PAINT.

VICINITY MAP

SCHEMATIC DESIGN REVIEW PACKAGE

poggemeyer design group, inc.

SCHEMATIC SITE PLAN

Neon Boneyard Park

JOB NUMBER	06-0145
DESIGNED BY	CNA
DRAWN BY	RSN
CHECKED BY	CNA
DATE	DECEMBER 12, 2006

EOT-37123
02/17/10 CC

RECEIVED
JAN 07 2010

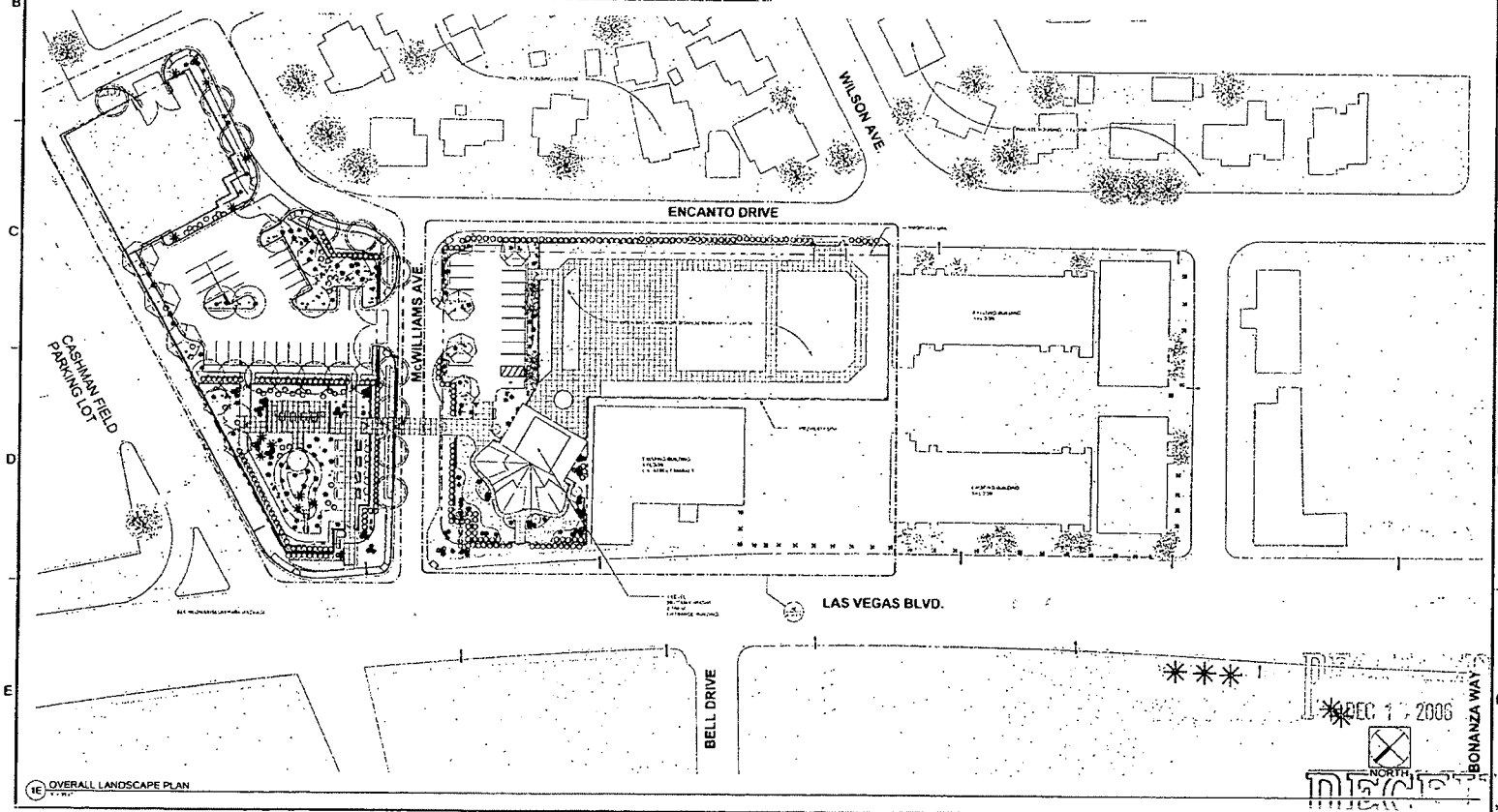
PLANT SCHEDULE

TREES/ PALMS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	AVE. SPEC.	REMARK
	12	Cupressus sempervirens	Italian Cypress	36" Box		Standard
	11	Cercidium floridum	Palo Verde	36" Box		Multi-trunk
	15	Yucca gloriosa	Spanish Dagger Yucca	36" Box		Multi-trunk
	10	Fraxinus angustifolia 'Raywood'	Raywood Ash	36" Box		Specimen Standard
	9	Prosopis hybrid 'Phoenix'	Phoenix Mesquite	36" Box		Multi-trunk
	16	Washingtonia robusta	Mexican Fan Palm	Per Plan		Skinned
	3	Relocated Existing Pine				

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK
	Agave americana 'marginata'	Variegated Century Plant	5 Gallon	Can Full	
	Agave vilmoriniana	Octopus Agave	5 Gallon	Can Full	
	Caesalpinia pulcherrima	Mexican Bird-of-Paradise	15 Gallon	Can Full	
	Chrysactinia mexicana	Damianita	5 Gallon	Can Full	
	Dasylirion wheeleri	Desert Spoon	5 Gallon	Can Full	
	Euonymus Japonicus 'Grandifolius'	Japanese Euonymus	5 Gallon	Can Full	
	Hesperaloe parvifolia	Red Yucca	5 Gallon	Can Full	
	Juniperus sabina var. tamariscifolia	Tamarix Juniper	5 Gallon	Can Full	
	Lantana 'New Gold'	New Gold' Lantana	5 Gallon	Can Full	
	Lantana montevidensis	Purple Lantana	15 Gallon	Can Full	
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	5 Gallon	Can Full	
	Yucca gloriosa	Spanish Dagger Yucca	5 Gallon	Can Full	
	Yucca recurvifolia	Curved Leaf Yucca	5 Gallon	Can Full	



1E OVERALL LANDSCAPE PLAN

FRIEDMUTTER GROUP
ARCHITECTURAL & DESIGN STUDIOS

NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

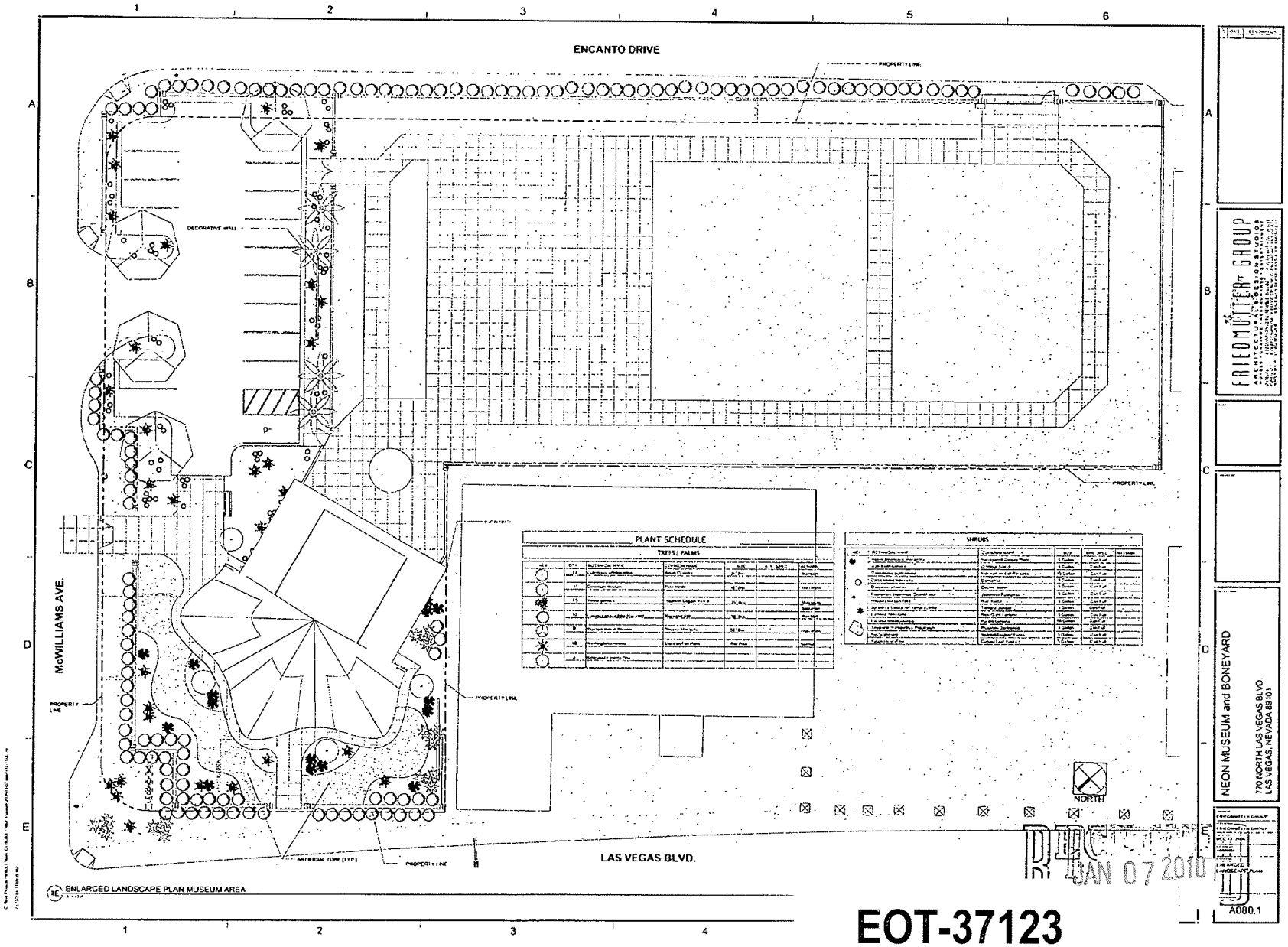
OVERALL LANDSCAPE PLAN

A080.0

DEC 1 2006

EOT-37123
02/17/10 CC

JAN 07 201



FRIEDMUTTER GROUP

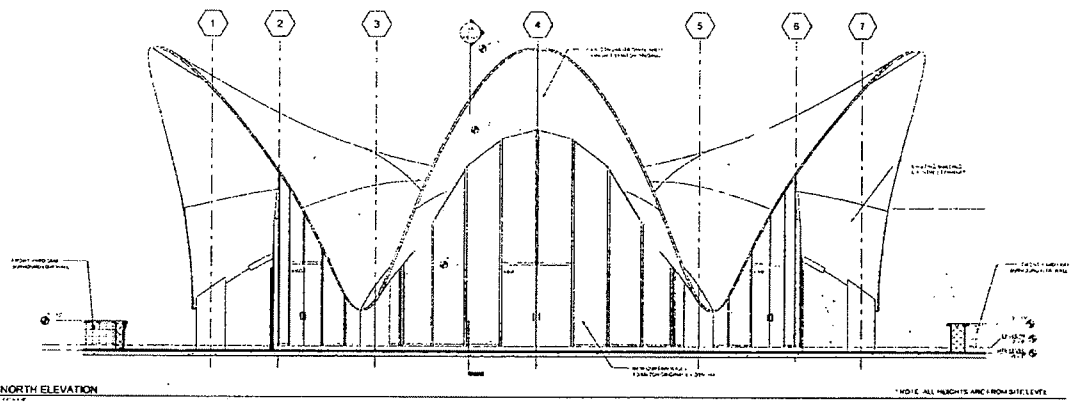
NEON MUSEUM and BONEYARD

770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

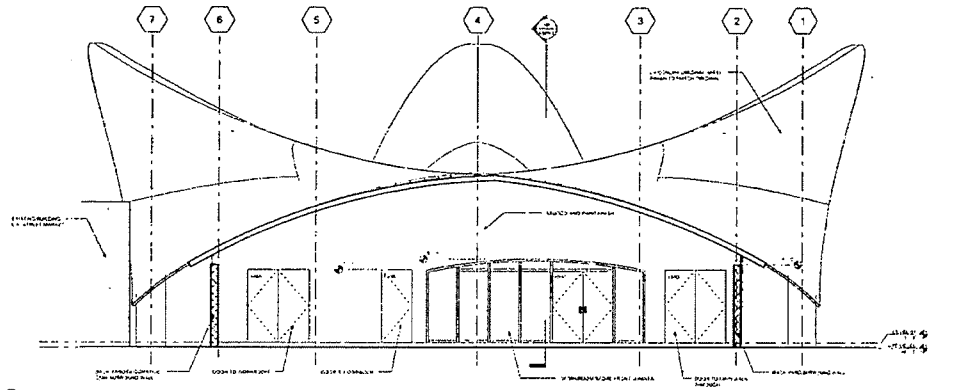
A080.1

RECEIVED
JAN 07 2010

EOT-37123
02/17/10 CC



28 NORTH ELEVATION



20 SOUTH ELEVATION

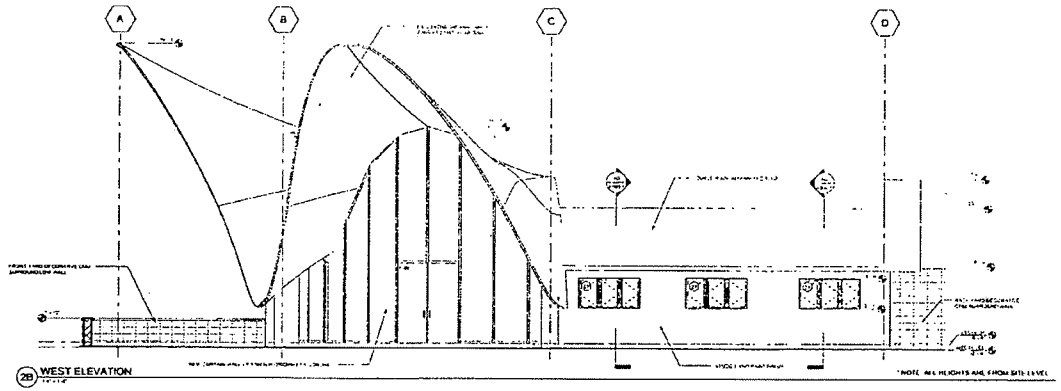
FRIEDMUTTER GROUP
ARCHITECTURAL DESIGN STUDIOS

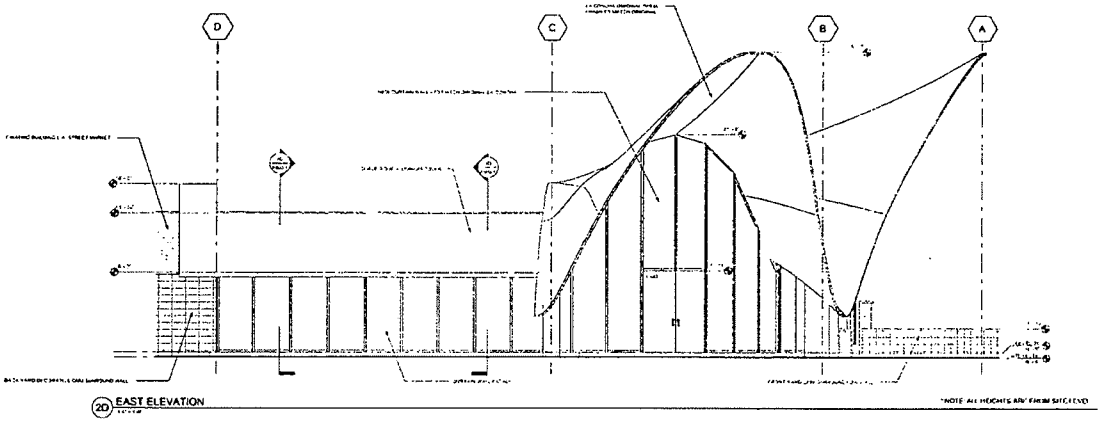
NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

EXTERIOR ELEVATIONS

A500.2

RECEIVED
JAN 07 2010
EOT-37123
02/17/10 CC





RECEIVED
JAN 07 2010

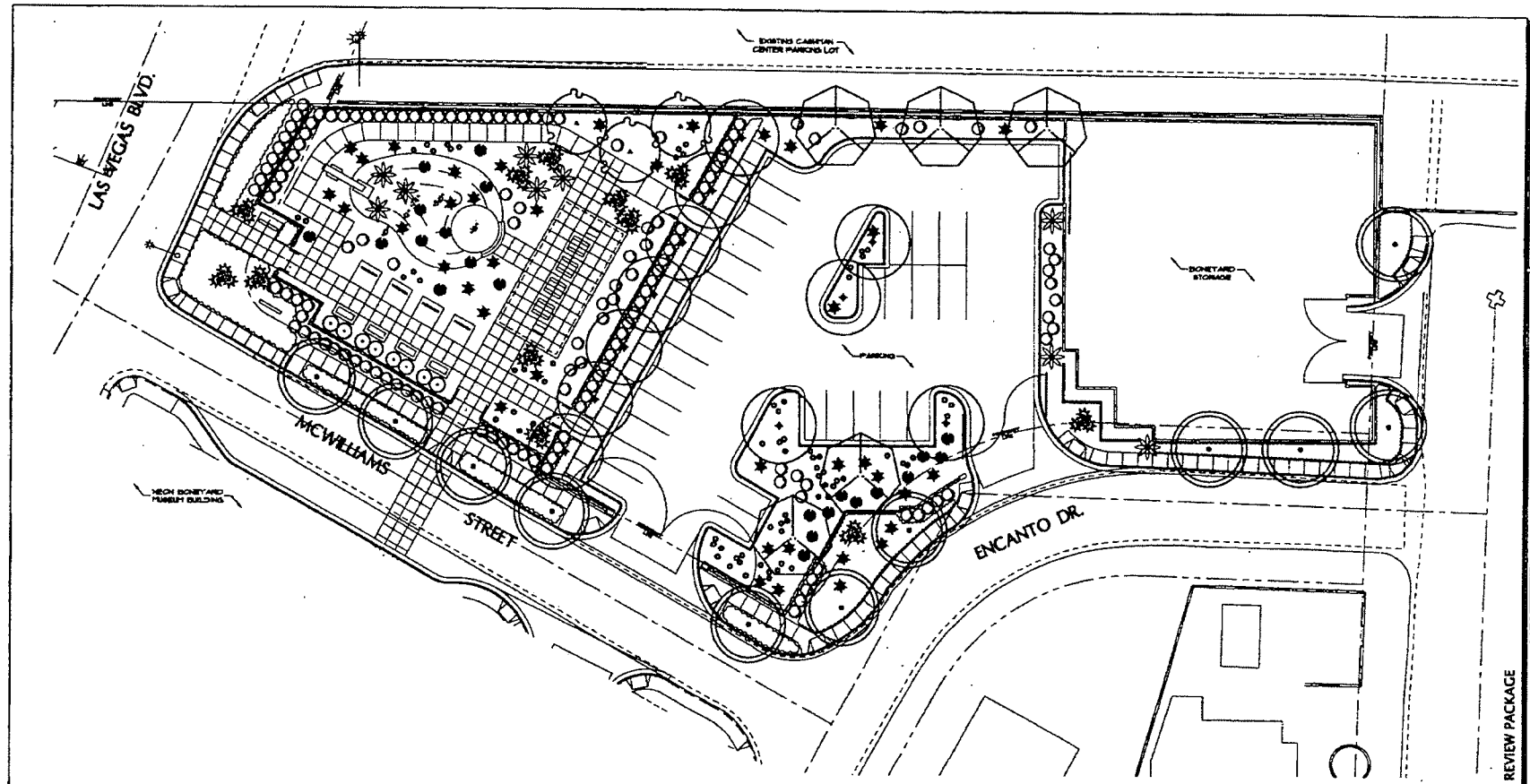
EOT-37123
02/17/10 CC

FRIEDMUTTER GROUP
ARCHITECTURAL & DESIGN STUDIOS

NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

EAST/WEST ELEVATIONS

A500.1



PLANT SCHEDULE

TREES/ PALMS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	AVE. SPEC.	REMARK
	8	Cupressus sempervirens	Italian Cypress	36" Box	ANSI/ANLA STD.	Standard
	6	Caesalpinia floridus	Palo Verde	36" Box	ANSI/ANLA STD.	Multi-trunk
	12	Yucca gloriosa	Spanish Dagger Yucca	36" Box	ANSI/ANLA STD.	Multi-trunk, Specimen
	3	Washingtonia robusta	Mexican Fan Palm	36" Box	ANSI/ANLA STD.	Standard
	6	Prosopis hybrid 'Phoenix'	Phoenix Mesquite	36" Box	ANSI/ANLA STD.	Multi-trunk
	5	Washingtonia robusta	Mexican Fan Palm	Per Plan	ANSI/ANLA STD.	Skinned
	3	Relocated Existing Pine				

SHRUBS

KEY	BOTANICAL NAME	QTY.	COMMON NAME	SIZE	MIN. SPEC.	REMARK
	Agave americana 'Variegata'	APPROX. 1,000	Variegated Century Plant	5 Gallon	Can Full	
	Agave villaremiae		Octopus Agave	5 Gallon	Can Full	
	Caesalpinia pulcherrima		Mexican Bird-of-Paradise	5 Gallon	Can Full	
	Chrysactinia sessilis		Damianita	5 Gallon	Can Full	
	Dasylirion wheeleri		Desert Spoon	5 Gallon	Can Full	
	Euonymus japonicus 'Grandifolius'		Japanese Euonymus	5 Gallon	Can Full	
	Hesperaloe parviflora		Red Yucca	5 Gallon	Can Full	
	Juniperus sabina var. tamariscifolia		Tamarix Juniper	5 Gallon	Can Full	
	Lantana 'Ice Gold'		Ice Gold Lantana	5 Gallon	Can Full	
	Lantana camara/montevidensis		Purple Lantana	5 Gallon	Can Full	
	Tecoma stans/orange 'Prestoniae'		Prestoniae Gerrandier	5 Gallon	Can Full	
	Yucca gloriosa		Spanish Dagger Yucca	15 Gallon	Can Full	
	Yucca recurvifolia		Curved Leaf Yucca	5 Gallon	Can Full	

VICINITY MAP

SCHEMATIC DESIGN REVIEW PACKAGE

SCHEMATIC LANDSCAPE PLAN

Neon Boneyard Park

poggemeyer design group, inc.

JOB NUMBER	06-0145
DESIGNED BY	CNA
DRAWN BY	RSN
CHECKED BY	CNA
DATE	DECEMBER 12, 2006
SHEET NUMBER	L2.01

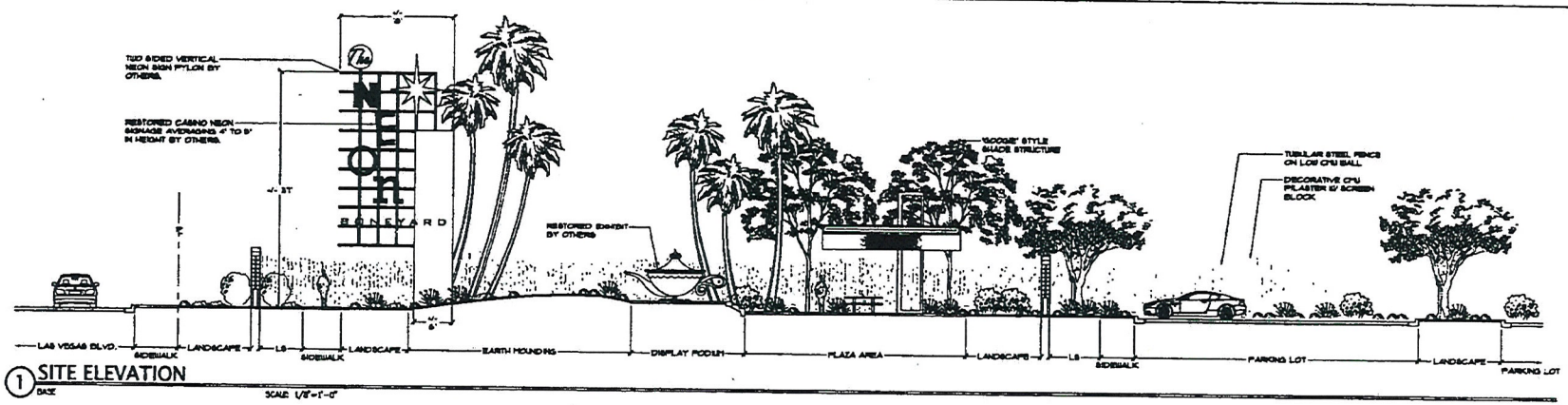
DECEIVED

JAN 07 2010

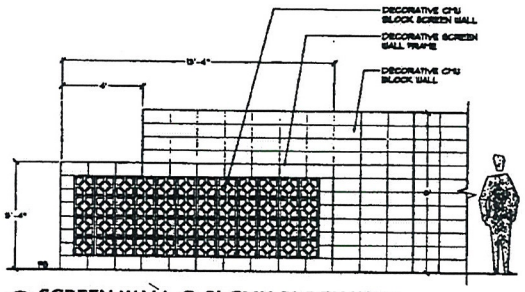
SDR-18751

EOT-37123

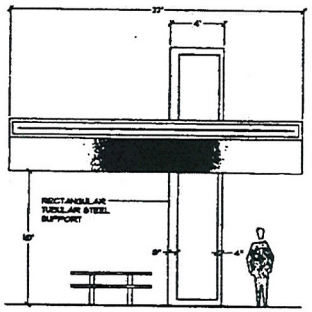
02/17/10 CC



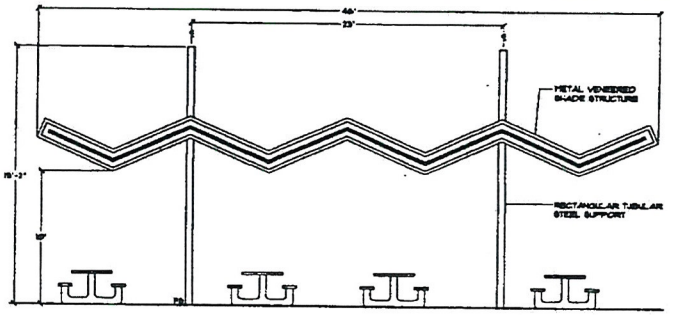
1 SITE ELEVATION
BASE
SCALE: 1/8"=1'-0"



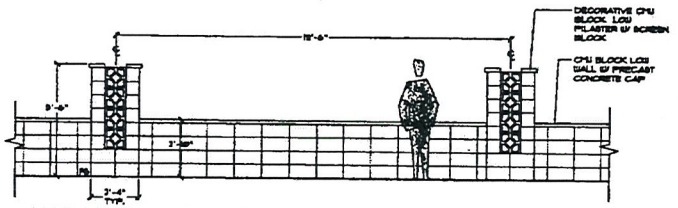
4 SCREEN WALL @ 8' CMU BLOCK WALL
BASE
SCALE: 3/8"=1'-0"



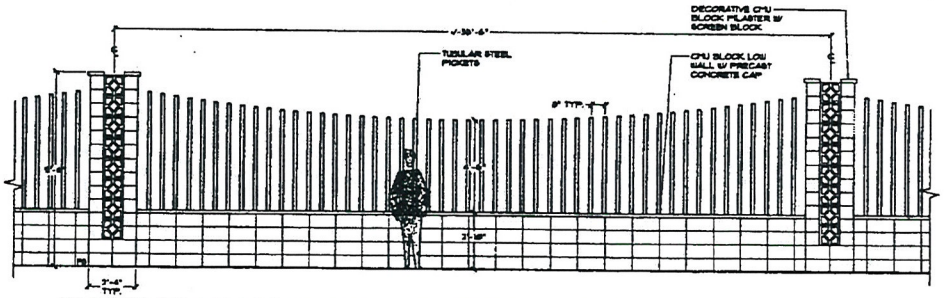
3 SHADE STRUCTURE SIDE ELEVATION
BASE
SCALE: 1/4"=1'-0"



2 SHADE STRUCTURE FRONT ELEVATION
BASE
SCALE: 1/4"=1'-0"



6 LOW PILASTER & LOW WALL TYPICAL ELEVATION
BASE
SCALE: 1/4"=1'-0"



5 PILASTER & TUBULAR STEEL FENCE ON LOW WALL TYPICAL ELEVATION
BASE
SCALE: 1/4"=1'-0"

SCHEMATIC DESIGN REVIEW PACKAGE

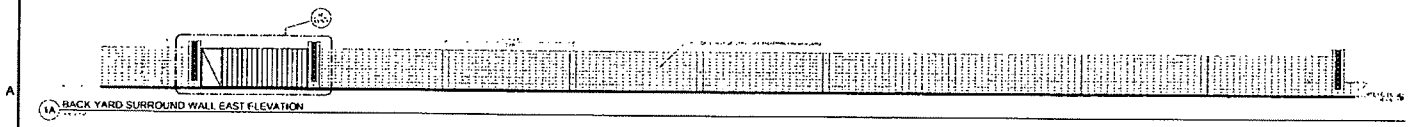
poggemeyer design group, inc.
engineers • planners • surveyors • landscape architects

SITE ELEMENTS
Neon Boneyard Park

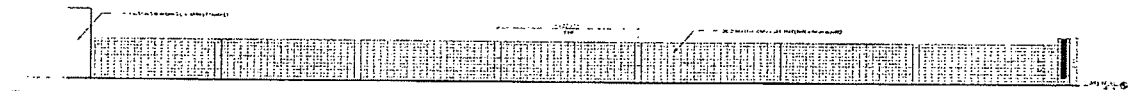
JOB NUMBER	06-0145
DESIGNED BY	CNA
DRAWN BY	RSN
CHECKED BY	CNA
DATE	DECEMBER 12, 2006
SHEET NUMBER	L4.01

EOT-37123
02/17/10 CC

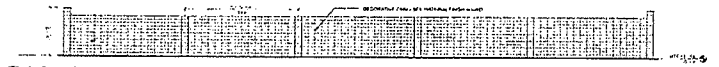
RECEIVED
JAN 07 2010



1A BACK YARD SURROUND WALL EAST ELEVATION



1B BACK YARD SURROUND WALL WEST ELEVATION



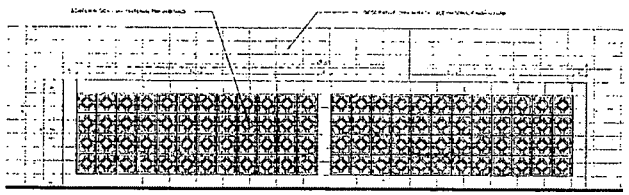
2D BACK YARD SURROUND WALL SOUTH ELEVATION



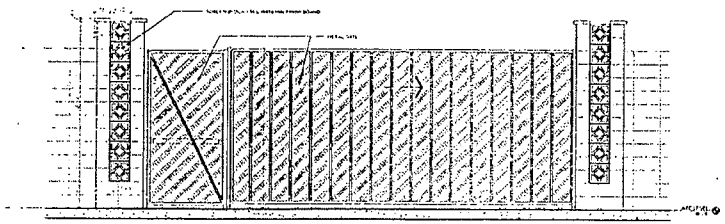
1C FRONT YARD LOW WALL EAST ELEVATION



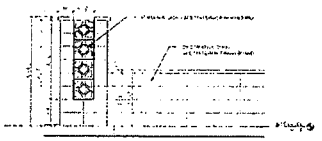
4C FRONT YARD LOW WALL NORTH ELEVATION



1D DECORATIVE WALL ELEVATION



1E BACK YARD SURROUND EAST WALL AND GATE ENLARGED ELEVATION



4E FRONT YARD SURROUND LOW WALL TYPICAL DECORATION

FRIEDMUTTER GROUP
ARCHITECTURAL & PRESERVATION STUDIOS

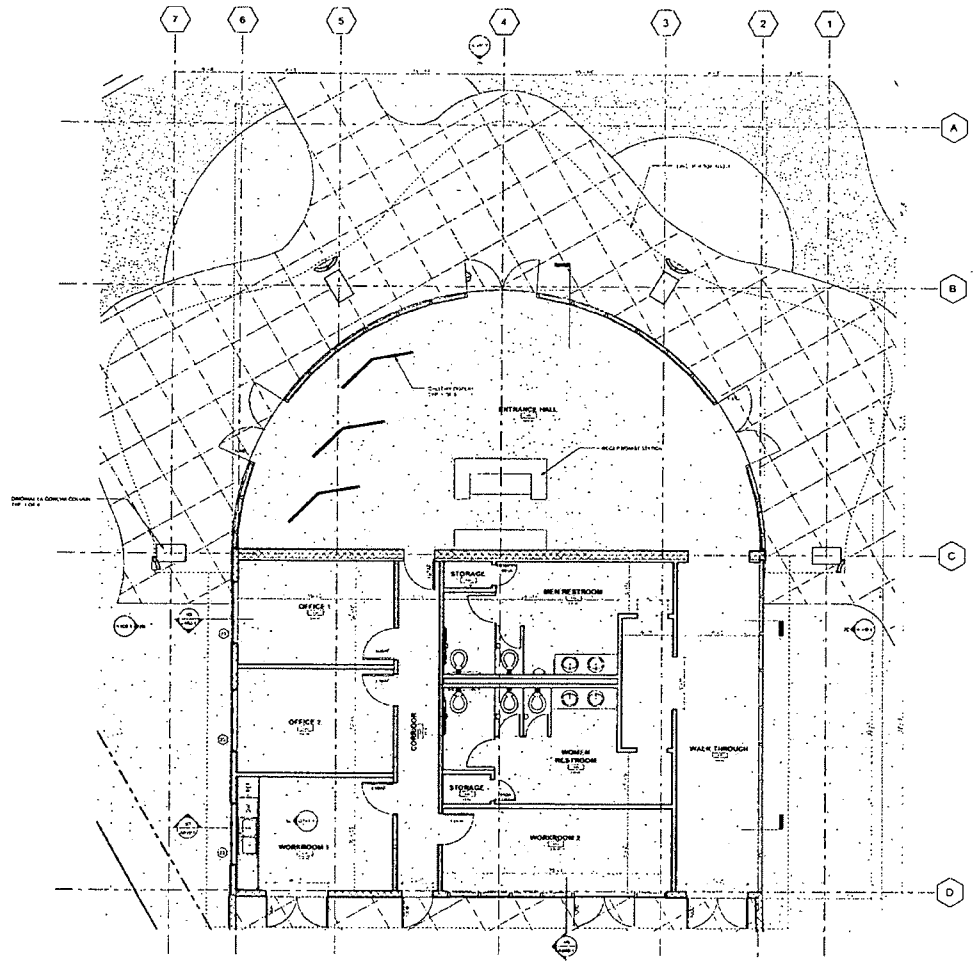
NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

A075.1

DEC 1 1 2006

JAN 07 2010

EOT-37123
02/17/10 CC



2E OVERALL FLOOR PLAN

RECEIVED
JAN 07 2010

EOT-37123
02/17/10 CC

FRIEDMUTTER GROUP
ARCHITECTURAL DESIGN STUDIOS

NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

FLOOR PLAN

A201.0

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

January, 7th, 2010

Margo Wheeler Director
City of Las Vegas
Planning and Development Department
731 So 4th Street
Las Vegas, NV 89101

RE: Neon Museum Visitors Center Case # SDR-18751 Extension of Time

Dear Margo,

The Neon Boneyard and Boneyard Park have gone through and received a Site Development Plan review approval. Plans have been permitted and construction is starting.

The reason for this SDR Time extension request is because The Neon Museum Visitor's Center portion of the project is still awaiting receipt of a scenic byways grant contract from NDOT. We are going to be eliminating the parking lot on the South side of McWilliams shown on SDR-18751 and asking for a cross parking agreement as part of the SDR.

We respectfully request granting a one year time extension to effectuate the changes.

Sincerely,

Samuel D. Tolman AIA NCARB
Architectural Project Manager

cc: Carole Glass
Doug Rankin
Dorothy Wright
Eric Strain

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

EOT-37123
02/17/10 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

March 22, 2007

Ms. Robin Yoakum
City of Las Vegas
Field Operations Division
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-18751 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18755

Dear Ms. Yoakum:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard (APNs 139-27-812-039 through 043), C-V (Civic) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 13 December 2006, except as amended by conditions herein.

4. All free-standing and monument signage shall be located a minimum of five feet from any property line.

5. Any restored historic neon signage shall be exempt from the application of height, area, and illumination restrictions contained in Title 19.14 relative to signage in the C-V (Civic) zoning district.

6. The sidewalk along the Las Vegas Boulevard frontage of the properties shall be increased to 10 feet in width.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

EOT-37123
02/17/10 CC

7. All handicap parking spaces shall conform to the dimensional standards as adopted by the City of Las Vegas.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

11. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

12. A trash enclosure shall be required in accordance with the requirements of Title 19.08.050. The trash enclosure shall comply with Residential Adjacency Standards.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site. Comply with the recommendations of the City Surveyor.

EOT-37123
02/17/10 CC

17. Maintain the existing sanitary sewer lines and associated 10-foot public utility easements that are located within the parcels that comprise this site. Alternatively, submit a relocation plan that also maintains service to upstream connections, to the Collection Systems Planning section of the Department of Public Works for approval prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted, if necessary, prior to the issuance of any permits for this site.

18. Deleted at City Council.

19. Deleted at City Council.

20. Deleted at City Council.

21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18755, ZON-3256 and all other applicable site-related actions.

22. Deleted at City Council.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Nancy Deaner
City of Las Vegas Neon Museum
City Manager's Office
400 Stewart Avenue
Las Vegas, Nevada 89119

EOT-37123
02/17/10 CC

City of Las Vegas Agenda Item No.: **66.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

RQR-36890 - ABEYANCE ITEM - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Required Review of a previously approved Special Use Permit (SUP-11419) THAT ALLOWED A 1,200 SQUARE-FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1,000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS located at 2212 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

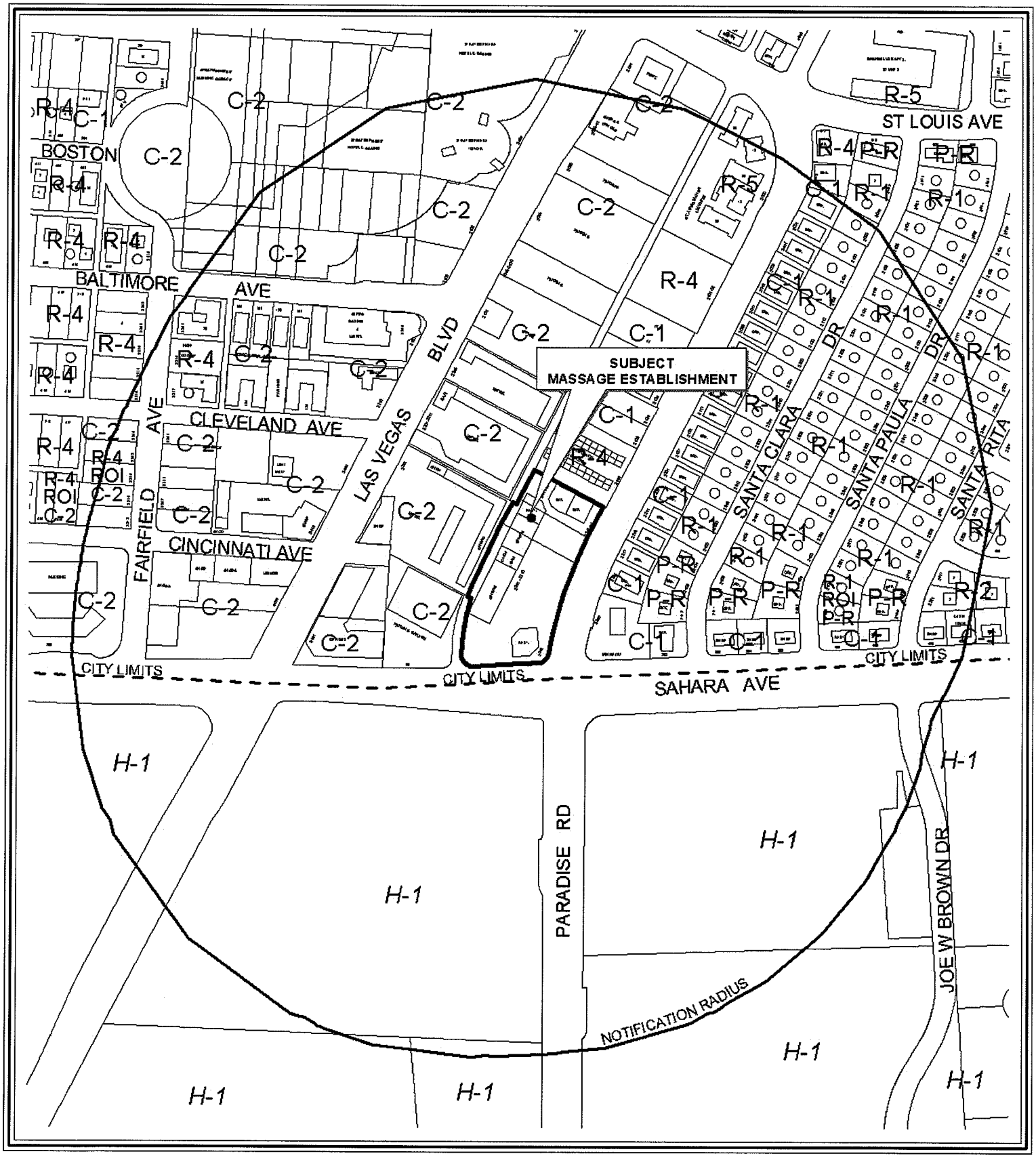
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**9**	**City Council Meeting**	**1**

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SUP-11419
6. Protest/Support Postcards



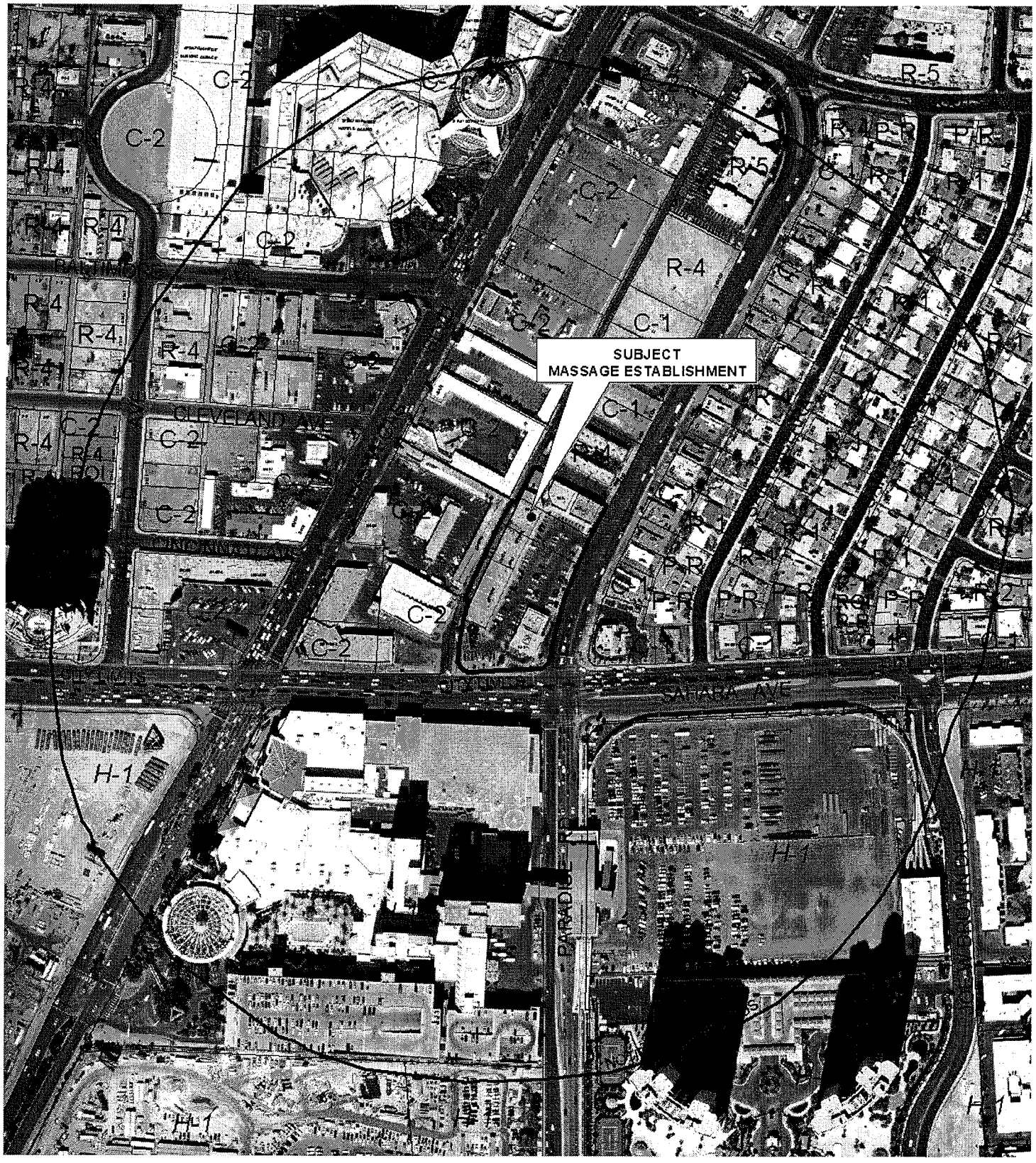
0 400 800 Feet

CASE: **RQR-36890**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 400 800 Feet

CASE: **RQR-36890**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-36890 – REQUIRED REVIEW – SPECIAL USE PERMIT –
APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 20, 2010 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-11419), Required Review (RQR-29379), and all other site related actions as required by the Planning and Development Department and Department of Public Works.

2. This Special Use Permit (SUP-11419) shall be subject to one-year review at a public hearing, at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review; failure to pay the City for these costs may result in termination of use.

3. All City Code requirements and design standards of City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site has an existing shopping center that includes a Massage Establishment, Retail Establishments, a Restaurant, and Tavern. The Special Use Permit (SUP-11419) allowed a 1,200 foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirements from three existing Massage Establishments and a waiver to allow the business to operate 24-hours a day. The previously Required Review (RQR-29379) approved 10/1/08 restricted the hours of operation from 9:00 a.m. to 11:00 p.m.

On 09/23/09, business license #M03-00129 for the Massage Establishment at 2212 Paradise Road has been suspended, pending further investigation for possible violations of LVMC 6.52.120. As the applicant is in violation of Title 19.04.050, minimum Special Use Permit requirement, Condition Number 1, which states "The use shall comply with all applicable requirements of LVMC Title 6," staff is recommending denial of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/05/06	The City Council approved a request for a Special Use Permit (SUP-11419) for the proposed 1,200 square foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing Massage Establishments and a waiver to allow the business to be open 24-hours a day at 2212 and 2214 Paradise Road. The Planning Commission recommended approval on 03/09/06.
05/17/06	The City Council approved a request for a Review of Condition Number 6 (ROC-12801) of a previously approved Special Use Permit (SUP-5912) to remove the condition that allows the sale of alcoholic beverages to be limited to the sale of beer and wine only within an existing restaurant at 2218 Paradise Road.
10/01/08	The City Council approved a request for a Required Review (RQR-29379) of a previously approved Special Use Permit (SUP-11419)
Related Building Permits/Business Licenses	
04/22/03	A building permit (03008069) was issued for a non-work certificate of occupancy at 2212 Paradise Road. The Permit was finalized on 04/23/03.
09/16/04	A business license (M12-01099) was issued for a Massage Therapists at 2212 Paradise Road. The license is still active.

Related Building Permits/Business Licenses	
09/28/06	A building permit (06006137) was issued for tenant improvements for a certificate of occupancy at 2212 Paradise Road. A certificate of occupancy was issued on 11/09/06.
02/08/08	A business license (M03-00129) was issued for a Massage Establishment located at 2212 Paradise Road. As of 09/23/09, the license is in a "pending" status due to an ongoing investigation of the business.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.36

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Massage Establishment, Retail Establishments, Restaurant	C (Commercial)	C-1 (Limited Commercial)
North	Tavern	C (Commercial)	C-1 (Limited Commercial)
South	Retail Establishments	C (Commercial)	C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-1 (Limited Commercial)
West	Retail Establishments and Motels	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the Required Review (RQR-36890) of a previously approved Special Use Permit (SUP-11419) allowing a 1,200 foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirements from three existing Massage Establishments and a waiver to allow the business to operate 24-hours a day. The previously Required Review (RQR-29379) approved on 10/01/08 revoked the original approval for 24-hour operations, restricting the hours of operation from 9:00 a.m. to 11:00 p.m. Staff conducted a field check of the subject site on 12/07/09 and found the area surrounding the business to be neat and clean in appearance, but did note that there is a sign on this unit advertising 24-hour operations.

On 09/23/09, business license #M03-00129 for the Massage Establishment at 2212 Paradise Road has been placed in a "pending" status by the Finance Department for possible violations of LVMC 6.52.120. There have been three incidents at the subject site (one per year) since November 2006, where Metropolitan Police has arrested an employee for solicitation of prostitution. On 08/14/07, one of incidents was heard in Court with the suspect being found guilty of the alleged offense.

FINDINGS

Since the approval of the Special Use Permit (SUP-11419), the business has been cited with three alleged violations of LVMC Title 6.52.120 pertaining to prohibited activities within a Massage Establishment with a guilty verdict for one of the events (as of 12/15/09). As the business does not comply with Title 19.04.050 Condition #1 of the Minimum Special Use Permit Requirements, staff is recommending denial of this Required Review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED 684

APPROVALS 1

PROTESTS 9

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-36890 APN: 16203411010

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Douglas R Wingo

Name of Representative: _____

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?

X Yes _____ No

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

City Official: Richard W. Truesdell (Planning Commission)

Partner(s): Will Kemp _____

APN: 16203411010

Signature of Property Owner: Will Kemp, Pres.

Print Name: Will Kemp.

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Subscribed and sworn before me

This 4th day of December, 2009

Notary Public in and for said County and State

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

PROJECT DATA

ADDRESS: N.W.C. OF PARADISE ROAD & SAHARA AVENUE LAS VEGAS, NEVADA

SITE AREA: 99,639 S. F. / 2.29 AC.

ZONING: C-1

BLD'G C: 20,800 SQ. FT +/-

BLD'G D: 3,400 SQ. FT +/-

BLD'G E: 3,600 SQ. FT +/-

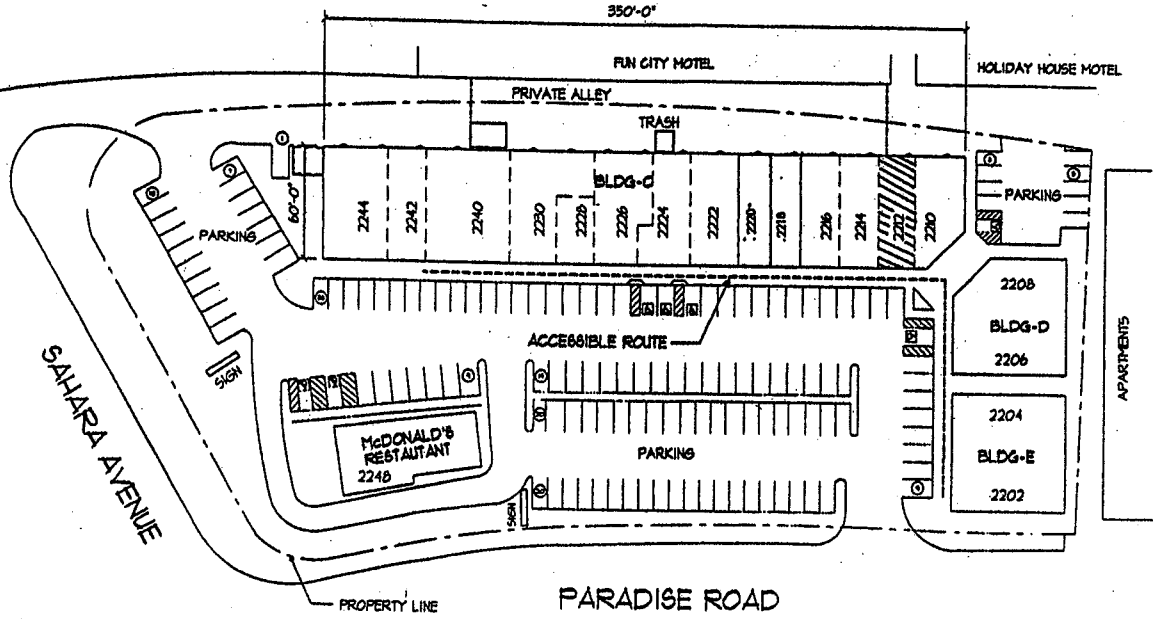
McDONALD'S 3,081 SQ. FT +/-

Applicant

Princess Massage
2212 Paradise Road
Las Vegas, Nevada 89102

PARKING ANALYSIS

SUITE NO.	PRESENT TENANT'S NAME	OCCUPANCY	APPROX. AREA	NEW PARKING REQ'D.
2206-08	STAR POINT RESORT	OFFICE	3,445 S.F.	20
2216	STAR POINT RESORT			
2224	ALL STATE INSURANCE			
2228	SIGNATURE LOAN			
2214	SARNO'S COLLECTIBLES (Nascar)	RETAIL	6440 S.F.	26
2232	GOSSIP HAIR STYLE			
2240	RENT-A-DRESS TUX			
2242	MOVIE POSTER			
2250	VACANT	FURNITURE	1450 S.F.	4
2244	VACANT	OFFICE ⚠	2400 S.F.	8
2202-04	HILLY'S SALOON	RESTAURANT	3600 S.F.	32
2210	CARIBBEAN RESTAURANT	RESTAURANT	1650 S.F.	11
2212	PRINCESS MASSAGE	MASSAGE	1550 S.F.	8
2226	VACANT ⚠	RESTAURANT	1500 S.F.	15
2218-20	INDIA OVEN	RESTAURANT	2510 S.F.	24
2248	McDONALD'S RESTAURANT	RESTAURANT	5081 S.F.	31
		TOTAL PARKING REQ'D.		190
		1982 VARIANCE		50
		NET PARKING REQ'D		140
		PARKING PROVIDED:-		
		STANDARD		98
		HANDICAP		1
		COMPACT		33
		TOTAL EXISTING PARKING		132
		ADDED NEW PARKING		2
		TOTAL PARKING PROVIDED		141



N

SITE PLAN

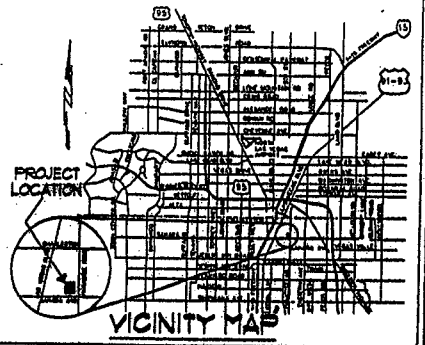
SCALE:- 1" : 30'-0"

SAHARA - PARADISE PLAZA

RQR-36890

01-20-10 CC

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



NO.	DATE	REVISION
1	2-5-09	REVISED PARKING ANALYSIS
2	2-11-09	REVISED PER CITY COMMENTS
3	2-20-09	REVISED PER CITY COMMENTS
4	3-05-09	REVISED SQUARE FOOTAGE

PRINCESS MASSAGE
2212 Paradise Road, Las Vegas, Nevada

JOB NO.
DRAWN BY
CHECKED BY
DATE: 12-30-08

A-1

RECEIVED
- 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DOUGLAS REX WINGO
7514 LONGHORN LODGE AVE
LAS VEGAS, NV 89113-4010

702-360-9920

Princess Massage
2212 Paradise Road
Las Vegas, Nevada 89104
702-369-1717

To whom it may concern:

This letter is to explain my financial hardships

1 Obama's speech telling corporations not to come to Vegas or a few other good party town I work in the banquet department at the Paris Hotel and we have lost or had canceled 50% of our conventions. We used to get conventions of ≈ 4 thousand every week now were lucky if we get 1 a month. We have cut all our overtime work

2 Because of my wife getting busted twice for soliciting (bogus charges) no matter what the police officer says. The city council cut our hrs from 24/7 to 14/7 9A-11P by closing so early we miss getting the late show people & club people and all the late shift workers who need the massage to unwind so they can sleep when they go home. We loose almost 1/4 to 1/3 of our business by closing before 3 Am

3 Now in our last heat wave we lost both of our air conditioner/heater units $3,000, each. I've been taking money from my personnel account just to pay the bills now that's all gone too. Now I'm on one of those 3 month pre-foreclosure maintenance programs

RQR-36890
01-20-10 CC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

RECEIVED
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

May 12, 2006

Mr. Richard Truesdell
Chetak Development
3810 Meadows Lane
Las Vegas, Nevada 89107

RE: SUP-11419 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 5, 2006

Dear Mr. Truesdell:

The City Council at a regular meeting held April 5, 2006 APPROVED the request for a Special Use Permit FOR THE PROPOSED 1,200 SQUARE FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS AND A WAIVER TO ALLOW THE BUSINESS TO BE OPEN 24 HOURS A DAY at 2212 and 2214 Paradise Road (APN 162-03-411-010 and 011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2006. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be subject to a one year review.

2. Conformance to all Minimum Requirements under Title 19.04.050 for a Massage Establishment use.

3. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0060-01) and Variance (V-0147-90).

4. A Waiver from the distance separation requirement that requires the use to be located greater than 1,000 feet from similar establishments is hereby granted.

5. A Waiver from the hours of operation is hereby granted to allow the business to be open for 24 hours.

6. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

7. All City Code requirements and design standards of all City departments must be satisfied.

RQR-36890
01-20-10 CC

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Douglas R. Wingo
Princess Massage
7514 Longhorn Lodge Avenue
Las Vegas, Nevada 89113

Ms. Jan Brichacek
Kolesar & Leatham, Chtd
3320 West Sahara Avenue, Suite #380
Las Vegas, Nevada 89102

RQR-36890
01-20-10 CC

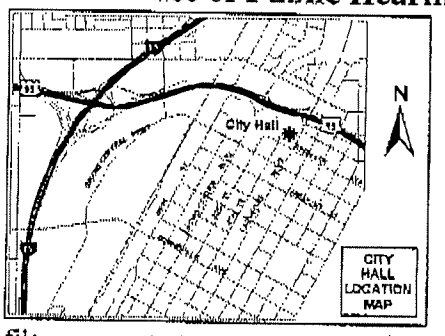
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIPCODE 89101

RECEIVED CITY CLERK
2010 JAN 11 P 3:23

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16204815173 Case: RQR-36890
HUANG PAUL Y
P O BOX 8247
ROWLAND HEIGHTS CA 91748-0247

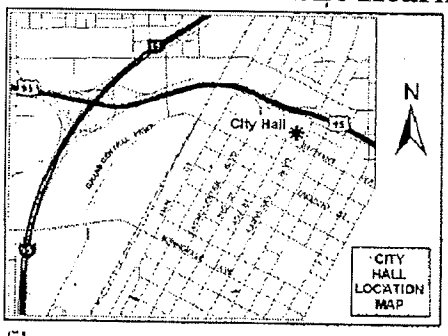
KAVOS11 91748

Jan 11 10 02:50p Susan Hayes 818-702-0610 p.1

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED CITY CLERK
2010 JAN 11 P 2:54

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

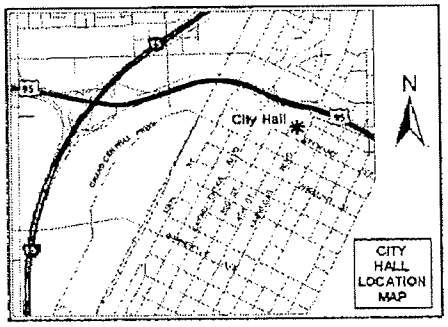
ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16210114216 Case: RQR-36890
HAYES SUSAN J
23679 CALABASAS RD #382
CALABASAS CA 91302-1502

KAVOS11 91302

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

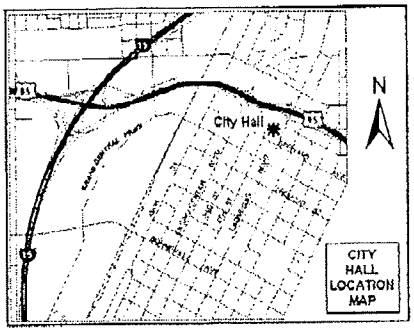
Case: RQR-36890
16210114276
IMHOFF W JOSEPH REV AGMT TR
322 KAREN AVE #3808
LAS VEGAS NV 89109-0453

RECEIVED
CITY CLERK

2010 JAN 11 P 2:55

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check t
appropriate box below and return this card in an envelope with postage
the City Clerk at the address listed above or fax this side of this card
(702) 382-4803. If you would like to contact your Counc
Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

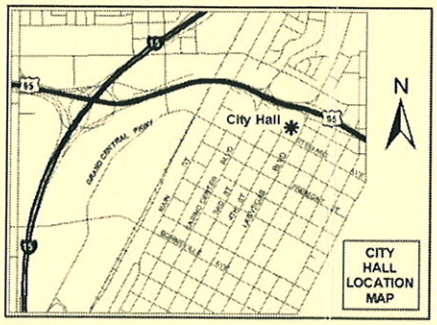
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN 08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK
2010 JAN 13 P 12:07



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16203413002 Case: RQR-36890
RHEE HAK EUN & SONG CHA TRUST
8908 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5816

KAVD511 89117

Submitted after final agenda

Date 1/13/10 Item 84 & 90 W-3

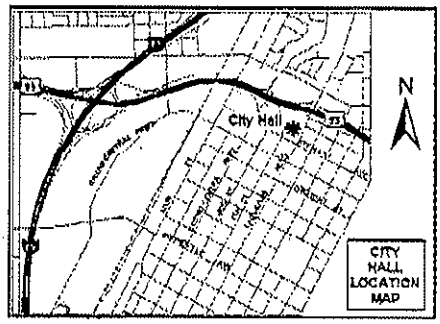
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.
0004279218 JAN 08
MAILED FROM ZIP CODE :

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890

City Council Meeting of **01/20/2010**

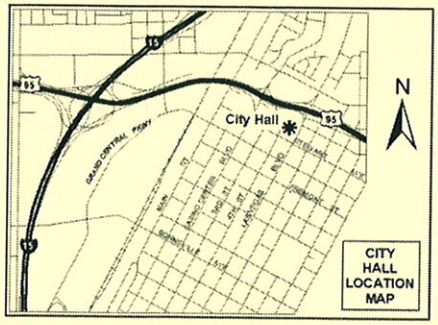
Case: RQR-36890
16210114550
TYRE R & C LIVING TRUST
2777 PARADISE RD #3502
LAS VEGAS NV 89109-0403

KAUDS11 89103

RECEIVED
CITY CLERK
2010 JAN 14 A 10:03

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED CITY CLERK

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN 08 2010
MAILED FROM ZIP CODE 89101

2010 JAN 14 A 11:24

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890
16203416022
CECILE PROPERTIES L L C
3175 BELAIR DR
LAS VEGAS NV 89109-1591

KAVDS11 89109

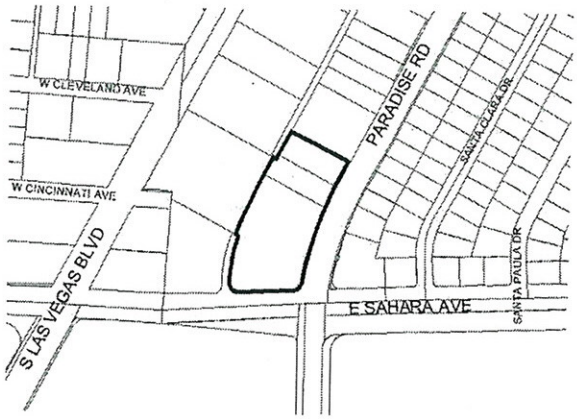
Application Information

ROC-36892 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Review of Condition #5 TO ALLOW 24-HOUR OPERATIONS FOR A MASSAGE ESTABLISMENT located at 2212 and 2214 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

RQR-36890 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Required Review of a previously approved Special Use Permit (SUP-11419) THAT ALLOWED A 1,200 SQUARE-FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1,000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS located at 2212 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Paradise Rd is becoming a porn destination. Terrible for the area. Seems to be three or four on the street already.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	City Council
Date:	***January 20, 2010***
Time:	1:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals there of with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 702-229-6301 (TDD 702-386-9108), http://www.lasvegasnevada.gov.

Attention: City Council

24 hr. Massage Parlours and expansions of Massage Parlours detracts from the value of real estate in this area. Certainly, it would not aid in the overall appeal in this district.

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

RECEIVED
2010 JAN 14 A 11:23
CITY CLERK

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890
16203415021
NATURE CREATIONS L L C
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

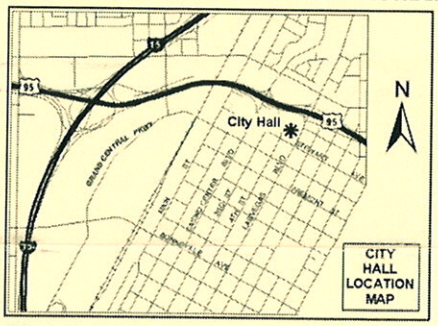
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890
16203415023
NATURE CREATION HOLDING CO L L C
% LAFORGE
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

2010 JAN 14 A 11:23
CITY CLERK
RECEIVED

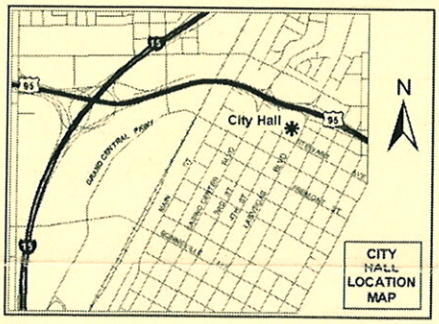
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

2010 JAN 14 A 11:23
CITY CLERK
RECEIVED

Case: RQR-36890
16203415022
NATURES CREATIONS
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

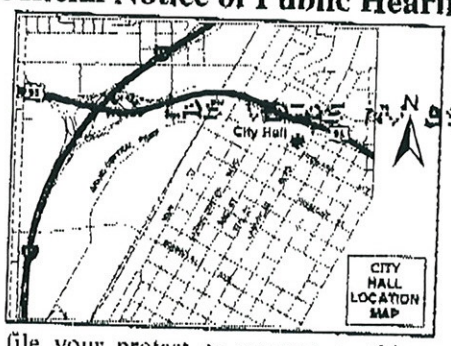
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE (PITNEY BOWES)
02.1M
0004279218
$ 00.41⁴
JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



LAS VEGAS NV 890 01-09-10

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16204815294 Case: RQR-36890
CARR WILLIAM & VICTORIA
721 E 200 S
P O BOX 500
NEW HARMONY UT 84757-0500

KAUOS11 84757

2010 JAN 14 P 3:56
RECEIVED
CITY CLERK

Submitted after final agenda
Date 1/15/10 Item 89+90

01/14/2010 THU 12:13 [TX/RX NO 7147] 001

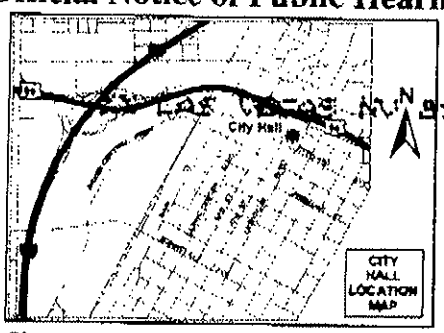
RECEIVED
CITY CLERK
2010 JAN 14 P 1:19

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16210114123 Case: RQR-36890
MARKIEWICZ CHESTER LIVING TRUST
4750 N HARLEM AVE
HARWOOD HEIGHTS IL 60706-4607

KAUDS11 60706

City of Las Vegas Agenda Item No.: **67.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

ROC-36892 - ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Review of Condition #5 TO ALLOW 24-HOUR OPERATIONS FOR A MASSAGE ESTABLISMENT located at 2212 and 2214 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

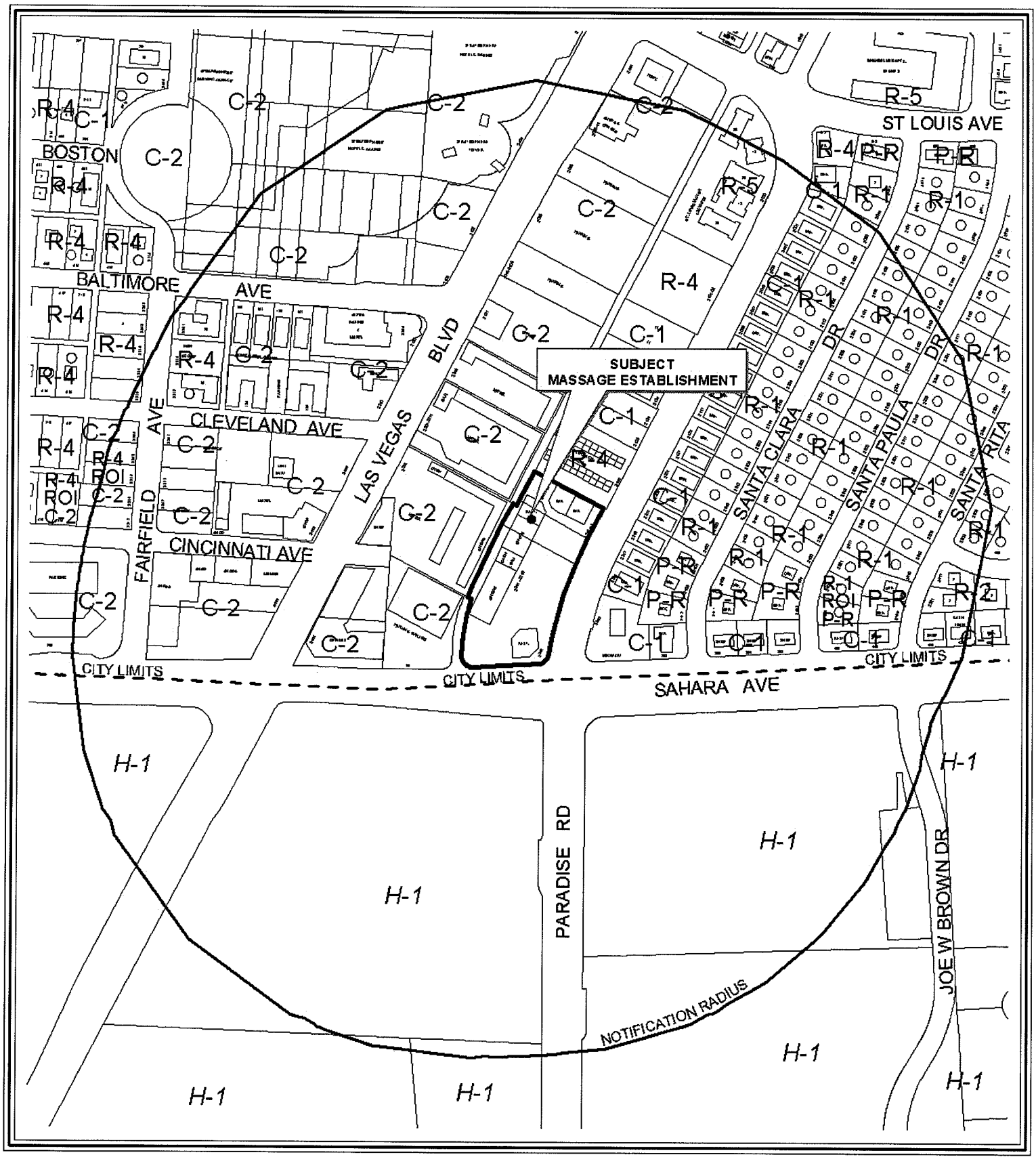
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**9**	**City Council Meeting**	**1**

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SUP-11419
6. Protest/Support Postcards



0 400 800 Feet

CASE: **ROC-36892**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 400 800 Feet

CASE: **ROC-36892**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-36892 – REVIEW OF CONDITION – SPECIAL USE PERMIT – APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 20, 2010 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If approved, subject to:

Planning and Development

1. Conformance to the conditions of approval of the Special Use Permit (SUP-11419) and all other site related actions as require by the Planning and Development Department and Department of Public Works.

2. Condition #5 shall be amended to read, "A waiver shall be granted to allow business operations to be 24-hours."

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Review of Condition #5 of a previously approved Special Use Permit (SUP-11419) to allow 24-hour operations when the previous Required Review (RQR-29379) restricted the hours from 9:00 a.m. to 11:00 p.m. Since November 2006, the Metropolitan Police Department has made three arrests (on different dates) for solicitation of prostitution at the subject site with one resulting in a guilty verdict on 08/14/07. The business license (M03-00129) for the Massage Establishment has been placed in a 'pending' status by the Finance Department due to an ongoing investigation. Due to the previous police incidents at the subject site, staff does not support the requested change in operating hours and is therefore recommending denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/05/06	The City Council approved a request for a Special Use Permit (SUP-11419) for the proposed 1,200 square foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing Massage Establishments and a waiver to allow the business to be open 24-hours a day at 2212 and 2214 Paradise Road. The Planning Commission recommended approval on 03/09/06.
05/17/06	The City Council approved a request for a Review of Condition Number 6 (ROC-12801) of a previously approved Special Use Permit (SUP-5912) to remove the condition that allows the sale of alcoholic beverages to be limited to the sale of beer and wine only within an existing restaurant at 2218 Paradise Road.
10/01/08	The City Council approved a request for a Required Review (RQR-29379) of a previously approved Special Use Permit (SUP-11419).
Related Building Permits/Business Licenses	
04/22/03	A building permit (03008069) was issued for a non-work certificate of occupancy at 2212 Paradise Road. The Permit was finalized on 04/23/03.
09/16/04	A business license (M12-01099) was issued for a Massage Therapists at 2212 Paradise Road. The license is still active.
09/28/06	A building permit (06006137) was issued for tenant improvements for a certificate of occupancy at 2212 Paradise Road. A certificate of occupancy was issued on 11/09/06.

Related Building Permits/Business Licenses	
02/08/08	A business license (M03-00129) was issued for a Massage Establishment located at 2212 Paradise Road. As of 09/23/09, the license is in a "pending" status due to an ongoing investigation of the business.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.36

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Massage Establishment, Retail Establishments, Restaurant	C (Commercial)	C-1 (Limited Commercial)
North	Tavern	C (Commercial)	C-1 (Limited Commercial)
South	Retail Establishments	C (Commercial)	C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-1 (Limited Commercial)
West	Retail Establishments and Motels	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Review of Condition #5 of a previously approved Special Use Permit (SUP-11419) to allow 24-hour operations when the previous Required Review (RQR-29379) restricted the hours from 9:00 a.m. to 11:00 p.m. Building permit #06006137 was issued on 09/28/06 for a tenant improvement remodel with a certificate of occupancy issued on 11/09/06. Staff conducted a field check of the subject site on 12/07/09 and found the area surrounding the business to be neat and clean in appearance, but did note that there is a sign on the building advertising 24-hour operations.

As of November 2006, the Metropolitan Police Department has made three arrests (on different dates) for solicitation of prostitution at the subject site with one resulting in a guilty verdict on 08/14/07. The business license (M03-00129) for the Massage Establishment has been placed in a 'pending' status by the Finance Department due to an ongoing investigation.

FINDINGS

The previous Required Review (RQR-29379) restricted the hours of operation of the business. The applicant is requesting to return to 24-hour operations as the number of clients serviced per day has dropped significantly, thereby affecting the businesses financial state. Due to past problems with violations of LVMC Title 6, staff does not support the proposed change and is therefore recommending denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED 684

APPROVALS 1

PROTESTS 9

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-36892** APN: 16203411010

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Douglas R Wingo

Name of Representative: _____

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?

__x__ Yes _____ No

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

City Official: Richard W. Truesdell (Planning Commission)

Partner(s): Will Kemp _____

APN: 16203411010

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Signature of Property Owner: _____

Print Name: Will Kemp, Pres.

Subscribed and sworn before me

This 4th day of December, 2009

_____
Notary Public in and for said County and State

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

PROJECT DATA

ADDRESS: N.W.C. OF PARADISE ROAD & SAHARA AVENUE LAS VEGAS, NEVADA

SITE AREA: 99,639 S. F. / 2.29 AC.

ZONING: C-1

BUD'G C: 20,800 SQ. FT +/-

BLD'G D: 3,400 SQ. FT +/-

BLD'G E: 3,600 SQ. FT +/-

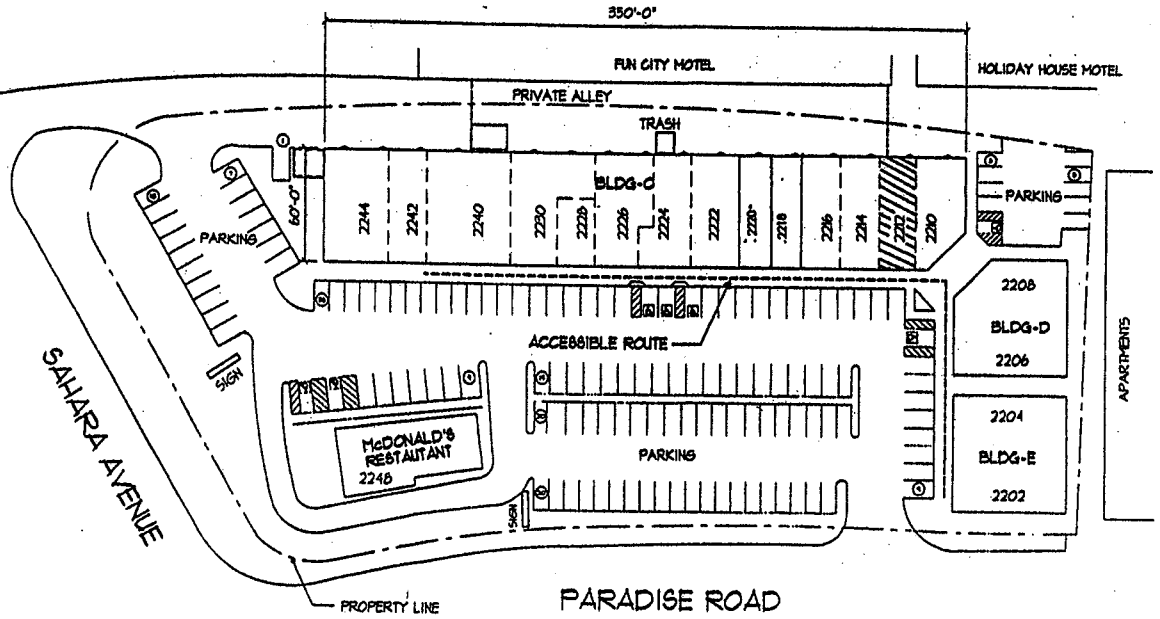
McDONALD'S 3,081 SQ. FT +/-

Applicant

Princess Massage
2212 Paradise Road
Las Vegas, Nevada 89102

PARKING ANALYSIS

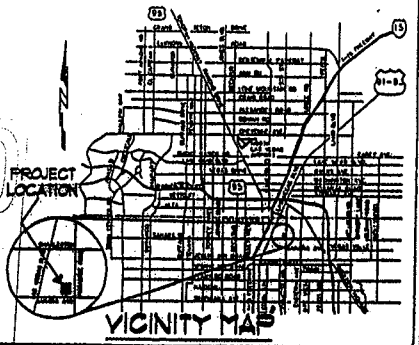
SUITE NO.	PRESENT TENANT'S NAME	OCCUPANCY	APPROX. AREA	NEW PARKING REQ'D.
2206-08	STAR POINT RESORT	OFFICE	3,145 S.F.	20
2216	STAR POINT RESORT			
2224	ALL STATE INSURANCE			
2228	SIGNATURE LOAN			
2214	SARNO'S COLLECTIBLES (Vacant)	RETAIL	6490 S.F.	26
2232	GOSSIP HAIR STYLE			
2240	RENT-A-DRESS TUX			
2242	MOVIE POSTER			
2250	VACANT	FURNITURE	1450 S.F.	4
2244	VACANT	OFFICE	2400 S.F.	8
2202-04	HILLY'S SALOON	RESTAURANT	5600 S.F.	32
2210	CARIBBEAN RESTAURANT	RESTAURANT	1650 S.F.	11
2212	PRINCESS MASSAGE	MASSAGE	1550 S.F.	8
2226	VACANT	RESTAURANT	1500 S.F.	15
2218-20	INDIA OVEN	RESTAURANT	2510 S.F.	24
2248	McDONALD'S RESTAURANT	RESTAURANT	3081 S.F.	31
		TOTAL PARKING REQ'D.		190
		1993 VARIANCE		50
		NET PARKING REQ'D		140
		PARKING PROVIDED:-		
		STANDARD		98
		HANDICAP		7
		COMPACT		33
		TOTAL EXISTING PARKING		138
		ADDED NEW PARKING		3
		TOTAL PARKING PROVIDED		141



SITE PLAN

SCALE:- 1" : 30'-0"

SAHARA - PARADISE PLAZA



RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

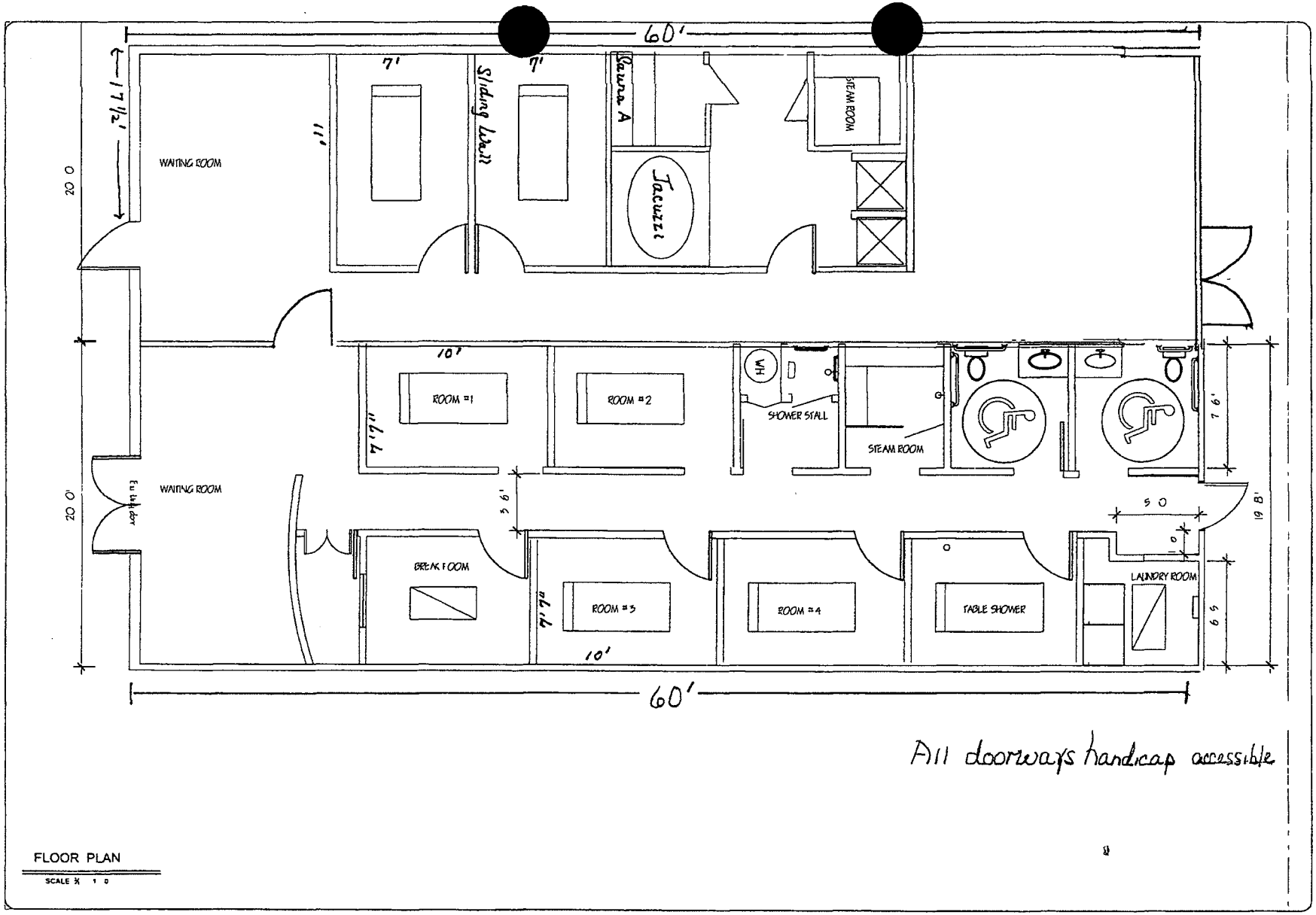
ROC-36892

01-20-10 CC

PRINCESS MASSAGE
2212 Paradise Road, Las Vegas, Nevada

JOB NO.
DRAWN BY:
CHECKED BY:
DATE: 12-30-04

A-1



FLOOR PLAN

SCALE ¼ 1 0

SILVER CONSTRUCTION EXPRESS

4545 W Sp g Mou tain Rd
STE 103
La Vega NV 89102
Tel (702) 22 5688
Fa (702) 871 9388
NV L Lcens # 5122

Seal

ASIAN PRINCESS SPA

Drawn g By EL

RESRAW By

Date 10-3 2005

Project N mbe SE 05C-008

Sheet Title

FLOOR PLAN

SHEET NUMBER

A-200

ROC-36892

01-20-10 CC

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DOUGLAS REX WINGO
7514 LONGHORN LODGE AVE
LAS VEGAS, NV 89113-4010
702-360-9920

Princess Massage
2212 Paradise Road
Las Vegas, Nevada 89104
702 369-1717

To whom it may concern

This letter is to explain my financial hardships
1 Obama's speech telling corporations not to come to Vegas or a few other good party towns. I work in the banquet department at the Paris Hotel and we have lost or had canceled 50% of our conventions. We used to get conventions of ± 4 thousand every week now were lucky if we get 1 a month. We have cut all our over time work

2 Because of my wife getting busted twice for soliciting (bogus charges) no matter what the police officer says. The city council cut our hrs from 24/7 to 14/7 9A-1AM by closing so early we miss getting the late show people + club people and all the late shift workers who need the massage to unwind so they can sleep when they go home. We loose almost ½ to ⅔ of our business by closing before 3AM

3 Now in our last heat wave we lost both of our air conditioners/heaters units $3,000, each. I've been taking money from my personal account just to pay the bills now that's all gone too. Now I'm on one of those 3 month pre-foreclosure maintenance programs

ROC-36892
01-20-10 CC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

May 12, 2006

Mr. Richard Truesdell
Chetak Development
3810 Meadows Lane
Las Vegas, Nevada 89107

RE: SUP-11419 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 5, 2006

Dear Mr. Truesdell:

The City Council at a regular meeting held April 5, 2006 APPROVED the request for a Special Use Permit FOR THE PROPOSED 1,200 SQUARE FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS AND A WAIVER TO ALLOW THE BUSINESS TO BE OPEN 24 HOURS A DAY at 2212 and 2214 Paradise Road (APN 162-03-411-010 and 011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2006. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be subject to a one year review.

2. Conformance to all Minimum Requirements under Title 19.04.050 for a Massage Establishment use.

3. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0060-01) and Variance (V-0147-90).

4. A Waiver from the distance separation requirement that requires the use to be located greater than 1,000 feet from similar establishments is hereby granted.

5. A Waiver from the hours of operation is hereby granted to allow the business to be open for 24 hours.

6. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

7. All City Code requirements and design standards of all City departments must be satisfied.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

ROC-36892
01-20-10 CC

RECEIVED
9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Douglas R. Wingo
Princess Massage
7514 Longhorn Lodge Avenue
Las Vegas, Nevada 89113

Ms. Jan Brichacek
Kolesar & Leatham, Chtd
3320 West Sahara Avenue, Suite #380
Las Vegas, Nevada 89102

ROC-36892
01-20-10 CC

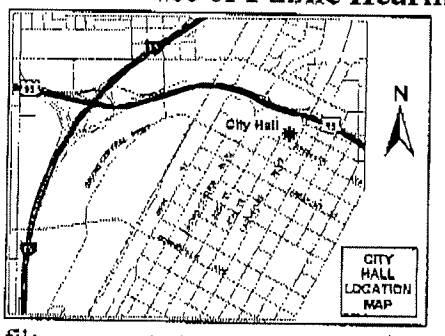
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIPCODE 89101

RECEIVED CITY CLERK
2010 JAN 11 P 3:23

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16204815173 Case: RQR-36890
HUANG PAUL Y
P O BOX 8247
ROWLAND HEIGHTS CA 91748-0247

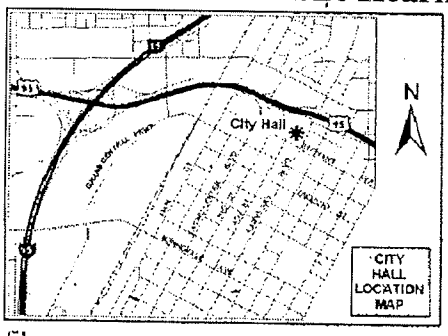
KAVOS11 91748

Jan 11 10 02:50p Susan Hayes 818-702-0610 p.1

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED CITY CLERK
2010 JAN 11 P 2:54

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

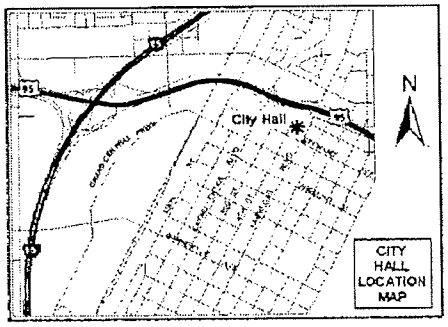
ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16210114216 Case: RQR-36890
HAYES SUSAN J
23679 CALABASAS RD #382
CALABASAS CA 91302-1502

KAVOS11 91302

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

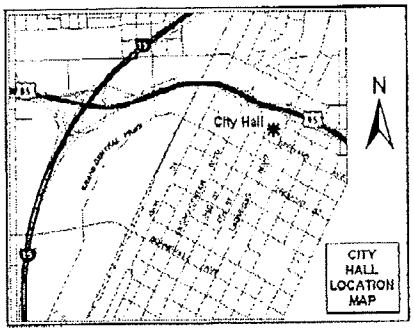
Case: RQR-36890
16210114276
IMHOFF W JOSEPH REV AGMT TR
322 KAREN AVE #3808
LAS VEGAS NV 89109-0453

RECEIVED
CITY CLERK

2010 JAN 11 P 2:55

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check t
appropriate box below and return this card in an envelope with postage
the City Clerk at the address listed above or fax this side of this card
(702) 382-4803. If you would like to contact your Counc
Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

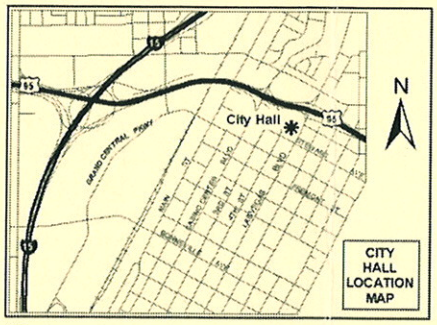
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN 08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK
2010 JAN 13 P 12:07



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16203413002 Case: RQR-36890
RHEE HAK EUN & SONG CHA TRUST
8908 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5816

KAVD511 89117

Submitted after final agenda

Date 1/13/10 Item 84 & 90 W-3

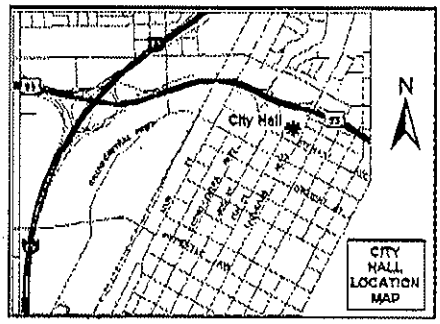
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.
0004279218 JAN 08
MAILED FROM ZIP CODE :

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890

City Council Meeting of **01/20/2010**

Case: RQR-36890
16210114550
TYRE R & C LIVING TRUST
2777 PARADISE RD #3502
LAS VEGAS NV 89109-0403

KAUDS11 89103

RECEIVED
CITY CLERK
2010 JAN 14 A 10:03

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

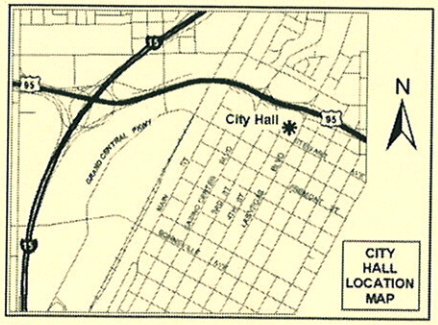
PRESORTED FIRST-CLASS

RECEIVED
CITY CLERK

2010 JAN 14 A 11:24

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN 08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890

16203416022
CECILE PROPERTIES L L C
3175 BELAIR DR
LAS VEGAS NV 89109-1591

KAVDS11 A9109

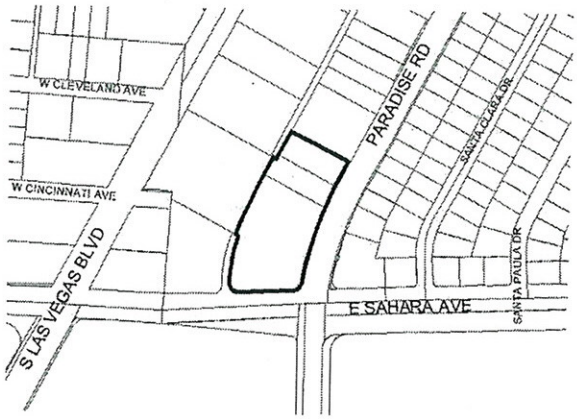
Application Information

ROC-36892 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Review of Condition #5 TO ALLOW 24-HOUR OPERATIONS FOR A MASSAGE ESTABLISMENT located at 2212 and 2214 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

RQR-36890 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: DOUGLAS R. WINGO - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Required Review of a previously approved Special Use Permit (SUP-11419) THAT ALLOWED A 1,200 SQUARE-FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1,000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS located at 2212 Paradise Road (APN 162-03-411-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Paradise Rd is becoming a porn destination. Terrible for the area. Seems to be three or four on the street already.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	City Council
Date:	***January 20, 2010***
Time:	1:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals there of with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 702-229-6301 (TDD 702-386-9108), http://www.lasvegasnevada.gov.

Attention: City Council

24 hr. Massage Parlours and expansions of Massage Parlours detracts from the value of real estate in this area. Certainly, it would not aid in the overall appeal in this district.

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

RECEIVED
2010 JAN 14 A 11:23
CITY CLERK

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890
16203415021
NATURE CREATIONS L L C
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

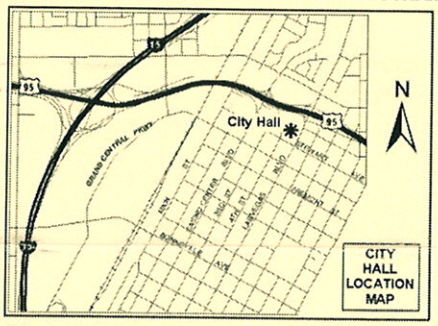
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

Case: RQR-36890
16203415023
NATURE CREATION HOLDING CO L L C
% LAFORGE
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

2010 JAN 14 A 11:23
CITY CLERK
RECEIVED

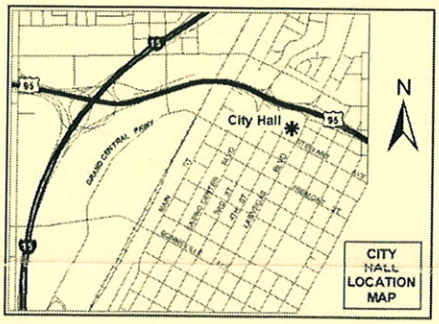
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

2010 JAN 14 A 11:23
CITY CLERK
RECEIVED

Case: RQR-36890
16203415022
NATURES CREATIONS
5440 BLACK KNIGHT CIR
LAS VEGAS NV 89119-1347

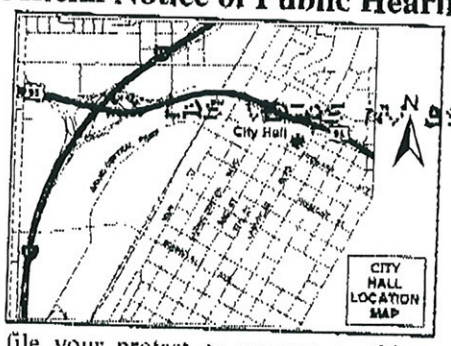
KAVDS11 89119

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE (PITNEY BOWES)
02.1M
0004279218
$ 00.41⁴
JAN08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



LAS VEGAS NV 890 01-09-10

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16204815294 Case: RQR-36890
CARR WILLIAM & VICTORIA
721 E 200 S
P O BOX 500
NEW HARMONY UT 84757-0500

KAUOS11 84757

2010 JAN 14 P 3:56
RECEIVED
CITY CLERK

Submitted after final agenda
Date 1/15/10 Item 89+90

01/14/2010 THU 12:13 [TX/RX NO 7147] 001

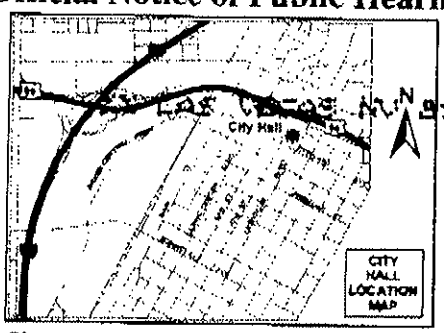
RECEIVED
CITY CLERK
2010 JAN 14 P 1:19

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-36892/RQR-36890
City Council Meeting of **01/20/2010**

16210114123 Case: RQR-36890
MARKIEWICZ CHESTER LIVING TRUST
4750 N HARLEM AVE
HARWOOD HEIGHTS IL 60706-4607

KAUDS11 60706

City of Las Vegas Agenda Item No.: **68.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

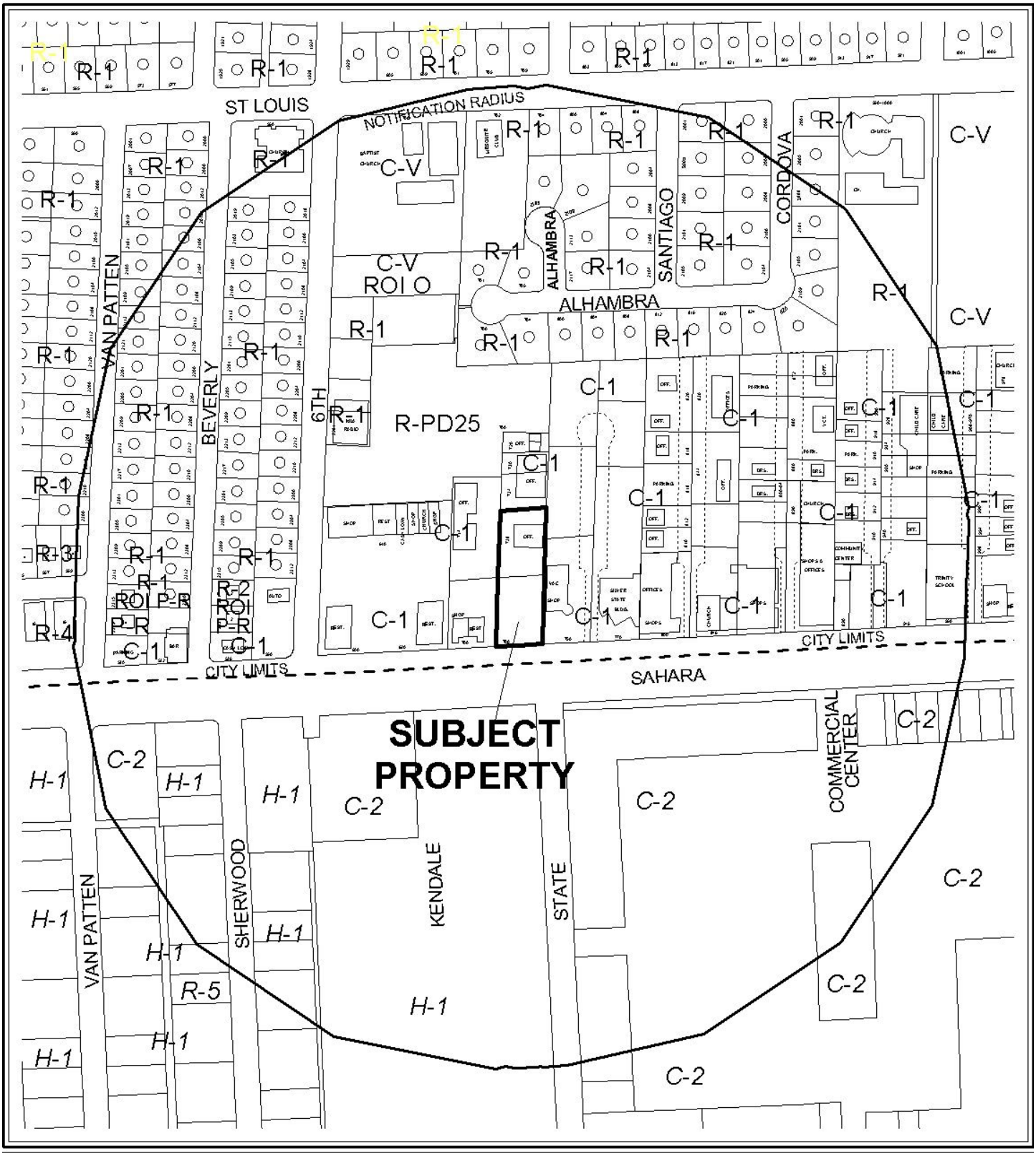
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**134**	**Planning Commission Mtg.**	**121**
City Council Meeting	**3**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 6



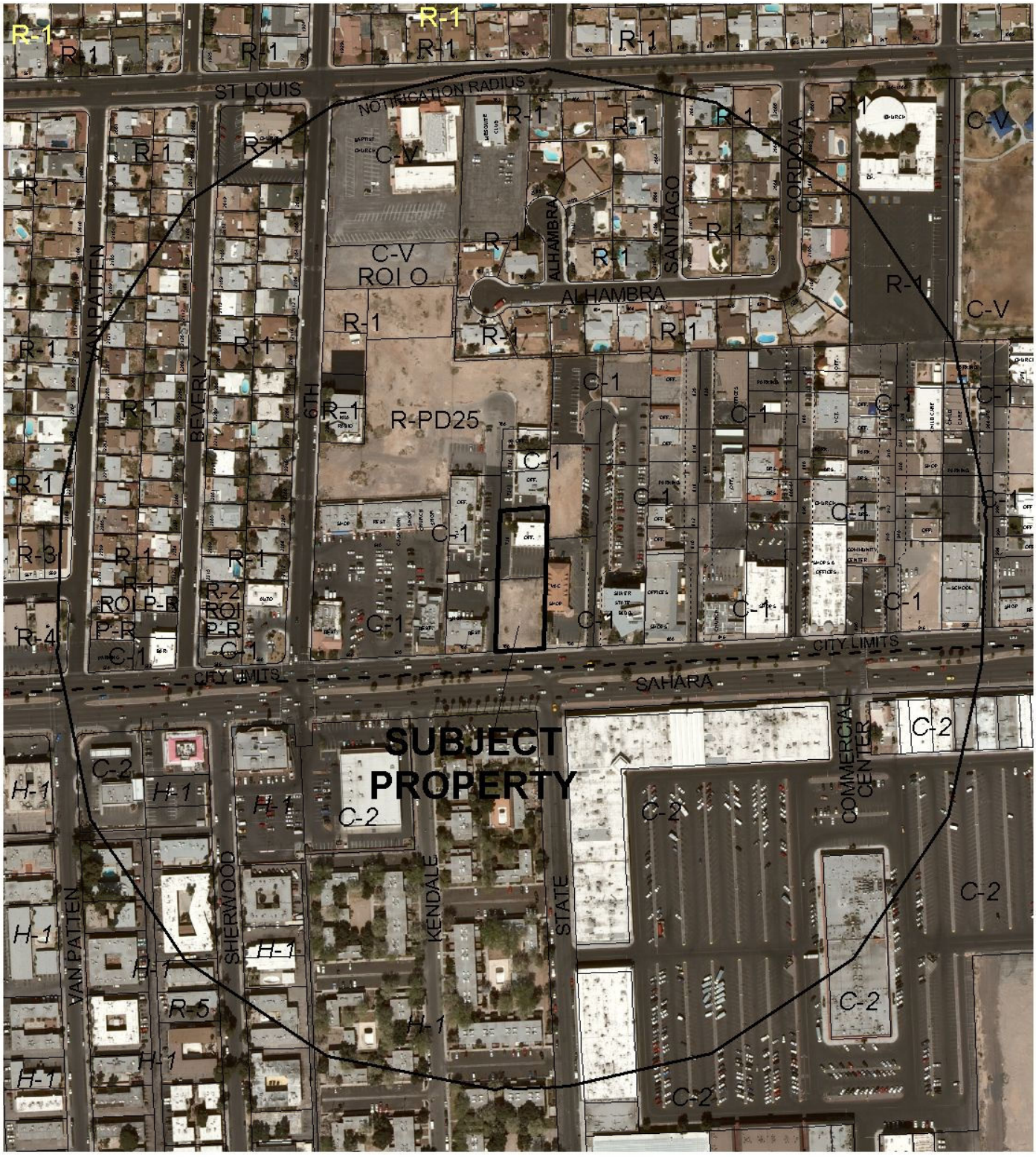
0 300 600 Feet

CASE: **VAR-35528**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35528**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-2/ke/se vote) recommends APPROVAL, subject to conditions.

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35186) if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of two separate parcels and is partially developed. Currently, the northern portion of the site is being utilized by a 3,475 square-foot medical office building, while the southern portion remains undeveloped, generally located adjacent to the north side of Sahara Avenue, approximately 440 feet east of Sixth Street. The applicant is proposing to add a 9,979 square-foot Commercial Recreation/Amusement (Indoor) building at the site. The proposed and existing uses will require 69 parking spaces where 59 will be provided. Staff cannot support this request as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff recommends denial of this request. If this request is denied, an alternate site design will be required to provide parking for all proposed uses in accordance with Title 19.04 and 19.10. In addition, the associated Site Development Plan Review (SDR-35186) for a 9,979 square-foot Commercial Recreation/Amusement (Indoor) building at the site cannot be approved.

ISSUES

- The proposed development fails to meet the minimum parking requirements listed in Title 19.04.010 for the proposed use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.
08/23/07	The Planning Commission tabled a request for a Site Development Plan Review (SDR-22017) for a proposed 98-foot tall, 12,452 square-foot commercial recreation/ amusement (Indoor) facility with waivers of perimeter landscaping standards to allow five feet on the south property line where 15 feet is required and zero feet on the north, east and west property lines where eight feet is required; and a request for a Variance (VAR-22018) to allow 28 parking spaces where 63 spaces is the minimum required for a proposed commercial recreation/ amusement (Indoor) facility adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street. Staff recommended denial of the request.

01/14/10	The Planning Commission recommended approval of companion item SDR-35186 concurrently with this application. The Planning Commission voted 5-2/ke/se to recommend APPROVAL (PC Agenda Item #6/jb).

Related Building Permits/Business Licenses	
Circa 1969	Office building located at 738 East Sahara Avenue on APN 162-03-801-088 was constructed.
03/18/02	A business license (T18-00499) was issued for Miscellaneous Telephone Sales and (U05-00244) for a Public Utility Telephone at 738 East Sahara Boulevard, Suite #104. These licenses are still active.
06/06/02	A business license (B20-00414) was issued for Business Support Services at 738 East Sahara Boulevard, Suite #B. This license was marked out of business on 08/10/07.
08/09/07	A business license (I04-03459) was issued for an Insurance Producer and (K10-00257) for a Sales and Service Firm at 738 East Sahara Boulevard, Suite #B. These licenses are still active.
09/30/08	A business license (Q07-00825) was issued for a medical firm at 738 East Sahara Boulevard. This license is still active.
Pre-Application Meeting	
06/29/09	A pre-application meeting was held and elements of this application were discussed. It was noted that there would need to be landscape waivers added to the justification letter and that a parking Variance may be required.

Neighborhood Meeting	
10/07/09	A voluntary neighborhood meeting was held from 6:00 to 7:10 pm at the Mesquite Club located at 702 East St. Louis Avenue, Las Vegas, Nevada 89104. There were 20 attendees for the general public, and one (1) staff member of the Planning and Development Department. Discussion topics included: Reviewed Project: • Predominately by appointment only • Training video & personal approximately 25 minutes • 20 minutes to "suit up" • 3 minutes in the wind • Approximately 20% local, 80% tourists • Approximately 6 employees • Fan surrounded by concrete, takes in no external air • 8:00am – 11:00am Skydiving • 11:00am – 10:00pm Public Concerns & Questions: • Noise • Vibration • Driveway width • Bus traffic • Large crowds at a time • Noise in parking lot from patrons • Limo's idling in parking lot • Decibel levels • Signage being overly large • Height of building Conclusion: Approximately 1/3 in favor 1/3 opposed 1/3 no comment

Field Check	
08/20/09	A site inspection was performed by staff with the following observations: • The subject site has been developed with a medical office building on the northern portion of the site, while the southern portion of the site adjacent to Sahara Avenue remains undeveloped with scattered debris.

Details of Application Request	
Site Area	
Gross Acres	0.81 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Medical Office Building and Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office Building	C (Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residences	CT (Commercial Tourist) - Clark County Designation	H-1 (Limited Resort and Apartment) - Clark County Designation
East	General Retail	C (Commercial)	C-1 (Limited Commercial)
West	Restaurant and General Retail	C (Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Redevelopment Plan Area	X		Y
Beverly Green/Southridge Neighborhood	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Medical Office	3,475 S.F.	1:200 for the first 2,000 sq. ft. 1:175 for the remaining gross floor area	19		56	3	N
Commercial Recreation / Amusement (Indoor)	9,979 S.F.	1:200	50				
SubTotal	13,454 S.F.		66	3	56	3	
TOTAL	13,454 S.F.		69		59		
Percent Deviation					14%		

ANALYSIS

The applicant has proposed to build a 9,979 square-foot Commercial Recreation/Amusement (Indoor) facility consisting of a 79-foot tall, cylindrical building for a wind tunnel with an attached six floors of public and mechanical areas with ground level parking on 0.81 acres adjacent to the north side of Sahara Avenue, approximately 440 feet east of Sixth Street. The applicant has indicated that the proposed commercial recreation/amusement (indoor) facility will be utilized by no more than 26 people in an hour, consisting of six staff members and twenty (20) guests. Guests of the proposed facility must receive instruction and special clothing prior to flying, which limits the number of people who can utilize the facility at the same time.

The existing and proposed uses on the subject site require 69 parking spaces where 59 are proposed, which represent a 14% deviation from Title 19 requirements. The 14% reduction in required parking indicates that the site, as proposed, would be overbuilt. Furthermore, the proposed deficiency is preferential in nature and as such, the applicant has created a self-imposed hardship that staff cannot support; therefore, staff is recommending denial of this request.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. Alternatively site design or a reduction in the scope of the project would allow conformance to Title 19 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PC ACTION

There were 11 speakers in opposition and 4 in favor at the Planning Commission hearing.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 185 by City Clerk

APPROVALS	121
PROTESTS	134

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35528 APN: 162-03-801-088 & 137

Name of Property Owner: Bodyflying US, LLC

Name of Applicant: Bodyflying US, LLC

Name of Representative: Bob Gronauer - Kummer Kaempfer Bonner Renshaw & Ferrario

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: Gary L Speer TNDL 064567322

Print Name: GARY L. SPEER

Subscribed and sworn before me

This 5 day of August, 2009

Notary Public in and for said County and State

County of Sevier; State of TN

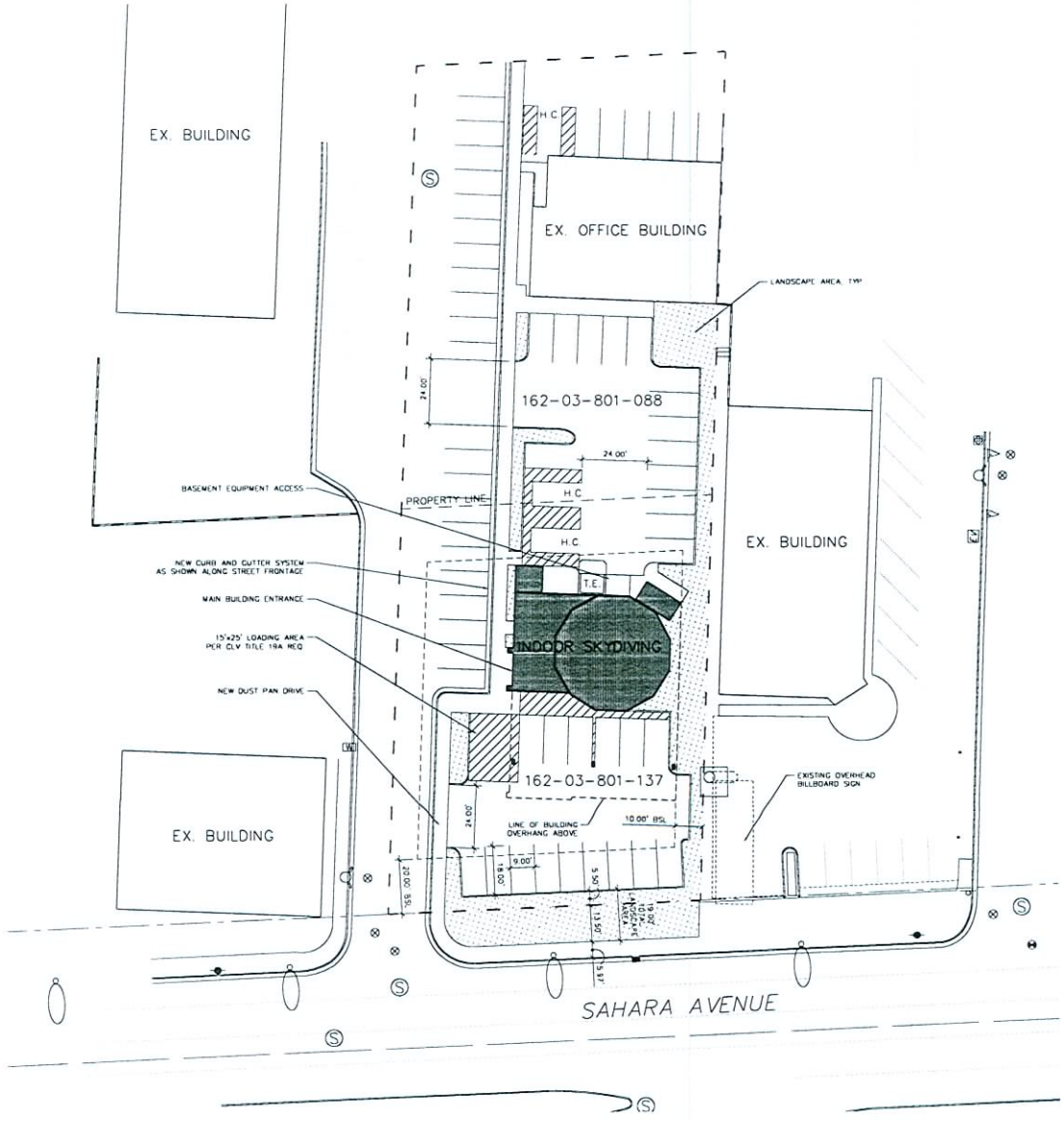
ASHLEY RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SEVIER COUNTY

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

796368.1 AMP 14670.1

DESIGN DATA

LOT AREA	93 ACRES (162-03-801-137) 42 ACRES (162-03-801-088)
TOTAL BUILDING AREA	23,624 SF (INDOOR SKYDIVING) / 2,325 SF (MECHANICAL) / 25,949 SF (TOTAL)
BUILDING FOOTPRINT	23,624 SQUARE FEET
PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 19A)	
EXISTING OFFICE (RETAIL)	5 EMPLOYEES @ 1,200 SQ FT (2000 SF / 1.75 SEASONS) = 19 STALLS
INDOOR SKYDIVING	1,200 SF @ 1/4 (OCCUPANT) = 50 STALLS
TOTAL STALLS REQUIRED	69 STALLS TOTAL REQUIRED (BOTH PARCELS)
PARKING PROVIDED ACROSS BOTH PARCELS	
REGULAR STALLS	56 STALLS (9'x18' TYP.)
ACCESSIBLE STALLS	1 VAN AND 2 REGULAR STALLS
TOTAL SPACES	59 STALLS TOTAL PROVIDED (BOTH PARCELS) (PARKING VARIANCE FOR 10 STALLS REQUESTED)



BRESLIN BUILDERS

Site Plan

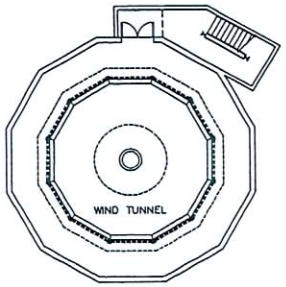
Land-Use Submittal
August 4, 2009

Scale: 1" = 20'-0"
BBDC Project No. 1109A
Version 3

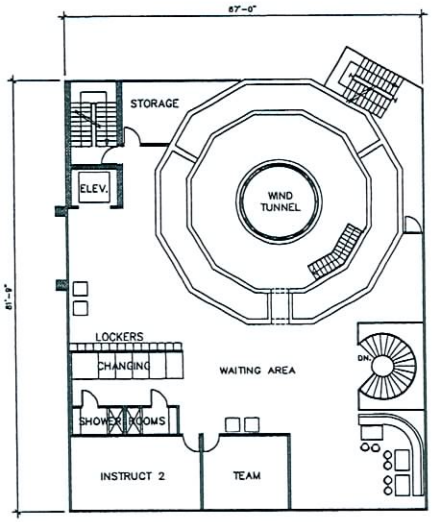
RECEIVED
AUG 10 2009

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

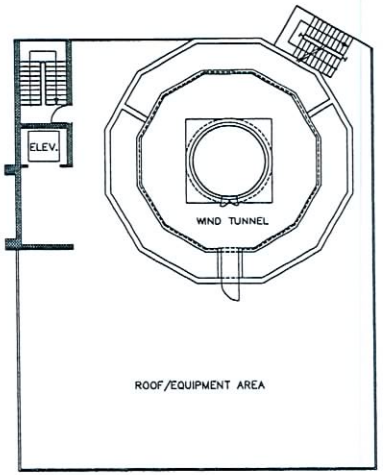
VAR-35528
09/24/09 PC



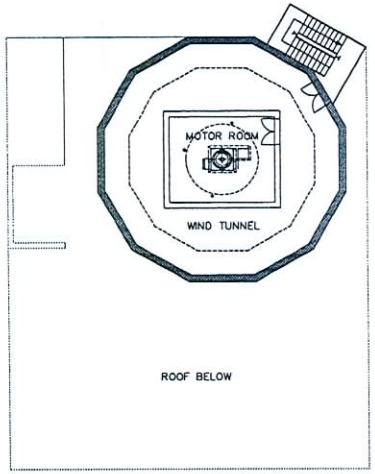
Level B (Basement)



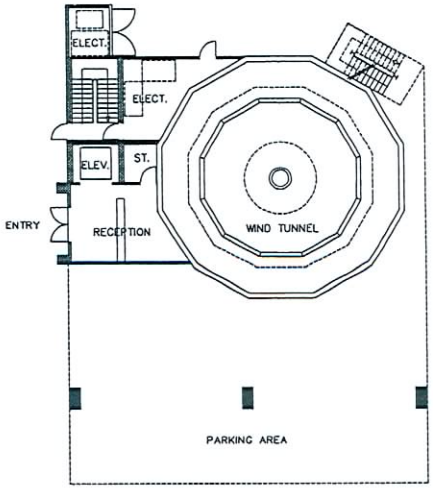
Level 4 (Spectator)



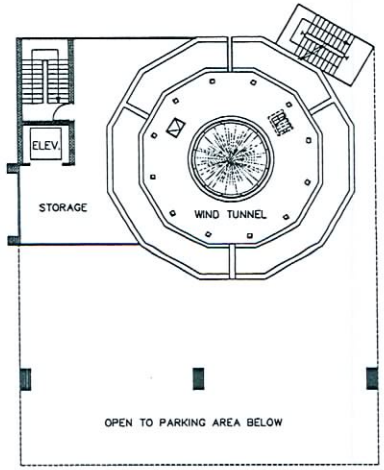
Level 5 (Propeller)



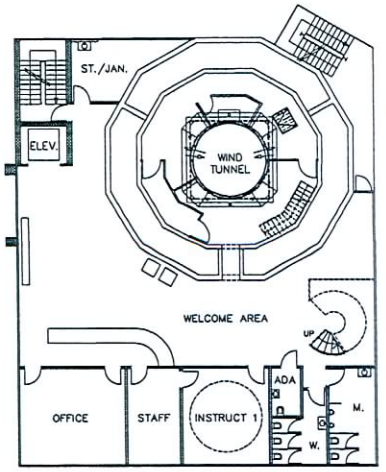
Level 6 (Motor)



Level 1 (Entrance)



Level 2 (Storage)



Level 3 (Flyers)

AREA SQUARE FOOTAGE BREAKDOWN:

AREAS	TECHNICAL AREA	BUSINESS AREA
LEVEL B	250 S.F.	0 S.F.
LEVEL 1	234 S.F.	274 S.F.
LEVEL 2	524 S.F.	0 S.F.
LEVEL 3	165 S.F.	3,841 S.F.
LEVEL 4	165 S.F.	3,489 S.F.
LEVEL 5	714 S.F.	0 S.F.
LEVEL 6	323 S.F.	0 S.F.
TOTALS	2,375 S.F.	7,604 S.F.

TOTAL AREAS = 9,979 SQUARE FEET

Floor Plans

Scale: 3/32" = 1'-0"
BBDG Project No.: 1109A
Version 2

Land-Use Submittal
July 9, 2009

RECEIVED
AUG 17 2009

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

VAR-35528
09/24/09 PC



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09

KUMMER KAEMPFER
ATTORNEYS AT LAW
LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792.7052

KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 7, 2009

VIA HAND DELIVERY

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

Re: Justification Letter – Site Development Plan Review and Parking Variance

To Whom It May Concern:

Our office represents Bodyflying US, LLC ("The Applicant"). Please accept the attached application for a Site Development Plan Review. Our client proposes to develop a commercial recreation/amusement (indoor) facility in the C-1 district on the site located near Sahara and Sixth Street. The site development plan review is for an indoor wind tunnel with support services including an instruction room and gift shop. No functions will be operated outside the facility (i.e. noise).

The building is a total of 9,979 square feet, divided into 2,375 square feet "technical" and 7,604 square feet "business" (public). The first floor of the proposed facility will consist of the entrance and elevator to the second floor. The second floor is for storage and is not accessible to the public. The third floor will consist of the reception area, observation area, gift shop, instruction rooms, restrooms and office. The fourth floor will consist of a lounge area, changing rooms and team room. The fifth and sixth floors of the roof are portion of the wind tunnel and the mechanical equipment. The maximum height of the wind tunnel structure is 78'-9".

The Site Development Plan Review includes a waiver of the required perimeter landscape buffers; the C-1 district requires a 15 foot wide landscape buffer adjacent to Sahara Avenue and an 8 foot wide landscape buffer adjacent to the interior lot lines. The site plan provides 5'-6" landscape buffer adjacent to Sahara Avenue, a 3 foot landscape buffer along the East perimeter and zero landscaping along the North and West property lines. Please note that the applicant will also be providing 13'- 6" of landscaping within the public right of way in addition to the 5'-6" on the site for a total width of 19'-0" inches in addition to a 6 foot wide public sidewalk. The landscaping adjacent to the building will vary in width from 3 feet to 10 feet. All other code requirements have been met.

The applicant is also seeking a parking variance to allow for 59 parking spaces where 69 spaces are required. Based upon the type of business being proposed we feel that the proposed

RECEIVED
AUG 11 2009

VAR-35528
09/24/09 PC

59 parking spaces is more than sufficient to adequately handle the customers and staff that will be utilizing the site. Title 19 Section 19.04 Table 2 specifies the required parking for a commercial recreation/amusement (indoor) however does not have a specific parking requirement for a wind tunnel therefore it has been determined by staff that required parking is based upon "other uses". We feel that based upon the use that the wind tunnel parking demand is closer to the parking demand generated by an indoor court game which requires 3 parking spaces per court which would require a maximum of 30 spaces which we far exceed.

The wind tunnel will be utilized by no more than 26 persons in an hour, including six staff persons and 20 guests, taking into consideration the overlap time between the departing and entering groups. The guests make reservations and are typically in small groups of 3 to 5 persons. The guests must receive instruction and special clothing prior to flying which limits the number of people who can utilize the facility at the same time.

The applicant is the property owner of both parcels associated with this application and will maintain cross access and cross parking requirements as required.

We are excited about this project and look forward to working with staff through the development of this site.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Robert J Gronauer

Robert J. Gronauer

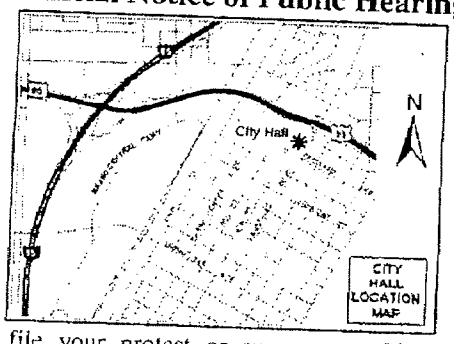
RJG/mlt

RECEIVED
AUG 11 2009

VAR-35528
09/24/09 PC

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

City Council Meeting of 2/17/2010

FRASER TRUST
FRASER THOMAS B II & BARBARA TRS
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

APN#16203801064

LAVDS11 89134

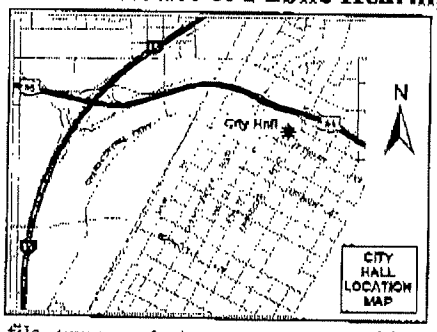
RECEIVED
CITY CLERK
2010 FEB -8 A 9:12

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004279218 FEB 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
City Council Meeting of 2/17/2010

DAPHNEY IRREVOCABLE TRUST
BONANNO BERTHA TRS
4769 SPINDLERIDGE CIR
LAS VEGAS NV 89147-5272

APN#16203421005

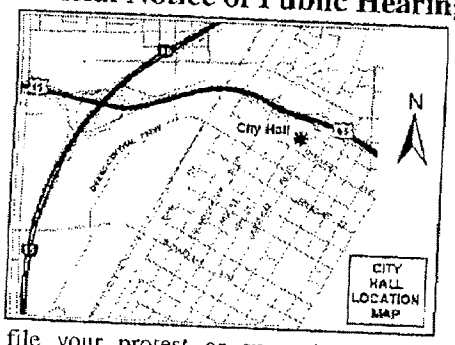
LAS VEGAS NV 890

2010 FEB -8 A 9:12

CITY CLERK

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

City Council Meeting of 2/17/2010

FRASER THOMAS B II & BARBARA D
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

APN#16203801124

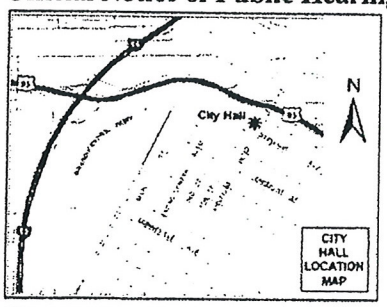
LAS VEGAS NV 89134

RECEIVED
CITY CLERK
2010 FEB -8 A 8:12

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

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or
Business Owner Shannon Prestridge

Address 1909 S. 11th St.

City, State, Zip Las Vegas, NV 89104

Telephone (702) 769-4783

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

RECEIVED
OCT 07 2009

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

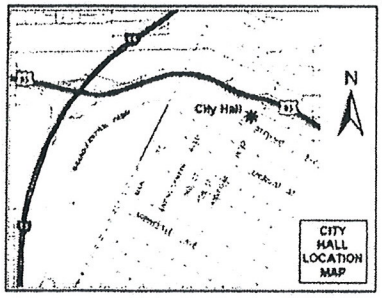
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner J A Wade

Address 1210 E St Louis

City, State, Zip LV

Telephone 702 796 5195

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

RECEIVED
OCT 05 2009

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

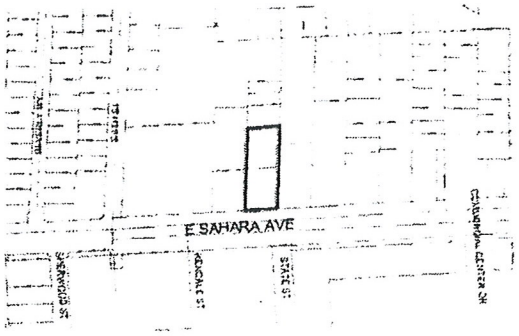
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

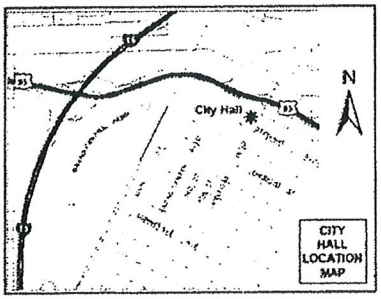
Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or
Business Owner SILVER CITY DEVT, LLC

Address 1916 S. MARYLAND PKWY.

City, State, Zip LAS VEGAS, NV 89104

Telephone (702) 456-8884

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

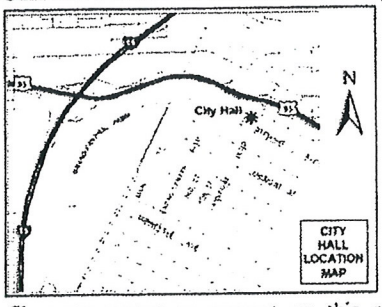
VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Or Business Owner JAMES KELLY

Address 1077 HOWARD DR.

City, State, Zip L.V. NV. 89104

Telephone

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

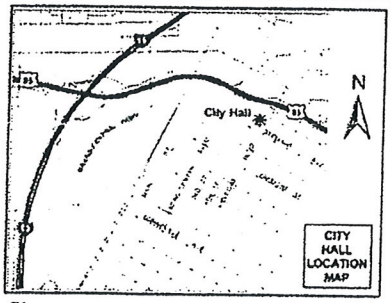
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Property Or Business Owner: JACK WEINSTEIN MGR VANCO LLC

Address: 896 E SAHARA

City, State, Zip: 89104

Telephone: 702 630 9955

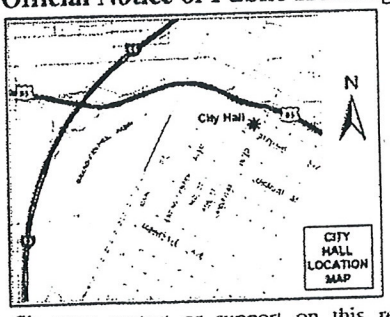
Jack Weinstein

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Of
~~Business Owner~~ Donald D. & Irene B. Larkin

Address 2104 Cordova St.

City, State, Zip Las Vegas, Nev. 89104

Telephone (702) 735-0002

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

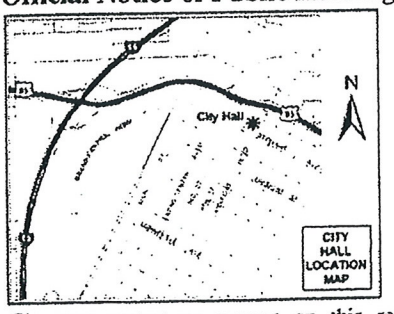
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or
Business Owner Jeff Bowen

Address 1046 Bonita Ave.

City, State, Zip Las Vegas, NV. 89104-3115

Telephone 702-794-0690

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

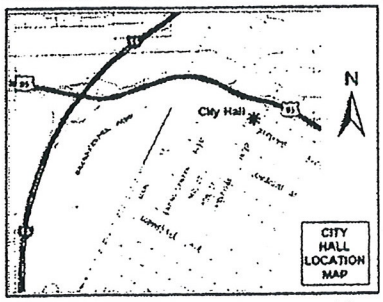
Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Or
Business Owner Diane M. Morgan

Address 808 Bonita Ave

City, State, Zip Las Vegas NV 89104

Telephone _____

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

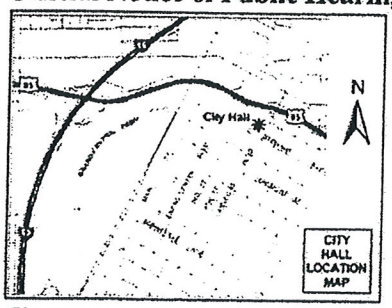
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Jorge Perlman

Address: 850 Tam O'Shanter

City, State, Zip: Las Vegas Nev 89109

Telephone: 702-735-5533

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

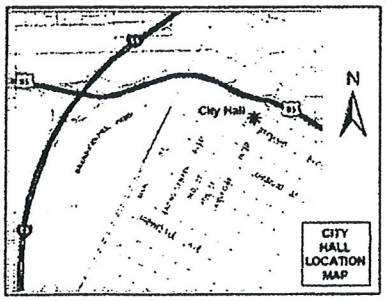
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Property Or Business Owner PETERSEN 1994 TRUST

Address 709 CAYUGA AVE

City, State, Zip LAS VEGAS NEV 89104

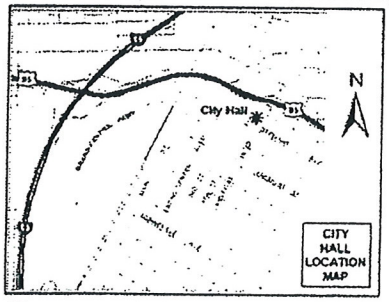
Telephone

NOISE CREATED WOULD BE A CONCERN

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner Joseph L. Notaro

Address 2008 Santiago St

City, State, Zip Las Vegas NV 89104

Telephone 702 650 9063

If you wish to file your protest or support on this request. check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

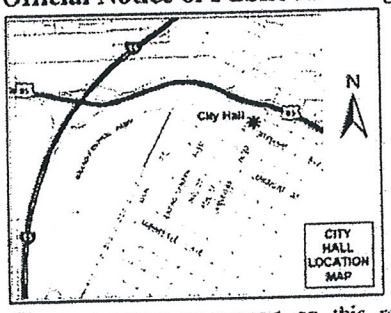
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Tennille Cina

Address: 1929 So. 6th St

City, State, Zip: Las Vegas, NV 89104

Telephone: (702) 604-3232

If you wish to file your protest or support on this request. check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

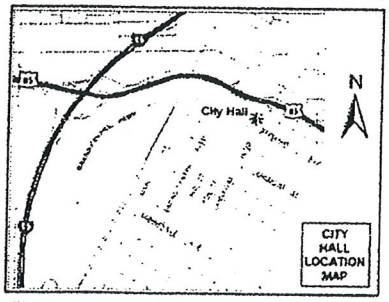
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Property Or
Business Owner Patsy Graham

Address 2105 Santiago St

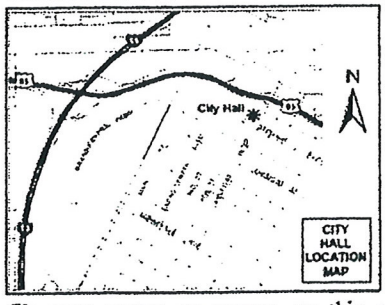
City, State, Zip L.V. NV 89104

Telephone 791-5086

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Elisa Povso

Address: 1043 Canosa Ave

City, State, Zip: Las Vegas NV 89104

Telephone: (305) 207-4993

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

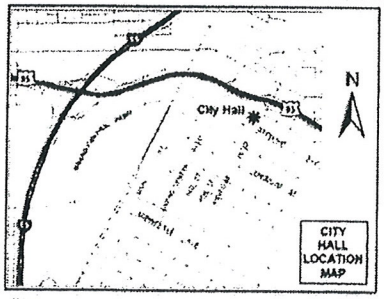
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner Margaret M Sloans Trust Andy Sloans Trustee

Address 1810 S. 8th St

City, State, Zip LAS VEGAS, NV 89104

Telephone 429-7902

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

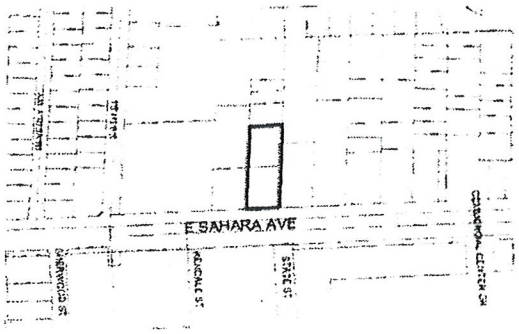
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137). C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

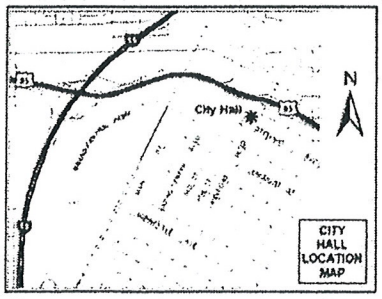
Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Claudia Ewing

Address: 1032 E. Bonita Ave

City, State, Zip: Las Vegas, NV 89104

Telephone: (702) 354-0917

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

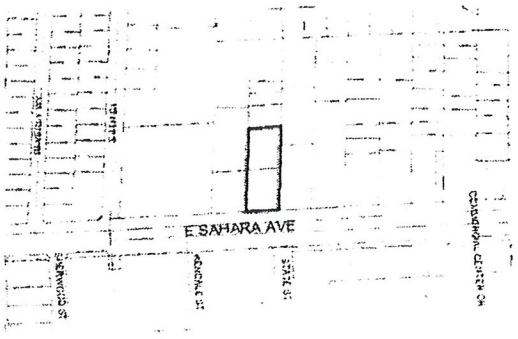
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

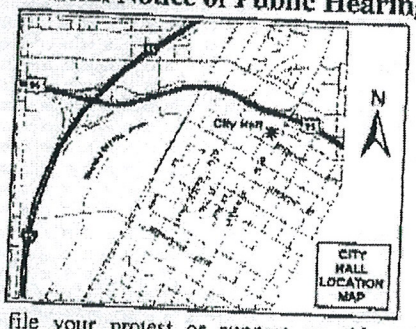
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

16203421005 Case: VAR-35528
DAPHNEY IRREVOCABLE TRUST
4769 SPINDLERIDGE CIR
LAS VEGAS NV 89147-5272

CAVDS11 89147

RECEIVED
SEP 14 2009

12P

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Property Or Business Owner: Gregory S Brown

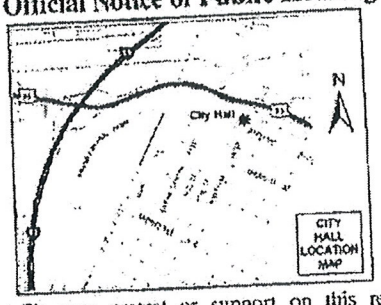
Address: 606 Bonita Ave

City, State, Zip: LV NV 89104

Telephone: 580-7798

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

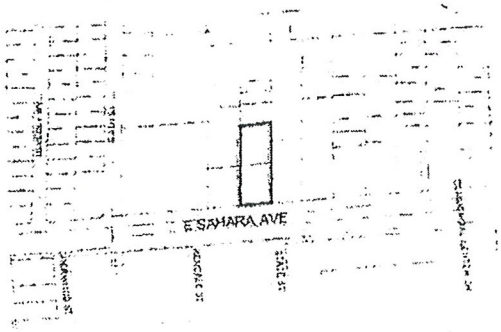
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission hearing. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

RECEIVED
SEP 21 2009

Submitted after final agenda

Date Item 6P

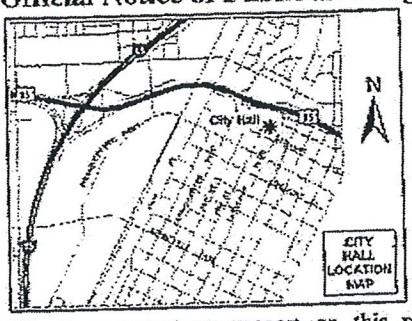
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Case: VAR-35528
16203801058
ZURAWSKI STANLEY M JR ETAL
P O BOX 46110
LAS VEGAS NV 89114-6110

09/17/2009 10:07 7023660626

Submitted after final agenc
Date
Item

RECEIVED
SEP 17 2009

LAS VEGAS 11 89114

6P

PAGE 01/

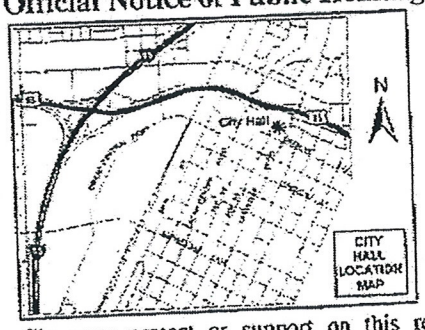
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279215 SEP 11 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Case: VAR-35528
16203801104
ZURAWSKI STANLEY M SR & N ETAL
%M/M S ZURAWSKI JR
P O BOX 46110
LAS VEGAS NV 89114-6110

09/17/2009 10:06 7023660625

CAVDS11 89114

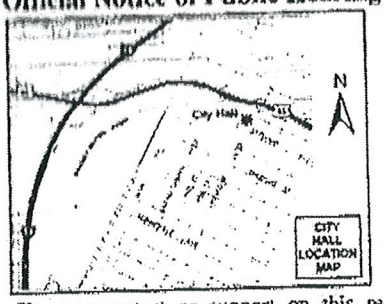
Submitted after final agenda
Date
Item

RECEIVED
SEP 17 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Flamingo - Jones Ltd

Address: 1912 S. Maryland Pkwy

City, State, Zip: Las Vegas NV 89104

Telephone: 702-733-7144

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Margaret Cornell, Trustee

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

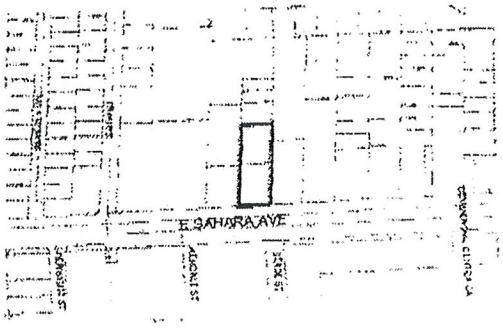
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

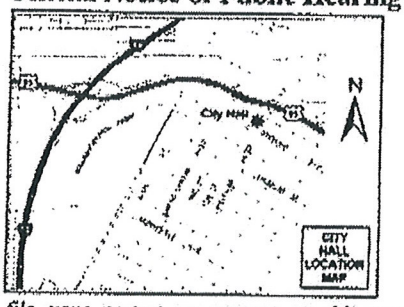
RECEIVED
SEP 21 2009

Submitted after final agenda
Date Item 6P

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Property Or Business Owner PAUL S. WHISLER

Address 1032 E. HASSETT AVE

City, State, Zip LAS VEGAS NV 89104-315

Telephone 702-735-0543

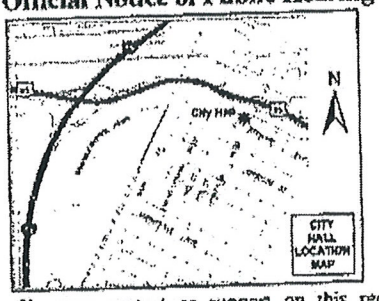
RECEIVED
SEP 21 2009

Submitted after final agenda
Date Item 12P

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner JOHN MCCORMICK

Address 1064 CIWOSA

City, State, Zip LAS VEGAS NEVADA 89104

Telephone 702 523-4483

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

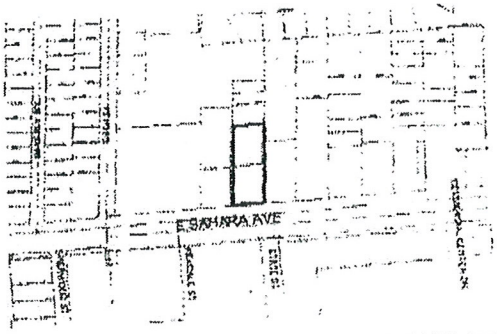
Please Cut Along Dotted Line and return the top portion to the City of Las Vegas Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137). C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137). C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *September 24, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

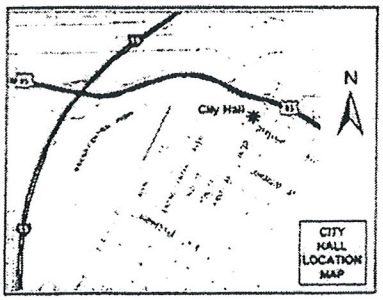
RECEIVED
SEP 22 2009

Submitted after final agenda
Date Item 12

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner KP Management

Address 1040 E. Sahara # 201

City, State, Zip Las Vegas, NV 89104

Telephone (702) 731-0015

RECEIVED
SEP 23 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

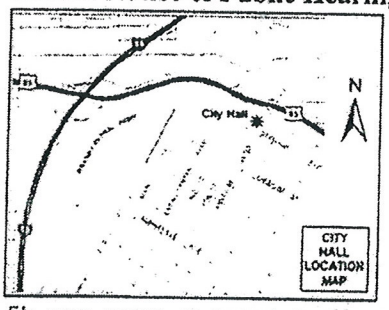
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Schneider Development

Address: 1700 S. 9th

City, State, Zip: Las Vegas, Nev. 89104

Telephone: 702-340-1068

RECEIVED
SEP 23 2008

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

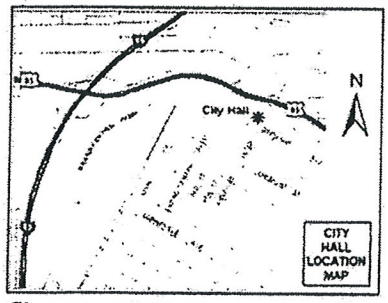
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Property Or Business Owner Rosendo Cano

Address 1712. S. 11th St.

City, State, Zip L.V. NV. 89104

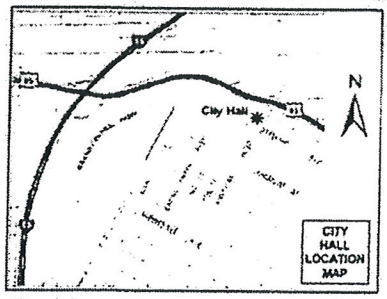
Telephone 702) 380 1717

RECEIVED
SEP 29 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Ray Beauchamp Et Al

Property Or Business Owner SUSAN Dawn

Address 1709 E. 6TH ST

City, State, Zip Las Vegas, NV 89104

Telephone 702-696-9757

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

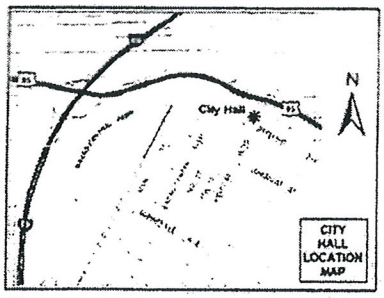
RECEIVED
SEP 23 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Or Business Owner Kathleen Brooks/Peter Singelton

Address 607 Bonita Ave

City, State, Zip Las Vegas, NV 89104

Telephone 702 - 383-6303

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Ward Representative, please call (702) 229-6405.

RECEIVED
SEP 23 2009

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

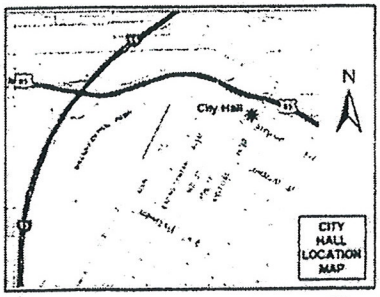
Many of us have lived in this area for years. We consider it our home — We constantly have to fight to protect our neighborhood, because we are not 7 Hills or Southern Highlands — Please do not allow

6P

RECEIVED
SEP 23 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Property Or Business Owner: Jeri Ann Culley

Address: 1047 Hassett Ave.

City, State, Zip: Las Vegas, NV. 89104

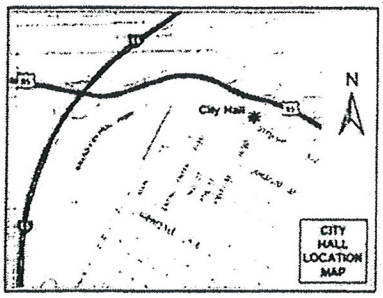
Telephone: 702-612-7463 (cell)

We do not need the air + noise pollution. It's already short on parking spaces. Besides it would be trugly (triple ugly).
No! No! No! I've lived here since 1961 and it's gone too far.

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

Property Or Business Owner: Frank Butterfield

Address: 1051 BONITA AVE
2200 6TH ST.
2212 6TH ST.

City, State, Zip: LV. NV 89104

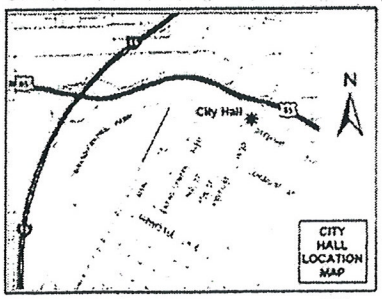
Telephone: 702-596-2845

RECEIVED
SEP 23 2009

6P x 3

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Property Or Business Owner: Property owner

Address: 910 E. Oakey Blvd.

City, State, Zip: Las Vegas NV 89104

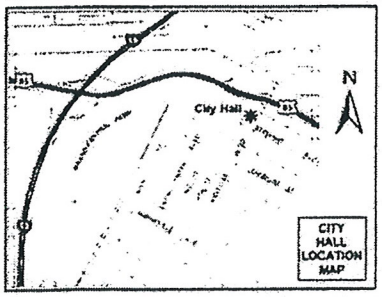
Telephone: 737-5280

RECEIVED
SEP 29 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

LOLA Stiborek

Property Or Business Owner Lola Stiborek

Address 604 Bonita Ave.

City, State, Zip Las Vegas, NV 89104

Telephone (702) 734-6153

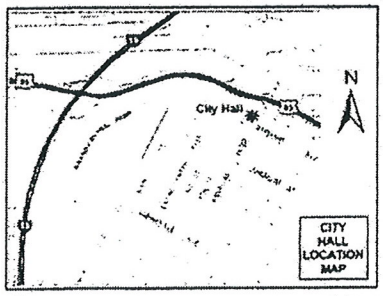
RECEIVED
SEP 29 2009

6P

RECEIVED
SEP 23 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

Property Or Business Owner James L Miller

Address 804 alhambra Dr

City, State, Zip Las Vegas, NV 89104

Telephone 702 862-8163

I don't want any thing like this in my neighborhood

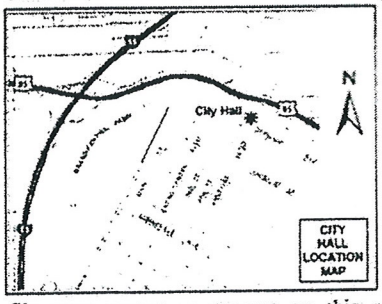
Jm

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Or ~~Business Owner~~ SIDNEY ROWLAND

Address 1711 SOUTH 7TH ST.

City, State, Zip LAS VEGAS, NV. 89104

Telephone 601-415-2133

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

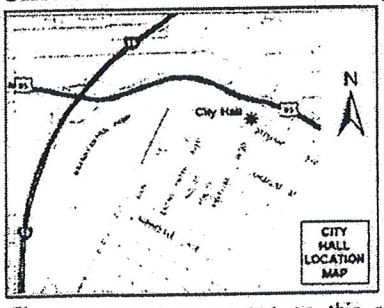
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 23 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Linda Alverson

Address: 904. Canosa Ave

City, State, Zip: Las Vegas. NV. 89104

Telephone: 733-0995

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

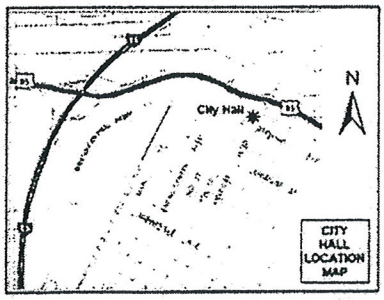
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 29 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Jewell Jolliff

Address: 1054 Howard Ave

City, State, Zip: Las Vegas, NV. 89104

Telephone: 702 735-1208

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

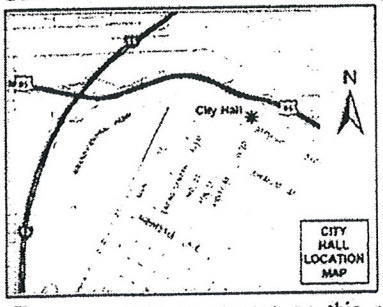
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 23 2009

6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

Property Or Business Owner HENRY SKONIECZNY

Address 705 E. ST. LOUIS

City, State, Zip LAS VEGAS NV 89104

Telephone (702) 369 1991

RECEIVED
SEP 23 2009

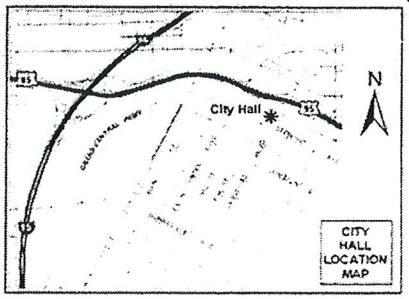
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

Case: VAR-35528
16203810012
ZULEY RANDALL B & MIGNON M
2105 ALHAMBRA CIR
LAS VEGAS NV 89104-2907

RECEIVED
SEP 23 2009

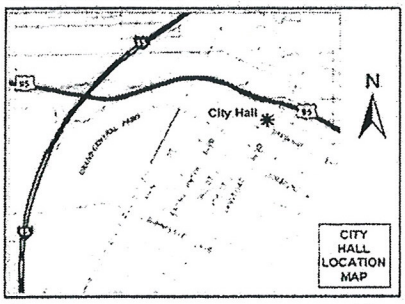
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



I AM part owner of the Bld at 700 E Sahara - this would be a disaster for my tenants - partly because of the traffic between their Bld & mine - that is just a small part of the problems thank you for reading this - Millard Sloan

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

RECEIVED
SEP 23 2009

Case: VAR-35528
16203801100
K P E SAHARA L L C ETAL
%M & B SLOAN
6910 N RAINBOW BLVD
LAS VEGAS NV 89131-3446

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

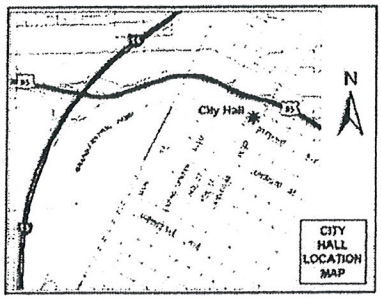
Planning Commission Meeting of 9/24/2009

6P

RECEIVED
SEP 30 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Pandora Eady

Address: 2100 Santiago St

City, State, Zip: LV. NV 89104

Telephone: _____

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

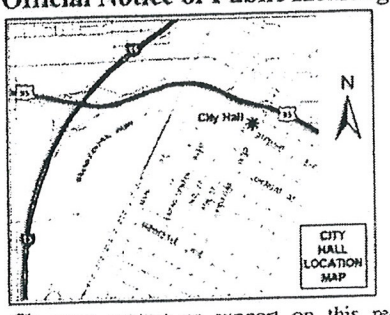
Planning Commission Meeting of 9/24/2009

6P

RECEIVED
SEP 30 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner Dayne Gardner

Address 1006, 1008 & 994 E. Sahara Ave

City, State, Zip Las Vegas NV 89104

Telephone 702-836-9118

If you wish to file your protest or support on this request. check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

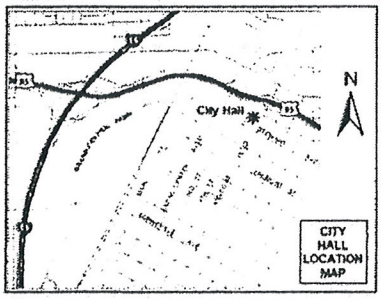
VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

6PX3

RECEIVED
SEP 30 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: CONNIE INMAN
CENTRAL BACKGROUND INVESTIGATIONS

Address: 608 South 8th Street

City, State, Zip: Las Vegas, Nevada 89101

Telephone: 702-382-6883

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

I OPPOSE

Connie Inman

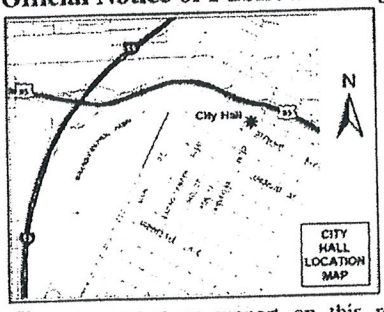
VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

6P

RECEIVED
SEP 3 0 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

Property Or Business Owner HOWARD L. INMAN

Address 1025 HOWARD DR.

City, State, Zip LAS VEGAS, NV 89104

Telephone 702-524-5385

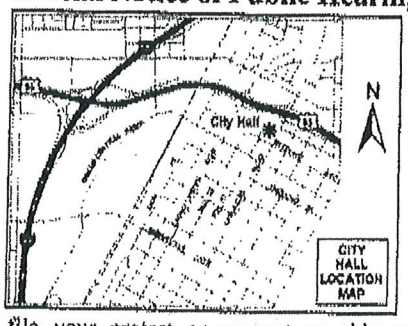
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: VAR-35528

16203601064
FRASER TRUST
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

MAY0511 89134

11P

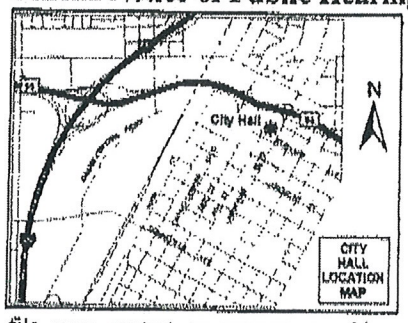
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: VAR-35528
16203801124
FRASER THOMAS B II & BARBARA D
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

11P

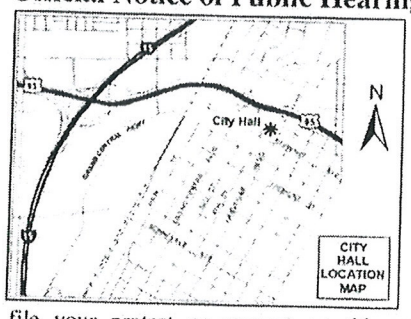
6P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 29 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: VAR-35528

16203810023
HARPER WALTER O
820 ALHAMBRA DR
LAS VEGAS NV 89104-2966

VAR-35528 & SDR-35186
Planning Commission Meeting of 11/5/2009

HAUOS11 89104

Submitted after final agenda

Date 10/29/09 Item 11P

6P

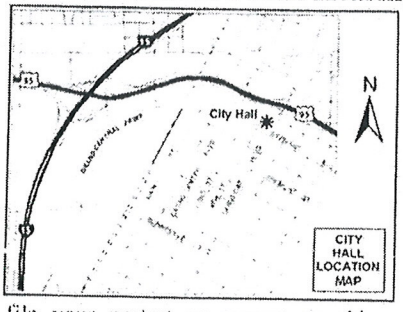
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 29 2009

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 11/5/2009

Case: VAR-35528

16203801060
B & T OFFICE BUILDING LTD
844 E SAHARA AVE
LAS VEGAS NV 89104-3017

Submitted after final agenda

Date 10/29/09 Item 11 P

6P

MEETINGS
CONVENTIONS - CONSULTATIONS - BYLAWS

Phyllis M. Silvestri
PROFESSIONAL REGISTERED PARLIAMENTARIAN
CERTIFIED PROFESSIONAL PARLIAMENTARIAN

610 Canosa Ave.
Las Vegas, Nevada 89104

Telephone
(702) 735-6501

CLASSES - LECTURES - ELECTIONS
PROFESSIONAL PRESIDING OFFICER

Protest

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101-2986

VAR-35528 / SDR-35186

Members of the Planning Commission

As a concerned forty-nine year resident of this neighborhood, I oppose the construction of a 79-foot tower that would be producing noise until 10 p.m.

My children have grown up here, gone to school here, played here, and attended Church in this area. (We have five churches on St. Louis Ave., just a block from where this proposed structure is to be built.)

I sincerely urge the City Council to oppose such a structure in the midst of a residential area.

There is abundant desert land for this proposed structure. Please consider the residents of this area. We will appreciate it very much.

Sincerely,

Phyllis M. Silvestri

Phyllis M. Silvestri
610 Canosa Avenue
Las Vegas, NV 89104-2815

RECEIVED
SEP 23 2009

6P

Protest

the Tiger Lily
FLOWER SHOP

September 17, 2009

Las Vegas Planning Commission
731 S. 4th St.
Las Vegas, NV 89101

On Thursday, September 24, there is a Planning Commission hearing on VAR-35528 (SDR-35186). BodyFlying US is requesting variances to install an indoor skydiving venue on the vacant lot right next to our business on Sahara Avenue and must get variances in order to build such an operation where it is currently not allowed. Either this or a similar company tried to get the variances last year but, when it was obvious that there was a lot of opposition to the plan, they withdrew their request. The only difference between the one last year and this one is that they previously proposed building a tower of more than 90 feet and currently they are proposing one of 79 feet. We are opposed to the approval of these variances.

- **Noise from this operation would affect existing businesses --- Republic Services, The Tiger Lily Flower Shop, Marie Callender, Tony Roma's, doctors' offices and others. The noise problem would discourage future businesses from locating nearby.**
- **Parking issues would be created by the amount of visitors and inadequate parking available.**
- **It does not fit with the Master Plan of the area.**
- **It abuts a residential neighborhood.**
- **The requested setback and landscaping variances would make an unattractive building which looks like a grain silo a prominent feature on Sahara Avenue.**

This is an amusement type of operation which attracts not just individuals, but large groups who come to either participate or just to watch the action. These groups are quite large at times, even arriving in buses. Where exactly are these buses supposed to hang out for a couple of hours while waiting for the event to finish? Zoning requires 69 parking spaces for this type of operation and they want to reduce it to 59 because they are trying to put it on a lot with is only slightly larger than a residential building lot. They are also requesting a waiver of the setback requirements and landscape buffers to accommodate a nearly 10,000 square foot building on this tiny lot.

The central feature of this type of operation is a vertical wind tunnel. It uses a 16-ft airplane propeller to generate hurricane-force winds of 105 mph to 150 mph in order to create the

700 EAST SAHARA AVENUE · LAS VEGAS, NEVADA 89104 · P (702)737-7077 · F (702)735-4800
9253 SOUTH RAINBOW · LAS VEGAS, NEVADA 89146 · P (702)254-7778 · F (702)254-5702
10271 SOUTH EASTERN, SUITE 113 · HENDERSON, NEVADA 89052 · P (702)492-2324 · F (702)492-2462
WeSendEmotions.com · 1-800-805-9052

Submitted after final agenda
Date 9/17/09 Item 6P

6P

wind necessary to keep a person in the air. This creates a tremendous amount of noise. It cannot be contained with soundproofing because it requires moving huge amounts of air and the sound can be deafening. The fact that they are requesting a shorter tower this time actually increases the noise level as the exhaust air comes out at a lower altitude that with the higher tower. Our business is just 75 feet away from the site and the noise would affect the quiet enjoyment of our property.

There is a currently an indoor skydiving operation on Convention Center Drive called Vegas Indoor Skydiving. The owner of the business is Keith Fields. I have spoken to him in the past regarding the problems associated with a business of this type in the midst of a quiet residential neighborhood like ours. If you have any technical questions regarding this kind of operation, he can answer those questions. His cell number is 813-5790 and his email address is IndoorSkydiving@aol.com.

We realize that there are currently many vacancies in the commercial buildings in our neighborhood, but allowing this business would discourage future businesses from locating here and would create a permanent dead zone around the property. Once it is approved, it can not be undone, and it is not worth the risk to future development.

If you go online and research these types of operation, they are usually located far away from urban areas and are nearly always in industrial parks. This type of amusement is a lot of fun. I have done the indoor skydiving experience on Convention Center Drive and recommend it as a great experience. However, it does not belong in our neighborhood. Highland Drive or Western Ave. would be a more appropriate location for it.

If you have any questions, please feel free to call.

Terry Hunt
596-8960

Eugene Godina
524-9176

RECEIVED
09 SEP 17 PM 2:56
PLANNING AND
DEVELOPMENT

RECEIVED
OCT 29 2009

MEDICAL REHABILITATION ASSOCIATES
OF LAS VEGAS
FIROOZ MASHHOOD, M.D
734 EAST SAHARA AVENUE
LAS VEGAS, NV 89104
PHONE 702-477-7764 FAX 702-477-7716

October 22, 2009

Planning Commission Member

Re: BodyFlying US, LLC SDR-35186 VAR-35528

Dear Gentlemen,

I am the owner of Medical Rehabilitation Associates of Las Vegas. I have been in business for over 20 years and at this location for the past 5 years.

The co-owner of The Tiger Lily Flower Shop has done extensive research in this project and I agree with the following:

- The proposed venture does not fit in with the existing neighborhood
- The tower they propose to build would stick out far above any other nearby structure
- No study has been done as to the noise that would be generated by the applicant's wind tunnel and its effect on neighbors
- The maximum number of people using the facility has been misstated by the applicant in hopes of getting a waiver for the parking and traffic requirements

This is a quiet residential neighborhood with small businesses, i.e. retail shops, barber shops, restaurants and office buildings. The proposed venue for indoor skydiving does not fit in with the existing businesses and property use.

In the neighborhood meeting hosted by the applicant's attorneys on October 7, their representative indicated that the height of their proposed wind tunnel tower, at 79 feet, is not much taller than the Republic Services building, which she claimed stands at 62 feet high. If any part of the Republic Services building is 62 feet, it would only be the air conditioning ducts on top of the building. The main part of the building can't be more than about 50 feet and the skydiving tower would be approximately 30 feet higher than that. This would make it stand out as the most prominent feature of the neighborhood. Good for the applicant, bad for the neighborhood.

By the applicant's own admission, this facility is vertical industrial wind tunnel which uses airplane propellers to generate winds up to 150 miles per hour. No study has been presented

Submitted after final agenda
Date 10/29/09 Item 11P

6P

RECEIVED
OCT 29 2009

which would predict the noise level at various distances from the tower. The Nevada Coin Mart building is only a few feet from the proposed tower location.

The applicant indicated that the proposed commercial recreation/amusement facility will be utilized by no more than 26 people at any given time, consisting of 6 staff members and 20 guests. The applicant compared their facility with a racquetball court. This is completely disingenuous. Indoor skydiving is becoming a very popular competitive sport and the applicant owns other facilities around the world. Most of them are in rural areas and not in dense urban areas. The events they sponsor can attract hundreds of competitors, spectators, and media members. When the number of staff members required to handle such events is added, the number of people at the facility can reach into the hundreds.

The following quote was found at the website: www.WorldChallenge.info

"The 2008 competition is now over. The weekend was jam-packed with excitement as 39 4-way teams and 13 Free Fly teams battled it out to claim the medals and prize money"

That adds up to 169 competitors. Staff requirements could easily be 20 or more people. If you add television and media crew and the spectators such an event would generate, we are easily up to 250 to 300 people, not to mention enormous traffic problems. The photo enclosed is from a similar event. http://www.bodyflight.co.uk/gallery/?&page=2

These facilities often try to land contracts with the military for skydiving training. We just happen to have an air force base in the area.

The street off Sahara Avenue which would serve as the access to all of the applicant's parking is in fact, not a public street but a narrow private drive. The parking spots along the east side of the private drive belong to our property and we use them every day of the year. When we have vehicles parked along that drive, it leaves only about 20 feet of clearance, not enough for tour buses and limousines to easily enter and exit the facility. If just one vehicle parks on the east side of the drive at the same time one is parked on the west side of the drive, the remaining space is just enough to allow one vehicle through. If vehicles are trying to enter and others are trying to exit at the same time, a traffic jam is the result.

The indoor skydiving venue is an excellent proposition, but this is not the right location for it and it is patently unfair for the existing business and property owners to suffer because of it. I earnestly beseech you to oppose the waivers requested.

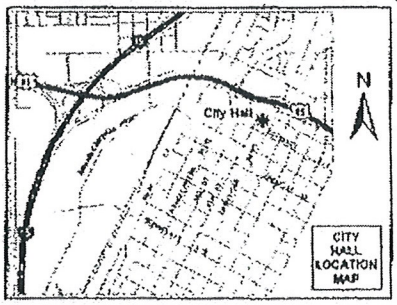
I would be happy to discuss this with you at your convenience. You can reach me on my cell phone at (702) 785-7766.

Sincerely,

Firooz Mashhood, M.D.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 11/5/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 29 2009

Case: VAR-35528
16203417052
FRANCESCHI SHERRILL A SURV TR
8385 W LA MADRE WY
LAS VEGAS NV 89149-4707

HAVDS11 89149

Submitted after final agenda
Date 10/29/09 Item 11A

6A

PAGE 01/01

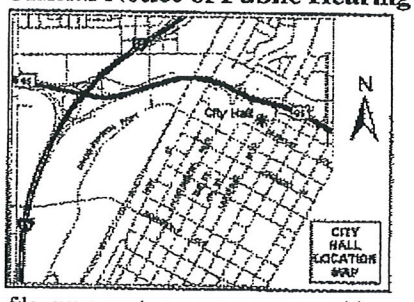
CUSTOM DESIGN CABINE

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: VAR-35528

16203801089
MY SISTERS COMPANY L L C
2150 S HIGHLAND
LAS VEGAS NV 89102-4622

☒ I SUPPORT this Request ☐ I OPPOSE this Request

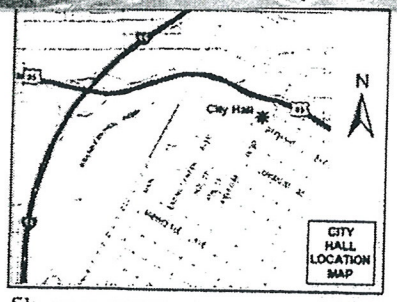
Please use available blank space on card for your comments.
VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

022555779

6A



Property Or Business Owner Ronald KRAUSE / OWNER OF KRAUSE'S Pool CARE



Address 2005 S. 11th St.

City, State, Zip Las Vegas, NV

Telephone 702-493-1464

If you wish to file your protest or support on this request. check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I support this New Business!

☒ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

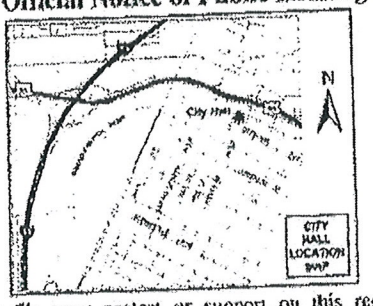
Planning Commission Meeting of 9/24/2009

6A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Property Or Business Owner: My Sister's Company

Address: 860 E. Sahara Avenue

City, State, Zip: LV NV 89104

Telephone: (702) 232-5100 Audrey

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request

[redacted] this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

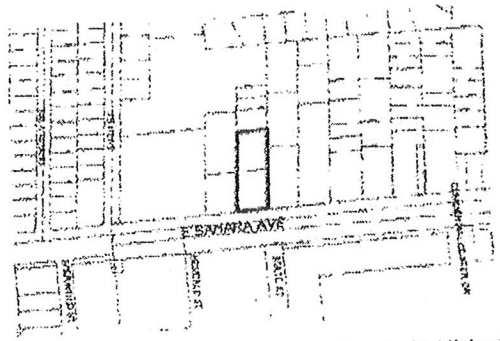
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137). C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137). C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

RECEIVED
SEP 29 2009

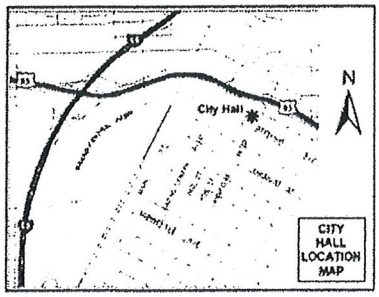
6A 13

RECEIVED

OCT 16 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner MARIA & JULIAN SUAREZ

Address 800-1101 E-St Louis

City, State, Zip LAS VEGAS NV 89140

Telephone 702-581-3597

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

I support the Project.

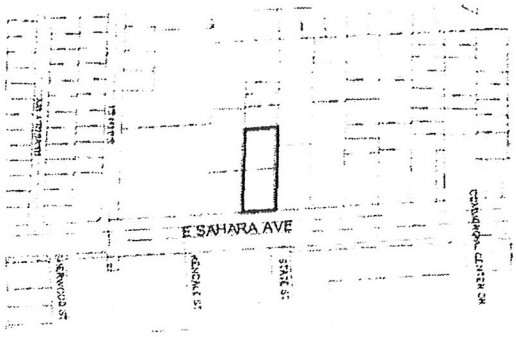
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

Application Information

VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*September 24, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

11A
6A x 2

MILT BOZANIC PROPERTIES
3430 E. Flamingo Rd. #226 Las Vegas NV 89121 • 702/451-4143 • Fax 702/451-9669

RECEIVED
OCT 29 2009

26 OCT 09

LV CITY PLANNING

RE: VAR-35528
SDR-35186
BODYFLYING

PLZ OKAY THIS PROJECT
SAHARA AVE NEEDS A
BOOST.
I'M A RECENT PROPERTY
OWNER at 908-910 E. Sahara

THX

Milt Bozanic

Submitted after final agenda
Date 10/29/09 Item 11A
6A x 2

Telephone Protest/ Approval Log

RECEIVED
NOV 05 2009

Meeting Date: 11-5-2009 **Case Number:** VAR-35528

Date: 11-5-09
Name: Joe VanHaverbeke
Address: VanHaverbeke, LLC
880 E. Sahara Ave
Phone: 702-210-4582
Robert Newhard
☐ PROTEST ☒ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

#6A

Sound Level Study

For The Proposed

BodyFlying.us LLC
Indoor Skydiving Facility

744 East Sarah Avenue, Las Vegas, Nevada

Project Number: 1309A

October 27, 2009

Prepared by:

Todd McBrayer, LEED AP
Director of Design

BRESLIN BUILDERS
Design/Build General Contractor

5525 Polaris Avenue, Suite B, Las Vegas, Nevada 89118 • (702) 798-3977 • FAX (702) 740-5341, www.BreslinBuilders.com

Submitted at Planning Commission

Date 1/14/10 Item 6&7

Breslin Builders
Design Group

BodyFlying.us LLC
Sound Level Study
October 27, 2009

Prepared by Todd McBrayer, LEED AP, Director of Design

Introduction –

This study will address the concerns of the neighborhood regarding the anticipated sound levels that the proposed BodyFlying facility will produce and the anticipated affect it will have the surrounding businesses and adjacent residential uses.

BodyFlying is an indoor skydiving facility to be constructed at 744 East Sahara Avenue, within the city of Las Vegas, Nevada jurisdiction. The area is located within an established part of Las Vegas and is considered to be in an urban environment. The project will contain an indoor round (segmented) cast-in-place concrete enclosed wind tunnel that will allow for a controlled wind tunnel environment to provide a simulated skydiving experience. The "wind" will be produced via a specially designed propeller attached to a roof mounted, sound reducing room enclosed motor. The wind chamber will be in the multi-story cast-in-place concrete enclosed part of the structure, which has solid twelve inch thick walls that extend from below grade (basement level) to the top of the tunnel (motor level) and will have a concrete roof structure of similar design and thickness.

Overview –

This report will address the following items:

- Standard sound levels based on use or area
- Sound level calculation methods
- Existing sound reading levels at various locations at the project site and in the general vicinity of the site
- Anticipated sound levels produced by the facility
- Anticipated sound levels at various locations within the vicinity of the site and the affects of the neighbors and area businesses
- Conclusion

Standard sound level readings in decibels based on use and area –

Before we move to specific levels and information regarding the proposed project, it is important to understand some basic principles of sound.

For reference, the following page contains a chart showing the general dBA level readings of common appliances and events around a typical house. All levels shown are measured at the distance a person would typically be from the source. These levels have been included as a reference for common dBA levels a person may be accustomed to hearing throughout the day and night.

Appliance or event	dBA level
Quiet basement without any mechanical equipment	20
Quiet room	28-33
Computer	37-45
Refrigerator	40-43
Typical living room	40
Forced hot air heating system	42-52
Radio playing in the background	45-50
Background music	50
Bathroom exhaust fan	54-55
Microwave	55-59
Normal conversation	55-65
Clothes dryer	56-58
Printer	58-65
Window fan on high speed	60-66
Alarm clock	60-80
Dishwasher	63-66
Clothes washer	65-70
Phone	66-75
Push reel mower	68-72
Inside car, windows closed, 30 MPH	68-73
Handheld electronic game	68-76
Kitchen exhaust fan on high setting	69-71
Inside car, windows open, 30 MPH	72-76
Garbage disposal	76-83
Air popcorn popper	78-85
Hairdryer	80-95
Electric can opener	81-83
Vacuum cleaner	84-89
Coffee grinder	84-95
Handheld electric mixer	86-91
Lawn mower	88-94
Air compressor	90-93
1/4" drill	92-95
Food processor	93-100
Weed whacker	94-96
Leaf blower	95-105
Circular saw	100-104
Maximum output of stereo	100-110

Source: http://www.nonoise.org/library/household/index.htm

In addition to the examples in the previous chart, some typical decibel level readings in the exterior environment are shown on the following chart:

Event	dBA level
Grand Canyon at night (no roads, no birds, wind)	10
Sound at ear level from rustling leaves	20
Light city traffic at 100 feet	50
Passenger car at 50 feet	69
Buses, trucks, and motorcycles at 50 feet	82 – 85
Heavy city traffic	90
Heavy diesel propelled vehicle at 25 feet	92
Ambulance siren at 100 feet	100
Jet aircraft at 500 feet overhead	115
Commercial jet at takeoff at 200 feet away	120
Human pain threshold	120

Source: iac, www.industrialacoustics.org

These charts showing the dBA levels are provided as a reference point for what sounds are typical in an area and usage and will be used to compare the sounds in the area around our project and the anticipate sound levels the proposed project will produce.

Some Simplified Properties of Outside Sound –

Sound –
Sound is energy produced by a vibrating object or surface and transmitted as a wave through an elastic medium. Such a medium may be air (airborne sound) or any solid common building material, such as steel, concrete, wood, piping, gypsum board, etc. (structure-borne sound). A sound wave had amplitude and frequency.

The amplitude of sound waves is measured in decibels (dB). The decibel scale is a logarithmic scale based on the logarithm of the ratio of a sound pressure to a reference sound pressure (the threshold of audibility). The values of a logarithmic scale, such as the decibel levels of two noise sources, cannot be added directly. Instead, use the simplified method described below:

Difference between sound levels (in dB)	0-1	2-3	4-9	>10
Add this number to the higher sound level	3	2	1	0

For example, 90 dB + 20 dB = 90 dB; 60 dB + 60 dB = 63 dB.

Distance –
Studies and calculations show that sound, in the outdoor environment, drops off at a rate of 6dB each time the distance from a source is doubled (Inverse Square Law). This will be critical when measuring the sound levels imposed on the surrounding businesses and residential neighborhoods.

Time –
Outdoors, sound ceases when the source stops as there is nothing for the sound to bounce around like there would be at an interior environment.

Sound Patterns –
Outdoors, sound waves expand spherically, becoming more dispersed (i.e. quieter) over distance and time. And, as there is nothing for the waves to bounce off of (walls and ceilings in an enclosed space), the sound drops quickly.

Subjective Reactions to Change in Sound Level –

Change in Sound Level in dBA	Change in Apparent Loudness
1 to 2	Imperceptible
3	Barely perceptible
5 or 6	Clearly noticeable
10	Significant change – twice as loud (or half as loud)
20	Dramatic change – four times as loud (or a quarter as loud)

Existing neighborhood sound level metering –

In order to accurately calculate the affect the new facility will have on the existing neighborhood, a series of sound level meter readings were taken over a number of days and at varying times of the day. Chart "A" shows these levels, when they were taken, and the average decibel levels at each sound level metering. The readings are a 30 second average, take three times at each location and time, and further averages to get a final reading each time. This ensures that there were no anomalies in the records and that the sound levels provide an accurate measure of the general sound in the area. The readings are based on the 30 second average, so in some cases the decibel levels would have been at a higher or lower decibel. The readings are based on an "A" weighting, typical of general sound levels. Thus, all decibel levels will be shown at dBA, which is consistent with industry sound metering levels.

The sound levels were metered via a handheld sound level metering recorder manufactured by Radio Shack. The meter provided the ability to have 30 second averages taken at each location as noted on Chart "A". All other averages were completed using a Microsoft Excel Spreadsheet.

The site fronts East Sahara Avenue, a central east/west corridor in the Las Vegas valley. The speed limit on Sahara Avenue is set at 45 MPH and there are three lanes of traffic in each direction. The site is generally located between two traffic lights, allowing for consistent traffic flow and not much idling and sitting vehicles to affect the recording levels. The general area contains a variety of business along Sahara Avenue including many restaurants, retail businesses, taverns and bars, cash loan facilities, auto maintenance facilities, apartments, offices, recreational uses, and other personal service businesses (barber shops, message parlors, etc). Due to the variety of uses and the fact that Sahara Avenue is a major corridor for east/west traffic, the sound level recordings along Sahara at Location 1 (see map on next page) average between 69 dBA and 70 dBA both day and night. These levels would be consistent generally along any portion of Sahara similar to ours, including locations at the neighborhood businesses to the east and the west.

To study how the sound levels from Sahara Avenue affect the interior of the site, as well as down the street to the north towards the neighbors, three other locations were established and the same sound level recording methods were used at these locations also. These metering levels will provide an accurate basis for the existing sound levels in the area and provide us with the ability to determine what affect, if any, the proposed facility will have on these areas.

The second location (L2) is located at the existing on-site parking lot on the south side of the existing single story office building. This point would be generally located on the north side of the proposed wind tunnel and gives us a reading of how much the sound level readings from Sahara Avenue creeps into the site. The readings at this location averaged between 63 dBA and 65 dBA, with a night time reading average of 58 dBA.

The third location (L3) is located on the north side of the existing single story office building along the street sidewalk at the driveway. This location was chosen to determine the existing sound levels between the proposed project location and the existing neighbors. The sound from Sahara Avenue is somewhat buffered by the existing office building at this location, however, sound readings at this location are also influenced by areas beyond Sahara Avenue traffic and include sounds from the residential neighborhood uses and the other areas surrounding them (Stratosphere, emergency vehicles to the west, overhead air traffic (airplanes and helicopters)), as well as other urban uses. Sound levels averaged between 57 dBA and 60 dBA.

The fourth and final location (L4) is located at the end of the existing cul-de-sac and provides accurate readings of the sound level affects of the Sahara Avenue traffic and the other urban sounds in the neighborhood. This location provides a benchmark for the decibel levels generally at the southern edge of the residential neighborhood area, which we will use later to compare the anticipated sound levels from the proposed facility. This location is approximately 500 feet from the proposed development. Sound levels at this location ranged from an average of 57 dBA to 60 dBA.



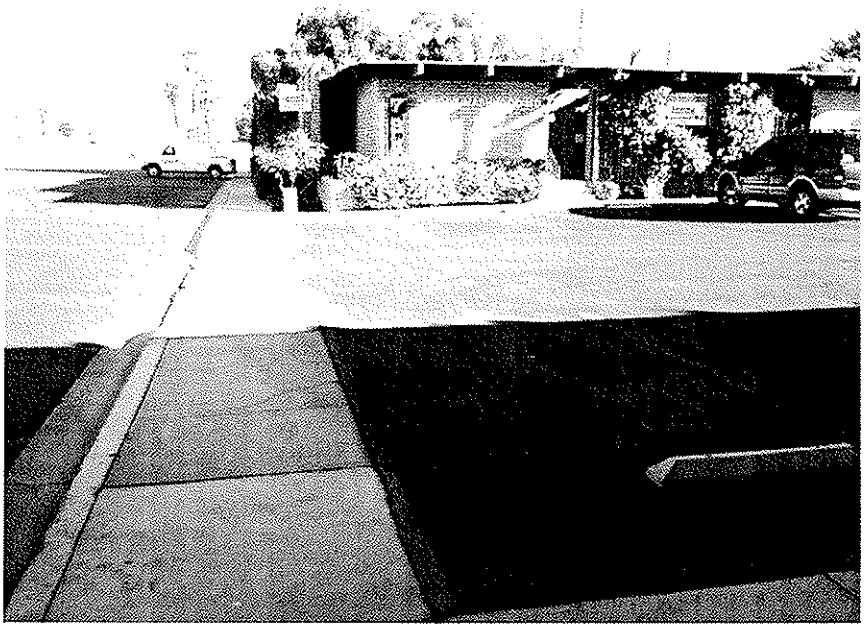
Map showing locations of sound level recording locations.



Location One – L1



Location Two – L2



Location Three – L3



Location Four – L4

Anticipated sound levels produced by the proposed facility –

Based on other indoor skydiving facilities owned by the same owner, and also based on the same 21st Century technology that this facility will have, the following criteria is being used to determine the anticipated level of sound, in decibel levels, at the exterior side of the building.

Based on readings at the other locations, the anticipated dBA level at the interior center of the wind tunnel (flight chamber) is 120 dBA. The tunnel will be surround by various walls and enclosures with the exterior walls and roof being constructed of twelve inches of structural weight cast-in-place concrete, full height from basement level to the top of the wind tunnel.

Based on a report prepared by the Portland Cement Association (PCA), *Sound Transmission Loss Through Concrete and Concrete Masonry Walls*, by Albert Litvin and Harold W. Belliston, Research and Development Bulletin RD066, December 1978, a standard six inch thick plain (no coatings or additional coverings) cast-in-place concrete wall has an STC (Sound Transmission Class – an industry standard for arriving at a single figure rating for comparing the effectiveness of walls in resisting the transmission of airborne sound) rating of 57 (meaning that sound will be reduced an average of 57 decibels from one side of the wall to the other). *(As a reference point to field readings for the Fly Away facility on Convention Center Drive in Las Vegas, Nevada had average exterior dBA readings of 71 dBA at approximately 75 feet on the west side wall vent of the tunnel when in operation. As our technology is much newer, the dBA levels will be much less.)*

Based on the "mass law", the transmission loss should increase when the weight is doubled. In our case the law will apply as we are doubling the thickness (and weight) of the exterior cast-in-place concrete wall to twelve inches. Based on a six inch wall have an STC rating of 57, and doubling the size allowing an additional 6 dBA to be added, the exterior concrete cast-in-place wall will have an STC rating of 63. Further, the anticipated dBA level of sound at the exterior face will be 57 dBA (120 dBA interior side - 63 dBA STC dBA reduction = 57 dBA level). And, this sound level does not also take into account that a portion of the tunnel is also surrounded by other parts of the facility, thus reducing the sound levels further at certain portions of the facility (support areas, offices, etc.).

Please note that this rating does not take into account any sound reduction that may be realized based on the distance the sound waves travel inside the tunnel from the sound source (the propeller) and the inside face of the concrete wall in question.

Anticipated sound levels at the residential neighborhood –

Using a sound level of 57 dBA at the exterior face of the cast-in-place concrete wall, and using the "Inverse Square Law" previously discussed, as sound travels further away from the facility, the dBA levels continue to decrease. Based on this law, the adjacent residential neighborhood to the north will have a resulting dBA level of approximately 41 dBA (approximately 500 feet away from the facility). Based on the existing sound level readings previously discussed, the resulting sound levels produced facility at the property line (41 dBA) are much less than the existing sound levels already in the area (Location 4) (averages between 57 dBA and 60 dBA). Based on the logarithm and properties of sound, the 57 dBA will govern over the 41 dBA with no added increase.

Anticipated sound level at the adjacent commercial uses –

Using a sound level of 57 dBA at the exterior face of the cast-in-place concrete wall, and using the "Inverse Square Law" previously discussed, as sound travels further away from the facility, the dBA levels continue to decrease. Based on this law, the adjacent commercial uses to the east and west will have varying dBA levels of sound, depending on the distance to the use from the facility. However, based on the existing sound level readings previously discussed along Sahara Avenue (Location 1), the resulting sound levels produced by the facility are considerably less than the existing sound levels already in the area (averages between 69 dBA and 70 dBA). Based on the logarithm and properties of sound, the 69 dBA will govern over the 57 dBA with no added increase. Even at the other locations (L2 and L3), the resulting sound levels will be less that the existing dBA levels once the Inverse Square Law is factored in based on the distance.

Conclusion –

Based on the sound level readings taken at the site as described in this report, and based on the industry standards for sound transmission reduction based on building materials, the amount of sound produced by this facility will not have an impact on the existing area. Bottom line, the existing sound decibel levels in the area exceed the amount of airborne sound this facility will be producing and will not have an impact on the surrounding residential or commercial uses in the area.

BodyFlying.us LLC
Site Sound Meter Study

Note: Reading is based on 30 second average at each location

		At Sahara, SEC of site at sidewalk, about 10 feet from street				*Sign at midpoint at parking area*				*North side of office at SWC of drive*				*End of drive area by neighbor wall area*					
Date	**Time**	**L1A**	**L1B**	**L1C**	**L1 Average**	**L2A**	**L2B**	**L2C**	**L2 Average**	**L3A**	**L3B**	**L3C**	**L3 Average**	**L4A**	**L4B**	**L4C**	**L4 Average**	**FA Time**	**Weather and other notes**
10/14/09	12:40pm	75	86	72	**78**	65	69	64	**66**	62	57	57	**59**	59	58	57	**58**	1:10pm	Party cloudy, slight wind
	5:08pm	72	64	66	**67**	65	61	63	**63**	62	64	62	**63**	56	58	58	**57**	NR	Light clouds, slight breeze
	10:30pm	70	74	75	**73**	57	53	59	**56**	67	65	65	**66**	55	62	63	**60**	11:00pm	Clear sky, slight breeze, Metro Helicopter
10/15/09	7:55am	66	69	72	**69**	57	61	61	**60**	57	55	54	**55**	54	55	53	**54**	NR	Clear
	1:45pm	65	68	74	**69**	57	59	61	**59**	51	56	55	**54**	56	58	50	**55**	2:05pm	Clear - 71 dBA at west side of Fly Away tower @ 75'
	5:45pm	70	62	67	**66**	56	55	62	**58**	52	51	55	**53**	54	55	51	**53**	NR	Clear, no breeze
10/16/09	7:52am	74	70	72	**72**	63	63	62	**63**	59	57	58	**58**	61	57	58	**59**	NR	Clear, slight breeze
	12:22pm	71	66	69	**69**	56	59	62	**59**	57	56	58	**57**	59	64	55	**59**	NR	Sunny, slight breeze
	10:30pm	63	68	65	**65**	55	56	54	**55**	51	53	52	**52**	56	50	45	**50**	NR	Clear
10/19/09	8:57am	65	68	69	**67**	63	63	63	**63**	59	60	61	**60**	68	61	65	**65**	NR	Breezy, light clouds
	1:15pm	74	71	71	**72**	74	76	71	**74**	59	59	62	**60**	65	65	66	**65**	NR	Windy, clear
	5:02pm	71	74	69	**71**	73	72	62	**69**	65	57	59	**60**	62	62	62	**62**	NR	Windy, clear
	9:35pm	69	65	69	**68**	60	63	63	**62**	64	62	65	**64**	61	63	55	**60**	NR	Windy, clear
10/20/09	8:05am	72	74	72	**73**	70	67	63	**67**	65	66	68	**66**	63	62	65	**63**	NR	Windy, party cloudy (winds from the NW)
	1:12pm	65	63	62	**63**	66	63	67	**65**	56	56	59	**57**	60	59	60	**60**	NR	Breezy, light clouds
	4:50pm	73	69	67	**70**	62	64	63	**63**	63	56	57	**59**	57	61	57	**58**	NR	Slight breez, clear sky
OVERALL AVERAGES		At Sahara, SEC of site at sidewalk, about 10 feet from stre			**70**	Sign at midpoint at parking area			**63**	North side of office at SWC of drive			**59**	End of drive area by neighbor wall area			**59**		
Morning Averages					**70**				**63**				**60**				**60**		
Mid-day Averages					**70**				**65**				**57**				**59**		
Evening Averages					**69**				**63**				**59**				**58**		
Night Averages					**69**				**58**				**60**				**57**		

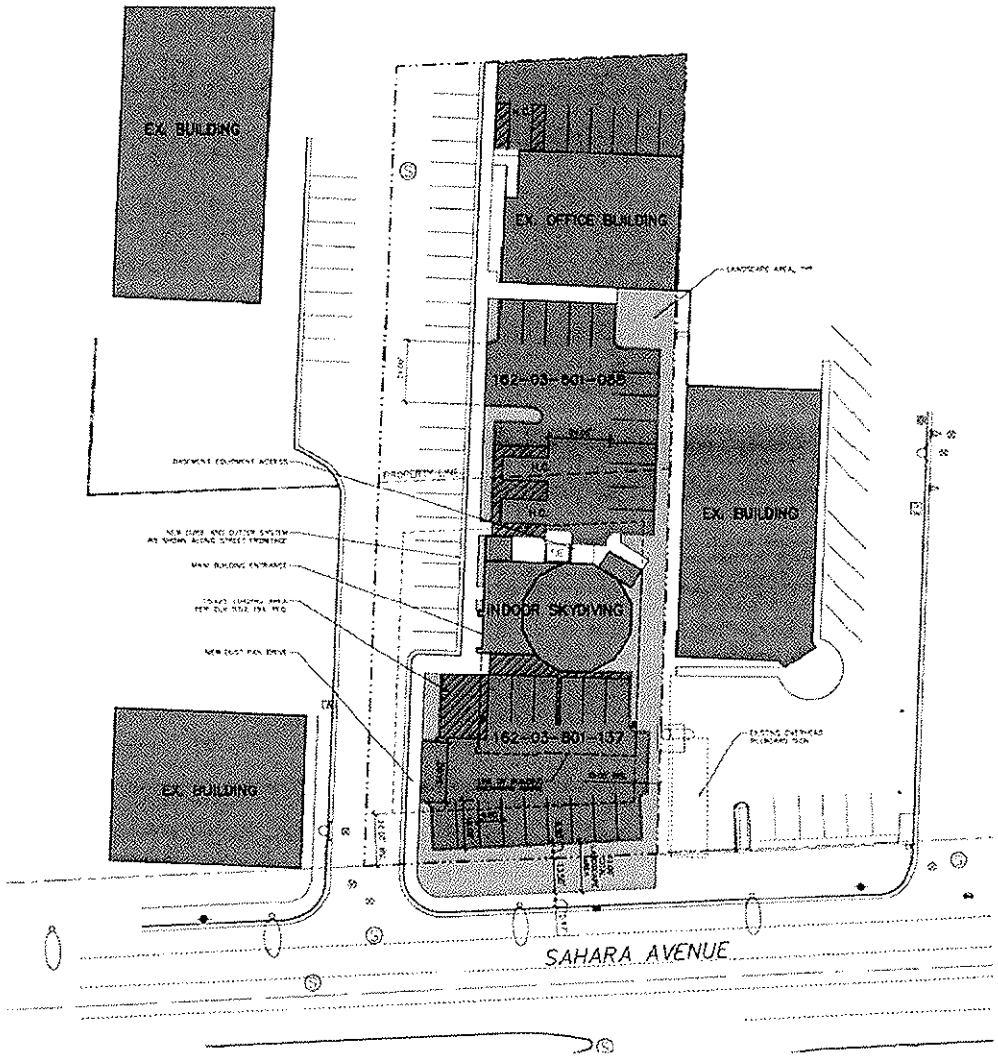
Chart A – Site Sound Level Readings



Anticipated dBA levels at various locations

DESIGN DATA

LOT AREA	[illegible]
TOTAL BUILDING AREA	[illegible]
BUILDING FOOTPRINT	[illegible]
PARKING REQUIRED [illegible]	
EXISTING OFFICE [illegible]	[illegible]
[illegible]	[illegible]
TOTAL STALLS REQUIRED	[illegible]
PARKING PROVIDED [illegible]	
REGULAR STALLS	[illegible]
[illegible]	[illegible]
TOTAL SPACES	[illegible]



BRESLIN BUILDERS

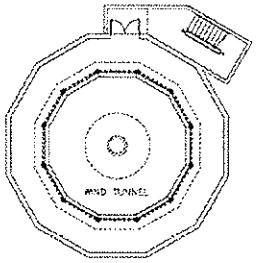
Site Plan

Scale: 1" = 20'-0"
BODG Project No.: 1109A
Version: 3

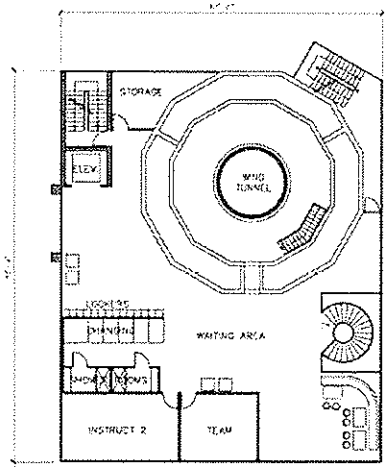
Land-Use Submittal
August 4, 2009

BodyFlying.us LLC - Las Vegas

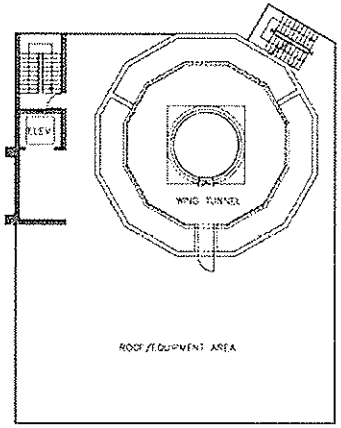
710 East Sahara Avenue, Las Vegas, Nevada



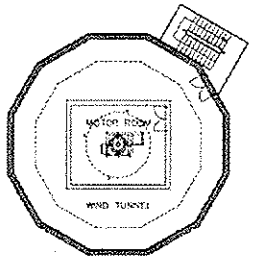
Level B (Basement)



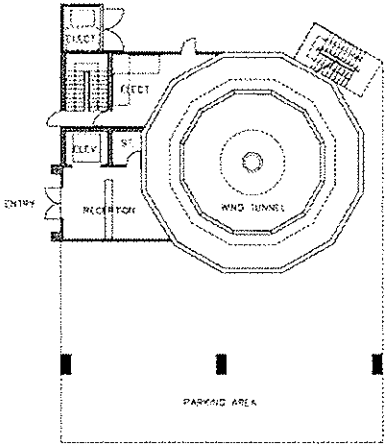
Level 4 (Spectator)



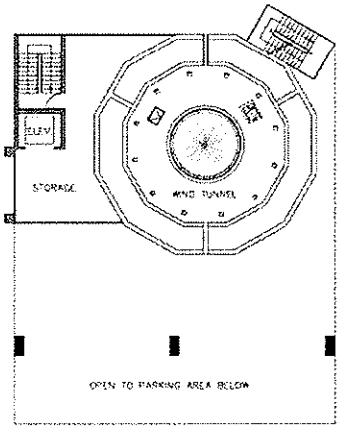
Level 5 (Propeller)



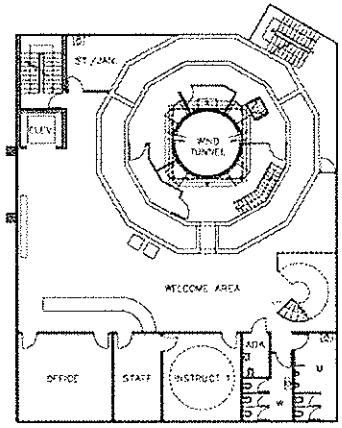
Level 6 (Motor)



Level 1 (Entrance)



Level 2 (Storage)



Level 3 (Flyers)

AREA SQUARE FOOTAGE BREAKDOWN:

AREAS	TECHNICAL AREA	BUSINESS AREA
LEVEL B	250 S.F.	0 S.F.
LEVEL 1	234 S.F.	274 S.F.
LEVEL 2	524 S.F.	0 S.F.
LEVEL 3	165 S.F.	3,841 S.F.
LEVEL 4	165 S.F.	3,489 S.F.
LEVEL 5	0 S.F.	0 S.F.
LEVEL 6	563 S.F.	0 S.F.
TOTALS	2,335 S.F.	7,604 S.F.

TOTAL AREAS = 9,979 SQUARE FEET

Floor Plans

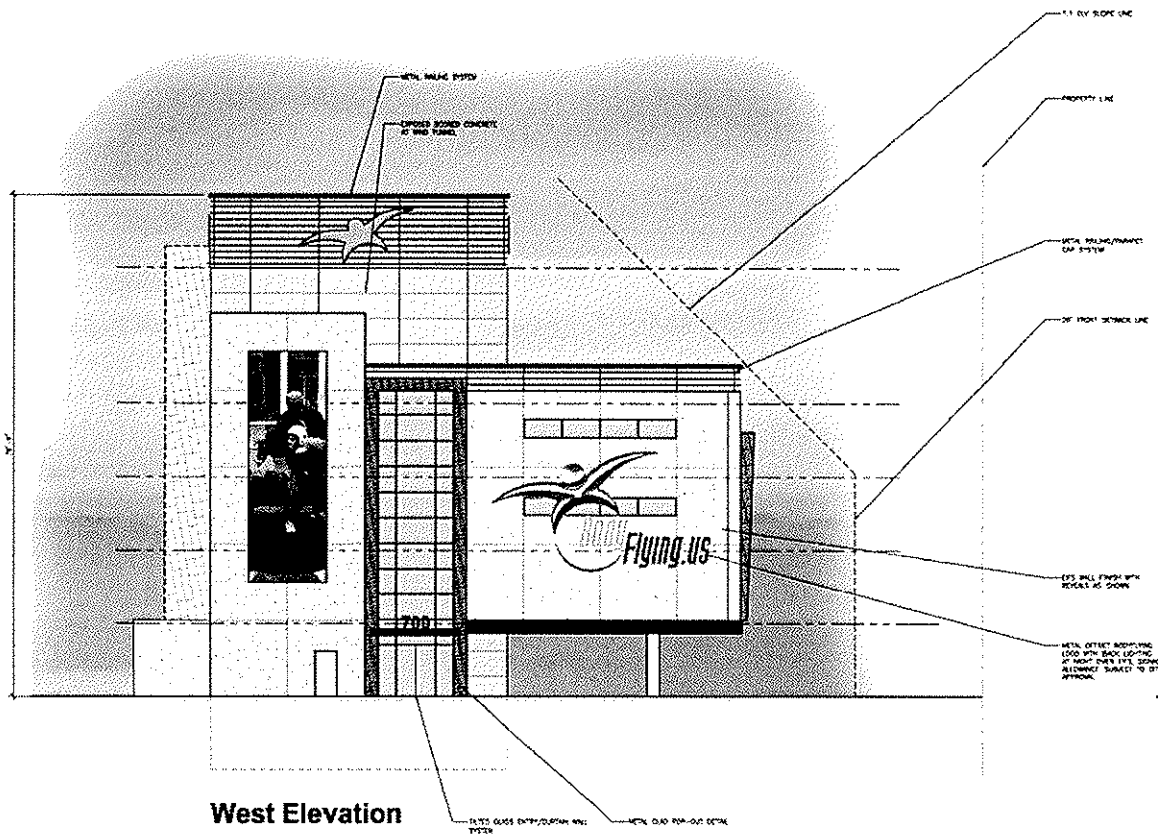
Land-Use Submittal
July 9, 2009

Scale: 3/32" = 1'-0"
BDDG Project No.: 1109A
Version 2

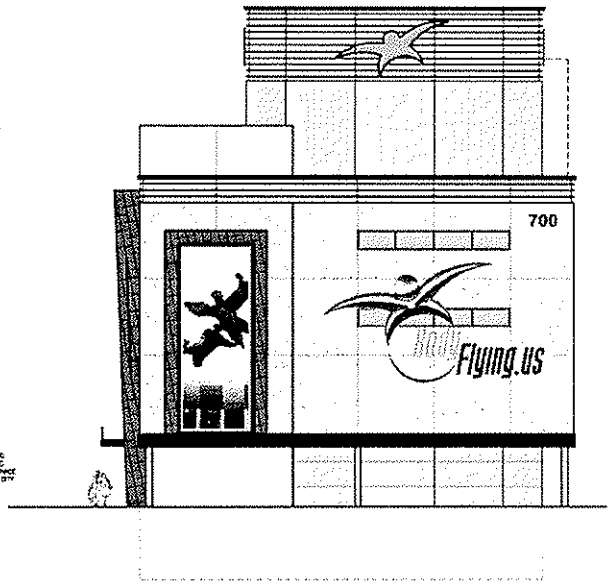
BodyFlying.us LLC - Las Vegas

710 East Sahara Avenue, Las Vegas, Nevada

BRESLIN BUILDERS



West Elevation



South Elevation

Exterior Elevations

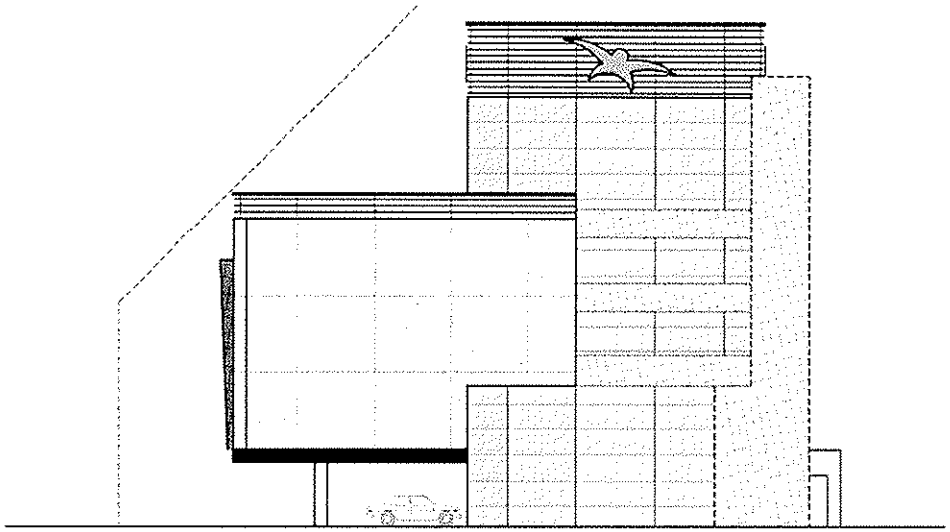
Land-Use Submittal
July 8, 2009

Scale: 1/8" = 1'-0"
BBDG Project No.: 1109A
Version 2

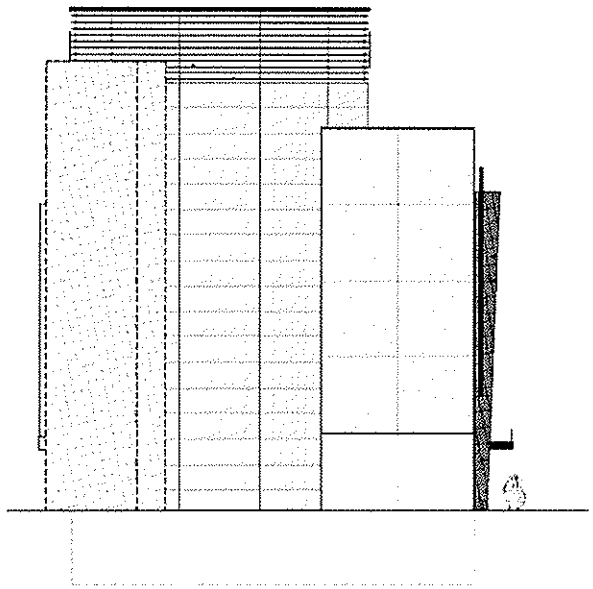
BodyFlying.us LLC - Las Vegas

710 East Sahara Avenue, Las Vegas, Nevada

BRESLIN BUILDERS



East Elevation



North Elevation

Exterior Elevations

Land-Use Submittal
July 9, 2009

BodyFlying.us LLC - Las Vegas

710 East Sahara Avenue, Las Vegas, Nevada

BODYFLYING LAS VEGAS

SDR-35186 and VAR-35528

SUPPORT PETITIONS

January 14, 2010

Submitted at Planning Commission
Date 1/14/10 Item: 6&7

BUSINESS SUPPORT

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: Alma Perry (PT's Pub)

Address: 532 E. Sahara

Phone Number: 702-792-4121

Email: alunamercy@hotmail.com

Signature: A Perry

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: ELTON MARVIN (Barber Shop)

Address: 410 E. SAHARA

Phone Number: 702 734 2344

Email: ELTONDA@COX.NET

Signature: [signature]

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: James Cox (Rainbows End Health Food)

Address: 1100 E. Sahara Ave # 120

Phone Number: 702-737-1338

Email: info@rainbowslv.com

Signature: 

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: DENNIS CAROSELLI (Statewide Lighting)

Address: 800 EAST SAHARA AVE

Phone Number: 732-7808

Email: DWC123@YAHOO.COM

Signature: [signature]

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: Jack Breslin (Breslin Builders)

Address: 5525 Polaris Ave

Phone Number: 702 798-3977

Email: jbreslin@breslinbuilders.com

Signature: J Breslin

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: KEARNS W. LAWSON (Handy Cash Star Loan Center)

Address: 432 E. SAHARA, LV NV 89104

Phone Number: 765-5655

Email: _____

Signature: Kearn W. Lawson

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: SAM SMALL Ticket Fixer (Traffic Ticket Service)

Address: 424 E SAHARA

Phone Number: 771-9191

Email: _____

Signature: _____

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

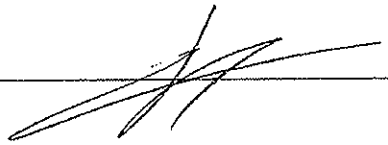
By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: JEAN-PIERRE PIRON JEWELRY AND MINERALS OF LAS VEGAS

Address: 4/0 E. SAHARA AV. L.V. NV. 89104

Phone Number: 702-7337166

Email: JANDMINL@AOL.COM

Signature: 

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: JEAN-PIERRE PIRON FAIRWEST PROPERTIES

Address: 2400 — 2320 — 2316 SANTA RITA L.V. NV. 89104

Phone Number: 702-737 7565

Email: JANDMINC@AOL.COM

Signature: 

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: Ron Slocum

Address: c/o Bloomers Florist - 440 E. Sahara Ave LV, NV 89104

Phone Number: (702) 734-1604

Email: _____

Signature: _____

Business Support

As business owners in the area, we believe the operators of Body Flying should be applauded for showing confidence in our local economy and the Sahara commercial corridor by investing millions of dollars to bring this project forward during these very difficult and uncertain times.

Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land. It will bring new customers to our area that our businesses can draw on to sustain ourselves and maintain solvency in this extremely tough economy.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for the community and positive exposure for our businesses.

By signing below, we are expressing our strong support for his project to the Planning Commission and Las Vegas City Council.

Name: Bridget Williams / Marie Callenders

Address: 600 E. Sahara Ave NV 89104

Phone Number: 702-866-6993

Email: MCPies@AOL.Com

Signature: Bridget Williams

NEIGHBOR SUPPORT

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Timothy Keller

Address: 558 ellen way

Phone Number: 510-734-7055

Email: Timmyistheone@Hotmail.com

Signature: Tim Keller

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: _____

Address: 1700 So 8th LV

Phone Number: _____

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Roque E. Hernandez

Address: 2013 So. 10th St.

Phone Number: (702) 595 3967

Email: N/a

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: JERRY L. CRAWFORD

Address: 1016 BONITA AVE LV NV 89104

Phone Number: 702-735612

Email: JCM005@GMAIL.COM

Signature: Jerry L. Crawford

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jonni'e Weilbacher / Mike Venable

Address: 908 Bonita Ave.

Phone Number: (702) 927-5476 / (702) 373-3068

Email: n/a

Signature: J. Weilbacher / Mike Venable

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Meri Halvorsen

Address: 1054 Hassett Ave

Phone Number: (702) 308-3876

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: DORN REED

Address: 1061 E. HASSETT AVE

Phone Number: _____

Email: REEREOZ@COX.NOT

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Cindi Winn

Address: 1050 Hassett Ave

Phone Number: _____

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Woody Boxo

Address: 3206 S. 6th St.

Phone Number: _____

Email: Powerzen1@cox.net

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

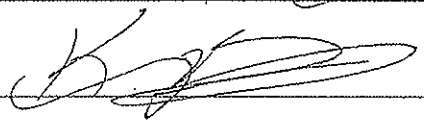
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: KELLY BARRITT

Address: 2700 S. 6TH ST

Phone Number: 702 581-4468

Email: SHAYLEA1162@HOTMAIL.COM

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Sharlene Balingit

Address: 2108 S. 6th St Las Vegas, NV 89104

Phone Number: (702) 737-0758

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Maria L. Moreno

Address: 1710 S 7th St

Phone Number: 702 734-1679

Email: _____

Signature: Maria L. Moreno

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: James C. Mennison

Address: 1929 S. 6th St. Lv Nv 89104

Phone Number: 928-542-8500

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: LISA MACGREGOR

Address: 1815 S. 10TH ST

Phone Number: 735.1999

Email: —

Signature: L MacGregor

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: RIC DICKINSON

Address: 1050 E OAKEY

Phone Number: 702-369-1313

Email: RRRIC@aol.com

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Lois MAHLER

Address: 1046 E. OAKEY Blvd

Phone Number: 1 702 733-7332

Email: _____

Signature: Lois Mahler

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jennifer Furuike

Address: 1040 E. Oakey Blvd.

Phone Number: 415-8178

Email: _____

Signature: Jennifer Furuike

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Mario Aviles

Address: 1010 E. Oakey Blvd Las Vegas NV 89104

Phone Number: 732-1638

Email: _____

Signature: M Eam

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: [signature] Perez

Address: 1712 8th place

Phone Number: 702-788-0691

Email: dma_Joe83@yahoo.com

Signature: [signature]

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Victoriano Payán

Address: 1813 8th PL.

Phone Number: 798 67 43

Email: _____

Signature: _____ 513642

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Caitlin Van Antwerp

Address: 1704 S. 9th St.

Phone Number: (702) 485-3348

Email: _____

Signature: Caitlin Van Antwerp

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Octavio Preciado

Address: 1037 E. Oakey Blvd

Phone Number: 702-542-8557

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Alberto Perez Rodriguez

Address: 1061E OAKEY BLVD

Phone Number: 702-719-4180

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jim GRANT

Address: 1800 S. 7th ST.

Phone Number: 702-456-7607

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Andres Vargas

Address: 1700 S. 9th St Las Vegas NV

Phone Number: (323) 353-9394

Email: _____

Signature: Andres Vargas

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by inproving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

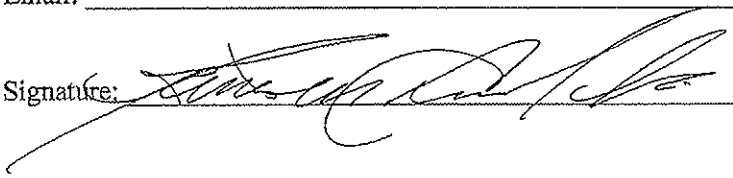
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: James M Burchick

Address: 1050 Howard Dr

Phone Number: 702-735-2487

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Tony Garcia

Address: 1000 E. Oakey BLVD.

Phone Number: 578-5573 (702)

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Violet Heffelfinger

Address: 2217 Santa Rosa

Phone Number: 702-733-7850

Email: _____

Signature: Violet Heffelfinger

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Cynthia Still

Address: 2300 Santa Ynez Dr

Phone Number: 592-8273

Email: _____

Signature: Cynthia Still

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: JENSEN JORDAN

Address: 7213 SANTA YNEZ

Phone Number: _____

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jesus Hernandez

Address: 2201 Santa Ynez Dr

Phone Number: _____

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: TERRY BREWER

Address: 821 E. ST. LOUIS AVE

Phone Number: 702-732-8177

Email: TERSFun@aol.com

Signature: Terry Brewer

Apoyo de Vecindad

El Cuerpo que Vuela Las Vegas es una instalación de paracaidismo de interior propuesta para el pasillo comercial en el Ave de Sáhara unos bloques al este de la 6a calle.

En el tiempo corriente, Las el Vegas afronta desafíos económicos sin precedentes. Deberían aplaudir a los operadores de Cuerpo que Vuela para mostrar la confianza en nuestra economía local y vecindad invirtiendo millones de dólares para presentar este proyecto durante estos tiempos inciertos. El Cuerpo que Vuela creará empleos para nuestra comunidad y realzará nuestra área mejorando lo que es actualmente unas tierras declinantes.

El Cuerpo que Vuela tiene décadas de la experiencia y es conocido dirigir una primera operación de precio. Creemos que este proyecto cabe en bien con la división por zonas y el carácter del área comercial en Sáhara y proporcionará un recurso de entretenimiento positivo para invitados, vecinos, y juventud.

Firmando abajo, usted expresa simplemente su apoyo a este proyecto a la Comisión de Planificación y Las Vegas Ayuntamiento.

Name: VILMA E ZAMORA

Address: 2400 STA. CLARA D LAS VEGAS NV.

Phone Number: 323 282 9209

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Michael Martino

Address: 2214 Santa Clara Dr

Phone Number: 581 8749

Email: _____

Signature: Michael Martino

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Robert A Rogers

Address: 2121 Santa Clara

Phone Number: (702) 735-2403

Email: RarJudo@mac.com

Signature: Robert A Rogers

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: VICTORIA S. DIAZ

Address: 2100 SANTA CLARA

Phone Number: 792-8728

Email: _____

Signature: Victoria A Diaz

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Sean Hart

Address: 2109 Santa Clara Dr.

Phone Number: _____

Email: _____

Signature: Sean Hart

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Rafael Portán

Address: 2100 Santa Paula Dr 89104

Phone Number: (702) 366-0483

Email: _____

Signature: Rafael Portán.

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Charlene Dessaints

Address: 2120 Santa Paula Dr.

Phone Number: 702-423-6103

Email: Sunshines anytime@yahoo.com

Signature: Charlene Dessaints

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

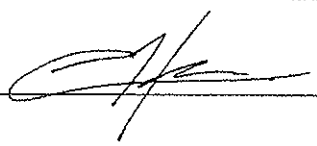
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Carlos Herrera.

Address: 2300 Santa Paula Dr.

Phone Number: (702) 856-9308

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

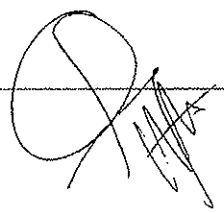
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Cesar Vega

Address: 1005 South 9th. St.

Phone Number: 702-804-4745

Email: vbucharo@hdmail.com

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

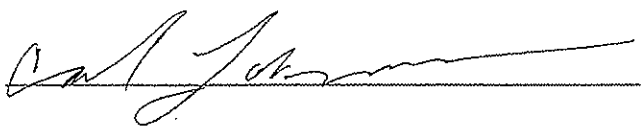
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: CARL L. LOHMEYER

Address: 1809 S 11TH ST. LAS VEGAS NV, 89104

Phone Number: _____

Email: LOVEBIRDSCANDJ@EMBARQMAIL.COM

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Sandra Touch

Address: 2004 S. 11th St.

Phone Number: 702-731-0678

Email: _____

Signature: Sandra Touch

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Joshua DeMarco

Address: 2001 S. 10th St.

Phone Number: 702-444-8725

Email: Joshywashylv20@yahoo.com

Signature: Joshua DeMarco

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Donna Nelson

Address: 2001 S. 10th St

Phone Number: (702) 771-8550

Email: Froggymama LV @ yahoo.com

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Samuel Cheatham

Address: 2001 S. 10th St.

Phone Number: (202) 409-8783

Email: www.TheTrueGod702LV@aol.com

Signature: Samuel Cheatham

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: DARLENE C. HERTZ

Address: 342 SAN PEDRO Dr.

Phone Number: 702-369-5898

Email: _____

Signature: Darlene C. Hertz

Apoyo de Vecindad

El Cuerpo que Vuela Las Vegas es una instalación de paracaidismo de interior propuesta para el pasillo comercial en el Ave de Sáhara unos bloques al este de la 6a calle.

En el tiempo corriente, Las el Vegas afronta desafíos económicos sin precedentes. Deberían aplaudir a los operadores de Cuerpo que Vuela para mostrar la confianza en nuestra economía local y vecindad invirtiendo millones de dólares para presentar este proyecto durante estos tiempos inciertos. El Cuerpo que Vuela creará empleos para nuestra comunidad y realzará nuestra área mejorando lo que es actualmente unas tierras declinantes.

El Cuerpo que Vuela tiene décadas de la experiencia y es conocido dirigir una primera operación de precio. Creemos que este proyecto cabe en bien con la división por zonas y el carácter del área comercial en Sáhara y proporcionará un recurso de entretenimiento positivo para invitados, vecinos, y juventud.

Firmando abajo, usted expresa simplemente su apoyo a este proyecto a la Comisión de Planificación y Las Vegas Ayuntamiento.

Name: Julio Granados

Address: 1029 Bonita Av Las Vegas NV 89104

Phone Number: 702 498 1056

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: William M. Temple

Address: 1708 So. 7TH ST.

Phone Number: 702 731-9492

Email: Ø

Signature: William M Temple

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: RAFAEL TAIMA

Address: 1711 BEVERLY WAY

Phone Number: 17021 696 9790

Email: COPCAT702@AOL.COM

Signature: Rafael Taima

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: ~~Walt~~ William Schultz

Address: 1807 Beverly Way Las Vegas NV, 89104

Phone Number: 702-265-2724

Email: —

Signature: William Schultz

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: ROYES PETERSEN

Address: 708 CANOSA AV

Phone Number: 735 0670

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: AVEDIS NAJARIAN

Address: 565 East Lewis Ave

Phone Number: 796-7048

Email: _____

Signature: Avedis Najarian

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Gonzalo Arroyo

Address: 557 E. St. Louis Av.

Phone Number: 6975349

Email: _____

Signature: Gonzalo Arroyo

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: DONNA QUELLO

Address: 2019 VAN PATTEN PLACE

Phone Number: 696-1777

Email: _____

Signature: Donna J. Quello

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Martina S. Bruce Martina Bruce

Address: 212 Van Patten St.

Phone Number: _____

Email: _____

Signature: Martina S. Bruce

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jessica Kensinger

Address: 2200 Van Patten Pl - 89104

Phone Number: 702.885.4338

Email: chinamainstar@yahoo.com

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jason Brooks

Address: 2200 Van Patten Pl · 89104

Phone Number: 702·420·0708

Email: paradisecrown@gmail.com

Signature: [signature]

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

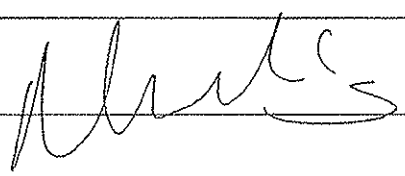
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: MARCO Gonzalez

Address: 2105 Santa Inez

Phone Number: 702 - 733 - 4231

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Ruben Madrid

Address: 1090 Canosa Ave

Phone Number: (702) 858 1916

Email: ~

Signature: Ruben Madrid

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jose Thompson

Address: 1016 Howard Ave

Phone Number: 702 896 6844

Email: JAThompson45@msn.

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Maria Nepomuceno

Address: 909 Hasset av

Phone Number: 413-4052

Email:

Signature: Maria Nepomuceno

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

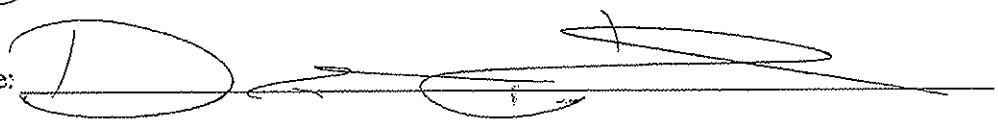
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: DAVID TEMPLE

Address: 1708 SOUTH 7TH STREET

Phone Number: (702)510-9261

Email: DAVETEM73@YAHOO.COM

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

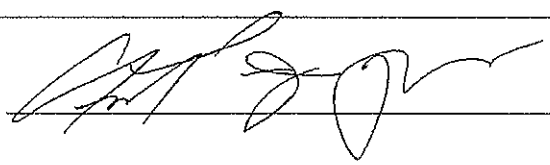
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Antonio Young

Address: 1021 Howard Dr

Phone Number: 410 599-6728

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jewell Jolliff

Address: 1054 Howard Ave

Phone Number: 735-1288

Email: _____

Signature: Jewell Jolliff

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

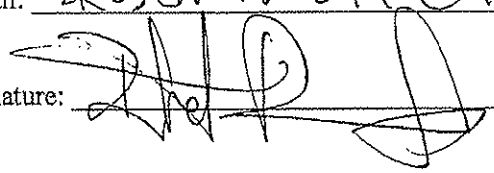
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: ROBERT ROSENOW JR

Address: 1060 HOWARD AVE LAS VEGAS NV 89104

Phone Number: 702 - 821 - 5469

Email: ROSENOW896@HOTMAIL.COM

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Rocio Escamilla

Address: 546 Ellen Way

Phone Number: (702) 889-4052

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Cynthia Standmore

Address: 1859 Beverly way Las vegas NV 89014

Phone Number: (702) 542-1647

Email: _____

Signature: Cynthia Standmore

Apoyo de Vecindad

El Cuerpo que Vuela Las Vegas es una instalación de paracaidismo de interior propuesta para el pasillo comercial en el Ave de Sáhara unos bloques al este de la 6a calle.

En el tiempo corriente, Las el Vegas afronta desafíos económicos sin precedentes. Deberían aplaudir a los operadores de Cuerpo que Vuela para mostrar la confianza en nuestra economía local y vecindad invirtiendo millones de dólares para presentar este proyecto durante estos tiempos inciertos. El Cuerpo que Vuela creará empleos para nuestra comunidad y realzará nuestra área mejorando lo que es actualmente unas tierras declinantes.

El Cuerpo que Vuela tiene décadas de la experiencia y es conocido dirigir una primera operación de precio. Creemos que este proyecto cabe en bien con la división por zonas y el carácter del área comercial en Sáhara y proporcionará un recurso de entretenimiento positivo para invitados, vecinos, y juventud.

Firmando abajo, usted expresa simplemente su apoyo a este proyecto a la Comisión de Planificación y Las Vegas Ayuntamiento.

Name: Villa Salvador

Address: 2013 Santa Rita

Phone Number: 385-8906

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: JIMMY - Le

Address: 556 . E - OKEY - BLVD

Phone Number: 595 . 8001

Email: _____

Signature: Jimmy Le .

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Rod Semody

Address: 550 E Oakey BLV

Phone Number: 702-893-6248

Email:

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jason Delk

Address: 805 Bonita Ave LV 89104

Phone Number: 702-434-6794

Email: _____

Signature: J. Delk

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Juan Romero

Address: 1045 St Louis ave

Phone Number: (702) 580-4659

Email: jrom3r0@hotmail.com

Signature: Juan Romero

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: ANGELICA ROSALES

Address: 5747 BARBARA WAY

Phone Number: 702-693-6733

Email: _____

Signature: Angelica R Rosales 12-15 09

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: CALVIN LESLIE

Address: 557 ELLEN WAY

Phone Number: (702) 542-1277

Email: Calvinlas@AOL

Signature: Calvin Leslie

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Belen Perez

Address: 554 Ellen Way

Phone Number: (702) 4383854

Email: _____

Signature: Belen Perez

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Danny M & E Murray

Address: 555 Ellen Way

Phone Number: 6969185

Email: mcelmurray@hotmail.com

Signature:

Apoyo de Vecindad

El Cuerpo que Vuela Las Vegas es una instalación de paracaidismo de interior propuesta para el pasillo comercial en el Ave de Sáhara unos bloques al este de la 6a calle.

En el tiempo corriente, Las el Vegas afronta desafíos económicos sin precedentes. Deberían aplaudir a los operadores de Cuerpo que Vuela para mostrar la confianza en nuestra economía local y vecindad invirtiendo millones de dólares para presentar este proyecto durante estos tiempos inciertos. El Cuerpo que Vuela creará empleos para nuestra comunidad y realzará nuestra área mejorando lo que es actualmente unas tierras declinantes.

El Cuerpo que Vuela tiene décadas de la experiencia y es conocido dirigir una primera operación de precio. Creemos que este proyecto cabe en bien con la división por zonas y el carácter del área comercial en Sáhara y proporcionará un recurso de entretenimiento positivo para invitados, vecinos, y juventud.

Firmando abajo, usted expresa simplemente su apoyo a este proyecto a la Comisión de Planificación y Las Vegas Ayuntamiento.

Name: Marco Muñoz

Address: 2207 VAN PATTEN PL. 89104

Phone Number: 702 369 1355

Email: _____

Signature: Marco Muñoz

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jonas Estefanos

Address: 1709 Beverly Way

Phone Number: 702 733 9364

Email: _____

Signature: Jonas Estefanos

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Marion Landberg

Address: 409 San Pablo Dr. Las Vegas NV.

Phone Number: 735 9457.

Email: _____

Signature: Marion Landberg

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Angela Mendoza-Sanchez

Address: 2216 Santa Rita Dr

Phone Number: (702) 741-2074

Email: _____

Signature: Angela Mendoza Sanchez

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jerry Maxfield

Address: 2018 Santa Rita Dr.

Phone Number: 702-693-6786

Email: _____

Signature: Jerry Maxfield

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Edward J. McInnis

Address: 244 San Pedro Dr

Phone Number: 7358385

Email: _____

Signature: Edward J McInnis

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Donna Walsh

Address: 576 Bonita Ave

Phone Number: 896-1089

Email: DLW@dlwalshmarketing.com

Signature: Donna Walsh

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Chuck Engelhardt

Address: 565 Bonita Ave Las Vegas, NV 89104

Phone Number:

Email: whatdachuck@hotmail.com

Signature: Chuck Engelhardt

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Tony Castaneda

Address: 2205 Beverly Way

Phone Number: 702-586-8411

Email: TONY_CASTANEDA@HOTMAIL.COM

Signature: Tony Castañeda

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Justin Tarragano

Address: 556 Canosa AVE

Phone Number: (702) 733-3001

Email: JLTFLIP@yahoo.com

Signature: Justin Tarragano

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Michael TARRAGANO

Address: 556 CANOSA

Phone Number: 702-750-4862

Email: TARRAGANOMIKE@YAHOO

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: LUIS RUBIO

Address: 1925 Beverly Way

Phone Number: (702) 893-0330

Email: losninoslca@aol.com

Signature: L. Rubio

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

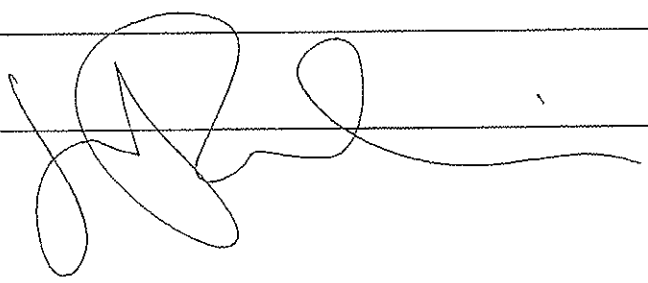
By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jesus Rubio

Address: 1925 Beverly Way

Phone Number: 702-812-7746

Email: _____

Signature: 

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Rosa Cruz.

Address: 2105 Beverly Way Las Vegas NV. 89104

Phone Number: 702-767-3825.

Email: Rosarosa5oroa@AOL.com

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: IVESTON TULABOT

Address: 2108 Beverly Way

Phone Number: (702) 369-1805

Email: _____

Signature: Iveston Tulabot

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Sonia B. PANGAN (BAN

Address: 2200 Beverly Way

Phone Number: 702-796-8399

Email: soniaPanganiban@yahoo.com

Signature: Sonia B Panganiban

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Mario T. Vicuna

Address: 2309 Beverly Way

Phone Number: 702 - 734-9433

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Ed Gibson

Address: 2204 Beverly Way LV NV 89104

Phone Number: 771-8344

Email: Pokerbiker64@cox.net

Signature: Edward Gibson

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Gabriela Uribe

Address: 2305 Beverly Ave

Phone Number: (702) 810-4842

Email: guribe@hotmail.com

Signature:

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: AGUSTIN RODRIGUEZ

Address: 560 BONITA AVE

Phone Number: 702-512-9930

Email: _____

Signature: _____

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jeff De La Paz

Address: 572 Bonita Ave

Phone Number: (702) (666-4260

Email:

Signature: J. De La Paz

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: ROBERT ECKERT

Address: 553 BONITA AVE

Phone Number: 238-9660

Email: N/A

Signature: ROBERT ECKERT

Neighborhood Support

Body Flying Las Vegas is an indoor skydiving facility proposed for the commercial corridor on Sahara Ave a few blocks east of 6th street.

At the current time, Las Vegas is facing unprecedented economic challenges. The operators of Body Flying should be applauded for showing confidence in our local economy and neighborhood by investing millions of dollars to bring this project forward during these uncertain times. Body Flying will create jobs for our community and will enhance our area by improving on what is currently a decaying piece of land.

Body Flying has decades of experience and is known to run a first rate operation. We believe this project fits in well with the zoning and the character of the commercial area on Sahara and will provide a positive entertainment resource for visitors, locals, and youth.

By signing below, you are simply expressing your support for this project to the Planning Commission and Las Vegas City Council.

Name: Jaylee Copenhaver

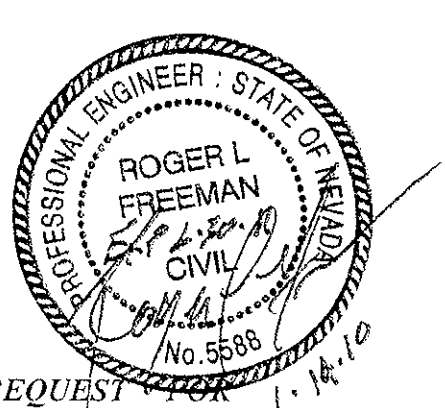
Address: 723 Bonita

Phone Number: 310-251-2026

Email: MartianWI@yahoo.com

Signature: Jaylee Copenhaver

SUPERIOR ENGINEERING SERVICES, INC.
Traffic Engineering
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740
Phone (702) 363-2245
Fax (702) 363-1669



January 14, 2010 W.O. 2036

TO WHOM IT MAY CONCERN

RE: COMMENTS ON THE PARKING REDUCTION REQUEST FOR BODYFLYING US, LLC ON THE NORTH SIDE OF SAHARA AVE. BETWEEN SIXTH ST. AND ALMOND TREE LN. (SDR-35186) (APNs 162-03-801-088 & -137)

Gentlemen:

We have been employed by some concerned neighbors to review the parking needs and site plan for this project. It is our understanding that this project is requesting a reduction in the parking requirements for their project. From what we have determined, it appears that if this parking reduction variance is allowed it would place a severe parking constraint on the adjacent property owners once the existing vacant buildings again become occupied. In addition, the proposed southern parking lot driveway could cause ingressing traffic to back up into Sahara Avenue. The proposed driveway's throat depth is in clear violation of Uniform Standard Drawings Clark County Area (USDCCA) Drawing 222A a copy of which we have attached at the back of this letter.

Typically parking demands are determined by data found in the Institute of Transportation's *Parking Generation 3rd Edition* handbook. When the land use data is not available in the handbook, it is determined by reviewing the parking demand for a similar project in the local area. There is no data for this type of land use in the ITE handbook. We found a similar use at the Vegas Indoor Skydiving at 200 Convention Center Drive, Las Vegas NV 89109.

Excluding the fan building portion of this building (which has an area of approximately 1,500 sq. ft.), the building footprint is approximately 7,000 sq. ft. (We measured these by using Google Earth.) The proposed building's site plan shows that this building will have 9,975 sq. ft. of building area. Both of these buildings appear to be similar in size. So, one should expect a similar parking demand at both facilities.

We counted the number of vehicles parked at this facility on Wednesday 10/14/09, Thursday 10/15/09 and Friday 10/16/09. At 2:50 pm on Wednesday there were 33 cars and 2 motorcycles parked at this site. At 3:00 pm Thursday there were 34 cars and one motorcycle parked there. And, on Friday there were 20 cars and 2 motorcycles. In a discussion with the Brad Hess, the manager of this facility, he stated that the number of participants that were flying on this Wednesday and Thursday were approximately one-fourth the number of participants that would be flying on a peak day which usually occurs at college spring break. So, one should expect to have up to 136 (4 x 34) vehicles wanting to park at this facility during the peak demand at spring break. The 39 parking spaces proposed by this developer would be woefully inadequate if and when this occurs.

OUR 22nd ANNIVERSARY
1988 – 2010

Submitted at Planning Commission
Date 1/14/10 Item 6+7

SUPERIOR ENGINEERING SERVICES, INC.
Traffic Engineering
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740
Phone (702) 363-2245
Fax (702) 363-1669

On a prior visit to the project's site, we noted that the majority of the adjacent buildings are currently not being occupied. When we visited the site today, there were only 22 cars perpendicularly parked in the alleyway and one car parked parallel in the narrow throat area. So, this parking reduction variance would not affect the area's parking demand that is occurring at this time. However, a realistic parking variance should account for full occupancy of the existing buildings and it should include this project's worst case parking demand which one would expect to occur at spring break.

The photographs that were provided showed that when these buildings are occupied, there are virtually no empty parking stalls available for additional parking. It would cause considerable confusion if there were up to 136 additional peak day vehicles trying to park at the 39 parking stalls proposed for this facility.

Some of this confusion could be reduced by having skydiving visitors arrive by shuttle buses. However, the narrow access roadway off Sahara Avenue will be quite a challenge for shuttle buses to access this facility especially when there are vehicles parking along this roadway. The access for the proposed project is a narrow 29-foot wide roadway which is also the access and delivery area for seven (7) parcels. The first 150 feet of roadway consists of the 29-foot wide segment which then widens out to 65 feet with perpendicular parking on both sides. This access roadway terminates 550 feet to the north with a cul-de-sac bulb. There are several side parking lots located east and west of this roadway. It appears that this bulb could also be used as either a secondary access or as a crash gate for the future Sahara Courtyard Condominiums. Currently there are no parking restrictions on this roadway or on Sahara Avenue. If vehicles park on both sides of this roadway, the roadway access would be reduced to a single 13-foot wide lane.

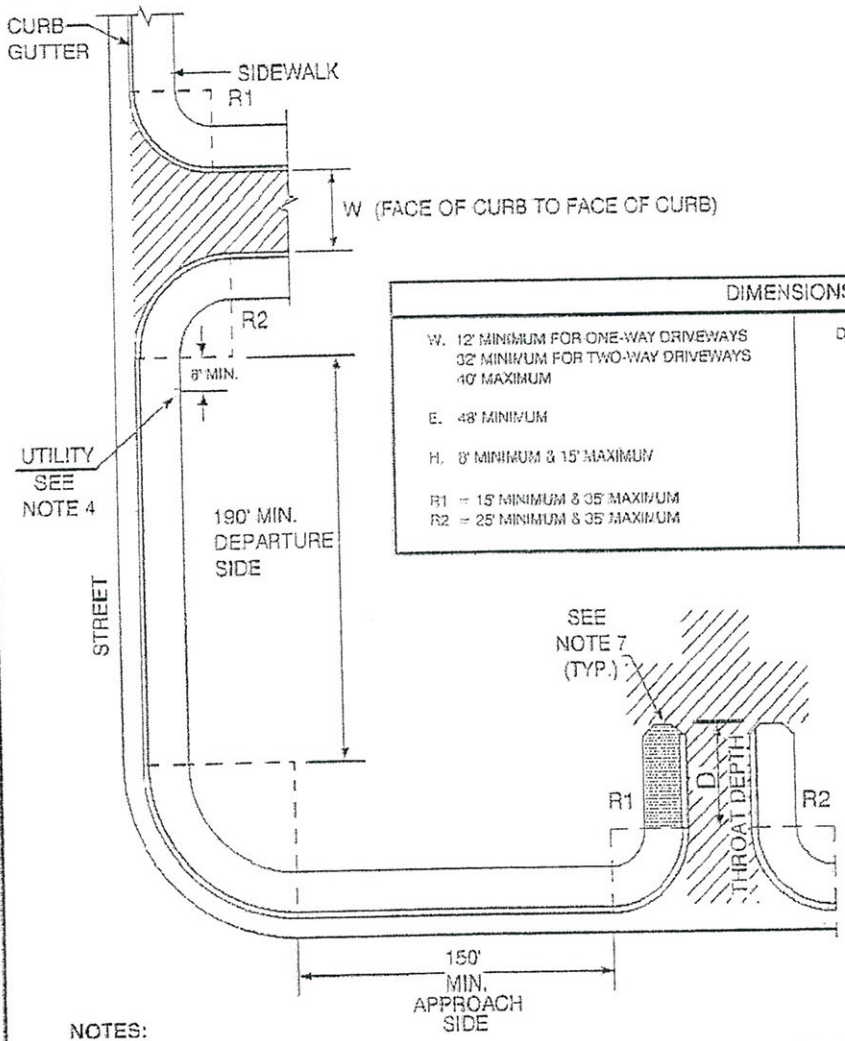
Finally we noted that the proposed southerly parking lot driveway for this project will have only 30 feet of throat depth from Sahara Avenue. Any exiting vehicle that stops one ingressing vehicle will cause a second ingressing vehicle to back up onto Sahara Avenue. We counted at least 112 parking stalls that access this driveway. The USDCCA Drawing 222A (attached) requires a 100-foot throat depth when there are between 101 to 200 parking spaces that access the driveway. So, we suspect that they would need a separate variance if they locate this driveway as shown on their site plan.

Respectfully,
SUPERIOR ENGINEERING SERVICES, INC.

Roger L. Freeman, P.E.
Traffic Engineer

Attachment:

OUR 22nd ANNIVERSARY
1988 – 2010



DIMENSIONS	
W. 12' MINIMUM FOR ONE-WAY DRIVEWAYS 32' MINIMUM FOR TWO-WAY DRIVEWAYS 40' MAXIMUM	D. THROAT DEPTH 25' MINIMUM 50' MINIMUM FOR PARKING LOTS > 50 PARKING SPACES 75' MINIMUM FOR PARKING LOTS 51 TO 100 PARKING SPACES 100' MINIMUM FOR PARKING LOTS 101 TO 200 PARKING SPACES 150' MINIMUM FOR PARKING LOTS > 201 PARKING SPACES
E. 48' MINIMUM	
H. 8' MINIMUM & 15' MAXIMUM	
R1 = 15' MINIMUM & 35' MAXIMUM R2 = 25' MINIMUM & 35' MAXIMUM	

NOTES:

1. COMMERCIAL AND MULTI-FAMILY DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING NUMBERS 224, 225, 228, 235 AND 235.1.
2. LOCAL ORDINANCES AND POLICIES MAY APPLY AND SHALL HAVE PRECEDENCE. SEE NDOT ACCESS POLICY FOR STATE ROADWAYS.
3. THE TOTAL WIDTH "W" OF DRIVEWAY CURB OPENINGS SHALL NOT EXCEED 65% OF FRONT FOOTAGE.
4. NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS APPROVED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE-GROUND ELECTRICAL TRANSFER BOX, OR BLOCK WALL HIGHER THAN 2 FEET.
5. THE CENTERLINES OF THE DRIVEWAYS ON OPPOSITE SIDES OF THE STREET AT A MEDIAN OPENING SHOULD BE WITHIN 10' FROM EACH OTHER AT THE MEDIAN OPENING.
6. GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND EXCEPTIONS MAY BE GRANTED BY THE APPROVAL OF THE AGENCY TRAFFIC ENGINEER BASED ON SITE CONSTRAINTS.
7. HANDICAPPED ACCESSIBLE SIDEWALKS SHALL BE PROVIDED ADJACENT TO DRIVEWAYS TO THE P.C. OF THE ONSITE CURB RETURN, MINIMUM, OR AT AN ALTERNATE LOCATION.
8. WHEN A PROPERTY LINE FALLS IN A MEDIAN OPENING A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED OR NO DRIVEWAY WILL BE ALLOWED.

SPECIFICATION REFERENCE	UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
	COMMERCIAL AND MULTI-FAMILY DRIVEWAY GEOMETRICS
	DATE 02-09-06 | DWG. NO. 222A | SHEET 1 OF 2



Beverly Green/Southridge
NEIGHBORHOOD PLAN



Submitted at Planning Commission
Date 1/14/10 Item 6+7

Beverly Green / Southridge

NEIGHBORHOOD PLAN

ACKNOWLEDGEMENTS

CHAIRMAN
John S. Delikanakis

PLANNING TEAM MEMBERS:
Rev. Charles W. Bowker
Lynn Cleary
Ben Contine
Jerry & Susie Crader
Yvonne Duplian
Elizabeth Eden
Christ Church Episcopal
Dan Felts
Sharon Griffith
Michael Hanratty
Arlene King
Pam Kowalski
Jack LeVine
John & Miriam Lindner
Lilia Lopez
Theresa Morrow
Grover Prowell
Phyliis Silvestri
Kelly Smith
Sherry Standlee
Darlene Steljes

And an entire community of stakeholders, too numerous to name, who gave of their time and of themselves

MAYOR
Oscar B. Goodman

CITY COUNCIL
Gary Reese (Mayor Pro Tem), Ward 3
Lynette Boggs-McDonald, Ward 2
Larry Brown, Ward 4
Lawrence Weekly, Ward 5
Michael Mack, Ward 6
Janet Moncrief, Ward 1

CITY MANAGER
Douglas A. Selby

DEPUTY CITY MANAGER
Elizabeth Fretwell

DEPUTY CITY MANAGER
Steve Houchens

NEIGHBORHOOD SERVICES DEPARTMENT
Sharon Segerblom, Director

PROJECT MANAGER
Yorgo Kagafas

CITY STAFF
Michael Campbell, Patrick Murphy, Lisa Apikyan, Alma Estrada, Anthony Willis, Kyle Walton, Mike Janssen and Jorge Cervantes

R-108-2003

RESOLUTION ADOPTING THE BEVERLY GREEN/SOUTHRIDGE NEIGHBORHOOD PLAN AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS COMPONENT OF THE CITY OF LAS VEGAS GENERAL PLAN

WHEREAS, on March 9, 1998, the City Council adopted Resolution R-27-98, which added to the General Plan of the City of Las Vegas a component known as the Neighborhood Planning Process; and

WHEREAS, the Neighborhood Planning Process contemplates the adoption by the Planning Commission and the City Council of individual Neighborhood Plans, each as an addendum to the Neighborhood Planning Process component of the General Plan; and

WHEREAS, the Planning Commission, on July 10, 2003, adopted such a neighborhood plan, entitled Beverly Green/Southridge Neighborhood Plan, prepared and presented by the Beverly Green/Southridge Neighborhood Planning Team; and

WHEREAS, the City Council deems it appropriate to adopt that neighborhood plan as an addendum to the Neighborhood Planning Process component of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS as follows:

The Neighborhood Planning Process component of the General Plan is hereby amended by adopting the neighborhood plan entitled "Beverly Green/Southridge Neighborhood Plan," attached hereto and incorporated by this reference.

PASSED, ADOPTED, and APPROVED this 6 day of August, 2003.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

_____ 7-24-03
Date

Outline of Beverly Green / Southridge

Neighborhood Plan

Table of Contents

I. Approved Planning Timeline 1

II. Regional Map 1 2

III. Base Map 2 3

IV. Vision Statement 4

V. Community Involvement 5
- a. Planning Team Location Map 3 6

VI. History of the Neighborhood 7

VII. Demographics 19
- a. Population Chart A 20
- b. Education Chart B 21
- c. Income Chart C 22
- d. Owner Occupied Chart D 23
- e. Vacant Housing Units Chart E 24

VIII. Current Conditions 25
- a. Vacant Lot Map 4 27
- b. Landscape Condition Map 5 28
- c. Lots with Trash and Debris Map 6 29
- d. Roof Condition Map 7 30
- e. Structure Exterior Condition Map 8 31
- f. Abandoned Automobiles Map 9 32
- g. Adult Care Licensed Sites Map 10 33

IX. Existing Land Use 36
- a. Existing Land Use Map 11 37
- b. Zoning Map 12 38
- c. Gaming Overlay Map 13 39

X. Traffic Issues 43

XI. Public Safety Issues 45
- a. Metro Chart F 46

XII. Action Plan 48

XIII. Appendix 50

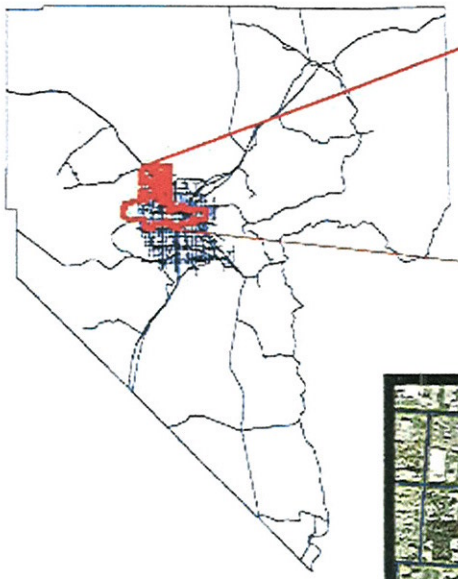
Beverly Green / Southridge

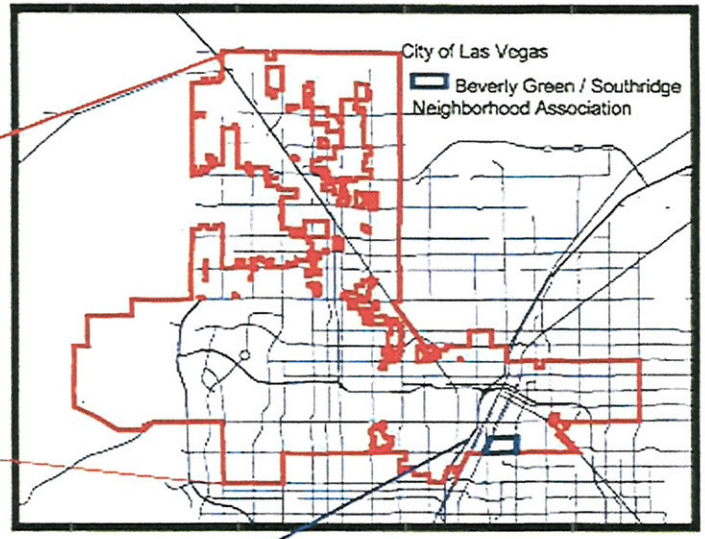
Neighborhood Planning Process Timeline

February 22, 2001	First request to start the Neighborhood Planning Process
February 6, 2002	Second request to start the Neighborhood Planning Process
March 5, 2002	Ad-hoc Committee meets with Director of Neighborhood Services
April 10, 2002	1st Community Meeting
April 23, 2002	Planning Team Meeting
May 14, 2002	Planning Team Meeting
June 11, 2002	Planning Team Meeting
June 25, 2002	Planning Team Meeting
July 9, 2002	Planning Team Meeting
July 23, 2002	Planning Team Meeting
August 13, 2002	Planning Team Meeting
August 27, 2002	Planning Team Meeting
September 10, 2002	Planning Team Meeting
September 17, 2002	Planning Team Meeting
October 8, 2002	2nd Community Meeting
October 22, 2002	Planning Team Meeting
November 12, 2002	Planning Team Meeting
November 26, 2002	Planning Team Meeting
December 10, 2002	Planning Team Meeting
January 28, 2003	Planning Team Meeting
February 18, 2003	Planning Team Meeting
March 2003	Neighborhood Service Department Reviews Draft Plan
April 9, 2003	Planning Team Meeting
April 18 - May 19, 2003	City Departments Review Draft Plan
May 27, 2003	Planning Team Meeting
June 14, 2003	3rd Community Meeting
June 20, 2003	Submit Draft Plan to Planning Department
July 2003	Planning Commission Hearing
August 2003	City Council

Southern Nevada

City of Las Vegas Boundary







N
W E
S

CITY OF LAS VEGAS NEVADA

Regional Map

BEVERLY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN

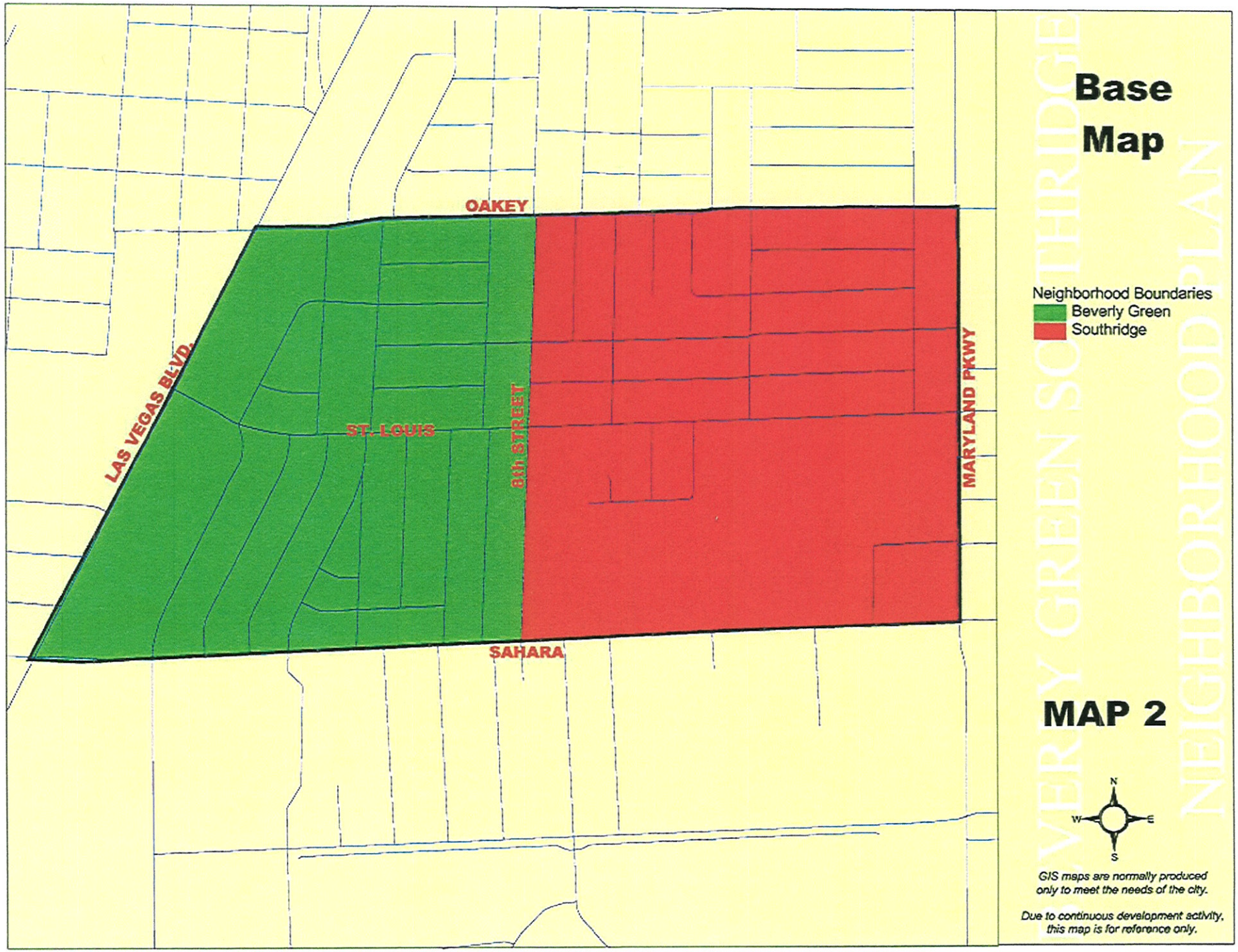
STREET NAMES

MAP 1

N
W E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.


OAKEY
LAS VEGAS BLVD.
ST. LOUIS
8th STREET
MARYLAND PKWY
SAHARA
Base Map
Neighborhood Boundaries
Beverly Green
Southridge
BEVERLY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN
MAP 2
N
W
E
S
GIS maps are normally produced only to meet the needs of the city.
Due to continuous development activity, this map is for reference only.

Vision Statement

The Beverly Green/Southridge Community is one of the most mature neighborhoods in the downtown area of Las Vegas. Bordering on the edge of the central city limits, north of Sahara Avenue and east of Las Vegas Boulevard, it is a continuing collaboration of businesses, schools, single-family homes, apartment dwellings, a public park and several churches.

Nestled away in the midst of all the glitter and glamour that is Las Vegas, Beverly Green/Southridge is a diamond in the rough. Residents are committed to preserving its past as well as embracing its future as a neighborhood of choice for those discerning urban dwellers who seek an established area free of the hassles of "boomtown" development and the encroachment of large gaming properties.

With a healthy diversity of businesses surrounding the residential core of this neighborhood, owners and managers will continue to make the cooperative effort to improve the aesthetic appeal of the area and maintain quality service to their patrons and the residents of this quiet urban oasis.



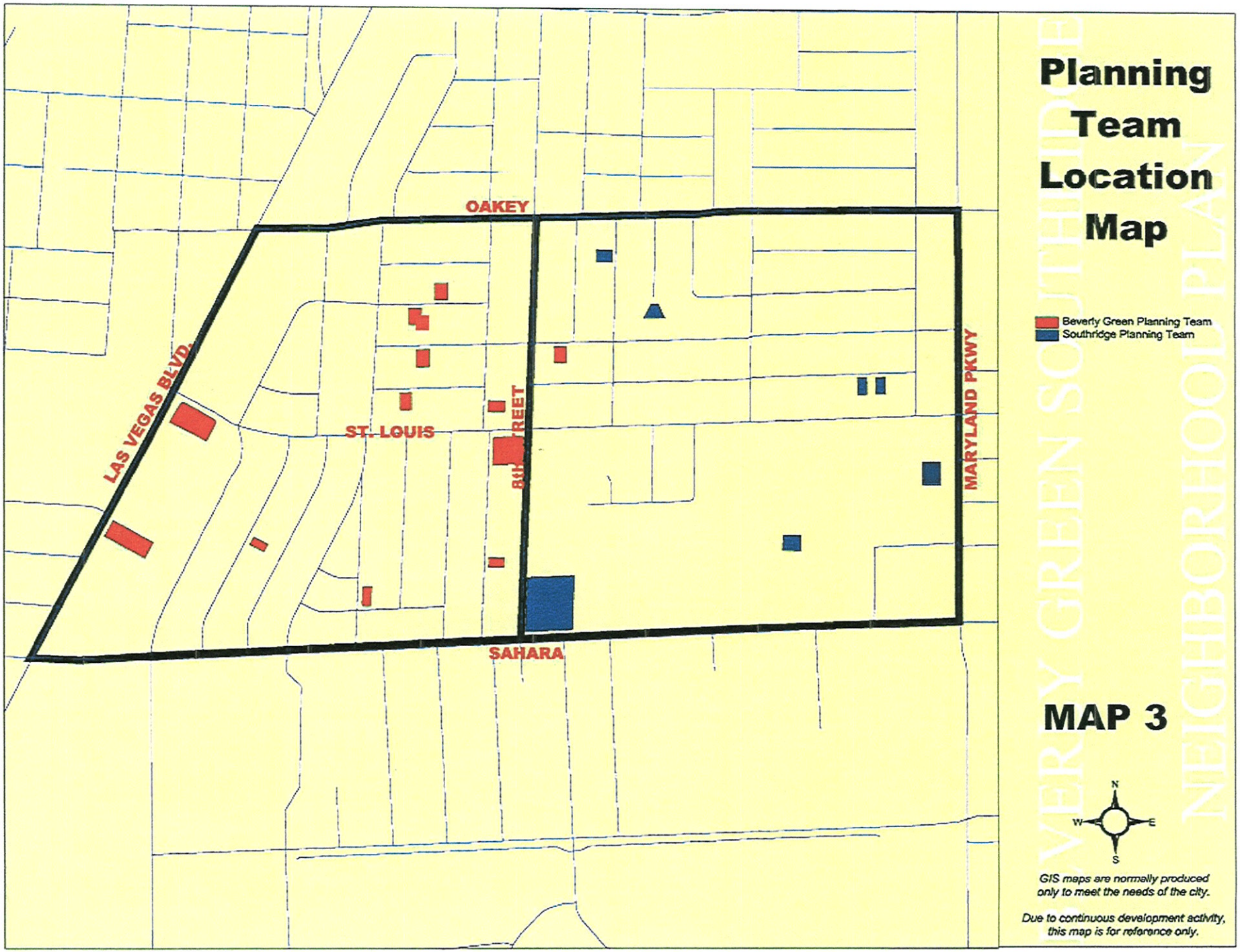
Community Involvement

This neighborhood planning process fully adhered to the requirements of Resolution R-27-98 as adopted by Las Vegas City Council on March 9, 1998. Over 90% of the Planning Team members owned property in the neighborhood(s). Two religious organizations and four business owners participated on the team. The Planning Team adequately represented the entire geographical area covered by this Neighborhood Plan (Map 3).

In addition to sending invitations to all property owners and tenants within the Beverly Green/Southridge boundaries to participate in the planning process, members of the Planning Team went door-to-door to all the commercial properties handing out flyers inviting them to become involved.

The required community-wide meetings were held on April 10, 2002, October 8, 2002 and June 14, 2003. A vote was taken at each meeting to approve the work the planning team had completed up to that date. There was no opposition expressed at any of these meetings regarding any aspect of the proposed Plan.

Planning Team members attended over 30 meetings either of the Planning Team as a whole or as members of various sub-committees that were formed. For the third community meeting, not only was a mailing sent, but Planning Team members went door-to-door handing out flyers notifying residents, business owners and non-profit groups about the meeting. This planning team exceeded the required notification in order to get the maximum participation possible.



Planning Team Location Map

Beverly Green Planning Team
Southridge Planning Team

MAP 3

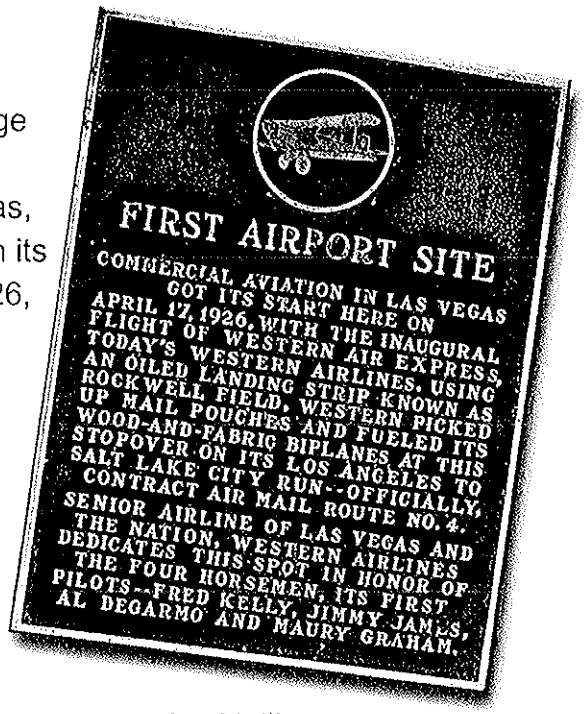
N
W
E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

BEVERLY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN

History of the Neighborhood



Until the early 20th Century, the area where the Beverly Green and Southridge neighborhoods are located was virgin desert terrain. By the 1920's, Las Vegas, like the nation's aviation industry was in its infancy. Both were growing and in 1926, the city of Las Vegas dedicated its first airport known as Rockwell Field on the northeast corner of what is now known as the intersection of Sahara Avenue and Paradise Road. During the rapid development of the Strip in the 1940's, the need for a larger commercial airport emerged and Rockwell Field was closed and replaced by McCarran International Airport after a brief stay near present day Nellis Air Force Base.

The closing of Rockwell Field permitted the area to be redeveloped into upscale residential neighborhoods. This was a natural expansion to the south of the premier residential neighborhoods which the pioneer citizens and community leaders of Las Vegas called home.

What follows are interesting historical facts regarding selected properties in the neighborhood that were primarily built in the 1950's:

1923 S. 6th Street: This beautiful home was built in 1959 for the Von Tobel family. The house was designed by architect Hugh E. Taylor who also designed the old Desert Inn Hotel.

2200 S. 6th Street: Tony Tellino resided here and was the builder of all the homes on 6th Street and the homes on the east side of Beverly Way.

2216 S. 6th Street: Mary and Al Perry resided here. Mary and her sister, Angie Ruvo, opened the Venetian restaurant on West Sahara. After the Ruvo's took full ownership, the Perry's opened the Bootlegger on South Eastern. Their daughter, Lorraine Hunt, was elected Lieutenant Governor of Nevada in 1998.

2300 S. 6th Street: This was the home of Municipal Court Judge Richards.

History of the Neighborhood



1815 Beverly Way

1815 Beverly Way: This was the home of Phillip & Maxine Spencer. Phillip was a Bishop in the Sixth Ward of the Mormon Church.

2205 Beverly Way: Mr. and Mrs Sam Kitterman had this home built in 1957. Sam worked at the Sahara Hotel and Casino for over 40 years as a graveyard pit boss.

2213 Beverly Way: Mr. and Mrs. Frank Modica resided here for many years. Frank started as a dealer at the Showboat in 1959 and worked his way up until his retirement in 1995 as the President and Chief Executive Officer.

2301 Beverly Way: Ethel and Walter Winternheimer were residents here for many years. Ethel was a school teacher and a reading consultant for the Clark County School District and in 2001 the Ethel Winternheimer-Staton Elementary School was named in her honor.

2304 Beverly Way: Lee and Marion Payne moved into this new home on February 16, 1954 right after their marriage. Lee was a pilot who served in all three branches of the military. He was one of the founders of Bonanza Airlines in 1949.

2305 Beverly Way: Lou and Angie Ruvo resided here for many years. They owned the Venetian restaurant until selling it in 1996.

544 Ellen Way: Home of James and Vida Costello who owned the Nevada Beverage Company.

History of the Neighborhood

545 Ellen Way: Dr. Lucius Imboden, Chief of Staff at North Las Vegas Hospital, lived in this home. Later residents were Jacqueline Stallone and her son Frank.

547 Ellen Way: Home of the Sanfords, owners of Sanford Jewelery Store located in downtown on Fremont Street.

548 Ellen Way: Home of Dean and Elaine Dunn Shendal. Dean was a one-time owner of Caesars Palace. Elaine came to Las Vegas from Broadway to open the Tropicana Hotel with Eddie Fisher in 1957. Elaine Dunn first appeared at the Copa Cobana in New York City at age 17. She later appeared on



548 Ellen Way

Broadway in "Pal Joey", "Almanac of 1954" and "Catch a Star". After moving to Las Vegas, she toured in "Bye Bye Birdie", "Flower Drum Song" and "Sweet Charity". Among her TV appearances were the Ed Sullivan Show, the Eddie Fisher Show and the Dean Martin Show.

In 1961 Elaine married Dean Shendal and moved to Ellen Way. She appeared in all of the major strip hotel showrooms and opened Caesars Palace with Andy Williams. She retired in 1969.

History of the Neighborhood

549 Ellen Way: Home of Italian immigrants John and Natalie Torchio. The Torchio's daughter was married to one of the Isola brothers, one of the owners of Silver State Disposal Company. This is one of the few pre-fab homes constructed in the neighborhood. The Torchio's were well known for their magnificent backyard vegetable garden.



549 Ellen Way

550 Ellen Way: The Rue family were early residents of this home. Mr. Rue was a Major League Baseball Umpire and co-owner of Young and Rue Transfer Company. A later resident of this home was Barbara Woodrich, a Chicago heiress.

551 Ellen Way: Sam and Anita Rivkin had this house built in 1955. Sam worked in the gaming industry and spent time training dogs for show. Sam was very active in the Animal Advisory Board of Clark County where he served as Vice-Chairman.

552 Ellen Way: Home of Perry Thomas, who was President of the Bank of Las Vegas.

553 Ellen Way: Home of Derald (Doc) and Betty Dokter. Betty was the daughter of pioneer residents Artemus and Alta Ham. The Dokters have resided here since 1960.

554 Ellen Way: Home to Don and Francis Brown for 39 years. Don was President of the Bank of Nevada and also served on the Clark County School Board.

History of the Neighborhood

555 Ellen Way: Home of Hank and Joann Henry who were burlesque entertainers from the Catskills. Hank was the headline entertainer at the Silver Slipper on the Strip. He made the movie Pal Joey with his friend and Godfather to his youngest son, Frank Sinatra. Neighbors still recall the many limos driving up with members of the Rat Pack for a party at the Henry's home, which lasted for several days.



555 Ellen Way

556 Ellen Way: Home of Charlie and Alva Shelton who were from Tennessee. They owned the Rowel, a western apparel store on the Strip. Charlie was well known for his many TV commercials for the Rowel.

557 Ellen Way: Home of the Manentes. Mr. Manente was the President of the First National Bank of Nevada.

558 Ellen Way: Home of Les and Elsie Goldring, owners of a small restaurant on Fremont Street.

544 Barbara Way: Home of Ted and Ann Otis of the Otis Elevator family.

History of the Neighborhood

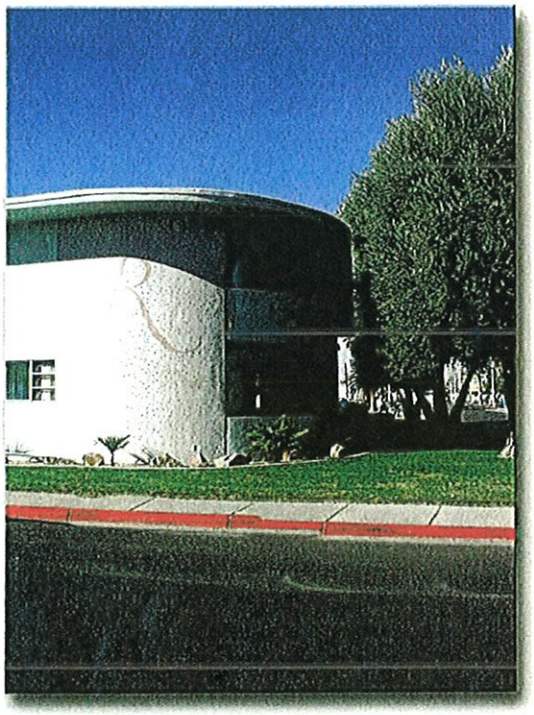
545 Barbara Way: Home of the Bergiel family. Mr. Bergiel was a casino worker at the Flamingo. His daughter, Amy, grew up in this home and later married Desi Arnaz Jr.



545 Barbara Way

559 Barbara Way: Wendell and Marion Bunker had this home built. Wendell was a former City Council member and also made an unsuccessful bid for Mayor.

1700 Rexford Dr.: The Rexford Condominiums were the first condos built in Las Vegas. Liberace's mother was one of the early residents.



1700 Rexford Drive

1720 Rexford Dr.: C.D. Baker, one time Mayor of Las Vegas resided here. Baker Park, next to Fremont Middle School on St. Louis was named after him.

1824 - 1900 Rexford Dr.: Beverly Plaza Co-op, was the first and the only legal co-op in the State of Nevada. Liberace owned three of the units, which was just down the street from where his mother resided.

History of the Neighborhood



580 St. Louis

580 St. Louis: The Reformation Lutheran Church was the first Lutheran Church in the Las Vegas area when it was formed on October 31, 1948. The first permanent church site was at Charleston and Tenth Street. An offer was made for that property in exchange for a site on the "outskirts of town" at St Louis and Beverly Way in 1954. The church was formally dedicated on September 23, 1956 and has remained an important member of the neighborhood.



702 St. Louis

702 St. Louis: The Mesquite Club was founded by and for women in 1911 to enhance the development of culture in the community. Their early social events included their husbands and the many new school teachers moving to the area. In 1946, they built this building and relocated from a downtown church. The Club is a member of the General Federation of Women's Club and has approximately 200 members.

1100 St. Louis: John C. Fremont Middle School was built in 1954 and was an elementary school the first two years it was open. Congresswoman Shelly Berkley, the Greenspan children and the siblings of Andre Aggasi are all alumni of the school.

History of the Neighborhood

544 Bonita Ave.: Home was first purchased by Dusty Springston who was the owner of the Las Vegas Bowling Alley on Las Vegas Boulevard near St. Louis. The home was later purchased by Charles and Julia Monahan. Charles was vice president of sales at Caesars Palace.

545 Bonita Ave.: Home of Dr. Daniel Zimmerman.

548 Bonita Ave.: Home of Bernard and Sibyl Minden, founders and owners of Minden Jewelers at the old Vegas Village in Commercial Center. Their son, Michael carries on the family business on West Sahara.



545 Bonita Avenue

552 Bonita Ave.: Home of Jackie and Betty Mandell. Jackie was a host and pit boss at the old Dunes Hotel and Casino.



552 Bonita Avenue

553 Bonita Ave.: Home of Leon Unitin, a ladies shoes designer at Joseph Magnin's on Las Vegas Boulevard. He later opened his famous store on Rodeo Drive in Beverly Hills.

History of the Neighborhood

556 Bonita Ave.: Home of Max and Ruth Nauman. Mr. Nauman was executive vice president of Southwest Gas.



556 Bonita Avenue

557 Bonita Ave.: Home of Art and Ellie Lurie. Art opened and operated several restaurants and bars such as the Forty Niner and Popo Restaurant on Eastern. Art was voted Man of the Year at the Italian American Club and is in the Boxing Hall of Fame. He served four governors on the Nevada Boxing Commission. He was active in raising funds for the YMCA and was Vice President of Temple Beth Sholom. Their son, Ron served as a councilman for 14 years and was elected Mayor of Las Vegas from 1987 until 1992.



557 Bonita Avenue

560 Bonita Ave.: Home of Jim and Joann Murry. Mr. Murry was the representative for Music Corporation of America and handled most of the major talent on the Strip.



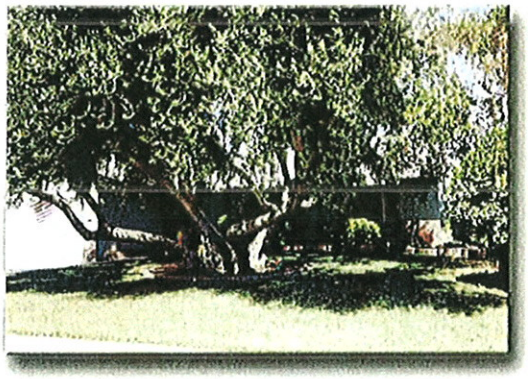
560 Bonita Avenue

History of the Neighborhood

561 Bonita Ave.: Home was purchased by Jim Konys and rented to Eddie and Eleanore Doumani. Eddie was part owner of the Tropicana Hotel and owned the LaConcha Motel on Las Vegas Boulevard. Jim & Sue Konys moved into the house later. Jim was shift boss at the Sahara Hotel and later owned 5% of the Aladdin Casino were he was casino manager.

564 Bonita Ave.: The Ostap family had this home built. Mr. Arthur Ostap was head captain at the Riviera hotel Showroom.

565 Bonita Ave.: Home of Stan and Marva Rae who owned the Rocky Mountain Produce Company.



565 Bonita Avenue

568 Bonita Ave.: Home of Michael and Ruth Sarkis. Michael was a casino pit boss and Ruth was the owner of Frank's Safe and Lock Company on Main Street.



568 Bonita Avenue

569 Bonita Ave.: Home of Ted and Norma Sutula. Ted was at one time, pit boss at both the Sahara and Hilton Casinos.



569 Bonita Avenue

History of the Neighborhood

572 Bonita Ave.: Home of the Murray Wallman family. The Wallman family were large property owners and at one time owned most of Main Street South of Charleston. Their son-in-law was Mel Moss.



572 Bonita Avenue

573 Bonita Ave.: Home of Fred and Donna Mendendorf. They owned Dot's Flower Shop.



573 Bonita Avenue

576 Bonita Ave.: Richard Longmire owned this home and also owned the Blue Onion Restaurant.

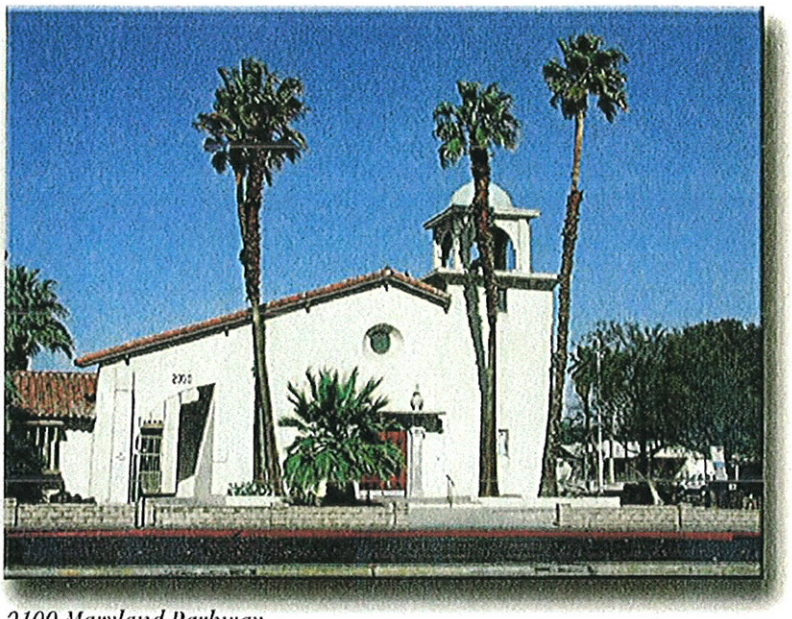


576 Bonita Avenue

577 Bonita Ave.: Home of Dean and Barbara Peterson. The Peterson's owned the Westward Ho Hotel and Casino and also built the homes on the north side of Bonita Avenue and the homes on the north side of the 500 block of St. Louis.

History of the Neighborhood

2100 Maryland Pkwy: The Episcopal Parish of Christ Church was originally located in the downtown area (1907-1953) close to the railroad station, roundhouse and saloons. Christ Church (1907) held the first church service in a consecrated church building within the city of Las Vegas. They delighted the city with a call to worship by a ringing bell weighing 500 pounds which hung in the steeple of the church. When it became apparent they had outgrown that part of the City, land was donated at the corner of St. Louis and Maryland Parkway. The new church was consecrated in 1962 and that bell, which rang for 40 years in the downtown area now rings every Sunday in the neighborhood.



2100 Maryland Parkway



Demographics

A comparison was made between data from the 1990 and the 2000 national census. It wasn't possible to get an exact comparison since the census tract blocks were changed. As a result, a small section of data was included from the area just north of Oakey between Las Vegas Boulevard and 6th Street in the 1990 data. The 2000 data had a small area between Oakey and Hassett and 10th Street and Maryland Parkway. Even with these two minor discrepancies, the overall results clearly indicate several factors.

Two factors are found in the population and ethnicity comparison. In 1990, the overall population in the neighborhood was 2,661 residents. Ten years later, the population had increased nearly 25% to 3,534 residents (Chart A). Since no major new housing projects were built during the same time period in the neighborhood, it can be concluded that household family size has increased.

The second factoring trend found in the population and ethnicity data is the dramatic increase in the number of people of Hispanic heritage who now reside in the neighborhood. This segment of the population increased nearly 300% in the neighborhood, closely following the overall trend in the entire valley. When comparing other information from the census data, it can also be concluded that the Hispanic community tends to be younger with larger families. This could explain the decrease in educational levels achieved between 1990 and 2000 since many of the new residents are still in the primary school grades (Chart B).[1]

The overall average household income levels show a slight decline (Chart C). Again, this can be attributed to the number of families with larger households. More residents are younger and still in school and have yet to reach the workforce.

Many members of the Planning Team believed that the number of housing units being rented had dramatically increased during the same ten-year period. The data does not support this belief (Chart D). In fact, the data shows that there was a slight increase in home ownership in the neighborhood. But for all intents and purposes, about half of all housing units are being rented versus owner-occupied. Of course, the data doesn't show the number of housing units that have tenants who just rent a room from the owner-occupied housing units.

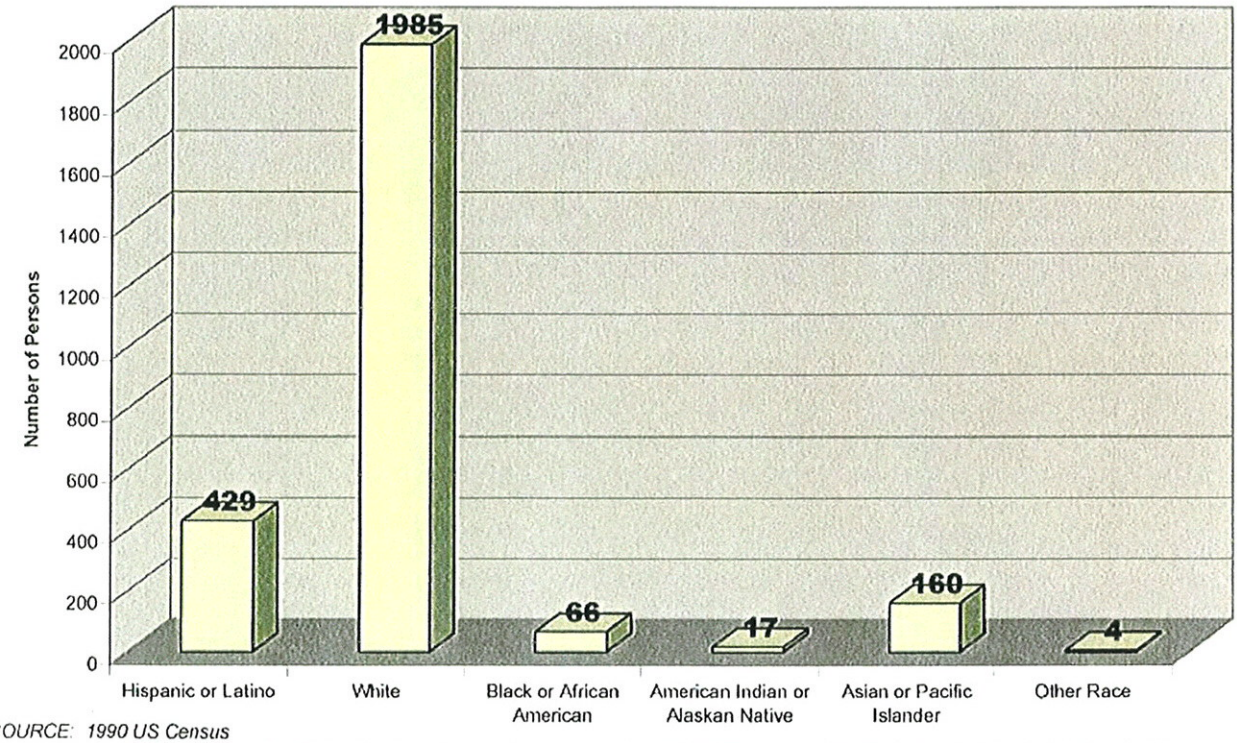
After careful analysis of the data comparison, the overall conclusion is that the population densities of the neighborhoods have increased and this increase can be attributed to the influx of larger Hispanic families into the neighborhoods.

(1) *Education level census data collects data for those 25 years old or over so the children are not factored into the data set.*

Demographics - Chart A

1990

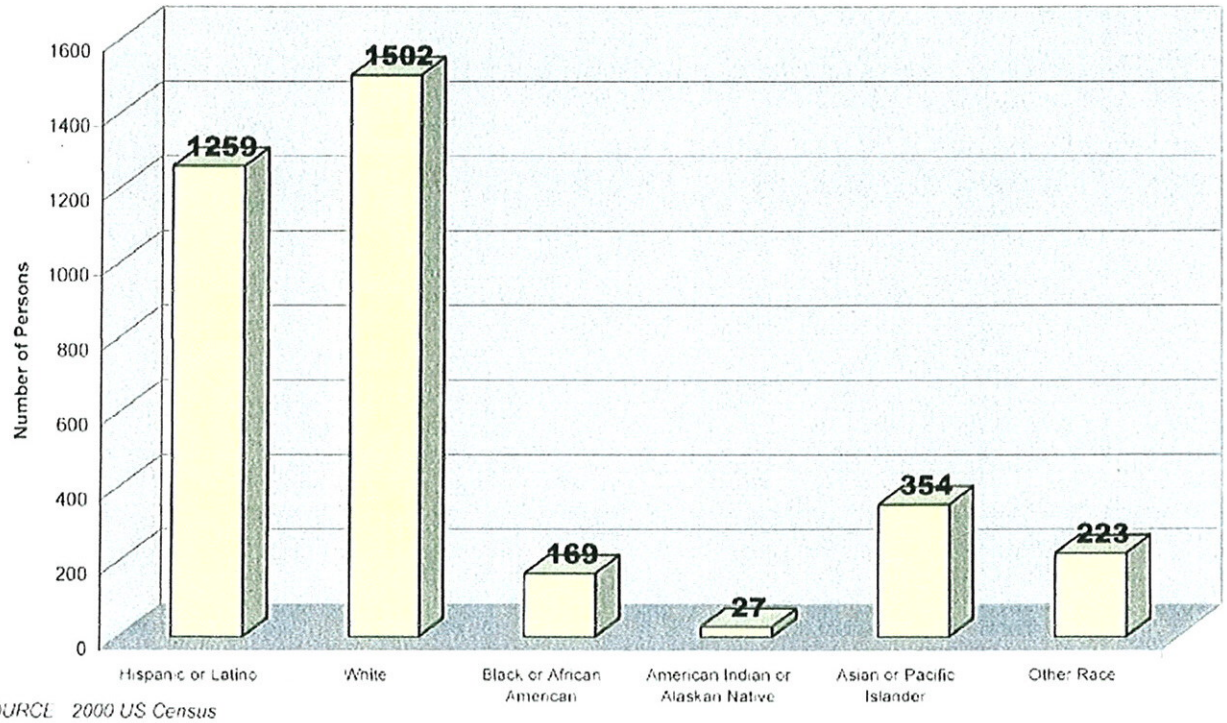
Population by Ethnicity



SOURCE: 1990 US Census

2000

Population by Ethnicity

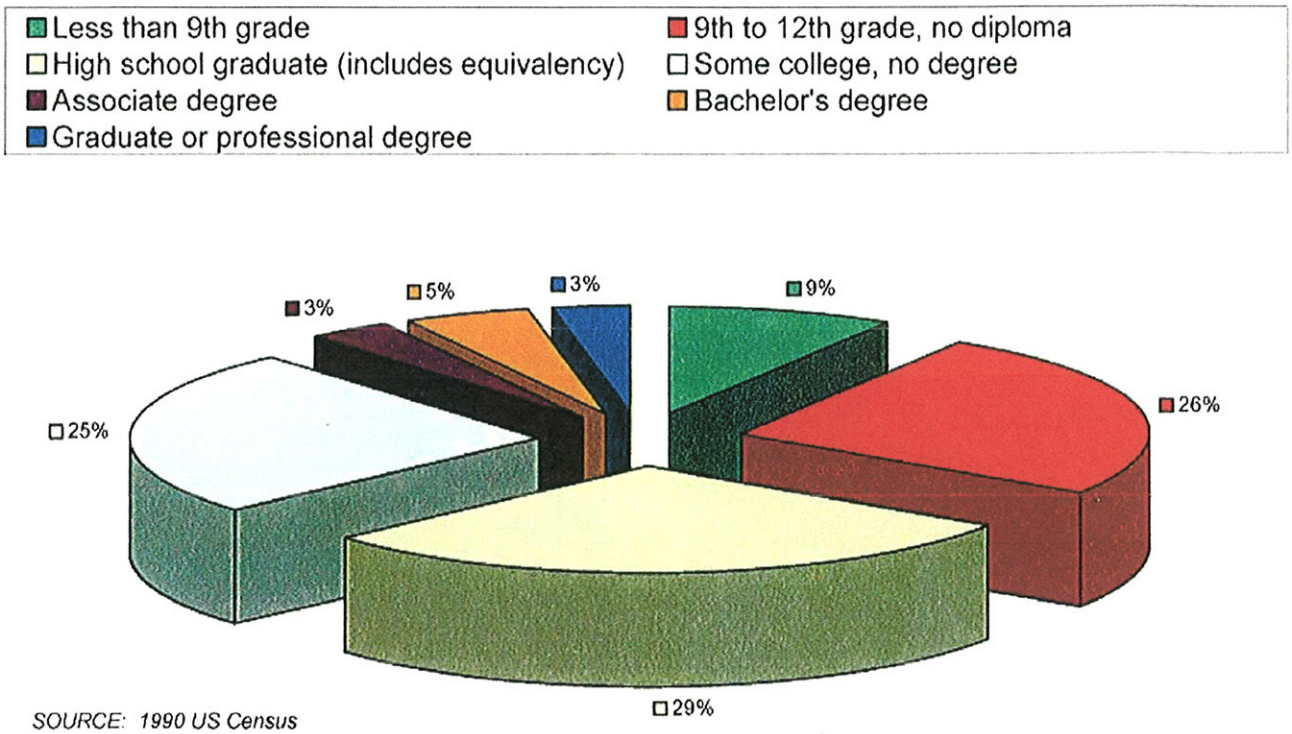


SOURCE: 2000 US Census

Demographics - Chart B

1990

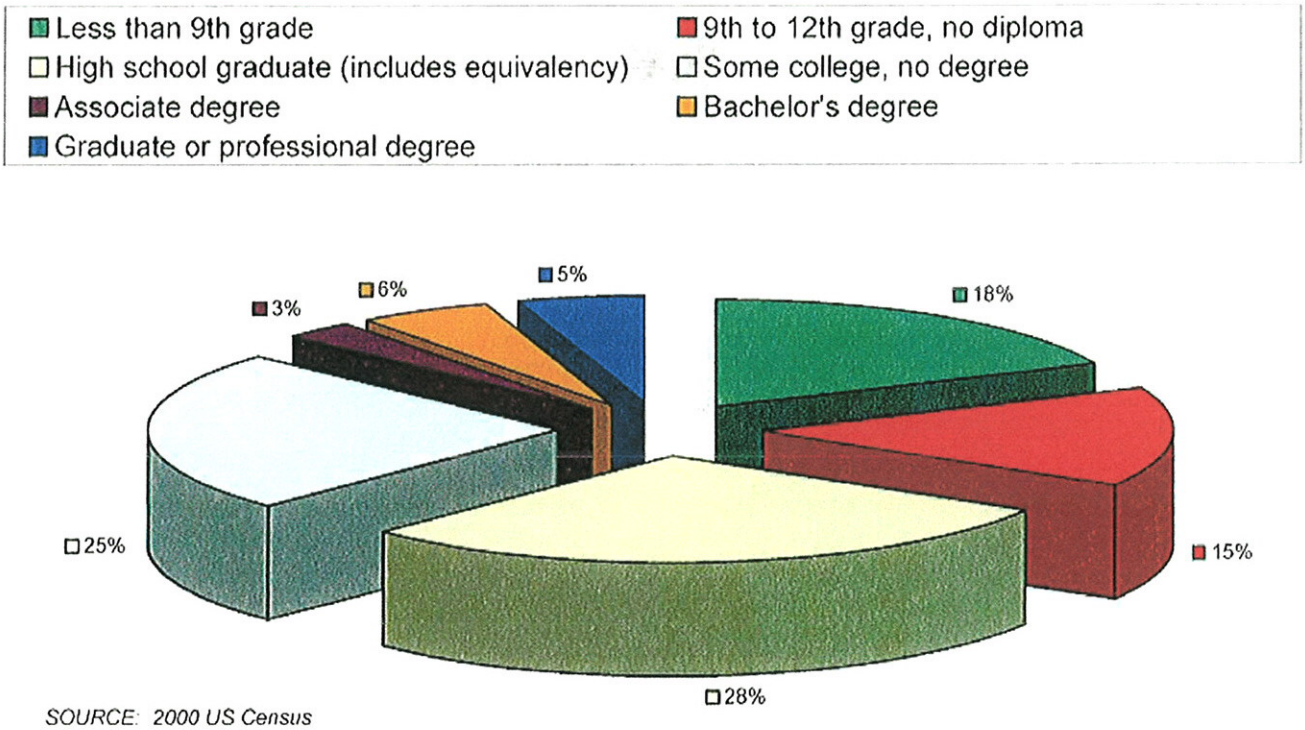
Educational Attainment



SOURCE: 1990 US Census

2000

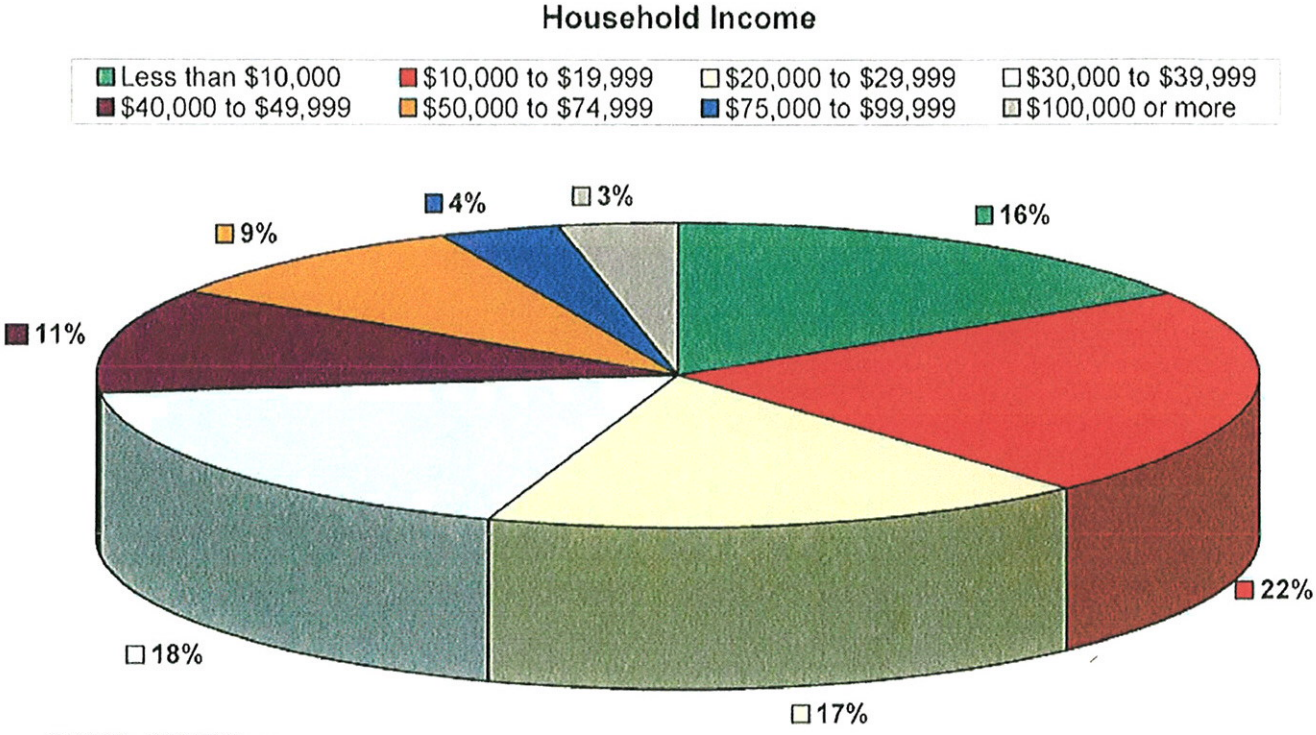
Educational Attainment



SOURCE: 2000 US Census

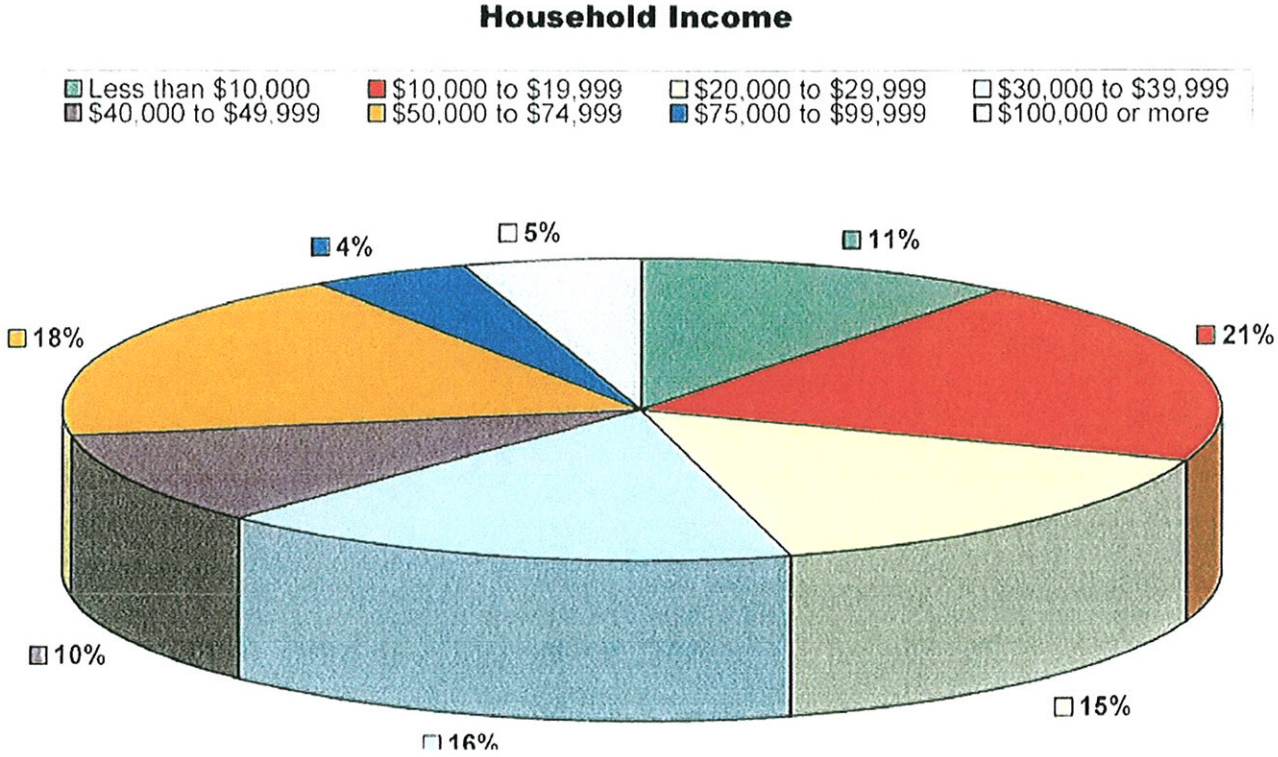
Demographics - Chart C

1990



SOURCE: 1990 US Census

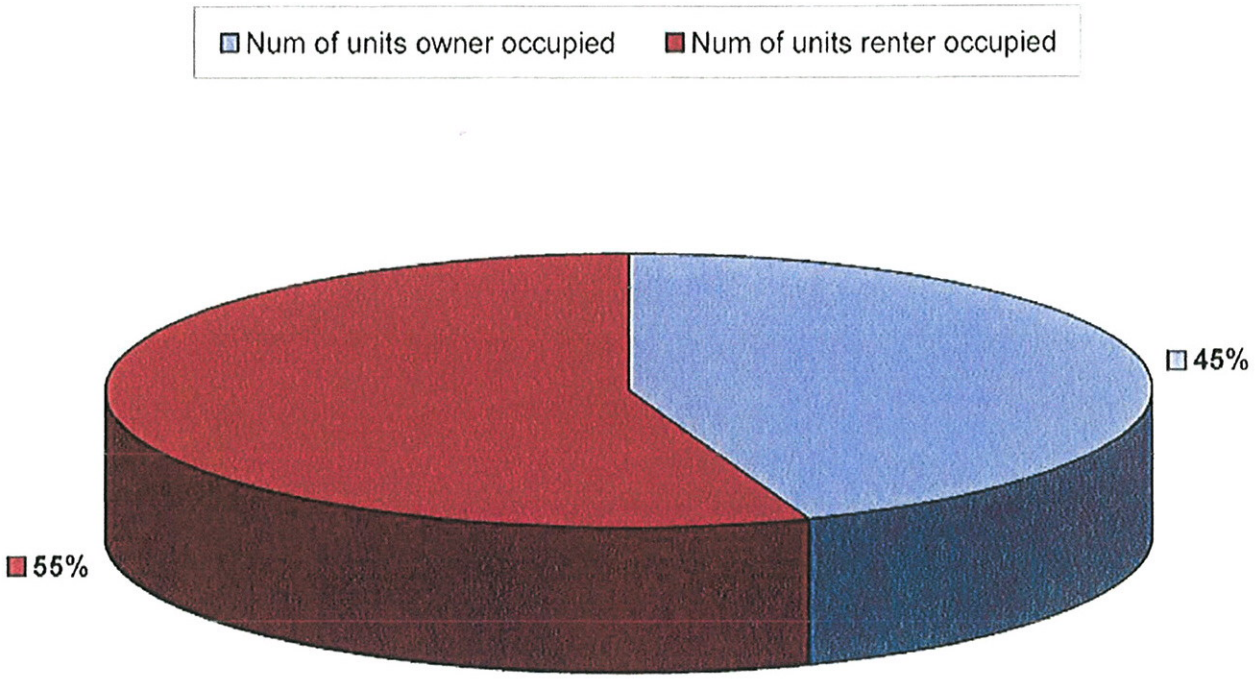
2000



Demographics - Chart D

1990

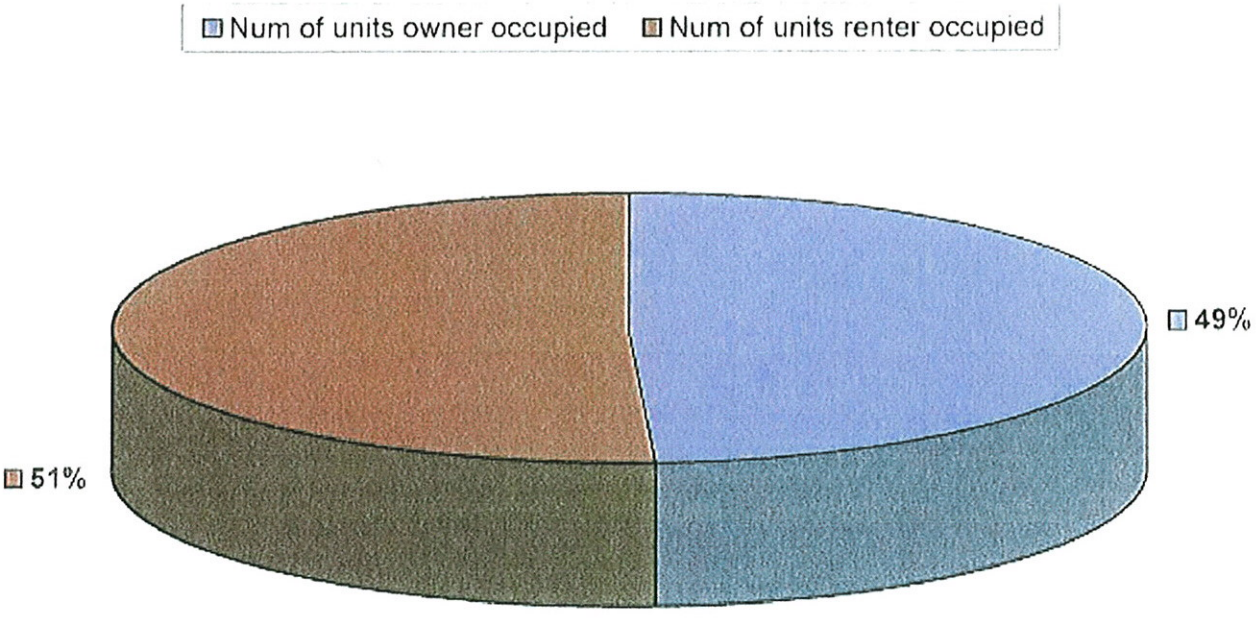
Owner Occupied vs. Renter Occupied



SOURCE: 1990 US Census

2000

Owner Occupied vs. Renter Occupied



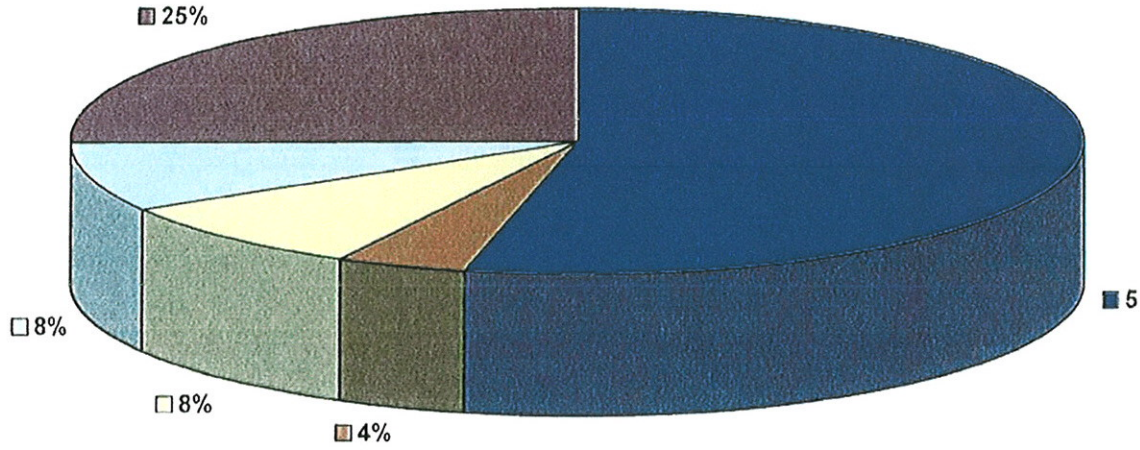
SOURCE: 2000 US Census

Demographics - Chart E

1990

Vacant Housing Units

- For rent - 51
- For sale only - 4
- Rented or sold, not occupied - 8
- For seasonal, recreational, or occasional use - 8
- Other vacant - 24

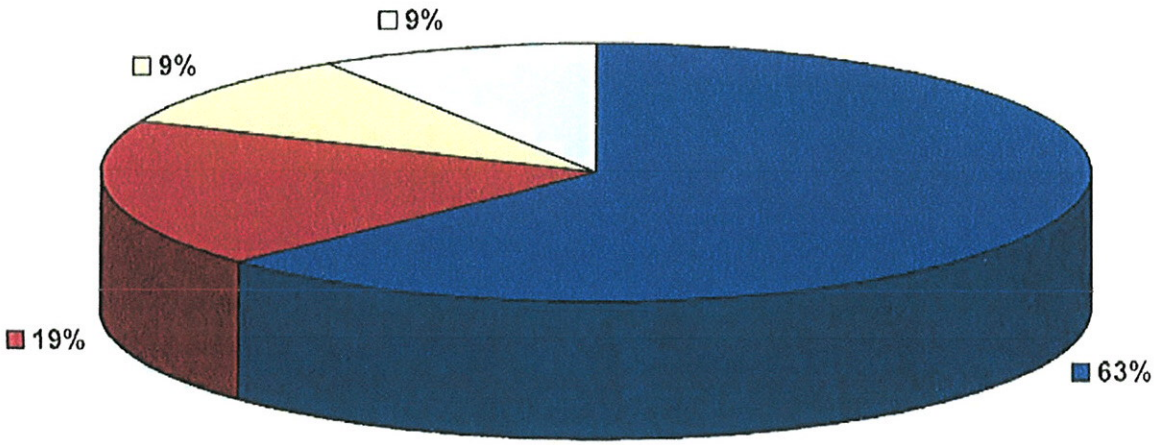


SOURCE 1990 US Census

2000

Vacant Housing Units

- For rent - 54
- For sale only - 16
- Rented or sold, not occupied - 8
- Other vacant - 8



SOURCE: 2000 US Census

Current Conditions

A windshield survey was taken during the summer of 2002 of both the Beverly Green and the Southridge neighborhoods. The overall conditions were good and the vast majority of properties are well maintained. The survey, conducted by Planning Team members and city staff members, looked at the following six conditions: Vacant properties, landscaping, trash & debris, roofs, exterior surfaces and inoperable/unlicensed vehicles.

Vacant properties included homes for sale as well as underdeveloped/ undeveloped land (Map 4). At the time of the survey, there were eleven homes on the market. The largest vacant tract was found on 6th Street, south of St. Louis. The land is divided into several parcels with the largest parcel being approximately 3.1 acres. The smaller parcels, mostly shallow lots fronting 6th Street, are zoned R-1, single family residential. Although there is currently no hard zoning on the larger parcel, it does have an 84-unit condominium project site development plan on file with the Planning Department. There was also a small concentration of several vacant buildings and parcels located off Sahara on private streets.

When surveying for landscaping, the teams looked to see if a property had any landscaping and if so, was it being well maintained (Map 5). If trees or grass needed to be trimmed or cut, then they were classified as in need of minor maintenance. Each property was viewed by a team from the city independently from the Planning Team surveys for a balanced, more objective report that reflects the standards for code compliance.

As can be seen from the trash and debris map (Map 6), there were several properties in need of some attention. As the teams viewed each property, if a carport or side yard was being used for storage, it was marked as "debris" since it is a property maintenance violation under the city's code. Given the close proximity to Las Vegas Boulevard and the frequent winds, it was not surprising to see a lot of paper and plastic throughout the neighborhood with the southwestern sections of the planning area affected the most.

If a building had more than half of its roof with missing or worn shingles, then it was marked as needing replaced (Map 7). Roofs with just a few missing or worn shingles were marked as needing repaired. Overall, this doesn't appear to be a major problem within the two neighborhoods.

Current Conditions

When looking at the exterior surfaces of buildings, the teams were looking for worn wood, chipping and peeling paint and broken or boarded up windows (Map 8). Most of the properties marked as needing minor repairs simply had paint chipping along eaves that were visible from the street.

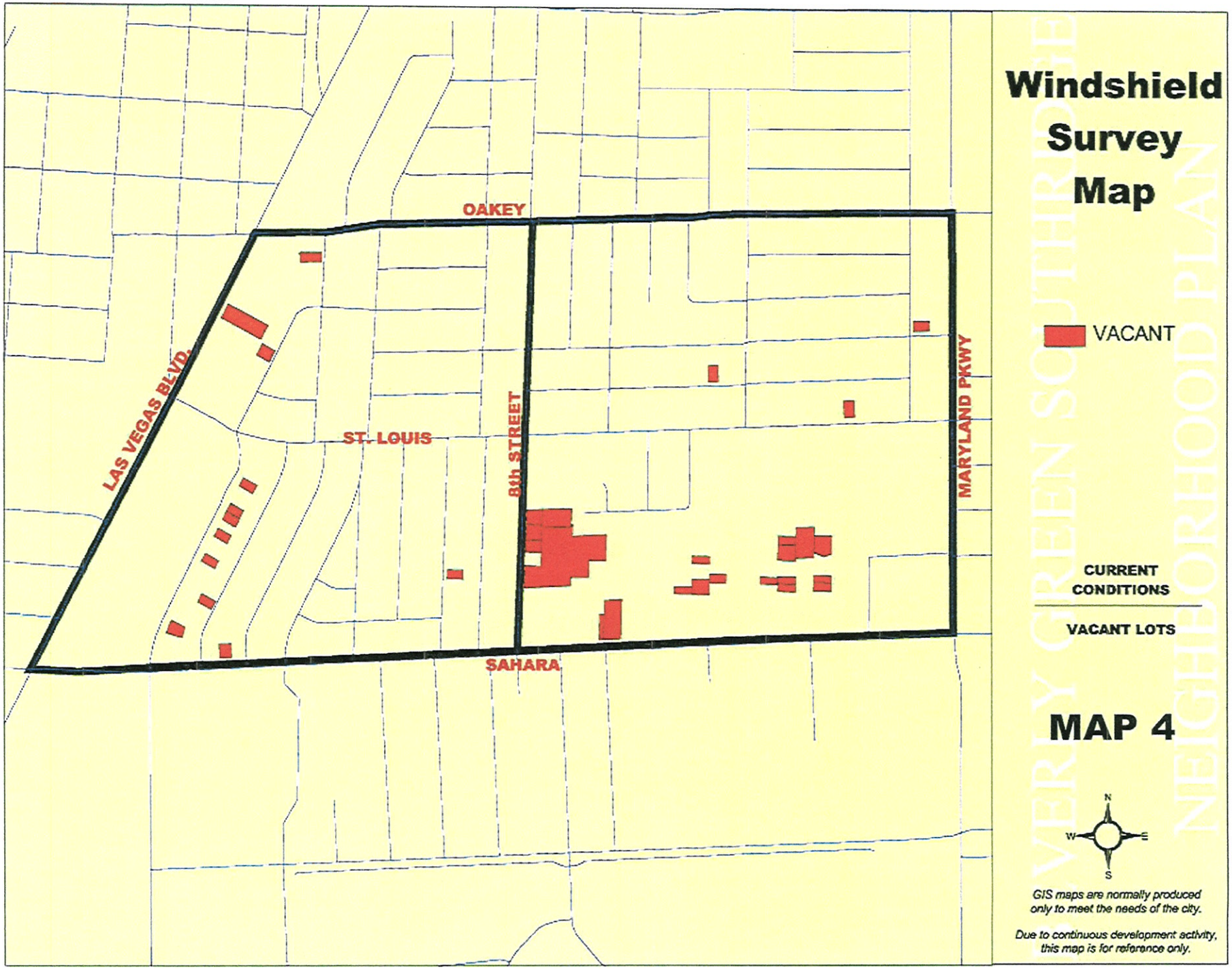
Although the city of Las Vegas Code permits vehicles without tags to be parked in the driveway and carport, the Planning Team felt that even one unlicensed vehicle had a blighting effect on the neighborhood and was thus marked (Map 9). This doesn't appear to be a major problem for this area.

The Planning Team was also concerned about the number of adult group homes in the neighborhood. A check with the City's Business License Department revealed that there are eight (8) licensed adult care sites in the neighborhood (Map 10). Unfortunately, there are also several that are unlicensed. Although the Planning Team identified some of these, we were unable to mark them since they had not been proven to be group homes, just suspected.

The commercial business buildings that front Las Vegas Boulevard, Paradise Road and Sahara Avenue are, for the most part, older, outdated properties. It is expected that many of these will be redeveloped once the monorail is completed.

The sole park in the planning area, Baker Park, was recently given a multi-million dollar facelift by the City. The new pool house, playground equipment, lights, benches and sidewalks are now well utilized by residents. What was once an unattractive open space has now become the gem of the neighborhood.

The Clark County School District has approved plans to tear down and rebuild the Fremont Middle School within the next three years. This project will greatly enhance the community.



Windshield Survey Map

VACANT

CURRENT CONDITIONS

VACANT LOTS

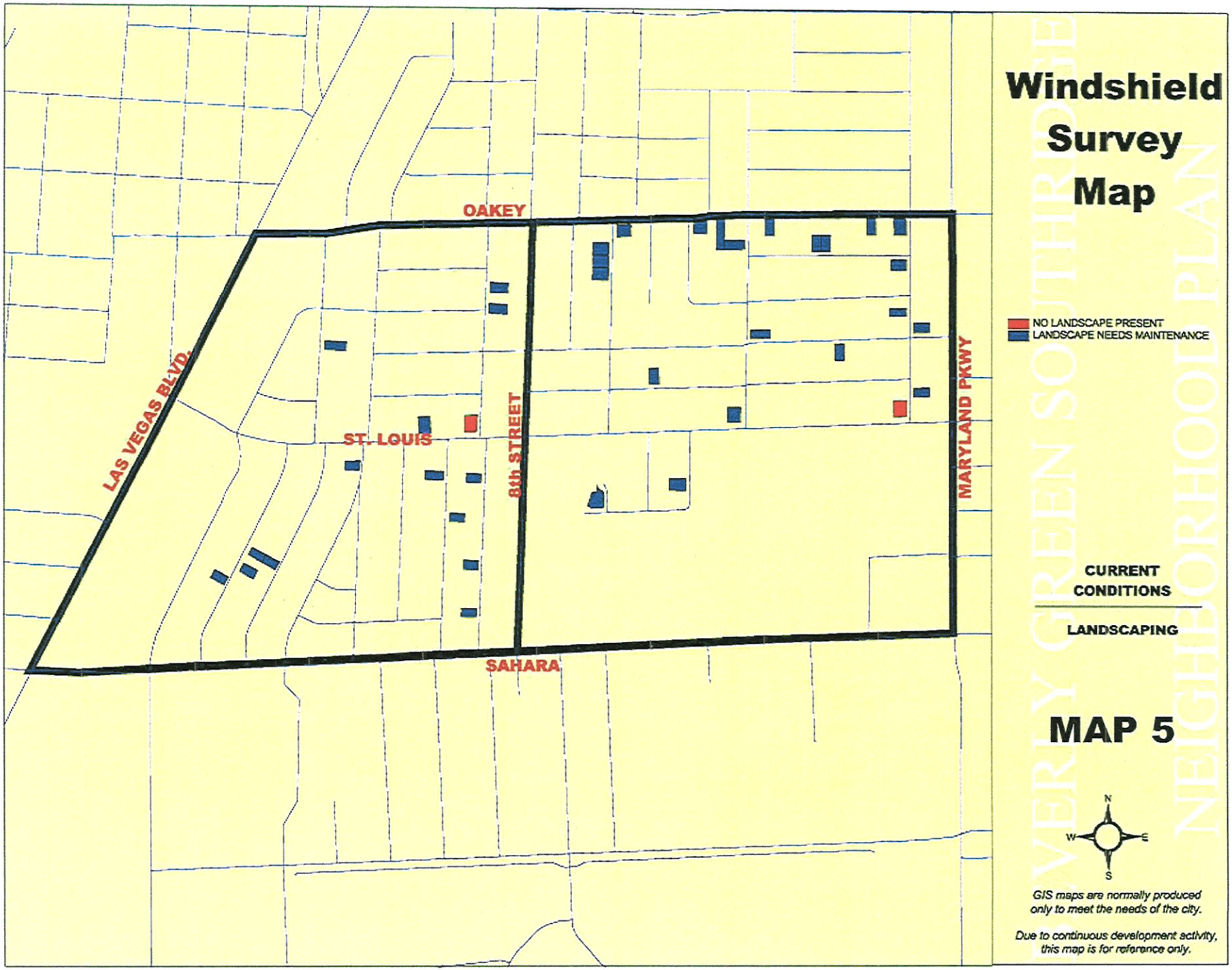
MAP 4

N
W
E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Windshield Survey Map

NO LANDSCAPE PRESENT
LANDSCAPE NEEDS MAINTENANCE

CURRENT CONDITIONS

LANDSCAPING

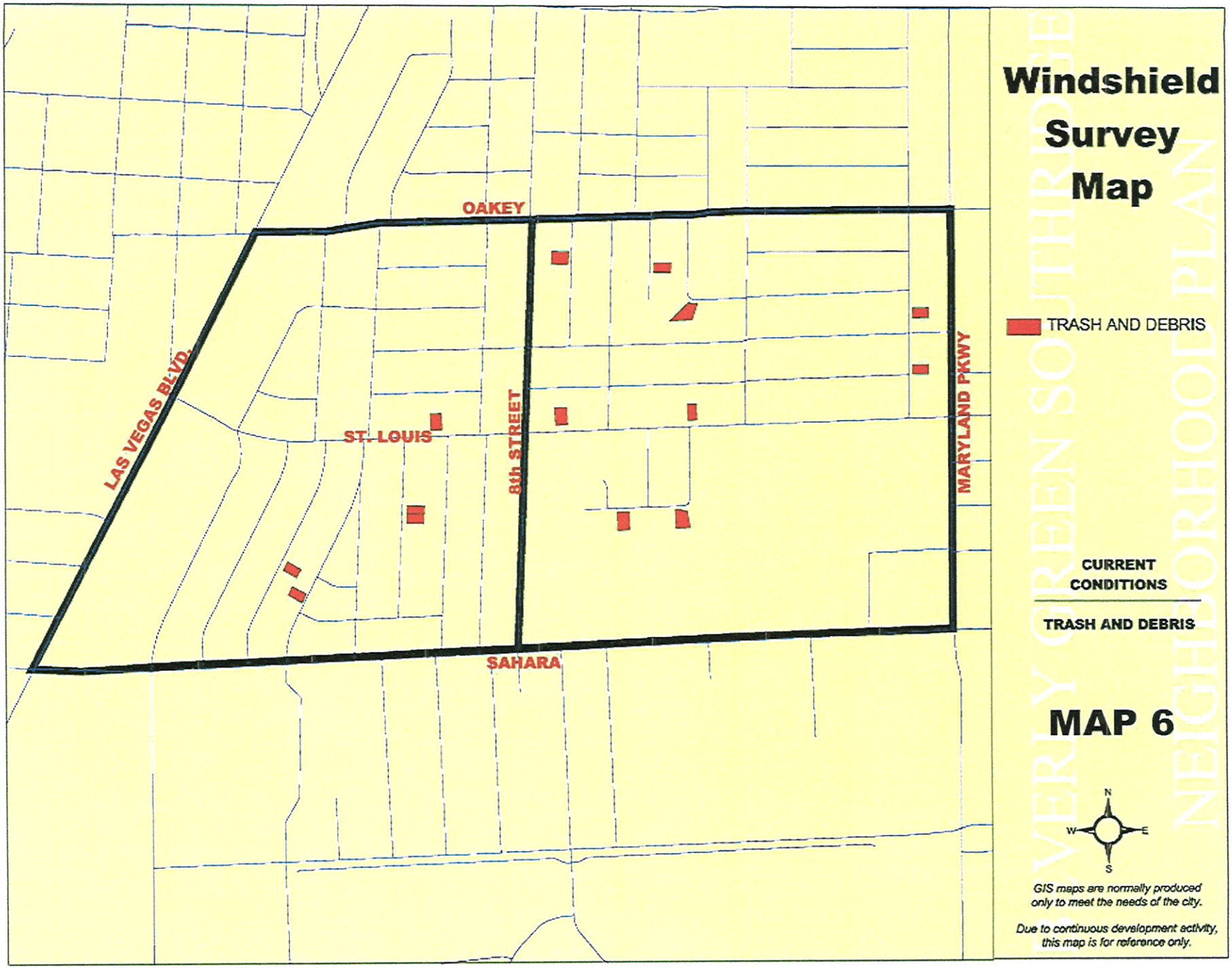
MAP 5

N
W
E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Windshield Survey Map

TRASH AND DEBRIS

CURRENT CONDITIONS

TRASH AND DEBRIS

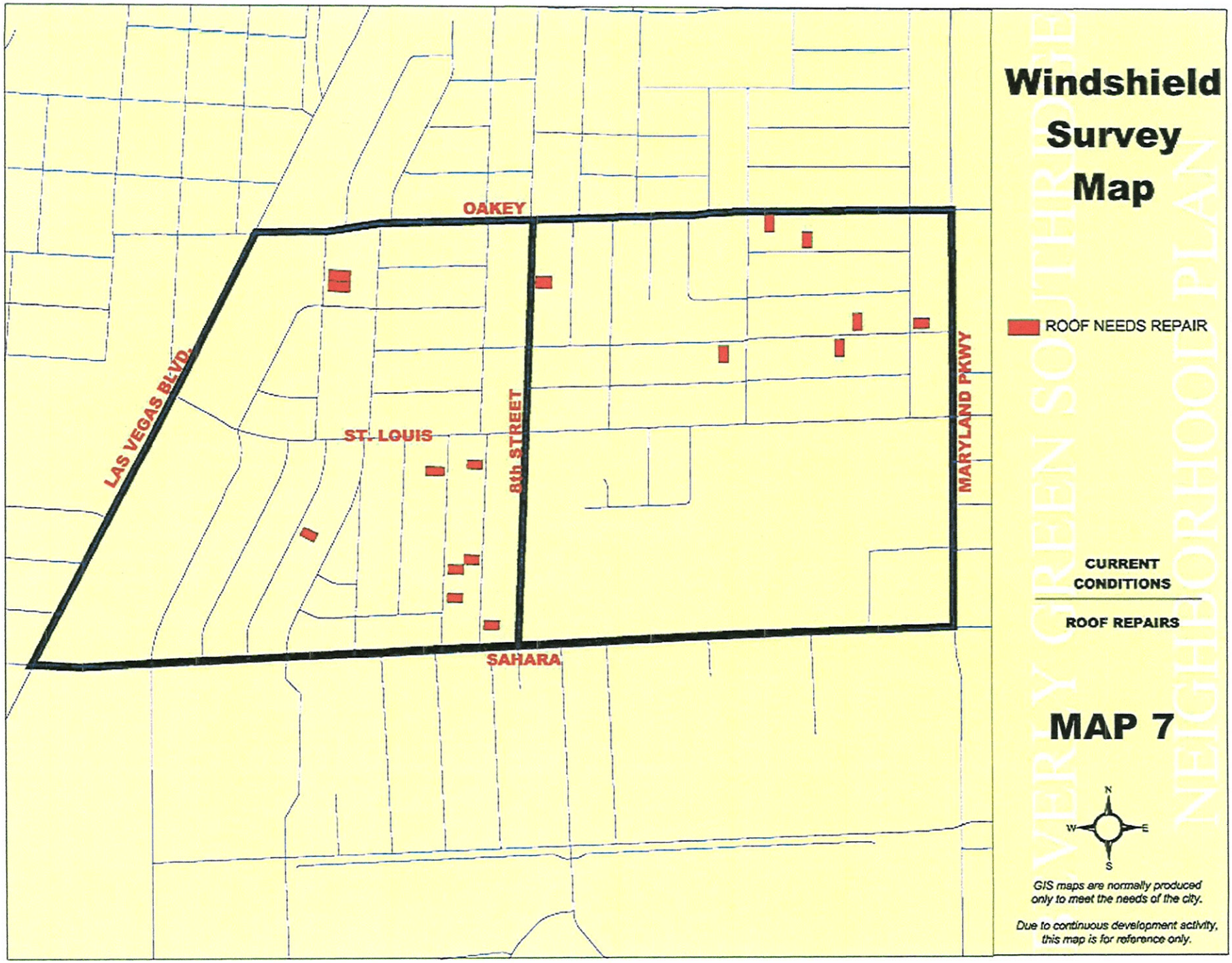
MAP 6

N
W E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

EVERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Windshield Survey Map

ROOF NEEDS REPAIR

CURRENT CONDITIONS

ROOF REPAIRS

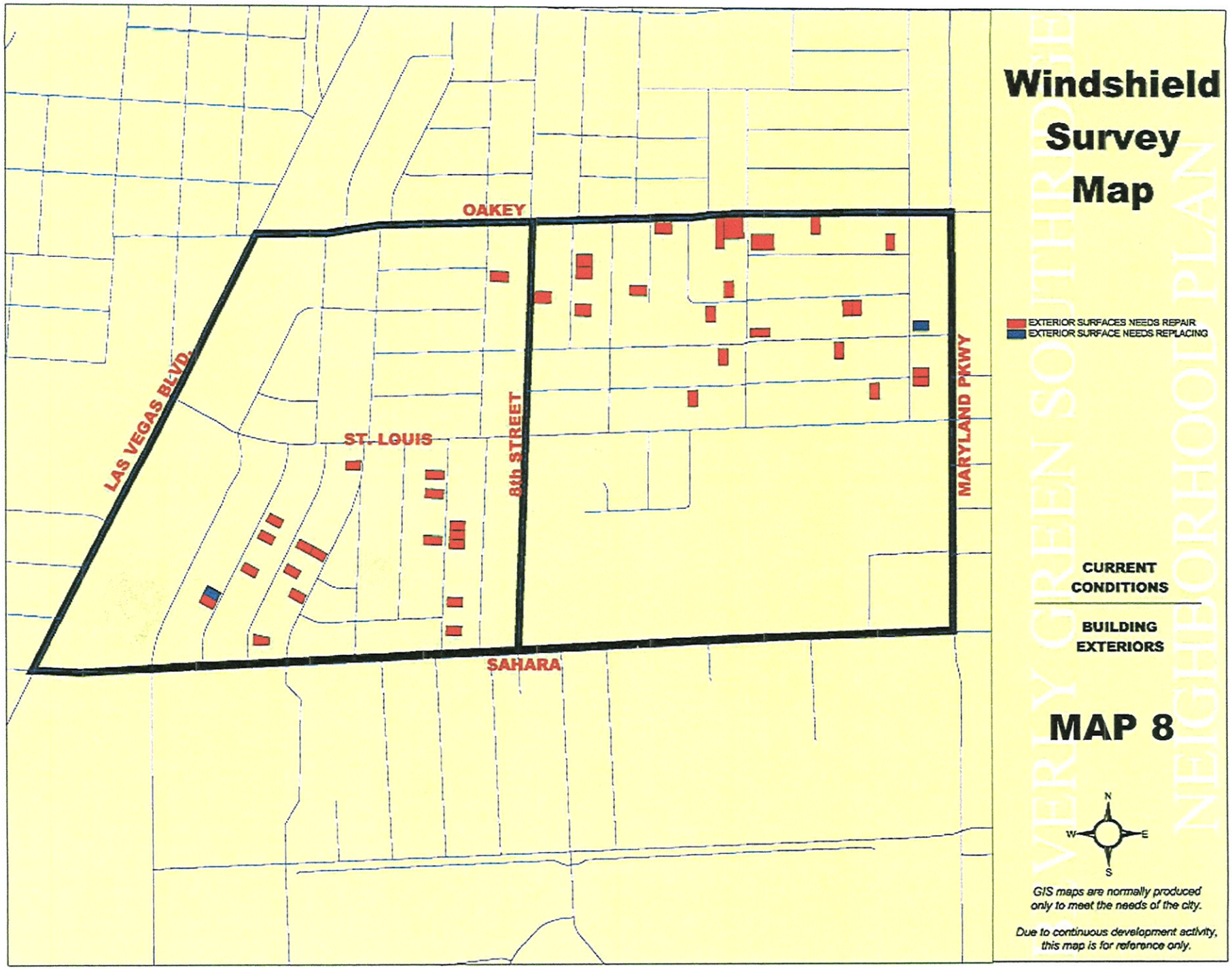
MAP 7

N
W E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Windshield Survey Map

CURRENT CONDITIONS

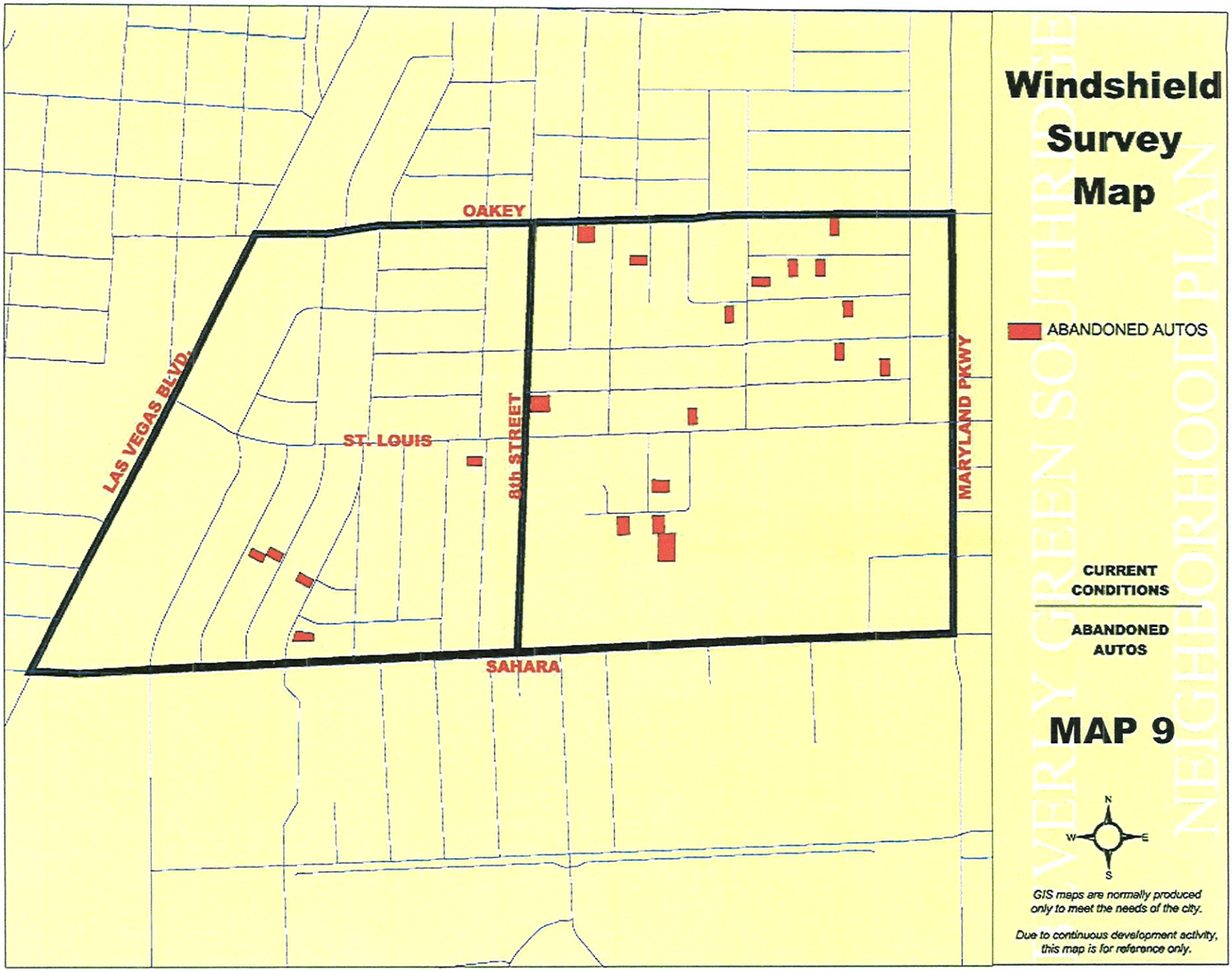
BUILDING EXTERIORS

MAP 8

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Windshield Survey Map

ABANDONED AUTOS

CURRENT CONDITIONS

ABANDONED AUTOS

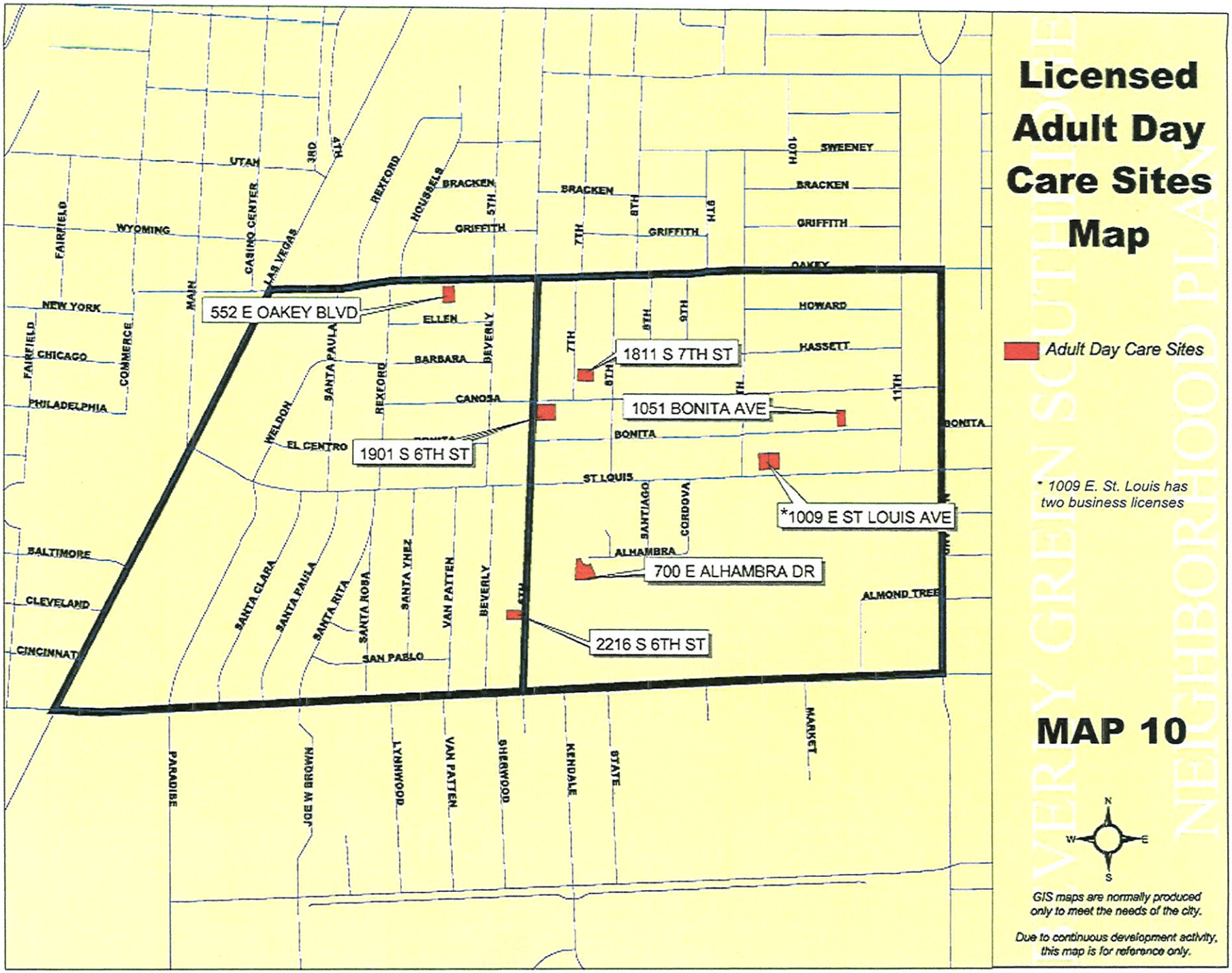
MAP 9

N
W E
S

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN SOUTHRIDGE NEIGHBORHOOD PLAN



Licensed Adult Day Care Sites Map

Adult Day Care Sites

* 1009 E. St. Louis has two business licenses

MAP 10

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

DISCOVERY GREEN SOUTHEAST NEIGHBORHOOD PLAN

Current Conditions

The Code Enforcement Sub-Committee of the Planning Team discussed the windshield survey results. The findings are as follows:

ISSUE: ***The lack of property maintenance by some property owners is having a negative effect on the Beverly Green and Southridge Neighborhoods.***

Goal: Support a program that will have 100% of the properties in the neighborhoods up to the city of Las Vegas minimum code standards within three years of adoption of the plan.

Strategies:

1. Educate neighborhood property owners and residents about the minimum property maintenance standards required by City Code by providing a user-friendly reference in both English and Spanish. It was determined by the Sub-Committee, after a review of Title 19, that even the most educated resident would have difficultly locating and understanding common issues in this format. If the community doesn't understand what codes are they can hardly try to comply with them.
2. Neighborhood residents will provide friendly doorhangers explaining the six most blighting code violations and informing residents that assistance is available to bring them into compliance.
3. Support a city sponsored neighborhood clean-up every year on the 3rd Saturday in March.
4. Encourage a property-by-property assessment of the top six neighborhood identified code violations to be addressed, conducted by Code Enforcement. This will take place three times during the five-year duration of the plan.
5. Support the enforcement of the three blighting issues caused by commercial business:
    a. Support the conformance of bringing signage up to minimum city of Las Vegas standards within six months of the adoption of this plan by City Council.

b. Support the conformance of all businesses having the appropriate number and sized trash bins and that such bins are stored in an appropriate location.

c. All vacant land and buildings are secure and free of trash and not posing a health or safety hazard.

ISSUE: ***Recognize two properties each month that have maintained excellent front yard landscaping.***

Goal: Promote pride in the neighborhood and encourage others to improve their front yard landscaping.

Strategy:

1. Apply for a Neighborhood Partnership Fund Grant to fund the construction of two nice yard signs to be rotated each month.
2. Each neighborhood association would vote on which property would receive the award at their respective monthly neighborhood meetings.
3. The owner of the awarded property is encouraged to have the sign in their yard for a month.

Existing Land Use

Existing Land Use issues were a primary concern for the residents of the area (Map 11). Several factors including the gaming overlay and the proposed monorail have raised concerns on the future of the residential neighborhoods in the area and the possible zoning changes that might be proposed (Map 12). The Planning Team members, in consultation with the community-at-large, identified the seven most alarming land use issues that the area faces. These issues, along with goals and strategies for each, are outlined below.

ISSUE 1: ***Gaming Overlay***

There is a Gaming Overlay (Map 13) that covers the southwest quarter of the planning area.

Goal: Support the limitation of any possible negative impacts this could have on the residential areas of the planning area.

Strategy:

1. Actively oppose any commercial expansion into the single family zoned area of the planning area.
2. Request state elected officials to remove the overlay from properties that are currently zoned (R-1) for single-family homes.

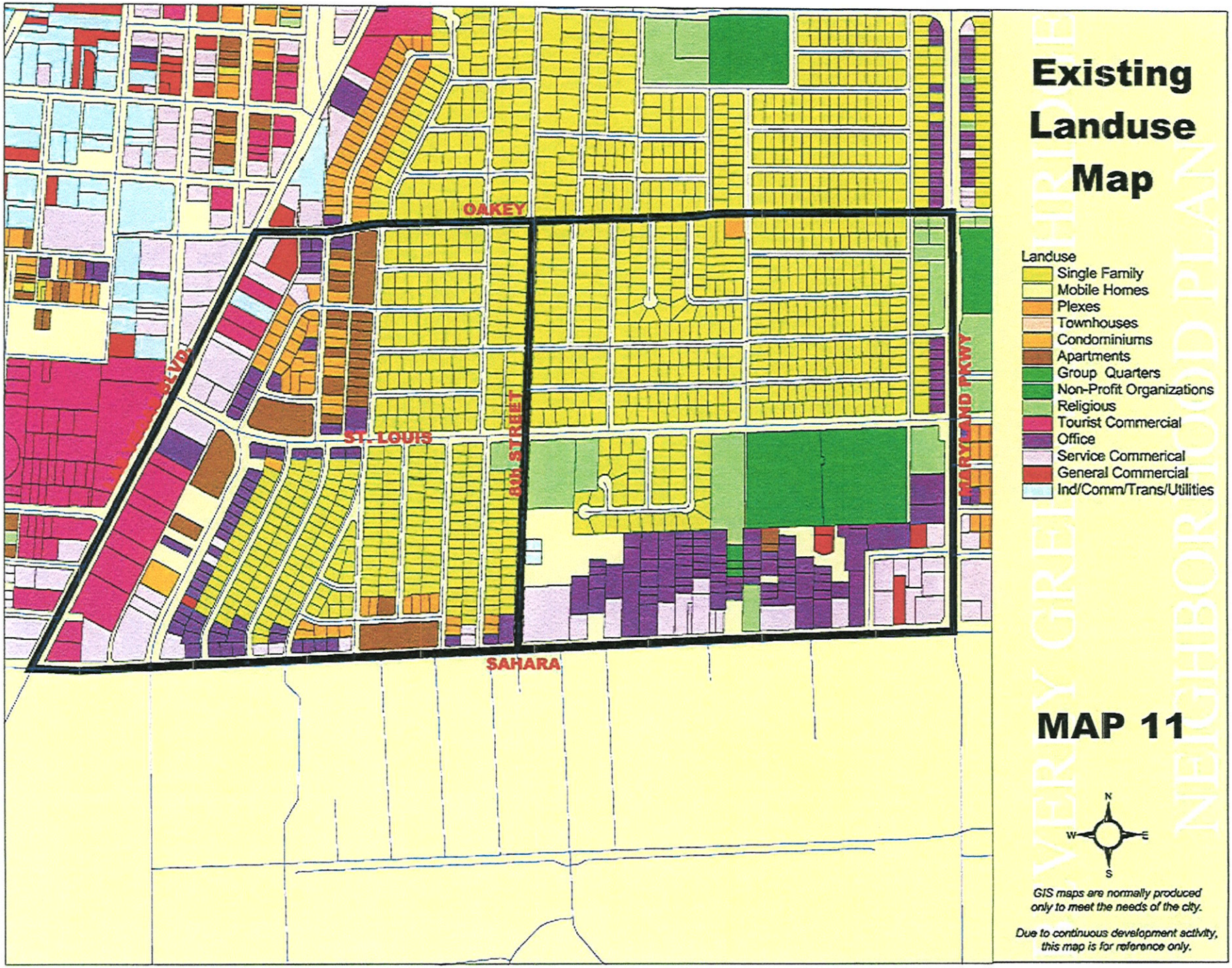
ISSUE 2: ***Unlimited Building Heights along the East side of Las Vegas Boulevard.***

Residents expressed concern that under the 2000 Las Vegas Downtown Centennial Plan, there are no building height restrictions on properties along Las Vegas Boulevard extending to Paradise Road. In order to offset any negative impacts a high rise structure may cause if built along this corridor, residents propose the following:

Goal: Actively oppose any negative aesthetic effects a highrise structure may pose on the neighborhood.

Strategy:

1. Request that any development whose building foundation is within 300' of a property zoned for a single-family residential home be required to adhere to Title 19.08.060 Residential Adjacency Standards.



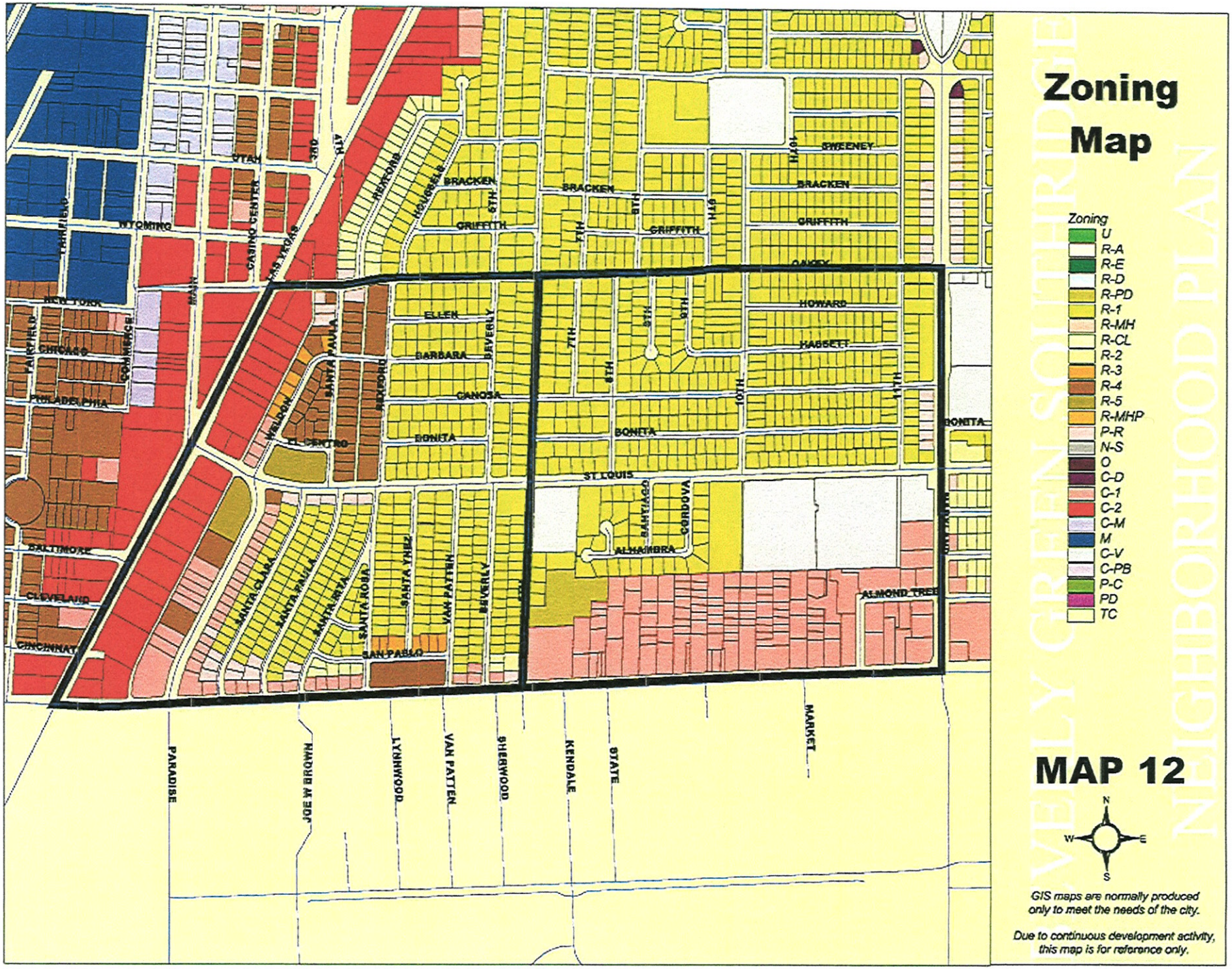
Existing Landuse Map

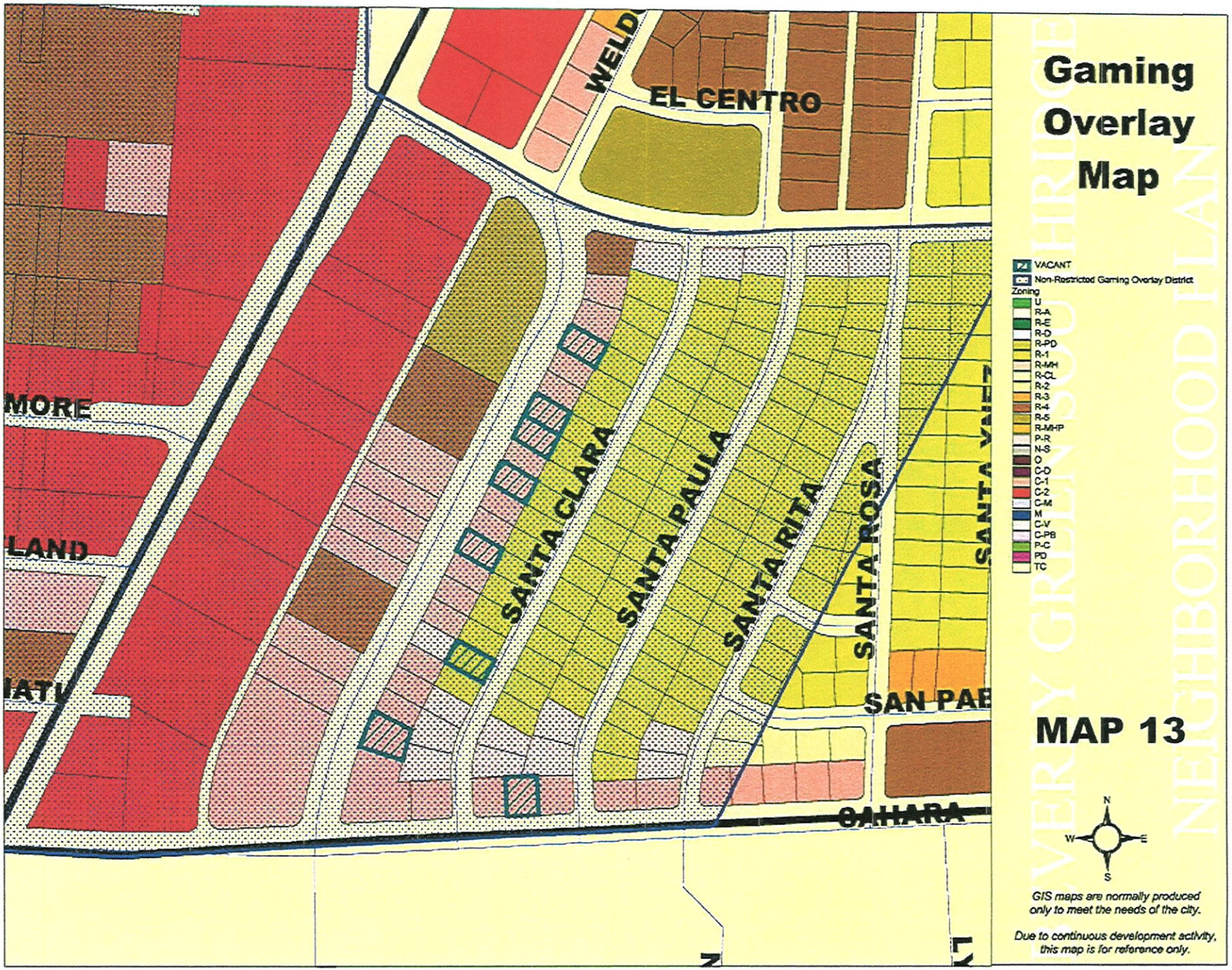
MAP 11

GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.

VERY GREEN NEIGHBORHOOD PLAN


Zoning Map
Zoning
U
R-A
R-E
R-D
R-PD
R-1
R-MH
R-CL
R-2
R-3
R-4
R-5
R-MHP
P-R
N-S
O
C-D
C-1
C-2
C-M
M
C-V
C-PB
P-C
PD
TC
MAP 12
N
W
E
S
GIS maps are normally produced only to meet the needs of the city.
Due to continuous development activity, this map is for reference only.
VELY GREEN SOUTHSIDE NEIGHBORHOOD PLAN
BRACKEN
GRIFFITH
SWEENEY
CASEY
HOWARD
HASSELL
ELLER
BARBARA
CANOSA
BONITA
ST LOUIS
ALHAMBRA
CORDOVA
ALMOND TREE
UTAH
WYOMING
NEW YORK
CHICAGO
PHILADELPHIA
BALTIMORE
CLEVELAND
CINCINNATI
SAN PABLO
PARADISE
JOE W BROWN
LYNNWOOD
VAN PATTEN
SHERWOOD
KENDALE
STATE
MARKET


Gaming Overlay Map
EL CENTRO
SANTA CLARA
SANTA PAULA
SANTA RITA
SANTA ROSA
OJAI
MAP 13
VACANT
Non-Restricted Gaming Overlay District
Zoning
U
R-A
R-E
R-D
R-PD
R-1
R-MH
R-CL
R-2
R-3
R-4
R-5
R-MHP
P-R
N-S
O
C-D
C-1
C-2
C-M
M
C-V
C-PB
P-C
PD
TC
N
W
E
S
GIS maps are normally produced only to meet the needs of the city.
Due to continuous development activity, this map is for reference only.
VERY GREENSBURG
NEIGHBORHOOD PLAN

2. Residents were also concerned with the possibility of amusement rides being developed within this same area and their negative impact on the quality of life in the neighborhood. To reduce this concern, residents propose the following:

   Any amusement ride proposed for the area east of Las Vegas Boulevard and within this Neighborhood Plan's boundaries will be no higher then 50' from the natural grade of the ground.

   That the above proposed standard is not an endorsement of amusement rides, just a standard for developers to consider for such projects in this neighborhood.

ISSUE 3: ***Condition of private streets are poorly maintained.***

There are eight streets off of Sahara between 6th Street and Almond Tree Lane that are not city of Las Vegas owned and maintained streets. These streets for the most part, lack curbs and sidewalks and are generally below minimal city standards. As a result, the visual appearance gives the average person the perception that these are alleys. Problems that are normally found in alleys are found along these private streets such as illegal dumping, graffiti, abandoned autos and transients.

Goal: Support the bringing of these streets up to minimum city standards and eliminatation of the negative effects that are occurring.

Strategy: **Option 1.**

Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be at city cost.

Option 2.

Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be paid for via a Special Improvement District (SID).

Option 3.

Property owners could form a business owners association along each private street and use it to bring the street up to minimal city of Las Vegas standards.

Option 4.

Support the use of the tools already available to combat the blighting effects that the condition these private roads are causing.

ISSUE 4: ***Re-development along Sahara will take place in the near future with the development of the Mono-rail system.***

Goal: Re-Development should reflect the growing urban nature of this part of the city of Las Vegas with mixed use projects.

Strategy:

1. Encourage the city of Las Vegas to market this area to potential developers and to highlight the opportunities in the area that would be compatible for both residents and commercial uses.

ISSUE 5: ***There are several undeveloped vacant lots in the neighborhood.***

Goal: To develop these lots with projects that are compatible with the neighborhood.

Strategy:

1. Recommend that all potential developers interested in developing in the area consult with the neighborhood associations on any projects they propose.

ISSUE 6: ***Monorail station development.***

Goal: Ensure that development around the monorail station(s) will be compatible with the traditional neighborhood.

Strategy:

1. Recommend that all potential developers in the area consult with the neighborhood associations on any projects they propose prior to submitting such projects for review by the Planning Commission.

Existing Land Use

ISSUE 7: ***There are a large number of single family residentially zoned properties being used for group homes, adult care facilities, rooming houses and apartments.***

Goal: Support the closure of all illegal uses to reduce the impact of the legal uses

Stategy:

1. Support the identification of all residential properties with illegal uses and work with Code Enforcement to resolve.
2. Lobby elected officials to change the law which permits an unlimited number of group homes that can concentrate in one residential neighborhood.[2]

ISSUE 8: ***Commercial encroachment threatens the residential areas.***

Residents do not want any additional single-family zoned properties to be re-zoned for more intense uses. The pressures for this process are primarily along both sides of St. Louis, the east side of 11th Street and the west side of Santa Clara. However, the properties on the west side of 6th Street between St. Louis and Sahara are also at risk.

Goal: Prevent commercial encroachment into the residential areas.

Strategy:

1. Educate current property owners about the negative effects of commercial encroachment on residential neighborhoods.
2. Inform property owners that the neighborhood association will actively oppose any such proposals.
3. The community will continue to be present at all Planning Commission and City Council meetings where proposals affecting the neighborhood are being considered.

[2] *Currently Title 19 permits facilities to locate no closer than 660 feet from each other.*

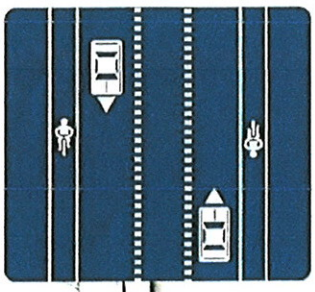
Traffic Issues

ISSUE 1: ***Residents expressed concern over the increasing volume and speed of vehicles in their residential neighborhood. Cut thru traffic appeared to be of greatest concern.***

Goal: Support methods that will reduce the volume and speed of vehicle traffic to make it a more pedestrian friendly neighborhood.

Strategies:

1. Have a volunteer from each neighborhood attend METRO's First Tuesday meetings to request that periodic traffic enforcement details be assigned to the neighborhood.
2. Support the changing of all Yield signs within the neighborhoods changed over to Stop signs to reduce speeding;
3. Support the installation of larger Dead End signs on Oakey on both approaches to 8th Place to reduce traffic on 8th Place;
4. Support the installation of No Right on Red signs at the Sahara intersections of Paradise and Las Vegas Blvd.;
5. Support the restriping of Oakey to show one lane in each direction with a double yellow line to prevent passing and a solid white line to indicate parking on either side. This should reduce the speed along Oakey;



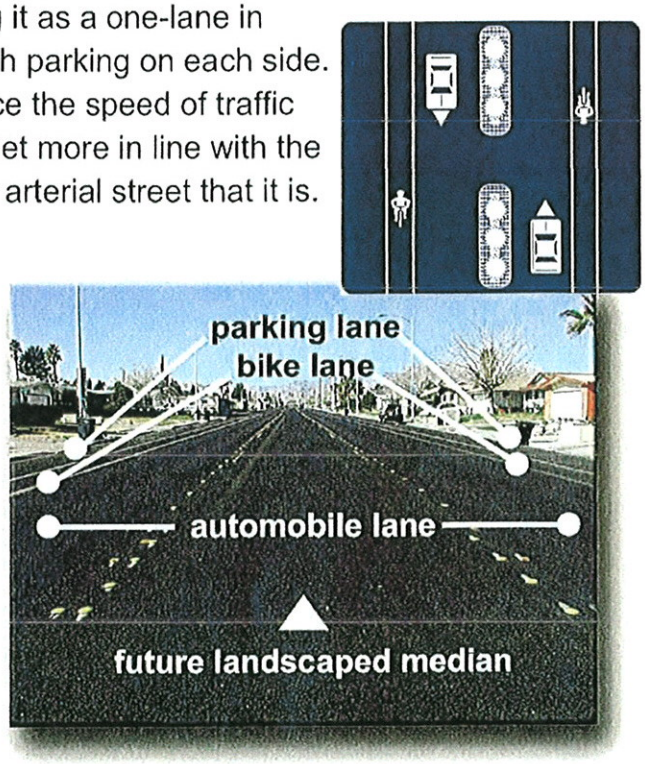
6. Support the changing of the intersection of St. Louis and 6th Street to a four way stop. This should reduce the speed of traffic on St. Louis;



6th and St. Louis

7. Support the installation of no left turn signs between the hours of 7:00 to 9:00 a.m. on the westbound side of Oakey as a possible solution of cut through traffic on Oakey.

8. Support the installation of a landscaped median on St. Louis and striping it as a one-lane in each direction with parking on each side. This should reduce the speed of traffic and bring the street more in line with the residential, minor arterial street that it is.



Example of restriping shown.

9. Support a landscaped median on St. Louis that would prevent making a left turn off of 10th Street. This would eliminate the cut through traffic to Sahara.
10. Support the installation of No Parking signs for street cleaning days. Streets remain dirty due to cars parking in the street on cleaning days;
11. Support the replacement of all street signs with new signs containing larger print. Planning team members felt the larger print would assist residents in navigating the streets in the area.

ISSUE 2: ***Two of the private, supposedly dead-end streets, are being used to access the Trinity Life Center Church's parking lot to cut thru to St. Louis.***

Goal: Support the elimination of the thru traffic across the Church's parking lot.

Strategies:
1. Work with the Church to fence the back side of their parking lot.
2. Work with the property owners along the two private streets to eliminate access to the Church parking lot.
3. Work with Metro to enforce traffic laws forbidding cut thru traffic.

Public Safety Issues

As is found in most communities, residents were concerned about crime and general quality of life issues such as loud music, littering and loitering in and around their neighborhood. A check with the Las Vegas Metropolitan Police Department's (METRO) Downtown Area Command revealed two important facts regarding the Beverly Green and Southridge Neighborhoods. First, that there are currently no active blockwatch groups in either neighborhood and second, the crime rate is no higher than a similar neighborhood on the far west side of the city.

METRO compared a similar sized and type of neighborhood near Sahara and Jones. The comparison was for a six-month period from July through December 2002. This comparison was based on eight common calls for service. The study found that the areas were similar for these types of calls for service (Chart F). However, the general perception in the community as a whole is that the neighborhood has a much higher crime rate than the facts show.

Planning Team members believed that the following four issues were important enough in the community to address in this plan and are as follows:

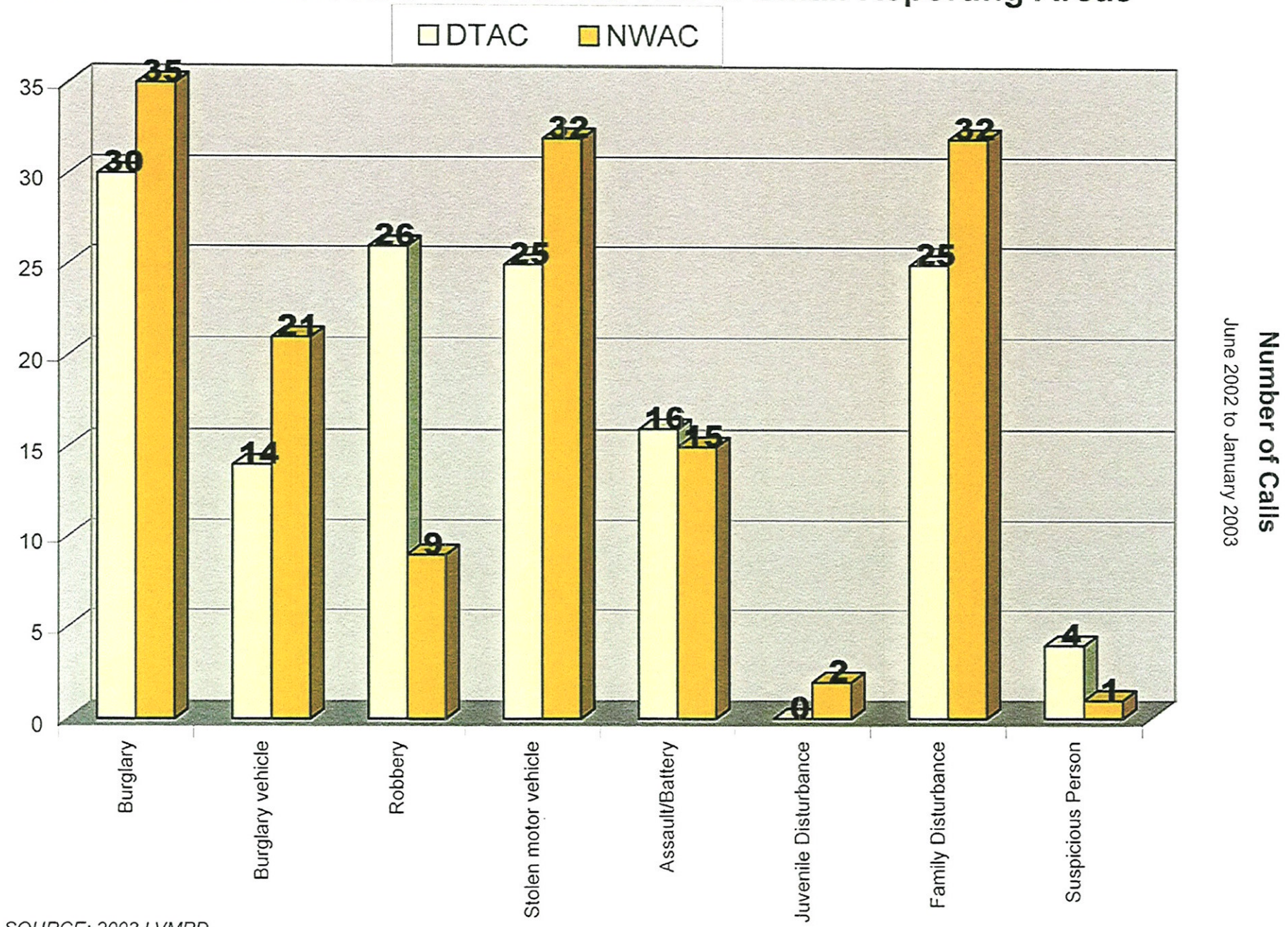
ISSUE 1: ***The visible presence of police officers is not as high as the public would like it to be.***

Goal: Support an increase of police officers in the neighborhood.

Strategy:

1. Have several community members attend the First Tuesday Open House at the Downtown Area Command every month to voice concerns in the area.
2. Encourage residents to do ride-a-longs, if permitted, with patrol officers to increase the understanding of what it takes to patrol the neighborhood.
3. Educate residents and business owners to use 311 and 911 to report all criminal activity in the area. Calls for service will increase patrols in the neighborhood.
4. Support a bond issue for funding.

Chart F: DTAC Selected Calls for Service in Small Reporting Areas



SOURCE: 2003 LVMPD

Public Safety Issues

ISSUE 2: ***Enhance communication and cooperation between the City Marshals' office and the Metropolitan Police Department when responding to calls for service in Baker Park.***

Goal: Encourage the reduction of the response time for calls for service in the park.

Strategy: Meet with officials from both departments to have an open dialogue on the community's issues regarding security at Baker Park.

ISSUE 3: ***There is a perception that the area is more crime-ridden than other similar neighborhoods in Las Vegas.***

Goal: Help change people's perception of the neighborhood to a positive one.

Strategy:

1. Contact all local media sources and encourage them to report correct information about the neighborhood when reporting on events in the area.
2. Encourage the increase of the number of active blockwatches in the neighborhood. The more blockwatches, the less crime, the less negative publicity the area will receive.
3. Hold a safety fair once a year in conjunction with National Night Out.

ISSUE 4: ***Noise pollution is high in the neighborhood.***

Goal: Support the reduction of the level of undesireable noise in the residential areas.

Strategies:

1. Support a ban on any new urban heliports;
2. Request that the city conduct regular volume tests at the outside concert facility at the Stratosphere.
3. Support a request to the Stratosphere to have the stage face either north or south and not towards the residential areas to reduce the distance the sound will carry into the neighborhood.
4. Write down the license plate number of cars that drive in the neighborhood with the stereos blasting and report them to the police.
5. Support stronger local noise laws.

Action Plan

Planning Team members discussed the issues, strategies, and goals of their neighborhood plan and developed the prioritized action plan as called for by city of Las Vegas Resolution R-27-98. The topics and order of importance to the community are as follows: Property Condition, Land Use, Traffic Mitigation, and Public Safety.

1. *Property Condition:* **It is believed that by addressing individual property maintenance issues throughout the two neighborhoods and bringing each up to the city's minimum standard that the overall effect on the community will be dramatic.**

   This can be accomplished by supporting the implementation of the plan's eight strategies under the Current Conditions section of the plan beginning with Strategy 1: Educating property owners on the minimum code requirements of the city of Las Vegas.

2. *Land Use:* **Due to the close proximity to the Strip and Downtown, there has been increasing pressure to re-zone single family zoned property in the neighborhood to office commercial zoning. This pressure is not welcomed by these two communities that wish to retain the residential nature of their community.**

   By supporting the recommended strategies outlined in the Existing Land Use section of this plan, the community believes this will be accomplished.

3. *Traffic Mitigation:* **The overall growth of the Las Vegas Valley and the intense redevelopment that is taking place along the Strip and in Downtown are generating additional traffic that is finding its way onto local residential streets in these two neighborhoods. This is having a negative effect on the quality of life for residents in these two neighborhoods.**

After several community discussions and meetings with the city's traffic engineering staff, a plan was developed to address some of the more local traffic concerns found in the Traffic section of the plan. However, planning team members felt that a comprehensive traffic study for the entire Huntridge section of the city of Las Vegas bounded by the streets of Maryland Parkway, Charleston Boulevard, Sahara Avenue, and Las Vegas Boulevard is needed to adequately address these problems.

4. *Public Safety:* **The overall concern is that the public has a negative image of these two neighborhoods as crime-ridden.**

   The Metropolitan Police Department records and statistics do not support this negative image. By supporting the implementation of the strategies outlined in the Public Safety section of the plan, it is believed this perception will change over time and truly reflect the safe neighborhood that residents know it is.

After several community discussions and meetings with the city's traffic engineering staff, a plan was developed to address some of the more local traffic concerns found in the Traffic section of the plan. However, planning team members felt that a comprehensive traffic study for the entire Huntridge section of the city of Las Vegas bounded by the streets of Maryland Parkway, Charleston Boulevard, Sahara Avenue, and Las Vegas Boulevard is needed to adequately address these problems.

4. *Public Safety:* **The overall concern is that the public has a negative image of these two neighborhoods as crime-ridden.**

   The Metropolitan Police Department records and statistics do not support this negative image. By supporting the implementation of the strategies outlined in the Public Safety section of the plan, it is believed this perception will change over time and truly reflect the safe neighborhood that residents know it is.

Appendix

* Contents

Meeting Notes

Agendas

Sign-In Sheets

Southridge / Beverly Green Neighborhood Associations
Planning Team Meeting

The Southridge / Beverly Green Planning Team invites all residents and property owners to participate in a discussion of the development of a Neighborhood Plan.

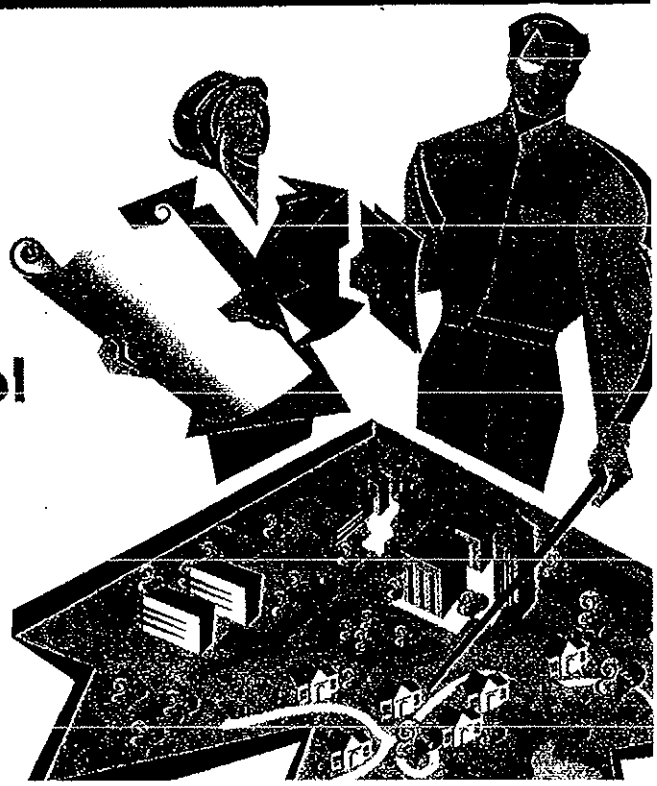


Wednesday, April 10, 2002
John C. Fremont Middle School
Multi-Purpose Room
1100 E. St. Louis Ave.
7:00 - 8:00 PM

Please mark your calendars for this special meeting. If you have any questions, contact John Delikanakis, Beverly Green Neighborhood Association president, at 869-4824, Jack Levine, Southridge Neighborhood Association president, 378-7055 or Yorgo Kagafas, neighborhood planner, at 229-4607.

Southridge / Beverly Green Neighborhood Associations
Planning Team Meeting

The Southridge / Beverly Green Planning Team invites all residents and property owners to participate in a discussion of the development of a Neighborhood Plan.



Wednesday, April 10, 2002
John C. Fremont Middle School
Multi-Purpose Room
1100 E. St. Louis Ave.
7:00 - 8:00 PM

Please mark your calendars for this special meeting. If you have any questions, contact John Delikanakis, Beverly Green Neighborhood Association president, at 869-4824, Jack Levine, Southridge

Beverly Green/ Southridge

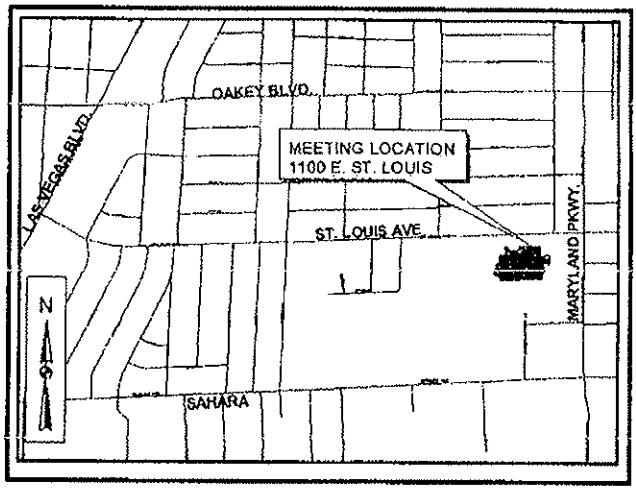
2nd Community Neighborhood Plan Meeting

Tuesday, October 8, 2002 at 6 pm

Fremont Middle School Multi Purpose Room
1100 East St. Louis

Planning team members would like to invite all residents and property owners to hear a progress report and participate in reviewing and reaching consensus on the vision statement and issues to be included in the Beverly Green/ Southridge Neighborhood Plan.

Please mark your calendars for this special meeting.



If you have any questions regarding this meeting, contact:

John Delikanakis, Chair, Beverly Green/ Southridge Neighborhood Planning Team, 869-4824
Yorgo Kagafas, Neighborhood Planner, 229-4607

Beverly Green/ Southridge

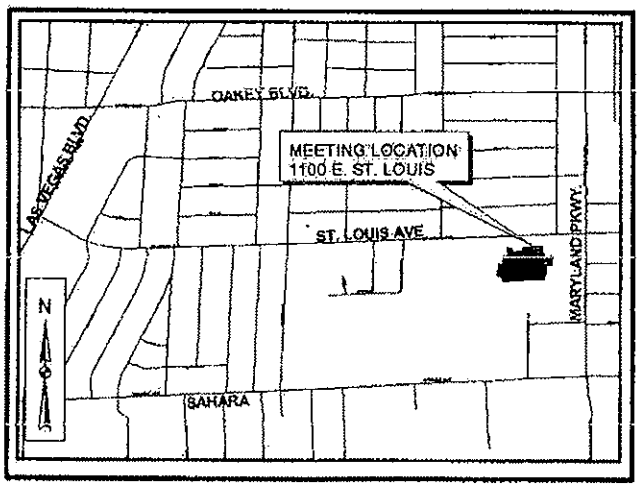
2da Reunión de la Comunidad sobre el Plan Vecinal

Martes, 8 de octubre del 2002 a las 6 p.m.

en
Salón Multi Usos de la Escuela Secundaria Freemont
East St. Louis # 1100

Los miembros del equipo de planificación, tienen el gusto de invitar a los vecinos y propietarios a escuchar un reporte sobre los avances y a participar en la revisión y ponerse de acuerdo sobre el lema y otros asuntos que se incluirán en el Plan Vecinal de Beverly Green /Southridge.

Por favor anote en su calendario la información de



Si tiene preguntas concernientes a esta reunión, comuníquese con:

John Delikanakis, Presidente, Equipo de Planeación Vecinal de Beverly Green/Southridge 869-4824
Alma Estrada, Analista 229-4896

JOIN US

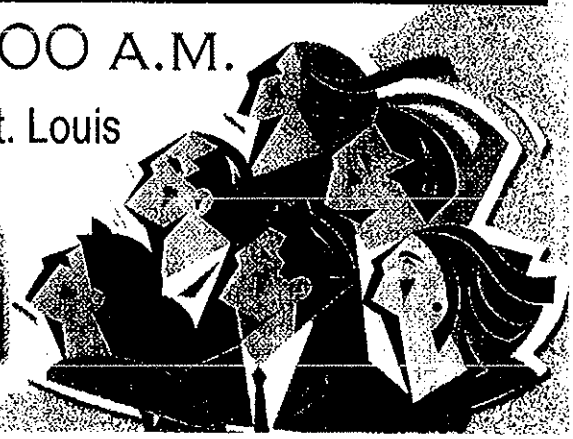
Beverly Green / Southridge Neighborhood Association

SATURDAY, JUNE 14TH @ 10:00 A.M.

Reformation Lutheran Church • 580 E. St. Louis
(Corner of 6th and St. Louis)

3rd Community Meeting of the Neighborhood Planning Process

For more information contact Yorgo Kagafas at 229-1522.



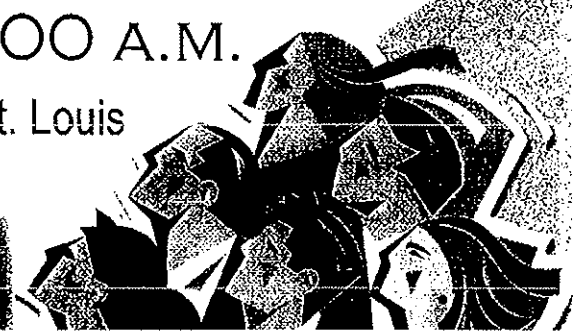
JOIN US

Beverly Green / Southridge Neighborhood Association

SATURDAY, JUNE 14TH @ 10:00 A.M.

Reformation Lutheran Church • 580 E. St. Louis
(Corner of 6th and St. Louis)

3rd Community Meeting of the Neighborhood Planning Process



Beverly Green/Southridge
1st Planning Process Community Meeting
Fremont Middle School
April 10, 2002 7 p.m.

Advertisement: All property owners and tenants were mailed notices on March 29, 2002. Flyers were also distributed to residents.

Attendance: 52 people attended this meeting however, only 45 signed in.

Summary:

The meeting began at 7:05 p.m.

Yorgo Kagafas, Neighborhood Planner, explained the Neighborhood Planning Process requirements. There were no questions or comments at this time. He stressed the fact that this process will be 100% driven by and for residents in the neighborhood. He also stated that there were four (4) goals to be accomplished at the meeting.

The first goal was to obtain a vote from the community on whether to proceed or not with the Neighborhood Planning Process. All were in favor, none were opposed.

The second goal was to endorse the proposed planning boundaries. The community voted to endorse the boundaries as follows: North – Oakey, South – Sahara, West – Las Vegas Boulevard, East – Maryland Parkway. This was also a unanimous vote.

The third goal was to recruit and endorse the Planning Teams. Yorgo explained the criteria the Planning Team must meet and then read off the names of people who had volunteered to serve on the two Teams. Eighteen people had volunteered with one additional volunteer from this meeting. The community endorsed these teams comprising 19 members total.

The fourth goal was to endorse the proposed timeline. Yorgo highlighted the main dates in the timeline such as the next two proposed community meeting dates (October 8, 2002 and April 8, 2003). The timeline was endorsed by another unanimous vote.

Yorgo fielded a few questions regarding the process and what was next. The first Planning Team meeting will take place on April 23rd @ 7 p.m. at Fremont Middle School.

The meeting adjourned at 7:50 p.m.

April 23, 2002 Planning Team Meeting
Beverly Green and Southridge Neighborhood Associations

The following planning team members attended:

John Delikanakis
Lily Lopez
John & Miriam Linder
Jerry Crader
Charlie
Jack LeVine
Michael Hanratty
Darlene Steljes
Arlene King
Pam Kowalski
Deonne Contine (guest filling in for Ben Contine)

Summary

The meeting began at 7:05 p.m.

Yorgo Kagafas, Neighborhood Planner, reviewed Agenda and Planning Team Representation and requested Planning Team members to let him know if names, addresses, etc. were incorrect. Yorgo explained the difference between summary and minutes and reviewed summary of 4/10/02 Community Meeting. The 4/10/02 Meeting Summary was approved unanimously.

Chair, Co-Chair and Secretary of the Planning Committee were then chosen.

John Delikanakis was chosen as Chair by a unanimous vote.
Jack LeVine was chosen as Co-Chair by a unanimous vote.
Ben Contine was chosen as Secretary by unanimous vote.

Next, the Planning Team reviewed the Planning Team Workbook.

During the review of the meeting schedule, it was determined that the May 14, 2002 meeting would be held at 6:00 p.m. and that all Planning Team Meetings that fall on the same night as a regular Neighborhood Association Meeting would start at 6:00 p.m.

Also during the review of the maps section of the workbook, it was requested that the Planning Team Members be provided with a key to the Zoning Map.

Next, Yorgo asked for volunteers for the Vision Statement Sub Committee. Michael Hanratty, Arlene King and John Linder volunteered for the Sub Committee. They will meet within the next few weeks and provide a draft of a Vision Statement at the May 14, 2002, Planning Team Meeting.

Next, Yorgo asked for volunteers for the History Subcommittee. He suggested that the History Sub Committee meet during the next month, discuss their research strategies, and select one Sub Committee member to speak at Planning Team Meetings on the Sub Committee's work. The members of the History Sub Committee are: John Delikanakis, Michael Hanratty, Pam Kowalski, Charlie, Sharon, and Arlene King

Yorgo gave a short presentation on the non-restricted gaming overlay district located in our neighborhood. We then brainstormed about issues that we want included in the Neighborhood Plan document. The main issues discussed are as follows:

Land Use
Code Enforcement
Housing
Traffic
Noise
Safety/Metro Issues
Social Issues
Beautification

The meeting concluded at 8:00 p.m.

May 14, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John & Miriam Lindner
Jerry Crader
Charlie Bowker
Sharon Griffith
Arlene King
Yvonne Duplain
Darlene Steljes
John Kowalski
Arlene King
Lily Lopez
Michael Hanratty
Ben Contine
Jack Levine

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:08 p.m.

John Delikanakis welcomed everyone and had those who did not attend the April 23, 2002 meeting introduce themselves. He then turned the meeting over to Neighborhood Planner, Yorgo Kagafas.

Yorgo asked for revisions and approval of the April 23, 2002 meeting summary. After a few revisions (correcting planning team members' names), the summary was approved unanimously.

Yorgo then gave out some handouts and assisted the group in placing them in the planning binders. Yorgo then turned the meeting back over to John Delikanakis.

John asked for an update from the Vision Statement Subcommittee. The Subcommittee had not met since the April 23, 2002 meeting; however, each Subcommittee member, Michael Hanratty, John Lindner and Arlene King, gave a brief presentation on their vision for the neighborhood. The Subcommittee agreed to focus on Michael's draft statement and would meet before the June 11, 2002 meeting to finalize the draft vision statement.

John then asked for an update from the History Subcommittee. Mr. Crader gave a presentation in which he discussed the history of various houses in the Beverly Green neighborhood and showed photographs of each house with history summaries. The history subcommittee agreed to meet on Friday, May 17, 2002 at 5pm at John's house (548 Barbara Way) to discuss some other research strategies and talk about additional assignments.

John then turned the meeting back over to Yorgo to discuss the forming of the issue subcommittees. The Planning Team agreed unanimously that that it would form eight (8) issue subcommittees (according to the issues identified at the April 23, 2002 meeting). The Planning Team also agreed unanimously that it would work on two of the

subcommittees at one time. As such, it was agreed that the team would form two additional committees once we are finished with the work on the committees discussed above. Accordingly, we will form Land Use and Code Enforcement committees at our June 11, 2002 meeting.

Yorgo discussed briefly what survey work the Land Use and Code Enforcement committees will be doing. He also stressed that our Neighborhood Plan will be a living entity. As such, we need to get a snapshot of what our neighborhood is like now, so that in five (5) years, when our plan is up for review, we have a way to measure our progress.

Finally, John concluded the meeting by reviewing the various subcommittees' assignments for the next meeting. The Vision Statement Committee will present a draft at the 6/11/02 meeting and the History Subcommittee will have met and doled out research assignments.

The meeting concluded at 6:52 p.m.

June 11, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John & Miriam Lindner
Jerry Crader
Sharon Griffith
Ben Contine
Jack Levine
Theresa Morrow
Darlene Steljes
Pam Kowalski
Charlie Bowker
Michael Hanratty
Yvonne Duplain
Ted Wood
Elizabeth L. Eden

City Staff

Yorgo Kagafas

Summary

The meeting began at 6:10 p.m.

John Delikanakis welcomed everyone and asked for approval of the May 14th, 2002 meeting summary. John Lindener made a motion to approve the summary and the summary was approved unanimously.

Michael Hanratty read a draft vision statement for the vision statement sub-committee. Discussion followed.

Elizabeth Eaden commented that there should be more about the vision of the neighborhood. Yvonne Duplain commented that there should be more regarding vision for businesses on Las Vegas Blvd. Darlene Steljis commented that there should be a clearer vision on aesthetics and safety.

Discussion was closed with no action taken on the current vision statement.

The vision statement sub-committee set another meeting for 3:00 at Marie Calendars the following Friday.

John Delikanakis gave a presentation for the history sub-committee. There were various leads on more information. Charles Bowker said that Sahara and Maryland Parkway was the first airport site designated.

The group decided to postpone the formation of any new committees until the vision statement and the history committee completed their work.

The meeting concluded at 6:48 p.m.

June 25, 2002 Planning Team Meeting
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John Linder
Jerry Crader
Arlene King
Pam Kowalski
Ben Contine
Pam Kowalski
Elyabeth Eden
Lily Lopez
Sharon Griffith
Louise Fortier
David Polley
Theresa Morrow
Darlene Steljes

City Staff

Yorgo Kagafas
Patrick Murphy

The meeting began at 6:55 p.m.

John Delikanakis welcomed everyone and asked for approval of the June 11, 2002 meeting summary. John Delikanakis noted that in paragraph 6 it should read Sahara and Paradise not Sahara and Maryland Parkway. With that change, a motion to approve the summary was made and the minutes were approved unanimously.

The Vision Statement Subcommittee presented the final draft of the Vision Statement. A motion to approve the Vision Statement was made and the Vision Statement was approved unanimously . Yorgo Kagafas, Neighborhood Planner, noted that we would put the Vision Statement to a vote at the next community meeting.

The History Subcommittee presented a draft preamble to the history section of the plan and circulated photos of the first airport site were circulated. The history subcommittee is meeting and will continue their research.

City of Las Vegas Code Enforcement Officer, Victoria Rosemore, gave a general overview of the Code Enforcement Department and discussed what is and what is not a code violation and presented some of the challenges her department faces in trying to do the job.

A Code Enforcement Subcommittee and a Land Use Subcommittee were formed. John Delikanakis asked for volunteers for the Code Enforcement Subcommittee. Jerry Crader, German Delgado and Darlene Steljes volunteered.

John asked for volunteers for the Land Use Subcommittee. Pam Kowolski, David Polley and Theresa Morrow volunteered.

The Enforcement Subcommittee and Land Use Subcommittee agreed to meet on Tuesday, July 9, 2002 at 6pm.

The meeting concluded at 7:37 pm.

July 23, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John Linder
Arlene King
Pam Kowalski

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:01 p.m.

John Delikanakis welcomed the attendees.
John asked for approval of the June 25, 2002 meeting summary. A motion was made and seconded. The June 25 summary was approved unanimously.

German Delgado gave a report on the Code Enforcement Subcommittee's work. Almost all of the survey work had been completed except for 2 areas. The work will most likely be completed by the August 13, 2002 meeting.

Yorgo Kagafas noted that the next aspect of the Subcommittee's work will be to develop a plan to deal with some of the code violations discovered during the survey.

John Delikanakis gave an update on the Land Use Subcommittee. He noted that some work still needed to be done by the committee members.

Yorgo stated that the next step for the Land Use Subcommittee was to do an inventory analysis. Subcommittee members will determine how many churches, schools, offices, etc., etc. are in the neighborhood.

The next meeting is August 13, 2002 at 6:00 p.m.

Meeting adjourned early at 6:15 p.m. due to the lack of air in the school.

August 13, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
Ben Contine
Theresa Morrow
Pam Kowalski
Jack Levine
Darlene Stelijes
Lilia Lopez
Grover Prowell
Sharon Griffith
Jerry Crader
Yvonne Duplain
Michael Hanratty
Charlie Bowker

City Staff

Yorgo Kagafas
Patrick Murphy
Nadia Wiggins

Guests

Lucille Van Darmolen
Aileene Perkins
Ric Truesdell
Dennis Watts
Deonne Contine
Shirlee Helton

Summary

The meeting began at 6:01 p.m.

John Delikanakis welcomed the attendees and noticed that we had several people who were attending their first meeting.

John asked for approval of the July 23, 2002 meeting summary. Jack Levine made a motion to approve the summary. Ben Contine seconded the motion. The August 23 summary was approved unanimously.

Yorgo gave a brief overview of the planning process and what the planning team had done so far.

John asked for planning team members and guests to introduce themselves. The following people were attending their first meeting:

Dennis Watts stated he was representing a property owner in the area.

Planning Commissioner Rick Truesdell introduced himself and said he was attending the meeting primarily to observe the process as a member of the planning commission. However, he later disclosed he also had a financial interest in the property located on the northwest corner of Paradise and Sahara.

Shirlee Helton from the Dakota Grill also attended the meeting.

The Code Enforcement subcommittee gave an update of their work. Their survey work is now complete and City Staff will review their surveys and conduct their own drive by follow up.

John Delikanakis gave an update of the Land Use Subcommittee wherein he stated that the notification of all business owners by the Land Use Subcommittee was almost complete and should be done by the next Land Use planning meeting on September 10, 2002.

The Planning Team then brainstormed regarding Land Use issues in the area. The team identified the following land use concerns that it would like to be addressed in the plan:

- Gaming Overlay District – what is its jurisdiction, history, etc. Can it be changed? Do we want to change it? How do we want to address it in the plan;
- Height restrictions on commercial development;
- 1000 E. Sahara – how to get the private streets off Sahara cleaned up;
- C-1 zoning on Sahara – what does this entail;
- Vacant lots – what land use and zoning do these lots have/ do we want;
- Commercial encroachment into residential areas;
- Development along transit corridor (with completion of the monorail); and
- Sub-divided single-family zoned properties into multi-family dwellings.

The next meeting is August 27, 2002 at 6:00 p.m. and will be a Code Enforcement Sub-committee meeting.

Meeting adjourned at 7:05 p.m.

September 10, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Ben Contine	Jerry Crader
Arlene King	John Linder
Pam Kowalski	Charles Bowker
Jack Levine	Michael Hanratty
Grover Prowell	Yvonne DuPlain

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:04 p.m.

John Delikanakis welcomed the attendees and Yorgo passed out handouts, including maps and previous meeting summary.

John asked members to review August 13, 2002 meeting summary. A few revisions were suggested to the minutes which were, thereafter, approved unanimously.

The committee then reviewed the maps Yorgo passed out and the Code Enforcement Subcommittee Proposal. Discussion ensued regarding the proposal.

The committee then reviewed the Land Use topics from the August 13, 2002 meeting and decided to omit the C-1 Zoning on Sahara heading as it can be incorporated into another heading.

Next Frank Fiori from the City Planning Department introduced himself and offered to give us whatever guidance on our plan that he can. He is familiar with the various city plans already in existence, works in neighborhood preservations and can give guidance on what might work in a plan and what might not.

The committee formed mini committees that will work on the various land use categories. They are as follows:

Gaming Overlay:	John Delikanakis
Height Restrictions:	Ben Contine Yvonne Duplain
Private Streets:	Jack Levine Darlene

Commercial Redevelopment: Kelly, Frank, Yorgo

Vacant Lots: Reverend Bowker
Grover Prowell

Subdivided Lots: Pam Kowolski
Sharon Griffith
Arlene King

Yorgo reviewed Report No. 1 and 2 and asked the committee to read the reports. We briefly discussed the next meeting and Yorgo stated that we would go over where we are now in preparation for the Community Meeting on October 8, 2002.

Next meeting is September 17, 2002 at 6:00 pm

Meeting adjourned at 7:00 p.m.

September 17, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Ben Contine	Lily Lopez
Arlene King	Phyllis Silvestri
Pam Kowalski	Jerry Crader
Jack Levine	John Linder
Darlene Steljes	Grover Prowell

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:02 p.m.

John Delikanakis welcomed the attendees and presented revised August 13, 2002 meeting summary which was revised unanimously.

The committee then reviewed the plan topics we have discuss so far in preparations for the upcoming community meeting. The committee agreed on the following headings:

Vision Statement:	Adopted after discussion and vote to replace "luxury homes" with "single family homes"
History:	Yorgo will put together history information gathered to date in a chapter for the Committee's review.
Code Enforcement:	Presented 6 maps of neighborhood windshield survey. Will talk further about strategies and goals of the code enforcement committee.
Land Use:	Topics include: (Gaming Overlay, Height Restrictions, Private Street Improvements, Commercial/Sahara Redevelopment, Vacant Lots, Subdivided Lots, Monorail development, Group homes, Commercial encroachment)
Traffic:	St. Louis, 6th Street
Noise:	Monorail, aircraft, amusement rides, etc.
Safety/Metro:	Block Watch, etc.
Beautification:	Landscaping, entry monuments, etc.

Next meeting is 2nd Community Meeting – Tuesday, October 8, 2002 at 6:00 pm

Meeting adjourned at 6:52 p.m.

October 29, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
Lily Lopez
Arlene King
Pam Kowalski
Jack Levine
Darlene Steljes
Teresa Morrow
Sharon Griffith
Charles Bowker
Phyllis Silvestri
Michael Hanratty
John Linder
Grover Prowell
Jerry Crader

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Rick Truesdell

Summary

The meeting began at 6:05 p.m.

John Delikanakis welcomed the attendees and recognized Planning Commissioner Rick Truesdell as being present. Rev. Charles Bowker announced he will be on a sabbatical for the next three months. He will continue to be on the team and will participate upon his return.

Ben Contine, Planning Team Secretary was not present and Phyllis Silvestri offered to take notes on his behalf.

The committee then reviewed the meeting summaries for the September 10th and 17th Planning Team meetings that were approved as presented.

A draft of the Land Use Chapter of the Plan was presented and reviewed. The language reflected the Planning Teams thoughts on the eight topics to be covered: Gaming Overlay, Building Heights, Private Streets, Redevelopment along Sahara; Vacant lots, Mono-rail Station Development; Group Homes; and Commercial Encroachment. Most of the text for the chapter is complete however, additional work will be completed on the chapter during the next few months. The Planning Team discussed the text and all were in favor of the tone etc…

Several handouts on Traffic Mitigation Measures were reviewed. Yorgo provided an overview of the different ways to address speeding and cut-thru traffic in residential neighborhoods. The Team was to review the examples and come back to the next meeting with ideas on where one or two of these measures might be considered for their neighborhood. Mr. Truesdell shared his opinion of the effects some traffic mitigation measures in other parts of the City have had on the surrounding neighborhoods. He strongly advised the Team against using these tools and said that it would just channel the traffic to the neighborhoods around theirs.

The November 26th Planning Team meeting was changed to December 10th.

Next meeting is Tuesday, November 12, 2002 at 6:00 pm

Meeting adjourned at 7:12 p.m.

November 12, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
Lily Lopez
Arlene King
Ben Contine
Jack Levine
Darlene Steljes
Teresa Morrow
Yvonne Duplain
Sharon Griffith
Charles Bowker
Phyllis Silvestri
Michael Hanratty
John Linder
Grover Prowell
Jerry Crader

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Kasey Baker Benoit
Dennis Watts (Corner Stone Co.)

Summary

The meeting began at 6:06 p.m.

The committee reviewed and approved the meeting summary for the October 29th Planning Team meeting as presented.

Yorgo handed out the City's approved Neighborhood Traffic management Program Users' Manual and briefly reviewed it. Several different types of traffic mitigation measures were looked at for the neighborhood.

The team then brainstormed ideas for the traffic section of the plan. Yorgo agreed to discuss each idea with the City's traffic engineering division and draft a plan that would be approved by them. The following are the ideas the planning team came up with:

1. Close 10th Street @ St. Louis
2. Close off the 8 "dead end" streets off Sahara
3. Change all Yield signs to Stop signs
4. Prevent left turns from Oakey onto Rexford
5. Need a larger sign to indicate that 8th Place is a dead end street
6. Re-stripe Oakey showing parking lane
7. Have no parking signs on street cleaning days installed
8. Cul-de-sac Bonita, Canosa, Barbra Way and Ellen Way
9. Reduce speed limit in neighborhood to 15 mph
10. Have new street signs installed
11. Make Canosa a one-way street
12. Make St. Louis one-lane in each direction with a landscaped median with parking lanes on the sides
13. Make the intersection at 6th Street and St. Louis a 4-way stop

Next meeting is Tuesday, December 10, 2002 at 6:00 pm

Meeting adjourned at 6:50 p.m.

December 10, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

Lily Lopez
Yvonne Duplain
John Linder
Grover Prowell
Jerry Crader
Sharon Griffith
Charles Bowker
Phyllis Silvestri
Theresa Morrow

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Chris Giunchigliani
Elaine Shendal
Annette Marcus

Summary

The meeting began at 6:08 p.m.

Yorgo conducted the meeting since neither neighborhood President, the Planning Chair or the Secretary were present.

Yorgo discussed the results of his meeting with the City's traffic engineering division. He handed out the traffic mitigation measures that the traffic engineering division would be inclined to approve. A brief discussion followed with Yorgo explaining the traffic divisions reasons why some of the proposals from the previous meetings brainstorming sessions would not be approved.

The team then brainstormed some ideas about the Public Safety section, noise section and landscape parts of the plan. Yorgo agreed to put their thoughts on paper for the next meeting to consider.

The meeting was rather short since most of the Planning Team members were absent.

Next meeting is Tuesday, January 14, 2003 at 6:00 pm

Meeting adjourned at 6:30 p.m.

January 28, 2003 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
Lily Lopez
Phyllis Silvestri
Pam Kowalski
Jack Levine
Darlene Steljes
Theresa Morrow
Sharon Griffith
Arlene King
Ben Contine
Michael Hanratty
John Linder
Yvonne Duplain
Jerry Crader

City Staff

Yorgo Kagafas

Guests

Summary

The meeting began at 6:05 p.m.

The January 14, 2003 meeting was re-scheduled to January 28, 2003.

John opened the meeting and turned it over to Yorgo to provide an update of the timeline for the plan. Yorgo said that the plan would go to City Council no earlier then July if all went well. He said that a draft of the plan should be ready by the next meeting for the team to review.

A draft of the text to date was passed out for the team to review before the next meeting.

Team members agreed that there was not enough information for free-standing noise and landscape sections in the plan. Each would be addressed in other sections of the plan.

Next meeting is Tuesday, February 18, 2003 at 6:00 pm

Meeting adjourned at 6:47 p.m.

February 18, 2003 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
Lily Lopez
Phyllis Silvestri
Pam Kowalski
Darlene Steljes
Jerry Crader
Sharon Griffith
Arlene King
Elizabeth Eden
John Linder
Theresa Morrow

City Staff

Yorgo Kagafas
Michael Campbell

Summary

The meeting began at 6:00 p.m.

John reviewed each members comments on the text that was handed out at the last meeting. Michael Hanratty was not present but did fax Yorgo his comments. Yorgo reviewed them with the team. The only item needing a vote was to remove all of the traffic section from the plan. No one present was in favor of this proposal.

Theresa Morrow's comments were discussed next. Theresa took the time to put her thoughts on paper and passed them out to the team. Each item was discussed and voted on by the team. The most debated idea was the proposal to remove the median that was being proposed on Oakey at Rexford and Santa Paula to prevent cut-thru traffic. Theresa felt that this would cause more traffic on the streets east of this. Planning Team members voted 5 to 5 with one abstaining. Yorgo said that the median would stay in the plan at this time and that the Planning Team would have another opportunity to vote on each section of the plan at the next meeting.

Michael Campbell, graphic artist for the city, presented 3 possible covers for the plan. The team liked one of the proposals with some minor changes. Mike said that he would incorporate the changes and present the new version at the next meeting.

Yorgo handed out a rough draft of the plan for the Team to review for style and format only. The team did this and liked the format.

A polished version of the draft will be ready in about six weeks, after all the various City departments review it, as called for in the Neighborhood Planning Process guidelines. Team members will then be able to review and do a final vote on the content of the plan before the 3rd Community meeting.

The next meeting date was not set but should be the first week of April.

Meeting adjourned at 7:35 p.m.

April 9, 2003 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith	Ben Contine	
Lily Lopez	Arlene King	Jack LeVine	
Phyllis Silvestri	Elizabeth Eden	Michael Hanratty	
Pam Kowalski	John Linder		
Darlene Steljes	Theresa Morrow		
Jerry Crader	Yvonne Duplain		

City Staff

Yorgo Kagafas
Michael Campbell
Kyle Walton
Mike Janssen

Summary

The meeting began at 6:00 p.m.

Meeting summaries from November 12th, December10th of 2002 and January 28th, February 18th were reviewed and approved by the team.

Mr. Ben Montoya, Principal of Fremont Middle School was present and introduced. He was pleased to see all the work the community is doing to improve the area. He shared the school districts plans for building a new middle school within the next five years.

Mike Janssen, City Traffic Engineer, reviewed the traffic section of the draft plan with team members. The only addition made was to request that no right turn on red be permitted on Sahara at Paradise and LVB.

Team members approved the cover design after adding a photo of the Episcopal Parish of Christ Church.

Yorgo & John reviewed each members comments on the text that was mailed to members three weeks earlier. Additional history was reviewed and added to the plan. There was some discussion on extending the planning process in hopes that additional history could be found on the Southridge section of the neighborhood. No additional time was permitted given the approved timeline and the late stages of the planning process.

The team prioritized their Action Plan as follows:

1. Code Enforcement/Property improvements
2. Land Use
3. Traffic Mitigation
4. Public Safety

Meeting adjourned at 7:40 p.m.

Gmail by Google

Gregory Brown <gregorystephenbrown@gmail.com>

Fw: Neighborhood Meeting Notice for Body Flying

giunchigliani@aol.com <giunchigliani@aol.com> **Wed, Oct 7, 2009 at 3:28 PM**
To: southridgena@worldnet.att.net, accuprint01@gmail.com, Alissmandjo@earthlink.net, arthur@writingwithfamilies.com, BobBellis@aol.com, bremskraft@yahoo.com, bubba13_1999@yahoo.com, catherineborg@mac.com, centavodale@aol.com, corvin@cox.net, darlenesteljes@earthlink.net, darrylr@cox.net, davisgroup@yahoo.com, djinn2@cox.net, dorretwms@yahoo.com, essar1@msn.com, gregorystephenbrown@gmail.com, hfleischhauer@hotmail.com, jack@unclejack.com, jacobsmr@gmail.com, janemiyama@aol.com, JJWright@co.clark.nv.us, jmsgibson@yahoo.com, jwilsonstainedglass@cox.net, khkurz@yahoo.com, LJKIRK2@cox.net, michael.lugering@unlv.edu, minkm@earthlink.net, mpearlg@aol.com, myersyounkin@aol.com, nvbob7@yahoo.com, Pam50@cox.net, pjk4@cox.net, rlevrant@lasvegasnevada.gov, rumford@cox.net, scott.swank@gmail.com, shannoncult@cox.net, T_Pellegrini@hotmail.com, tami1@mac.com, vic@trinity-life.org, VVpawnshop@aol.com, bhughes@lasvegasnevada.gov, jlapan@cox.net, drmcmillin1@yahoo.com

Mike,

I am unable to attend but have heard from several residents that still have concerns with this project. Also, the SOSA design standards the county adopted across the street (on Sahara) set up a plan for the former redevelopment area. It seems this really doesn't fit in with the street fronts and landscape that could beautify the area. Also, any projects on Sahara should be careful not to impact our plans to redesign and add bus lanes for the ACE on Sahara. Let me know how the meeting goes and what the neighbors say. Thanks, Chris

[Quoted text hidden]

[Quoted text hidden]

Submitted at Planning Commission
Date 1/14/10 Item 6+7

TICK SEGERBLOM
ASSEMBLYMAN
Clark No. 9

COMMITTEES:
Vice Chairman
Corrections, Parole, and Probation
Judiciary

Member
Elections, Procedures, Ethics, and Constitutional Amendments
Natural Resources, Agriculture, and Mining

State of Nevada Assembly

Seventy-Fifth Session

DISTRICT OFFICE:
704 South 9th Street
Las Vegas, Nevada 89101-7015
Office: (702) 388-9600
Fax No.: (702) 385-2909
E-mail: rsegerblom@lvcoxmail.com

LEGISLATIVE BUILDING:
401 South Carson Street
Carson City, Nevada 89701-4747
Office: (775) 684-8549
Fax No.: (775) 684-8533
www.leg.state.nv.us
E-mail: tsegerblom@asm.state.nv.us

January 14, 2010

City of Las Vegas Planning Commission
400 E. Stewart
Las Vegas, NV 89101

2010 JAN 14 P 2:15
RECEIVED
CITY CLERK

Re: Request for Variance
VAR-35528 SDR-35186 BodyFlying US, LLC

Dear Commission Members:

I apologize that I can not attend tonight's meeting due to a previously scheduled engagement, but I wanted the Commission to know that on behalf of my constituents in the Beverly Green/Southridge Neighborhood, I strongly oppose this Variance request.

Specifically, I am concerned that granting this Variance will result in the expansion of the Gaming Enterprise District, which is now limited to Las Vegas Boulevard, eastward down Sahara. In the 2009 Legislative Session we were able to stop an attempt to expand the District into residential areas of the City of Las Vegas, and I fear that granting this Variance would allow the interests we defeated in Carson City another bite at the apple.

Please oppose this Variance.

Sincerely,

Assemblyman Tick Segerblom

Submitted after final agenda

Date 1/14/10 Item 67

the Tiger Lily
FLOWER SHOP

RECEIVED
JAN 14 2010

January 14, 2010

Mr. Glenn Trowbridge, Chairman
Las Vegas Planning Commission
731 S. 4th St.
Las Vegas, NV 89101

Re: **SDR-35186 VAR-35528 BodyFlying US, LLC**

Dear Chairman Trowbridge,

Thank you for the comments and suggestions you made yesterday. They will be addressed this evening at the hearing.

Attached is a copy of the Traffic and Parking Report prepared by Superior Engineering Services which I received yesterday. Please note that, according to this report:

- **The engineering firm believes the parking requested by the applicant is inadequate for this type of operation.**
- **There are concerns about the width of the driveway access (a private drive) off Sahara Ave. which provides access to all the businesses along this side street.**
- **Currently there are at least 112 parking stalls that depend on this driveway for ingress and egress. This does not include the additional parking proposed by the applicant. According to The Uniform Standard Drawings Clark County Area (USDCCA) Drawing 222A the throat depth of a driveway access must be at least 100 feet in depth. According to the applicant's plans, they have only provided for a 30-foot depth. In the opinion of the traffic engineers, a variance would be required for this.**

If you have any questions, please feel free to call me.

Terry Hunt

VAR-35528
SDR-35186
01/14/10 PC

700 EAST SAHARA AVENUE · LAS VEGAS, NEVADA 89104 · P (702)737-7077 · F (702)735-4800
2253 SOUTH RAINBOW · LAS VEGAS, NEVADA 89146 · P (702)254-7778 · F (702)254-5702
10271 SOUTH EASTERN, SUITE 113 · HENDERSON, NEVADA 89052 · P (702)492-2324 · F (702)492-2462
WeSendEmotions.com · 1-800-805-9052

SUP OR ENGINEERING SERVICES,
Traffic Engineering
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740
Phone (702) 363-2245
Fax (702) 363-1669

January 12, 2010 W.O. 2036

The Tiger Lily Flower Shop
700 E. Sahara Ave
Las Vegas, NV 89104

ATTN: Terry Hunt

RE: COMMENTS ON THE PARKING REDUCTION REQUEST FOR BODYIFLYING US, LLC ON THE NORTH SIDE OF SAHARA AVE. BETWEEN SIXTH ST. AND ALMOND TREE LN. (SDR-35186) (APNs 162-03-801-088 & -137)

Dear Mr. Hunt:

Thank you for allowing us the opportunity to review the parking needs for this project. It is our understanding that this project is requesting a reduction in the parking requirements for their project. From what we have determined, it appears that if this parking reduction variance is allowed, and once the existing buildings become occupied again, one should expect severe parking demand pains to occur when up to 136 additional vehicles try to park at the 39 parking stalls proposed for this facility. The least expensive solution would be to have skydiving visitors to arrive by shuttle buses. However, the narrow access roadway off Sahara Avenue will be quite a challenge for shuttle buses to access this facility especially when there are vehicles parking along this roadway. We also noted that the throat depth requirement for the proposed southern driveway does not meet current standards.

When we determine parking demand, we look for a similar project in the area. We found one at the Vegas Indoor Skydiving at 200 Convention Center Drive, Las Vegas NV 89109. Excluding the fan building portion of this building (which has approx. 1,500 sq. ft.), the building footprint is approximately 7,000 sq. ft. (We measured this using Google Earth.) We counted the number of vehicles parked at this facility on Wednesday 10/14/09, Thursday 10/15/09 and Friday 10/16/09. At 2:50 pm on Wednesday there were 33 cars and 2 motorcycles parked at this site. At 3:00 pm Thursday there were 34 cars and one motorcycle parked there. And, on Friday there were 20 cars and 2 motorcycles. In a discussion with the Brad Hess, the manager of this facility, he stated that the number of participants that were flying on this Wednesday and Thursday were approximately one-fourth the number of participants that would be flying on a peak day which usually occur at college spring break. So, one should expect to have up to 136 (4 x 34) vehicles wanting to park at this facility during spring break. The 39 parking spaces proposed by this developer would be woefully inadequate if and when this occurs. We also counted the number of cars today and counted 13 cars and one motorcycle.

OUR 22nd ANNIVERSARY
1988 – 2010

VAR-35528
SDR-35186
01/14/10 PC

SUPERIOR ENGINEERING SERVICES INC.
Traffic Engineering
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740
Phone (702) 363-2245
Fax (702) 363-1669

The proposed building's site plan shows that this building will have 9,975 sq. ft. of building area. Both of these buildings will be similar in size. So, one should expect a similar parking demand at both facilities.

On a prior visit to the site, we noted that the vast majority of the adjacent buildings are currently not being occupied. The photographs that were provided showed that when these buildings are occupied, there are virtually no empty parking stalls available for additional parking. When we visited the site today, there were only 22 cars perpendicular parked in the alleyway and one car parked parallel in the narrow throat area. So, this parking reduction variance would not affect the parking demand that is occurring at this time. However, a realistic parking variance should account for full occupancy of the existing buildings and it should add to this project's worst case parking demand which is expected to occur at spring break.

The access for the proposed project is a narrow 29-foot wide drive which is also the access and delivery area for seven (7) parcels. The first 150 feet of roadway consists of the 29-foot wide segment which then widens out to 65 feet with perpendicular parking on both sides. This access roadway terminates 550 feet to the north with a cul-de-sac bulb. There are several side parking lots east and west of this roadway. It appears that this bulb could also be used as either a secondary access or as a crash gate for the future Sahara Courtyard Condominiums.

Currently there are no parking restrictions on this roadway or on Sahara Avenue. If vehicles park on both sides of this drive, the roadway access would be reduced to a single lane (approx. 13 feet wide). Also the proposed southerly parking lot driveway for this project will have only a 30 foot throat depth from Sahara Avenue. Any exiting vehicle that stops one ingressing vehicle will cause a second ingressing vehicle to back up onto Sahara Avenue. We counted at least 112 parking stalls that must use this driveway. The Uniform Standard Drawings Clark County Area (USDCCA) Drawing 222A (attached) requires a 100-foot throat depth when there are between 101 to 200 parking spaces that access the driveway. So, we suspect that they would need a variance to locate this driveway as shown on their site plan.

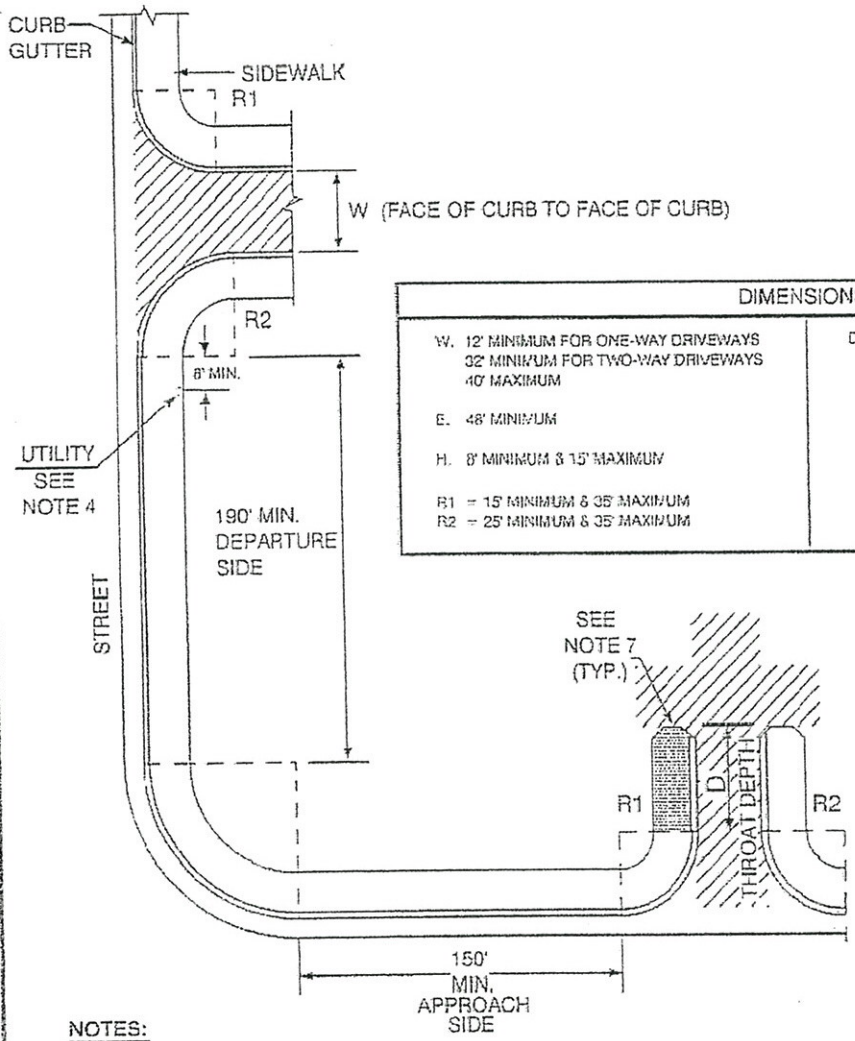
Respectfully,
SUPERIOR ENGINEERING SERVICES, INC.

Roger L. Freeman, P.E.
Traffic Engineer

Attachment:

OUR 22nd ANNIVERSARY
1988 – 2010

VAR-35528
SDR-35186
01/14/10 PC



DIMENSIONS	
W. 12' MINIMUM FOR ONE-WAY DRIVEWAYS 32' MINIMUM FOR TWO-WAY DRIVEWAYS 40' MAXIMUM	D. THROAT DEPTH 25' MINIMUM 50' MINIMUM FOR PARKING LOTS > 50 PARKING SPACES 75' MINIMUM FOR PARKING LOTS 51 TO 100 PARKING SPACES 100' MINIMUM FOR PARKING LOTS 101 TO 200 PARKING SPACES 150' MINIMUM FOR PARKING LOTS > 201 PARKING SPACES
E. 48' MINIMUM	
H. 8' MINIMUM & 15' MAXIMUM	
R1 = 15' MINIMUM & 35' MAXIMUM R2 = 25' MINIMUM & 35' MAXIMUM	

NOTES:

1. COMMERCIAL AND MULTI-FAMILY DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING NUMBERS 224, 225, 228, 235 AND 235.1.
2. LOCAL ORDINANCES AND POLICIES MAY APPLY AND SHALL HAVE PRECEDENCE. SEE NDOT ACCESS POLICY FOR STATE ROADWAYS.
3. THE TOTAL WIDTH "W" OF DRIVEWAY CURB OPENINGS SHALL NOT EXCEED 65% OF FRONT FOOTAGE.
4. NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS APPROVED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE-GROUND ELECTRICAL TRANSFER BOX, OR BLOCK WALL HIGHER THAN 2 FEET.
5. THE CENTERLINES OF THE DRIVEWAYS ON OPPOSITE SIDES OF THE STREET AT A MEDIAN OPENING SHOULD BE WITHIN 10' FROM EACH OTHER AT THE MEDIAN OPENING.
6. GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND EXCEPTIONS MAY BE GRANTED BY THE APPROVAL OF THE AGENCY TRAFFIC ENGINEER BASED ON SITE CONSTRAINTS.
7. HANDICAPPED ACCESSIBLE SIDEWALKS SHALL BE PROVIDED ADJACENT TO DRIVEWAYS TO THE P.C. OF THE ONSITE CURB RETURN, MINIMUM, OR AT AN ALTERNATE LOCATION.
8. WHEN A PROPERTY LINE FALLS IN A MEDIAN OPENING A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED OF NO DRIVEWAY WILL BE ALLOWED.

SPECIFICATION REFERENCE	UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
	COMMERCIAL AND MULTI-FAMILY DRIVEWAY GEOMETRICS
	DATE 02-09-06 | DWG. NO. 222A | SHEET 1 OF 2

VAR-35528
SDR-35186
01/14/10 PC

the Tiger Lily
FLOWER SHOP

January 12, 2010

Glenn E. Trowbridge, Chairman
Las Vegas Planning Commission
8112 Pacific Cove Dr.
Las Vegas, NV 89128

Re: **VAR-35528 SDR-35186 BodyFlying US, LLC**

Dear Mr. Trowbridge,

The hearing for this variance request is scheduled for Thursday, January 14. A number of business owners and property owners have met twice in the past few weeks with the applicant and the applicant's agents. They have failed to convince us that their proposed project is in the interest of our neighborhood.

- Both the neighborhood association's master plan and the city's master plan for this neighborhood envision an upscale neighborhood with retail shops, restaurants and office buildings. This project does not fit in with that vision.
- The proposed tower, at 79 feet, would dwarf all surrounding buildings. The tallest building currently is the Republic Services Building at 54 feet 8 inches. The neighborhood master plan is that no amusement facility exceed 50 feet in height.
- There are serious concerns over noise issues. The noise of the 16-foot airplane propeller, the underground vibrations transmitted to nearby buildings, and the noise of more than 130 tons of air condition units on the roof would be deprive us of the quiet enjoyment of our own property.
- Instead of requesting diminished parking for their proposed project, they should plan to provide considerably more parking than is normally required. Indoor Skydiving is an extreme sport that attracts international competitions. The competitors, spectators, staff members and media personnel can easily amount to 250 or 300 people for one of these competitions. Our parking facility is already stressed on many days, and we do not want to be in the position of having to defend our parking facilities from encroachment. Traffic is another issue, as these events bring in tour busses, stretch limousines, taxis and private vehicles to transport these people
- Well over 100 individuals have registered their opposition to this project. I receive calls daily from people who are adamantly opposed to this project being approved.

We would like to preserve the quiet nature of our neighborhood and earnestly request that this request be denied.

Terry Hunt

700 EAST SAHARA AVENUE · LAS VEGAS, NEVADA 89104 · P (702)737-7077 · F (702)735-4800
2253 SOUTH RAINBOW · LAS VEGAS, NEVADA 89146 · P (702)254-7778 · F (702)254-5702
10271 SOUTH EASTERN, SUITE 113 · HENDERSON, NEVADA 89052 · P (702)492-2324 · F (702)492-2462

WeSendEmotions.com · 1-800-805-9052

the Tiger Lily
FLOWER SHOP

October 16, 2009

Mr. Glenn E. Trowbridge, Chairman
Las Vegas Planning Commission
8112 Pacific Cove Dr.
Las Vegas, NV 89128

Re: BodyFlying US, LLC **SDR-3586 VAR-35528**

Dear Mr. Trowbridge,

As a business owner in the immediate vicinity of the applicant's property, I am adamantly opposed to granting the waivers requested by the applicant.

I am a co-owner of The Tiger Lily Flower Shop, immediately adjacent to the applicant's property. I have been associated with this business and its predecessor, The Petal Pusher Flower Shop, for over 30 years and would like to continue in business for years to come.

- **The proposed venture is not consistent with any existing use in the neighborhood**
- **The tower the applicant proposes to build dwarfs any other structure occupied by long-standing businesses**
- **The applicant intends to install a wind tunnel which will produce substantial noise, but the applicant has not produced any noise study regarding its effect on the neighbors**
- **The maximum number of people using the facility has been misstated by the applicant in hopes of getting a waiver for the parking and traffic requirements**

This is a quiet residential neighborhood with small businesses --- retail shops, barber shops, restaurants and office buildings. The proposed venue for indoor skydiving does not fit in with the existing businesses and property use.

700 EAST SAHARA AVENUE · LAS VEGAS, NEVADA 89104 · P (702)737-7077 · F (702)735-4800
2253 SOUTH RAINBOW · LAS VEGAS, NEVADA 89146 · P (702)254-7778 · F (702)254-5702
10271 SOUTH EASTERN, SUITE 113 · HENDERSON, NEVADA 89052 · P (702)492-2324 · F (702)492-2462
WeSendEmotions.com · 1-800-805-9052

In the neighborhood meeting hosted by the applicant's attorneys on October 7, their representative indicated that the height of their proposed wind tunnel tower, at 79 feet, is not much taller than the Republic Services building, which she claimed stands at 62 feet high. If any part of the Republic Services building is 62 feet, it would only be the air conditioning ducts on top of the building. The main part of the building can't be more than about 50 feet and the skydiving tower would be approximately 30 feet higher. This would make it stand out as the most prominent feature of the neighborhood.

By the applicant's own admission, this facility is a vertical industrial wind tunnel which uses airplane propellers to generate winds up to 150 miles per hour. No study has been presented which would predict the noise level at various distances from the tower. The Nevada Coin Mart building is only a few feet from the proposed tower location.

The applicant indicated that the proposed commercial recreation/amusement facility will be utilized by no more than 26 people at any given time, consisting of 6 staff members and 20 guests. The applicant compared their facility with a racquetball court. This is completely disingenuous. Indoor skydiving is becoming a very popular competitive sport and it appears that the applicant has an interest in other facilities around the world. Most of them are in rural areas and not in dense urban areas. The events they sponsor can attract hundreds of competitors, spectators, and media members.

The following quote was found at the website: www.WorldChallenge.info

> "The 2008 competition is now over. The weekend was jam-packed with excitement as 39 4-way teams and 13 Free Fly teams battled it out to claim the medals and prize money"

That adds up to 169 competitors. Staff requirements could easily be 20 or more people. If you add television and media crew and the spectators such an event would generate, we easily would have 250 to 300 people, resulting in enormous traffic problems. The photo enclosed is from a similar event. http://www.bodyflight.co.uk/gallery/?&page=2

The street off Sahara Ave which would serve as the access to all of the applicant's parking is in fact, not a public street but a narrow private drive. The parking spots along the west side of the private drive belong to our property and we use them every day of the year. When we have vehicles parked along that drive, it leaves only about 20 feet of clearance, not enough for tour busses and limousines to easily enter and exit the facility. If just one vehicle parks on the east side of the drive at the same time one is parked on the west side of the drive, the remaining space is just enough to allow one vehicle through. If vehicles are trying to enter and others are trying to exit at the same time, a traffic jam is the result.

The undersigned, together with other parties protesting this application, earnestly believes that the proposed site is not the right location for an indoor skydiving venue. It is

patently unfair for the existing business and property owners to suffer because of it. Accordingly, we request that the application be denied.

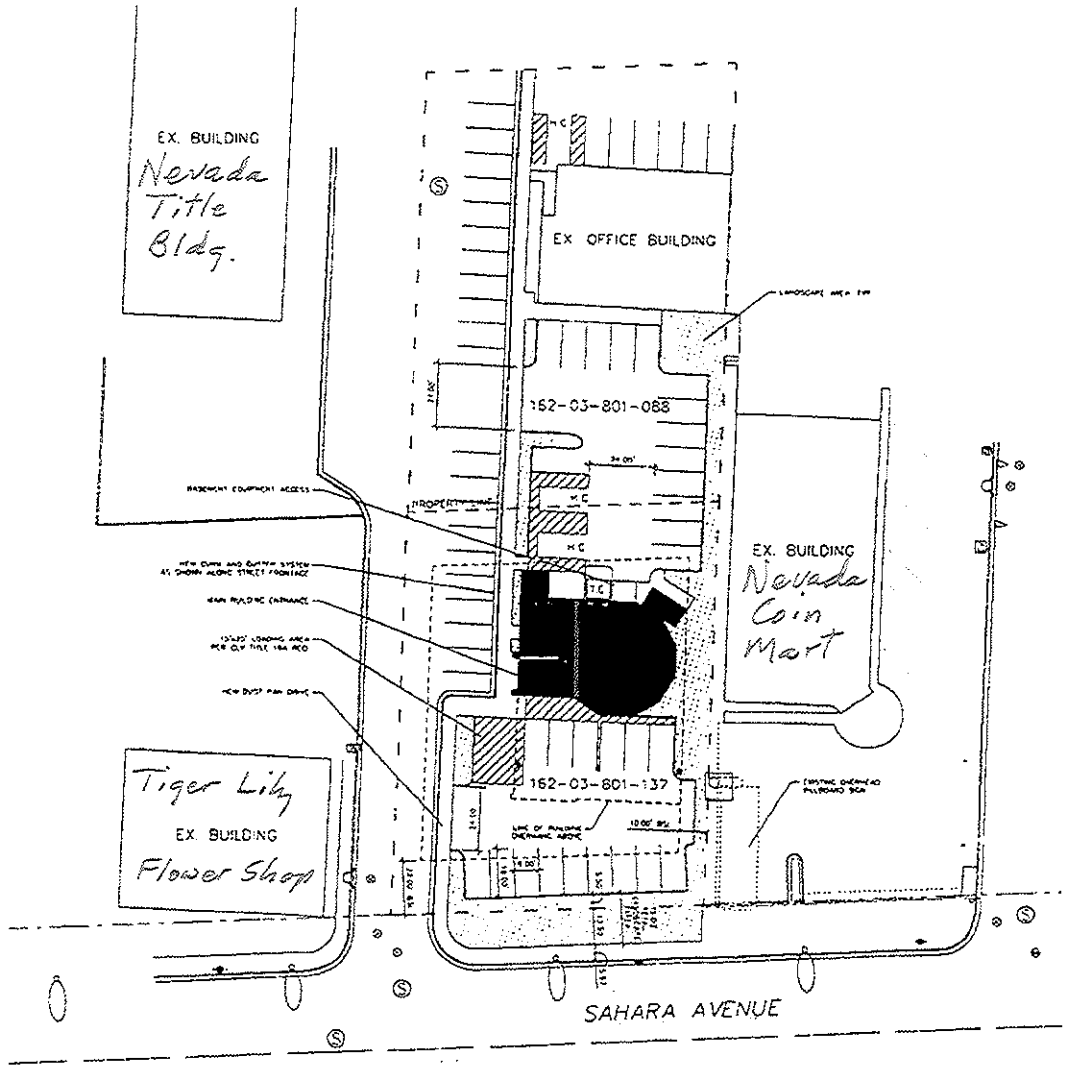
I would be happy to discuss this with you at your convenience. You can reach me on my cell phone at (702) 596-8960.

Sincerely,

Terry Hunt

Terry Hunt

DESIGN DATA



BRESLIN BUILDERS

Site Plan

Land-Use Submittal
August 4, 2009

RECEIVED
BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada
SDR-35186
09/24/09 PC


boogie man
PARASPORT





MEDICAL REHABILITATION ASSOCIATES
OF LAS VEGAS
FIROOZ MASHHOOD, M.D
734 EAST SAHARA AVENUE
LAS VEGAS, NV 89104
PHONE 702-477-7764 FAX 702-477-7716

October 22, 2009

Planning Commission Member

Re: BodyFlying US, LLC SDR-35186 VAR-35528

Dear Gentlemen,

I am the owner of Medical Rehabilitation Associates of Las Vegas. I have been in business for over 20 years and at this location for the past 5 years.

The co-owner of The Tiger Lily Flower Shop has done extensive research in this project and I agree with the following:

- The proposed venture does not fit in with the existing neighborhood
- The tower they propose to build would stick out far above any other nearby structure
- No study has been done as to the noise that would be generated by the applicant's wind tunnel and its effect on neighbors
- The maximum number of people using the facility has been misstated by the applicant in hopes of getting a waiver for the parking and traffic requirements

This is a quiet residential neighborhood with small businesses, i.e. retail shops, barber shops, restaurants and office buildings. The proposed venue for indoor skydiving does not fit in with the existing businesses and property use.

In the neighborhood meeting hosted by the applicant's attorneys on October 7, their representative indicated that the height of their proposed wind tunnel tower, at 79 feet, is not much taller than the Republic Services building, which she claimed stands at 62 feet high. If any part of the Republic Services building is 62 feet, it would only be the air conditioning ducts on top of the building. The main part of the building can't be more than about 50 feet and the skydiving tower would be approximately 30 feet higher than that. This would make it stand out as the most prominent feature of the neighborhood. Good for the applicant, bad for the neighborhood.

By the applicant's own admission, this facility is vertical industrial wind tunnel which uses airplane propellers to generate winds up to 150 miles per hour. No study has been presented

which would predict the noise level at various distances from the tower. The Nevada Coin Mart building is only a few feet from the proposed tower location.

The applicant indicated that the proposed commercial recreation/amusement facility will be utilized by no more than 26 people at any given time, consisting of 6 staff members and 20 guests. The applicant compared their facility with a racquetball court. This is completely disingenuous. Indoor skydiving is becoming a very popular competitive sport and the applicant owns other facilities around the world. Most of them are in rural areas and not in dense urban areas. The events they sponsor can attract hundreds of competitors, spectators, and media members. When the number of staff members required to handle such events is added, the number of people at the facility can reach into the hundreds.

The following quote was found at the website: www.WorldChallenge.info

"The 2008 competition is now over. The weekend was jam-packed with excitement as 39 4-way teams and 13 Free Fly teams battled it out to claim the medals and prize money"

That adds up to 169 competitors. Staff requirements could easily be 20 or more people. If you add television and media crew and the spectators such an event would generate, we are easily up to 250 to 300 people, not to mention enormous traffic problems. The photo enclosed is from a similar event. http://www.bodyflight.co.uk/gallery/?&page=2

These facilities often try to land contracts with the military for skydiving training. We just happen to have an air force base in the area.

The street off Sahara Avenue which would serve as the access to all of the applicant's parking is in fact, not a public street but a narrow private drive. The parking spots along the east side of the private drive belong to our property and we use them every day of the year. When we have vehicles parked along that drive, it leaves only about 20 feet of clearance, not enough for tour buses and limousines to easily enter and exit the facility. If just one vehicle parks on the east side of the drive at the same time one is parked on the west side of the drive, the remaining space is just enough to allow one vehicle through. If vehicles are trying to enter and others are trying to exit at the same time, a traffic jam is the result.

The indoor skydiving venue is an excellent proposition, but this is not the right location for it and it is patently unfair for the existing business and property owners to suffer because of it. I earnestly beseech you to oppose the waivers requested.

I would be happy to discuss this with you at your convenience. You can reach me on my cell phone at (702) 785-7766.

Sincerely,

Firooz Mashhood, M.D.

Nora Lares

From: Doug Rankin
Sent: Tuesday, January 12, 2010 1:48 PM
To: Nora Lares
Cc: Steve Gebeke
Subject: FW: Hold Letter for BodyFlying

VAR-35528
SDR-35186
01/14/10 PC

From: MICHAEL HANRATTY [mailto:southridgena@worldnet.att.net]
Sent: Tuesday, January 12, 2010 12:40 PM
To: Doug Rankin
Subject: Fw: Hold Letter for BodyFlying

----- Original Message -----
From: Gregory Brown
To: Michael Cornthwaite
Cc: Peter Frigeri ; Jack@unclejack.com ; giunchigliani@aol.com ; southridgena@worldnet.att.net ; accuprint01@gmail.com ; alberts7@unlv.nevada.edu ; arthur@writingwithfamilies.com ; bremskraft@yahoo.com ; bhughes@lasvegasnevada.gov ; bubba13_1999@yahoo.com ; catherineborg@mac.com ; centavodale@aol.com ; charles@autostateinsurance.com ; corvin@cox.net ; darlenesteljes@earthlink.net ; darrylr@cox.net ; dfigler@hotmail.com ; djinn2@cox.net ; dorretwms@yahoo.com ; elenapellinen@yahoo.com ; hfleischhauer@hotmail.com ; jacobsmr@gmail.com ; janemiyama@aol.com ; JJWright@co.clark.nv.us ; jlapan@cox.net ; jmsgibson@yahoo.com ; jonell@jonellthomas.com ; jwilsonstainedglass@cox.net ; kaseybaker223@yahoo.com ; khkurz@yahoo.com ; kwirges@yahoo.com ; LJKIRK2@cox.net ; mwheeler@lasvegasnevada.gov ; michael.lugering@unlv.edu ; mike@anewct.com ; mpearig@aol.com ; myersyounkin@aol.com ; nicolemrogers@gmail.com ; Pam50@cox.net ; pjk4@cox.net ; rlevrant@lasvegasnevada.gov ; rumford@cox.net ; sarahmh@cox.net ; scott.swank@gmail.com ; sued123@cox.net ; T_Pellegrini@hotmail.com ; tami1@mac.com ; vic@trinity-life.org ; VVpawnshop@aol.com ; wateringhole25@cox.net ; stan@tokens.com ; rockieball@cox.net ; minkcolbert@gmail.com ; coyleb@repsrv.com
Sent: Wednesday, November 11, 2009 12:09 AM
Subject: Re: Hold Letter for BodyFlying

Hi Michael C and everyone,

Let me add a couple of thoughts in response to your contribution.

One of them is that we all owe a debt to Michael Hanratty how has put together a group of business-owners on Sahara who have an interest in the quality of life in the neighborhood -- we've never had that kind of formal relationship with Sahara businesses before. And while I'll let him speak for himself on the reactions he's gotten, the ones I've heard from, including businesses which directly adjoin the subject property, are very concerned about the impact this proposal would have on their business. So if we want to support entrepreneurs, we might want to listen to the ones who are most directly impacted and whose livelihoods are at stake in this proposal. Those businesses will have a chance to speak for themselves at the Planning Commission but its a good idea, to my mind, for us to work with them and listen to their concerns about what would, or would not, promote commerce along Sahara.

Secondly, its important to keep in mind that while its satisfying to take the position of "let people design their own buildings," there are indeed a series of planning documents that have been drawn up over time to provide a guideline for development along Sahara. This includes not only the City's own general plan (ie zoning and land use maps and planning laws, which do mandate that projects be evaluated in terms of their fit with existing uses and planned uses for the surrounding area) and the City's Redevelopment area which sets forth specific goals of promoting commercial office and retail space -- as opposed to amusements -- and which was drawn up with

consultation of the businesses on Sahara. This Redevelopment money is almost certainly what has attracted this applicant to choose this site so we'll all be subsidizing his project, which is why I'm not sure its as simply as letting people build their own buildings on their own property.

Beyond the Redevelopment area, there is the County's design guidelines for the south side of Sahara, which is a set of guidelines intended to give prospective developers -- entrepreneurs if you will -- an affirmative set of guidelines about how residential towers, single family homes, commercial retail and other spaces could fit together harmoniously. And that too was a public process, open to input from all stakeholders.

There is our own Neighborhood Plan, which is only a guideline but was drawn up with the intent of establishing a clear set of goals, and among those goals was to limit the development of amusements along Sahara, particularly amusements that rise above the 60 foot limit.

To say that all this should be ignored is to ignore the long-term work of lots of people, in the City government, the County government, in the local business community and in the Neighborhood.

Any and all of these plans should indeed be open to discussion and revision but that revision shouldn't be according to a rather abstract principle of "let people design their own buildings." And while its true that too much planning can stultify effective redevlopment, we can also see some successes in urban planning such as for instance the Entertainment District along east Fremont.

Finally, and this is a point that I don't think has been made yet in any of the discussions, is that as recently as last spring, gaming and development interests made a significant effort to expand the Gaming Enterprise District eastward along Sahara. I'd expect those interests are watching proposals like this, since if Sahara becomes an amusement corridor, they'll come back and try again to gain legal changes that would allow Strip-type properties along Sahara.

So there's going to be some plan, one way or the other, that determines the future of the Sahara corridor. What we should discuss is what sort of corridor we'd like -- retail and office, as is currently the City's plan, or an amusement corridor which is the direction that I think this project would point us towards.

best wishes to all,
Greg Brown

On Tue, Nov 10, 2009 at 5:16 PM, Michael Cornthwaite <vegasdowntowner@gmail.com> wrote:
I'm sure there will be time to discuss this in another forum, but I would like to briefly express that..honestly...unless the area is going to be negatively impacted, we shouldn't have any say in how someone wants to design their own building/business.

The fact that someone wants to build a new building, and employ people on East Sahara is not something we should have a problem with at all, especially now.

Being an entrepreneur myself, I sometimes have people that give me unsolicited advice about my design choices to which I normally respond, "when you build your own place, you can do it anyway you like."

I'm sure there is more to it, but I just wanted to share a few thoughts.

On Tue, Nov 10, 2009 at 4:40 PM, Peter Frigeri <Peter@expoease.com> wrote:

That is ass ugly. Why do all these developers want Sahara to look like International Drive in Orlando?

Peter Frigeri

President

Expo Ease

702-368-2868

Think before you print.

From: Jack LeVine [mailto:Jack@UncleJack.com]
Sent: Tuesday, November 10, 2009 4:39 PM
To: 'Michael Cornthwaite'; giunchigliani@aol.com
Cc: southridgena@worldnet.att.net; accuprint01@gmail.com; alberts7@unlv.nevada.edu; arthur@writingwithfamilies.com; bremskraft@yahoo.com; bhughes@lasvegasnevada.gov; bubba13_1999@yahoo.com; catherineborg@mac.com; centavodale@aol.com; charles@autostateinsurance.com; corvin@cox.net; darlenesteljes@earthlink.net; darrylr@cox.net; dfigler@hotmail.com; djinn2@cox.net; dorretwms@yahoo.com; elenapellinen@yahoo.com; gregorystephenbrown@gmail.com; hfleischhauer@hotmail.com; jacobsmr@gmail.com; janemiyama@aol.com; JJWright@co.clark.nv.us; jlapan@cox.net; jmsgibson@yahoo.com; jonell@jonellthomas.com; jwilsonstainedglass@cox.net; kaseybaker223@yahoo.com; khkurz@yahoo.com; kwirges@yahoo.com; LJKIRK2@cox.net; mwheeler@lasvegasnevada.gov; michael.lugering@unlv.edu; mike@anewct.com; mpearlg@aol.com; myersyounkin@aol.com; nicolemrogers@gmail.com; Pam50@cox.net; pjk4@cox.net; Peter Frigeri; rlevrant@lasvegasnevada.gov; rumford@cox.net; sarahmh@cox.net; scott.swank@gmail.com; sued123@cox.net; T_Pellegrini@hotmail.com; tami1@mac.com; vic@trinity-life.org; VVpawnshop@aol.com; wateringhole25@cox.net; stan@tokens.com; rockieball@cox.net; minkcolbert@gmail.com; coyleb@repsrv.com
Subject: RE: Hold Letter for BodyFlying

For those who weren't at either of the meetings, this is the "artist's rendering" of the proposed building.

The right side of the drawing is facing Sahara.

The yellow tower and the round tower behind it is at the north side of the building.

Or put another way, the car on the street out front is driving NORTH on the cul-de-sac (which I think should be called 7th Street to tie it into the rest of the downtown numbered streets).



We have lots of fun promoting the classic homes and historic neighborhoods of Las Vegas.

We call it "Very Vintage Vegas" www.VeryVintageVegas.com

And, selling real estate funds our passion for preserving Vintage Vegas.

Your referrals are always appreciated.

Jack LeVine
Keller Williams Realty-Las Vegas

Jack@UncleJack.com

Cell 702-378-7055

Fax 702-732-7748

From: Michael Cornthwaite [mailto:vegasdowntowner@gmail.com]
Sent: Tuesday, November 10, 2009 4:20 PM
To: giunchigliani@aol.com
Cc: southridgena@worldnet.att.net; accuprint01@gmail.com; alberts7@unlv.nevada.edu; arthur@writingwithfamilies.com; bremskraft@yahoo.com; bhughes@lasvegasnevada.gov; bubba13_1999@yahoo.com; catherineborg@mac.com; centavodale@aol.com; charles@autostateinsurance.com; corvin@cox.net; darlenesteljes@earthlink.net; darrylr@cox.net; dfigler@hotmail.com; djinn2@cox.net; dorretwms@yahoo.com; elenapellinen@yahoo.com; gregorystephenbrown@gmail.com; hfleischhauer@hotmail.com; jack@unclejack.com; jacobsmr@gmail.com; janemiyama@aol.com; JJWright@co.clark.nv.us; jlapan@cox.net; jmsgibson@yahoo.com; jonell@jonellthomas.com; jwilsonstainedglass@cox.net; kaseybaker223@yahoo.com; khkurz@yahoo.com; kwirges@yahoo.com; LJKIRK2@cox.net; mwheeler@lasvegasnevada.gov; michael.lugering@unlv.edu; mike@anewct.com; mpearlg@aol.com; myersyounkin@aol.com; nicolemrogers@gmail.com; Pam50@cox.net; pjk4@cox.net; peter@expoease.com; rlevrant@lasvegasnevada.gov; rumford@cox.net; sarahmh@cox.net; scott.swank@gmail.com; sued123@cox.net; T_Pellegrini@hotmail.com; tami1@mac.com; vic@trinity-life.org; VVpawnshop@aol.com; wateringhole25@cox.net; stan@tokens.com; rockieball@cox.net; minkcolbert@gmail.com; coyleb@repsrv.com
Subject: Re: Hold Letter for BodyFlying

Thank you!

I would like to know more about the specific project.

I think that it is also important to understand that not all areas need to be masterplanned as this stunts creative and artistic growth as well as paralyzes entrepreneurs with new codes and expenses. Many of the best areas of a city are those with the most variety and diversity of residential and commercial without being contrived and over thought out.

A year or two ago there was talk of demolishing the Commercial Center in favor of some better planned and stale "the District" type alternative. I was very much against that as were many people and fortunately it didn't happen.

Let us all not forget why we moved downtown to begin with.

Michael

On Tue, Nov 10, 2009 at 3:30 PM, <giunchigliani@aol.com> wrote:

Mike,

The Body flying issue came up last year so I do think most are aware of it and the concenrs remain. I live just outside of Southridge but boundries aren't as important as what would help approporiately redevelop the cooridor on both sides of Sahara. A good mixed use and retail mix would be great and just putting an amusement there or some other project that really didn't help promote a true urban landscape that complimetns the neighborhood would be short sighted. Once there it could stop other potential developemnt that would fit better. We also should be concerned aobut the traffic and ability for me to get the ACE bus down Sahara to help with congestion. Just some of my thoughts. Chris

-----Original Message-----
From: MICHAEL HANRATTY <southridgena@worldnet.att.net>
To: accuprint01@gmail.com; alberts7@unlv.nevada.edu; arthur@writingwithfamilies.com; Bremskraft <bremskraft@yahoo.com>; Brenda J. Hughes <bhughes@LasVegasNevada.GOV>; bubba13_1999@yahoo.com; catherineborg@mac.com; centavodale@aol.com; charles@autostateinsurance.com; corvin@cox.net; darlenesteljes@earthlink.net; darrylr@cox.net; dfigler@hotmail.com; djinn2@cox.net; dorretwms@yahoo.com; elenapellinen@yahoo.com; giunchigliani@aol.com; gregorystephenbrown@gmail.com; hfleischhauer@hotmail.com; jack@unclejack.com; jacobsmr@gmail.com; janemiyama@aol.com; JJWright@co.clark.nv.us; jlapan@cox.net; jmsgibson@yahoo.com; jonell@jonellthomas.com; jwilsonstainedglass@cox.net; kaseybaker223@yahoo.com; khkurz@yahoo.com; kwirges@yahoo.com; LJKIRK2@COX.NET; Margo Wheeler <mwheeler@LasVegasNevada.GOV>; michael.lugering@unlv.edu; Michael Cornthwaite <vegasdowntowner@gmail.com>; mike@anewct.com; mpearlg@aol.com; myersyounkin@aol.com; nicolemrogers@gmail.com; Pam50@cox.net; pjk4@cox.net; peter@expoease.com; Rob Levrant <rlevrant@LasVegasNevada.GOV>; rumford@cox.net; sarahmh@cox.net; scott.swank@gmail.com; sued123@cox.net; T_Pellegrini@hotmail.com; tami1@mac.com; vic@trinity-life.org; VVpawnshop@aol.com; wateringhole25@cox.net; sage419@mail.com; stan@tokens.com; rockieball@cox.net; minkcolbert@gmail.com; coyleb@repsrv.com
Sent: Tue, Nov 10, 2009 12:05 pm
Subject: Fw: Hold Letter for BodyFlying

Greetings Southridge friends and neighbors,
It has come to my attention that there has been a sudden interest in the BodyFlying items. On behalf of Southridge N A and Sahara Southridge Association of Businesses we appreciate the concern. I personally would like to know how many of you actually know what this is all about and of all the E-mail addressess I've received, how many live in Southridge? Any and all comments are welcome, if you have any questions please get back to me.
Sincerely,
Michael Hanratty
President, Southridge N A
702-369-8439
----- Original Message ----- From: "Jennifer Lazovich" <JLazovich@kcnvlaw.com>
To: <southridgena@att.net>
Cc: "BNSfiles" <BNSfiles@kcnvlaw.com>
Sent: Thursday, November 05, 2009 4:57 PM
Subject: Hold Letter for BodyFlying

Hi Michael:

Due to the upcoming holidays, we are requesting to hold the BodyFlying items until January 14, 2010.

Please contact me if you have any questions.

As always, thank you for working with us.

Jennifer

Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite 250

Las Vegas, Nevada 89113
Tel: (702) 792-7000
Fax: (702) 796-7181
Website: www.kcnvlaw.com
Email: jlazovich@kcnvlaw.com

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (702) 792-7000. Also, please e-mail the sender that you have received the communication in error. We will gladly reimburse your telephone expenses. Thank you.

IRS Circular 230 Notice: To ensure compliance with requirements imposed by the IRS, we inform you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Nora Lares

From: Doug Rankin
Sent: Tuesday, January 12, 2010 1:49 PM
To: Nora Lares
Cc: Steve Gebeke
Subject: FW: SDR-35186 and VAR-35528

RECEIVED
JAN 12 2010

From: MICHAEL HANRATTY [mailto:southridgena@worldnet.att.net]
Sent: Tuesday, January 12, 2010 12:34 PM
To: Doug Rankin
Subject: SDR-35186 and VAR-35528

To The Planning Commision,
On behalf of Southridge NA and Sahara Southridge Association of Businesses the consensus of residence and businesses is denial to this amusement facility. I will forward a couple of E-mails that were sent to me that sum up the reason for opposition.

Sincerely,
Michael Hanratty
President, Southridge NA
and SSAB

Submitted after final agenda
1/12/10 Item #6P

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

1

Name (print)	Christina Gianopoulos - Rohrer
Address	7 Desert Dawn Ln Henderson, NV 89074
Phone No.	434-7331
Date	1/10/10 Signature CRohrer

2

Name (print)	Rena Rohrer
Address	~~4308 Marion St~~ 805 Gibson # 124 Henderson, NV 89012
Phone No.	814-566-6048
Date	1-10-10 Signature Rena Rohrer

3

Name (print)	Margaret Gianopoulos
Address	2201 Ramsgate Dr #423 Henderson NV 89074
Phone No.	702-764-6335
Date	1-10-10 Signature

4

Name (print)	Colleen Claro
Address	7985 long beach st Las Vegas NV 89139
Phone No.	702-234-7886
Date	1-10-10 Signature [signature]

Submitted after final agenda

Item #6P(x80)

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

5
Name (print) Jena Waller
Address 1668 Oakmont Ave #1701
Las Vegas, NV 89109
Phone No. 503-991-4853
Date 1-7-10 Signature Jena Waller

6
Name (print) Marc Hewson
Address 632 Avenue D
Boulder City NV 89005
Phone No. (702) 409-7725
Date 1/7/~~09~~ 10 Signature MSHeson

7
Name (print) Virginia Stickell
Address 909 East St. Louis
Las Vegas, NV 89104
Phone No. (702) 435-6636
Date 1/8/10 Signature Virginia Stickell

8
Name (print) Susan Savarise
Address 2001 So. 11th St.
Las Vegas, NV 89104-3117
Phone No. (702) 595-2215
Date 01/09/10 Signature Susan Savarise

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

9
Name (print) Phyllis Silvestri
Address 618 Canosa
LV NV 89104
Phone No. (702) 735-6501
Date 1-9-10 Signature Phyllis Silvestri

10
Name (print) Robert M. Laskey
Address 2000 Cordova St.
Las Vegas, NV 89104
Phone No. (702) 735-5666
Date 1-9-10 Signature

11
Name (print) Mary DiIorio
Address 1037 Canosa
Las Vegas, NV 89104
Phone No. 369-1688
Date 1-10-10 Signature

12
Name (print) Karin Bickers
Address 1032 Howard Ave
LV, NV 89104
Phone No. 792-6890
Date Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

13
Name (print) Geraldine Bickers
Address 1032 Howard Ave.
Las Vegas, NV 89104
Phone No. (702) 732-5890
Date 1-10-10 Signature Geraldine Bickers

14
Name (print) Joyce Perlman
Address 3111 Bel Air Dr.
Las Vegas, NV 89109
Phone No.
Date 1/10/10 Signature J Perlman

15
Name (print) Jennifer Duff
Address 2576 W. Verde
Caruthers, CA 93609
Phone No. 559-508-2502
Date 1-10-10 Signature Jennifer Duff

Name (print) Jadine Duff
Address ~~2576 W. Verde~~
Caruthers, CA 93609
Phone No. 559-508-2502
Date 1-10-10 Signature Jadine Duff

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

16

Name (print) Richard Dover
Address 1101 Durant Blvd. #57
LV, NV 89169
Phone No. 702-287-9692
Date 1-11-10 Signature Richard Dover

17

Name (print) Michele Picht
Address 3820 Alder Creek Ct.
NLV NV. 89032
Phone No. 702-743-5744
Date 1-11-10 Signature Michele Picht

Name (print)
Address
Phone No.
Date Signature

Name (print)
Address
Phone No.
Date Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

18

Name (print) CARL "JEFF" WAGNER
Address 2556 WILTSHIRE
Hend. NV 89052
Phone No. 271-4872
Date 1/12/09 Signature

Name (print)
Address

Phone No.
Date Signature

Name (print)
Address

Phone No.
Date Signature

Name (print)
Address

Phone No.
Date Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

19

Name (print) JAMES OSWALD
Address 1071 Hasseth AVE
LV NV 89104
Phone No. 702-327-2859
Date 1-12-2010 Signature

Name (print) Brianna Bangle
Address ~~610 Canosa~~
Las Vegas, NV 89104
Phone No. 702-735-6501
Date 1-12-10 Signature Brianna Bangle

PROTEST LETTER SUBMITTED
SEP. 23, 2009

Name (print)
Address
Phone No.
Date Signature

Name (print)
Address
Phone No.
Date Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

20
Name (print) Deborah N. Prater
Address 1201 N. Rainbow #19
Las Vegas, NV. 89108
Phone No. 677-7244
Date 1-7-2010 Signature Deborah Prater

21
Name (print) DIANE P. DELIO
Address 4949 BLUE BAY CT
LAS VEGAS NV 89141
Phone No. 702-451-2336
Date 01/08/10 Signature Diane P DeLio

Name (print) A. CURTIS PRATER
Address ~~1201 N. RAINBOW #19~~
LAS VEGAS, NV 89108
Phone No. 677-5085
Date 1-10-10 Signature A. Curtis Prater

Name (print) John Michael Bangle
Address ~~610 Cayoosa Ave~~
Las Vegas, NV 89104
Phone No. (702) 735-6501
Date 1-12-10 Signature

PROTEST LETTER
SUBMITTED SEP. 23, 2009

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

22

Name (print) Tina Drown
Address 10533 Nevada Falls Ave
Las Vegas NV 89129
Phone No. (603) 493 9510
Date Jan 11th, 200 Signature

Name (print) Paul Johnson
Address ~~10533 Nevada Falls Ave~~
LAS VEGAS NV 89129
Phone No. (702) 328 7133
Date Jan 11th, 2010 Signature

23

Name (print) Judy Studards
Address 10244 Regents Cross Place
Las Vegas NV 89144
Phone No. 702-363-1259
Date 1/12/10 Signature

Name (print) Sharon Bangle
Address ~~610 Conosa~~
Las Vegas, NV 89104
Phone No. 735-6501
Date 1/12/10 Signature

PROTEST LETTER
SUBMITTED SEP. 23, 2009

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

24

Name (print) Wes Walker
Address 4507 San Rafael
LV NV 89120
Phone No. 435-1615
Date 1-5-2010 Signature Wes Walker

25

Name (print) Jason Walker
Address [illegible]
Las Vegas, NV 89104
Phone No.
Date 1/5/10 Signature [signature]

26

Name (print) LINDA DEEN REED
Address 840 ZINNIA CIR
HENDERSON, 89015
Phone No. 806-5408
Date 1-8-10 Signature [signature]

27

Name (print) Genevieve K. Elias
Address 6095 Casa Loma Ave.
Las. Vegas NV. 89156
Phone No. 752-9822
Date 01-12-10 Signature Genevieve K Elias

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

28

Name (print) MARLENE M. LANDE
Address 5105 ELDORA AVE. #3
LAS VEGAS, NV. 89146
Phone No. 702-889-4419
Date 1-11-10 Signature Marlene M Lande

29

Name (print) ANDY REGER
Address 3029 YANKEE CLIPPER DR.
LAS VEGAS NV 89117
Phone No. 414.702.6901
Date 1-11-10 Signature

Name (print) JESSICA MATOVICH
Address ~~3029 YANKEE CLIPPER DR.~~
LV NV 89117.
Phone No. 702.374-7974
Date 1.11.10 Signature

Name (print)
Address
Phone No.
Date Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

30
Name (print) Paul Bandict
Address 3100 S. Durango Dr. #106
Las Vegas, NV 89117
Phone No. 702-338-7363
Date 1/11/2010 Signature

31
Name (print) PATRICIA Albert
Address 7920 CANOE LN
LAS VEGAS, NV 89145
Phone No.
Date 1/11/10 Signature Patricia A. Albert

32
Name (print) Stephanie Lucero
Address 2007 Glistening Sands Dr
Las Vegas NV 89119
Phone No. 702 292 7163
Date 01-11-10 Signature

33
Name (print) LUCAS MARIN
Address 200 W. SAHARA AVE # 21602
LAS VEGAS NV 89102
Phone No. (702) 813 4444
Date 01-11-10 Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

34

Name (print) Lillian F. Vickery
Address 5300 E. Desert Inn Rd #17
Las Vegas, NV. 89122
Phone No. 431-7044
Date 1-8-10 Signature Lillian F. Vickery

Name (print) NORMAN L. VICKERY JR.
Address ~~5300 E. DESERT INN RD. #17~~
LAS VEGAS, NV. 89122
Phone No. 431-7044
Date 1-8-10 Signature Norman L. Vickery JR.

35

Name (print) BoB Bosati
Address 2716 Kingsway #16
Phone No. 483-6658
Date 1-10-10 Signature BoB Bosati

36

Name (print) Kathleen Leavitt
Address 2568 Silver Shadow Dr.
Las vegas NV 89108
Phone No. 760-954 4832
Date 1-11-10 Signature Kathleen Leavitt

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

37

Name (print) DON R. BEAGLE
Address 4361 CHERRYSTONE
LAS VEGAS NV
Phone No. 733-6596
Date 1-8-10 Signature Don R Beagle

Name (print) Dorothy K BEAGLE
Address ~~4361 CHERRY STONE~~
LAS VEGAS, NV
Phone No. 733-6596
Date 1-8-10 Signature Dorothy K Beagle

38

Name (print) John Lindner
Address 2217 Beverly Way
LV NV 89104
Phone No. 735-1413
Date 1/11/10 Signature

Name (print) Mary Lindner
Address ~~2217 Beverly Way~~
Las Vegas, NV 89104
Phone No. (702) 735-1413
Date 1/11/2010 Signature Mary Lindner

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

Name (print)	John Lindner
Address	~~2217 Beverly Way~~ LV NV 89104
Phone No.	735-1413
Date	1/12/10
Signature	John Lindner

Name (print)	Mary Lindner
Address	~~2217 Beverly~~ Las Vegas NV 89104
Phone No.	735-1413
Date	1.12.10
Signature	Mary Lindner

Name (print)	
Address	
Phone No.	
Date	Signature

Name (print)	
Address	
Phone No.	
Date	Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

Name (print) Joan Tourville
Address ~~910 E. Oakey Blvd~~
Las Vegas, NV 89104
PROTEST POSTCARD SUBMITTED SEP. 28, 2009
Phone No.
Date 1-11-09 Signature (via email)

39

Name (print) Henry Takushi
Address 3360 Pakanu St.
Honolulu, HI 96822-1344
Phone No. 808-218-3971
Date 1-11-10 Signature Henry Takushi

Name (print)
Address
Phone No.
Date Signature

Name (print)
Address
Phone No.
Date Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

Name (print)	Paul Whisler	PROTEST
Address	~~1032 E. Hassett~~	SUBMITTED VIA FAX
	LV NV 89104	SEP. 21, 2009
Phone No.	(702) 735-0543	
Date	1/8/10	Signature

Name (print)	JoAnne Whisler	PROTEST
Address	~~1032 East Hassett Ave.~~	SUBMITTED VIA FAX
	Las Vegas, NV 89104	SEP. 21, 2009
Phone No.	735-0543	
Date	01-08-10	Signature

Name (print)	John McCormick	PROTEST
Address	~~1064 Canosa~~	SUBMITTED VIA FAX
	89104	SEP. 22, 2009
Phone No.	523-1706	
Date	1/9/10	Signature

Name (print)	Colleen McCormick	PROTEST
Address	~~1064 Canosa Ave.~~	SUBMITTED VIA FAX
	Las Vegas 89104	SEP. 22, 2009
Phone No.	596-1706	
Date	1-9-2010	Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

40

Name (print) Christopher Ian Barron
Address 5145 Rawhide St.
Las Vegas, NV 89112
Phone No.
Date 1-11-10 Signature

41

Name (print) Cynthia Hall
Address 3915 Gramercy Ave
N. LV, NV 89031
Phone No. 702-636-8552
Date 1/11/10 Signature

42

Name (print) Cindy Torres
Address 5367 Tamarus St
Las Vegas, NV 89119
Phone No. 702-589-1684
Date 1/12/10 Signature Cynthia Torres

43

Name (print) Suzy Grissom
Address 953 East Sahara B-31
LV NV 89109
Phone No. 702-628-2968
Date 01-12-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

44
Name (print) Cassie Jimison
Address 3082 Sumter Valley
Henderson NV 89052
Phone No. 702-576-2975
Date 1/12/10 Signature

45
Name (print) Holly Reese
Address 6227 Woodbury Ave
Las Vegas NV 89103
Phone No. 702-871-1484
Date 1-12-10 Signature

46
Name (print) Kathy Alday
Address 7398 Cedar Ridge St
Las Vegas, NV 89147
Phone No. 702-279-7377
Date 1/12/10 Signature

47
Name (print) Morenike Carazo
Address 2720 W Serene Apt 1035
Las Vegas NV 89123
Phone No. 702-406-9481
Date 1-12-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

48
Name (print) Arlene Cooper
Address 6105 E. Sahara
Las Vegas, NV
Phone No.
Date 1-7-10 Signature Arlene Cooper

49
Name (print) CANDICE NICHOLS
Address 719 STRAWBERRY PL.
HENDERSON, NV 89002
Phone No.
Date 1-7-10 Signature

50
Name (print) VAUGHAN COGSWELL
Address 3980 E. SUNSET RD Apt 1055
Las Vegas, NV 89120
Phone No.
Date 1-12-10 Signature Vaughan H Cogswell

Name (print) Mark Oatneal
Address ~~5145 Rawhide St. #132~~
Las Vegas, NV 89122
Phone No.
Date 1-12-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

51
Name (print) Chris Miller
Address 2432 Driftwood
Henderson NV 89074
Phone No. 564 674
Date 1/12/10 Signature

52
Name (print) Suzanne Miele
Address 2013 Wandering Dr
Phone No. 702 281 0804
Date 1-12-10 Signature

53
Name (print) James Dehean
Address 1655 E. Sahara Apt. 2134 Las Vegas NV. 89104
Phone No. 702-752-6358
Date 01-12-10 Signature

54
Name (print) Derek Washington
Address 801 S. Las Vegas Bl #222
LV NV 89101
Phone No. 702 574 4498
Date 1/12/10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

55
Name (print) Leo Murrieta
Address 1220 Satellite Avenue
North Las Vegas, NV 89032
Phone No. 702-628-1887
Date 1/12/10 Signature

56
Name (print) Michael B Smith
Address 1408 Concordia PL
Las Vegas NV 89104
Phone No. 702.648-2654
Date 1/12/10 Signature

57
Name (print) Kelly Smith
Address 1380 E. Sahara Ave, Ste. A
Las Vegas, NV 89104
Phone No. 702-650-0636
Date 1-11-10 Signature

58
Name (print) Earl Shelton
Address 8291 Golden Flowers
LV NV 89139
Phone No. 5261951
Date 1-11-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

59
Name (print) MARK GRISSOM
Address 1117 FRANCIS
LV NV 89104
Phone No. 702 767-7644
Date 1/12/10 Signature

60
Name (print) PAUL V. WEISS
Address 2620 SOUTH MARYLAND PARKWAY #14-102
LAS VEGAS, NV 89109
Phone No. 702-285-7480
Date 01/12/10 Signature

61
Name (print) TRACE D SKINNER
Address 3372 REKAS.
LV NV 89121
Phone No. 702 591 6969
Date 1/12/10 Signature

62
Name (print) MARK GARCIA
Address 4204 E. PINECREST CIRCLE
LV, NV 89121
Phone No. 702-270-3336
Date 1/12/10 Signature

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

RECEIVED
JAN 13 2010

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

63

Name (print) DAVID BLACKWOOD
Address 8550 AUBURN LEAF STREET
LAS VEGAS, NV 89123
Phone No. 702-492-7769
Date 1-12-10 Signature

64

Name (print) James-Dean Jensen
Address 1816 E BRACKEN AVE
Las Vegas NV 89104
Phone No. 702-489-2414
Date 1/12/10 Signature

65

Name (print) DAVID W. TURNER II
Address 8916 WIND WARRIOR
LAS VEGAS NV 89143
Phone No.
Date 1/12/10 Signature

66

Name (print) JORDAN BRIDGES
Address 1817 FEATHERBROOK AVE
LAS VEGAS NV 89031
Phone No. (702) 375-2357
Date 1-12-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

67
Name (print) Gary Horton
Address 332 Prince George Rd
LV, NV 89123
Phone No. 406-1080
Date 1-12-2010 Signature Gary Horton

68
Name (print) Rick Madison
Address 6105 E. Sahara #177
LV, NV 89142
Phone No. 702-431-8612
Date 1-12-2010 Signature Rick Madison

Name (print) Ryan Madison
Address ~~6105 E. Sahara #177~~
LV NV 89142
Phone No. 431-8612
Date 1-12-2010 Signature Ryan Madison

69
Name (print) Christina Hernandez
Address 2109 W. Oakey Blvd
Las Vegas, NV 89102
Phone No. 702-338-1874
Date 1-12-2010 Signature Christina

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

70
Name (print) MARY J BEAUVAIS
Address 1401 N. MICHAEL #155
Phone No. 702-631-2206
Date 1/12/10 Signature M J Beauvais

71
Name (print) JEFFREY J HAMES
Address 5759 ALLEGRO AVE
Phone No. 702-292-2188
Date 01/12/10 Signature Jeffrey J. Hames

72
Name (print) Kris Phenix
Address 1700 E. Viking Rd #216
Phone No. 7024155395
Date 1-12-10 ~~5/13/80~~ Signature

73
Name (print) Edward Kirin
Address 5354 Lindell Rd #1011
LV NV 89118
Phone No. 702-328-9627
Date 1-12-10 Signature

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

Name (print)	Shealyn Green
Address	~~953 East Sahara B 31~~ 89109
Phone No.	702-204-4073
Date	1/12/~~09~~10 Signature Shealyn Green

Name (print)	Autumn Coppedge
Address	~~953 E. Sahara B 31~~ 89109
Phone No.	684 9128
Date	1/12/~~09~~10 Signature Autumn Coppedge

74

Name (print)	Joshua Montgomery
Address	332 Prince George Rd Las Vegas, NV 89123
Phone No.	(702) 401-1795
Date	1-12-2010 Signature Joshua Montgomery

Name (print)	Tom Wilson
Address	~~332 Prince George Rd~~ LV, NV 89123
Phone No.	
Date	1-12-2010 Signature Thomas C. Wilson

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

75

Name (print) JoNell Thomas
Address 1509 S. 5th Place
LV NV 89104
Phone No. 217-0740
Date 1·12·10 Signature (via email) ATTACHED

Name (print) Wayne Gartley
Address Viva Las Vegas Stamps SEE NOTES ON E-MAIL
~~1008 E. Sahara Ave. LV 89104~~ ATTACHED.
Phone No. (702) 836-9118
Date 1·12·10 Signature (via email) ATTACHED

76

Name (print) Peter Trimboli
Address 990 E. Sahara Ave.
Las Vegas, NV 89104
Phone No. (702) 731-1076
Date 1·11·10 Signature (via email) ATTACHED.

Name (print)
Address
Phone No.
Date Signature

RECEIVED
JAN 13 2010

The Tiger Lily Flower Shop

From: "JoNell Thomas" <jonell@jonellthomas.com>
To: <info7@WeSendEmotions.com>
Sent: Tuesday, January 12, 2010 12:14 PM
Subject: opposition to flying business

Please add me to the opposition:
JoNell Thomas
1509 South 5th Place, LV, NV 89104
702-217-0740
jonell@jonellthomas.com.

Thanks

RECEIVED
JAN 13 2010

The Tiger Lily Flower Shop

From: "Stampo" <stampo@lvcoxmail.com>
To: <info7@wesendemotions.com>
Sent: Tuesday, January 12, 2010 12:51 PM
Subject: Body Flying

As the owner of ~~994 East Sahara Avenue, 1006 East Sahara Avenue and 1008 East Sahara~~ Avenue, I wish to add my objection to the proposed project for Variance VAR-35528 SDR-35186 Body Flying US, LLC.

Should you require any additional information, please feel free to contact me.
Wayne Gartley
1008 E Sahara Avenue
Las Vegas, NV 89104
702-836-9118
*´¨)
¸.·´¸.·*´¨) ¸.·*¨)Stampo
(¸.·´ (¸.·' ¤ STAMPO Viva Las Vegastamps!
For a Good Time, visit www.stampo.com
America's Rubber Stamp Paradise since 1991

Toll-Free FAX 1-877-517-8482 (US/Canada)
Visit our blog at http://vivalas.blogspot.com/
YouTube Video at http://www.youtube.com:80/watch?v=pMR5eWt9WZ4
Visit our MailArt Gallery at http://www.stampostore.com/forum/gallery/

SEE PREVIOUSLY SUBMITTED POSTCARD DATED 09/30/2009

The Tiger Lily Flower Shop

RECEIVED
JAN 13 2010

From: "Peter Trimboli Ins Agcy Inc" <ptrimboli@farmersagent.com>
To: <info7@wesendemotions.com>
Sent: Monday, January 11, 2010 4:06 PM
Subject: variance

Hi Terry

I am also opposed to the sky diving tower as it doesn't fit the current neighborhood. Thanks

Sincerely,

Peter Trimboli
990 E Sahara Ave
Las Vegas, NV 89104
Phone (702)731-1076
Fax (702)731-9449

Refer a friend or family member and receive a $5 gift card to Starbucks!!

www.TrimboliInsurance.com

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

77

Name (print) Karen Kurz
Address 2100 Cordova St.
Las Vegas, NV 89104
Phone No. 702.731.5380
Date 1.12.10 Signature (via email) ATTACHED

78

Name (print) Susan Gorrow
Address 909 Canosa Ave.
LV NV 89104
Phone No.
Date 1.12.10 Signature (via email) ATTACHED

79

Name (print) Gabrielle Del Pino
Address 1712 S. 6th St.
LV NV 89104
Phone No. 796-3460
Date 1.12.10 Signature (via email) ATTACHED.

Name (print)
Address
Phone No.
Date Signature

The Tiger Lily Flower Shop

RECEIVED
JAN 13 2010

From: "Karen Kurz" <khkurz@yahoo.com>
To: <info7@WeSendEmotions.com>
Sent: Tuesday, January 12, 2010 4:22 PM
Subject: petition against Body Flying Indoor Skydiving

Terry,

I received your letter and e-mail notification from Michael Hanratty.

As a long-time homeowner in the Southridge neighborhood, I do not want an Indoor Skydiving attraction anywhere near our area!!!

Thanks for your help.

Karen Kurz
2100 Cordova St
Las Vegas, NV 89104
702.731.5380

The Tiger Lily Flower Shop

RECEIVED
JAN 13 2010

From: "Susan Gorrow" <djinn2@cox.net>
To: <info7@WeSendEmotions.com>
Sent: Tuesday, January 12, 2010 3:03 PM
Subject: petition signature

Hi,
My name is Susan Gorrow. I live at 909 Canosa Ave. I would like my name added to the petition.
Thanks,
Susan Gorrow

RECEIVED
JAN 13 2010

The Tiger Lily Flower Shop

From: <gabbykat@cox.net>
To: <info7@WeSendEmotions.com>
Sent: Tuesday, January 12, 2010 7:58 PM
Subject: Re: Fwd: petition against Body Flying from Terry Hunt of Tiger Lilly Flower Shop

Hello,
Yes I oppose the project.
Gabrielle Del Pino
1712 S.6th St.
796-3460
--

---- Beverly Green <historicbeverlygreen@gmail.com> wrote:
> Neighbors,
>
> This Thursday at 6 pm the Planning Commission will hear a request for 2
> variances to allow an indoor skydiving business to build on a site on Sahara
> east of 6th. The majority of people that I have talked to are opposed
> primarily because it would undermine our effort to keep the Strip
> entertainment district from running along Sahara.
>
> If you area available please come to the Planning Commission meeting to
> speak on this issue. The decision about whether community-centric
> businesses or tourist-centric businesses are going to develop along Sahara
> is one of the more important ones in the direction that our neighborhood
> takes.
>
> In my mind the chief points are that:
>
> 1. We don't want the entertainment district going down Sahara, instead we
> want
> businesses that serve the neighborhood.
>
> 2. They want to overbuild the site, cutting landscaping requirements
> from the approx. 3400 sq ft that code requires down to approx. 750 sq
> ft, i.e. less than 25% of what code requires.
> http://www5.lasvegasnevada.gov/sirepub/pubmtgframe.aspx?meetid=640&doctype=Agenda
>
> 3. With the recession and the competition in town their success is
> unclear, potentially leaving us with an 80 foot tall, empty building that is
> unusable by any other business.
>
> 4. Further, the adjacent businesses have said that this will drive
> away other businesses, specifically the sort that serve the community.
>
> Below is the petition that the surrounding businesses are circulating. If
> you cannot make it to the Planning Commission meeting please let me know
> whether you support or oppose this issue so that I can represent Beverly

RECEIVED
JAN 13 2010

To: Las Vegas Planning Commission
Re: VAR-35528 and SDR-35186 BodyFlying US, LLC

We, the undersigned, are opposed to this project and hereby request that applicant's request for approval be denied.

80

Name (print) Wendy Kveck
Address 557 Barbara Way
Las Vegas, NV 89104
Phone No. 702-869-9002
Date 1-12-10 Signature (via email) ATTACHED.

Name (print) Mike Shetler
Address ~~557 Barbara Way~~
LV NV 89104
Phone No. 702-869-9002
Date 1-12-10 Signature (via email)

Name (print)
Address
Phone No.
Date Signature

Name (print)
Address
Phone No.
Date Signature

RECEIVED
JAN 13 2010

The Tiger Lily Flower Shop

From: "Wendy Kveck" <wendykveck@gmail.com>
To: <info7@WeSendemotions.com>
Sent: Tuesday, January 12, 2010 7:02 PM
Subject: Re: petition against Body Flying from Terry Hunt of Tiger Lilly Flower Shop

Hi Terry,
Please add my name to the petition opposing the Body Flying project.
Thank you for organizing,
Wendy Kveck

Wendy Kveck and Mike Shetler
557 Barbara Way, Las Vegas NV 89104
wendykveck@gmail.com
702-869-9002

On Mon, Jan 11, 2010 at 1:25 PM, Beverly Green <historicbeverlygreen@gmail.com> wrote:

Neighbors,

This Thursday at 6 pm the Planning Commission will hear a request for 2 variances to allow an indoor skydiving business to build on a site on Sahara east of 6th. The majority of people that I have talked to are opposed primarily because it would undermine our effort to keep the Strip entertainment district from running along Sahara.

If you area available please come to the Planning Commission meeting to speak on this issue. The decision about whether community-centric businesses or tourist-centric businesses are going to develop along Sahara is one of the more important ones in the direction that our neighborhood takes.

In my mind the chief points are that:

1. We don't want the entertainment district going down Sahara, instead we want businesses that serve the neighborhood.

2. They want to overbuild the site, cutting landscaping requirements from the approx. 3400 sq ft that code requires down to approx. 750 sq ft, i.e. less than 25% of what code requires.
http://www5.lasvegasnevada.gov/sirepub/pubmtgframe.aspx?meetid=640&doctype=Agenda

3. With the recession and the competition in town their success is unclear, potentially leaving us with an 80 foot tall, empty building that is unusable by any other business.

4. Further, the adjacent businesses have said that this will drive away other businesses, specifically the sort that serve the community.

Below is the petition that the surrounding businesses are circulating. If you cannot make it to the Planning Commission meeting please let me know whether you support or oppose this issue so that I can represent Beverly Green accurately.

Thank you,

City of Las Vegas Agenda Item No.: **69.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

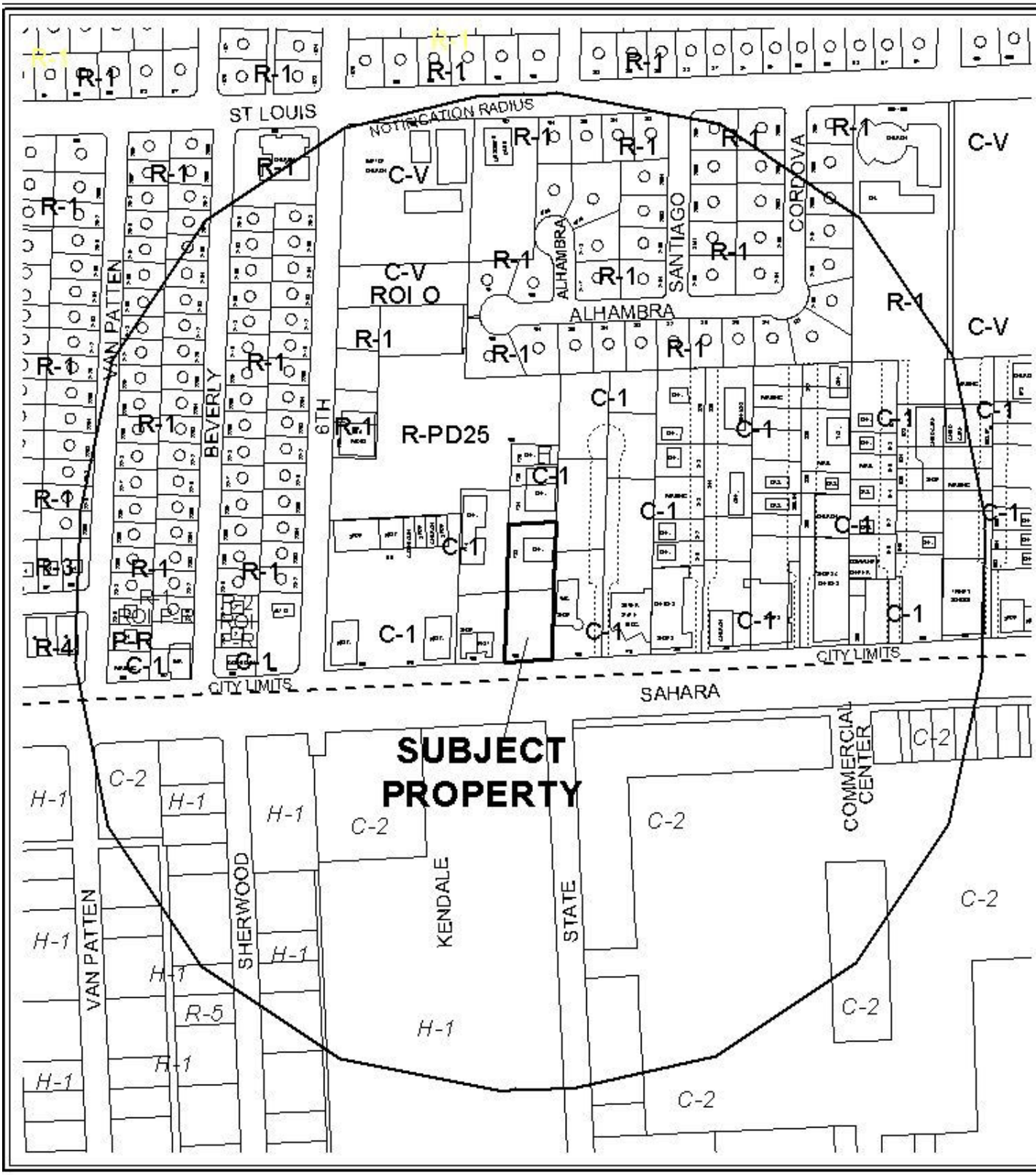
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**134**	**Planning Commission Mtg.**	**121**
City Council Meeting	**3**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 7 (See Item 68 – VAR-35528)

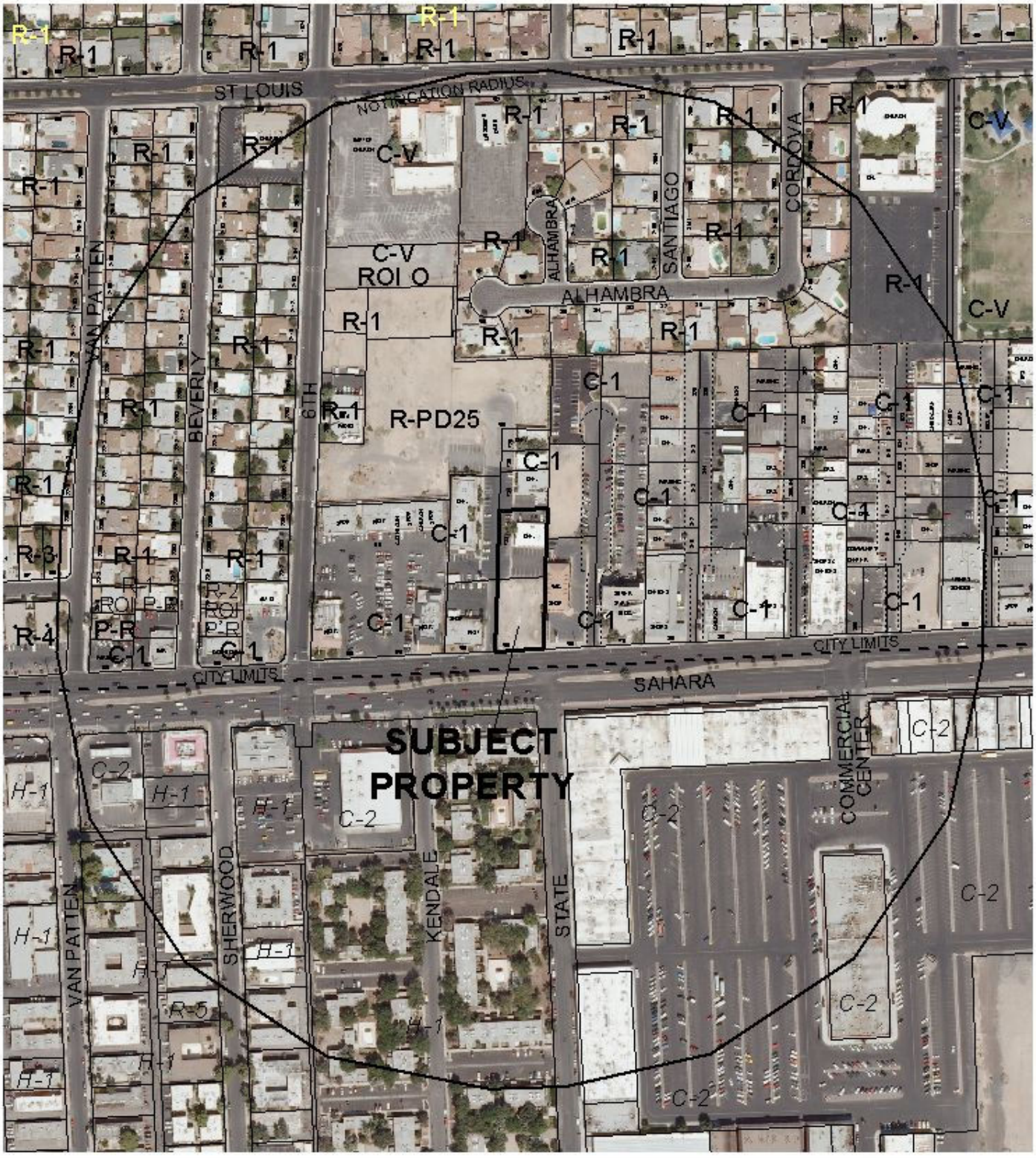


0 300 600 Feet

CASE: **SDR-35186**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **SDR-35186**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (52/ke/se vote) recommends APPROVAL, subject to conditions.

1. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to the issuance of building permits.

2. That the existing property line creating the rear parcel shall be eliminated and that all parking required for the proposed use must be provided on the same side as the use except that for which a variance is approved.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan date stamped 08/10/09, building elevations and floor plans date stamped 07/14/09 and landscaping plan date stamped 09/03/09, except as amended by condition herein.

5. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the north and west perimeters where eight feet is required, a three-foot buffer along a portion of the east perimeter where eight feet is required, and a five-foot buffer along the south perimeter where fifteen feet is required.

6. Proof of perpetual, irrevocable access to the site shall be provided by the applicant prior to issuance of any building permits. Access may be provided by an easement, private drive or other means acceptable to the Planning and Development Department.

7. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate that at a distance of 100 feet in any direction from the wind tunnel, the sound level from the wind tunnel portion of the facility (fan, motor, wind movement) will be a maximum of 55 dBA, and not be a contributing factor to the existing sound level in the surrounding neighborhood. At a distance of 500 feet in any direction from the wind tunnel portion of the facility (fan, motor, wind movement), the sound level from the wind tunnel will be a maximum of 41 dBA and will not be a contributing factor to the existing sound level in the surrounding neighborhood. The existing dBA levels in the surrounding neighborhood shall be used as a comparison for the sound levels resulting from the operation of the wind tunnel portion of the facility.

8. There will be no signage on the north face of the building

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The plan shall be revised to depict the required 14 trees within the proposed landscape buffers on the east and south.

10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with the City Surveyor to determine whether an Administrative Joining or other map is necessary; comply with the recommendations of the City Surveyor.

16. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

18. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.

20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review, which proposes to add a 9,979 square-foot Commercial Recreation/Amusement (Indoor) building at the subject site, generally located adjacent to the north side of Sahara Avenue, approximately 440 feet east of Sixth Street. The subject site consists of two separate parcels and is partially developed. Currently, the northern portion of the site is being utilized by a 3,475 square-foot medical office building, while the southern portion remains undeveloped. The proposed development, in its current configuration, will precipitate the overbuilding of the site as is evidenced by the requested Waivers and Exceptions as part of the Site Development Plan Review, as well as the associated Variance (VAR-35528) request; therefore, staff is recommending denial of this request. If denied, the applicant will be required to redesign the proposed site and adhere to all Title 19 development standards.

ISSUES

- This proposal fails to meet applicable Title 19 requirements, which is evidenced by the requested Waiver of Perimeter Landscape Buffer standards along the perimeters of the subject property and the Exception to allow no parking-lot landscape islands and reduce the required amount of planting materials in the proposed landscape buffer on the east side of the property.
- Approval of an associated Variance (VAR-35528) is required to approve this Site Development Plan Review request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.

08/23/07	The Planning Commission tabled a request for a Site Development Plan Review (SDR-22017) for a proposed 98-foot tall 12,452 square-foot commercial recreation/ amusement (Indoor) facility with waivers of perimeter landscaping standards to allow five feet on the south property line where 15 feet is required and zero feet on the north, east and west property lines where eight feet is required; and a request for a Variance (VAR-22018) to allow 28 parking spaces where 63 spaces is the minimum required for a proposed commercial recreation/ amusement (Indoor) facility adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street. Staff recommended denial of the request.
01/14/10	The Planning Commission recommended approval of companion item VAR-35528 concurrently with this application. The Planning Commission voted 5-2/ke/se to recommend APPROVAL (PC Agenda Item #7/jb).

Related Building Permits/Business Licenses	
Circa 1969	Office building located at 738 East Sahara Avenue on (APN 162-03-801-088) was constructed.
03/18/02	A business license (T18-00499) was issued for Miscellaneous Telephone Sales and (U05-00244) for a Public Utility Telephone at 738 East Sahara Boulevard, Suite #104. These licenses are still active.
06/06/02	A business license (B20-00414) was issued for Business Support Services at 738 East Sahara Boulevard, Suite #B. This license was marked out of business on 08/10/07.
08/09/07	A business license (I04-03459) was issued for an Insurance Producer and (K10-00257) for a Sales and Service Firm at 738 East Sahara Boulevard, Suite #B. These licenses are still active.
09/30/08	A business license (Q07-00825) was issued for a medical firm at 738 East Sahara Boulevard. This license is still active.
Pre-Application Meeting	
06/29/09	A pre-application meeting was held and elements of this application were discussed. It was noted that there would need to be landscape waivers added to the justification letter and that parking should be calculated at one space per 200 square feet of gross floor area.

Neighborhood Meeting	
10/07/09	A voluntary neighborhood meeting was held from 6:00 to 7:10 pm at the Mesquite Club located at 702 East St. Louis Avenue, Las Vegas, Nevada 89104. There were 20 attendees for the general public, and one (1) staff member of the Planning and Development Department. Discussion topics included: Reviewed Project: • Predominately by appointment only • Training video & personal approximately 25 minutes • 20 minutes to "suit up" • 3 minutes in the wind • Approximately 20% local, 80% tourists • Approximately 6 employees • Fan surrounded by concrete, takes in no external air • 8:00am – 11:00am Skydiving • 11:00am – 10:00pm Public Concerns & Questions: • Noise • Vibration • Driveway width • Bus traffic • Large crowds at a time • Noise in parking lot from patrons • Limo's idling in parking lot • Decibel levels • Signage being overly large • Height of building Conclusion: Approximately 1/3 in favor 1/3 opposed 1/3 no comment

Field Check	
08/20/09	A site inspection was performed by staff with the following observations: • The subject site has been developed with a well maintained medical office building on the northern portion of the site. • The southern portion of the site adjacent to Sahara Avenue remains undeveloped with scattered debris.

Details of Application Request	
Site Area	
Gross Acres	0.81 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Medical Office Building and Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office Building	C (Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residences	CT (Commercial Tourist) - Clark County Designation	H-1 (Limited Resort and Apartment) - Clark County Designation
East	General Retail	C (Commercial)	C-1 (Limited Commercial)
West	Restaurant and General Retail	C (Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Redevelopment Plan Area	X		Y
Beverly Green/Southridge Neighborhood	X		Y

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050 the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	115 Feet	Y
Min. Setbacks			
• Front	20 Feet	73 Feet	Y
• Side (West Property Line)	10 Feet	40 Feet	Y
• Side (East Property Line)	10 Feet	10 Feet	Y
• Rear	20 Feet	187 Feet	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ Roof or Trellis	Y	Y
Mech. Equipment	Screened	Not Shown	By Condition

Pursuant to Title 19.12.040 the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree / 6 Spaces	10 Trees	6 Trees	N
Buffer: Min. Trees	1 Tree / 30 Linear Feet	12 Trees	2 Trees	N
TOTAL		22 Trees	8 Trees	N
Min. Zone Width	15 Feet (South) 8 Feet (East) 8 Feet (West and South)		5 Feet 5 Feet Zero Feet	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Medical Office	3,475 S.F.	1:200 for the first 2,000 sq. ft. 1:175 for the remaining gross floor area	19		56	3	N
Commercial Recreation / Amusement (Indoor)	9,979 S.F.	1:200	50				
SubTotal	13,454 S.F.		66	3	56	3	
TOTAL	13,454 S.F.		69		59		
Percent Deviation					14%		

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	To allow a 5-foot landscape buffer along the south perimeter (front).	Denial
8 Feet	To allow a 3-foot landscape buffer along the east perimeter and a zero-foot landscape buffer along the north and west perimeters.	Denial

Exceptions		
Requirement	**Request**	**Staff Recommendation**
10 islands/trees	To allow no parking landscape islands with trees.	Denial
Eight Trees (One tree per 30 linear feet)	To allow two 24" box tress 40 linear feet apart within the east perimeter landscape buffer	Denial

ANALYSIS

This request is for a Site Development Plan Review for a proposed 9,979 square-foot commercial recreation/amusement (indoor) facility consisting of a 79-foot tall, cylindrical building for a wind tunnel with an attached six floors of public and mechanical areas with ground level parking on 0.81 acres adjacent to the north side of Sahara Avenue, approximately 440 feet east of Sixth Street. The property currently consists of two parcels of land that are zoned C-1 (Limited Commercial). The parcel located on the northern portion of the subject site has been developed as a 3,475 square-foot medical office development, while the parcel to the south adjacent to Sahara Avenue remains undeveloped. The applicant has requested a Waiver of the perimeter landscape buffer requirements to allow a landscape buffer of five feet along the south perimeter where 15 feet is required; zero feet along the north and west perimeter where eight feet is required; and three feet along the east perimeter where eight feet is required. The applicant is also requesting, as part of the review, an Exception to allow no parking lot landscape islands and trees where ten of each is required. An associated request has also been submitted for a Variance (VAR-35528) to allow 59 parking spaces where 69 parking spaces are required will accompany this item.

The applicant has indicated that the proposed commercial recreation/amusement (indoor) facility will be utilized by no more than 26 people in an hour, consisting of six staff members and twenty (20) guests. Guests of the proposed facility must receive instruction and special clothing prior to flying, which limits the number of people who can utilize the facility at the same time. The proposed commercial recreation/amusement (indoor) facility requires various deviations from standards including waivers and exceptions of landscaping and a reduction in parking; therefore, denial of this request is recommended.

FINDINGS

The following findings must be made for a Site Development Plan Review:

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

The development is not compatible with adjacent development and development in the area because the site, as proposed, will be overbuilt, as is evidenced by the requested Waivers and Exceptions as part of the Site Development Plan Review, as well as the associated Variance request to reduce the required amount of parking.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan but is not consistent with Title 19 parking and landscape standards.

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

The proposed commercial recreation/amusement (indoor) facility is accessed by Sahara Avenue which is designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways via a private access drive and should not negatively impact the adjacent roadways or neighborhood traffic.

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

The building material is appropriate for this area and for the City; however the landscape materials are not appropriate as evidenced by the requested Waiver of Perimeter Landscape Buffer requirements and Exceptions of parking lot landscaping.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed commercial recreation/amusement (indoor) facility is not unsightly or obnoxious in appearance; however, due to the height and the type of architectural approach used, it is not compatible with other development in the area.

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

The proposed commercial recreation/amusement (indoor) facility is subject to regular building and business licensing inspections and therefore should not compromise the public health, safety or welfare.

PC ACTION

Conditions 1, 2 and 7 were added by Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 185 by City Clerk

APPROVALS 121

PROTESTS 134

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35186 APN: 162-03-801-088 & 137

Name of Property Owner: Bodyflying US, LLC

Name of Applicant: Bodyflying US, LLC

Name of Representative: Bob Gronauer - Kummer Kaempfer Bonner Renshaw & Ferrario

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Gary L Speer

Print Name: GARY L. SPEER
LLC MEMBER

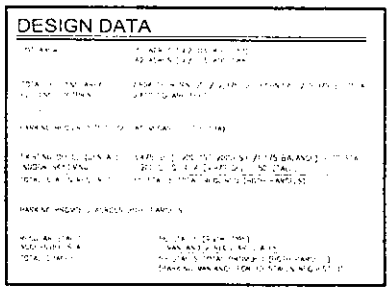
Subscribed and sworn before me

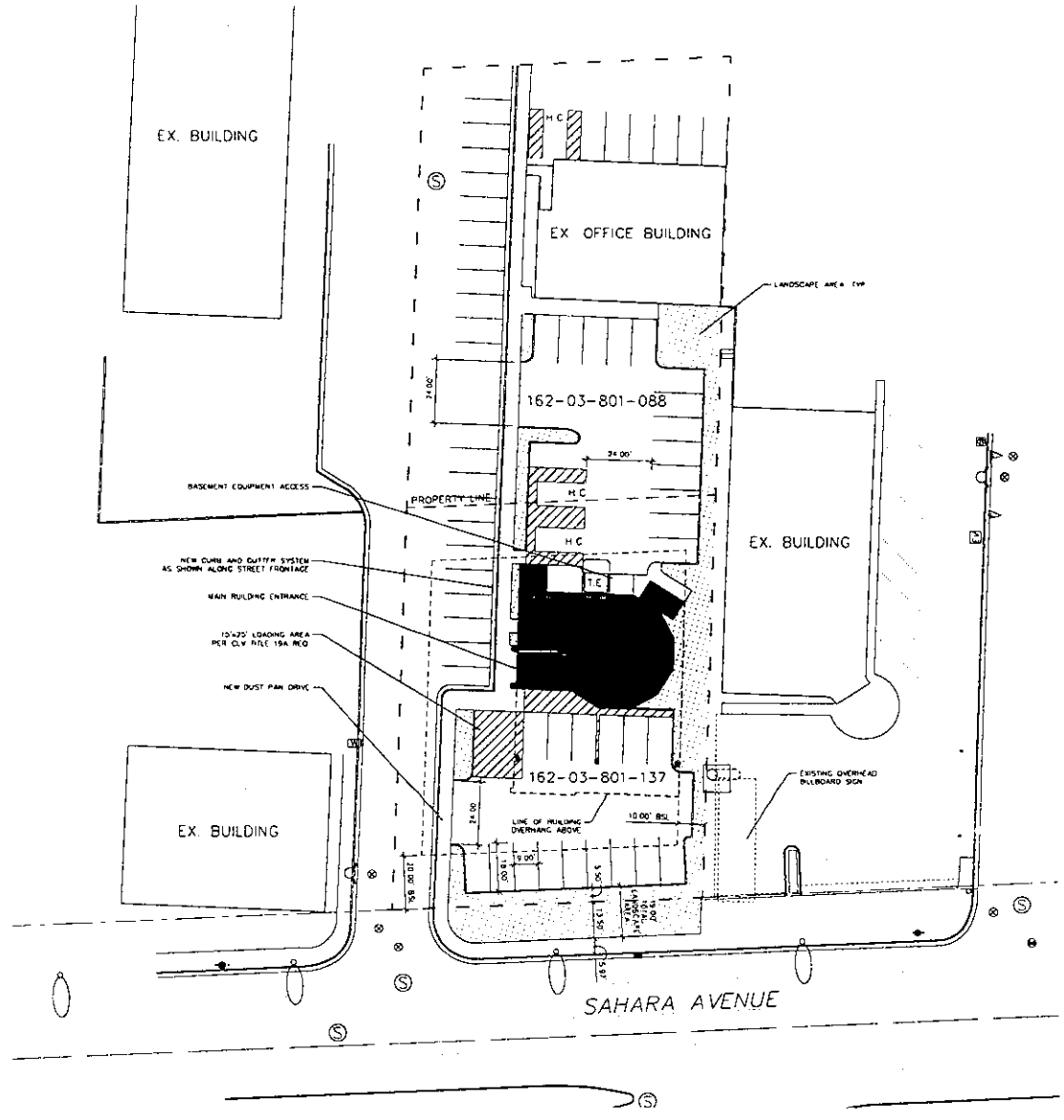
This 13 day of July, 2009

Jesse Shelton
Notary Public in and for said County and State

JESSE R. SHELTON STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

DESIGN DATA





BRESLIN BUILDERS

Site Plan

Land-Use Submittal
August 4, 2009

Scale: 1" = 20'-0"
BBDC Project No. 1109A
Version 3

RECEIVED
BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

AUG 10

SDR-35186
09/24/09 PC

LANDSCAPING GENERAL NOTES:

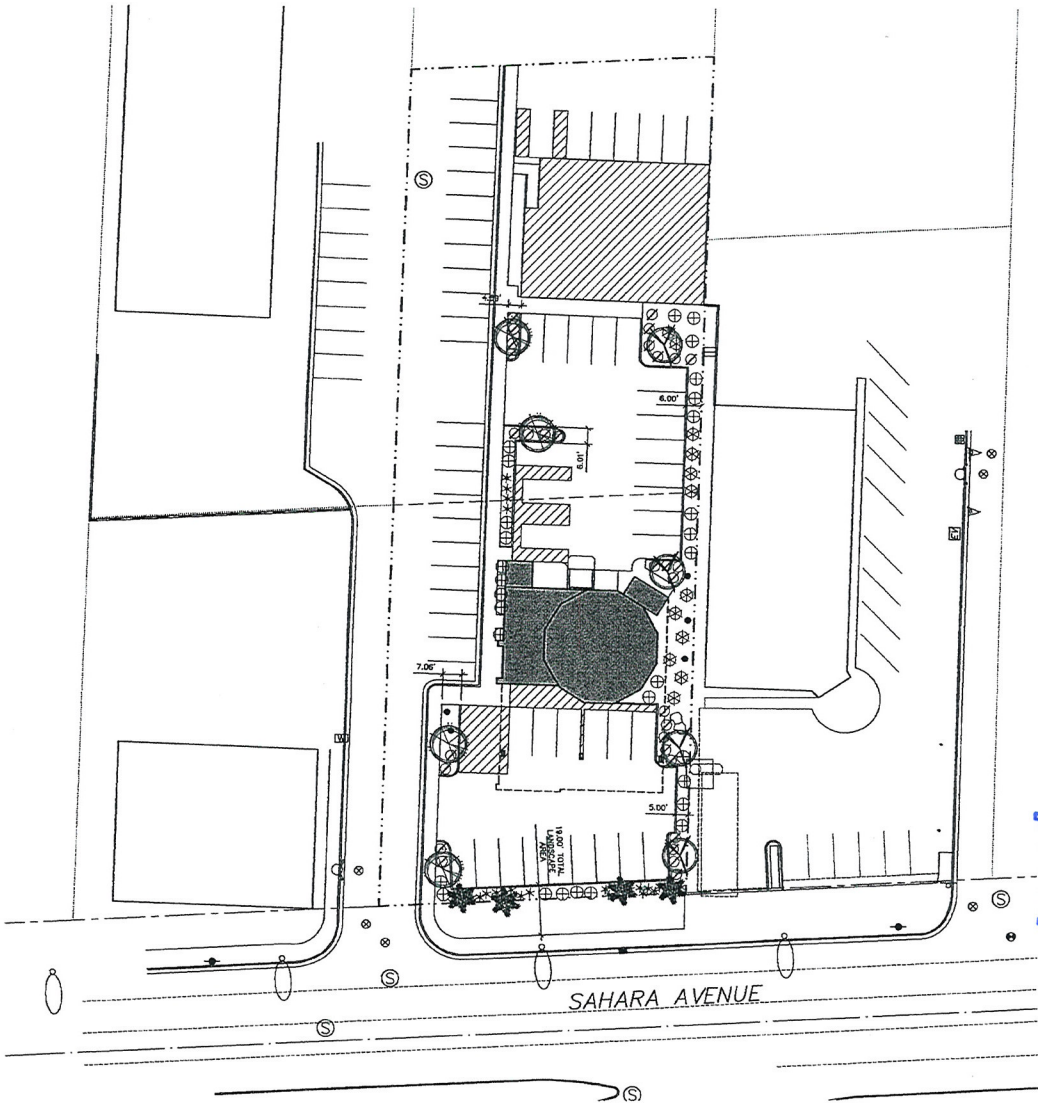
1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. EACH TAG SHALL SHOW THE GENUS, SPECIES AND VARIETY, ETC. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
3. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN/BUILD THE IRRIGATION SYSTEM IN ACCORDANCE WITH LOCAL CODES AND ACCEPTABLE INDUSTRY STANDARDS.
4. DECOMPOSED GRANITE USED ON THIS PROJECT SHALL BE 1/4" MINUS, COLOR SHALL BE MOHAVE GOLD PER TOWN CENTER STADARDS AND SHALL BE A MINIMUM OF 2" IN DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 40% FINES AND 60% AGGREGATE. THE LANDSCAPE CONTRACTOR SHALL RECEIVE VERIFICATION OF MIX FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
5. LANDSCAPE BOULDERS COLOR SHALL MATCH OR COMPLEMENT ROCK GROUNDCOVER. ALL BOULDERS TO BE GRANITE UNLESS NOTED OTHERWISE. BOULDERS SHALL BE ROUND IN SHAPE AND SHALL BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
   - 40% 4' LARGEST DIAMETER
   - 40% 3' LARGEST DIAMETER
   - 20% 2' LARGEST DIAMETER
6. THE BOULDER SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4 OF ROCK DIAMETER SET INTO FINISHED GRADE.
7. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19 ZONING CODE AND OTHER APPLICABLE CODES.
8. EACH PLANT SHALL BE PROVIDED IT'S OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
9. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
10. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED WITHIN THE BUILDING.
11. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1"ø MINIMUM AND (2) 2 "ø MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
12. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
13. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
14. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 6" OF SOIL REPLACED WITH CLEAN WEED FREE MATERIAL ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DISPOSED OF.

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	WASHINGTONIA ROBUSTA HYBRID	MEXICAN FAN PALM	25 FEET BTH AT STREET ROW
	ROBINIA AMBIGUA "PURPLE ROBE"	PURPLE ROBE LOCUST	24" BOX MINIMUM
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX MINIMUM ONSITE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL
	LANTANA HORRIDA	DESERT LANTANA	5 GAL. – VARIOUS COLORS
	BOULDERS - TYP.		VARIES – 24" TO 48" – SEE NOTES ABOVE



BRESLIN BUILDERS

RECEIVED
SEP 03 2009

Landscape Plan

Land-Use Submittal
Revised September 4, 2009

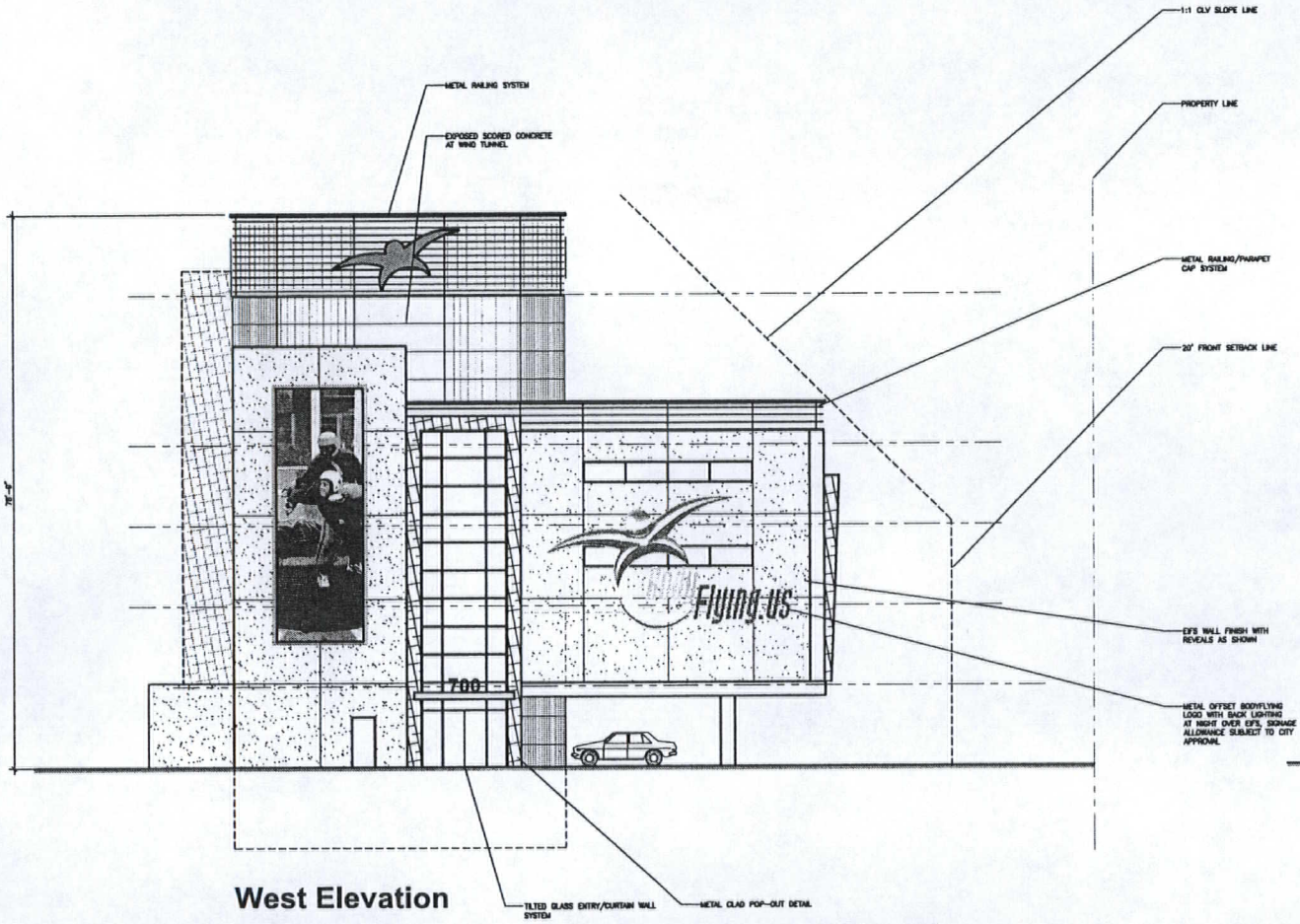
Scale: 1" = 20'-0"
BBDG Project No.: 1109A
Version 3a

BodyFlying.us LLC - Las Vegas

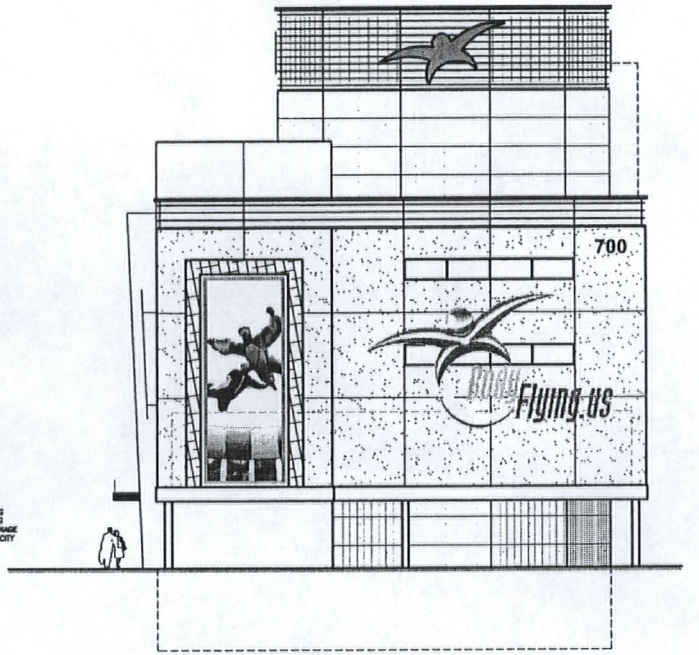
700 East Sahara Avenue, Las Vegas, Nevada

SDR-35186
REVISED
09/24/09 PC

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE 6
LAS VEGAS, NEVADA 89118
(702)798-3677
FAX (702)798-3606



West Elevation



South Elevation

RECEIVED
JUL 14 2009

Exterior Elevations

Land-Use Submittal
July 9, 2009

Scale: 1/8" = 1'-0"
BBDG Project No.: 1109A
Version 2

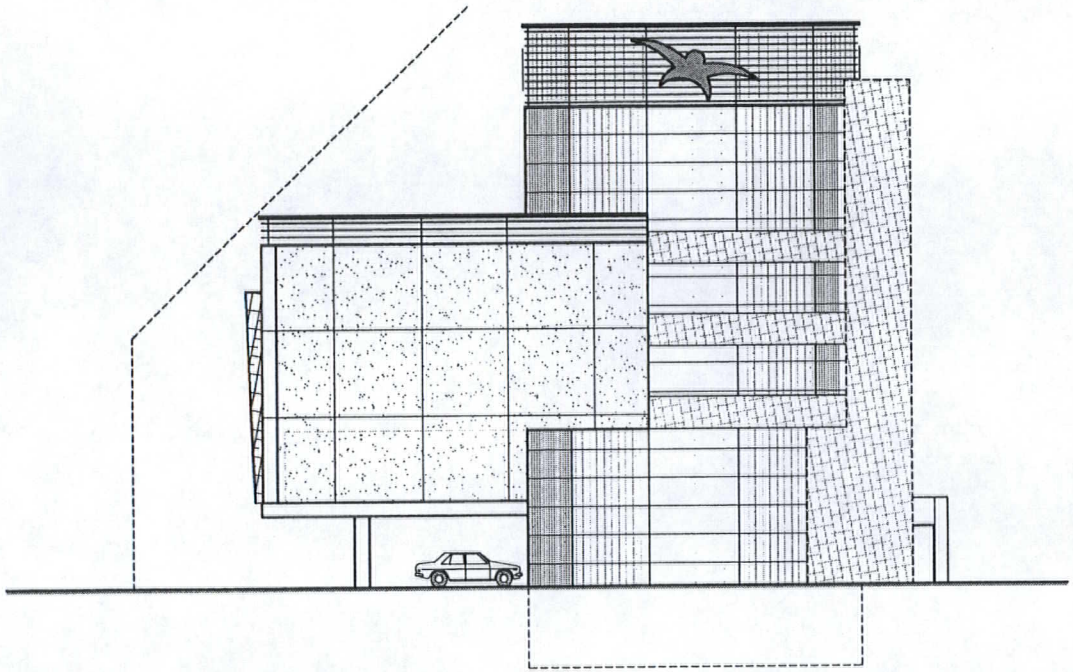
BodyFlying.us LLC - Las Vegas

700 East Sahara Avenue, Las Vegas, Nevada

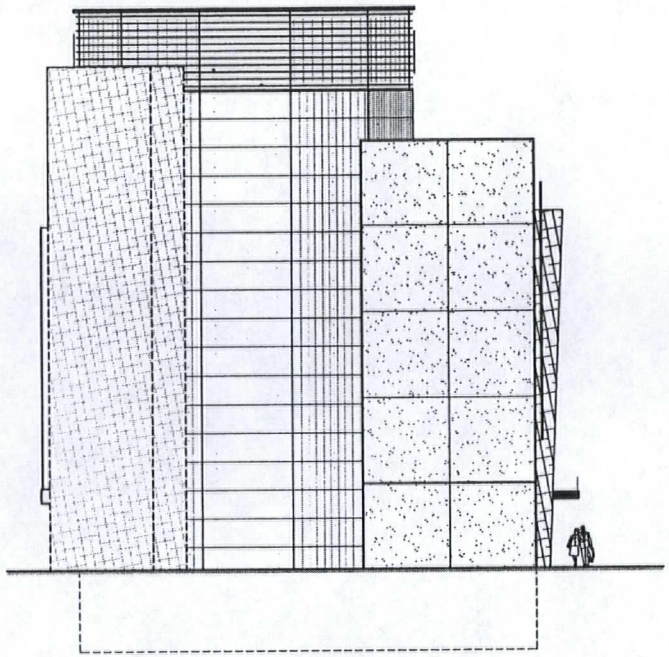
SDR-35186

08/27/09 PC

BRESLIN BUILDERS



East Elevation



North Elevation

RECEIVED

SDR-35186

JUL 14 2009

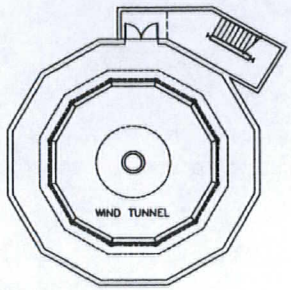
08/27/09 PC

Land-Use Submittal
July 9, 2009

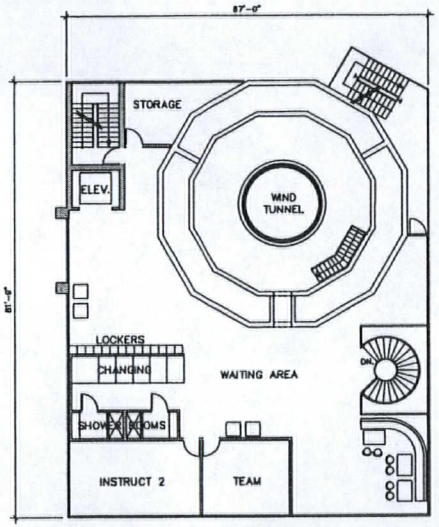
Exterior Elevations

Scale: 1/8" = 1'-0"
BBDG Project No.: 1109A
Version 2

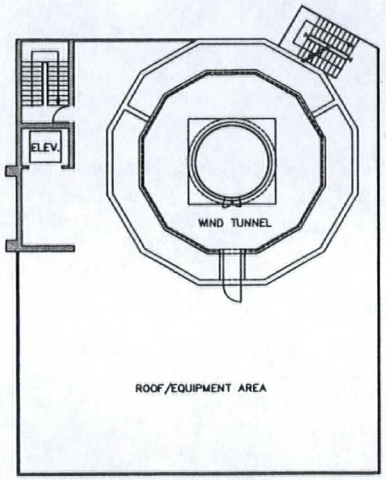
BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada



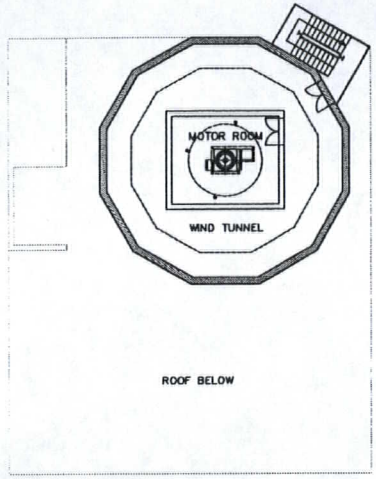
Level B (Basement)



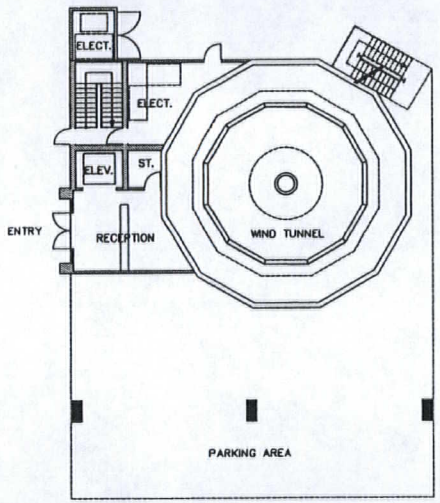
Level 4 (Spectator)



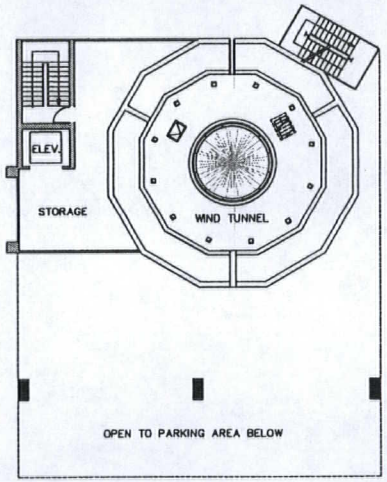
Level 5 (Propeller)



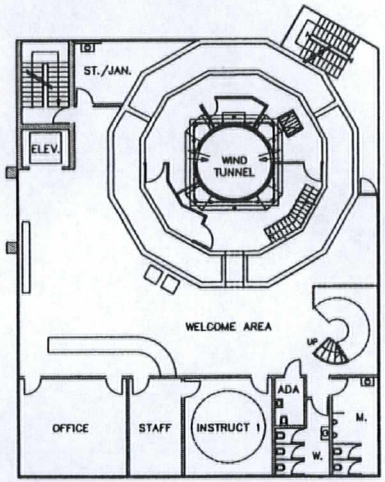
Level 6 (Motor)



Level 1 (Entrance)



Level 2 (Storage)



Level 3 (Flyers)

AREA SQUARE FOOTAGE BREAKDOWN:

AREAS	TECHNICAL AREA	BUSINESS AREA
LEVEL B	250 S.F.	0 S.F.
LEVEL 1	234 S.F.	274 S.F.
LEVEL 2	524 S.F.	0 S.F.
LEVEL 3	165 S.F.	3,841 S.F.
LEVEL 4	165 S.F.	3,489 S.F.
LEVEL 5	714 S.F.	0 S.F.
LEVEL 6	323 S.F.	0 S.F.
TOTALS	2,375 S.F.	7,604 S.F.

TOTAL AREAS = 9,979 SQUARE FEET

Floor Plans

Land-Use Submittal
July 9, 2009

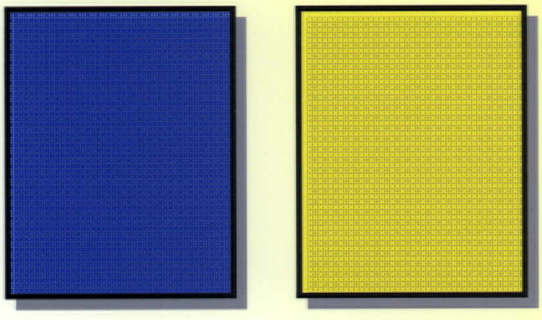
Scale: 3/32" = 1'-0"
BBDG Project No.: 1109A
Version 2

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

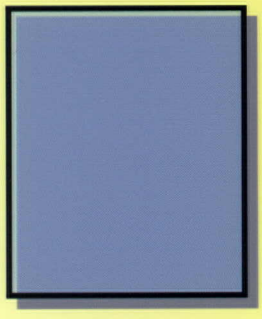
SDR-35186
08/27/09 PC

RECEIVED
JUL 14 2009

Color and Materials Board



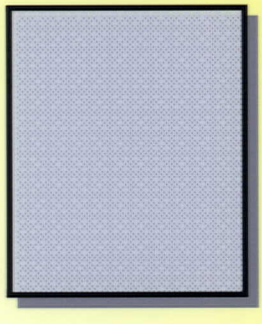
Typical EIFS and Accent
Paint and Trim Colors



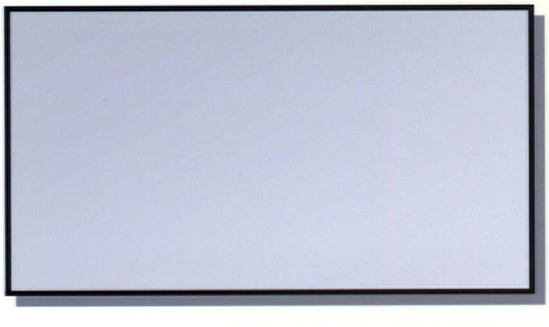
Typical Glazing Color
PPG Solarban® z50 or equal



Typical EIFS
Field Color



Typical Storefront/Glazing
Colors - Anodized Aluminum



Typical Exposed
Concrete



Typical Aluminum
Metal Siding

RECEIVED
JUL 14 2009

Prepared by:

BRESLIN
BUILDERS

BodyFlying.us

SDR-35186
08/27/09 PC

SDR 35186				
Bodyflying US, LLC				
700 E. Sahara Ave.				
Proposed 10 thousand square foot indoor amusement facility.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	3.5	36.13	126
AM Peak Hour			2.48	9
PM Peak Hour			3.72	13
(heaviest 60 minutes)				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	10	22.88	229
AM Peak Hour			1.62	16
PM Peak Hour			1.64	16
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	6.5		103
AM Peak Hour				7
PM Peak Hour				3
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	56,901			
PM Peak Hour	4552			
(heaviest 60 minutes)				
6th St.				
Average Daily Traffic (ADT)	2,917			
PM Peak Hour	233			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51800			
6th St.	16900			

This project will add approximately 103 trips per day on Sahara Ave. and 6th St. This will increase the existing volumes by less than 1 percent on Sahara and about 4 percent on 6th. Sahara is currently over capacity and 6th is at about 17 percent of capacity.				
Based on Peak Hour use, this development will add roughly 7 additional cars into the area; which works out to about 1 every 9 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
JANUARY 14, 2010 PLANNING COMMISSION

08/20/09

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792.7052

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 7, 2009

VIA HAND DELIVERY

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

Re: Justification Letter – Site Development Plan Review and Parking Variance

To Whom It May Concern:

Our office represents Bodyflying US, LLC ("The Applicant"). Please accept the attached application for a Site Development Plan Review. Our client proposes to develop a commercial recreation/amusement (indoor) facility in the C-1 district on the site located near Sahara and Sixth Street. The site development plan review is for an indoor wind tunnel with support services including an instruction room and gift shop. No functions will be operated outside the facility (i.e. noise).

The building is a total of 9,979 square feet, divided into 2,375 square feet "technical" and 7,604 square feet "business" (public). The first floor of the proposed facility will consist of the entrance and elevator to the second floor. The second floor is for storage and is not accessible to the public. The third floor will consist of the reception area, observation area, gift shop, instruction rooms, restrooms and office. The fourth floor will consist of a lounge area, changing rooms and team room. The fifth and sixth floors of the roof are portion of the wind tunnel and the mechanical equipment. The maximum height of the wind tunnel structure is 78'-9".

The Site Development Plan Review includes a waiver of the required perimeter landscape buffers; the C-1 district requires a 15 foot wide landscape buffer adjacent to Sahara Avenue and an 8 foot wide landscape buffer adjacent to the interior lot lines. The site plan provides 5'-6" landscape buffer adjacent to Sahara Avenue, a 3 foot landscape buffer along the East perimeter and zero landscaping along the North and West property lines. Please note that the applicant will also be providing 13'- 6" of landscaping within the public right of way in addition to the 5'-6" on the site for a total width of 19'-0" inches in addition to a 6 foot wide public sidewalk. The landscaping adjacent to the building will vary in width from 3 feet to 10 feet. All other code requirements have been met.

The applicant is also seeking a parking variance to allow for 59 parking spaces where 69 spaces are required. Based upon the type of business being proposed we feel that the proposed

RECEIVED
AUG 11 2009

SDR-35186
09/24/09 PC

59 parking spaces is more than sufficient to adequately handle the customers and staff that will be utilizing the site. Title 19 Section 19.04 Table 2 specifies the required parking for a commercial recreation/amusement (indoor) however does not have a specific parking requirement for a wind tunnel therefore it has been determined by staff that required parking is based upon "other uses". We feel that based upon the use that the wind tunnel parking demand is closer to the parking demand generated by an indoor court game which requires 3 parking spaces per court which would require a maximum of 30 spaces which we far exceed.

The wind tunnel will be utilized by no more than 26 persons in an hour, including six staff persons and 20 guests, taking into consideration the overlap time between the departing and entering groups. The guests make reservations and are typically in small groups of 3 to 5 persons. The guests must receive instruction and special clothing prior to flying which limits the number of people who can utilize the facility at the same time.

The applicant is the property owner of both parcels associated with this application and will maintain cross access and cross parking requirements as required.

We are excited about this project and look forward to working with staff through the development of this site.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Robert J Gronauer

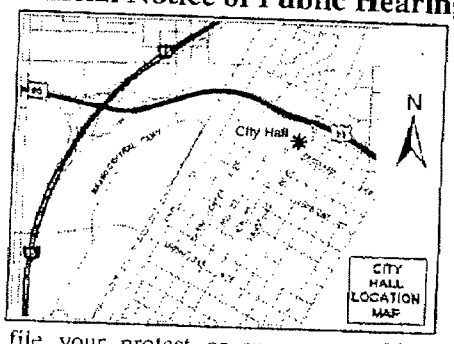
Robert J. Gronauer

RJG/mlt

RECEIVED
AUG 11 2009

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

City Council Meeting of 2/17/2010

FRASER TRUST
FRASER THOMAS B II & BARBARA TRS
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

APN#16203801064

LAVDS11 89134

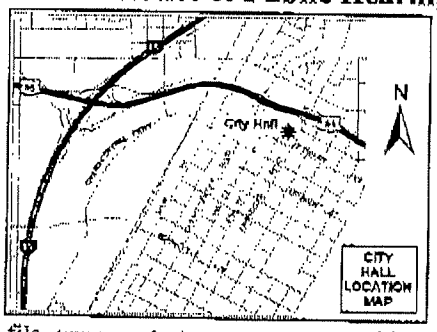
RECEIVED
CITY CLERK
2010 FEB -8 A 9:12

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004279218 FEB 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
City Council Meeting of 2/17/2010

DAPHNEY IRREVOCABLE TRUST
BONANNO BERTHA TRS
4769 SPINDLERIDGE CIR
LAS VEGAS NV 89147-5272

APN#16203421005

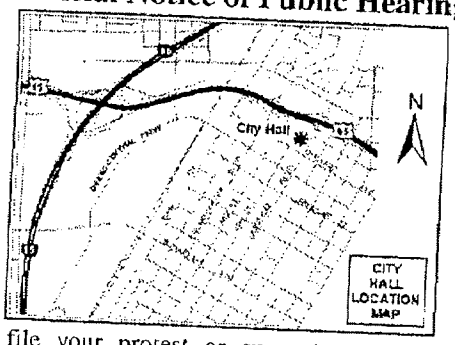
LAS VEGAS NV 890

2010 FEB -8 A 9:12

CITY CLERK

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

City Council Meeting of 2/17/2010

FRASER THOMAS B II & BARBARA D
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

APN#16203801124

LAS VEGAS NV 89134

RECEIVED
CITY CLERK
2010 FEB -8 A 8:12

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

To View this information, please see VAR-35528

City of Las Vegas Agenda Item No.: **70.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

VAR-36808 - VARIANCE - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN - Request for a Variance TO ALLOW 551 PARKING SPACES WHERE 555 SPACES ARE REQUIRED FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK on a portion of 18.07 acres at the northwest corner of Rancho Drive and Alexander Road (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

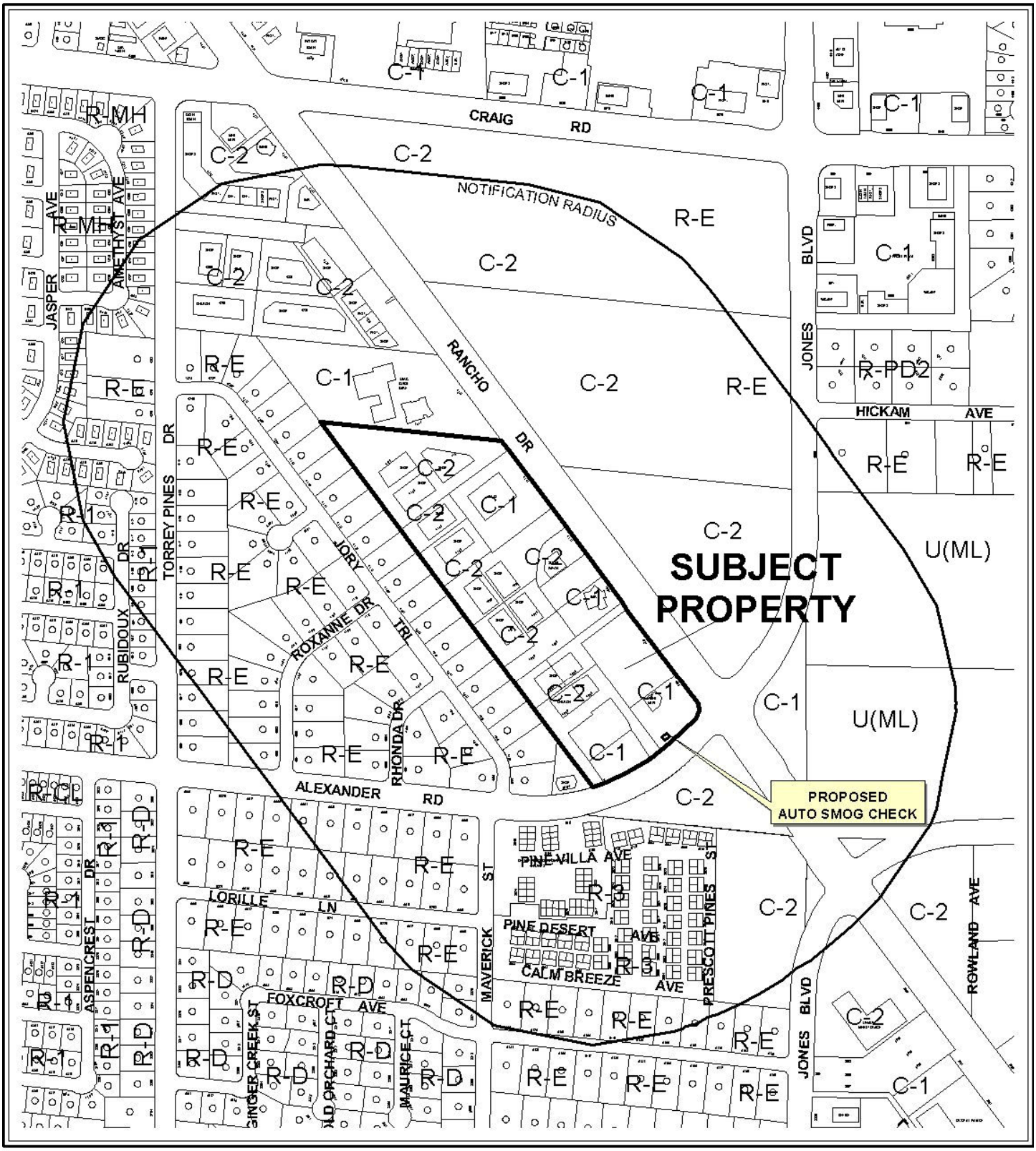
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**6**
City Council Meeting	**1**	**City Council Meeting**	**1**

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 9



0 400 800 Feet

CASE: **VAR-36808**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

N



0 400 800 Feet

CASE: **VAR-36808**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36808 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. AND NANCY BRACKIN

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

Planning and Development

1. Conformance to the conditions for Special Use Permits (U-0094-96, U-0091-98) and Site Development Plan Reviews (SD-0010-98, SD-0011-98, AR-0016-96, SDR-2004 and SDR-5562).

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 551 parking spaces where 555 spaces are required for an 18.07-acre commercial center located at the northwest corner of Alexander Road and Rancho Drive. A 120 square-foot Auto Smog Check building is proposed to be placed on the subject site at 4005 North Rancho Drive. The facility would be constructed south of the existing convenience store in the parking area behind the existing landscape planter along Alexander Road. The overall shopping center site is parking impaired. As required parking on the site would be reduced as a result of addition of a new use, and the applicant's hardship is self-imposed, staff recommends denial of the Variance request. If this request is denied, the existing parking spaces needed for the proposed Auto Smog Check will not be available for this use, and therefore the use would not be able to operate in this location.

Issues:

- The subject site is parking impaired.
- The applicant is requesting to place an Auto Smog Check facility on the subject property, which requires additional parking spaces to be provided. The variance is required because the additional spaces cannot be provided.
- The proposed smog check structure will physically occupy two parking spaces; in addition, two spaces are needed for the Auto Smog Check use. As a result, a Variance is required for four additional spaces, or a 0.72% deviation from Title 19 standards across the entire commercial subdivision.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
10/16/96	The City Council approved a Special Use Permit (U-0094-96) for the off-premise sale of beer and wine, for the sale of gasoline in conjunction with a proposed 3,150 square-foot convenience store, and to allow a 5,340 square foot retail lease space at the northwest corner of Alexander Road and Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
02/07/97	A final subdivision map (FM-0052-96) for a one-lot commercial subdivision (Rancho Town & Country Shopping Center) on 18.58 acres at the northwest corner of Alexander Road and Rancho Drive was recorded. The Planning Commission had approved the Final Map on 03/28/96.
02/20/97	A deed was recorded for change of ownership on the subject property (0.98 acre).

04/23/98	The Planning Commission approved a Site Development Plan Review (SD-0010-98) and a waiver of perimeter landscape requirements for a proposed 200,510 square-foot, one-story commercial retail center on 18.58 acres located at the northwest corner of Alexander Road and Rancho Drive. Staff recommended approval.
07/11/02	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-19751) for a proposed 45-foot tall Wireless Communication Facility, Stealth Design at 4005 North Rancho Drive.
05/06/04	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-19794) for a slimline wireless communication facility at 4005 North Rancho Drive.
07/22/04	The Planning Commission denied a request for a Special Use Permit (SUP-4612) for an Open Air Vending/Transient Sales Lot on the subject site. Staff recommended denial.
08/27/09	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-35466) for the replacement of three (3) antennas and addition of three (3) antennas (total of six) at the 41'-7" centerline of an existing 55-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) located at 4005 North Rancho Drive.
01/14/10	The Planning Commission recommended approval of companion item SUP-36809 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ss).
Related Building Permits/Business Licenses	
04/11/97	A building permit (#97007259) was issued for a convenience store building at 4005 North Rancho Drive. A final inspection was completed 08/20/97.
06/19/97	A building permit (#97012574) was issued for a sign at 4005 North Rancho Drive. A final inspection was completed 09/18/97.
06/25/97	A building permit (#97012999) was issued for a trash enclosure at 4005 North Rancho Drive. A final inspection was completed 08/04/97.
07/08/97	A building permit (#97013926) was issued for a sign at 4005 North Rancho Drive. A final inspection was completed 09/18/97.
08/19/97	A business license (C05-01829) was issued for sale of tobacco products at 4005 North Rancho Drive. The license is still active.
08/19/97	A business license (C15-00178) was issued for a convenience store at 4005 North Rancho Drive. The license is still active.
08/19/97	A business license (G01-01800) was issued for general business related gaming (slot machines) at 4005 North Rancho Drive. The license is still active.
08/19/97	A business license (L10-00169) was issued for the off-premise sale of beer and wine at 4005 North Rancho Drive. The license is still active.

09/08/97	A building permit (#97018476) was issued for two single-faced illuminated wall signs at 4005 North Rancho Drive. A final inspection was completed 09/16/97.
10/10/02	A building permit (#02018335) was issued for a wireless communication facility (monopole) with equipment shelter at 4005 North Rancho Drive. A final inspection was completed 01/03/03.
11/12/02	A building permit (#02020315) was issued for a city-design masonry wall at 4005 North Rancho Drive. A final inspection was completed 12/06/02.
08/16/04	A building permit (#04019042) was issued for collocation of three wireless antennas on an existing wireless communications facility at 4005 North Rancho Drive. A final inspection was completed 03/10/05.
09/10/09	Partial fees were paid for a building permit (B-147168) for collocation of three new wireless antennas and relocation of three existing antennas on an existing wireless communications facility at 4005 North Rancho Drive. The permit requires additional payment of fees prior to issuance.
Pre-Application Meeting	
11/16/09	Research on previously approved land use approvals showed that the overall site is parking impaired. The applicant was informed that a Variance would be required for the additional spaces needed for the Smog Shop use. Submittal requirements for Special Use Permit and Variance applications were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
12/08/09	Staff conducted a site visit and observed the following: • The convenience store pad is well-maintained; • There is a clothing donation bin in the area proposed for the Auto Smog Check facility; • Several pad sites within the commercial subdivision are undeveloped with no additional parking provided for other uses.

Details of Application Request	
Site Area	
Net Acres	0.98 (shopping center is 18.07 acres)

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Service Station with Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
West	Undeveloped	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirements – Parking Impaired Development		
	Spaces	**Compliance**
Current number of spaces provided (18.07 acres)	553	
Spaces to be occupied by proposed Auto Smog Check building	2	
Spaces to be occupied by smog-serviced vehicle	1	
Spaces required for Auto Smog Check use	1	
Number of additional spaces required for proposed Auto Smog Check use *(1 space, plus 3 spaces needed for proposed building and servicing of vehicles)*	4	
Total number of spaces required (18.07 acres)	555	
Proposed number of spaces provided (18.07 acres)	551	
Percent Deviation	0.72%	N

ANALYSIS

Parking for the overall commercial subdivision currently consists of 553 parking spaces. Because city parking requirements were amended following approval of the site, the site is considered to be parking impaired. Per Title 19.10, for expansion of parking-impaired developments that requires an increase in the number of parking spaces, including the construction of new buildings, only the increased number of parking spaces shall be required. The addition of a 120 square-foot Auto Smog Check facility on the northwest corner of Rancho

Drive and Alexander Road will require four additional spaces—two will be physically occupied by the structure, one will be needed for servicing vehicles, and one is required for the use. None of these spaces can be provided by the applicant; therefore, approval of a Variance is necessary for use of the Auto Smog Check facility.

The Variance is for the four additional spaces needed to accommodate the use. If this request is approved, only 551 spaces can be provided. As a result, the required number of spaces overall is 555. The Variance request represents only a 0.72% deviation from the requirement. However, the hardship borne by the applicant is self-imposed, since the site can currently meet parking requirements.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by introducing a use on the site that requires additional parking spaces without providing additional spaces for that use. Providing additional spaces would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 382 by City Clerk

APPROVALS 6

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance Permit for Auto Smog Check

Project Address (Location) 4005 N Rancho Dr, Las Vegas, NV 89130

Project Name The Smog Shop, LLC **Proposed Use** Emission Testing

Assessor's Parcel #(s) 138-02-814-005 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.98 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER James + Nancy Brackin **Contact** Jami Bowler

Address 4005 N Rancho Dr **Phone:** 702 395 3905 **Fax:** 702 395 0764

City Las Vegas **State** NV **Zip** 89130

E-mail Address brackinbowler@aol.com

APPLICANT The Smog Shop, LLC **Contact** Dawn Young

Address 5888 Castleberry Peak **Phone:** 289 7617 **Fax:** 252 5172

City Las Vegas **State** NV **Zip** 89131

E-mail Address tcanddy@yahoo.com

REPRESENTATIVE N/A **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* James E. Brackin Nancy K. Brackin

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

Print Name JAMES E. BRACKIN NANCY K. BRACKIN

Subscribed and sworn before me

This 24 day of November, 2009

Notary Public in and for said County and State

AMY M ASHDOWN
Notary Public
State of Utah
My Commission Expires March 17, 2013
Commission #578604

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-36808
Meeting Date:	1/14/10
Total Fee:	$830.00
Date Accepted:	12/1/09
Accepted By:	P Grimyser

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36808** APN: 138-02-814-005

Name of Property Owner: James E + Nancy K Brackin

Name of Applicant: James Clayton + Dawn Young

Name of Representative: N/A

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: [signature]

Print Name: JAMES E. BRACKIN

Subscribed and sworn before me

This 24 day of November 2009

[signature]

Notary Public in and for said County and State

AMY M ASHDOWN
Notary Public
State of Utah
My Commission Expires March 17, 2010
Commission #578004

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PROPERTY LINE
225'

EXST'G TRASH AREA

NO PARKING AREA

PKG-1

PKG-2

PKG-3

PKG-4

PKG-5

EXST'G SIDEWALK

EXST'G LANDSCAPE NO CHANGE

EXST'G SIDEWALK

VIEW

EXST'G CELL TOWER NO CHANGE

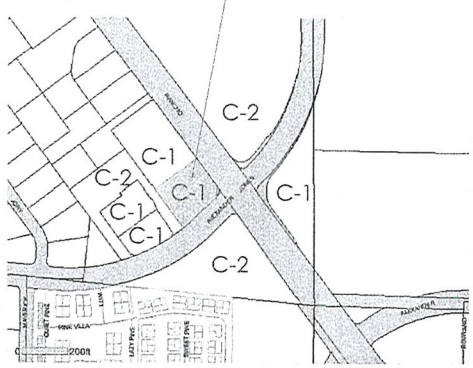
EXST'G MINI MARKET NO CHANGE

EXST'G BLACKTOP NO CHANGE

EXST'G BLACKTOP DRIVEWAY

EXST'G DECOMPOSED GRANITE NO CHANGE

PROJECT SITE LOCATION



VICINITY MAP
GRAPHIC SCALE

PKG-6

PKG-7

PKG-8

PKG-9

PKG-10

PKG-11

PKG-12

PKG-13

PKG-14

PKG-15

PKG-16

EXST'G SIDEWALK

PROPERTY LINE
204.34'

EXST'G GAS PUMPS NO CHANGE

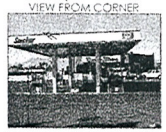
PROPERTY LINE
130.05'

STREET LIGHT

RANCHO

LOT AREA:	SQ.FT.:
LOT SIZE APPX. (43,560 SQ.FT. X .98 ACRE)	42,688.8
EXST'G MARKET LOT COVERAGE	3,078
EXST'G GAS PUMPS LOT COVERAGE	2,000
EXST'G MARKET LOT COVERAGE	1,733
ADDITION LOT COVERAGE ADDED	120
LOT COVERAGE UNDER PERMANENT ROOF	6,931
% OF LOT COVERAGE	16.2%

VIEW FROM CORNER





EXST'G BLACKTOP NO CHANGE

Vehicle Traffic Pattern

EXST'G BLACKTOP NO CHANGE

EXST'G BLACKTOP NO CHANGE

PROPOSED LOCATION FOR NEW SMOG SHOP

EXST'G PRIVATE DRIVEWAY

EXST'G BLACKTOP DRIVEWAY

EXST'G BLACKTOP DRIVEWAY

PKG-17

PKG-18

PKG-19

PKG-20

PKG-21

PKG-22

EXST'G LANDSCAPE NO CHANGE

EXST'G LANDSCAPE NO CHANGE

AIR/WATER STATION

EXST'G SIDEWALK

EXST'G SIDEWALK

SIGN/PKG LIGHT PILLAR/POLE

EXST'G ELEC/TEL

STREET LIGHT

SEWER

EXST'G SIDEWALK

68.23'

111.18'

PROPERTY LINE

ALEXANDER









CONSTRUCTION CODE:
ALL WORK SHALL CONFORM TO:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
ARTICLES OF 2005 NATIONAL ELECTRICAL CODE and SOUTHERN NEVADA AMENDMENTS TO NEC
2006 INTRNTL ENERGY CONSERVATION CODE
SOUTHERN NEVADA CODE AMENDMENTS
OCCUPANCY GROUP - SFR

PARKING REQT'S:
EXST'G CORNER MARKET AREA 3078 SQ.FT.
PARKING SPACES PROVIDED: 22 (1 HANDICAP)
SPACES NEEDED: 18

NEW SMOG SHOP AREA 120 SQ.FT.
LOCATION WILL TAKE UP 2 EXST'G PARKING SPACES
SPACES NEEDED: 2

EXISTING PARKING SHOWN:
STANDARD SPACES 21
HANDICAP SPACES 1

ZONING: C-1
JURISDICTION: CITY OF LAS VEGAS
NEW TUFF SHED AREA: 120 SQ.FT.

NOTE:
TUFF SHED FLOOR PLANS AND ELEVATIONS TO BE SUPPLIED BY TUFF SHED.
MODEL: PRO TALL RANCH
10' X 12' X 10'-11" HEIGHT

SITE PLAN
SCALE: 1" = 10'-0"

N

RECEIVED
DEC 16 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

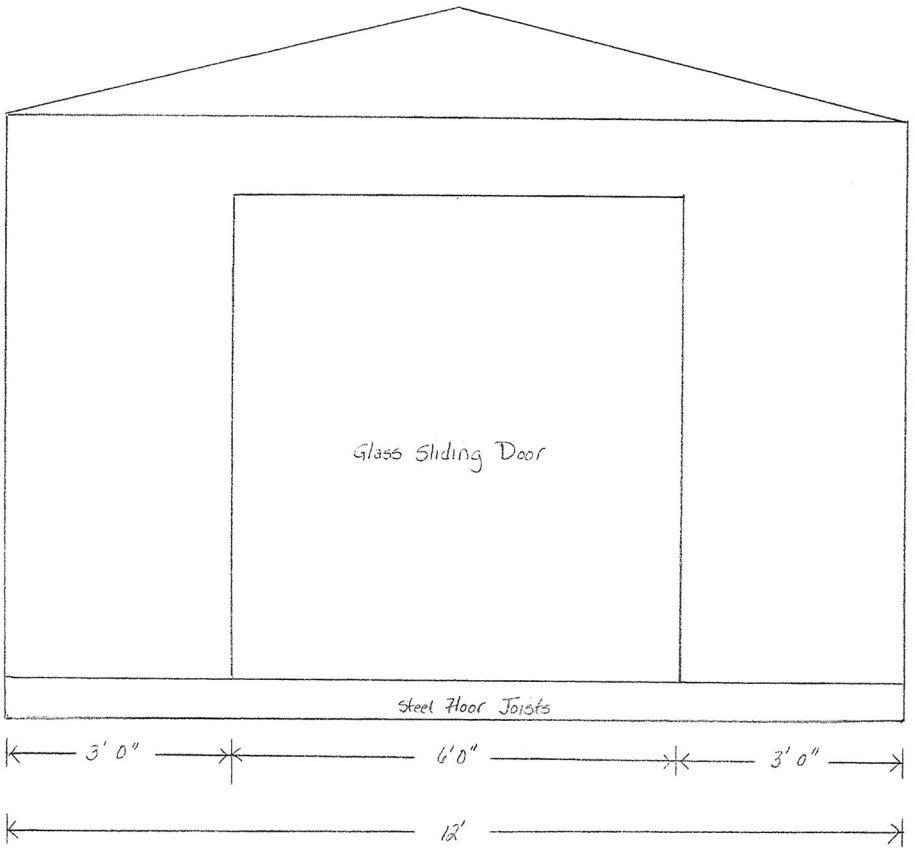
VAR-36808
SUP-36809
01/14/10 PC - REVISED

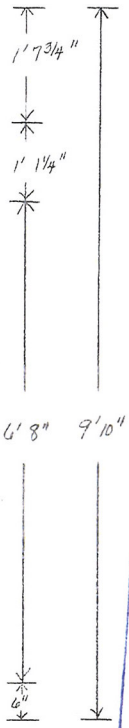
SITE PLAN
1" = 10'-0" | 4005 N. RANCHO DR. LAS VEGAS, NV 89108
11-05-09
SMOG SHOP-TUFF SHED ADD
DAWN YOUNG
PAGE # 1

NORTH SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095 - TOASTY





TOTAL SQUARE FOOTAGE = 120

1" = 1'

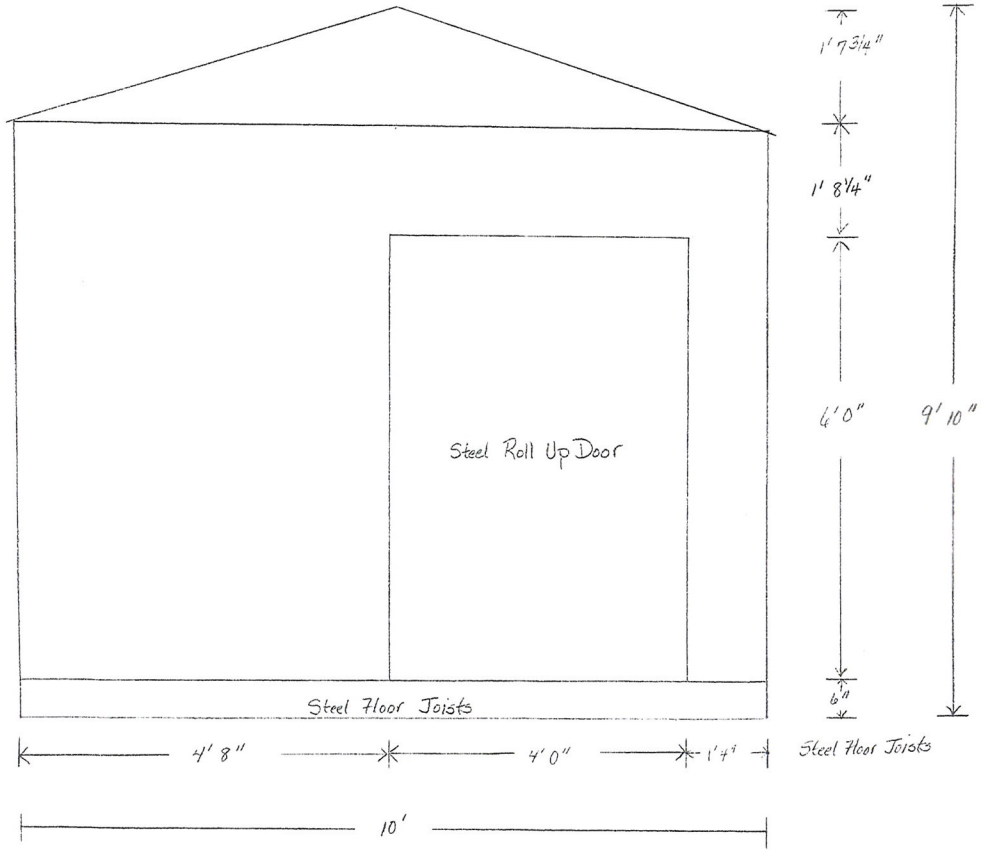
VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EAST SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095-TOASTY



TOTAL SQUARE FOOTAGE = 120

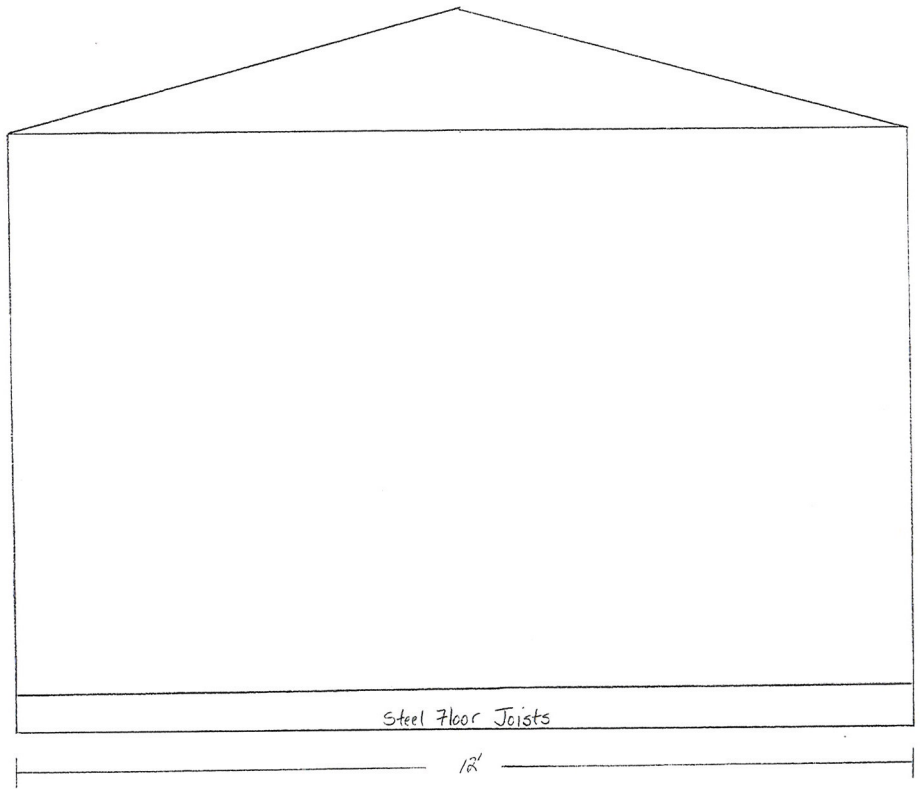
1" = 1'

VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SOUTH SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV



STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095 - TOASTY

TOTAL SQUARE FOOTAGE = 120

1" = 1'

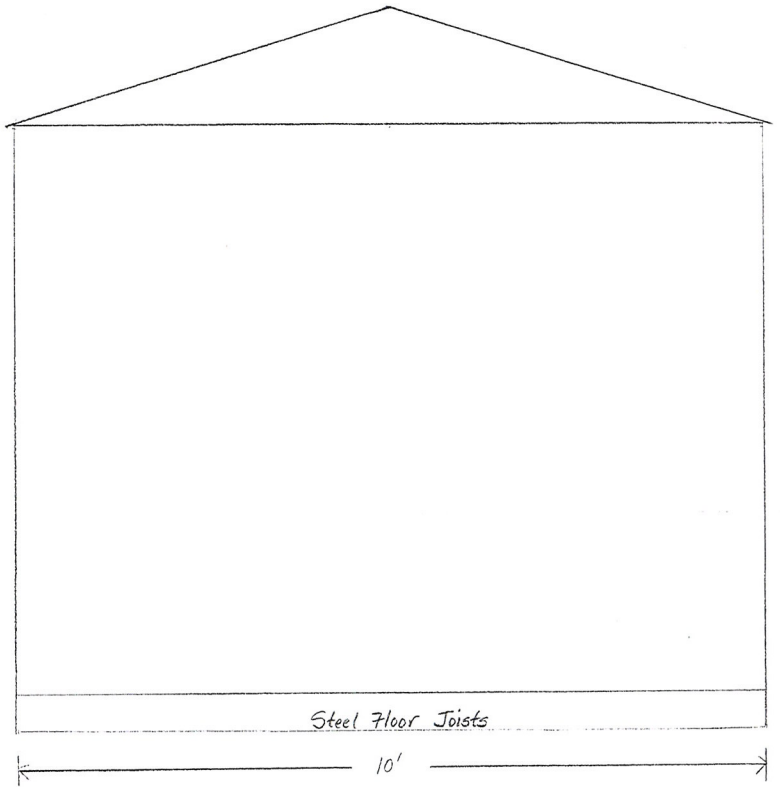
VAR-36808
SUP-36809
01/14/10 PC

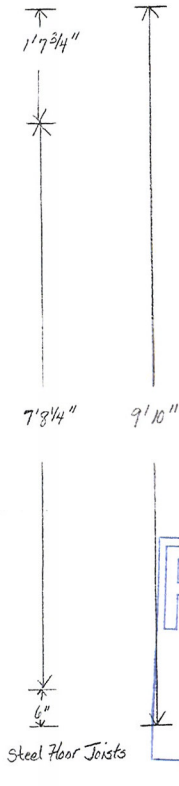
RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WEST SIDE ELEVATION

THE SMOG SHOP, LLC
4605 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095 - TOASTY





VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
- 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

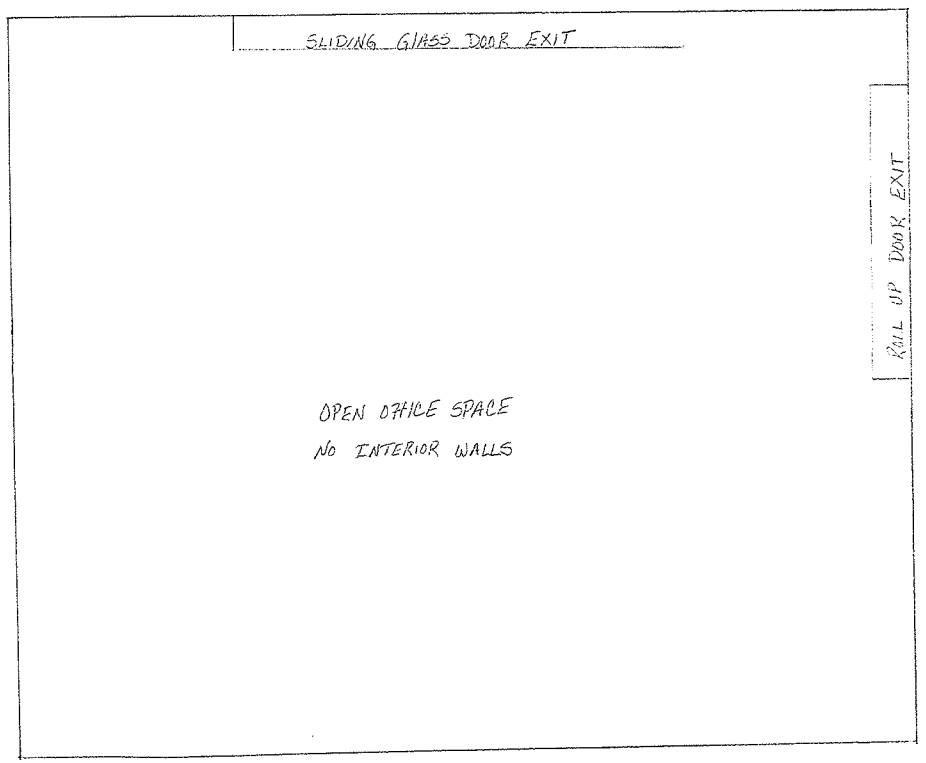
TOTAL SQUARE FOOTAGE = 120

1" = 1'

FLOORPLAN

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

NORTH



1'4"
4'0"
4'8"
10'

3'
6'
3'
12'

TOTAL SQUARE FOOTAGE = 120

1" = 1'

VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
JAN - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



VAR-36808 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN
NORTHWEST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



VAR-36808 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN
NORTHWEST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09

November 30, 2009

To: Planning and Development Department

From: James Clayton and Dawn Young
The Smog Shop, LLC

Re: Justification Letter

We are requesting authorization to add an additional, free-standing structure to an existing commercial service station located at The Corner Market, 4005 N. Rancho Drive, Las Vegas, NV 89130.

The additional structure will be used as a vehicle smog inspection station, to help meet/support the State of Nevada's mandated emission standards for the federal Clean Air Act. We will perform inspections only, and no automotive repairs of any type will be performed.

The additional structure will be located directly south of the existing convenience store and southwest of the gas pumps and canopy, in the existing parking lot. The structure will be a 10' x 12' Tuff Shed storage building, which will be architecturally compatible with the existing convenience store -- stucco finish and matching paint, and color-compatible roofing shingles. There will be no changes to the existing landscaping.

While the existing gas station and convenience store is open 24 hours per day, seven days per week, we anticipate that the hours of operation for The Smog Shop will be 8 a.m. to 8 p.m., seven days per week. We expect to have three owner/employees, who are all licensed 1G inspectors by the State of Nevada DMV. At this time, this will be the sole location of The Smog Shop.

We are requesting a Special Use Permit because our building size of 120 square feet does not meet the minimum requirement of 200 square feet, and because we will be eliminating four parking spaces (two for the building, one to perform the smog inspections, and one for our employee).

We are also requesting a Parking Variance because the existing gas station and convenience store is located in a subdivided commercial complex that is considered "parking impaired". The complex requires a total of 553 parking spaces and there will be only 549 parking spaces available after our proposed use.

If you have any questions or need further information, please contact Dawn Young at 702-289-7617 or James Clayton at 702-286-7906. Thank you for your consideration.

Sincerely,

Dawn Young

Dawn Young
Applicant: The Smog Shop, LLC



James Clayton
Applicant: The Smog Shop, LLC

VAR-36808
SUP-36809
01/14/10 PC - REVISED

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

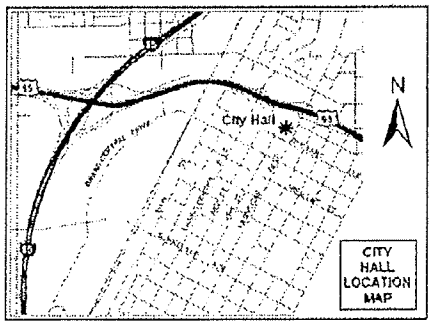
PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 FEB 05 2010
MAILED FROM ZIP CODE 89101

2010 FEB -9 A 6:40

CITY CLERK

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809
City Council Meeting of 2/17/2010

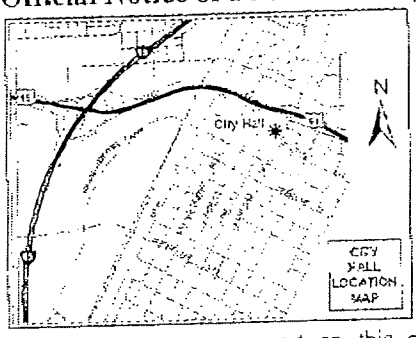
MARCIANO WILLIAM JR
P O BOX 1496
GILROY CA 95021-1496

APN#13811515056

LAUDS11 95021

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

City Council Meeting of 2/17/2010

PRESORTED FIRST CLASS

$ 00.41

0034279218 FEB 05 2010

MAILED FROM ZIPCODE 89101

2010 FEB -8 A 10: 37

CITY CLERK

RAY DAVID WAYNE
6240 LORILLE LN
LAS VEGAS NV 89108-5223

APN#13811510017

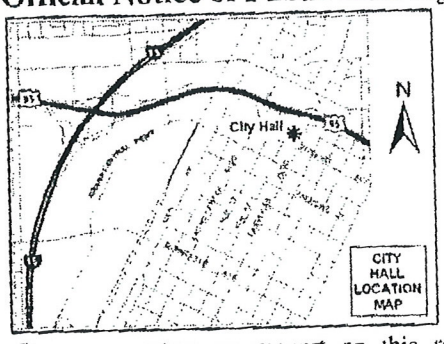
LAVDS11 89108

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

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

Case: VAR-36808

13811515056
MARCIANO WILLIAM JR
P O BOX 1496
GILROY CA 95021-1496

Inc.

#9P

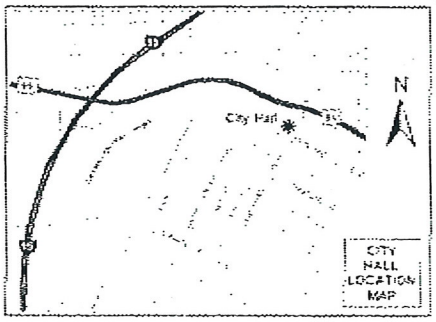
001/

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41
02 1M
0004279218 DEC 30 20
MAILED FROM ZIP CODE 891

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

Case VAR-36808

13811502003
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

BARTSAS REALTY

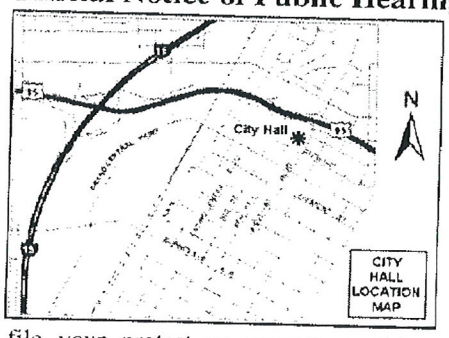
366 9413

#9P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: VAR-36808

13802811020
HANSEN FAMILY TRUST
4009 RHONDA DR
LAS VEGAS NV 89108-5208

#9 A

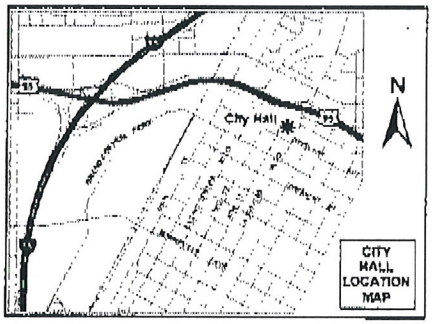
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

Case: VAR-36808
13802811019
BLUE FAMILY TRUST
4017 RHONDA DR
LAS VEGAS NV 89108-5208

JAVOS11 89108

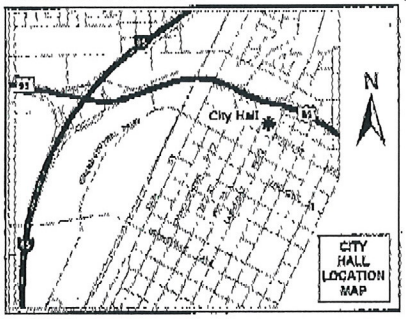
#9A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809
Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

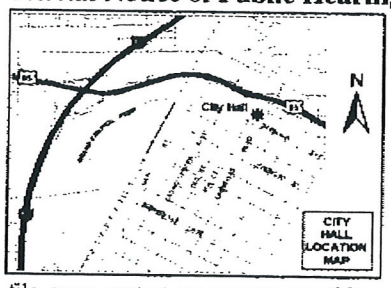
Case: VAR-36808
13802711003
ENSLEY JAMES P & LINDA A
4217 JORY TRL
LAS VEGAS NV 89108-5210

JAVOS11 89108

#9A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36906 & SDR-36550

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: VAR-36906
13836222017
MALLET REBECCA A & DEAN J
5704 ALTA DR
LAS VEGAS NV 89107-3602

JAVDP11 89107

08:26 MISS ANNIE 7028221679 >>

#9A

TO: 3857268

FROM: CUTCHER'S FLOORING 2598454

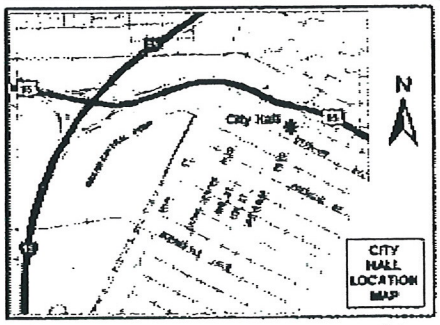
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
FIRST CLASS
02 1M $ 00.4
0004279218 DEC 30 2
MAILED FROM ZIPCODE 89

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

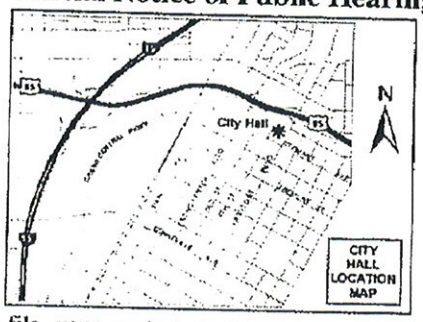
Case: VAR-36808

13811510018
CUTCHER FAMILY TRUST
6300 LORILLE LN
LAS VEGAS NV 89108-5211

#9A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

Case: VAR-36808
13802701004
APARTMENT ONE L L C
9811 W CHARLESTON BLVD #2-736
LAS VEGAS NV 89117-7528

Submitted after final agenda

Item #9A

City of Las Vegas Agenda Item No.: **71.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

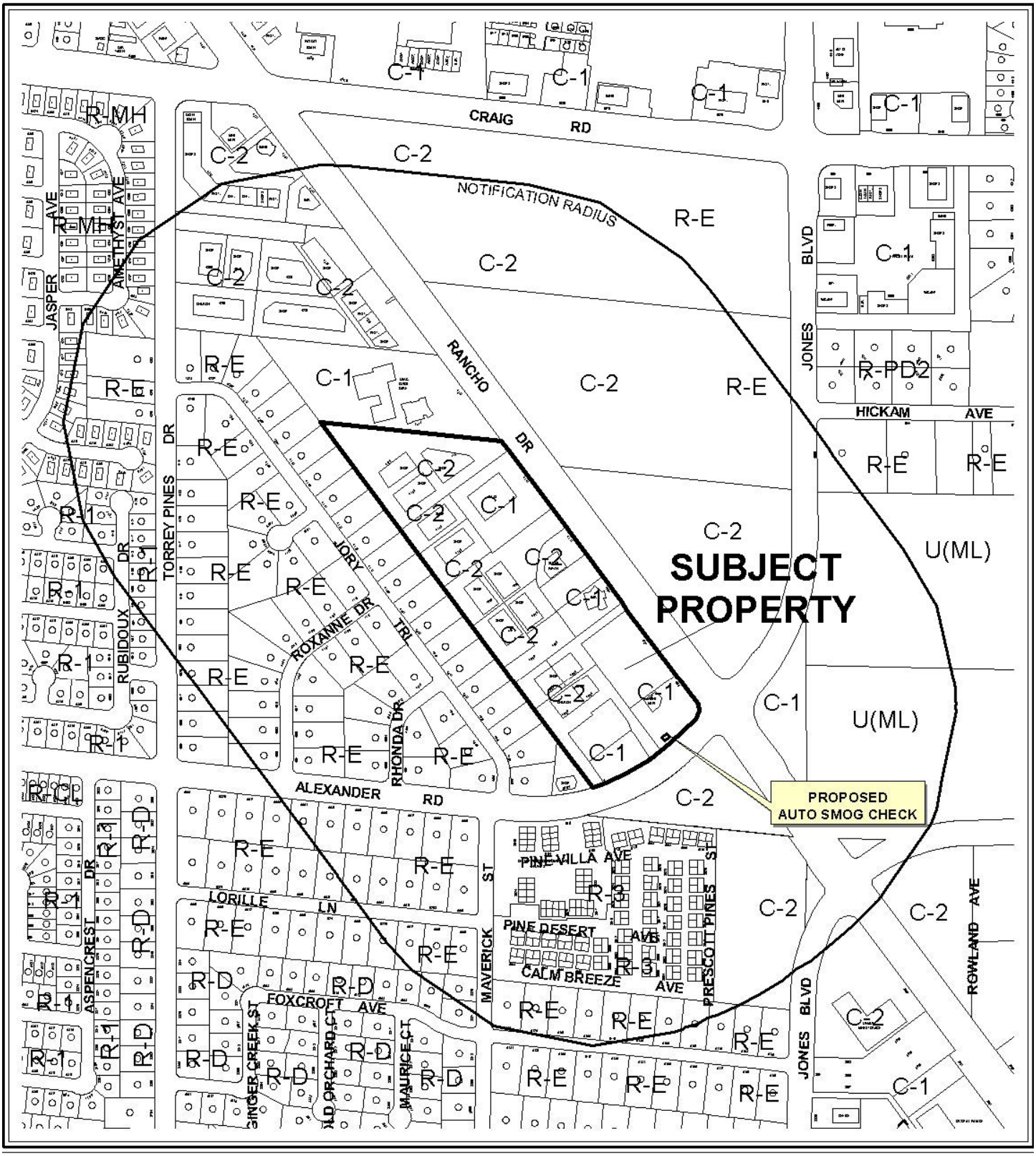
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-36809 - SPECIAL USE PERMIT RELATED TO VAR-36808 - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN - Request for a Special Use Permit FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK WITH NO STACKING LANE at 4005 North Rancho Drive (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 10



CASE: **SUP-36809**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



0 400 800 Feet

CASE: **SUP-36809**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36809 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES AND NANCY BRACKIN

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Smog Check use.

2. Conformance to the conditions for Special Use Permit (U-0094-96).

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-36808) shall be required.

4. Auto Smog Check services shall not be performed within any drive aisle.

5. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. We note that this site is within a Special Flood Hazard Area, Floodzone "AE".

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for an Auto Smog Check at 4005 North Rancho Drive. The proposed enclosed prefabricated structure is 120 square feet in size. The facility would be constructed south of the existing convenience store on two required parking spaces near the existing landscape planter along Alexander Road. A Special Use Permit is required because two conditions for permitting the use cannot be met. As conditions for the Auto Smog use cannot be met, required parking spaces on the convenience store site must be used for the structure, and the site is not suitable to accommodate the use, staff recommends denial of the request. If denied, the use will not be able to operate on this site.

Issues:

- The proposed Auto Smog Check cannot meet a condition of the use that requires a minimum size of 200 square feet for the structure. The proposed facility is 120 square feet, all enclosed.
- The proposed Auto Smog Check cannot meet a condition of the use that requires a lane that can accommodate stacking for at least three vehicles.
- The proposed Auto Smog Check cannot meet a condition of the use that prohibits the use of required parking spaces for this use or other uses on the site for providing smog services.
- A condition has been added if approved that smog services shall not be performed within any drive aisle on the site.
- A related Variance (VAR-36808) to allow 551 parking spaces on the overall commercial site where 555 spaces are required must be approved prior to approval of a Special Use Permit for the proposed Auto Smog Check use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
10/16/96	The City Council approved a Special Use Permit (U-0094-96) for the off-premise sale of beer and wine, for the sale of gasoline in conjunction with a proposed 3,150 square-foot convenience store, and to allow a 5,340 square foot retail lease space at the northwest corner of Alexander Road and Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
02/07/97	A final subdivision map (FM-0052-96) for a one-lot commercial subdivision (Rancho Town & Country Shopping Center) on 18.58 acres at the northwest corner of Alexander Road and Rancho Drive was recorded. The Planning Commission had approved the Final Map on 03/28/96.

02/20/97	A deed was recorded for change of ownership on the subject property (0.98 acre).
04/23/98	The Planning Commission approved a Site Development Plan Review (SD-0010-98) and a waiver of perimeter landscape requirements for a proposed 200,510 square-foot, one-story commercial retail center on 18.58 acres located at the northwest corner of Alexander Road and Rancho Drive. Staff recommended approval.
07/11/02	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-19751) for a proposed 45-foot tall Wireless Communication Facility, Stealth Design at 4005 North Rancho Drive.
05/06/04	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-19794) for a slimline wireless communication facility at 4005 North Rancho Drive.
07/22/04	The Planning Commission denied a request for a Special Use Permit (SUP-4612) for an Open Air Vending/Transient Sales Lot on the subject site. Staff recommended denial.
08/27/09	Planning and Development Department staff administratively approved a Minor Site Development Plan Review (SDR-35466) for the replacement of three (3) antennas and addition of three (3) antennas (total of six) at the 41'-7" centerline of an existing 55-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) located at 4005 North Rancho Drive.
01/14/10	The Planning Commission recommended approval of companion item VAR-36808 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #10/ss).
Related Building Permits/Business Licenses	
04/11/97	A building permit (#97007259) was issued for a convenience store building at 4005 North Rancho Drive. A final inspection was completed 08/20/97.
06/19/97	A building permit (#97012574) was issued for a sign at 4005 North Rancho Drive. A final inspection was completed 09/18/97.
06/25/97	A building permit (#97012999) was issued for a trash enclosure at 4005 North Rancho Drive. A final inspection was completed 08/04/97.
07/08/97	A building permit (#97013926) was issued for a sign at 4005 North Rancho Drive. A final inspection was completed 09/18/97.
08/19/97	A business license (C05-01829) was issued for sale of tobacco products at 4005 North Rancho Drive. The license is still active.
08/19/97	A business license (C15-00178) was issued for a convenience store at 4005 North Rancho Drive. The license is still active.
08/19/97	A business license (G01-01800) was issued for general business related gaming (slot machines) at 4005 North Rancho Drive. The license is still active.

08/19/97	A business license (L10-00169) was issued for the off-premise sale of beer and wine at 4005 North Rancho Drive. The license is still active.
09/08/97	A building permit (#97018476) was issued for two single-faced illuminated wall signs at 4005 North Rancho Drive. A final inspection was completed 09/16/97.
10/10/02	A building permit (#02018335) was issued for a wireless communication facility (monopole) with equipment shelter at 4005 North Rancho Drive. A final inspection was completed 01/03/03.
11/12/02	A building permit (#02020315) was issued for a city-design masonry wall at 4005 North Rancho Drive. A final inspection was completed 12/06/02.
08/16/04	A building permit (#04019042) was issued for collocation of three wireless antennas on an existing wireless communications facility at 4005 North Rancho Drive. A final inspection was completed 03/10/05.
09/10/09	Partial fees were paid for a building permit (B-147168) for collocation of three new wireless antennas and relocation of three existing antennas on an existing wireless communications facility at 4005 North Rancho Drive. The permit requires additional payment of fees prior to issuance.
Pre-Application Meeting	
11/16/09	Research on previously approved land use approvals showed that the overall site is parking impaired. The applicant was informed that a Variance would be required for the additional spaces needed for the Smog Shop use. Submittal requirements for Special Use Permit and Variance applications were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
12/08/09	Staff conducted a site visit and observed the following: • The convenience store pad is well-maintained; • There is a clothing donation bin in the parking spaces adjacent to those proposed for the Auto Smog Check facility; • Several pad sites within the commercial subdivision are undeveloped with no additional parking provided for other uses.

Details of Application Request	
Site Area	
Net Acres	0.98 (shopping center is 18.07 acres)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station with Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
West	Undeveloped	GC (General Commercial)	C-2 (General Commercial)

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply to the subject proposal:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	0.98 acre	N/A
Min. Lot Width	100 feet	140 feet	Y
Min. Setbacks			
• Front	20 feet	170 feet	Y
• Side	10 feet	170 feet	Y
• Corner	15 feet	24 feet	Y
• Rear	20 feet	32 feet	Y
Max. Lot Coverage	50%	12%	Y
Max. Building Height	One story/35 feet	8.8 feet	Y
Trash Enclosure	Walled, roofed, gated	Existing onsite	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirements – Parking Impaired Development		
	Spaces	**Compliance**
Current number of spaces provided (18.07 acres)	553	
Spaces to be occupied by proposed Auto Smog Check building	2	
Spaces to be occupied by smog-serviced vehicle	1	
Spaces required for Auto Smog Check use	1	
Number of additional spaces required for proposed Auto Smog Check use *(1 space, plus 3 spaces needed for proposed building and servicing of vehicles)*	4	
Total number of spaces required (18.07 acres)	555	
Proposed number of spaces provided (18.07 acres)	551	
Percent Deviation	0.72%	N

Waivers		
Requirement	**Request**	**Staff Recommendation**
19.04.010 Auto Smog Check #1 – Minimum size of 400 SF, of which a minimum of 200 SF must be in an enclosed structure, with the remainder allowed under service canopies	120 SF, all of which is enclosed	Denial
19.04.010 Auto Smog Check #6 – Shall accommodate stacking for at least three cars, and no required parking spaces may be used or eliminated to provide smog services	Cannot accommodate stacking for three vehicles; using two parking spaces for the building	Denial

ANALYSIS

The subject site is located at the southwest corner of Rancho Drive and Alexander Road, which currently contains an existing convenience store with fuel pumps. The proposed Auto Smog Check use would be located in the parking area behind the existing perimeter landscape planter along Alexander Road. The use is permitted in a C-1 (Limited Commercial) zoning district, subject to six use conditions. The requested Special Use Permit is required because conditions cannot be met (a) requiring the structure to be at least 200 square feet in size, (b) requiring a stacking lane for at least three vehicles to be provided and (c) prohibiting the use of parking spaces required for this use or other onsite uses. In addition, four parking spaces will be needed for the use, requiring a Variance (VAR-36808), which is also requested.

The structure is a 120 square-foot prefabricated enclosure and does not include any awnings or canopies. Because it would be situated in the existing parking lot, two parking spaces will be physically occupied by the structure. In addition, the facility will need to occupy at least one extra space to perform smog check services, and one space is required for the use by Title 19. As the proposed location is adjacent to a drive aisle, no stacking lane can safely be provided without occupying more parking spaces. Because the proposed use cannot meet minimum conditional requirements, additional parking spaces to accommodate the use cannot be provided and the site is not physically suitable for this use, staff recommends denial.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Auto Smog Check use cannot be conducted in a manner that is compatible with the onsite Convenience Store use or surrounding uses unless a Variance (VAR-36808) is approved to allow fewer parking spaces and smog check operations as shown on the site plan do not disrupt traffic circulation.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The site is located in a shopping center near a convenience store use. As it was not constructed to accommodate this use, there is no stacking lane for vehicles, which could impede onsite circulation.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The site is accessed from Rancho Drive, a 125-foot wide Expressway, and Alexander Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. These facilities are adequate to meet the requirements of the proposed Auto Smog Check use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of the Special Use Permit at this location for the Auto Smog Check facility as indicated by the site plan will not compromise the public health, safety, or general welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   An Auto Smog Check facility is a conditional use per Title 19.04. The proposed use on this site does not meet Condition 1 of the use, which requires a minimum size of 400 square feet, 200 square feet of which must be in an enclosed building. Additionally, this facility does not meet Condition 6, which requires the facility to have a stacking lane that will accommodate at least three vehicles, and prohibits the use of required parking spaces for the provision of smog services. Therefore, a Special Use Permit must be approved for the use to operate at this location.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 382 by City Clerk

APPROVALS 6

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Auto Smog Check

Project Address (Location) 4005 N Rancho Dr, Las Vegas, NV 89130

Project Name The Smog Shop, LLC **Proposed Use** Emission Testing

Assessor's Parcel #(s) 138-02-814-005 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.98 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Brackin **Contact** Jim Bowler

Address 4005 N. Rancho Dr **Phone:** 702 395 3905 **Fax:** 395 0764

City Las Vegas **State** NV **Zip** 89130

E-mail Address brackinbowler@aol.com

APPLICANT The Smog Shop, LLC **Contact** Dawn Young

Address 5888 Castleberry Peak **Phone:** 2897617 **Fax:** 2525172

City Las Vegas **State** NV **Zip** 89131

E-mail Address tcanddy@yahoo.com

REPRESENTATIVE N/A **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Nancy Brackin

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

Print Name JAMES E. BRACKIN
NANCY K. BRACKIN

Subscribed and sworn before me

This 8 day of October, 20 09.

Amy M Ashdown

Notary Public in and for said County and State

AMY M ASHDOWN
Notary Public
State of Utah
My Commission Expires March 17, 2013
Commission #578094

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36809
Meeting Date:	1/14/10
Total Fee:	$1030.00
Date Received*:	12/1/09
Received By:	P. Grunyser

*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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36809** APN: 138-02-814-005

Name of Property Owner: JAMES E. & NANCY K. BRACKIN

Name of Applicant: Dawn Young and James Clayton

Name of Representative: N/A

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: _____

Print Name: JAMES E. BRACKIN
NANCY K. BRACKIN

Subscribed and sworn before me

This 8 day of October, 2009

_____
Notary Public in and for said County and State

AMY M ASHDOWN
Notary Public
State of Utah
My Commission Expires March [illegible]
Commission #57809

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PROPERTY LINE
225'

EXST'G TRASH AREA

NO PARKING AREA

PKG-1

PKG-2

PKG-3

PKG-4

PKG-5

EXST'G SIDEWALK

EXST'G LANDSCAPE NO CHANGE

EXST'G SIDEWALK

VIEW

EXST'G CELL TOWER NO CHANGE

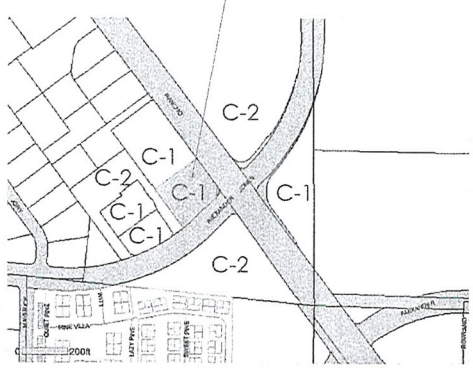
EXST'G MINI MARKET NO CHANGE

EXST'G BLACKTOP NO CHANGE

EXST'G BLACKTOP DRIVEWAY

EXST'G DECOMPOSED GRANITE NO CHANGE

PROJECT SITE LOCATION



VICINITY MAP
GRAPHIC SCALE

PKG-6

PKG-7

PKG-8

PKG-9

PKG-10

PKG-11

PKG-12

PKG-13

PKG-14

PKG-15

PKG-16

EXST'G SIDEWALK

PROPERTY LINE
204.34'

EXST'G GAS PUMPS NO CHANGE

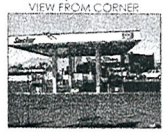
PROPERTY LINE
130.05'

STREET LIGHT

RANCHO

LOT AREA:	SQ.FT.:
LOT SIZE APPX. (43,560 SQ.FT. X .98 ACRE)	42,688.8
EXST'G MARKET LOT COVERAGE	3,078
EXST'G GAS PUMPS LOT COVERAGE	2,000
EXST'G MARKET LOT COVERAGE	1,733
ADDITION LOT COVERAGE ADDED	120
LOT COVERAGE UNDER PERMANENT ROOF	6,931
% OF LOT COVERAGE	16.2%

VIEW FROM CORNER





EXST'G BLACKTOP NO CHANGE

Vehicle Traffic Pattern

EXST'G BLACKTOP NO CHANGE

EXST'G BLACKTOP NO CHANGE

PROPOSED LOCATION FOR NEW SMOG SHOP

EXST'G PRIVATE DRIVEWAY

EXST'G BLACKTOP DRIVEWAY

EXST'G BLACKTOP DRIVEWAY

PKG-17

PKG-18

PKG-19

PKG-20

PKG-21

PKG-22

EXST'G LANDSCAPE NO CHANGE

EXST'G LANDSCAPE NO CHANGE

AIR/WATER STATION

EXST'G SIDEWALK

EXST'G SIDEWALK

SIGN/PKG LIGHT PILLAR/POLE

EXST'G ELEC/TEL

STREET LIGHT

SEWER

EXST'G SIDEWALK

68.23'

111.18'

PROPERTY LINE

ALEXANDER









CONSTRUCTION CODE:
ALL WORK SHALL CONFORM TO:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
ARTICLES OF 2005 NATIONAL ELECTRICAL CODE and SOUTHERN NEVADA AMENDMENTS TO NEC
2006 INTRNTL ENERGY CONSERVATION CODE
SOUTHERN NEVADA CODE AMENDMENTS
OCCUPANCY GROUP - SFR

PARKING REQT'S:
EXST'G CORNER MARKET AREA 3078 SQ.FT.
PARKING SPACES PROVIDED: 22 (1 HANDICAP)
SPACES NEEDED: 18

NEW SMOG SHOP AREA 120 SQ.FT.
LOCATION WILL TAKE UP 2 EXST'G PARKING SPACES
SPACES NEEDED: 2

EXISTING PARKING SHOWN:
STANDARD SPACES 21
HANDICAP SPACES 1

ZONING: C-1
JURISDICTION: CITY OF LAS VEGAS
NEW TUFF SHED AREA: 120 SQ.FT.

NOTE:
TUFF SHED FLOOR PLANS AND ELEVATIONS TO BE SUPPLIED BY TUFF SHED.
MODEL: PRO TALL RANCH
10' X 12' X 10'-11" HEIGHT

SITE PLAN
SCALE: 1" = 10'-0"

N

RECEIVED
DEC 16 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

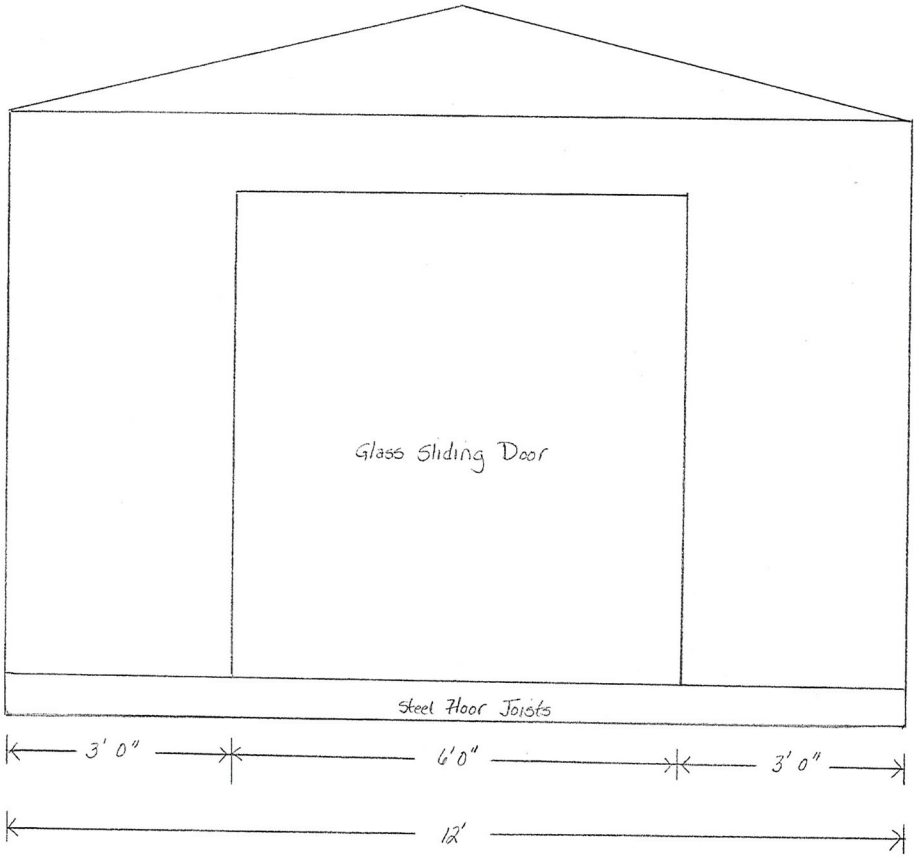
VAR-36808
SUP-36809
01/14/10 PC - REVISED

SITE PLAN
1" = 10'-0" | 4005 N. RANCHO DR. LAS VEGAS, NV 89108
11-05-09
SMOG SHOP-TUFF SHED ADD
DAWN YOUNG
PAGE # 1

NORTH SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095 - TOASTY



TOTAL SQUARE FOOTAGE = 120

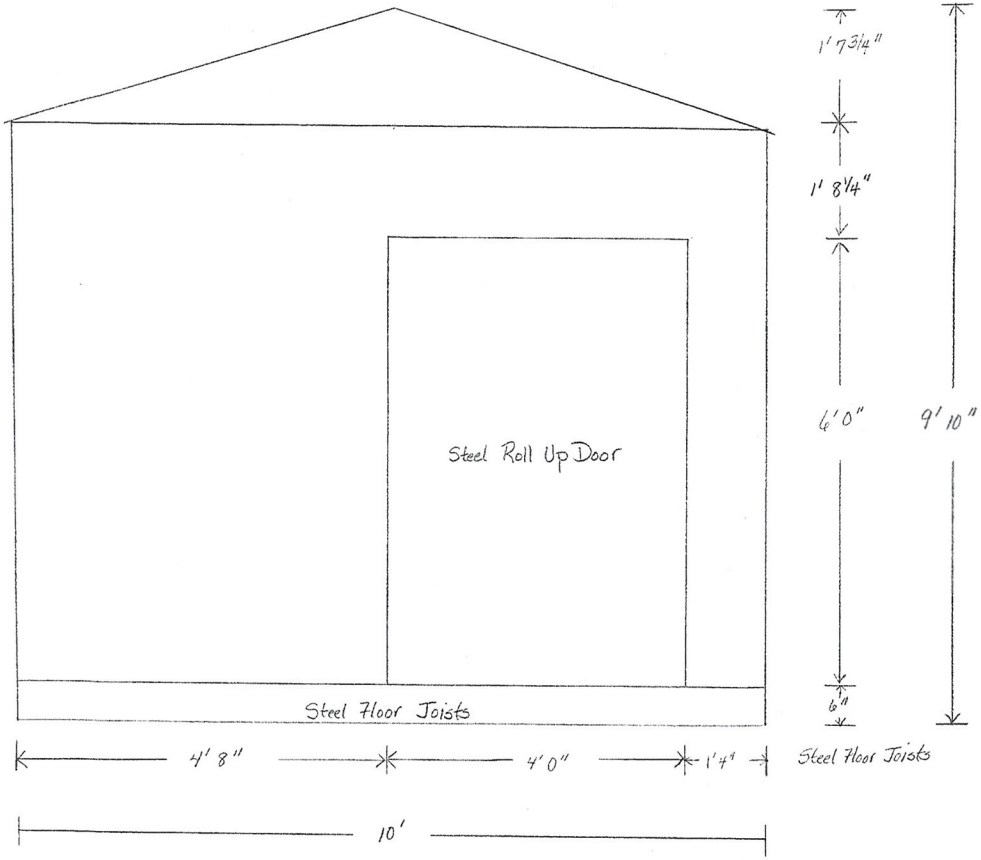
1" = 1'

VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EAST SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV



STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095 - TOASTY

TOTAL SQUARE FOOTAGE = 120

1" = 1'

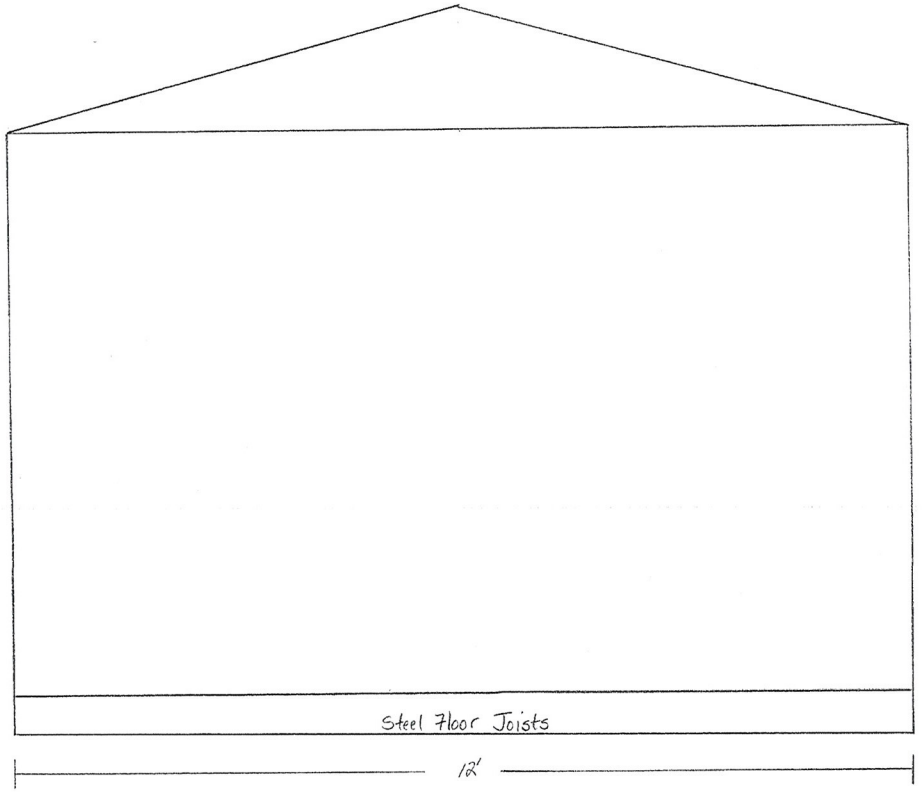
VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SOUTH SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095 - TOASTY



TOTAL SQUARE FOOTAGE = 120

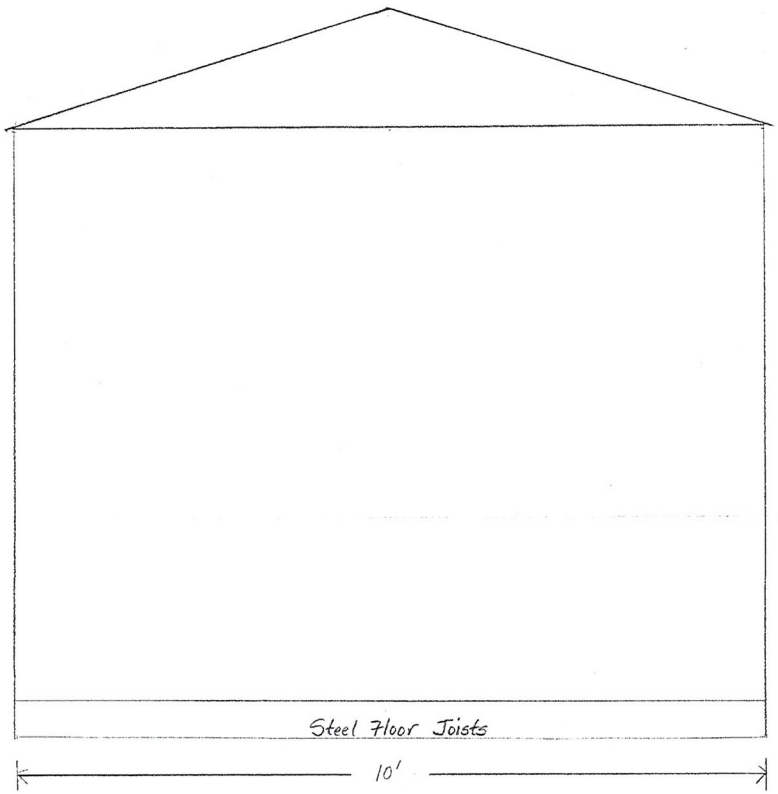
1" = 1'

VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WEST SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV



STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095-TOASTY

TOTAL SQUARE FOOTAGE = 120

1" = 1'

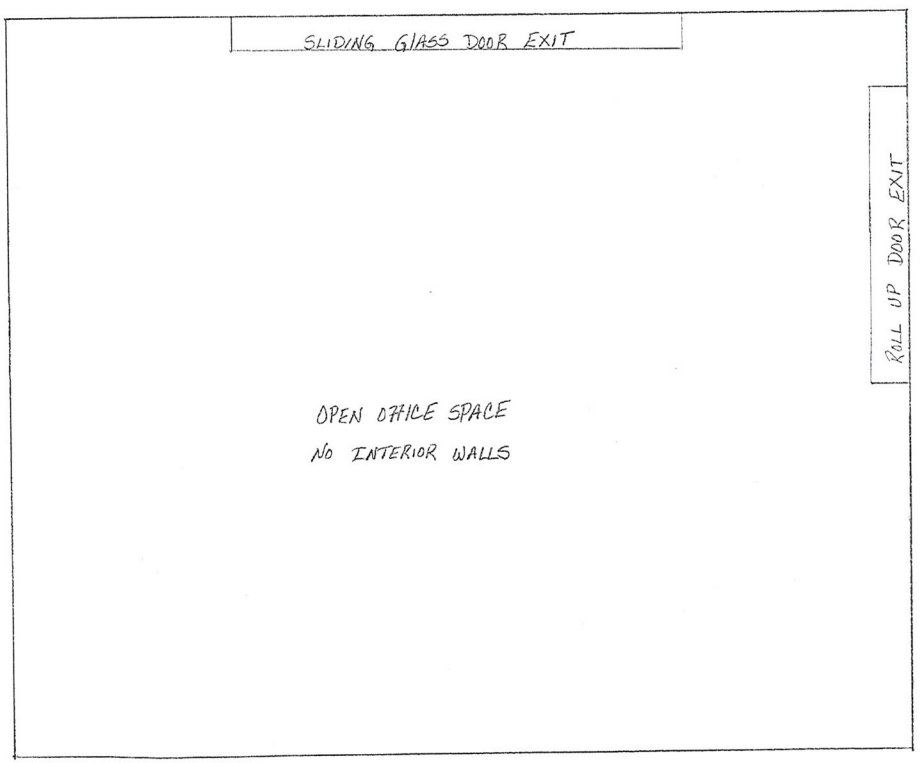
VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FLOORPLAN

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

NORTH



TOTAL SQUARE FOOTAGE = 120

1" = 1'

VAR-36808
SUP-36809
01/14/10 PC

RECEIVED
DEC - 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SUP-36809 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN
4005 NORTH RANCHO DRIVE
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36809 - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN
4005 NORTH RANCHO DRIVE
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09

November 30, 2009

To: Planning and Development Department

From: James Clayton and Dawn Young
The Smog Shop, LLC

Re: Justification Letter

We are requesting authorization to add an additional, free-standing structure to an existing commercial service station located at The Corner Market, 4005 N. Rancho Drive, Las Vegas, NV 89130.

The additional structure will be used as a vehicle smog inspection station, to help meet/support the State of Nevada's mandated emission standards for the federal Clean Air Act. We will perform inspections only, and no automotive repairs of any type will be performed.

The additional structure will be located directly south of the existing convenience store and southwest of the gas pumps and canopy, in the existing parking lot. The structure will be a 10' x 12' Tuff Shed storage building, which will be architecturally compatible with the existing convenience store -- stucco finish and matching paint, and color-compatible roofing shingles. There will be no changes to the existing landscaping.

While the existing gas station and convenience store is open 24 hours per day, seven days per week, we anticipate that the hours of operation for The Smog Shop will be 8 a.m. to 8 p.m., seven days per week. We expect to have three owner/employees, who are all licensed 1G inspectors by the State of Nevada DMV. At this time, this will be the sole location of The Smog Shop.

We are requesting a Special Use Permit because our building size of 120 square feet does not meet the minimum requirement of 200 square feet, and because we will be eliminating four parking spaces (two for the building, one to perform the smog inspections, and one for our employee).

We are also requesting a Parking Variance because the existing gas station and convenience store is located in a subdivided commercial complex that is considered "parking impaired". The complex requires a total of 553 parking spaces and there will be only 549 parking spaces available after our proposed use.

If you have any questions or need further information, please contact Dawn Young at 702-289-7617 or James Clayton at 702-286-7906. Thank you for your consideration.

Sincerely,

Dawn Young

Dawn Young
Applicant: The Smog Shop, LLC



James Clayton
Applicant: The Smog Shop, LLC

VAR-36808
SUP-36809
01/14/10 PC - REVISED

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

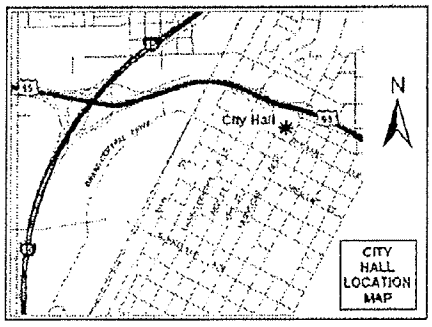
PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 FEB 05 2010
MAILED FROM ZIP CODE 89101

2010 FEB -9 A 6:40

CITY CLERK

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809
City Council Meeting of 2/17/2010

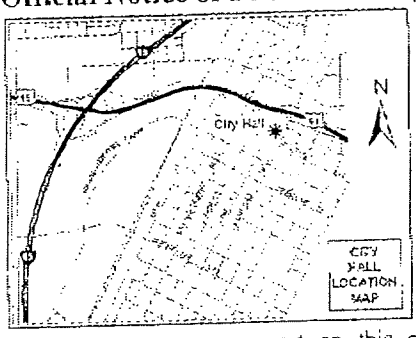
MARCIANO WILLIAM JR
P O BOX 1496
GILROY CA 95021-1496

APN#13811515056

LAUDS11 95021

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

City Council Meeting of 2/17/2010

PRESORTED FIRST CLASS

$ 00.41

0034279218 FEB 05 2010

MAILED FROM ZIPCODE 89101

2010 FEB -8 A 10: 37

CITY CLERK

RAY DAVID WAYNE
6240 LORILLE LN
LAS VEGAS NV 89108-5223

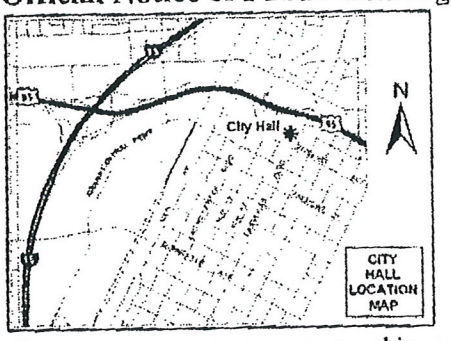
APN#13811510017

LAVDS11 89108

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

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

Case: VAR-36808
13811515056
MARCIANO WILLIAM JR
P O BOX 1496
GILROY CA 95021-1496

Inc.

JAVOP11 95021

#10P

001/

BARTSAS REALTY

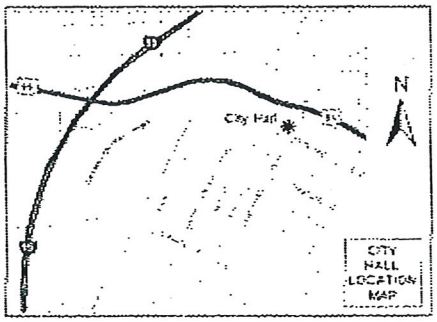
366 9413

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41
DEC 30 20
MAILED FROM ZIPCODE 891

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

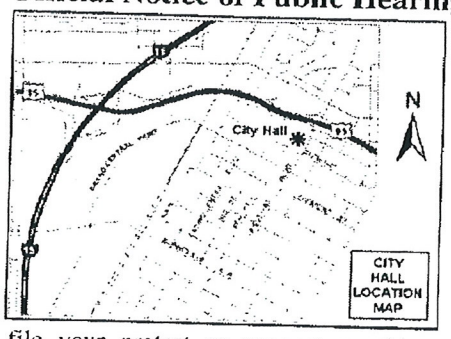
Case VAR-36808

13811502003
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

#10P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: VAR-36808

13802811020
HANSEN FAMILY TRUST
4009 RHONDA DR
LAS VEGAS NV 89108-5208

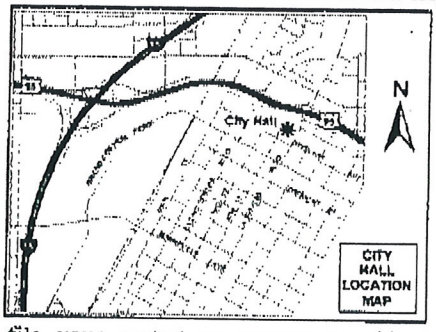
#10A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-36808 & SUP-36809
Planning Commission Meeting of 1/14/2010

Case: VAR-36808
13802811019
BLUE FAMILY TRUST
4017 RHONDA DR
LAS VEGAS NV 89108-5208

JAV0511 89108

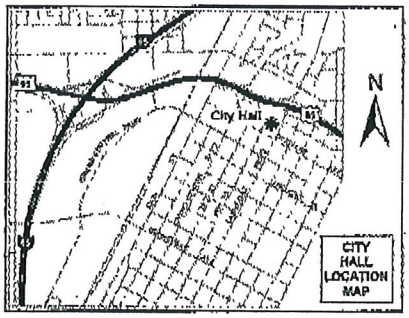
#10A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: VAR-36808

13802711003
ENSLEY JAMES P & LINDA A
4217 JORY TRL
LAS VEGAS NV 89108-5210

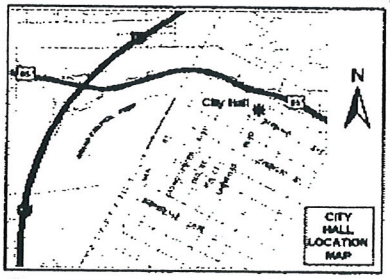
JAVOS11 89108

#10A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36906 & SDR-36550

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: VAR-36906
13836222017
MALLET REBECCA A & DEAN J
5704 ALTA DR
LAS VEGAS NV 89107-3602

JAVDP11 89107

08:26 MISS ANNIE 7028221679 >>

#10A

TO: 3857268

FROM: CUTCHER'S FLOORING 2598454

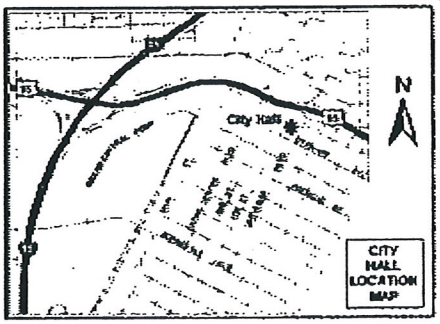
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 DEC 30 2
MAILED FROM ZIP CODE 89

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36808 & SUP-36809

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

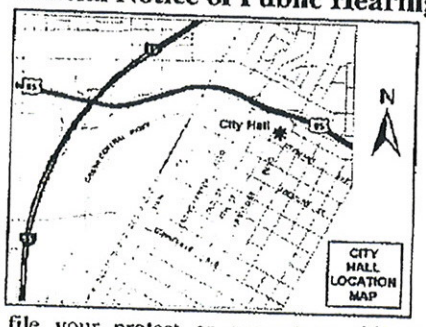
Case: VAR-36808

13811510018
CUTCHER FAMILY TRUST
6300 LORILLE LN
LAS VEGAS NV 89108-5211

#10 A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-36808 & SUP-36809
Planning Commission Meeting of 1/14/2010

Case: VAR-36808
13802701004
APARTMENT ONE L L C
9811 W CHARLESTON BLVD #2-736
LAS VEGAS NV 89117-7528

JAVD511 89117

Submitted after final agenda

Item #10A

City of Las Vegas Agenda Item No.: **72.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

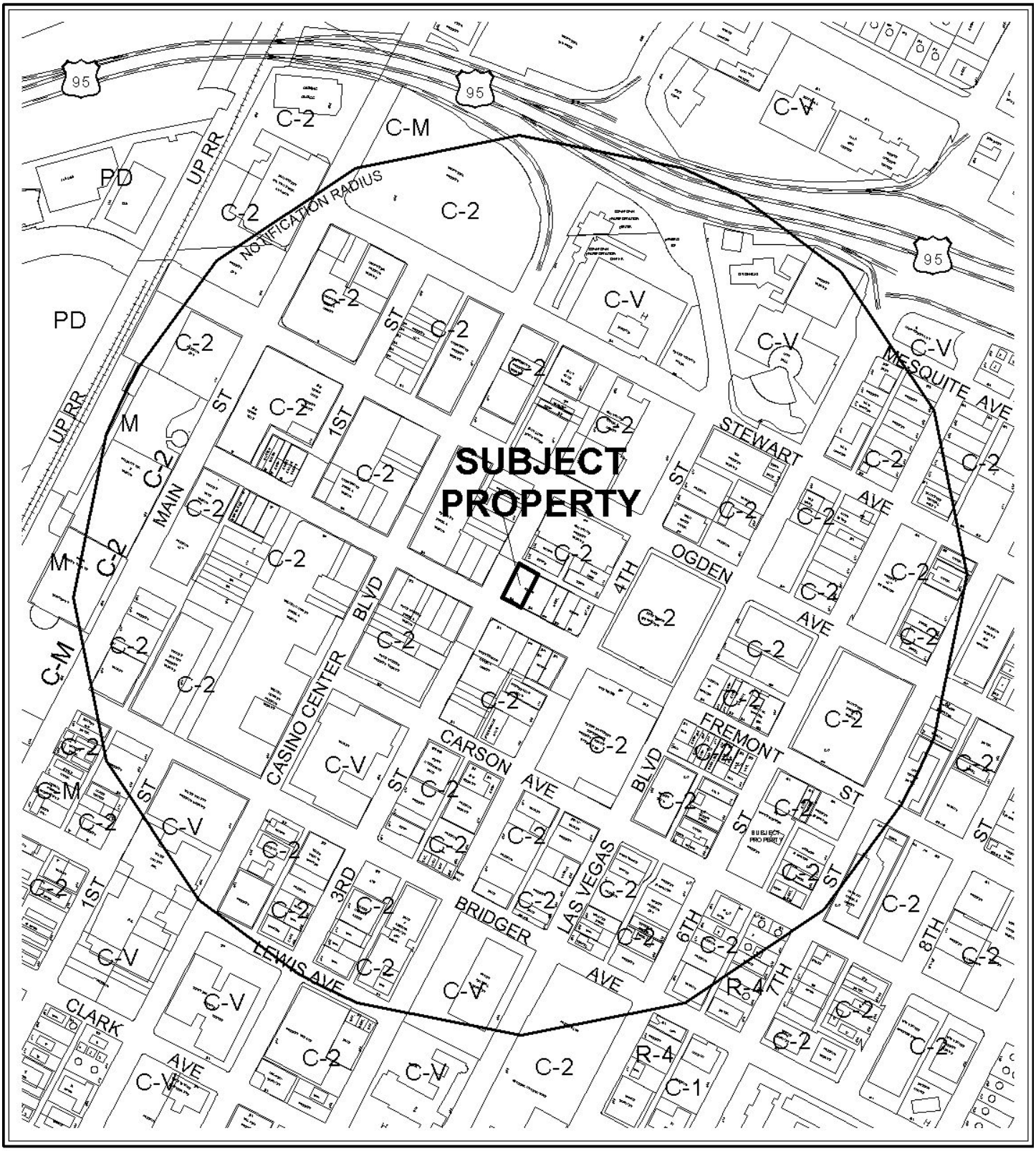
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-36562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY-OWNER: FREMONT ASSOCIATES, INC. - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 13



0 500 1000 Feet

CASE: **SUP-36562**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 500 1000 Feet

CASE: **SUP-36562**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36562 - APPLICANT: HAIM GABAY- OWNER: FREMONT ASSOCIATES

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Package Liquor Off-Sale Establishment use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Package Liquor Off-Sale use within an existing 8,152 square-foot retail establishment at 300 Fremont Street. The Package Liquor Off-Sale use will be operated in conjunction with the existing retail establishment. No Waivers are needed as a part of this request. The sale of package liquor is consistent with previous approvals in the area and is a common business practice for merchants along this portion of Fremont Street. This request meets all minimum Special Use Requirements and can be conducted in a compatible and harmonious manner within the existing retail establishment and with similar uses along Fremont Street; therefore, staff is recommending approval of this application.

ISSUES

- The sale of individual containers of any size of beer or wine coolers is appropriate at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bound by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission and staff recommended approval of the request.
01/14/10	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/jb).
Related Building Permits/Business Licenses	
11/29/95	A Building Permit (#95883260) was issued for a sign at 300 Fremont Street. The permit was finalized on 12/28/95.
12/27/95	A Building Permit (#95885467) was issued for a sign at 300 Fremont Street. The permit was expired on 06/29/96.
08/18/04	A Building Permit (#4019095) was issued for a tenant improvement at 300 Fremont Street. The permit was finalized on 11/14/06.
02/15/06	A Building Permit (#6001238) was issued for a sign at 300 Fremont Street. The permit was expired on 04/28/07.

08/10/09	A Business License (#C05-02661) was issued for a Tobacco Dealer use at 300 Fremont Street. This license is still active.
	A Business License (#G04-07008) was issued for a Gift and Novelties use at 300 Fremont Street. This license is still active.
10/27/09	A Business License application (#C15-92443) has been submitted for a Convenience Store use at 300 Fremont Street. This license is currently still under review
	A Business License application (#L15-92442) has been submitted for a Package Liquor Off-Sale use at 300 Fremont Street. This license is currently still under review
Pre-Application Meeting	
10/19/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for Package Liquor Off-Sale use were discussed. Topics included: • The submittal of application materials, meeting dates, and deadlines were discussed. • No Waivers are required as a part of the request.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
11/12/09	During a routine site inspection staff observed a well maintained general retail store.

Details of Application Request	
Site Area	
Gross Acres	0.23 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	General Retail	C (Commercial)	C-2 (General Commercial)
North	General Retail	C (Commercial)	C-2 (General Commercial)
South	Casino	C (Commercial)	C-2 (General Commercial)
East	General Retail	C (Commercial)	C-2 (General Commercial)
West	Casino	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District – (Central Casino Core)	X		Y
A-O (Airport Overlay) District – (200-foot)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails – Tortoise Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (3,500 Square Feet or More)	8,152 SF	1:175 GFA	47	2			
TOTAL			47	2	Zero		Y

ANALYSIS

This request is for a Special Use Permit for a proposed Package Liquor Off-Sale use within an existing 8,152 square-foot retail establishment at 300 Fremont Street. The applicant indicates that it would like to sell package liquor within its existing retail establishment. The sale of package liquor is consistent with previous approvals in the area and is a common business practice for merchants along this portion of Fremont Street. The subject site is located within the Las Vegas Downtown Centennial Plan area, which is not subject to the automatic application of parking requirements. This is a common occurrence for shops located on Fremont Street within the Fremont Street Experience area. Adequate parking is located in several parking structures within walking distance to Fremont Street. The proposed Package Liquor Off-Sale Establishment

use requires the approval of a Special Use Permit within a C-2 (General Commercial) zoning designation. No Waivers are needed as a part of this request. The proposed Off-Sale use meets all applicable requirements of Title 19, the General Plan and all other applicable plans; therefore, staff is recommending approval of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Package Liquor Off-Sale Establishment will be operated in conjunction with an existing retail establishment, which is adjacent to similar uses along Fremont Street. The addition of a Package Liquor Off-Sale Establishment use within this area is compatible with the existing and future land uses as specified by the General Plan.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is currently operated as a retail establishment. Similar alcohol related uses are common in this area of the City. The subject site is physically suitable to accommodate the proposed use.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The proposed Beer/Wine/Cooler Off-Sale Establishment use is located on Fremont Street and 4th Street, which are both defined as 80-foot Secondary Collectors, as defined by the Master Plan of Streets and Highways. The location of the subject site is not accessed by vehicular traffic as it is located under the Fremont Street Experience canopy. The site will be accessed primarily by pedestrian traffic.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Package Liquor Off-Sale use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 170 by City Clerk

APPROVALS 2

PROTESTS 4

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: FABULOUS VEGAS GIFTS LLC

Project Address (Location) 300 FREMONT ST LV NV 89101

Project Name FABULOUS VEGAS GIFTS **Proposed Use** BEER/WINE/COOLER OFF-SALE

Assessor's Parcel #(s) 139-34-510-023 **Ward #** 5

General Plan: existing C proposed — **Zoning:** existing C2 proposed —

Commercial Square Footage 9500 **Floor Area Ratio** 7500

Gross Acres .16 ACRES **Lots/Units** 4 **Density** —

Additional Information —

PROPERTY OWNER FREMONT ASSOCIATES **Contact** HAIM GABAY

Address 6130 W. FLAMINGO RD #402 **Phone:** 702 743-1304 **Fax:** 382-7005

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address —

APPLICANT HAIM GABAY **Contact** —

Address 6130 W. FLAMINGO RD # 402 **Phone:** (702) 743-1304 **Fax:** (702) 382-7005

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address haimgabay@hotmail.com

REPRESENTATIVE NIEVES ALVAREZ **Contact** —

Address 3944 Lonely Heart Ct **Phone:** 287-2048 **Fax:** 382-7005

City LAS VEGAS **State** NV **Zip** 89115

E-mail Address nellyal12@hotmail.com

Property Owner Signature* —

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

Print Name Haim Gabay

Subscribed and sworn before me

This 19th day of October, 2009.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN VALDEZ
Appt. No. 03-81899-1
My Appt. Expires June 15, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP 36562
Meeting Date:	01/14/10
Total Fee:	$1,200.—
Date Received:*	11.3.09
Received By:	JA

*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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36562** APN: 139.34.510.023

Name of Property Owner: FREMONT ASSOCIATES

Name of Applicant: HAIM GABAY

Name of Representative: NIEVES ALVAREZ

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: _____

Print Name: Haim Gabay

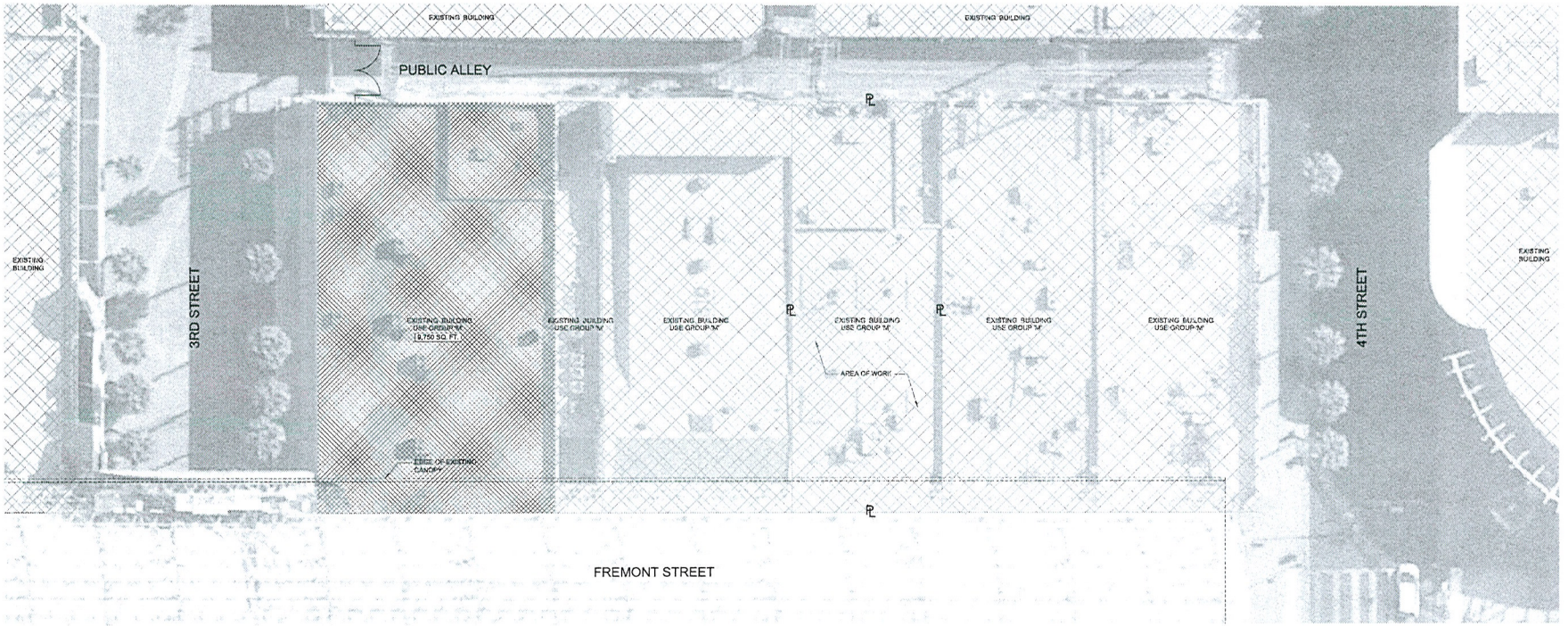
Subscribed and sworn before me

This 19th day of October, 2009

Evelyn Valdez

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN VALDEZ
Appt. No. 03-81899-1
My Appt. Expires June 15, 2011



1 AS1.01 EXISTING SITE PLAN
SCALE:1/16"=1'-0"



VICINITY MAP
NO SCALE

RECEIVED
NOV 03 2009

SUP-36562
01/14/10 PC

231 west charleston boulevard
suite one fourty
las vegas, NV 89102
office: 702.888.2068
fax: 702.888.3069
web: www.bgastudio.com

PROJECT:
FABULOUS LAS VEGAS JEWELRY & GIFTS
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

SHEET TITLE:
DESIGN REVIEW - EXISTING SITE PLAN

REVISIONS	DATE
ORIGINAL SUBMITTAL	10-21-09

DATE: 09-21-2009
SCALE: AS INDICATED
DRAWN: D. YORKE
JOB NO: 09-032

SHEET
AS1.01

NEW TENANT IMPROVEMENT - OCCUPANT LOAD					
OCCUPANCY LOAD:					
101 - EXISTING OPEN RETAIL	= 7755	SF/30	=	259	occs.
102 - EXISTING STORAGE	= 277	SF/300	=	1	occs.
103 - EXISTING RESTROOM	= 63	SF/100	=	1	occs.
104 - EXISTING STORAGE	= 57	SF/300	=	1	occs.
NEW TOTAL INTERIOR FLOOR AREA: 8,152 SF				262	occs.

BUILDING EGRESS ANALYSIS:

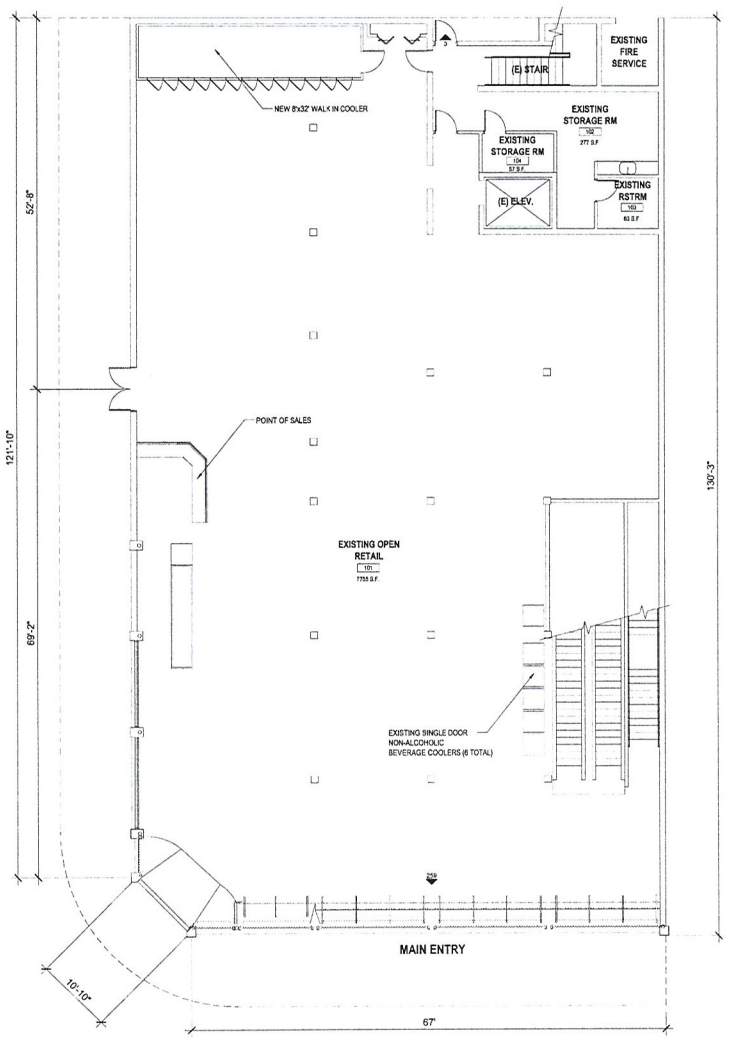
BASED ON THE 2006 I.B.C.
BUILDING EXITS REQUIRED

CRITERIA:
ALL PORTIONS OF THE BUILDING OCCUPIED SIMULTANEOUSLY EXCEPT :

- STORAGE ROOMS
- TOILET ROOMS
- CORRIDORS
- MECHANICAL AND ELECTRICAL ROOMS

EGRESS WIDTH MULTIPLIERS IS .20 PER IBC T1005.1
APPROVED UNDER PERMIT #: _____

OCCUPANT LOAD =	262
EXITS PROVIDED =	2
MIN. REQ. EXIT WIDTH = 262 X .20 =	52.40"
WIDTH PROVIDED =	972.0"



1 / A1.00 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

RECEIVED
NOV 03 2009

SUP-36562
01/14/10 PC

tkg
231 west charleston boulevard
suite one fourty
las vegas, NV 89102
office: 702.888.2088
fax: 702.888.2089
web: www.tkgstudio.com

PROJECT
FABULOUS LAS VEGAS JEWELRY & GIFTS
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

SHEET TITLE
DESIGN REVIEW - EXISTING FLOOR PLAN

REVISIONS	DATE
1 ORIGINAL SUBMITTAL	09-21-09

DATE: 09-21-2009
SCALE: AS INDICATED
DRAWN: D. YORKE
JOB NO: 09-032

SHEET
A1.00



SUP-36562 - APPLICANT: HAIM GABAY- OWNER: FREMONT ASSOCIATES, INC.
300 FREMONT STREET
JANUARY 14, 2010 PLANNING COMMISSION

11/12/09

FABULOUS VEGAS GIFTS LLC
300 FREMONT ST.
LAS VEGAS NEVADA 89101

NOVEMBER 23, 2009

TO WHOM MAY CONCERN:

FABULOUS VEGAS GIFTS LLC IS AN EXISTING RETAIL/GIFT CONVENIENCE STORE. WHERE WILL BE SELLING PACKAGE LIQUOR, (OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR PRODUCTIVITY AND OUR BOTTOM LINE.

THANK YOU

HAIM GABAY

RECEIVED
NOV 24 2009

SUP-36562
01/14/10 PC

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

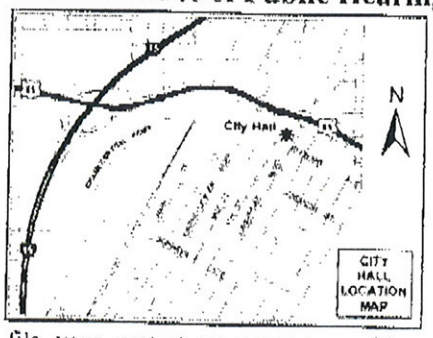
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 13 2010

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562

Planning Commission Meeting of 1/14/2010

Case SUP-36562

13934111031
GRANITE PROPERTIES I L L C
111 NORTH 1ST ST
LAS VEGAS NV 89101-2912

Submitted after final agenda

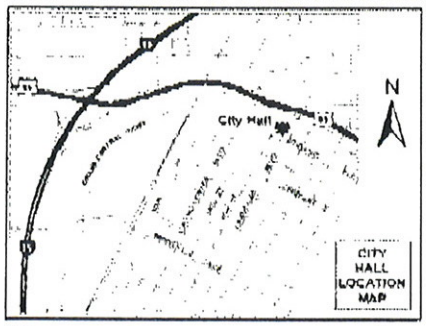
Item 13 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36562

13934111029
GRANITE PROPERTIES II L L C
%GRANITE GAMING GROUP LLC
111 NORTH FIRST ST
LAS VEGAS NV 89101-2912

JAVOS11 89101

Submitted after final agenda

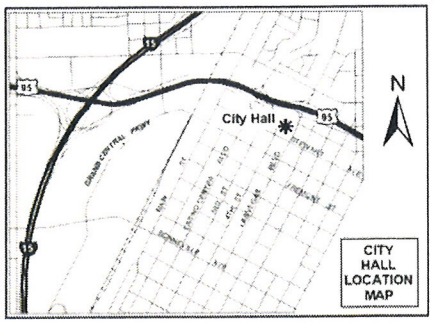
Item #13P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 26 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562
Planning Commission Meeting of 1/14/2010

Case: SUP-36562
13934111031
GRANITE PROPERTIES I L L C
111 NORTH 1ST ST
LAS VEGAS NV 89101-2912

JAV0511 89101

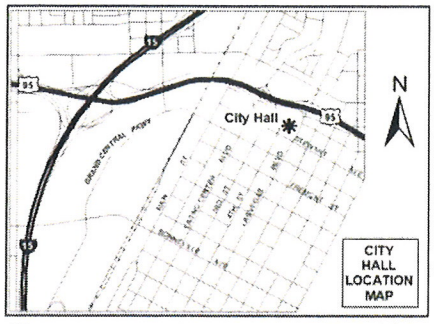
P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 26 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562

Planning Commission Meeting of 1/14/2010

Case: SUP-36562

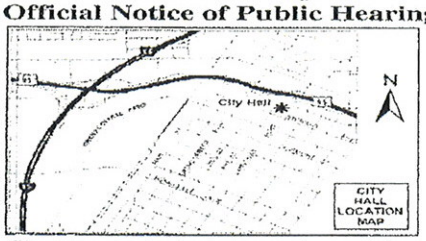
13934111029
GRANITE PROPERTIES II L L C
%GRANITE GAMING GROUP LLC
111 NORTH FIRST ST
LAS VEGAS NV 89101-2912

JAV0511 89101

P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562

Planning Commission Meeting of 1/14/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 13 2010

13934613175 Case: SUP-36562
WATTS LEONARD F
550 STONEYWOOD TERR
MABLETON GA 30126-0000

Submitted after final agenda

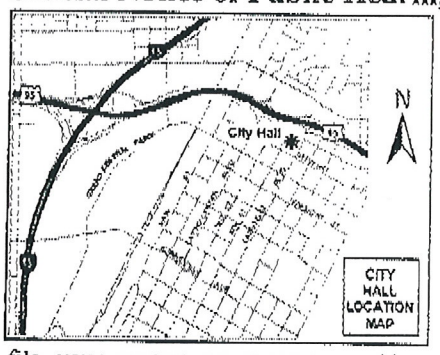
Item #13A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36562

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: SUP-36562
13934613203
SEYMOUR RAYMOND P & JOETTA B
14 MANDARIN
IRVINE CA 92604-3631

#13A

City of Las Vegas Agenda Item No.: **73.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

SUP-36779 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

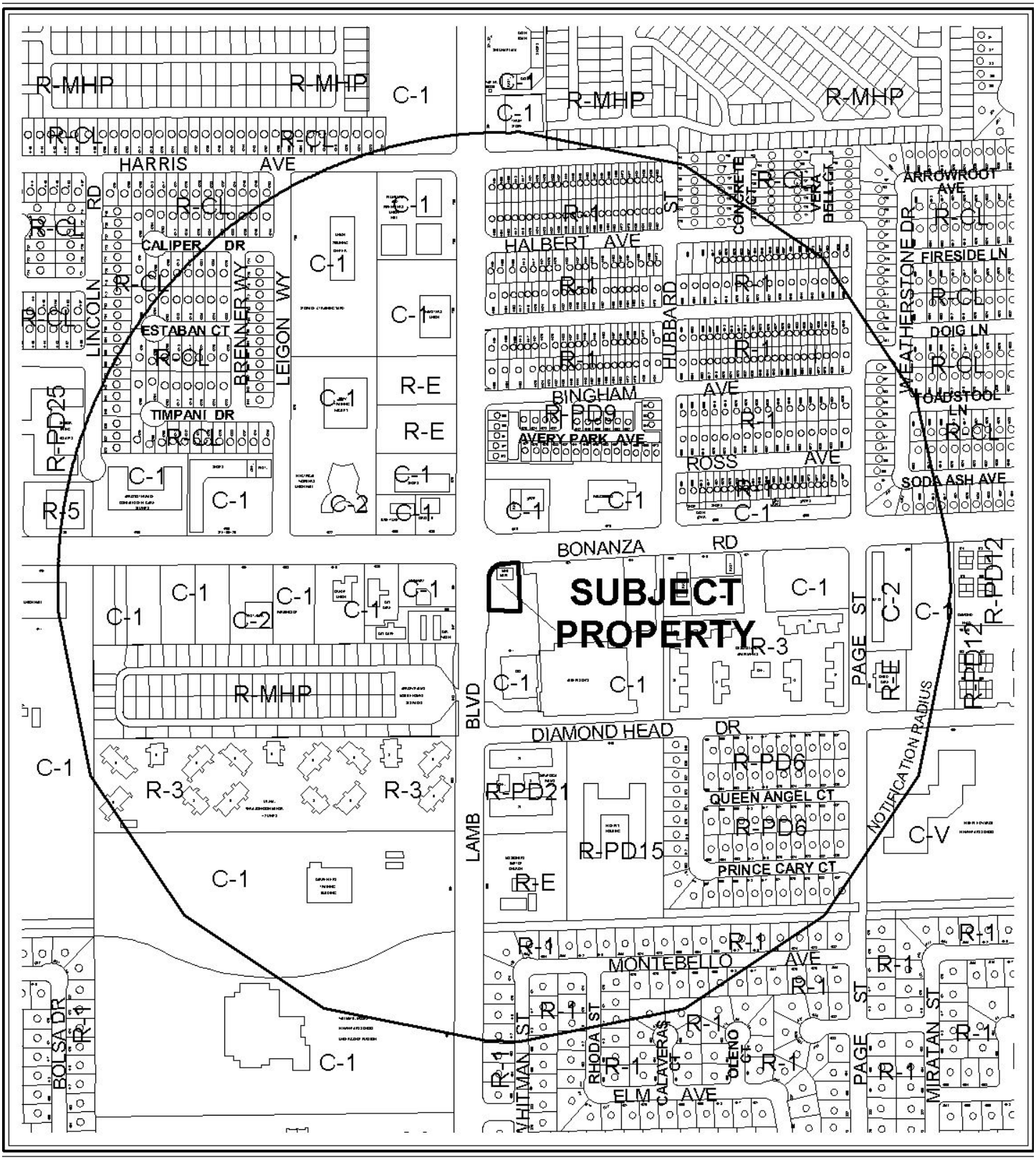
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**Planning Commission Mtg.**	**2**
City Council Meeting	**1**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 14



0 500 1000 Feet

CASE: **SUP-36779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



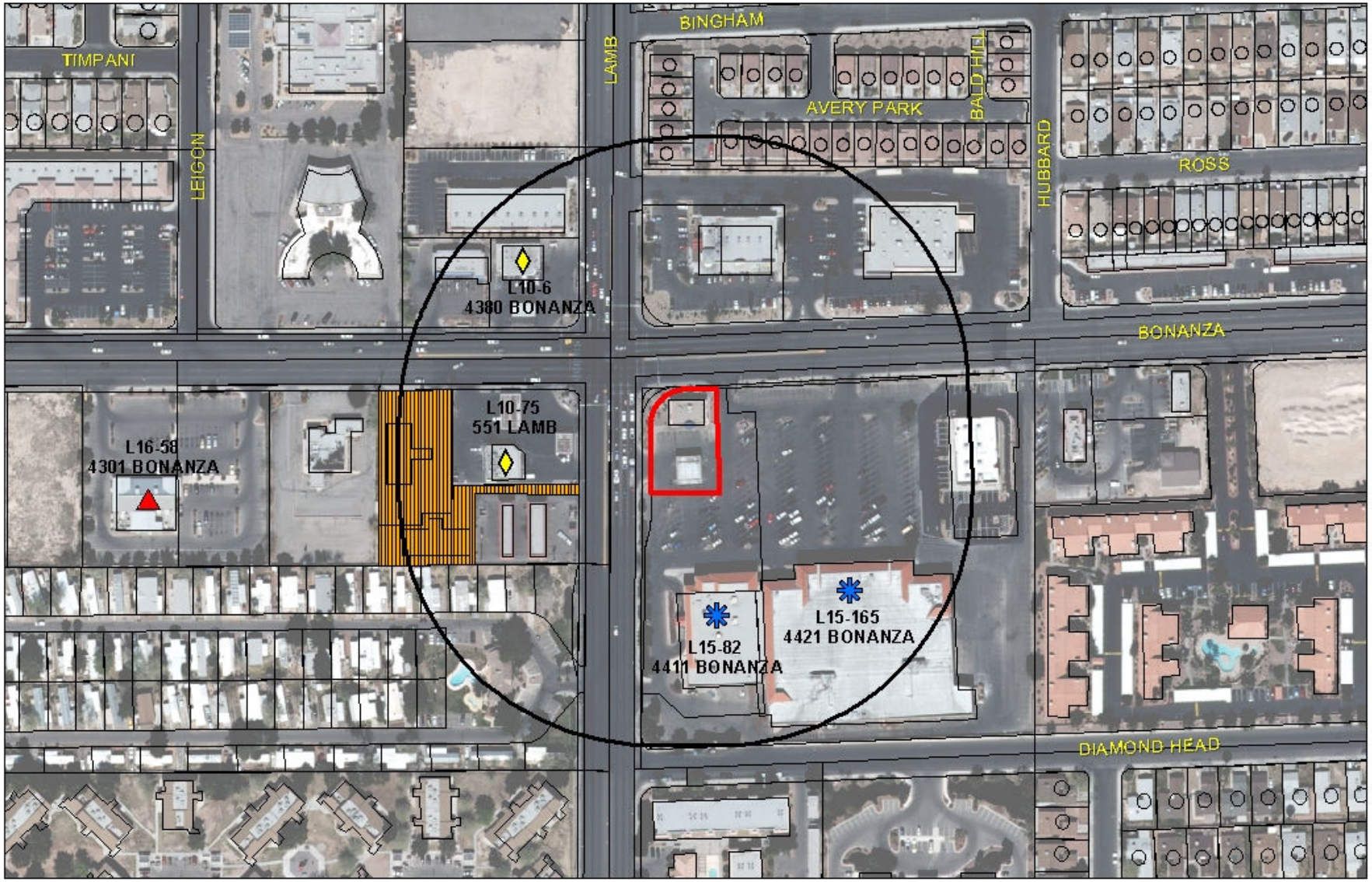
0 500 1000 Feet

CASE: **SUP-36779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-36779

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PAC PRO SERVICE, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler Off-Sale use.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

4. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

5. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Beer/Wine/Cooler Off-Sale Establishment in conjunction with a proposed 2,032 square-foot convenience store at 4401 East Bonanza Road. The applicant is requesting a Waiver to allow a 116-foot separation distance from a child care facility licensed for more than 12 children where 400 feet is required.

As this request cannot be conducted in a compatible and harmonious manner with the surrounding land uses as it is located approximately 116 feet from a Child Care Facility, staff is recommending denial of this application. If the application is denied, the Beer/Wine/Cooler Off-Sale use would not be permitted at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/17/78	The Board of City Commissioners approved a request to Rezone (Z-0032-78) from R-E (Residential Estates) to C-1 (Limited Commercial) for property generally located at the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission recommended approval.
04/04/79	The City Council approved a request for a Plot Plan Review (Z-0032-78) to relocate the proposed store from the east side of the property to the south side of the property. The Planning Commission recommended approval.
05/02/79	The City Council approved a request for an Extension of Time (Z-0032-78) for property generally located at the southeast corner of Bonanza Road and Lamb.
09/28/93	The Planning Commission approved a request for a Plot Plan and Building Elevation Review on property located at 4420 East Bonanza Road.
07/20/00	The City Council approved a request for a Special Use Permit (U-0069-00) for gasoline sales and a Site Development Plan Review (U-0069-00) for a proposed 2,029 square-foot Convenience Store on the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission and staff recommended approval of the request.
02/21/01	The City Council approved a request for a Special Use Permit (U-0139-00) for a Beer/Wine/Cooler Off-Sale Establishment on the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission and staff recommended approval of the request.

Related Building Permits/Business Licenses	
01/31/01	A building permit (#1001579) was issued for a convenience store at 4401 E Bonanza Road. The project was completed on 05/22/01.
01/31/01	A building permit (#1001581) was issued for on-site improvements at 4401 E Bonanza Road. The permit expired on 11/03/01.
05/18/01	A business license (C05-02103) was issued for tobacco sales at 4401 E Bonanza Road. The license was marked out of business on 12/11/08.
05/18/01	A business license (C15-00273) was issued for a convenience store at 4401 E Bonanza Road. The license was marked out of business on 12/11/08.
05/18/01	A business license (L10-00220) was issued for Beer/Wine/Cooler Off-Sale at 4401 E Bonanza Road. The license was marked inactive on 12/11/08.
05/22/01	A business license application (C20-02016) was issued for convention hall tax at 4401 E Bonanza Road. The license was marked out of business 12/11/08.
05/22/01	A business license application (G01-02027) was issued for restricted gaming at 4401 E Bonanza Road. The license was marked out of business 12/11/08.
11/10/09	A business license application (C20-92676) was submitted for convention hall tax at 4401 E Bonanza Road. The license is pending approval.
11/10/09	A business license application (C05-92674) was submitted for tobacco sales at 4401 E Bonanza Road. The license is pending approval.
11/10/09	A business license application (G01-92675) was submitted for restricted gaming at 4401 E Bonanza Road. The license is pending approval.
11/10/09	A business license application (C15-92670) was submitted for a convenience store at 4401 E Bonanza Road. The license is pending approval.
11/10/09	A business license application (S05-92673) was submitted for service station at 4401 E Bonanza Road. The license is still active.
11/10/09	A business license application (L10-92672) was submitted for Beer/Wine/Cooler Off-Sale at 4401 E Bonanza Road. The license is still pending approval.
01/14/10	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #14/ao).
Pre-Application Meeting	
11/13/09	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit were discussed. Topics included: • The requirements for a parking analysis for the entire site. • The previous license for a Beer/Wine/Cooler Off-Sale Establishment opened on 12/11/08. As the applicant will be unable to complete the process for a new license prior to 12/11/09, the legally non-conforming status of the use will expire, and this Special Use Permit is required.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
12/08/09	A site inspection was conducted by staff with the following observations: • The subject property was noted as a vacant convenience store. • The vacant building had unpermitted banners located at the roof parapet of the building and on the canopy of the vacant fueling station. The violations have been referred to Code Enforcement.

Details of Application Request	
Site Area	
Gross Acres	.39

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Vacant Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant and Retail Shops	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	2,032	1:175	11	1	8	1	N*
TOTAL			**12**		**9**		

*The site is parking impaired, per Title 19.10.010 (c)

Waivers		
Requirement	**Request**	**Staff Recommendation**
A 400-foot distance separation from of any church, synagogue, school, and **child care facility licensed for more than 12 children**, or City Park.	116 Feet	Denial

ANALYSIS

This request is for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment within a proposed convenience store to be located at 4401 East Bonanza Road. The beer and wine will be stored in a 240 square-foot cooler located on the left side of the 2,032 square-foot convenience store. The area used for the storage (120 square feet) and sale of alcohol is less than 6% of the gross floor area as depicted on the floor plan. The hours of operation for the convenience store will be 24 hours a day, seven days a week. Per Title 19.10.010 (c), the site is parking impaired, as the site was previously approved for a Convenience Store, and the proposed use will not result in an increased parking requirement.

The proposed use cannot be conducted in a manner that is compatible with surrounding land uses as it is located approximately 116 feet from a Child Care Facility licensed for more than 12 children, a protected use that requires a minimum 400-foot distance separation. In addition, there are already two existing Beer/Wine/Cooler Off-Sale Establishments and two existing Package Liquor Off-Sale Establishments in the 400-foot radius area. Therefore, staff is recommending denial.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses because it is located approximately 116 feet from a Child Care Facility licensed for more than 12 children, a protected use that requires a minimum 400-foot distance separation

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the type and intensity of land use proposed; however, it does not meet the minimum 400-foot distance separation required from a child care facility licensed for more than 12 children.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Bonanza Road, a 100-foot Primary Arterial, and Lamb Boulevard, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   It will not compromise the public health, safety, or welfare as the use is subject to licensing and inspections by the City of Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Beer/Wine/Cooler Off-Sale use does not meet all of the applicable conditions per Title 19.04. It is located approximately 116 feet from a protected use (Child Care) where 400 feet is required.

PC ACTION

There was one speaker in opposition at the Planning Commission hearing. The applicant agreed with all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 628 by City Clerk

APPROVALS 2

PROTESTS 9

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit: Beer/Wine Off-Sale Establishment

Project Address (Location) 4401 East Bonanza Road

Project Name Nevada City Partners, LLC dba City Stop #11 **Proposed Use** Convenience Store

Assessor's Parcel #(s) 14032101014 **Ward #** 3

General Plan: existing XX proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PacProp Service, LLC **Contact** Steve Glusker

Address 12100 Wilshire Blvd., Suite 1025, Los Angeles, CA 90025 **Phone:** _____ **Fax:** _____

City Los Angeles **State** CA **Zip** 90025

E-mail Address steve@ppgla.com

APPLICANT Nevada City Partners, LLC **Contact** Bruce I. Familian

Address 4534 West Hacienda Avenue, Suite A **Phone:** (702) 227-9267 **Fax:** (702) 227-9273

City Las Vegas **State** NV **Zip** 60015

E-mail Address bruce@familian.org

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name Steve Glusker

Subscribed and sworn before me

This 26th day of October, 20 09.

A.G. Fyffe, Los Angeles County, California

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36779
Meeting Date:	01/14/2010
Total Fee:	$1260.00
Date Received:*	11/25/09
Received By:	P. GRIMYSER

*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

RECEIVED
NOV 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36779** APN: 14032101014

Name of Property Owner: PacProp Service, LLC

Name of Applicant: Nevada City Partners, LLC

Name of Representative: Attn: Jennifer Roberts, Lionel Sawyer & Collins

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: _____

Print Name: Steve Gluskin

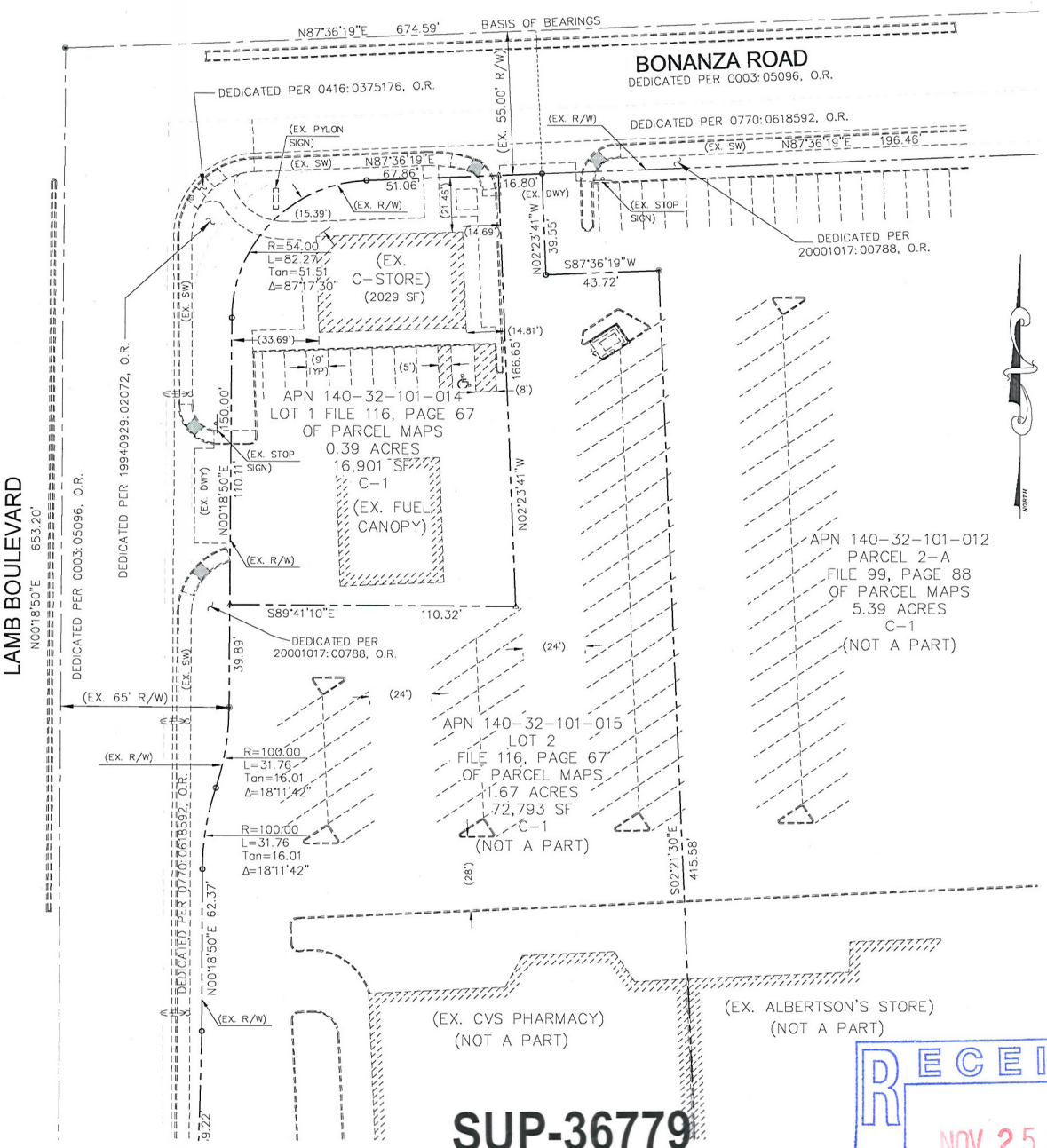
Subscribed and sworn before me

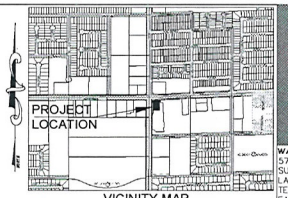
This 26th day of October, 2009

A. G. Fyffe, Los Angeles County, California
Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

RECEIVED
NOV 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT





VICINITY MAP
NOT TO SCALE

SITE AREA:

NET:
± 0.39 ACRES (±16,901 SQUARE FEET)

BUILDING SQUARE FOOTAGE:
2,029 S.F., EX. C-STORE LOCATED ON PARCEL

PARKING SPACE DIMENSIONS:

APN 140-32-101-014

CATEGORY	WIDTH	LENGTH	QUANTITY
AUTOMOBILE	9'-0"	18'-0"	9
TOTAL SPACES			9

PARKING REQUIREMENTS:

(PER SECTION 19.04.010 TABLE 2: ON-SITE PARKING REQUIREMENTS)
TECHNICAL USE: CONVENIENCE STORE
1:175 SQUARE FEET OF GROSS FLOOR AREA
2,029 S.F. 12 SPACES

APN 140-32-101-014
TOTAL AUTOMOBILE PARKING SPACES: 8 SPACES
TOTAL HANDICAP PARKING SPACES: 1 SPACES

TOTAL SPACES: 9 SPACES

*NOTE: THIS PARCEL HAS SHARED PARKING WITH ADJACENT PARCEL 50 PARKING REQUIREMENT IS MET.

NOTES:

1. LOT 1 & 2 ARE SUBJECT TO A PERPETUAL, NONEXCLUSIVE EASEMENT FOR SURFACE WATER DRAINAGE, EXCEPTING WITHIN BUILDINGS OR STRUCTURES PER FILE 116, PAGE 67 OF PARCEL MAPS.
2. LOTS 1 & 2 ARE SUBJECT TO A PERPETUAL, NONEXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, ACROSS THE DRIVEWAYS ON EACH PARCEL PER FILE 116, PAGE 67 OF PARCEL MAPS.
3. LOTS 1 & 2 ARE SUBJECT TO A PERPETUAL, COMMON ACCESS EASEMENT FOR PRIVATE VEHICULAR AND PEDESTRIAN INGRESS/EGRESS AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE RESERVED AND GRANTED FOR EACH LOT CREATED WITHIN FILE 116, PAGE 67 OF PARCEL MAPS.
4. LOTS 1 & 2 ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DECLARATION OF RESTRICTIONS AND EASEMENTS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED JANUARY 11, 2007, IN BOOK 20070111 AS INSTRUMENT NO 03515 OF OFFICIAL RECORDS.

"(J) "FUEL CENTER EXCLUSIVE USE EASEMENT": THAT CERTAIN FUEL CENTER EXCLUSIVE USE EASEMENT MADE AND ENTERED INTO AS OF JUNE 2, 2006, BETWEEN CVS, AS THE OWNER OF PARCEL 1, AND ASPR, AS OWNER OF PARCEL 2 (WHICH ALSO, AS SET FORTH HEREIN, INCLUDES THE CONVENIENCE STORE AND FUEL FACILITIES LOCATED ON PARCEL 1 AS OF THE DATE OF THIS DECLARATION)."

SUBJECT TO THAT CERTAIN FUEL CENTER EXCLUSIVE USE EASEMENT, AGREEMENT ENTERED INTO AS OF JUNE 2, 2006, REFERRED TO PREVIOUSLY:

"I. GRANT OF EASEMENT. GRANTOR [NEVADA CVS PHARMACY, LLC] CONVEYS TO GRANTEE [ASP REALTY, INC.], AN EXCLUSIVE USE EASEMENT OVER THE FUEL STATION PROPERTY FOR THE "TERM" (AS HEREINAFTER DEFINED), TO BE USED BY GRANTEE AS A FUEL STATION AND ALL USES ANCILLARY THERETO. GRANTOR ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE EASEMENT DURING THE TERM FOR INGRESS AND EGRESS BETWEEN THE FUEL STATION PROPERTY AND LAMB BOULEVARD AND BONANZA BOULEVARD AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NECESSARY UTILITIES FOR THE FUEL STATION PROPERTY, OVER, UNDER, AND ACROSS THAT PORTION OF THE GRANTOR PROPERTY IN THE AREAS WHERE THE UTILITIES ARE CURRENTLY LOCATED."

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1-A AS SHOWN BY MAP THEREOF IN FILE 99 OF PARCEL MAPS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONSISTING OF 89,694 SQUARE FEET (2.059 ACRES) MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH 87° 36' 19" EAST AS DEFINED BY THE MONUMENTS SHOWN ON PMP-32228, BEING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SAME BEING THE CONTROL LINE OF BONANZA ROAD AS DERIVED BY FILE 99, PAGE 88 OF PARCEL MAPS.

LEGEND/ABBREVIATIONS

- PROPERTY LINE
- STREET CENTERLINE
- DEDICATION BOUNDARIES
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING CURB

Call before you Dig
Call 811
1-800-227-2600
1-702-455-7544

Call before Underground
1-800-227-2600
1-702-798-8600

CALL BEFORE YOU OVERHEAD
1-702-227-2929

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

RECEIVED
NOV 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36779
01/14/10 PC

WE
WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

KEEPING YOUR LAND DEVELOPMENT NEEDS

REVISIONS

DATE	REV	DESCRIPTION OF REVISION	APPROVAL	DATE	INITIALS

CITY STOP 11
SEC LAMB & BONANZA

SITE PLAN

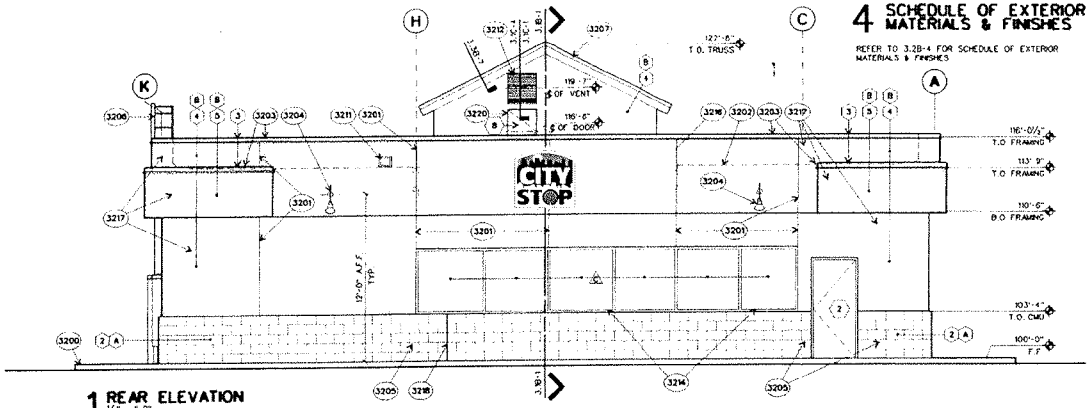
SUBMITTAL NO. 1
DATE: OCTOBER 22, 2009
WE PROJECT NO. 1150.01
AGENCY NO.
SHEET NO.: SP
1 OF 1 SHEETS

3 SCHEDULE OF KEYED NOTES

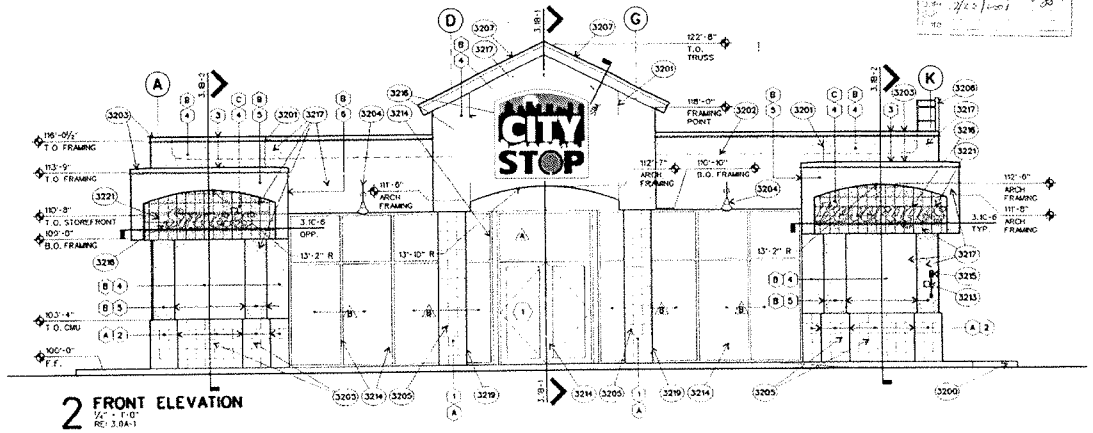
REFER TO 3.2B-3 FOR SCHEDULE OF KEYED NOTES

4 SCHEDULE OF EXTERIOR MATERIALS & FINISHES

REFER TO 3.2B-4 FOR SCHEDULE OF EXTERIOR MATERIALS & FINISHES



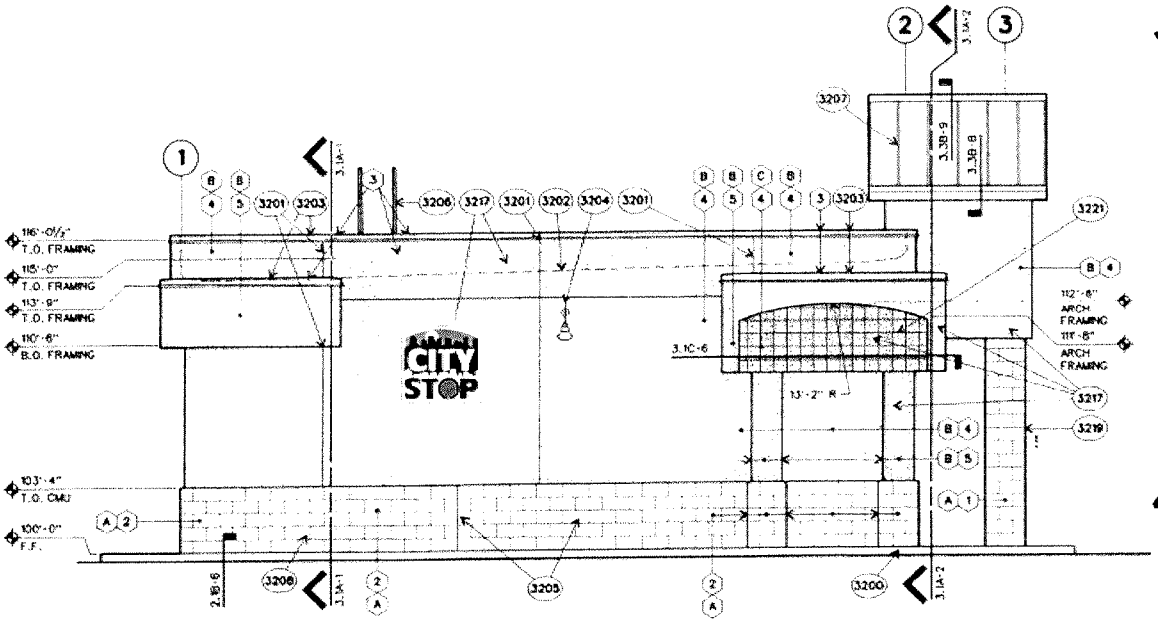
1 REAR ELEVATION
1/4" = 1'-0"
REF: 3.0A-1



2 FRONT ELEVATION
1/4" = 1'-0"
REF: 3.0A-1

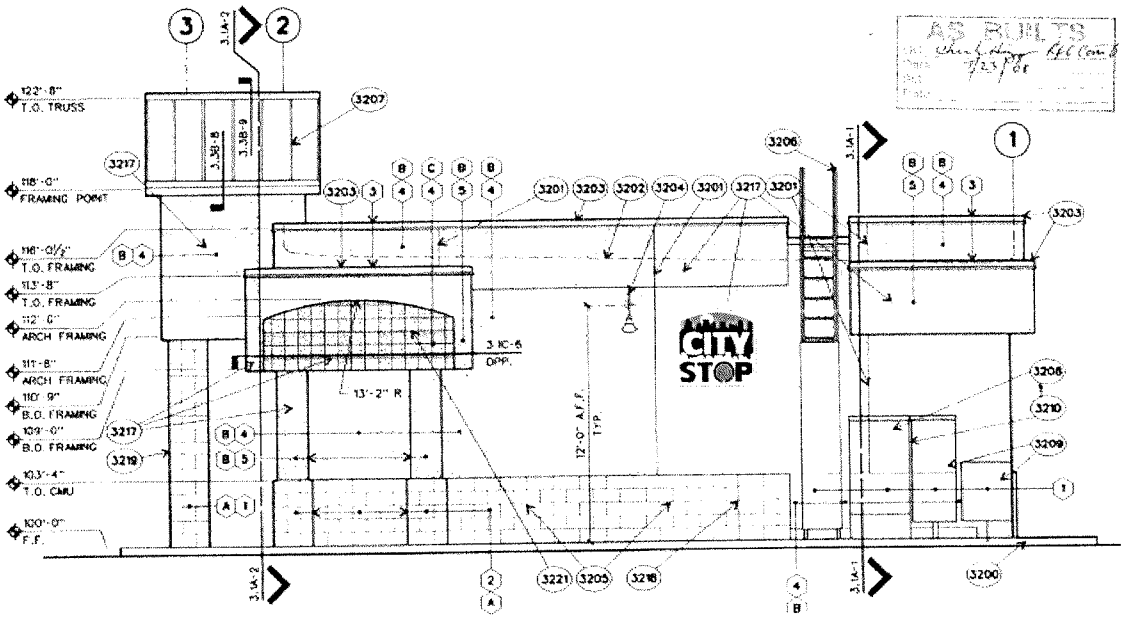
SUP-36779
01/14/10 PC

RECEIVED
NOV 2 5 20
CITY OF
PLANNING



1 LEFT ELEVATION

1/4" = 1'-0"
RE: 3.0A-1



AS BUILTS

3 SCHEDULE OF KEYED NOTES

RE: 3.2A & 3.2B

3200 CONC. CURB & WALK, RE: 1.2C-2
3201 E.I.F.S. CONTROL JOINT, TYP. RE: 3.1C-8
3202 ROOF LINE BEYOND
3203 GALVANIZED METAL COPING, PAINT, RE: 3.3A-1
3204 LIGHT FIXTURE RE: 7.1A-1 MOUNT CENTER OF WALL ESCUTCHEON AT 112'-0"
3205 SPLIT FACE CMU VENEER, PAINT, TYP. RE: 3.2B-4
3206 ALUMINUM LADDER, PAINT, RE: 3.9B-4
3207 STANDING SEAM METAL ROOF, RE: 3.2B-4
3208 FUEL AND LIGHTING CONTROL CABINET W/ SKIRT, RE: 7.2A-1 & 7.2B-1, PAINT
3209 ELEC. PANEL, PAINT, RE: 3.2B-4
3210 INSTALL 20 GA. G.I. CLOSURE BETWEEN ELEC. CABINETS, RE: 3.0A-4
3211 SCUPPER, PAINT, TYP., RE: 3.2B-4 & 3.3B-4
3212 WALL VENT, RE: 3.1C-1
3213 EMERGENCY PUMP SHUTOFF, RE: 7.2A-1
3214 ALUMINUM STOREFRONT/ENTRANCE, RE: 3.8A-2 & 3.8A-3
3215 OVERFILL ALARM HORN AND SHUTOFF SWITCH, RE: 7.2A-1
3216 SIGN BY OTHERS, PROVIDE BLOCKING.
3217 INTEGRAL COLOR E.I.F.S. OVER #15 BUILDING FELT, RE: 3.2B-4
3218 WALL CONTROL JOINT, TYP., RE: 3.1C-3
3219 CMU COLUMN, PAINT, RE: 3.2B-4
3220 CANOPY ACCESS DOOR, RE: 3.1C-4
3221 E.I.F.S. SCORE JOINT AT 8" O.C. EA. WAY, RE: 3.1C-8

4 SCHEDULE OF EXTERIOR MATERIALS & FINISHES

RE: 3.2A & 3.2B

MASONRY TYPE IS SHOWN ON BUILDING ELEVATIONS, PROVIDE "SMOOTH FACE" BLOCK AT THE FOLLOWING LOCATION:
-WHERE CONCRETE SIDEWALK/CURB MEETS MASONRY WALL

NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW, RE: 3.3A-1 & 3.3B-1

NOTE: ALL MATERIAL SYMBOLS ARE FOR REPRESENTATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER BLOCK COURSING, ETC.

MATERIAL		FINISH
CONCRETE MASONRY UNITS:		
A	SPLIT FACE CMU VENEER, 4"/8"/12" NOMINAL BLOCK	WATERPROOFED & PAINTED, SEE COLOR CODE SCHEDULE BELOW
B	E.I.F.S. FINISH, SEE COLOR CODE SCHEDULE	2" THICK OR AS SPECIFIED INTEGRALLY COLORED, SEE COLOR CODE SCHEDULE BELOW
C	8" SCORED E.I.F.S. FINISH, SEE COLOR CODE SCHEDULE	2" THICK OR AS SPECIFIED, INTEGRALLY COLORED, SEE COLOR CODE SCHEDULE BELOW
GALVANIZED METAL PARAPET COPING AND SCUPPERS.		SEE COLOR SCHEDULE BELOW FOR FRONT, TOP & BACK
STOREFRONT/ENTRY SYSTEM STOREFRONT TRIM		ANODIZED, "DARK BRONZE" SEE SPECIFICATIONS
EXTERIOR HOLLOW METAL DOORS & FRAMES		PAINT TO MATCH ADJACENT SURFACES
EXTERIOR GLASS		TINTED
ROOF TOP MECHANICAL EQUIPMENT EXTENDING ABOVE PARAPET WALL		PAINT TO MATCH DEVOE #W87B-1 "DEVONSHIRE CREAM"
STANDING SEAM METAL ROOF		COLOR KLAD SYSTEM I, 16" WIDE PANELS, SEE SPECIFICATIONS, MATCH DEVOE #KCA26-1 "NIGHT HAWK"
ELECTRICAL SERVICE ENCLOSURE, CONDUIT, ETC.		PAINT TO MATCH ADJACENT SURFACES
ALUMINUM LADDER AND SECURITY GATE		PAINT TO MATCH ADJACENT SURFACES

COLOR CODE SCHEDULE

RE: 3.2A-1, 2, & 3.3B-1, 2
W/ SPECIFICATIONS FOR APPROVED PAINT MANUFACTURERS SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL.

PAINT		W/SEMIA, COLOR E.I.F.S.	
1	SPECIAL COATING SYSTEM TO MATCH DEVOE #W87B-1 "DEVONSHIRE CREAM"	4	MATCH DEVOE #W87B-1 "DEVONSHIRE CREAM" QUARTZMAT2 FINISH
2	SPECIAL COATING SYSTEM TO MATCH DEVOE #7396-5 "SANGRIA"	5	MATCH DEVOE #W87B-1 "ROMAN WHITE" QUARTZMAT2 FINISH
3	SPECIAL COATING SYSTEM TO MATCH DEVOE #3BB8-4 "OCEAN SHADOW"		

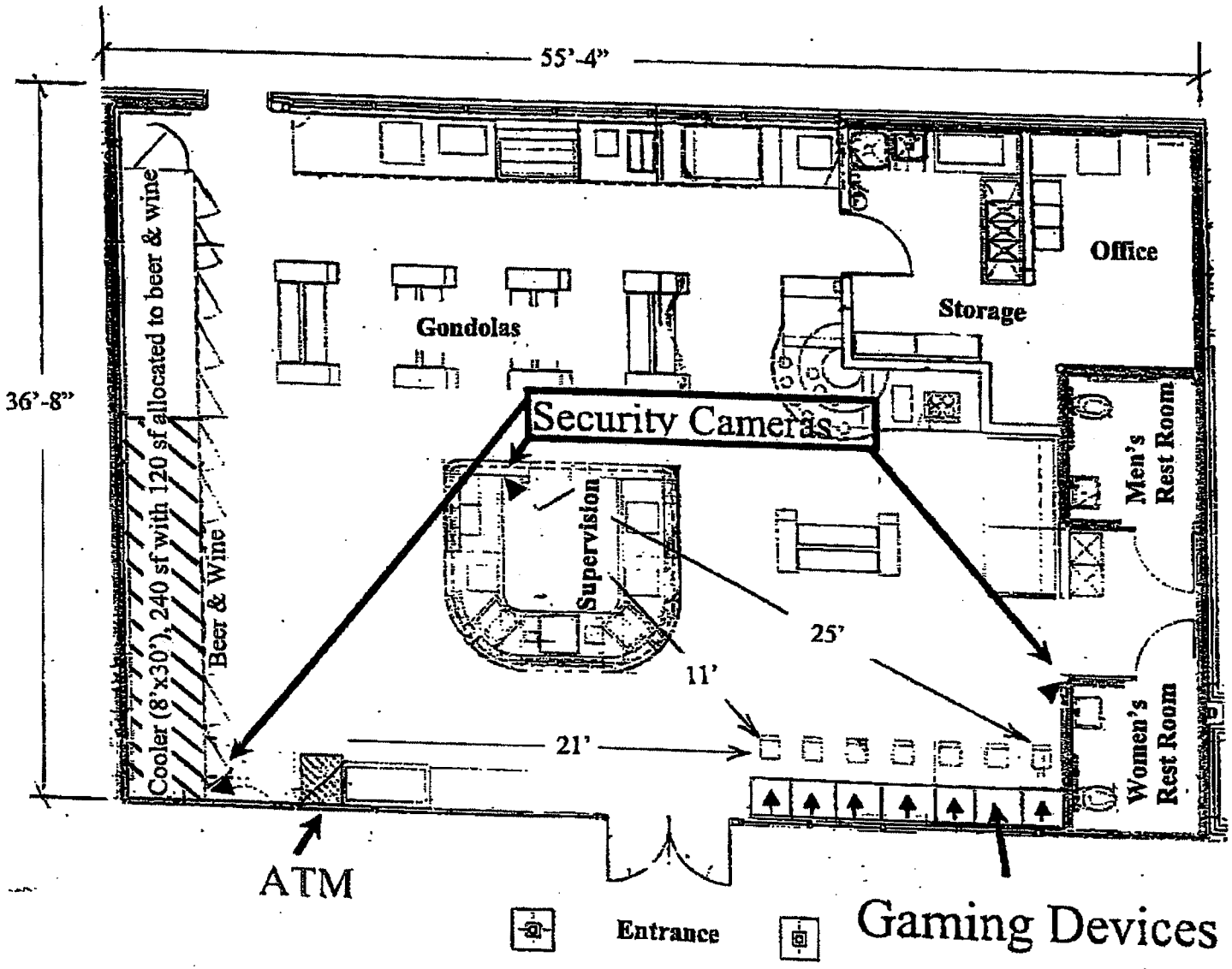
MISCELLANEOUS ITEMS

ADDRESS LETTERS
FURNISH AND INSTALL CAST NUMBERS FOR ADDRESS SIGNAGE AS MANUFACTURED BY "A.B.K. SIGNS" (800) 325-7766 STYLE - CLASSIC 8" HIGH COLOR - 7-90 SATIN BRONZE ANODIZED FINISH. COORDINATE EXACT LOCATION WITH BUILDING AND FIRE DEPT.

SUP-36779
01/14/10 PC

RECEIVED
NOV 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DEC-09-2009 17:06 FAMILIAN DEV 7022279273 P.02/02 TOTAL P.02



City Stop #11
4401 E. Bonanza Road
Las Vegas, NV 89110

SUP-36779
01/14/10 PC
REVISED

Scale: 1/8th inch = 1 foot
December 9, 2009

Total Area	2,032 sf
Storage	444 sf
Cooler	240 sf
Retail	1,348 sf

RECEIVED
DEC 09 2009



SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36779 - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09

SUP-36779
01/14/10 PC

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

October 28, 2009

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
BRENT HEBERLEE
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
TREVOR HAYES
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT-ARNOLD
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE
BRIAN HARRIS
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA FACSIMILE & HAND DELIVERY

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101



Re: ***Application for Special Use Permit & Waiver***

To Whom It May Concern:

I am writing on behalf of Nevada City Partners, LLC (the "Applicant"), in support of the application for a special use permit and waiver of the distance restrictions to allow beer/wine off-sale, in addition to fuel sales and restricted gaming, at a proposed City Stop convenience store to be located at 4401 East Bonanza (APN # 140-32-101-014). This location previously operated as a convenience store, but the previous land use entitlements have since expired.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged beer, wine, and spirits-based products will not adversely affect surrounding properties, as this store is located adjacent to a grocery store that sales alcoholic beverages and a convenience store previously operated at this exact location. The site is surrounded by numerous commercial properties, so the offer of packaged beer, wine, and spirits-based products is compatible with the area. The location meets the size and parking requirements required for a convenience store.

However, the Applicant understands that there may be two child-care facilities within 400 feet of the location. Accordingly, the Applicant hereby respectfully requests a waiver of the distance restrictions since the proposed convenience store has less than 20,000 square feet of retail floor space and is separated from the two child-

care facilities by rights-of-way that are at least 100 feet in width. As both Bonanza and Lamb are major thoroughfares, these two streets adequately buffer the convenience store and off-sale alcohol sales from the two child-care facilities. The location complies with all other requirements of the City of Las Vegas Municipal Code.

With this special use permit and waiver, the Applicant is proposing to operate a business that will assist with the local economy, provide employment, and stimulate growth in the area, as opposed to having a vacant lot. Since this use is appropriate for the area, which is a large commercial zone on two major cross-streets, there would be no variable impact on other businesses by allowing the Applicant to sell beer, wine, and spirits-based products for the convenience of its customers.

The Applicant operates several other City Stop locations throughout southern Nevada and will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will be consistent with the surrounding area upon issuance of a special use permit and waiver to allow for off-sale alcohol sales.

As location previously operated as a convenience store and the addition of packaged beer, wine, and off-sale alcohol sales is compatible with the surrounding area, we respectfully request a special use permit with a waiver of the distance restrictions, as allowed by the Code, for beer, wine, and spirits-based off-sale.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Mr. Bruce Familian

* PLEASE NOTE: HOURS OF OPERATION WILL BE 24/7

RECEIVED
NOV 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

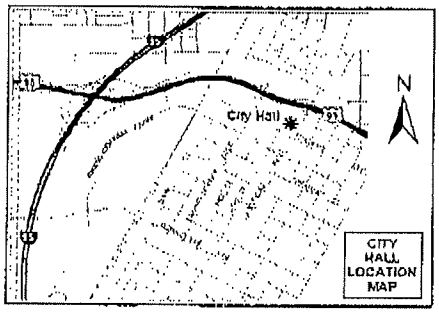
SUP-36779
01/14/10 PC

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

02 1M $00.414
0004279218 FEB 05 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
City Council Meeting of 2/17/2010

VON-HEEDER LISA M
648 LINCOLN RD
LAS VEGAS NV 89110-2231

APN#14030812099

2010 FEB -8 A 9:22

LAS VEGAS, NEVADA
CITY CLERK

LAS VEGAS 891 1 0

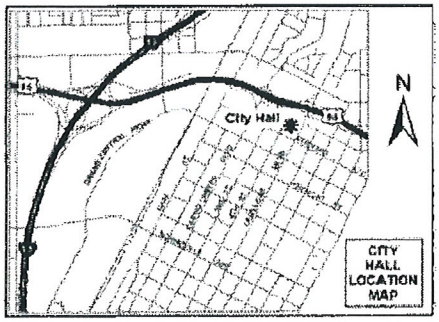
NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Good rules were made NOT to be broken!

RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
Planning Commission Meeting of 1/14/2010

Case: SUP-36779
14032102002
D T MARK PROPERTIES L L C
16161 VENTURA BLVD #435
ENCINO CA 91436-2522

JAN0511 91436

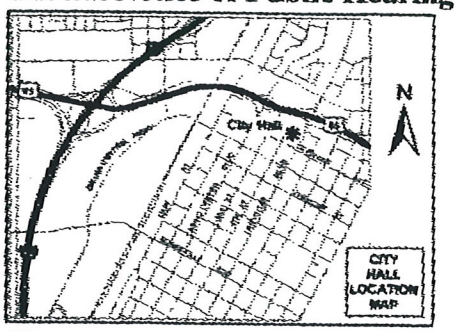
#14 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

RECEIVED
DEC 31 2009

Case: SUP-36779

14029411050
LAJONCHERE MARIA R
4524 COOL VALLEY DR
LAS VEGAS NV 89110-2377

JAVDS11 89110

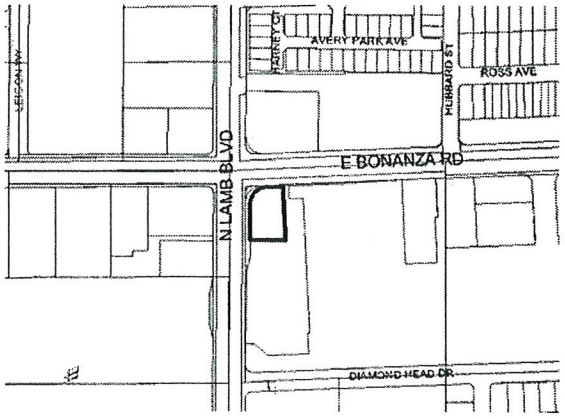
#14 P

Application Information

SUP-36779 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

How do they deny this and still approve the store. Why do we need another one?

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 14, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

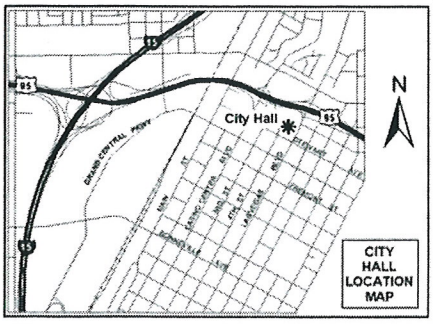
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
Planning Commission Meeting of 1/14/2010

SUP-36779 Occupant
El Adobe Estates Mobile Home Park
825 North Lamb Boulevard, Space 302
Las Vegas, Nevada 89110

#14P

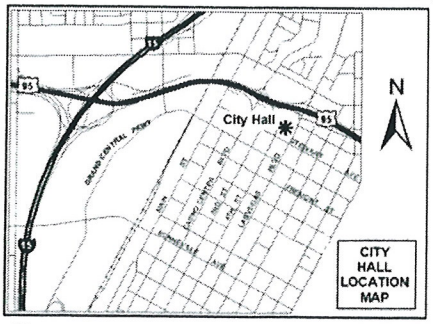
JAVDP11 8310

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: SUP-36779

14029410009
FLORES CHRISTINA Q & JOSE E
7541 ISLEY AVE
LAS VEGAS NV 89147-4001

JAVDP11 89147

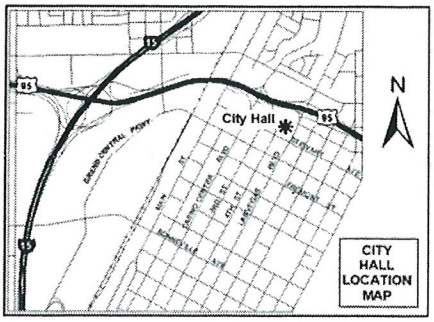
#14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
Planning Commission Meeting of 1/14/2010

Case: SUP-36779
14032210009
AMAYA MARTIN O & NORMA
4500 MONTEBELLO AVE
LAS VEGAS NV 89110-3389

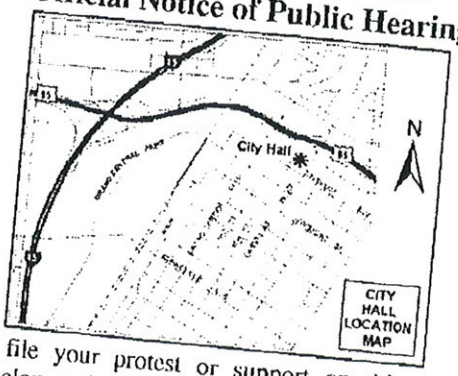
JAV0511 89110

#14 A

970 259 2034 Tom Probst 7p

731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 07 2010

14031501012 Case: SUP-36779
PROBST ENTERPRISES INC
%T PROBST
242 VALLE VISTA WY
DURANGO CO 81301-6504

Submitted after final agenda

Item #14P

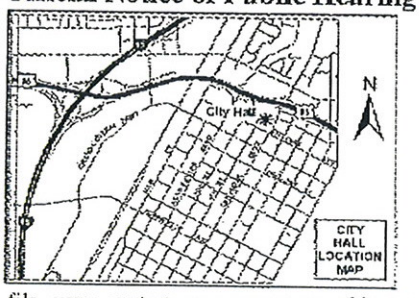
1/1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 08 2010

Case: SUP-36779

14032112061
SWEAT ANN
4537 DIAMOND HEAD DR
LAS VEGAS NV 89110-3342

JAVOSIL 89110

XPOSITION SERVICES 0

Submitted after final agenda

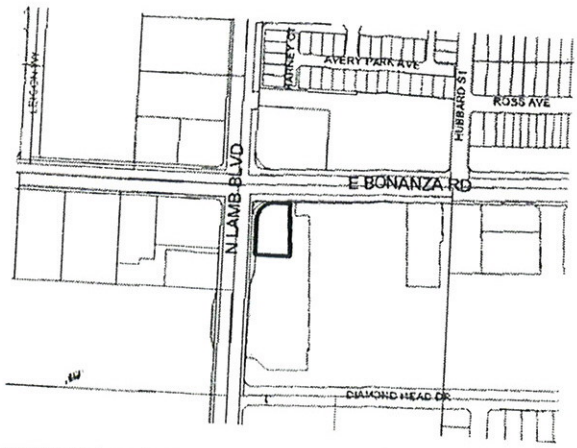
Item #14P

Application Information

SUP-36779 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

No kind of Liquorstore should be close to a DAYCARE There are also 2 schools close by I am Thinking of the kids

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *January 14, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

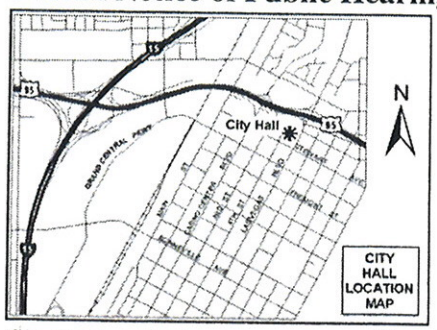
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
Planning Commission Meeting of 1/14/2010

Case: SUP-36779
14032210004
MAHON PATRICK J & COLLENE C
4520 MONTEBELLO AVE
LAS VEGAS NV 89110-3389

Submitted after final agenda

Item #14P

1/10/0010

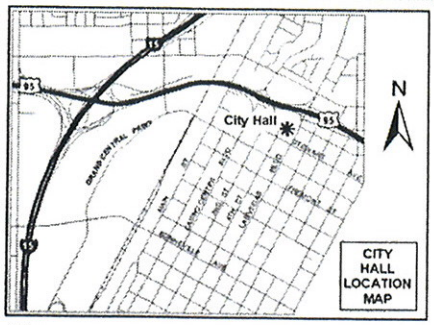
Comentario. From María L Smith:
No estoy de acuerdo, que pueda abrirse un negocio de esta clase. a) Las personas tomadas o con otra bebida etc. Es peligro. porque ellas no respetan a nadie niños, o adultos indefensos.
No no es posible es peligroso Por la Violencia especial que está pasando de hoy en día.
Lo siento, pero NO.
M.L.S.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

Case: SUP-36779
14032112042
SMITH MARIA L & SONIA S
4536 QUEEN ANGEL CT
LAS VEGAS NV 89110-3306

JAV0511 8910

Submitted after final agenda

Item #14P

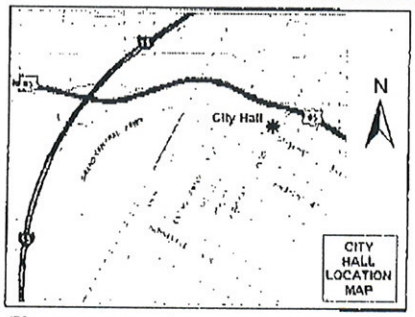
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE $00.41
02 1M
0004279218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779

Planning Commission Meeting of 1/14/2010

Case: SUP-36779

14030812099
VON-HEEDER LISA M
648 LINCOLN RD
LAS VEGAS NV 89110-2231

Submitted after final agenda

Item #14P

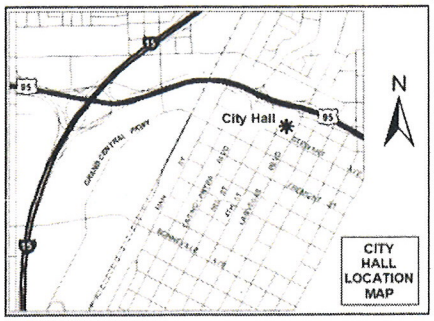
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
JAN 26 2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36779
Planning Commission Meeting of 1/14/2010

No THIS IS WRONG THERES WAY TOO MANY KIDS AROUND HERE THAT WOULD BE EXPOSED TO A NEGATIVE ENVIROMENT. WE NEED TO KEEP OUR STREETS CLEAN & HEALTHY FOR OUR KIDS, OUR YOUTH OUR FUTURE!

Thank you.

SUP-36779 Occupant
El Adobe Estates Mobile Home Park
825 North Lamb Boulevard, Space 295
Las Vegas, Nevada 89110

JAV0811 8910

9

City of Las Vegas Agenda Item No.: **74.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

SUP-36782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,560 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7541 West Lake Mead Boulevard, Suite #110 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

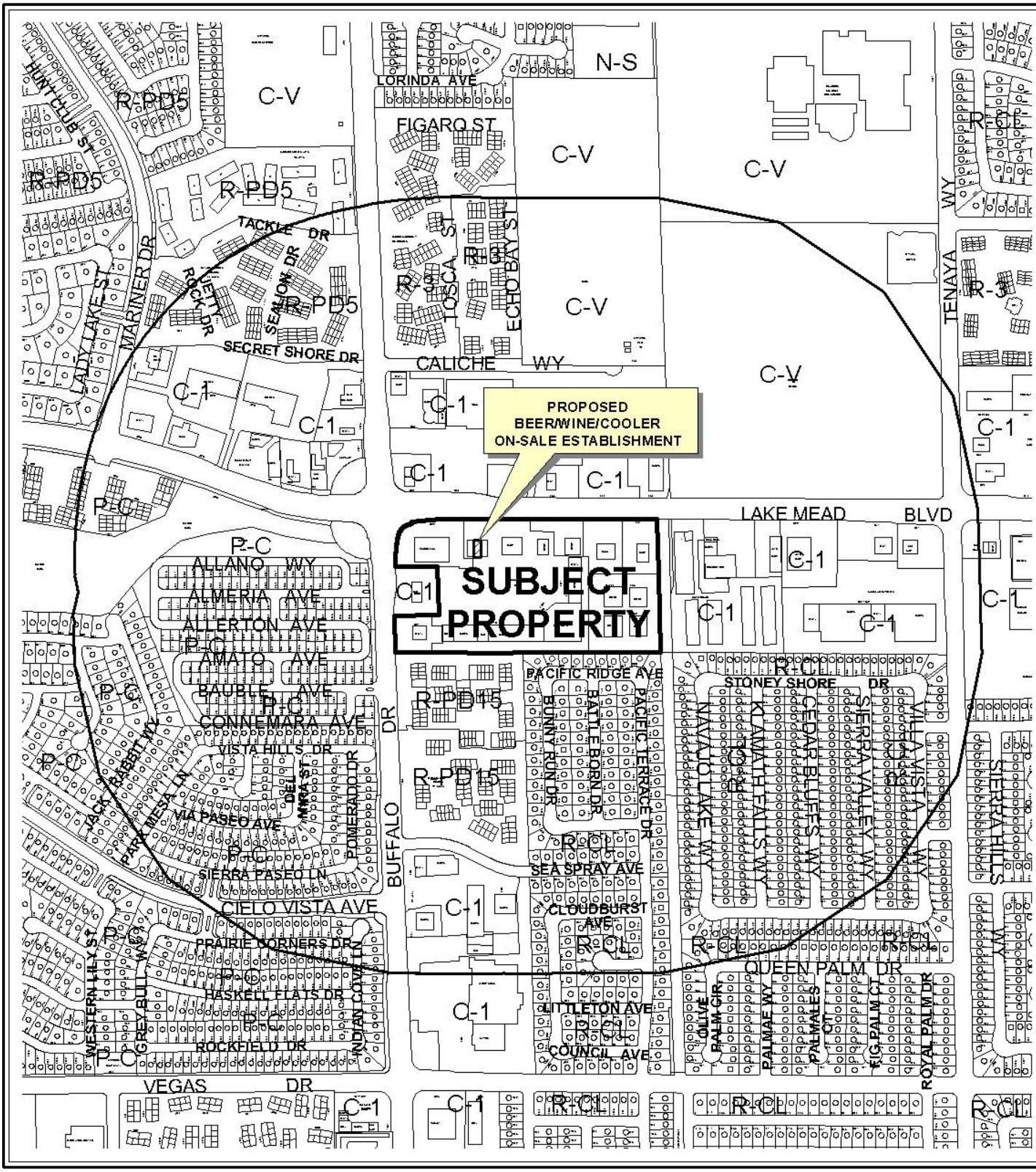
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 15



0 500 1000 Feet

CASE: **SUP-36782**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



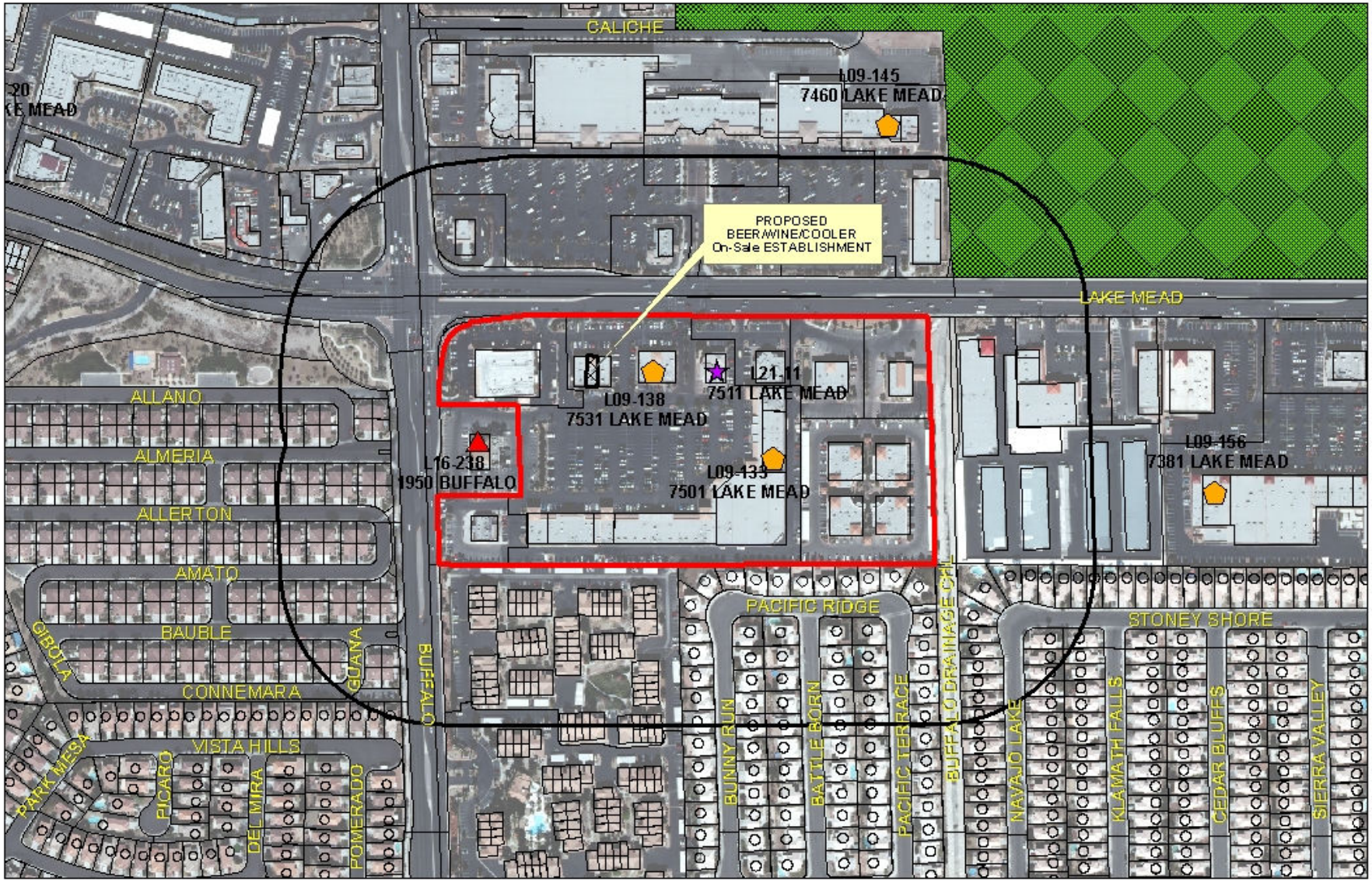
0 500 1000 Feet

CASE: **SUP-36782**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-36782

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36782 - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC

** CONDITIONS **

The Planning Commission and staff (7-0 vote) recommend APPROVAL, subject to conditions:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler On-Sale Establishment use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Beer/Wine/Cooler On-Sale Establishment within a proposed restaurant at 7541 West Lake Mead Boulevard, Suite #110. The Beer/Wine/Cooler On-Sale Establishment use will be ancillary to the restaurant. The applicant is requesting a Waiver to allow a 120-foot separation distance from a park where 400 feet is required. The Waiver is appropriate as the park is located across Lake Mead Boulevard, a 100-foot primary Arterial, and is located within a large commercial stopping center containing other similar uses.

As this request can be conducted in a compatible and harmonious manner with the surrounding land uses, staff is recommending approval of this application. If the application is denied, the subject site will remain as a restaurant that cannot sell beer or wine on the premises.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
2/07/96	The City Council approved a request for a Zoning Reclassification (Z-107-95) a of property located on the southeast corner of Buffalo Drive and Lake Mead Boulevard from N-U (Non-Urban) (under Resolution of Intent to C-1 and R-E) and C-1 (Limited Commercial) to C-1 (Limited Commercial) zoning for a proposed use of a 41,624 Square Foot Commercial Shopping Center, Two 24,000 Square Foot Two-Story Medical Office Buildings and Two-Story Mini-Storage Facility. Planning Commission recommended approval of the request.
03/24/97	The City Council approved a request for a Special Use Permit (U-0004-97) for Beer/Wine/Cooler On Sales and Packaged Liquor Off-Sale Establishment in conjunction with a proposed gourmet market and restaurant - N-U (Non-Urban) under Request of Intent (ROI) to C-1 (Limited Commercial) on a property located at 7501 West Lake Mead Boulevard. The Board of Zoning Adjustment recommended approval of the request.
7/14/97	The City Council approved a request for a Special Use Permit (U-0052-97) for Beer/Wine/Cooler On-Sale Establishment in conjunction with a proposed restaurant U (Undeveloped) zone under Resolution Of Intent to C-1 on property located at 7531 West Lake Mead Boulevard. Planning Commission recommended approval of the request.
3/06/02	The City Council approved a request for a Special Use Permit (U-0160-01) and Waiver of the 400-foot minimum separation requirement from a City Park for a Restaurant Service Bar at 7531 West Lake Mead Boulevard Suite #1. Planning Commission recommended approval of the request on.

01/09/08	The City Council approved a request for a Special Use Permit (SUP-25255) request for a proposed Secondhand Dealer at 7501 West Lake Mead Boulevard, Suite #118. Planning Commission and staff recommended approval of the request.
01/14/10	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #15/ao).
Related Building Permits/Business Licenses	
02/12/97	A building permit (#97003111) was issued for onsite improvements at 7541 West Lake Mead Boulevard. The permit expired on 02/14/98.
06/02/97	A building permit (#97011257) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit was completed on 12/24/97.
06/19/97	A building permit (#97012566) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit expired on 02/21/98.
06/30/97	A building permit (#97013220) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit expired on 11/22/98.
07/01/97	A building permit (#97013368) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit expired on 11/22/98.
11/05/97	A building permit (#97022373) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The project completed on 12/22/97.
12/03/97	A building permit (#97024124) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit expired on 06/20/98.
08/29/97	A business license (R07-00287) was issued for a restaurant with less than 45 seats at 7541 West Lake Mead Boulevard, Suite 120. The license is still active.
03/05/98	A business license (R09-00842) was issued for a restaurant with 45 seats or more at 7541 West Lake Mead Boulevard, Suite 100. The license is still active.
03/12/01	A building permit (#1004001) was issued for remodeling at 7541 West Lake Mead Boulevard. The permit expired on 09/22/01.
04/23/03	A building permit (#3008219) was issued for tenant improvements at 7541 West Lake Mead Boulevard. The permit expired on 11/29/03.
04/23/03	A building permit (#3007344) was issued for interior demolition at 7541 West Lake Mead Boulevard. The permit expired on 10/11/03.
06/26/03	A business license (F07-01779) was issued for a furniture store at 7541 West Lake Mead Boulevard, Suite 2. The license was marked out of business on 10/22/07.
03/11/05	A building permit (#5001545) was issued for tenant improvements and remodeling at 7541 West Lake Mead Boulevard. The permit expired on 09/10/05.
12/08/08	A business license (R09-01478) was issued for a restaurant with 45 seats or more at 7541 West Lake Mead Boulevard, Suite #110. The license was marked expired on 12/15/09.

Pre-Application Meeting	
11/14/09	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • A Waiver of the 400' minimum distance separation requirement from a City Park (Bettye Wilson Soccer Complex - approximately 115 feet) is required). • No additional parking is required for the site. • Any proposed fencing of a patio area would require approval of a separate building permit.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
12/08/09	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.

Details of Application Request	
Site Area	
Gross Acres	8.64

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residential/ Condominium	ML (Medium Low Density Residential)/ M (Medium Density Residential)	R-CL (Single-Family Compact Lot)/R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	M (Medium Density Residential)	P-C (Planned Community)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Commercial Shopping Center	102,987 S.F.	1:250	403	9	510	11	Y
TOTAL			**412**		**521**		

Waivers		
Requirement	**Request**	**Staff Recommendation**
A 400-foot distance separation from of any church, synagogue, school, and child care facility licensed for more than 12 children, or **City Park**.	120 Feet	Approval

ANALYSIS

This request is for a Special Use Permit for a proposed Beer/Wine/Cooler On-Sale Establishment for a proposed restaurant at 7541 West Lake Mead Boulevard, Suite #110. The beer and wine will be sold in conjunction with meals inside and outside of the restaurant. The total square footage of the restaurant is 2,310 square feet of interior seating for 32 patrons, and a proposed patio area of 250 square feet seating 28 patrons. The hours of operation for the proposed restaurant are Monday through Sunday, 10 a.m. to 10 p.m.

The proposed location is part of an established shopping center at the northeast corner of Lake Mead Boulevard and Buffalo Drive, which supplies the required amount of parking for this site. This shopping center is able to accommodate a variety of uses such as professional offices, personal services, restaurants, and retail stores.

As part of this request, the applicant is asking for a Waiver of the 400-foot distance separation requirement because the proposed restaurant is located approximately 120 feet away from a protected use (a park). The Waiver is appropriate as the park is located across Lake Mead Boulevard, a 100-foot primary Arterial, and is located within a large commercial stopping center containing other similar uses. The addition of a Beer/Wine/Cooler On-Sale Establishment use is ancillary to the proposed restaurant, it can be conducted in a manner that is harmonious and compatible with existing surrounding land uses**.** Therefore, staff recommends approval.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed land use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically a large commercial shopping center, and is suitable for the type and intensity of land use proposed.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Lake Mead Boulevard, a 100-foot Primary Arterial, and Buffalo Drive, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   It will not compromise the public health, safety, or welfare as the use is subject to licensing and inspections by the City of Las Vegas. The use is consistent with the existing SC (Service Commercial) General Plan designation.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Beer/Wine/Cooler On-Sale Establishment use does meet the applicable conditions per Title 19.04, with the exception of the requested Waiver.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 1550 by City Clerk

APPROVALS 4

PROTESTS 10

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Specific Use Permit

Project Address (Location) 7541 West Lake Mead Blvd Suite 110, Las Vegas NV 89128

Project Name SMASHBURGER **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-22-316-015 **Ward #** N/A

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 2,185 **Floor Area Ratio** Existing

Gross Acres 8.64 **Lots/Units** N/A **Density** Existing

Additional Information Tenant space in an existing shell building.

PROPERTY OWNER Summerhill Plaza Partners, LLC **Contact** John Kirkorian

Address 1630 W. Campbell Ave. **Phone:** 408.379.4547 **Fax:** 408.379.9093

City Campbell **State** CA **Zip** 95008

E-mail Address John@kirkorian.com

APPLICANT ~~GHA Architecture~~ SMASHBURGER SB LAS VEGAS LLC **Contact** ~~Sydnee Freeman~~ JERRY GUNDERSON

Address 3575 POST Rd. ~~14110 Dallas Parkway, Suite 100~~ **Phone:** (702)292-2948 ~~(214) 461-9637~~ **Fax:** (469) 916-5375

City ~~Dallas~~ LAS VEGAS **State** ~~TX~~ NV **Zip** ~~75254~~ 89118

E-mail Address ~~sfreeman@gha-architects.com~~ JERRYEGUNDERSON@GMAIL.COM

REPRESENTATIVE GHA Architecture **Contact** Sydnee Freeman

Address 14110 Dallas Parkway Suite 100 **Phone:** (214) 461-9637 **Fax:** (469) 916-5375

City Dallas **State** TX **Zip** 75254

E-mail Address sfreeman@gha-architects.com

Property Owner Signature* _____

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

Print Name John Kirkorian

Subscribed and sworn before me

This 17th day of NOV, 2009.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-36782
Meeting Date:	1/14/10
Total Fee:	$1,280.00
Date Received:*	11/25/09
Received By:	

*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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara }

On 11-17-09 (Date) before me, Kayla Holloway (Here Insert Name and Title of the Officer),

personally appeared John Kirkorian (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

KAYLA HOLLOWAY
Commission # 1865627
Notary Public - California
Santa Clara County
My Comm. Expires Sep 20, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36782** APN: 138-22-316-015

Name of Property Owner: Summerhill Plaza Partners, LLC

Name of Applicant: Sydnee Freeman - GHA Architecture

Name of Representative: Sydnee Freeman - GHA Architecture

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: _____

Print Name: John Kirkorian

Subscribed and sworn before me

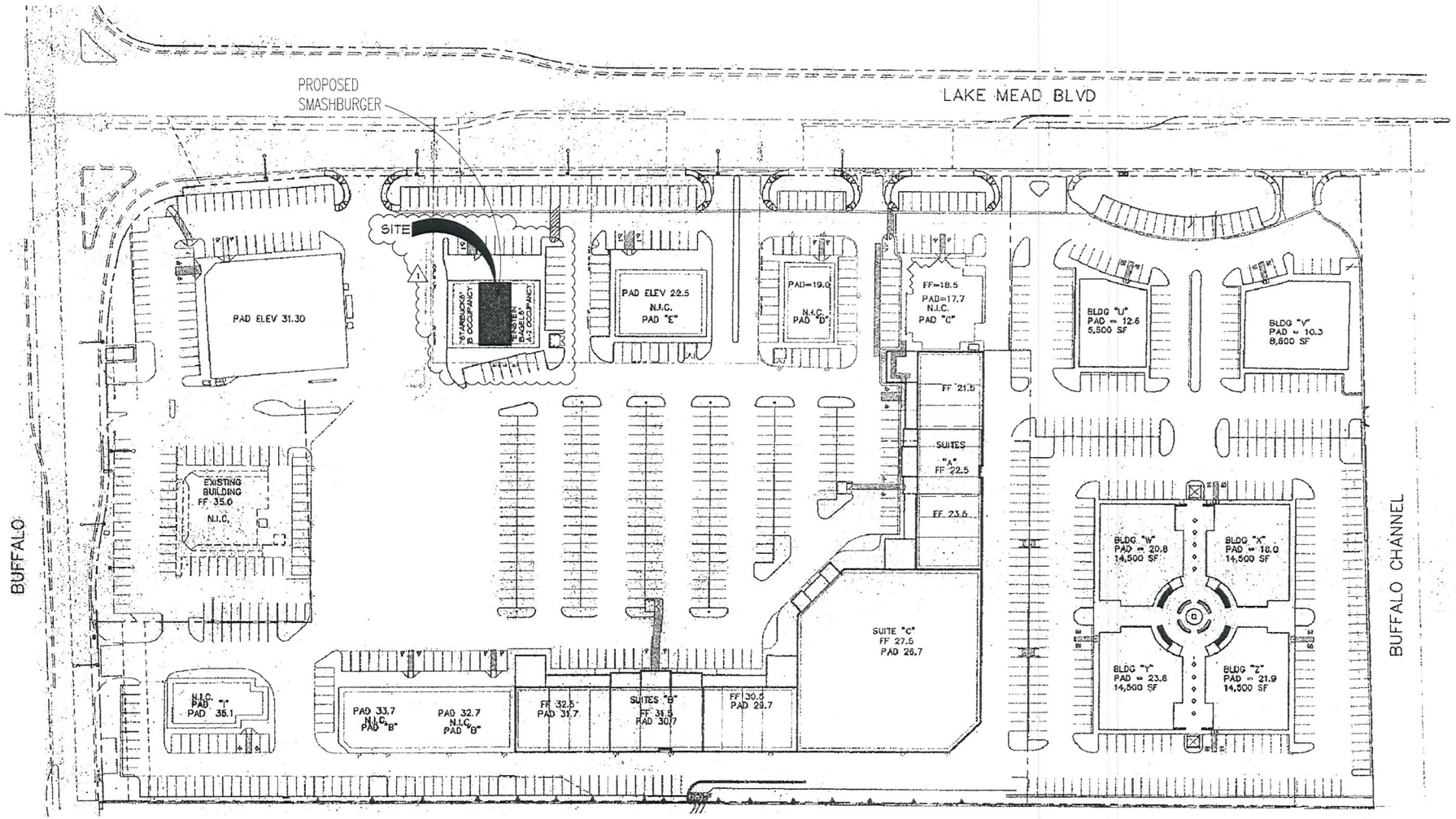
This 17 day of NOV , 2009

_____

Notary Public in and for said County and State

KAYLA HOLLOWAY
Commission # 1865627
Notary Public - California
Santa Clara County
My Comm. Expires Sep 20, 2013

NOV 25 2009
RECEIVED



EXISTING BUILDING AREA:	2,310 SQ. FT.
PATIO AREA:	250 SQ. FT.
TOTAL AREA:	2,560 SQ. FT.

SUP-36782
01/14/10 PC

01 SITE PLAN
SCALE: N/A

F. ANDREW GERDES
Architecture / Development
Parkway Plaza I
14110 Dallas Parkway
Suite 100
Dallas Texas 75254
Ph: (972) 239-5884
Fax: (972) 239-5064

SMASHBURGER
SUMMERHILL PLAZA
WEST LAKE MEAD BLVD.
SUITE 110
LAS VEGAS, NV 89128

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO REVISION

PROJECT NUMBER
090428.001

SHEET NUMBER
SP1.0

DATE OF THIS PRINTING - 11/06/09

PRINTED BY: JUSTIN D
DRAWING NAME: SP1.0-090428.DWG
LAYOUT: SP1.0
XREFS ATTACHED:
X-REF: -090428.DWG

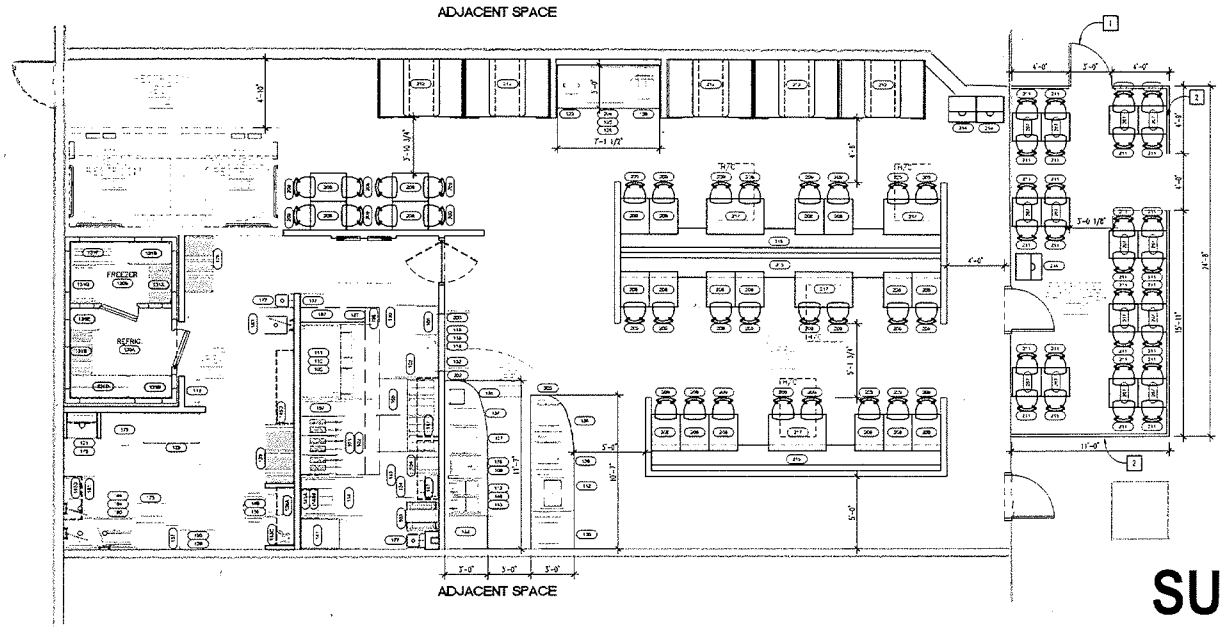
GENERAL NOTES

1. ALL EQUIPMENT SHALL BE N.S.F. APPROVED AND SHALL BE INSTALLED PER LOCAL HEALTH DEPARTMENT REQUIREMENTS
2. VERIFY ALL DIMENSIONS WITH EQUIPMENT SUPPLIER WHERE ITEMS ARE TO BE BUILT-IN AND/OR CUTOUTS ARE REQUIRED FOR INSTALLATION
3. EXHAUST HOODS, S.S. PANELS AND TRIM SHALL BE PROVIDED BY THE EQUIPMENT SUPPLIER. COMPLETE INSTALLATION OF THE HOODS SHALL BE PROVIDED BY THE T.G.C., INCLUDING BUT NOT LIMITED TO: OBTAINING ALL REQUIRED PERMITS AND RELEASES, PROVIDING ALL GENERAL CONSTRUCTION REQUIRED (I.E. ROOF CUTS, CURB FLASHING, ETC.), PROVIDING INSTALLATION AND COORDINATION FOR TRADES (I.E. MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS). IN PARTICULAR, THE MECHANICAL CONTRACTOR MUST COORDINATE WITH THE EQUIPMENT SUPPLIER TO PROVIDE THE PROPER CFM TO BALANCE THE HOOD SYSTEM.
4. ALL EQUIPMENT INDICATED ON THE EQUIPMENT SCHEDULE SHALL BE DELIVERED AND INSTALLED BY THE EQUIPMENT SUPPLIER UNLESS OTHERWISE NOTED. FINAL HOOK-UP IS BY THE T.G.C.
5. NO PIPING, WIRE, CONDUIT, ETC. SHALL BE EXPOSED MORE THAN THE MINIMUM REQUIRED TO INSTALL PROPER FITTINGS AND ESCUTCHEON PLATES.
6. IT IS THE T.G.C.'S RESPONSIBILITY TO FIRMLY ANCHOR ANY EQUIPMENT WHICH IS REQUIRED TO BE FIXED, CAULK AND SEAL TO WALLS AND FLOOR AS REQUIRED
7. CO2 IS PROVIDED VIA BULK STORAGE. CO2 SUPPLIER TO PROVIDE ALL TUBING AND FINAL CONNECTIONS
8. T.G.C. TO ASSEMBLE AND ANCHOR ALL FIXED TABLES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
9. MILLWORK TO BE PROVIDED BY OWNER'S VENDOR. T.G.C. TO COORDINATE AND INSTALL.
10. ALL KITCHEN EQUIPMENT BELOW HOOD TO BE ON CASTERS AND INSTALLED WITH QUICK DISCONNECTS FOR CLEANING PURPOSES

EXISTING BUILDING AREA:	2,310 SQ. FT
PATIO AREA:	250 SQ. FT
TOTAL AREA:	2,560 SQ. FT

1 FOR PATIO GATE HARDWARE REFER SHEETS A1.0 & A2.0

2 NEW PATIO RAILING REFER SHEETS A2.0



01 FIXTURE & EQUIPMENT PLAN
SCALE 1/4"=1'-0"

SUP-36782
01/14/10 PC

RECEIVED
NOV 25 2009

F. ANDREW GERDES
Architecture / Development
Parkway Plaza I
14110 Dallas Parkway
Suite 100
Dallas Texas 75254
Ph: (972) 386-8884
Fax: (972) 386-8084

SMASHBURGER
SUMMERHILL PLAZA
WEST LAKE MEAD BLVD.
SUITE 110
LAS VEGAS, NV 89128

smashburger

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

NO. REVISION

PROJECT NUMBER
090428.001

SHEET NUMBER
F1.0

DATE OF THIS PRINTING - 11/06/09



SUP-36782 - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC
7541 WEST LAKE MEAD BOULEVARD, SUITE #110
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36782 - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC
7541 WEST LAKE MEAD BOULEVARD, SUITE #110
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09


TARBUCKS COFFEE
SUP-36782
01/14/10 PC
RECEIVED
NOV 25 2009


SUP-36782
01/14/10 PC
NOV 2 8 2009


SUP-36782
01/14/10 PC
RECEIVED
NOV 25 2009



SUP-36782
01/14/10 PC

RECEIVED
NOV 25 2009


SUP-36782
01/14/10 PC
PIZZA SPECIALS
811-WCC
TEXAS A&M
RECEIVED
NOV 25 2009


SUP-36782
01/14/10 PC
PIZZA SPECIALS
811-KCC
TEXAS A&M
RECEIVED
NOV 25 2009


SUP-36782
01/14/10 PC
EINSTEIN BROS. BAGELS
RECEIVED
NOV 2 6 2009



SUP-36782
01/14/10 PC

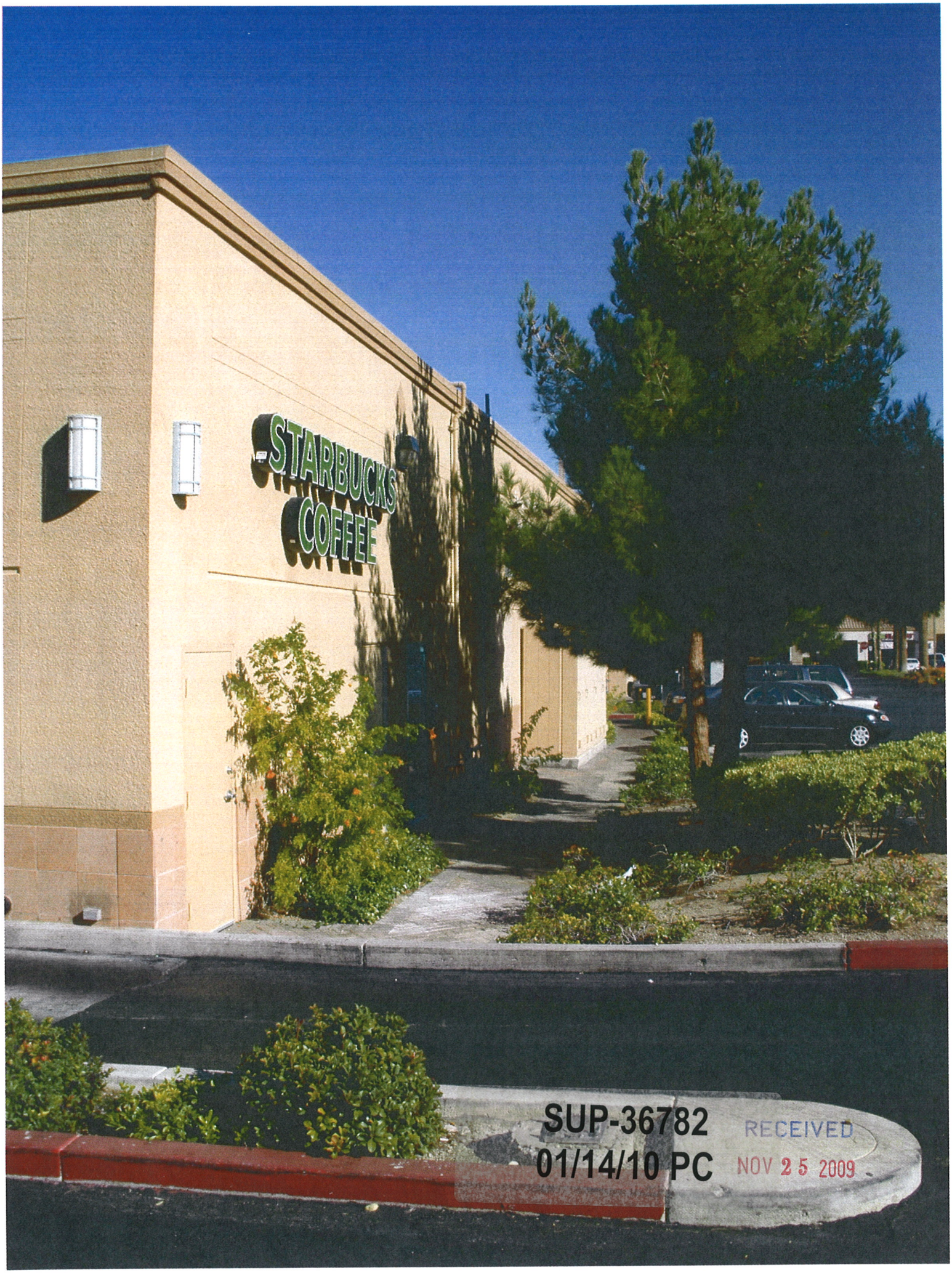
RECEIVED
NOV 25 2009


SUP-36782
01/14/10 PC
STARBUCKS
COFFEE
RECEIVED
NOV 25 2009



SUP-36782
01/14/10 PC

RECEIVED
NOV 25 2009



SUP-36782
01/14/10 PC

RECEIVED
NOV 25 2009

SUP-36782
01/14/10 PC



SUP-36782
01/14/10 PC



GHA
Architecture/Development

November 20, 2009

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

Subject: SMASHBURGER – 7541 West Lake Mead Blvd., Suite 110, Las Vegas, NV 89128

To Whom It May Concern:

Smashburger (SB Las Vegas, LLC), has requested *Specific Use Permit* approval to allow for the sale and consumption of alcoholic beverages at the tenant space noted above.

Smashburger is a fast-casual dining establishment with beer and wine sales and consumption along with an outdoor dining area. The total floor area of the space will be 2,310 with a proposed patio square footage of 250.

The beer and wine proposed to be served in the restaurant will be for service at tables only within the restaurant and the enclosed outdoor dining area and will be served in connection with meals served. Per the Las Vegas Zoning Code Land Use (Chapter 19.04) requirements and Las Vegas Municipal Code, Chapter 6.50.180, the beer and wine will not be available for purchase to be taken from the establishment and consumed off the premises.

Smashburger is also requesting a waiver of the 400 foot (400') minimum distance separation requirement from a city park ; closest location being the Bettye Wilson Soccer Complex which is located approximately 115 feet (115') from the property line of the lot (Buffalo Commercial Subdivision) where Smashburger will be located.

Smashburger's hours of operation are Monday through Sunday from 10AM to 10PM. The maximum number of employees per shift is approximately six (6).

Please contact Sydnee Freeman at (214) 461-9637 or (469) 995-1809 should you have any additional questions concerning information within this Justification Letter.

Sincerely,

Sydnee Freeman
GHA Architecture

Real Estate
Development Services
Site Development
Architecture
Construction Manag.

Gerdes • Henrichson & Associates
14110 Dallas Parkway • Suite 100 • Dallas, TX • 75254
Phone: (214) 461-9637 • Fax: (469) 916-5375

SUP-36782
01/14/10 PC

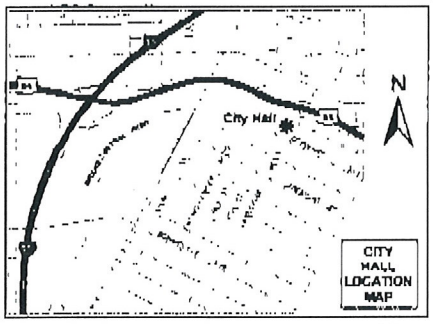
NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004278216 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: SUP-36782

138224160 73
CRIST ADAM ANTHONY & KANISTRA
7505 CLOUDBURST AVE
LAS VEGAS NV 89128-3275

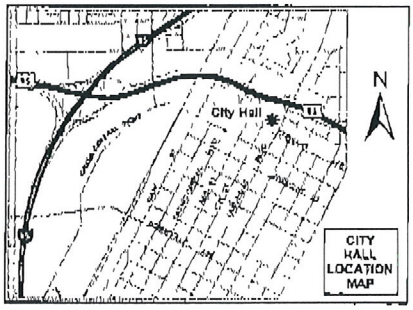
#15P

JAV0511 89128

01/04/2010 02:49 FAX 001

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Too close to a park - should give the space they already have.

LAVOS11 89145

RECEIVED
JAN 04 2010

Case: SUP-36782
13822311011
THOMPSON JANA P LIVING TRUST
328 S BUFFALO DR #102
LAS VEGAS NV 89145-4990

#15P

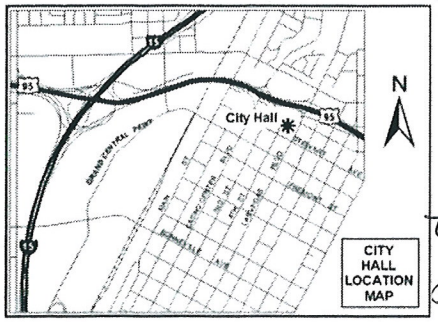
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
JAN 05 2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



We already have too many liquor & food Establishments what with all the ones in the Albertsons Shopping plaza just one block South on Seaspray + Buffalo

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Case: SUP-36782

13822314010
ANTOCI LONNETTE
1830 N BUFFALO DR #1030
LAS VEGAS NV 89128-2667

JAV0511 89128

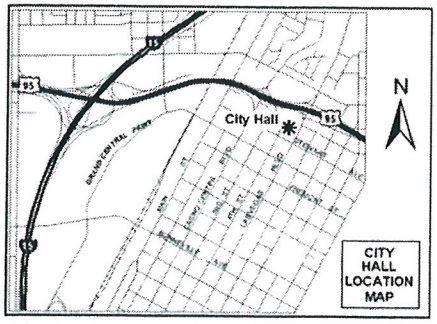
#15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Case: SUP-36782
13822310042
CLARK RUSSELL & NADIA FAMILY TR
7300 STONEY SHORE DR
LAS VEGAS NV 89128-3031

JAV0511 89128

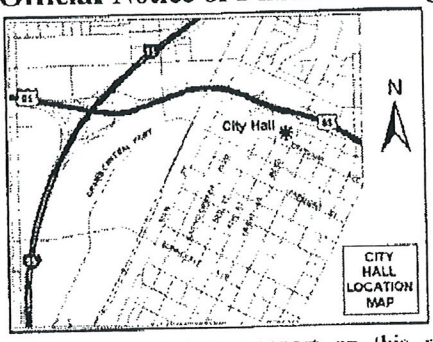
#15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Lisa Taylor

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: SUP-36782

13821716038
TAYLOR JAMES M & LISA
5638 TULL ST
VENTURA CA 93003-9095

JAYOSII 93003

#15A

Application Information

SUP-36782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,560 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7541 West Lake Mead Boulevard, Suite #110 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

We should encourage this permit and not impede any business owner who may need it for his/her business to succeed!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 14, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

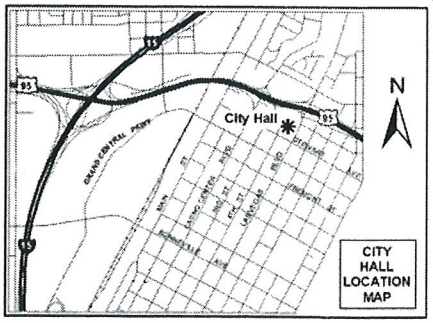
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 05 2010

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782
Planning Commission Meeting of 1/14/2010

Case: SUP-36782

13821712079
CONNOLLY JOHN B
7636 ALLERTON AVE
LAS VEGAS NV 89128-2769

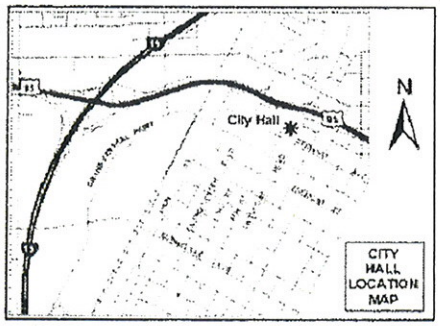
#15A

JAV0511 A912A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
JAN 07 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Case: SUP-36782
13822411038
BEME & SAMSON L L C BETH SERIES
908 WHITE THUNDER ST
HENDERSON NV 89002-0404

JAN0611 89002

Submitted after final agenda

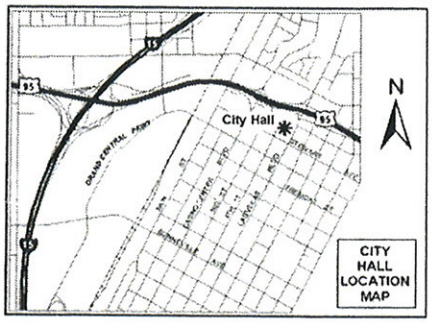
Item #15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 08 2010

RECEIVED
2010 JAN -6 P 12:05
CITY CLERK

Case: SUP-36782

13821821008
HAUSER WILLIAM EUGENE REV FAM TR
174 MARENGO DR
TEMPERANCE MI 48182-9334

JAV0511 48182

Submitted after final agenda

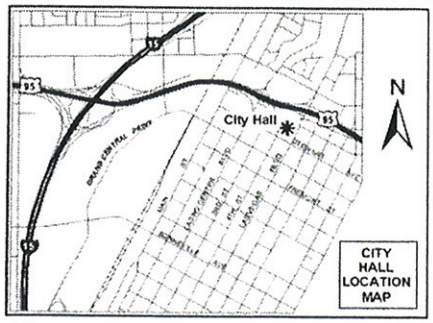
Item #15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 08 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Case: SUP-36782

13822314014
PRESTEGARD STEPHEN
N3100 W SILVER LAKE DR
WAUPACA WI 54981-9551

JAV0511 54361

Submitted after final agenda

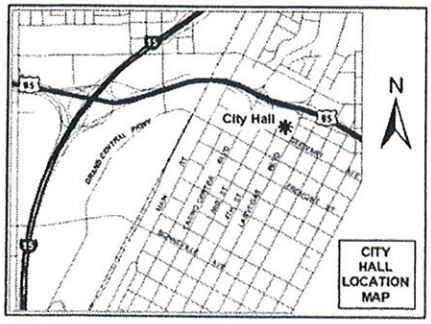
Item #15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 08 2010

Case: SUP-36782
13821618105
ROTH MARTHA H
2608 YOUNGDALE DR
LAS VEGAS NV 89134-7873

JAVD511 89134

Submitted after final agenda

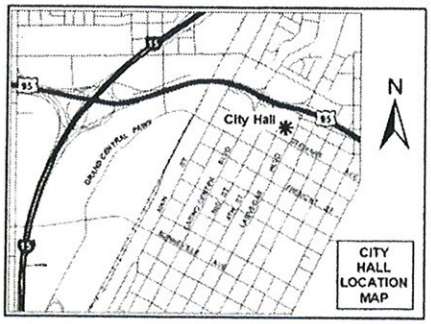
Item #15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36782
13822315060
DIMICK RANDY SCOTT & BILLI JO
1830 N BUFFALO DR #2085
LAS VEGAS NV 89128-2645

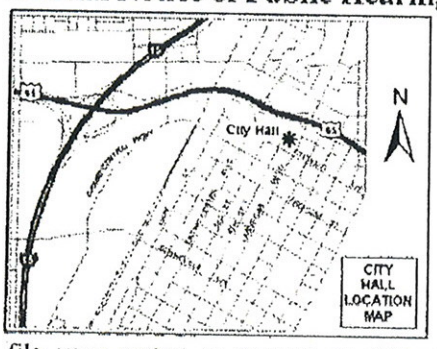
JAVDE11 89128

Submitted after final agenda

Item #15P

Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36782

13822315027
JONAH EXCLUSION TRUST
6317 WARNER DR
LOS ANGELES CA 90048-5348

JAVDS11 90048

Submitted after final agenda

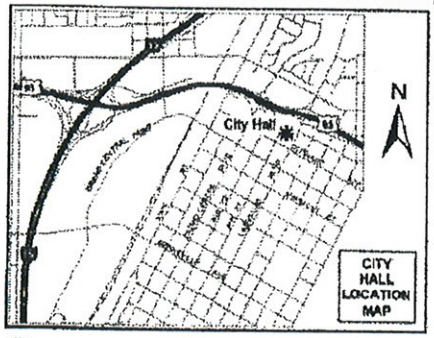
Item #15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: SUP-36782

13822212074
WEINER MAUREEN E TRUST
1110 W LAKE COOK RD # 285
BUFFALO GROVE IL 60089-1989

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

Submitted after final agenda

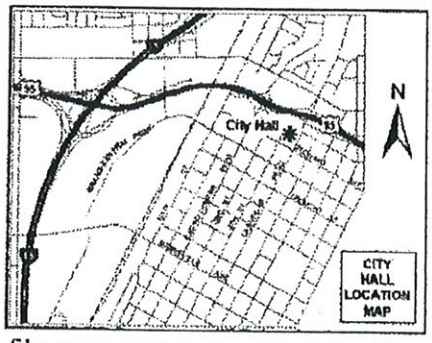
Item #15A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36782

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 07 2010

Case: SUP-36782

13822212050
WEINER DAVID M TRUST
1110 W LAKELOOK RD #285
BUFFALO GROVE IL 60089-0000

Submitted after final agenda

Item #15A

City of Las Vegas Agenda Item No.: **75.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

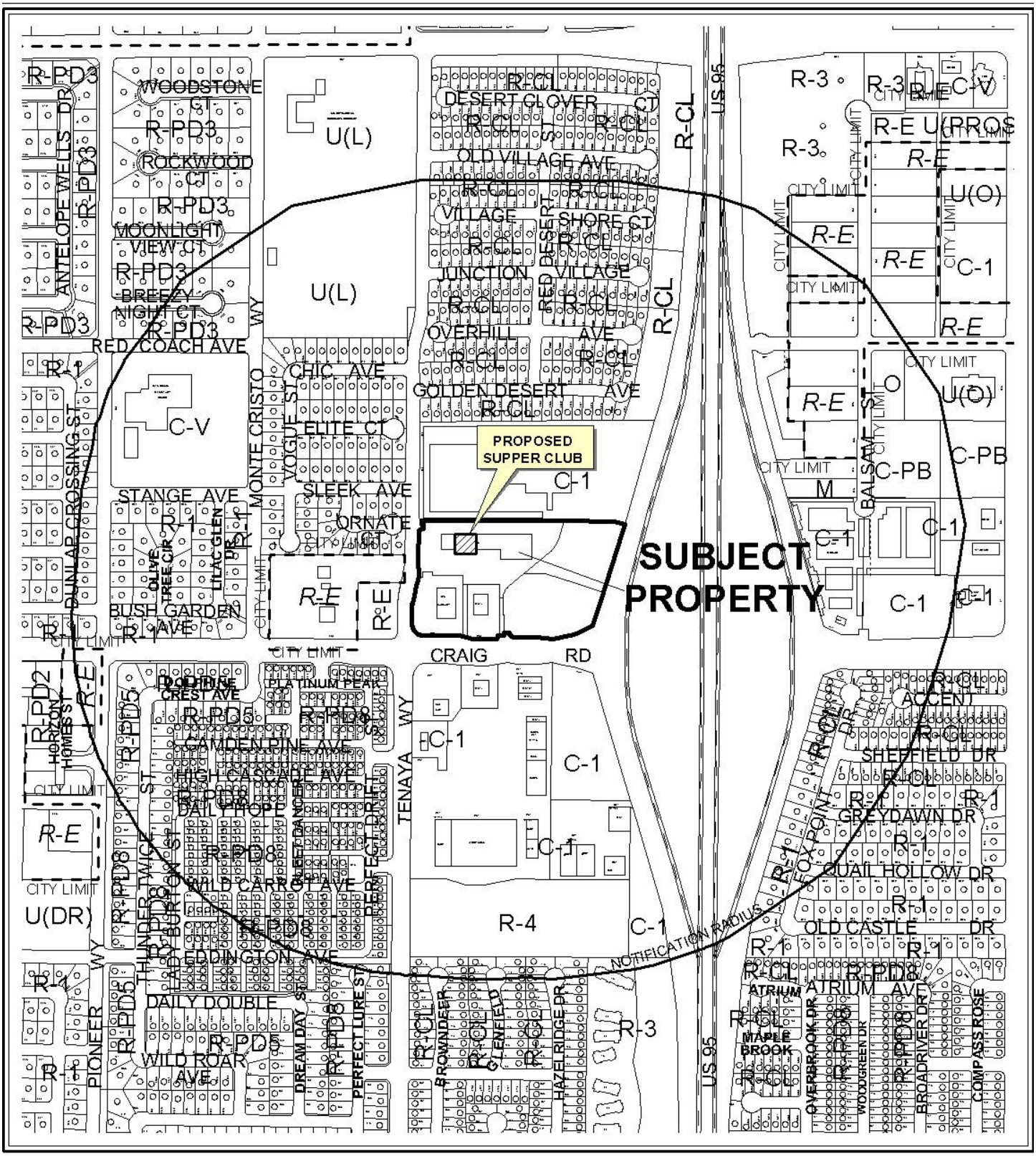
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-36823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A PROPOSED 4,194 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way, Suite #115, #120, & #125 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**13**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**4**

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

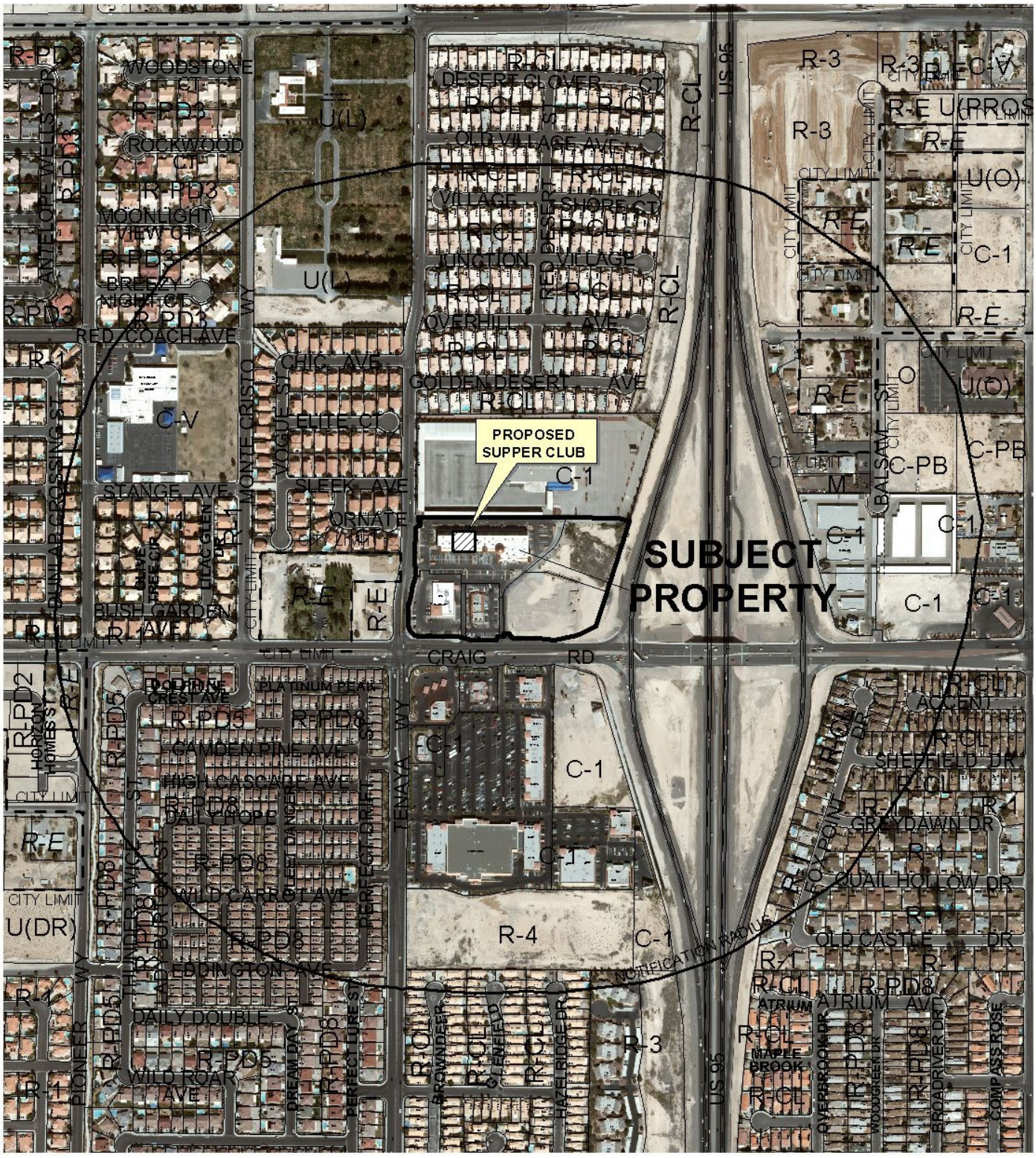
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 16



CASE: **SUP-36823**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-36823**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-36823

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36823 - APPLICANT/OWNER: SHREE GANESHA, INC.

** CONDITIONS **

The Planning Commission and staff (6-0-1/rt vote) recommend APPROVAL, subject to conditions:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. The previously approved Special Use Permit (SUP-29017) shall be expunged, if approved.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. Prior to obtaining a Certificate of Occupancy, a barrier sufficient to prevent access to the bar area by minors shall be constructed between the bar area and the restaurant.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 4,194 square-foot Supper Club at 4450 North Tenaya Drive, Suites 115, 120, and 125. The subject site is located within an existing 77,465 square-foot Shopping Center. The shopping center is capable of accommodating a variety of uses, and the addition of a Supper Club within this center is compatible with the existing and future land uses. Therefore, staff recommends approval. If this application is denied, a supper club use will not be allowed at the subject site.

Issues

- On 01/07/09, the applicant received approval from City Council for a Special Use Permit (SUP-29017) for a 3,312 square-foot Supper Club at 4450 North Tenaya Way, Suites 130 and 135. However, the Supper Club use is actually proposed for suites 115, 120, and 125. The applicant is required to apply for a new Special Use Permit, as the size of the correct suite numbers are 10% larger than the incorrect suite numbers in the previous approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
02/15/93	The City Council approved a request for a Zoning Reclassification (Z-0105-93) of property (22 acres) generally located at the northwest corner of Craig Road and Tenaya Way from N-U (Non-Urban) to C-2 (General Commercial) zone for a proposed retail shopping center. [Application was amended to C-1 (Limited Commercial) by condition]. The Planning Commission and staff recommended approval.
07/14/94	The Planning Commission approved (final action) a request for a Plot Plan and Building Elevation Review [Z-0105-93(1)] for a proposed 146,600 square-foot retail shopping center on the northeast corner of Craig Road and Tenaya Way. Staff recommended approval.
10/02/96	The City Council approved a request for a Reinstatement and Extension of Time [Z-0105-93(2)] on property located on the northeast corner of Craig Road and Tenaya Way for an approved 146,600 square-foot commercial center. The Planning Commission and staff recommended approval.

05/11/98	The City Council approved a request for a Special Use Permit (U-0136-97) for a car wash and the off-premise sale of alcohol in conjunction with a proposed convenience store and a request for a Site Development Plan Review [Z-0105-93(3)] for a proposed 84,279 square-foot commercial shopping center on the northeast corner of Craig Road and Tenaya Way. The Planning Commission and staff recommended approval.
10/08/98	The Planning Commission approved (final action) a request for a Site Development Plan Review [Z-0105-93(4)] for a proposed 2,862 square-foot restaurant on the northeast corner of Tenaya Way and Craig Road. Staff recommended approval.
05/24/99	The City Council approved a request for a Required One-Year Review [Z-0105-93(5)] for a Site Development Plan Review for a proposed 84,279 square-foot commercial shopping center on the northeast corner of Tenaya Way and Craig Road. Staff recommended approval.
09/09/99	The Planning Commission approved (final action) a request for a Site Development Plan Review [Z-0105-93(6)] for a proposed 26,378 square-foot retail center on the northeast corner of Craig Road and Tenaya Way. Staff recommended approval.
08/16/00	The City Council approved a request for an Extension of Time [U-0136-97(1)] for a Special Use Permit for the off-premise sale of beer and wine in conjunction with a proposed convenience store and a request for a Site Development Plan Review [Z-0105-93(7)] for a proposed 3,200 square-foot convenience store on the northeast corner of Craig Raod and Tenaya Way. The Planning Commission and staff recommended approval.
12/21/00	The Planning Commission approved (final action) a request for a Site Development Plan Review [Z-0105-93(8)] for a proposed 13,903 square-foot drug store on the northeast corner of the intersection of Craig Road and Tenaya Way. Staff recommended approval.
02/15/06	The City Council approved a request for a Site Development Plan Review (SDR-10259) for a 53,531 square-foot commercial development and a Waiver of the parking lot landscape requirements on 3.67 acres adjacent to the northwest corner of Craig Road and Interstate 95. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a request for a Special Use Permit (SUP-29017) for a 3,312 square-foot Supper Club at 4450 North Tenaya Way, Suites 130 and 135. The Planning Commission and staff recommended approval.
01/14/10	The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #16/gk).

Related Building Permits/Business Licenses	
10/01/07	A building permit (#07002797) was issued for onsite improvements/hardscape at 4450 North Tenaya Way. The permit expired on 03/29/08.
10/01/07	A building permit (#07002796) was issued for an office/retail shell building #1 at 4450 North Tenaya Way. The building was completed on 03/06/09.
10/01/07	A building permit (#07002795) was issued for an office/retail shell building #2 at 4450 North Tenaya Way. The building was completed on 03/06/09.
10/01/07	A building permit (#07002798) was issued for two (2) trash enclosures at 4450 North Tenaya Way. The permit was completed on 10/24/08.
01/22/08	A building permit (#106359) was issued for a masonry wall – rear only at 4450 North Tenaya Way. The permit was completed on 05/08/08.
06/16/09	A business license (R07-00875) was issued for a restaurant use at 4450 North Rancho Drive, Suite 155. The license is still active.
09/03/09	A business license (B05-03144) was issued for a Nail Salon at 4450 North Rancho Drive, Suite 130. The license is still active.
Pre-Application Meeting	
11/25/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Special Use Permit application.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/08/09	Staff conducted a field check and noted a well maintained, vacant suite within a shopping center.

Details of Application Request	
Site Area	
Net Acres	3.42

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)

West	Vacant Lot	L (Low Density Residential)	R-E (Residence Estates)
	Pet Cemetery	DR (Desert Rural) Clark County	R-E (Rural Estates) Clark County

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	77,465 SF	1:250	302	8	553	12	Y
SubTotal			302	8	553	12	
TOTAL			**310**		**565**		
Loading Spaces	77,465 SF	3			4		Y

ANALYSIS

On 01/07/09, the applicant received approval from City Council for a Special Use Permit (SUP-29017) for a 3,312 square-foot Supper Club at 4450 North Tenaya Way, Suites 130 and 135. However, the Supper Club use is actually proposed for suites 115, 120, and 125. The applicant is required to apply for a new Special Use Permit, as the size of the correct suite numbers is 10% larger than the previous approval.

The applicant is proposing a 4,194 square-foot Supper Club located within an existing 77,465 square-foot shopping center. The proposed use is consistent with the conditions of approval for a Supper Club use as conditioned. Also, the proposed use is consistent with the adjacent uses within the shopping center.

The proposed floor plan depicts a dining room capable of seating 158 guests, with a 2,802 square-foot interior dining room with seating available for 136 guests and a 488 square-foot interior bar area available for 22 guests. The floor plan is in compliance with Title 19, which requires the site to have a minimum capacity of 125 seats. The indoor bar area is separated from the indoor dining room by a glass wall, which meets the Title 19 requirement that the bar area be separated from the restaurant area by a barrier sufficient enough to prevent access to the bar by minors. The addition of the Supper Club will be compatible with similar uses as conditioned; therefore, staff recommends approval of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Supper Club is located within a shopping center that can accommodate a variety of uses including retail sales, medical and professional offices, personal services, and restaurants. The addition of a Supper Club within this shopping center is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed site is a shopping center that was designed to accommodate a variety of uses, including a Supper Club use, and conforms to both the General Plan and Title 19 land use designations of the site with the approval of a Special Use Permit.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The proposed Supper Club is located within a shopping center that is adequately served by Craig Road, a 100-foot Primary Arterial, and Tenaya Way, a 60-foot Collector Street, as designated by the Master Plan Streets and Highways.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Special Use Permit will not be inconsistent with or comprise the public health, safety or welfare as a Supper Club is subject to licensing and inspections by the City of Las Vegas. The proposed use is consistent with the existing SC (Service Commercial) General Plan designation.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The site meets all applicable conditions per Title 19.04 for a Supper Club. The use conforms to Title 19 as conditioned.

PC ACTION

The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 778 by City Clerk

APPROVALS 6

PROTESTS 13

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Supper club

Project Address (Location) 4450 N. Tenaya Way, suite 115-120-125, Las Vegas, NV 89129

Project Name Indian / Thai Restaurant **Proposed Use** _____

Assessor's Parcel #(s) 138-03-611-011 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Shree Ganesha, Inc. **Contact** Rajesh Patel

Address 700 E. Fremont St **Phone:** 702-382-4766 **Fax:** 702-384-8471

City Las Vegas **State** NV **Zip** 89101

E-mail Address rkps4@Hotmail.com

APPLICANT Rajesh Patel **Contact** _____

Address 4450 N. Tenaya Way Suite 115/120/125 **Phone:** 702-591-5826 **Fax:** 702-384-8471

City Las Vegas NV 89129 **State** NV **Zip** _____

E-mail Address Saffron LV@gmail.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Rajesh Patel

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

Print Name Rajesh Patel

Subscribed and sworn before me

This 1st day of December, 20 09

Notary Public in and for said County and State of NV County Clark

JARRON GRAY
Notary Public State of Nevada
No. 08-7500-1
My appt. exp. May 20, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36823
Meeting Date:	1/14/10
Total Fee:	$1280.00
Date Accepted:	12/2/09
Accepted By:	P. Grimyser

RECEIVED
DEC - 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36823** APN: 138-03-611-011

Name of Property Owner: Shree Ganesha, Inc.

Name of Applicant: Rajesh Patel

Name of Representative: _____

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 _____X_____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: Rajesh Patel

Print Name: Rajesh Patel

Subscribed and sworn before me

This 1st day of December, 2009

State of NV

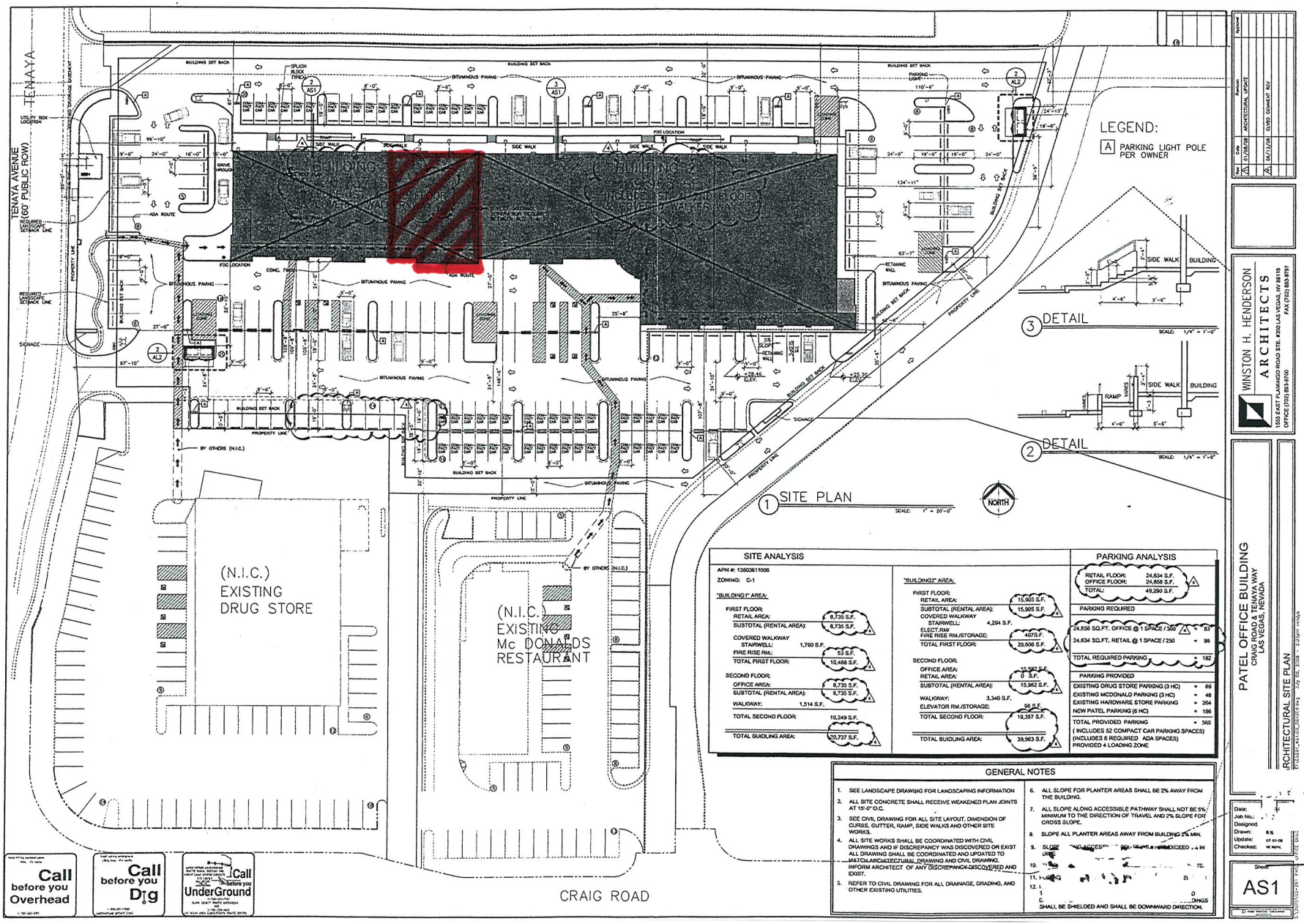
County of Clark

_____

Notary Public in and for said County and State

JARRON GRAY
Notary Public State of Nevada
No. 08-7500-1
My appt. exp. May 20, 2012

RECEIVED
DEC - 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SITE ANALYSIS

APN #: 13803611006

ZONING: C-1

"BUILDING1" AREA:

FIRST FLOOR:		
RETAIL AREA:		8,735 S.F.
SUBTOTAL (RENTAL AREA):		8,735 S.F.
COVERED WALKWAY		
STAIRWELL:	1,760 S.F.	
FIRE RISE RM.:		53 S.F.
TOTAL FIRST FLOOR:		10,488 S.F.
SECOND FLOOR:		
OFFICE AREA:		8,735 S.F.
SUBTOTAL (RENTAL AREA):		8,735 S.F.
WALKWAY:	1,514 S.F.	
TOTAL SECOND FLOOR:		10,249 S.F.
TOTAL BUILDING AREA:		20,737 S.F.

"BUILDING2" AREA:

FIRST FLOOR:		
RETAIL AREA:		15,905 S.F.
SUBTOTAL (RENTAL AREA):		15,905 S.F.
COVERED WALKWAY		
STAIRWELL:	4,294 S.F.	
ELECT.RM/ FIRE RISE RM./STORAGE:		407S.F.
TOTAL FIRST FLOOR:		20,606 S.F.
SECOND FLOOR:		
OFFICE AREA:		14,982 S.F.
RETAIL AREA:		0 S.F.
SUBTOTAL (RENTAL AREA):		15,982 S.F.
WALKWAY:	3,340 S.F.	
ELEVATOR RM./STORAGE:		96 S.F.
TOTAL SECOND FLOOR:		19,357 S.F.
TOTAL BUILDING AREA:		39,963 S.F.

PARKING ANALYSIS

RETAIL FLOOR:	24,634 S.F.
OFFICE FLOOR:	24,656 S.F.
TOTAL:	49,290 S.F.
PARKING REQUIRED	
24,656 SQ.FT. OFFICE @ 1 SPACE / 300	= 83
24,634 SQ.FT. RETAIL @ 1 SPACE / 250	= 98
TOTAL REQUIRED PARKING	= 182
PARKING PROVIDED	
EXISTING DRUG STORE PARKING (3 HC)	= 69
EXISTING MCDONALD PARKING (3 HC)	= 48
EXISTING HARDWARE STORE PARKING	= 264
NEW PATEL PARKING (6 HC)	= 186
TOTAL PROVIDED PARKING	= 565
(INCLUDES 52 COMPACT CAR PARKING SPACES) (INCLUDES 6 REQUIRED ADA SPACES) PROVIDED 4 LOADING ZONE	

GENERAL NOTES

1. SEE LANDSCAPE DRAWING FOR LANDSCAPING INFORMATION
2. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C.
3. SEE CIVIL DRAWING FOR ALL SITE LAYOUT, DIMENSION OF CURBS, GUTTER, RAMP, SIDE WALKS AND OTHER SITE WORKS.
4. ALL SITE WORKS SHALL BE COORDINATED WITH CIVIL DRAWINGS AND IF DISCREPANCY WAS DISCOVERED OR EXIST ALL DRAWING SHALL BE COORDINATED AND UPDATED TO MATCH ARCHITECTURAL DRAWING AND CIVIL DRAWING. INFORM ARCHITECT OF ANY DISCREPANCY DISCOVERED AND EXIST.
5. REFER TO CIVIL DRAWING FOR ALL DRAINAGE, GRADING, AND OTHER EXISTING UTILITIES.
6. ALL SLOPE FOR PLANTER AREAS SHALL BE 2% AWAY FROM THE BUILDING.
7. ALL SLOPE ALONG ACCESSIBLE PATHWAY SHALL NOT BE 5% MINIMUM TO THE DIRECTION OF TRAVEL AND 2% SLOPE FOR CROSS SLOPE.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MIN.
9. SLOPE [illegible] EXCEED 4 IN [illegible]
10. [illegible]
11. [illegible]
12. [illegible] SHALL BE SHIELDED AND SHALL BE DOWNWARD DIRECTION.

Call before you Overhead | Call before you Dig | Call before you UnderGround

Rev	Date	Revision
1	01/08/08	ARCHITECTURAL UPDATE
2	08/12/08	CLIENT COMMENT REV

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #250 LAS VEGAS, NV 89119
OFFICE (702) 853-9700 FAX (702) 853-9797

PATEL OFFICE BUILDING
CRAIG ROAD & TENAYA WAY
LAS VEGAS, NEVADA

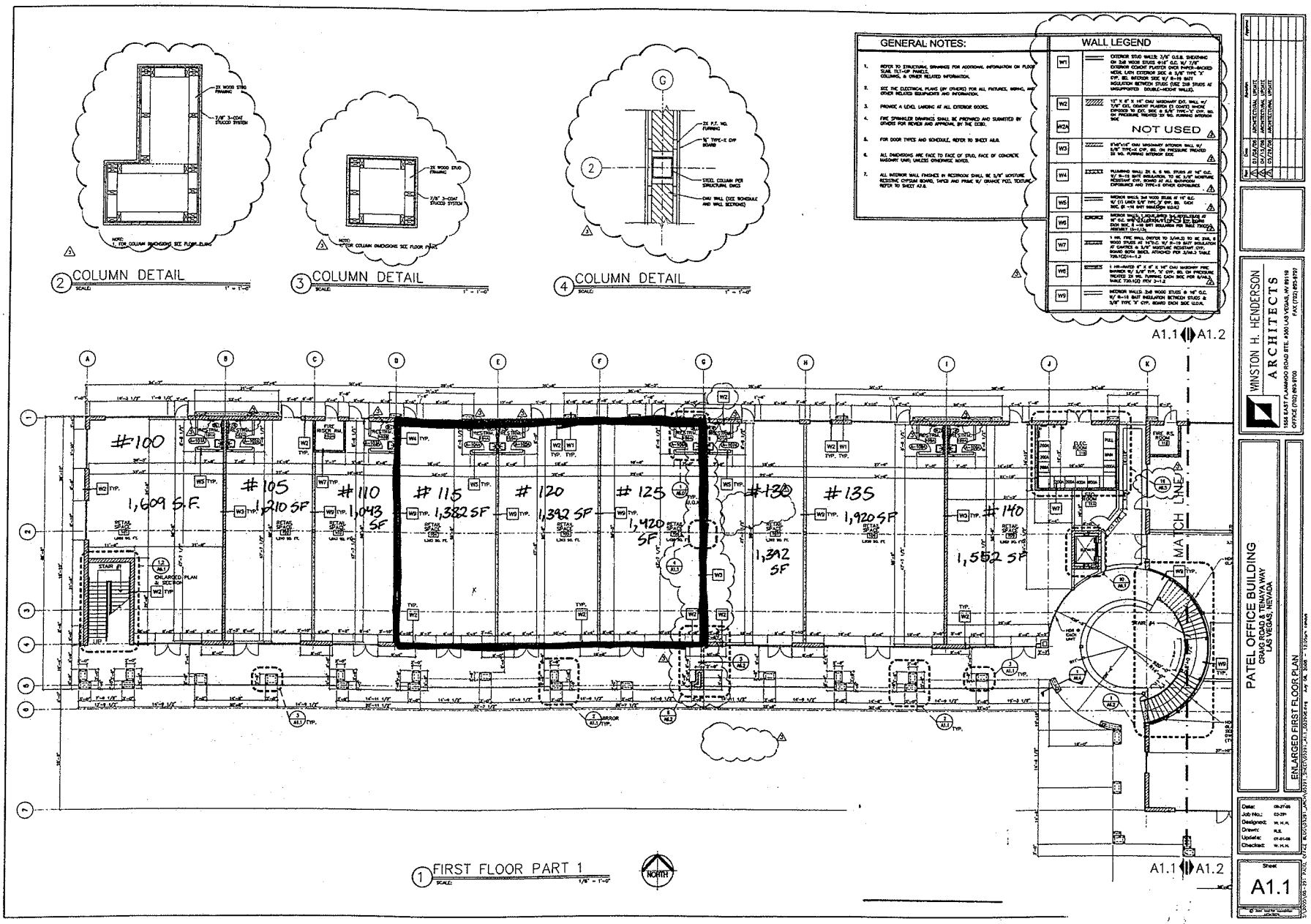
ARCHITECTURAL SITE PLAN

Date:
Job No.:
Designed:
Drawn: RS
Update: 07-01-08
Checked: W HEN

Sheet: AS1

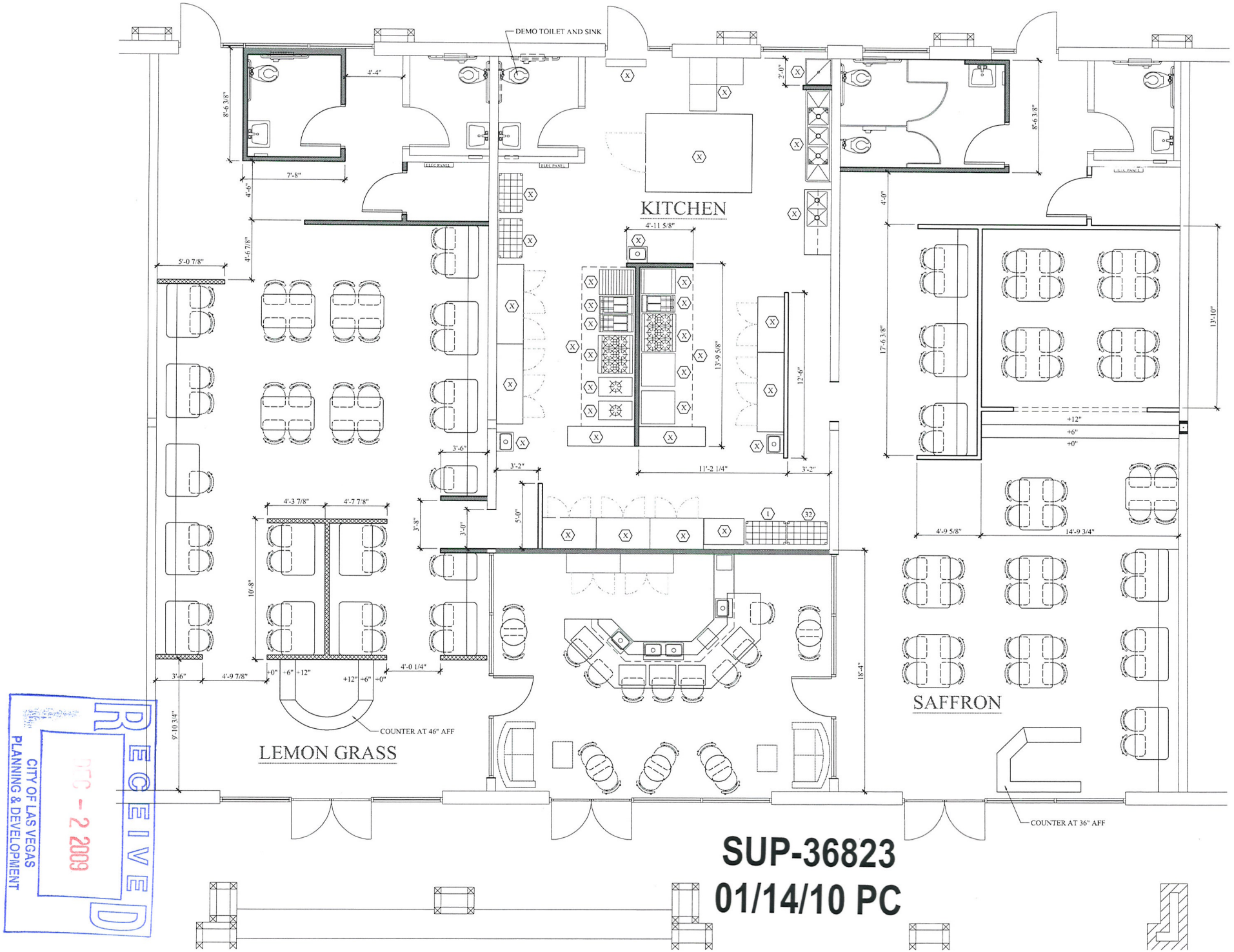
SUP-36823
01/14/10 PC

RECEIVED
DEC 04 2009



SUP-36823
01/14/10 PC

DEC 0 4 2009



RECEIVED
DEC - 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36823
01/14/10 PC



SUP-36823 - APPLICANT/OWNER: SHREE GANESHA, INC.
4450 NORTH TENAYA WAY, SUITE #115, #120, & #125
JANUARY 14, 2010 PLANNING COMMISSION

12/08/09



SUP-36823
01/14/10 PC

RECEIVED
DEC - 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SUP-36823
01/14/10 PC

RECEIVED
DEC – 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



RECEIVED
DEC - 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36823
01/14/10 PC

Justification Letter

November 30, 2009

To Whom It May Concern:

This is a redo of a prior SUP that was approved. The prior SUP number was SUP-29017. There was an error in assigning the suites. The wrong suites (130-135) were approved. We have now filed for new SUP in the new suites (115-120-125). Because the new suites area increased more than 10 Percent, we had to redo the SUP.

The concept remains the same. This is an Indian/Thai Restaurant and Bar. We propose to introduce to the Northwest area an ethnic dining concept of Indian and Thai. We also will have a bar between the two dining areas. This is one restaurant with two dining concepts.

This will be an upscale supper club. We will be open for lunch and dinner only. Our hours will be from 11AM to 11PM.

We believe this area lacks a good upscale dining concept. There are a lot of restaurants, but are of the fast food nature. We believe there will be a strong following for this type of establishment for this area.

We hope you approve of this plan, as it was approved before. Again, this is the same concept that was presented for a prior SUP-29017. Because of my error I am redoing this SUP per direction of Planning.

If you have any question, you may contact me @ 702-591-5826 or email @ saffronlv@gmail.com.

Sincerely,

Rajesh Patel

Rajesh Patel
Owner

SUP-36823
01/14/10 PC



Greg Kapovich

From: Rajesh Patel [rkp54@hotmail.com]
Sent: Monday, December 07, 2009 6:33 PM
To: Greg Kapovich
Subject: RE: Supper Club @ 4450 N. Tenaya Way

Hello Greg,

Please accept this email as ammendment to the justification letter previosly submitted. The following changes are accepted and understood.

1) The Restaurant is the principal portion of the business. The bar is just there to support the restaurant. Meals are available to customers all hours of operation of the business and all hours the bar is open.

2) There will be on site at all time of operation one bartender, one cook, and one food server for every shift.

3) The propsed seating chart is still in effect and will have more than 130 seats in restaurant portion of the supper club. The seating chart has booths and chairs. If both sides of the restaurant are added it will be more than sufficient seating. There are two dining halls on either side of the kitchen.

4) The restaurant will be separated by a glass wall and door from the bar. No person under 21 will be allowed to have access the bar area.

Thanks,

Rajesh Patel

SUP-36823
01/14/10 PC

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

2010 FEB -8 A 9:12

CITY CLERK

Return Service Requested
Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

City Council Meeting of 2/17/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M
0004279218
$ 00.41
FEB 05
MAILED FROM ZIP CODE 89

BURT ADRIAN ALEXANDER & MAVIS R
7113 OVERHILL AVE
LAS VEGAS NV 89129-7105

APN#13803515007

LAVDS11 89129

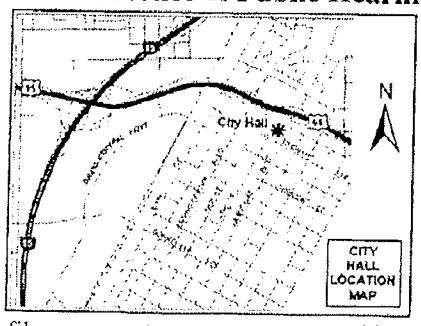
02/07/2010 SUN 14:23 [TX/RX NO 7238] 2001

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

2010 FEB -8 A 8:12

CITY CLERK

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
City Council Meeting of 2/17/2010

NOVAK JIMMY JOE & BRENDA J
8148 N HAMMER LN
LAS VEGAS NV 89149

APN#138036

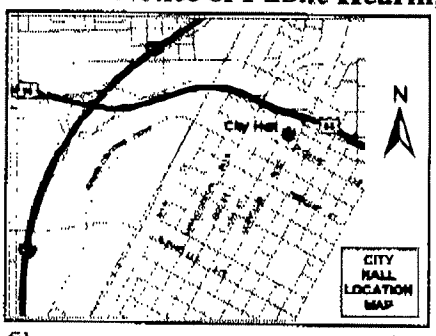
LAVEGAS 89149

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 FEB 05 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
City Council Meeting of 2/17/2010

BATES J FAMILY TRUST 1992
BATES JASPER D & JERRY R TRS
7317 BREEZY NIGHT CT
LAS VEGAS NV 89129-5973

APN#13803114011

LAVDS11 89129

RECEIVED
CITY CLERK
2010 FEB -8 A 9:12

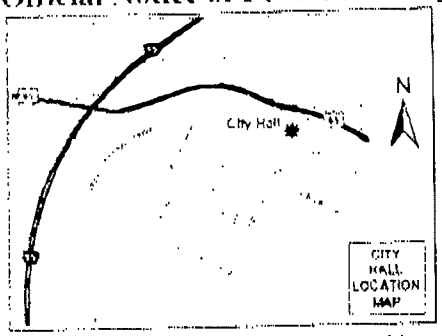
02/08/2010 SAT 16:54 [TX/RX NO 7234] 001

RECEIVED
CITY CLERK
2010 FEB -8 A 9:12

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments

SUP-36823

City Council Meeting of 2/17/2010

PRESORTED FIRST CLASS

$ 00.41

BERGER 2003 TRUST
BERGER WILLIAM & VICTORIA CO-TRS
4404 OLIVE TREE CIR
LAS VEGAS NV 89129-5949

APN#13803215033

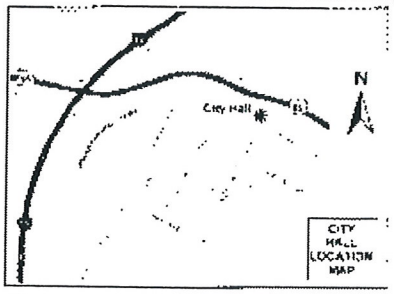
FEB-06-10 05:53 AM P.01

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

DiZenzo to City of Las Vegas/ Planning & Development Dept.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments

SUP-36823

Planning Commission Meeting of 1/14/2010

Case SUP-36823
138035140 14
DIZENZO RICHARD & R REV TR
7125 JUNCTION VILLAGE AVE
LAS VEGAS NV 89179-7109

#16P

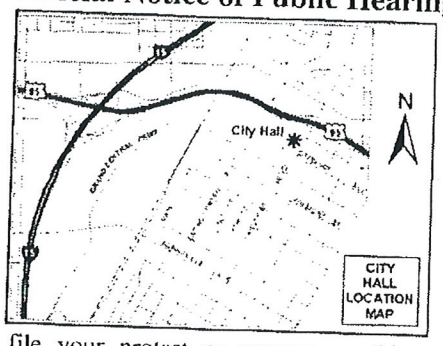
702 8'.8

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

MORRIS

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

13803217009
MORRIS FAMILY TRUST
4445 N CAMPBELL RD
LAS VEGAS NV 89129-3624

Case: SUP-36823

JAVOS11 A9129

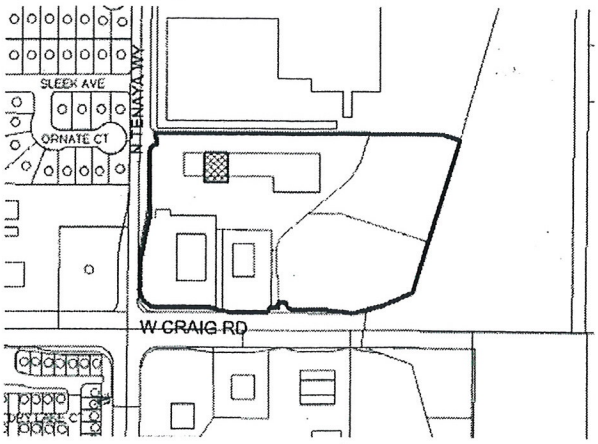
#16P

Application Information

SUP-36823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A PROPOSED 4,194 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way, Suite #115, #120, & #125 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

OPPOSE - ENOUGH FOOD PLACES ON THAT INTERSECTION - JUST RECENTLY A DRUG KILLING NO REASON TO DRAW MORE OUT-OF-NEIGHBORHOOD PEOPLE. PAPER & TRASH THROWN ALL OVER.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 14, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

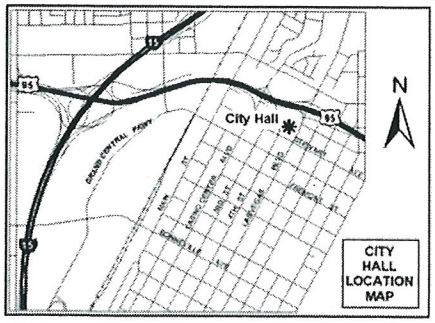
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
Planning Commission Meeting of 1/14/2010

Case: SUP-36823

13803511041
CANDLER WILLIE B
7121 OLD VILLAGE
LAS VEGAS NV 89129-5752

#16P

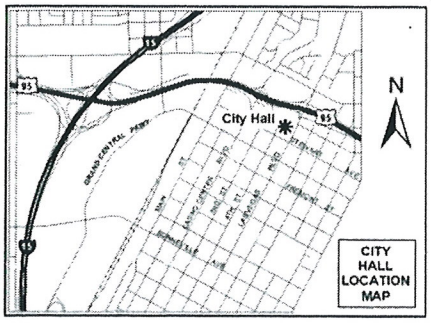
JAVDP11 A91123

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: SUP-36823

13803710017
FLORES JOSE E & CHRISTINA Q
7541 ISLEY AVE
LAS VEGAS NV 89147-4001

JAVC11 89147

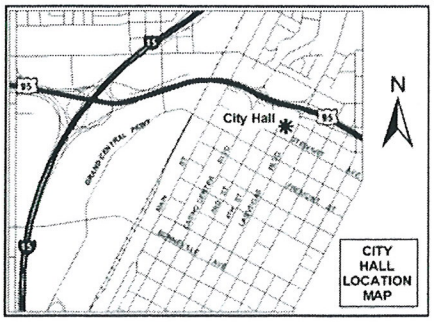
#16P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

Case: SUP-36823

13803514046
BIRMAN FAMILY TRUST
7020 JUNCTION VILLAGE AVE
LAS VEGAS NV 89129-5798

JAV0811 89129

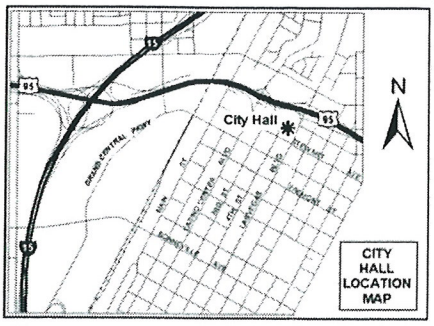
#16P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



We don't need a club in our neighborhood!! Has Larry Brown lied to us??!

RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

Case: SUP-36823
13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

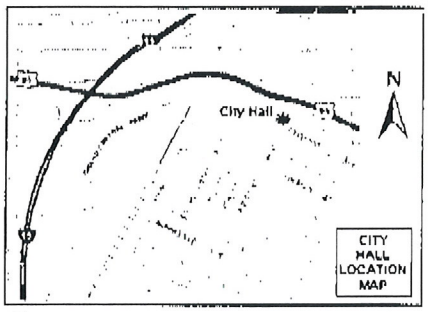
JAV0511 89129

#16P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
JAN 04 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 01/12/2010

Case: SUP-36823

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

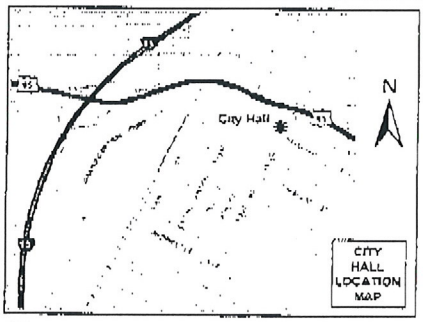
#16 A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41[4]
DEC 30 2009
MAILED FROM ZIP CODE 891

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: SUP-36823
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919

3960 Howard Hughes Pkwy., Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709
www.lvcolliers.com

#16A

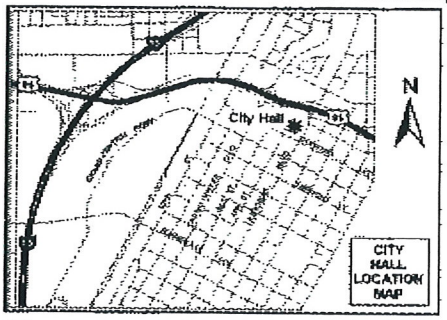
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.4
DEC 30 2
MAILED FROM ZIP CODE 89

No. 2852 P. 1

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: SUP-36823

13803602002
W I T BRO INC
%WIT BRO ASPHALT
6971 W RED COACH AVE
LAS VEGAS NV 89108-5752

x A Asphalt Paving Co

JAV0511 89108

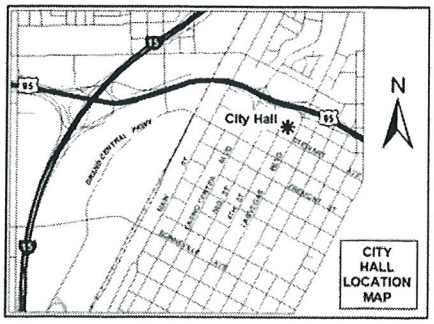
#16A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
Planning Commission Meeting of 1/14/2010

Case: SUP-36823
13803114004
HAYSLIP JON
7308 BREEZY NIGHT CT
LAS VEGAS NV 89129-5972

JAV0511 43123

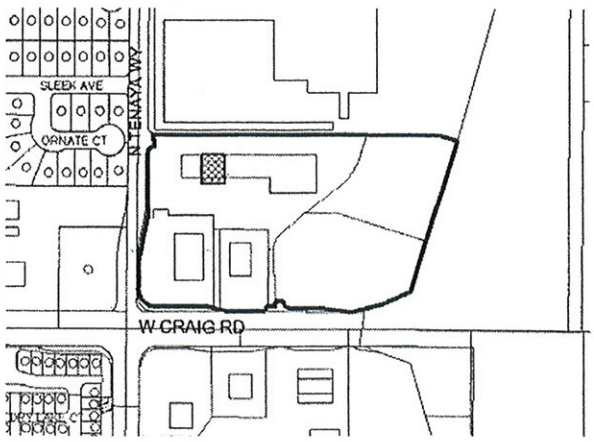
#16A

Application Information

SUP-36823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A PROPOSED 4,194 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way, Suite #115, #120, & #125 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

I am opposed if there will be alcohol served at this location.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 14, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

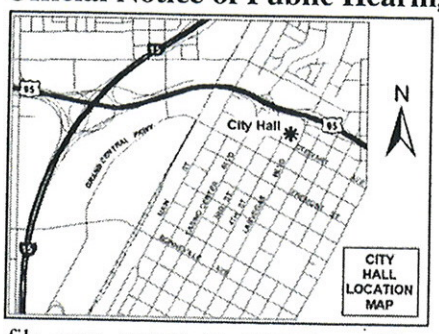
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 08 2010

Case: SUP-36823
13803610024
MENDEZ MARIA PAZ G
7025 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7114

Submitted after final agenda

Item #16P

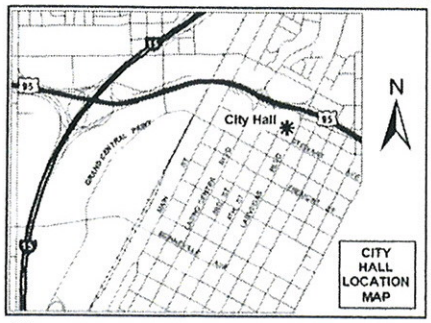
JAV0511 89129

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36823
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

JAV0511 89129

Submitted after final agenda

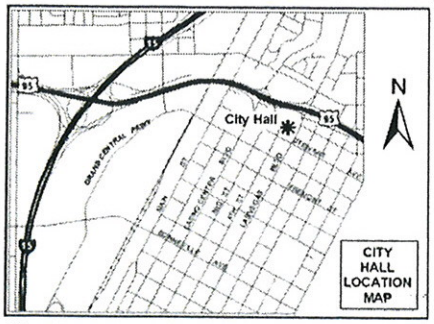
Item #116P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

Case: SUP-36823

13803511052
MARTIN RUTHIE N
7124 VILLAGE SHORE CT
LAS VEGAS NV 89129-5756

JAV0811 89129

Submitted after final agenda

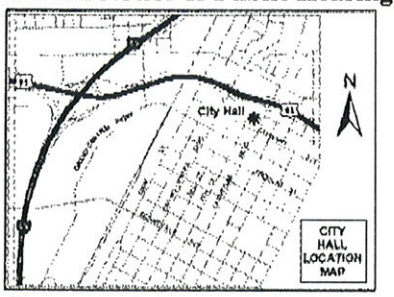
Item #16P

Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

Case: SUP-36823
13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

JAN0511 89129

Submitted after final agenda

Item #16P

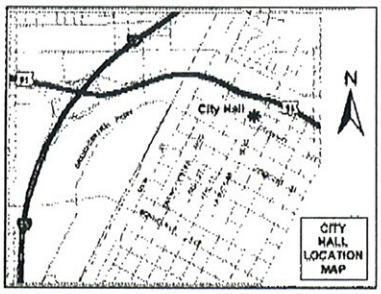
Jan.11.2010 10:05 PM JOHN EMERSON 17029497619 PAGE. 1/ 1

Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36823

13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

JAV0511 89129

Submitted after final agenda

Item #16P

Jan.10.2010 07:36 PM JOHN EMERSON 17029497619 PAGE. 2/ 2

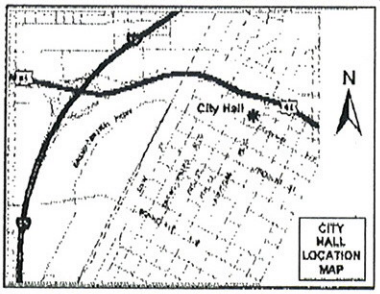
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAL SERVICE FIRST-CLASS

02 1M $ 00.41[4]
0004278219 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36823

13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

JAV0511 89129

Submitted after final agenda

Item #116P

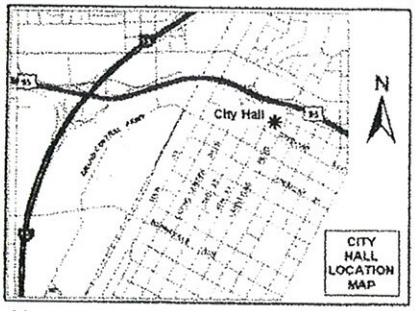
Jan.10.2010 07:36 PM JOHN EMERSON 17029497619 PAGE. 1/ 2

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 13 2010

Case: SUP-36823
13803114009
BELFORD AULDIN J JR & CINDY L
7309 BREEZY NIGHT CT
LAS VEGAS NV 89129-5973

JAV0511 89129

Submitted after final agenda

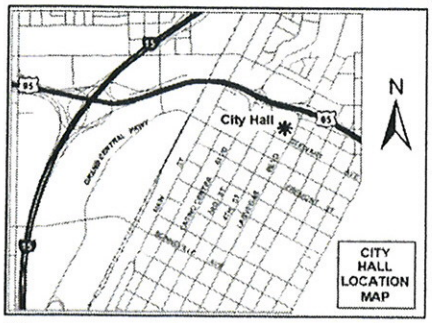
Item #16P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823

Planning Commission Meeting of 1/14/2010

Case: SUP-36823
13803610020
NOVAK JIMMY JOE & BRENDA J
8148 N HAMMER LN
LAS VEGAS NV 89149-0000

89149$4618 C032
89149

Submitted after final agenda

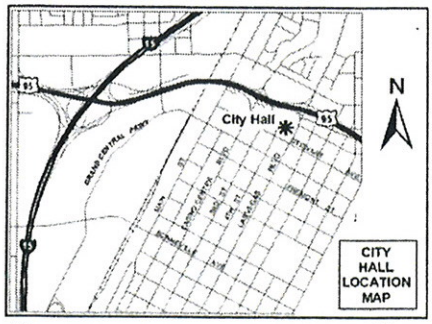
Item #16A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: SUP-36823

13803313023
HAUSER JOHN & CONNIE
19611 118TH ST S E
SNOHOMISH WA 98290-7257

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36823
Planning Commission Meeting of 1/14/2010

JAVD511 98290

Submitted after final agenda

Item #110A

City of Las Vegas Agenda Item No.: **76.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBUARY 17, 2010

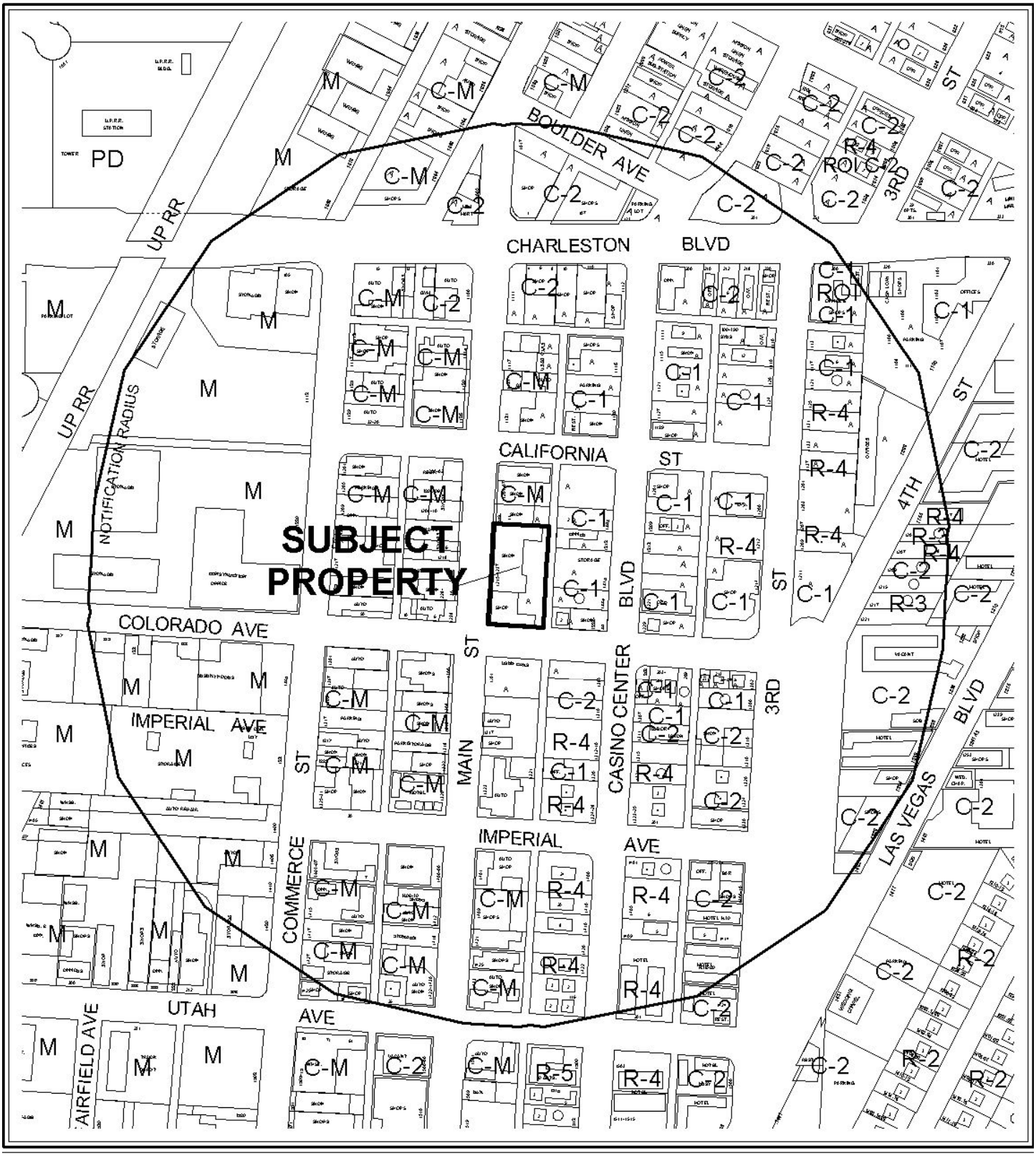
DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-36891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED 1,680 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 1223 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**1**

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

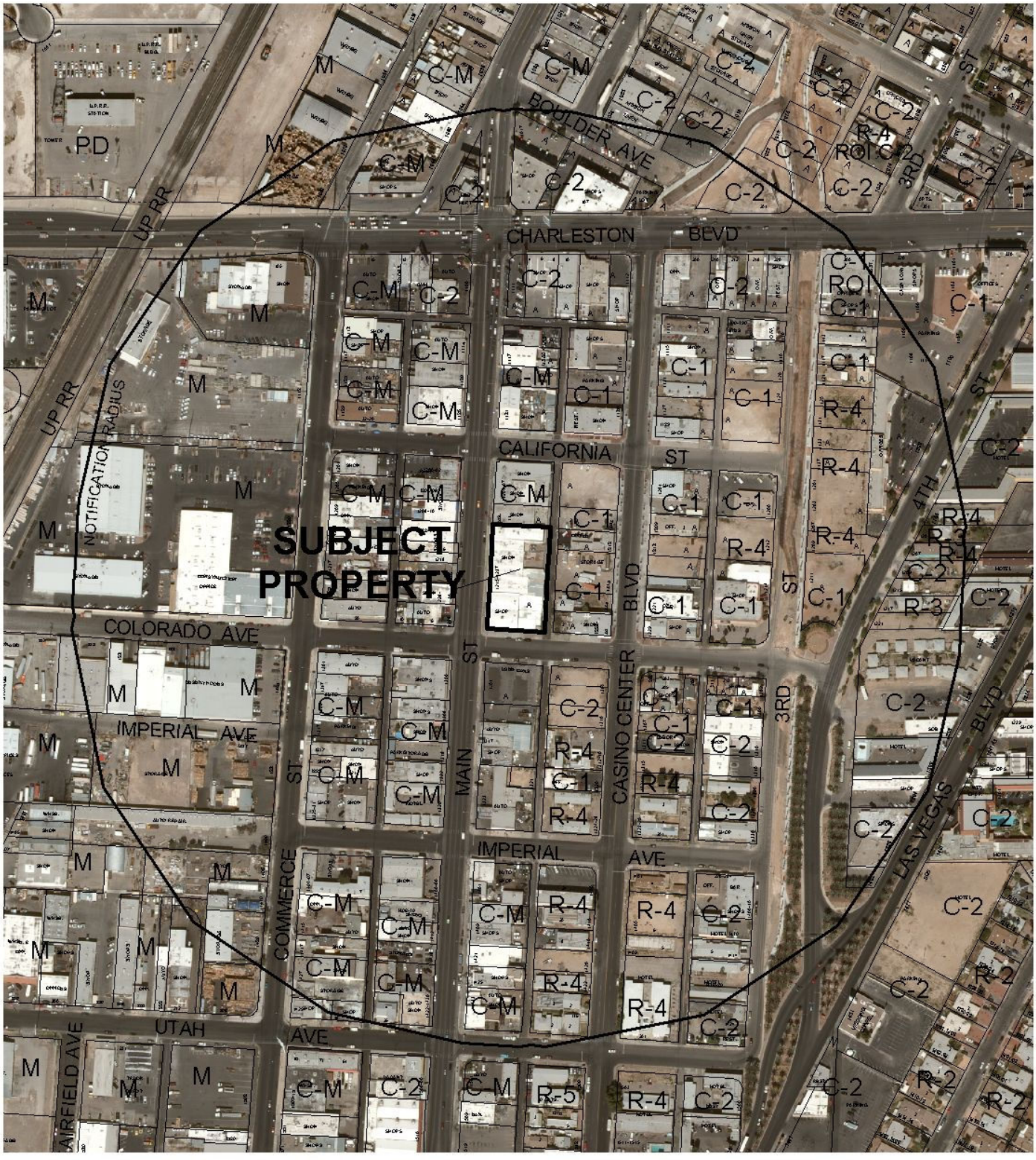
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Backup referenced from the January 14, 2010 Planning Commission Meeting Item 17



CASE: **SUP-36891**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



0 400 800 Feet

CASE: **SUP-36891**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING OF: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36891 APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC

** CONDITIONS **

The Planning Commission and staff (6-0-1/rt vote) recommend APPROVAL, subject to conditions.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Tattoo Parlor/Body Piercing Studio use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio within a 22,165 square-foot commercial building at 1223 South Main Street. The Tattoo Parlor/Body Piercing Studio will comprise 1,680 square feet of the commercial building. The use is located within the Downtown Centennial Plan – 18b Las Vegas Arts District. The use is appropriate for the area and can be conducted in a manner that will be compatible with the surrounding land uses; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/14/10	The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #17/gk).
Related Building Permits/Business Licenses	
C.1950	The existing building was constructed.
Pre-Application Meeting	
12/07/09	A pre-application meeting was held to discuss the requirements of submitting a Special Use Permit for a Tattoo Parlor/Body Piercing Studio.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	
Field Check	
12/22/09	

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)
North	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)
South	Auto Sales, Used	C (Commercial)	C-M (Commercial Industrial)
East	Storage, Office Space	MXU (Mixed Use Development)	C-1 (Limited Commercial)
West	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
Trails – Tortoise Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Parking Requirement - Downtown							
		Base Parking Requirement			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	1,240 SF	1/250	4	1	0	0	
TOTAL			5		0		Y

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

ANALYSIS

The proposed Tattoo Parlor/Body Piercing Establishment will be located within an existing 22,165 square-foot commercial building. The use will not significantly change the physical appearance or characteristics of the subject site and is compatible with the surrounding uses in the area. This use is located within the C-M (Commercial Industrial) zone, and is a permitted use. However, the site is also located within the 18b Las Vegas Arts District which only allows a Tattoo/Body Piercing Establishment with the approval of a Special Use Permit. Sites located within the Arts District are not subject to the automatic application of parking requirements. The use is appropriate for the area and can be conducted in a manner that will be compatible with the surrounding land uses; therefore staff recommends approval.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Tattoo Parlor/Body Piercing Studio is located within a 22,165 square-foot commercial building, and can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is suitable for a variety of service, retail and restaurant uses. The subject Tattoo Parlor/Body Piercing Studio is appropriate for the site as proposed.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The subject site has access via Main Street, a 90-foot Primary Arterial as categorized by the city's Master Plan of Streets and Highways, and will provide adequate access to the site.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposal conforms to the goals and objectives of the General Plan designation in which it is located. As such, it will not endanger the public health, safety, or welfare of the populace or be inconsistent with the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The site meets all applicable conditions per Title 19.04 for a Tattoo Parlor/Body Piercing Studio. The use conforms to Title 19 as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 137 by City Clerk

APPROVALS 3

PROTESTS 4

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1223 S. Main Street Las Vegas, NV 89104

Project Name Koolsville Tatoo **Proposed Use** Tatoo Parlor

Assessor's Parcel #(s) 162-03-110-083 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing C-M proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Main Street Las Vegas, LLC **Contact** Rebecca Miller

Address 3395 S. Jones Blvd. #207 **Phone:** 702-592-0929 **Fax:** 362-7502

City Las Vegas **State** NV **Zip** 89146

E-mail Address ramtechdata@yahoo.com

APPLICANT Mari Gonzales **Contact** owner (384-3136)

Address 1223 S. main st. **Phone:** 785-3167 **Fax:** —

City Las Vegas **State** N.V. **Zip** 89104

E-mail Address blackwhite60143@Yahoo.com

REPRESENTATIVE Robert Gonzales **Contact** 702-785-3456

Address 1223 S. main st. **Phone:** 384-3136 **Fax:** —

City Las Vegas **State** N.V. **Zip** 89104

E-mail Address blackwhite89110@Yahoo.Com

Property Owner Signature* Rebecca A. Miller

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

Print Name Rebecca A. Miller

Subscribed and sworn before me E. Saunders

This 7 day of Dec., 20 09.

E. Saunders

Notary Public in and for said County and State

State of NV County of Clark

E. SAUNDERS
Notary Public State of Nevada
No. 02-76712-1
My appt. exp. Aug. 14, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36891
Meeting Date:	01/14/2010
Total Fee:	$1030.00
Date Received:*	12/09/09
Received By:	J. Vm

*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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36891 APN: 162-03-110-083

Name of Property Owner: Main Street Las Vegas, LLC

Name of Applicant: Mari Gonzales

Name of Representative: Robert Gonzales

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: Rebecca A. Miller

Print Name: Rebecca A. Miller

Subscribed and sworn before me

This 7 day of Dec, 2009

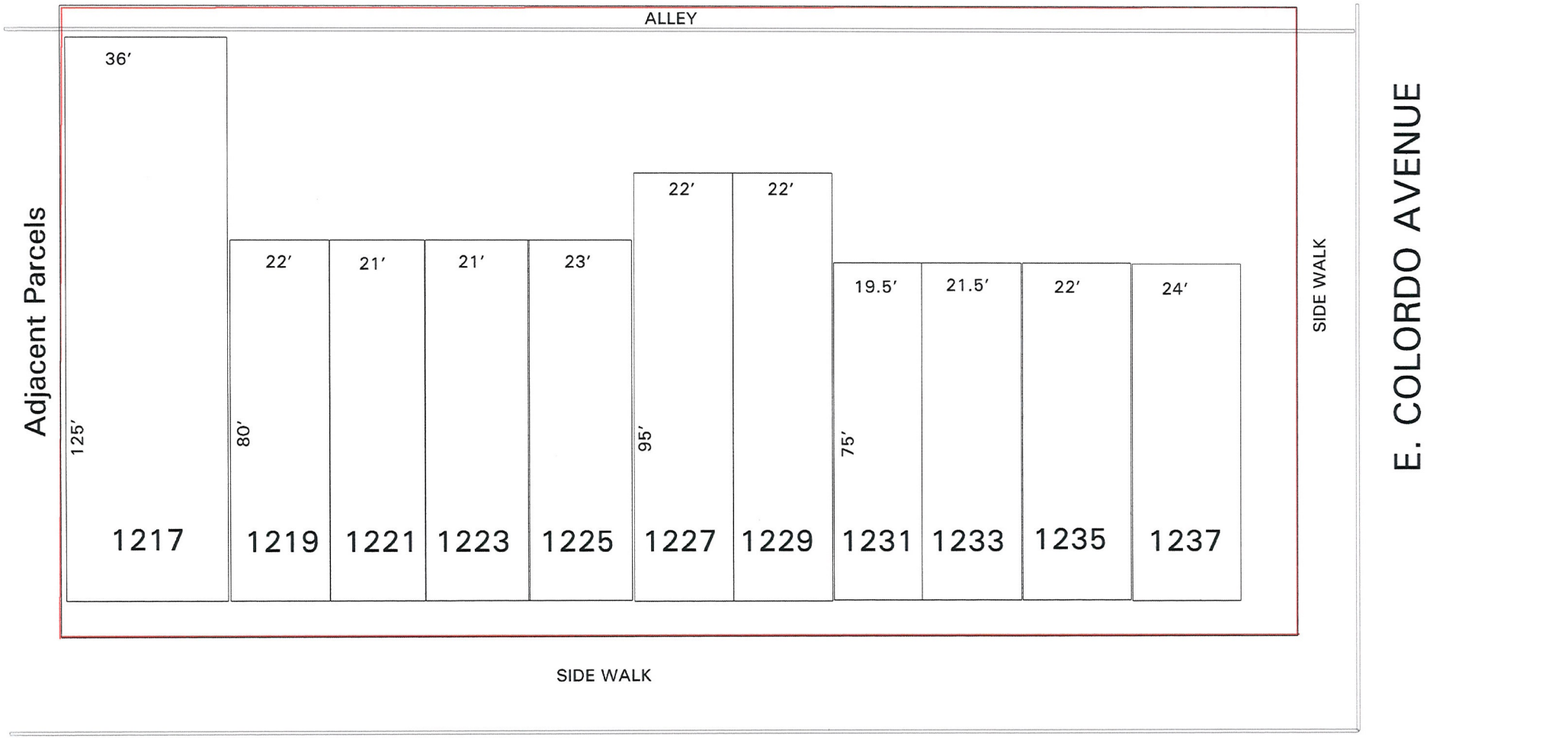
E. Saunders

Notary Public in and for said County and State

State of NV

County of Clark

E. SAUNDERS
Notary Public State of Nevada
No. 02-76712-1
My appt. exp. Aug. 14, 2010



N

11215-1237 S. Main Street, Las Vegas, NV 89104

163-03-110-083

Rev 1

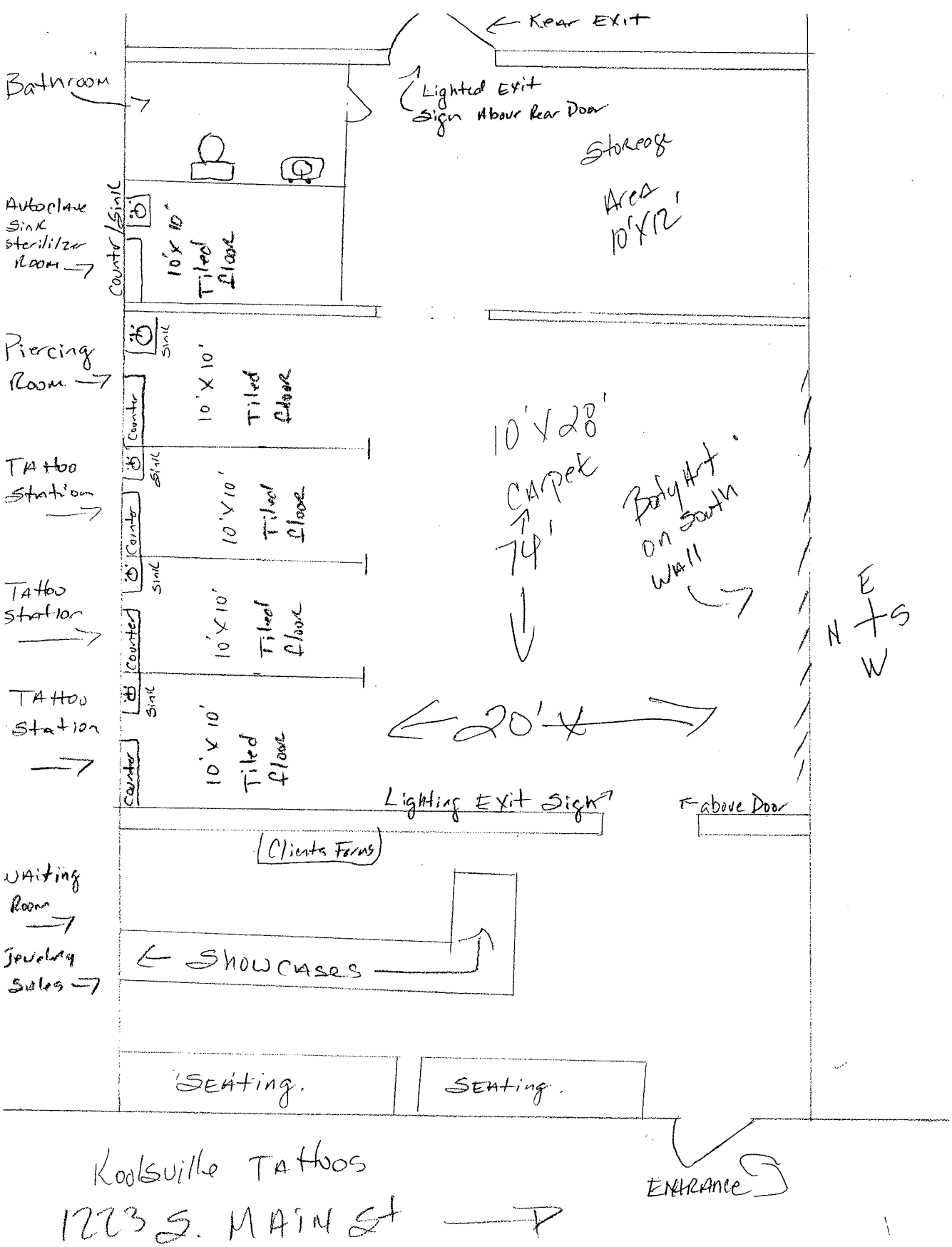
Scale 1″ = 20′

—Property Line

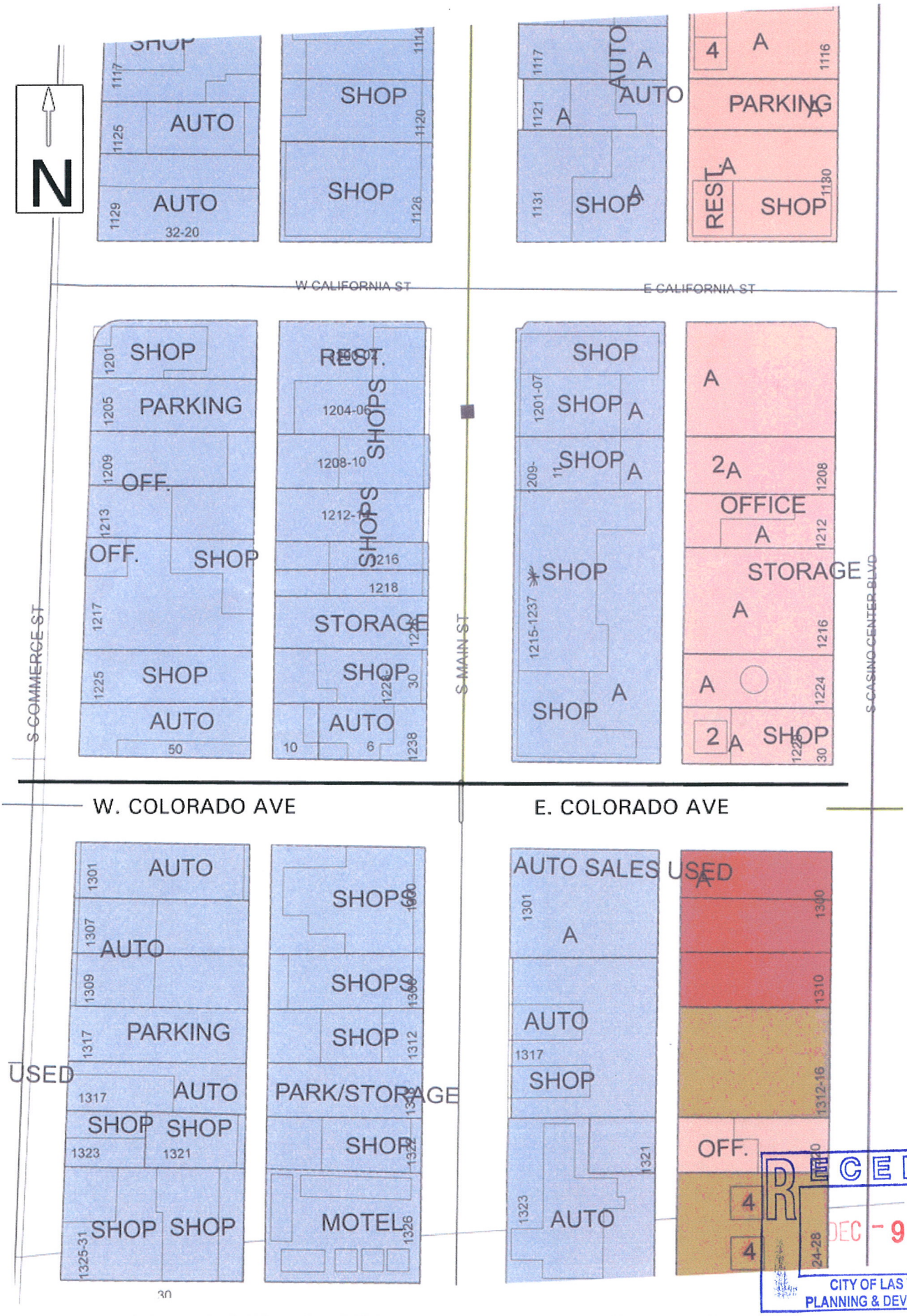
SITE PLAN

SUP-36891
01/14/10 PC

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SUP-36891
01/14/10 PC



RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ADJACENT USE for 1223 S. Main Street

SUP-36891

01/14/10 PC



SUP-36891 - APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC
1223 SOUTH MAIN STREET
JANUARY 14, 2010 PLANNING COMMISSION

12/22/09



SUP-36891 - APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC
1223 SOUTH MAIN STREET
JANUARY 14, 2010 PLANNING COMMISSION

12/22/09

To whom it may concern: 12-08-2009

I have been in the art industry for over 20 years.

I own 3 tattoo shops in the greater Chicago land area for over ten years.

I believe that this shop will be a great asset to the Las Vegas Art community.

Mari Gonzales

Thank You

Mari Gonzales
Koolsville Tattoos
1223 S. Main St.
Las Vegas Nv. 89104 702-384-3136

RECEIVED
DEC - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36891
01/14/10 PC

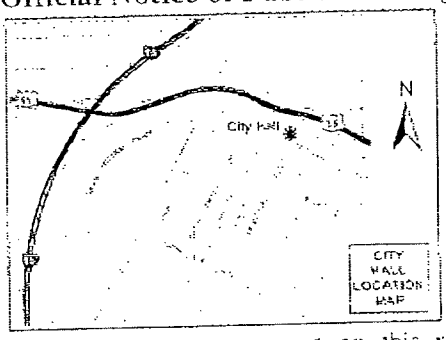
02/08/10 02:55pm P. 001

CITY CLERK

2010 FEB -8 P 2:41

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891
City Council Meeting of 2/17/2010

EDWARD L L C
103 N GARFIELD AVE #C
ALHAMBRA CA 91801-3578

APN#16203210046

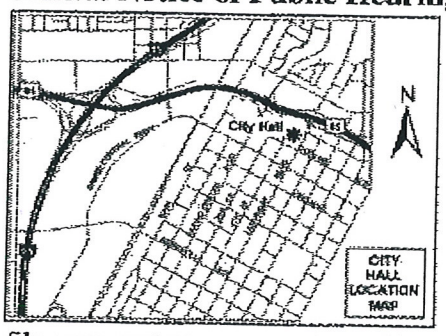
NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41
0004279218 DEC 30 20
MAILED FROM ZIPCODE 891

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: SUP-36891

16203210025
ALPHA TRUST
20121 VENTURA BLVD #317
WOODLAND HILLS CA 91364-2559

8184011889

00:21

JAN0511 91364

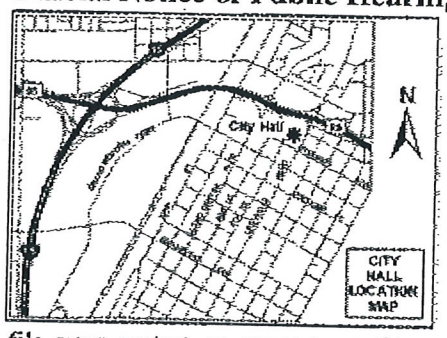
#17 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41
0004279218 DEC 30 200
MAILED FROM ZIP CODE 8910

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891

Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 04 2010

Case: SUP-36891

16203210024
AVGANIM YEHUDA
20121 VENTURA BLVD #317
WOODLAND HILLS CA 91364-2559

8184011889

00:22

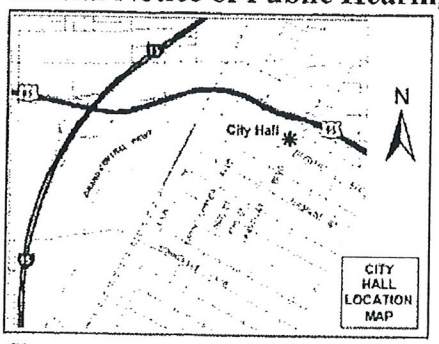
JAN0511 31364

#17P

7033839907

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: SUP-36891

13933811017
ARTS FACTORY L L C
101 E CHARLESTON BLVD
LAS VEGAS NV 89104-1018

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891
Planning Commission Meeting of 1/14/2010

The Arts Factory

05:27p

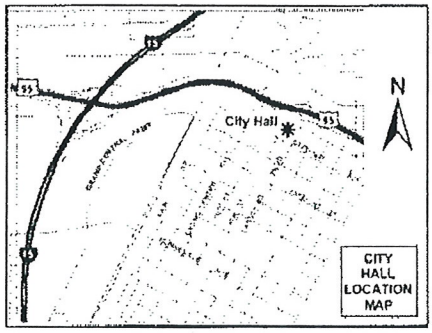
JAV0811 89104

#17A

7033839907

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891
Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 05 2010

Case: SUP-36891
13934410046
CORESTONE L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

The Arts Factory

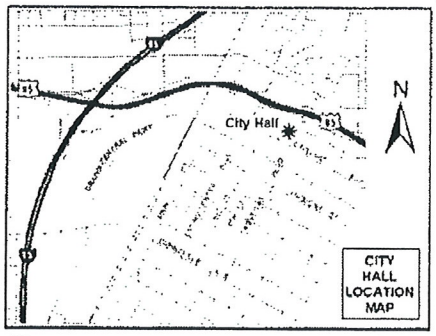
05:24p

#17A

7033839907

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: SUP-36891

16203110098
MESQUITE WOOD 2 L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891

Planning Commission Meeting of 1/14/2010

The Arts Factory

05:25p

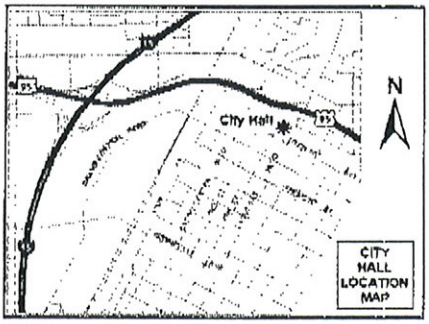
#17A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004278218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2010

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891
Planning Commission Meeting of 1/14/2010

Case: SUP-36891

16203210042
NELSON FAMILY TRUST
5030 ALTA CANYADA
LA CANADA CA 91011-1735

JAVDS11 91011

Submitted after final agenda

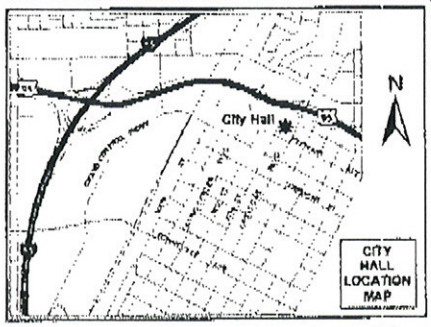
Item #17P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36891
Planning Commission Meeting of 1/14/2010

RECEIVED
JAN 07 2010

Case: SUP-36891
16203210041
NELSON FAMILY TRUST
5030 ALTA CANYADA RD
LA CANADA CA 91011-1735

JAVDE11 91011

Submitted after final agenda

Item #17 P

City of Las Vegas Agenda Item No.: **77.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **79.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 17, 2010

SUBJECT:
COUNCIL MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL CITY COUNCIL MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION