City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

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 DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

November 5, 2009

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2009 AND OCTOBER 8, 2009

5. Any Items from the Planning Commission, 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.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

6. **TMP-36110 - TENTATIVE MAP - 825 RANCHO COMMERCIAL SUBDIVISION - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

7. **EOT-36105 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC** - Request for an Extension of Time of a previously approved Variance (VAR-9078) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 313-LOT RESIDENTIAL DEVELOPMENT on 0.24 acres adjacent to the northeast corner of Farm Road and Puli Road (APN 126-13-212-007, 008 and 181), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. **ZON-36092 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.5 acres generally located at 5591 North Cimarron Road (APN 125-33-101-005), Ward 4 (Anthony)

9. **ZON-36093 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PR-OS (PARKS / RECREATION / OPEN SPACE) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross)

10. **VAC-36135 - VACATION - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT - OWNER: SHIRON DEVELOPMENT, LLC** - Petition to Vacate an existing 20-foot wide drainage easement and public sewer easements generally located on the south side of Darling Road, 600 feet west of Tenaya Way, Ward 6 (Ross)

PUBLIC HEARING ITEMS

11. **ABEYANCE - RENOTIFICATION - 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)

12. **ABEYANCE - RENOTIFICATION - 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)

13. **RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

14. **RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

15. **RENOTIFICATION - SDR-35868 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,772 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony)

16. **RENOTIFICATION - GPA-36056 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to AMEND THE DOWNTOWN NORTH LAND USE PLAN on 772 acres, Ward 5 (Barlow)

17. **RENOTIFICATION - MOD-35911 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT** - Request for a Major Modification to the Summerlin Master Development Plan TO AMEND THE EXISTING LAND USE DESIGNATION FROM: COS (COMMUNITY OPEN SPACE) TO: SF1 (SINGLE FAMILY DETACHED) on 0.27 acres, a portion of 9021 and 9025 Greensboro Lane (APNs 138-29-110-058 and 059), P-C (Planned Community) Zone, Ward 2 (Wolfson)

18. **RENOTIFICATION - VAR-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST U/A** - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

19. **RENOTIFICATION - VAR-35857 - VARIANCE - PUBLIC HEARING - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC** - Request for a Variance TO ALLOW 105 PARKING SPACES WHERE 113 SPACES ARE REQUIRED FOR A PROPOSED 800 SQUARE-FOOT RESTAURANT EXPANSION on 2.15 acres at 941 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

20. **RENOTIFICATION - RQR-35792 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC** - Request for a Required Review of a previously approved Special Use Permit (SUP-4811) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3319 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Tarkanian)

21. **RENOTIFICATION - RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC** - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

22. **RENOTIFICATION - RQR-35930 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA** - Request for a Required Review of a previously approved Special Use Permit (SUP-4592) FOR A 40-FOOT TALL, 10-FOOT X 40-FOOT OFF-PREMISE SIGN at 2744 Highland Drive (APN 162-09-202-001), M (Industrial) Zone, Ward 1 (Tarkanian)

23. **RENOTIFICATION - SUP-35891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC** - Request for a Special Use Permit FOR A 10,565 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 780 South Rampart Boulevard (APN 138-32-312-002), PD (Planned Development) Zone, Ward 2 (Wolfson)

24. **RENOTIFICATION - SUP-35909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SECOND CHANCES BOUTIQUE - OWNER: TRAILWOOD CENTER, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,549 SQUARE FOOT THRIFT SHOP at 9691 Trailwood Drive, Suite #101 (APN 138-19-420-004), P-C (Planned Community) Zone, Ward 2 (Wolfson)

25. **RENOTIFICATION - SUP-35932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)

26. **RENOTIFICATION - SDR-35931 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-35932 - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,871 SQUARE-FOOT RESIDENCE TO A CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, TWO FEET, AND SEVEN FEET ALONG THE EAST, WEST, AND NORTH PERIMETERS, RESPECTIVELY; WHERE EIGHT FEET IS REQUIRED AND SIX FEET ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)

27. **RENOTIFICATION - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

28. **RENOTIFICATION - SDR-35904 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Site Development Plan Review TO REPLACE A PREVIOUSLY EXISTING 45-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN WITH A PROPOSED 65-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN ON THE SAME LOT at the southeast corner of Wallace Drive and Clarice Avenue (APN 138-26-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

29. **RENOTIFICATION - SDR-35910 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE SHADE TREE, INC.** - Request for a Major Amendment of a previously approved Site Development Plan Review [Z-0102-97(1)] FOR THE PROPOSED ADDITION OF TWO 24-FOOT X 60-FOOT TEMPORARY MODULAR STRUCTURES TO AN EXISTING RESCUE MISSION OR SHELTER FOR THE HOMELESS WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST AND SOUTH PERIMETERS WHERE EIGHT FEET IS THE MINIMUM REQUIRED on a portion of a 1.69 acre site at 1 West Owens Avenue (APN 139-27-502-019), Ward 5 (Barlow)

30. **RENOTIFICATION - SDR-35912 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES** - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT EXPANSION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFERS OF ONE, EIGHT AND ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS, RESPECTIVELY, WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY, AND TWO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED ALONG INTERIOR LOT LINES on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone, Ward 5 (Barlow)

31. **RENOTIFICATION - SDR-36190 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-29021) TO ALLOW A REDUCTION IN BUILDING AREA, SETBACKS AND OVERALL HEIGHT OF AN APPROVED URBAN LOUNGE on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)

32. **ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

33. **ABEYANCE - VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

34. **ABEYANCE - SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

35. **ZON-36119 - REZONING - PUBLIC HEARING - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.43 acres generally located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), Ward 5 (Barlow)

36. **SUP-36117- SPECIAL USE PERMIT RELATED TO ZON-36119 - PUBLIC HEARING - APPLICANT: HORVATH TOWERS - OWNER: SURETE SIETE, LLC** - Request for a Special Use Permit FOR A PROPOSED 85-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) generally located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), U (Undeveloped) [SC (Service Commercial) General Plan Designation] Zone, Ward 5 (Barlow)

37. **VAR-36109 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CECIL FREDI** - Request for a Variance TO ALLOW A PROPOSED 6,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 3,882 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.03 acres at 5410 Mello Avenue (APN 125-24-302-012), R-E (Residence Estates) Zone, Ward 6 (Ross)

38. **VAR-36143 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Variance TO ALLOW AN EIGHT-FOOT WALL/FENCE WITHIN THE FRONT YARD SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 4.58 acres at 2525 West Washington Avenue (APN 139-29-702-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

39. **VAR-36338 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Variance TO ALLOW ZERO LOADING ZONES WHERE ONE IS REQUIRED on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

40. **SUP-36111 - SPECIAL USE PERMIT RELATED TO VAR-36338 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A PROPOSED 2,155 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

41. **SDR-36112 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36338 AND SUP-36111 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-20496) FOR A PROPOSED 2,155 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NO LANDSCAPING WITHIN THE ADDITIONAL 10-FOOT SETBACK AREA REQUIRED ALONG THE EAST PERIMETER FOR A FAST FOOD RESTAURANT, AND FOR A 72-FOOT TALL CLOCK TOWER WHERE A 39-FOOT TALL TOWER WAS PREVIOUSLY APPROVED on 25.03 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

42. **SUP-35838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MUNDO, LLC - OWNER: WMCV PHASE 1, LLC** - Request for a Special Use Permit TO ADD A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) USE WITHIN AN EXISTING 6,621 SQUARE FOOT RESTAURANT WITH WAIVERS TO ALLOW A 660-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED AND AN 885-FOOT DISTANCE SEPARATION FROM A CHILD CARE CENTER WHERE 1,500 FEET IS REQUIRED at 495 South Grand Central Parkway, Suite #116 (APN 139-33-610-023), PD (Planned Development) Zone, Ward 5 (Barlow)

43. **SUP-36072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED 988 SQUARE-FOOT THRIFTSHOP at 1412 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

44. **SUP-36130 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WONDERFITS FASHION EXCHANGE, LLC - OWNER: TETON DURANGO 2008, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,355 SQUARE-FOOT SECONDHAND DEALER (WEARING APPAREL) USE at 8053 North Durango Drive, Suite #130 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

45. **SUP-36136 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: UNITY BAPTIST CHURCH** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 545 Marion Drive (APN 140-32-501-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese)

46. **SDR-36124 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-36136 - PUBLIC HEARING - APPLICANT/OWNER: UNITY BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED 48,816 SQUARE-FOOT ADDITION TO AN EXISTING 8,000 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A 10-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE 15 FEET IS REQUIRED on 4.17 acres at 545 Marion Drive (APN 140-32-501-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese)

47. **SUP-36142 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: ARIES HOLDINGS, LLC** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) at 8430 West Lake Mead Boulevard (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

48. **SUP-36147 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR A PROPOSED 12,664 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A CITY PARK, 100 FEET FROM A SIMILAR USE, 100 FEET FROM A RELIGIOUS FACILITY AND 400 FEET FROM A SCHOOL WHERE 1500 FEET IS THE MINIMUM DISTANCE REQUIRED at 3151 East Washington Avenue (APN 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese)

DIRECTOR'S BUSINESS:

49. **RENOTIFICATION - DIR-35929 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans.

50. **RENOTIFICATION - TXT-36167 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of 19.04.010 and Title 19.20 to modify references to the Child Care uses, All Wards

51. **RENOTIFICATION - TXT-36168 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council, All Wards

52. **RENOTIFICATION - TXT-36169 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District, Ward 5 (Barlow)

53. **RENOTIFICATION - TXT-36171 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.060 to revise references to the Downtown Overlay District to correspond to the Downtown Centennial Plan , Wards 3 and 5 (Reese and Barlow)

54. **ABEYANCE - DIR-35476 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO FLORES, ET AL** - Request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

55. **TXT-36170 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08 and 19.12 to provide standards for the temporary fencing of construction sites and vacant parcels, All Wards

56. **TXT-36235 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.10.010(J) to provide design standards for parallel parking spaces, All Wards

57. **TXT-36330 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of 19.04.010 to modify Conditional Use Regulations for the Vehicle Parking, Storage, or Repair in Residential Zoning Districts use related to recreational vehicle parking, parking surface material and defining mechanically inoperable, All Wards

58. **DIR-36450 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to approve the 2010 Planning Commission Dates

CITIZENS PARTICIPATION:

59. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION 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.: **1.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2009 AND OCTOBER 8, 2009

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, 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.: **6.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

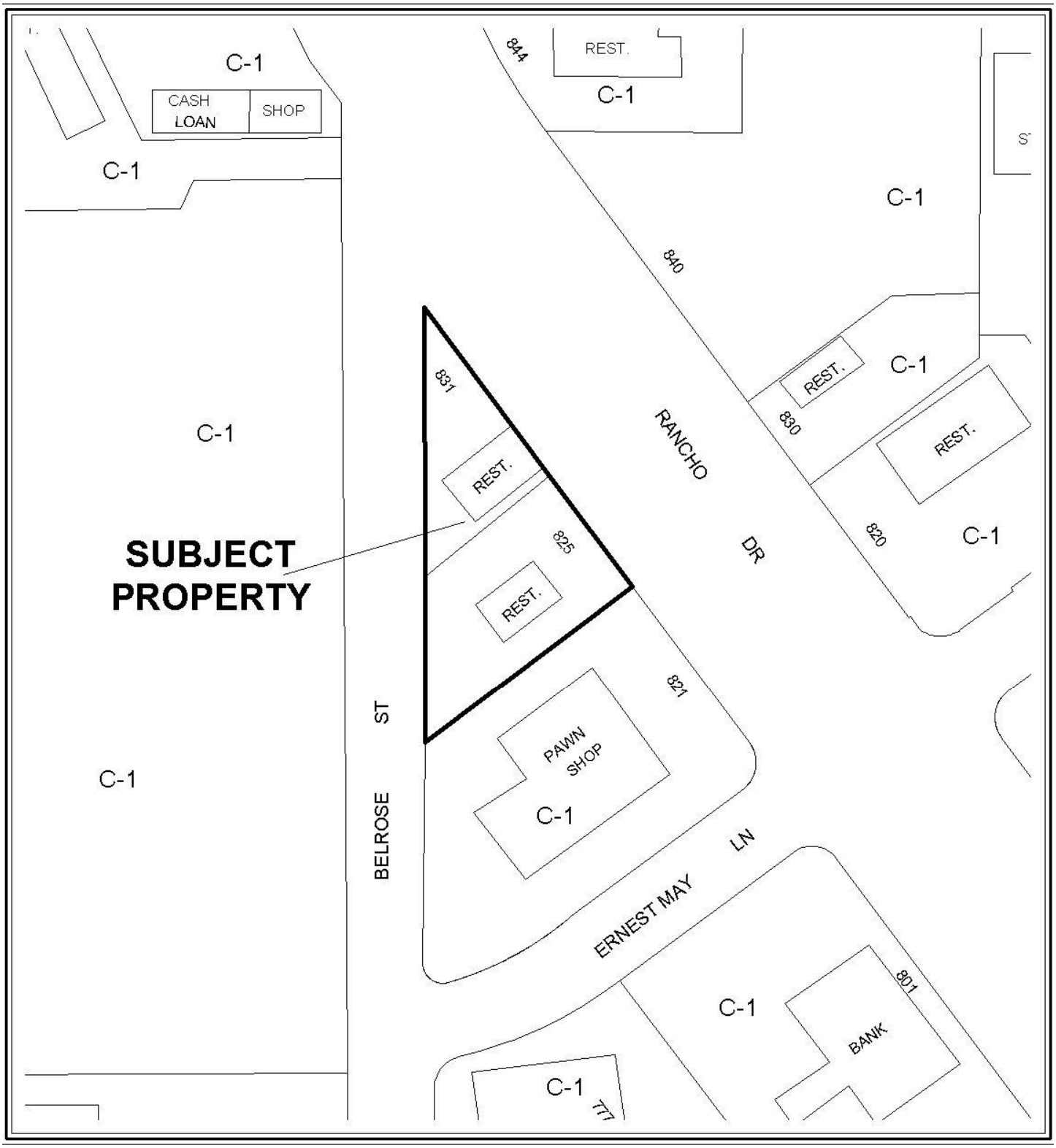
SUBJECT:
TMP-36110 - TENTATIVE MAP - 825 RANCHO COMMERCIAL SUBDIVISION - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 100 200 Feet

CASE: **TMP-36110**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 100 200 Feet

CASE: **TMP-36110**

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

2. Prior to submittal for review of a Final Map, a revised Tentative Map depicting all existing structures on the subject site shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.

3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.

   II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

   III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

5. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

TMP-36110 - Conditions Page Two
November 5, 2009 - Planning Commission Meeting

6. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

7. Landscape and maintain all unimproved right of way, if any, on Rancho Drive adjacent to this site. All landscaping and private improvements 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.

8. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Rancho Drive public right of way adjacent to this site.

TMP-36110 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a one-lot commercial subdivision on 0.61 acres at 825 and 831 North Rancho Drive. There are two existing primary structures on the site, as well as an accessory storage shed and two trash enclosures. Staff recommends approval, as the map meets Title 18 technical requirements for tentative maps and, although considered parking impaired, meets Title 19 zoning requirements. If denied, the proposed subdivision of land will not be eligible for the final map review process and eventual recordation of a final subdivision map, and a new map must be submitted.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
08/06/03	The City Council accepted a request to withdraw without prejudice a Special Use Permit (SUP-2199) for a proposed Financial Institution, Specified (Check Cashing) and Auto Title Loan at 831 North Rancho Drive. The Planning Commission vote ended in a tie, and no recommendation was forwarded to the City Council; staff had recommended approval.
10/28/03	Code Enforcement responded to a complaint (#6240) of an illegal vendor at 831 North Rancho Drive. Code Enforcement closed the case on 10/28/03.
06/06/04	Code Enforcement inspected (#16438) the site at 831 North Rancho Drive for an illegal vendor. Code Enforcement closed the case on 06/10/04.
06/12/08	Code Enforcement responded to a complaint (#66561) that mobile car wash operators were using the lot at 831 North Rancho Drive for washing vehicles. Code Enforcement closed the case on 07/08/08.
02/12/09	The Survey Section of the Department of Public Works denied a technical review of a two-lot parcel map (PMP-33442) on the subject site. A follow up review has not been approved and the map has not recorded.
05/24/09	Code Enforcement responded to a complaint (#78405) that mobile car wash operators were using the rear of the lot at 825 North Rancho Drive for washing vehicles. Over 17 separate inspections, no wash vendors were found operating on private property. Code Enforcement closed the case on 08/03/09.
Related Building Permits/Business Licenses	
Building Permits	
08/17/89	A building permit (#89035953) was issued for fire repair at 831 North Rancho Drive. The permit received a final inspection on 08/25/89.
11/08/89	A building permit (#89045701) was issued for an illuminated sign at 831 North Rancho Drive. The permit received a final inspection on 12/12/89.

07/28/89	A building permit (#90033094) was issued for fire damage repair at 831 North Rancho Drive. The permit received a final inspection on 08/25/89.
11/22/91	A building permit (#91127203) was issued for a tenant improvement remodel at 831 North Rancho Drive. The permit received a final inspection on 08/11/92.
12/17/91	A building permit (#91129610) was issued for replacement of an existing pole sign at 831 North Rancho Drive. There were no inspections approved, and the permit expired 06/19/92.
03/25/92	A building permit (#92140491) was issued for a tenant improvement remodel at 831 North Rancho Drive. The permit received a final inspection on 07/31/92.
05/15/92	A building permit (#92145755) was issued for a masonry trash enclosure at 831 North Rancho Drive. The permit received a final inspection on 08/04/92.
05/26/93	A building permit (#93188307) was issued for an illuminated sign at 825 North Rancho Drive. No inspections were approved, and the permit expired 11/25/93.
09/02/97	A building permit (#97018145) was issued for change out of parking lot lighting at 825 North Rancho Drive. The permit received a final inspection on 11/20/97. Permit #97018146 was issued for the same project at 831 North Rancho Drive; however, no final inspection was approved and the permit expired 08/29/98.
01/17/01	A building permit (#01000877) was issued for various repairs at 831 North Rancho Drive. The permit received a final inspection on 01/31/01.
01/05/04	A building permit (#04000094) was issued for two illuminated signs at 825 North Rancho Drive. A final sign inspection was voided on 09/08/04 and the permit subsequently expired on 03/12/05.
Business Licenses	
Pre-1991	A business license (R09-00052) was issued for a Restaurant with 45+ seats at 825 North Rancho Drive. The license was marked out of business on 02/01/08.
Pre-1991	A business license (L09-00012) was issued for the on-premise sale of beer, wine and wine coolers at 825 North Rancho Drive. The license was marked out on 09/18/09.
Pre-1991	A business license (C08-01036) was issued for an amusement machine at 825 North Rancho Drive. The license was marked out of business on 02/01/08.
02/19/04	A business license (R07-00633) was issued for a 30-seat restaurant at 831 North Rancho Drive. The license expired 07/15/09 for lack of fee payment.
Pre-Application Meeting	
09/09/09	Submittal requirements for the Tentative Map application were discussed. Staff acknowledged the legally nonconforming setback along Rancho (NDOT jurisdiction). The applicant was advised that any site changes would require a Site Development Plan Review and Variance for parking and setbacks, but mapping the site would not have any affect on the current setbacks.

TMP-36110 - Staff Report Page Three
November 5, 2009 - Planning Commission Meeting

Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
10/01/09	The site is entirely developed with two primary structures. A drive through lane wraps around the northernmost building at the rear and south side of the building. Two trash enclosures abut the property line with frontage on Belrose Street. There are no perimeter walls on the site.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Restaurant (with Drive-Through) / Restaurant (without Drive Through) - vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Rancho Drive ROW	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Pawn Shop	SC (Service Commercial)	C-1 (Limited Commercial)
East	Parking Lot	SC (Service Commercial)	C-1 (Limited Commercial)
West	Swap Meet	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Redevelopment Area	X		Y
A-O Airport Overlay District (105 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, the following development standards apply to the subject property as proposed:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 feet	266 feet	Y
Min. Setbacks			
• Front	20 feet	5 feet	Y*
• Side	10 feet	23 feet	Y
• Corner	15 feet	13 feet	Y
• Rear	20 feet	76 feet	Y
Max. Lot Coverage	50%	16%	Y

*Pursuant to Title 19.08.030(G), "No action by the City in connection with the acquisition or use of right-of-way or the installation of off-site improvements shall have the effect of rendering a previously conforming lot or structure nonconforming as to lot width, lot area or setback requirements." The front yard setback was reduced to five feet as a result of widening of the Rancho Drive right-of-way.

ANALYSIS

The proposed Tentative Map would combine two existing commercial lots into a single triangularly shaped commercial lot. There are two primary buildings on the site, constructed in 1964 and 1965. The northernmost building has a drive-through lane that wraps around the west and south sides of the structure, abutting the property line along Belrose Street. Several other structures are located on the site, including two trash enclosures, an accessory storage shed, several freestanding signs, and above-ground utility poles and boxes. The site is currently parking-impaired. The site conforms to setback requirements per Title 19.08.030(G).

FINDINGS

- General information

  The subject property is located within the boundaries of the Las Vegas Redevelopment Area and is designated SC (Service Commercial) by the Southeast Sector Land Use Map of the General Plan. The SC (Service Commercial) designation generally allows uses contained within the C-1 (Limited Commercial), N-S (Neighborhood Service), C-D (Designed Commercial), O (Office) and P-R (Professional Office and Parking) zoning districts. The site is currently zoned C-1 (Limited Commercial). Access to the site is from two existing driveways located on Belrose Street and two existing driveways from Rancho Drive, both public streets. Mapping of the site will not affect the circulation of traffic on the existing properties or traffic in the vicinity of the site.

- Cross Section

  The site is already developed and will not deviate from the existing grade as a result of the proposed subdivision map. There are no perimeter walls on the site, nor are any planned.

- Trails

  There are no trails designated by the city's 2020 Master Plan adjacent to the subject site.

- Special Conditions of Approval

  There is no documented Site Development Plan Review associated with development on the site and therefore no special conditions of approval apply to the site. The purpose of the Tentative Map request is to create a one-lot commercial subdivision.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-36110 APN: 139-~~27~~29-701-001 AND 002

Name of Property Owner: DARCY HOUGHTON

Name of Applicant: DARCY HOUGHTON

Name of Representative: JAMES LOPEZ

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: Darcy Houghton

Subscribed and sworn before me

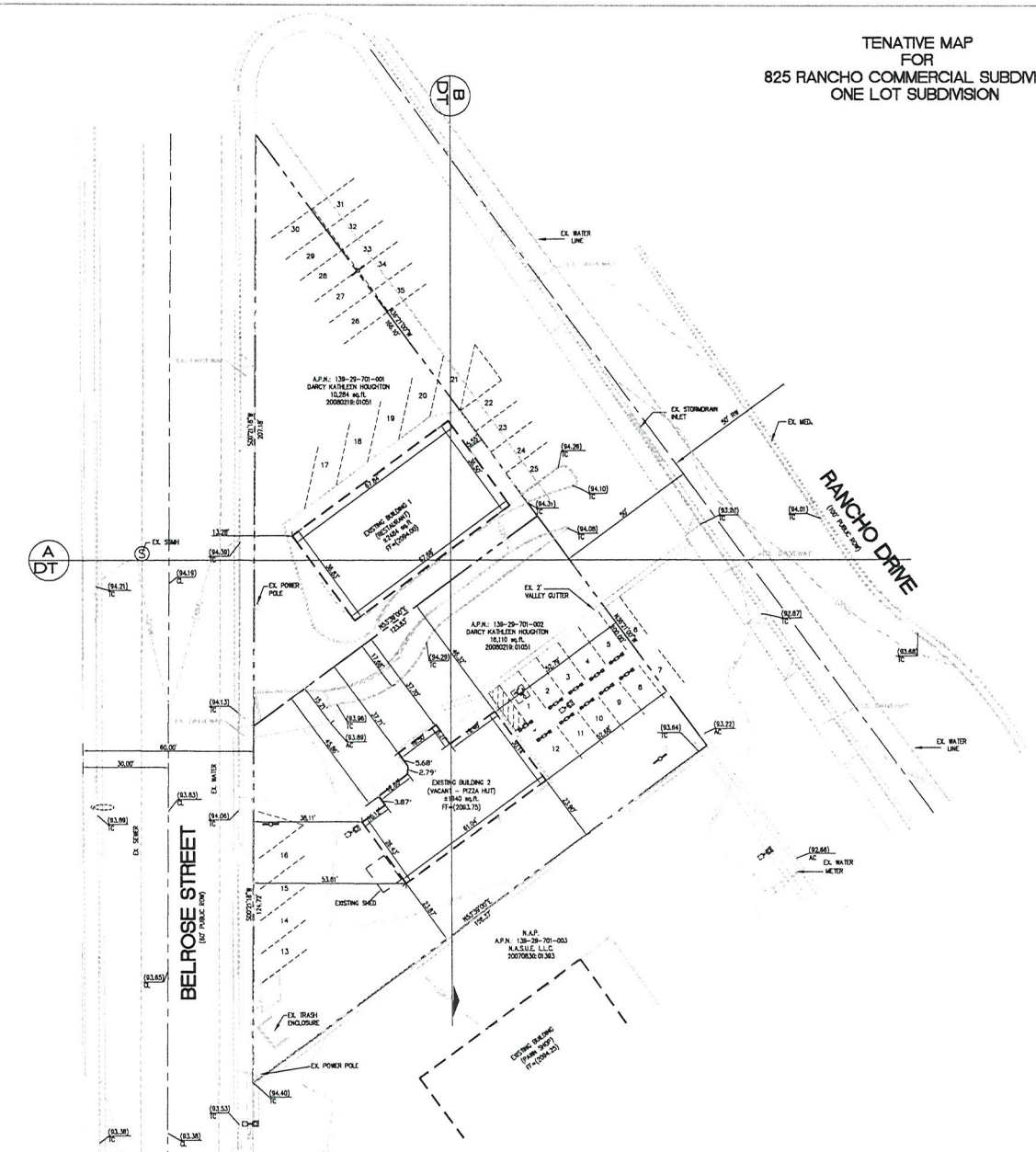
This 2nd day of September, 2009

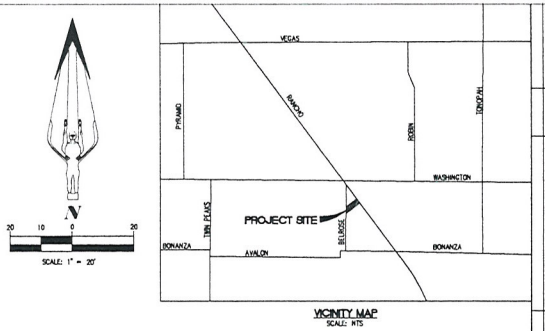
Michele E. LaHue

Notary Public in and for said County and State

MICHELE E. LAHUE
NOTARY PUBLIC
STATE OF NEVADA
No.04-86573-3 My Appt. Exp. Jan. 21, 2012

TENATIVE MAP
FOR
825 RANCHO COMMERCIAL SUBDIVISION
ONE LOT SUBDIVISION





VICINITY MAP
SCALE: NTS

LEGEND

	PROPERTY LINE
	BUILDING LINE
	CENTERLINE
	EXISTING CMU WALL
	EXISTING CURB AND GUTTER
N.A.P.	NOT A PART
A.P.N.	ASSESSOR'S PARCEL NUMBER
FF	FINISH FLOOR
P.O.B.	POINT OF BEGINNING
●	FOUND MONUMENTS
	BOLLARD
	EXISTING CONCRETE AREA
	EXISTING PARKING BUMPER

SITE DATA

ACREAGE: .61+/-

APN: 139-29-701-001 AND 002

ZONING: EXISTING: C-1
PROPOSED: C-1

UTILITY SERVICES: WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
GAS: SOUTHWEST
POWER: NEVADA ENGERGY
CABLE: COX COMMUNICATOIN
PHONE: EMBARQ

GENERAL NOTES

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE PER FEMA MAP 32003C2170E, EFFECTIVE SEPTEMBER 27, 2002.

LANDSCAPE NOTE:
EXISTING LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. ALL DEEDS, COVENANTS, CODES AND RESTRICTIONS TO BE ENFORCED BY OWNER.

MISCELLANEOUS NOTES:
THERE ARE EXISTING 2 STRUCTURES (RESTAURANT)
NO EXISTING OR PROPOSED DRAINAGE CHANNEL, RIGHTS-OF-WAY, EASEMENTS
THERE IS EXISTING WATER ONSITE
THERE IS EXISTING SEWER ONSITE
NO KNOWN, MAPPED OR OBSERVABLE FAULTS AND FISSURES
NO EXISTING GROUNDWATER LESS THAN 20-FEET DEEP

BENCHMARK:
CITY OF LAS VEGAS BM # 7C01 29C4 1997
BEING A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CUB AT THE NORTHEAST CORNER OF RANCHO DRIVE AND WASHINGTON AVENUE.

ELEVATION:
630.07141 METERS (NAVD 88)
2096.70 FEET (NAVD 88)

BASIS OF BEARING:
SOUTH 00°21'18" WEST
BEING THE WEST LINE OF THE OF THE NORTHWEST QUARTER (NW ¼), OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE EAST LINE BELROSE AVENUE AS DESCRIBED IN THAT CERTAIN DOCUMENT, ON FILE, IN BOOK 20080219 AS DOCUMENT NUMBER 001051, CLARK COUNTY, NEVADA RECORDS.

OWNER:
DARCY KATHLEEN HOUGHTON
777 EAST WILLIAM STREET
SUITE 107
CARSON CITY, NV 89701
PHONE: 777-882-1777
FAX: 775-882-1788

ENGINEER:
JPL ENGINEERING, INC
CONTACT PERSON: JAMES P. LOPEZ, P.E.
5096 WEST POST ROAD
LAS VEGAS, NV 89118
PHONE: 702-898-6269
FAX: 702-650-6260

RECEIVED
SEP 21 2009

TMP-36110
11/05/09 PC

REV	DATE	DESCRIPTION	DATE	APPROVAL

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6259 • FAX (702) 650-6260

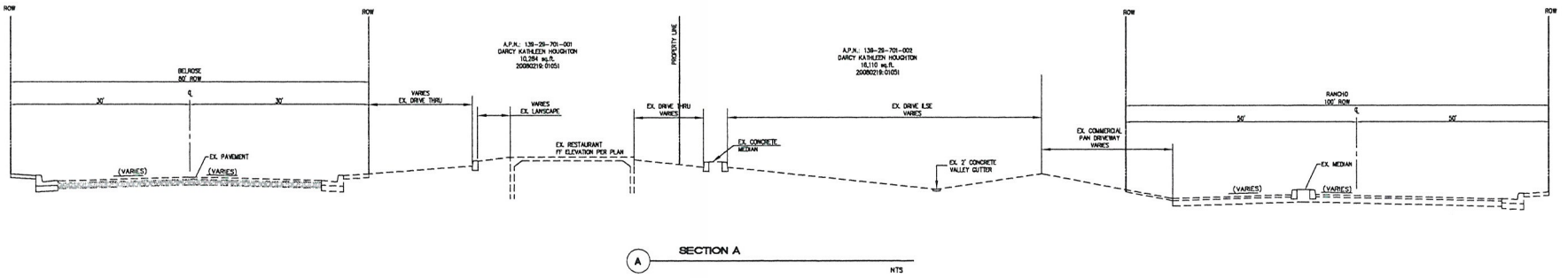
825 RANCHO COMMERCIAL SUBDIVISION

TENTATIVE MAP

SEPTEMBER 10, 2009

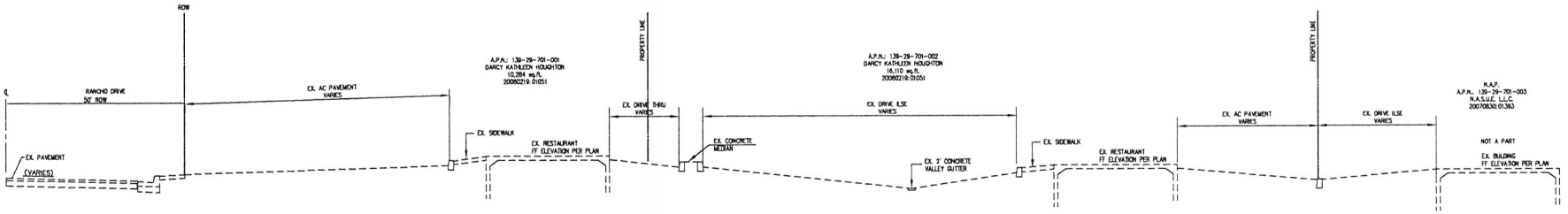
JOB# 09-002

SHEET
TM
1 OF 1



A SECTION A

NTS



B SECTION B

NTS

LEGEND

	PROPERTY LINE
	BUILDING LINE
	CENTERLINE
	EXISTING CMU WALL
	EXISTING CURB AND GUTTER
N.A.P.	NOT A PART
A.P.N.	ASSESSOR'S PARCEL NUMBER
FF	FINISH FLOOR
	BOLLARD
	EXISTING PARKING BUMPER

RECEIVED
SEP 21 2009

TMP-36110
11/05/09 PC

REV	DATE	DESCRIPTION	DATE	APPROVAL

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6259 • FAX (702) 650-6260

825 and 831 N. RANCHO

SECTION

APRIL 22, 2009

JOB# 09-002

SHEET
DT
1 OF 1



TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON
825 AND 831 NORTH RANCHO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON
825 AND 831 NORTH RANCHO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON
825 AND 831 NORTH RANCHO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON
825 AND 831 NORTH RANCHO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



TMP-36110 - APPLICANT: JPL ENGINEERING, INC. - OWNER: DARCY KATHLEEN HOUGHTON
825 AND 831 NORTH RANCHO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

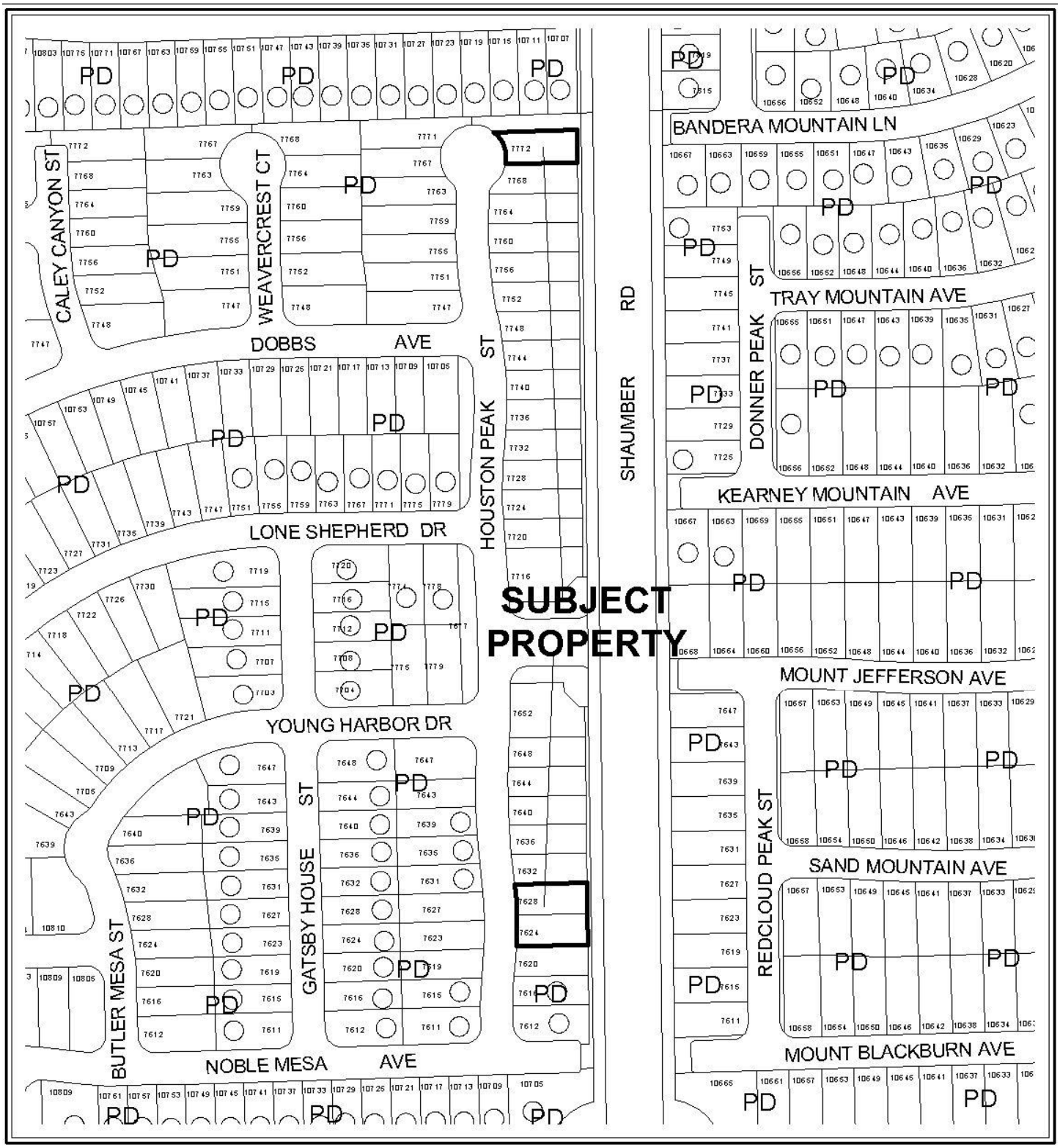
SUBJECT:
EOT-36105 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC - Request for an Extension of Time of a previously approved Variance (VAR-9078) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 313-LOT RESIDENTIAL DEVELOPMENT on 0.24 acres adjacent to the northeast corner of Farm Road and Puli Road (APN 126-13-212-007, 008 and 181), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Action Letter for VAR-9078
6. Planning Commission Action Letter for EOT-25199



0 200 400 Feet

CASE: **EOT-36105**

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: **EOT-36105**

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-36105 - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-9078).

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.

BTS

EOT-36105 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Variance (VAR-9078), which allowed a 13-foot rear yard setback where 15 feet is the minimum required on three undeveloped lots of a 313-lot single-family residential development on 40.52 acres. This development is generally located on the northeast corner of Farm Road and Puli Road. This request for an Extension of Time will facilitate the completion of an approved Planned Development; therefore, staff recommends approval of this request. If denied the Variance approval would expire.

Issues:

- There have been no notable changes to the surrounding land uses since the Variance was originally approved with the exception of new home construction within the subject development.
- This is the second Extension of Time of an approved Variance (VAR-9078), which was approved by Planning Commission on 10/20/05.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
A change of ownership has not occurred on the subject site.	
02/06/02	The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The effective date of the Annexation was 02/15/02. The Planning Commission and staff recommended approval of the request.
02/06/02	The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The effective date of the Annexation was 02/15/02. The Planning Commission and staff recommended approval of the request.
06/19/02	The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The effective date of the Annexation was 06/28/02. The Planning Commission and staff recommended approval of the request.
01/08/03	The City Council approved an Annexation (A-0032-02) of five acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The effective date of the Annexation was 01/17/03. The Planning Commission and staff recommended approval of the request.

02/05/03	The City Council approved an Annexation (A-0035-02) of 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The effective date of the Annexation was 02/14/03. The Planning Commission and staff recommended approval of the request.
04/16/03	The City Council approved a Rezoning (ZON-1520) of 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval of the request.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres, which included 21 separate parcels within the Cliff's Edge area, and approved amendments to the Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval of the request.
12/04/03	Planning and Development staff approved a Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines.
12/17/03	The City Council approved an Annexation (ANX-3087) of 27.50 acres within the Cliff's Edge Master Development Plan area. The effective date of the Annexation was 12/26/03. The Planning Commission and staff recommended approval of the request.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 90 acres covering 20 separate parcels within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval of the request.
02/18/04	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, LLC, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval of the request.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) on 922.96 acres for a 35-lot mixed-use subdivision. The map is known as Cliff's Edge. Staff recommended approval of the request.
05/05/04	The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change the land use designations: Village Commercial to Medium Low Density Residential and Medium Residential; Medium Residential to Residential Small Lot; and to Medium Low Density Residential. The Modification also included changes to Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval of the request.

06/24/04	The Planning Commission approved a Tentative Map (TMP-4431) for a 313-lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval of the request.
10/20/05	The Planning Commission approved a Variance (VAR-9078) to allow a 13-foot rear yard setback where 15 is the minimum required on three lots on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road. Staff recommended approval of the request.
11/16/05	The City Council approved a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards to establish standards for rear loaded residential small lot housing products and to add Section 3.2.5B to the Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval of the request.
12/06/07	The Planning Commission approved an Extension of Time (EOT-25199) of an approved Variance (VAR-9078) to allow a 13-foot rear yard setback where 15 feet is the minimum required for three proposed lots within a 313 lot residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval of the request.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses related to the request.	
Pre-Application Meeting	
A pre-application meeting is not required for this request, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	
Field Check	
09/01/09	A field check was completed by Planning and Development staff on the indicated date. The following items were noted on the subject site: • Staff identified the three existing undeveloped parcels within the existing development.

Details of Application Request	
Site Area	
Net Acres	40.52 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community)	PD (Planned Development)
North	Undeveloped and Single-Family Dwellings	PCD (Planned Community)	PD (Planned Development)

South	Undeveloped and Single-Family Dwellings	PCD (Planned Community)	PD (Planned Development)
East	Undeveloped and Single-Family Dwellings	PCD (Planned Community)	PD (Planned Development)
West	Undeveloped and Single-Family Dwellings	PCD (Planned Community)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Cliff's Edge Master Development Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD Planned Development 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 second request for an Extension of Time for the subject Variance (VAR-9078), which was approved by the Planning Commission on 10/20/05. The original request was to allow a 13-foot rear yard setback where 15 feet is the minimum required for three proposed lots within a 313 lot residential subdivision. The applicant indicates that additional time is needed in-order for the subject lots to be developed.

FINDINGS

The subject site remains in a similar condition as to the original approval. There have been no notable changes to the surrounding land uses since the Variance was originally approved with the exception of new home construction within the subject development. Approval of this request will allow the applicant additional time to construct the single-family homes on the indicated lots and build out the existing development. Staff has no objection to this request for an Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

vtn nevada
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

9/17/2009
W.O. 6303-A-10

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION for Extension of time Variance VAR-9078 (APN 126-13-212-007, 008 & 181)
Beazer @ Cliffs Edge Pod 205 - FMP-10705 - Recorded 6/19/06 book 132 page 3
306 Residential Development - Located N. of Farm Rd / E. of Puli Rd

On behalf of our client, Beazer Homes, VTN Nevada respectfully submits this letter and application for the Extension of Time for the above Variance. The approved variance is to allow a 13-foot rear-yard set back where a 15-foot minimum rear yard setback is required.

This variance was approved on three lots, tentatively mapped and approved as VAR-9078. These particular lots have since been subject to renumbering as recorded on a Final Map (see above for recording information) as lots 7, 8 & 181. It is clear the planning staff's intent and the Planning Commission's approval indicate that only these three lots in their specific area be granted relief (see condition #3, VAR-9078), not withstanding what lot number they eventually recorded as. We wanted to make clear for the record and the benefit of future plans check that the only the three approved lots in the location they were approved in are subject to the approved variance (please see the detailed plot plans originally submitted with VAR-9078).

These three lots are a part of a later phase within the project. Due to the economic conditions these homes have not been constructed yet. We are requesting a 2 year extension on this application.

We appreciate your consideration of this request. Should you have any questions or concerns please contact me.

Sincerely,

VTN NEVADA

Kathy Dancho

Kathy Dancho
Project Coordinator

RECEIVED
SEP 21 2009

EOT-36105
11/05/09 PC

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-36105 APN: 126-13-212-007, 008, 181

Name of Property Owner: Beazer Homes Holdings Corp.

Name of Applicant: Beazer Homes

Name of Representative: Bill june

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: _____

W.A.JUNE
DIVISION PRESIDENT
BEAZER HOMES-LAS VEGAS
MOUNTAIN CENTRAL REGION

Print Name: W.A. June

Subscribed and sworn before me William A. June,

This 18th day of September, 2009

_____
Notary Public in and for said County and State

GWEN SCOTT
NOTARY PUBLIC
STATE OF NEVADA - COUNTY OF CLARK
Date Appointment Exp: OCT. 11, 2011
Certificate No: 07-5166-1

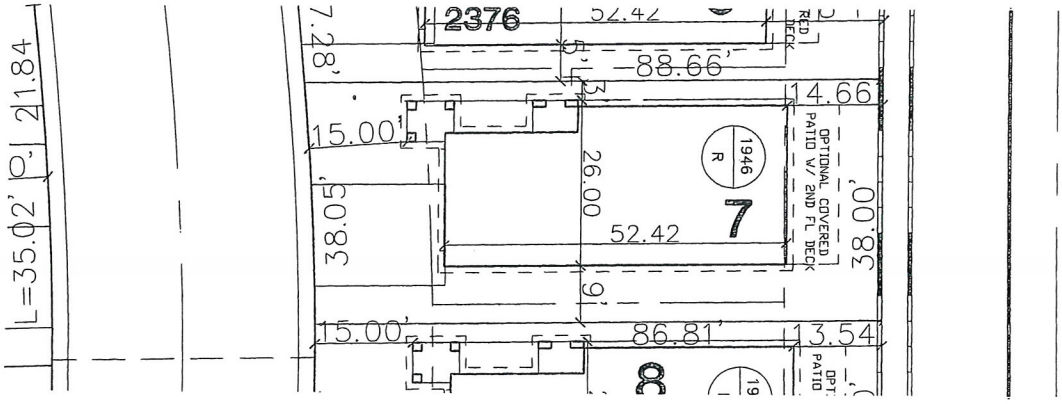
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ___ BOOK: ___ PAGE: __

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



RECEIVED

SEP 21 2009

SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE BUILDING DEPARTMENT DATE

LAND DEVELOPMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

EOT-36105
11/05/09 PC

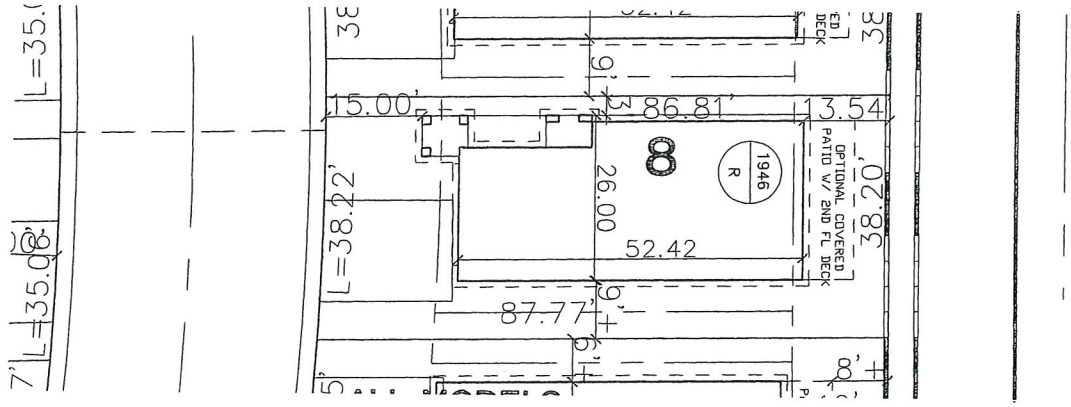
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ___ BOOK: ___ PAGE: __

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



RECEIVED

SEP 21 2009

SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE BUILDING DEPARTMENT DATE

LAND DEVELOPMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

EOT-36105
11/05/09 PC

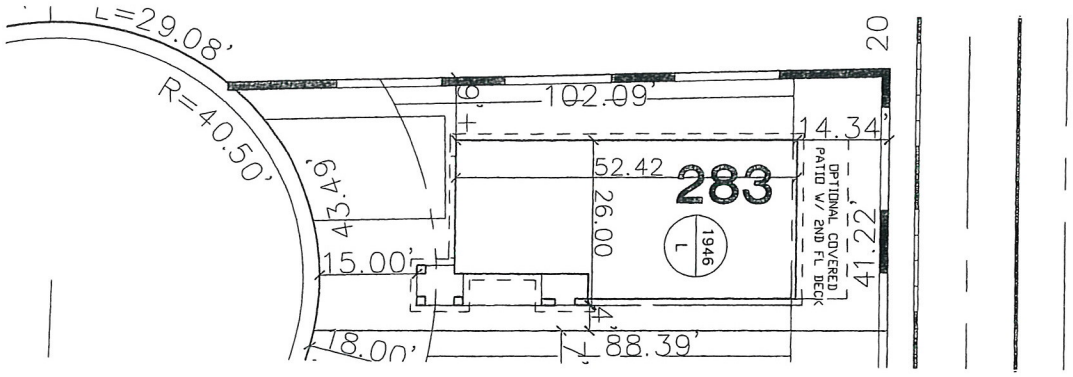
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ___ BOOK: ___ PAGE: ___

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



RECEIVED

SEP 21 2009

SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE BUILDING DEPARTMENT DATE

LAND DEVELOPMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

EOT-36105
11/05/09 PC

ROSABELLA @ SARATOGA HIGHLANDS

PLAN 1792

Beazer Homes

4670 S. FORT APACHE STREET SUITE 200
LAS VEGAS, NEVADA 89147 (702)837-2100

GENERAL NOTES

1 ALL PLANS ARE GENERATED WITH THE AID OF COMPUTER AIDED DRAFTING SYSTEM.
2 DIMENSIONS AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTIONS AND SHOULD BE UTILIZED TO SETTLE ANY DISCREPANCIES – ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO THE PLANNING AND DESIGN DEPARTMENT OF BEAZER HOMES, INC.
3 PLANS ARE GENERATED FROM A COMMON GRAPHIC DATA-BASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.

4 PLANS ON 11x17 SIZE PAPER ARE ONE HALF NOTED SCALE.

TABLE OF CONTENTS	
SHEET	CONTENT
CS-1.0	COVER SHEET
S-1.0	SLAB FOUNDATION PLAN
A-1.0	FIRST AND SECOND FLOOR PLANS
A-1.1	FLOOR PLAN OPTIONS
A-2.0	ELEVATION "A"
A-2.1	ELEVATION "B"
A-2.2	ELEVATION "C"
A-2.3	ELEVATION "D"
A-2.4	ELEVATION W/COVERED PATIO & DECK
A-2.5	ELEVATION W/OPTION MEDIA NICHE
A-3.0	BUILDING SECTION
A-4.0	INTERIOR DETAILS
CD-1	ARCHITECTURAL DETAILS
CD-2	ARCHITECTURAL DETAILS
CD-3	ARCHITECTURAL DETAILS
CD-4	ARCHITECTURAL DETAILS
CD-5	EFL DETAILS
M-1.0	MECHANICAL PLAN
M-1.1	MECHANICAL PLAN OPTIONS
P-1.0	PLUMBING PLAN
E-1.0	ELECTRICAL SPECIFICATIONS
E-2.0	FIRST & SECOND FLOOR ELECTRICAL PLANS
E-3.0	ELECTRICAL PLAN OPTIONS

GENERAL CONSTRUCTION SPECIFICATIONS

1. PLANS ARE DESIGNED TO MEET THE 2003 IRC BUILDING CODE, LATEST EDITION AS ISSUED BY THE STATE OF NEVADA, WITH MODIFICATIONS AND AMENDMENTS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
2. PLANS SHALL COMPLY WITH THE 2003 IRC, IBC, UMC, UPC, 2002 NEC AND 1992 MEC AS AMENDED BY CLARK COUNTY.
3. PRESUMPTIVE SOIL PRESSURE IS 2000 LBS/SF.
4. ALL HOUSE SLABS TO BE 3000 PSI CONCRETE MINIMUM AND ALL GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM UNLESS NOTED OTHERWISE.
5. TYPICAL FOUNDATION CONSTRUCTION DETAILS ARE SHOWN ON RESPECTIVE FOUNDATION PLANS (INCLUDING ENGINEERING PLANS) AND TYPICAL WALL SECTION DETAIL SHEETS GENERATED FOR EACH DRAWING SET.
6. TEMPERED GLASS SHALL COMPLY TO IRC 308.4.
7. HOUSE CONSTRUCTION IS TYPICAL 2x4 STUDS AT 16" O.C. AT ALL EXTERIOR WALL UNLESS OTHERWISE NOTED. ALL INTERIOR BEARING WALLS TO BE CONSTRUCTED WITH 2x4 STUDS AT 16" O.C. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. WALLS THAT ARE TO BE BALLOON FRAMED OR CONSTRUCTED WITH 2x6 STUDS WILL BE NOTED AS SUCH.
8. ALL CONSTRUCTION SPECIFICATIONS NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
9. THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (IRC R318.1.)
10. PROVIDE A WEEP SCREED PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVED PAVED AREAS (R703.6.2.1.)
11. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS , WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED (R702.4.2.)
12. BUILDINGS HAVING FLOORS OF WOOD FRAME CONSTRUCTION: DRAFT STOP THE AREA BETWEEN THE CEILING AND FLOOR ABOVE SO THAT NO CONCEALED SPACE EXCEEDS 1,000 SF, AND NO HORIZONTAL DIMENSION EXCEEDS 60 LF. (R502.12.)
13. FIRE BLOCKING SHALL COMPLY WITH IRC R602.8.
14. OCCUPANCY TO BE SINGLE FAMILY DWELLING.
15. PLEASE SEE SHEET CD-4 FOR EFL DETAILS. USE AT ALL AREAS APPLICABLE SUPERSEDING ANY OTHER DETAILS INFORMATION.

CONTRACTOR

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.

BEAZER HOMES — Company Name
0040894 — Contractor License Number
BEAZER HOMES — Plans Prepared By
(Please Print) Contractor Representative OR Master or LT U Plumbing-Electrical and Number
Signature

CLIFF'S EDGE 6303

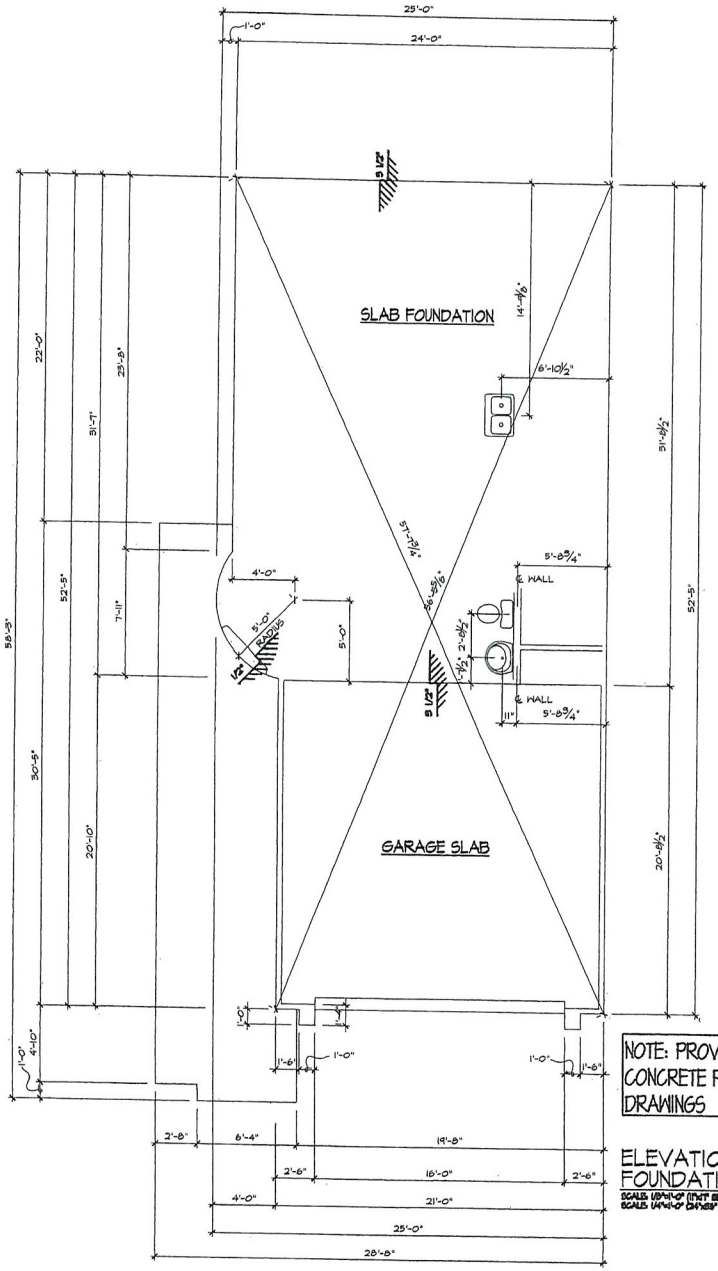
C:\DOCUME~1\mstm\LOCALS~1\Temp\1792 Floor Plans.dwg, 7/13/2005 10:28:03 AM, mstm, TD5020500ND.pc3, 1:0.912901

COVER SHEET PLAN 1792

CS-1.0

EOT-36105
11/05/09 PC

RECEIVED
SEP 21 2009



NOTE: PROVIDE FOOTINGS AND CONCRETE PER ENGINEERING DRAWINGS

ELEVATION A, B, & C
FOUNDATION PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

CONTRACTOR

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license catergory authorized under NRS 624.

BEAZER HOMES Company Name	(Please Print) Contractor Representative OR Master or Q.I. if Plumbing-Electrical and Number
0042664 Contractor License Number	
BEAZER HOMES Plans Prepared By	Signature

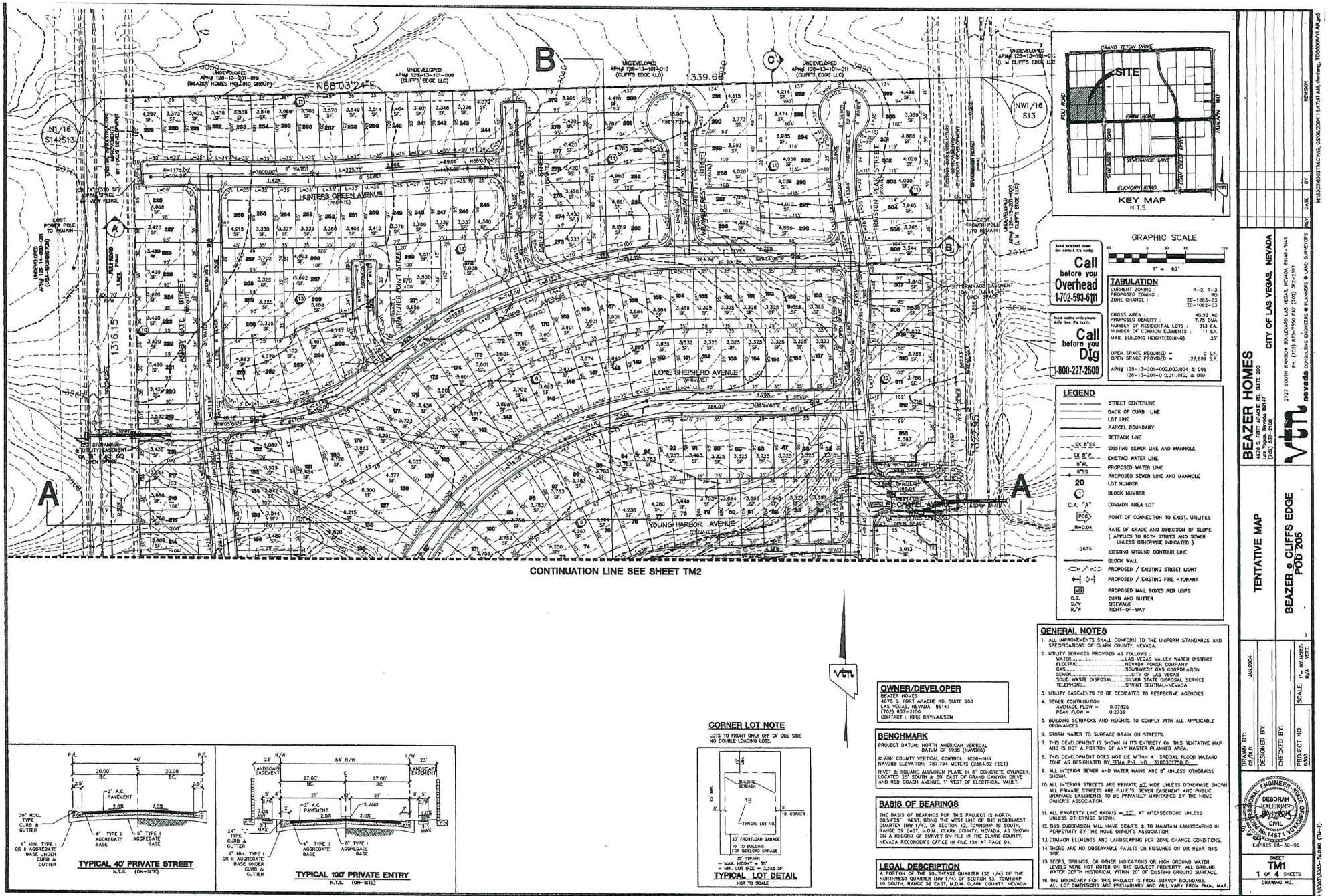
FOUNDATION PLAN
PLAN 1702

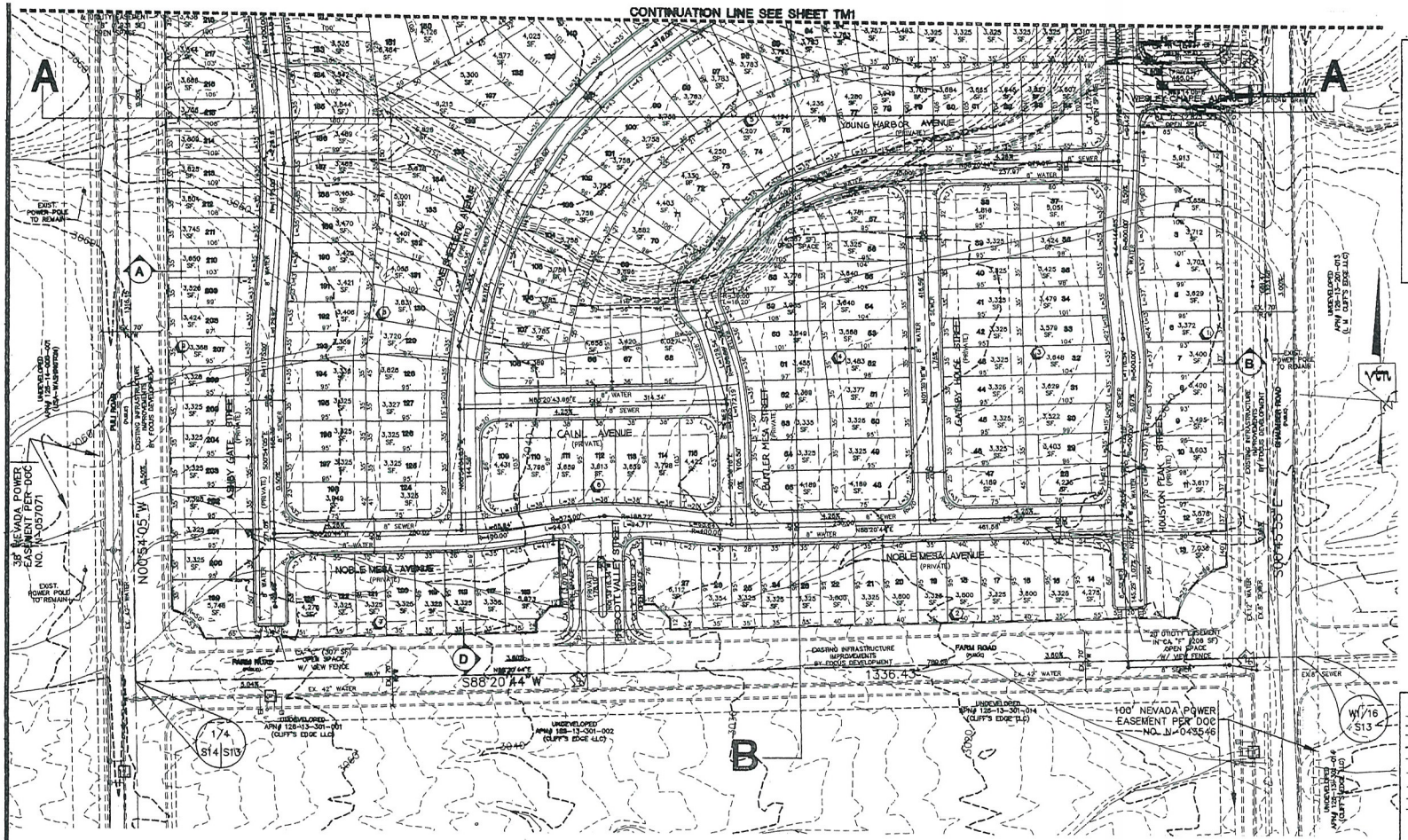
S-1.0

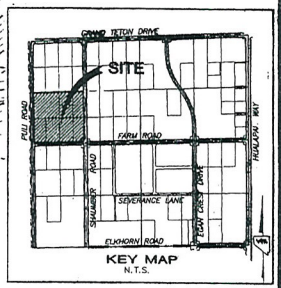
EOT-36105
11/05/09 PC

RECEIVED
SEP 21 2009

C:\DOCUME~1\mattm\VTM\LOCALS~1\Temp\1792 Floor Plans.dwg, 7/13/2005 10:29:38 AM, mattm, TDS6008ONO.pc3, 1:0.912901


B
C
A
A
N88°03'24"E
1339.68'
1316.15'
HUNTERS GREEN AVENUE
(PRIVATE)
LONE SHEPHERD AVENUE
(PRIVATE)
YOUNG HARBOR AVENUE
(PRIVATE)
WESLEY CHAPEL AVENUE
(PRIVATE)
CORRY GATE STREET
(PRIVATE)
HOUSTON PEAK STREET
(PRIVATE)
SHUTCHER POINT STREET
(PRIVATE)
BARLEY CANYON STREET
(PRIVATE)
DOBBS AVENUE
(PRIVATE)
UNDEVELOPED
APN# 126-13-101-009
(BEAZER HOMES HOLDING CORP)
UNDEVELOPED
APN# 126-13-101-008
(CLIFF'S EDGE LLC)
UNDEVELOPED
APN# 126-13-101-010
(CLIFF'S EDGE LLC)
UNDEVELOPED
APN# 126-13-101-011
(CLIFF'S EDGE LLC)
UNDEVELOPED
APN# 126-13-101-012
(L M CLIFF'S EDGE LLC)
UNDEVELOPED
APN# 126-13-201-005
(L M CLIFF'S EDGE LLC)
N1/16
S14/S13
NW1/16
S13
EXIST. POWER POLE TO REMAIN
OPEN SPACE
OPEN SPACE
OPEN SPACE





GRAPHIC SCALE

1" = 60'

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL: 1C00-8N6
NAVD88 ELEVATION: 767.794 METERS (2,384.62 FEET)

RIVET & SQUARE ALUMINUM PLATE IN 6" CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°54'05" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4), OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 124 AT PAGE 94.

LEGAL DESCRIPTION

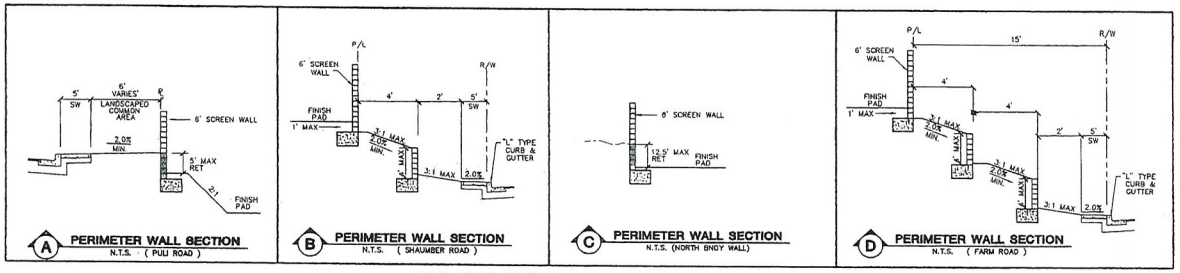
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-6111

LEGEND

	STREET CENTERLINE
	BACK OF CURB LINE
	LOT LINE
	PARCEL BOUNDARY
	SETBACK LINE
EX 8"SS	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"WL	PROPOSED WATER LINE
8"SS	PROPOSED SEWER LINE AND MANHOLE
20	LOT NUMBER
(1)	BLOCK NUMBER
C.A. "A"	COMMON AREA LOT
POC	POINT OF CONNECTION TO EXIST. UTILITIES
R=0.04	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
2675	EXISTING GROUND CONTOUR LINE
	BLOCK WALL
	PROPOSED / EXISTING STREET LIGHT
	PROPOSED / EXISTING FIRE HYDRANT
MB	PROPOSED MAIL BOXES PER USPS
C.G.	CURB AND GUTTER
S/W	SIDEWALK
R/W	RIGHT-OF-WAY



WALL DETAIL SECTIONS

BEAZER HOMES
4670 S. FORT APACHE RD. SUITE 200
Las Vegas, Nevada 89147
(702) 837-3100

CITY OF LAS VEGAS, NEVADA

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
PH. (702) 932-7500 FAX (702) 362-2597

TENTATIVE MAP

BEAZER @ CLIFFS EDGE
POD 205

DRAWN BY: DRAWN
DESIGNED BY:
CHECKED BY:
DATE: JAN.2004
SCALE: 1"= 60' HORIZ. N/A VERT.
PROJECT NO. 6303

PROFESSIONAL ENGINEER STATE OF NEVADA
DEBORAH KALEIKINI JOHNSON
No. 14971
CIVIL
EXPIRES 06-30-05

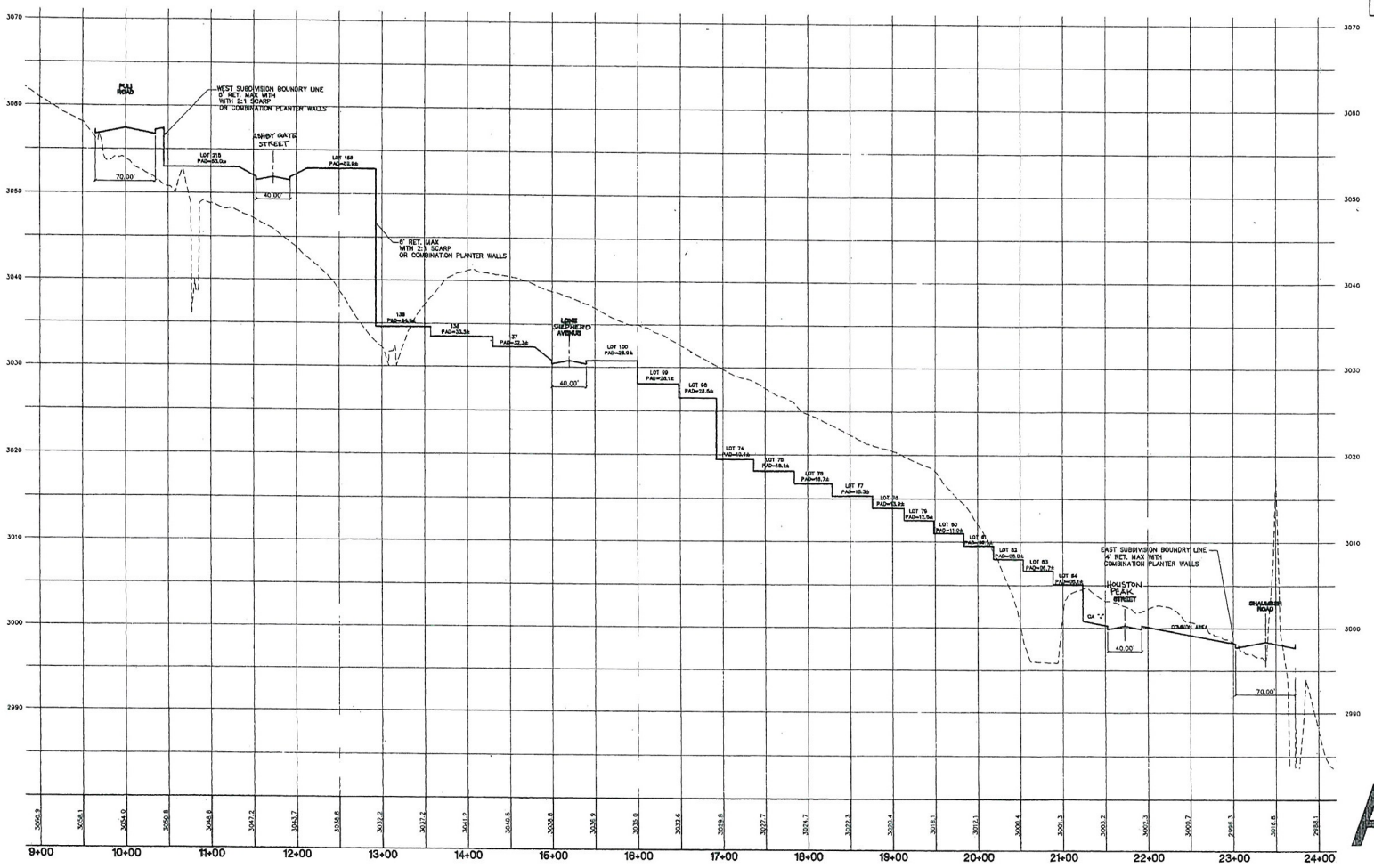
SHEET TM2
2 OF 4 SHEETS
DRAWING NO.

NO.	DATE	BY	REVISION

H:\6303\6303TM.DWG, 05/06/2004 11:30:23 AM, cameron, TOMAHAWK

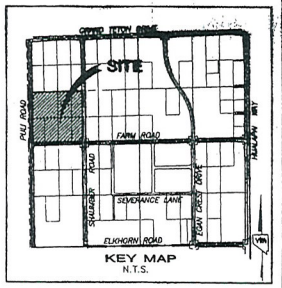
EOT-36105
11/05/09 PC

RECEIVED
SEP 21 2009



WEST / EAST CROSS SECTION
HORIZONTAL 1"=60'
VERTICAL 1"=6'

A



GRAPHIC SCALE
60 0 30 60 120
1" = 60'

REV	DATE	BY	REVISION

H:\03\03S03TM.DWG, 08/06/2004 11:51:19 AM, dwmorg, Tradewind_Large

BEAZER HOMES
4670 S. FORT APACHE RD. SUITE 200
LAS VEGAS, NEVADA 89147
(702) 837-2100

CITY OF LAS VEGAS, NEVADA

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 837-7600 FAX (702) 362-2237
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP
SITE CROSS SECTION

BEAZER ● CLIFFS EDGE
POD 205

DRAWN BY: CB/DJC	JAN.2004	SCALE:	1"= 60' HORIZ. N/A VERT.
DESIGNED BY:			
CHECKED BY:			
PROJECT NO: 5303			

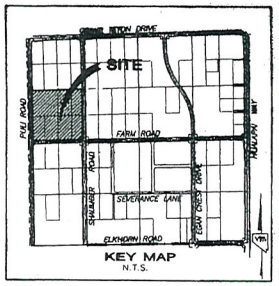
PROFESSIONAL ENGINEER
DEBORAH KALEIKINI-JOHNSON
CIVIL
No. 11457
STATE OF NEVADA
EXPIRES 06-30-05

SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

H:\03\03S03-TM.DWG (CS-1)

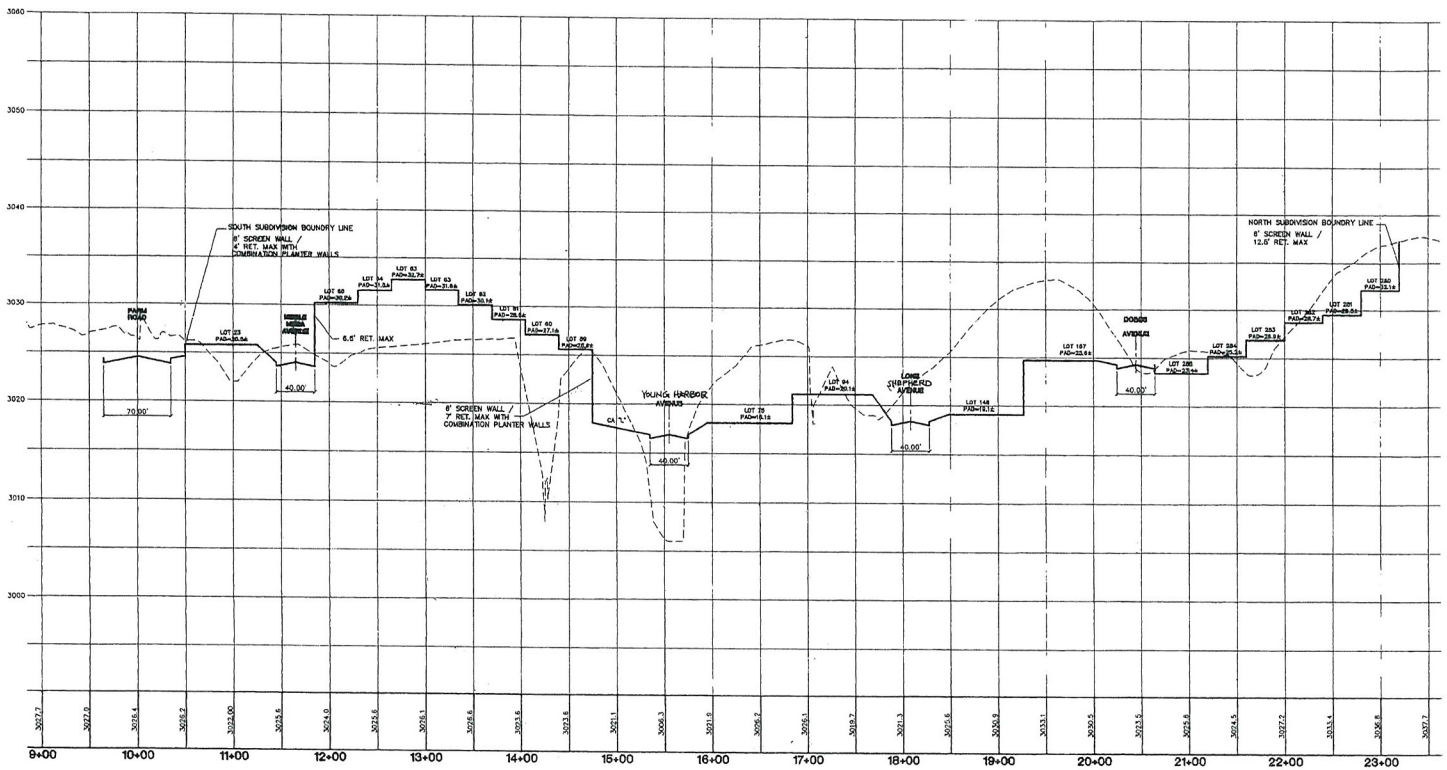
EOT-36105
11/05/09 PC

RECEIVED
SEP 21 2009



GRAPHIC SCALE

1" = 60'



B

SOUTH / NORTH CROSS SECTION

HORIZONTAL 1"=60'
VERTICAL 1"=6'

BEAZER HOMES
4870 S. DURT AVENUE #EL SUITE 200
Las Vegas, Nevada 89147
(702) 837-2100

CITY OF LAS VEGAS, NEVADA

TENTATIVE MAP
SITE CROSS SECTION

BEAZER • CLIFFS EDGE
POD 205

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597
nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

REV	DATE	BY	REVISION

H:\0307\CAD\3-TM.DWG, 05/06/2004 11:15:55 AM, Gerning, TDS600MTL.ctb

DRAWN BY: CHECKED BY: DESIGNED BY:
JAN 2004
PROJECT NO: 0307
SCALE 1" = 60' HORZ. N/A VERT.

DEBORAH KALEIKINI-JOHNSON
CIVIL
No. 14671
EXPIRES 06-30-05

SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

H:\0307\CAD\3-TM.DWG (CS-2)

EOT-36105
11/05/09 PC

RECEIVED
SEP 21 2009



EOT-36105 - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC
NORTHEAST CORNER OF FARM ROAD AND PULI ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



EOT-36105 - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC
NORTHEAST CORNER OF FARM ROAD AND PULI ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



EOT-36105 - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION, LLC
NORTHEAST CORNER OF FARM ROAD AND PULI ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

Beazer-Marsha
837-2101

Kathy
Dave
Jason
Vern
Planning (O)

October 21, 2005

Mr. Ernie Rubi
Beazer Homes Holdings Corporation
4670 South Fort Apache Road, Suite #200
Las Vegas, Nevada 89147

RE: VAR-9078 - VARIANCE

Dear Mr. Rubi:

Your request for a Variance TO ALLOW A THIRTEEN-FOOT REAR-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road (APN 126-13-210-001), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on October 20, 2005.

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

Planning and Development

1. Conformance to the Conditions of Approval for approved Tentative Map (TMP-4431).

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

3. If this Variance is approved and the numbering of the lots were to change the Variance would only apply to the lots numbered 7, 8, and 283 on the approved Tentative Map dated (6/24/04).

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on ***October 21, 2005***.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

07101-001-07-05

RECEIVED
SEP 21 2009

EOT-36105
11/05/09 PC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 7, 2007

Mr. Dave Singer
Beazer Homes Holdings Corporation
9121 West Russell Road, Suite 210
Las Vegas, Nevada 89147

RE: EOT-25199 - EXTENSION OF TIME

Dear Mr. Singer:

Your Request for an Extension of Time of an approved Variance (VAR-9078) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR THREE PROPOSED LOTS WITHIN A 313 LOT RESIDENTIAL SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APNs 126-13-212-007, 008 and 181), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on December 6, 2007.

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

Planning and Development

1. Conformance to the conditions of approval for Variance (VAR-9078).

2. * This Variance (VAR-9078) shall expire on October 20, 2009, 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.

This action by the Planning Commission on ***December 6, 2007*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***December 7, 2007***.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow
Las Vegas, Nevada 89146

Kathy
Eot file (o)
Dave E.
Planning
file

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

07101-001-06-07

RECEIVED
SEP 21 2009

EOT-36105
11/05/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

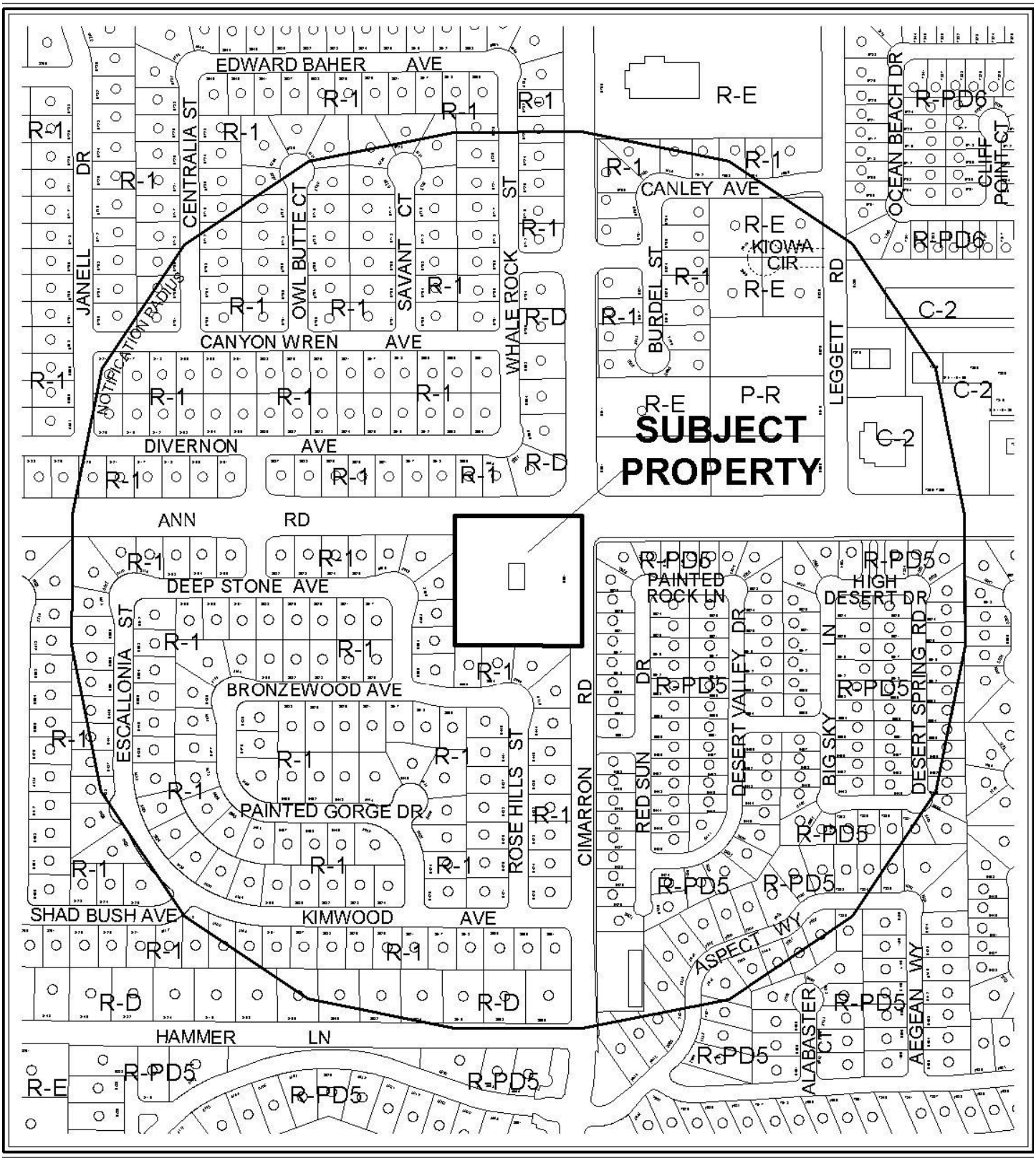
SUBJECT:
ZON-36092 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.5 acres generally located at 5591 North Cimarron Road (APN 125-33-101-005), Ward 4 (Anthony)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

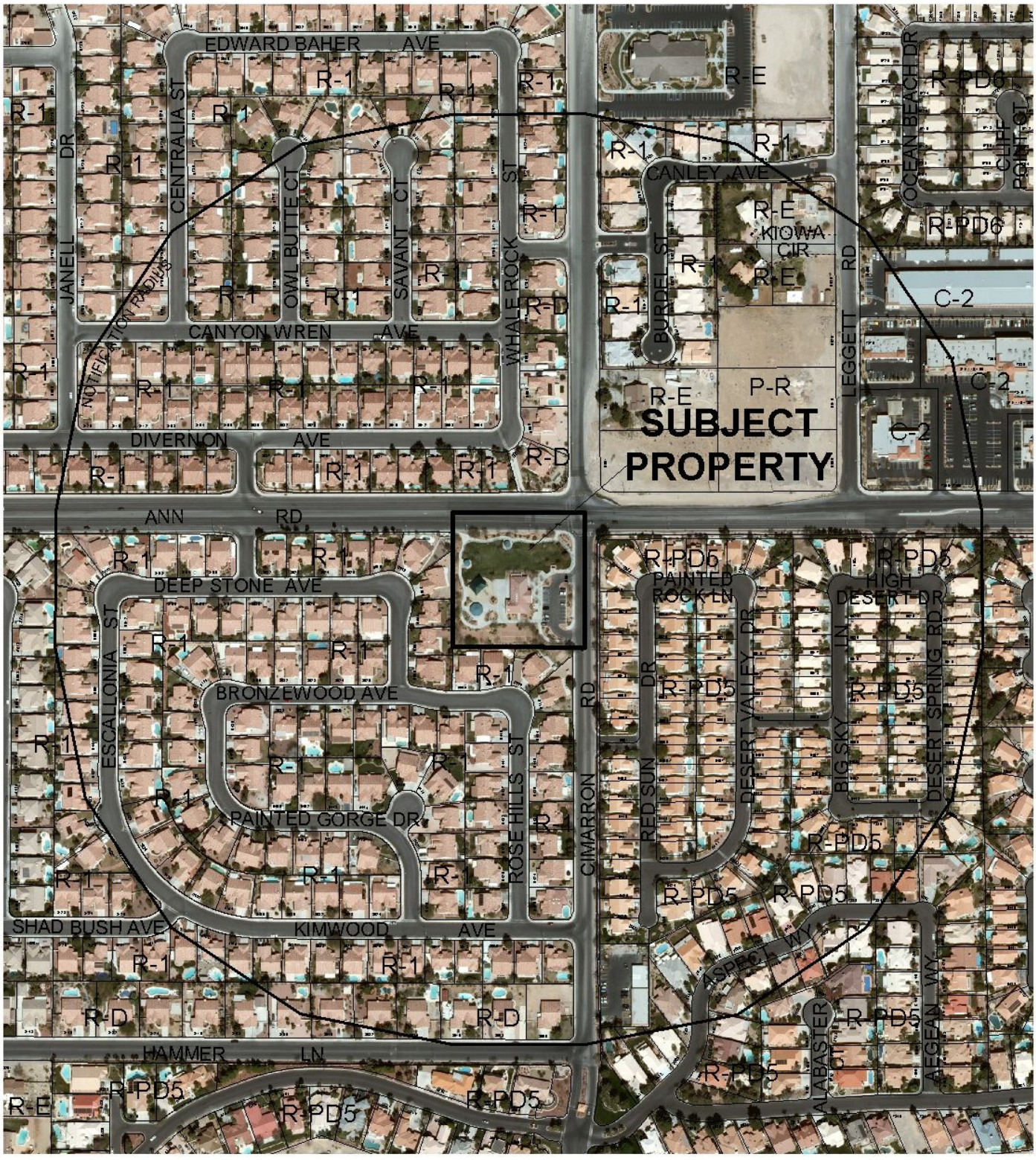
CASE: **ZON-36092**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **ZON-36092**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36092 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

GK

ZON-36092 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 2.58 acre lot at 5591 North Cimarron Road. The applicant is proposing to rezone the site from R-E (Residential Estate) to C-V (Civic). The existing zoning of R-E (Residential Estates) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/12/98	City Council approved a Site Development Plan Review (SD-0034-98) for a city park at 5591 North Cimarron Road. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
12/22/99	A Building Permit (99024327) was issued for a 4,075 square foot City of Las Vegas park building. The permit was finaled on 06/27/00.
06/28/07	A Building Permit (7002100) was issued for three shade structures at 5591 North Cimarron Road. The permit was finaled on 08/30/09.
11/26/08	A Building Permit (129135) was issued for a non-work certificate of occupancy at 5591 North Cimarron Road. The permit was finaled on 11/26/08.
Pre-Application Meeting	
09/22/09	A pre-application meeting was conducted on the indicated date. The submittal requirements for a Re-zoning application were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
10/01/09	Staff conducted a field inspection and noted a well maintained city park in good condition.

Details of Application Request	
Site Area	
Net Acres	2.58

GK

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residential Estates)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	ML (Medium Low Density Residential)	R-PD5 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
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 request would rezone the subject site from R-E (Residential Estates) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-V (Civic) district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan land use designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject site has a land use designation of PR-OS (Parks/Recreation/Open Space). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Cimarron Road, a 60-foot Right-of-Way. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 419

APPROVALS 1

PROTESTS 6

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-36092 APN: 125-33-101-005

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: [signature]

Print Name: _____

Subscribed and sworn before me

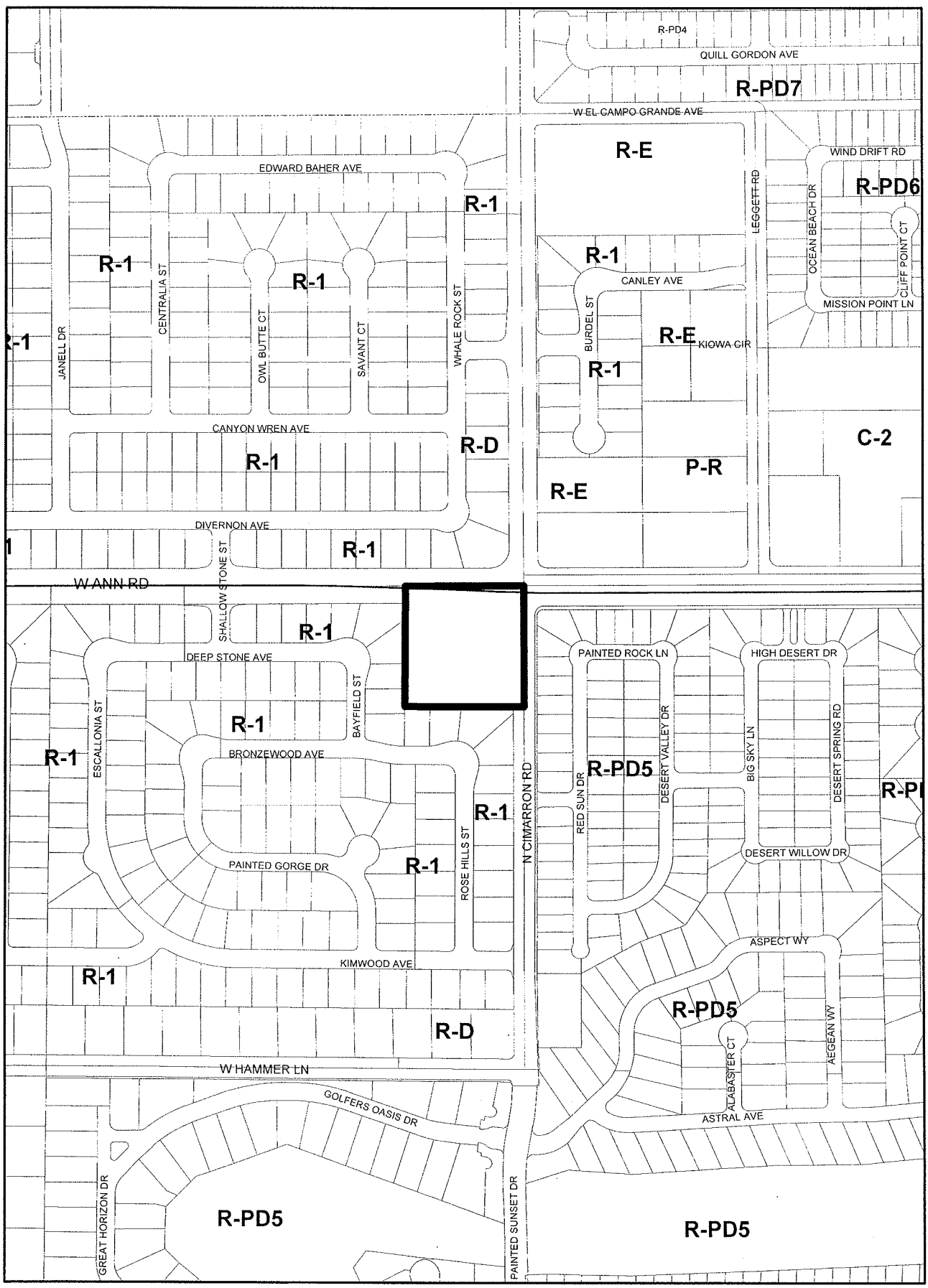
This 17th day of September, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

REZONING



ZON-36092
11/05/09 PC

APN: 125-33-101-005
From R-E to C-V

Data Current as of: September 21, 2009

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



ZON-36092 - APPLICANT/OWNER: CITY OF LAS VEGAS
5591 NORTH CIMARRON ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



ZON-36092 - APPLICANT/OWNER: CITY OF LAS VEGAS
5591 NORTH CIMARRON ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36092
Assessors Parcel Number 125-33-101-005

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

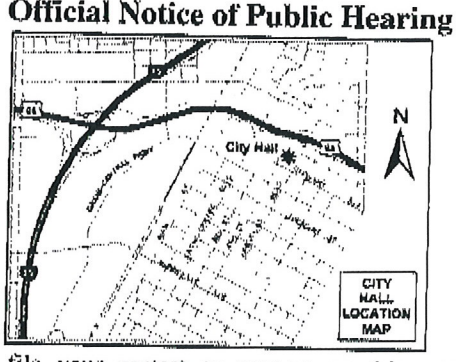
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

ZON-36092
11/05/09 PC
REVISED

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.

ZON-36092

Planning Commission Meeting of 11/5/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 27 2009

12533112009 Case: ZON-36092
MASTANDREA JOHN & JULIA
8037 KIMWOOD AVE
LAS VEGAS NV 89149-4642

8P

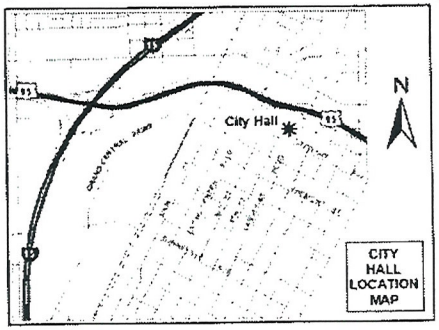
HAVDS11 89149

10/27/2009 07:52 7990355 ANTONELLO CS PAGE 01

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.

ZON-36092

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: ZON-36092

12533112010
SWEGLE RONALD W TRUST
8033 KIMWOOD AVE
LAS VEGAS NV 89149-4642

HAVD511 89149

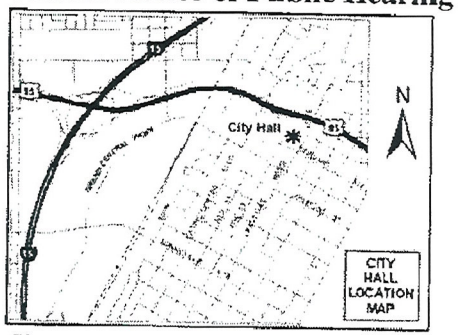
Oct 26 09 08:24a

98

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.

ZON-36092

Planning Commission Meeting of 11/5/2009

$00.41

RECEIVED
OCT 26 2009

Case: ZON-36092

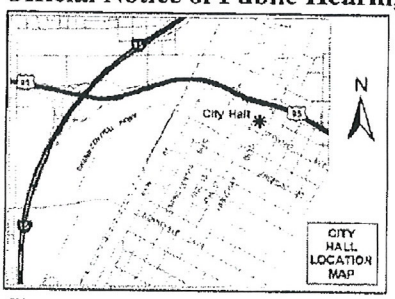
12533110035
BUFFOLINO TRUST
8021 BRONZEWOOD AVE
LAS VEGAS NV 89149-4667

1-702-968-0862
Oct 24 09 04:44p
J.B.

89

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.

ZON-36092

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: ZON-36092
12533110031
BRIAN DAVID K & TERESA M
5445 ROSE HILLS ST
LAS VEGAS NV 89149-4661

HAVDS11 89149

BP

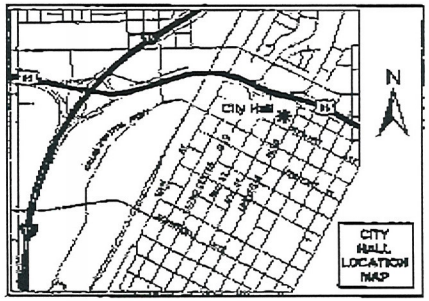
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 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.

ZON-36092
Planning Commission Meeting of 11/5/2009

Case: ZON-36092

12533110023
DODDS JOAN P
8005 KIMWOOD AVE
LAS VEGAS NV 89149-4600

HAUDS11 89149

No. 0706 P. 1

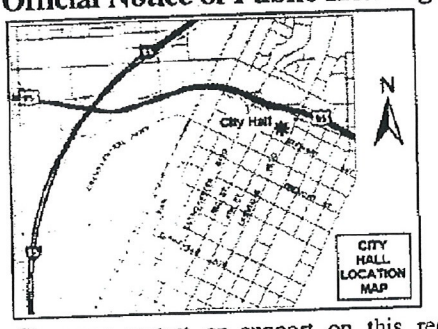
Oct. 26. 2009 2:25PM

88

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
OCT 26 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.

ZON-36092

Planning Commission Meeting of 11/5/2009

Case: ZON-36092

12528410021
KENNALEY MICHAEL
5729 WHALE ROCK ST
LAS VEGAS NV 89149-4900

HAVDE11 89149

8P

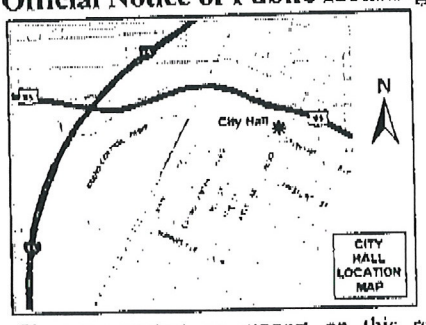
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41[4]
02 1M
0004279218 OCT 23 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.

ZON-36092

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: ZON-36092
12533510119
BAGLEY FAMILY TRUST
5501 DESERT SPRING RD
LAS VEGAS NV 89149-8621

HAV0511 89149

8A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

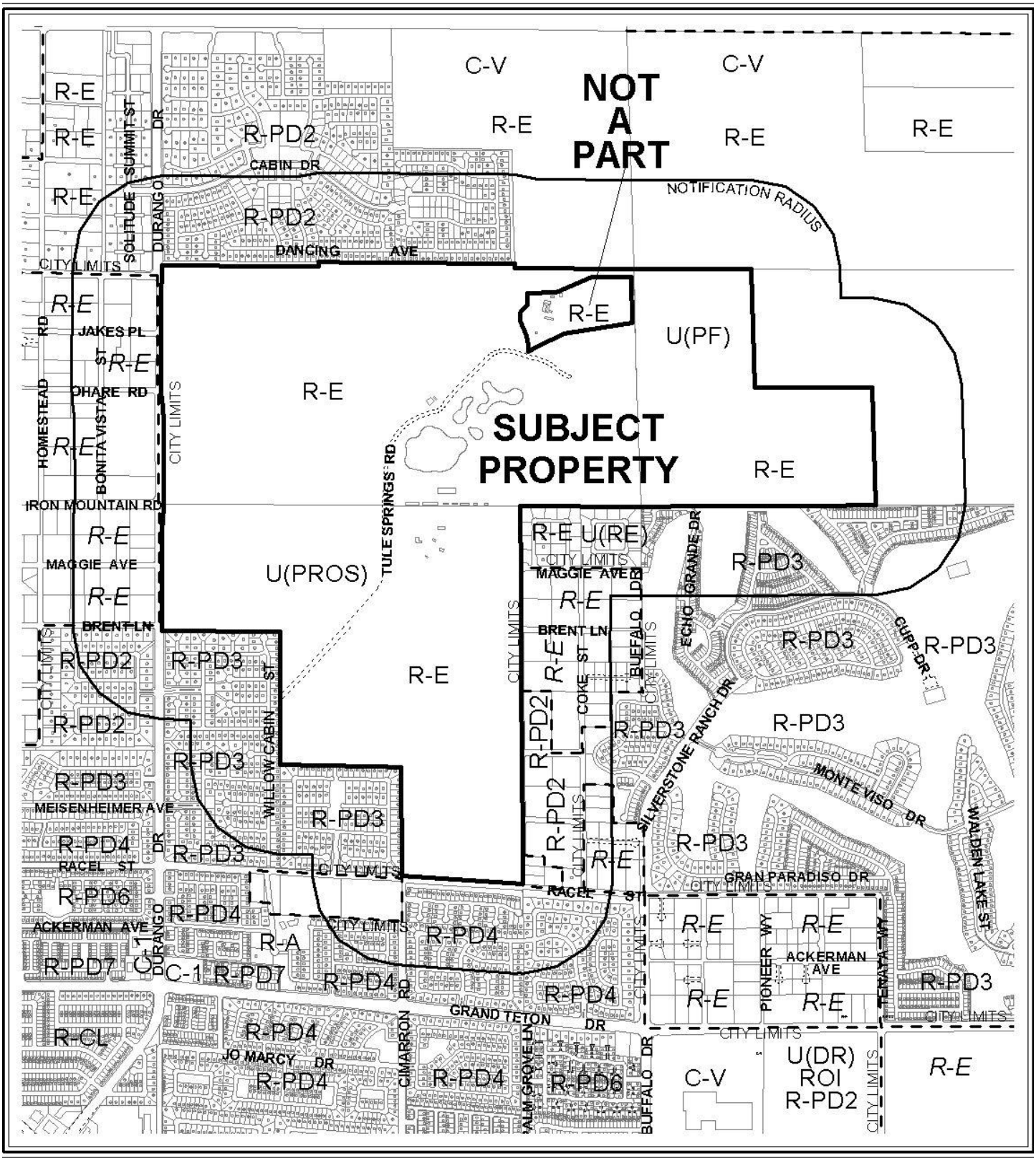
SUBJECT:
ZON-36093 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PR-OS (PARKS / RECREATION / OPEN SPACE) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



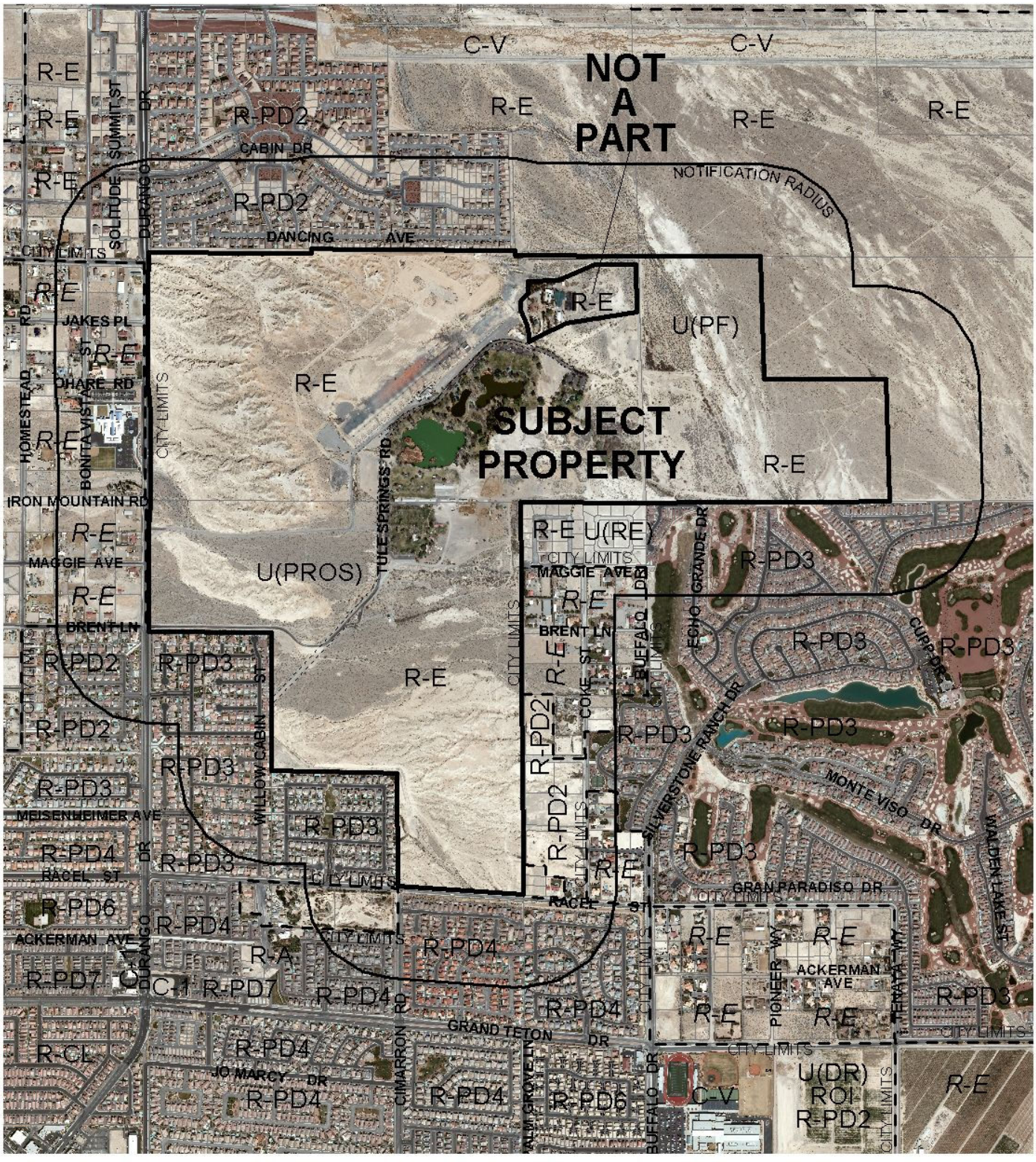
0 2000 4000 Feet

CASE: **ZON-36093**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/ OPEN SPACE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)



0 2000 4000 Feet

CASE: **ZON-36093**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/ OPEN SPACE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

JB

ZON-36093 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to C-V (Civic) on property generally located east of the Durango Drive and Iron Mountain Road intersection. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the residential and undeveloped zoning district will remain inconsistent with the existing land use designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designations of PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space).
- The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/13/98	The City Council Tabled a request for a Rezoning (Z-126-97) of property from U (Undeveloped) to: R-E (Residence Estates) on property located on the southeast corner of Durango Drive and Iron Mountain Road. The Planning Commission recommended denial of the request.
10/12/98	The City Council denied a request for a General Plan Amendment (GPA-0029-98) to amend a portion of the Northwest Amendment to the General Plan from: P-S (Park / School) to: PCD (Planned Community Development) on property located at the northeast corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council denied a request for a Rezoning (Z-0041-98) of property from: R-E (Residence Estates) to: RPD-4 (Residential Planned Development – 4 Units Per Acre) on property located on the north side of Log Cabin Way, west of Buffalo Road. The Planning Commission recommended denial of the request.

04/26/99	The City Council approved a Rezoning (Z-0001-99) from: R-E (Residence Estates) to: R-PD3 (Residential Planned Development – 3 Units Per Acre) on property located on the north side of Log Cabin Way, west of Cimarron Road. The Planning Commission recommended denial of the request.
05/24/99	The City Council approved a Rezoning (Z-0009-99) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on property located at the northwest corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-0004-99) to amend a portion of the Northwest Amendment to the General Plan from: P-S (Park / School) to: R (Rural Density Residential) on property located at the northeast corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
06/01/99	The Board of Zoning and Adjustment approved a request for a Variance (V-0032-99) to allow 181,767 square-feet of Open Space where 213,114 square-feet of Open Space is required on property located on the northeast corner of Durango Drive and Racel Street.
06/10/99	The Planning Commission approved a request for a Final Map (FM-0038-99) - Tule Springs Ranch South, Unit 1 - for 44 single-family residential lots on property located on the northeast corner of Durango Drive and the north side of Racel Road.
	The Planning Commission approved a request for a Final Map (FM-0037-99) - Tule Springs Ranch North, Unit 1 - for 39 single-family residential lots on property located on the east side of Durango Drive, north of Racel Street.
07/22/99	The Planning Commission approved a request for a Final Map (FM-0060-99) - Tule Springs Ranch South, Unit 2 - for 78 single-family residential lots on property located east of Durango Drive, north of Racel Street.
	The Planning Commission approved a request for a Final Map (FM-0059-99) - Tule Springs Ranch North, Unit 2 - for 50 single-family residential lots on property located west of Durango Drive, south of Brent Lane.
08/18/99	The City Council approved a request for a General Plan Amendment (GPA-0016-99) to Amend a portion of the Northwest Amendment to the General Plan from: P (Park/Recreation/Open Space) to: L (Low Density Residential) on property located on the northwest corner of Racel Street and Cimarron Road. Due to the failure of the Planning Commission to establish a super-majority votes on a motion for approval, this item was forwarded to the City Council with no recommendation.
	The City Council approved a request for a Rezoning (Z-0031-99) of property from: R-E (Residence Estates) to: R-PD 4 (Residential Planned Development - 4 Units per Acre) on property located on the northwest corner of Racel Street and Cimarron Road. Due to the failure of the Planning Commission to establish a super-majority votes on a motion for approval, this item was forwarded to the City Council with no recommendation.

10/14/99	The Planning Commission approved a request for a Review of Condition [Z-0086-98(2)] to allow a front yard setback of 15 feet for side entry garages where 20 feet is required.
12/02/99	The City Council approved a request for an appeal of conditions for Tentative Map (TM-0045-99) - Paiute Crossing at Tule Springs - for 133 single-family residential lots on property located adjacent to the north side of Racel Street, approximately 1,350 feet east of Durango Drive.
12/16/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0031-99(1)] for guest/house casitas on property located on the north side of Racel Street approximately 1,340 feet east of Durango Drive.
	The Planning Commission approved a request for a Final Map (FM-0084-99) - Tule Springs Ranch South, Unit 3 - for 45 single-family residential lots on property located adjacent to the north side of Racel Street, east of Durango Drive.
01/13/00	The Planning Commission approved a request for a Final Map (FM-0083-99) - Tule Springs Ranch North, Unit 3 - for 39 single-family residential lots on property located adjacent to the southeast corner of the intersection of Brent Lane and Durango Drive.
02/24/00	The Planning Commission approved a request for a Final Map (FM-0008-00) - Paiute Crossing at Tule Springs, Unit 1 - for 60 single-family residential lots on property located on the north side of Racel Street, approximately 1,320 feet east of Durango Drive.
03/15/00	The City Council approved a request for an Extension of Time [Z-0086-98(3)] of an approved Rezoning for a proposed single-family residential subdivision on property located on the northeast corner of Racel Street and Durango Drive. The Planning Commission recommended approval of the request.
06/07/00	The City Council approved a request for an Extension of Time [Z-0001-99(1)] on an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) on the east and west sides of Durango Drive between Moccasin Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council approved a request for an Extension of Time [Z-0009-99(1)] of an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) adjacent to the north side of Log Cabin Way, approximately 2,700 feet east of Durango Drive. The Planning Commission recommended approval of the request.
06/08/00	The Planning Commission approved a request for a Final Map (FM-0016-00) - Paiute Crossing at Tule Springs, Unit 2 - for 73 single-family residential lots located on the northwest corner of the intersection of Racel Street and Cimarron Road.

06/06/01	The City Council approved a request for an Extension of Time [Z-0009-99(2)] of an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) adjacent to the north side of Log Cabin Way, approximately 2,700 feet east of Durango Drive. The Planning Commission recommended approval of the request.
02/05/03	The City Council approved a request for a Annexation (A-0038-02) of undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b).
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on this site. The Planning Commission and staff recommended approval on 01/23/03.
10/23/03	The Planning Commission approved a Tentative Map (TMP-3055) for Log Cabin Ranch for the overall development parcels on this site. Staff recommendation was for approval.
08/04/04	The Planning and Development Department administratively approved a Final Map Technical Review for Log Cabin Ranch (FMP-4806) for the overall development parcels on this site. To date, a copy of the recorded map has not been submitted.
01/09/08	The City Council approved a request of Director's Business (DIR-24411) to designate Tule Springs Ranch as a Historic Property within the City of Las Vegas on 697.78 acres at 9200 Tule Springs Road. The Planning Commission and Staff recommended approval of the request.
07/24/08	At the applicant's request, the Planning Commission Pulled a request for a Rezoning (ZON-28339) from R-E (Residence Estates), U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation], and U (Undeveloped) [PF (Public Facilities) General Plan Designation] to C-V (Civic) on property located at the northeast corner of Durango Drive and Brent Lane.
	At the applicant's request, the Planning Commission Pulled a request for a General Plan Amendment (GPA-28337) to amend a portion of the Centennial Hills Sector Plan from PR-OS (Parks/Recreation/Open Space) to PF (Public Facilities) on property located at the northeast corner of Durango Drive and Brent Lane.
Related Building Permits/Business Licenses	
No relevant building permit or licensing history exists pertaining to this request.	
Pre-Application Meeting	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	
Field Check	
10/01/09	During a routine site inspection staff observed a well maintained Park Facility.

Details of Application Request	
Site Area	
Gross Acres	697.78 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation]
	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
	Floyd Lamb State Park	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
	Single-Family Residences	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
	Single-Family Residences	PCD (Planned Community Development)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single-Family Residences	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single-Family Residences	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single-Family Residences	PCD (Planned Community Development)	R-PD4 (Residential Planned Development – 4 Units per Acre)
	Single-Family Residences	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Golf Course	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)

West	School	PF (Public Facilities)	PF (Public Facility) – Clark County Designation
	Undeveloped / Single-Family Residences	RNP (Rural Neighborhood Preservation)	R-A (Residential Agricultural) - Clark County Designation

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Floyd Lamb Park	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
H Historic Designation	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This request would Rezone the subject site from R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) land use designation. The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations. As the proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) land use designations, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a City Park, are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject site has land use designations of PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designations of the subject site.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Durango Drive, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 1284

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-36093 APN: 125-04-301-005

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: [signature]

Print Name: _____

Subscribed and sworn before me

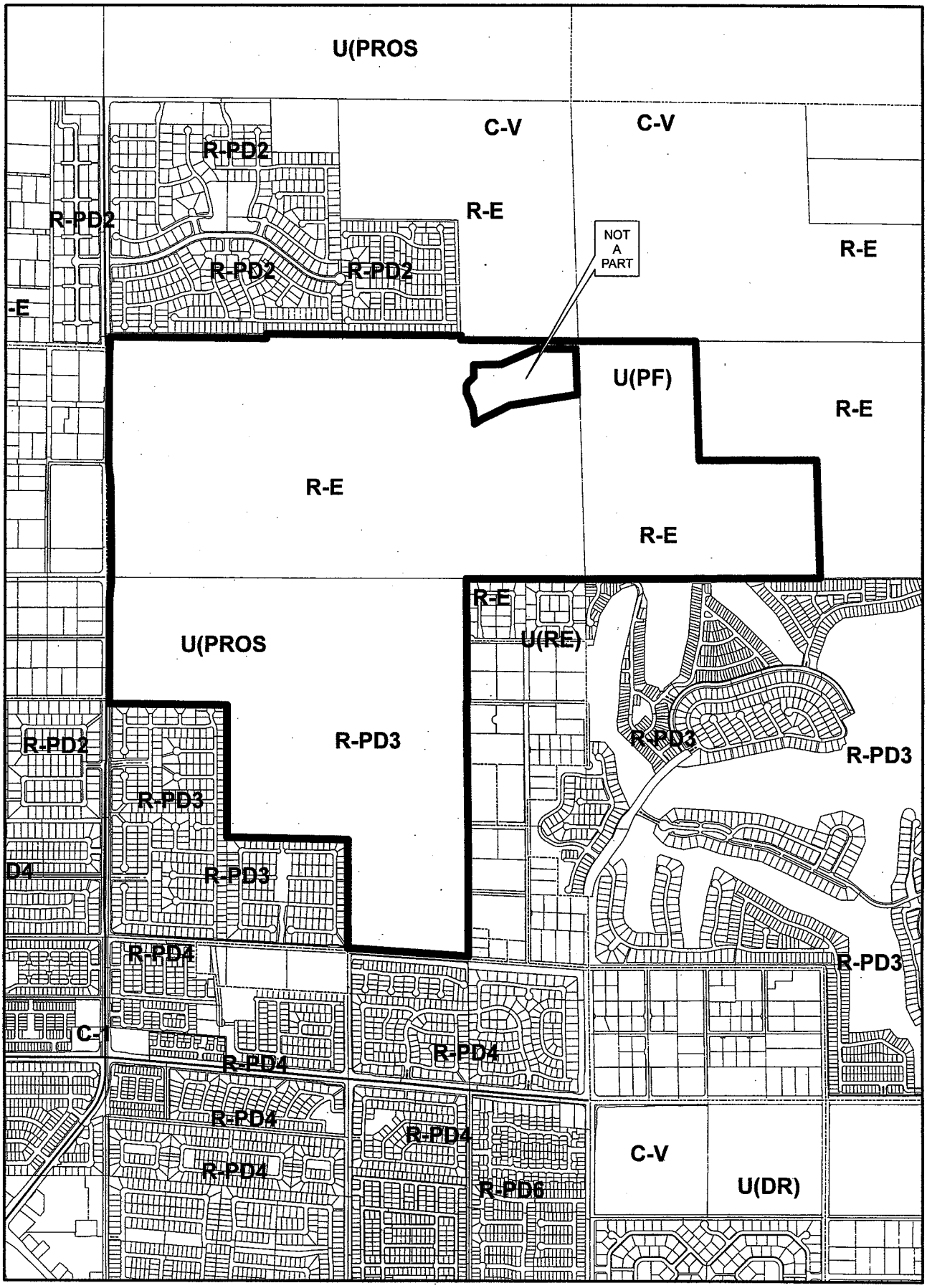
This 17th day of September, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

REZONING



RECEIVED
SEP 25 2009

ZON-36093
11/05/09 PC

APN: 125-04-301-005
From U(PROS) and R-E to C-V

Data Current as of: September 25, 2009

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



ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS
9200 TULE SPRINGS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS
9200 TULE SPRINGS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36093
Assessors Parcel Number 125-04-301-005

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

ZON-36093
11/05/09 PC
REVISED

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

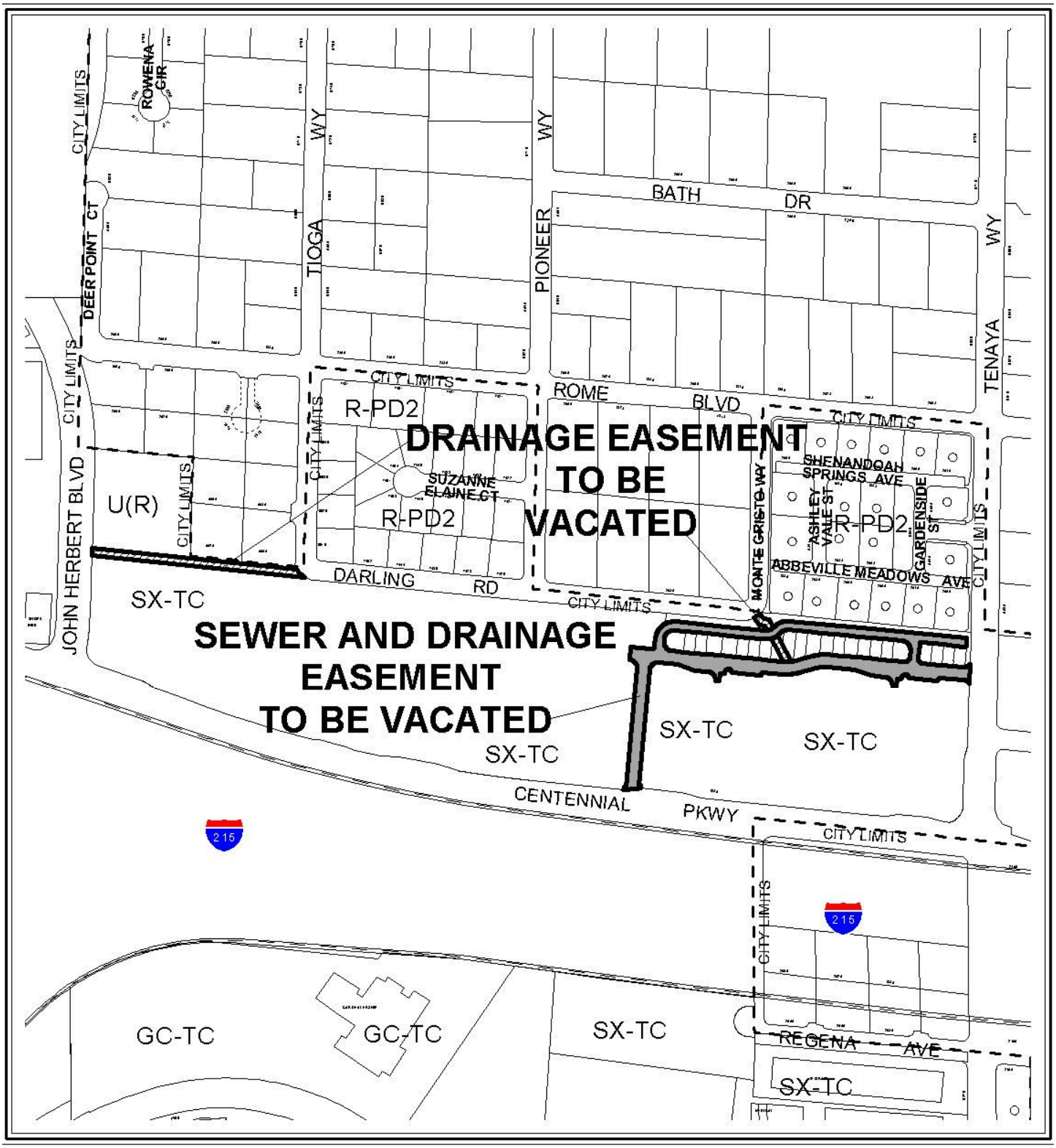
SUBJECT:
VAC-36135 - VACATION - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT - OWNER: SHIRON DEVELOPMENT, LLC - Petition to Vacate an existing 20-foot wide drainage easement and public sewer easements generally located on the south side of Darling Road, 600 feet west of Tenaya Way, Ward 6 (Ross)

C.C.: 12/02/2009
SET DATE: 11/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

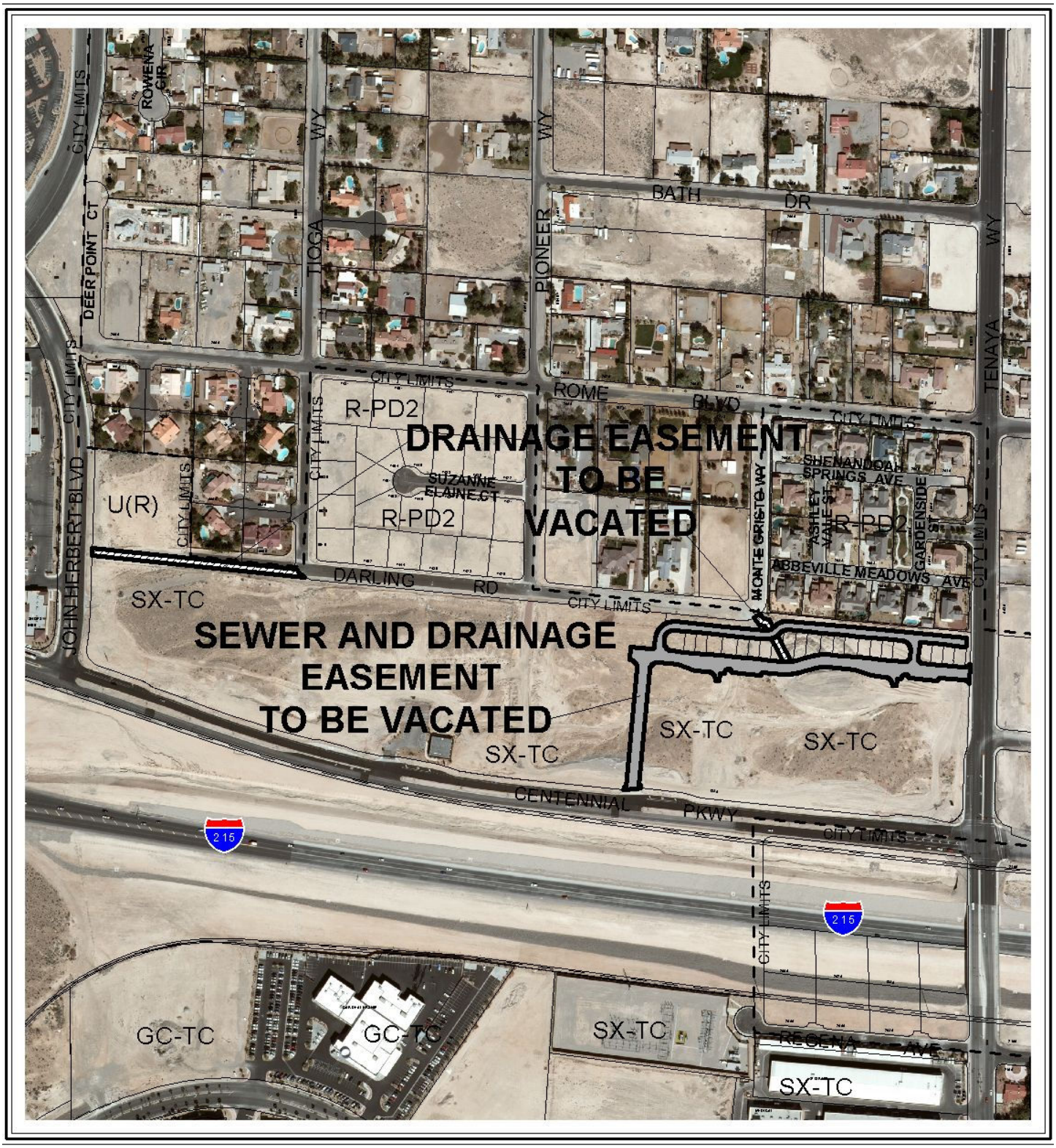
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 400 800 Feet

CASE: **VAC-36135**

N



0 400 800 Feet

CASE: **VAC-36135**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-36135 - APPLICANT: BLUE MARBLE DEVELOPMENT - OWNER: SHIRON DEVELOPMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. The limits of this Petition of Vacation shall be the drainage and sewer easements generally located South of the Darling Road alignment between John Herbert Boulevard and Tenaya Way granted by document #20071218:03623 also known as the "Final Map of Paxton Walk (AKA Blue Marble Villages) Unit 1."

2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism such as FMP-36246 shall be recorded to eliminate existing legal parcels that would otherwise leave separate parcels without access to a public sewer easement by this Petition of Vacation.

3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-36135 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Vacate an existing 20-foot wide drainage easement and public sewer easement generally located on the south side of Darling Road, 600 feet west of Tenaya Way. Since the drainage and public sewer easements are no longer being utilized in their intended form, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/22/99	The City Council approved an Annexation [A-18-98(A)] to annex property generally located north of Centennial Parkway between Buffalo Drive and Tenaya Way, containing approximately 45 acres of land. The Planning Commission and staff recommended approval. The effective date of the annexation was 03/05/99.
12/01/99	The City Council approved a General Plan Amendment (GPA-0041-99) to amend a portion of the Northwest Sector Plan on property located on the north side of Centennial Parkway between Buffalo Drive and Tenaya Way, from R (Rural Density Residential (Town Center Expansion Area), to TC (Town Center); and an amendment to a portion of the Town Center Land Use Plan to allow SX-TC (Suburban Mixed Use) development, Size: 39.00 Acres. The Planning Commission and staff recommended denial.
09/02/02	The City Council approved a Rezoning (Z-0043-00) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) of 9.50 acres on the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission and staff recommended approval.
12/18/02	The City Council approved an Extension of Time (EOT-1124) of an approved Tentative Map (TM-0034-00) for a one-lot commercial subdivision on the northwest corner of the intersection of Centennial Parkway and Tenaya Way.
08/06/03	The City Council approved an Annexation (ANX-2256) to Annex property generally located on the northwest corner of Monte Cristo Way and Centennial Parkway containing approximately 0.94 acres. The Planning Commission and staff recommended approval. The effective date of the annexation was 08/15/03.

08/20/03	The City Council approved a General Plan Amendment (GPA-2549) to amend Map 3 of the Centennial Hills Sector Plan from R (Rural Density Residential) to TC (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway; a Rezoning (ZON-2548) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to T-C (Town Center); and a Vacation (VAC-2552) to Vacate a portion of Monte Cristo Way generally located between Darling Road and Centennial Parkway. The Planning Commission and staff recommended approval of these items.
07/28/04	The Planning and Development Department approved a request for an Extension of Time (EOT-4561) for an approved Vacation (VAC-2552) to Vacate Monte Cristo Way between Darling Road and Centennial Parkway.
07/28/05	The Planning and Development Department approved a request for an Extension of Time (EOT-7244) for an approved Vacation (VAC-2552) to Vacate Monte Cristo Way between Darling Road and Centennial Parkway.
09/07/05	The City Council approved a General Plan Amendment (GPA-7322) to modify Map No. 2 ("Off-Street Multi-Use Transportation Trail Alignments") and Map No. 6 ("Town Center Multi-Use Trail Alignments") of the Transportation Trails Element of the Las Vegas 2020 Master Plan to alter the alignment of a proposed multi-use transportation trail from adjacent to the east side of Pioneer Way and the south side of Darling Road to the north side of Centennial Parkway and the east side of John Herbert Boulevard. Planning Commission and staff recommended approval.
10/19/05	The City Council approved a petition to Vacate (VAC-8650) Pioneer Way between Darling Road and Centennial Parkway, generally located adjacent to the north side of Centennial Parkway, approximately 715 feet east of John Herbert Boulevard. The Planning Commission recommended approval of the request.

01/18/06	The City Council approved General Plan Amendment (GPA-9146) to amend section 3.4.3(B) of the Centennial Hills Sector Plan to allow up to four-story buildings within the SX-TC (Suburban Mixed Use-Town Center) Land Use Designation subject to certain conditions; Major Modification (MOD-9918) of section A.3.D of the Town Center Development Standards Manual to allow a building height of four stories where two stories is the maximum height allowed under certain conditions; Rezoning (ZON-9908) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on 20.12 acres; Special Use Permit (SUP-9921) for a mixed use development; Vacation (VAC-9923) to Vacate a portion of a 60-foot public right of way generally located on Darling Road between John Herbert Boulevard and Tenaya Way; Vacation (VAC-9922), a petition to vacate a portion of the north half of Centennial Parkway extending west approximately 1,605 feet and a portion of the east half of John Herbert Boulevard north of the Centennial Parkway alignment; Waiver (WVR-10082) to Title 18.12.130 to allow 230-foot long private streets where 150 feet is required; Title 18.12.105 to allow an 18-foot private drive where 24 feet is required; Title 18.12.100 to allow a 24-foot private street where 37 feet is required; and Title 18.12.160 to allow a 180-foot offset where 220 feet is required on property located adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway; and Site Development Plan Review (SDR-9913) for a proposed four-story, mixed-use development with 725 condominium units; 65 townhomes; 35,700 square feet of commercial space; 58,000 square feet of office space; and 15,000 square feet of restaurant space with Waivers of the Town Center Development Standards for building placement and perimeter, parking lot foundation landscaping requirements on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway. Staff recommended approval for all related items. The Planning Commission did not have a super majority vote for GPA-9146 and forwarded the item to City Council with a recommendation of denial, and voted for a recommendation of denial for VAC-9923. The Planning Commission recommended approval for all other related cases.
02/09/06	The Planning Commission approved a Tentative Map (TMP-10725) for a Mixed-Use Development consisting of 725 condominium units, 65 town home units, and 1 commercial unit on 35.30 acres at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
07/25/06	A Final Map (FMP-15414) was submitted for technical review for “Paxton Walk (aka Blue Marble Villages)”. This map consisted of 65 residential lots and three common element lots. This map was not recorded as there were outstanding issues regarding an incomplete survey.
09/18/06	The Planning and Development Department approved a request for an Extension of Time (EOT-15955) for an approved Vacation (VAC-2552) to Vacate Monte Cristo Way between Darling Road and Centennial Parkway.

01/23/07	The Planning and Development Department approved a request for an Extension of Time (EOT-18688) for an approved Vacation (VAC-8650) that vacated Pioneer Way between Darling Road and Centennial Parkway, generally located adjacent to the north side of Centennial Parkway, approximately 715 feet east of John Herbert Boulevard.
02/23/07	The Planning and Development Department approved a request for an Extension of Time (EOT-19143) for an approved Vacation (VAC-9922) a petition to vacate a portion of the north half of Centennial Parkway extending west approximately 1,605 feet and a portion of the east half of John Herbert Boulevard north of the Centennial Parkway alignment.
	The Planning and Development Department approved a request for an Extension of Time (EOT-19144) for an approved Vacation (VAC-9923) to Vacate a portion of a 60-foot public right of way generally located on Darling Road between John Herbert Boulevard and Tenaya Way.
0917/07	The Planning and Development Department approved a request for an Extension of Time (EOT-24020) for an approved Vacation (VAC-2552) to Vacate a portion of Monte Cristo Way between Darling Road and Centennial Parkway.
11/08/07	The Planning and Development Department approved a request for an Extension of Time (EOT-24591) for an approved Vacation (VAC-8650) that vacated Pioneer Way between Darling Road and Centennial Parkway, generally located adjacent to the north side of Centennial Parkway, approximately 715 feet east of John Herbert Boulevard.
12/18/07	A Final Map (FMP-21718) was recorded for "Paxton Walk (aka Blue Marble Villages) Unit I". This map consisted of 22 townhome units and one common element lots on property located at the northwest corner of Centennial Parkway and Tenaya Way.

06/18/08	The City Council approved a request for an Extension of Time (EOT-28064) for an approved Special Use Permit (SUP-9921) for a four-story mixed-use development adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway; an Extension of Time (EOT-28066) for an approved Waiver (WVR-10082) to Title 18.12.130 to allow 230-foot long private streets where 150 feet is required; Title 18.12.105 to allow an 18-foot private drive where 24 feet is required; Title 18.12.100 to allow a 24-foot private street where 37 feet is required; and Title 18.12.160 to allow a 180-foot offset where 220 feet is required on property located adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway; an Extension of Time (EOT-28067) for an approved Site Development Plan Review (SDR-9913) for a proposed four-story, mixed-use development with 725 condominium units; 65 townhomes; 35,700 square feet of commercial space; 58,000 square feet of office space; and 15,000 square feet of restaurant space with Waivers of the Town Center Development Standards for building placement and perimeter, parking lot foundation landscaping requirements on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway. Staff recommended approval these the requests.
Related Building Permits/Business Licenses	
No relevant building permit or licensing history exists pertaining to this request.	
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	During a routine site inspection staff observed a well-maintained undeveloped site.

Details of Application Request	
Site Area	
Gross Acres	35.70

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	T-C (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use – Town Center) – Special Land Use Designation]
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential) – Clark County Designation
	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
South	Right-Of-Way/ (I-215)	Right-Of-Way/ (I-215)	Right-Of-Way/ (I-215)
East	Undeveloped	O (Office)	O (Office)
	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	Shopping Center	T-C (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use – Town Center) – Special Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

A request has been submitted by Blue Marble Development to Vacate an existing 20-foot wide drainage easement and public sewer easement generally located on the south side of Darling Road, 600 feet west of Tenaya Way.

The above property is legally described as situated in the City of Las Vegas, Clark County, Nevada lying within the south one half of Section 22, Township 19 South, Range 60 East, M.D.M., being a portion of private maintenance common Lot 67 as shown on the official plat of Paxton Walk (AKA Blue Marble Villages) Unit 1, in the Office of the Clark County Recorder in Book 139 of Plats on Page 13.

ANALYSIS

A) Planning discussion

This is a request to Vacate an existing 20-foot wide drainage easement and public sewer easement generally located on the south side of Darling Road, 600 feet west of Tenaya Way. The applicant has indicated that the Vacation of the easements is necessary to process a Reversionary Map to convert the mapped lots within Book 139 of Plats, Page 13 back to acreage.

B) Public Works discussion

This Vacation application proposes to vacate existing public drainage and sewer easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any other parties' interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 15

APPROVALS 0

PROTESTS 0

JB

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-36135 APN: 125-22-412-001 thru 024

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Blue Marble Development

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** ☒ **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 Avi Ruimi by Marcia Simon, Attorney in Fact

Print Name: Avi Ruimi by Marcia Simon Attorney In Fact

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

16th (Date) day of September (Month), 2009 (Year), by

(1) Marcia S. Simon (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

PAMALA NASH
Commission # 1690230
Notary Public - California
Ventura County
My Comm. Expires Aug 27, 2010

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.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

VAC-36135
11/05/09 PC



VAC-36135 - APPLICANT: BLUE MARBLE DEVELOPMENT - OWNER: SHIRON DEVELOPMENT, LLC
SOUTH SIDE OF DARLING ROAD, 600 FEET WEST OF TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAC-36135 - APPLICANT: BLUE MARBLE DEVELOPMENT - OWNER: SHIRON DEVELOPMENT, LLC
SOUTH SIDE OF DARLING ROAD, 600 FEET WEST OF TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

ADVANCED ENGINEERING

September 21, 2009

City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: 7320 W. Centennial Pkwy – APN# 125-22-412-001 thru 024

Justification Letter

Dear City,

On behalf of Shiron Development (owner) and Blue Marble Development (applicant), Advanced Engineering would like to request your review and approval of the proposed vacation.

The applicant is requesting a vacation & abandonment of 20.00 foot wide public drainage easement and the Public Utility Easements (P.U.E's) with NV Energy, Cox Communication, Embarq and the Las Vegas Valley Water District.

Due to the current adverse market conditions, our client would like to vacate all aforementioned easements so they can process a Reversionary map to convert the mapped lots within Book 139 of plats, page 13; back into acreage. The current property configuration was created for a past market that is not viable today and therefore has imposed an undo hardship. We feel the above mentioned request will provide greater flexibility to the future development of the property and its marketability.

We request your approval at the November 20th , 2007 planning commission and look forward to answering any questions you may have prior to planning commission.

If you should require any additional information feel free to call our office at 405-1590.

Sincerely,

Aimee Ignatowicz

Aimee Ignatowicz

Advanced Engineering

RECEIVED
SEP 22 2009

VAC-36135
11/05/09 PC

Consulting Engineers and Planners
4080 E. Lake Mead, Suite C-230, Las Vegas, NV 89115 • Phone (702) 405-1590 • Fax (702) 405-1594
4080 E. Lake Mead Blvd., Ste #C-230 Las Vegas, Nevada 89115 Phone: (702) 405-1590 Fax: (702) 405-1594

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

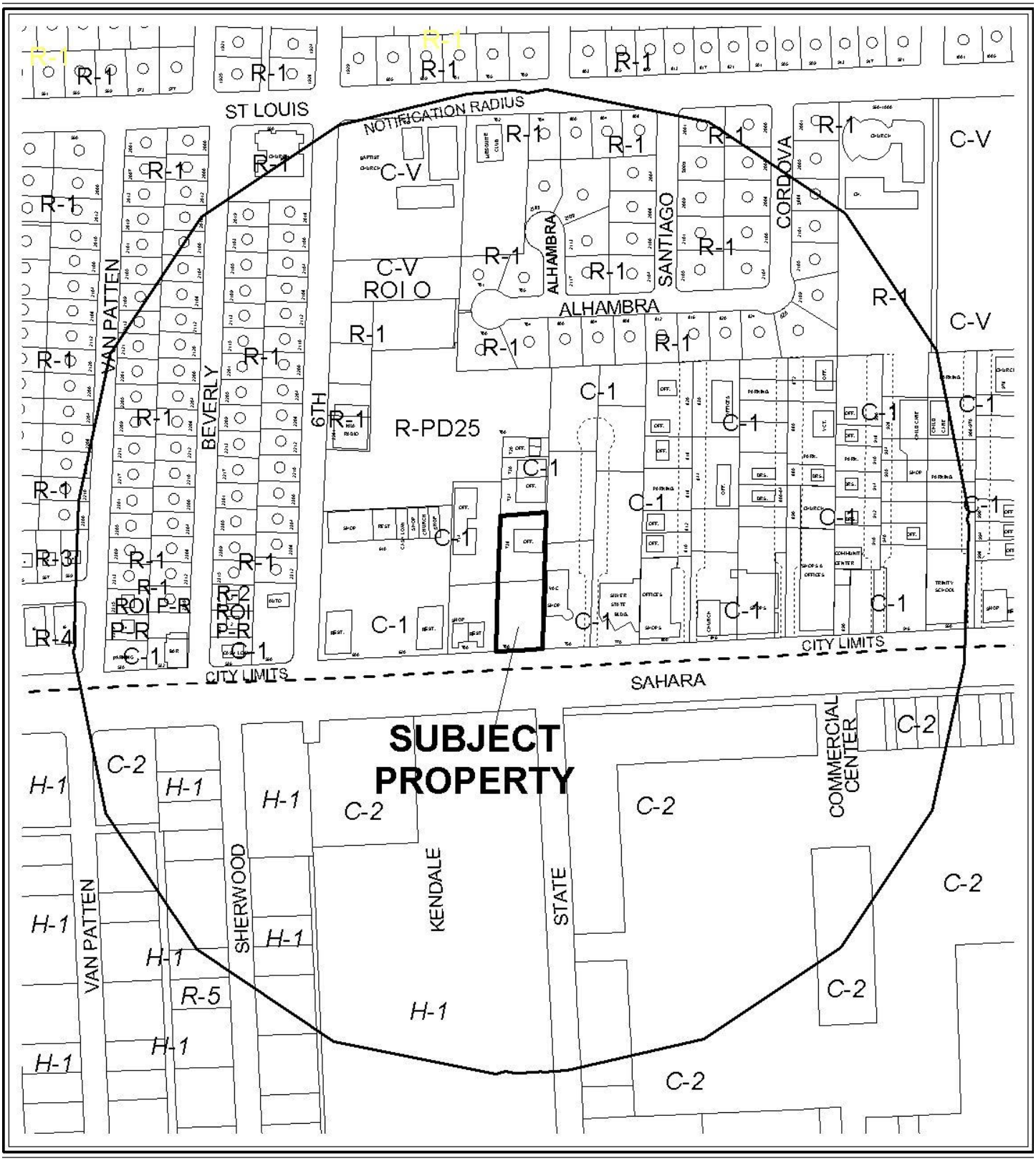
SUBJECT:
ABEYANCE - RENOTIFICATION - VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately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

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**55**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards/Letters and Support Postcards
7. Abeyance Request Submitted by Jennifer Lazovich



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

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

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.

JB

VAR-35528 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** 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.

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							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 183

APPROVALS 4

PROTESTS 55

JB

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

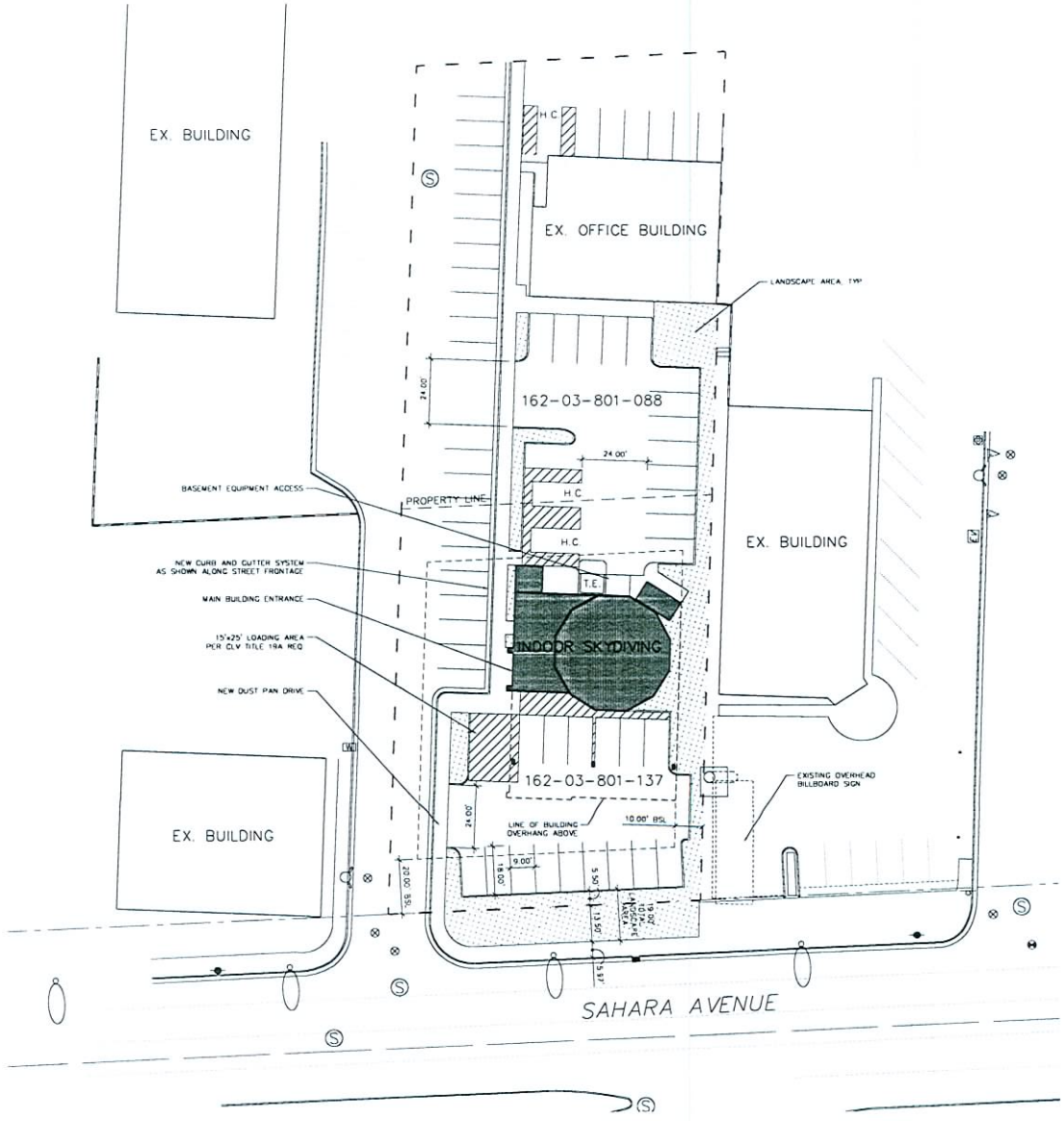
ASHLEY RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SEVIER COUNTY

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

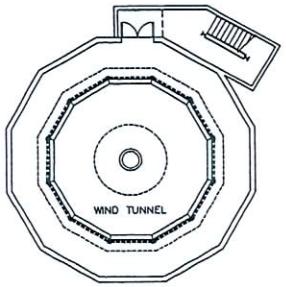
Land-Use Submittal
August 4, 2009

Scale: 1" = 20'-0"
BBDC Project No. 1109A
Version 3

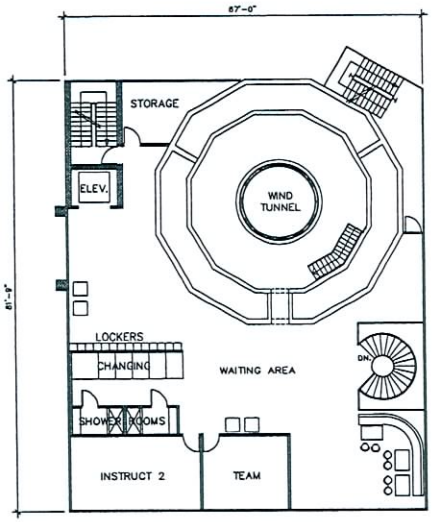
RECEIVED
AUG 10 2009

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

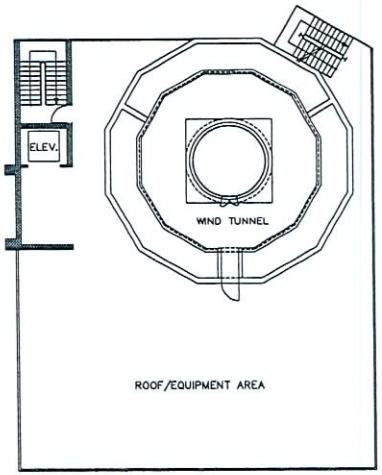
VAR-35528
09/24/09 PC



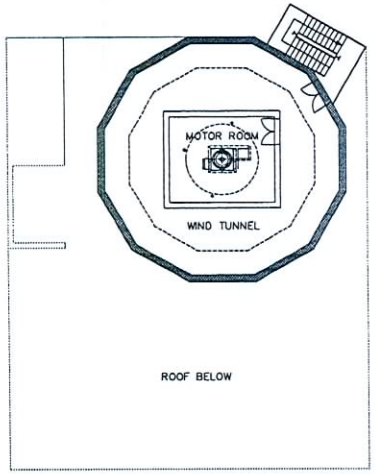
Level B (Basement)



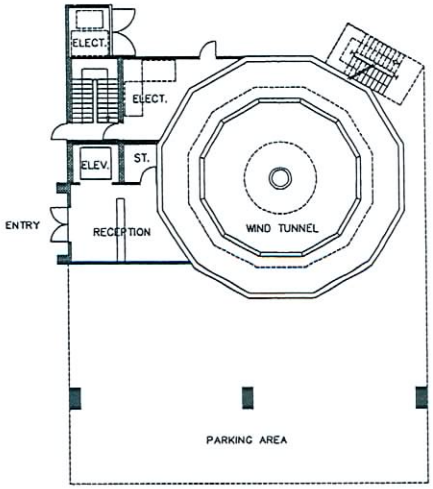
Level 4 (Spectator)



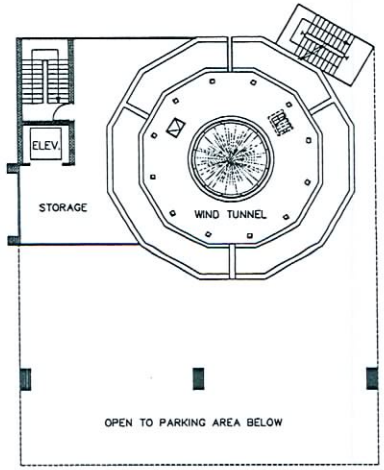
Level 5 (Propeller)



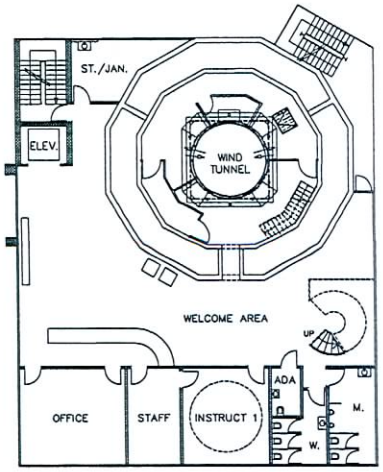
Level 6 (Motor)



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
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



VAR-35528 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 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

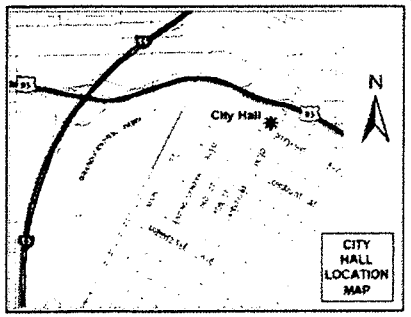
RJG/mlt

RECEIVED
AUG 11 2009

VAR-35528
09/24/09 PC

City of Las Vegas
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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

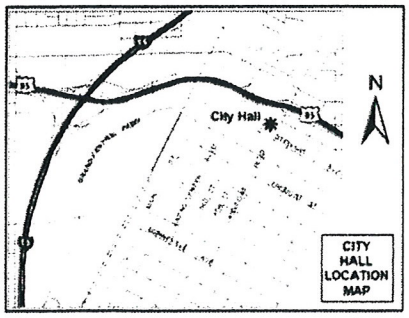
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

RECEIVED
OCT 07 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 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

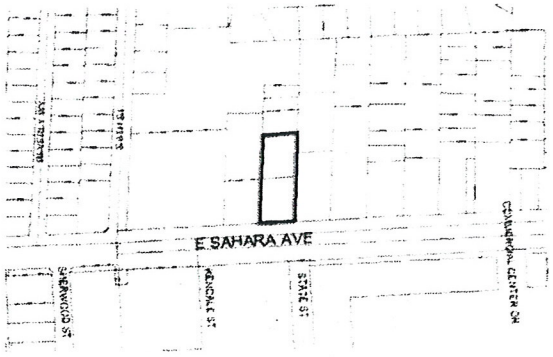
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

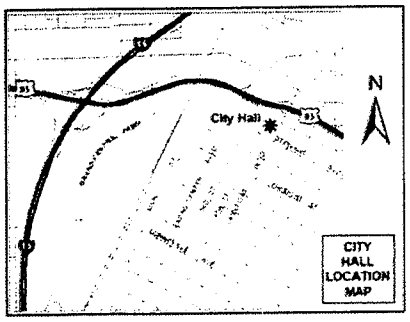
Public Hearing Information

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 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

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

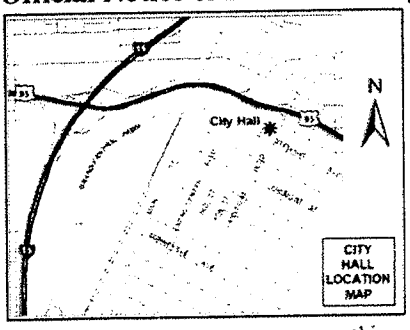
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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

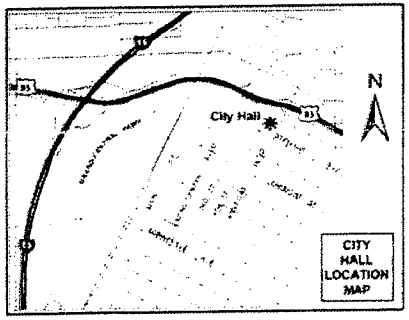
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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: JACK WEINSTEIN MGR VANCO LLC

Address: 896 E SAHARA

City, State, Zip: 89104

Telephone: 702 630 9555

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

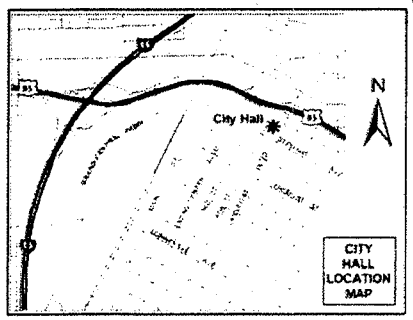
Jack Weinstein

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Of
~~Business Owner~~ Donald D. & Irene B. Larkin

Address 2104 Cordova St.

City, State, Zip L.V. 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

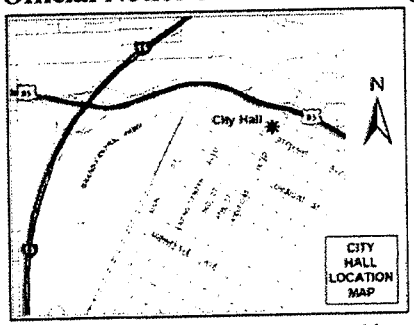
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Bower

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

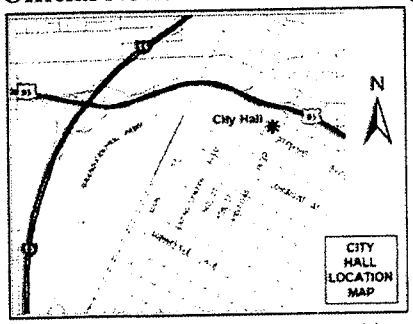
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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

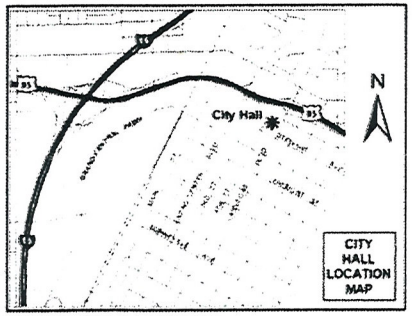
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Joyce 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

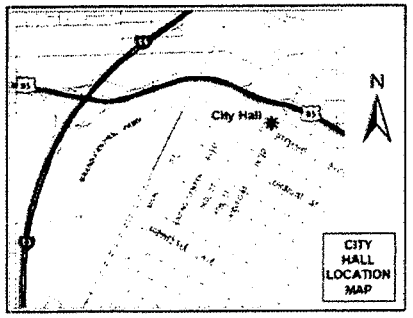
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 PETERSEN 1994 TRUST

Address 709 CANOSA AVE

City, State, Zip LAS VEGAS NEV 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

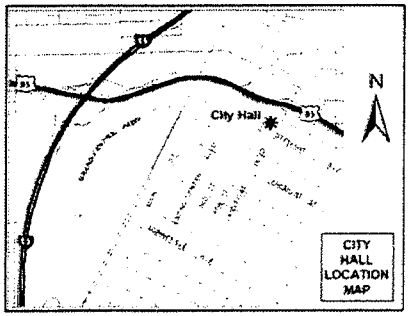
NOISE CREATED WOULD BE A CONCERN

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 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

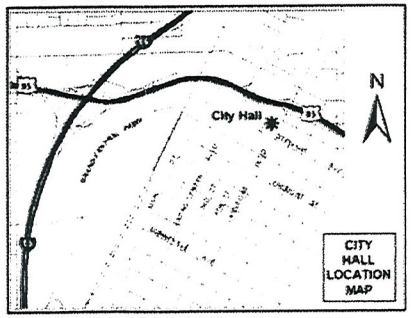
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 _____

Address _____

City, State, Zip _____

Telephone _____

Tom & Vivian McHatton
2008 Cordova St
Las Vegas, NV 89104

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.

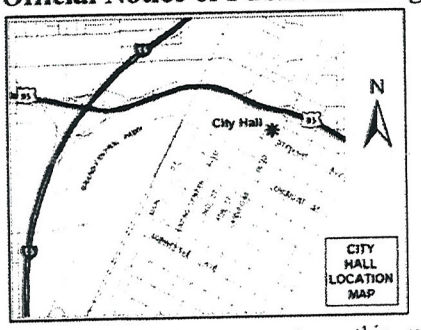
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Tenille 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

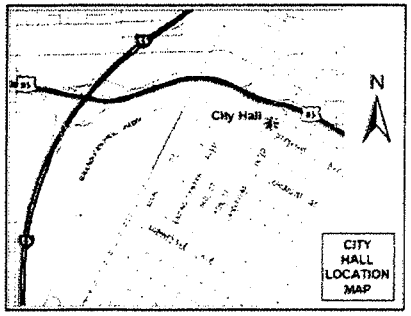
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Patsy Graham

Address 2105 Santiago St

City, State, Zip L.V. NV 89104

Telephone 791-5086

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

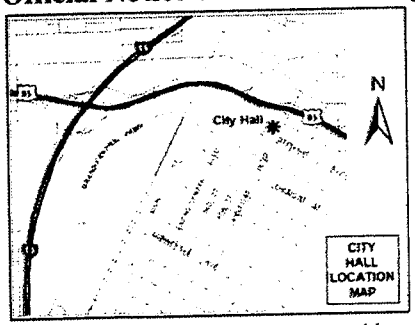
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Canoga 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

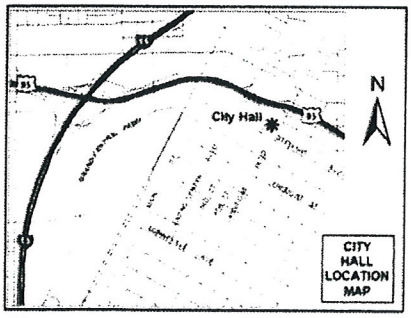
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Stevens Trust Mary Stevens 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

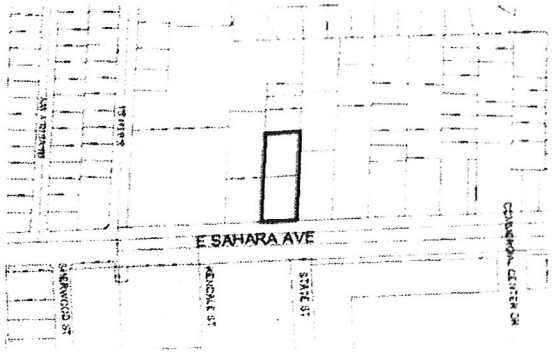
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

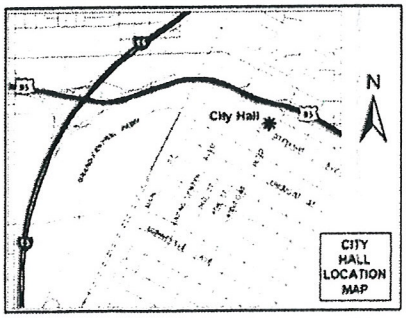
Public Hearing Information

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) 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

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Firooz Mashhood MD

Address: 734 E Sahara

City, State, Zip: Las Vegas Nevada 89104

Telephone: 702.477.7764

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

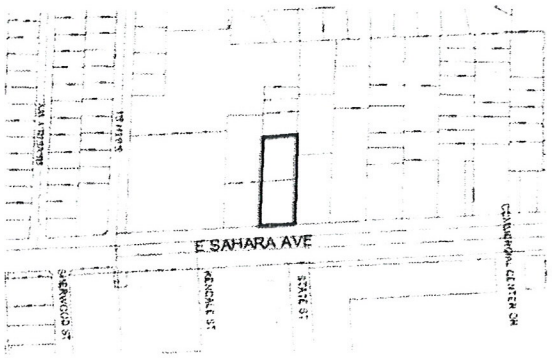
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

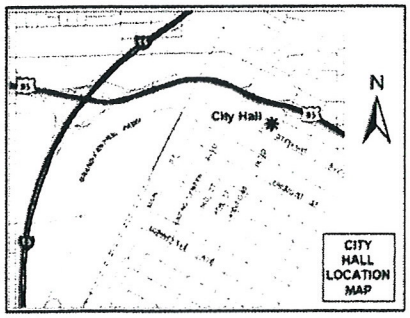
Public Hearing Information

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) 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

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

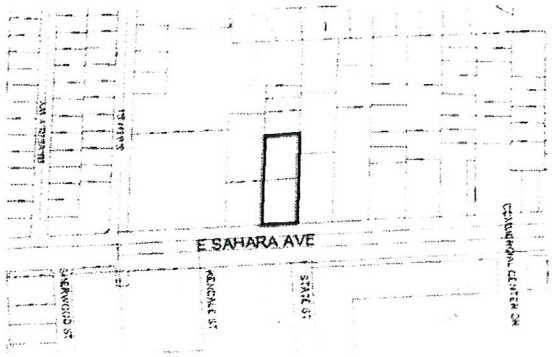
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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 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.

Telephone Protest/ Approval Log

Meeting Date: 09.24.09 **Case Number:** VAR-35528

Date: 09.16.09

Name: Terry Hunt

Address: 700 E Sahara Ave
Las Vegas, NV 89104

Phone: 702-596-8960

[X] PROTEST [ ] APPROVE

Date: 9-17-09

Name: Eugene Godina

Address: 700 E. Sahara
89104

Phone: 737-7077

[X] PROTEST [ ] APPROVE

Date: 9-17-09

Name: Dr. Mashood

Address: ~~702~~ 734 E. Sahara
89104

Phone: (702) 477-7764

[X] PROTEST [ ] APPROVE

Date:

Name:

Address:

Phone:

[ ] PROTEST [ ] APPROVE

Date:

Name:

Address:

Phone:

[ ] PROTEST [ ] APPROVE

Date:

Name:

Address:

Phone:

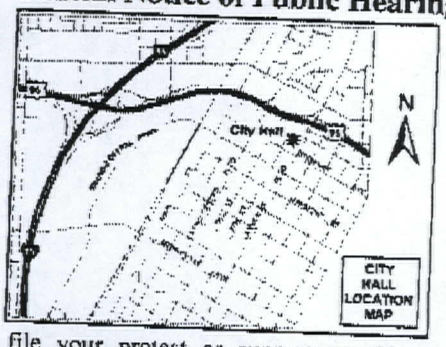
[ ] PROTEST [ ] APPROVE

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

GAVDS11 89147

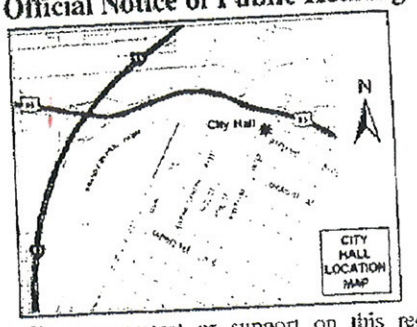
RECEIVED
SEP 14 2009

12P

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: Gregory S BROWN

Address: 606 Bonita Ave

City, State, Zip: LV NV 89104

Telephone: 580-7798

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

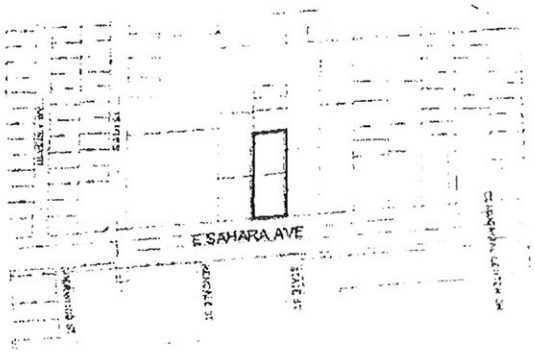
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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. Maps are not to scale. 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 13F

PAGE 01/01

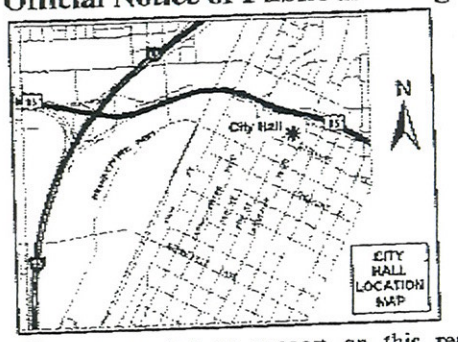
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
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

16203801058
ZURAWSKI STANLEY M JR ETAL
P O BOX 46110
LAS VEGAS NV 89114-6110

09/17/2009 10:07 7023660626

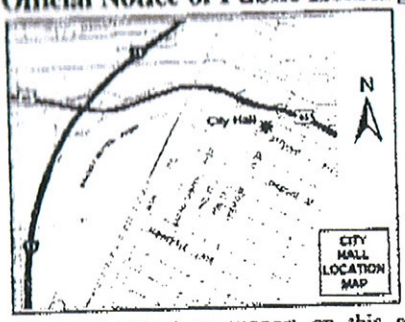
Late Submitted after final agenda
Item 82

RECEIVED
SEP 17 2009
CITY CLERK

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

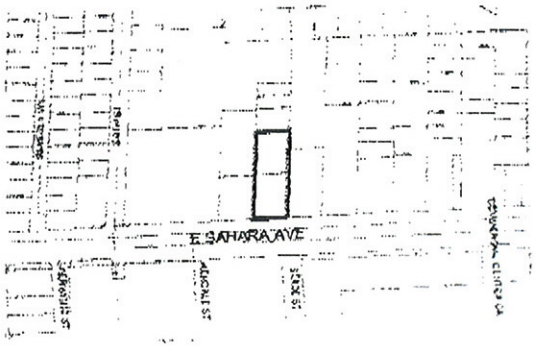
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

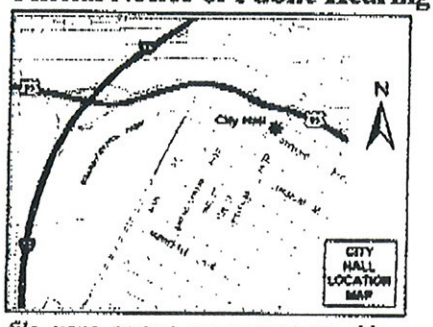
RECEIVED
SEP 21 2009

Submitted after final agenda
Date Item 12P

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 PAUL S. WHISLER

Address 1032 E. HASSETT AVE

City, State, Zip LAS VEGAS NV 89104-315

Telephone 702-735-0543

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 21 2009

Submitted after final agenda
Date Item 12P

PAGE 01/01

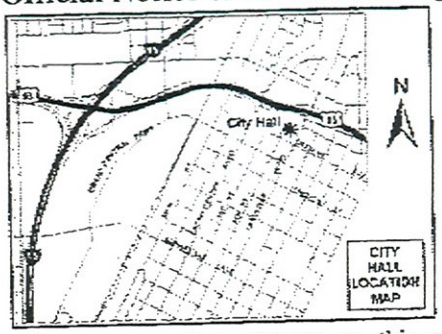
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 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

GAVDS14 89114

Submitted after final agenda
Date
Item 2P

RECEIVED
SEP 17 2009

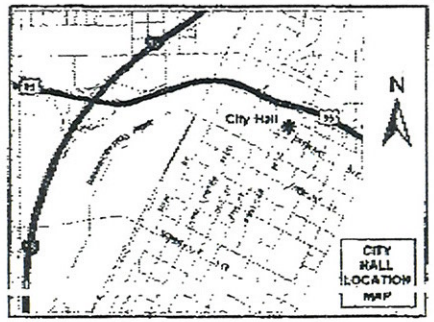
09/17/2009 10:06 7023660626

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
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
16203417052
FRANCESCHI SHERRILL A SURV TR
8385 W LA MADRE WY
LAS VEGAS NV 89149-4707

RECEIVED
SEP 22 2009

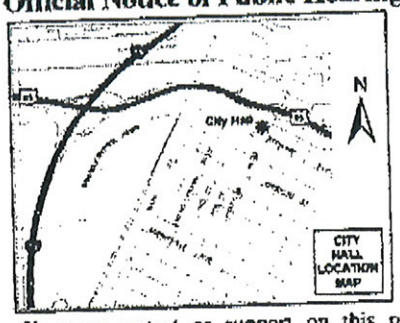
Submitted after final agenda
Date 9.24.09
Item 12 P

GAUDP11 89149

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

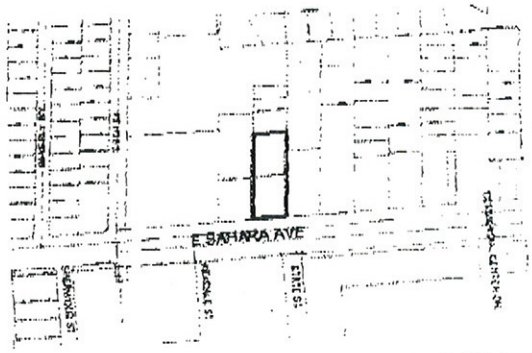
Please Cut Along Dotted Line and return the top portion to the City of Las Vegas Planning Commission

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

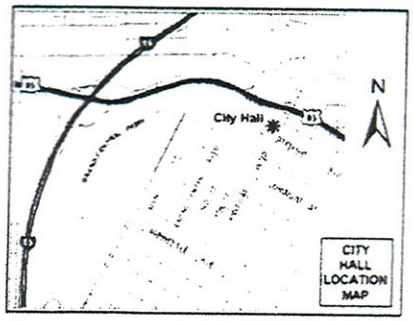
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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

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 KP Management

Address 1040 E. Sahara # 201

City, State, Zip Las Vegas, NV 89104

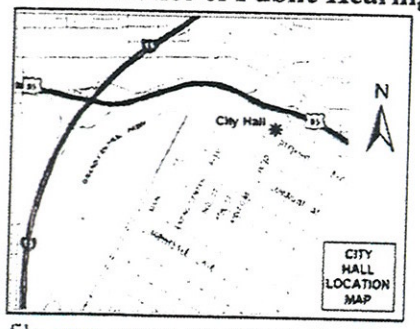
Telephone (702) 731-0015

RECEIVED
SEP 23 2009

21

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

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

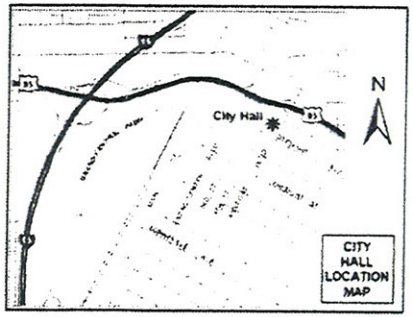
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 23 2009

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: Rosendo Cano

Address: 1712. S. 11th St.

City, State, Zip: L. V. NV. 89104

Telephone: 702) 380 1717

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.

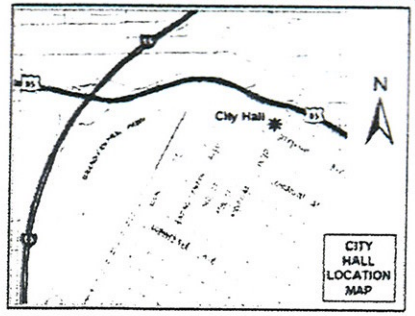
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 29 2009

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 Ray Beauchamp & Susan Dawn

Address 1709 - 6TH ST

City, State, Zip Las Vegas, NV 89104

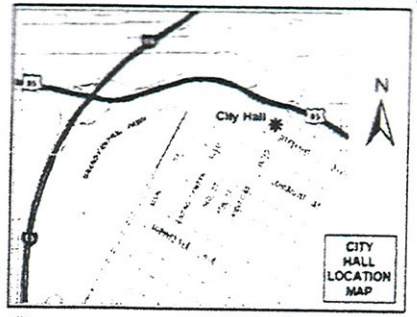
Telephone 702-696-9757

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

RECEIVED
SEP 23 2009

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 Kathleen Brooks/Peter Singelton

Address 607 Bonita Ave

City, State, Zip Las Vegas, NV 89104

Telephone 702 - 383-6303

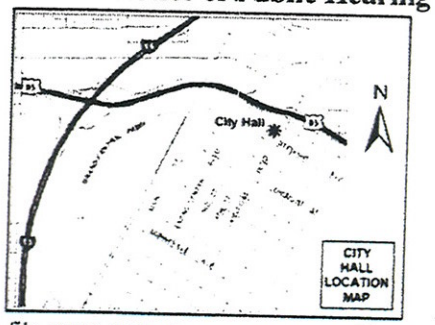
Many of us have lived in this area for years. We consider it our home - We constantly have to fight to protect this neighborhood, because we are not Hills or Southern Highlands - Please do not allow this.

Please Cut Along Dotted Line and return the top portion to the City of Las Vegas Planning Commission

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 Jeri Ann Culley

Address 1047 Hassett Ave.

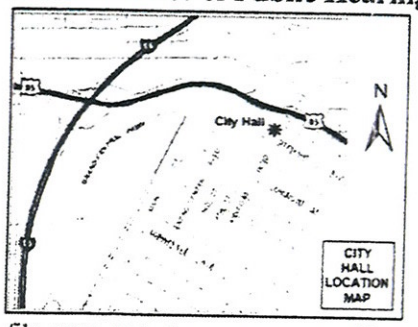
City, State, Zip Las Vegas, NV. 89104

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 1954 and it's gone too far down already said to say.

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

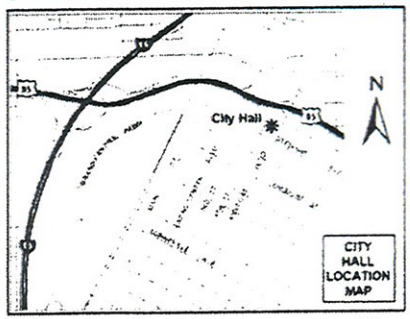
Telephone: 702-596-2845

RECEIVED
SEP 23 2009

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: Property owner

Address: 910 E. Oakey Blvd.

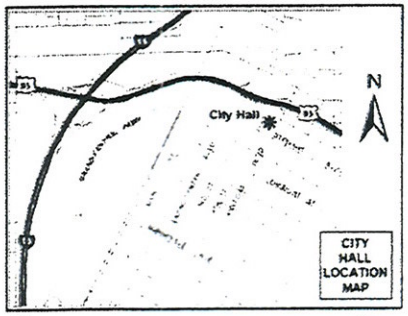
City, State, Zip: Las Vegas NV 89104

Telephone: 737-5280

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: Lola Stiborek / Lola Stiborek

Address: 604 Bonita Ave.

City, State, Zip: Las Vegas, NV 89104

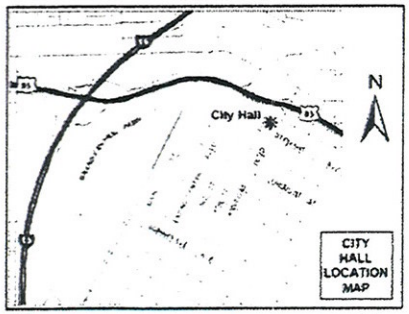
Telephone: (702) 734-6153

RECEIVED
SEP 23 2009

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

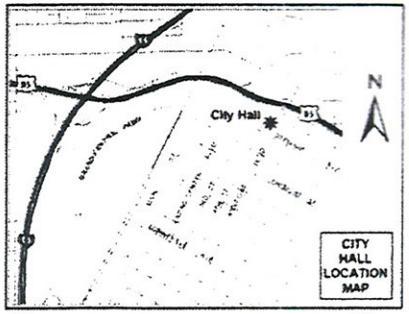
I don't want any thing like this in my neighborhood

Jm

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~~ SIDNEY ROWLAND

Address 1711 SOUTH 7TH ST.

City, State, Zip LAS VEGAS, NV. 89104

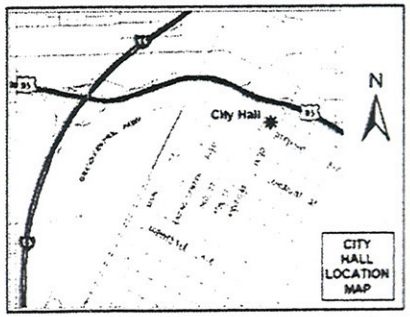
Telephone 601-415-2133

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 Jewell Jolliff

Address 1054 Howard Ave

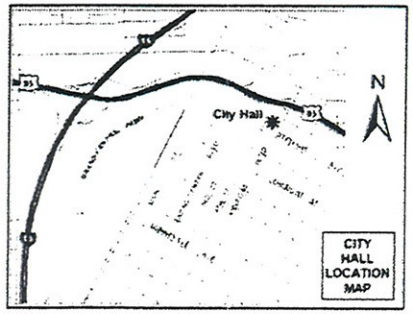
City, State, Zip Las Vegas, NV. 89104

Telephone 702 735-1208

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 MRS. Phyllis M Silvestri

Address 610 Canosa Ave

City, State, Zip Las Vegas. NV 89104-2815

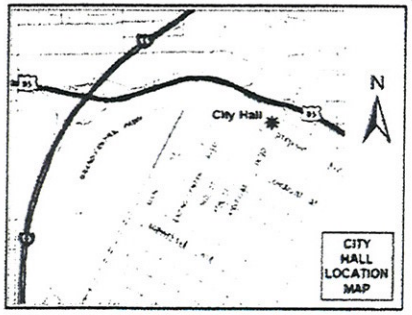
Telephone (702)735-6501

RECEIVED
SEP 23 2009

attached hereto

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: Linda Alverson

Address: 904. Canosa Ave

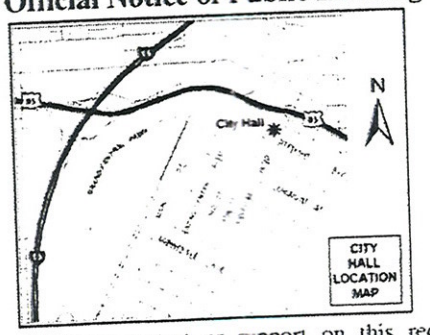
City, State, Zip: Las Vegas, NV. 89104

Telephone: 733-0995

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



Property Or Business Owner WALTER

Address 820 ALHAMBRA

City, State, Zip LAS VEGAS NV 89104

Telephone 702 884 8874

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

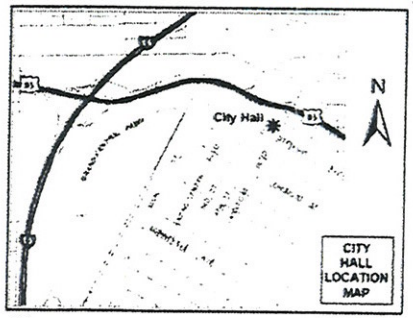
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 23 2009

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

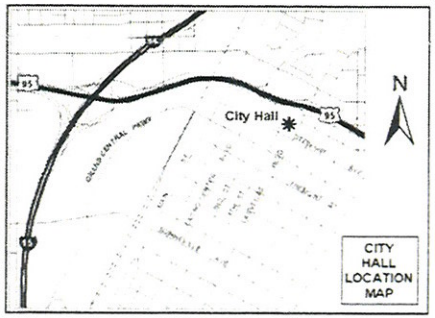
RECEIVED
SEP 23 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

02 1M $ 00.41⁴
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

Case: VAR-35528
16203810012
ZULEY RANDALL B & MIGNON M
2105 ALHAMBRA CIR
LAS VEGAS NV 89104-2910

RECEIVED
SEP 23 2009

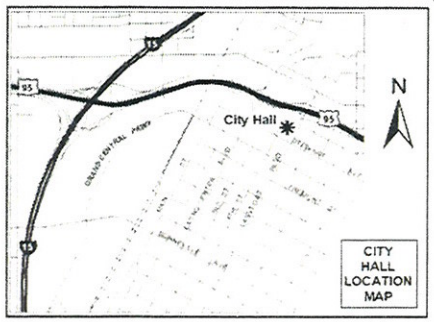
GAVDS11 A3104

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



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 this Bld & mine - that is just a small part of the problems thanks you for reading this - Miller & 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

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

Case: VAR-35528

16203801100
K P E SAHARA L L C ETAL
%M & B SLOAN
6910 N RAINBOW BLVD
LAS VEGAS NV 89131-3446

GAVDS11 89131

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
3253 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 13P

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

Submitted after final agenda
Date Item

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

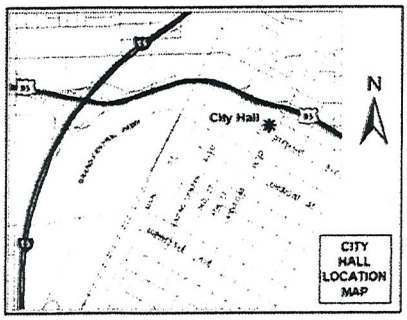
Phyllis M. Silvestri
610 Canosa Avenue
Las Vegas, NV 89104-2815

RECEIVED
SEP 23 2009

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

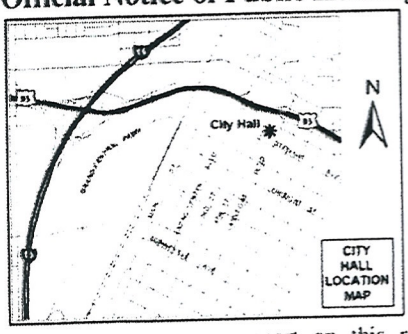
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Wayne Gordon

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

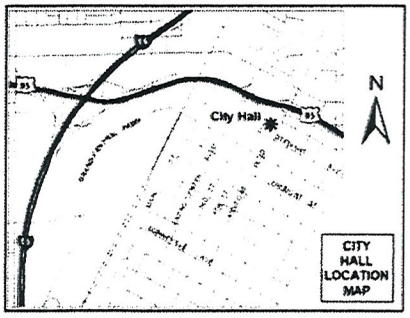
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

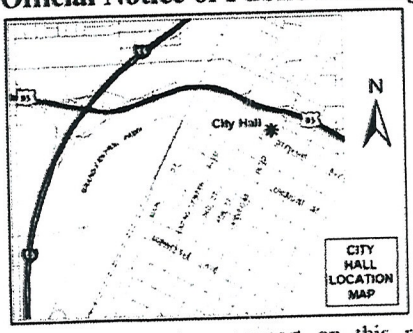
I OPPOSE

Connie Inman

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 HOWARD L. INMAN

Address 1025 HOWARD DR.

City, State, Zip LAS VEGAS, NV 89104

Telephone 702-524-5385

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

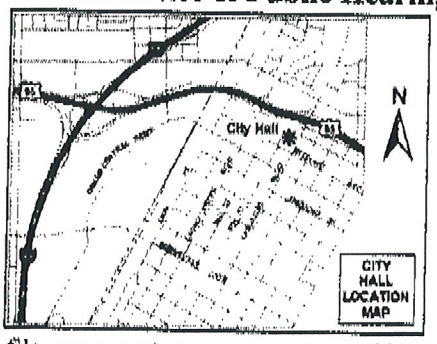
Planning Commission Meeting of 9/24/2009

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

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

16203801064
FRASER TRUST
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

HAVDS11 89134

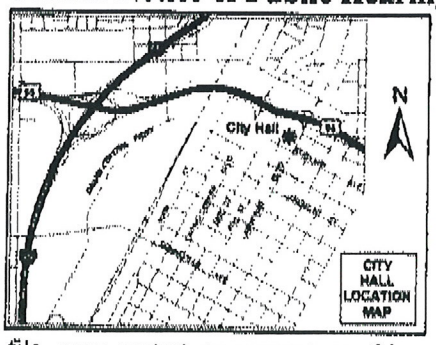
11P

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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 11/5/2009

16203801124 Case: VAR-35528
FRASER THOMAS B II & BARBARA D
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

HAVDS11 89134

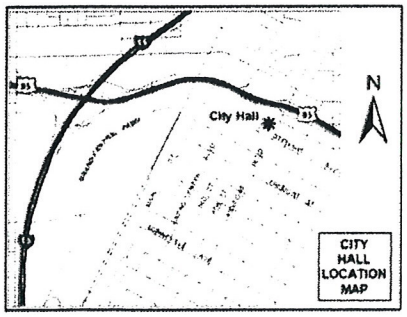
11P

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.

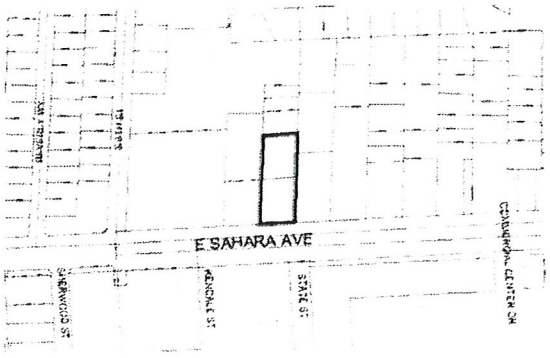
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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

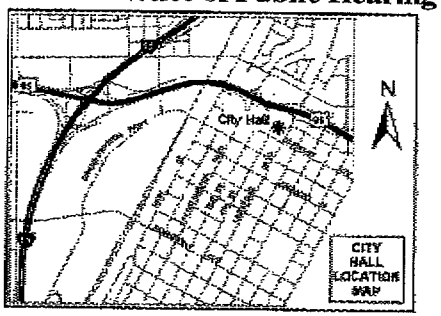
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 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.

11A

PAGE 01/01
CUSTOM DESIGN CABINE
09/16/2009 10:00 7022555779

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

Case: VAR-35528
16203801089
MY SISTERS COMPANY L L C
2150 S HIGHLAND
LAS VEGAS NV 89102-4622

GAVDS11 A910E

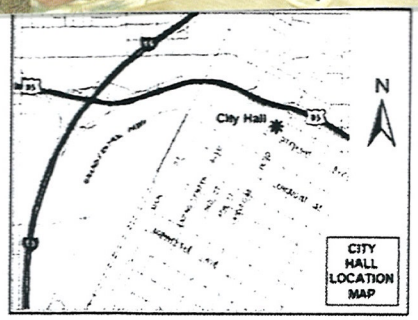


Property Or Business Owner Ronald KRAUSE / OWNER OF KRAUSE'S Pool CARE

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 Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

+ Support this new Business!

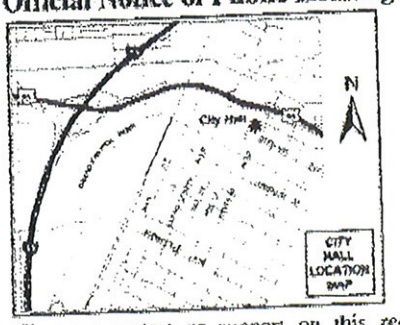
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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: My Sister's Company

Address: 860 E. Sahara Avenue

City, State, Zip: LV NV 89101

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

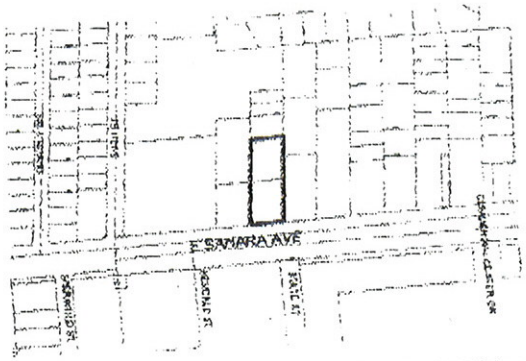
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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 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 29 2009

13

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

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: 775.882.1311
Fax: 775.882.0257

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7000

October 15, 2009

VIA FACSIMILE
385-7268

Mr. Steve Gebeke
Planning Commission Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: ***VAR-35528 and SDR-35186***
Bodyflying US, LLC
10/22/09 Planning Commission Items #6-7

Dear Steve:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be held from the presently scheduled Planning Commission hearing of October 22 until **November 19, 2009**. The additional time is needed to work with the neighbors.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

RECEIVED
OCT 16 2009

JJL/sli

cc: Jonathan Boyles (via e-mail: jboyles@lasvegasnevada.gov)

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

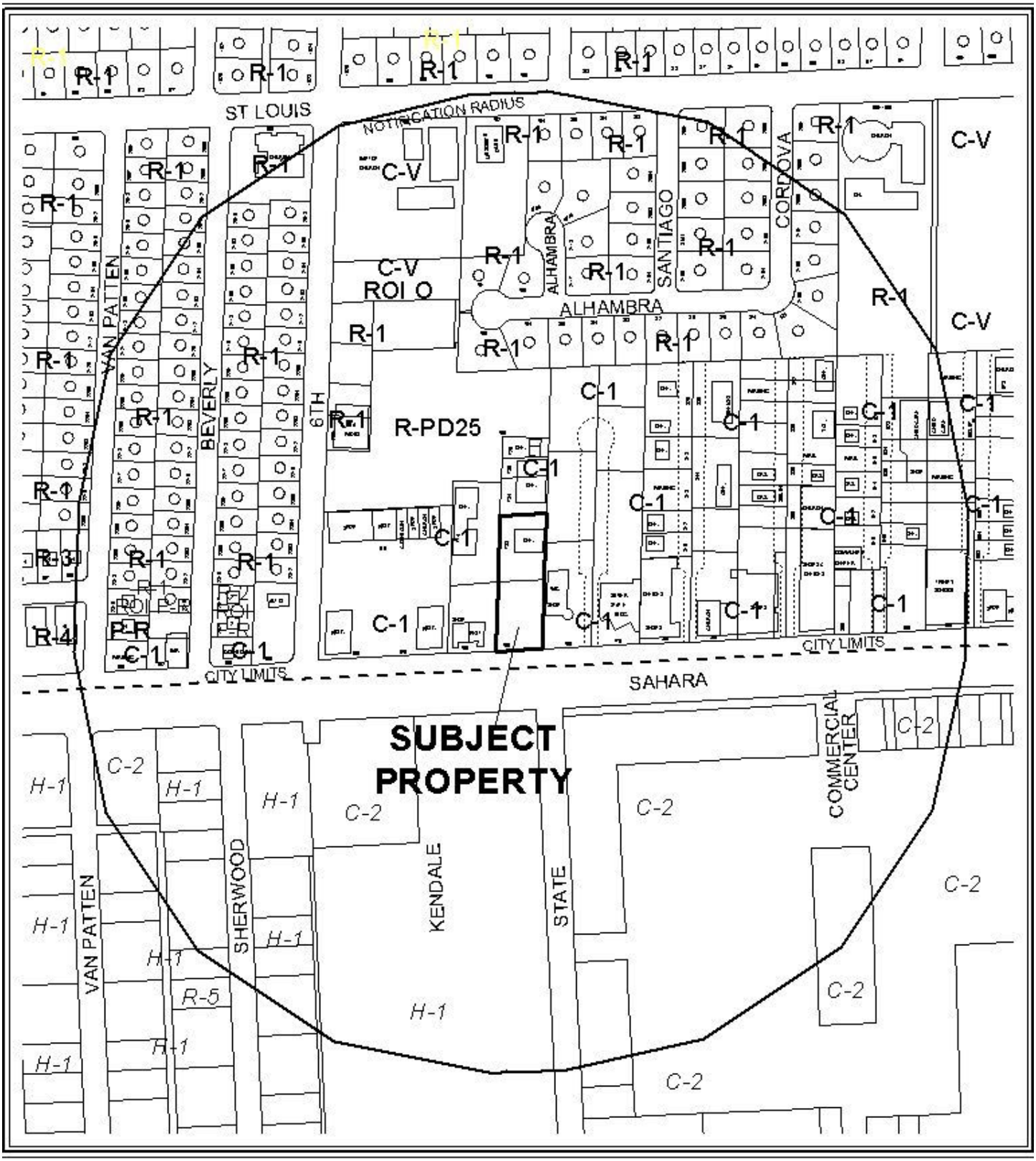
SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH 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)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**55**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards/Letters and Support Postcards
7. Abeyance Request Submitted by Jennifer Lazovich

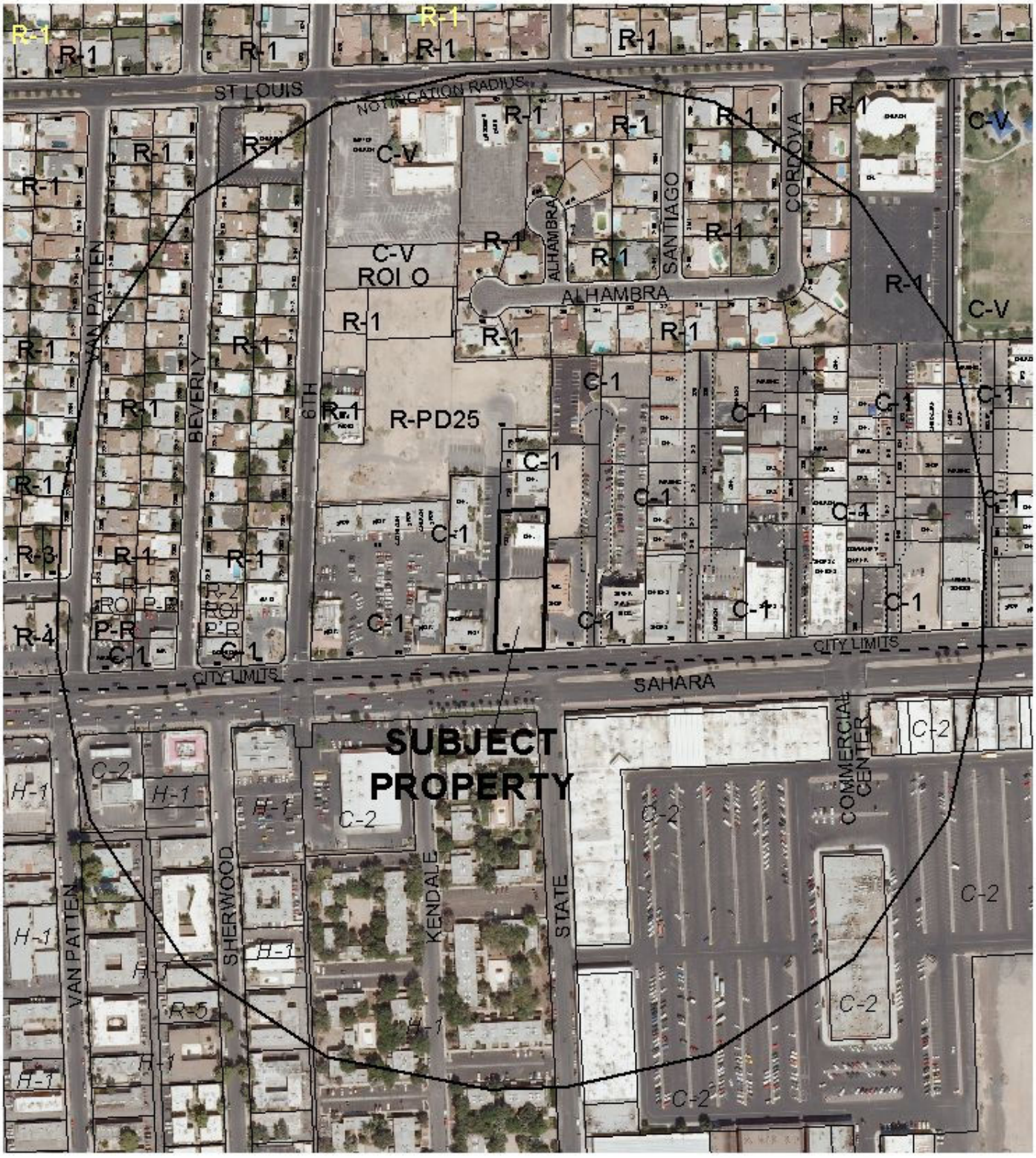


0 300 600 Feet

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

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.

9. 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.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the City Surveyor to determine whether an Administrative Joining or other map is necessary; comply with the recommendations of the City Surveyor.

12. 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.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

14. 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.

15. 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.

16. 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.

SDR-35186 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** 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.

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

JB

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 183

APPROVALS 4

PROTESTS 55

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

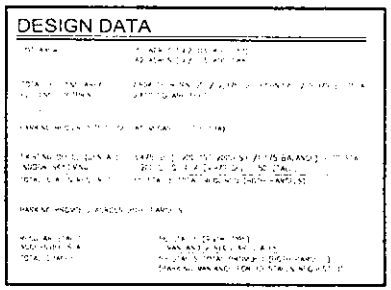
Subscribed and sworn before me

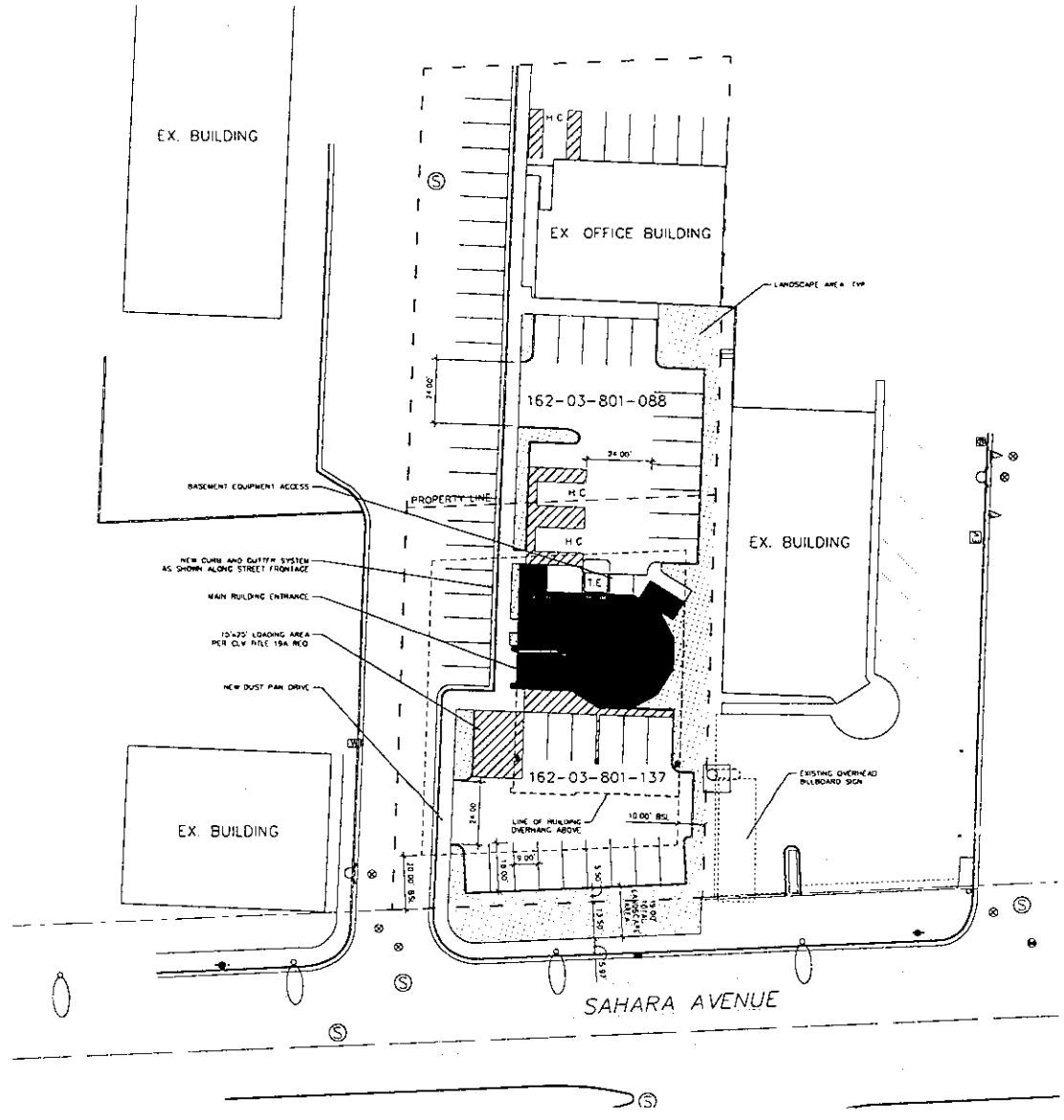
This 13 day of July, 2009

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:

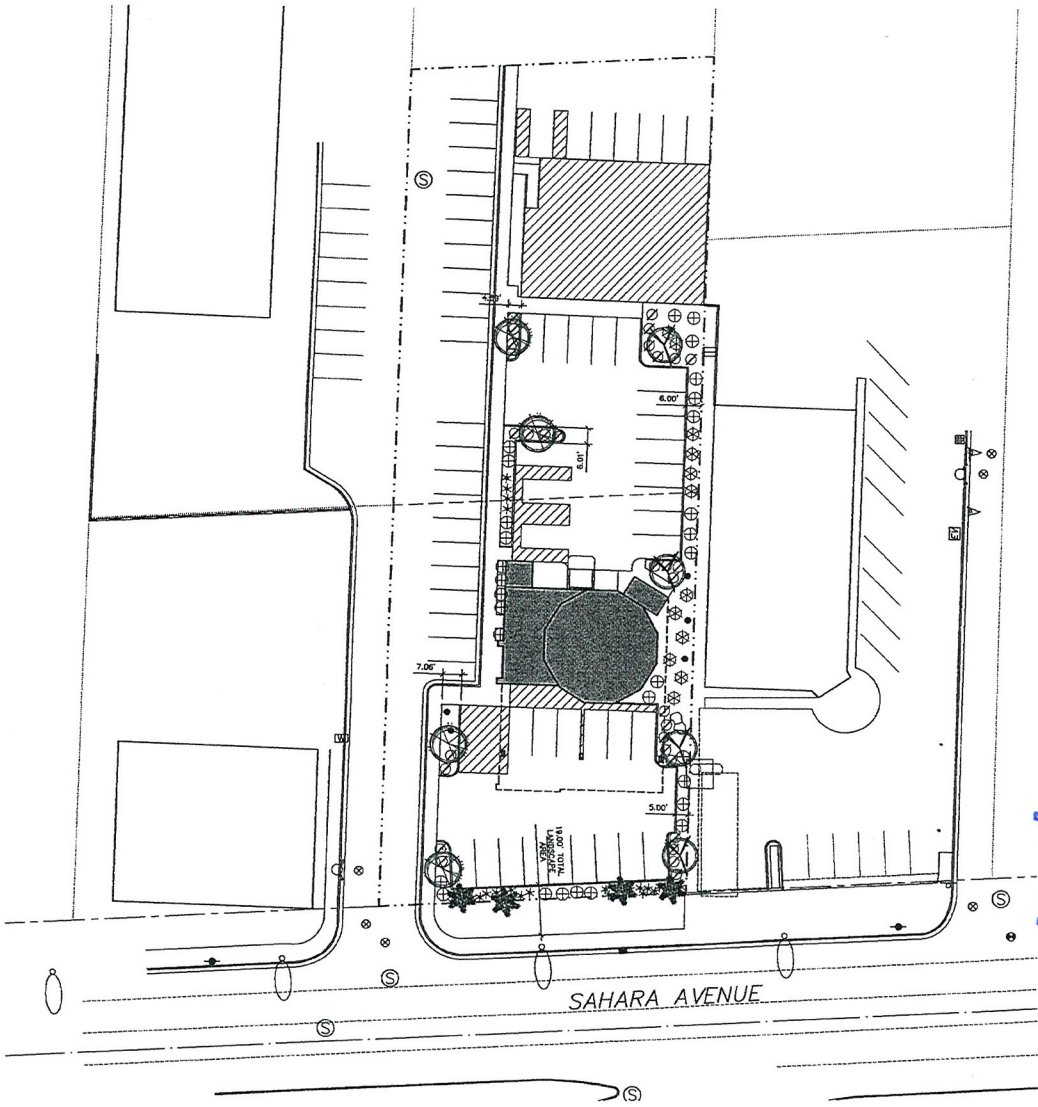
1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. EACH 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

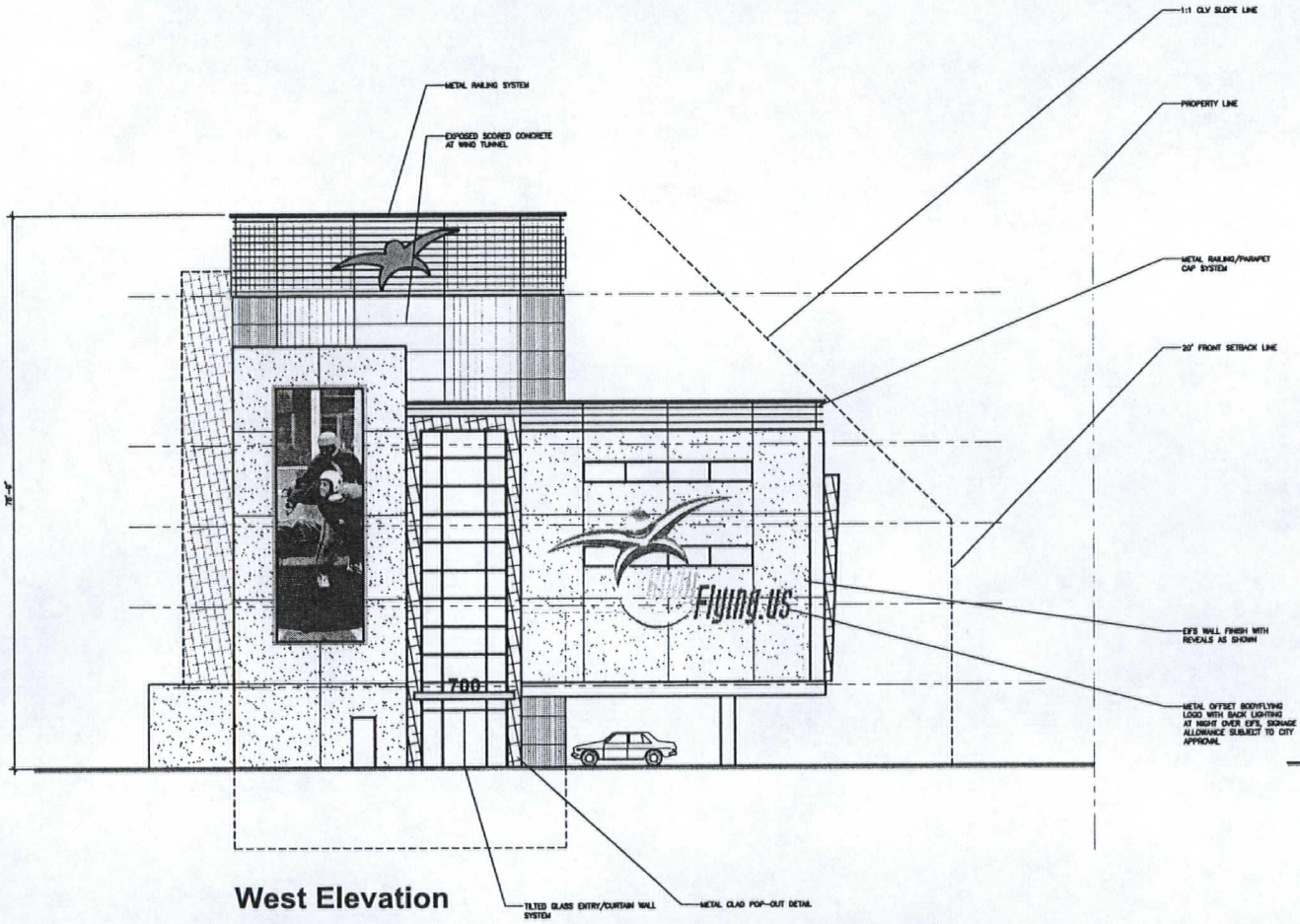
Scale: 1" = 20'-0"
BBDG Project No.: 1109A
Version 3a

BodyFlying.us LLC - Las Vegas

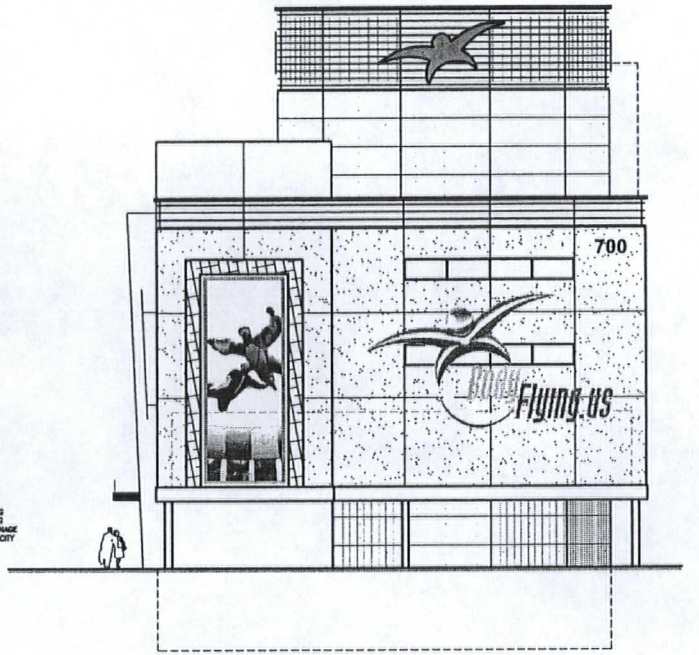
700 East Sahara Avenue, Las Vegas, Nevada

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

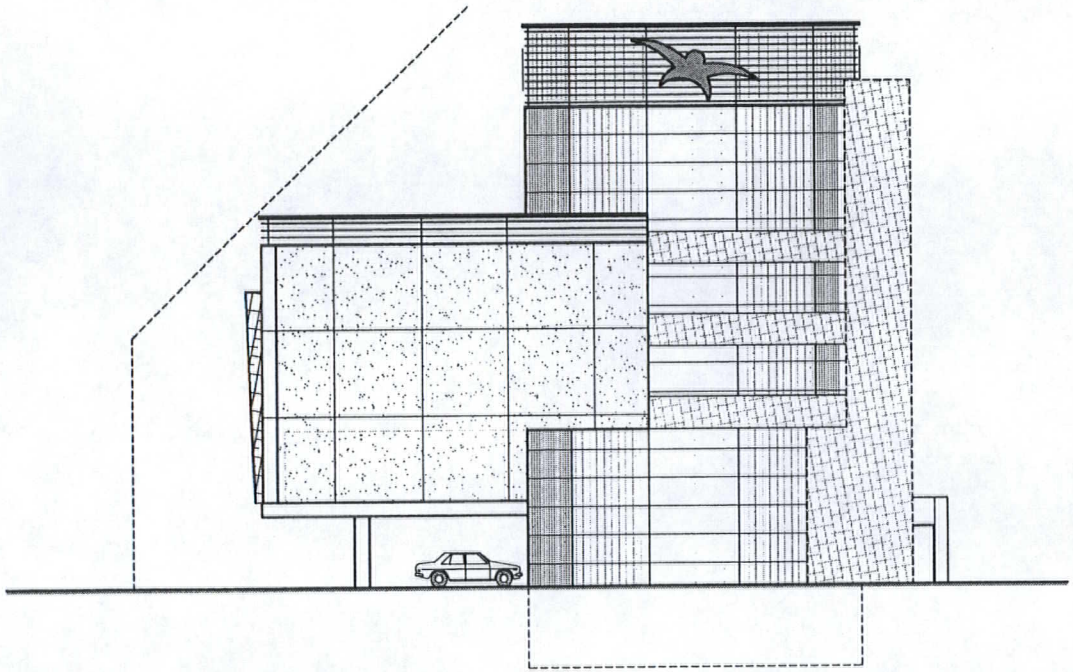
BodyFlying.us LLC - Las Vegas

700 East Sahara Avenue, Las Vegas, Nevada

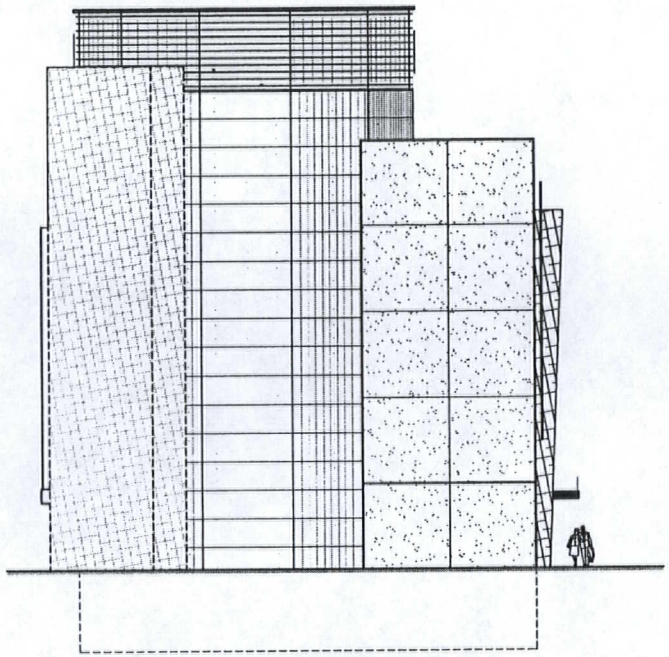
SDR-35186

08/27/09 PC

BRESLIN BUILDERS



East Elevation



North Elevation

RECEIVED

SDR-35186

JUL 14 2009

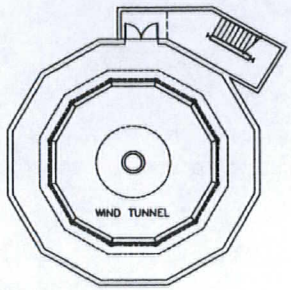
08/27/09 PC

Land-Use Submittal
July 9, 2009

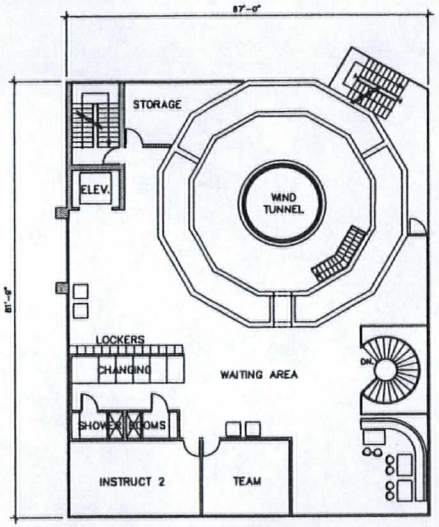
Exterior Elevations

Scale: 1/8" = 1'-0"
BBDG Project No.: 1109A
Version 2

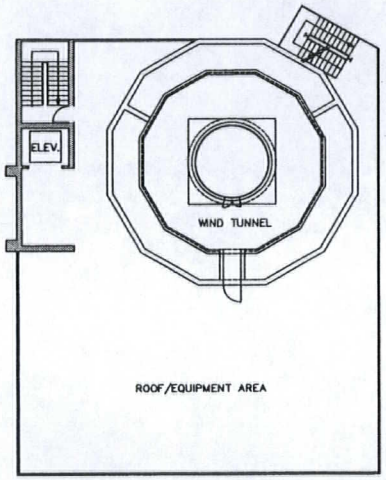
BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada



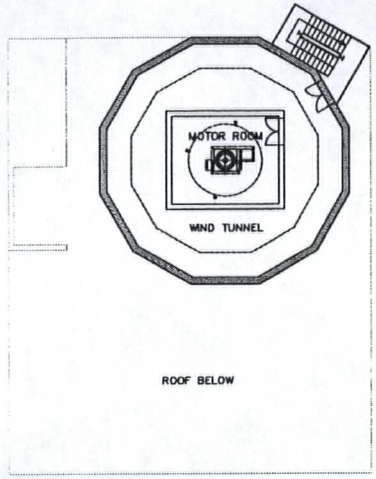
Level B (Basement)



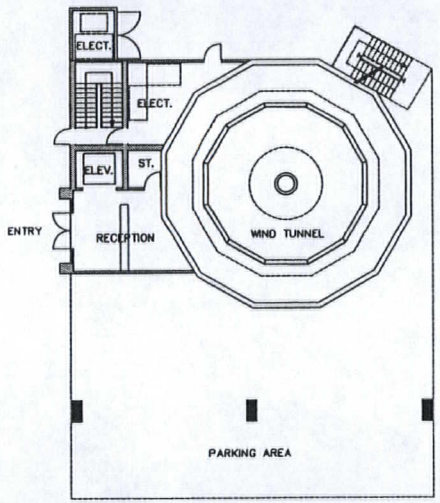
Level 4 (Spectator)



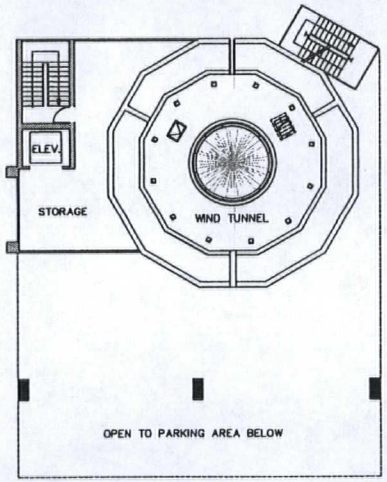
Level 5 (Propeller)



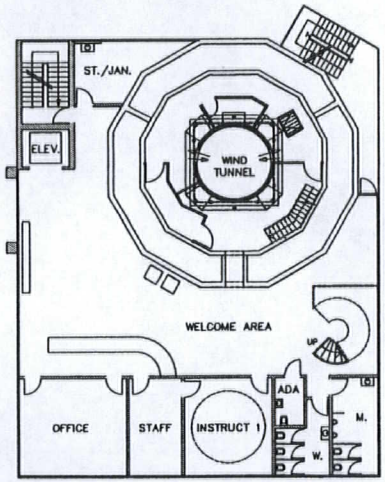
Level 6 (Motor)



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

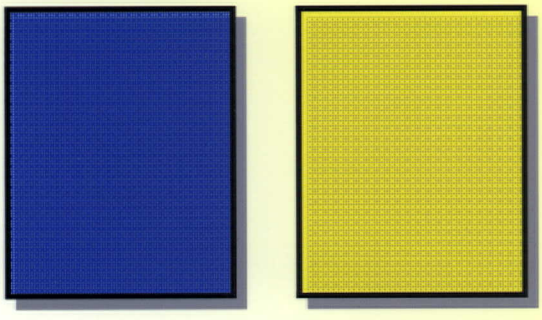
Scale: 3/32" = 1'-0"
BBDG Project No.: 1109A
Version 2

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

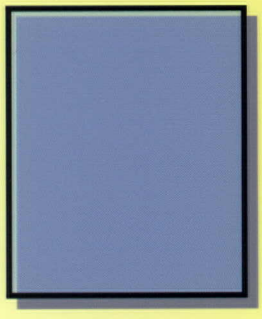
SDR-35186
08/27/09 PC

RECEIVED
JUL 14 2009

Color and Materials Board



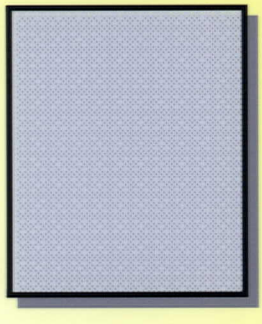
Typical EIFS and Accent
Paint and Trim Colors



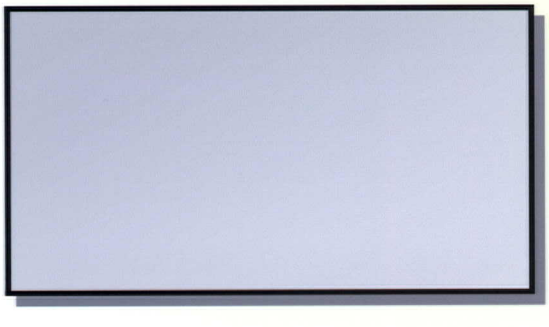
Typical Glazing Color
PPG Solarban® z50 or equal



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
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

08/20/09



SDR-35186 - APPLICANT/OWNER: BODYFLYING US, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 440 FEET EAST OF SIXTH STREET
NOVEMBER 5, 2009 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

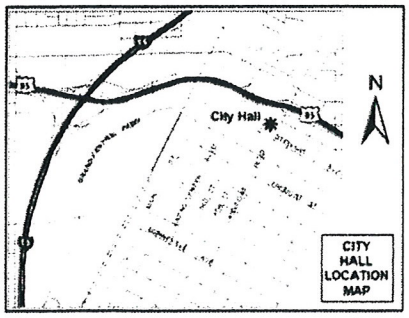
Robert J. Gronauer

RJG/mlt

RECEIVED
AUG 11 2009

City of Las Vegas
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

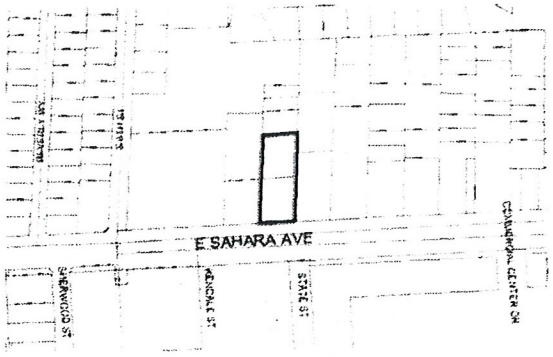
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

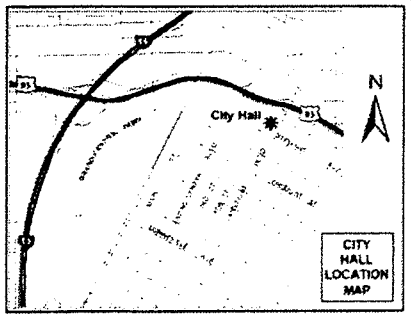
Public Hearing Information

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 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

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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

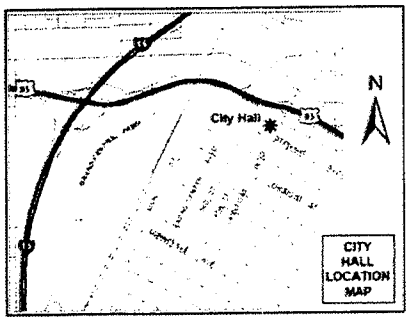
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

RECEIVED
OCT 07 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 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

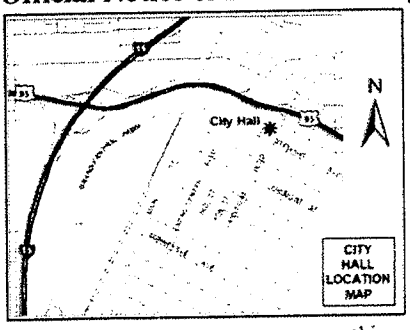
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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

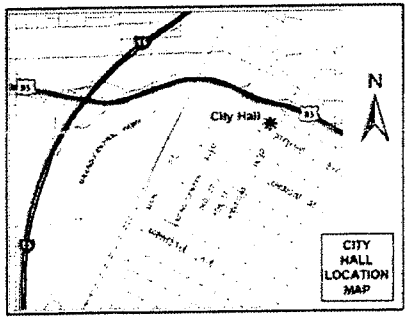
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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: JACK WEINSTEIN MGR VANCO LLC

Address: 896 E SAHARA

City, State, Zip: 89104

Telephone: 702 630 9555

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

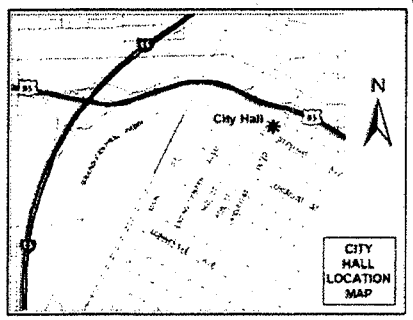
Jack Weinstein

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Of
~~Business Owner~~ Donald D. & Irene B. Larkin

Address 2104 Cordova St.

City, State, Zip L.V. 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

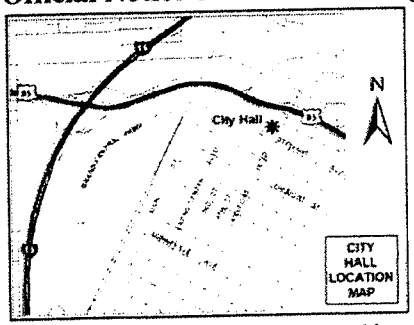
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Bower

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

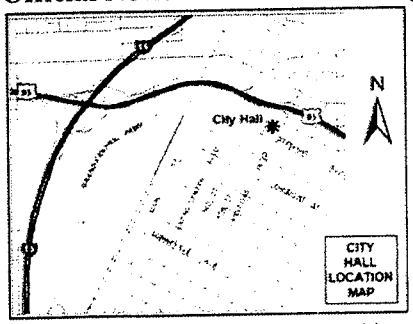
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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

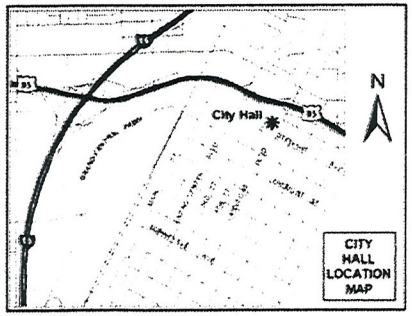
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Joyce 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

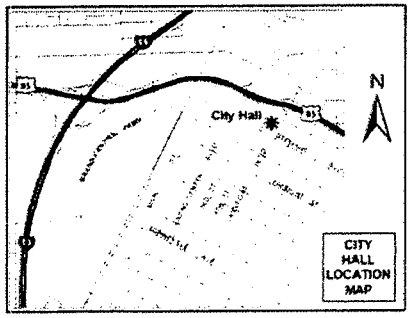
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 PETERSEN 1994 TRUST

Address 709 CANOSA AVE

City, State, Zip LAS VEGAS NEV 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

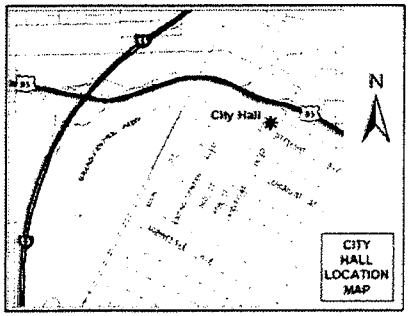
NOISE CREATED WOULD BE A CONCERN

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 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

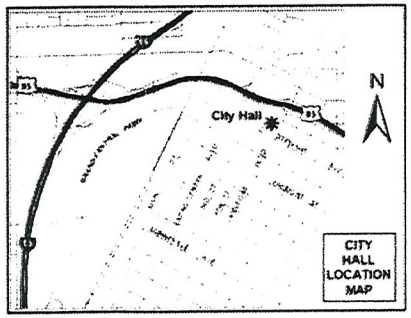
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 _____

Address _____

City, State, Zip _____

Telephone _____

Tom & Vivian McHatton
2008 Cordova St
Las Vegas, NV 89104

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.

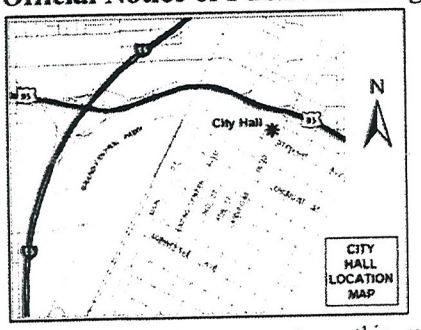
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Tenille 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

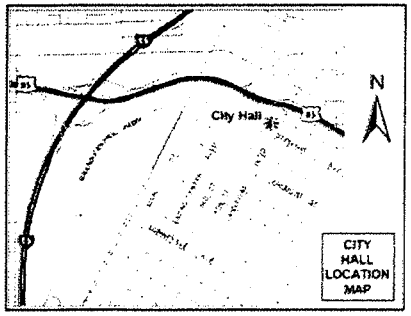
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Patsy Graham

Address 2105 Santiago St

City, State, Zip L.V. NV 89104

Telephone 791-5086

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

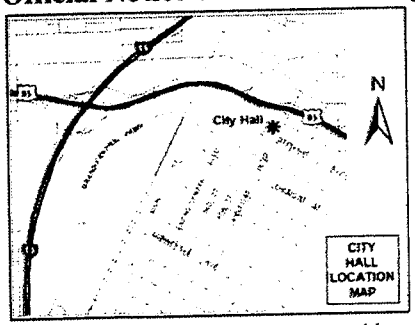
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Canoga 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

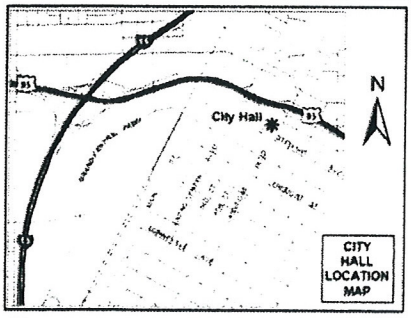
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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 Stevens Trust Mary Stevens 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

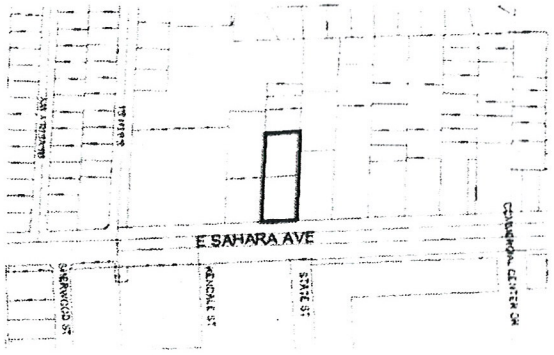
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

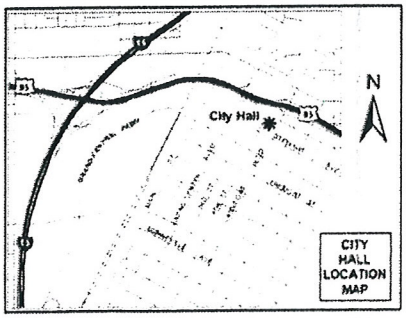
Public Hearing Information

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) 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

Return Service Requested
Official Notice of Public Hearing



Property Or Business Owner: Firooz Mashhood MD

Address: 734 E Sahara

City, State, Zip: Las Vegas Nevada 89104

Telephone: 702.477.7764

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

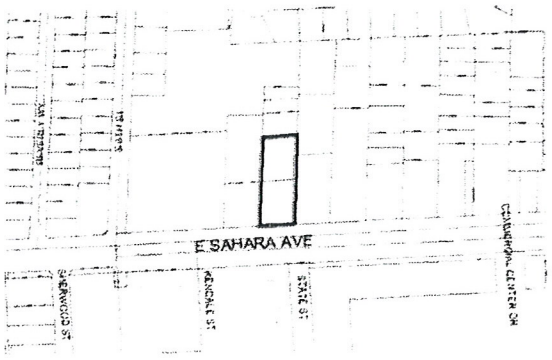
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

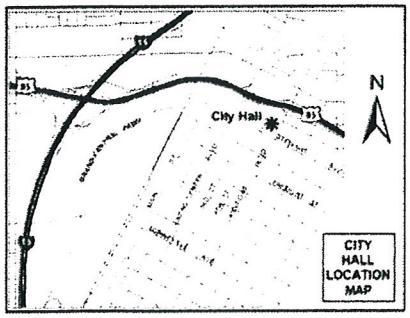
Public Hearing Information

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) 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

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

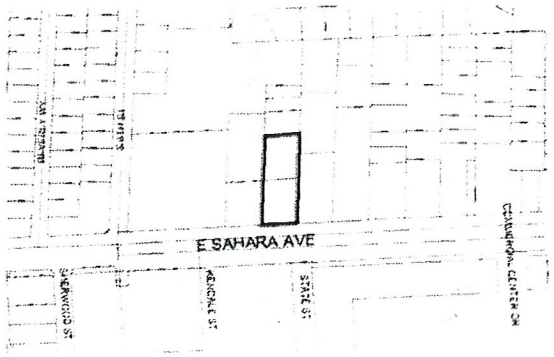
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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 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.

Telephone Protest/ Approval Log

Meeting Date: 09.24.09 **Case Number:** SDR-35186

Date: 09.16.09

Name: Terry Hunt

Address: 700 E Sahara Ave
Las Vegas, NV 89104

Phone: 702-596-8960

[X] PROTEST [ ] APPROVE

Date: 9-17-09

Name: Eugene Godina

Address: 700 E. Sahara
89104

Phone: 737-7077

[X] PROTEST [ ] APPROVE

Date: 9-17-09

Name: Dr. Mashood

Address: 704 E. Sahara
89104

Phone: (702) 477-7764

[X] PROTEST [ ] APPROVE

Date:

Name:

Address:

Phone:

[ ] PROTEST [ ] APPROVE

Date:

Name:

Address:

Phone:

[ ] PROTEST [ ] APPROVE

Date:

Name:

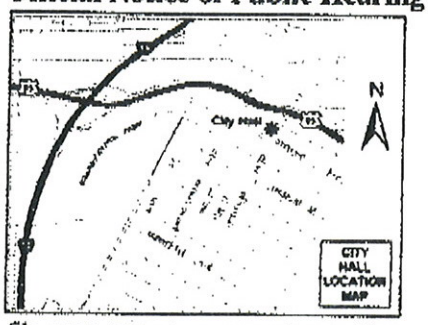
Address:

Phone:

[ ] PROTEST [ ] APPROVE

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 PAUL S. WHISLER

Address 1032 E. HASSETT AVE

City, State, Zip LAS VEGAS NV 89104-315

Telephone 702-735-0543

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 21 2009

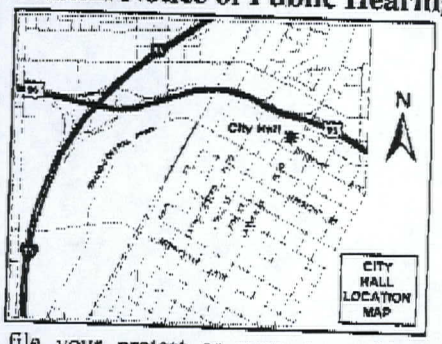
Submitted after final agenda
Date Item 139

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

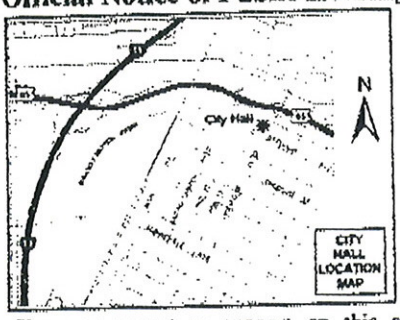
RECEIVED
SEP 14 2009

13P

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 Pky

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 Carnell, Trustee

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

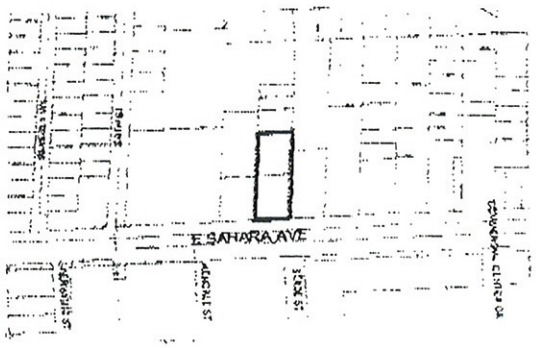
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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.

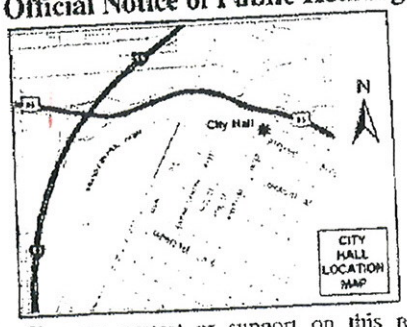
RECEIVED
SEP 21 2009

Submitted after final agenda
Date Item 13

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: Gregory S Brown

Address: 606 Bonita Ave

City, State, Zip: LV NV 89104

Telephone: 580-7798

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 at which time action on this 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

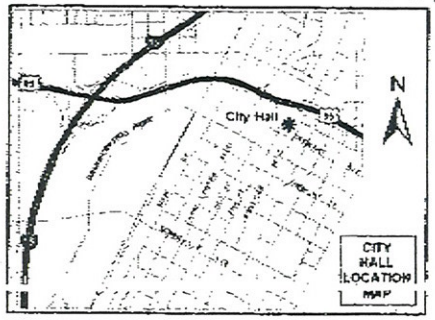
Submitted after final agenda
Date Item 13P

9-22-209 11:57AM FROM FRANCESCH 702 396 2155 P.1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

Case: VAR-35528

16203417052
FRANCESCHI SHERRILL A SURV TR
8385 W LA MADRE WY
LAS VEGAS NV 89149-4707

RECEIVED
SEP 22 2009

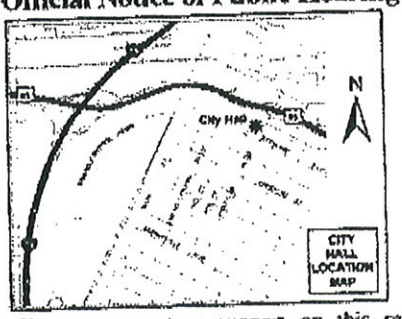
Submitted after final agenda
Date 9.24.09
Item 13

GAUDF11 89149

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 CIRROSA

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

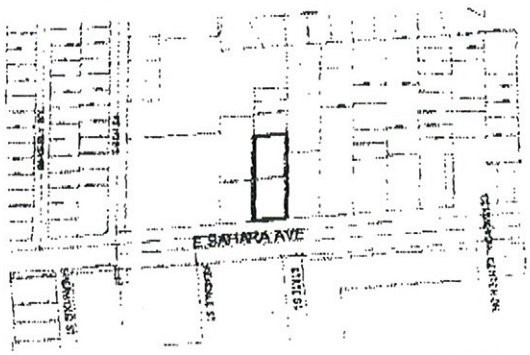
Please Cut Along Dotted Line and return the top portion to the City of Las Vegas Planning Commission

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 13f

PAGE 01/01

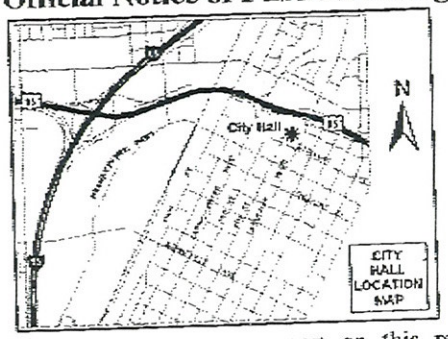
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[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
16203801058
ZURAWSKI STANLEY M JR ETAL
P O BOX 46110
LAS VEGAS NV 89114-6110

RECEIVED
SEP 17 2009
CITY CLERK

Submitted after final agenda
Date
Item 13P

09/17/2009 10:07 7023660626

PAGE 01/01

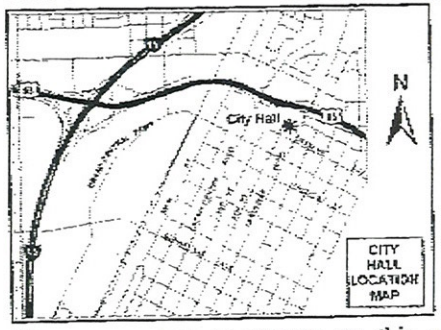
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 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

Submitted after final agenda
Date
Item 13D

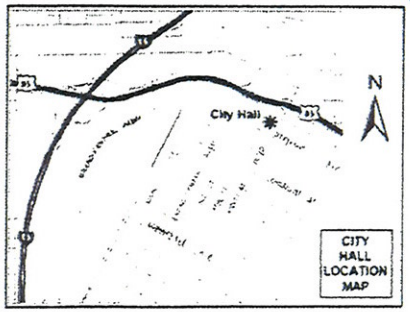
RECEIVED
SEP 17 2009

GAVDS11 89114

09/17/2009 10:06 7023660626

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: Ray Beauchamp & Susan Dawn

Address: 1709 - 6th St

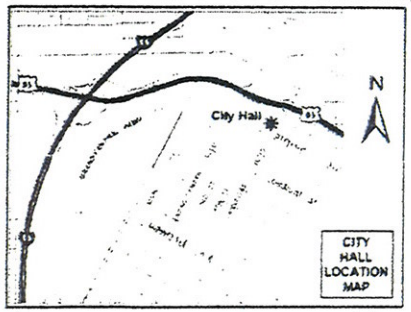
City, State, Zip: Las Vegas, NV 89104

Telephone: 702-696-9757

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 speak to our Citizen Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

RECEIVED
SEP 23 2009

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 Kathleen Brooks/Peter Singelton

Address 607 Bonita Ave

City, State, Zip Las Vegas, NV 89104

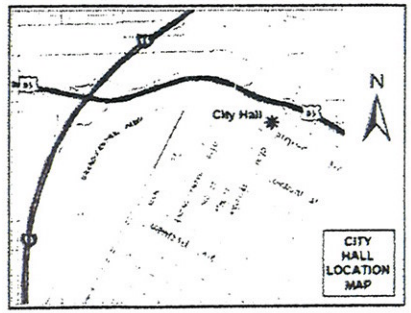
Telephone 702 - 383-6303

Many of us have lived in this area for years. We consider it our home - We constantly have to fight to protect this neighborhood, because we are not Hills or Southern

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 Jeri Ann Culley

Address 1047 Hassett Ave.

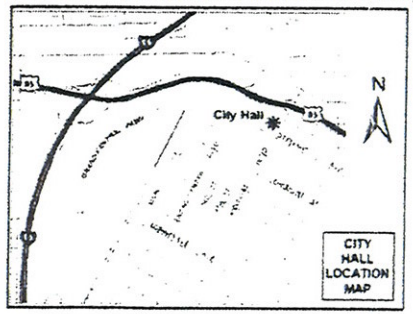
City, State, Zip Las Vegas, NV. 89104

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 1954 and it's gone too far down already said to day.

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.
22.2 6TH ST

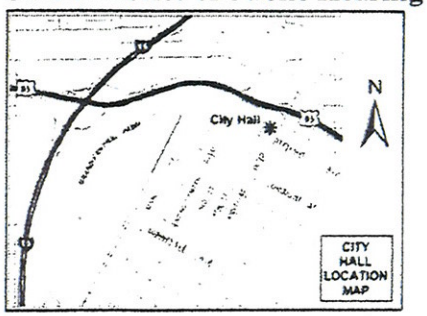
City, State, Zip: LV. NV 89104

Telephone: 702-596-2845

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: Property owner

Address: 910 E. Oakey Blvd.

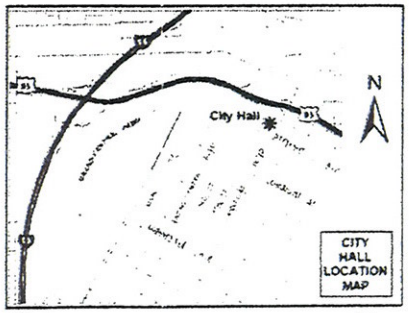
City, State, Zip: Las Vegas NV 89104

Telephone: 737-5280

RECEIVED
SEP 29 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 Lola Stiborek / Lola Stiborek

Address 604 Bonita Ave

City, State, Zip Las Vegas, NV 89104

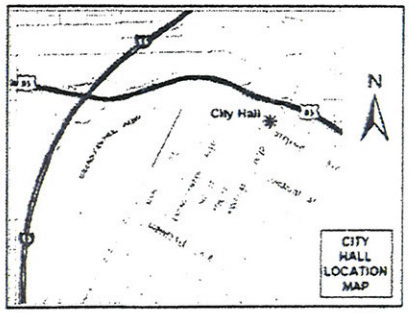
Telephone (702) 734-6153

RECEIVED
SEP 23 2009

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

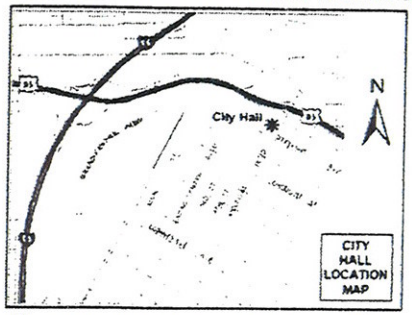
Telephone 702 862-8163

I don't want any thing like this in my neighborhood

Jan

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~~ SIDNEY ROWLAND

Address 1711 SOUTH 7TH ST.

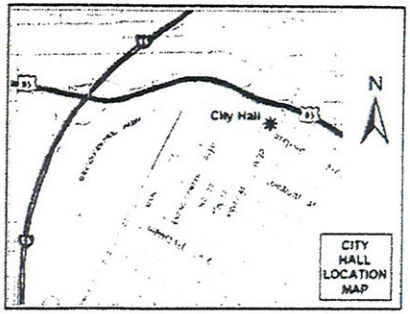
City, State, Zip LAS VEGAS, NV. 89104

Telephone 601-415-2133

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.

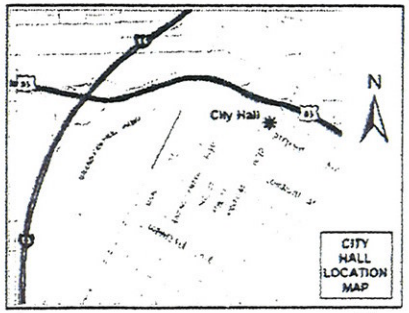
VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

Property Or Business Owner Jewell Goliff
Address 1054 Howard Ave
City, State, Zip Las Vegas, NV. 89104
Telephone 702 735-1208

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 MRS. Phyllis M Silvestri

Address 610 Canosa Ave

City, State, Zip Las Vegas, NV 89104-2815

Telephone (702)735-6501

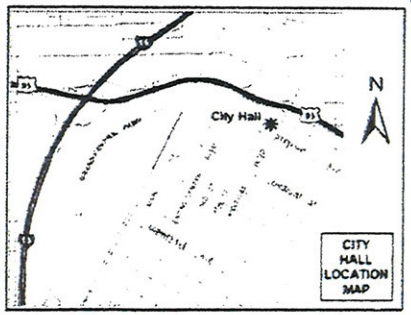
RECEIVED
SEP 23 2009

attached hereto

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: Linda Alverson

Address: 904. Canosa Ave

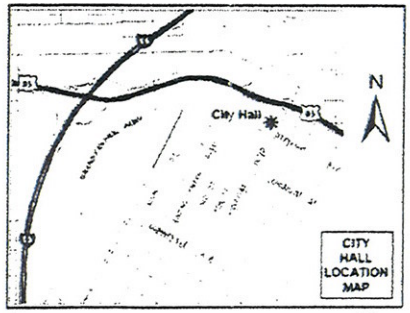
City, State, Zip: Las Vegas. NV. 89104

Telephone: 733-0995

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 WALTER

Address 820 ALHAMBRA

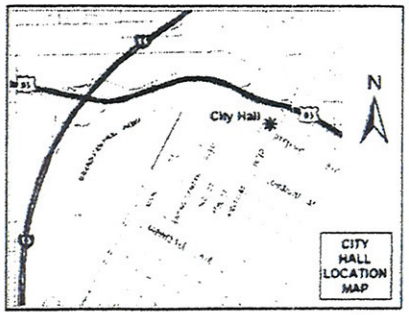
City, State, Zip LAS VEGAS NV 89104

Telephone 702 884 8874

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 HENRY SKONIECZNY

Address 705 E. ST. LOUIS

City, State, Zip LAS VEGAS NV 89104

Telephone (702) 369 1991

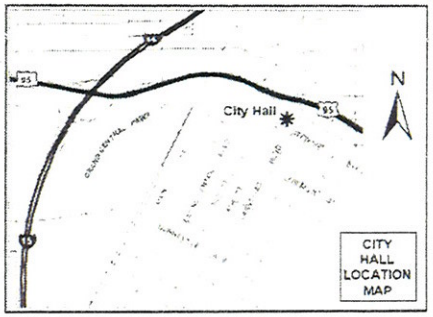
RECEIVED
SEP 23 2009

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
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
16203810012
ZULEY RANDALL B & MIGNON M
2105 ALHAMBRA CIR
LAS VEGAS NV 89104-2910

RECEIVED
SEP 23 2009

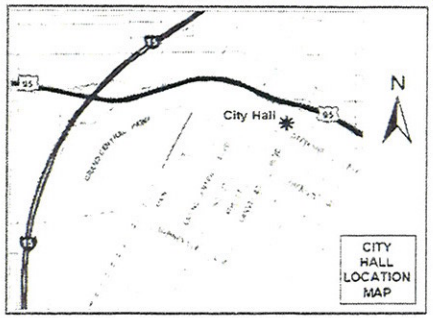
GAVOS11 89104

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



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 - Milagros 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

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

Case: VAR-35528

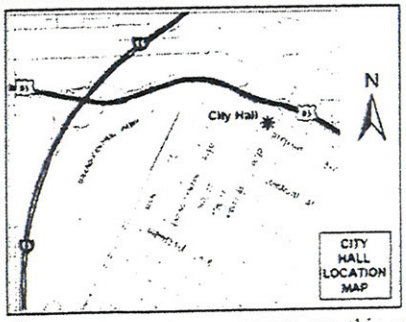
16203801100
K P E SAHARA L L C ETAL
%M & B SLOAN
6910 N RAINBOW BLVD
LAS VEGAS NV 89131-3446

GAUDS11 89131

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
SEP 28 2009

Property Or Business Owner KP Management

Address 1040 E. Sahara # 201

City, State, Zip Las Vegas, NV 89104

Telephone (702) 731-0015

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.

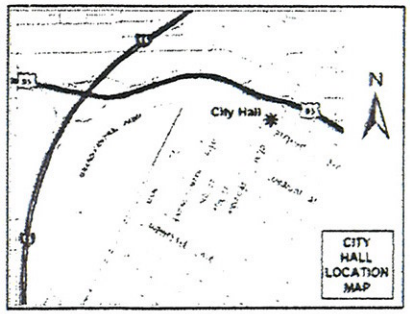
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

D2

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

RECEIVED
SEP 23 2009

Property Or Business Owner: Schneider Development

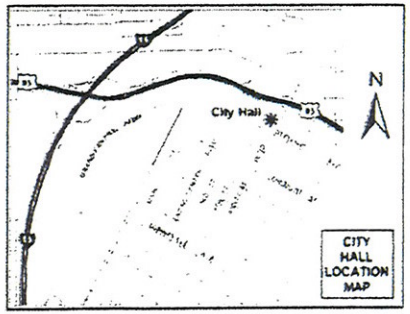
Address: 1700 S. 9th

City, State, Zip: Las Vegas, Nev. 89104

Telephone: 702-340-1008

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
SEP 23 2009

Property Or Business Owner Rosendo Cano

Address 1712. S. 16th St.

City, State, Zip L.V. NV 9104

Telephone 702) 380 1717

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

MEETINGS
CONVENTIONS - CONSULTATIONS - BYLAWS

Phyllis M. Silvestri
PROFESSIONAL REGISTERED PARLIAMENTARIAN
CERTIFIED PROFESSIONAL PARLIAMENTARIAN

610 Canosa Ave.
Las Vegas, Nevada 89104

Telephone
(702) 735-650

CLASSES - LECTURES - ELECTIONS
PROFESSIONAL PRESIDING OFFICER

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101-2986

Protest

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

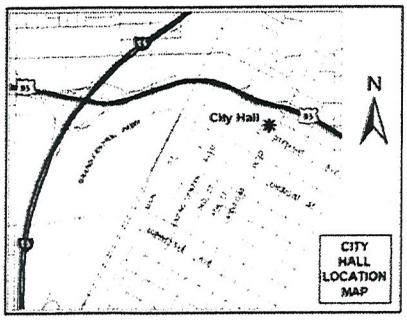
Phyllis M. Silvestri
610 Canosa Avenue
Las Vegas, NV 89104-2815

RECEIVED
SEP 23 2009

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

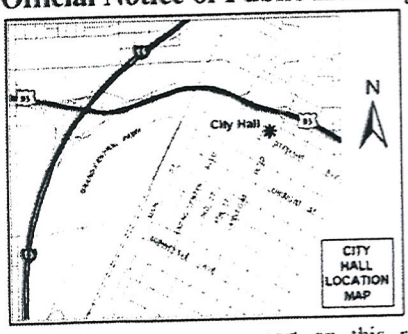
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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 Wayne Gordon

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

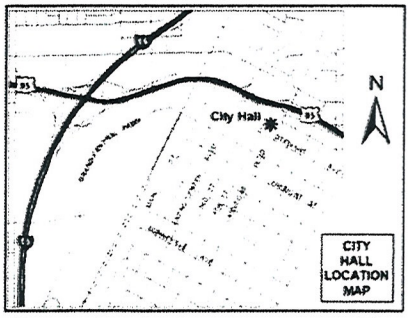
Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

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.

VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

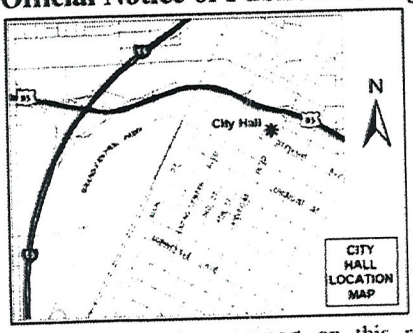
I OPPOSE

Connie Inman

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 HOWARD L. INMAN

Address 1025 HOWARD DR.

City, State, Zip LAS VEGAS, NV 89104

Telephone 702-524-5385

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

---

the Tiger Lily
FLOWER SHOP

Protest

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

Submitted after final agenda
Date
Item 13P

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

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

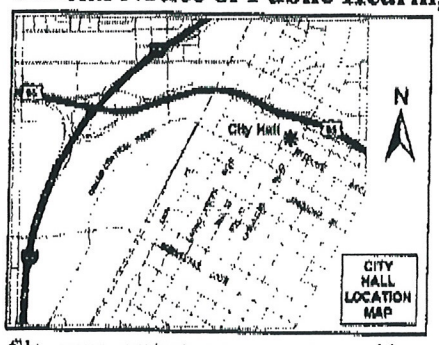
Submitted after final agenda
Date Item

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 26 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 11/5/2009

Case: VAR-35528

16203801064
FRASER TRUST
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

H89089 11 89134

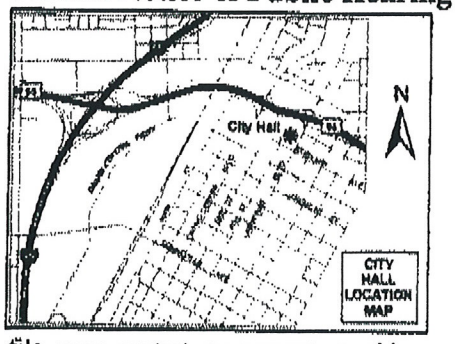
12P

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

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

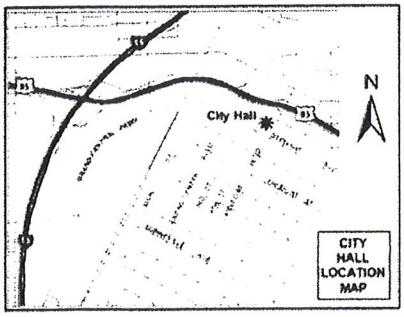
12P

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. 5th 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

I support the Project.

Please use available blank space on card for your comments.

VAR-35528 & SDR-35186
Planning Commission Meeting of 9/24/2009

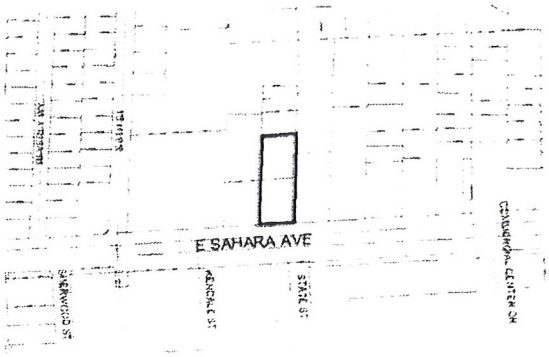
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

12A

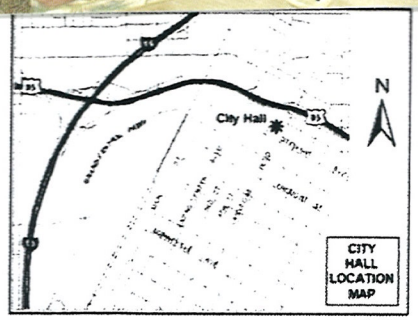


Property Or Business Owner Ronald KRAUSE / OWNER OF KRAUSE'S Pool CARE

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 Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

+ Support this new Business!

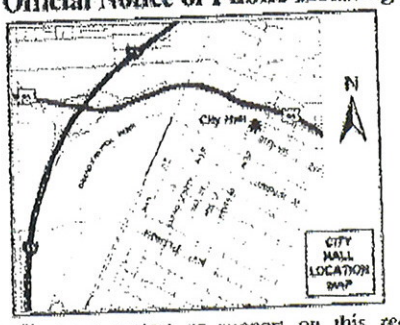
VAR-35528 & SDR-35186

Planning Commission Meeting of 9/24/2009

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: My Sister's Company

Address: 860 E. Sahara Avenue

City, State, Zip: LV NV 89101

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

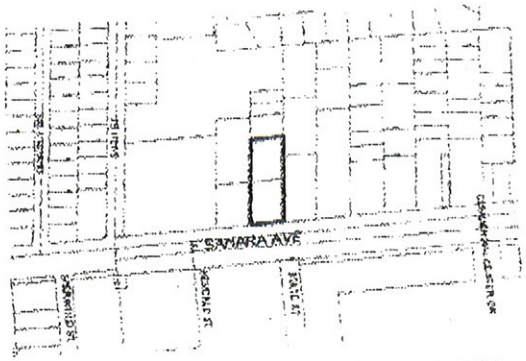
Please Cut Along Dotted Line and return the top portion to the City of Las Planning Commission

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 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.

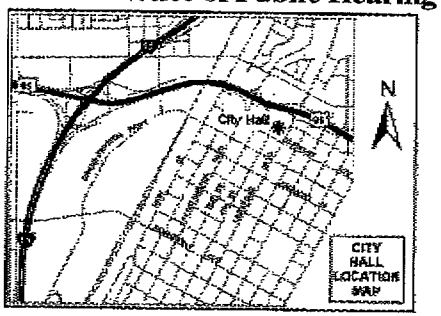
RECEIVED
SEP 29 2009

13

PAGE 01/01
CUSTOM DESIGN CABINE
09/16/2009 10:00 7022555779

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

Case: VAR-35528
16203801089
MY SISTERS COMPANY L L C
2150 S HIGHLAND
LAS VEGAS NV 89102-4622

GAVDS11 A910E

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

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: 775.882.1311
Fax: 775.882.0257

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7000

October 15, 2009

VIA FACSIMILE
385-7268

Mr. Steve Gebeke
Planning Commission Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: ***VAR-35528 and SDR-35186***
Bodyflying US, LLC
10/22/09 Planning Commission Items #6-7

Dear Steve:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be held from the presently scheduled Planning Commission hearing of October 22 until **November 19, 2009**. The additional time is needed to work with the neighbors.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

RECEIVED
OCT 16 2009

JJL/sli

cc: Jonathan Boyles (via e-mail: jboyles@lasvegasnevada.gov)

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

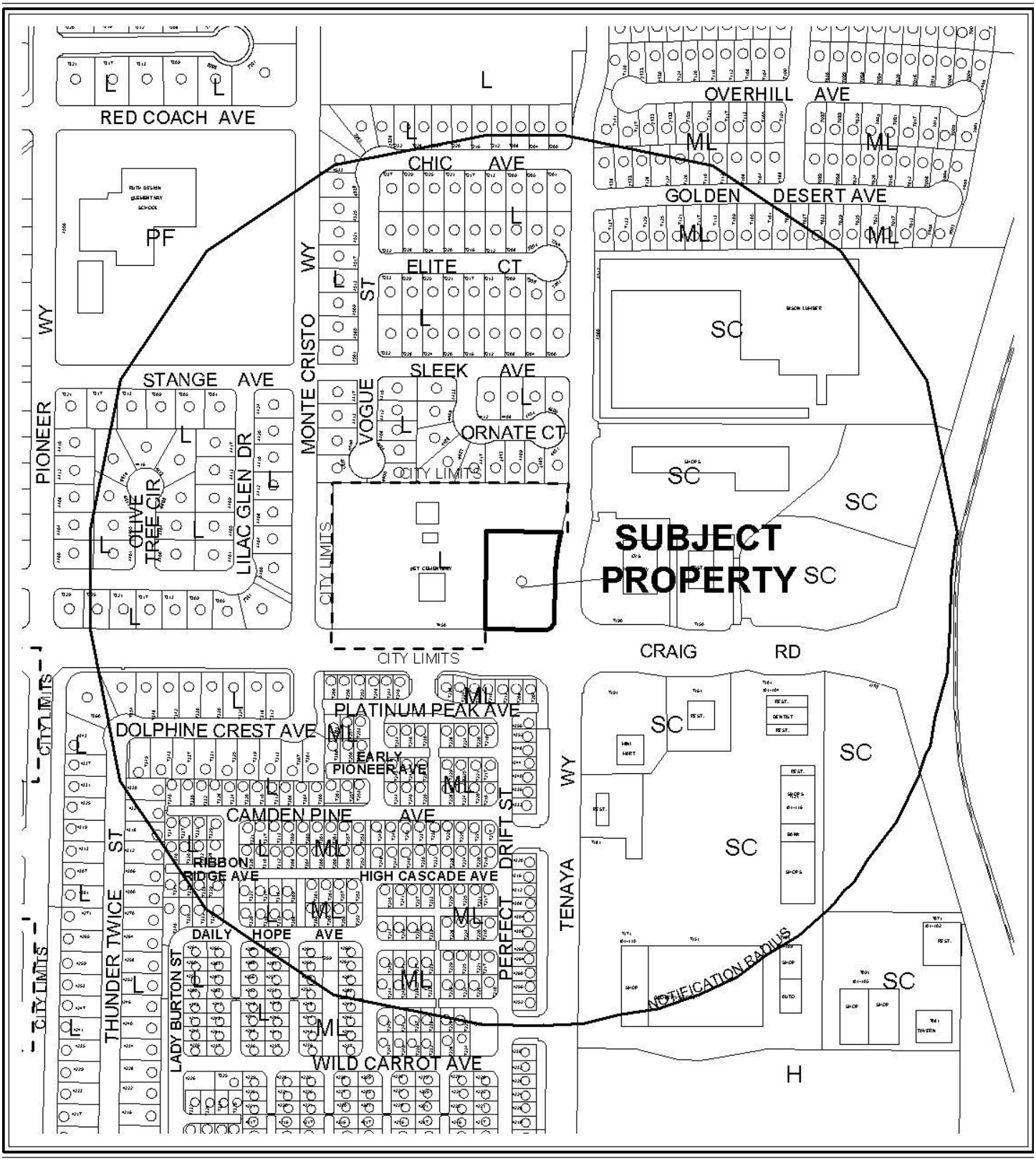
SUBJECT:
RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



0 300 600 Feet

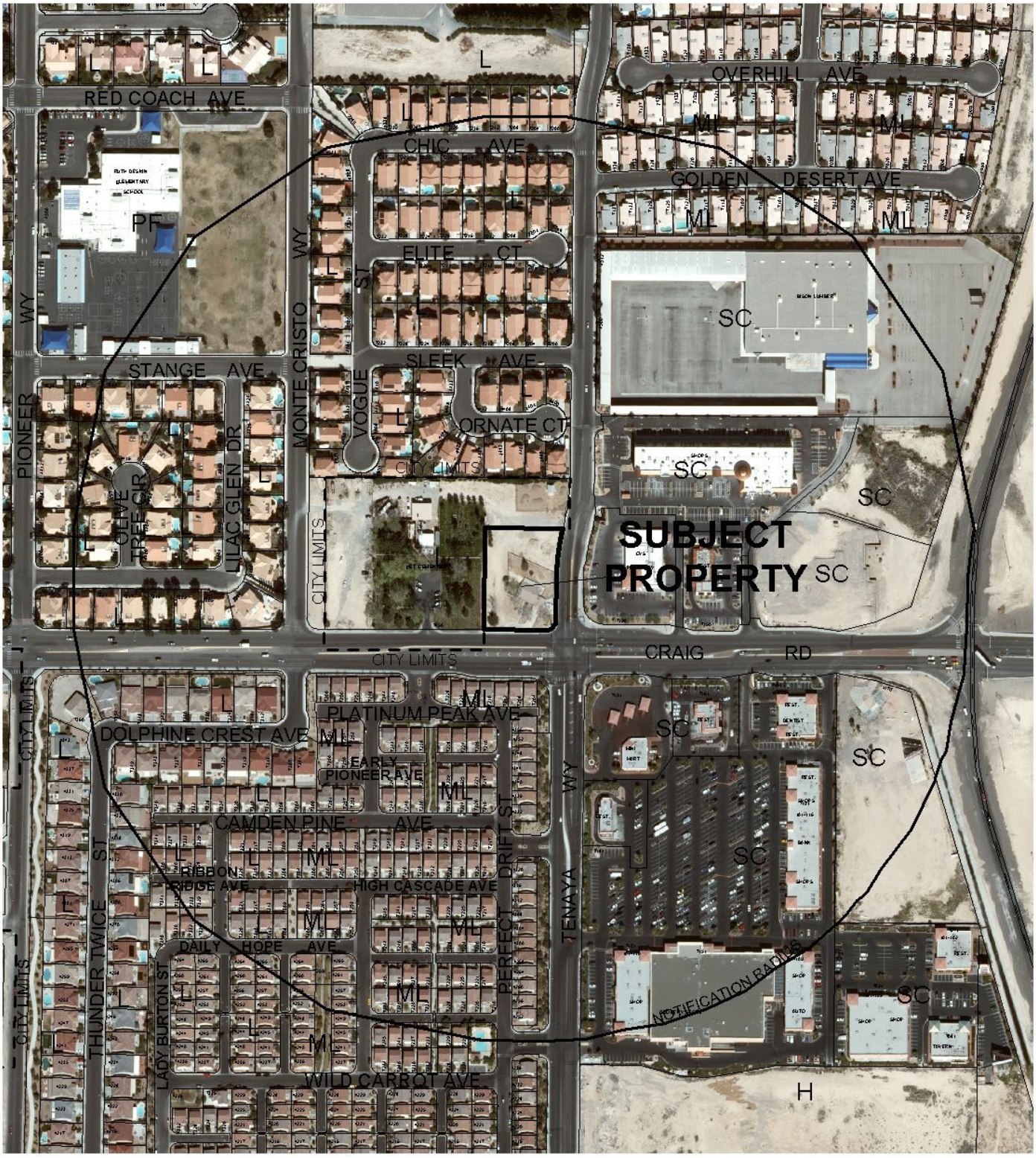
CASE: **GPA-35866**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-35866**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-35866 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

JB

GPA-35866 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a General Plan Amendment to amend a portion of the Centennial Hills Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road. An associated request to Rezone (ZON-35867) the site from R-E (Residence Estates) to C-1 (Limited Commercial) has also been submitted, to be consistent with the proposed land use designation. The subject site has a current land use designation of L (Low Density Residential), is zoned R-E (Residence Estates) and contains a single-family residence. The proposed land use designation of SC (Service Commercial) would allow uses that are compatible with the existing surrounding land uses and staff is recommending approval. If denied, the associated Rezoning (ZON-35867) and Site Development Plan Review (SDR-35868) would have to be denied, and the site would remain as a single-family residential use.

ISSUES

- The proposed SC (Service Commercial) General Plan designation is consistent with the proposed C-1 (Limited Commercial) zoning district proposed in Rezoning (ZON-35867), which will allow more intense uses and would be compatible with the surrounding commercial land uses; therefore, staff is recommending approval of the request.
- Approval of an associated Rezoning (ZON-35867) is required, if this request is approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/18/06	The City Council approved a request for an Annexation (ANX-15018) of approximately 1.0 acres at 7450 West Craig Road. The Planning Commission recommended approval of the request. The Annexation became effective 10/27/06.
10/03/08	A Code Enforcement citation (#70416) was issued for an abandoned house; dead trees and grass with high vegetation. Code Enforcement closed the case on 02/12/09.
10/15/08	A Code Enforcement citation (#70660) was issued for a referral from Streets and Sewers regarding a tree leaning from the back yard onto wall over onto Tenaya; the property was vacant. Code Enforcement closed the case on 10/20/08.
02/23/09	A deed was recorded for a change of ownership.
08/28/09	A Code Enforcement citation (#81333) was issued for homeowners that cut tree branches and left them piled on front yard for approx. two months. House is now vacant. This case has not been resolved.

Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that are pertinent to the subject site.	
Pre-Application Meeting	
08/19/09	A pre-application meeting with the applicant was held where elements of submitting a General Plan Amendment were discussed. Topics included: • Title 19 Zoning Code Requirements • Meeting Dates and Deadlines • Submittal requirements for associated applications to Rezone and Site Development Plan Review for a proposed 2,772 square-foot Restaurant with a Drive-Through were also discussed.
Neighborhood Meeting	
09/23/09	A neighborhood meeting was held on Wednesday, September 23, 2009 at 6:00pm at the Justice Myron E. Leavitt Middle School, Student Theater, located at 4701 Quadrel Street, Las Vegas, 89129. Four members from the applicant attended the meeting along with one member from the Ward 4 City Council office, one member of the Planning and Development staff, one member of the County Liaison office and 29 members of the public During the meeting the following issues were raised by the public: • The principle objection voiced was that the use is incompatible with the adjacent pet cemetery; the drive-through loudspeaker and fast-food smells will disrupt services and take away from the tranquility of the cemetery. • Commercial uses west of Tenaya are inappropriate and inconsistent with previous land use actions. • There are three existing fast-food restaurants in the vicinity, and there isn't a need for another one. • The 24-hour operation of the drive-through will bring additional traffic and crime, and will disrupt the residential properties in the vicinity. • Members of Metro were in attendance, and noted that horses used in mounted patrols and K-9 unit dogs are buried in the cemetery, and that the fast-food restaurant would be inappropriate adjacent to the cemetery. • It was noted that human remains are also located within the pet cemetery, and that the applicant should notify family members of the deceased of the proposed construction of the fast-food restaurant. • Residents stated that the applicant was aware of the existing land use designation and zoning when he purchased the property, and should maintain the existing approvals for the site, but that more intense commercial uses would be inconsistent with abutting properties.

Field Check	
09/17/09	During a routine site inspection staff observed a vacant single-family residence with a large pile of branches and debris in the front yard.

Details of Application Request	
Site Area	
Gross Acres	1.00 Acre

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

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

ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current General Plan designation of L (Low Density Residential). This is a proposal to amend the General Plan designation to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate. The proposed Service Commercial General Plan designation is compatible with the existing surrounding cemetery, residential and commercial uses.

Companion applications have been submitted for a Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); and a Site Development Plan Review (SDR-35868) for a 2,772 square-foot Restaurant with a Drive-Through use. The proposed use is permitted within in the C-1 (Limited Commercial) zoning district, and is consistent with the SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The SC (Service Commercial) General Plan designation allows low to medium intensity retail, office, or other commercial uses. The proposed amendment is compatible with the existing adjacent RS (Residential Suburban) – Clark County Designation, ML (Medium-Low Density Residential) and SC (Service Commercial) designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land use and zoning designations.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site is accessed by Craig Road, a 100-foot Primary Arterial, and Tenaya Way an 80-foot Secondary Collector, as designated by the Master Plan of Streets and Highways, which are adequate to serve the requirements of the Restaurant with a Drive-Through use. The subject site will be served by existing utilities, transportation and other facilities, which are adequate for the Restaurant with a Drive-Through use.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other plans or policies that would affect the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 351

APPROVALS 0

PROTESTS 16

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-35866** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren Hardy

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: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

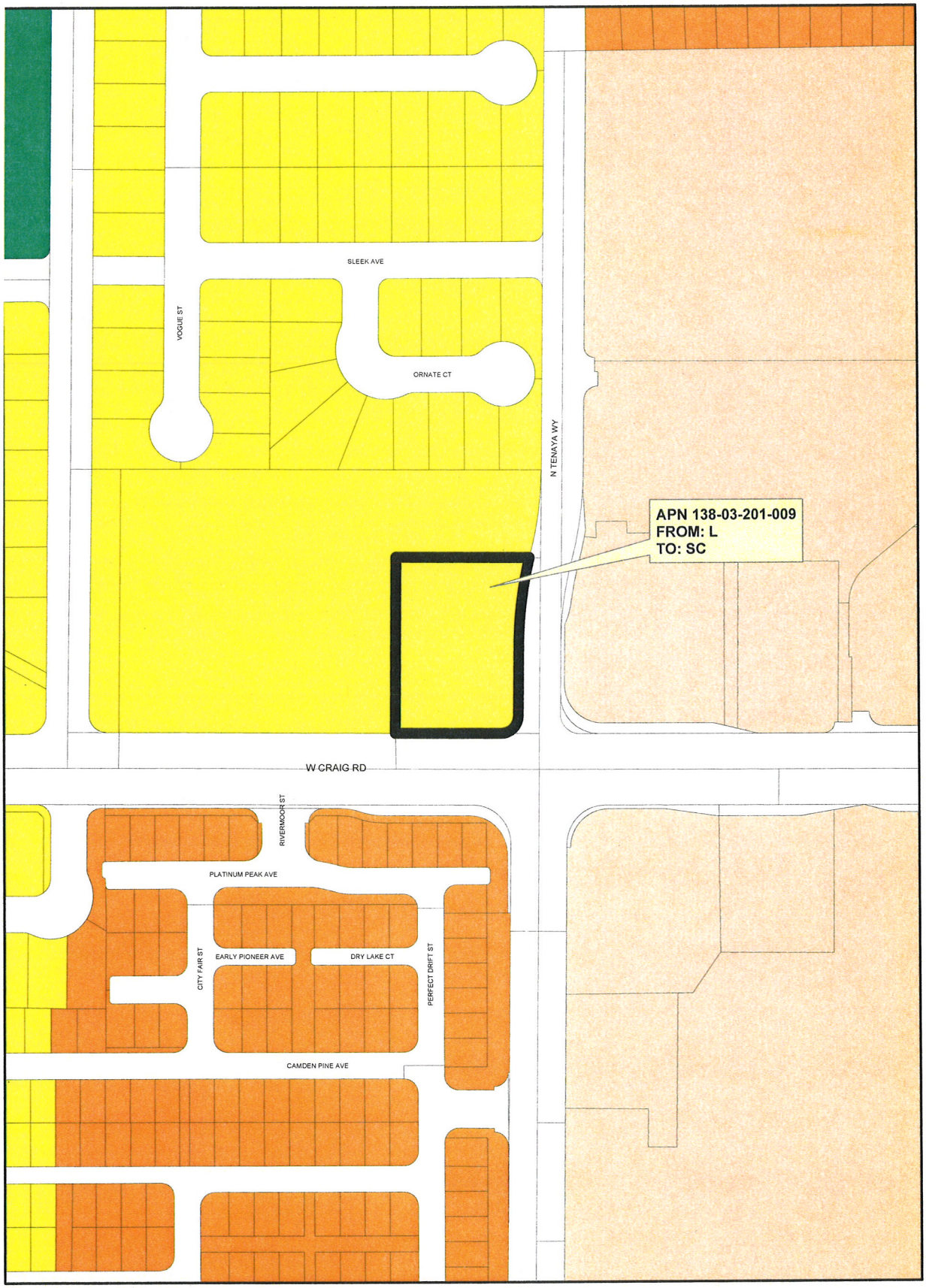
This 21 day of August, 2009

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

GENERAL PLAN AMENDMENT



Rural Neighborhood Preservation
Rural Estates
Desert Rural
Rural
Low
Medium - Low
Medium - Low Attached
Medium
High
Office
Service Commercial
General Commercial
Tourist Commercial
Las Vegas Medical District
Light Industrial / Research
Planned Community Development
Downtown Redevelopment Area
Park / Recreation / Open Space
Public Facility
Public Facility - School
Public Facility - Clark County
Town Center
Resource Conservation
Downtown - Commercial
Downtown - Mixed Use
Not in City
Right - of - Way

REVISED

Data Current as of: September 17, 2009

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

GPA-35866
10/22/09 PC



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

RECEIVED
SEP 02 2009

GPA-35866
10/22/09 PC

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with a single exception. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth.

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

W - Bills

Warren B Hardy II
The Hardy Consulting Group

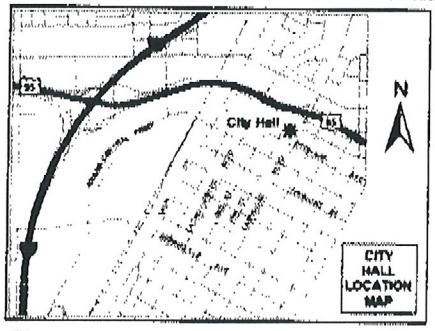
GPA-35866
10/22/09 PC

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 08 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

We have enough accidents on Craig + Tenaya without this going commercial

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

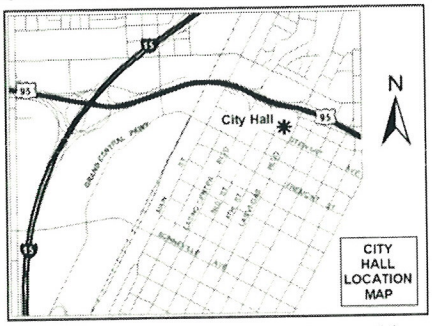
HAVDS11 89129

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
OCT 08 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.

WE OPPOSE COMMERCIAL CHANGE

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

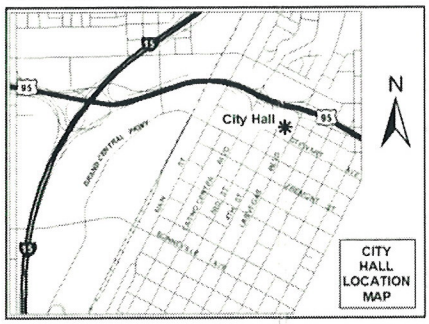
HAVOS11 89129

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
OCT 08 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

HAVDS11 89129

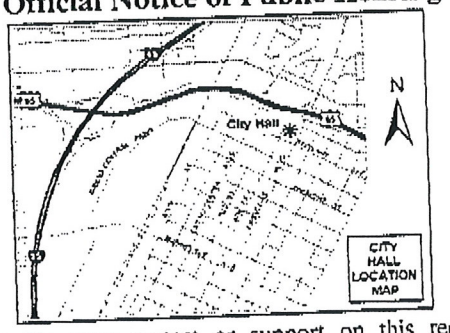
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

HAVDSII 88168 IIII

City of Las Vegas

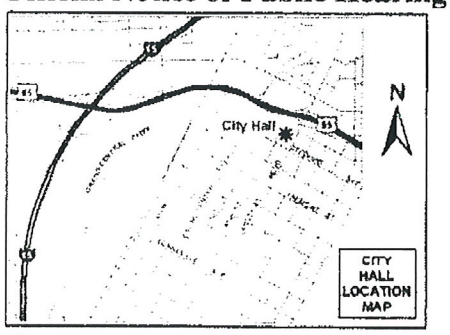
Planning & Development Department

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

No, No, No. We have been promised by the city council for more than 15 years that there would be no Commercial Property on the West side of Tenaya

Case: GPA-35866

13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

HAVDS11 89129

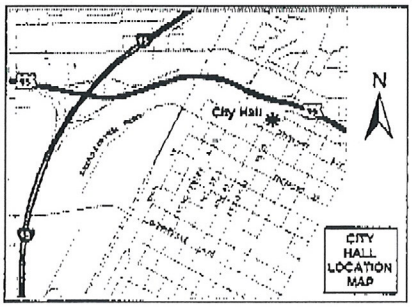
City of Las Vegas
Planning & Development Department

ity of Las Vegas
anning & Development Department
evelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the anning & Development Department at the address listed above or fax this de of this card to (702) 385-7268. If you would like to contact your Council epresentative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

Case: GPA-35866
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

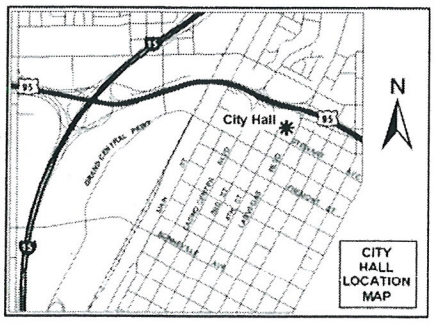
HAVDS11 89129

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 $ 00.41⁴
0004279218 OCT 08 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 26 2009

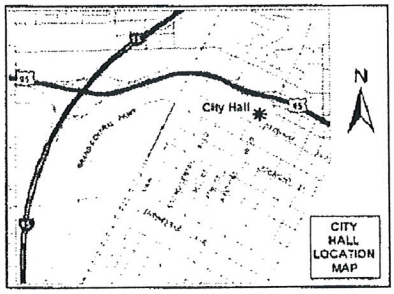
Case: GPA-35866
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

HAVD511 89129

13P

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.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 26 2009

Case: GPA-35866
13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

HAYDEN 89129

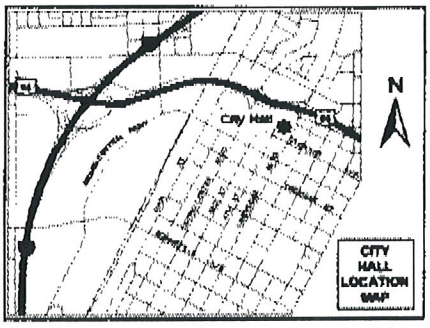
13P

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 $ 00.41⁴
0004279218 OCT 23 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.

GPA-35866 & ZON-35867
Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAYDELL 89129

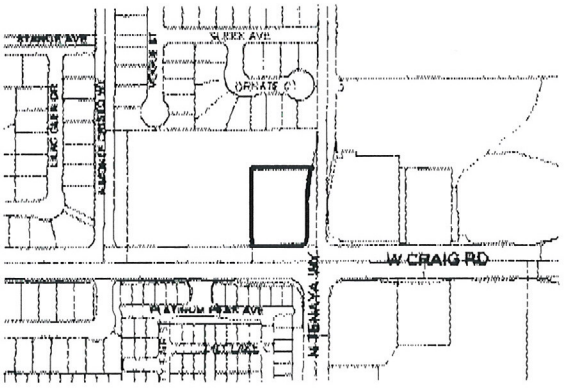
Application Information

RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

There is enough traffic, plus accidents on that corner now On this Albertsons & across the street are 7 eateries plus Starbucks No more please

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 5, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

13P

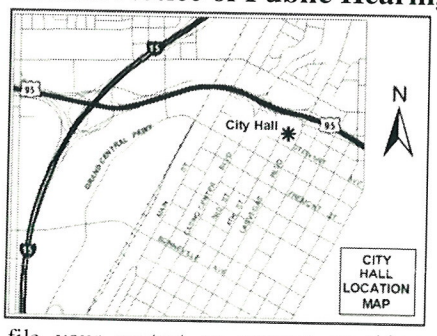
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

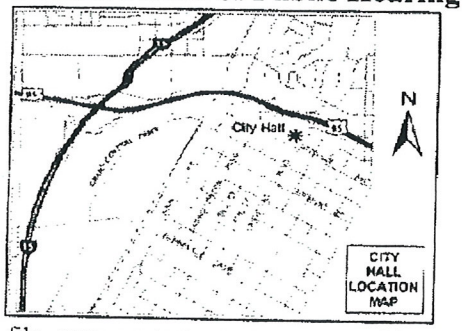
HAVDS11 89129

13P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 23 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

13803217031 Case: GPA-35866
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

13P

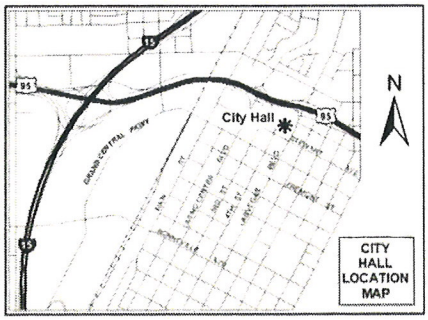
Oct 22 09 08:02a Bachmeier 702-658-5799 p.1

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 OCT 08 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.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: GPA-35866

13803315020
OUIMET SHARON E
7217 DRY LAKE CT
LAS VEGAS NV 89129-4409

HAVDS11 A9123

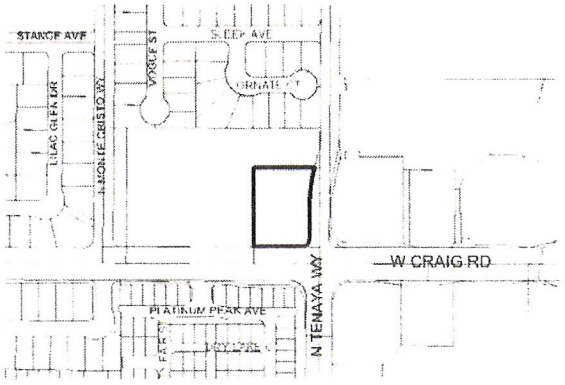
Application Information

GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

I PROTEST THIS. We already have ~~plenum~~ plenty of zone changes accross the street (Tenaya) I dont want a bad smelling restaurant across Craig from me. Please deny this request. Sharon Ouimet 10-11-09

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 22, 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.

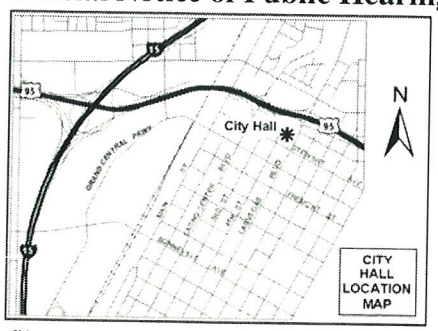
13P

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 $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



This would be an outrageous intrusion on a quiet, peaceful residential neighbor hood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to an from school.

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

RECEIVED
OCT 23 2009

HAVDS11 89129

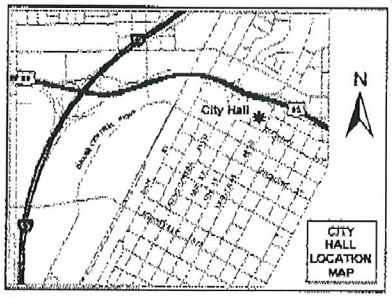
13P

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 $ 00.41⁴
0004279218 OCT 08 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803201005
DORICK ENTERPRISES INC
7450 W CRAIG RD
LAS VEGAS NV 89129-6026

89129$6026 0025
89129

RECEIVED
OCT 23 2009

13P

Carman Burney

From: Teresa Morrell
Sent: Tuesday, October 20, 2009 9:18 AM
To: Steve Gebeke
Subject: FW: Internet Submission - GPA 35866 and ZON 35867

Hi Steve,
can u please respond to her. I'm in Bartlesville OK. There should be a request for each commissioner.
Thanks!
Teresa
580-4388

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Mon 10/19/2009 8:39 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 35866 and ZON 35867

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Dear Commissioner Flangas,
I am writing to you today in opposition of GPA 35866 and ZON 35867 that will heard by the City of Las Vegas Planning Commission on October 22, 2009.
There is plenty of commercial opportunity on the east side of Tenaya Road, without having commercial activity, especially a fast-food restaurant with a drive-thru to encroach on the rural estates that are located on the west side of Tenaya Road.
We moved to this area to enjoy the rural estate lifestyle. I have no problem with commercial and the services that are provided on the east side of Tenaya. That is a natural buffer to the US 95. However, commercial establishments should not be allowed east of Tenaya. Once one piece goes commercial, there will be more and more applications up Craig Road towards Durango.
Additionally, a fast food establishment is not a compatible use with the cemetery located next door. I have friends that are buried there, both canine and human, and find that this type of use will ruin the sanctuary that the cemetery offers.
I am writing to request that you oppose these items.
Sincerely,

Julie Chadburn
7308 Breezy Night Court
Las Vegas, NV 89129

Date: 10/19/2009 8:39:03 AM

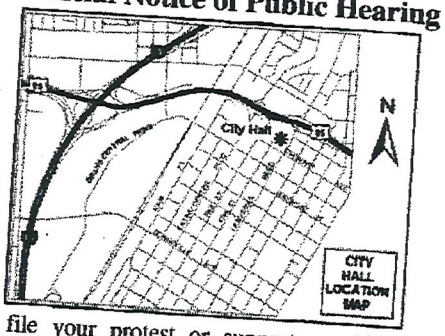
13P

Oct 21 2009 8:34AM HP LASERJET FAX 7029904386 page 1

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M 0004279218 $ 00.41⁴ OCT 08 2009

MAILED FROM ZIP CODE 89101

13803218018 Case: GPA-35866
ASBELL RANDY L & DENISE M
4509 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

134

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

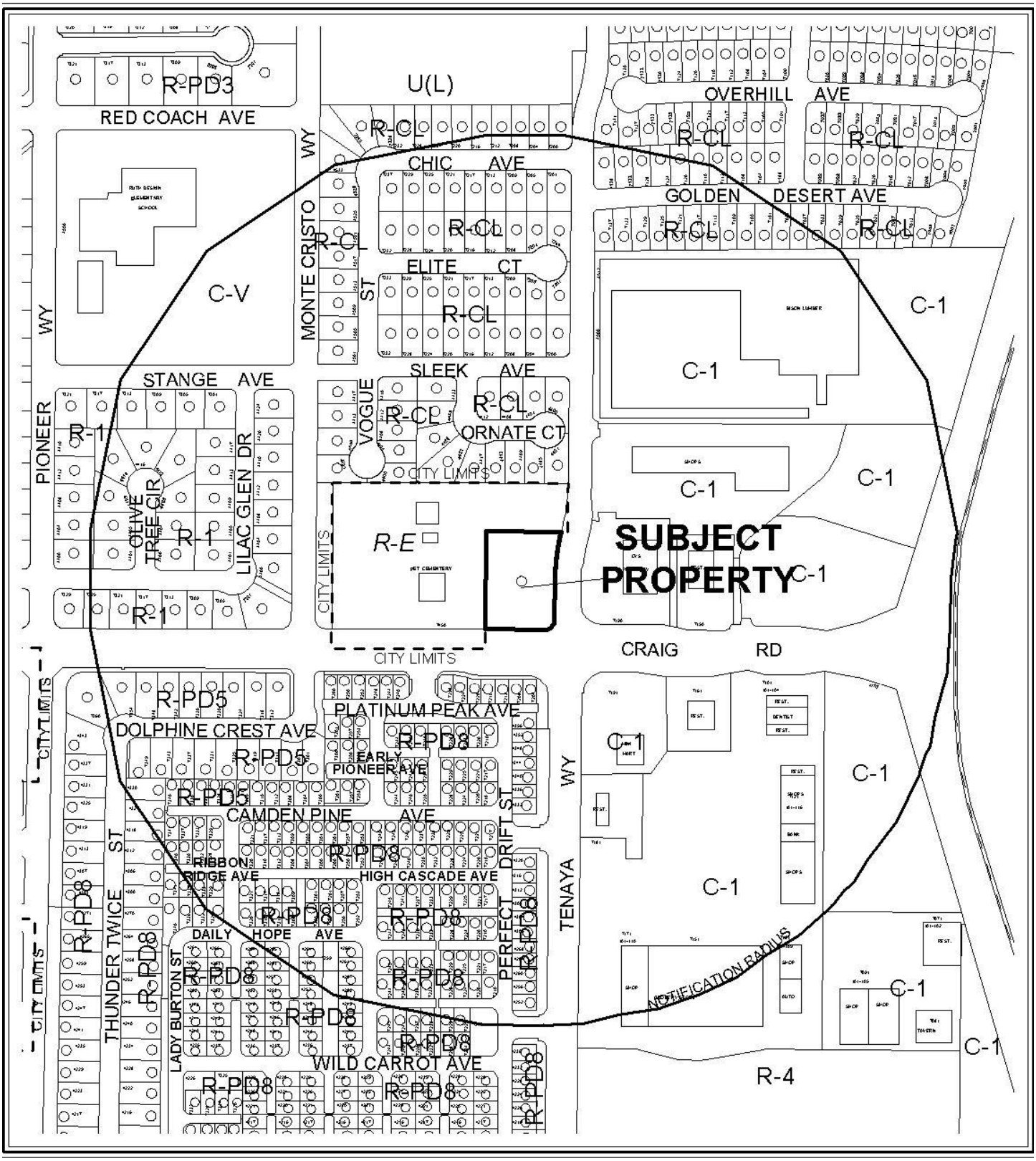
SUBJECT:
RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



0 300 600 Feet

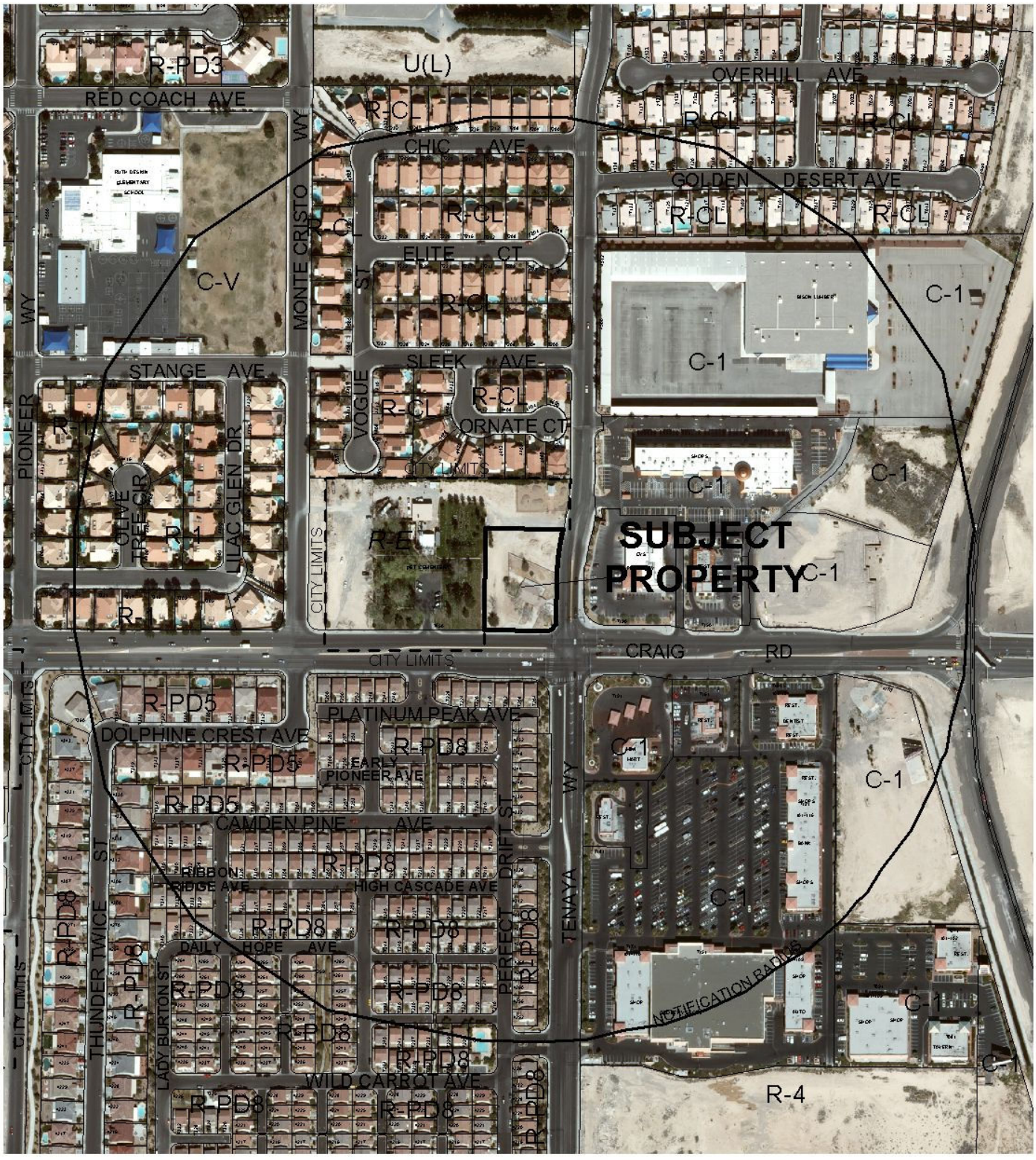
CASE: **ZON-35867**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **ZON-35867**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-35867 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

JB

ZON-35867 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) at 7204 West Craig Road. An associated request for a General Plan Amendment (GPA-35866) to amend a portion of the Centennial Hills Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) has also been submitted, to be consistent with the proposed zoning district. The subject site has a current land use designation of L (Low Density Residential), is zoned R-E (Residence Estates) and contains a single-family residence. The proposed R-E (Residence Estates) zoning district would allow uses that are compatible with the existing surrounding zoning districts and staff is recommending approval. If denied, the associated General Plan Amendment (GPA-35866) and Site Development Plan Review (SDR-35868) would have to be denied, and the site would remain as a single-family residential use.

ISSUES

- The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan designation, which will allow more intense uses, including a Restaurant with a Drive-Through, and would be compatible with the surrounding land uses; therefore, staff is recommending approval of the request.
- Approval of an associated General Plan Amendment (GPA-35866) is required to approve this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/18/06	The City Council approved a request for an Annexation (ANX-15018) of approximately 1.0 acres at 7450 West Craig Road. The Planning Commission recommended approval of the request. The Annexation became effective 10/27/06.
10/03/08	A Code Enforcement citation (#70416) was issued for an abandoned house; dead trees and grass with high vegetation. Code Enforcement closed the case on 02/12/09.
10/15/08	A Code Enforcement citation (#70660) was issued for a referral from Streets and Sewers regarding a tree leaning from the back yard onto wall over onto Tenaya; the property was vacant. Code Enforcement closed the case on 10/20/08.
02/23/09	A deed was recorded for a change of ownership.
08/28/09	A Code Enforcement citation (#81333) was issued for homeowners that cut tree branches and left them piled on front yard for approx. two months. House is now vacant. This case has not been resolved.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that are pertinent to the subject site.	

JB

Pre-Application Meeting	
08/19/09	A pre-application meeting with the applicant was held where elements of submitting a Rezoning application were discussed. Topics included: • Title 19 Zoning Code Requirements • Meeting Dates and Deadlines • Submittal requirements for associated applications for a Site Development Plan Review for a proposed 2,772 square-foot Restaurant with a Drive-Through were also discussed and General Plan Amendment to amend a portion of the Centennial Hills Sector of the Centennial Hills Master Plan from L (Low Density Residential) to SC (Service Commercial).
Neighborhood Meeting	
09/23/09	A neighborhood meeting was held on Wednesday, September 23, 2009 at 6:00pm at the Justice Myron E. Leavitt Middle School, Student Theater, located at 4701 Quadrel Street, Las Vegas, 89129. Four members from the applicant attended the meeting along with one member from the Ward 4 City Council office, one member of the Planning and Development staff, one member of the County Liaison office and 29 members of the public During the meeting the following issues were raised by the public: • The principle objection voiced was that the use is incompatible with the adjacent pet cemetery; the drive-through loudspeaker and fast-food smells will disrupt services and take away from the tranquility of the cemetery. • Commercial uses west of Tenaya are inappropriate and inconsistent with previous land use actions. • There are three existing fast-food restaurants in the vicinity, and there isn't a need for another one. • The 24-hour operation of the drive-through will bring additional traffic and crime, and will disrupt the residential properties in the vicinity. • Members of Metro were in attendance, and noted that horses used in mounted patrols and K-9 unit dogs are buried in the cemetery, and that the fast-food restaurant would be inappropriate adjacent to the cemetery. • It was noted that human remains are also located within the pet cemetery, and that the applicant should notify family members of the deceased of the proposed construction of the fast-food restaurant. • Residents stated that the applicant was aware of the existing land use designation and zoning when he purchased the property, and should maintain the existing approvals for the site, but that more intense commercial uses would be inconsistent with abutting properties.

Field Check	
09/17/09	During a routine site inspection staff observed a vacant single-family residence with a large pile of branches and debris in the front yard.

Details of Application Request	
Site Area	
Gross Acres	1.00 Acre

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

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

ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current land use designation of L (Low Density Residential). A General Plan Amendment (GPA-35866) to change the designation to SC (Service Commercial) has been submitted along with this Rezoning request. The SC (Service Commercial) allows low to medium intensity retail, office, or

other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

This is a request to Rezone the subject site from current R-E (Residential Estates) to the C-1 (Limited Commercial) district, which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The proposed Rezoning will allow conformance with the proposed General Plan Amendment (GPA-35866) to amend the current land use designation of the subject site from L (Low Density Residential) to SC (Service Commercial). The R-E (Residence Estates) zoning district would allow uses that are compatible with the existing surrounding zoning districts; therefore staff recommends approval of the request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan designation on this site.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-1 (Limited Commercial) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject site is surrounded by a pet cemetery to the north and west; and commercial uses to the east and southeast and is no longer appropriate for a residential use.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The site is accessed from both Craig Road, a 100-foot Primary Arterial, and Tenaya Way, a 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. These thoroughfares are capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 351

APPROVALS 0

PROTESTS 16

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-35867** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren Hardy

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: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

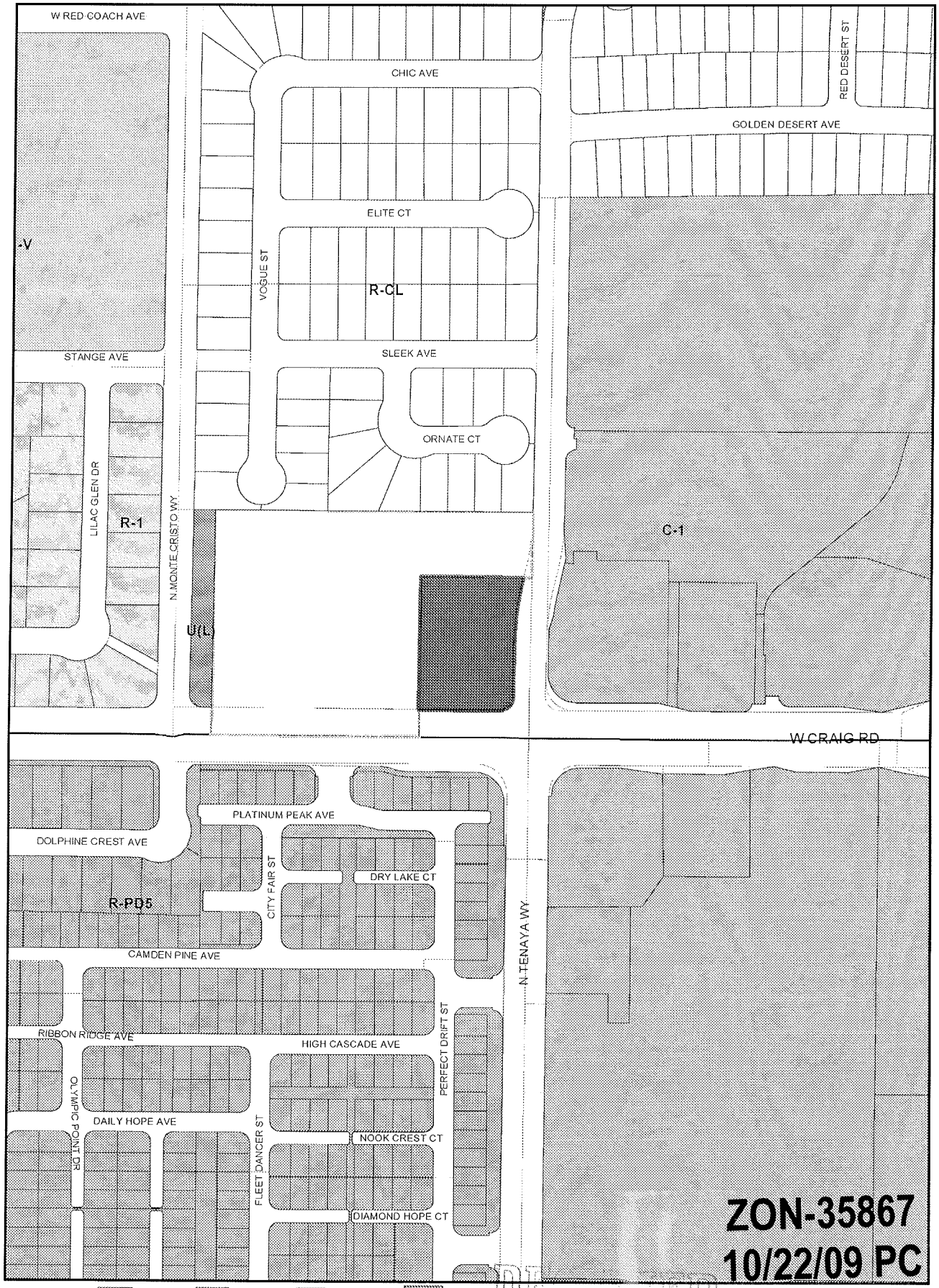
This 21 day of August, 20 09

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

REZONING Parcel: 138-03-201-009



ZONING

	U	R-MH	R-MHP	PD
	R-A	R-CL	P-R	T-D
	R-E	R-2	N-S	TC
C-V	R-D	R-3	O	C-2
C-PB	R-PD	R-4	C-D	C-M
P-C	R-1	R-5	C-1	M

RECEIVED
SEP 02 2009

From R-E to C-1

Data Current as of: August 28, 2009



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

RECEIVED
SEP 02 2009

ZON-35867
10/22/09 PC

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with a single exception. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth.

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

W-BH5

Warren B Hardy II
The Hardy Consulting Group

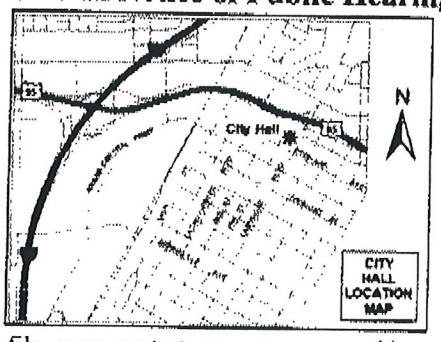
ZON-35867
10/22/09 PC

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 08 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

We have enough accidents on Craig + Tenaya without this going commercial

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

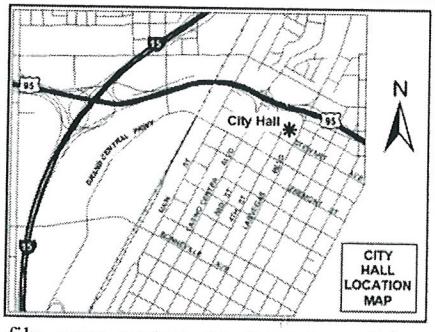
HAVDS11 89129

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 $ 00.41
0004279218 OCT 08 200
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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

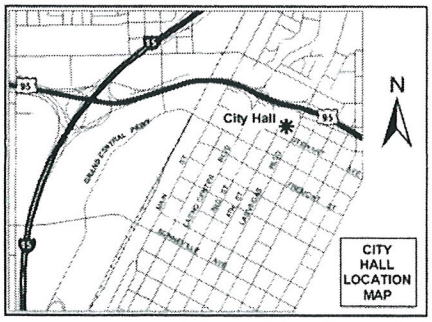
HAVOS11 89129

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 $ 00.41⁴
0004279218 OCT 08 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.

WE OPPOSE COMMERCIAL CHANGE

Case: GPA-35866

13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

GPA-35866 & ZON-35867
Planning Commission Meeting of 10/22/2009

HAVOS11 A9123

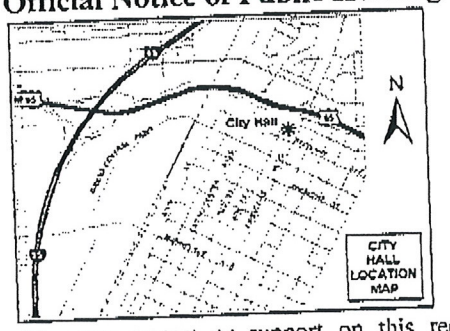
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

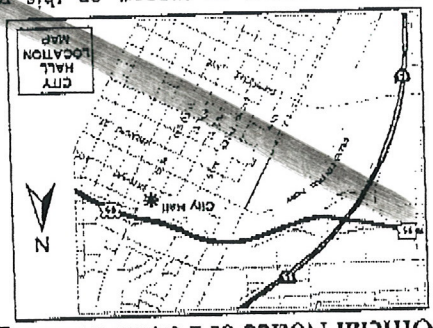
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

City of Las Vegas

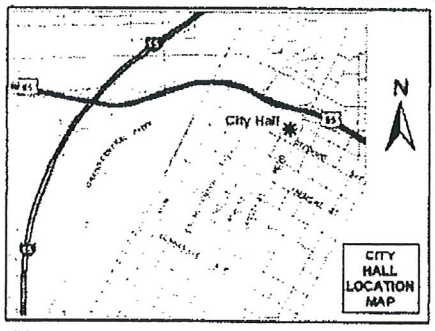
Planning & Development Department

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

No, No, No. We have been promised by the city council for more than 15 years that there would be no Commercial Property on the West side of Tenaya

HAVDS11 89129

Case: GPA-35866
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

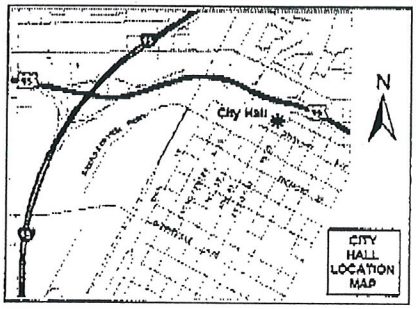
City of Las Vegas
Planning & Development Department

ity of Las Vegas
anning & Development Department
evelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the anning & Development Department at the address listed above or fax this de of this card to (702) 385-7268. If you would like to contact your Council epresentative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

Case: GPA-35866
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

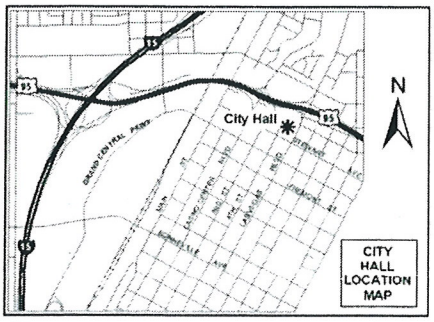
HAVOS11 89129

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED

OCT 26 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

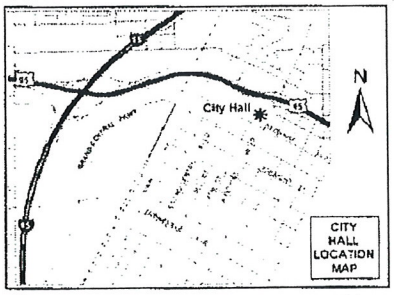
Case: GPA-35866
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

14P

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 26 2009

Case: GPA-35866

13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

HAYDEN 89129

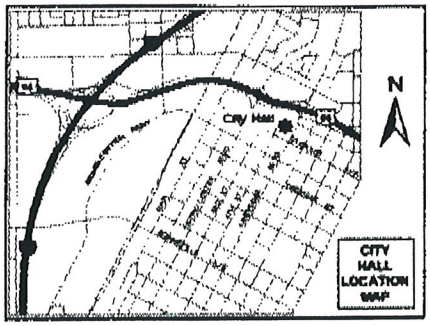
14P

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 $ 00.41⁴
0004279218 OCT 23 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.

GPA-35866 & ZON-35867
Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: GPA-35866
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

HAVD511 89129

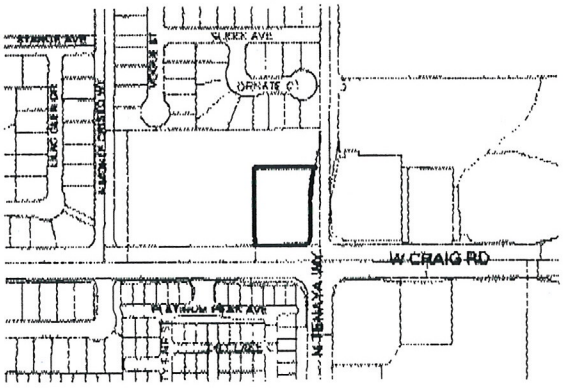
Application Information

RENOTIFICATION - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

RENOTIFICATION - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

There is enough traffic, plus accidents on that corner now On this Albertsons & across the street are 7 eateries plus Starbucks No more please

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 5, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

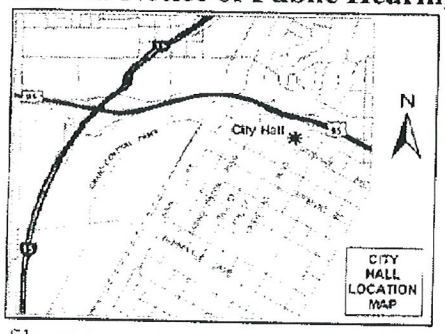
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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.

14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 23 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

13803217031 Case: GPA-35866
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

14P

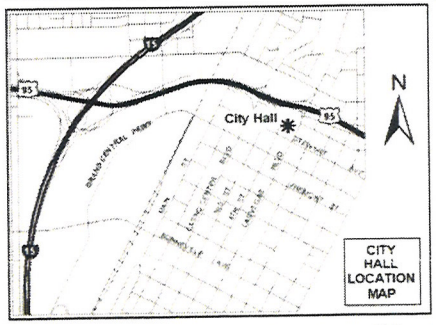
Oct 22 09 08:02a Bachmeier 702-658-5799 p.1

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
0004279218
$ 00.41⁴
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

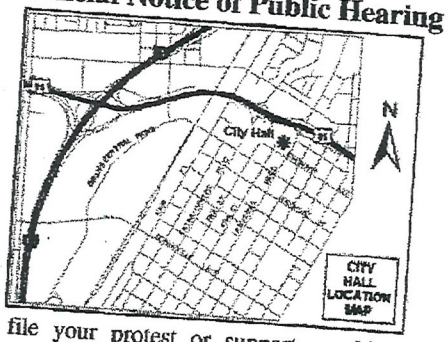
13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVOS11 89129

14P

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 23 2009

13803218018 Case: GPA-35866
ASBELL RANDY L & DENISE M
4509 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

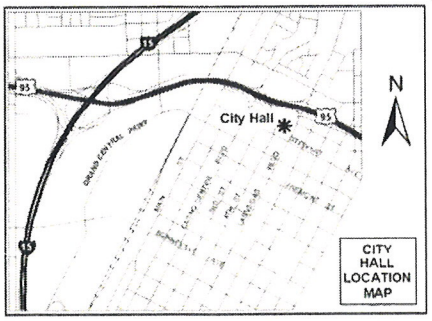
14P

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 $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



This would be an outrageous intrusion on a quiet, peaceful residential neighborhood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to and from school.

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

RECEIVED
OCT 23 2009

HAVOS11 89129

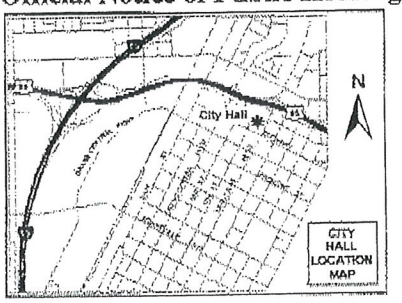
14P

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 $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866
13803201005
DORICK ENTERPRISES INC
7450 W CRAIG RD
LAS VEGAS NV 89129-6026

89129$6026 0025
89129

14P

Carman Burney

From: Teresa Morrell
Sent: Tuesday, October 20, 2009 9:18 AM
To: Steve Gebeke
Subject: FW: Internet Submission - GPA 35866 and ZON 35867

Hi Steve,
can u please respond to her. I'm in Bartlesville OK. There should be a request for each commissioner.
Thanks!
Teresa
580-4388

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Mon 10/19/2009 8:39 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 35866 and ZON 35867

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Dear Commissioner Flangas,
I am writing to you today in opposition of GPA 35866 and ZON 35867 that will heard by the City of Las Vegas Planning Commission on October 22, 2009.
There is plenty of commercial opportunity on the east side of Tenaya Road, without having commercial activity, especially a fast-food restaurant with a drive-thru to encroach on the rural estates that are located on the west side of Tenaya Road.
We moved to this area to enjoy the rural estate lifestyle. I have no problem with commercial and the services that are provided on the east side of Tenaya. That is a natural buffer to the US 95. However, commercial establishments should not be allowed east of Tenaya. Once one piece goes commercial, there will be more and more applications up Craig Road towards Durango.
Additionally, a fast food establishment is not a compatible use with the cemetery located next door. I have friends that are buried there, both canine and human, and find that this type of use will ruin the sanctuary that the cemetery offers.
I am writing to request that you oppose these items.
Sincerely,

Julie Chadburn
7308 Breezy Night Court
Las Vegas, NV 89129

Date: 10/19/2009 8:39:03 AM

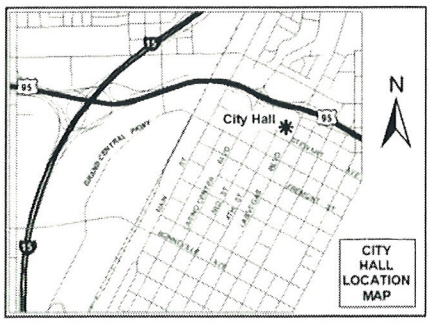
14P

y of Las Vegas
nning & Development Department
velopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the anning & Development Department at the address listed above or fax this de of this card to (702) 385-7268. If you would like to contact your Council epresentative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: GPA-35866
13803315020
OUIMET SHARON E
7217 DRY LAKE CT
LAS VEGAS NV 89129-4409

HAVDS11 89129

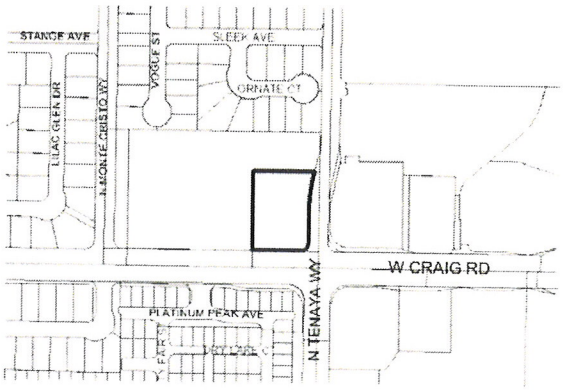
Application Information

GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

I PROTEST THIS. We already have ~~plenty~~ pleaty of zone changes accross the street (Tenaya) I dont want a bad smelling restaurant across Craig from me. Please deny this request. Sharon Ouimet 10-11-09

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 22, 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.

14P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

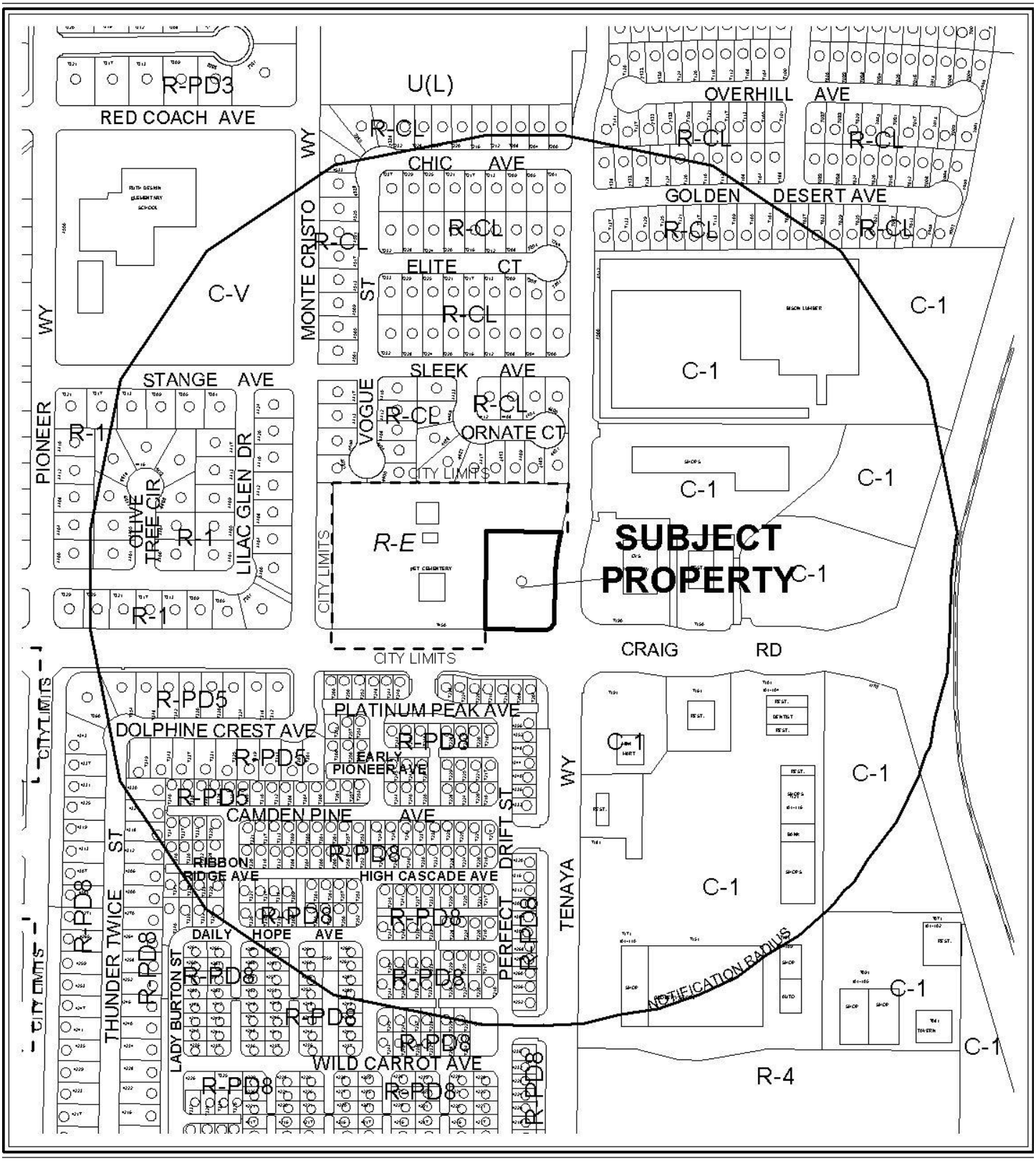
SUBJECT:
RENOTIFICATION - SDR-35868 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,772 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Request to Withdraw Email submitted by Warren Hardy II
4. Supporting Documentation
5. Photos
6. Justification Letter
7. Protest Email/Postcards and Support Postcards



0 300 600 Feet

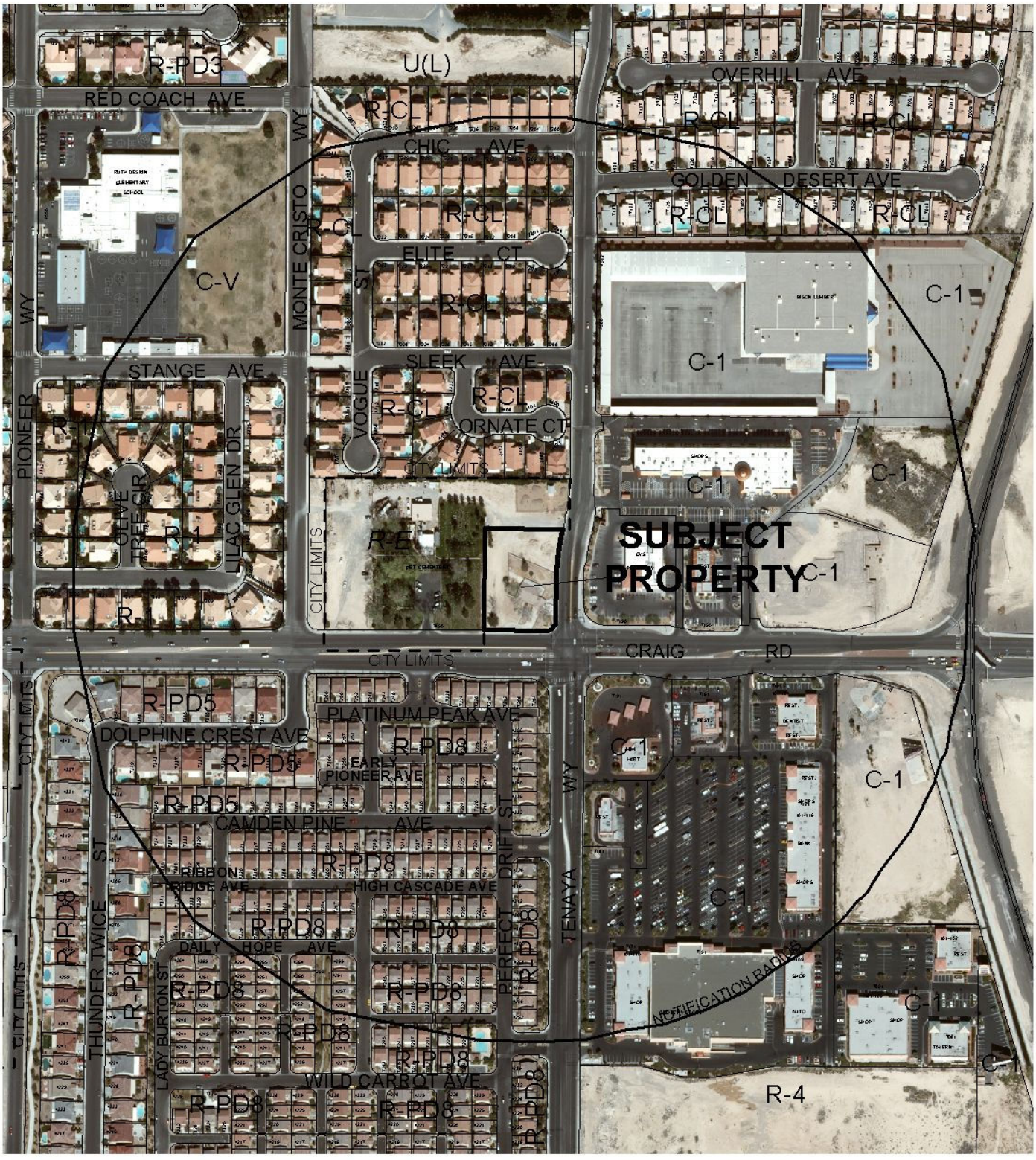
CASE: **SDR-35868**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-35868**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RENOTIFICATION - SDR-35868 - APPLICANT/OWNER: CT-1, LLC

ON OCTOBER 14, 2009 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

Carman Burney

From: Jonathan Boyles
Sent: Wednesday, October 14, 2009 8:09 AM
To: Carman Burney
Subject: FW: CT-1 Application

Carman~

The applicant has requested that Site Development Plan Review [SDR-35868 (Carl's Jr next to the Pet Cemetery)] be withdrawn from the 10/22/09 agenda. The Rezoning (ZON-35867) and General Plan Amendment (GPA-35866) will remain on the agenda. I've attached the formal request below.

From: Warren Hardy II [mailto:whardy@abclasvegas.org]
Sent: Tuesday, October 13, 2009 1:46 PM
To: Jonathan Boyles
Subject: CT-1 Application

Jonathan,

Per our recent conversation. Please consider this email a formal request to withdraw the Site Plan Review application from our packet. Because Carl's Jr. has made the decision to not move forward as the end user, it is very important that their name be removed fully from any and all documentation. Please let me know if I need to do anything additional to insure that their name is removed completely from the application.

It is currently our intention to move forward with the General Plan Amendment and the Zoning change request although we may seek a temporary abeyance on those items. Thank you for your continued assistance with this project and I will let you know on the abeyance as soon as a decision is made by the partners.

W--

Warren Hardy II
Director of Public Affairs
Associated Builders and Contractors of Las Vegas
5070 Arville Street
Suite 4
Las Vegas, Nevada 89118
702-227-0536 Office
702-227-0546 Fax
whardy@abclasvegas.org

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35868** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren Hardy

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: Bradley Shutts

Print Name: Bradley Shutts

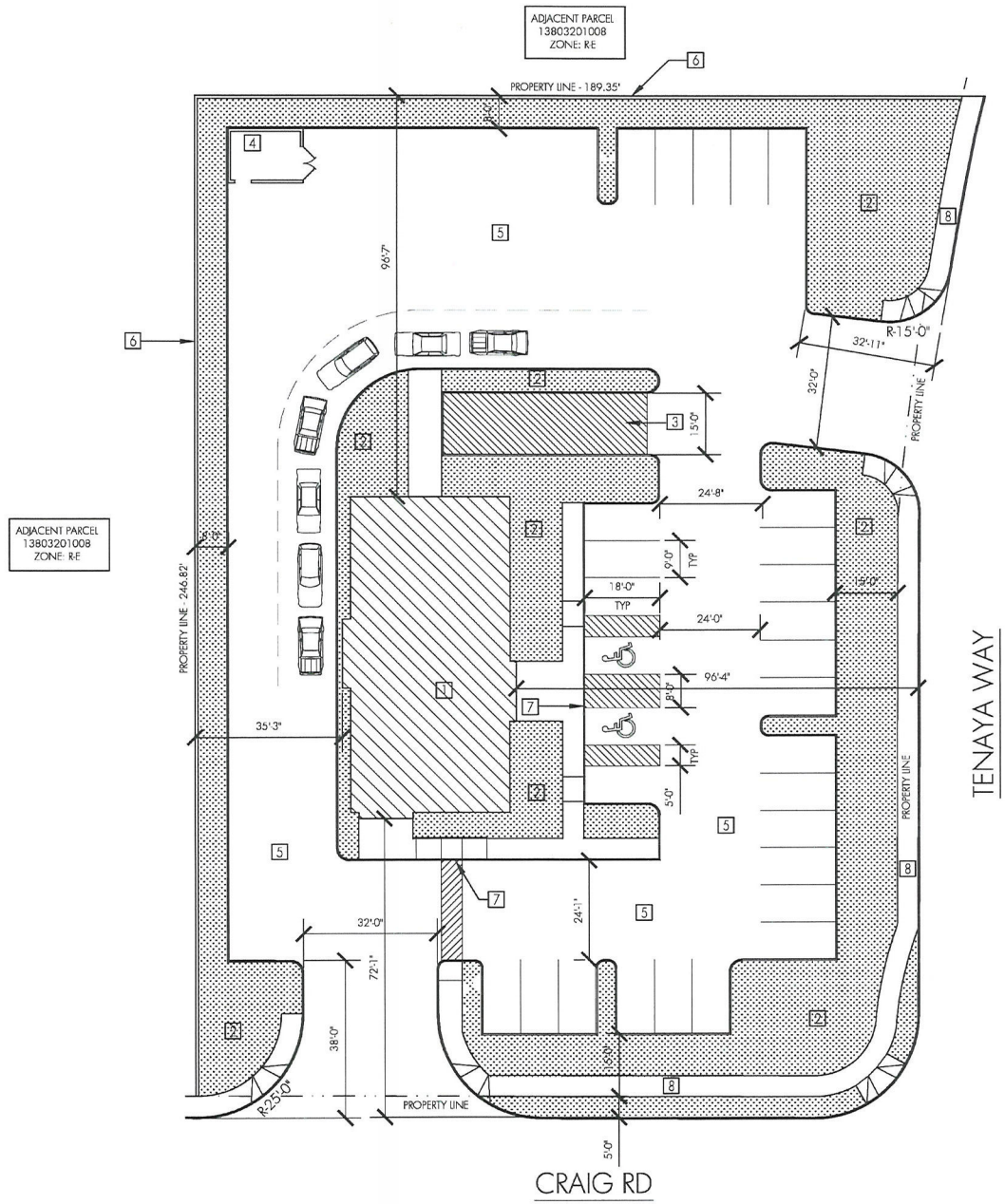
Subscribed and sworn before me

This 24 day of August, 2009

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013



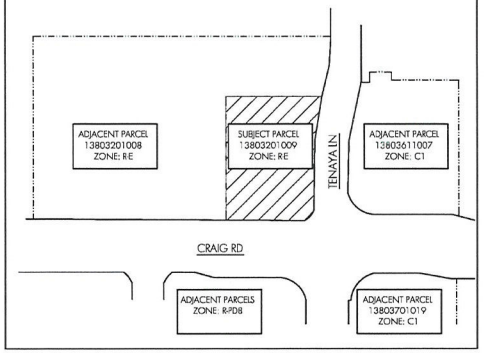
SITE DATA

PARCEL:	13803201009
ADDRESS:	7204 W CRAIG RD
JURISDICTION:	LAS VEGAS - 89129
ZONING:	RE
SUBDIVISION:	PARCEL MAP FILE 105 PAGE 42
LOT SIZE:	1 ACRE
F.A.R.:	1:15.71
BUILDING SIZE:	2,772 SF
PARKING:	
REQUIRED:	1:100 SF = 28 STALLS
PROVIDED:	29 STALLS

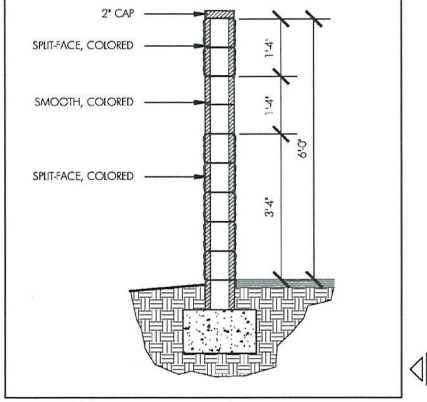
KEYNOTES

1. PROPOSED RESTAURANT
2. LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
3. LOADING ZONE
4. TRASH ENCLOSURE
5. PAVED AREA
6. 6'-0" HIGH DECORATIVE MASONRY WALL - SEE SECTION BELOW
7. ZERO CURB FOR ACCESS
8. 5'-0" CONCRETE WALK

SITE MAP



PROPOSED PERIMETER MASONRY WALL SECTION



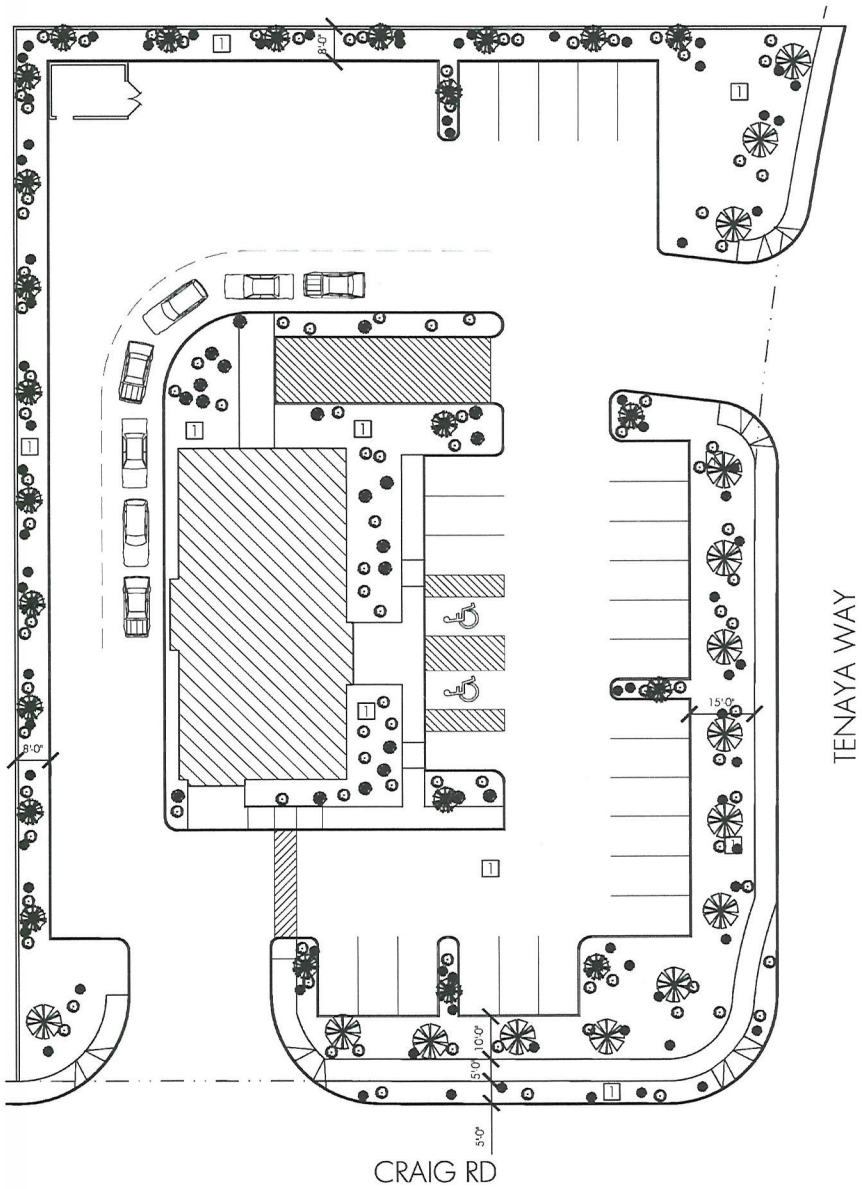
RECEIVED
OCT 05 2009

SDR-35868
REVISED
10/22/09 PC

SITE PLAN SCALE: 1"=40'-0"

CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
August 31, 2009



PLANT LEGEND

- CHILEAN MESQUITE (PROSOPIS CHILENSIS - 24" BOX - AT 20'-0" O.C.
- SHOESTRING ACACIA (ACACIA STENOPHYLLA) - 24" BOX - AT 20'-0" O.C.
- COMMON WINTER CREEPER (EUONYMOUS FORTUNEI) 15 GAL
- CHASTE TREE (VITUS AGNUS-CASTUS) 15 GAL

KEYNOTES

1 GROUNDCOVER - GRANITE MULCH

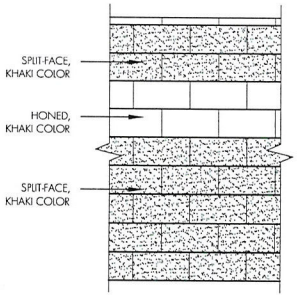
RECEIVED
OCT 0 5 2009

SDR-35868
REVISED
10/22/09 PC

LANDSCAPE PLAN SCALE: 1"=40'-0"

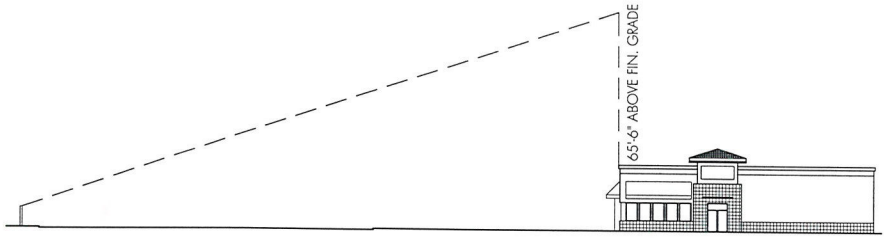
CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
August 31, 2009



TYPICAL PERIMETER CMU WALL ELEV

SCALE: $\frac{1}{2}$" = 1'-0"

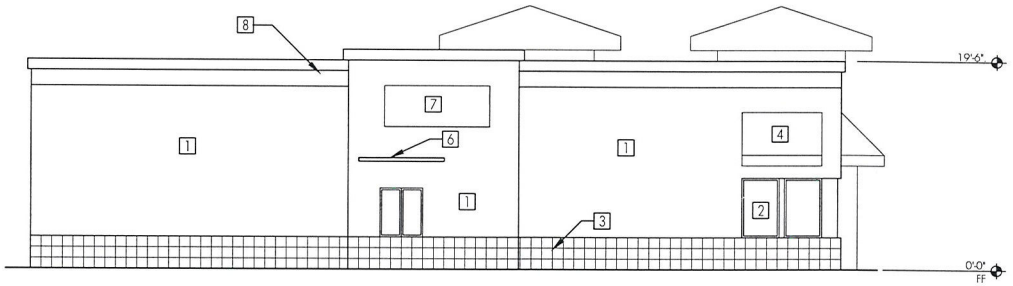


3:1 SITELINE DIAGRAM

SCALE: N.T.S.

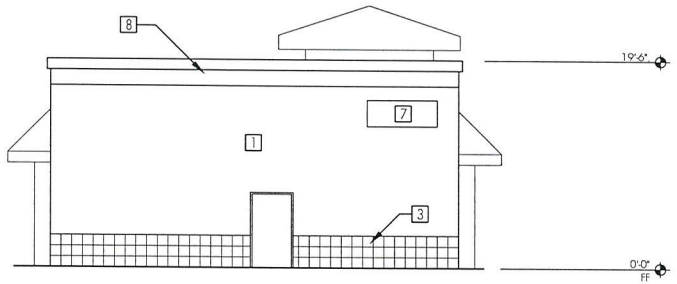
KEYNOTES

1. EXTERIOR CEMENT PLASTER - PAINTED TAWNY TAN
2. ALUMINUM STOREFRONT - YACHT BLUE
3. TILE VENEER - COPRA RED QUARTZITE
4. FABRIC AWNING - SCARLET SUPREME
5. CONCRETE ROOF TILE
6. METAL AWNING - PAINTED YACHT BLUE
7. SIGNAGE
8. EXTERIOR CEMENT PLASTER - PAINTED BISON BEIGE



WEST ELEVATION

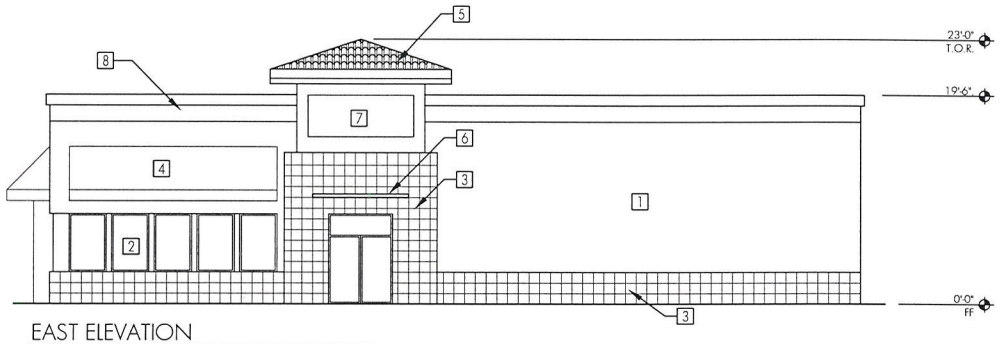
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

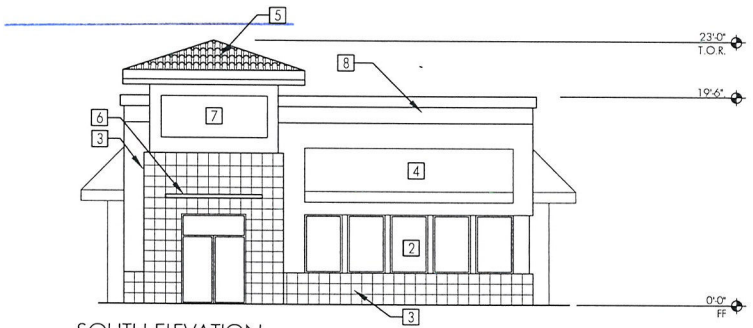
SCALE: 1/8" = 1'-0"

RECEIVED
SEP 02 2009



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS SCALE: AS NOTED

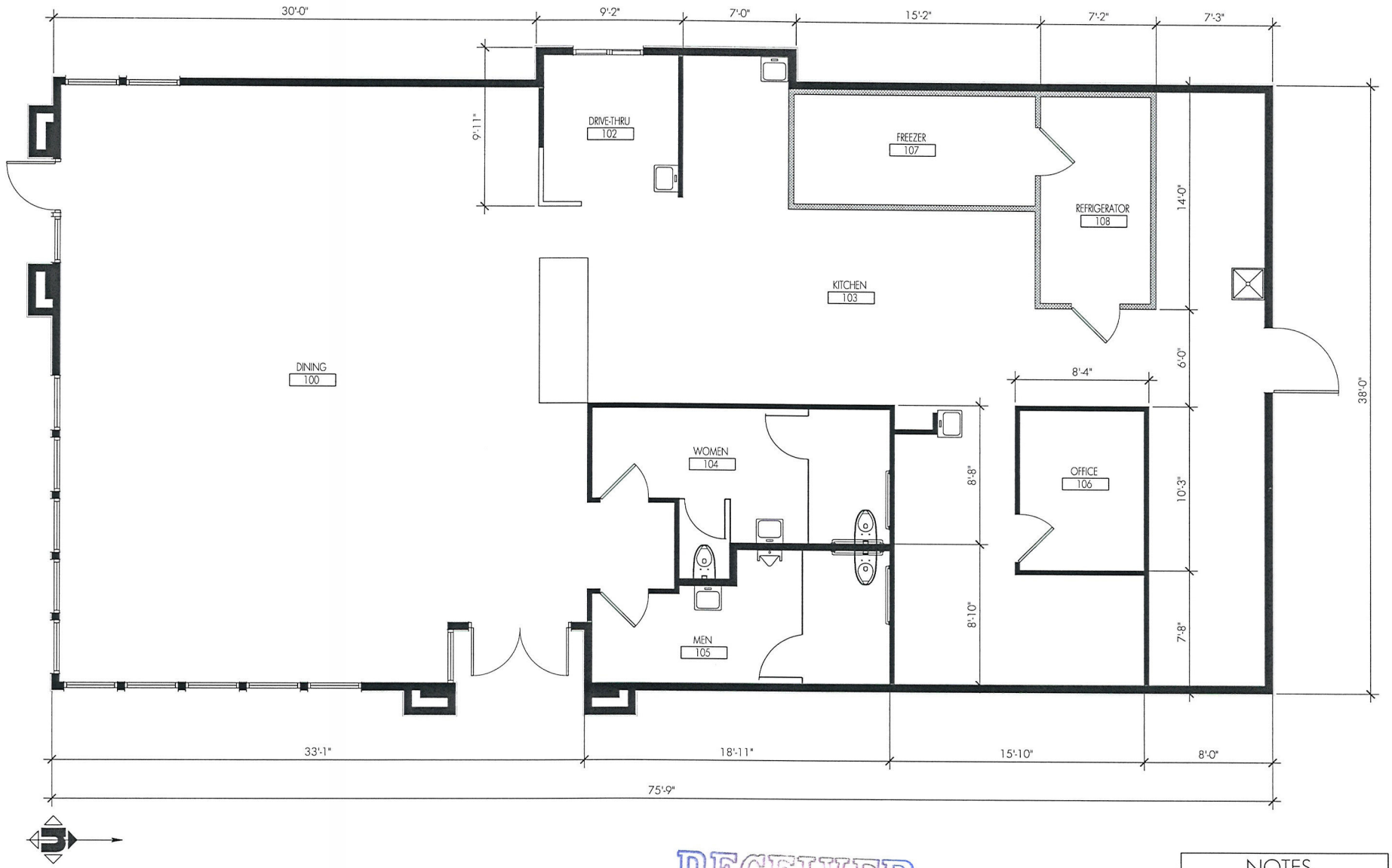
CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

SDR-35868

10/22/09 PC

CT-1, LLC | RBA ARCHITECTURE

August 31, 2009



RECEIVED
SEP 02 2009

NOTES	
MAXIMUM OCCUPANCY:	87 PERSONS
SEATING CAPACITY:	71 PERSONS

SDR-35868
10/22/09 PC

FLOOR PLAN SCALE: 1/4" = 1'-0"

CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

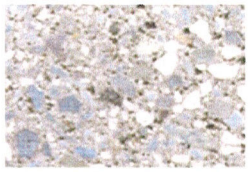
CT-1, LLC | RBA ARCHITECTURE
August 31, 2009



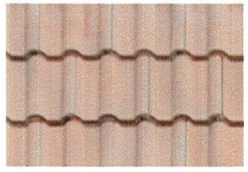
ACCENT WALL TILE



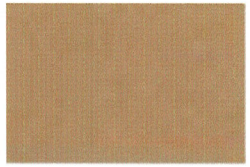
PERIMETER WALL MASONRY (FIELD)



PERIMETER WALL MASONRY (ACCENT)



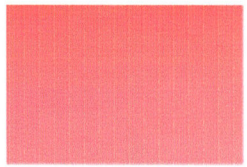
ROOF TILE



CEMENT PLASTER WALL (ACCENT)



CEMENT PLASTER WALL (FIELD)



AWNING FABRIC

STOREFRONT & TRIM



CARL'S JR RESTAURANT 7204 W CRAIG RD LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE

RECEIVED
SEP 02 2009

SDR-35868
10/22/09 PC

SDR 35868				
CT-1, LLC				
7204 W. Craig Rd.				
Proposed 2.8 thousand square foot fast food restaurant with drive-thru.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.8	496.12	1,389
AM Peak Hour			53.11	149
PM Peak Hour			34.64	97
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Craig Rd.				
Average Daily Traffic (ADT)	20,525			
PM Peak Hour	1642			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	9,575			
PM Peak Hour	766			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Craig Rd.	51800			
Tenaya Way	32775			
This project will add approximately 1,389 trips per day on Craig Rd. and Tenaya Way. This will increase the existing volumes by about 7 percent on Craig and by about 15 percent on Tenaya. Currently, Craig is at about 40 percent of capacity and Tenaya is at about 29 percent of capacity.				
Based on Peak Hour use, this development will add roughly 149 additional cars into the area; or about 5 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35868 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

SDR-35868
REVISED
10/22/09 PC

RECEIVED
OCT 05 2009

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with two exceptions. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth. Additionally, we respectfully request a Waiver to allow a zero-foot Perimeter Landscaping Buffer along the south property Line where 15 feet is required

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

WB-BIII

Warren B Hardy II
The Hardy Consulting Group

RECEIVED
OCT 05 2009

SDR-35868
REVISED
10/22/09 PC

Carman Burney

From: Steve Gebeke
Sent: Wednesday, September 30, 2009 9:59 AM
To: Carman Burney
Subject: FW: Protest Internet Submission - Craig Road Pet Cemetery

10/22 PC - Please add to SDR-35868 file for protests. Thank you.

Steve Gebeke
Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

-----Original Message-----
From: mary_figueras@msn.com [mailto:mary_figueras@msn.com]
Sent: Tuesday, September 29, 2009 9:20 PM
To: Planning Internet Email
Subject: Internet Submission - Craig Road Pet Cemetery

Citizen Name: Mary Figueras

Email: mary_figueras@msn.com

IP Address: 70.189.143.229

Comments: Please forward a copy to: Ric Truesdell, Vicki Quinn, Glenn Trowbridge, Steven Evans, Gus Flangas, Byron A. Goynes & Keen Ellswort I am upset that the City is considering changing the zoning of parcel 138-03-201-009 to allow a Carls Jr to be built next to our only pet cemetery. Pet Lovers and adjacent homeowners had been given the expectation that the property would always remain rural. It is even more upsetting that the current owners are not only asking for a zone change, but they are also asking for a variance so they won't have to install landscaping. They knew what the zoning was when they purchased the property. IT JUST ISN'T FAIR AND IT JUST ISN'T RIGHT. Pet Lovers, Homeowners and Craig Road Pet Cemetery have all played by the rules. The question is: Do the rules matter to you? Will you stand by us and support us? Are the needs, desires and promises made to the community something you will stand by? Can I count on your support?

Date: 9/29/2009 9:20:25 PM

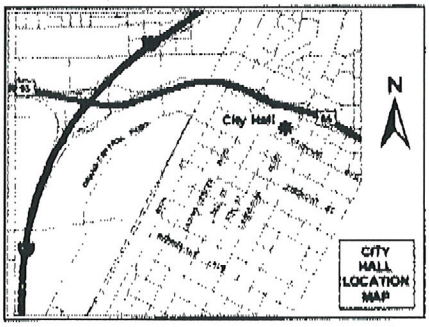
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



There are nine "eateries" on the "block area" of Craig & Tenaya We don't need another one and we have enough accidents now

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.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

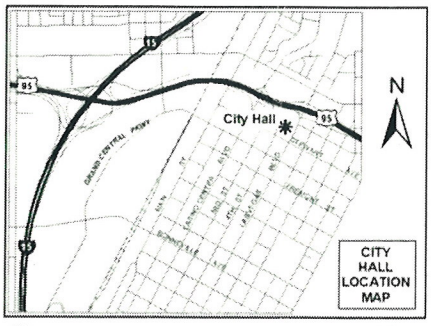
HAV0511 A9129

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 08 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.

We vehemently oppose one more fast-food eyesore. Please let the poor animals and their grieving owners alone. We were promised this years ago. We do not own animals, but feel for these people

Case: SDR-35868

13803217007
GALLAGHER CHARLES T & CONSTANCE
4400 VOGUE ST
LAS VEGAS NV 89129-5983

SDR-35868
Planning Commission Meeting of 10/22/2009

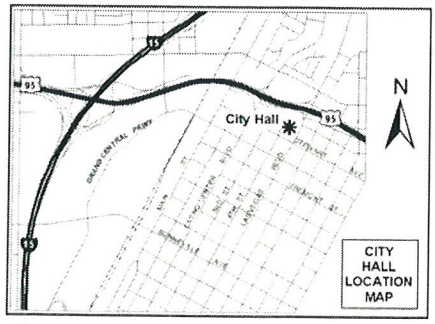
HAVOS11 89129

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 $ 00.414
0004279218 OCT 08 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

We Oppose Commercial Change

Please use available blank space on card for your comments.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868
13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVDS11 89129

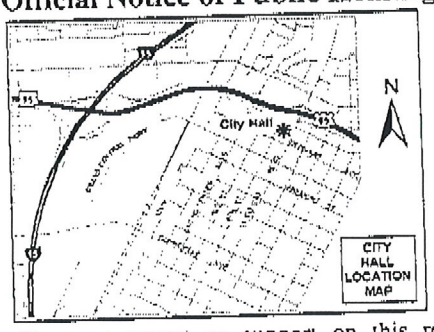
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868

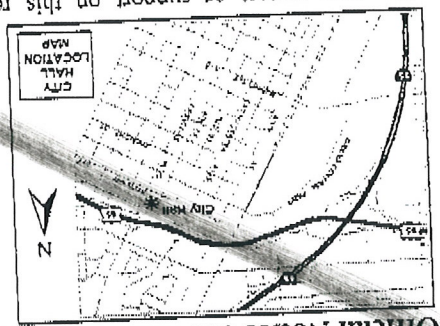
.13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

OCT-13-2009 TUE 08:06 AM P. 001/001

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.

GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

Case: GPA-35866

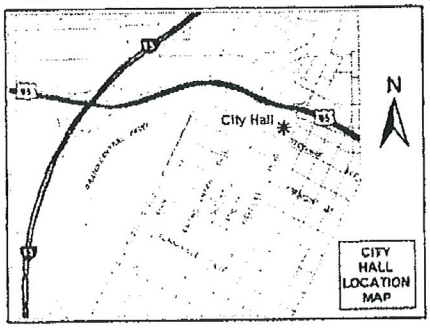
13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

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.

SDR-35868

Planning Commission Meeting of 10/22/2009

We do not Need more Commercial Next to A quiet Cemetary AND Neighborhood. There is Lots of Commercial prop. EAST of TENAYA!

HAVDS11 89129

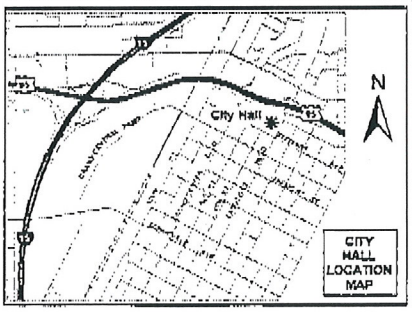
Case: SDR-35868
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986

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 08 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.

Case: SDR-35868

13803218037
SAVAGE CHERRI A
7237 CHIC AVE
LAS VEGAS NV 89129-5994

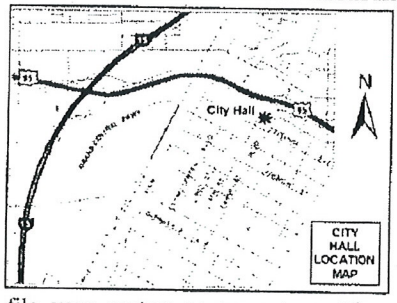
SDR-35868
Planning Commission Meeting of 10/22/2009

HAVD511 A3123

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.

SDR-35868

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 26 2009

Case: SDR-35868

13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946

15P

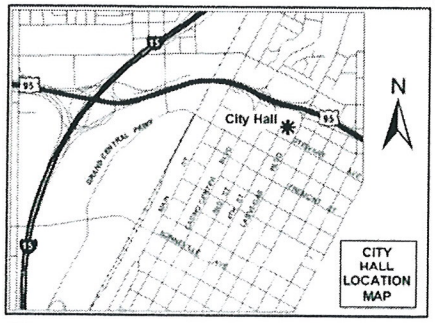
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 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.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868
13803217024
NOONAN RICHARD F & LORRAINE A
4412 ORNATE CT
LAS VEGAS NV 89129-5986

HAVOS11 89129

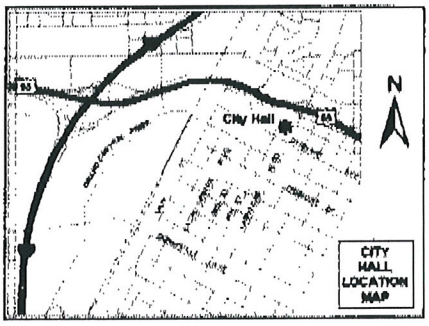
15P

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 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

SDR-35868
Planning Commission Meeting of 11/05/2009

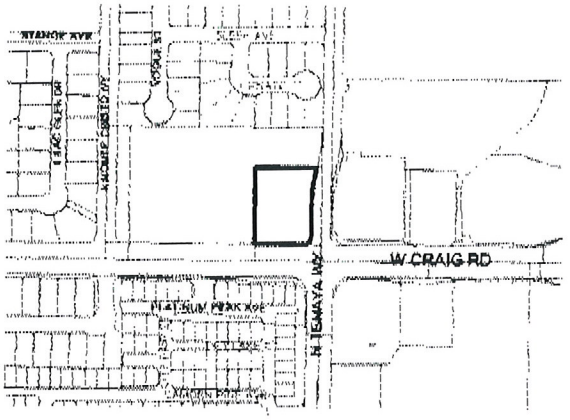
Case: SDR-35868
13803610031
DAY PATRICIA L REVOCABLE LIV TR
7109 GOLDEN DESERT AVE
LAS VEGAS NV 89129-7118

Application Information

RENOTIFICATION - SDR-35868 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,772 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony)

There is way to much traffic, and accidents on that corner No with Albertsons center and across the street - McDonalds, Gus's there ar 7 places for food - Do Not need any more

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *November 5, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

15P

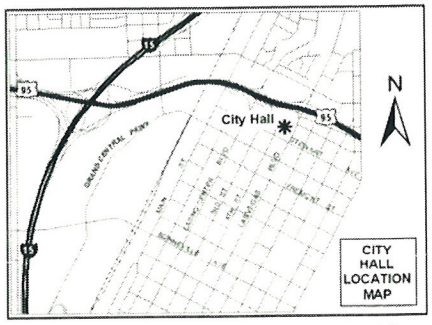
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SDR-35868
Planning Commission Meeting of 10/22/2009

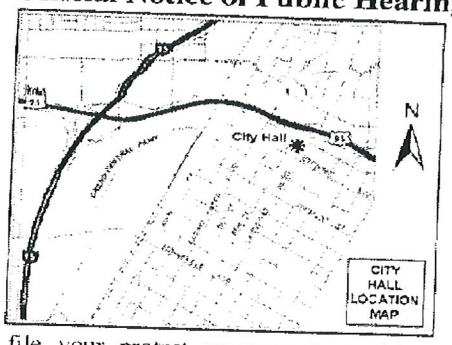
Case: SDR-35868
13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAV0511 89129

15P

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.

SDR-35868

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

13803217031 Case: SDR-35868
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVDS11 89129

15P

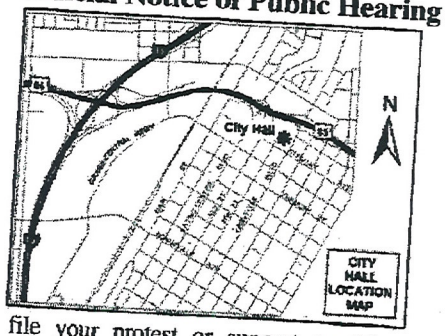
Oct 22 09 08:00a Bachmeier 702-658-5799 p.1

Oct 21 2009 8:34AM HP LASERJET FAX 7029904386 page 2

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.

SDR-35868

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M 0004279218 $ 00.41⁴ OCT 08 2009

MAILED FROM ZIP CODE 89101

RECEIVED
OCT 23 2009

13803218018 Case: SDR-35868
ASBELL RANDY L & DENISE M
4509 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

57

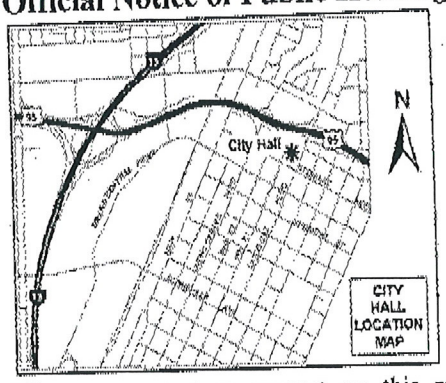
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 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.

SDR-35868
Planning Commission Meeting of 10/22/2009

Case: SDR-35868

13803218009
BURGOS ANTHONY W
7232 CHIC AVE
LAS VEGAS NV 89129-5993

HAVOS11 89129

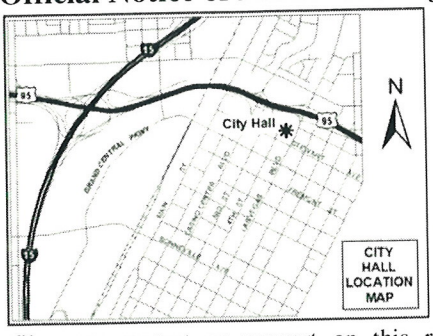
15P

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 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868
13803315020
OUIMET SHARON E
7217 DRY LAKE CT
LAS VEGAS NV 89129-4409

HAVD511 89129

15P

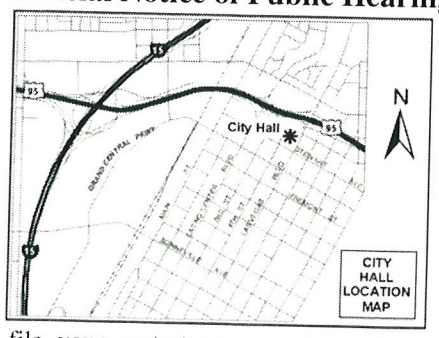
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 23 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
OCT 08 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.

SDR-35868

Planning Commission Meeting of 10/22/2009

This would be a terrible invasion of tranquility now available to people with pets in the cemetary. Also the traffic would certainly endanger school children. Furthermore, the congestion, noise and refuse would be an affront to the occupants of nearby residential properties. No! No! No! No! No!

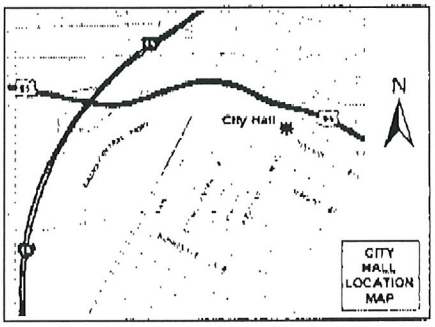
13803217027 Case: SDR-35868
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVD511 89129

15P

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.

SDR-35868

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SDH-35868

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

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

15A

Oct-26-2009 07:31am From-STOCKPILE STEWARDSHIP BN 702-295-2200 T-727 P.001/001 F-573

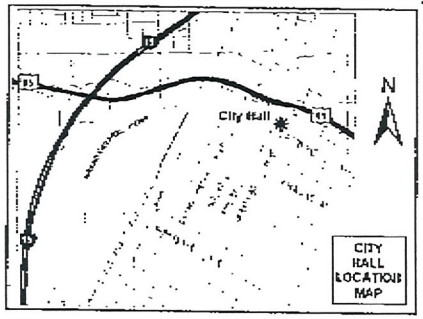
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 26 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 IM $ 00.41[4]
0004279218 OCT 23 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.

SDR-35868

Planning Commission Meeting of 11/05/2009

EXCEPT

I WOULD LIKE TO HAVE A 2' to 3' WIDE LAND SCAPING BUFFER ON THE SOUTH SIDE OF PROPERTY IN STEAD OF ZERO-FOOT AS REQUESTED

Case: SDR-35868

13803218029
BEDSUN DAVID A
4715 N GRAND CANYON
LAS VEGAS NV 89129-2663

HAVDS11 89129

15A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - GPA-36056 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to AMEND THE DOWNTOWN NORTH LAND USE PLAN on 772 acres, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report
2. Supporting Documentation
3. Justification Letter

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-36056 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

YK

GPA-36056 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the Downtown North Land Use Plan. The change will add a "Social Service" section to the Implementation Chapter. This change will bring the Downtown North Land Use Plan into alignment with the Housing Element of the 2020 Master Plan.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/21/03	The City Council approved General Plan Amendment (GPA-2249) adopting the Downtown North Land Use Plan for the area bounded by Interstate 15 on the west, U.S. 95 on the south, Owens and the City limits on the north and Maryland Parkway and Bruce Streets on the east.
10/21/04	The City Council approved General Plan Amendments (GPA-5015 and GPA-5016) to the Downtown North Land Use Plan that added the Scenic Byway Trail along both sides of Las Vegas Boulevard and the Cultural Corridor Trail along the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road respectfully.
11/19/08	The City Council approved General Plan Amendment (GPA-29886) to the Downtown North Land Use Plan that updated the plan and changed the land use along the northwest corner of Maryland Parkway and Bonanza Road. It also called for a new east/west road along the south property line of Cashman Center connecting Las Vegas Boulevard and Maryland Parkway.
Pre-Application Meeting	
N/A	This requirement was Waived.
Neighborhood Meeting	
10/06/09	A Neighborhood Meeting was held at the Development Service Center, 731 S. Fourth Street.

Field Check	
09/17/09	No issues were noted.

YK

Details of Application Request	
Site Area	
Net Acres	772 Acres

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		
A-O (Airport Overlay) District	X		Y *
Las Vegas Boulevard Scenic Byway Overlay District	X		Y **
Trails	X		Y ***

*The northwest portion of the plan area is covered by the North Las Vegas Airport Overlay.
**The Las Vegas Boulevard Scenic Byway Overlay District governs the design of all signage along Las Vegas Boulevard.
***The Las Vegas Boulevard Scenic Byway Trail and the Cultural Trail are located along Las Vegas Boulevard in the plan area, as well as the Pioneer Trail along Washington Avenue.

ANALYSIS

The following verbiage will be added to the Implementation Chapter:

***Social Services*:** There will continue to be a need for the services of the non-profit social service providers in the Downtown North Land Use area. The area located between Las Vegas Boulevard and Main Street, north of US-95 currently has numerous agencies located within it that provide services to the homeless population. However, in order to have a more equitable distribution of services, the city will work to prevent the expansion or the addition of any new facility that services the homeless within this area. This will further the city's goals under the Housing Element of the 2020 Master Plan.

***Action*:** The Neighborhood Services Department will continue to seek out locations throughout the Las Vegas Valley for suitable locations for homeless shelters and services that are outside of the Downtown North Plan area.

***Action*:** The Planning & Development Department will work with the Neighborhood Services Department to amend Title 19.04 Permissible Use Table for Rescue Mission or Shelter for the Homeless in order to develop minimum Special Use Permit Requirements.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The changes proposed do not affect the density and intensity of land uses and thus meets the requirement.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   There are no zoning designation changes proposed.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Because this area of the City is completely developed, the proposed changes will not affect these areas of concern and thus meet the requirement.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed changes are compatible with the Downtown Neighborhood 2000 Plan and the Redevelopment Area Plan and thus meet the requirement.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-36056** APN: Various

Name of Property Owner: City of Las Vegas

Name of Applicant: Yorgo Kagafas

Name of Representative: Yorgo Kagafas

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: Yorgo Kagafas

Print Name: Yorgo Kagafas

Subscribed and sworn before me

This 16th day of September, 2009

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

September 16, 2009

To Whom It May Concern:

Please accept this General Plan Amendment to the Downtown North Land Use Plan. The purpose is to add a Social Service section under Implementation that relates to the homeless shelters in the area.

If you have any questions or concerns, please feel free to contact me at (702) 229-6196.

Sincerely,

Yorgo Kagafas

Yorgo Kagafas, AICP
Urban Design Coordinator

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-36056
10/22/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

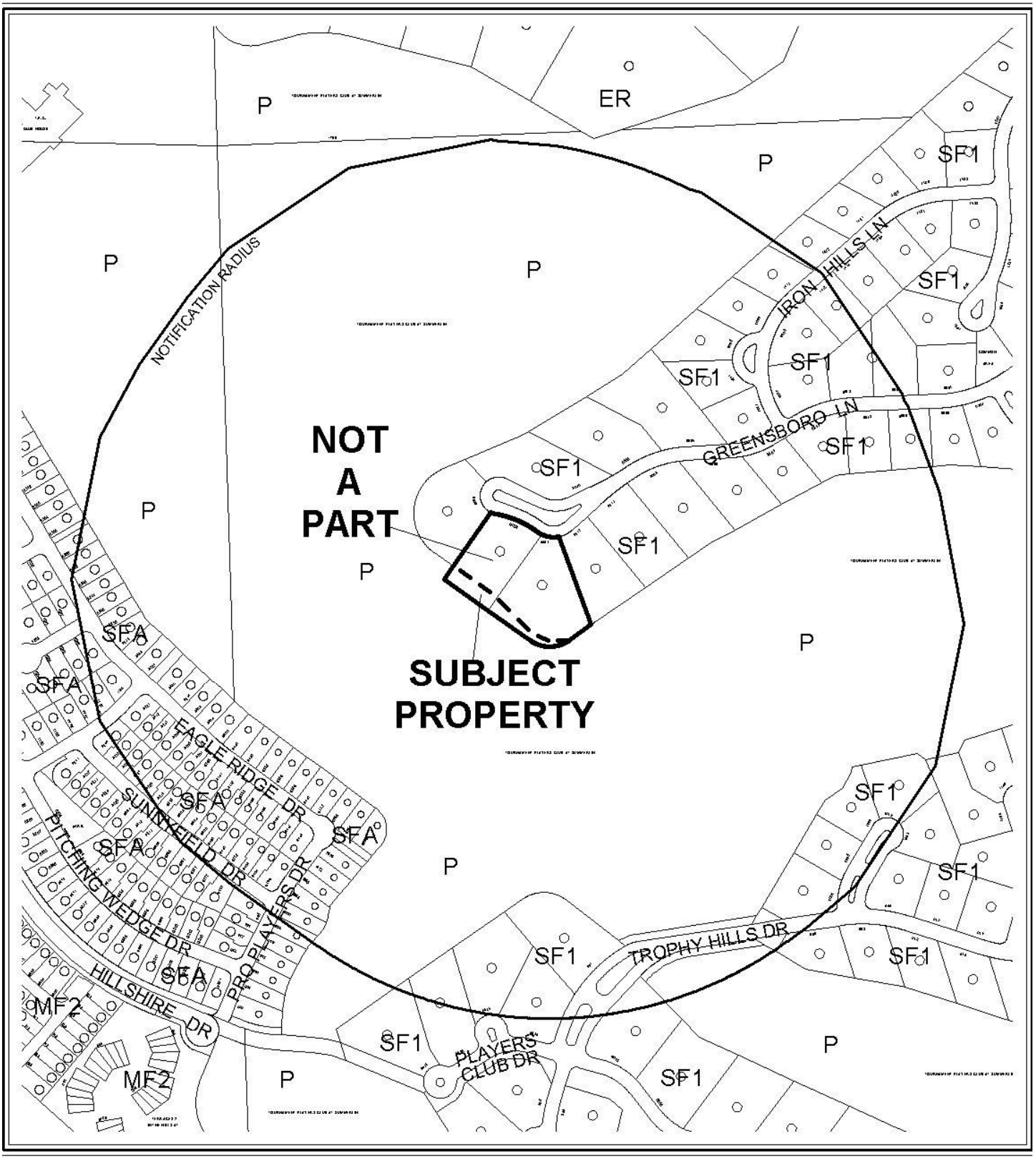
SUBJECT:
RENOTIFICATION - MOD-35911 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT - Request for a Major Modification to the Summerlin Master Development Plan TO AMEND THE EXISTING LAND USE DESIGNATION FROM: COS (COMMUNITY OPEN SPACE) TO: SF1 (SINGLE FAMILY DETACHED) on 0.27 acres, a portion of 9021 and 9025 Greensboro Lane (APNs 138-29-110-058 and 059), P-C (Planned Community) Zone, Ward 2 (Wolfson)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest Postcard



0 300 600 Feet

CASE: **MOD-35911**

RADIUS: 1000 FT

SUMMERLIN LAND USE DESIGNATION OF SUBJECT PROPERTY:
COS (COMMUNITY OPEN SPACE) AND SF-1 (SINGLE FAMILY DETACHED)

PROPOSED SUMMERLIN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SF-1 (SINGLE FAMILY DETACHED)

N



0 300 600 Feet

CASE: **MOD-35911**

RADIUS: 1000 FT

SUMMERLIN LAND USE DESIGNATION OF SUBJECT PROPERTY:
COS (COMMUNITY OPEN SPACE) AND SF-1 (SINGLE FAMILY DETACHED)

PROPOSED SUMMERLIN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SF-1 (SINGLE FAMILY DETACHED)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-35911 - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SS

MOD-35911 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Modification to the Summerlin Master Development Plan to amend the existing land use designation from COS (Community Open Space) to SF1 (Single Family Detached) on 0.27 acres making up a portion of 9021 and 9025 Greensboro Lane.

Transfer of land from the adjacent golf course to two lots in a residential subdivision has created two separate land use designations on these lots where a single residential designation (SF1) was intended by the Summerlin Master Development Plan. Approval of this modification would keep the land use designation consistent on each lot, whose primary use is single family residential. The Summerlin Design Review Committee has submitted written support for the land use amendment request. If this request is denied, the land use designation of each of the two residential properties would remain "split," with the added portion to each property designated COS (Community Open Space) and the remaining portion of each lot designated SF1 (Single Family Detached).

ISSUES

- Transfer of land from the adjacent golf course to two lots in a residential subdivision has created two separate land use designations on these lots where a single residential designation (SF1) was intended in the Summerlin Master Development Plan.
- The Community Open Space (COS) land use designation is intended for public, quasi-public and community support uses and does not allow residential uses.
- The Summerlin Design Review Committee supports the requested amendment to the land use designation.

DETAILS OF APPLICATION REQUEST

Details of Application Request	
Site Area	
Net Acres	0.27 (11,960 square feet)

	Prior to Transfer		***Transfer area***		***After Transfer***	
Property Description	SF1	COS	SF1	COS	SF1	COS
9025 Greensboro (Lot 32 Block A)	28,543 SF	---	---	6,241 SF	28,543 SF	6,241 SF
9021 Greensboro (Lot 33 Block A)	42,610 SF	---	---	5,719 SF	42,610 SF	5,719 SF
TOTAL	71,153 SF			11,960 SF	71,153 SF	11,960 SF

SS

Existing Designation	***Permitted Density***
COS (Community Open Space)	N/A
Proposed Designation	***Permitted Density***
SF1 (Single Family Detached)	3.5 units per acre

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/28/86	The Planning Commission approved an Annexation (A-0020-86) of 5,637 acres generally located on the south side of Cheyenne Avenue, west of Buffalo Drive. Staff recommended approval. The annexation became effective 06/10/87.
06/03/87	The City Council approved a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) on 4,650 acres generally located south of Cheyenne Avenue and west of Buffalo Drive, containing the subject properties. The Planning Commission and staff recommended approval.
05/05/97	A Boundary Line Adjustment was recorded on Lot 1 Block A of Summerlin Village South – Unit No. 6 and Lot 33 Block A of the Plat of Tournament Hills – Unit 1, adding 4,655 square feet to the original Lot 33 (addressed as 9021 Greensboro Lane).
12/19/08	The Planning and Development Department approved its review of a Boundary Line Adjustment (BLA-32389) for APNs 138-20-413-015; 138-29-110-015 and 057. A total of 11,960 square feet was added to Lots 32 and 33, Block A of the Plat of Tournament Hills – Unit 1 (addressed as 9025 and 9021 Greensboro Lane). The record of survey was recorded on 01/05/09.
Related Building Permits/Business Licenses	
07/20/93	A building permit (#93195123) was issued for a single family dwelling at 9025 Greensboro Lane. The final building inspection was completed 05/08/98.
06/26/97	A building permit (#97013095) was issued for a single family dwelling at 9021 Greensboro Lane. A permit (#98009389) was subsequently issued for a change of contractor on 05/05/98. The final building inspection was completed 02/18/99.
Pre-Application Meeting	
12/10/08	The applicants were in the process of completing a boundary line adjustment at the time of the pre-application meeting. Staff advised the applicants to complete the boundary line adjustment survey first before applying for a modification to change the Summerlin land use designation. A letter of approval of the request from Summerlin would be needed prior to submitting for the land use modification. As there were no changes to the site and the boundary line adjustment had been recorded, staff renewed the pre-application status on 09/21/09.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Field Check	
09/17/09	Planning and Development Department staff conducted a field check and found two single family residences in excellent condition. A portion of the golf course is located to the rear of the residences.
09/22/09	The Flood Control Section of the Department of Public Works conducted a field check of the area and determined that there was no impact to the existing drainage easement and that a wrought iron fence had been built along the adjusted lot lines. However, access to the existing sewer manhole was not restricted.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	SF1 (Single Family Detached)/COS (Community Open Space)	P-C (Planned Community)
North	Residential Common Area	SF1 (Single Family Detached)	P-C (Planned Community)
South	Golf Course (Private)	COS (Community Open Space)	P-C (Planned Community)
East	Single Family Residential	SF1 (Single Family Detached)	P-C (Planned Community)
West	Single Family Residential	SF1 (Single Family Detached)	P-C (Planned Community)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Summerlin	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
P-C (Planned Community) 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

Per the Summerlin Development Standards adopted 09/15/04 by the Las Vegas City Council, the following development standards apply to the subject properties:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks (SF1)			
• Front	25 Feet	45 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	38 Feet	Y
Max. Building Height	38 Feet	< 38 Feet	Y

ANALYSIS

Need for the land use amendment arose when the two adjoining residential property owners executed an agreement with the Tournament Players Club at Summerlin to add 11,960 square feet from the adjacent golf course, designated COS (Community Open Space), to the south side of their properties. A boundary line adjustment (BLA-32389) was recorded and the land sold to the two owners, making the land transfer official. As a consequence of the change to the lot lines, each residential lot then contained two designations where only the SF1 (Single Family Detached) designation was intended by the Summerlin Master Development Plan. Only the 11,960 square foot portion that is designated as COS (Community Open Space) is under consideration for the amendment to the Master Development Plan.

The minimum rear yard setback standard in SF1 (Single Family Detached) designated areas is 20 feet, which will be extended on these properties as a result of the additional land; however, a condition of the Summerlin Design Review Committee's approval of the land transfer was that no structures be built in the transfer area. There is some existing landscaping that encroaches into this area but no structures. Staff supports the change to the SF1 designation, as consistency of the land use designation on each lot would be maintained.

The Department of Public Works notes that the area proposed to be included in the Modification includes a sewer line and manholes, a sewer easement, and also a portion of a drainage easement. The existing utilities and easements will restrict further development of these lots. No structures or vegetation taller than three feet will be allowed over the existing Public Sewer Easement and access to the manholes shall be maintained. In addition, any future development of the parcels will require the recordation of a Petition of Vacation of the portion of the existing drainage easement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 111

APPROVALS 0

PROTESTS 1

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-35911** APN: 138-29-110-~~015~~ 058

Name of Property Owner: A M & R Marlon Family Protection Trust

Name of Applicant: Tournament Players Club

Name of Representative: Horizon Surveys

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: Anthony Marlon

Print Name: Anthony M. Marlon

Subscribed and sworn before me

This 2 day of Dec, 2008

Linda I. Morris

Notary Public in and for said County and State

RECEIVED

SEP 08 2009

LINDA I. MORRIS
Notary Public, State of Nevada
Appointment No. 94-2143-1
My Appt. Expires Sep 18, 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-35911 APN: 138-29-110-059

Name of Property Owner: Lodewijk A. Vangemert

Name of Applicant: Tournament Players Club

Name of Representative: Horizon Surveys

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: _____

Print Name: LODEWIJK VAN GEMERT

Subscribed and sworn before me

This 2nd day of DECEMBER, 2008

Teresa Joy Pastorelli

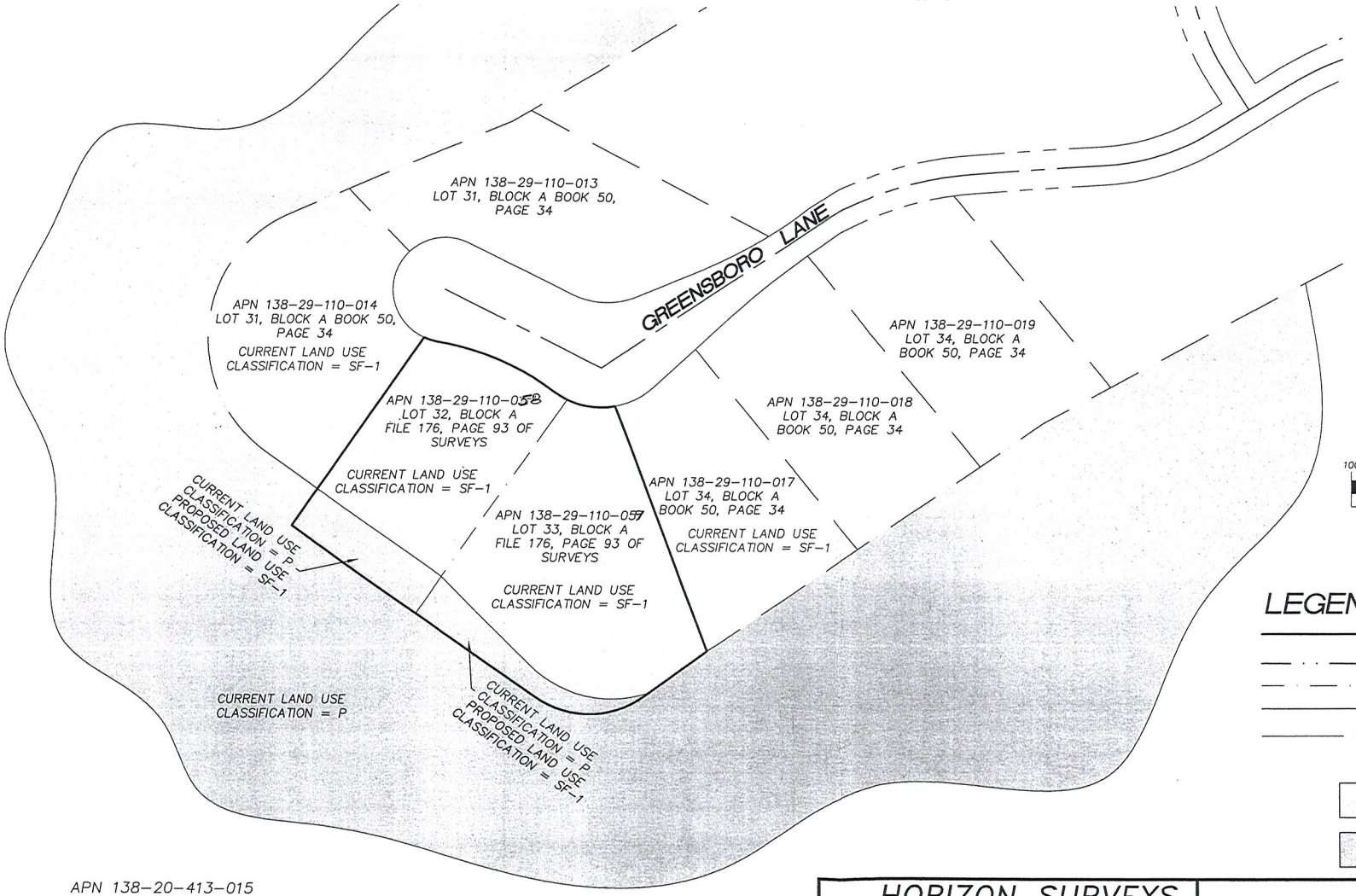
Notary Public in and for said County and State

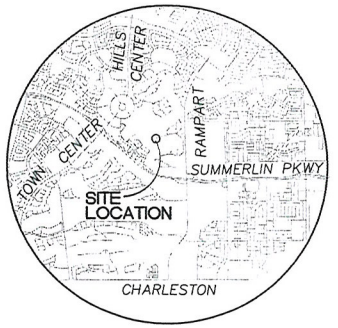
NOTARY PUBLIC STATE OF NEVADA County of Clark TERESA JOY PASTORELLI Appt. No. 05-0016-1 My Appt. Expires Aug. 30, 2011

RECEIVED

SEP 10 2009

TPC/MARLON/VANGEMERT
SITE PLAN





VICINITY MAP
NO SCALE



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJOINING PARCEL LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- APN — ASSESSOR'S PARCEL NUMBER
- CURRENT LAND USE CLASSIFICATION "SF-1"
- CURRENT LAND USE CLASSIFICATION "P"

APN 138-20-413-015
SUMMERLIN VILLAGE 1 SOUTH-UNIT 6
BOOK 54, PAGE 44

SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

TPC/MARLON/VANGEMERT
SITE PLAN

JOB NO.:	762.001
DRAWN BY:	R. SLIGAR
DATE:	1/30/09
CLIENT:	
SHEET 1 OF 1	

RECEIVED
SEP 08 2009

MOD-35911
10/22/09 PC

Instrument
200901105-0003323
Fee/Exempt#
SV-176 0093
Recorded

Receipt/Conformed Copy
Requestor:
HORIZON SURVEYS
01/05/2009 12:19:29 T20090002125
Book/Instr: 20090105-0003323
Survey Page Count: 2
Fees: $31.00 N/C Fee: $0.00

Debbie Conway
Clark County Recorder

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT

OF LOT 32 AND 33 AS SHOWN IN BOOK 50 OF PLATS, PAGE 34 AND LOT 1 AS SHOWN IN BOOK 54 OF PLATS, PAGE 44, BOTH ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

WE, TOURNAMENT PLAYERS CLUB, SUMMERLIN INC., A DELAWARE LIMITED PARTNERSHIP, ANTHONY MALON AND LODEWIJK VAN GEMERT DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN HEREON, HAVE CAUSED A BOUNDARY LINE ADJUSTMENT TO BE PERFORMED AS INDICATED HEREON AND THAT WE HAVE EXAMINED AND APPROVED THIS PLAT AND CONSENT TO AND AUTHORIZE THE RECORDATION OF SAME. FURTHER, WE AGREE TO PREPARE AND EXECUTE THE REQUIRED DOCUMENTS CREATING ANY AND ALL EASEMENTS AS SHOWN HEREON AND TO EXECUTE ALL REQUIRED DOCUMENTATION ABANDONING ANY EXISTING EASEMENTS AFFECTING THE LANDS SHOWN PURSUANT TO THE PROVISIONS N.R.S. 278.010 THROUGH N.R.S. 278.630, INCLUSIVE. TAXES ON THE LAND SHOWN HEREON HAVE BEEN PAID AND ANY AND ALL LENDERS AND OR IMPOUND ACCOUNT HOLDERS FOR PAYMENT OF TAXES HAVE BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR THE TRANSFER OF THE LANDS SHOWN HEREON.

JAMES C. TRIOLA
SECRETARY-SR. VICE PRESIDENT
BUSINESS AND LEGAL AFFAIRS
TOURNAMENT PLAYERS CLUB AT SUMMERLIN, INC.

LODEWIJK A. VANGEMERT — DATE 12-18-08

ANTHONY MARLON
A.M. & R. MARLON FAMILY PROTECTION TRUST

ACKNOWLEDGMENT

STATE OF NEVADA)
SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-22-08
BY James C. Triola AS Secretary/V.P. OF TPC Summerlin
JAMES C. TRIOLA
SECRETARY-SR. VICE PRESIDENT
BUSINESS AND LEGAL AFFAIRS
TOURNAMENT PLAYERS CLUB AT SUMMERLIN, INC.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 11-14-2010
KATHRYN M. RAYNOR

ACKNOWLEDGMENT

STATE OF NEVADA)
SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/18/08
BY Anthony Marlon AS owner OF
ANTHONY MARLON TRUSTEE
A.M. & R. MARLON FAMILY PROTECTION TRUST

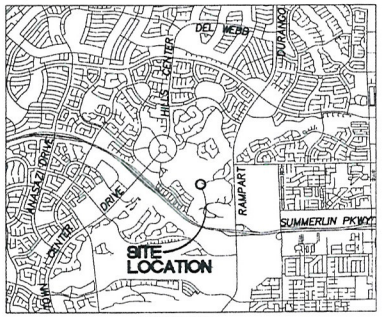
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 4-18-10
LINDA I. MORRIS

ACKNOWLEDGMENT

STATE OF NEVADA)
SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-18-08
BY LODEWIJK A. VANGEMERT AS OWNER
LODEWIJK A. VANGEMERT

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES AUGUST 30, 2011.
TERESA JOY PASTORELLI



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION OF TRANSFER AREA 1

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., BEING A PORTION OF LOT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 54 OF PLATS ON PAGE 44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32, BLOCK A, TOURNAMENT HILLS–UNIT 1; THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 54°50'00" EAST, 145.00 FEET TO THE SOUTHEAST CORNER OF LOT 32; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EXTENSION OF THE EASTERLY LINE OF LOT 32, SOUTH 35°10'00" WEST, 43.04 FEET; THENCE NORTH 54°50'00" WEST, 145.00 FEET; THENCE NORTH 35°10'00" EAST, 43.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,241 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF TRANSFER AREA 2

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., BEING A PORTION OF LOT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 54 OF PLATS ON PAGE 44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FURTHERMOST WESTERLY CORNER OF SAID LOT 33, BLOCK A, TOURNAMENT HILLS–UNIT 1; THENCE ALONG THE SOUTHERLY LINE THEREOF DESCRIBED WITHIN A RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, AS SHOWN IN FILE 88 OF SURVEYS, PAGE 81 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 44°27'39" EAST, 119.00 FEET TO A CURVE, CONCAVE TO NORTHEASTERLY; THENCE EASTERLY ALONG THE ARC OF A 109.54 FOOT RADIUS CURVE TO THE LEFT, 123.32 FEET, WITH A CENTRAL ANGLE OF 64°30'20". TO A POINT OF CUSP; THENCE SOUTH 54°21'30" WEST, 5.41 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT, 111.60 FEET, WITH A CENTRAL ANGLE OF 71°02'48"; THENCE NORTH 54°39'18" WEST, 138.46 FEET; THENCE NORTH 35°10'00" EAST, 43.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,719 SQUARE FEET, MORE OR LESS.

MAP REFERENCES

BOOK 50, PAGE 34 OF PLATS
BOOK 54, PAGE 54 OF PLATS
FILE 88, PAGE 81 OF SURVEYS

NOTE

ALL EASEMENTS OF RECORD MAY NOT BE SHOWN AND NO VERIFICATION OF LOCATION OR INFORMATION HAS BEEN MADE BY THE CITY OF LAS VEGAS.

CITY OF LAS VEGAS APPROVAL

THIS MAP HAS BEEN APPROVED FOR THE PURPOSE OF ACHIEVING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE ON THIS 5TH DAY OF January, 2009

ALAN R. RIEKKI, P.L.S. — DATE 1/5/09
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

M. MARGO WHEELER, AICP — DATE 12-31-08
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

BASIS OF BEARINGS

NORTH 54°50'00" WEST, BEING THE BEARING OF THE SOUTHERLY LINE OF LOTS 32 AND 33 AS SHOWN IN BOOK 50 OF PLATS, PAGE 34 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, DENNIS H. JENSEN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AN A AGENT FOR HORIZON SURVEYS CERTIFY THAT:

1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT AND THAT THIS PLAT REPRESENTS THE RESULTS OF THAT SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CHUCK BOMBARD, GENERAL MANAGER/DIRECTOR OF GOLF, TOURNAMENT PLAYERS CLUB.
2. THE LAND SURVEYED LIES WITHIN SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND WAS COMPLETED ON NOVEMBER 6, 2008.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340, AND ARE OR WILL BE OF SUFFICIENT DURABILITY. 5. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.

DENNIS H. JENSEN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 5859

DENNIS H. JENSEN No. 5859 — 12-17-08

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5695

BLA-32389

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT
OF LOT 32 AND 33 AS SHOWN IN BOOK 50 OF PLATS, PAGE 34 AND LOT 1 AS SHOWN IN BOOK 54 OF PLATS, PAGE 44, BOTH ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702) 228-5066
FAX (702) 228-0677
WWW.HORIZONSURVEYS.COM

Date	10-8-08
Drawn	DHJ
Checked	NR
Job Number	762.00101
Sheet No.	1 of 2

No. 0003323
FILED AT THE REQUEST OF: Horizon Surveys
DATE 1-5-09 TIME 12:19:10
FILE 176 PAGE 0093
RECORD OF SURVEY
OFFICIAL RECORDS BOOK
No. 20090105
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE # 31.00 DEPUTY STN

FILE 176 PAGE 0093

RECEIVED
SEP 08 2009

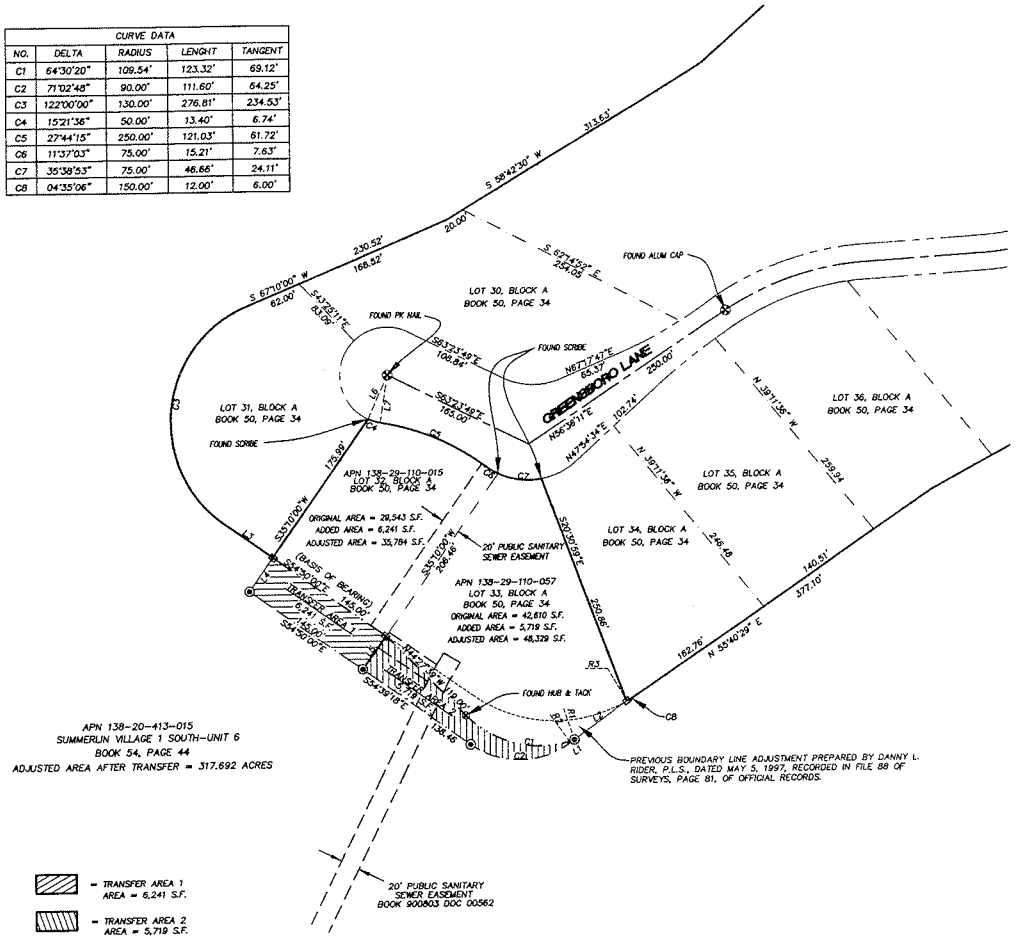
MOD-35911
10/22/09 PC

417

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT

OF LOT 32 AND 33 AS SHOWN IN BOOK 50 OF PLATS, PAGE 34 AND LOT 1 AS SHOWN IN BOOK 54 OF PLATS, PAGE 44, BOTH ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CURVE DATA				
NO.	DELTA	RADIUS	LENGHT	TANGENT
C1	64°30'20"	109.54'	123.32'	69.12'
C2	71°02'48"	90.00'	111.60'	64.25'
C3	122°00'00"	130.00'	276.81'	234.53'
C4	15°21'36"	50.00'	13.40'	6.74'
C5	27°44'15"	250.00'	121.03'	61.72'
C6	11°37'03"	75.00'	15.21'	7.63'
C7	35°38'53"	75.00'	46.66'	24.11'
C8	04°35'06"	150.00'	12.00'	6.00'



GRAPHIC SCALE

60 0 30 60 120

0 1" 2" 3"

(IN FEET)

1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- ORIGINAL LOT LINE
- ADJUSTED LOT LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PREVIOUS BOUNDARY ADJUSTMENT LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "PLS 5859"
- SLT NAIL & TAG IN FOOTING OF WALL STAMPED "PLS 5859"
- C1 CURVE LABEL
- L1 LINE LABEL
- APN ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- R1 RADIAL LABEL
- FOUND SCRIBE TOP OF WALL COLUMN

RADIAL LINE DATA	
NO.	COURSE
R1	S18°57'59"E
R2	S35°42'06"E
R3	S29°44'26"E

LINE DATA		
NO.	COURSE	DISTANCE
L1	S54°21'30"W	5.41'
L2	N54°18'10"E	68.00'
L3	S54°50'00"E	62.30'
L4	N35°10'00"E	43.04'
L5	S35°10'00"W	43.04'
L6	S24°31'22"W	50.00'
L7	S09°08'46"W	50.00'

TABULATION

TOTAL AREA OF SUMMERLIN VILLAGE 1 SOUTH-UNIT NO. 6 = 317.966 ACRES
TOTAL AREA OF BOUNDARY LINE ADJUSTMENT THIS MAP = 0.274 ACRES
REMAINING AREA SUMMERLIN VILLAGE 1 SOUTH-UNIT NO. 6 = 317.692 ACRES

BASIS OF BEARINGS

NORTH 54°50'00" WEST, BEING THE BEARING OF THE SOUTHERLY LINE OF LOTS 32 AND 33 AS SHOWN IN BOOK 50 OF PLATS, PAGE 34 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

HORIZON SURVEYS
6601 COVINGTON CROWN DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702) 294-0046
FAX (702) 226-0677
WWW.HORIZONSURVEYS.COM

Date	10-06-08
Drawn	D. JENSEN
Checked	RCS
Job Number	862.001.01
Sheet No.	2 OF 2

FILE 176 PAGE 0093

MOD-35911
10/22/09 PC
SEP 18 2009



MOD-35911 - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT
9021 AND 9025 GREENSBORO LANE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



MOD-35911 - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT
9021 AND 9025 GREENSBORO LANE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



MOD-35911 - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT
9021 AND 9025 GREENSBORO LANE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



MOD-35911 - APPLICANT/OWNER: ANTHONY M. MARLON AND RENEE MARLON FAMILY PROTECTION TRUST AND LODEWIJK A. VAN GEMERT
9021 AND 9025 GREENSBORO LANE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Horizon
Surveys

September 2, 2009

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Reference: **Request for Major Modification Land Use Reclassification**
From: Tournament Players Club (138-20-413-~~015~~ 017) PF
To: SF 1 for 138-29-110-058 and 138-29-110-059

On behalf of the property owners of the parcels shown above, we respectfully request your consideration of the referenced Major Modification Land Use Reclassification.

Mr. Lodewijk VanGemert, owner of APN 138-29-110-059 and Dr. Anthony Marlon, owner of APN 138-29-110-058, wish to increase the size of their properties by encroaching into that portion of the Tournament Players Club (TPC) golf course adjacent to their respective lots. Officials of TPC have agreed to grant 6,241 +/- square feet to Dr. Marlon's parcel and 5,719 +/- square feet to Mr. VanGemert's parcel. The Summerlin Design Review Committee had no objection to this land exchange. Their only stipulation is that no structures or impediments can be built on the newly acquired land. To accomplish this land transfer, Horizon Surveys recorded a Record of Survey Boundary Line Adjustment (BLA-32389) on January 5, 2009. A copy of the recorded BLA is included with this application.

The Land Use Classification associated with the golf course is PF while the classification for the two residential parcels is SF-1. Therefore, at this time it will be necessary for us to obtain approval of the land use reclassifications if for no other reason than to satisfy Assessor/Treasurer requirements.

The Summerlin Design Review Committee has provided us with a letter stating that they have no objection to this request. I have included a copy as part of the submittal package.

If you have any questions, please feel free to contact us.

Sincerely,

Terri Pastorelli
Project Coordinator

RECEIVED
SEP 08 2009

MOD-35911
10/22/09 PC

9901 Covington Cross Drive • Suite 120 • Las Vegas, Nevada 89144
Phone (702) 228-5066 • Fax (702) 228-0677 • Website: www.horizonsurveys.com

The Howard Hughes Corporation®

an affiliate of General Growth Properties, Inc.

January 6, 2009

Terri Pastorelli
Horizon Surveys
9901 Covington Cross Drive, Suite 120
Las Vegas, NV 89144

Re: **Request for Land Use Reclassification for portion of APN# 138-20413015,** Tournament Players Club (TPC) to APN 138-29110057 (property owner: Mr. Lodewijk Vangemert) and APN 138-29110015 (property owner: Mr. Anthony Marlon)

Dear Ms. Pastorelli,

We are in receipt of your letter dated December 4, 2008 requesting a land use reclassification of the TPC land portions being deeded to the respective property owners referenced above. The Summerlin Design Review Committee (SDRC) does not object to your request to reclassify the land use of these land portions from PF to SF-1.

Please contact me if you have any questions.

Sincerely,

Julie Cleaver
Vice President, Planning & Design

Encl. Copy of letter *(Horizon Surveys, dtd 12/04/08)*

RECEIVED
SEP 08 2009

HOWARD HUGHES PLAZA
10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel 702.791.4000

MOD-35911
10/22/09 PC

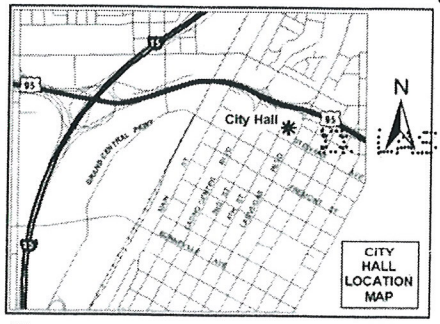
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 2009

Return Service Requested
Official Notice of Public Hearing



LAS VEGAS NV 890 10-08-09

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.

MOD-35911

Planning Commission Meeting of 10/22/2009

Case: MOD-35911
13829211002
LANDRY STEVEN P
23799 MONTEREY-SALINAS
HWY #48
CORRAL DE TIERRA CA 93908-9335

HAVDS11 93908

17P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

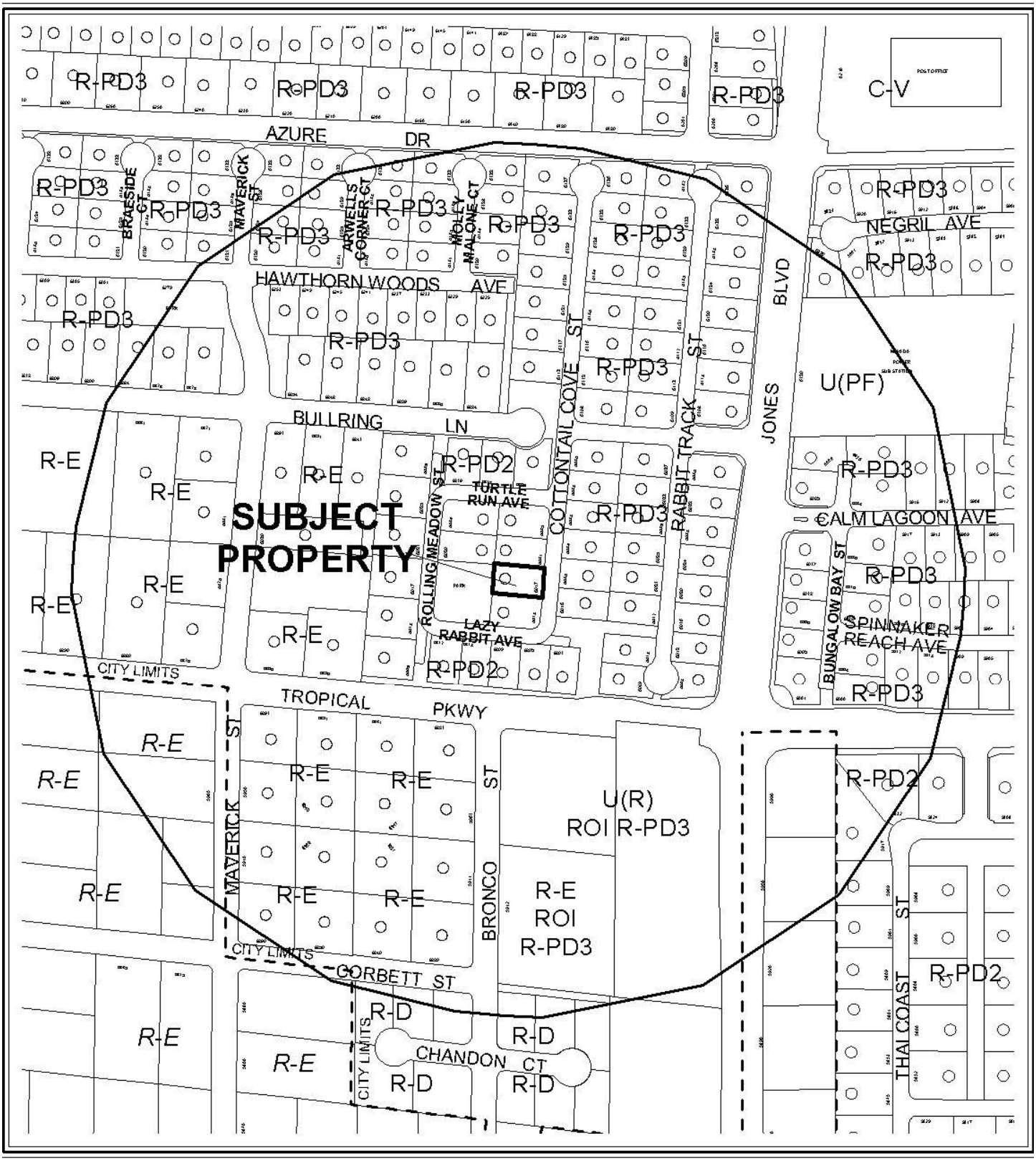
SUBJECT:
RENOTIFICATION - VAR-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **VAR-35778**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: VAR-35778

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35778 - APPLICANT/OWNER: CARR LIVING TRUST, U/A

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Direct interior access between the addition and existing residence shall be provided and depicted in plans submitted for building permit.

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.

VAR-35778 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a five-foot rear yard setback, where a 15-foot setback is required for an existing addition to a single family residence at 6017 Cottontail Cove Street. The applicant enclosed a patio cover at the rear of the residence without obtaining permits, resulting in a room addition that encroaches 10 feet into the required 15-foot rear yard setback of the property. Since the existing addition to the principle dwelling along the western property line was constructed before consulting Title 19 standards and without building permits, it has been determined that the request is a result of a self-imposed hardship. Staff recommends denial of this Variance request; if denied, the addition will have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
08/21/02	The City Council approved a request for General Plan Amendment (GPA-0025) to amend a portion of the Centennial Hills Sector Plan from: DR (Desert Rural Density Residential) to: R (Rural Density Residential) on approximately 10 acres located adjacent to the northwest corner of Tropical Parkway and Jones Boulevard. The Planning Commission and Staff recommended approval.
09/04/02	The City Council approved a request for a Site Development Plan Review [Z-0059-02(1)] for a proposed 41-lot single-family residential development on approximately 15 acres located adjacent to the west side of Jones Boulevard, between Tropical Parkway and Bullring Lane. The Planning Commission and Staff recommended approval.
09/04/02	The City Council approved a request for a Rezoning (Z-0059-02) from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units per Acre) and R-PD3 (Residential Planned Development). The Planning Commission and Staff recommended approval.
12/18/02	The City Council approved a request for a Site Development Plan Review (SDR-1122) for a 73 lot single family residential development on 24.34 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard. The Planning Commission and Staff recommended approval.
10/25/07	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
10/05/04	A building permit (#27471) was issued for a pool, waterfall, and 648 square feet deck at 6017 Cottontail Cove Street. The building permit was finalized on 08/03/05.

06/08/05	A building permit (#42311) was issued for a patio cover at 6017 Cottontail Cove Street. The building permit received final approval on 11/05/05.
05/06/09	A building permit (#139040) is pending for a patio enclosure to an existing exercise room at 6017 Cottontail Cove Street.
Pre-Application Meeting	
07/08/09	A pre-application meeting was held where the submittal requirements for a Variance were discussed. Other topic discussed included: • The setback requirements for the subject parcel. • The criteria for approving a Variance request.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
09/17/09	Staff performed a routine field check where a well-maintained single-family residence was observed. Staff was not able to observe the rear yard where the proposed accessory structure is to be constructed.

Details of Application Request	
Site Area	
Gross Acres	.19

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
North	Single-Family Residence	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Single-Family Residence	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Single-Family Residence	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Single-Family Residence	DR (Desert Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
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

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	5 Feet	N

ANALYSIS

The applicant has enclosed an existing patio cover at the rear of the residence, resulting in a room addition that encroaches approximately 10 feet into the required 15-foot rear yard setback of the property. The structure is 21 feet wide by 27 feet long, 567 square feet, and is completely enclosed. Based on photos submitted by the applicant, the overall structure appears to be in good condition, and the stucco matches the existing house. Based on the plans submitted an internal access to the addition from the primary dwelling will be provided; a condition has been added to ensure the provision of the internal access.

Research of the building permit activity found that the applicant had initially obtained permits via Building and Safety for an unenclosed patio cover that was built within the required setback, in conformance with Title 19.08. The structure was later enclosed without obtaining permits. The applicant has created a self-imposed hardship by enclosing the patio and building within the required setback; therefore, staff is recommending denial of this request for a Variance.

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 building within the required setback without obtaining the required building permits. An addition meeting the required rear yard setback 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 13

NOTICES MAILED 184

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-35778** APN: 125-26-610-009

Name of Property Owner: HUBERT CARR

Name of Applicant: SAME

Name of Representative: SAME

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: Hubert Carr

Print Name: HUBERT CARR

Subscribed and sworn before me

This 14th day of July, 2009

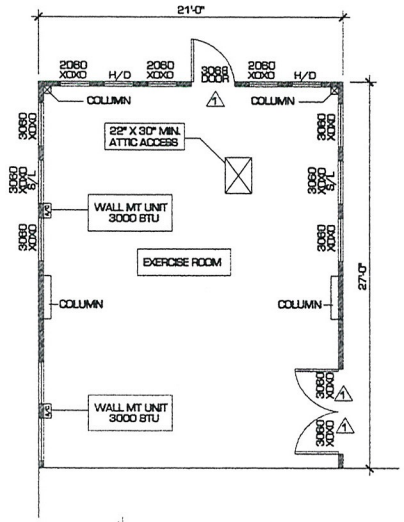
JAMAAL ROSS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-1373-1
MY APPT. EXPIRES DEC. 1, 2010

Notary Public in and for said County and State

RECEIVED
AUG 26 2009

(6)

CARR ADDITION
6017 COTTONTAIL COVE ST
LAS VEGAS, NV 89130



FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

GRAPHIC	DESCRIPTION
	NEW 2X4 STUDS AT 16" OC. ½" GYP. BOARD INSIDE FACE AND 3 COAT STUCCO OUTSIDE FACE
	EXISTING WALL

WINDOW SCHEDULE

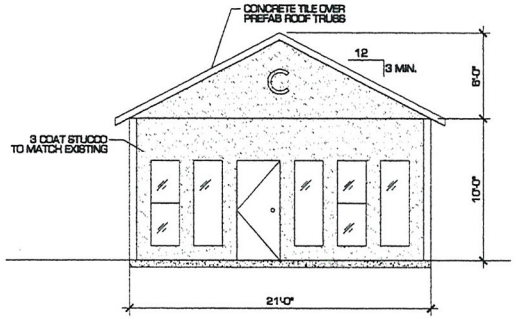
① DUEL PANED TEMPERED LOW E, 1" INSULATED GLASS, FRAME STOBE WOOD

DOOR SCHEDULE

⚠1 3068 METAL HOLLOW CORE PRIVACY LOCK

LIGHT + VENT SCHEDULE

ROOM	AREA	LITE REQ	LITE ACTUAL	VENT REQ	VENT ACTUAL
EXERCISE ROOM	567 SF	45 SF	72 SF	3.78 SF	10 SF



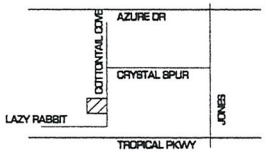
WEST ELEVATION
SCALE: 1/4" = 1'-0"

CODE SUMMARY

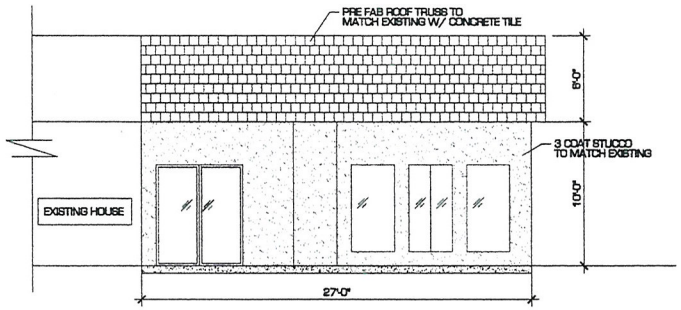
THIS PROJECT SHALL COMPLY WITH:

2006 IBC
2006 IRC
2006 UMC
2006 UPC
2006 IECC
2005 NEC
AND THE SOUTHERN NEVADA CODE AMENDMENTS

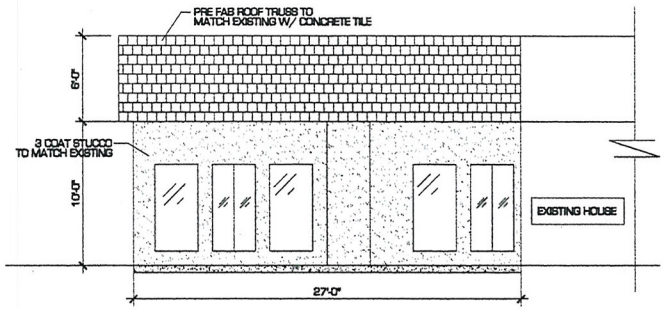
JURISDICTION:	LAS VEGAS
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
HEIGHT: ACTUAL	15'-0"
HEIGHT: ALLOWABLE	25'-0"
STORY: ACTUAL	[1]
STORY: ALLOWABLE	[2]
AREA: EXERCISE ROOM	= 567 SQ.FT
EXITS:	(2) DOOR
SPECIAL INSPECTOR:	NO
CODE:	2006 IBC



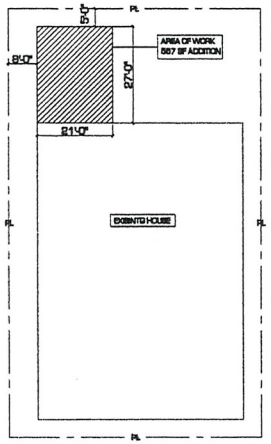
VICINITY MAP
SCALE: NTS



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
AUG 26 2009

VAR-35778
10/22/09 PC

REVISIONS	BY:

LARRY'S ENGINEERING
7844 BOARING BROOK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7827
FAX: 702.838.8888

TITLE: FLOORPLAN AND ELEVATIONS
PROJECT: CARR ADDITION
ADDRESS: 6017 COTTONTAIL COVE ST LAS VEGAS NV 89130

DRAWN	PK
CHECKED	LARRY SANCHEZ
DATE	4-28-2009
SCALE	AS SHOWN
JOB NO.	
SHEET	A0





RECEIVED
AUG 27 2009
VAR-35778
10/22/09 PC





RECEIVED
AUG 27 2009
VAR-35778
10/22/09 PC



VAR-35778 - APPLICANT/OWNER: CARR LIVING TRUST U/A
6017 COTTONTAIL COVE STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35778 - APPLICANT/OWNER: CARR LIVING TRUST U/A
6017 COTTONTAIL COVE STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35778 - APPLICANT/OWNER: CARR LIVING TRUST U/A
6017 COTTONTAIL COVE STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35778 - APPLICANT/OWNER: CARR LIVING TRUST U/A
6017 COTTONTAIL COVE STREET
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Larry's Engineering
7844 Soaring Brook St.
Las Vegas, NV 89131
Phone (702) 340-7927
Fax (702) 639-6868

October 7, 2009

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Attention: **Planning & Development**
Subject: **Justification Letter**

Dear Planning Commission:

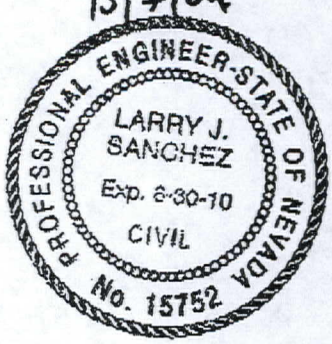
The purpose of this letter is to provide a justification of how the proposal will produce a stable environmental character. My client is applying for (1) condition:

A. Variance

The purpose of this **variance** is to allow my client to leave his new patio cover enclosure 5 feet away from the rear property line. The current enclosure shall have access from the interior and the material used in this construction is wood, drywall, and 3-coat stucco as siding. Currently, my client is under a R-3 zoning standard which does not allow him to leave the enclosure at 5 foot setback. Obtaining a variance request will allow him to legally occupy the completed enclosure without detrimentally impacting the surrounding/adjacent properties.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.
Sincerely,
Larry J. Sanchez, PE

10/7/09



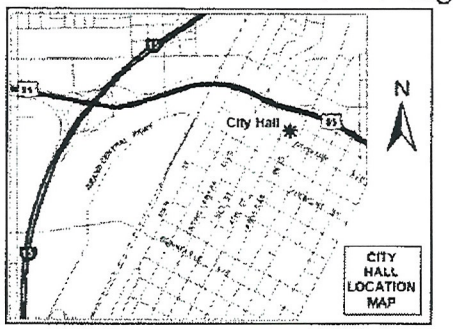
RECEIVED
OCT - 7 2009

VAR-35778
10/22/09 PC

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-35778

Planning Commission Meeting of 10/22/2009

Case: VAR-35778
12526603014
SMITH HAROLD G REVOCABLE LIV TR
6290 W TROPICAL PKWY
LAS VEGAS NV 89130-1304

HAYDEN 89130

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

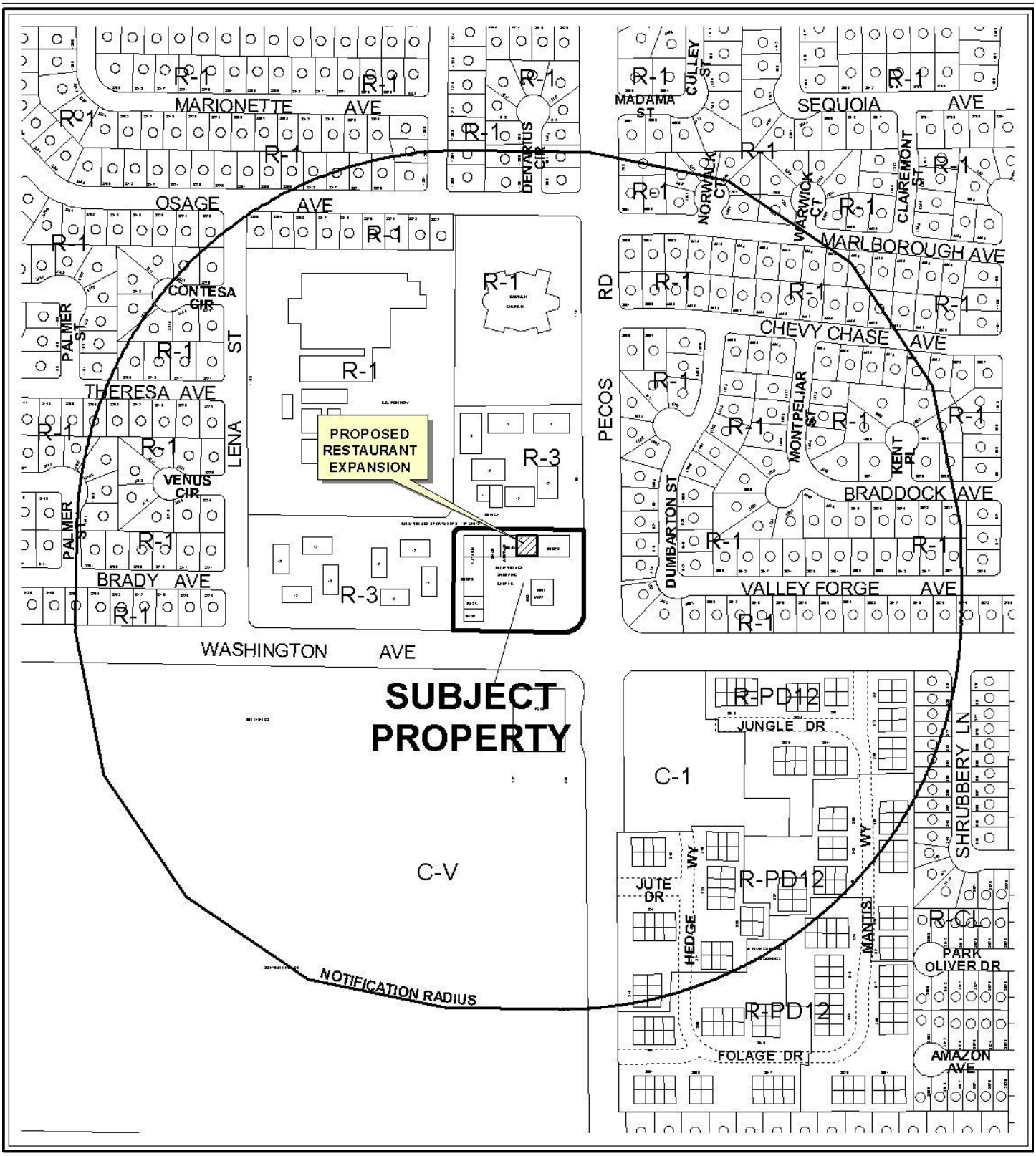
SUBJECT:
RENOTIFICATION - VAR-35857 - VARIANCE - PUBLIC HEARING - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC - Request for a Variance TO ALLOW 105 PARKING SPACES WHERE 113 SPACES ARE REQUIRED FOR A PROPOSED 800 SQUARE-FOOT RESTAURANT EXPANSION on 2.15 acres at 941 North Pecos Road (APN 139-25-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



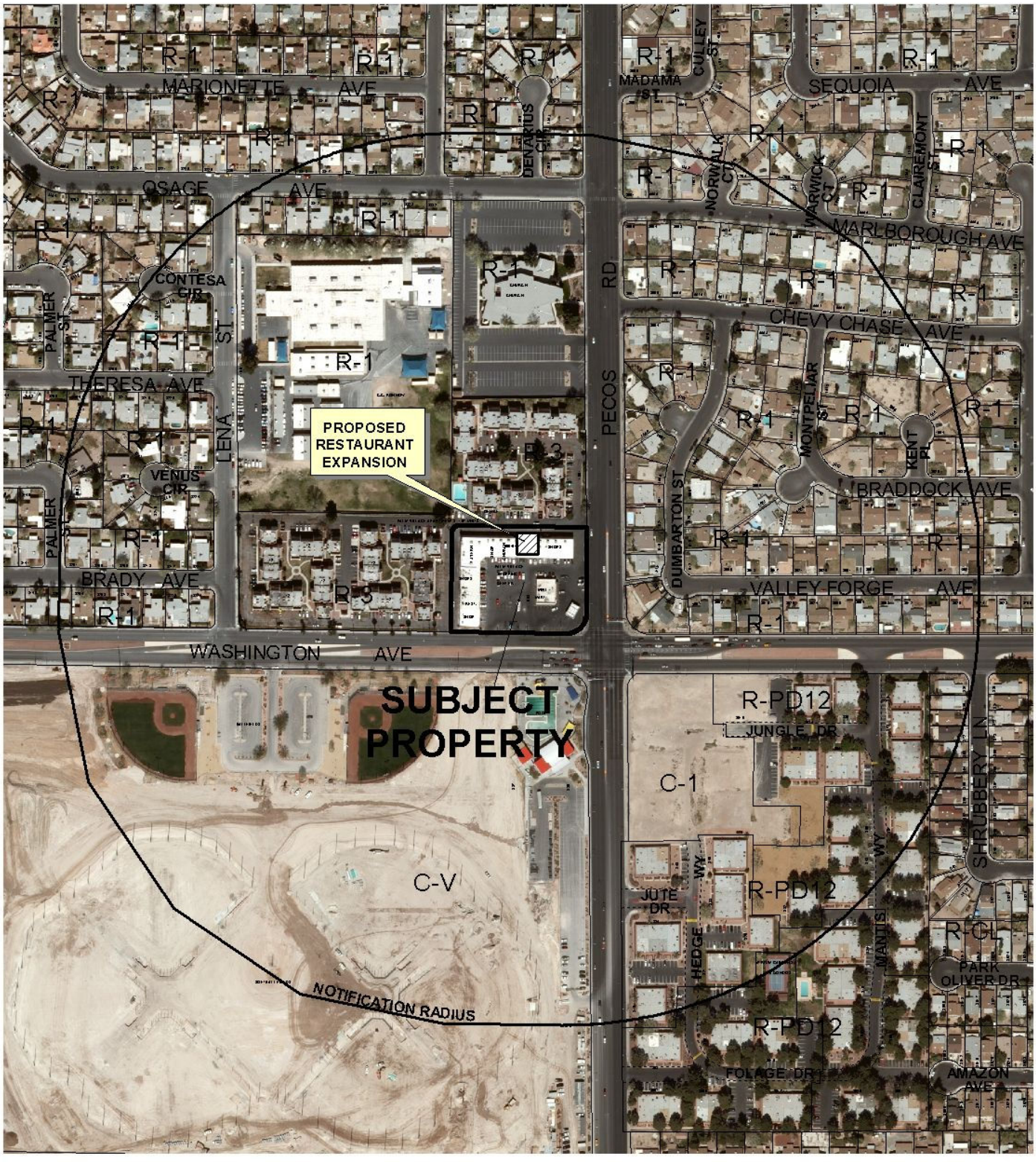
0 300 600 Feet

CASE: **VAR-35857**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: VAR-35857

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 105 parking spaces where 113 parking spaces are required at an existing Restaurant on 2.14 acres at 941 North Pecos Road. The applicant is proposing to expand the existing dining facility space (941 North Pecos Road) into an adjacent tenant space (943 North Pecos Road), increasing the total floor area of the restaurant by 800 square feet. The expansion would increase the amount of parking needed for the subject use by eight spaces. The applicant has created a self-imposed hardship that could be alleviated through alternative site location; staff is recommending denial. If denied, the existing restaurant will remain unaltered.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/22/96	The Board of Zoning Adjustment approved a request to withdraw a Special Use Permit (U-102-96) on property located at 901 North Pecos Road to allow on-premise beer and wine sales in conjunction with a proposed restaurant.
10/22/96	The Board of Zoning Adjustment approved a request for a Variance (V-145-96) on property located at 901 North Pecos Road to allow 122 parking spaces where the existing and proposed uses required 130 spaces.
03/24/97	The City Council approved a request for a Special Use Permit (U-150-96) on property located at 901 north Pecos Road to allow on-premise beer and wine sales in conjunction with a proposed restaurant and a waiver of the min. 400-foot distance separation requirement for a church and park. The Board of Zoning Adjustment recommended approval.
09/29/03	The Planning and Development Department approved a request for Administrative Approval to allow the placement of two (2) wireless antennas on the existing rooftop of the building at 901 North Pecos Road.
12/26/08	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
07/16/01	A business license (C07-02750) was issued for a clothing and gifts store at 943 North Pecos Road. The business license was marked out of business on 02/13/09.
12/13/02	A business license (R07-00571) was issued for a restaurant at 941 North Pecos Road. The business license was marked out of business on 07/05/06.
05/31/03	A building permit (#2011930) was issued for tenant improvement certificate of occupancy at 941 North Pecos Road. The permit expired on 05/31/03.
01/04/06	A business license (R07-00707) was issued for a restaurant at 941 North Pecos Road. The business license is still active.

Pre-Application Meeting	
08/10/09	A pre-application meeting was held with the applicant where elements of submitting a Variance were discussed. Topics included: • The applicant's provision of an accurate square footage of the expansion area showing the amount of public seating, waiting area and remaining gross floor area needed for parking calculation. • The provision of a parking analysis for the entire retail development so the parking requirement for the development can be determined.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Field Check	
09/17/09	A field check was carried out by staff with the following observations: • There is an existing restaurant in operation within the 21,720 square-foot commercial plaza. The adjacent space was vacant. There no other restaurant in the plaza. • There is a code violation of non-permitted banners and signage above the main entrance and on the display windows. These violations have been referred to Code Enforcement.

Details of Application Request	
Site Area	
Net Acres	2.15

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Public Facility	PR-OS (Parks / Recreation / Open Space)	C-V (Civic)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	Y
Trails	X		Y

Rural Preservation Overlay District		X	N
Development Impact Notification Assessment		X	N
Project of Regional Significance		X	N

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Use (943 N. Pecos Rd.)	***Gross Floor Area or Number of Units***	***Required Per Current Title 19.04 Standards***	
			Parking
		Parking Ratio	Regular
Retail (current use)	800 SF	1/250 SF	4
Restaurant (proposed expansion)	500 SF	1/50 SF public seating/waiting	10
	300 SF	1/200 SF remaining floor area	2
SubTotal	800 SF		12
Additional required parking spaces subject to this Variance request			8

ANALYSIS

The applicant is proposing to expand the existing dining facility (941 North Pecos Road) into an adjacent tenant space (943 North Pecos Road); without adding any additional parking facilities at a site that is already considered to be parking impaired. This will result in a deficit of eight parking spaces, or a 5% deviation from the requirements. There is illegal signage, including banners, at the subject site. The violations have been referred to Code Enforcement. The proposed Variance is a self imposed hardship; therefore, denial of this request is recommended.

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 expand a use that is too intense for the existing site to accommodate. A less intense use 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 11

NOTICES MAILED 385

APPROVALS 5

PROTESTS 4

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-35857** APN: 139-25-601-004

Name of Property Owner: Wetherbee Properties LLC

Name of Applicant: Fidencio Garcia

Name of Representative: Patricia Beyer

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: [signature]

Print Name: ANTHONY WETHERBEE

Subscribed and sworn before me

This 7th day of August, 2009

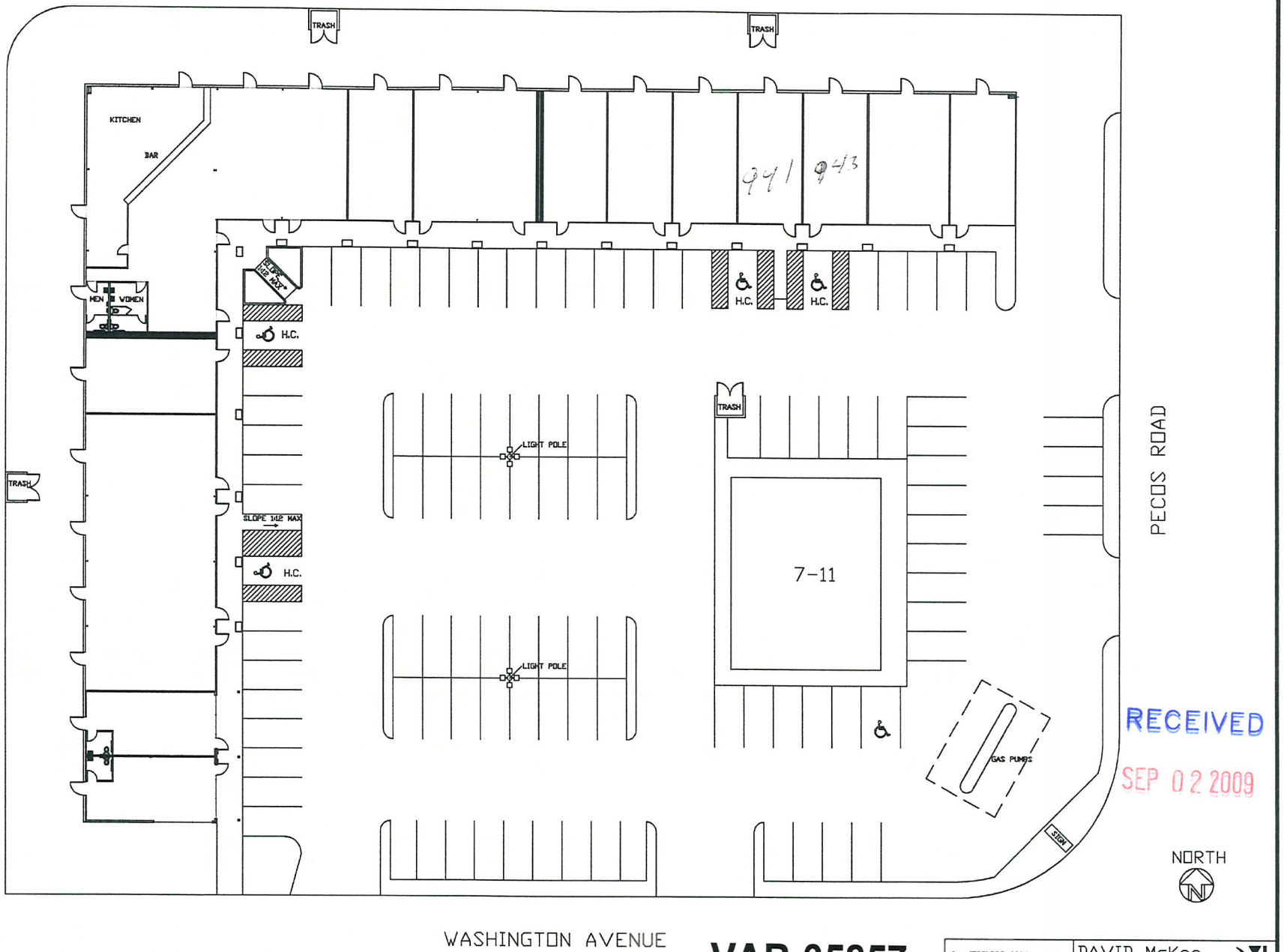
[signature]

Notary Public in and for said County and State

JORDAN FAUST
Commission # 1824515
Notary Public - California
Orange County
My Comm. Expires Nov 25, 2012

RECEIVED

Agosto 3-14

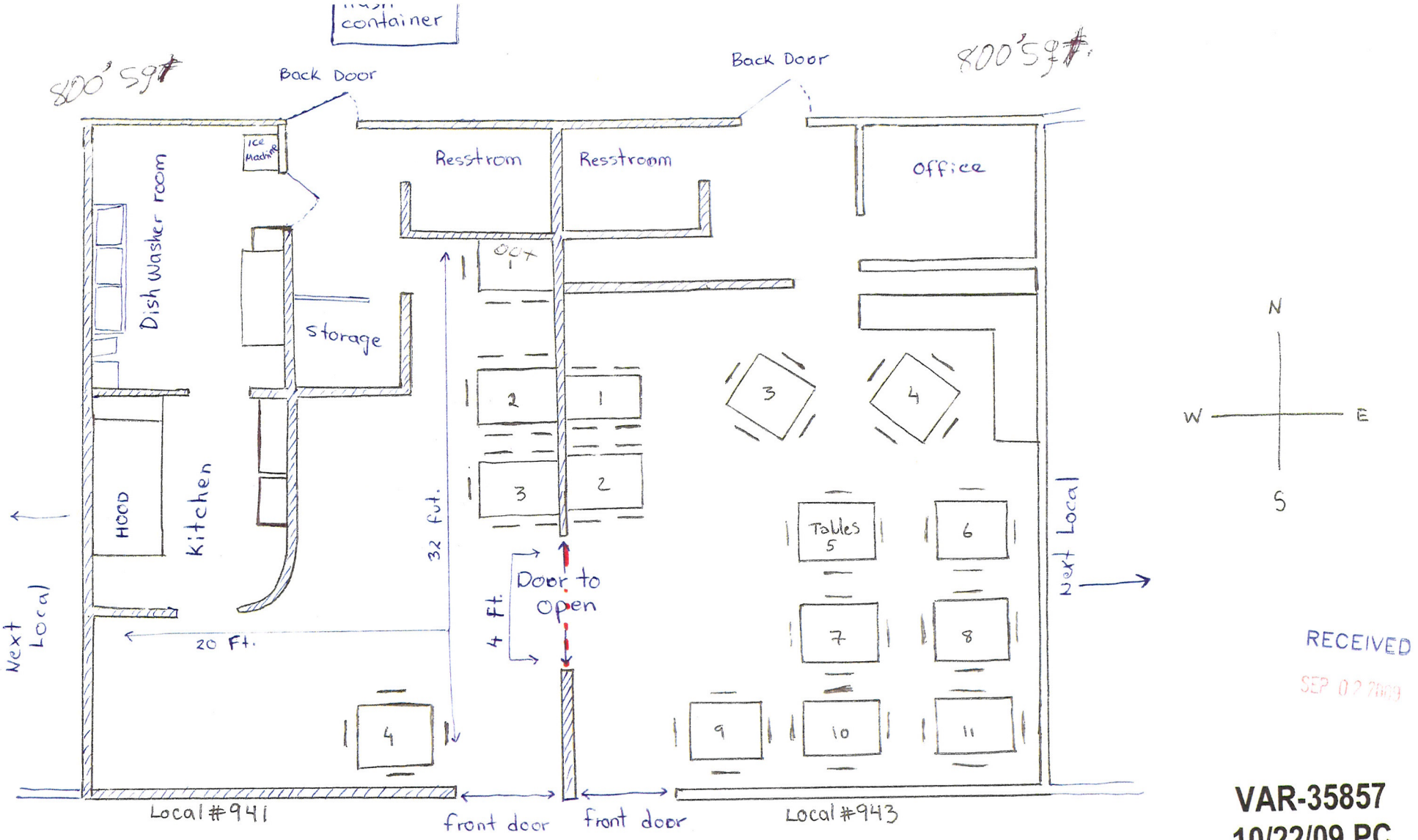


RECEIVED
SEP 02 2009

VAR-35857
10/22/09 PC

fx: (702)388-0004
ph: (702)388-0002

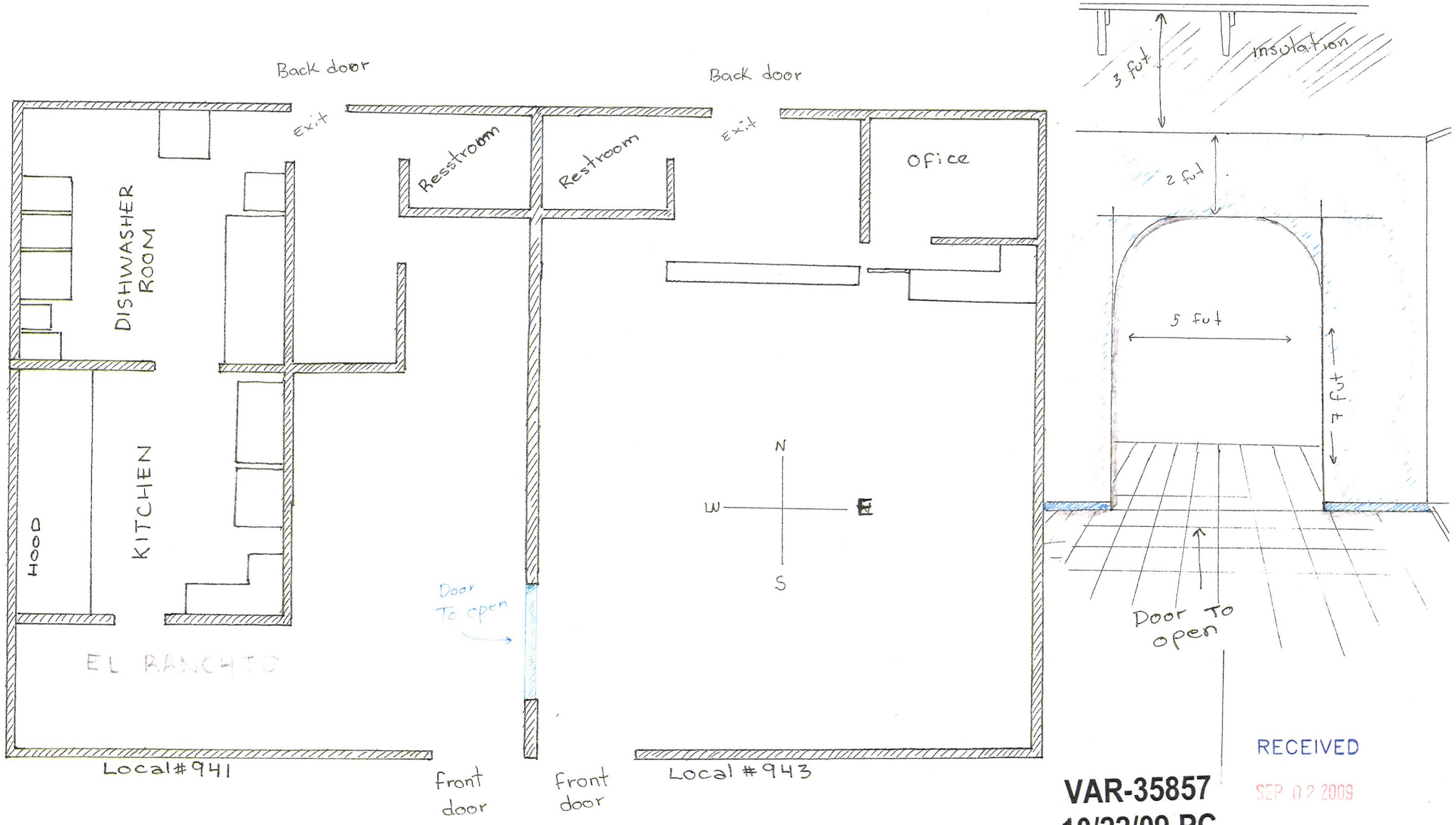
DAVID McKee
architect
AIA/ NCARB



RECEIVED

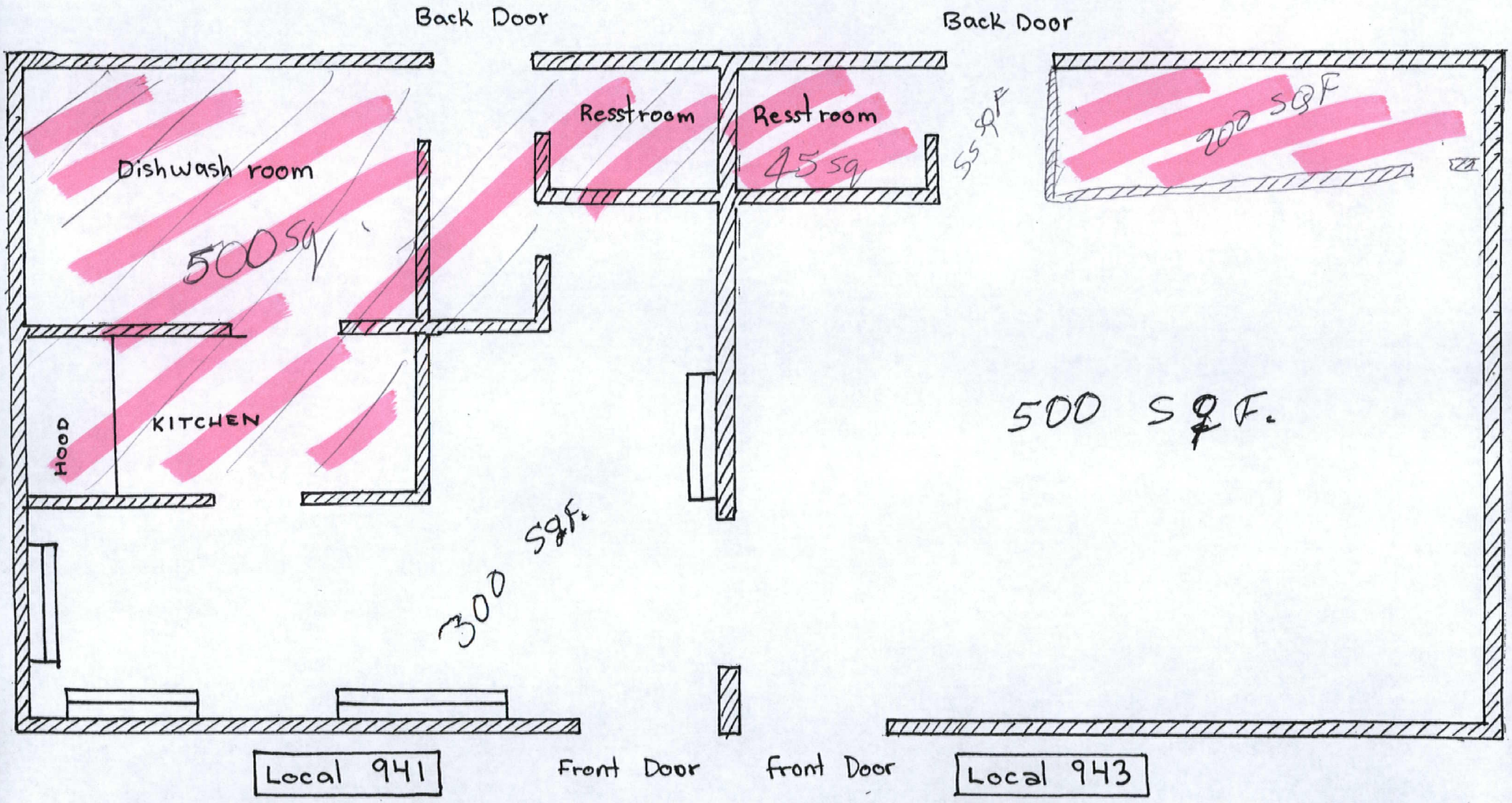
SEP 02 2009

VAR-35857
10/22/09 PC



RECEIVED
SEP 02 2009

VAR-35857
10/22/09 PC



VAR-35857
REVISED
10/22/09 PC

RECEIVED
SEP 21 2009



RECEIVED
2009
VAR-35857
10/22/09 PC



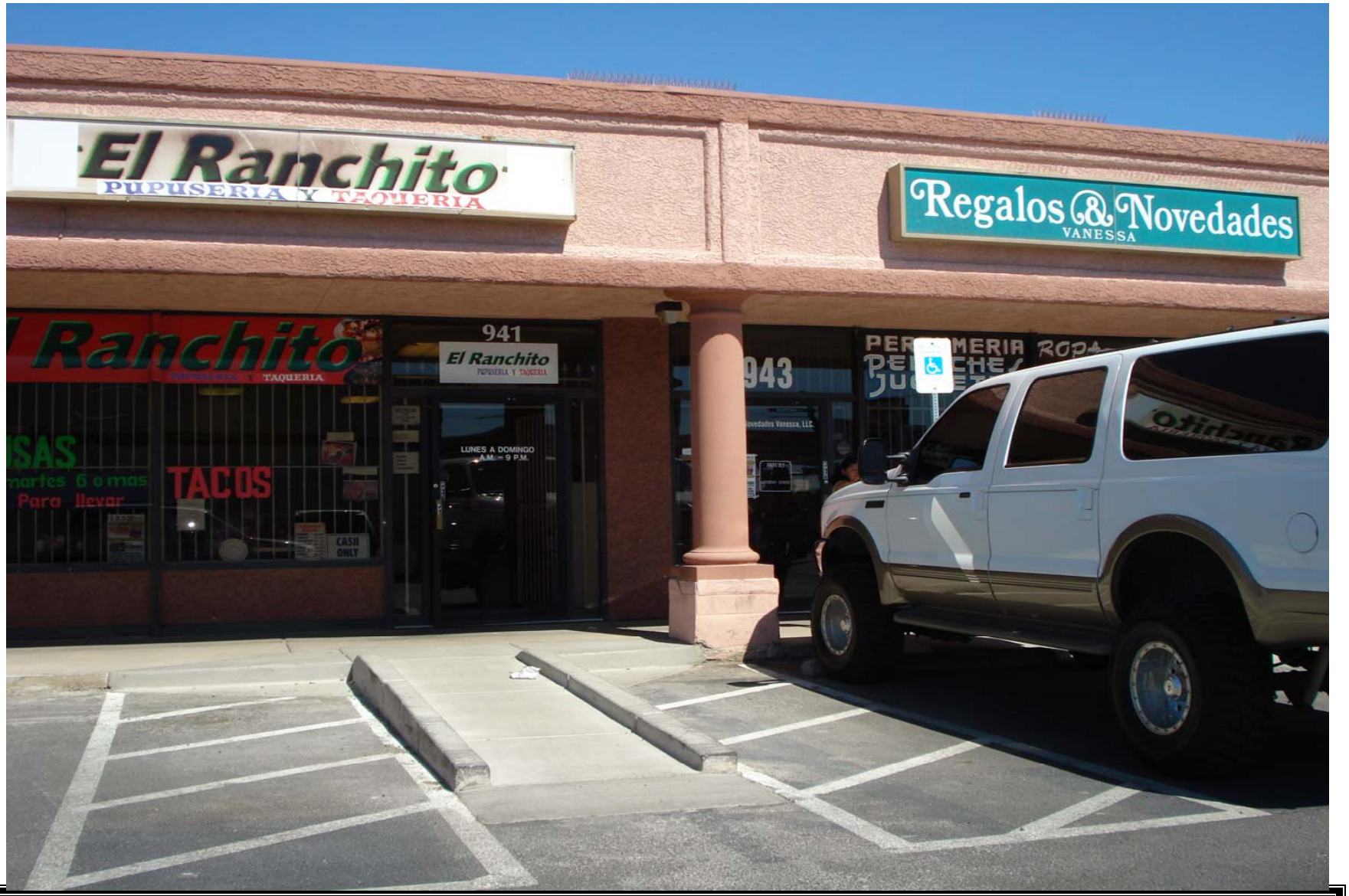
RECEIVED
SEP 02 2009

VAR-35857
10/22/09 PC



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



VAR-35857 - APPLICANT: FIDENCIO GARCIA - OWNER: WETHERBEE PROPERTIES, LLC
941 NORTH PECOS ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

To Whom it may concern,

I am writing this letter to explain why I wish to combine my restaurant with the vacant space next to it. For starters I would like to say that since it is vacant it would be perfect for my business to expand and use this space. Seeing as how the two spaces are right next door to each other I have made plans on how a single door would be able to make this easy and quick. With the new door installed I wish to have what space I have now to be used solely for take out orders and the kitchen area. Leaving the new space the new dinning area. With the new added room I believe my business will have a better chance of being more successful in its endeavors thank you for your time.

Sincerely,
Fidencio Garcia

RECEIVED
SEP 07 2009
VAR-35857
10/22/09 PC

Tenant Name	Unit Code	Status	Sqft
TUCSON WATERMILLS	901	Current	0
Southland Corporation	903	Current	3,000
DF Wireless	905	Current	800
First Class Insurance	907	Current	800
LAS ISLITAS	911	Current	4,200
Jalisco's Bakery	917	Current	920
Point After Lounge	923	Current	4,600
TAX SERVICES OF AMERICA, INC	929	Current	800
GOOD SAMARITAN BAPTIST CHURCH	931	Current	1,600
DOLEX DOLLAR EXPRESS	937	Current	800
VERONICA HIRALES, RASPADOS	939	Current	800
Fidencio Garcia	941	Current	800
STEPHANIE'S VARITY STORE	943	Current	800
JUAN & ANA MARTINEZ	945	Current	1,000
LUPE RODRIGUEZ	947	Current	800
			21,720

RECEIVED
SEP 02 2009

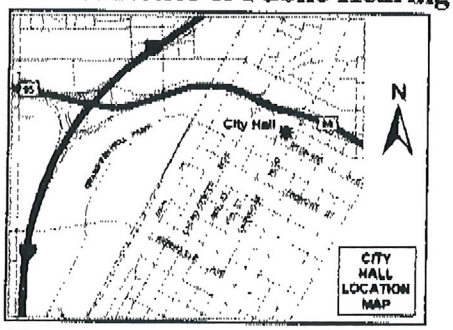
VAR-35857
10/22/09 PC

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 08 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-35857

Planning Commission Meeting of 10/22/2009

Case: VAR-35857
14030313025
WILLIAMS ALLAN R & LILY H
4900 QUASAR CT
LAS VEGAS NV 89130-1821

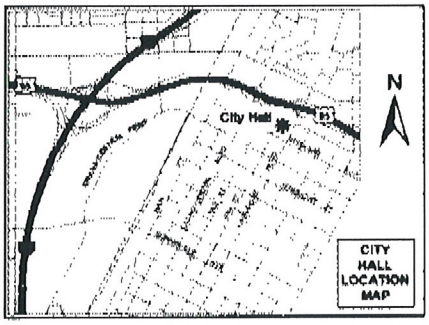
HAVDS11 89130

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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-35857
Planning Commission Meeting of 11/05/2009

Case: VAR-35857
14030313025
WILLIAMS ALLAN R & LILY H
4900 QUASAR CT
LAS VEGAS NV 89130-1621

HAVDS11 89130

19P

Carman Burney

From: Alberta Obodai
Sent: Tuesday, October 20, 2009 12:47 PM
To: Carman Burney
Subject: RE: Var-35852

Oops, I did the same thing as the customer. It is VAR-35857

From: Carman Burney
Sent: Tuesday, October 20, 2009 12:01 PM
To: Alberta Obodai
Subject: RE: Var-35852

This isn't a valid case number... HELP!

From: Alberta Obodai
Sent: Tuesday, October 20, 2009 11:42 AM
To: Carman Burney
Subject: FW: Var-35852

Hi Carmen,

This a response to VAR-35852 for the 10/22/09 PC meeting.

Alberta

From: point923@aol.com [mailto:point923@aol.com]
Sent: Monday, October 19, 2009 11:19 AM
To: Alberta Obodai
Subject: Var-35852

Dear Ms. Obodai,
I am sending this e-mail in opposition to granting variance 35852. I am one of the owners of the Point After Lounge, located in the effected shopping center. There are currently two full service restaurants in the center. (Las Islitas & the Point After) The applicant came into the center as a sandwich shop and was granted the exemption of needing a grease trap. They have over burdened the sewer system several times and expansion will make the matter worse.
In October of 1996 a parking variance was granted for "Las Isitas" Mexican restaurant. Since that time a church has moved into the center and all store are occupied. The granting of this variance will have a detrimental effect on other occupants of the center.

Ron Drake
Point After Lounge

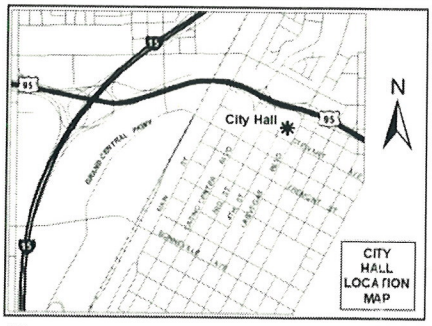
19P

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 08 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-35857

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: VAR-35857
14030310018
WALKER MAGGIE
880 MANTIS WY #3
LAS VEGAS NV 89110-6455

HAVDS11 8910

19P

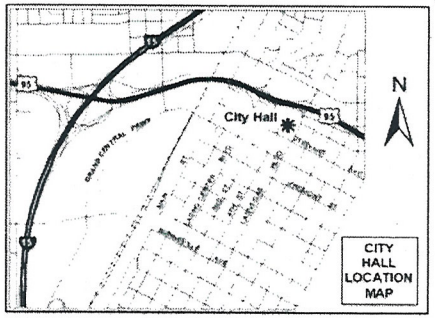
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 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-35857
Planning Commission Meeting of 10/22/2009

Case: VAR-35857
14030310041
ARNOLD VIVIAN B & FAWN ANNET
3525 JUNGLE DR #6
LAS VEGAS NV 89110-6408

HAVDS11 89110

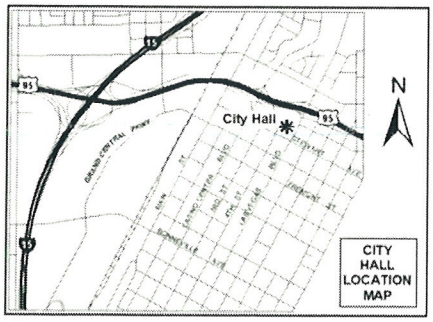
194

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 08 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-35857
Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: VAR-35857
13925601004
WETHERBEE PROPERTIES L L C
24942 CATHERINE WY
DANA POINT CA 92629-1928

HAVDS11 92629

19A

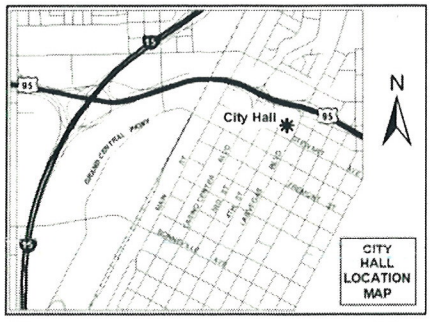
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 23 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

Case: VAR-35857

14030210063
ANGLIN RICHARD T JR
1011 DUMBARTON ST
LAS VEGAS NV 89110-1104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35857
Planning Commission Meeting of 10/22/2009

Dear Sirs,
Great idea - growth is always welcome. Seeing that the City of Las Vegas is really improving the intersection of Washington & Recos something might be done to reduce the excessive noise when your backyard is right on Recos. A suggestion would be the city improve this problem by installing a wall (GENERIC) from Washington North on Recos to Chevy Chase to improve on noise & the safety of the people along Recos See map on back, for reference my lot is blacked out. Speeding from Washington North on Recos to halfway to Owens is a real speed & noise problem. - THANKS FOR LISTENING

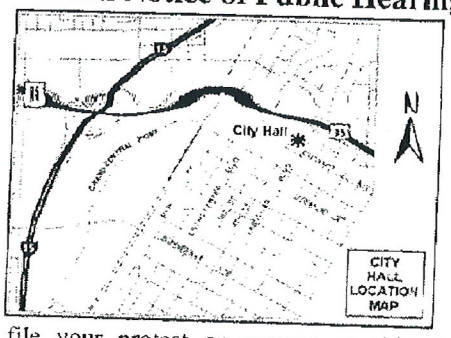
HAVDS11 89110

R. Anglin 10/13/09.

19A

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-35857

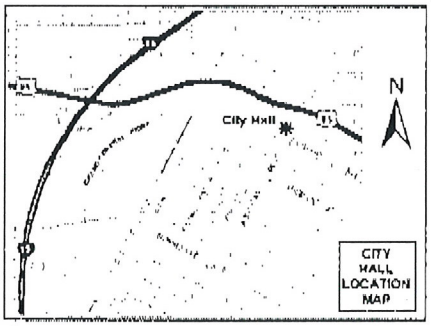
Planning Commission Meeting of 10/22/2009

Case: VAR-35857
14030214025
INGRAM DAVY P & BARBARA LEE
61 LAURA KAY ST
LAS VEGAS NV 89110-5242

Oct 09 09 05:06p Barbara 702-750-0102 p.1

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.

Case: VAR-35857

13925611014
GRAHAM SALLY JEAN W & PAUL H SR
1301 HARRIET ST
LAS VEGAS NV 89101-1818

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35857

Planning Commission Meeting of 10/22/2009

RECEIVED

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

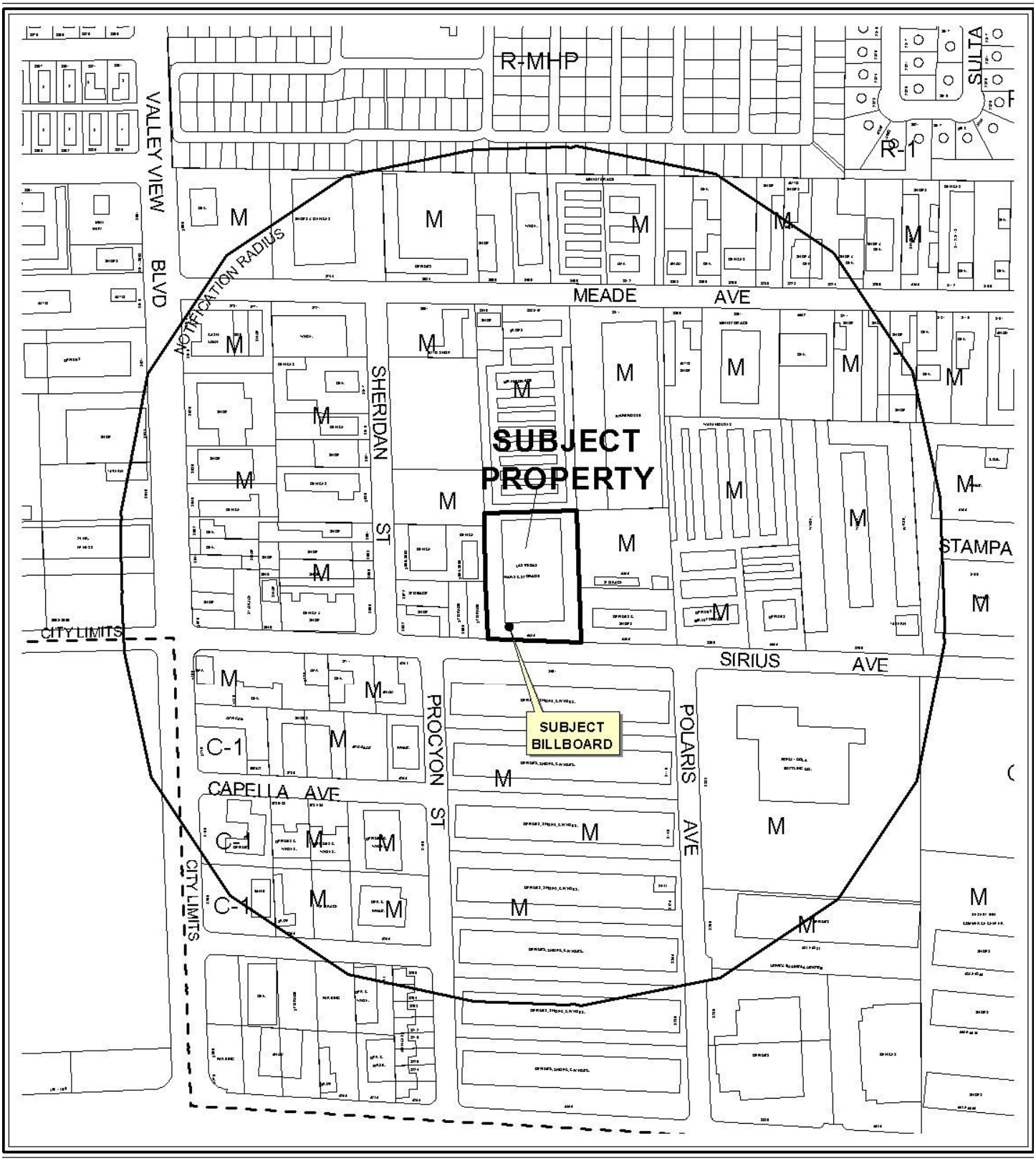
SUBJECT:
RENOTIFICATION - RQR-35792 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4811) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3319 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Protest Postcards



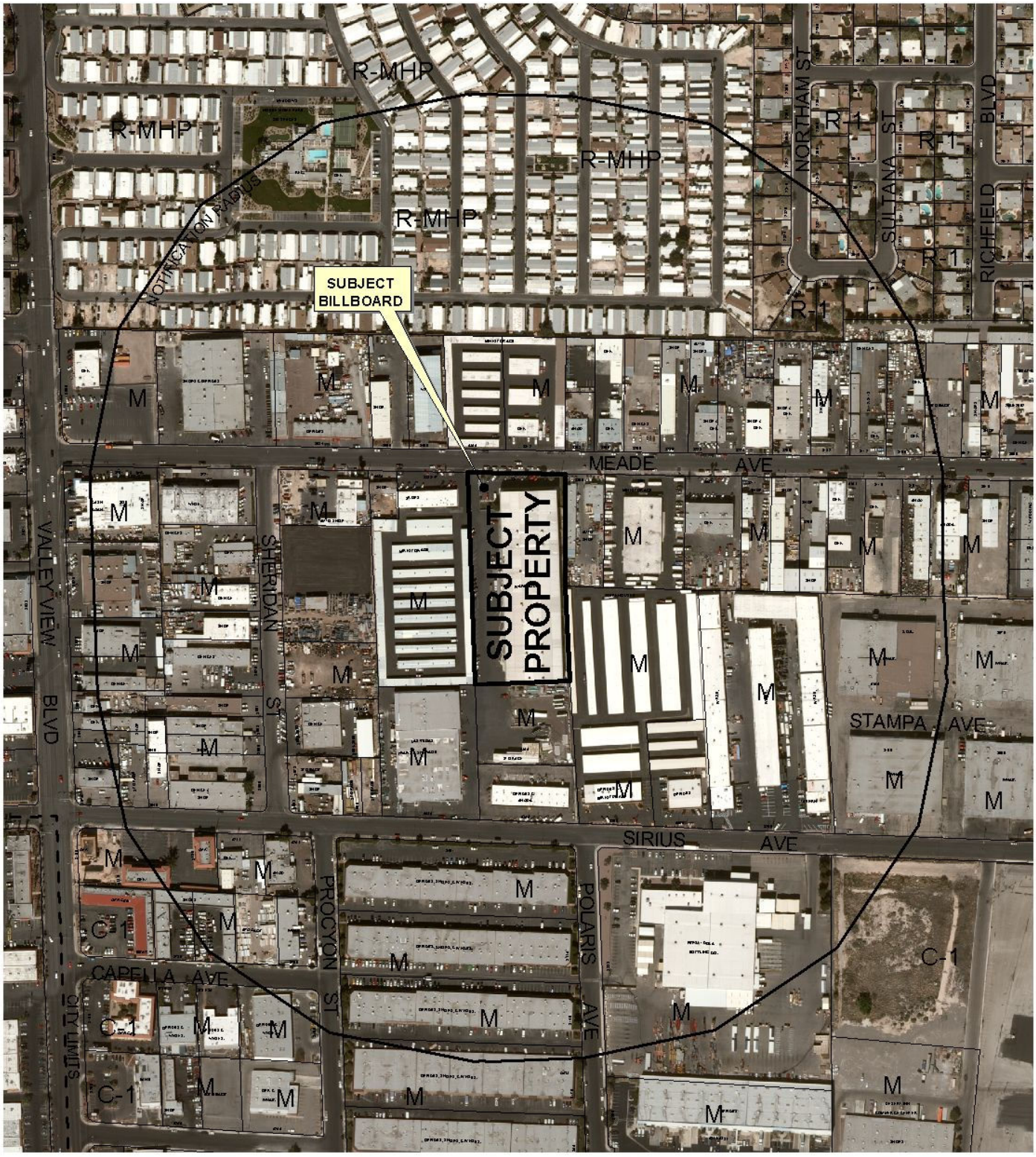
0 300 600 Feet

CASE: **RQR-35792**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **RQR-35792**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-35792

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-35792 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-4811).

2. This Required Review shall be placed on an agenda closest to October 6, 2012, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign is removed.

3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

BTS

RQR-35792 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 12-foot by 24-foot Off-Premise Sign at 3319 Meade Avenue. This is the first Required Review of the subject sign. The applicant has obtained building permits, paid required fees and received a final building inspection approval. The existing sign is in good condition; therefore approval of the request is recommended. If denied, the existing billboard would no longer be permitted on the subject site without a new Special Use Permit.

ISSUES

- The subject billboard was approved through a Special Use Permit (SUP-4811), which was approved by City Council on 10/06/04, subject to a five-year review.
- The subject billboard received its final building permit inspection on 10/16/09.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
08/13/96	A deed was recorded for a change of ownership at 3311 Meade Avenue.
10/06/04	The City Council approved a Special Use Permit (SUP-4811) for a 40-foot high, 12-foot by 24-foot Off-Premise Sign at 3311 Meade Avenue. The Planning Commission and staff recommended approval of the request.
Related Building Permits/Business Licenses	
10/14/05	A Building Permit (#5007292) was issued for a billboard at 3319 Meade Avenue. The permit expired on 04/15/06.
09/23/09	A Building Permit (#05007292) was issued for a billboard at 3319 Meade Avenue. The permit was finaled on 10/16/09.
Pre-Application Meeting	
A pre-application meeting was not required for this type of application, nor was one held.	
Neighborhood Meeting	
A pre-application meeting was not required, nor was one held.	

Field Check	
09/17/09	Staff conducted a field check of the subject site with the following observations: • Staff identified the subject sign, which is in good condition without graffiti or debris around the subject sign. • There were no embellishments at the time of the inspection.

Details of Application Request	
Site Area	
Net Acres	3.32 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Warehouse/Off-Premise Sign	LI/R (Light Industrial / Research)	M (Industrial)
North	Office/Mini-Warehouse Facility	LI/R (Light Industrial / Research)	M (Industrial)
South	Storage	LI/R (Light Industrial / Research)	M (Industrial)
East	Auto Repair Garage (Major) and Mini-Warehouse Facility	LI/R (Light Industrial / Research)	M (Industrial)
West	Retail and Mini-Warehouse Facility	LI/R (Light Industrial / Research)	M (Industrial)

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 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in a M Zoning District	Y
Off-premise sign area (max.)	672 SF	288 SF	Y

Separation distance from other off-premise sign (min.)	300 Feet	545+ Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	385+ Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	500+ feet	Y

ANALYSIS

This is the first Required Review of an approved Special Use Permit (SUP-4811) for a 40-foot high, 12-foot by 24-foot Off-Premise Sign. A site visit was conducted by staff on 09/17/09. The proposed Off-Premise Sign meets all of the requirements set forth by Title 19.14.100. The sign is located within an M (Industrial) zoning district and is not within the Off-Premise Exclusionary Zone. The site inspection revealed that the sign and support structure were in good condition. The subject billboard has a final inspection; therefore approval of the request is recommended.

FINDINGS

The subject Off-Premise Sign is located within an M (Industrial) district. There is no adverse impact regarding the continued use of the sign at this time and the subject billboard has a final inspection; therefore, staff is recommending approval subject to a three year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 77

APPROVALS 0

PROTESTS 7

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35792** APN: 162-08-303-004

Name of Property Owner: Jonathan Park, LLC

Name of Applicant: Las Vegas Billboards

Name of Representative: Greater Nevada Planning

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: A. J. Schwartz

Print Name: A. Jonathan Schwartz

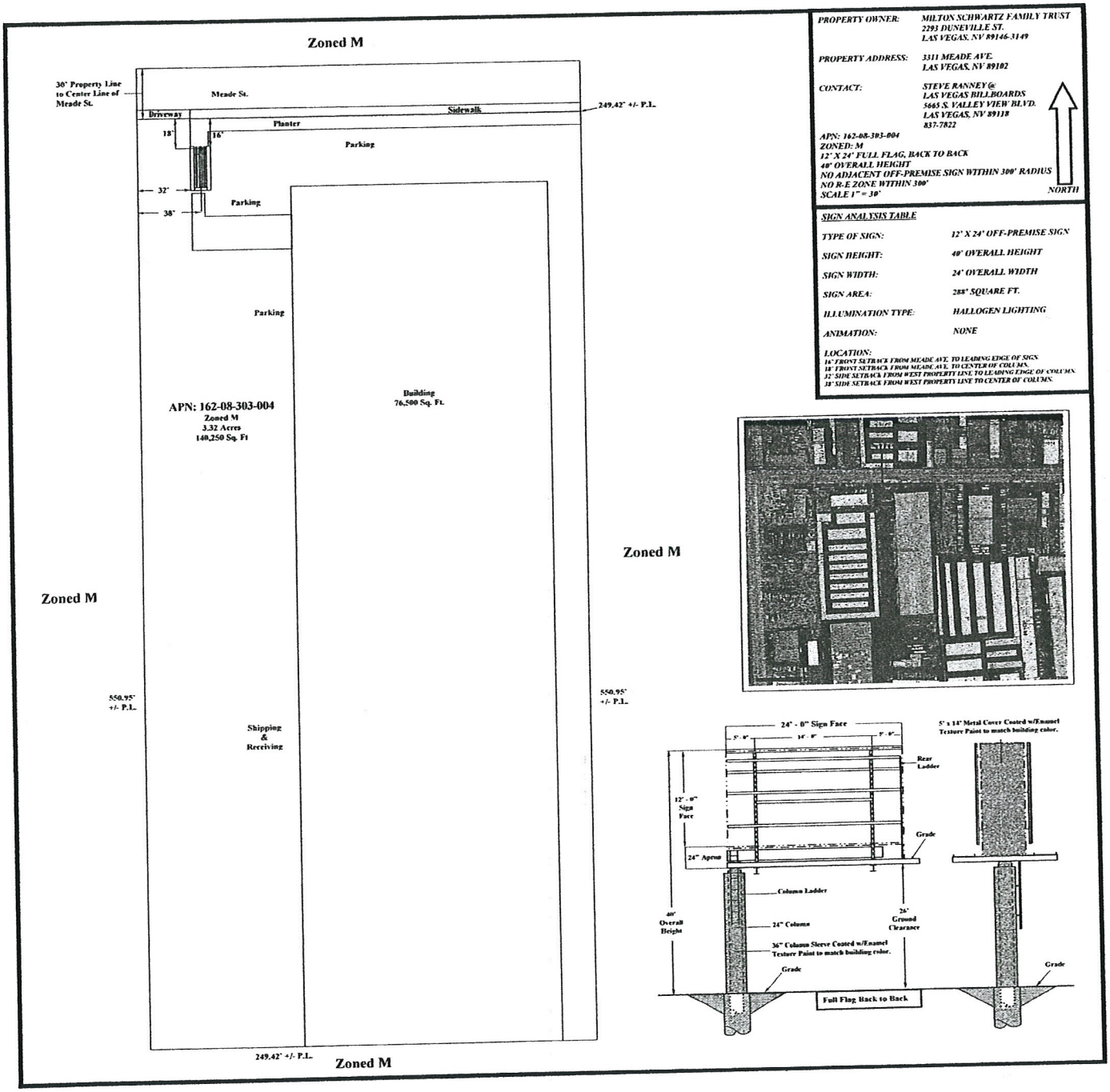
Subscribed and sworn before me

This 10th day of August, 2009

Susan Jean Pacheco

Notary Public in and for said County and State

SUSAN JEAN PACHECO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-26-2011
Certificate No: 91-0015-1



RECEIVED
AUG 27 2009

RQR-35792
10/22/09 PC


Got
Billboards?
www.lasvegasbillboards.com 702-837-7822
Apple Foam &
Plastics, Inc.
Suite E
3311
CLEAR CHANNEL


Got
Billboards?
www.lasvegasbillboards.com 702-837-7822
Apple Foam &
Plastics, Inc.
Suite E
3311
CLEAR CHANNEL
RQR-35792
10/22/09 PC

RQR-35792
10/22/09 PC




3311
Apple P
Plastics
Suit
RQR-35792
10/22/09 PC



RQR-35792 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3319 MEADE AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35792 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3319 MEADE AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35792 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3319 MEADE AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Greater Nevada Planning, Inc.
8610 S. Eastern, Suite 8
Las Vegas, NV 89014

gnpmark@cox.net
702-312-2435
Fax 702-312-3316
Cel 702-332-3021

August 24, 2009

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Carman L. Burney, Agenda Technician
Planning and Development

Subject: Justification Letter

SUP-4812 – Required Five Year Review
3542 Sirius Avenue (APN 162-08-303-027)

Also:

SUP-4811 – Required Five Year Review
3311 Meade Ave (APN 162-08-303-004)

The two above referenced billboards have been well maintained and continue to be a great service where they stand.

We therefore request an extension of time for another period of five years or better.

Sincerely,

GREATER NEVADA PLANNING, INC.

Mark M. Sabraw
STS

Mark M. Sabraw
President

Attachments

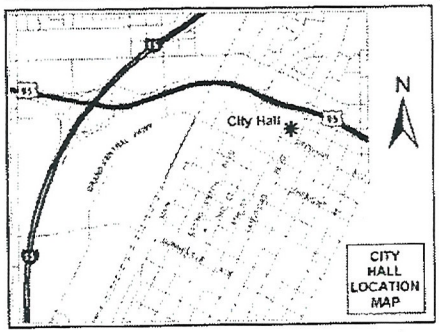
RECEIVED
AUG 27 2009

RQR-35792
10/22/09 PC

Oct 12 09 03:39p Carl Young 702-363-6918 p.1

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.

RQR-35792

Planning Commission Meeting of 10/22/2009

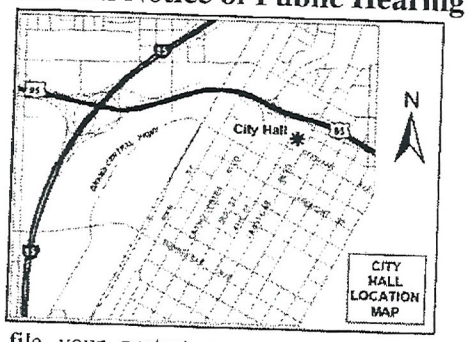
Case: RQR-35792

16208303014
YOUNG C & E 1985 LIV TR SURV TR
%E YOUNG
8160 OBANNON DR
LAS VEGAS NV 89117-1920

HAUDS11 89117

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.

RQR-35792

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

RQR-35792 Occupant
Meadows Mobile Home Park
2900 South Valley View Boulevard, Space 43
Las Vegas, Nevada 89102

HAVDE11 89108

20P

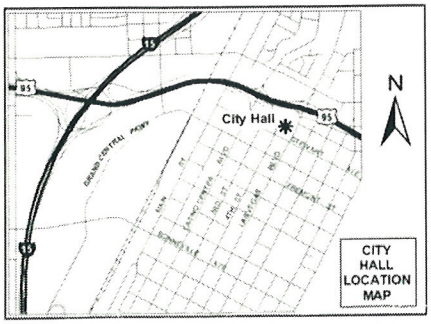
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 23 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.

RQR-35792

Planning Commission Meeting of 10/22/2009

I vote NO!

THREE MONTH BEHIND ON PAYING ME FOR ANOTHER LOCATION. WHY DO THEM HAVE ANOTHER LOCATION THAT DON'T PAY FOR?

Case: RQR-35792
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021

HAVDS11 89117

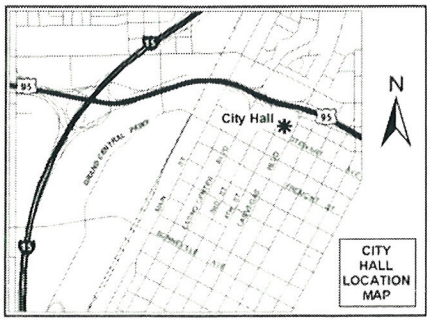
20P

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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

We have enough Billboard signs At these location. He is to close to other signs. 15P Thank U

Please use available blank space on card for your comments.

RQR-35792
Planning Commission Meeting of 10/22/2009

Case: RQR-35792
16208301017
MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021

HAVOS11 89117

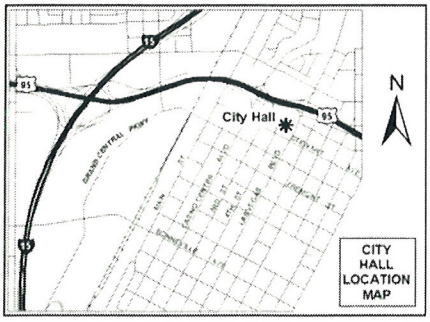
20P

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

RQR-35792

Planning Commission Meeting of 10/22/2009

Case: RQR-35792
16208301012
J H S L L C
2240 COUNTRY COTTAGE CT
LAS VEGAS NV 89117-1845

15P

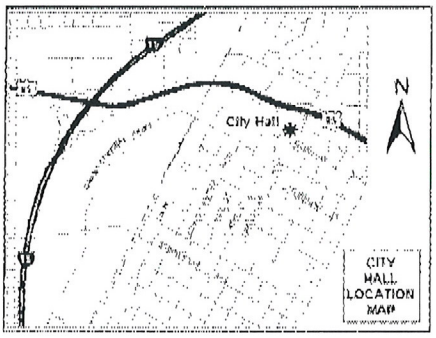
HAVDS11 89117

20P

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
OCT 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.

RQR-35792

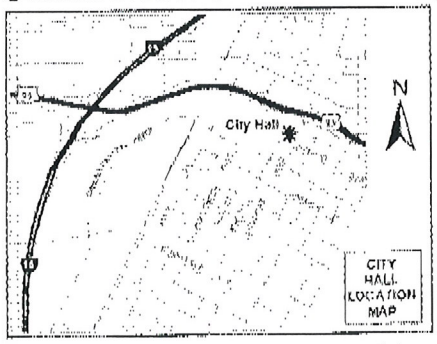
Planning Commission Meeting of 10/22/2009

Case: RQR-35792
16208301005
CHRISTIANSEN J D & D REV LIV TR
P O BOX 27710
LAS VEGAS NV 89126-1710

20P

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
OCT 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.

RQR-35792
Planning Commission Meeting of 10/22/2009

Case: RQR 35792
16208301004
CHRISTIANSEN JACK & D REV LIV TR
P O BOX 27710
LAS VEGAS NV 89126-1710

20P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

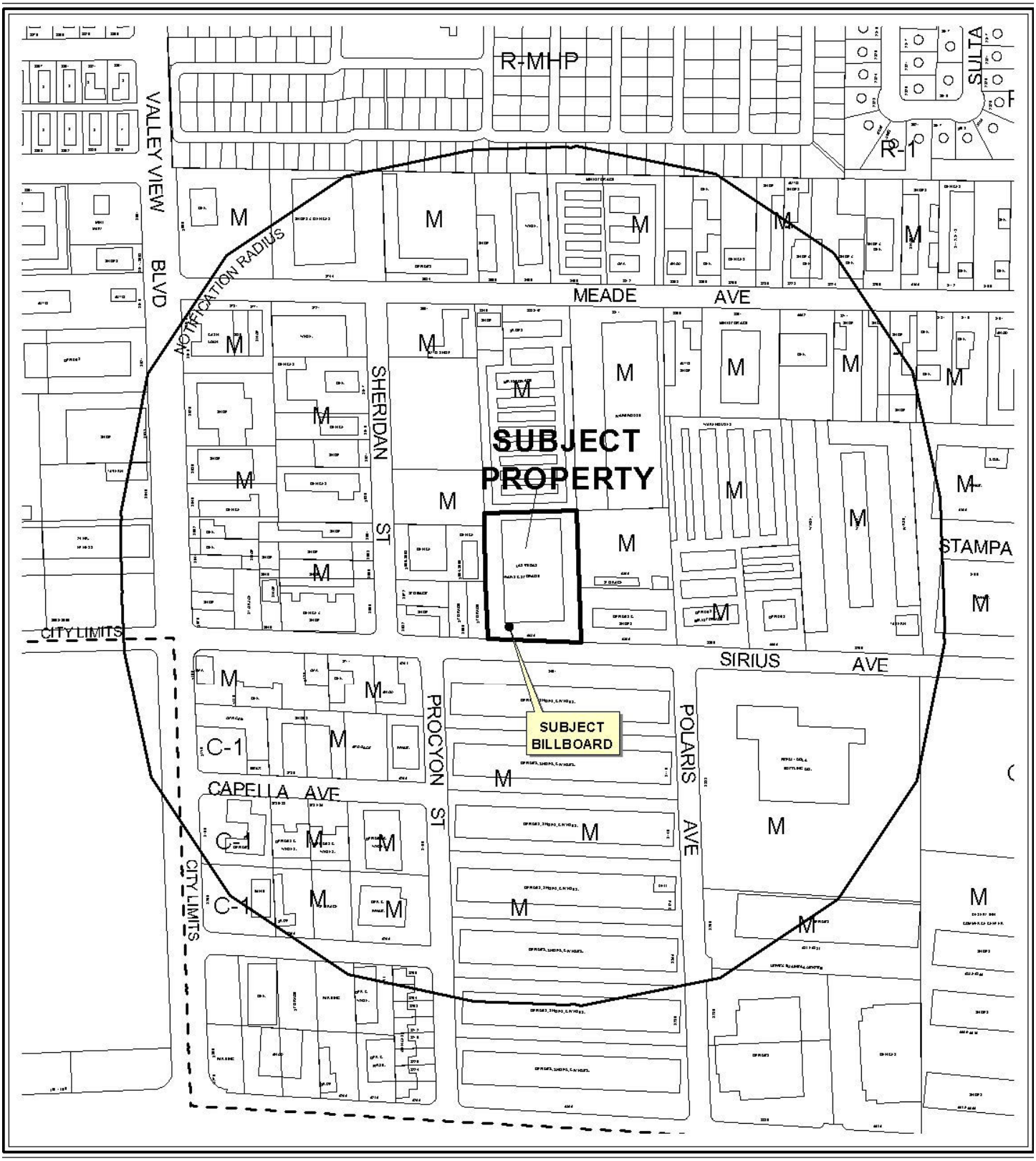
SUBJECT:
RENOTIFICATION - RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



0 300 600 Feet

CASE: **RQR-35793**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



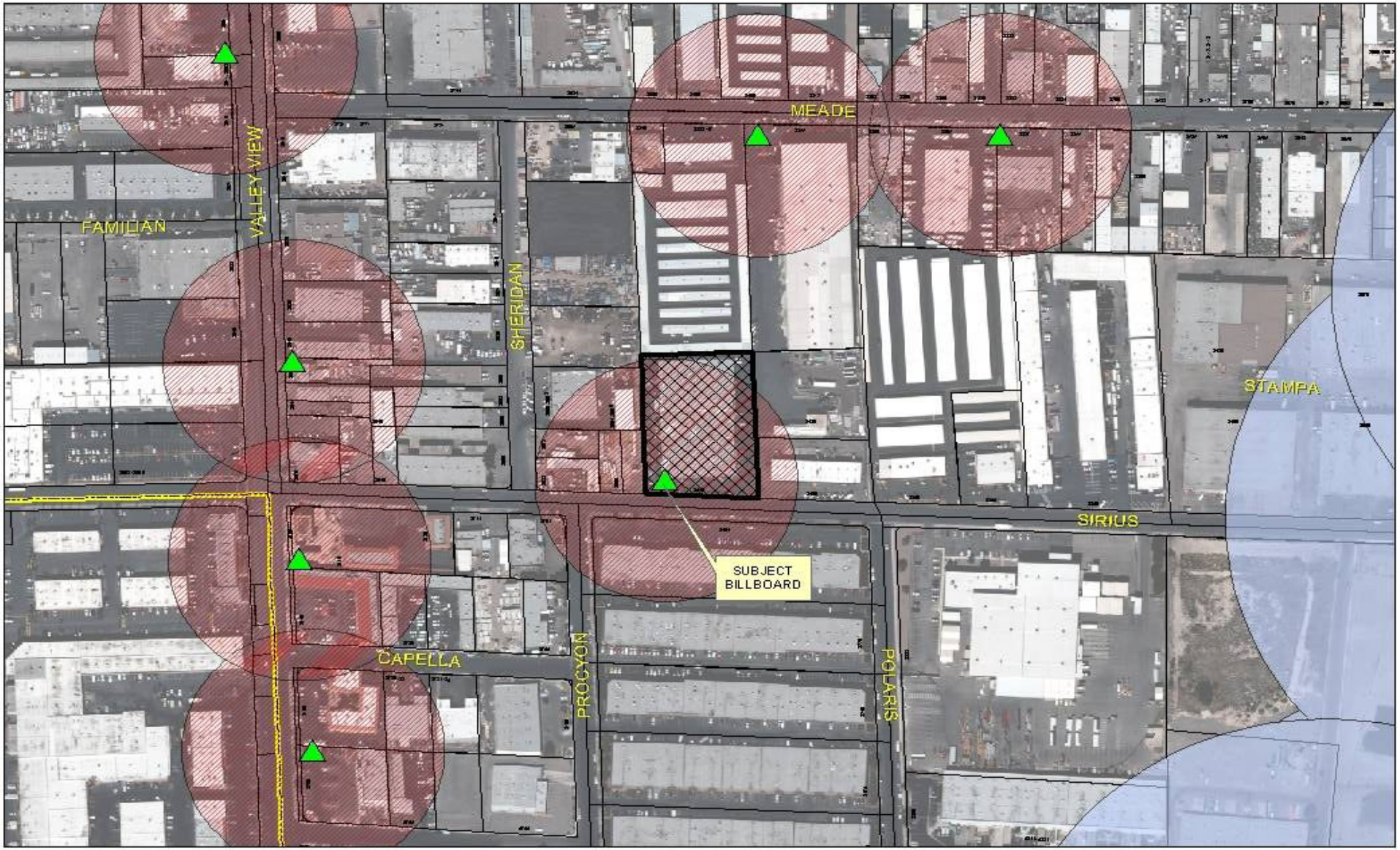
0 300 600 Feet

CASE: **RQR-35793**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-35793

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-35793 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-4811).

2. This Required Review shall be placed on an agenda closest to October 6, 2012, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign is removed.

3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

GK

RQR-35793 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 12-foot by 24-foot Off-Premise Sign at 3542 Sirius Avenue. This is the first Required Review of the subject sign. The applicant has obtained building permits, paid required fees and received a final building inspection approval. The existing sign is in good condition; therefore approval of the request is recommended. If denied, the existing billboard would no longer be permitted on the subject site without a new Special Use Permit.

ISSUES

- The subject billboard was approved through a Special Use Permit (SUP-4812), which was approved by City Council on 10/06/04, subject to a five-year review.
- The subject billboard received its final building permit inspection on 10/16/09.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
10/06/04	The City Council approved a Special Use Permit (SUP-4812), which allowed a 40-foot tall, 12-foot x 24-foot Off-Premise Sign. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
09/23/09	A building permit (#5005270) was issued for a billboard at 3542 Sirius Avenue. The permit was finaled on 10/16/09.
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
09/17/09	Staff conducted a field check of the subject site with the following observations: • Staff identified the subject sign, which is in good condition without graffiti or debris around the subject sign. • There were no embellishments at the time of the inspection.

GK

RQR-35793 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	2.09

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
North	Mini-Warehouse	LI/R (Light Industry/Research)	M (Industrial)
South	Office, Warehouse	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Storage	LI/R (Light Industry/Research)	M (Industrial)
West	Office, Storage	LI/R (Light Industry/Research)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
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

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Not located within the public right-of-way or the Exclusionary Zone.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.	Located within a M (Industrial) zoning district.	Y

GK

Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	288 SF with no embellishment	Y
Height	No higher than 40 feet from grade at the point of construction	40 Feet	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	Screened	Y
Distance Separation	At least 750 feet to another Off-Premise Sign and at least 300 feet to the nearest property line of a lot in any "R" zoned district	850 Feet to nearest Off-Premise Sign and 1,250 Feet to nearest residentially zoned property	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground. No residential uses on the site.	Y

ANALYSIS

This is the first Required Review of an approved Special Use Permit (SUP-4812) for a 40-foot high, 12-foot by 24-foot Off-Premise Sign. A site visit was conducted by staff on 09/17/09. The proposed Off-Premise Sign meets all of the requirements set forth by Title 19.14.100. The sign is located within an M (Industrial) zoning district and is not within the Off-Premise Exclusionary Zone. The site inspection revealed that the sign and support structure were in good condition. The subject billboard has a final inspection; therefore approval of the request is recommended.

FINDINGS

The subject Off-Premise Sign is located within an M (Industrial) district. There is no adverse impact regarding the continued use of the sign at this time and the subject billboard has a final inspection; therefore, staff is recommending approval subject to a three year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 69

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35793** APN: 162-08-303-027

Name of Property Owner: Jonathan Park, LLC

Name of Applicant: Las Vegas Billboards

Name of Representative: Greater Nevada Planning

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: A. J. Schwartz

Print Name: A. Jonathan Schwartz

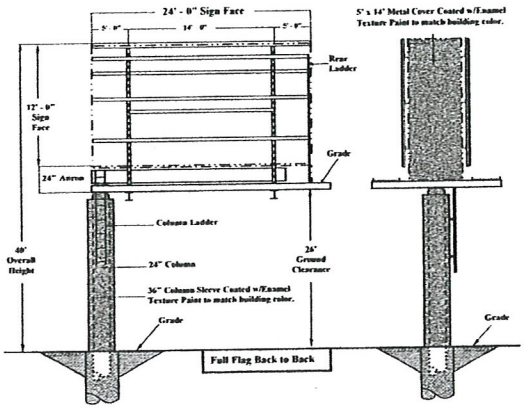
Subscribed and sworn before me

This 26th day of August, 2009

Susan Jean Pacheco

Notary Public in and for said County and State

SUSAN JEAN PACHECO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-26-2011
Certificate No: 91-0015-1



PROPERTY OWNER:	MILTON SCHWARTZ FAMILY TRUST 2293 DUNEVILLE ST. LAS VEGAS, NV 89146-3149
PROPERTY ADDRESS:	3542 SIRIUS AVE. LAS VEGAS, NV 89102
CONTACT:	STEVE RANNEY @ LAS VEGAS BILLBOARDS 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118 837-7822

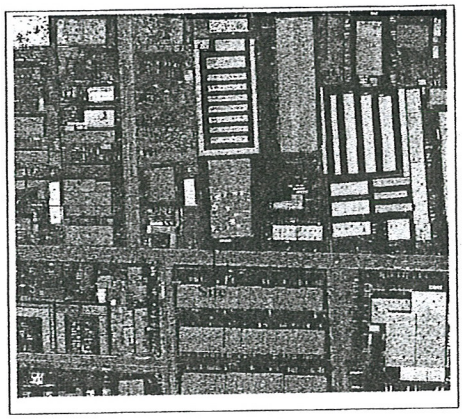
APN: 162-08-303-027
ZONED: M
12' X 24' FULL FLAG, BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT OFF-PREMISE SIGN WITHIN 300' RADIUS
NO R-E ZONE WITHIN 300'
SCALE 1" = 30'

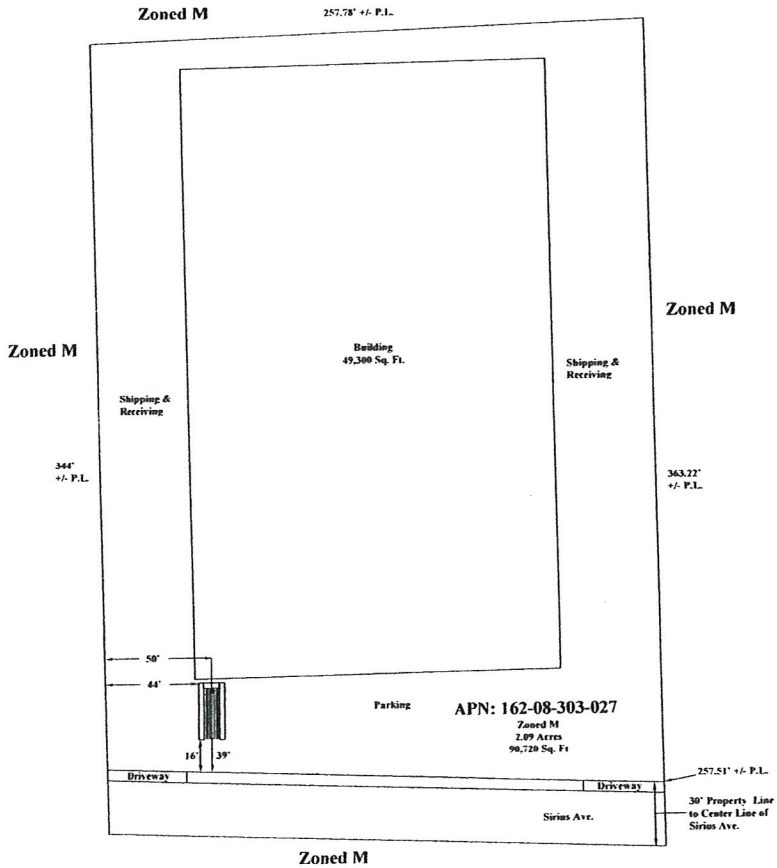
NORTH

SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	288' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
16' FRONT SETBACK FROM SIRIUS AVE. TO LEADING EDGE OF SIGN.
29' FRONT SETBACK FROM SIRIUS AVE. TO CENTER OF COLUMN.
44' SIDE SETBACK FROM WEST PROPERTY LINE TO LEADING EDGE OF COLUMN.
50' SIDE SETBACK FROM WEST PROPERTY LINE TO CENTER OF COLUMN.





RECEIVED
AUG 27 2009

RQR-35793
10/22/09 PC



RQR-35793
10/22/09 PC


JONATHAN PARK
3542 SIRIUS AVE.
SUITES A·B·C
LV., NV. 89102
RQR-35793
10/22/09 PC



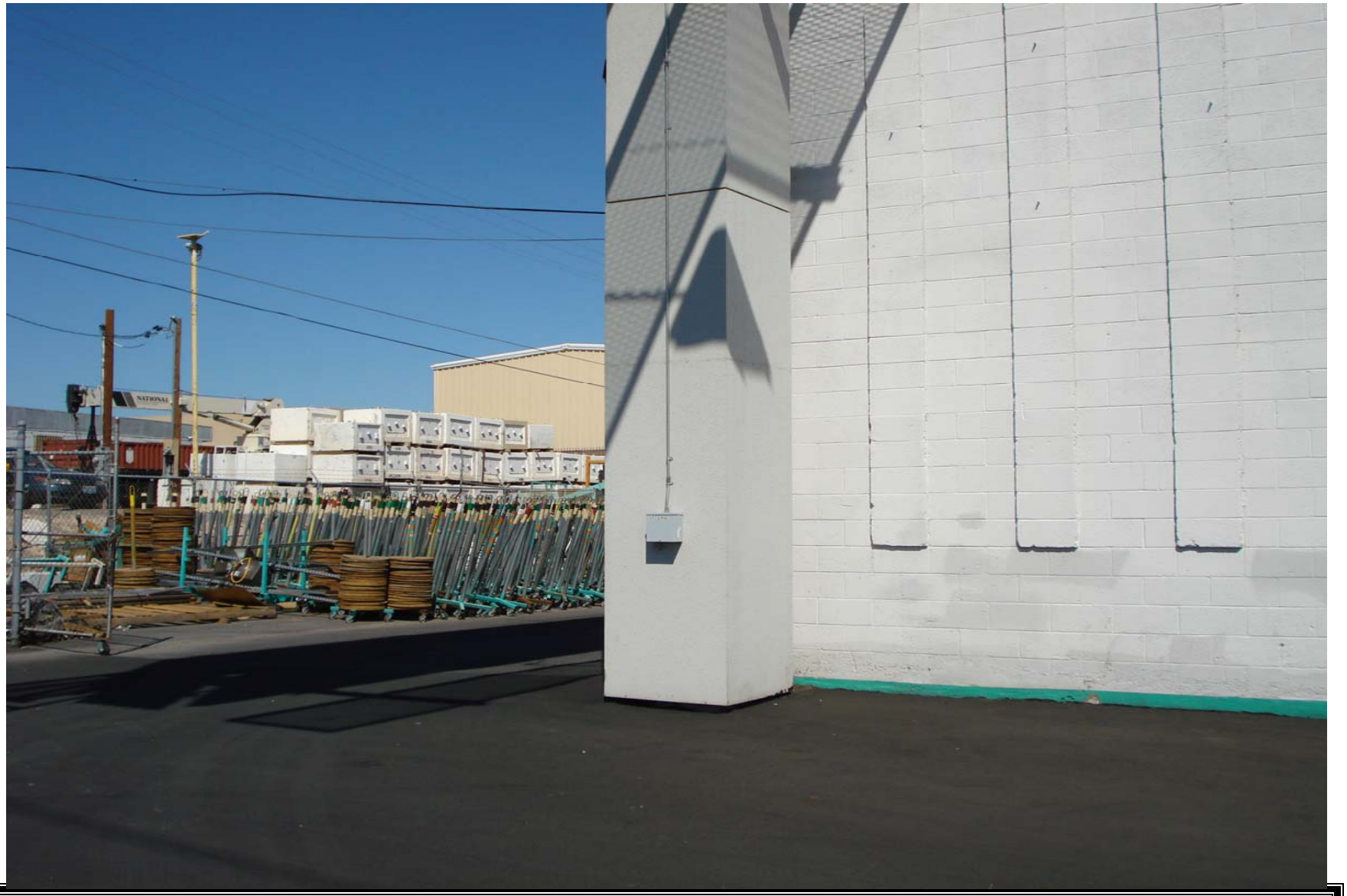
RQR-35793 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3542 SIRIUS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35793 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3542 SIRIUS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35793 - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC
3542 SIRIUS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Greater Nevada Planning, Inc.
8610 S. Eastern, Suite 8
Las Vegas, NV 89014

gnpmark@cox.net
702-312-2435
Fax 702-312-3316
Cel 702-332-3021

August 24, 2009

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Carman L. Burney, Agenda Technician
Planning and Development

Subject: Justification Letter

SUP-4812 – Required Five Year Review
3542 Sirius Avenue (APN 162-08-303-027)

Also:

SUP-4811 – Required Five Year Review
3311 Meade Ave (APN 162-08-303-004)

The two above referenced billboards have been well maintained and continue to be a great service where they stand.

We therefore request an extension of time for another period of five years or better.

Sincerely,

GREATER NEVADA PLANNING, INC.

Mark M. Sabraw
STS

Mark M. Sabraw
President

Attachments

RECEIVED
AUG 27 2009

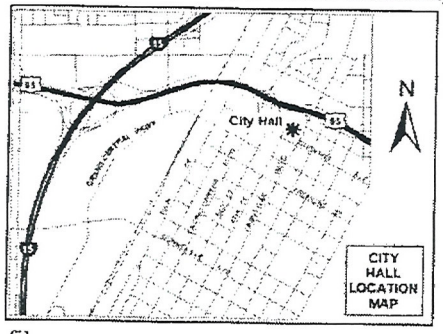
RQR-35793
10/22/09 PC

Oct 25 09 09:04a Richter 702-258-8256 p.1

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.

RQR-35793

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

RQR-35793 Occupant
Meadows Mobile Home Park
2900 South Valley View Boulevard, Space 43
Las Vegas, Nevada 89102

HAVDS11 89102

21p

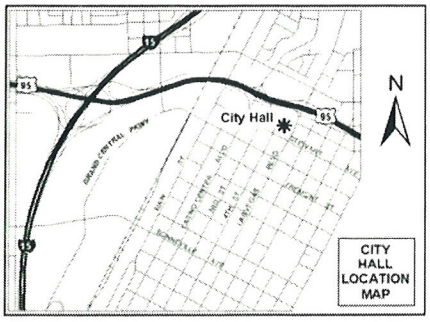
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing

RECEIVED
OCT 23 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101



I vote no wouldn't you!!

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

Case: RQR-35793
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021

Please use available blank space on card for your comments.

RQR-35793
Planning Commission Meeting of 10/22/2009

He owes me money at other location? And he can not pay me now. Why is he in business

HAVDS11 89117

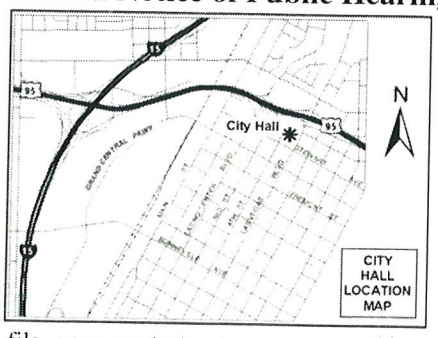
21P

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

RQR-35793

Planning Commission Meeting of 10/22/2009

Case: RQR-35793

16208301012
J H S L L C
2240 COUNTRY COTTAGE CT
LAS VEGAS NV 89117-1845

HAVOS11 89117

21P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

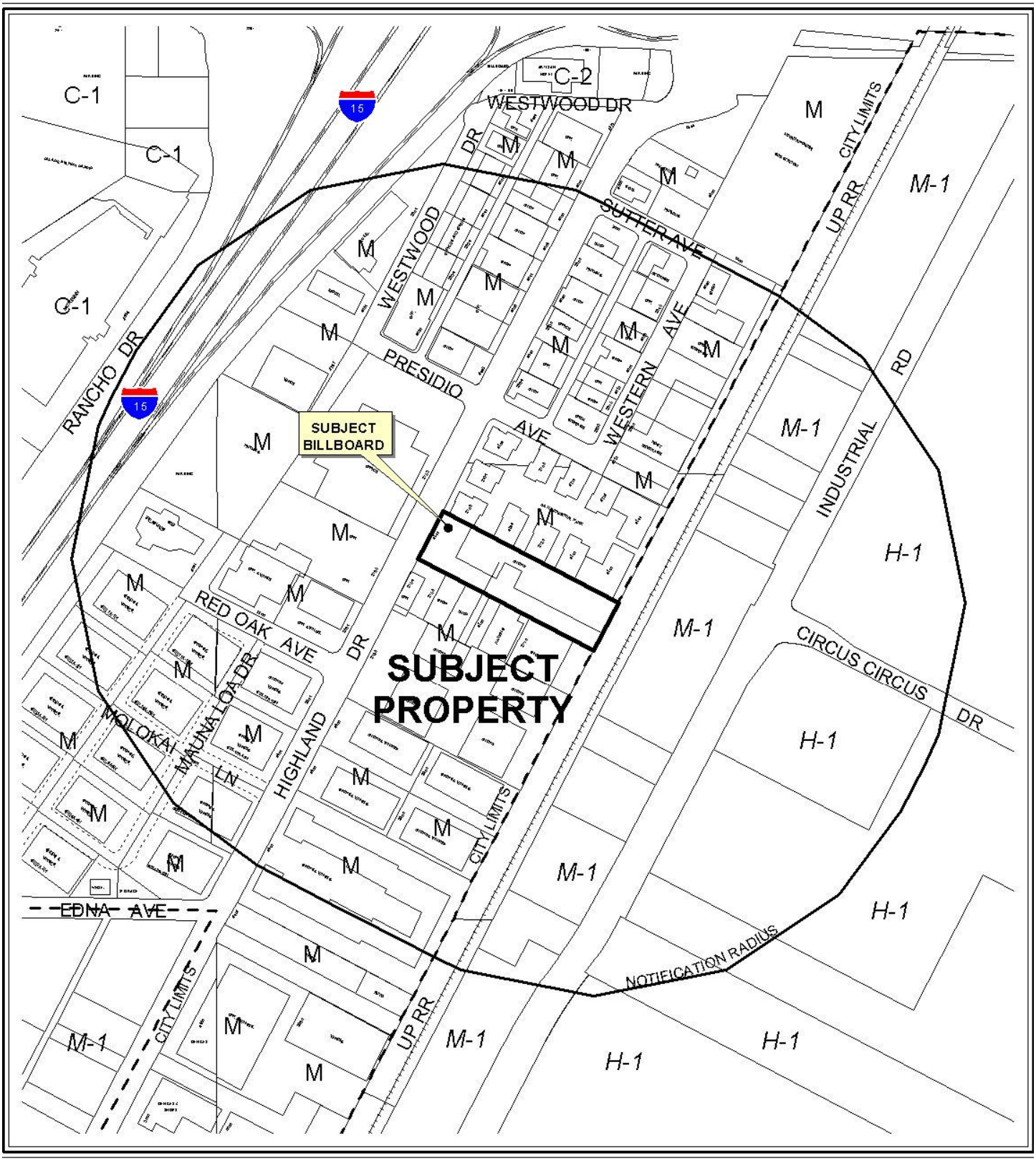
SUBJECT:
RENOTIFICATION - RQR-35930 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA - Request for Required Review of a previously approved Special Use Permit (SUP-4592) FOR A 40-FOOT TALL, 10-FOOT X 40-FOOT OFF-PREMISE SIGN at 2744 Highland Drive (APN 162-09-202-001), M (Industrial) Zone, Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-4592
6. Justification Letter
7. Protest/Support Postcards



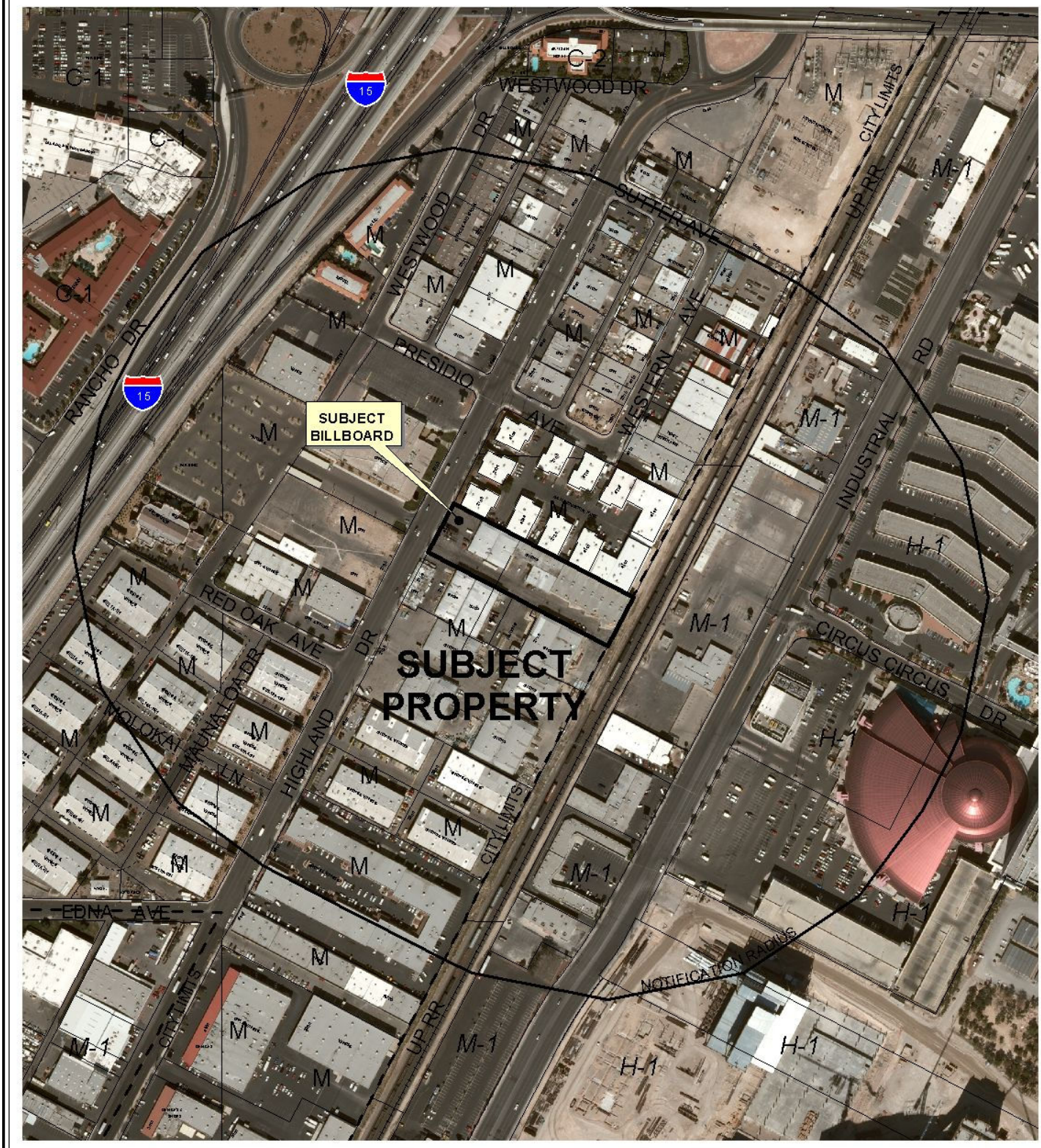
0 400 800 Feet

CASE: **RQR-35930**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



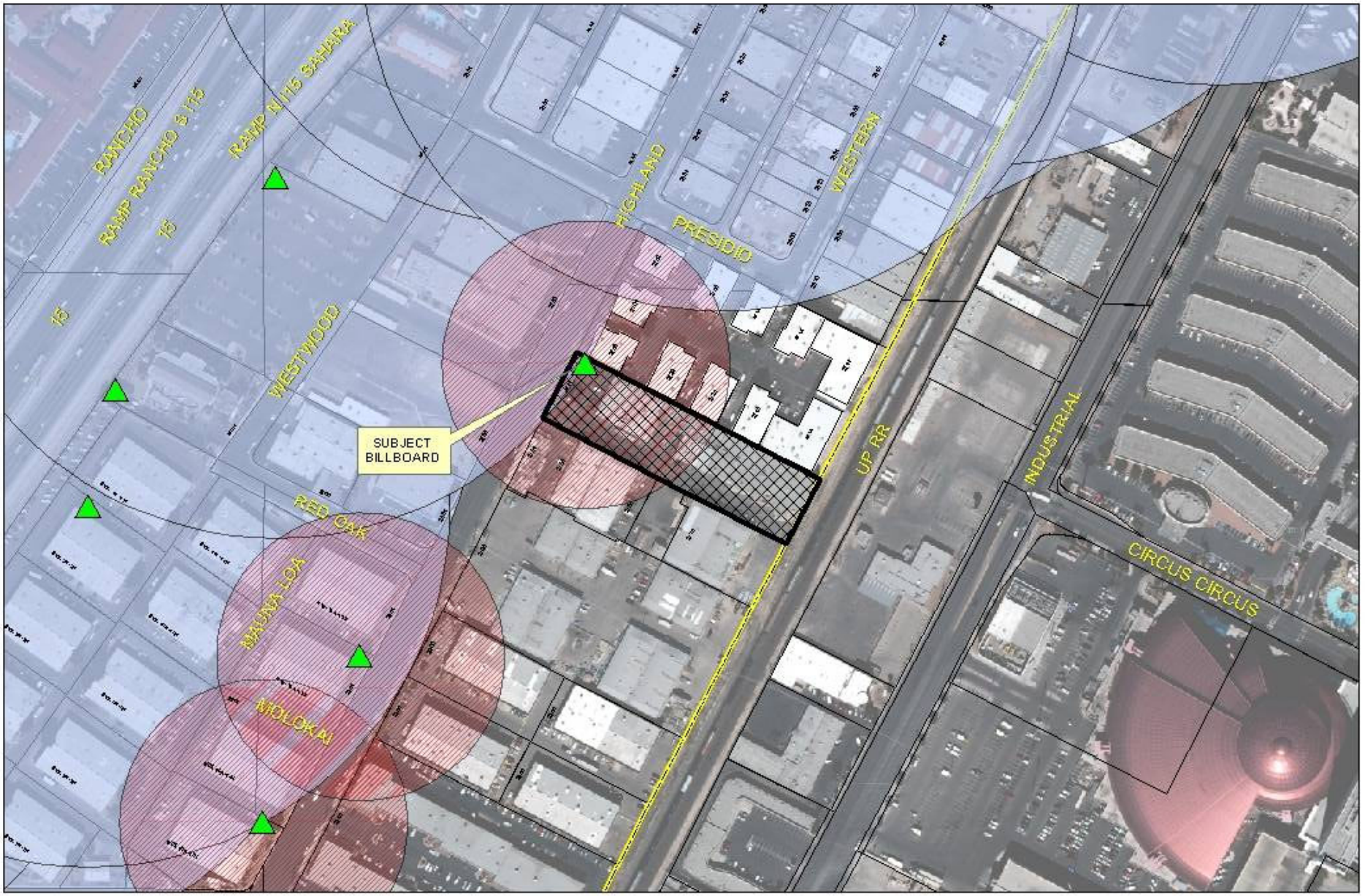
0 400 800 Feet

CASE: **RQR-35930**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-35930

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-35930 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions of Special Use Permit (SUP-4592).

2. All required building permits shall be obtained, fees paid, and final inspections approved within 30 days of final action.

3. This Special Use Permit shall be reviewed in Five (5) years at which time the City Council may require that the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

7. The Off-Premise Sign shall be removed upon the commencement of any new development on this site.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-35930 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains a 40-foot tall, 10-foot by 40-foot Off-Premise Sign along with a 42,672 square-foot industrial building at 2744 Highland Drive. This is the first Required Review of the subject sign which is located on the western portion of the subject parcel adjacent to Highland Drive. If this request is denied, the subject sign must be removed and Special Use Permit (SUP-4592) will be expired.

ISSUES

- Staff cannot support the request, as the subject sign has not received a final inspection, and the permit has expired; therefore, staff is recommending denial. If approved, a condition has been added which will require all required building permits to be obtained, fees paid, and final inspections approved within 30 days of final action.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
01/25/61	The City Council approved a Rezoning (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) on property generally located south of San Francisco Street between Highland Drive and Interstate 15.
10/06/04	The City Council approved a request for a Special Use Permit (SUP-4592) for a 40-foot tall, 10-foot by 40-foot Off-Premise Sign at 2744 Highland Drive. The Planning Commission and Staff recommended approval of the request.
11/16/05	The City Council approved a request for an Extension of Time (EOT-9680) of an approved Special Use Permit (SUP-4592) that allowed a 40-foot tall, 10-foot by 40-foot Off-Premise Sign at 2744 Highland Drive. The Planning Commission and Staff recommended approval of the request.
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.
11/19/08	A Code Enforcement citation (#72083) was issued for graffiti on semi trailer at 2744 Highland Drive. The case was resolved on 11/20/08.
Related Building Permits/Business Licenses	
05/23/06	A Building Permit (#6003603) was issued for a 40-foot tall, 10-foot by 40-foot Off-Premise Sign at 2744 Highland Drive. This sign has not received a final inspection and the permit was expired on 11/26/06.

JB

RQR-35930 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

Pre-Application Meeting
A Pre-Application Meeting was not conducted nor was one required.
Neighborhood Meeting
A Neighborhood Meeting was not conducted nor was one required.

Field Check	
09/17/09	During a routine site inspection, staff observed a well maintained Off-Premise Sign.

Details of Application Request	
Site Area	
Gross Acres	2.01 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Industrial Development	LI/R (Light Industry / Research)	M (Industrial)
North	Industrial Development	LI/R (Light Industry / Research)	M (Industrial)
South	Industrial Development	LI/R (Light Industry / Research)	M (Industrial)
East	Railroad	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Office	C (Commercial)	M (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			
Downtown 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

JB

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located within a public right of-way	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located within a M (Industrial) zoning district	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 400 square feet	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structural screening of the Off-Premise Sign does not require repainting to match the structural supports	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-Premise Sign (if not along US-95)	There are no Off-Premise Signs located within 300 feet of the subject sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any “R” or U” zoned districts.	There are no “R” or “U’ zoned districts within 300 feet	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The billboard is permanently secured to the ground on a M (Industrial)zoned property.	Y

ANALYSIS

This is the first Required Review of a previously approved Special Use Permit (SUP-4592) which allowed a 40-foot tall, 10-foot by 40-foot Off-Premise Sign at 2744 Highland Drive. During a field check of the site, staff found the sign and supporting structure in good condition. There has been no significant change in development or land use since the approval of Special Use Permit (SUP-4592). However, the subject sign has not received a final building inspection and the building permit has expired; therefore, staff is recommending denial of the subject Required Review.

FINDINGS

This is the first review of an Off-Premise Sign that was constructed in 2006. The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary zone. Since the subject sign has not received a final building inspection and the building permit has expired, staff is recommending denial of the subject Required Review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 61

APPROVALS 1

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35930** APN: 16209202001

Name of Property Owner: John J. Herda

Name of Applicant: Mountain View Estates

Name of Representative: Michael McDonald

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 J. Herda

Subscribed and sworn before me

This 8th day of Sept, 2009

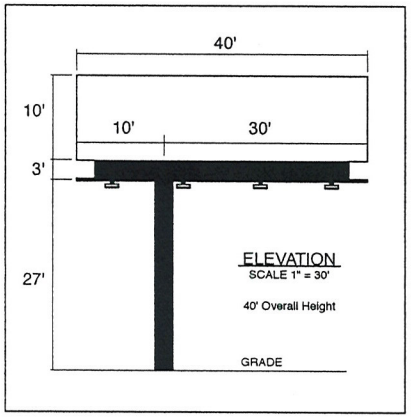
Tina Fagin

Notary Public in and for said County and State

Revised 11-14-06

TINA FAGIN
Notary Public State of Nevada
No. 99-54312-1
My appt. exp. Mar. 29, 2011

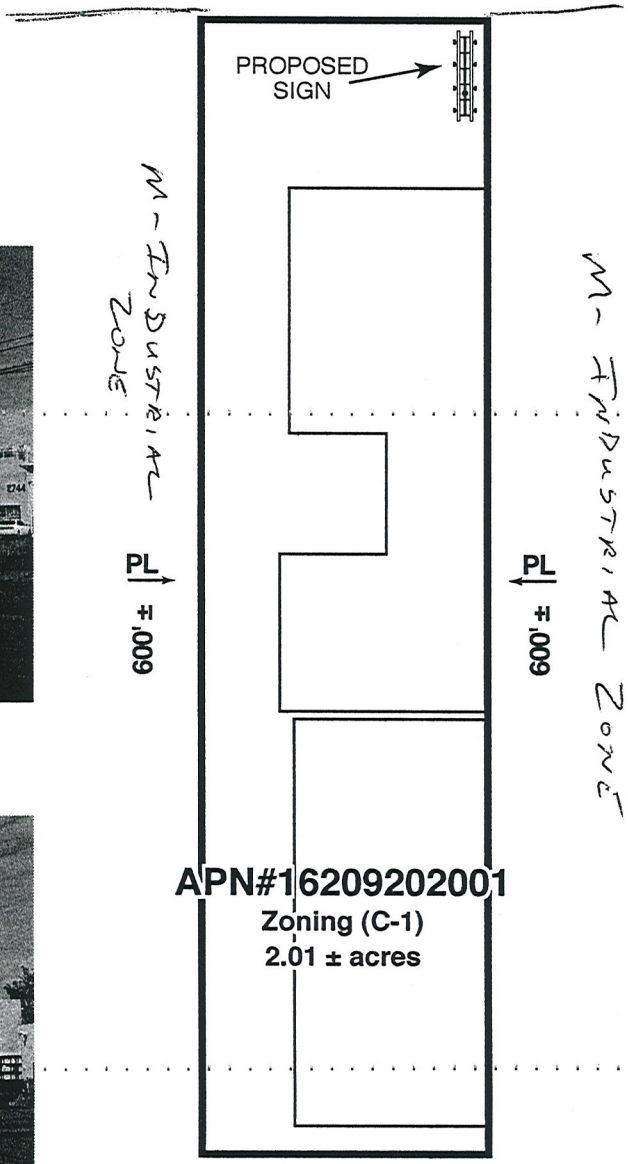
f:\depot\Application Packet\Statement of Financial Interest.doc

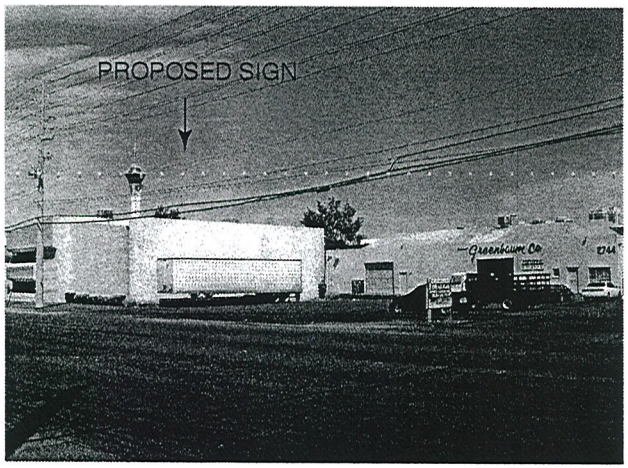




HIGHLAND DR.

TOP VIEW
SCALE 1" = 100'









GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. not within 200 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4 No parking spaces will be taken for this location.

RECEIVED
SEP 09 2009

RQR-35930
10/22/09 PC

OWNER: NYP CORPORATION			
SCALE: NOTED	APPROVED BY:	DRAWN BY:	
DATE: 05/12/04		REVISED:	
LOCATION: 2744 HIGHLAND DRIVE 89109			
APN#16209202001		DRAWING NO.:	

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 11, 2004

Mr. John Herda
3025 South Highland Drive
Las Vegas, Nevada 89103

RE: SUP-4592 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Mr. Herda:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN 162-09-202-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

5. Only one advertising sign is permitted per sign face.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-35930
10/22/09 PC

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

Public Works

7. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Michael Luce
Mountain View Estates
5500 East Flamingo Road
Las Vegas, Nevada 89122

RQR-35930
10/22/09 PC



RQR-35930 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA
2744 HIGHLAND DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35930 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA
2744 HIGHLAND DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



RQR-35930 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA
2744 HIGHLAND DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Justification Letter

September 1, 2009

City of Las Vegas
Current Planning Division
731 S. Las Vegas Blvd.
Las Vegas, NV 89101

To Whom it may concern:

We would like to request approval on the 5 year review for a special use permit that allowed us to construct an off premise sign (billboard) on the property located at 2744 Highland Drive. The off premise sign is located in an industrial area that is zoned for the use. The off Premise sign is located more than 300 feet from any other off premise sign located on Highland Drive.

This Billboard meets or exceeds all of the locational provisions outlined in the City of Las Vegas zoning code title 19. We respectfully request your approval on this item.

Thank you for your consideration,



Mike Luce
Mountain View Estates
5500 E. Flamingo Rd.
Las Vegas, NV 89122

RQR-35930
10/22/09 PC

PAGE 01/01
10/13/2009 10:27 1 J

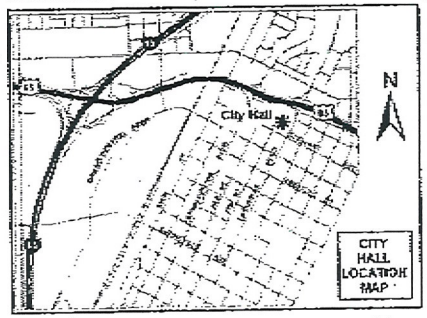
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

RQR-35930

Planning Commission Meeting of 10/22/2009

Case: RQR-35930
16209202008
KHAZAI SHAHRIAR & ISABELA
%IMPERIOAL DESIGN
14100 KINGSLEY DR
GARDENA CA 90249-3018

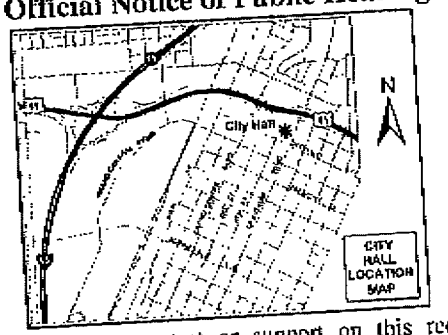
HAUDS14 90249

Oct-14-09 08:32am From-A&B Printing +7027312272 T-480 P.001/001 F-376

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.

RQR-35930

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.41[4]

02 1M
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

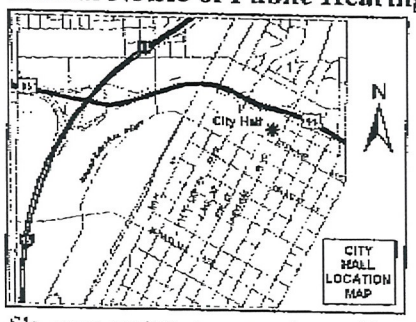
Case: RQR-35930

16209202010
POSITIVE SPACE INC
%B ALLEN PHOTOGRAPHY
18 STAR BROOK AVE
HENDERSON NV 89052-6628

Oct-26-09 07:01am From-A&B Printing +7027312272 T-640 P.001/001 F-658

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.

RQR-35930

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 OCT 23 2009
MAILED FROM ZIPCODE 89101

RECEIVED
OCT 26 2009

16209202010 Case: RQR-35930
POSITIVE SPACE INC
%B ALLEN PHOTOGRAPHY
18 STAR BROOK AVE
HENDERSON NV 89052-6628

HAVDS11 89052

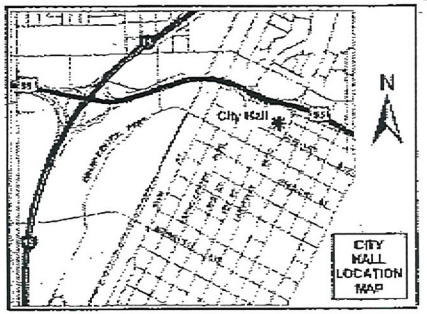
22P

PAGE 01/01

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.

RQR-35930

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 OCT 23 2009
MAILED FROM ZIPCODE 89101

RECEIVED
OCT 26 2009

Case: RQR-35930
16209202008
KHAZAI SHAHRIAR & ISABELA
%IMPERIOAL DESIGN
14100 KINGSLEY DR
GARDENA CA 90249-3018

HAVDB11 90249

10/26/2009 11:31 1 J

224

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

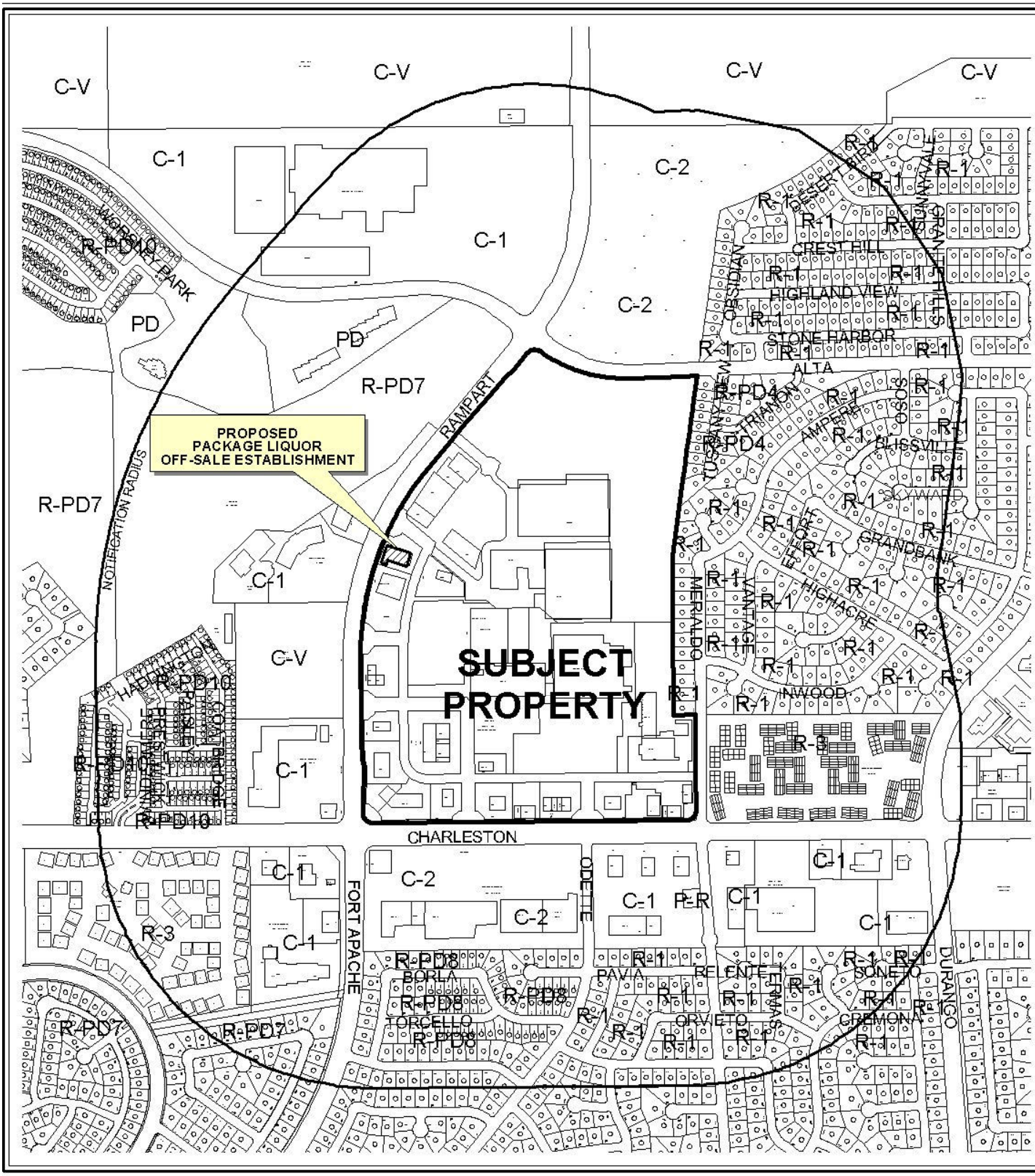
RENOTIFICATION - SUP-35891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEE''S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC - Request for a Special Use Permit FOR A 10,565 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 780 South Rampart Boulevard (APN 138-32-312-002), PD (Planned Development) Zone, Ward 2 (Wolfson)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**14**	**Planning Commission Mtg.**	**35**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 500 1000 Feet

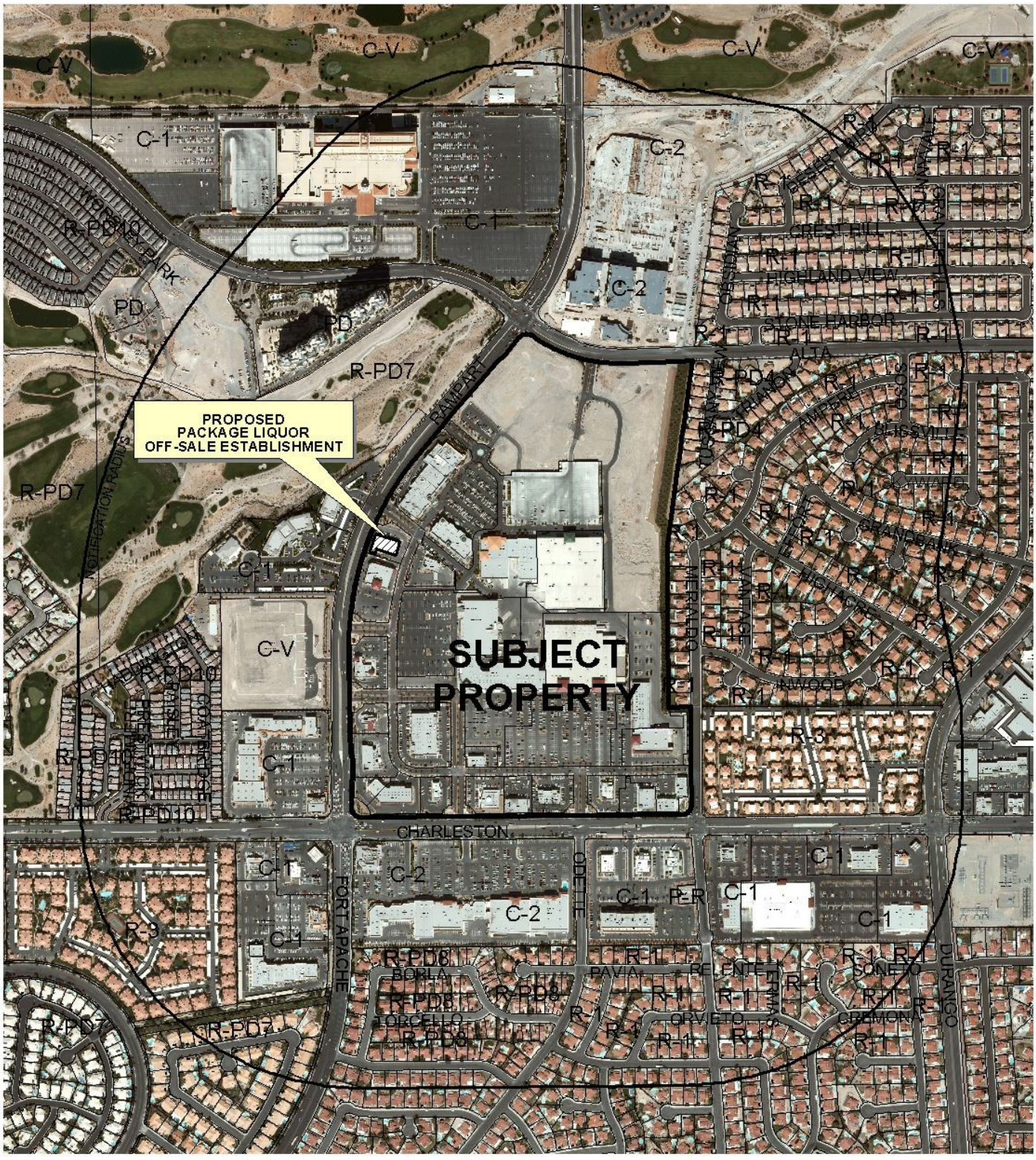
CASE: **SUP-35891**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



0 500 1000 Feet

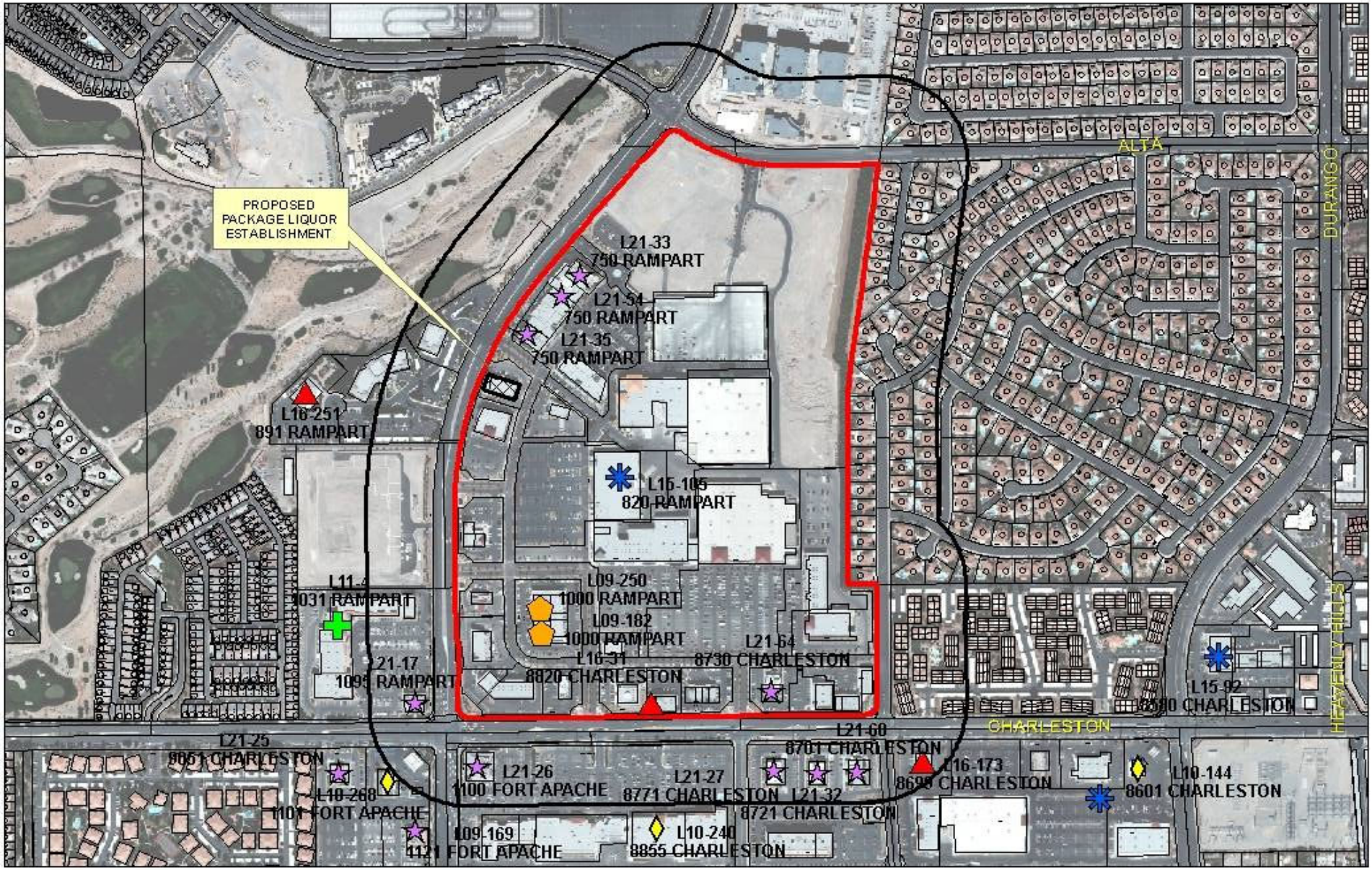
CASE: **SUP-35891**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



SUP-35891

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

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a 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 beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35891 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Package Liquor Off-Sale Establishment within an existing building at 780 South Rampart Boulevard. The applicant wishes to operate a liquor shop which will feature a variety of wines from a variety of regions. A majority of the floor space within the 10,565 square-foot shop will be dedicated to the display of wine in wooded wine racks, while the remainder of the store will feature sales of wine accessory merchandise, a large beer cooler area, and display shelves for specialty wines and liquor. Currently, the site consists of a vacant building within a large commercial center.

The addition of the proposed use will contribute to an oversaturation of the use within the Boca Park development; therefore, staff recommends denial. If denied, the proposed use cannot locate at the proposed address.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
04/27/98	The City Council approved a request for a Rezoning (Z-0012-98) on property located on the southeast corner of Rampart Boulevard and Alta Drive, from: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial) to: PD (Planned Development). The Planning Commission recommended approval and Staff recommended denial.
02/22/99	The City Council approved a request for a Special Use Permit (U-0170-98) on property located on the east side of Rampart Boulevard, approximately 1,120 feet north of Charleston Boulevard for packaged liquor sales in conjunction with a proposed 15,980 square foot drug store. The Planning Commission recommended approval and Staff recommended denial.
04/18/01	The City Council approved a request for a Master Sign Plan Review [Z-0012-98(3)] for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III). The Planning Commission recommended approval.
04/13/06	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
02/07/01	A building permit (#1001981) was issued for a new furniture store at 780 South Rampart Boulevard. The permit completed on 06/08/01.
02/07/01	A building permit (#1001980) was issued for on sites at 780 South Rampart Boulevard. The permit expired on 08/11/01.

02/20/01	A building permit (#1002643) was issued for a new furniture store at 780 South Rampart Boulevard. The permit completed on 06/08/01.
02/13/01	A building permit (#1002300) was issued for a new building at 780 South Rampart Boulevard. The permit was completed on 06/05/01.
06/05/01	A business license (F86-00010) was issued for a bank at 790 South Rampart Boulevard. The business license is still active.
06/20/01	A business license (F07-01693) was issued for a new furniture store at 780 South Rampart Boulevard. The business license was in active.
11/01/00	A business license (D11-00184) was issued for a drug store at 800 South Rampart Boulevard. The business license was marked out of business on 01/28/09.
11/01/00	A business license (L15-00107) was issued for package liquor at 800 South Rampart Boulevard. The business license was marked not listed on 01/28/09.
10/30/03	A building permit (#3023245) was issued for an addition to storage at 780 South Rampart Boulevard. The permit completed on 03/25/04.
Pre-Application Meeting	
08/21/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Package Liquor Off-Sale Establishment were discussed. Topics included: • The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting. • The Boca Park Phase III Development Plan, which calls out the allowed uses in the Boca Park Phase III Planned Development, was also discussed.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application request.	

Field Check	
09/17/09	Staff conducted a site visit of the subject location and noted it to be vacant. It is part of a larger commercial shopping center.

Details of Application Request	
Site Area	
Gross Acres	.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	PD (Planned Development)
North	Shopping Center	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)

East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Shopping Center	SC (Service Commercial)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
Boca Park Phase III	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	641,664 SF	1 Space / 250 SF GFA	2,531	36	2,603	36	
TOTAL	641,664 SF		2,567		2,639		

Off-Sale Liquor Uses Within a 1,500-Foot Radius				
Location	**License Number**	**Still Active?**	**Current Use**	**Separation Distance**
730 S Rampart Boulevard Suite #16	License is Pending	Pending	Total Wines & More (Package Liquor Off-Sale)	700 Feet
820 S Rampart Boulevard	L15-00105	Yes (as of 08/14/00)	Vons (Package Liquor Off-Sale)	393 Feet
891 S Rampart Boulevard	L16-00251	Yes (as of 05/13/97)	Emerald at Queensridge (Liquor Establishment, Tavern)	705 Feet
8820 W Charleston Boulevard Suite #105	L16-00031	Yes (as of 01/01/51)	Three Angry Wives Pub (Liquor Establishment, Tavern)	1450 Feet

1031 S Rampart	L11-00004	Yes (as of 04/28/06)	Nora's Wine Bar & Osteria Dining (Beer/ Wine/ Cooler On and Off-Sale)	905 Feet

ANALYSIS

The Boca Park Phase III Development Plan calls out the allowed uses in the PD (Planned Development) zone of Boca Park. The allowed uses are listed as "Retail", and it has been deemed that a Package Liquor Off-Sale use falls within this "retail" use, as similar uses have been established within the subject site.

The applicant states that the proposed business will sell package liquor for off-site consumption. The plans indicate that there will be multiple racks and display areas for liquor and wine. In addition, the suite will feature a large beer cooler, as well as a wine cellar area for tasting events.

Staff finds that the proposed use meets the minimum Title 19.04.010 and the Boca Park Phase III Development Plan standards for this use; however, there is an oversaturation of off-sale liquor uses within a 1,500-foot radius, including two Package Liquor Off-Sale Establishments, two Liquor Establishment, Taverns and an On and Off Sale Beer/Wine/Cooler Establishment; therefore staff recommends denial of the request. If denied, the proposed use would not be permitted in the proposed location.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 subject proposal will not be harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan because of the oversaturation of the use within the notification area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is within a large shopping center, and is therefore physically suitable for the type and intensity of land use. However, approval of the request would contribute to oversaturation of the use in the immediate area.

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 served by Rampart Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. This thoroughfare is capable of accommodating the traffic flow created by the site and the 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 this request will not compromise the public health, safety or welfare of the general public.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The Package Liquor Off-Sale Establishment use meets all standard conditions that apply pursuant to Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 1362

APPROVALS 35

PROTESTS 14

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35891** APN: 138-32-312-002

Name of Property Owner: Thomson Summerlin Holdings, LLC

Name of Applicant: Lee's Discount Liquor

Name of Representative: Mark Gowler

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: Jill R Thomson

Print Name: Jill R Thomson

Subscribed and sworn before me

This 1 day of September, 2009

Vanessa Roggio

Notary Public in and for said County and State

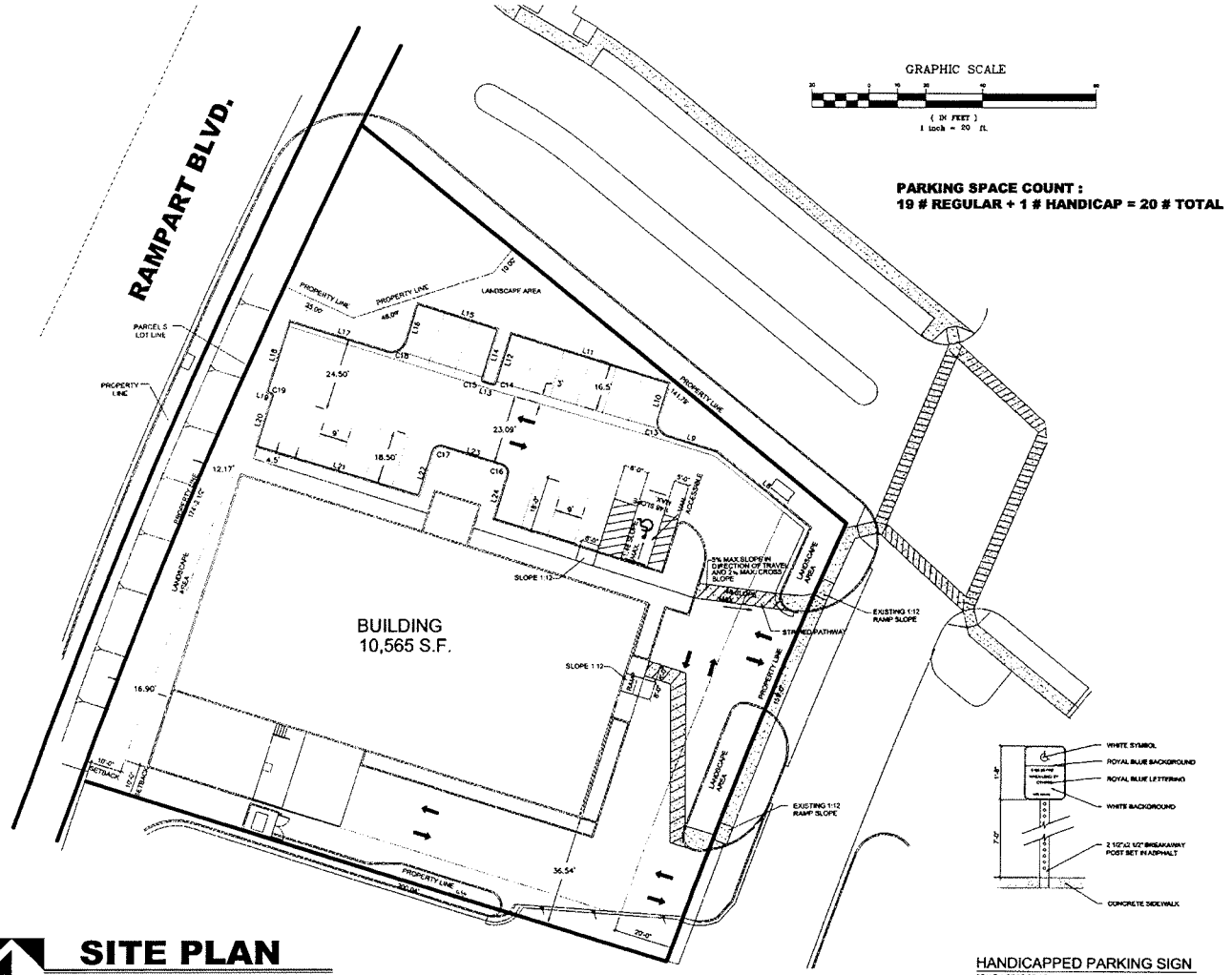
State of Nevada
County of Clark

VANESSA ROGGIO
Notary Public, State of Nevada
Appointment No. 07-5184-1
My Appt. Expires Oct 22, 2011

RECEIVED
SEP - 3 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LEE'S DISCOUNT LIQUOR

780 S. Rampart Blvd. Las Vegas, NV 89145

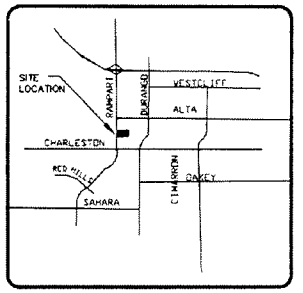


HANDICAPPED PARKING SIGN
SCALE: NOT TO SCALE

SITE PLAN

North

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A.01	SITE PLAN
A.02	FLOOR PLAN

SUP-35891
10/22/09 PC

M J C
GENERAL CONTRACTOR
M. J. Construction Co.
License # B0049337
2919 S. Decatur Blvd.
Las Vegas, NV 89102

PROJECT:
LEE'S DISCOUNT LIQUOR
780 S. Rampart Blvd.
Las Vegas, NV 89145

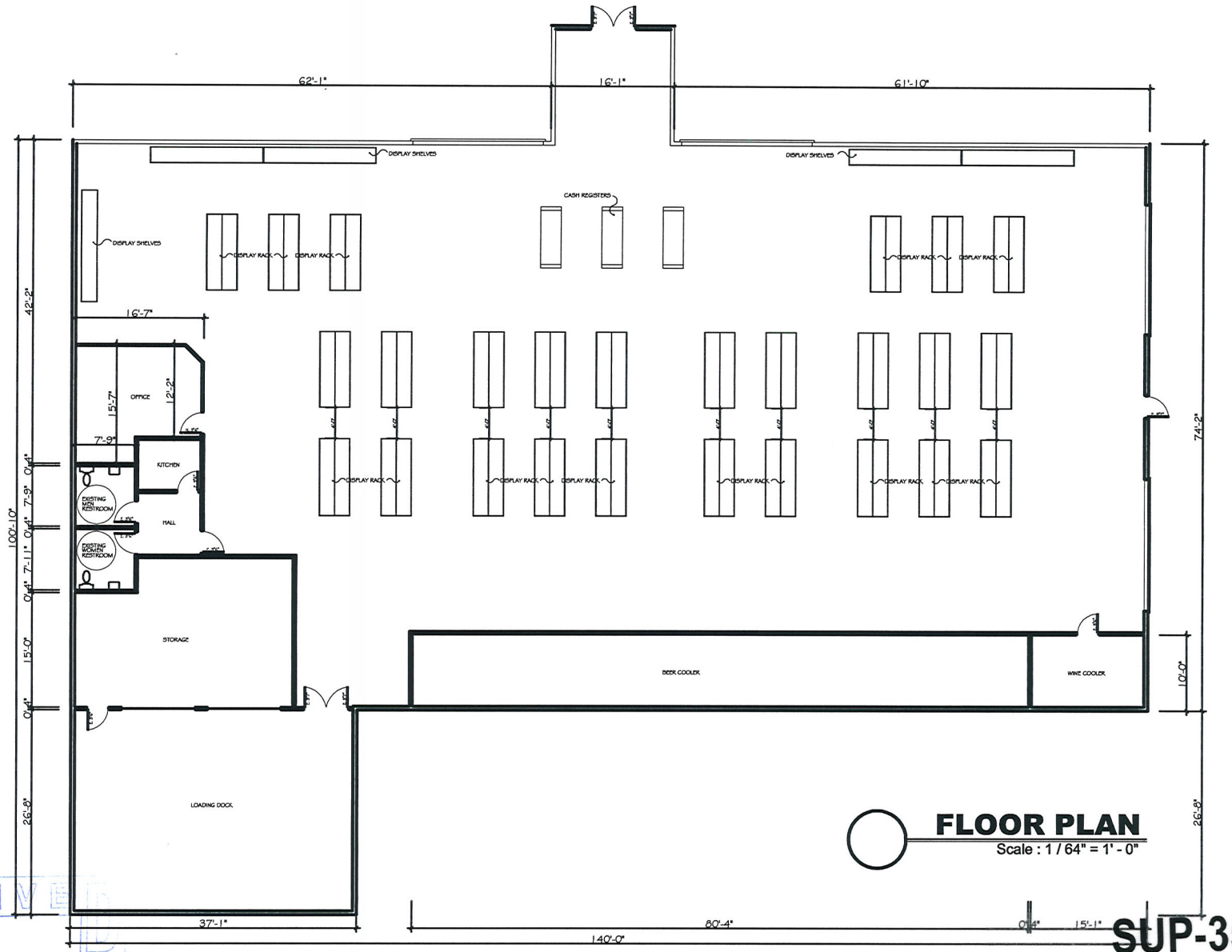
DRAWING TITLE
SITE PLAN

REVISIONS:

DATE:

SCALE:
NONE.

SHEET No.
A.01



FLOOR PLAN

Scale : 1 / 64" = 1' - 0"

M J C
GENERAL CONTRACTOR

M. J. Construction Co.
License # B0049337

2919 S. Decatur Blvd.
Las Vegas, NV 89102
phone : (702) 307 - 1933
cell : (702) 339 - 3933
fax : (702) 307 - 1934

PROJECT.

LEE'S DISCOUNT LIQUOR

780 S. Rampart Blvd.
Las Vegas, NV 89145

DRAWING TITLE

FLOOR PLAN

REVISIONS.

DATE.

SCALE.

1 / 64" = 1' - 0"

SHEET No.

A.02

SUP-35891
10/22/09 PC

RECEIVED
SEP - 3 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC
780 SOUTH RAMPART BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC
780 SOUTH RAMPART BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC
780 SOUTH RAMPART BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC
780 SOUTH RAMPART BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35891 - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: THOMSON SUMMERLIN HOLDINGS, LLC
780 SOUTH RAMPART BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Justification Letter

Address: 780 S. Rampart Blvd
Las Vegas, NV 89145
APN: 138-32-312-002

Lee's Discount Liquor would like to request a special use permit for packaged liquor at the above mentioned property. The store will sell packaged liquor for offsite consumption. Inside the 11,500 square foot building there will be a walk in cooler for beer and shelving for liquor and wine. This store will have a wine cellar for fine wines and a small area for occasional wine tasting.

Lee's Discount Liquor has been operating in Las Vegas for 28 years, employees over 150 people, and has 15 packaged liquor licenses throughout the valley and in Mesquite. This store will have approximately 8 employees and store hours are generally 9:00am to 11:00pm.

The existing PD zoning complies with the use but requires the Special Use Permit.

Hae Un Lee, Applicant

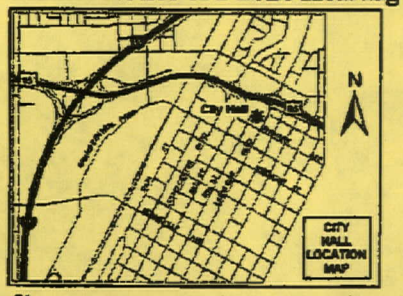
RECEIVED
OCT - 2 2009

SUP-35891
REVISED
10/22/09 PC

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-35891

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES 02 1M 0004279218 $ 00.41⁴ OCT 08 2009 MAILED FROM ZIP CODE 89101

RECEIVED CITY CLERK 2009 OCT 12 P 2:01

Case: SUP-35891

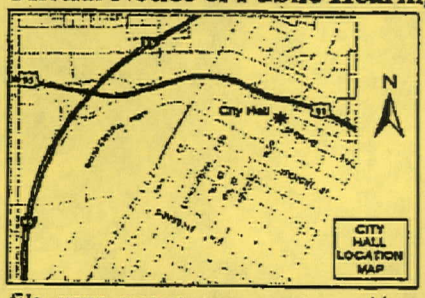
13832611052
YEATON HARVEY W & DEBRA A
8629 DESERT BIRD DR
LAS VEGAS NV 89145-4861

HAVDS11 89145

ity of Las Vegas
lanning & Development Department
evelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the lanning & Development Department at the address listed above or fax this de of this card to (702) 385-7268. If you would like to contact your Council epresentative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

UP-35891

lanning Commission Meeting of 10/22/2009

SUP-35891

RECEIVED
CITY CLERK
2009 OCT 13 P 3:20

Case: SUP-35891

13832613051
GRILLO FAMILY TRUST
8545 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5702

HAYDEN 89145

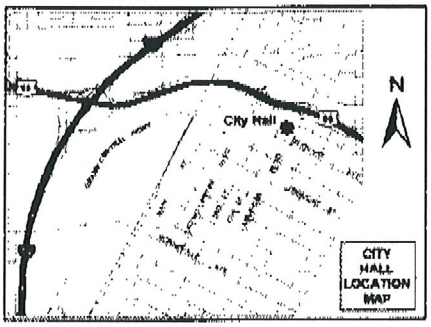
Oct 13 09 03:17p Victor 702-341-7381 p.1

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 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

16305113007
WYCKOFF MARK & THERI
9020 COVERED WAGON AVE
LAS VEGAS NV 89117-7011

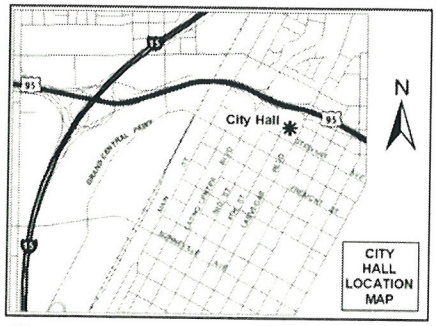
HAUDE11 A9117

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
$ 00.41
OCT 08 200
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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832719022
KAZEMINI MATTHEW R
501 TUSCANY VIEW ST
LAS VEGAS NV 89145-4877

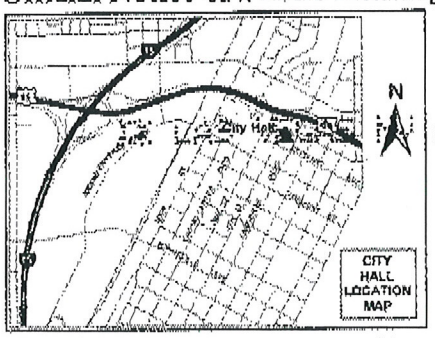
HAVOS11 89145

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 OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



890 10-09-09

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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

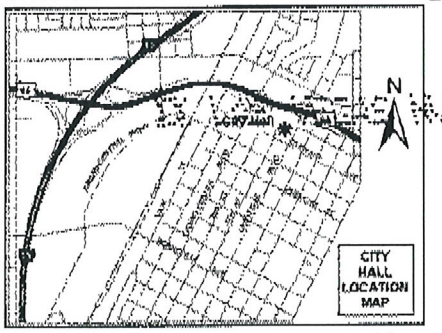
HAVDS11 91105

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 26 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.

SUP-35891
Planning Commission Meeting of 11/05/2009

Case: SUP-35891

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

23 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

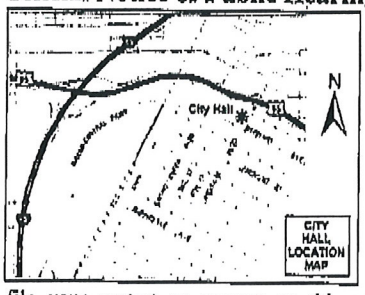
PRESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.41[4]

MAILED FROM ZIPCODE

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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

This town does not need more liquor stores

Case: SUP-35891
13832415015
GIATTINO VINCENT P & BETTY
940 COATBRIDGE ST
LAS VEGAS NV 89145-8524

Please use available blank space on card for your comments.
SUP-35891
Planning Commission Meeting of 11/05/2009

HAVOS11 89145

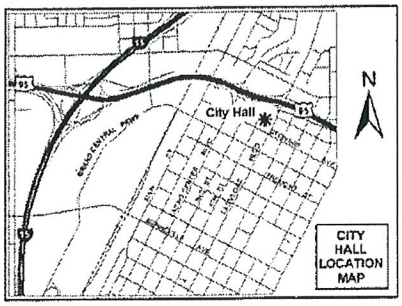
23P

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.

SUP-35891

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SUP-35891

13832611052
YEATON HARVEY W & DEBRA A
8629 DESERT BIRD DR
LAS VEGAS NV 89145-4861

HAVDES11 89145

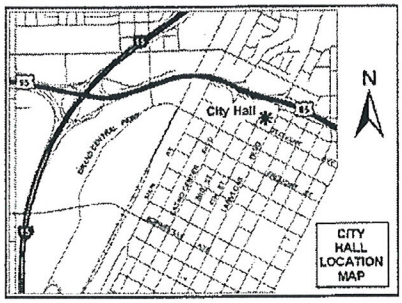
23P

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 26 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.

SUP-35891

Planning Commission Meeting of 11/05/2009

Case: SUP-35891
13832611052
YEATON HARVEY W & DEBRA A
8629 DESERT BIRD DR
LAS VEGAS NV 89145-4861

HAVDS11 89145

23P

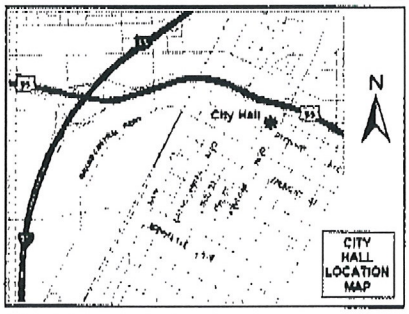
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

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-35891

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SUP-35891
13832812005
MILLER CHERYL L LIVING TRUST
8609 OLIVER CT
LAS VEGAS NV 89145-4812

HAVDS11 89145

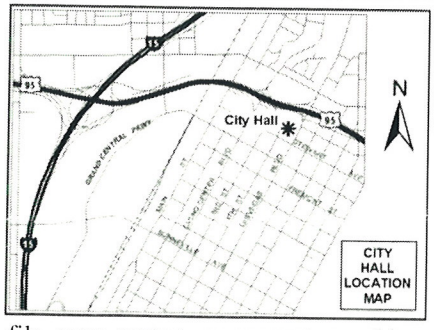
23P

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832611047
ECHOLS FAMILY TRUST
8612 CREST HILL AVE
LAS VEGAS NV 89145-4867

H4VDE11 89145

23P

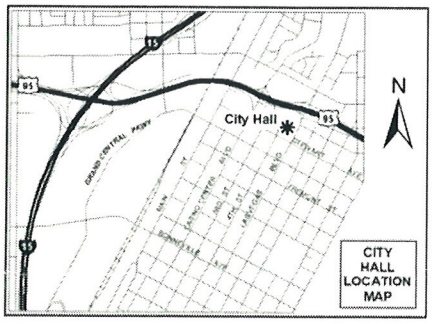
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
OCT 08 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 23 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832718016
FULTZ LESTER & SYLVIA
8648 BLISSVILLE AVE
LAS VEGAS NV 89145-4872

HAVDS11 89145

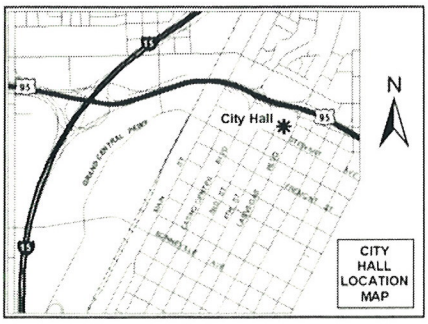
23P

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891
16305514012
FOWKES DON L & CHARLYCE M
8634 CREMONA DR
LAS VEGAS NV 89117-1186

HAVOS11 89117

23P

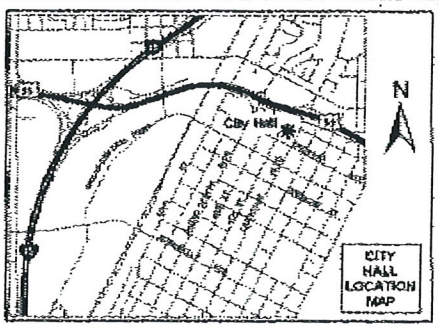
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: SUP-35891

13832415040
RICCA LAWRENCE & J REV LIV TR
992 PRESTWICK ST
LAS VEGAS NV 89145-8519

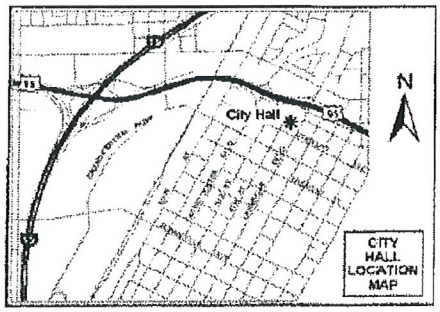
23P

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
0004279219 OCT 28 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 27 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.

SUP-35891
Planning Commission Meeting of 11/05/2009

Case: SUP-35891
16305615001
LOWRIE DALE & JERENE
1501 MERIALDO LN
LAS VEGAS NV 89117-1171

HAVDS11 89117

23A

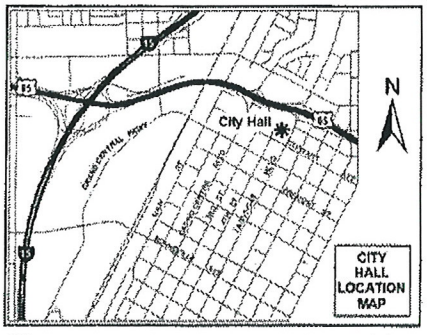
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 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.

SUP-35891
Planning Commission Meeting of 11/05/2009

Case: SUP-35891
13832712008
MUCHENBERGER MARKUS REVOCABLE
617 EFFORT DR
LAS VEGAS NV 89145-4818

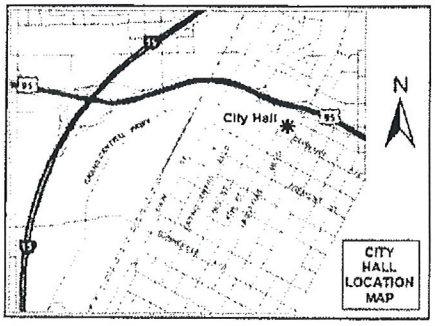
23A

HAV0511 89145

10/26/2009 MON 14:22 FAX 001/001

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



RECEIVED
OCT 26 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.

SUP-35891
Planning Commission Meeting of 11/05/2009

Case: SUP-35891
13832819225
GENTILE MICHELLE A
121 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3989

HAND11 89145

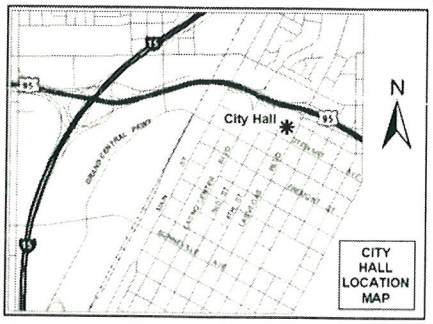
23A

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
OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: SUP-35891

16305613002
MANNING MARTIN J
1513 ODETTE LN
LAS VEGAS NV 89117-1120

HAVOS11 89117

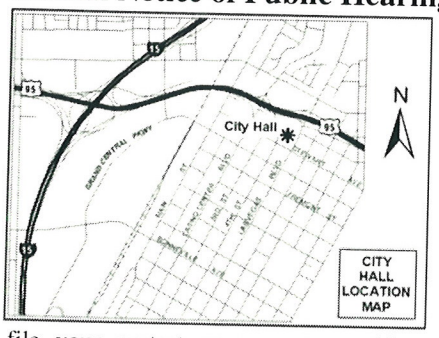
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213130
Q R TOWER 2 304 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDS11 89145

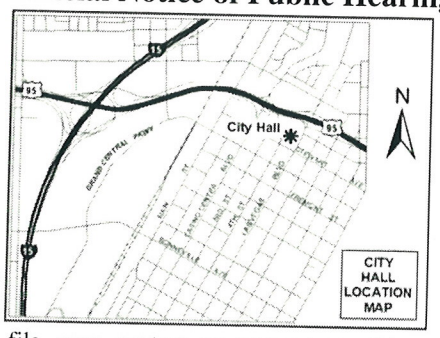
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213132
Q R TOWER 2 307 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVOS11 89145

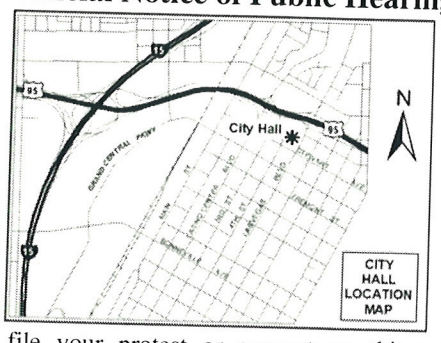
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213150
Q R TOWER 2 605 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVOS11 89145

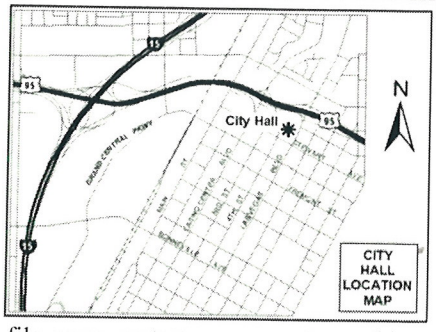
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35891

13832213143
Q R TOWER 2 505 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891

Planning Commission Meeting of 10/22/2009

HAVC811 89145

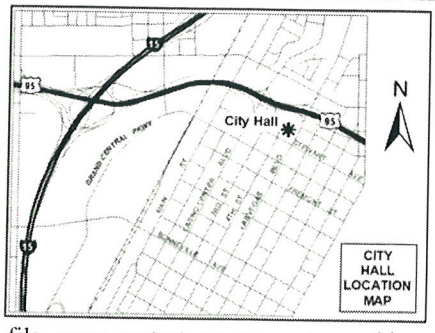
23A

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 08 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-35891

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: SUP-35891

13832213138
Q R TOWER 2 406 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDS11 89145

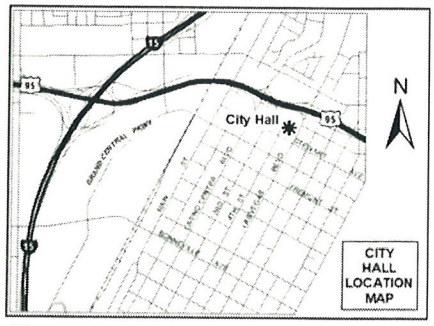
23A

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213134
Q R TOWER 2 302 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDS11 89145

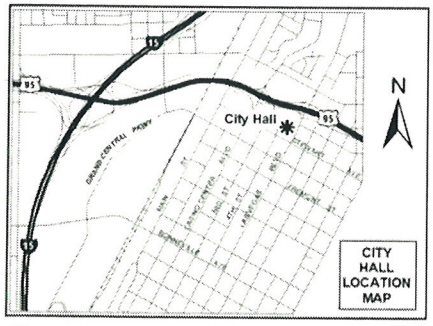
23A

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35891

13832213155
Q R TOWER 2 602 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891
Planning Commission Meeting of 10/22/2009

HAVDS11 89145

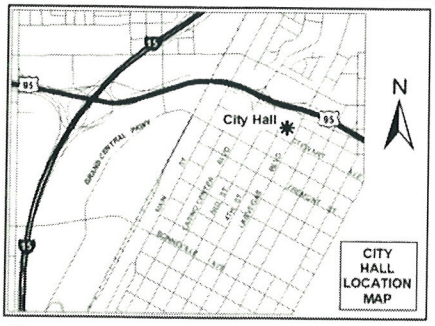
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213157
Q R TOWER 2 705 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

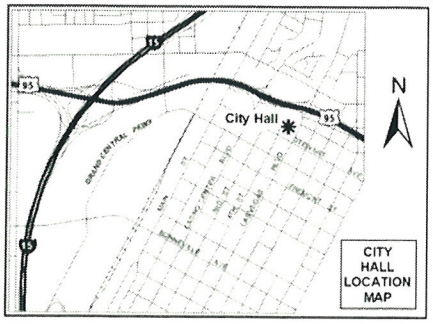
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213139
Q R TOWER 2 407 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDB11 89145

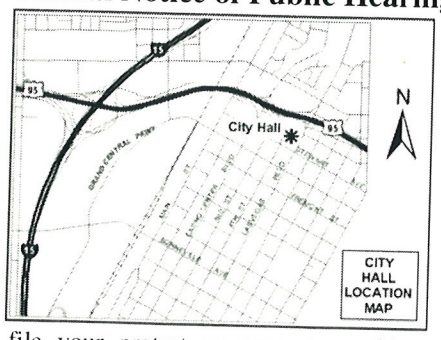
23A

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213126
Q R TOWER 2 201 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDS11 89145

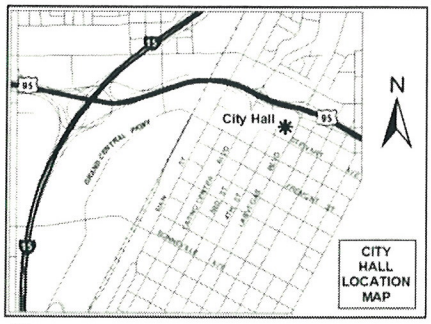
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35891

13832213110
Q R TOWER 1 16 B3 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891
Planning Commission Meeting of 10/22/2009

HAVDS11 89145

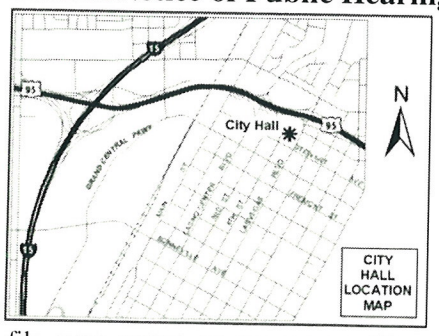
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213015
Q R TOWER 1 102 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

HAVDS11 89145

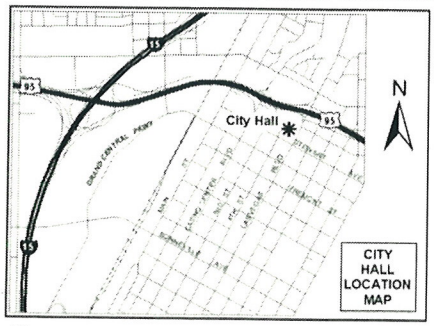
23A

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
OCT 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35891

13832213019
Q R TOWER 1 106 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891
Planning Commission Meeting of 10/22/2009

HAVDS11 89145

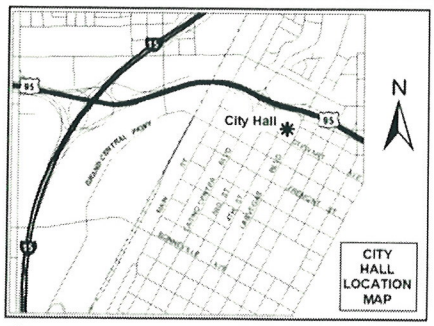
23A

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213054
GRACE HOLDINGS NV L L C
%M WINN
9101 W ALTA DR #602
LAS VEGAS NV 89145-8501

HAVDS11 89145

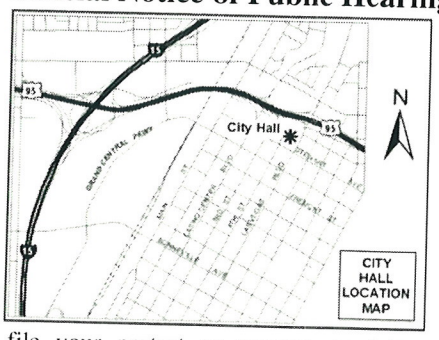
23A

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 OCT 08 200
MAILED FROM ZIP CODE 891(

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832718022
WALSTON MARK
8641 BLISSVILLE AVE
LAS VEGAS NV 89145-4851

HAVDS11 89145

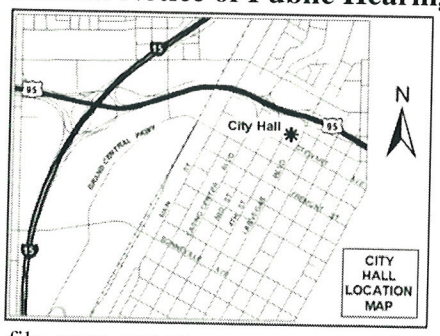
23A

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 OCT 08 200
MAILED FROM ZIP CODE 8910

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35891

13832213020
Q R TOWER 1 107 L L C
9101 W ALTA DR #102
LAS VEGAS NV 89145-8501

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891
Planning Commission Meeting of 10/22/2009

H4VD311 89145

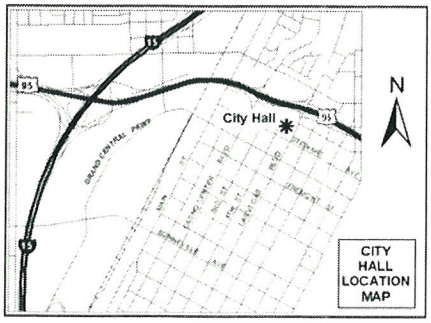
23A

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891
Planning Commission Meeting of 10/22/2009

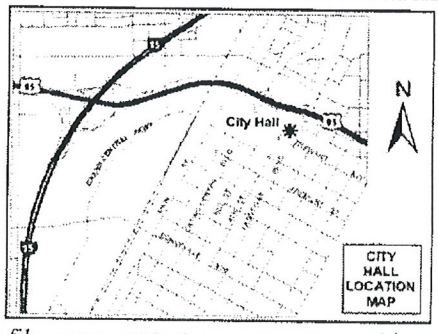
Case: SUP-35891
13832415038
ENTRUST ADMINISTRATION
%G JR & E IRVIN
1160 ALPINE RD
WALNUT CREEK CA 94596-4402

HAUDS11 94596

23A

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
OCT 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.

Case: SUP-35891

13832819225
GENTILE MICHELLE A
121 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3989

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

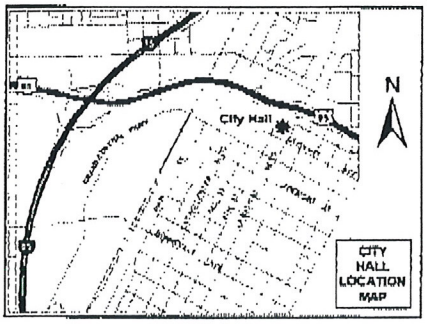
SUP-35891
Planning Commission Meeting of 10/22/2009

HAVOS11 89145

23A

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
OCT 23 2009

would be nice in the future if location map of establishment showed the exact location in the project site!

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-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891
13832813037
MIKULA MICHAEL JOHN
8624 INWOOD DR
LAS VEGAS NV 89145-4801

23A

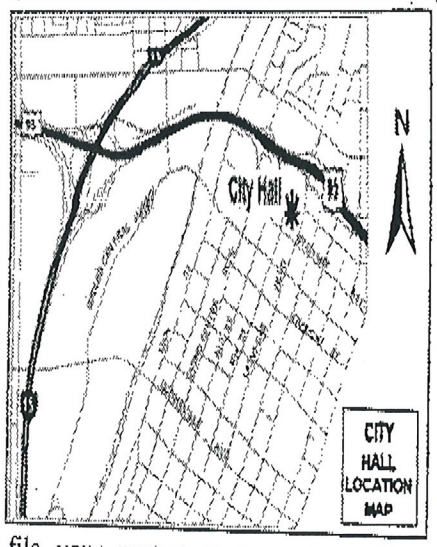
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 27 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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891

Planning Commission Meeting of 11/05/2009

13832613007 Case: SUP-35891
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

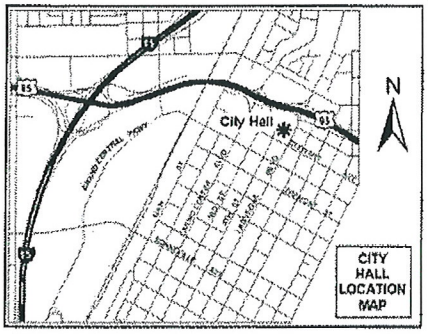
23A

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 08 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832712008
MUCHENBERGER MARKUS REVOCABLE
617 EFFORT DR
LAS VEGAS NV 89145-4818

HAVD511 89145

10/13/2009 TUE 11:50 FAX 001/001

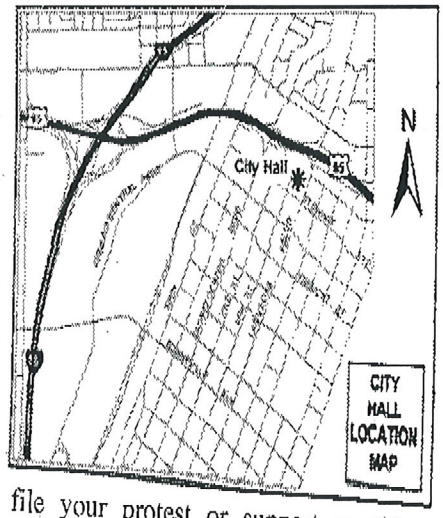
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

13832613007 Case: SUP-35891
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

89145

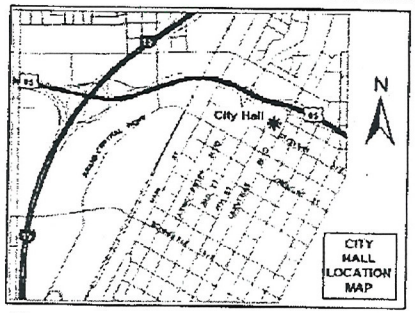
p.1
702-948-0715
Oct 10 09 03:04p MILTON HOMER

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
0004279216 OCT 08 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-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891
13832312002
THOMSON SUMMERLIN HOLDINGS LLC
%F & J THOMSON
10316 ROCKY MESA CT
LAS VEGAS NV 89144-4348

HAVOS11 89144

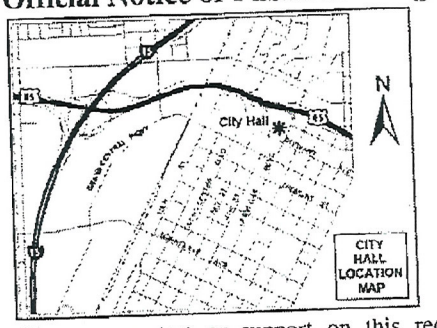
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

p.1

PRESORTED
FIRST-CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 06 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-35891
Planning Commission Meeting of 10/22/2009

Case: SUP-35891
13832213017
Q TOWERS M L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

Oct 09 09 01:10p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

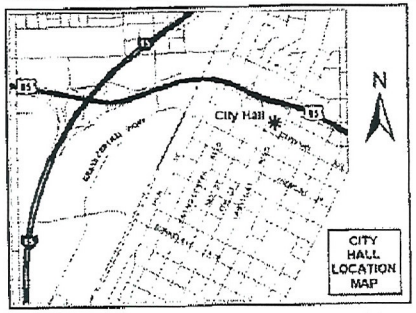
p.2

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832601003
GREAT WASH PARK L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

HAVDE11 89117

Oct 09 09 01:10p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

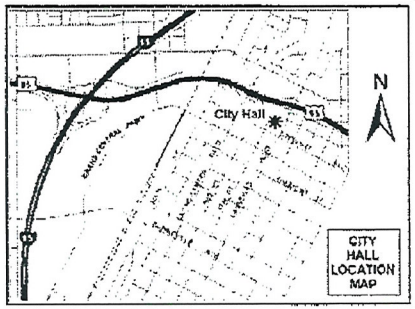
p.3

PRESORTED
F.I.R.S.T. CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41
0004279218 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213158
WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

HAVDS11 89117

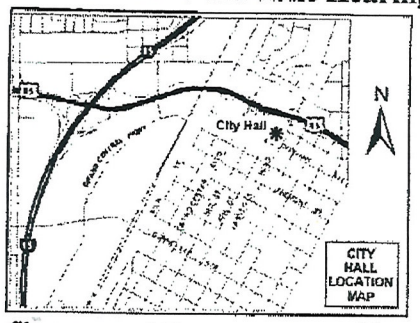
Oct 09 09 01:10p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

p.7

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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35891

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁹
0004279218 OCT 08 2009
MAILED FROM ZIPCODE 89101

Case: SUP-35891

13832213165
RISSIN LIOR & LIAT
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

HAVDS11 89117

Oct 09 09 01:11p

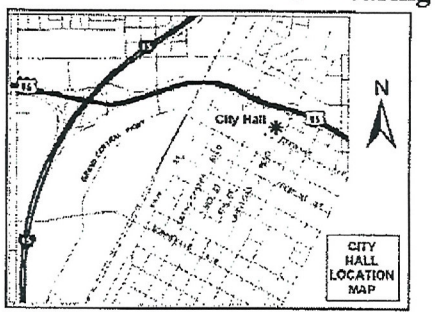
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

p.6

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41
0004279218 OCT 06 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213145
HARARI ALON
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

H4UDE11 89117

Oct 09 09 01:11p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

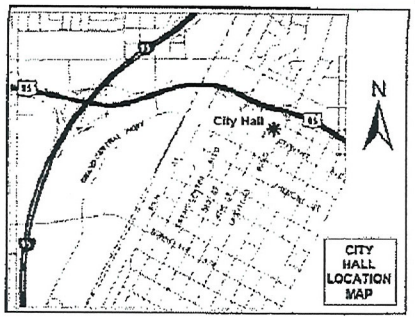
p.5

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213136
PENINI ERAN E & GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

HAUDE11 89117

Oct 09 09 01:11p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

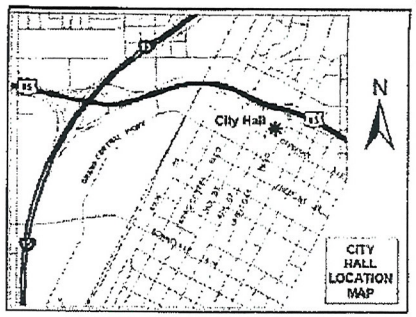
PRESORTED FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[d]
0004279218 OCT 06 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-35891

Planning Commission Meeting of 10/22/2009

Case: SUP-35891

13832213080
PENINI GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

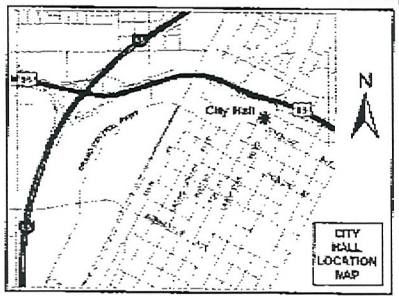
HAVOS11 89117

PAGE 01/01
STEVEN S HOLT
10/12/2009 13:22 7022569362

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-35891

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004278218 OCT 06 2009
MAILED FROM ZIPCODE 89101

Case: SUP-35891

13832819195
BORGNA REAL ESTATE THREE L L C
10624 S EASTERN AVE #A-124
HENDERSON NV 89052-2982

HAVDSLL ASOSE

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

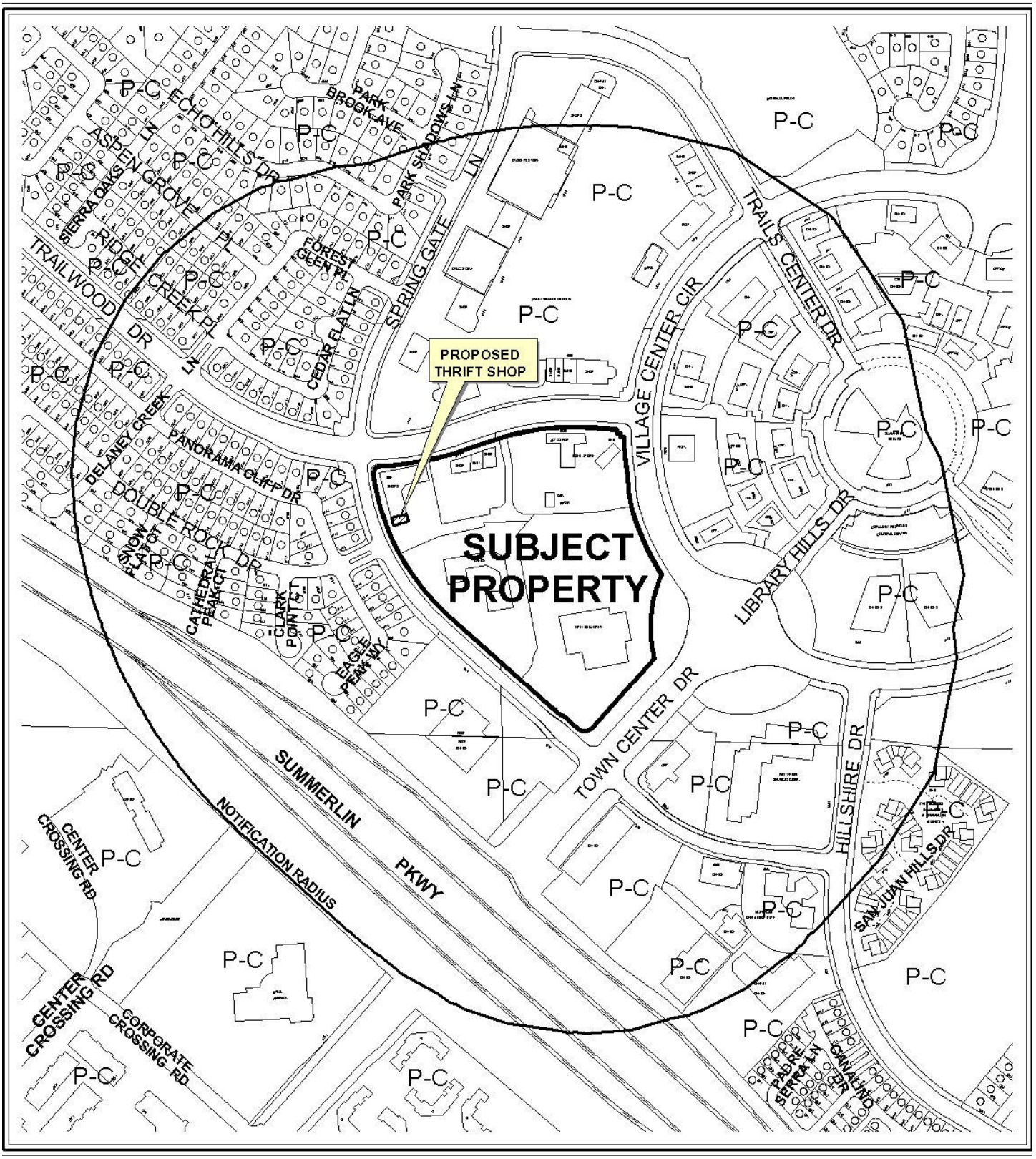
SUBJECT:
RENOTIFICATION - SUP-35909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SECOND CHANCES BOUTIQUE - OWNER: TRAILWOOD CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED 1,549 SQUARE FOOT THRIFT SHOP at 9691 Trailwood Drive, Suite #101 (APN 138-19-420-004), P-C (Planned Community) Zone, Ward 2 (Wolfson)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 400 800 Feet

CASE: **SUP-35909**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



0 400 800 Feet

CASE: **SUP-35909**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35909 - APPLICANT: SECOND CHANCES BOUTIQUE - OWNER: TRAILWOOD CENTER, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. 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.

2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

GK

SUP-35909 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed 1,549 square-foot Thrift Shop use within an existing 12,901 square foot retail/office building at 9691 Trailwood Drive, Suite #101. The applicant has indicated that the project will not alter the square footage of the existing tenant space and will not modify the existing condition of the site. The proposed use is compatible with the surrounding area and meets the minimum Special Use Permit requirements for a Thrift Shop use, set forth by Title 19. Therefore, staff recommends approval of this request. If this application is denied, the proposed thrift shop use cannot be located within the subject tenant space, nor can a business license be obtained for this use at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
09/07/00	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0015-00) for a proposed car wash, convenience store, and mini-lube for property located on the southwest corner of Village Center Circle and Trailwood Drive. Staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0117-00) for gasoline sales in conjunction with a proposed convenience store at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-118-00) for a full service car wash at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0119-00) for the sale of beer and wine for off-premise consumption in conjunction with a proposed 4,005 square foot convenience store on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0120-00) for a proposed 1,966 square foot minor auto repair facility on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
05/02/01	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0007-01) for a two-story, 58,078 square foot fitness club on property located on the southwest corner of Village Center Circle and Town Center Drive. Staff recommended approval.

06/13/01	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0012-01) for a 17,559 square foot retail center located on the southeast corner of Trailwood Drive and Spring Gate Lane. Staff recommended approval.
11/12/03	The Summerlin City Referral Group approved a Site Development Plan Review (CRG-3292) for a 6,817 square foot Restaurant and Office Space, on property located at 9651 Trailwood Drive. Staff recommended approval.
09/29/04	The Summerlin City Referral Group approved a Site Development Plan Review (CRG-5226) for a 2-story, 43,594 square foot office building, located on Spring Gate Lane at Trailwood Drive. Staff recommended approval.
Related Building Permits/Business Licenses	
11/17/02	A building permit (#520003) was issued for the shell building at 9691 Trailwood Drive.
04/01/03	A business license (B05-02888) was issued for a Nail Salon (General Personal Service) use at 9691 Trailwood Drive, Suite #104. The license is currently active.
07/07/06	A business license (P05-96544) was issued for a pet grooming use at 9691 Trailwood Drive, Suite #102. The license is currently active.
08/01/07	A business license (R23-00305) was issued for a scuba instructional establishment at 9691 Trailwood Drive, Suite #106. The license was marked out of business on 10/21/08.
11/05/07	A business license (M14-00093) was issued for a women's fitness center at 9691 Trailwood Drive, Suite #107. The license is currently active.
11/28/07	A business license (B08-96959) was issued for a beauty/cosmetics sales use at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
11/28/07	A business license (B05-96956) was issued for a cosmetology establishment at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
01/15/08	A business license (M11-96957) was issued for a massage establishment ancillary use at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
07/16/08	A business license (C07-02990) was issued for a clothing store establishment at 9691 Trailwood Drive, Suite #108. The license was marked out of business on 06/10/09.
Pre-Application Meeting	
03/26/09	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 held, nor was one required.	

Field Check	
09/17/09	Staff conducted a field inspection and noted a well maintained retail/office building.

Details of Application Request	
Site Area	
Net Acres	1.52

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Retail and Office	VC (Village Center)	P-C (Planned Community)
North	Shopping Center	VC (Village Center)	P-C (Planned Community)
South	Post Office and Offices	VC (Village Center)	P-C (Planned Community)
East	Restaurant	VC (Village Center)	P-C (Planned Community)
West	Single Family Residences	SF3 (Single Family Residential)	P-C Planned Community)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
Summerlin	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	
Thrift shop	1,549 SF	1:250	7				
General Retail	2,924 SF	1:175	17				
General Personal Service (Nail Salon)	12 Chairs	2 spaces per chair	24				

GK

Martial Arts Studio	2 Staff Members & 15 students	1 space per staff member & one space per 10 students	4				
General Personal Service (Fitness Center)	1,209 SF	1:250	5				
Sub Total			58	3	59	3	
TOTAL			61		62		Y

ANALYSIS

The applicant is proposing to establish a Thrift shop use within an existing 12,901 square foot retail/office building. The proposed use will locate within an existing 1,549 square foot suite. The applicant is proposing to buy and sell gently used women's clothing and accessories, which is consistent with the Thrift shop use defined in the Summerlin Development Standards. The subject site is capable of accommodating a variety of uses. The addition of a Thrift Shop within this center is compatible with the existing and future land uses, and all on-site parking requirements have been met for the proposed use. Therefore, staff recommends approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 is compatible with the VC (Village Center) Summerlin land use designation and is located within an existing retail/office building. The 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 proposed Thrift Shop use will be in conjunction within an existing retail/office building, which is physically suitable for the type and intensity of the 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 Trailwood Drive, a 70-foot Right-of-Way. The street provides 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."**

   Approval of this special use permit will not compromise public health, safety, or welfare, as the proposed Thrift Shop use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   There are no applicable conditions per the Summerlin Development Standards for this use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 320

APPROVALS 1

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-35909 APN: 138-19-420-004

Name of Property Owner: Ed Yates

Name of Applicant: Nicole Sorrentino

Name of Representative: Brian Sorrentino

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner: _____

Print Name: EDWIN YATES

RECEIVED
SEP 08 2009

Subscribed and sworn before me

This 28th day of August, 2009

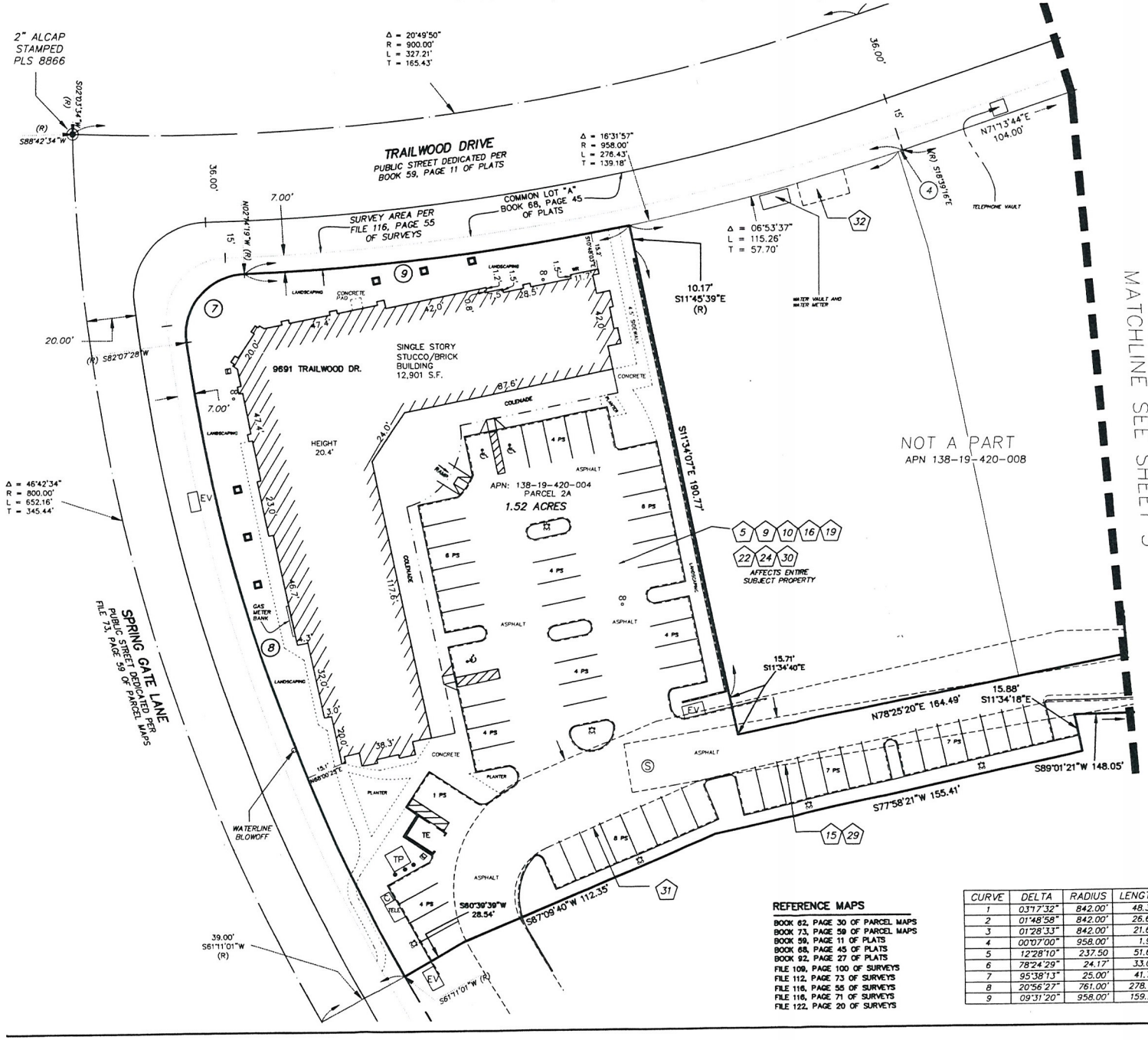
_____
Notary Public in and for said County and State

LISA STUDER
Notary Public, State of Nevada
Appointment No. 07-2359-1
My Appt. Expires Apr 12, 2011

Revised 11-14-06

ALTA/ACSM LAND TITLE SURVEY

LYING WITHIN THE SOUTH HALF (S 1/2)
OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



REFERENCE MAPS

BOOK 62, PAGE 30 OF PARCEL MAPS
BOOK 73, PAGE 59 OF PARCEL MAPS
BOOK 59, PAGE 11 OF PLATS
BOOK 68, PAGE 45 OF PLATS
BOOK 92, PAGE 27 OF PLATS
FILE 109, PAGE 100 OF SURVEYS
FILE 112, PAGE 73 OF SURVEYS
FILE 116, PAGE 55 OF SURVEYS
FILE 116, PAGE 71 OF SURVEYS
FILE 122, PAGE 20 OF SURVEYS

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	03°17'32"	842.00'	48.38'	24.20'
2	01°48'58"	842.00'	26.69'	13.35'
3	01°28'33"	842.00'	21.69'	10.85'
4	00°07'00"	958.00'	1.95'	0.98'
5	12°28'10"	237.50	51.69'	25.95'
6	78°24'29"	24.17'	33.08'	19.72'
7	95°38'13"	25.00'	41.73'	27.59'
8	20°56'27"	761.00'	278.13'	140.64'
9	09°31'20"	958.00'	159.21'	79.79'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

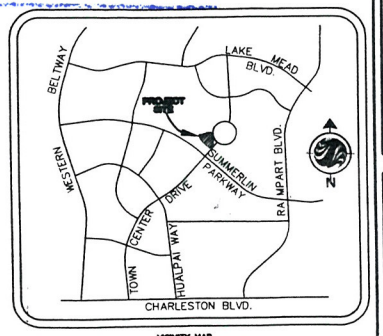
LEGEND

- BUILDING
- SUBJECT PROPERTY BOUNDARY LINE
- BACK OF CURB LINE
- CURB AND GUTTER
- BLOCK WALL
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PARKING STRIP
- EDGE OF CONCRETE
- EASEMENT LINE
- ASSESSOR'S PARCEL LINE
- ROOF LINE
- P-O/H — OVERHEAD POWERLINE
- BUILDING SETBACK LINE
- SUBDIVISION LINES OF RECORD
- PARCEL LINE - REMAINDER OF PARCEL
- OVERHANG/CANOPY
- FOUND MONUMENT AS DESCRIBED
- CURVE NUMBER
- LINE NUMBER
- TITLE REPORT EXCEPTION NUMBER
- WATER VALVE
- POWER POLE
- HANDICAP PARKING SPACE
- HANDICAP ACCESS RAMP
- SANITARY SEWER MANHOLE
- ELECTRICAL PULL BOX
- NATURAL GAS METER
- WATER METER
- CABLE PULL BOX
- TELEPHONE BOX
- FIRE HYDRANT
- AREA LIGHT
- BALLARD
- STREET LIGHT
- CO — SEWER CLEANOUT
- TE — TRASH ENCLOSURE
- WR — WATER RISER
- WV — WATER VAULT
- EV — ELECTRICAL VAULT
- TP — ELECTRICAL TRANSFORMER PAD
- S.F. — SQUARE FEET
- APN — ASSESSOR'S PARCEL NUMBER
- PS — PARKING SPACE
- PILLER

RECEIVED
SEP 08 2009

PARKING TABULATION (PARCEL IIA)

REGULAR SPACES	59
HANDICAP SPACES	3
TOTAL SPACES	62



VICINITY MAP
NOT TO SCALE

DATE: 9/14/2009
DRAWN BY: BB

Stantec Consulting Inc.
7251 W. Charleston Blvd.

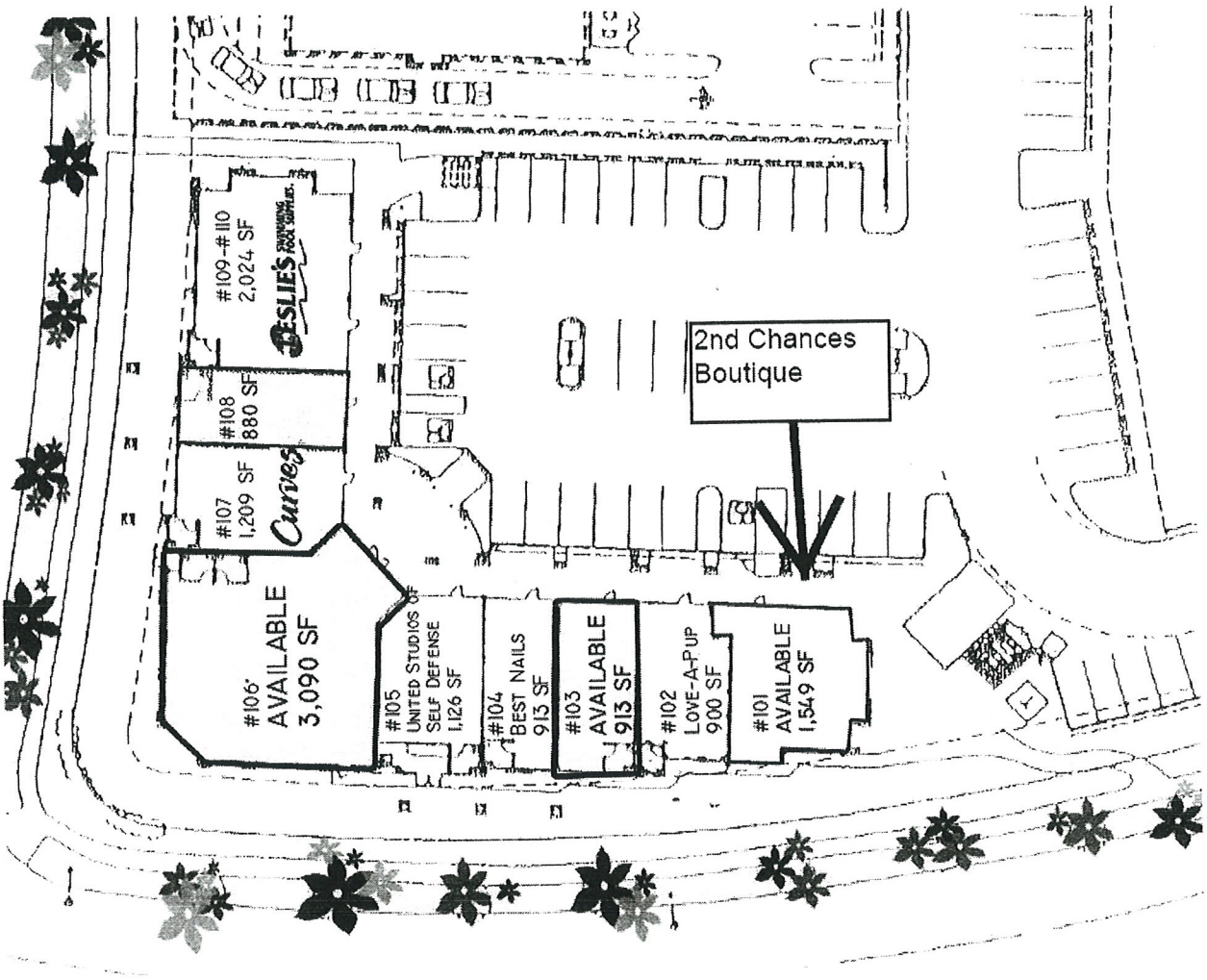
TRAILWOOD CENTER LLC

ALTA/ACSM LAND TITLE SURVEY

SHEET

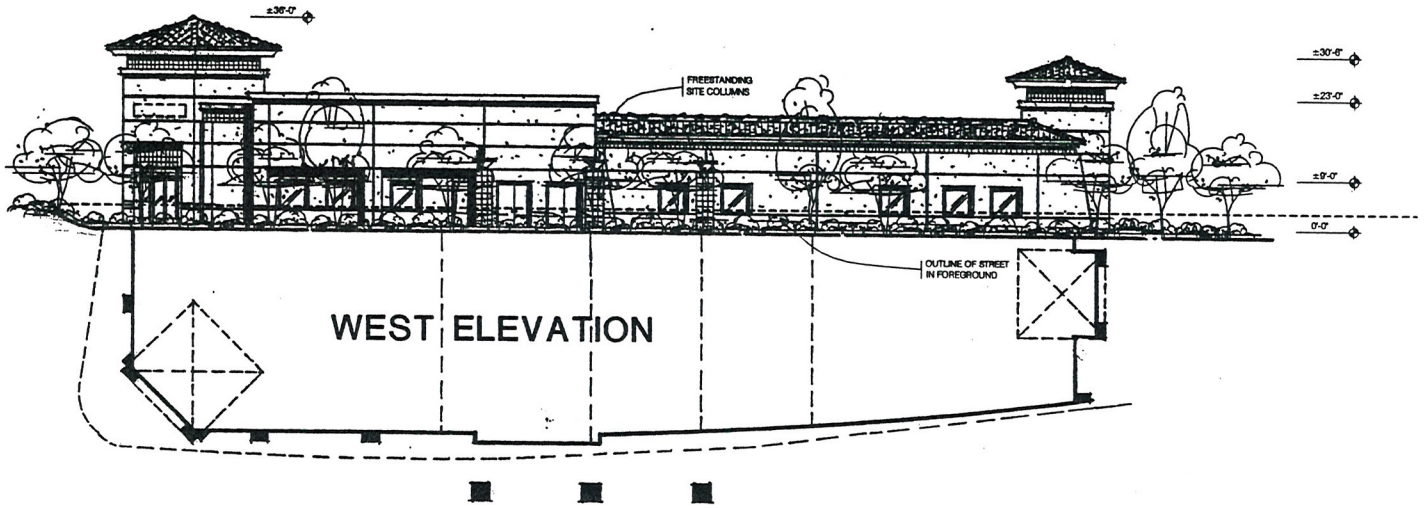
SUP-35909
10/22/09 PC

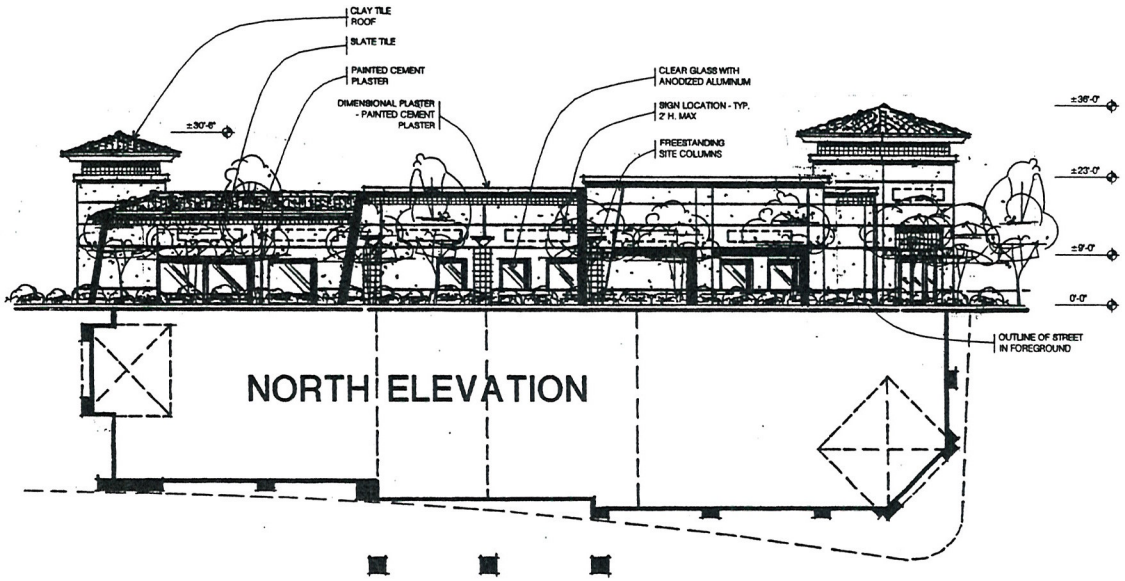
EXHIBIT "A"
SITE PLAN



RECEIVED
SEP 08 2009

SUP-35909
10/22/09 PC





RECEIVED
SEP 0 8 2009

SCALE:3/32"=1'-0"

ELEVATIONS

A-4

ELEVATION-B(24x36) 03-28-01 Y0505

LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
6280 S. Valley View Blvd., Suite 116, Las Vegas, NV 89118
TEL: (702) 270-6600 FAX: (702) 270-6643
www.leesak.com E-MAIL: leesak@leesakv.com

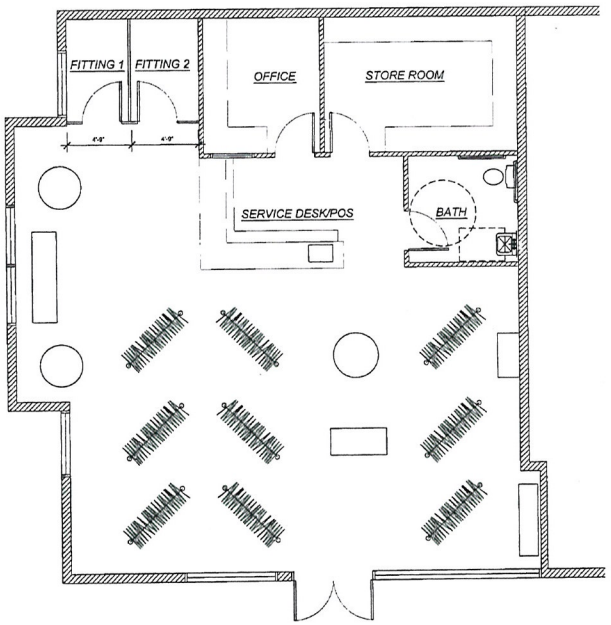
SUMMIT CENTRE AT TRAILS

LAS VEGAS, NEVADA

RETAIL BUILDING

SUP-35909

10/22/09 PC

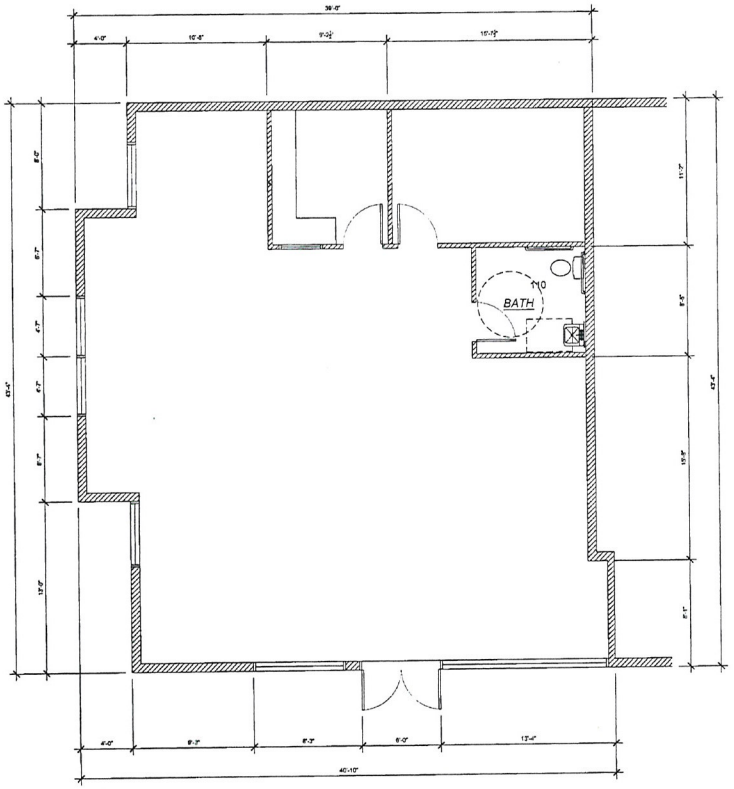


PROPOSED FLOOR PLAN

SCALE: 1/4"=1'0

0 6" 1' 3' 6' 10'

1529 SQUARE FEET



EXISTING FLOOR PLAN

SCALE: 1/4"=1'0

0 6" 1' 3' 6' 10'

1529 SQUARE FEET

RECEIVED

SEP 0 8 2009

SUP-35909

10/22/09 PC

Second Chanc es

A Consignment Boutique

THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO NRS 624.330 FOR WORK PREFORMED UNDER A CONTRACTORS LICENSE HELD BY AN AUTHORIZED REPRESENTATIVE OF COMPANY: WESTERN UC CONTRACTORS, LLC

PROPOSED/DEMO FLOOR PLAN

VILLAGE CENTER

9691 TRAILWOOD CENTER, SUITE 101

LAS VEGAS, NEVADA 89134

NO.	REVISIONS DESCRIPTION	DATE
1		00.00.09
2		00.00.09
3		00.00.09
4		00.00.09
5		00.00.09
6		00.00.09

PROJECT #: 123456

DRAWN BY: cad

CHECKED BY: pm

PLOT DATE: 03/05/09

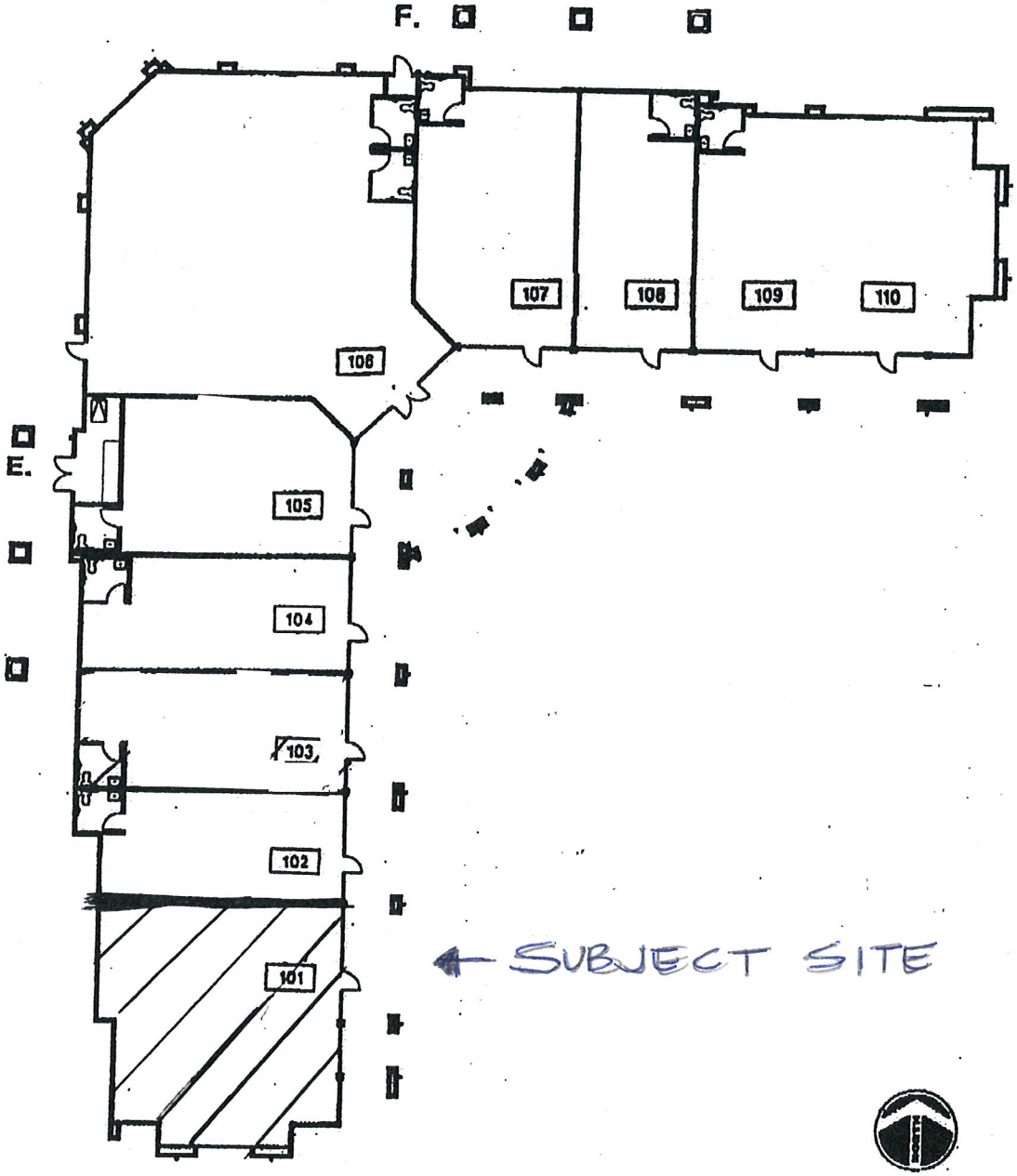
SCALE: NOTED

SHEET:

A0.10

EXHIBIT A-2

FLOOR PLAN



RECEIVED

SEP 0 8 2009

SUP-35909

10/22/09 PC

Deleted: 421



SUP-35909 - APPLICANT: SECOND CHANCES BOUTIQUE - OWNER: TRAILWOOD CENTER, LLC
9691 TRAILWOOD DRIVE, SUITE #101
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Justification Letter
Second Chances, a women's designer clothing consignment store.

Second Chances is requesting to open a high end women's consignment boutique in Summerlin. The store will consist of women's name brand clothing & accessories that will be nearly new and or new for sale. The intended use of the property is to be a neat, clean, organized way to shop for high end consignment women's clothing. This project meets the criteria of the city policy of an so called "Thrift boutique" . Although the store will reflect a very upscale twist of neat merchandising, clean designer lines of fixtures and elegant window displays, the word "Thrift" does it no justice.

Second Chances will provide the mulit-purpose woman with all her designer clothing needs, in consigning and purchasing new and or gently used items. Each client will be able to learn more about their wardrobe and how they can change it for the better without the guilt of over spending at high priced department stores. Second Chances will provide the Las Vegas Valley with innovative ways to make the most of your wardrobe at a fraction of the price.

Second Chances will work with many of the local charities, as well as the local merchants association, and local publications to generate Public Relations to generate shopping in the local neighborhoods & surrounding villages in Summerlin, Henderson and North Las Vegas areas.

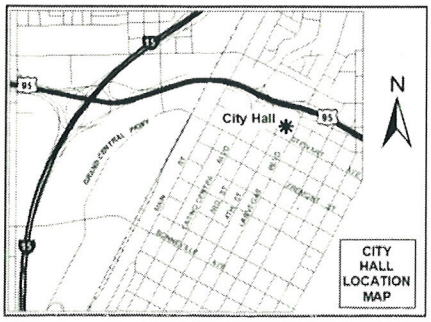
RECEIVED
SEP 0 3 2009
SUP-35909
10/22/09 PC

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
$ 00.41
OCT 08 200
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.

SUMMERLIN IS A BEAUTIFUL AREA WITH CLASS A SHOPS, A THRIFT SHOP IS NOT WARRANTED IN THIS AREA

Case: SUP-35909

13830515025
VITTORIO SOLLY R & VALERIE A K
1550 SAN JUAN HILLS DR #101
LAS VEGAS NV 89134-6395

SUP-35909
Planning Commission Meeting of 10/22/2009

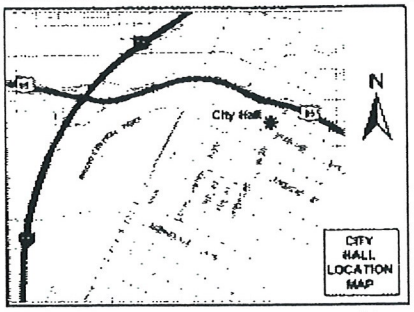
HAVDS11 89134

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 08 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SUP-35909
Planning Commission Meeting of 10/22/2009

Case: SUP-35909
13830515046
FANKUCHEN FAMILY TRUST
1405 SAN JUAN HILLS DR #102
LAS VEGAS NV 89134-6390

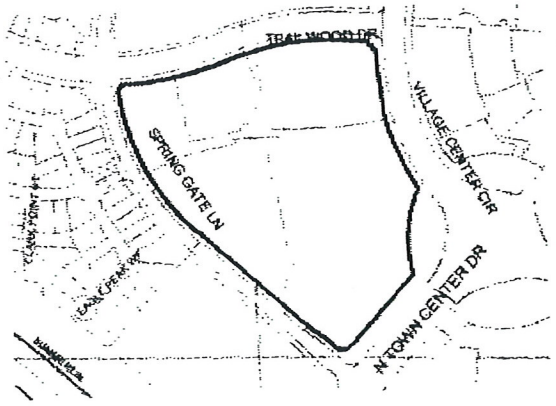
HAVDS11 89134

Application Information

SUP-35909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SECOND CHANCES BOUTIQUE - OWNER: TRAILWOOD CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED 1,549 SQUARE FOOT THRIFT SHOP at 9691 Trailwood Drive, Suite #101 (APN 138-19-420-004), P-C (Planned Community) Zone, Ward 2 (Wolfson)

This is an upscale residential community & we feel that this type of facility would reduce the resale value of our property. The shopping center in question is very pleasant to walk around & browse. This type of store would not add to the "Summerlin Ambience".

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 22, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

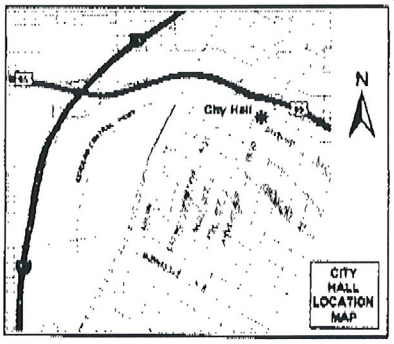
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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.

24P

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-35909

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SUP-35909

13819415031
MALONE 1986 TRUST
3663 WAYNESVILL ST
LAS VEGAS NV 89122-4112

24A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

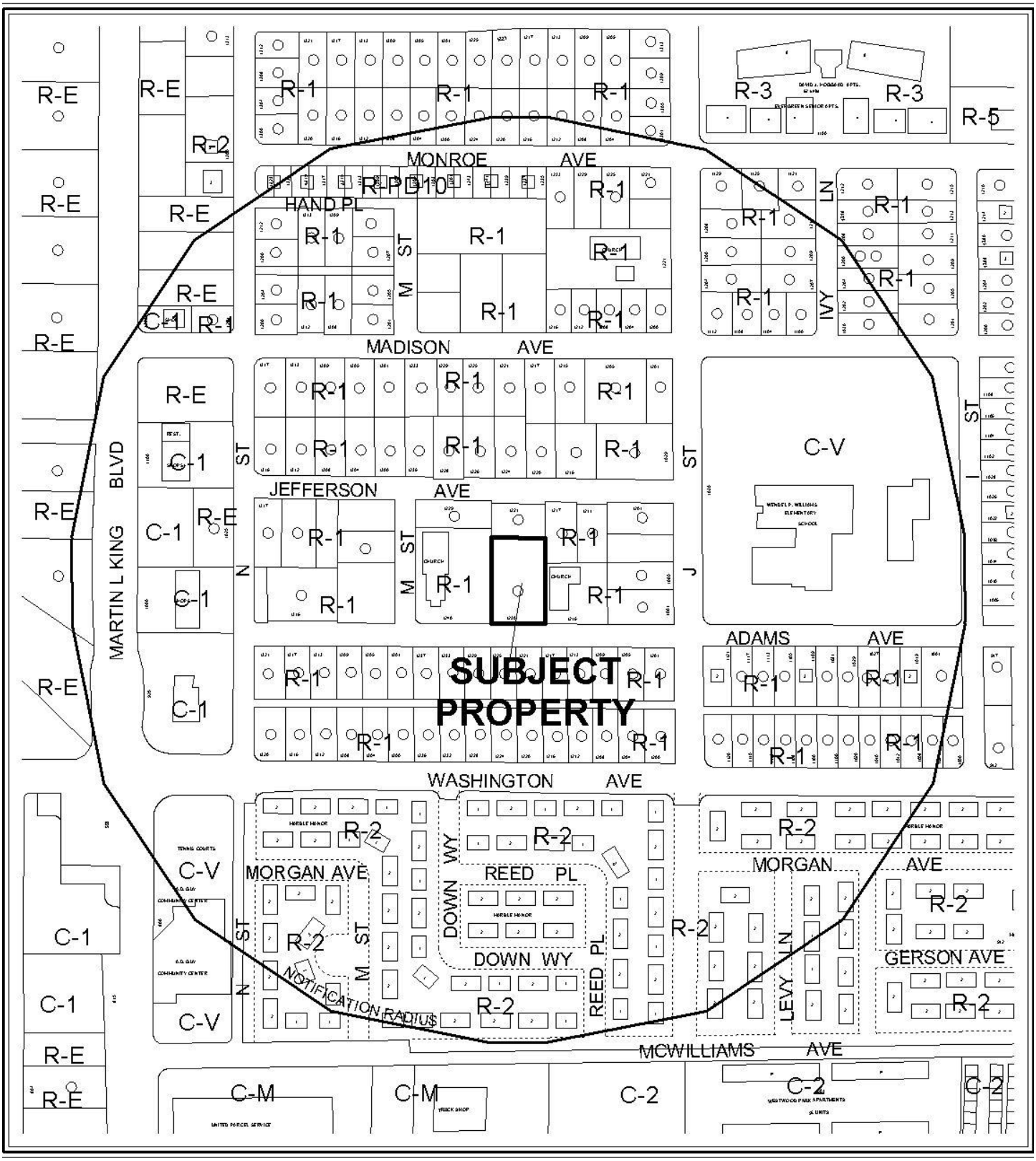
SUBJECT:
RENOTIFICATION - SUP-35932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

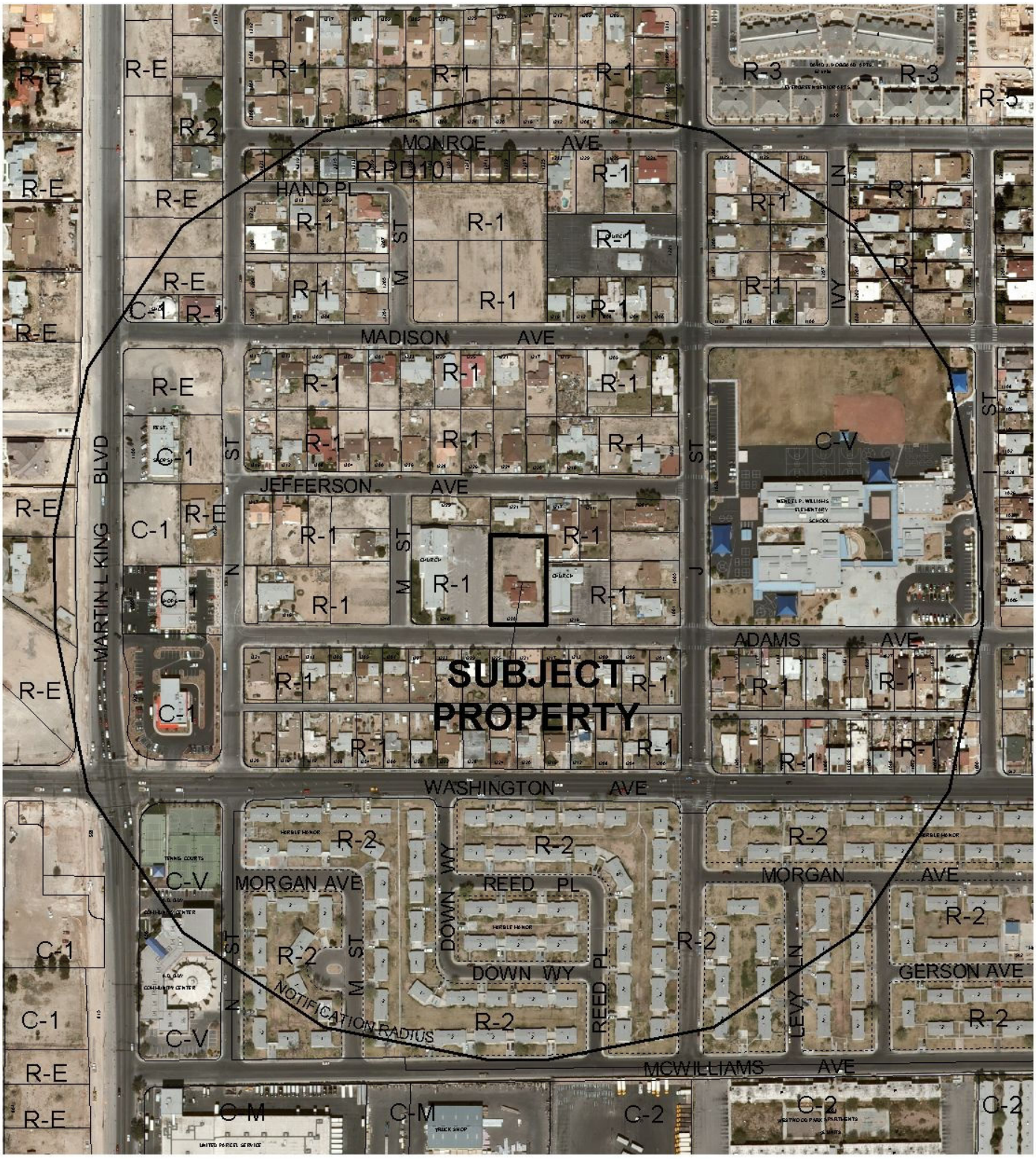


0 300 600 Feet

CASE: **SUP-35932**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 300 600 Feet

CASE: **SUP-35932**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Church/House of Worship use.

2. Conformance to the conditions for Site Development Plan Review (SDR-35931), if approved.

3. All required building permits must be obtained, fees paid, and a final inspection approved prior to occupancy of the building for a church/house of worship use.

4. 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.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35932 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 2,871 square-foot single-family residence on 0.62 acres at 1230 West Adams Avenue. This is a request for a Special Use Permit (SUP-35932) to convert the existing 2,871 square foot-single family residence to a Church/House of Worship use. The existing R-1 (Single Family Residential) zoning district allows a Church/House of Worship with the approval of a Special Use Permit. However, there are already three similar uses located within the 1,000-foot notification area, with two large churches on either side of the proposed development, oversaturation of the area with a particular use that would negatively impact the area by adding more traffic to this residential area during worship hours. Denial of this application is recommended. If the request is denied, the use on the subject property will remain as a single family residence.

ISSUES

- A condition has been added to require that all necessary permits to convert the residence to a church/house of worship be obtained, fees paid, and a final inspection approved prior to occupancy of the building for a church/house of worship use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
05/03/06	The City Council denied a Site Development Plan Review (SDR-11103) to convert a single family residence to a church/house of worship on the subject site. Planning Commission and staff recommended denial.
05/03/06	The City Council denied a Special Use Permit (SUP-11104) for a proposed church/house of worship on the subject site. Planning Commission and staff recommended denial.
Related Building Permits/Business Licenses	
06/02/05	A building permit was issued (#5004177) for residential improvements and additions to the single family dwelling at 1230 W. Adams Avenue. The changes that were made actually consisted of a worship area, pews, pulpit, and offices for a church. This contradiction was found on 08/05/05 when the site was inspected for construction and setbacks. The permit was voided by the Building & Safety Department on 12/01/05.
06/17/09	A building permit (#141704) was issued for a six-foot CLV design block wall at 1230 W. Adams Avenue. The wall received a final inspection approval on 07/06/09.
08/28/09	A building permit (#146533) was issued for an electrical underground conduit at 1230 W. Adams Avenue. The permit has not received a final inspection.

Pre-Application Meeting	
08/26/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and a Special Use Permit. • Waivers and exceptions for landscaping were discussed. • On-site parking requirements were discussed. • The continuance of curb-side trash pick-up was discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
09/17/09	A field check was completed on the indicated date. The following items were observed by the Planning and Development staff. • Staff observed an existing and well maintained single family residence.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
West Las Vegas Plan	X		Y
A-O (Airport Overlay) District – 140 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	
Church/House of Worship	1,110 SF	1:100	11	1	31	1	
Total			12		31		Y

ANALYSIS

The existing R-1 (Single Family Residential) zoning district allows a Church/House of Worship with the approval of a Special Use Permit. However, there are already three similar uses located within the 1,000-foot notification area, with two large churches on either side of the proposed development, oversaturation of the area with a particular use that would negatively impact the area by adding more traffic to this residential area during worship hours. Denial of this application is recommended.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Church/House of Worship would be located between two properties that have already been converted from residences to Churches. Due to the two adjacent Church facilities this project would saturate this residential area with a specific use. During worship hours the area would be very congested and would negatively impact the residential neighborhood.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed use as a Church would create a concentration of non residential uses in this Low Density Residential area and therefore is not in compliance with the General Plan.

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 Adams Avenue, designated as a 60-foot Right-of-Way. The site and adjacent facilities will generate a large amount of traffic during worship hours and will have a negative impact on adjacent roadways and the neighborhood.

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 subject site is located within the R-1 (Single Family Residential) Zone and has a General Plan designation of L (Low Density Residential). Church/House of Worship use requires approval of a Special Use Permit within the R-1 (Single Family Residential) Zone. It will not 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 use meets all of the applicable standards pursuant to Title 19, with the exception of the Title 19.12.040 Landscape Standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 182

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35932** APN: 139-28-607-009

Name of Property Owner: FOUSTON JORDON

Name of Applicant: FOUSTON JORDON

Name of Representative: JOEY DEBLANCO

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: JOEY DEBLANCO FOR FOUSTON JORDON

Subscribed and sworn before me

This 9TH day of SEPTEMBER, 2009

_____
Notary Public in and for said County and State

GERMAN MENDOZA
Notary Public, State of Nevada
Appointment No. 06-105227-1
My Appt. Expires Apr. 28, 2010

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



FRONT
8/11/09



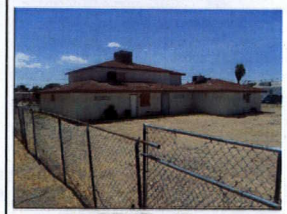
WEST
8/11/09



EAST
8/11/09



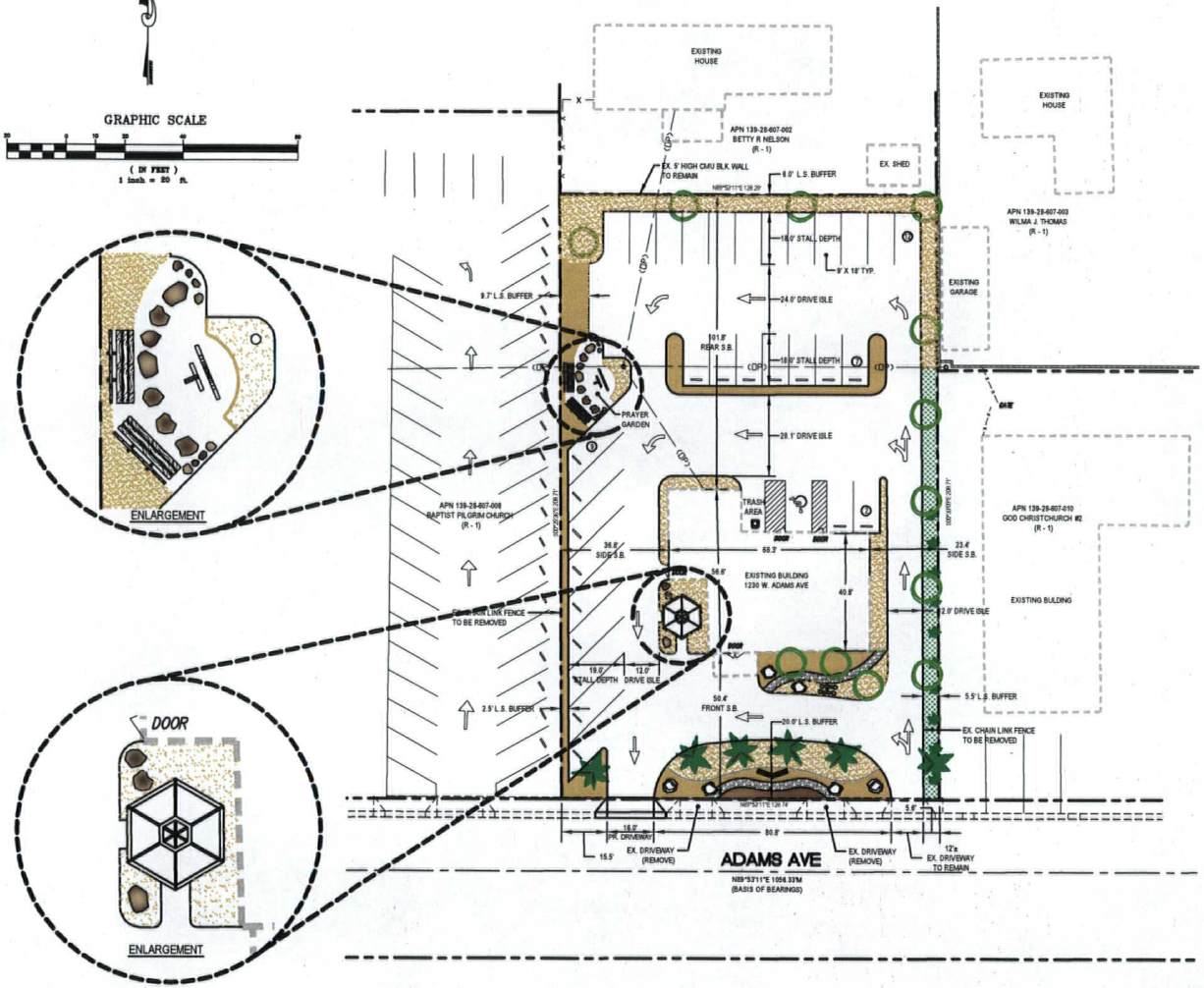
REAR #1
8/11/09



REAR #2
8/11/09

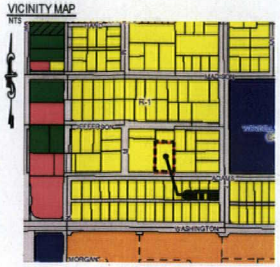
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



VICINITY MAP

NTS



PROJECT INFORMATION

JURISDICTION:	CITY OF LAS VEGAS
A.P.N.	139-28-607-009
LOT SIZE:	26822 S.F. OR 0.62 AC
EX. BUILDING HEIGHT:	18.17'
EX. BUILDING SIZE:	2871 S.F.
SANCTUARY	1110 S.F.
OTHER	1716 S.F.
EX. ZONING:	R - 1
PR. ZONING:	R - 1
EX. USE:	RESIDENTIAL
PR. USE:	PLACE OF WORSHIP
OWNER:	FOUSTON JORDAN

LANDSCAPING

PR. GLOSSY PRIVET	24" BOX: WAIVER REQUESTED
EX. FAN PALM	48" BOX, RELOCATE AS SHOWN
EX. OLEANDER	15 GAL. TO REMAIN
PR. BOULDER	250 - 500 LBS.
PR. CONCRETE STEP STONE	STAINED
PR. DECOMPOSE GRANITE	DARK BROWN
PR. DECOMPOSE GRANITE	LIGHT BROWN
PR. SOLID SURFACING	GOLDEN BROWN
PR. 6" RIVER ROCK	GREY
EX. TURF	TO REMAIN

PARKING ANALYSIS

PARKING REQ:	1 / 100 S.F.	12 SPACES
PARKING PROV:	1 / 36 S.F.	30 SPACES
	INCLUDING:	1 H.C. SPACE

LANDSCAPE BUFFER ANALYSIS

LANDSCAPE REQ:	
REAR LANDSCAPE BUFFER REQ:	6' X 128' = 768 S.F
E.SIDE LANDSCAPE BUFFER REQ:	8' X 208' = 1664 S.F
W.SIDE LANDSCAPE BUFFER REQ:	8' X 208' = 1664 S.F
FRONT LANDSCAPE BUFFER REQ:	15' X 100' = 1500 S.F
TOTAL:	5596 S.F.
LANDSCAPE PROV:	(12% REDUCTION) 4910 S.F.

LEGEND

- PR. MONUMENT SIGN
- PR. PREFAB. GAZEBO
- PR. PARK BENCH
- PR. RESIDENTIAL DRIVEWAY

EXISTING SETBACKS

FRONT:	50.4'
REAR:	101.8'
WEST SIDE:	36.8'
EAST SIDE:	23.4'
TRASH AREA	116.1'

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION AT THE NORTHWEST QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28; THENCE NORTH, 0 26' 28" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 89 53' 11" EAST, A DISTANCE OF 183.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 26' 28" WEST, A DISTANCE OF 208.71 FEET TO A POINT; THENCE NORTH 89 53' 11" EAST TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE, SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28, SAID POINT BEING NORTHERLY A DISTANCE OF 233.71 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE AFOREMENTIONED EAST LINE, A DISTANCE OF 208.71 FEET TO A POINT; THENCE SOUTH 89 53' 11" WEST TO THE **TRUE POINT OF BEGINNING.**

THIS IS A CONCEPTUAL SITE PLAN AND IS INTENDED TO DEPICT THE OWNER'S DESIRED DEVELOPMENT. THE FINAL PLANS MAY DEVIATE FROM WHAT IS DEPICTED HERE.

VERSION NO. 2
SUP-35932 9-18-09
REVISED
10/22/09 PC

SEP 18 2009

OWNER / DEVELOPER: FOUSTON JORDAN
4045 BOLA DR., NO LAS VEGAS, NV 89032-2462

ENGINEERING FIRM: LAS VEGAS CIVIL ENGINEERING
2301 N. RANCHARRT BLVD. No. 116, LAS VEGAS, NEVADA 89115 (702) 898-6741

REV | DATE | BY | REVISION

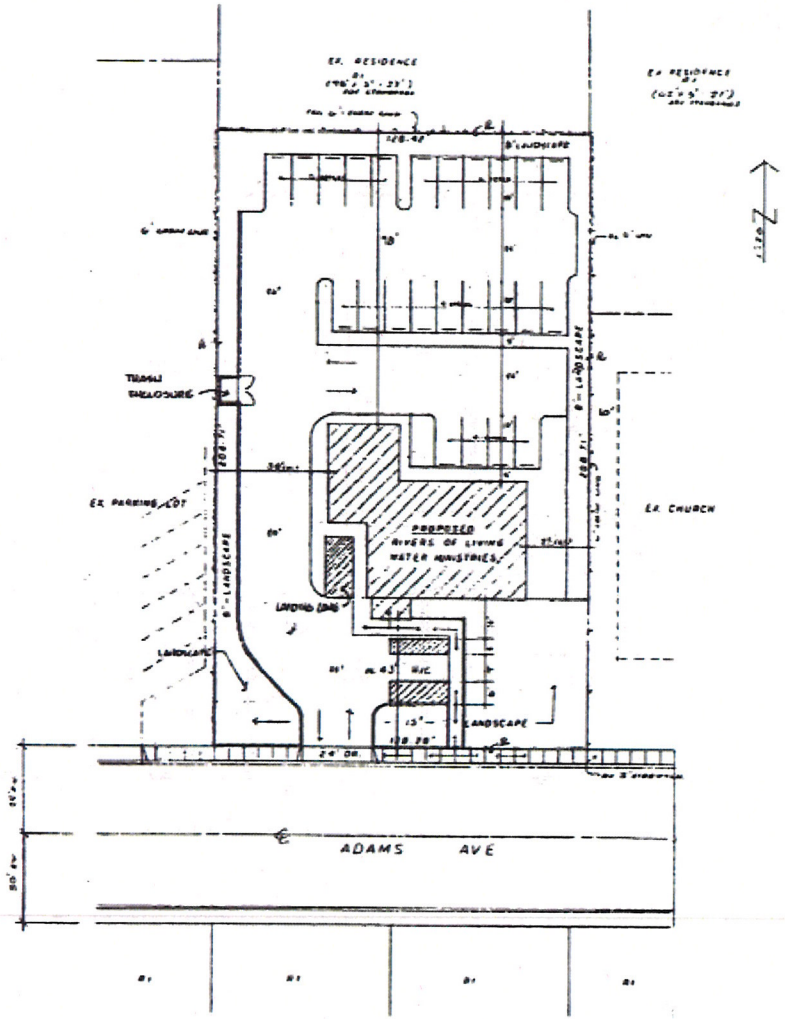
SHEET TITLE: CONCEPTUAL SITE PLAN
PROJECT NAME: RIVER OF LIVING WATER MINISTRY
PROJECT ADDRESS: 1230 ADAMS AVENUE
MUNICIPALITY: CITY OF LAS VEGAS

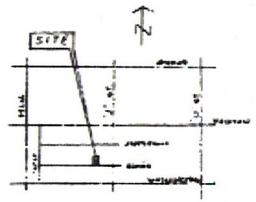
DRAWN BY: STAFF
DESIGNED BY: STAFF
CHECKED BY: STAFF
LVCE PROJ. NO. LVCE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA JOSEPH R. DeBLANCO EXP. 12/31/10 CIVIL No. 15538

SHEET: SP
1 OF 1
QLY NO.





VICININTY MAP

APN. 139.28.507.007
ZONED R1
LOT SIZE 26,857 SF
0.62 ac

BUILDING SIZE (40% LOT COVER)
SANCTUARY 1110 SF
OTHER 1361 SF TL 2871 SF

PARKING
SANCTUARY - 1110 SF x 100 SF PER SPACE - (12) SPACES
FIXED SEATING - (91) x 4 SEATS PER SPACE - 23 SPACES

REQUIRED - 23 SPACES w/ 1 ADA SPACE
PROVIDED - 25 SPACES TL

SITE PLAN 1"=20'

RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.
LV

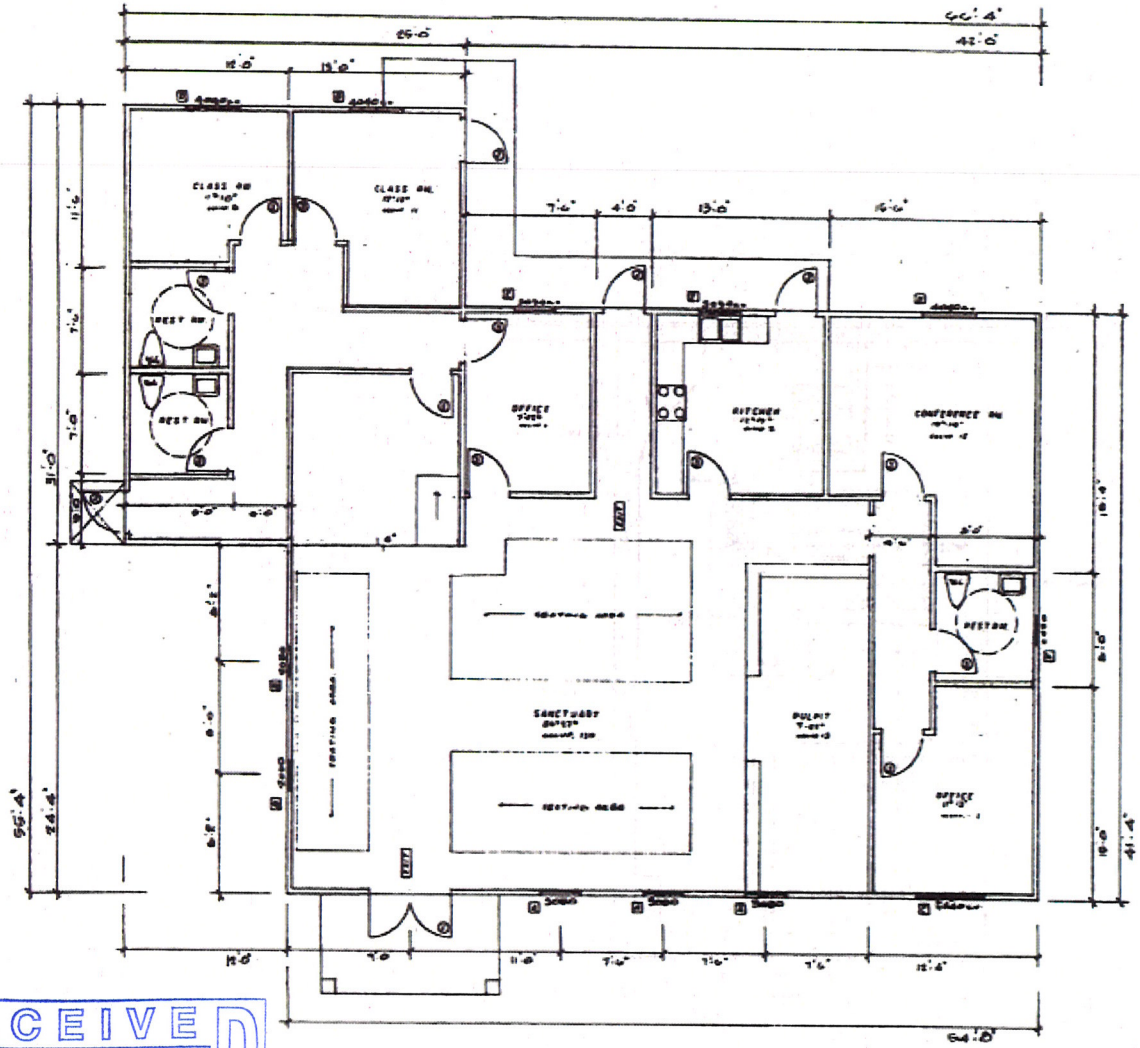
SITE PLAN

REVISIONS

S1

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35932
10/22/09 PC



DOORS

1	1	6060	[illegible]	[illegible]
2	4	3060	-	" " " "
3	11	3060	[illegible]	" " [illegible]

WINDOWS

A	3	5060	SW	[illegible]
B	2	2050	-	" " FIXED
C	1	5040	[illegible]	" " [illegible]
D	3	4060	-	" " " "
E	2	3030	-	" " " "
F	2	2020	-	" " " "

FLOOR PLAN

SANCTUARY	- 1110 [illegible]
OFFICES	- 811 [illegible]
CLASS RM	- 536 [illegible]
REST RM	- 162 [illegible]
HALLWAY'S	- 252 [illegible]
	2871 [illegible]

[illegible]URANCY - 181

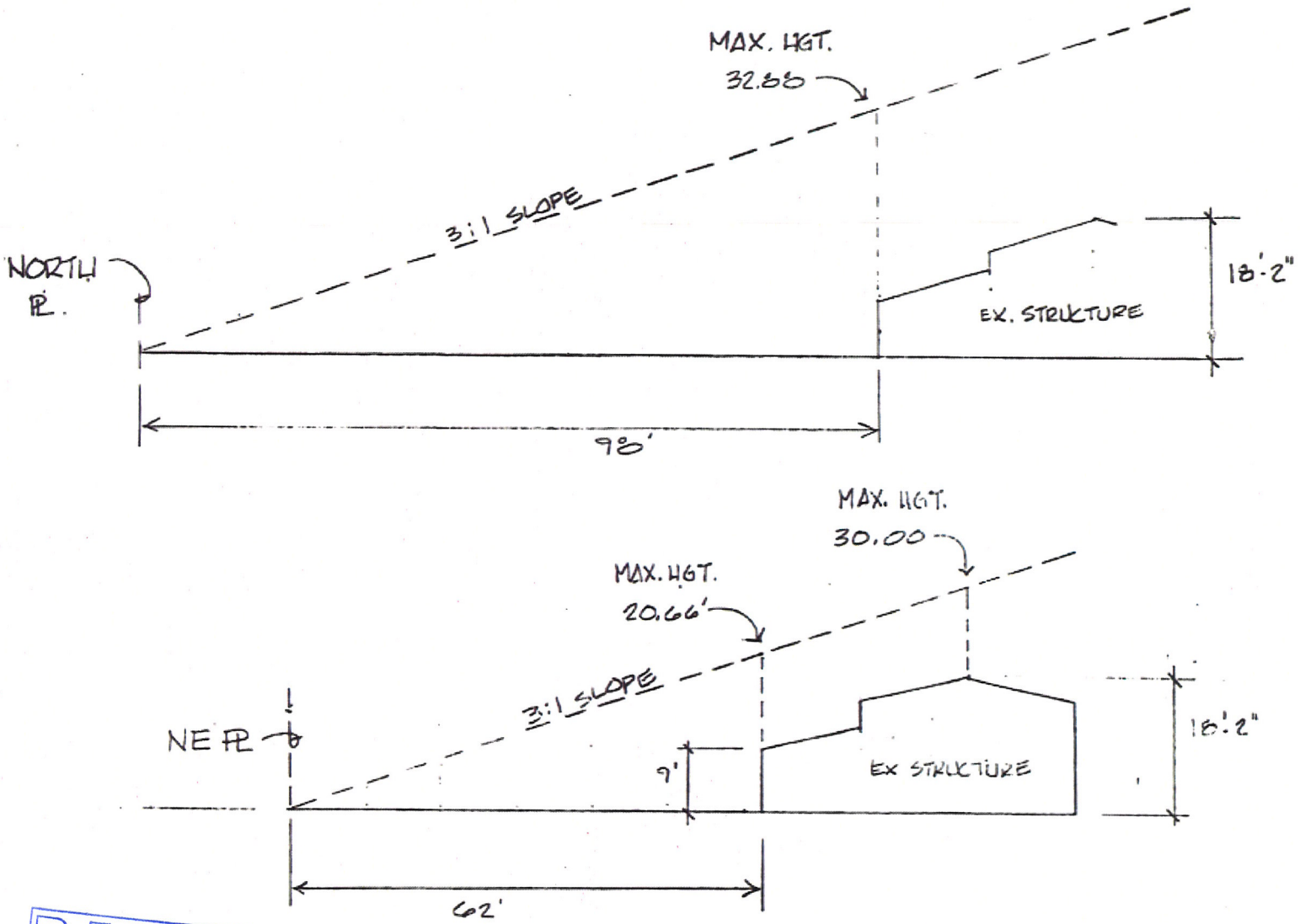
RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.
N.V. NEV. 89106

1/4"-1'0"

A1

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35932
10/22/09 PC



RESIDENTIAL PROXIMITY SLOPE

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35932
10/22/09 PC



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35932 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Tuesday, September 08, 2009

VIA HAND DELIVER

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

LAS VEGAS CIVIL ENGINEERING NEVADA

Re: Justification Letter – River of Living Water Ministry
Place of Worship
SDR & Use Permit
APN 139-28-607-009

To Whom It May Concern:

Please be advised that this office represents River of Living Water Ministry (the "Applicant") in the above referenced matter.

The Applicant is proposing a site development review for a place of worship located at 1230 Adams Avenue (the "Site"). In conjunction with the SDR, the Applicant is proposing a use permit to allow a place of worship in a residential zone.

Previously, the Applicant filed similar applications, SDR 11103 & SUP 11104. Both applications were denied at the City Council Meeting held on May 3, 2006. It appears the denial was predicated on traffic, oversaturation of use and means of establishments.

Traffic
A traffic capacity document, prepared by the City Traffic Engineering Department, was discovered and is attached as Exhibit 1. This document determined that the proposed Site development would generate less than a one percent (< 1%) increase in traffic burden on the surrounding streets. Attached as Exhibit 2 is an email from the same department validating Exhibit 1's present accuracy for this application.

Oversaturation of Use
The West Las Vegas Bible Belt is one of the most recognizable and greatest oversaturations of use in Las Vegas. This particular community embraces religious and spiritual activities and has since its beginning. The ceremonious structure appeals to the constituents which are evidenced by the community's historic trend. For example, there are an additional twenty churches located within 2500 feet of the Site. Even more interesting is that the neighboring sites are both churches as well.

Without objection, the West Las Vegas Community has trended toward a beautiful oversaturation of religious use. And they have done so collectively, and with overwhelming support; just as this Applicant is doing now. Under the previous applications, over 100 people signed a petition for the proposed development; of which most were comprised of surrounding neighbors. Later, City of Las Vegas representatives re-canvassed the surrounding neighborhood and determined similar results.

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Means of Establishments
Originally, the building renovations were performed under a residential permit application. This was an error and the Applicant assumes full responsible charge and desires to move forward with this application.

Landscape
The existing building location imposes development challenges that may warrant relief from Title 19 of the Las Vegas Municipal Code. Specifically, parking spaces were angled and landscape buffers were adjusted in order to maintain appropriate drive isle widths. Based on the conceptual design submitted the following landscape waivers are being requested:

1. Reduction of east landscape buffer width to 5.5'.
2. Reduction of west landscape buffer width to 2.5'.

In addition, the following exceptions are being requested:

1. Omit all 24" box trees along west landscape buffer and landscape parking islands.
2. Omit all shrubs for all landscape buffers and landscape islands.
3. Omit all onsite curbing.
4. Omit 3 – 24" trees along the rear landscape buffer

Trash Enclosure
The capacity of waste accumulation during a given week is less than 30 gallons and is residential in nature. We are requesting omission of a trash enclosure structure and include an acknowledgment email from Republic Services as Exhibit 3, the waste management charter for this property, supporting this request.

Perimeter Fencing
There is an existing 6' high block wall along the rear property line and 5' high chain link fences along the west and east property lines. The block wall will remain as it was constructed recently at the request of Councilman Barlow, while the chain link fences shall be removed.

Driveways
Currently, this property accesses Adams Avenue by three residential driveways. The Applicant proposes eliminating two driveways and constructing a new residential driveway near the westerly property line. This reduction will ease pedestrian travel along the sidewalk and allow simple traffic flow into and out of the site without compounded navigation due to the existing building's location.

We thank you in advance for your consideration.

Sincerely,

Joey DeBlanco

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP – 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 1

PAGE 1

SDR 11103				
Fouston Jordan				
1230 W Adams				
Proposed 2.871 thousand square foot conversion of a residence into a church.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871	9.11	**26**
AM Peak Hour			0.72	**2**
PM Peak Hour			0.66	**2**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	**10**
AM Peak Hour			0.75	**1**
PM Peak Hour			1.01	**1**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871		**16**
AM Peak Hour				**1**
PM Peak Hour				**1**
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Adams, Jefferson or M				
J Street				
Average Daily Traffic (ADT)	1,736			
PM Peak Hour	139			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT Capacity			
Adams Avenue	3000			
Jefferson Avenue	3000			
M Street	3000			
J Street	3000			

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35932
SDR-35931
10/22/09 PC

EXHIBIT 1

PAGE 2

This project will add approximately 16 trips per day on Adams, Jefferson, M and J. This			
will increase expected volumes by about 1 percent on J Street. J Street is at about 58			
percent of capacity. Counts are not available for Adams, Jefferson or M Street, but they			
are believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 1 additional			
car into the area; which works out to one every hour.			
Note that this report assumes all traffic from this development uses all named streets.			

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 2

From: Rick Schroder [rschroder@LasVegasNevada.GOV]
Sent: Wednesday, July 15, 2009 3:36 PM
To: Joey DeBlanco
Cc: Diane Phomninh; Jonathan Groppenbacher; Victor Bolanos
Subject: RE: New SUP Application

The information submitted by City staff for SDR 11103 (as attached in your original email) should still be essentially valid for subsequent applications that comply with that SDR. Please let me know if you need any further information.

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Wednesday, July 15, 2009 3:04 PM
To: Rick Schroder
Subject: New SUP Application

Good Morning Gentlemen,

Attached is a document produced by your office. I would like to use it for a new application. Is the information shown on the attached document still accurate?

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 3

From: Andrews, Holly [HAndrews@republicservices.com]
Sent: Monday, August 31, 2009 12:50 PM
To: 'Joey DeBlanco'
Subject: RE: 1230 Adams Avenue
Mr. DeBlanco,

Republic Services Corp. will continue to pick up the waste at this address curbside; you are currently set for 1 Can 2x a week.

We require no trash enclosure.

Holly Andrews
Republic Services
Commercial Sales Rep.
770 E. Sahara Ave.
Las Vegas, NV
89104
C: 702-280-0006
F: 702-599-5581

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Monday, August 31, 2009 12:21 PM
To: Andrews, Holly
Subject: 1230 Adams Avenue

Holly,
Please provide a letter stating you will still pick up trash with out an enclosure for 1230 Adams Avenue (River of Living Water Ministry). Thank you.

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

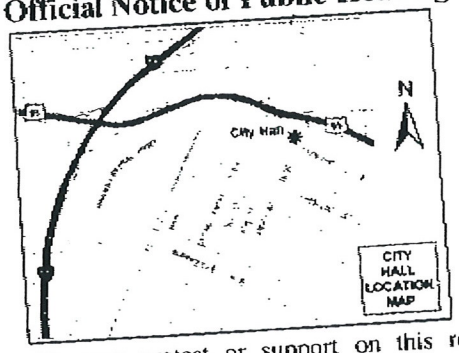
RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ity of Las Vegas
lanning & Development Department
levelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

$ 00.41[4]

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35932

13928605005
BURNS JAMES E & ABERY
1217 W MADISON AVE
LAS VEGAS NV 89106-2823

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35932 & SDR-35931

Planning Commission Meeting of 10/22/2009

25P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

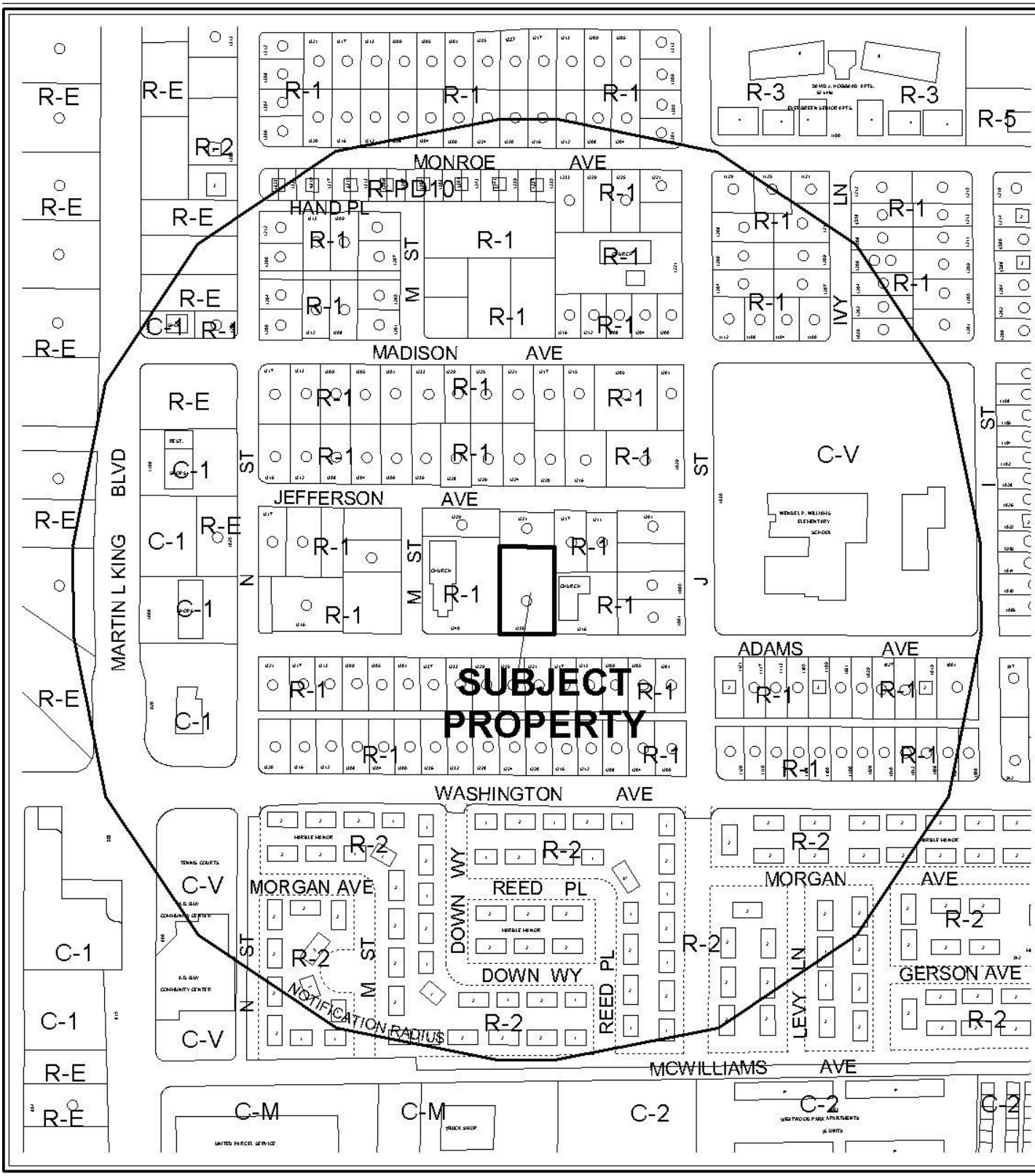
SUBJECT:
RENOTIFICATION - SDR-35931 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-35932 - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,871 SQUARE-FOOT RESIDENCE TO A CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, TWO FEET, AND SEVEN FEET ALONG THE EAST, WEST, AND NORTH PERIMETERS, RESPECTIVELY; WHERE EIGHT FEET IS REQUIRED AND SIX FEET ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

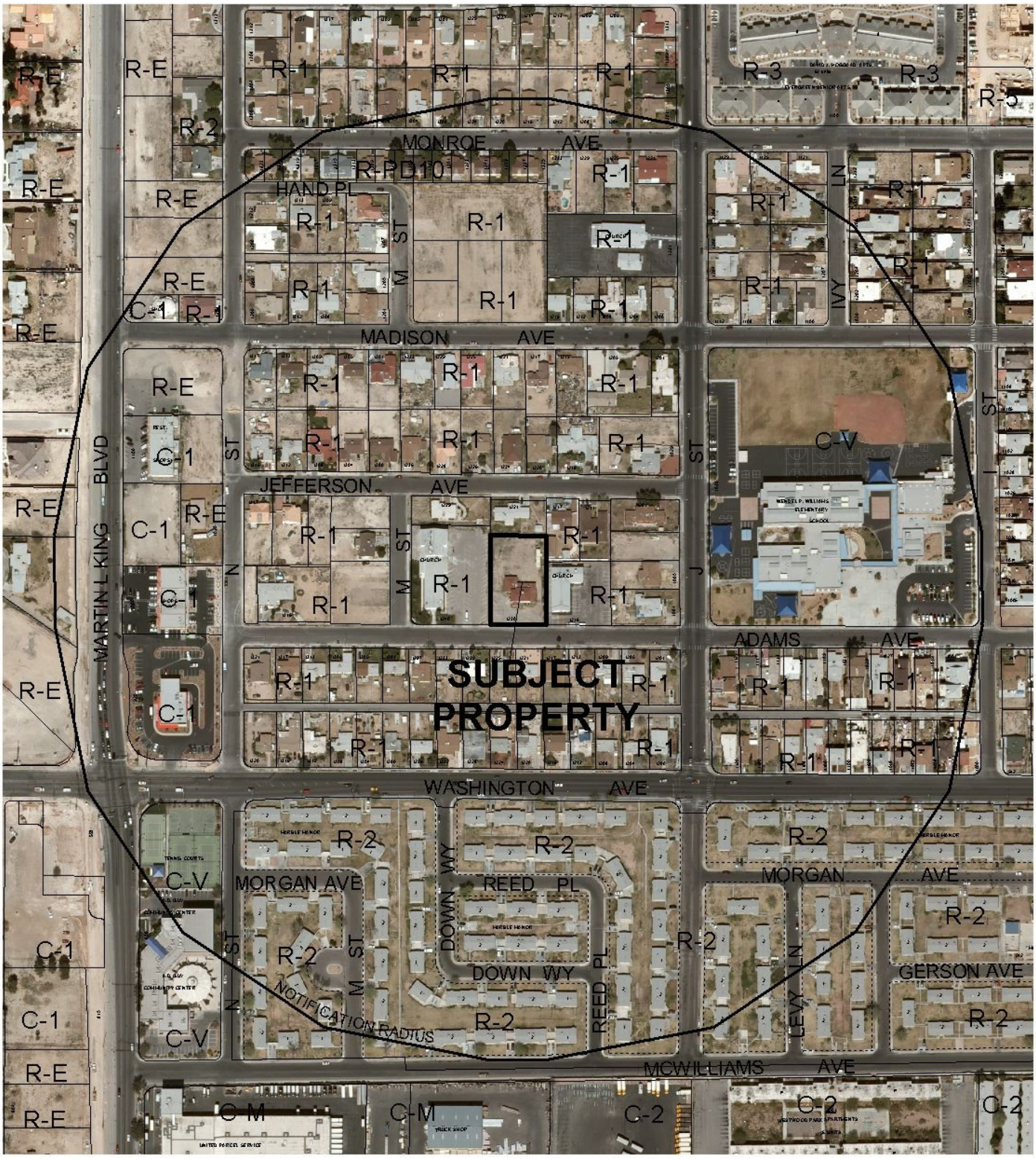
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



CASE: **SDR-35931**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 300 600 Feet

CASE: **SDR-35931**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-35932) shall be required, if approved.

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 required building permits must be obtained, fees paid, and a final inspection approved prior to occupancy of the building for a church/house of worship use.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/18/09, and the floor plan, date stamped 09/09/09, except as amended by conditions herein.

5. Waivers from 19.12.040 are hereby approved to allow buffers of five, two, and seven feet along the east, west and north perimeters, respectively, where eight feet is required and a buffer of six feet along the south perimeter where 15 feet is required.

6. Exceptions from 19.12.040 are hereby approved to allow one tree within the west landscape buffer where seven trees are required, three trees within the north landscape buffer where five trees are required, six trees within the east landscape buffer where seven are required, and zero parking lot trees where six trees are required.

7. 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.

8. 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.

9. 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).

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing driveway for ingress and the proposed driveway for egress for this site are acceptable as "pan" style driveways.

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

16. 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.

17. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time building permits are issued.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns 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 drainageways as recommended.

SDR-35931 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing 2,871 square-foot single-family residence that the applicant is requesting to convert to a church/house of worship at 1230 West Adams Avenue. The applicant is requesting Waivers and Exceptions of the Title 19.12.040 Perimeter Landscape Buffer Standards. The immediate area is oversaturated with church/house of worship uses, as there are two existing churches on each side of the subject property. Furthermore, the extensive requests for Waivers and Exceptions indicate that the site, in its current configuration, is not physically suitable for the increased intensity of the proposed use and will not be compatible with the adjacent residential property to the north; therefore, staff is recommending denial of this request. If this application is denied, the subject site shall remain a single-family residence.

ISSUES

- Approval of a related Special Use Permit (SUP-35932) is required to allow a Church/House of Worship as a use on the subject site.
- The applicant is requesting Waivers to allow landscape buffers of five, two, and seven feet along the east, west, and north perimeters, respectively, where eight feet is required.
- The applicant is requesting a Waiver to allow a landscape buffer of six feet along the south perimeter where 15 feet is required.
- The applicant is requesting Exceptions of the landscape buffer standards to allow one tree within the west landscape buffer where seven trees are required, three trees within the north landscape buffer where five trees are required, and six trees within the east landscape buffer where seven trees are required.
- The applicant is requesting an Exception of the parking lot landscaping standards to allow zero trees where six trees are required.
- A condition has been added to require that all necessary permits to convert the residence to a church/house of worship be obtained, fees paid, and a final inspection approved prior to occupancy of the building for a church/house of worship use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
05/03/06	The City Council denied a Site Development Plan Review (SDR-11103) to convert a single family residence to a church/house of worship. Planning Commission and staff recommended denial.
05/03/06	The City Council denied a Special Use Permit (SUP-11104) for a proposed church/house of worship. Planning Commission and staff recommended denial.

Related Building Permits/Business Licenses	
06/02/05	A building permit was issued (#5004177) for residential improvements and additions. The changes that were made actually consisted of a worship area, pews, pulpit, and offices for a church. This contradiction was found on 08/05/05 when the site was inspected for construction, and setbacks. The permit was voided by the Building & Safety Department on 12/01/05.
06/17/09	A building permit (#141704) was issued for a six foot CLV design block wall at 1230 W. Adams Avenue. The wall received a final inspection approval on 07/06/09.
08/28/09	A building permit (#146533) was issued for an electrical underground conduit at 1230 W. Adams Avenue. The permit has not received a final inspection.
Pre-Application Meeting	
08/26/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and a Special Use Permit. • Waivers and exceptions for landscaping were discussed. • On-site parking requirements were discussed. • The continuance of curb-side trash pick-up was discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
09/17/09	A field check was completed on the indicated date. The following items were observed by the Planning and Development staff. • Staff observed an existing and well maintained single family residence.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church	L (Low Density Residential)	R-1 (Single Family Residential)

GK

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
West Las Vegas Plan	X		Y
A-O (Airport Overlay) District – 140 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 development standards shall apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	26,822 SF	Y
Min. Lot Width	65 Feet	128 Feet	Y
Min. Setbacks			
• Front	20 Feet	43 Feet	Y
• Side	5 Feet	23 Feet	Y
• Rear	15 Feet	101 Feet	Y
Max. Lot Coverage	50%	11%	Y
Max. Building Height	2 Stories / 35 Feet	18 Feet	Y
Trash Enclosure	Screened, Gated with a Roof or Trellis	No Trash Enclosure Provided	N

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope setback	55 Feet	101 Feet	Y
Adjacent development matching setback	15 Feet	101 Feet	Y
Trash Area	50 Feet	116 Feet	Y

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree / 6 Spaces	6 Trees	Zero Trees	N
Buffer:				
Min. Trees				
• North	1 Tree / 20 Linear Feet	7 Trees	3 Trees	N
• South	1 Tree / 30 Linear Feet	3 Trees	5 Trees	Y
• East	1 Tree / 30 Linear Feet	7 Trees	6 Trees	N
• West	1 Tree / 30 Linear Feet	7 Trees	1 Tree	N
TOTAL		30	15	N

GK

Min. Zone Width • North • South • East • West	 8 Feet 15 Feet 8 Feet 8 Feet	 7 Feet 6 Feet 5 Feet 2 Feet	 N N N N
Wall Height	6-8 Feet	6 Feet	Y

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	
Church/House of Worship	1,110 SF	1:100	12	1	30	1	
Total			12		31		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
A 6-foot landscape buffer along the south perimeter.	15 Feet	Denial
A five-foot landscape buffer along the east perimeter.	8 Feet	Denial
A two-foot landscape buffer along the west perimeter.	8 Feet	Denial
A seven-foot landscape buffer along the north perimeter, adjacent to interior lot lines.	8 Feet	Denial

Exceptions		
Request	**Requirement**	**Staff Recommendation**
One tree within the west landscape buffer.	7 Trees	Denial
Three trees within the north landscape buffer.	7 Trees	Denial
Six trees within the east landscape buffer.	7 Trees	Denial
Zero trees within the parking lot landscaping	6 Trees	Denial

ANALYSIS

The applicant originally applied for a building permit for residential improvements and additions. The permit was issued for these improvements on 06/02/05. A Planning & Development inspection conducted on 08/05/05 revealed that changes made actually consisted of a worship area, pews, pulpit, and offices for a church. As a result, the permit was voided by the Building & Safety Department on 12/01/05. A previous Site Development Plan Review (SDR-11103) and Special Use Permit (SUP-11104) were denied by City Council on 05/03/06 for the conversion of a 2,871 square foot residence to a church/house of worship. These previous cases were denied based on oversaturation of church/house of worship uses in the immediate area.

The site complies with all Title 19 requirements with the exception of the landscaping. Per Title 19.12, a perimeter landscape buffer of 15 feet must be provided adjacent to all street right-of-way and buffers of eight feet shall be provided on interior property lines. The site plan depicts a six-foot landscape buffer along the street right-of-way, which is a nine-foot deviation from standard, a five foot landscape buffer along the east property line, which is a three-foot deviation from standard, a two foot landscape buffer along the west property line, which is a six-foot deviation from standard, and a seven foot landscape buffer along the north property line, which is a one foot deviation from standard.

The applicant is also requesting, as part of the review, Exceptions to allow one, three, and six trees within the west, north, and east landscape buffers, respectively, where seven trees are required, and zero parking lot landscape trees where six are required. The landscape plan indicates the use of plant material that are appropriate in size and type for the surrounding area, including 24-inch box Glossy Privet and 48-inch box Fan Palm trees and 15-gallon Oleander.

The overall site is accessed from Adams Avenue, which is designated as a 60-foot Right-of-Way. The site provides adequate access and circulation for pedestrians and vehicles. The applicant is not proposing to construct a trash enclosure; instead the applicant a letter from Republic Services has been provided to confirm that curb side pick-up twice a week will continue for the proposed site. Elevations for the proposed Church show a single story structure with a maximum height of 18 feet. The building consists of white stucco, asphalt shingles, and mahogany colored fascia and trim. This building has varying rooflines and window heights to break up the silhouette of the structure. There are no changes proposed to the exterior of this existing structure.

The immediate area is oversaturated with church/house of worship uses, as there are already two existing churches in the area, one on either side of the subject property. This oversaturation will negatively impact the area by generating a large influx of traffic and noise during worship hours. Staff cannot support the Waiver and Exception requests as the deficient landscaping denotes that the site is being overbuilt. Furthermore, the elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan, which is "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The buffer areas are designed to provide mitigation for adverse visual and rural impacts on the adjacent residential properties. Staff is recommending denial of these requests.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Church/House of Worship would be located between two properties that have already been converted from residences to Churches. Due to the two adjacent Church facilities this project would saturate this residential area with a specific use. During worship hours the area would be very congested and would negatively impact the residential neighborhood.

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 use as a Church would create a concentration of non residential uses in this Low Density Residential area and therefore is not in compliance with the General Plan. The proposed church does not comply with Title 19 standards as is evidenced by the requested Waivers and Exceptions.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided from Adams Avenue, designated as a 60-foot Right-of-Way. The site and adjacent facilities will generate a large amount of traffic during worship hours and will have a negative impact on adjacent roadways and the neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are appropriate for the area and the City of Las Vegas.

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;**

   Building elevations and design characteristics are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 182

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35931** APN: 139-28-607-009

Name of Property Owner: FOUSTON JORDON

Name of Applicant: FOUSTON JORDON

Name of Representative: JOEY DEBLANCO

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: JOEY DEBLANCO FOR FOUSTON JORDON

Subscribed and sworn before me

This 9TH day of SEPTEMBER, 2009

_____

Notary Public in and for said County and State

GERMAN MENDOZA
Notary Public, State of Nevada
Appointment No. 06-105227-1
My Appt. Expires Apr. 28, 2010

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



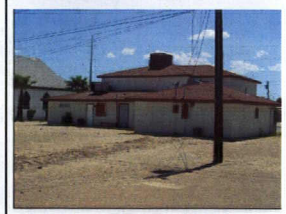
FRONT
8/11/09



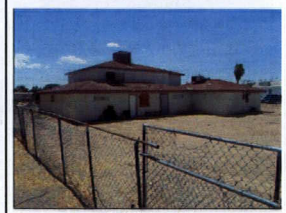
WEST
8/11/09



EAST
8/11/09



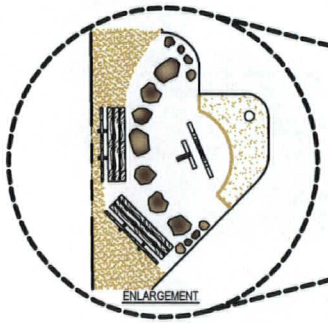
REAR #1
8/11/09

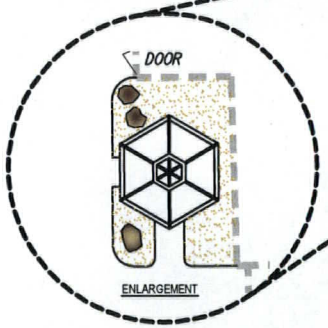


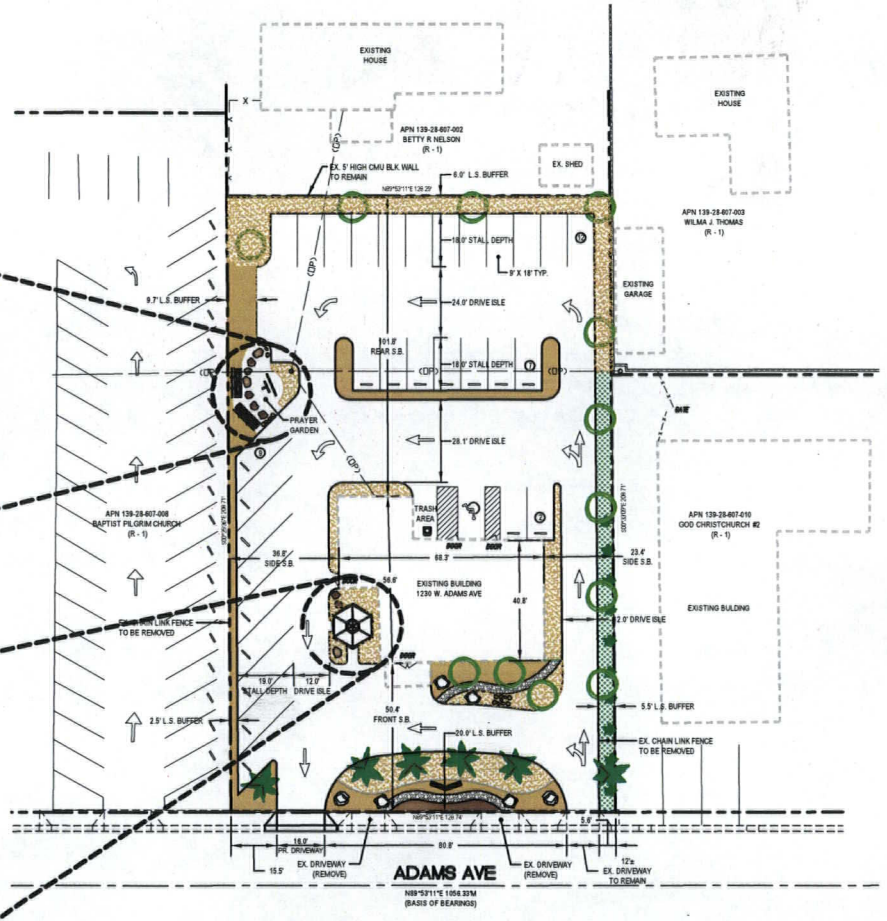
REAR #2
8/11/09

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



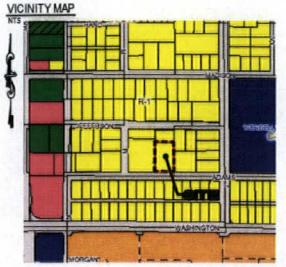




VERSION NO. 2
SDR-35931 9-18-09
REVISED
10/22/09 PC

SEP 18 2009

VICINITY MAP



PROJECT INFORMATION

JURISDICTION:	CITY OF LAS VEGAS
A.P.N.	139-28-607-009
LOT SIZE:	26822 S.F. OR 0.62 AC
EX. BUILDING HEIGHT:	18.17
EX. BUILDING SIZE:	2871 S.F.
SANCTUARY	1110 S.F.
OTHER	1716 S.F.
EX. ZONING:	R - 1
PR. ZONING:	R - 1
EX. USE:	RESIDENTIAL
PR. USE:	PLACE OF WORSHIP
OWNER:	FOUSTON JORDAN

LANDSCAPING

PR. GLOSSY PRIVET	24" BOX: WAIVER REQUESTED
EX. FAN PALM	48" BOX, RELOCATE AS SHOWN
EX. OLEANDER	15 GAL. TO REMAIN
PR. BOULDER	250 - 500 LBS.
PR. CONCRETE STEP STONE	STAINED
PR. DECOMPOSE GRANITE	DARK BROWN
PR. DECOMPOSE GRANITE	LIGHT BROWN
PR. SOLID SURFACING	GOLDEN BROWN
PR. 6" RIVER ROCK	GREY
EX. TURF	TO REMAIN

PARKING ANALYSIS

PARKING REQ:	1 / 100 S.F.	12 SPACES
PARKING PROV:	1 / 36 S.F	30 SPACES
	INCLUDING:	1 H.C. SPACE

LANDSCAPE BUFFER ANALYSIS

LANDSCAPE REQ.

REAR LANDSCAPE BUFFER REQ:	6' X 128' = 768 S.F
E.SIDE LANDSCAPE BUFFER REQ:	8' X 208' = 1664 S.F
W SIDE LANDSCAPE BUFFER REQ:	8' X 208' = 1664 S.F
FRONT LANDSCAPE BUFFER REQ:	15' X 100' = 1500 S.F
TOTAL:	5596 S.F.
LANDSCAPE PROV: (12% REDUCTION)	4910 S.F.

LEGEND

PR. MONUMENT SIGN
PR. PREFAB. GAZEBO
PR. PARK BENCH
PR. RESIDENTAIL DRIVEWAY

EXISTING SETBACKS

FRONT:	50.4'
REAR:	101.8'
WEST SIDE:	36.8'
EAST SIDE:	23.4'
TRASH AREA	116.1'

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION AT THE NORTHWEST QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28; THENCE NORTH, 0 29' 28" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 89 53' 11" EAST, A DISTANCE OF 103.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 29' 28" WEST, A DISTANCE OF 208.71 FEET TO A POINT; THENCE NORTH 89 53' 11" EAST TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE, SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28, SAID POINT BEING NORTHERLY A DISTANCE OF 233.71 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE AFOREMENTIONED EAST LINE, A DISTANCE OF 208.71 FEET TO A POINT; THENCE SOUTH 89 53' 11" WEST TO THE **TRUE POINT OF BEGINNING.**

THIS IS A CONCEPTUAL SITE PLAN AND IS INTENDED TO DEPICT THE OWNER'S DESIRED DEVELOPMENT. THE FINAL PLANS MAY DEVIATE FROM WHAT IS DEPICTED HERE.

REV	DATE	BY	REVISION

OWNER / DEVELOPER: FOUSTON JORDAN
4046 BOLA DR., NO LAS VEGAS, NV 89032-2862

ENGINEERING FIRM: LAS VEGAS CIVIL ENGINEERING
3281 N. RAMPART BLVD. No. 416, LAS VEGAS, NEVADA 89128 (702) 255-5744

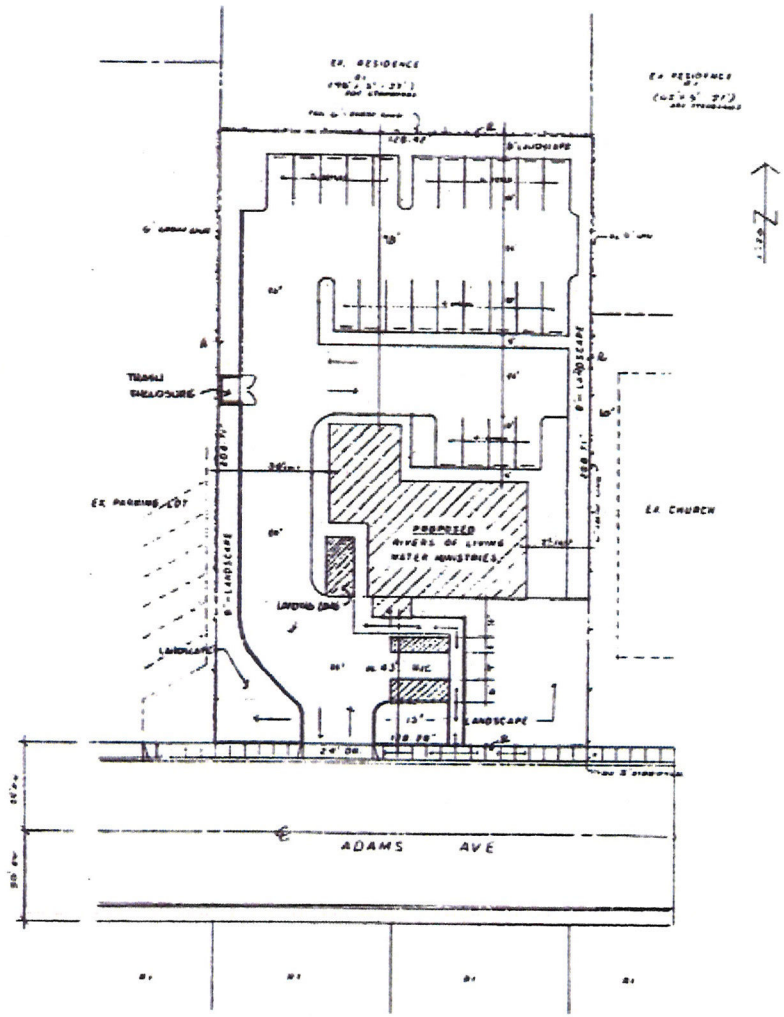
SHEET TITLE: CONCEPTUAL SITE PLAN
PROJECT NAME: RIVER OF LIVING WATER MINISTRY
PROJECT ADDRESS: 1230 ADAMS AVENUE
MUNICIPALITY: CITY OF LAS VEGAS

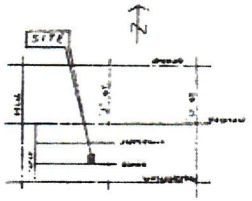
DRAWN BY: STAFF
DESIGNED BY: STAFF
CHECKED BY: STAFF
LVCE PROJ. NO.: LVCE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A



SHEET: SP
1 OF 1
QLY NO.





VICININTY MAP

APN. 139.28 507.007
ZONED R1
LOT SIZE 26857 sf
0.62 ac
BUILDING SIZE (10% LOT COVER)
SANCTUARY 1110 SF
OTHER 061 SF TL 2871 sf
PARKING
SANCTUARY - 1110 SF x 100 SF PER SPACE - (12) SPACES
FIXED SEATING - (71) x 4 SEATS PER SPACE - 25 SPACES
REQUIRED - 25 SPACES @ 1 SPC SPACE
PROVIDED - 25 SPACES TL

SITE PLAN 1"=20'

RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE
LV

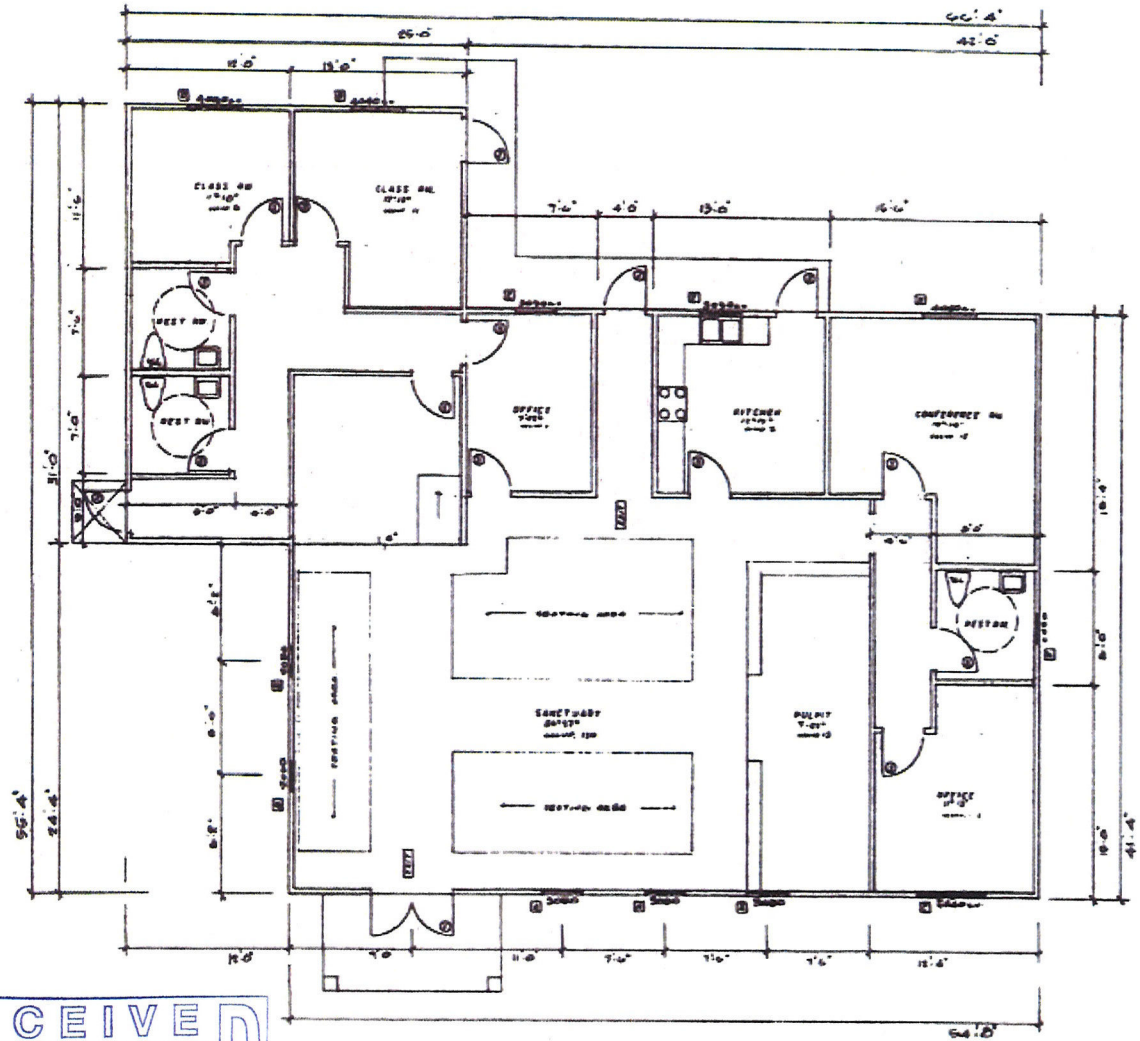
SITE PLAN

REVISIONS

S1

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35931
10/22/09 PC

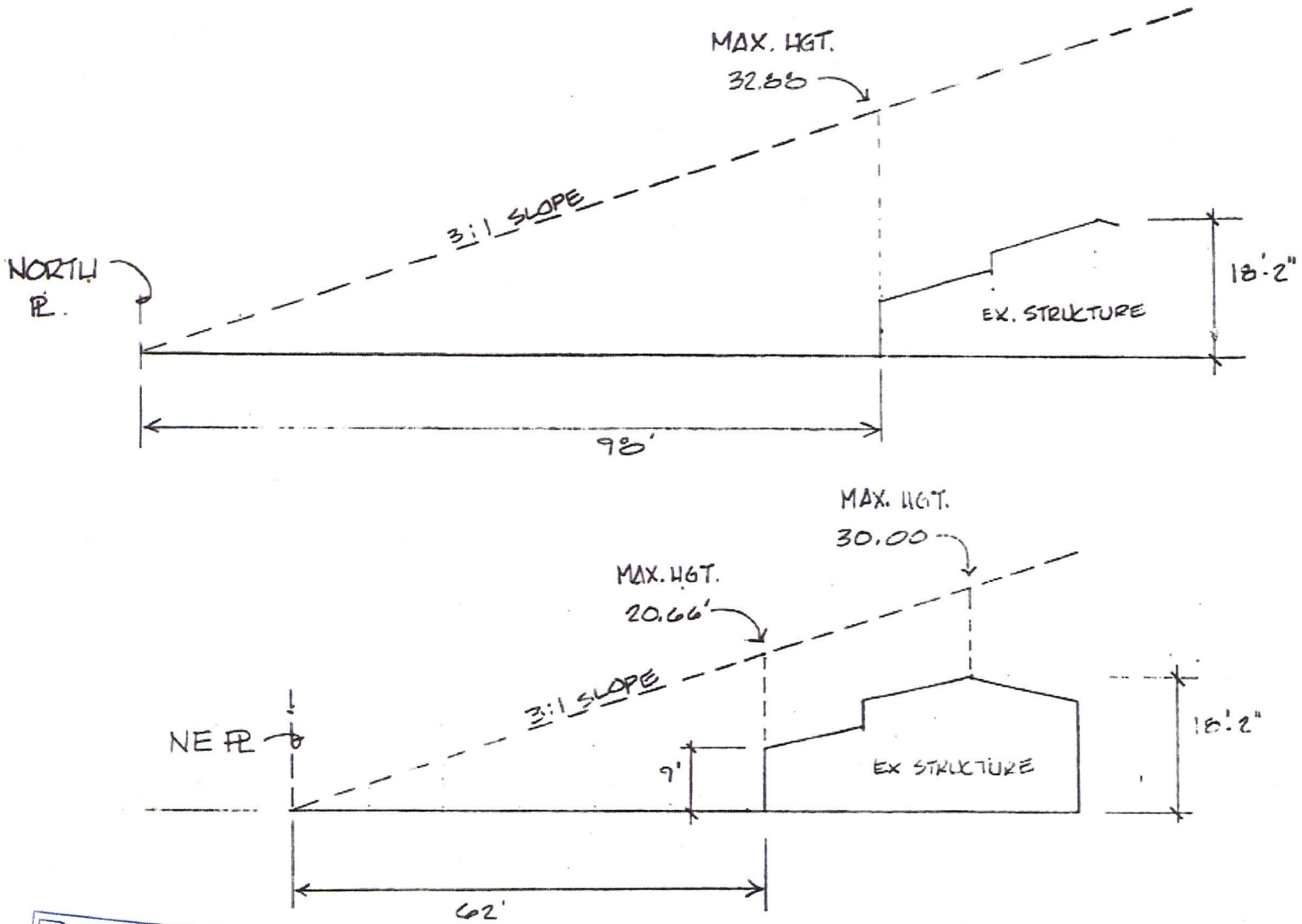


FLOOR PLAN

RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.
N. LAS VEGAS, NEV. 89106

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35931
10/22/09 PC



RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

RESIDENTIAL PROXIMITY SLOPE

SDR-35931
10/22/09 PC

SDR 35931				
Fouston Jordan				
1230 W. Adams Ave.				
Proposed 2.9 thousand square foot conversion.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	2.9	9.57	28
AM Peak Hour			0.75	2
PM Peak Hour			1.01	3
(heaviest 60 minutes)				
Proposed Used	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.9	9.11	26
AM Peak Hour			0.72	2
PM Peak Hour			0.66	2
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Washington Ave.				
Average Daily Traffic (ADT)	21,139			
PM Peak Hour	1691			
(heaviest 60 minutes)				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	44,080			
PM Peak Hour	3,526			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Washington Ave.	32775			
Martin L. King Blvd.	51800			
This project will potentially add 2 less trips per day, on Washington Ave. and Martin L. King Blvd., than the previous use. Washington is currently at about 65 percent of capacity and Martin L. King is at about 85 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; or about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35931 - APPLICANT/OWNER: FOUSTON JORDAN
1230 WEST ADAMS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

Tuesday, September 08, 2009

VIA HAND DELIVER

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

LAS VEGAS CIVIL ENGINEERING NEVADA

Re: Justification Letter – River of Living Water Ministry
Place of Worship
SDR & Use Permit
APN 139-28-607-009

To Whom It May Concern:

Please be advised that this office represents River of Living Water Ministry (the "Applicant") in the above referenced matter.

The Applicant is proposing a site development review for a place of worship located at 1230 Adams Avenue (the "Site"). In conjunction with the SDR, the Applicant is proposing a use permit to allow a place of worship in a residential zone.

Previously, the Applicant filed similar applications, SDR 11103 & SUP 11104. Both applications were denied at the City Council Meeting held on May 3, 2006. It appears the denial was predicated on traffic, oversaturation of use and means of establishments.

Traffic
A traffic capacity document, prepared by the City Traffic Engineering Department, was discovered and is attached as Exhibit 1. This document determined that the proposed Site development would generate less than a one percent (< 1%) increase in traffic burden on the surrounding streets. Attached as Exhibit 2 is an email from the same department validating Exhibit 1's present accuracy for this application.

Oversaturation of Use
The West Las Vegas Bible Belt is one of the most recognizable and greatest oversaturations of use in Las Vegas. This particular community embraces religious and spiritual activities and has since its beginning. The ceremonious structure appeals to the constituents which are evidenced by the community's historic trend. For example, there are an additional twenty churches located within 2500 feet of the Site. Even more interesting is that the neighboring sites are both churches as well.

Without objection, the West Las Vegas Community has trended toward a beautiful oversaturation of religious use. And they have done so collectively, and with overwhelming support; just as this Applicant is doing now. Under the previous applications, over 100 people signed a petition for the proposed development; of which most were comprised of surrounding neighbors. Later, City of Las Vegas representatives re-canvassed the surrounding neighborhood and determined similar results.

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Means of Establishments
Originally, the building renovations were performed under a residential permit application. This was an error and the Applicant assumes full responsible charge and desires to move forward with this application.

Landscape
The existing building location imposes development challenges that may warrant relief from Title 19 of the Las Vegas Municipal Code. Specifically, parking spaces were angled and landscape buffers were adjusted in order to maintain appropriate drive isle widths. Based on the conceptual design submitted the following landscape waivers are being requested:

1. Reduction of east landscape buffer width to 5.5'.
2. Reduction of west landscape buffer width to 2.5'.

In addition, the following exceptions are being requested:

1. Omit all 24" box trees along west landscape buffer and landscape parking islands.
2. Omit all shrubs for all landscape buffers and landscape islands.
3. Omit all onsite curbing.
4. Omit 3 – 24" trees along the rear landscape buffer

Trash Enclosure
The capacity of waste accumulation during a given week is less than 30 gallons and is residential in nature. We are requesting omission of a trash enclosure structure and include an acknowledgment email from Republic Services as Exhibit 3, the waste management charter for this property, supporting this request.

Perimeter Fencing
There is an existing 6' high block wall along the rear property line and 5' high chain link fences along the west and east property lines. The block wall will remain as it was constructed recently at the request of Councilman Barlow, while the chain link fences shall be removed.

Driveways
Currently, this property accesses Adams Avenue by three residential driveways. The Applicant proposes eliminating two driveways and constructing a new residential driveway near the westerly property line. This reduction will ease pedestrian travel along the sidewalk and allow simple traffic flow into and out of the site without compounded navigation due to the existing building's location.

We thank you in advance for your consideration.

Sincerely,

Joey DeBlanco

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP – 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 1

PAGE 1

SDR 11103				
Fouston Jordan				
1230 W Adams				
Proposed 2.871 thousand square foot conversion of a residence into a church.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871	9.11	**26**
AM Peak Hour			0.72	**2**
PM Peak Hour			0.66	**2**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	**10**
AM Peak Hour			0.75	**1**
PM Peak Hour			1.01	**1**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871		**16**
AM Peak Hour				**1**
PM Peak Hour				**1**
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Adams, Jefferson or M				
J Street				
Average Daily Traffic (ADT)	1,736			
PM Peak Hour	139			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT Capacity			
Adams Avenue	3000			
Jefferson Avenue	3000			
M Street	3000			
J Street	3000			

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35932
SDR-35931
10/22/09 PC

EXHIBIT 1

PAGE 2

This project will add approximately 16 trips per day on Adams, Jefferson, M and J. This			
will increase expected volumes by about 1 percent on J Street. J Street is at about 58			
percent of capacity. Counts are not available for Adams, Jefferson or M Street, but they			
are believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 1 additional			
car into the area; which works out to one every hour.			
Note that this report assumes all traffic from this development uses all named streets.			

SUP-35932
SDR-35931
10/22/09 PC

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 2

From: Rick Schroder [rschroder@LasVegasNevada.GOV]
Sent: Wednesday, July 15, 2009 3:36 PM
To: Joey DeBlanco
Cc: Diane Phomninh; Jonathan Groppenbacher; Victor Bolanos
Subject: RE: New SUP Application

The information submitted by City staff for SDR 11103 (as attached in your original email) should still be essentially valid for subsequent applications that comply with that SDR. Please let me know if you need any further information.

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Wednesday, July 15, 2009 3:04 PM
To: Rick Schroder
Subject: New SUP Application

Good Morning Gentlemen,

Attached is a document produced by your office. I would like to use it for a new application. Is the information shown on the attached document still accurate?

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT 3

From: Andrews, Holly [HAndrews@republicservices.com]
Sent: Monday, August 31, 2009 12:50 PM
To: 'Joey DeBlanco'
Subject: RE: 1230 Adams Avenue
Mr. DeBlanco,

Republic Services Corp. will continue to pick up the waste at this address curbside; you are currently set for 1 Can 2x a week.

We require no trash enclosure.

Holly Andrews
Republic Services
Commercial Sales Rep.
770 E. Sahara Ave.
Las Vegas, NV
89104
C: 702-280-0006
F: 702-599-5581

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Monday, August 31, 2009 12:21 PM
To: Andrews, Holly
Subject: 1230 Adams Avenue

Holly,
Please provide a letter stating you will still pick up trash with out an enclosure for 1230 Adams Avenue (River of Living Water Ministry). Thank you.

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

RECEIVED
SEP - 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

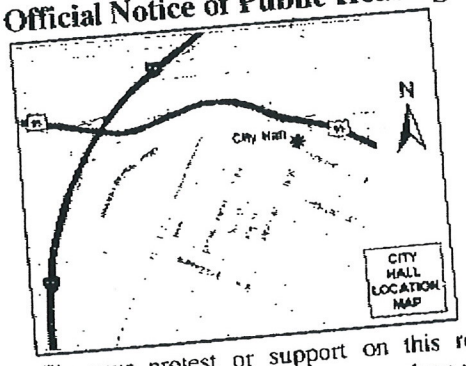
ity of Las Vegas
lanning & Development Department
levelopment Services Center
31 S. Fourth Street
.as Vegas, Nevada 89101-2986

PRESORTED FIRST-CLASS

$ 00.41

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SUP-35932

13928605005
BURNS JAMES E & ABERY
1217 W MADISON AVE
LAS VEGAS NV 89106-2823

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35932 & SDR-35931

Planning Commission Meeting of 10/22/2009

26P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

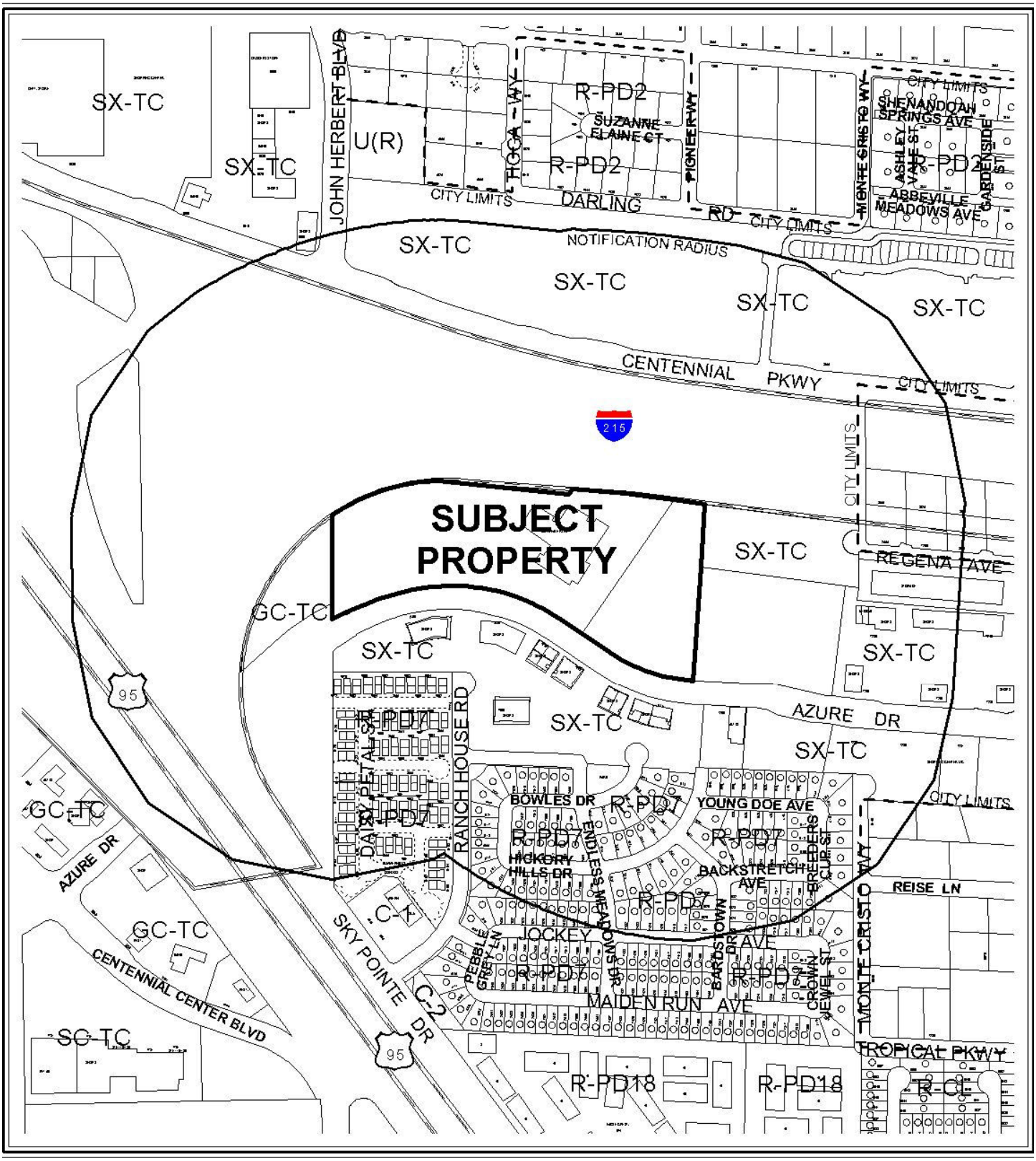
SUBJECT:
RENOTIFICATION - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SDR-35903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SDR-35903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9641) and Architectural Review Committee (ARC-20653) shall be required, if approved.

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 10/05/09, except as amended by conditions herein.

4. A Waiver from 19.06.110 E. Town Center Open Space and Landscape Area Requirements is hereby approved, to allow 13.8% where 20% is required.

5. A Waiver from Town Center Landscape Islands and Tree Requirements to allow 46 trees where a total of 63 trees are required for parking fingers.

6. A Waiver from Title 19.12 Landscape and Buffer Standards to allow a zero-foot landscape buffer along the west property line where eight feet is the minimum required.

7. An Exception from Title 19.12 Landscape and Buffer Standards to allow 103 perimeter buffer trees where 138 is the minimum required.

8. The subject site shall comply with Town Center Development Standards for Trails (Town Center Loop Trail – nine-foot).

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.

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. 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).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

16. 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.

17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Construct all incomplete half-street improvements (sidewalk) on Azure Drive adjacent to this site concurrent with development of this site. All existing off site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

21. 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.

22. In accordance with Town Center Standards, submit an Encroachment Agreement for all landscaping, if any, located in the Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.

23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; no displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the Azure Drive public right-of-way.

24. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

25. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

SDR-35903 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 25,375 square-foot Motor Vehicle Sales (New) facility with Accessory Auto Repair on a portion of an undeveloped portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way. A related Special Use Permit (SUP-35902) for an Auto Repair Garage (Major) use has been submitted with this request. The applicant fails to comply with Town Center Landscape and Tree Requirements, Town Center Open Space Requirements, and Perimeter Landscaping buffer width and overall tree count requirements; therefore denial of the request is recommended. If denied, the subject site would remain undeveloped until a future entitlement was approved.

ISSUES

- The applicant has requested a total of three Waivers and one Exception as a part of the subject Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
No change of ownership has occurred on the subject site.	
05/02/90	The City Council approved a Rezoning (Z-0024-90) from N-U (Non-Urban) and C-2 (General Commercial) to R-PD9 (Residential Planned Development – 9 Units per Acre and C-1 (Limited Commercial) located on the north side of Tropical Parkway and east of Rancho Drive. The Planning Commission and staff recommended denial of the request.
03/09/98	The City Council approved a Rezoning (Z-137-97) from R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone and R-E (Residence Estates) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) to PD (Planned Development) on 11.00 Acres on property located south of Centennial Parkway, east of Rancho Drive. The Planning Commission and staff recommended approval of the request.

12/07/98	The City Council approved a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates) R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres including multiple parcels. The Planning Commission and staff recommended approval of the request.
12/01/99	The City Council approved a General Plan Amendment (GPA-0030-99) to amend a portion of the Northwest Sector Plan on property located on the southeast corner of Buffalo Drive and the proposed Beltway, from R (Rural Density Residential), to TC (Town Center) and a request to amend a portion of the Town Center Land Use Plan, from M-TC (Medium Density Residential - Town Center), to SX-TC (Suburban Mixed Use) (portion of site) and from SX-TC (Suburban Mixed Use), to GC-TC (General Commercial - Town Center) (portion of site), on 63.69 acres. The Planning Commission and staff recommended denial of the request.
12/21/05	The City Council approved a Site Development Plan Review (SDR-9641) for a New Car Dealership with Waiver of the Town Center Parking Lot Landscape Requirements, Open Space Requirements, Building Placement Requirements, and Streetscape Requirements and a Special Use Permit (SUP-9966) for a proposed New Car Dealership with Service Bays Facing a Public Right-of-Way adjacent to the north side of Azure Drive, between US 95 and Tenaya Way. The Planning Commission and staff recommended approval of the request.
04/03/07	The Centennial Hills Architectural Review Committee (ARC-20653) approved a Master Sign Plan and a Waiver of the Town Center Development Standard to allow two 17-foot and seven-inch monument signs where eight feet is the height limit for an Automobile Dealership at 7494 W. Azure Drive.
Related Building Permits/Business Licenses	
09/20/07	A Business License (#A16-01282) was issued for Automobile Sales at 7494 West Azure Drive. The license remains active at this location.
03/11/08	A Building Permit (#92726) was issued for a certificate of occupancy at 7494 West Azure Drive. The permit was finaled on 02/24/09.
Pre-Application Meeting	
08/24/09	A pre-application meeting was held on the indicated date. The following items were discussed: • Town Center Development Standards • Special Use Permit required for Auto Repair Garage (Major) • Waivers of Title 19 and Town Center • Future re-mapping of the subject site

Neighborhood Meeting
A neighborhood meeting is not required nor was one held.

Field Check	
09/17/09	A field check was completed on the indicated date. The following items were observed by the Planning and Development staff. • Staff observed an existing Automobile Dealership on a portion of an overall site. • Staff observed an undeveloped site with no landscaping adjacent to Azure Drive.

Details of Application Request	
Site Area	
Net Acres	A portion of a 11.57 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership and Undeveloped portion of the Site	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation]
North	Right-of-Way (Clark County 215)	Right-of-Way (Clark County 215)	Right-of-Way (Clark County 215)
South	Retail	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation]
East	Undeveloped and Auto Dealership	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation]
West	Undeveloped	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
T-C Town Center District	X		N
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N
Trails (Beltway 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 Town Center Commercial Development Standards – Table 2

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (South property line)	15 Feet	153.5 Feet	Y
• Side (West property line)	10 Feet	270 Feet	Y
• Side (East property line)	10 Feet	627 Feet	Y
• Rear (North property line)	20 Feet	60 Feet	Y
Max. Building Height	Two stories	One story or 29.5 feet	Y
Trash Enclosure	Screened	Screened	By Condition
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Title 19.12 Landscape and Buffer Standards and Town Center Landscape Requirements

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/6 Spaces	63 Trees	46 Trees	N
Buffer:				
Min. Trees				
Front: south perimeter	1 Tree/20 Linear Feet	27 Trees	19 Trees	N
Side: west perimeter	1 Tree/30 Linear Feet	14 Trees	11 Trees	N
Side: east perimeter	1 Tree/30 Linear Feet	14 Trees	12 Trees	N
Rear: north perimeter	1 Tree/30 Linear Feet	20 Trees	17 Trees	N
TOTAL		138 Trees	103 Trees	N

Min. Zone Width Front: south perimeter Side: west perimeter Side: east perimeter Rear: north perimeter	 15 Feet 8 Feet 8 Feet 8 Feet	 15 Feet Zero Feet 8 Feet 8 Feet	 Y N Y Y
Wall Height	6 Feet	6 Feet	Y

Town Center Streetscape Standards for Frontage/Loop Roads (90-foot Azure Drive)

Streetscape Standards	*Required*	*Provided*	*Compliance*
Town Center Loop Road – 90-Foot (Azure Drive)	4-Foot Amenity Zone 5-Foot Sidewalk 15-Foot Landscape Buffer	4-Foot Amenity Zone 5-Foot Sidewalk 15-Foot Landscape Buffer	Y

Open Space – Pursuant to Title 19.06.110.E			
Total Landscape Area	*Required Percent*	*Provided Percent*	*Compliance*
24,390 square-feet	20%	13.8%	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	
Motor Vehicle Sales (New & Used)	25,375 SF	1 space per 500 SF of GFA	48	3	267	7	Y
TOTAL			51		274		Y

Waivers		
Requirement	**Request**	**Staff Recommendation**
Pursuant to 19.06.110.E a 20% open space requirement.	13.8%	Denial
Town Center Landscape Islands and Tree Requirements-63 trees are required for parking fingers.	46 Trees	Denial

BTS

Pursuant to Title 19.12 Landscape and Buffer Standards an eight-foot landscape buffer is required along the west perimeter buffer	Zero Feet	Denial
Exceptions		
Requirement	**Request**	**Staff Recommendation**
Pursuant to Title 19.12 Landscape and Buffer Standards a total of 138 trees are required in the landscape buffers	103 Trees	Denial

ANALYSIS

The applicant is proposing a 25,375 square-foot Motor Vehicle Sales (Used, with New Car Sales) facility with Accessory Auto Repair. There are a total of 277 regular parking spaces and seven handicapped spaces. The building will consist of a showroom, offices, automotive repair and parts storage. The overall site is accessed from Azure Drive a 90-foot Town Center Loop Road.

- **Trails**

  There are two trails adjacent to the subject site. The first trail is located adjacent to the southern portion of the site, which is indicated as an existing Nine-foot Town Center Loop Trail. The second trail is located on the northern portion of the subject site, which is indicated as the Beltway Trail. The Beltway Trail is located on the north side of the subject site. This trail is not required to be built by the applicant and will be constructed at a later date by the City of Las Vegas. The Beltway Trail has in the past qualified for funding from Southern Nevada Public Lands Management Act (S.N.P.L.M.A.) land sales.

- **Elevations**

  The submitted elevations indicate a proposed one-story building with a height of 29.5 feet. The elevations are typical of Motor Vehicle Sales and Auto Repair Garages. The applicant is proposing to utilize CMU, block, glazed windows and roll-up doors. The building materials are consistent with other automobile dealerships in the area.

- **Waivers/Exceptions**

  The applicant is seeking three Waivers and one Exception as a part of the subject application. The applicant fails to comply with Town Center Landscape and Tree Requirements, Title 19 Open Space Requirements, Perimeter Landscaping buffer and overall tree count. First, Town Center Landscape Islands and Tree Requirements require 63 trees for parking fingers, but the applicant is providing 46. Second, pursuant to 19.06.110.E there is a 20% open space requirement for projects within Town Center, but the applicant is providing 13.8%. Third, Pursuant to Title 19.12 Landscape and Buffer Standards an eight-foot landscape buffer is required along the west perimeter buffer, but the applicant is providing a zero-foot buffer. Finally, the Exception pertains to Title 19.12 Landscape and Buffer Standards, which requires a total of 138 trees in the landscape buffers, but the applicant is providing 103 trees. Staff cannot support the requested Waivers, as they are excessive and incompatible with developments in Town Center.

- **Streetscape Plan/Landscape Plan**

  The landscape plan conforms to Town Center Streetscape Standards, which includes; a four-foot amenity zone, five-foot sidewalk and a 15-Foot landscape buffer. The applicant is providing a variety of trees, including Mexican Fan Palm, Rio Grande Ash and Chitalpa. A variety of five gallon shrubs and accent trees are also being provided on the subject site.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is inconsistent with Town Center Landscape Standards as well as adjacent development in the area.

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 inconsistent with both Town Center Landscape and Island requirements and Title 19.12 Landscape and Buffer Standards. The applicant has failed to comply with open space, tree counts and buffer widths.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The overall site is accessed via Azure Drive. Azure Drive is indicated as a 90-foot Loop Road as designated by the Town Center Street Classifications. Azure Drive will provide adequate access to the site and will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The landscape materials are inappropriate for the area of the City. The applicant fails to comply with Town Center Landscape and Tree Requirements, Title 19 Open Space Requirements, Perimeter Landscaping buffer and overall tree count.

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 building elevations and design characteristics are appropriate for this area of the City. The design characteristics are compatible with adjacent retail and similar Motor Vehicle Sales (New) developments in Town Center.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 279

APPROVALS 3

PROTESTS 7

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35903** APN: 125-27-101-036

Name of Property Owner: FINDLAY CLIFF & DONNA FAMILY TR

Name of Applicant: Youngblood Architecture, Ltd

Name of Representative: Tyler Corder

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: Cliff Findlay

Subscribed and sworn before me

This 2 day of Sept, 20 09

_____

Notary Public in and for said County and State

JENNA HUTCHINSON
Notary Public, State of Nevada
Appointment No. 00-60885-1
My Appt. Expires Mar 10, 2012

RECEIVED
SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



OVERALL COLORED SITE PLAN

SCALE: NTS

NORTH

SDR-35903
REVISED
10/22/09 PC

RECEIVED

OCT 05 2009

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

ALL DRAWINGS AND SPECIFICATIONS SHOWN IN THIS DRAWING ARE THE PROPERTY OF YOUNGBLOOD ARCHITECTURE, LTD. AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY PROJECT OR PORTION OF ANY PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF YOUNGBLOOD ARCHITECTURE, LTD.
COPYRIGHT OF YOUNGBLOOD ARCHITECTURE, LTD.

REVISIONS

NO.	DESCRIPTION

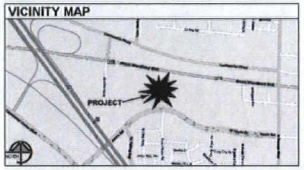
PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
OVERALL COLORED SITE PLAN

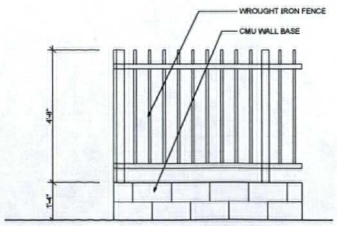
ISSUE DATE: 10/5/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.01

PROJECT DATA		
SITE AREA (PORTION OF LARGER SITE - 11.57 ACRES)		4.06 ACRES (176,850 SF)
BUILDING AREA		25,375 SF
LOT COVERAGE		14.3%
LANDSCAPED AREA		24,390 SF
LANDSCAPE PERCENTAGE OF SITE		13.8%
PARKING DATA		
AUTO DEALERSHIP (ALL AREAS)	25,375 SF / 500	51
TOTAL PARKING REQ'D		51
TOTAL PARKING PROVIDED		302
OUTDOOR DISPLAY		83
OUTDOOR DISPLAY AREAS		9
CUSTOMER PARKING		25
EMPLOYEE PARKING		28
SERVICE PARKING		48
INVENTORY PARKING		120
H.C. SPACES REQ'D	201 TO 300	7
H.C. SPACES PROVIDED	INCL. 2 VAN	7

VICINITY MAP

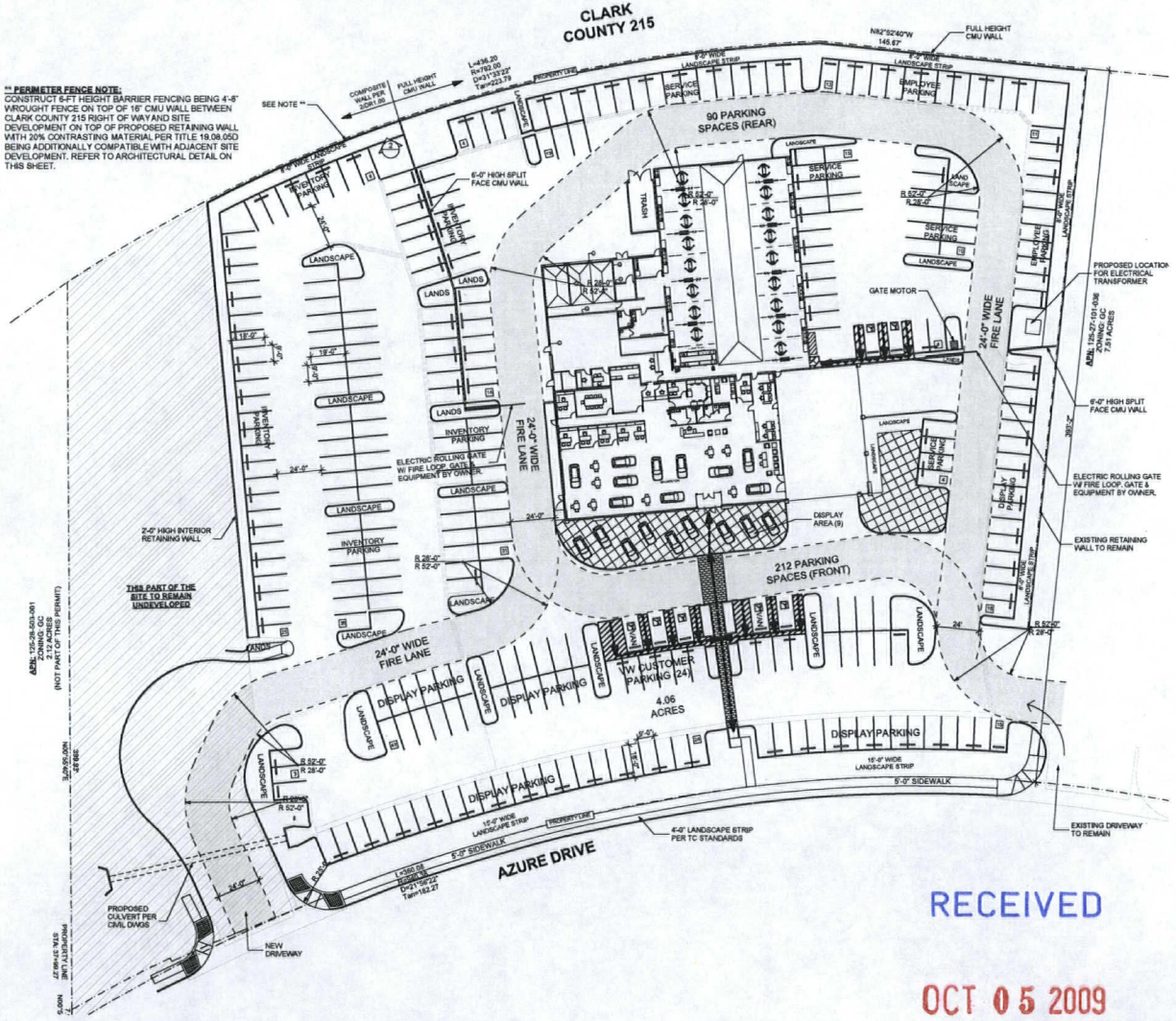


ACCESSIBILITY ROUTE



2 PERIMETER FENCE ELEVATION
SCALE: 1/2" = 1'-0"

**** PERIMETER FENCE NOTE:**
CONSTRUCT 6-FT HEIGHT BARRIER FENCING BEING 4'-8" WROUGHT FENCE ON TOP OF 16" CMU WALL BETWEEN CLARK COUNTY 215 RIGHT OF WAY AND SITE DEVELOPMENT ON TOP OF PROPOSED RETAINING WALL WITH 20% CONTRASTING MATERIAL PER TITLE 19.08.05D BEING ADDITIONALLY COMPATIBLE WITH ADJACENT SITE DEVELOPMENT. REFER TO ARCHITECTURAL DETAIL ON THIS SHEET.



1 OVERALL SITE PLAN
SCALE: 1" = 30'

RECEIVED
OCT 05 2009

SDR-35903
REVISED
10/22/09 PC

YOUNGBLOOD ARCHITECTURE

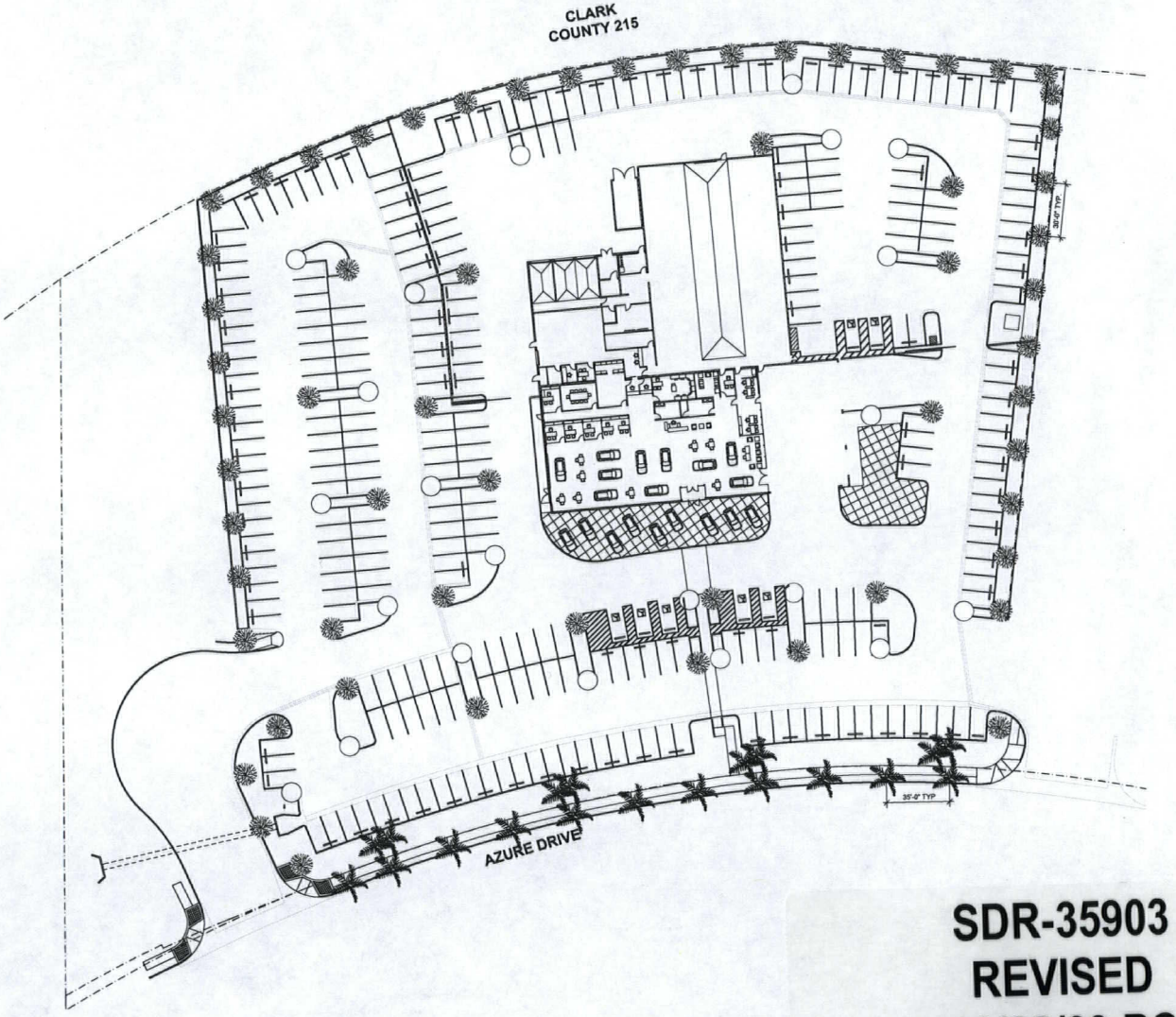
YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

REVISIONS

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
OVERALL SITE PLAN

ISSUE DATE: 10/5/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.00



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO.
	TREES			
	WASHINGTON ROBUSTA HYBRID	MEXICAN FAN PLAM	25'-0"	19
	FRAXINUS VELUTINA RIO GRANDE	RIO GRANDE ASH	24" BOX	60
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	22
	SHRUBS			
	LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"	THUNDER CLOUD RANGER	5 GAL	350
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	GREEN TEXAS RANGER	5 GAL	350
	LEUCOPHYLLUM LANGMANIAE "RIO BRAVO"	RIO BRAVO SAGE	5 GAL	350
	EREMOPHILA 'VALENTINE'	VALENTINE BUSH	5 GAL	200
	HESPEPALOE PARVIFLORA	RED YUCCA	5 GAL	250
	ACCENTS			
	CISTUS	PURPLE ROCK ROSE	5 GAL	525
	JUSTICIA	MEXICAN HONEYBUCKLE	5 GAL	650
	6" DIA. TO 20" DIA. STONES			

NOTES:

1. ALL PLANTING BEDS TO RECEIVE DECOMPOSED GRANITE, 3/4" "MOJAVE GOLD" (TO MATCH EXITING) MIN. 2" DEPTH TYPICAL
2. ALL PLANTING, IRRIGATION SYSTEM AND PLANTS TO RECEIVE MIN. 12 MONTH GUARANTEE. GUARANTEE TO START WHEN OCCUPANCY PERMIT IS ISSUED.
3. LANDSCAPE PERCENTAGES: 24,360 SF LANDSCAPE / 176,850 SF (LOT SIZE) = 13.8%

1 LANDSCAPE PLAN
SCALE: 1" = 30'

NORTH

SDR-35903
REVISED
10/22/09 PC

RECEIVED

OCT 05 2009

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

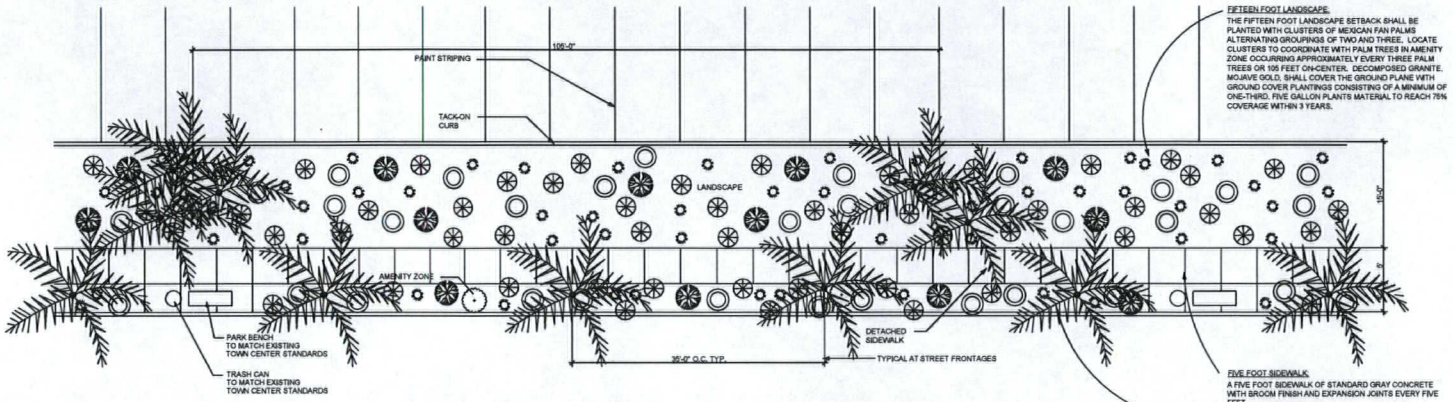
REVISIONS

NO.	DESCRIPTION

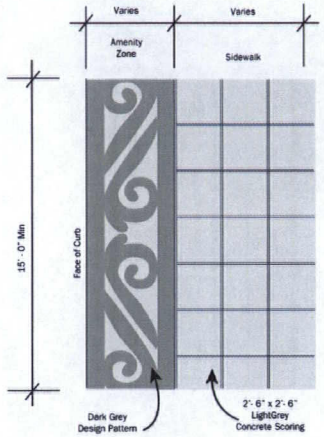
PROJECT
FINDLAY VOLKSWAGEN NORTH

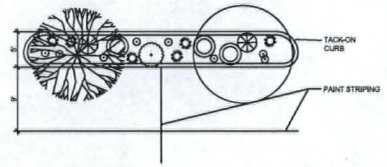
SHEET TITLE:
LANDSCAPE PLAN

ISSUE DATE:
10/5/2009
PROJECT NO:
08-004-08
ISSUED FOR:
PRE-APP CONFERENCE
SHEET NO:
L1.00

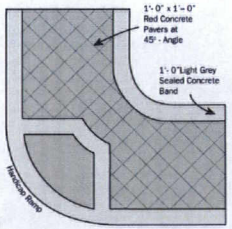


3 FRONTAGE LANDSCAPE
SCALE: 1/8" = 1'-0"



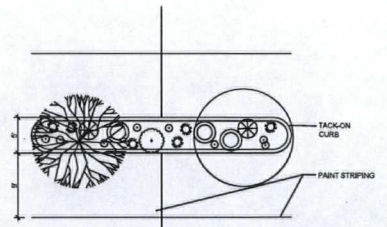


2 PARKING ISLAND @ END
SCALE: 1/8" = 1'-0"



Note:
Building corner design shall comply with City of Las Vegas SVRE requirements.

4 AMENITY ZONE DETAIL
SCALE: 1/8" = 1'-0"



1 PARKING ISLAND
SCALE: 1/8" = 1'-0"

RECEIVED

SDR-35903
REVISED
10/22/09 PC

OCT 05 2009

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-947-0080 f 702-995-0208

ALL DRAWINGS AND SPECIFICATIONS ESTABLISH, AND OR ARE, THE PROPERTY OF YOUNGBLOOD ARCHITECTURE, LTD. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF YOUNGBLOOD ARCHITECTURE, LTD.

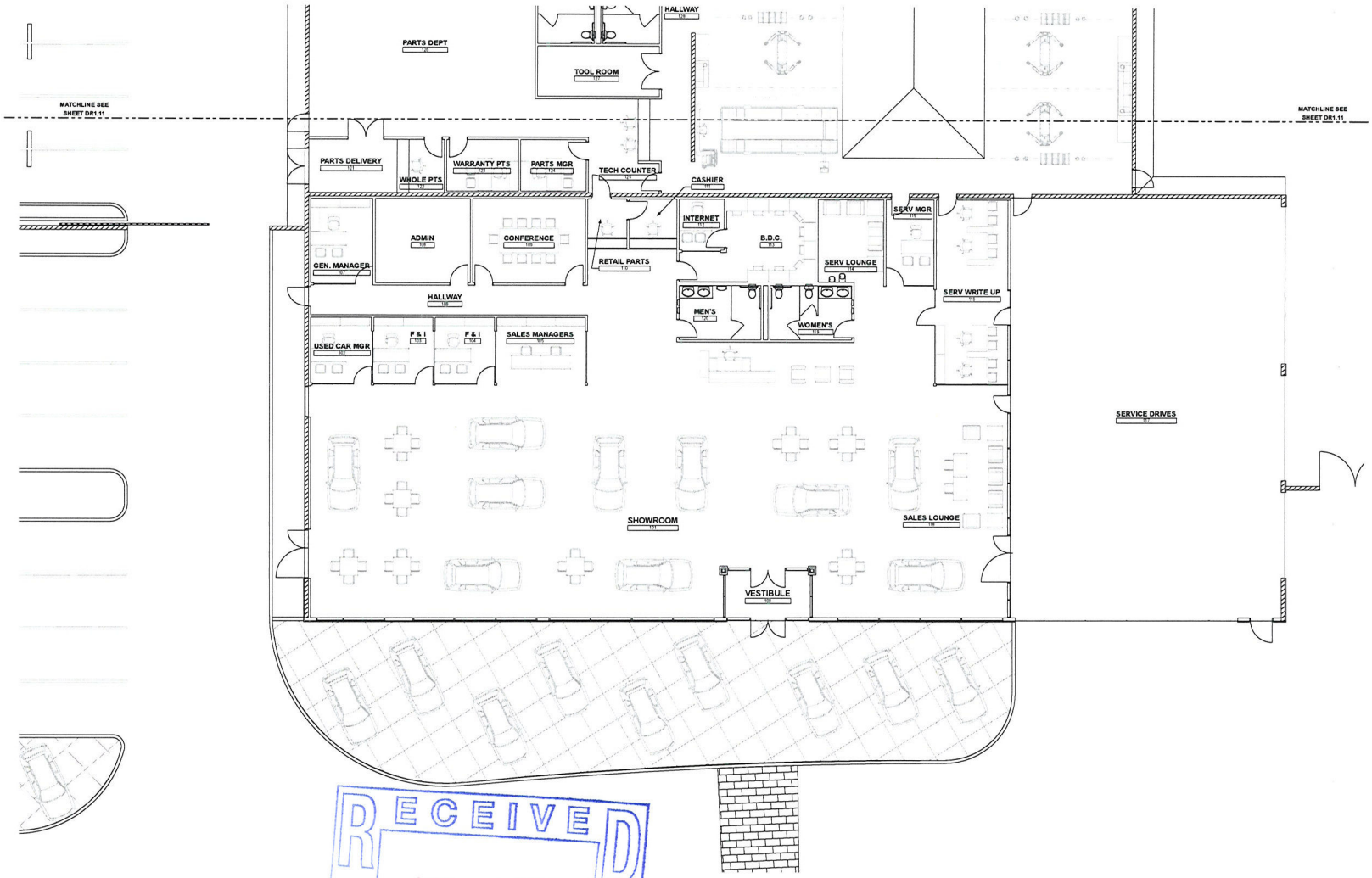
REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
LANDSCAPE DETAILS

ISSUE DATE:
10/5/2009
PROJECT NO:
08-0004-08
ISSUED FOR:
PRE-APP. CONFERENCE
SHEET NO:
L1.01



1 FIRST LEVEL PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

RECEIVED
SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35903
10/22/09 PC

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 / 702-995-0208

ALL DRAWINGS AND SPECIFICATIONS CREATED AS A PART OF THE SERVICES PROVIDED BY THE ARCHITECT AND THE PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR THE EXPANSION OF THE PROJECT OR ANY OTHER PROJECT OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROJECT BY CONTRACTORS, SUBSTITUTIONS, OR ANY OTHER PROJECT OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE YOUNGBLOOD ARCHITECTURE, LTD.

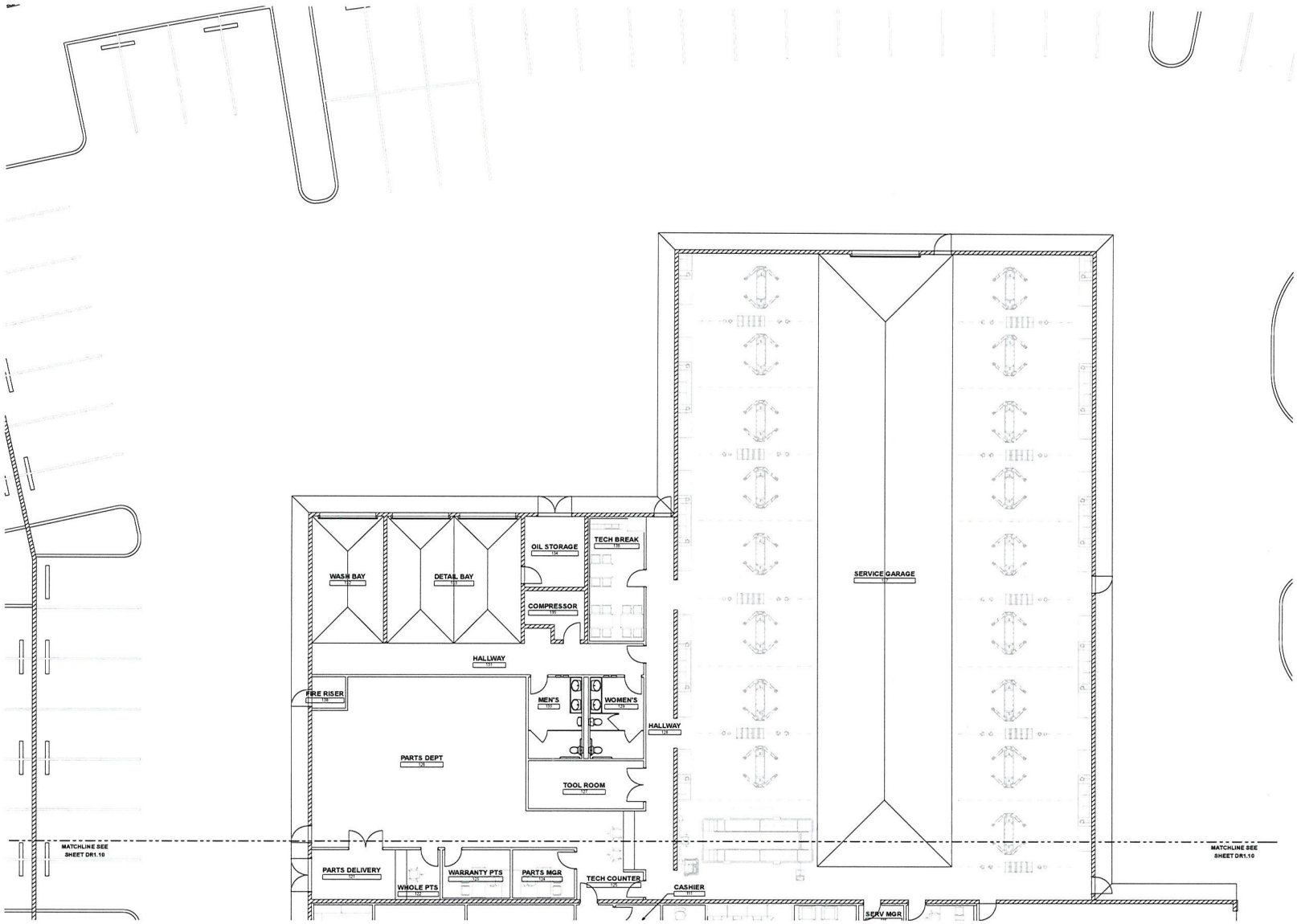
REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
FIRST LEVEL PLAN - AREA 'A'

ISSUE DATE: 9/1/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.10



1 FIRST LEVEL PLAN - AREA 'B'
SCALE: 1/8" = 1'-0"

NORTH

RECEIVED
SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35903
10/22/09 PC

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES PROVIDED BY THE ARCHITECT FOR THE PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL REPORTS, PLANS, SPECIFICATIONS, OR SIMILAR DOCUMENTS PREPARED BY THE ARCHITECT, WHICH ARE THE PROPERTY OF THE ARCHITECT, WHICH ARE PROVIDED FOR THE OWNER OR AGENT OF THE OWNER IN CONNECTION WITH THE PROJECT BY THE ARCHITECT, SHALL BE RETURNED TO THE ARCHITECT.
COPYRIGHT
YOUNGBLOOD ARCHITECTURE, LTD.

REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

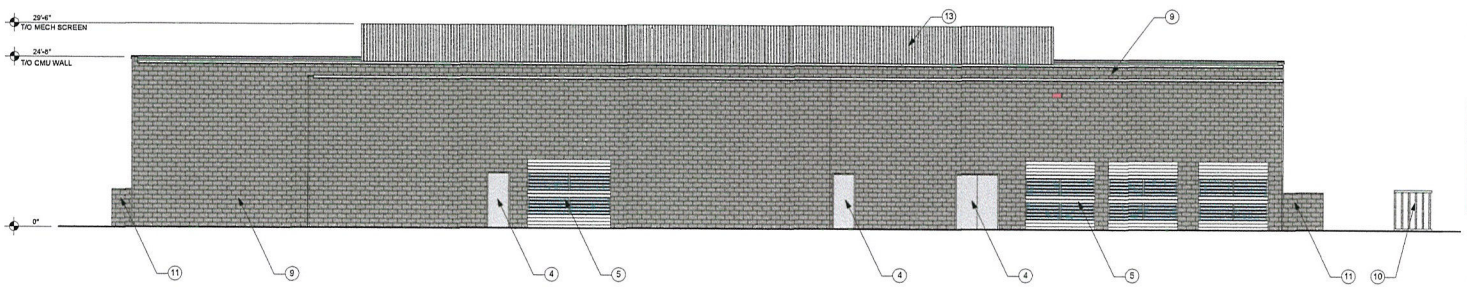
SHEET TITLE:
FIRST LEVEL PLAN - AREA 'B'

ISSUE DATE: 9/1/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.11

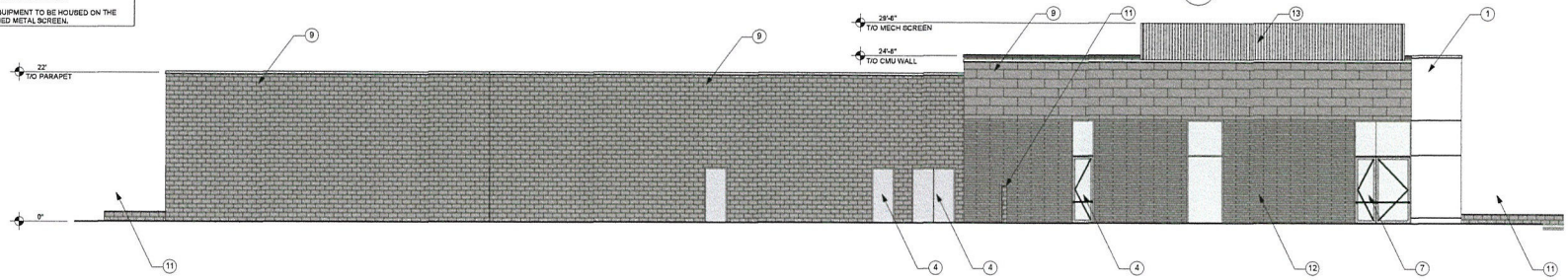
ELEVATION LEGEND

1. ACM (ALUMINUM COMPOSITE MATERIAL) PANEL SYSTEM. COLOR: WHITE - 70% GLOSS
2. PAINTED 3-COAT PLASTER SYSTEM. COLOR: WHITE TO MATCH ACM COLOR
3. CLEAR GLASS CURTAIN WALL ASSEMBLY. GLAZING COLOR: CLEAR
4. PAINTED HOLLOW METAL DOOR & DOOR FRAME COLOR: ZEPPELIN #30YY 46/036
5. PAINTED ROLL UP DOOR COLOR: ZEPPELIN #30YY 46/036
6. VOLKSWAGEN LOGO BY OTHERS - G.C. TO PROVIDE REQUIRED BACKING FOR SIGN & ELECTRICAL FOR POWER.
7. SCHEDULED STOREFRONT GLASS DOOR. REFER TO DOOR SCHEDULE.
8. DEALERSHIP NAME LOGO BY OTHERS - G.C. TO PROVIDE REQUIRED BACKING FOR SIGN & ELECTRICAL FOR POWER.
9. 16"x24" CMU BURNISHED BLOCK COLOR: WHITE
10. SCHEDULED ACCESS GATE COLOR: WHITE
11. 6"x0" HIGH SPLIT FACED CMU WALL
12. 4"x24" CMU BURNISHED BLOCK COLOR: MACON
13. PAINTED METAL MECHANICAL SCREEN COLOR: TO MATCH ACM PANEL COLOR

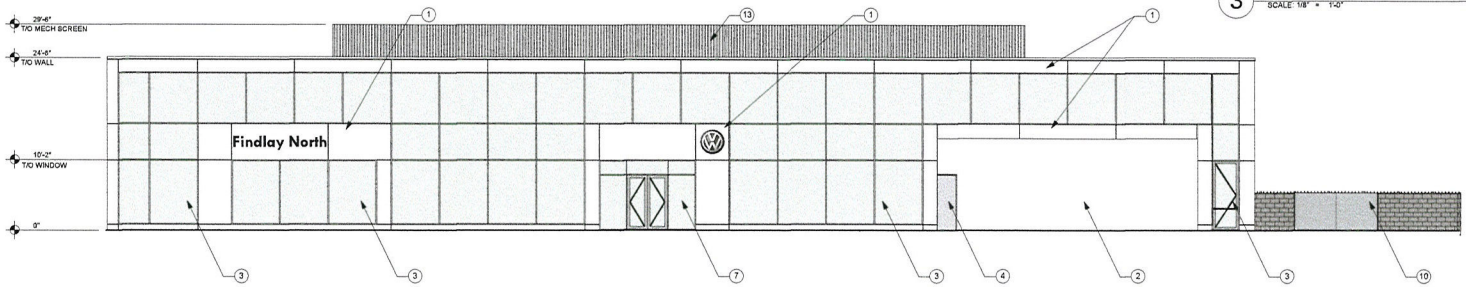
NOTE: ALL HVAC EQUIPMENT TO BE HOUSED ON THE ROOF AND SCREENED METAL SCREEN.



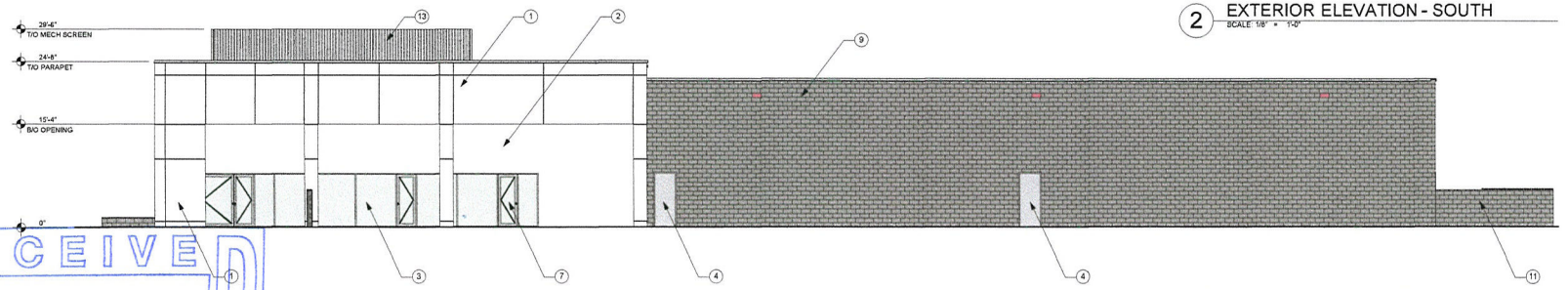
4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

RECEIVED
SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35903
10/22/09 PC

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-999-5208

ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF YOUNGBLOOD ARCHITECTURE, LTD. AND SHALL NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY YOUNGBLOOD ARCHITECTURE, LTD.

YOUNGBLOOD ARCHITECTURE

REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

ISSUE DATE: 9/21/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR2.00

SDR 35903

Youngblood Architecture

7494 W. Azure Dr.

Proposed 25.4 thousand square foot new car sales and service development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	25.4	33.34	847
AM Peak Hour			2.05	52
PM Peak Hour			2.64	67
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Azure Dr.	
Average Daily Traffic (ADT)	9,075
PM Peak Hour	726
(heaviest 60 minutes)	

Centennial Center Blvd.	
Average Daily Traffic (ADT)	14,746
PM Peak Hour	1,180
(heaviest 60 minutes)	

Tenaya Way	
Average Daily Traffic (ADT)	11,328
PM Peak Hour	906
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Azure Dr.	34500
Centennial Center Blvd.	34500
Tenaya Way	34500

This project will add approximately 847 trips per day on Azure Dr., Centennial Center Blvd., and Tenaya Way. This will increase the existing volumes by about 9 percent on Azure, by about 6 percent on Centennial Center, and by about 7 percent on Tenaya. Currently, Azure is at about 26 percent of capacity, Centennial Center is at about 43 percent of capacity, and Tenaya is at about 33 percent of capacity.

Based on Peak Hour use, this development will add roughly 67 additional cars into the area; which works out to a little more than 1 every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY

NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY

NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

YOUNGBLOOD
ARCHITECTURE

October 5, 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – Findlay Volkswagen North

To Whom It May Concern,

The following letter is to inform you of our intent to develop 4.06 acres (176,850 sf) of the undeveloped portion of parcel **125-27-101-036** along Azure Drive next to Findlay Honda.

We intend to build a new & used car automobile dealership with a service garage totaling **25,375 sf**. The parcel number is currently zoned **GC** under the Town Center District (**T-C**). The proposed project name is Findlay Volkswagen North and the use conforms to the current zoning for the site.

Finally, our site has been designed to conform to the City of Las Vegas Title 19 Development Code along with the 2006 IBC Code, ANSI 117.1 – 2003 and the Town Center Development Standards. However, we would like to apply for a waiver to the Town Center landscape island and tree requirements to allow 46 trees where 63 are required, a waiver of open space requirements to allow 13% where 20% is the minimum required and a waiver of Title 19 requirements to allow zero foot buffer where eight (8) feet perimeter is the minimum required along the west perimeter of the site as shown on the site plan sheet (DR1.00).

Thank you in advance for your cooperation in this matter and do not hesitate to contact our office with any comments or questions.

Regards,

LEED AP Frank Gonzalez, Project Manager
Youngblood Architecture

RECEIVED

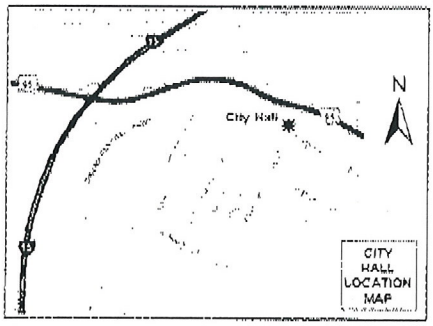
OCT 05 2009

SDR-35903
REVISED
10/22/09 PC

Youngblood Architecture, Ltd. Richard J. Youngblood, A.I.A. 4045 Dean Martin Drive, Las Vegas, NV 89103
T 702 997 5080 F 702 995 0208

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



I would like to maintain the integrity of this area, decreasing the landscape i.e. trees distracts from the intent to promote Centinneal hills as a higher quality area similar to Summerlin. I do not want to degrade the area by allowing less open space or decreasing the buffer.

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: SDR-35903
12527114011
F I H N PROPERTY HOLDINGS L L C
3117 POINT SAIL CIR
LAS VEGAS NV 89128-8102

SDR-35903
Planning Commission Meeting of 10/22/2009

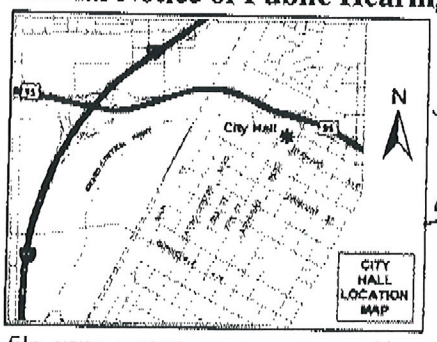
HAVDS11 89128

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

Return Service Requested
Official Notice of Public Hearing



It decreases the property values and distracts from intended/planned beauty of centennial hills. Also decreases ozone need to ↑ ozone layer.

RECEIVED
OCT 26 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

No need for this. The 63 trees are to remain

12527114011 Case: SDR-35903
F I H N PROPERTY HOLDINGS L L C
3117 POINT SAIL CIR
LAS VEGAS NV 89128-8102

Please use available blank space on card for your comments.

SDR-35903

Planning Commission Meeting of 11/05/2009

HAVDS11 89128

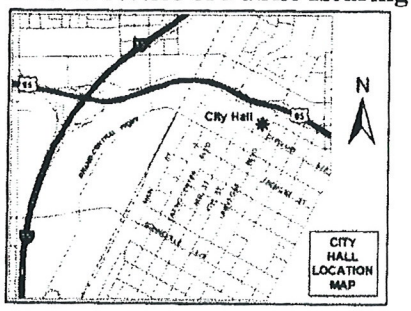
27P

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 08 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.

SDR-35903

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: SDR-35903

12527219022
FARKAS MILTON L
985 E 10ST
BROOKLYN NY 11230-3518

27P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

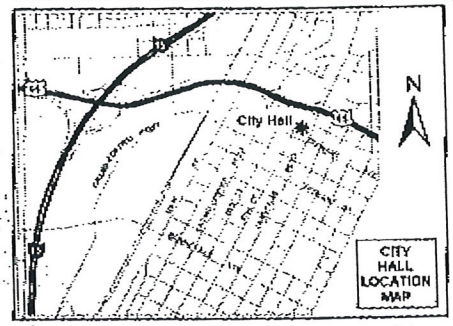
PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M
00042 79218

MAILED FROM ZIP CODE

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SDR-35903

12527219018
MARKOVIC MICHAEL
2962 HARBOR HEIGHTS DR
LAS VEGAS NV 89117-9167

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903
Planning Commission Meeting of 10/22/2009

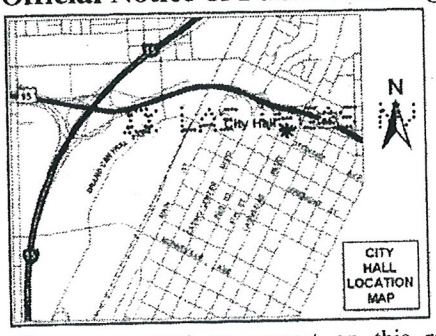
27P

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 08 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

SDR-35903
Planning Commission Meeting of 10/22/2009

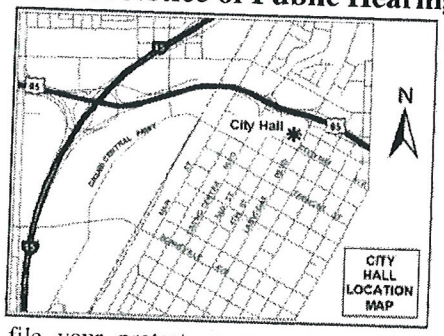
Case: SDR-35903
12527114022
R L P TENAYA VILLAGE L L C
%D DONNELLAN
501 ONEIDA ST
MINOCQUA WI 54548-0000

17153589522

27P

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.

SDR-35903

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 2 / 2009

12527114022 Case: SDR-35903
R L P TENAYA VILLAGE L L C
%D DONNELLAN
501 ONEIDA ST
MINOCQUA WI 54548-0000

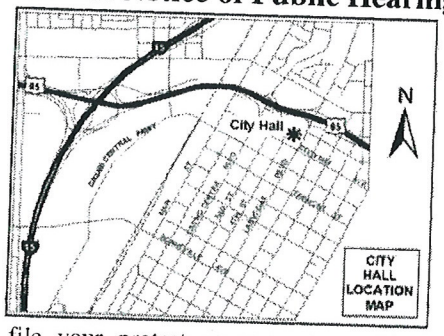
27P

54548$8958 R005

10/27/2009 13:03 17153589522 PAGE 01/01

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.

SDR-35903

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 2 / 2009

12527114022 Case: SDR-35903
R L P TENAYA VILLAGE L L C
%D DONNELLAN
501 ONEIDA ST
MINOCQUA WI 54548-0000

27P

54548$8958 R005

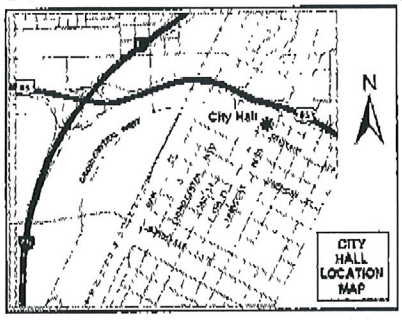
10/27/2009 13:03 17153589522 PAGE 01/01

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
0004279218 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 2009

RECEIVED
OCT 26 2009
BY:

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.

SDR-35903

Planning Commission Meeting of 11/05/2009

Case: SDR-35903
12527113005
MONTECITO MINI STORAGE PTNRS LLC
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

HAYDELL 89117

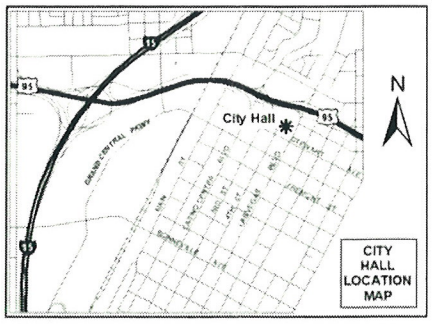
27A

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 OCT 08 2
MAILED FROM ZIP CODE 89

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SDR-35903
12527221013
GIUMMARRA ROSARIO & CAROLINE
7409 HICKORY HILLS DR
LAS VEGAS NV 89130-1002

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903
Planning Commission Meeting of 10/22/2009

HAVDS11 89130

27A

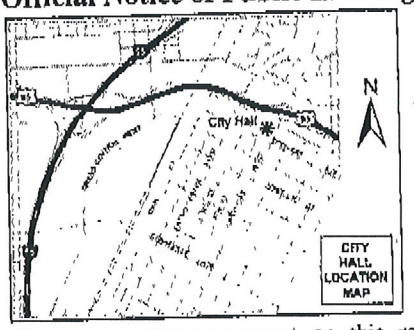
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

SDR-35903

Planning Commission Meeting of 10/22/2009

Case: SDR-35903
12527113005
MONTECITO MINI STORAGE PTNRS LLC
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

RECEIVED
OCT 09 2009
BY:

HAVOE11 89117

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

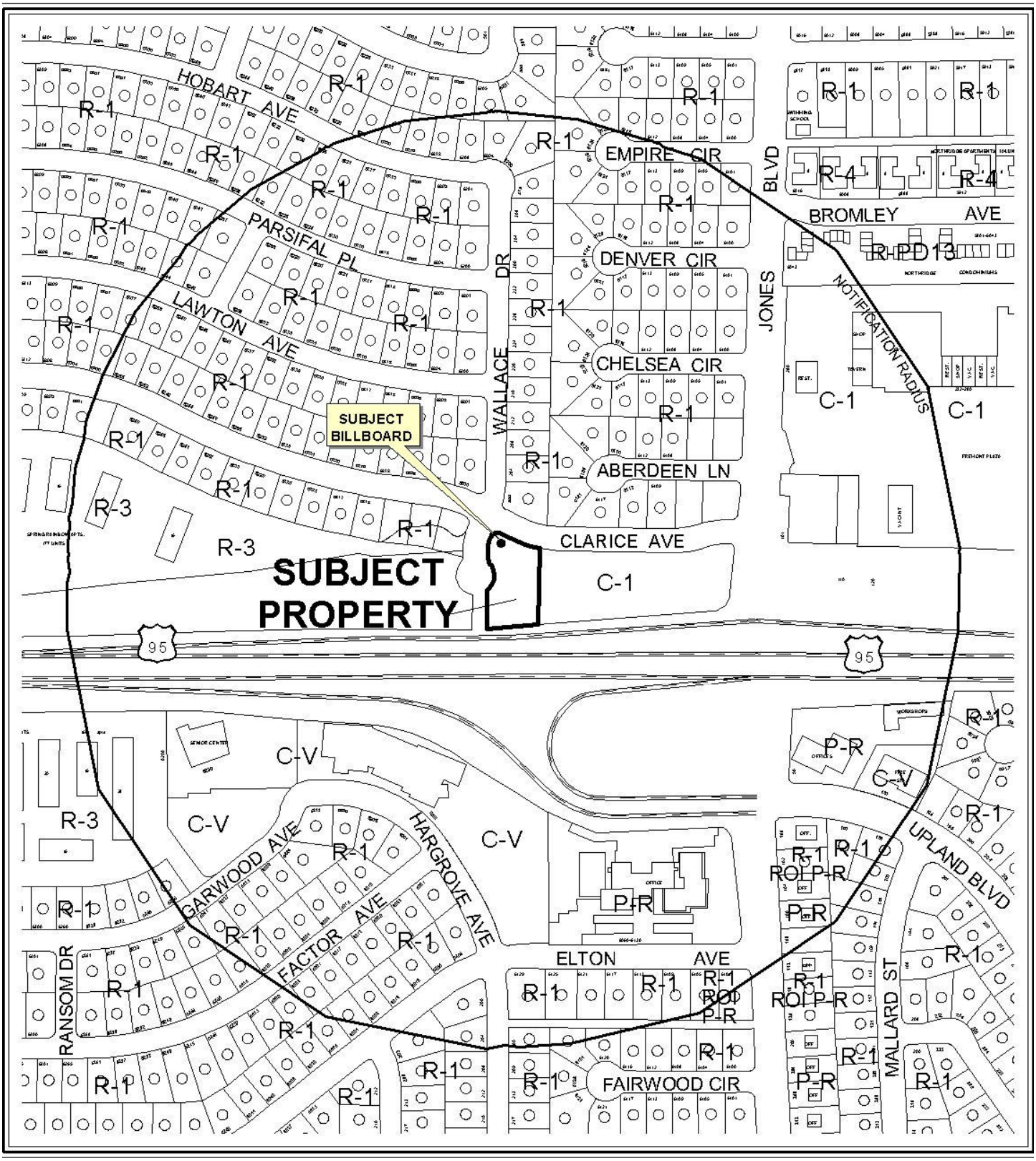
SUBJECT:
RENOTIFICATION - SDR-35904 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION - Request for a Site Development Plan Review TO REPLACE A PREVIOUSLY EXISTING 45-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN WITH A PROPOSED 65-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN ON THE SAME LOT at the southeast corner of Wallace Drive and Clarice Avenue (APN 138-26-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **SDR-35904**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-35904**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35904 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. 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.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/04/09, except as amended by conditions herein.

3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

6. Bird deterrent devices shall be installed on the sign.

Public Works

7. The proposed sign shall not be located within City of Las Vegas public right-of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

8. 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.

SDR-35904 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review to replace a previously existing 45-foot tall, 14-foot by 48-foot Off-Premise Sign with a proposed 65-foot tall, 14-foot by 48-foot Off-Premise Sign on the same lot at the southeast corner of Wallace Drive and Clarice Avenue. The new sign will be located approximately 152 feet north of the previously existing sign, which was removed to allow for expansion of the U.S. 95 freeway.

The top of the off-premise sign is raised 30 feet above the finished elevation of a sound wall adjacent to U.S. 95, bringing the sign to an overall height of 65 feet.

ISSUES

- This Site Development Plan Review falls under the LVMC provision 19.14.100(G)(4), by Director's determination; no Special Use Permit or Variance approval is required.
- Approval of this Site Development Plan Review may not be conditioned upon a required periodic review of the sign, as no such condition was imposed when the sign was initially approved.
- The previously existing off-premise sign was removed in 2004 to allow for expansion of the Oran K. Gragson Freeway (U.S. 95).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
03/04/1964	The Board of City Commissioners approved a Rezoning (Z-0151-63) from R-1 (Single Family Residential) to C-1 (Limited Commercial) on the subject property as part of a larger request. The Planning Commission recommended approval.
03/01/1978	The Board of City Commissioners approved a request for a Plot Plan Review (Z-0151-63) to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign on property generally located at the corner of Jones Boulevard and Clarice Avenue. The Planning Commission recommended approval.
12/01/2004	The City Council adopted Ordinance #5736, which provided for the relocation of off-premise signs that are required to be removed in connection with the installation of publicly-funded improvements.
04/18/2006	A deed was recorded for change of ownership.
01/09/2008	The City Council adopted Ordinance #5959, which updated zoning regulations regarding off-premise signs, including adjustments, relocations and modifications of signs near freeways.

Related Building Permits/Business Licenses	
04/25/1978	A building permit (#5773) was issued for a 40-foot tall, 14-foot by 48-foot off-premise sign at 6115 Clarice Avenue.
05/06/2004	A building permit (#04011125) was issued for demolition of an existing off-premise sign at 6193 Clarice Avenue. The final building inspection was completed 05/13/04.
06/22/2004	A building permit (#04015862) was issued for a 45-foot tall, 14-foot by 48-foot off-premise sign at 192 Wallace Street that was a relocation of an existing sign (same height and size) on the same lot as a result of widening of U.S. 95. No inspections were conducted. The permit subsequently expired 12/25/04.
05/31/2005	A building permit (#05003673) was issued for a 45-foot tall, 14-foot by 48-foot off-premise sign at 192 Wallace Street that was a relocation of an existing sign (same height and size) on the same lot as a result of widening of U.S. 95. No inspections were conducted. The permit subsequently expired 12/03/05.
Pre-Application Meeting	
A pre-application meeting was not required for this application.	
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Field Check	
09/17/09	Staff conducted a field check and found the site to be vacant with the exception of several above ground utility boxes. The area is clear of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	U.S. 95 Freeway	ROW (Right-of-Way)	ROW (Right of Way)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Undeveloped	ROW (Right-of-Way)	R-1 (Single Famliy Residential)

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

Minimum Distance Separation Requirements:

Standards	*Code Requirement*	*Original Off-Premise Sign*	*Proposed Relocated Off-Premise Sign*
Off-Premise Sign	Minimum 300-foot distance separation from any other off-premise sign	Approximately 850' to the northeast	Approximately 820' to east
Off-Premise Sign	Minimum 300-foot distance separation from nearest property line of a lot in the U or any "R" zoning district	Nearest U or "R" property is approximately 130' to the northwest	Nearest U or "R" property is approximately 70' to the northwest
Off-Premise Sign within 660 feet of right-of-way and which can be read from I-15, I-515, U.S. 95 or Oran K. Gragson Highway	Minimum 750-foot distance separation from any other off-premise sign along the same frontage	Nearest off-premise sign along freeway is approximately 850' to the northeast	Nearest off-premise sign along freeway is approximately 820' to the east

Locational Requirements:

Standards	***Code Requirement***	***Original Off-Premise Sign***	***Proposed Relocated Off-Premise Sign***
Location	No off-premise sign may be located within the public right-of-way	On property owned by NDOT outside of the U.S. 95 ROW	On property owned by NDOT outside of the U.S. 95 ROW
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	C-1 zoning district	C-1 zoning district
Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet. Max. advertising height 30' Max. advertising width 60'	14'H x 48'W = 672 SF No embellishments	14'H x 48'W = 672 SF No embellishments
Height	No higher than 40 feet from grade at the point of construction, except within 150' of right-of-way of freeway may be constructed 30' above elevation of the elevated freeway nearest the sign	45 feet from grade: was allowed to be no more than 30 feet above the elevation of the U.S. 95 freeway adjacent to the sign	Elevation of sound wall near sign = 2337' Elevation at base of sign = 2305' Requesting 65' from base to top of sign
Setback	Off-premise signs shall not be located closer than 10 feet to the ROW line of a freeway	Set back approximately 25' from ROW	Set back approximately 25' from U.S. 95 ROW
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened	Screened
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Pylon sign attached to ground	Pylon sign attached to ground

ANALYSIS

Title 19.14.100(G)(1)(b) allows an off-premise sign located within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system to be relocated to another location on the same existing parcel in order to achieve visibility that is obstructed by a noise abatement or highway improvement project. Pursuant to Title 19.14.100(G)(4), approval for the relocation is achieved by means of a Site Development Plan Review. No periodic review may be conditioned for the proposed relocated sign, as no condition for a review was imposed on the sign at the original time of approval.

The off-premise sign is proposed to be relocated 152 feet north of its original location on the lot. The size of the lot was negotiated with NDOT to allow for this off-premise sign relocation. This location abuts the westbound on-ramp of the U.S. 95 Freeway from Jones Boulevard. In order for the sign to be visible above the sound wall constructed adjacent to the on-ramp, the sign's height is proposed to be increased to 65 feet. This height is approximately 30 feet above the elevation of the wall nearest the sign, which is allowed by Title 19.14.100(F)(1)(e).

The original off-premise sign, constructed in 1978, was nonconforming at the time it was removed with respect to standards governing distance separation from residential properties. Under Title 19.14.100(G)(4), the proposed off-premise sign, which would be located approximately 70 feet southwest of property zoned R-1 (Single Family Residential), would be allowed to maintain this nonconformance. At the present time, no residential structures are located on the three residential parcels nearest the proposed sign location.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed relocated off-premise sign will be approximately 110 feet from the nearest existing residential structure and will face the U.S. 95 right-of-way.

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 sign is located on property zoned C-1 (Limited Commercial) in conformance with Title 19 standards. The proposed off-premise sign would be relocated pursuant to Title 19.14.100 regulations. Any nonconforming status the original off-premise sign had prior to removal will be retained.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed off-premise sign will require only minimal vehicular access for maintenance and therefore will not negatively impact traffic in the area.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials for the proposed sign are typical of other off-premise signs in the city and are appropriate. No landscaping is required on the property.

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 building elevations for the proposed off-premise sign are harmonious and compatible with nearby development and show conformance with Title 19.14.100 requirements concerning height of off-premise signs.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed off-premise sign is subject to building inspections, thereby safeguarding the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 275

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35904** APN: 138-26-801-008 + 009

Name of Property Owner: NEVADA DEPT. OF TRANSPORTATION

Name of Applicant: CLEAR CHANNEL OUTDOOR

Name of Representative: ROD CARTER

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: Carol Lamb, Assistant Chief R/W Agent

Print Name: CAROL LAMB

Subscribed and sworn before me

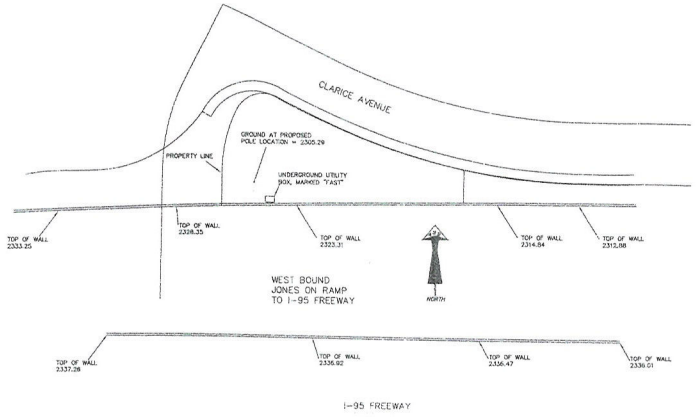
This 3rd day of September, 2009

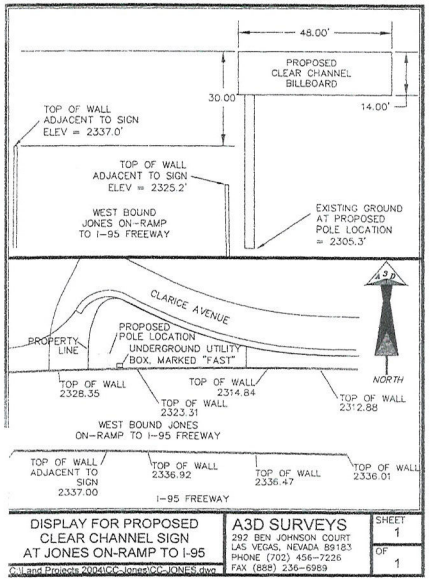
Sandra Gail Bennett

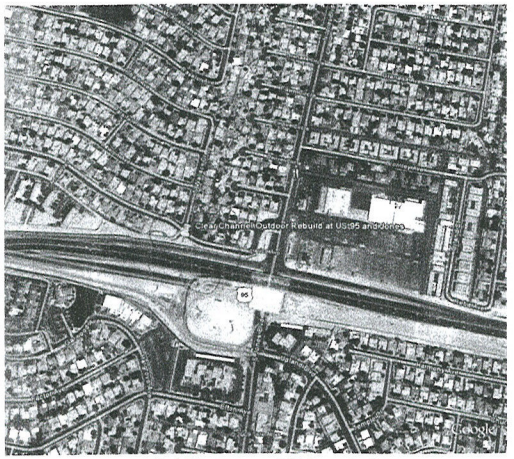
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SANDRA GAIL BENNETT
My Appointment Expires
August 25, 2010
No: 06-106900-1

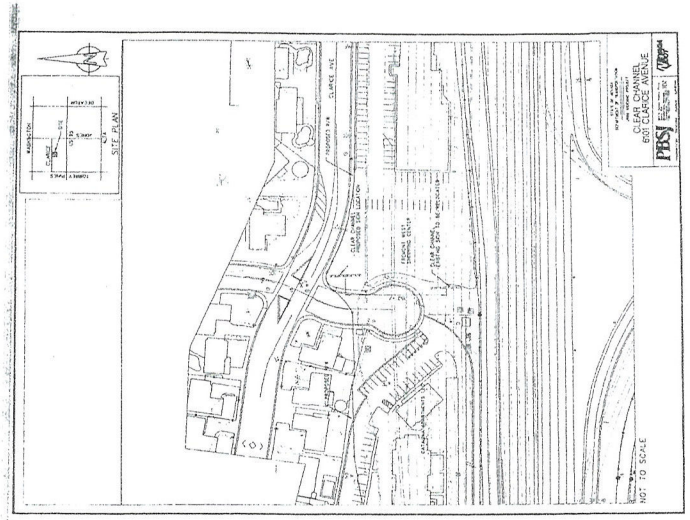
RECEIVED
SEP 04 2009

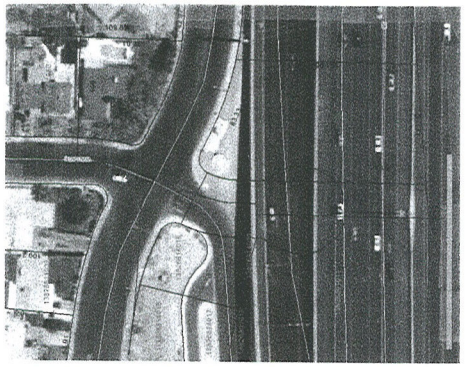






VICINITY MAP APN# 138 26 801 009







RECEIVED
SEP 04 2009

SDR-35904
10/22/09 PC

STATE OF NEVADA

DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY DIVISION
P. O. Box 170, Las Vegas, NV 89125-0170
June 24, 2009

JIM GIBBONS, *Governor*

SUSAN MARTINOVICH, P.E., *Director*

MARGO WHEELER
PERMIT OPERATIONS
CITY OF LAS VEGAS
731 S. 4TH STREET
LAS VEGAS NV 89101

Project: EBMGNHSTP-095-2(028)
E.A. 72657
Parcel: U-095-CL-079.607 XS1
Owner: NDOT
Original APN #'s 138-26-801-008 & 009
Clear Channel Billboard permit for 6150 Clarice Ave, (NW corner, US-95 & Jones).

Dear Ms. Wheeler:

This letter is written to acknowledge and consent to a billboard being permitted on the above mentioned parcel. On May 5, 2004, at the request of the Department, Clear Channel Outdoor removed their permitted billboard from the above referenced parcel, to accommodate the construction of the US-95 widening project. That project is now completed and the Department is ready to allow the billboard to be re-erected on a portion of the same parcel. A sketch map depicting the sign pole location is in their permit application.

Please feel free to contact me if you have questions or need additional information regarding this matter. My phone number is: 702-385-6527 and my e-mail address is: clamb@dot.state.nv.us.

Thank you for your assistance.

Sincerely,

Carol Lamb

Carol Lamb
Assistant Chief Right-of-Way Agent

cl/lm
cc: James Lewis, Assistant City Attorney, City of Las Vegas
Kurt Lambeth, Attorney
Eddie Guilbenkian, Deputy Attorney General
Rod Carter, Clear Channel Outdoor
Jon Bunch, Chief Right-of-Way Agent

STATE OF NEVADA
Department of Transportation
JIM GIBBONS, *Governor*

CAROL LAMB
Assistant Chief Right-of-Way Agent

123 E. Washington Avenue
Las Vegas, Nevada 89101
E-mail: clamb@dot.state.nv.us

Office Phone: 385-6527
Fax: 385-6538
Area Code: 702

SDR-35904
10/22/09 PC

CLEAR CHANNEL OUTDOOR

Facsimile

To:	**Margo Wheeler**	**From:**	**Rod Carter**
Fax:	**474-7463**	**Pages:**	**7**
Phone:	**229-3601**	**Date:**	**6/24/09**
Re:	**Clear Channel Outdoor- NDOT**	**CC:**	**Jim Lewis (City Attorney) 386-1749**

☐ **Urgent** **X For Review** ☐ **Please Comment** **Please Reply**

Margo,

Per our discussion yesterday (6/23/09) please find the requested material with regards to Clear Channel Outdoor rebuilding our Billboard due to condemnation at US 95 and Jones.

Enclosed please find:

1. NDOT letters of support and approval
2. Site Plan
3. Permit

As briefly mentioned, the property has been tied up in litigation for several years now. NDOT (State of Nevada) has finally settled all claims and is ready to move forward with allowing us our rights to relocate. Should you have any questions or comments, please feel free in contacting Carol Lamb, Assistant Chief Right-of-Way Agent at 385-6527 or myself directly at 238-7209.

Thank you in advance for your time and help.

Kindest Regards,

Rod Carter
Senior Real Estate Representative
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7209 direct line. 702.238.7266 fax

SDR-35904
10/22/09 PC

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
P. O. Box 170, Las Vegas, NV 89125-0170
June 24, 2009

JIM GIBBONS, *Governor*

SUSAN MARTINOVICH, P.E., *Director*

MARGO WHEELER
PERMIT OPERATIONS
CITY OF LAS VEGAS
731 S. 4TH STREET
LAS VEGAS NV 89101

Project: EBMGNHSTP-095-2(028)
E.A. 72657
Parcel: U-095-CL-079.607 XS1
Owner: NDOT
Original APN #'s 138-26-801-008 & 009
Clear Channel Billboard permit for 6150 Clarice Ave, (NW corner, US-95 & Jones).

Dear Ms. Wheeler:

This letter is written to acknowledge and consent to a billboard being permitted on the above mentioned parcel. On May 5, 2004, at the request of the Department, Clear Channel Outdoor removed their permitted billboard from the above referenced parcel, to accommodate the construction of the US-95 widening project. That project is now completed and the Department is ready to allow the billboard to be re-erected on a portion of the same parcel. A sketch map depicting the sign pole location is in their permit application.

Please feel free to contact me if you have questions or need additional information regarding this matter. My phone number is: 702-385-6527 and my e-mail address is: clamb@dot.state.nv.us.

Thank you for your assistance.

Sincerely,

Carol Lamb

Carol Lamb
Assistant Chief Right-of-Way Agent

cl/lm
cc: James Lewis, Assistant City Attorney, City of Las Vegas
Kurt Lambeth, Attorney
Eddie Guilbenkian, Deputy Attorney General
Rod Carter, Clear Channel Outdoor
Jon Bunch, Chief Right-of-Way Agent

SDR-35904
10/22/09 PC

(NSPO Rev 2-07)

L 135

NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT SUBCONTRACTOR REGISTRATION AT BUILDING & SAFETY. SEE REVERSE SIDE FOR INSTRUCTIONS.

CUSTOMER COPY

2310-051-2/03

Permit Expires 180 Days After Abandonment of Work

PERMIT

CITY OF LAS VEGAS BUILDING & SAFETY

APP. REC'D. DATE	PLAN CHK. NO.	PERMIT NO.
05/10/05	L-0343-05	05003473

JOB / BUSINESS NAME	JOB ADDRESS	ZIP	ADR TYPE	APPLICATION NO.
CLEAR CHANNEL	192 N WALLACE DR			726168-9

SUBDIVISION RECORDED NAME	UNIT	PHASE	LOT	BLOCK	JOB PHONE	BOOK/PAGE
NO RECORDED SUB					382-3020	

LEGAL DESCRIPTION	SEC. / TWN. / RGE.	SUBDIVISION MARKETING NAME	MODEL NO.
SPLIT SPLIT SPLIT			L-0343-05

CONTRACTOR NAME	CONTR. PHONE NO.	CONTR. FAX NO.	NV CONTR. NO.
CLEAR CHANNEL OUTDOOR	382-3020		51604

CONTRACTOR ADDRESS	CITY	STATE	ZIP	CITY BUS. LIC. NO.
				C11-00679

OWNER NAME	OWNER PHONE	OWNER FAX
CLEAR CHANNEL		

OWNER'S MAILING ADDRESS	CITY	STATE	ZIP

WORK DESCRIPTION	WORK TYPE	COM/APT/RES	ACRES	SETBACK END 0 / FRONT 0 / REAR 0 / SIDE 0	HEATED AREA
BILLBOARD SIGN		COM			UNHEATED AREA

1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application.
2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct.

CONTACT PHONE # _____ SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☐

LAND USE ZONE	ZONING CASE NO.		SHADE STRUCTURE
OCC. GROUP	CONST. TYPE	NO. STORIES	
NO. DWELL. UNITS	SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)
PARK DIST.	TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO.
			2317 90
WARD NO.	CENSUS TRACT NO.	ASSESS. PARCEL NO.	CODE YEAR
		- -	BMP E

NEW ADD REM	STATED VALUATION	CORRECTED VALUATION	READY DATE	ISSUE DATE
	$ 23000	$ 25000		05/25/05

COMMENTS

PERMIT TYPE	DESCRIPTION	FEES
10.0	BUILDING PERMIT	213.00
60.0	ZONING	11.00
80.0	PLAN CHECK FEE	138.00
86.0	ADMIN FEE	35.00

SPECIAL CONDITIONS:

SDR-35904
10/22/09 PC

APA BEG. BAL.	EXEMPT NO.	TOTAL FEES
		397.00
APA END BAL.	RECEIPT NO.	LESS PREVIOUS PAID
		0.00
APA ACCT. NO.	RECEIPT NO.	AMOUNT DUE
		397.00

STATE OF NEVADA

DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY DIVISION
P. O. Box 170, Las Vegas, NV 89125-170

KENNY C. GUINN, *Governor*

JEFF FONTAINE, P.E., *Director*

October 24, 2005

Mr. Rod Carter
Clear Channel Outdoor, Inc.
2880-B Meade Avenue, Suite 530
Las Vegas, NV 89102

Project: EBMGNHSTP-095-2(028)
E.A.: 72657
Parcel: U-095-CL-079.607
Owner: Fremont West Shopping Center
Tenant: Clear Channel
Re: Clear Channel sign relocation for the US Highway 95 widening project

Dear Mr. Carter:

I am writing this letter as confirmation of the events and timing pertaining to the removal and relocation of the Clear Channel outdoor advertising sign, formerly located on the Fremont West Shopping Center property.

The Nevada Department of Transportation received occupancy of the above-mentioned property through a court order, allowing the Department to begin construction, of the US Highway 95 widening project, on the property. On April 8, 2004, Clear Channel was sent a 30-day notice, from the Department, requiring their sign to be removed from the property within that time. Subsequently, on May 5, 2004, to assist in the construction of the project and in good faith, Clear Channel removed the sign.

As a part of the relocation process, it is the intention of the Department to allow Clear Channel to relocate the sign to a portion of the remainder of the same parcel, as soon as the State obtains ownership of the property and providing that a mutually agreeable lease is executed. Although the State has been granted occupancy of the property, the ownership will not be granted until either a settlement is made with the owner or the Eminent Domain court case is final. The Department cannot enter into a lease of the property until ownership of the property has been granted to the State. Unfortunately, as this issue is in the hands of the court, a definite timetable for executing the lease and the relocation of the sign cannot be established.

The Department would appreciate all due consideration be given to Clear Channel regarding the issuance of required permits and permit extensions regarding the relocation of this sign.

SDR-35904
10/22/09 PC

Thank you for your assistance in this matter. If you have questions or need additional information regarding this matter you may contact me by phone at 702- 385-6527 or by e-mail at cking@dot.state.nv.us.

Sincerely,

Carol King
Right-of-Way Agent III

CK/sgb

c: Pat Springer, Supervisory R/W Agent

SDR-35904
10/22/09 PC

NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT SUBCONTRACTOR REGISTRATION AT BUILDING & SAFETY. SEE REVERSE SIDE FOR INSTRUCTIONS.

CUSTOMER COPY

2310-051-2/03

Permit Expires 180 Days After Abandonment of Work

PERMIT

CITY OF LAS VEGAS BUILDING & SAFETY

APP. REC'D. DATE	PLAN CHK. NO.	PERMIT NO.
05/18/04	L-4725-04	04015862

JOB / BUSINESS NAME	JOB ADDRESS	ZIP	ADR TYPE	APPLICATION NO.
CLEAR CHANNEL/US 95	192 N WALLACE DR			711422-1

SUBDIVISION RECORDED NAME	UNIT	PHASE	LOT	BLOCK	JOB PHONE	BOOK/PAGE
NO RECORDED SUB			0	0	382-5020	

LEGAL DESCRIPTION	SEC. / TWN. / RGE.	SUBDIVISION MARKETING NAME	MODEL NO.
SPLIT SPLIT SPLIT			L-4725-04

CONTRACTOR NAME	CONTR. PHONE NO.	CONTR. FAX NO.	NV CONTR. NO.
CLEAR CHANNEL OUTDOOR	382-5020		51604

CONTRACTOR ADDRESS	CITY	STATE	ZIP	CITY BUS. LIC. NO.
				C11-00679

OWNER NAME	OWNER PHONE	OWNER FAX
CLEAR CHANNEL/US 95 & JONES		

OWNER'S MAILING ADDRESS	CITY	STATE	ZIP

WORK DESCRIPTION	WORK TYPE	COM/APT/RES	ACRES	SETBACK END 0	HEATED AREA
BILLBOARD SIGN		COM		FRONT 0	
				REAR 0	UNHEATED AREA
				SIDE 0	

1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application.
2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct.

CONTACT PHONE # _____ SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☐

LAND USE ZONE	ZONING CASE NO.		SHADE STRUCTURE

OCC. GROUP	CONST. TYPE	NO. STORIES	

NO. DWELL UNITS	SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)

PARK DIST.	TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO.
			2319 28

WARD NO.	CENSUS TRACT NO.	ASSESS. PARCEL NO.	CODE YEAR
		- -	BMP E

NEW ADD REM	STATED VALUATION	CORRECTED VALUATION	READY DATE	ISSUE DATE
	$ 37000	$ 37000		06/22/04

COMMENTS	PERMIT TYPE	DESCRIPTION	FEES
NON-EL DOUBLE 672 SQFT 30-5	14.0	SIGN	284.00
	80.0	PLAN CHECK FEE	105.00
	60.0	ZONING	14.00
	94.0	PLANNING SIGN TAG FEE	336.00
	86.0	ADMIN FEE	35.00

ADDR ASSN JODY 5/20 TAG #07689 **SPECIAL INSPECTOR REQUIRED**

SPECIAL CONDITIONS:	APA BEG. BAL.	EXEMPT NO.	TOTAL FEES
SDR-35904 10/22/09 PC	APA END BAL.		854.00
		RECEIPT NO.	LESS PREVIOUS PAID
	APA ACCT. NO.		0.00
		RECEIPT NO. 125173	AMOUNT DUE 854.00

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY DIVISION
P. O. Box 170, Las Vegas NV 89125-0170
January 24. 2005

KENNY C. GUINN, *Governor*

JEFF FONTAINE, P.E., *Director*

Clear Channel Outdoor
Attn: Rod Carter
1211 West Bonanza Road
Las Vegas, NV 89106

Outdoor Advertising Control
Billboard Relocation
US 95 west of Jones

Dear Mr. Carter:

The Right-of-Way staff at the Nevada Department of Transportation has reviewed your proposed site for the relocation of the sign that had been located along US 95 west of Jones (old parcel 138-26-801-009). This sign is being relocated due to the expansion of US 95. Current State regulations do not allow signs to encroach on or over NDOT right-of-way, however they may be placed up to the edge of the right-of-way with no setback. We will be happy to assist you in the location of the sign so it does not fall within NDOT right-of-way.

Please also be advised that there will be a sound wall installed in this area. NDOT has no objections to a height adjustment so this billboard may be read over the new sound wall.

If you have any questions, you may contact Kevin Leany at the above address or by e-mail at kleany@dot.state.nv.us, or by telephone at (702) 385-6525.

Sincerely,

Loraine Kusuhara

Loraine Kusuhara
Supervisory R/W Agent

LK/KSL/lf

cc: Carson City R/W
Kevin S. Leany

SDR-35904
10/22/09 PC

711422-1

CITY OF LAS VEGAS
APPLICATION -- DEVELOPMENT PERMIT

PLAN CHECK NO. L-4725-04

FOR: SIGNS

PROPOSED CONSTRUCTION / WORK DESCRIPTION: BILLBOARD DATE 05/17/04

ADDRESS: 192 N. Wallace Dr.

TENANT / BUSINESS NAME: CLEAR CHANNEL/US95 & JONES

PROPERTY OWNER: CLEAR CHANNEL

CONTRACTOR: CLEAR CHANNEL

CONTACT PHONE NO: 238-7209 CONTACT FAX NO: 382-7088

STATE LICENSE NO: 51604 CITY LICENSE NO: C11-679

PARCEL NO. 138-26-801-009 ZONE C-1 WARD NO. 2

LOT(s) 2 BLOCK: \ SUBDIVISION: Parcel Map File 82 Page 93

MATERIALS OF CONSTRUCTION: Metal ☐ Wood ☐ Plastic ☐ Other ☐

TYPE OF PROJECT: New ☐ Replacement ☐ Relocation ☐ Campaign ☐

TYPE	SIZE	HEIGHT ZONE* A UP TO 30'	B OVER 30' UP TO 50'	C OVER 50'	VALUATION	PERMIT FEE
BILLBOARD - NON- ELECTRIFIED						
Single-faced freestanding	sq. Ft. @	$5.40	$7.50	$9.65	$	$
Single-faced marquee or projecting	sq. Ft. @	$6.40	$8.50	$10.65	$	$
Double-faced or V-type freestanding	672 sq. Ft. @	$10.75	$12.85	$15.00	$ 37,000	$ 284
Double-faced or V-type on roof marquee or projecting	sq. Ft. @	$12.75	$14.85	$17.00	$	$
ELECTRIFIED						
Single-faced	sq. Ft. @	$12.85	$15.00	$17.15	$	$
Double-faced	sq. Ft. @	$17.15	$19.30	$21.50	$	$

FOR COMPUTER SIGNS, NEON, OR SIGNS NOT INCLUDED ABOVE, USE CONSTRUCTION VALUATION TO DETERMINE FEE		$

*HEIGHT ZONE, DIMENSION FOR CLASSIFYING HEIGHT ZONE A, B OR C SHALL BE TAKEN AS A DISTANCE BETWEEN THE GROUND ELEVATION AND THE HIGHEST POINT OF THE DISPLAY SURFACE.

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this Permit.

Contractor or Agent / Owner — Date 10/22/04

Planning Dept. — Date 05/20/04

Build. Dept. — Date 6/10/04

Permits & Inspections: 229-6251

To schedule Inspections: 229-2071

TAG NUMBER 07689

Date Accepted 5/20/04

Accepted By

1122-2812 Tag Fee $ 336

1172-2431 Build. Permit: $ 284

1172-2438 Plan Check: $ 185

1121-2437 Zoning: $ 14

1172-2431 Elec. Permit: admin $ 35

TOTAL: $ 854 00

Permit expires 180 Days After Abandonment of Work

Permits expire when no inspection has been requested for any 180 day period after the permit has been issued.

SDR-35904

10/22/09 PC

NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT SUBCONTRACTOR REGISTRATION AT BUILDING & SAFETY. SEE REVERSE SIDE FOR INSTRUCTIONS.

FILE COPY

2310-051-2/03

Permit Expires 180 Days After Abandonment of Work

PERMIT

CITY OF LAS VEGAS BUILDING & SAFETY

APP. REC'D. DATE	PLAN CHK. NO.	PERMIT NO.
05/18/04	L-4725-04	04015862

JOB / BUSINESS NAME	JOB ADDRESS	ZIP	ADR TYPE	APPLICATION NO.
CLEAR CHANNEL/US 95	192 N WALLACE DR			711422-1

SUBDIVISION RECORDED NAME	UNIT	PHASE	LOT	BLOCK	JOB PHONE	BOOK/PAGE
NO RECORDED SUB			0	0	382-5020	

LEGAL DESCRIPTION	SEC. / TWN. / RGE.	SUBDIVISION MARKETING NAME	MODEL NO.
SPLIT SPLIT SPLIT			L-4725-04

CONTRACTOR NAME	CONTR. PHONE NO.	CONTR. FAX NO.	NV CONTR. NO.
CLEAR CHANNEL OUTDOOR	382-5020		51604

CONTRACTOR ADDRESS	CITY	STATE	ZIP	CITY BUS. LIC. NO.
				C11-00679

OWNER NAME	OWNER PHONE	OWNER FAX
CLEAR CHANNEL/US 95 & JONES		

OWNER'S MAILING ADDRESS	CITY	STATE	ZIP

WORK DESCRIPTION	WORK TYPE	COM/APT/RES	ACRES	SETBACK END 0 FRONT 0 REAR 0 SIDE 0	HEATED AREA
BILLBOARD SIGN		COM			UNHEATED AREA

1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application.
2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct.

CONTACT PHONE # _____ SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☐

LAND USE ZONE	ZONING CASE NO.		
OCC. GROUP	CONST. TYPE	NO. STORIES	SHADE STRUCTURE
NO. DWELL UNITS	SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)
PARK DIST.	TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO.
			2319 98
WARD NO.	CENSUS TRACT NO.	ASSESS. PARCEL NO.	CODE YEAR
		- -	BMP E

NEW ADD REM	STATED VALUATION	CORRECTED VALUATION	READY DATE	ISSUE DATE
	$ 37000	$ 37000		06/22/04

COMMENTS	PERMIT TYPE	DESCRIPTION	FEES
NON-EL DOUBLE 672 SQFT 30-5	14.0	SIGN	284.00
	80.0	PLAN CHECK FEE	185.00
	60.0	ZONING	14.00
	94.0	PLANNING SIGN TAG FEE	336.00
	86.0	ADMIN FEE	35.00

ADDR ASSN JODY 5/20 TAG #07689 **SPECIAL INSPECTOR REQUIRED**

SPECIAL CONDITIONS:

SDR-35904
10/22/09 PC

APA BEG. BAL.	EXEMPT NO.	TOTAL FEES
		854.00
APA END BAL.	RECEIPT NO.	LESS PREVIOUS PAID
		0.00
APA ACCT. NO.	RECEIPT NO.	AMOUNT DUE
	125173	854.00

SPECIAL INSPECTOR
I-HOLD

Plan Ck # L-4725-04 **Job** BILLBOARD SIGN **Address** 192 N. WALLACE DR.

PLANS EXAMINER GERALD G GUNNY
NAME

		YES	NO
1	Special Inspector set of Plans/Calcs received.	X	
2	Special Inspector set of Plans/Calcs approved.	X	
3	Special Inspector letter received.	X	
4	Special Inspector letter in application folder.	X	
4	I-Hold type: (101) or ____	X	
5	I-Hold type: (140) (for 3rd pty Final Spec. Insp. Report)	X	
6	This project is (Commercial), Residential, Wall (please circle one)		

7	Name of Special Inspection Agency: WESTERN TECH BILL KASSUBE 303-1160	**Date Done** 6/9/04

Name and Cellular Number of Area Supervisor, this job
(to be contacted for removal of I-Hold)

PERMIT TECHNICIAN Chris Reinhold
NAME

		YES	NO
1	Special Inspector set processed?	✓	
2	Comment Line on APPL Screen done?	✓	
	SPECIAL INSPECTOR REQUIRED		
	3rd Party Special Inspection Report Required		

Date Done 6-10-04

CASHIER _____
NAME

		YES	NO
1	Permit # 04015862 APPL # 711422	✓	
2	I-Hold #101 or #_____ put on.	✓	
3	I-Hold #140 put on.	✓	
4	Plan Check # input on Comment Line, I-Hold screen.	✓	
(101)	SPECIAL INSP. TO BE ASSIGNED PC#____		
(140)	FINAL SPECIAL INSPECTION REPORT REQUIRED		
4	Inspections Supervisor fax'd.	✓	
5	Inspections Supervisor copied.	✓	
6	Red Stamp Hard Card.	✓	
7	Have Customer sign & then give copy of this form.	✓	

Customer: Call Area Inspection Supervisor for release of I-holds. Do not call Plans Examiner.

Date Done 6-22-4

SDR-35904
10/22/09 PC

Received by Customer _____ **Date** 6-22-04

WCY Fax # 363-1051
forms.SpecialInspector.SpIhold.doc Rev 4-18-02 Rev 2-17-00 Rev 10-99 8-27-98

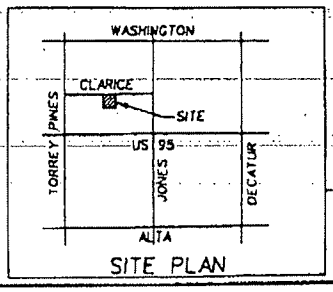
PC #	**L-4725-04**	
TITLE	**PLAN**	
PROJECT	**CLEAR CHANNEL/US 95 & JONES**	
ADDRESS	**192 N. WALLACE DR**	
PERMIT #	**04-015862**	
APPLICATION #	**Original** **711422**	Revision

SDR-35904
10/22/09 PC

CONDEMNATION / RELOCATION PROJECT

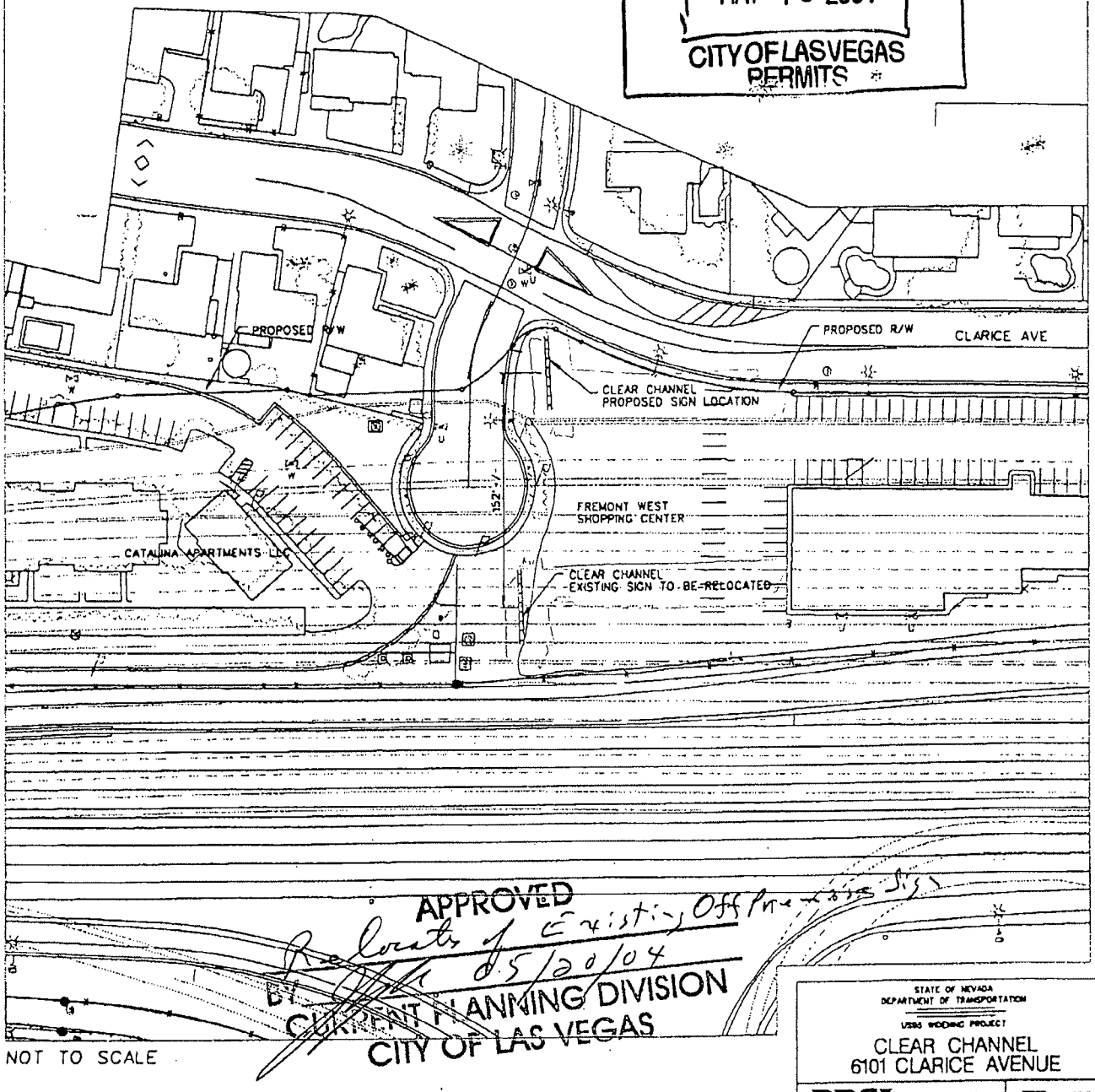
CLV
L-4725-04

CLEAR CHANNEL OUTDOOR
US 95 NL 500' W/O JONES



SITE PLAN

RECEIVED
MAY 18 2004
CITY OF LAS VEGAS
PERMITS



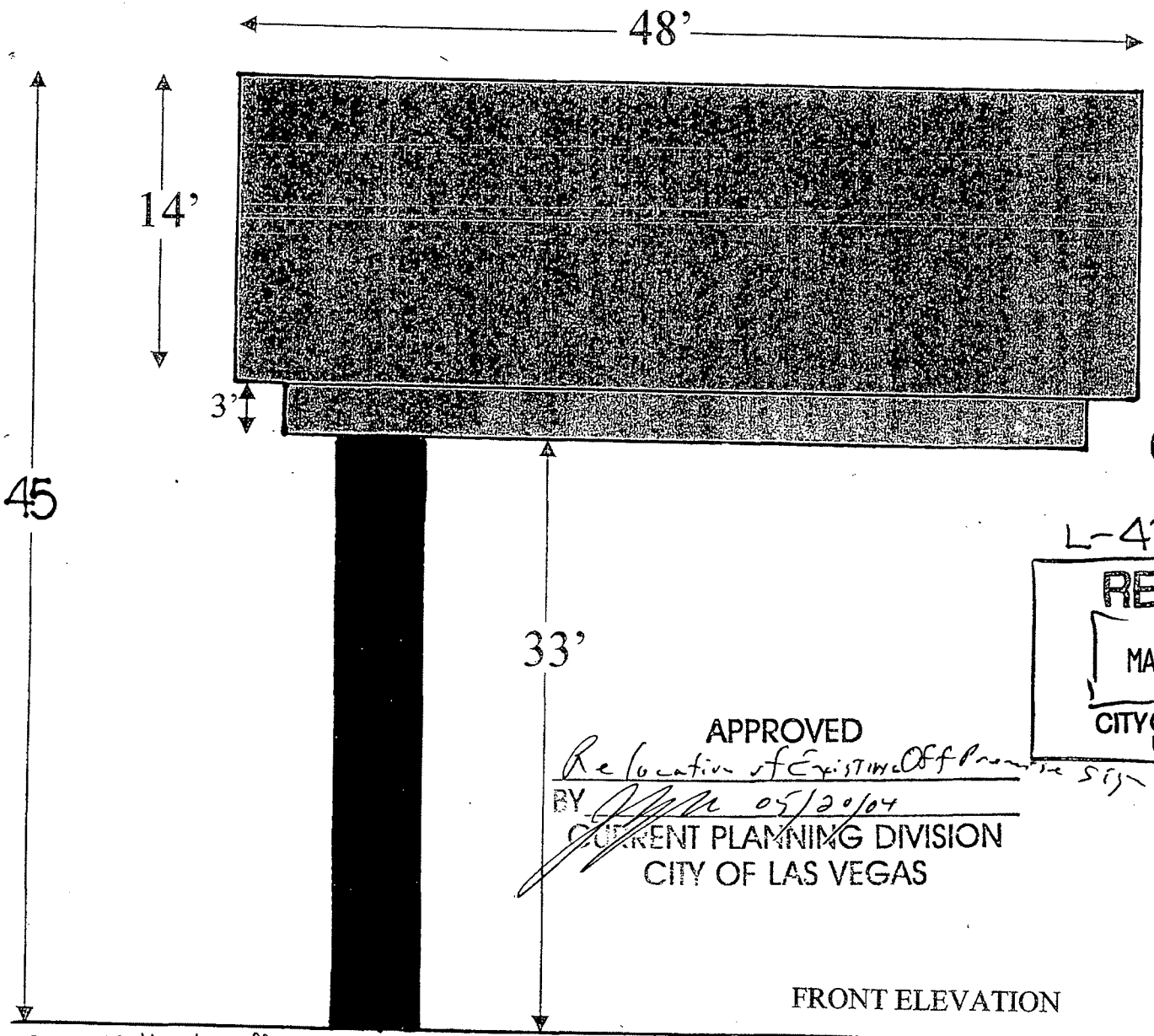
APPROVED
Relocate Existing Off Premises Sign
BY CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
5/20/04

NOT TO SCALE

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
US95 WIDENING PROJECT
CLEAR CHANNEL
6101 CLARICE AVENUE

PBSJ

SDR-35904
10/22/09 PC



CLV

L-4725-04

RECEIVED
MAY 18 2004
CITY OF LAS VEGAS
PERMITS

APPROVED
Relocation of Existing Off Premise Sign
BY 05/20/04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

FRONT ELEVATION

EXISTING HEIGHT PRIOR TO TAKE DOWN: CONDEMNATION SAME HEIGHT SAME BUILD * NO MODIFICATIONS *

NOT TO SCALE

SDR-35904
10/22/09 PC

CITY OF LAS VEGAS
DEPARTMENT OF BUILDING & SAFETY
PERMIT APPLICATION

726168-9

TYPE OR PRINT (BLACK INK ONLY)

Project # L343-05 Parent Project # _____

FOR: ☒ Commercial & Public Structures ☐ Single Family Residence

WORK DESCRIPTION: RE-BUILD ONE 14'x48' 45'O.A.H. OFF-PREMISE ADVERTISING "BILLBOARD" SIGN

PERMITS REQUESTED: ☒ Building ☐ Mechanical Val _____

☐ Plumbing Val _____ ☐ Electrical Val _____

TOTAL VALUATION: $ _____

ADDRESS: 192 NORTH WALLACE DRIVE

OWNER/BUILDER NAME: CLEAR CHANNEL OUTDOOR

CONTRACTOR: QUANTUM STRUCTURE & DESIGN A DIVISION OF CLEAR CHANNEL OUTDOOR

PROJECT/BUSINESS NAME: US 95 & JONES BILLBOARD

CONTACT PHONE NO.: 238 7209 CONTACT FAX NO.: 382 7088

STATE CONTRACTOR LICENSE NO.: 51604 CITY BUSINESS LICENSE NO.: C11-00679

PARCEL NO.: 138 26 801 009 ZONE: C-1

LOT(s): _____ BLOCK: _____ SUBDIVISION: _____

OCCUPANCY GROUP: _____ USE: _____ CONST. TYPE: _____

SQUARE FT OF FLOOR AREAS: 1st _____ 2nd _____ 3rd _____ Garage _____

Patio _____ Balcony _____ Total _____ No. of Units _____ No. of Stories _____

SPECIAL CONDITIONS: BILLBOARD IS BEING REBUILT UNDER STATE "CONDEMNATION" VS 95 FREEWAY EXPANSION 45' max height - must have light shield.

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

Contractor or Agent / Owner — Date 5/9/05

Planning Department — Date 5-23-05

Land Development/Flood Control Engr. — Date

Fire Department — Date

Building Department — Date 5-23-'5

TOTAL PERMIT FEE: $ 397.00

PRE-PAID: Plan Review $_____

PRE-PAID: Zoning $_____

TOTAL $_____

Permit Expires 180 Days After Abandonment of Work

Permits expire when no inspection has been requested for any 180-day period after the permit has been issued.

Revised 02/05

cp: Permit Application

SDR-35904

10/22/09 PC

NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT SUBCONTRACTOR REGISTRATION AT BUILDING & SAFETY. SEE REVERSE SIDE FOR INSTRUCTIONS.

FILE COPY

2310-051-2/03

Permit Expires 180 Days After Abandonment of Work

PERMIT

CITY OF LAS VEGAS BUILDING & SAFETY

APP. REC'D. DATE	PLAN CHK. NO.	PERMIT NO.
05/10/05	L-0343-05	05003673

JOB / BUSINESS NAME	JOB ADDRESS	ZIP	ADR TYPE	APPLICATION NO.
CLEAR CHANNEL	192 N WALLACE DR			726168-9

SUBDIVISION RECORDED NAME	UNIT	PHASE	LOT	BLOCK	JOB PHONE	BOOK/PAGE
NO RECORDED SUB					382-5020	

LEGAL DESCRIPTION	SEC. / TWN. / RGE.	SUBDIVISION MARKETING NAME	MODEL NO.
SPLIT SPLIT SPLIT			L-0343-05

CONTRACTOR NAME	CONTR. PHONE NO.	CONTR. FAX NO.	NV CONTR. NO.
CLEAR CHANNEL OUTDOOR	382-5020		51604

CONTRACTOR ADDRESS	CITY	STATE	ZIP	CITY BUS. LIC. NO.
				C11-00679

OWNER NAME	OWNER PHONE	OWNER FAX
CLEAR CHANNEL		

OWNER'S MAILING ADDRESS	CITY	STATE	ZIP

WORK DESCRIPTION	WORK TYPE	COM/APT/RES	ACRES	SETBACK END 0 FRONT 0 REAR 0 SIDE 0	HEATED AREA
BILLBOARD SIGN		COM			

1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application.
2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct.

CONTACT PHONE # _____ SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☐

LAND USE ZONE	ZONING CASE NO.	UNHEATED AREA

OCC. GROUP	CONST. TYPE	NO. STORIES	SHADE STRUCTURE

NO. DWELL UNITS	SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)

PARK DIST.	TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO.
			2319 98

WARD NO.	CENSUS TRACT NO.	ASSESS. PARCEL NO.	CODE YEAR
		-- --	BMP E

NEW ADD REM	STATED VALUATION	CORRECTED VALUATION	READY DATE	ISSUE DATE
	$ 25000	$ 25000		05/31/05

COMMENTS

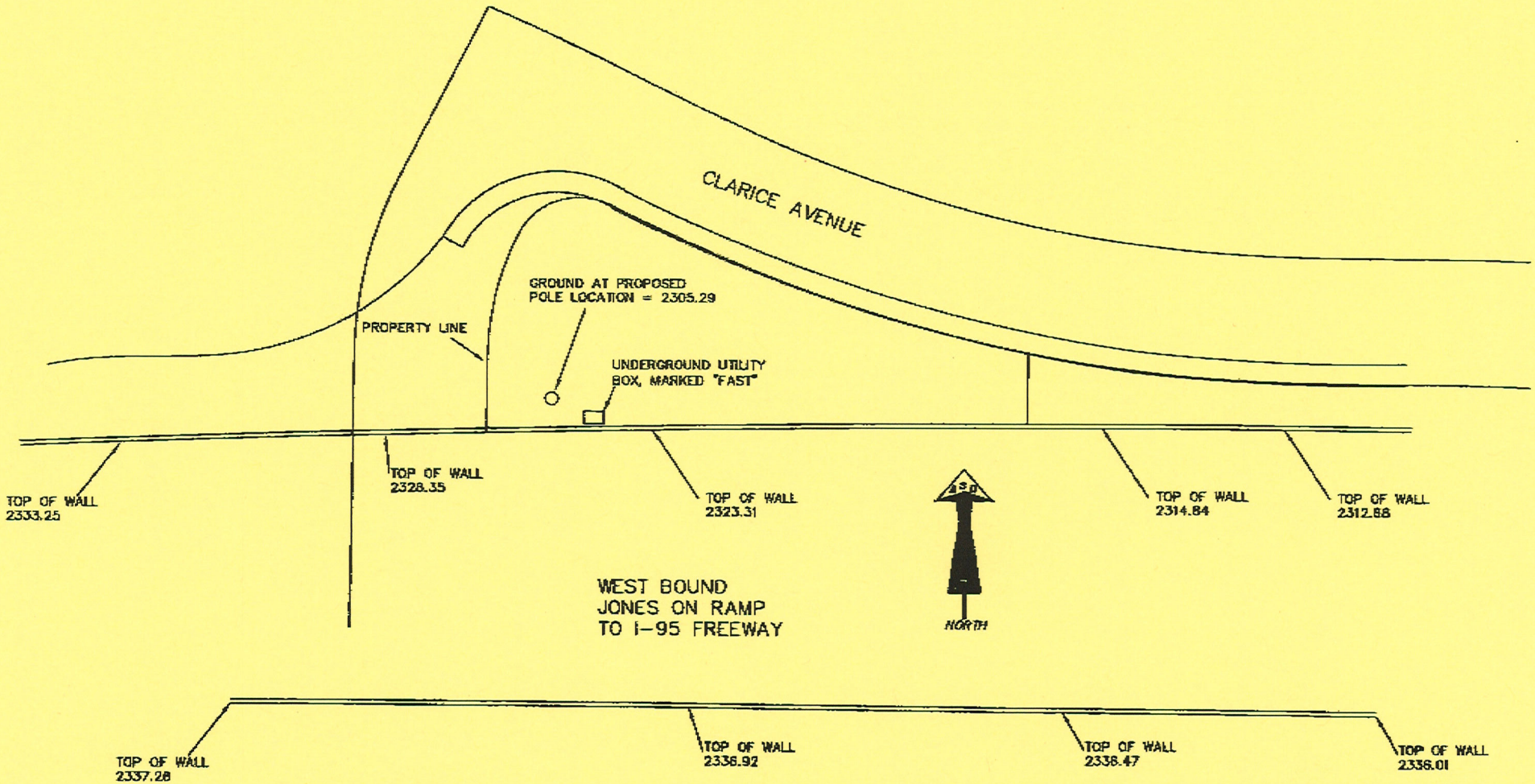
PERMIT TYPE	DESCRIPTION	FEES
10.0	BUILDING PERMIT	213.00
60.0	ZONING	11.00
80.0	PLAN CHECK FEE	138.00
86.0	ADMIN FEE	35.00

SPECIAL CONDITIONS:

SDR-35904
10/22/09 PC

APA BEG. BAL.	EXEMPT NO.	TOTAL FEES
		397.00
APA END BAL.	RECEIPT NO.	LESS PREVIOUS PAID
		0.00
APA ACCT. NO.	RECEIPT NO. 130594	AMOUNT DUE 397.00

06/24/2009 14:17 CLEAR CHANNEL OUTDOOR → 94747463 NO.014 P03



SDR-35904
10/22/09 PC

710812-0

CITY OF LAS VEGAS
DEPARTMENT OF BUILDING & SAFETY
PERMIT APPLICATION

TYPE OR BLACK INK ONLY

PLAN CHECK NO.: L 2180-04 TOTAL VALUATION: $ _____

FOR: ☒ Commercial & Public Structures ☐ Single Family Residence

WORK DESCRIPTION: TAKE DOWN ONE 14'x48' 45' OAH OFF PREMISE ADVERTISING SIGN" BILLBOARD"

PERMITS REQUESTED: ☐ Building ☐ Mechanical Val _____
☒ DEMO PERMIT ☐ Plumbing Val _____ ☐ Electrical Val _____

ADDRESS: US 95 NL 500' W/O JONES BLVD

OWNER/BUILDER NAME: CLEAR CHANNEL OUTDOOR

CONTRACTOR: ~~QUANTUM STRUCTURES AND DESIGN A DIVISION OF~~ CLEAR CHANNEL OUTDOOR

PROJECT/BUSINESS NAME: US 95 CONDEMNATION

CONTACT PHONE NO.: 238-7209 CONTACT FAX NO.: 382-7088

STATE CONTRACTOR LICENSE NO.: 51604 CITY BUSINESS LICENSE NO.: C11-00679-B-000103

PARCEL NO.: 139 26 801 009 ZONE: C1

LOT(s): _____ BLOCK: _____ SUBDIVISION: _____

OCCUPANCY GROUP: _____ USE: _____ CONST. TYPE: _____

SQUARE FT OF FLOOR AREAS: 1st _____ 2nd _____ 3rd _____ Garage _____

Patio _____ Balcony _____ Total _____ No. of Units _____ No. of Stories _____

POOL: TOTAL GALLONS _____ ☐ Gas Line

SPECIAL CONDITIONS: THIS STRUCTURE IS COMING DOWN DUE TO THE US95 PROJECT. UNDER CONDEMNATION.

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

Contractor or Agent/Owner — Date: 4/22/04

Planning Department — Date: 4/5/6/04

Land Development/Flood Control Engr. — Date

Fire Department — Date

Building Department — Date

TOTAL PERMIT FEE: $ 98.00

JP OK per Ted.

PRE-PAID: Plan Review $_____

PRE-PAID: Zoning $_____

TOTAL $_____

Permit Expires 180 Days After Abandonment of Work

Permits expire when no inspection has been requested for any 180-day period after the permit has been issued.

Revised 02/03

cp: Permit Application

SDR-35904
10/22/09 PC

05/12/04 19:13 | CITY OF LAS VEGAS INSPECTION REPORT | PAGE 1 WEST

ATTENTION CONTRACTOR: RETAIN ON JOB SITE FOR RECORDS

JON LEE (76) / ( ) SCHD DATE: 05/13/04 INSPECTION NBR: 10

PERMIT NBR: 04-011125 APPLICATION NBR: 710812-0

PERMIT ISSUE DT: 05/06/04

ADDRESS: 6193 CLARICE AV

SUBDIVISION: NO RECORDED SUB LOT: BLOCK: MAP: 2319-99
BUSINESS: CLEAR CHANNEL MKT:
CONTRACTOR: QUANTUM STRUCTURE & DESIGN CONTACT PHONE: 238-7209
SUBCONTR: JOB SITE PHONE: 460-2828
WORK DESCRIPTION: DEMO BILL BOARD
CALL-IN: 05/12/04 12:59

INSP 225 REQUESTED INSPECTION: SIGN INSPECTION (225)

PARTIAL APPRVD(P) | PARTIAL NOT APPRVD(N) | PARTIAL DESCR _____

APPRVD(A) | STOP WORK(S) | PERMIT REQUIRED | TEMPORARY APPROVAL(T) UNTIL_____ | HOLD(H)

REJECTED(R) - REINSPECTION REQUIRED - CALL 229-2071

REFEE(F) - REINSPECTION FEE REQUIRED - PAY AT DEVELOPMENT SERVICES CENTER 731 S. FOURTH STREET

PROJECT COMPLETE - BRING HARD CARD WITH FIRE QUALITY CONTROL & PLANNING APPROVALS SIGNED OFF TO BLDG. & SAFETY FOR C. OF O. ISSUANCE (COMMERCIAL ONLY).

COMMENTS DEMO COMPLETE

INSPECTOR SIGNATURE: Jon Lee 76 DATE: 5.13.04

NO PRIOR INSPECTIONS FOR THIS PERMIT 04-011125

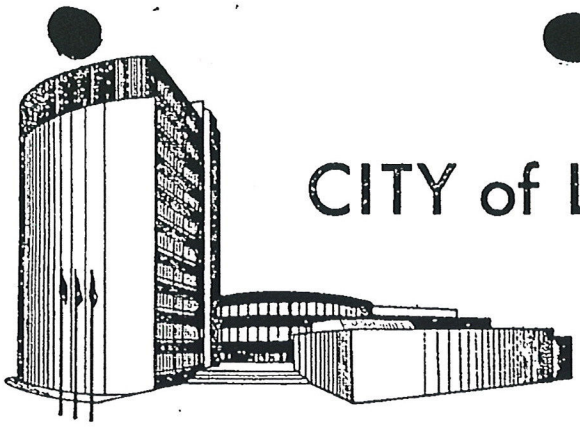
SDR-35904
10/22/09 PC

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFTER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

March 16, 1978

United Outdoor Advertising
900 South Commerce
Las Vegas, Nevada 89106

Re: Z-151-63 Plot Plan Review

At a regular meeting held on March 1, 1978, the Board of City Commissioners APPROVED your request for a Plot Plan Review to allow an off-premise sign 14' x 48' on property immediately to the west of the Fremont West Shopping Center, generally located at the corner of Jones Boulevard and Clarice Avenue, ROI to C-1, as had been recommended by the Planning Commission, subject to the following conditions:

1. Conformance to the plot plan.

2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

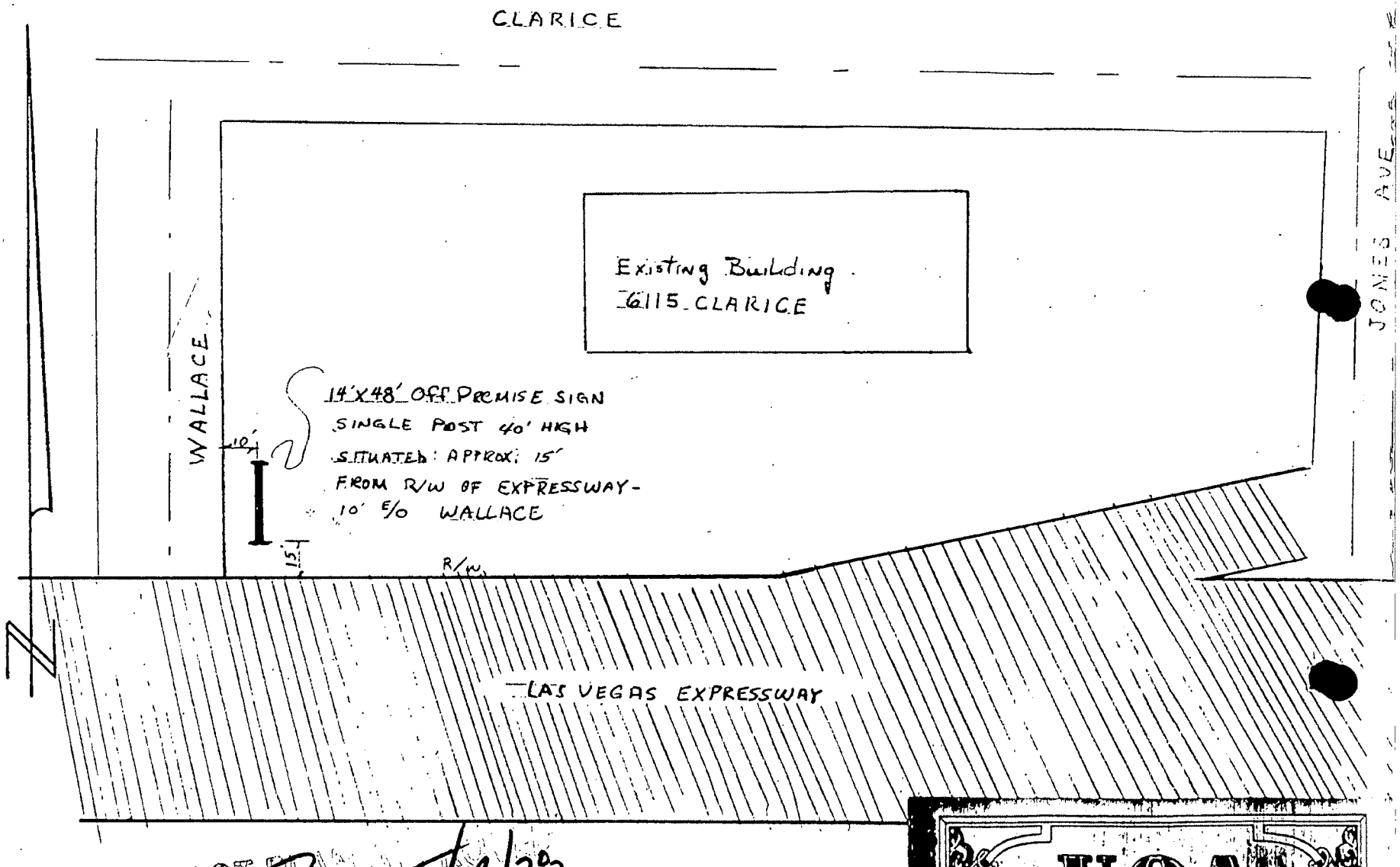
Edwina M. Cole

EDWINA M. COLE, CMC
CITY CLERK

/dmk
cc: Ernest A. Becker
6115 Clarice Avenue
Las Vegas, Nevada 89107
cc: Dept. of Community Planning & Development
Department of Public Services

SDR-35904
10/22/09 PC

ERNEST A. BECKER ENTERPRISES



PLOT PLAN 9/22/09
By: COMMUNITY PLANNING & DEVELOPMENT
City of Las Vegas

SDR-35904
10/22/09 PC

UOA
UNITED OUTDOOR ADVERTISING CO.
Michael Connell, Vice-President Gen. Sales Mgr.
900 South Commerce • Las Vegas Nevada 89106
(702) 385-2515

DEPARTMENT OF BUILDING & SAFETY
CITY OF LAS VEGAS, NEVADA

KARDEX CARD
SIGN

OWNER United Outdoor ADDRESS 6115 Clarice DATE 4-25-79

CONTRACTOR United Outdoor PERMIT NO. 5773

LOT _____ BLOCK _____ SUBDIVISION _____

LOCATION _____	ELECT. ROUGH _____
SHOP (WIRING, CONST.) _____	ELECT. FINAL _____
SITE (BLDG., ETC.) _____	
INST. (SERV: STRUCT.) _____	
BILLBOARD _____	
ELECTRIFIED _____	
FINAL _____	

23.07 D ADDRESS 6115 Clarice LOG NO. _____ AREA M-311

Acme Elec
6111 Ro Elec
6113 Gr. 12-14-64
6117

SDR-35904
10/22/09 PC

Log No. M-311 Const. Valuation $ 5,376.00

CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY – SIGN APPLICATION & PERMIT

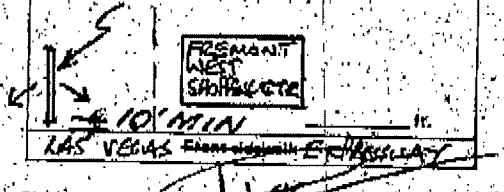
ADDRESS OF CONSTRUCTION: 6115 CLARICE SIGN OWNER: UNITED OUTDOOR ADVERTISING

SIGN CONTRACTOR: UNITED OUTDOOR ADVERTISING STATE LICENSE # 14357 CITY LICENSE # 0022442024-18

PROPERTY OWNER'S NAME: ERNEST A BECKER ZONE: C1

TYPE	SIZE		HEIGHT ZONE A Up to 30'	B Over 30' up to 50'	C Over 50'	VALUATION	PERMIT FEE
BILLBOARD – NON-ELECTRIFIED:							
Single faced freestanding		sq. ft. @	$ 4.00	$ 6.00	$ 8.00	$	$
Single faced roof, marquee or projecting		sq. ft. @	$ 5.00	$ 7.00	$ 9.00	$ 5,376.00	$ 39.00
Double faced or V-type freestanding	672+672	sq. ft. @	$ 8.00	$ 8.00	$ 10.00	$ 5,600	$
Double faced or V-type on roof, marquee or projected		sq. ft. @	$ 8.00	$ 10.00	$ 12.00	$	$
NEON OR OTHER ELECTRIFIED:							
Single faced		sq. ft. @	$ 12.00	$ 14.00	$ 16.00	$	$
Double faced	672+672=1344	sq. ft. @	$ 16.00	$ 18.00	$ 20.00	$	$
For sign not included above use construction valuation							$
Political Signs							$ 25.00
Sign 25 sq. ft. or less							$ 5.00

APPROVED BY THE CITY COMMISSION 3-1-78
SUBJECT TO THE FOLLOWING CONDITIONS:
1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.



MATERIAL FOR SIGN: Metal ☑ Wood ☐ Plastic ☐ Other ☐

TYPE OF PROJECT: New Sign ☑ Replacement ☐ Relocation ☐

CONDITION OF THE PERMIT:

I hereby certify that I have carefully examined and read the above application; that the same is true and correct and that the work herein described is to be in accordance with all provisions of the applicable Ordinances of the City of Las Vegas and State Laws whether specified or not.

Signed: [signature] Date: Mar 8 78
Master Neon-Elec.-Billboard Contractor

PLANNING DEPT. Approved based on the questionnaire attached Date: 3/22/78

PUBLIC WORKS DEPT. Date: 3-22-78

BUILDING DEPT. Date: 4-25-78

PERMIT No. 5773 PERMIT FEE $ 39.00

PERMIT	$ 39.00
SIGN	$ 39.00
STL	$ 39.00
TOTL	$ 39.00
CHEK	$ 39.00

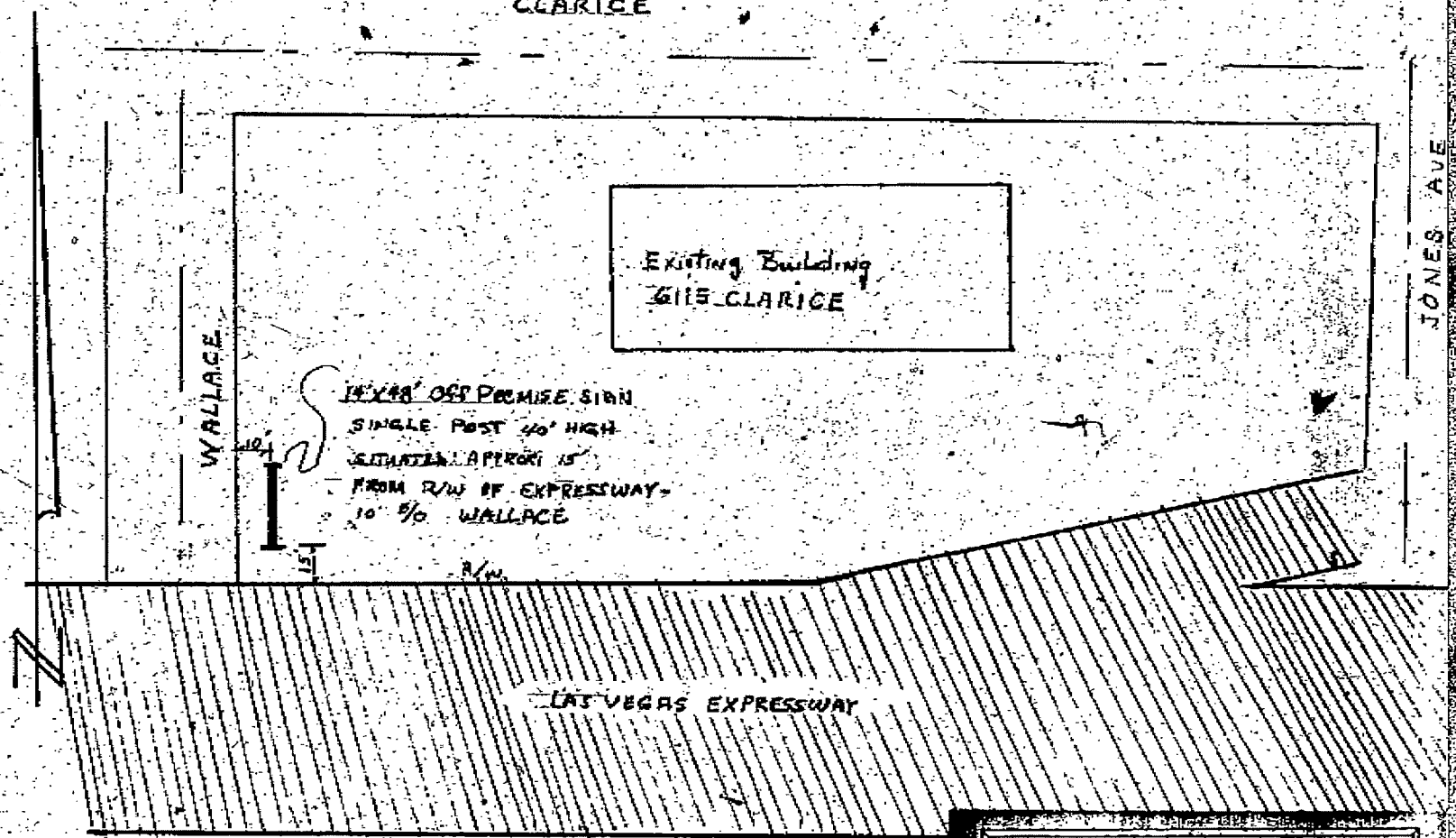
#5773 SR#001/01
CITY OF LAS VEGAS
BLDG. & SAFETY

MUST BE MACHINE VALIDATED

288

SDR-35904
10/22/09 PC

ERNEST A. BECKER ENTERPRISES



PLOT PLAN APPROVED

By: 3/24/18

COMMUNITY PLANNING & DEVELOPMENT
City of Las Vegas

UOA

UNITED OUTDOOR ADVERTISING CO.
Michael Connell | Vice-President
Gen. Sales Mgr.
900 South Commerce St. Las Vegas, Nevada 89106
(702) 385-2515

SDR-35904
10/22/09 PC



SDR-35904 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION
SOUTHEAST CORNER OF WALLACE DRIVE AND CLARICE AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35904 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION
SOUTHEAST CORNER OF WALLACE DRIVE AND CLARICE AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35904 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA DEPARTMENT OF TRANSPORTATION

SOUTHEAST CORNER OF WALLACE DRIVE AND CLARICE AVENUE

NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

STATE OF NEVADA

DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY DIVISION
P. O. Box 170, Las Vegas, NV 89125-0170
June 24, 2009

JIM GIBBONS, *Governor*

SUSAN MARTINOVICH, P.E., *Director*

MARGO WHEELER
PERMIT OPERATIONS
CITY OF LAS VEGAS
731 S. 4TH STREET
LAS VEGAS NV 89101

Project: EBMGNHSTP-095-2(028)
E.A. 72657
Parcel: U-095-CL-079.607 XS1
Owner: NDOT
Original APN #'s 138-26-801-008 & 009
Clear Channel Billboard permit for 6150 Clarice Ave, (NW corner, US-95 & Jones).

Dear Ms. Wheeler:

This letter is written to acknowledge and consent to a billboard being permitted on the above mentioned parcel. On May 5, 2004, at the request of the Department, Clear Channel Outdoor removed their permitted billboard from the above referenced parcel, to accommodate the construction of the US-95 widening project. That project is now completed and the Department is ready to allow the billboard to be re-erected on a portion of the same parcel. A sketch map depicting the sign pole location is in their permit application.

Please feel free to contact me if you have questions or need additional information regarding this matter. My phone number is: 702-385-6527 and my e-mail address is: clamb@dot.state.nv.us.

Thank you for your assistance.

Sincerely,

Carol Lamb

Carol Lamb
Assistant Chief Right-of-Way Agent

cl/lm
cc: James Lewis, Assistant City Attorney, City of Las Vegas
Kurt Lambeth, Attorney
Eddie Guilbenkian, Deputy Attorney General
Rod Carter, Clear Channel Outdoor
Jon Bunch, Chief Right-of-Way Agent

RECEIVED
SEP 04 2009

SDR-35904
10/22/09 PC

(NSPO Rev. 2-07)

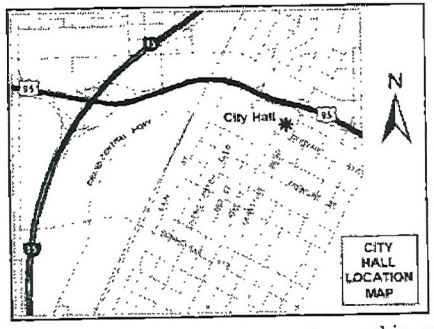
135

001/001

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.

SDR-35904

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SDR-35904

13836113004
SHAWA MELANIE
4488 WAGON TRL AVE
LAS VEGAS NV 89118-4429

284

HAVDS11 89114

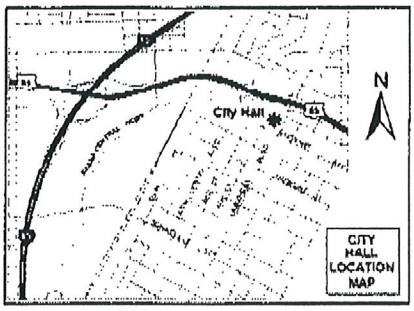
10/26/2009 03:54 FAX

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
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.

☒ SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35904

Planning Commission Meeting of 10/22/2009

RECEIVED
OCT 23 2009

Case: SDR-35904

13826813037
STATE OF NEVADA TRANSPORTATION
%RIGHT-OF-WAY DIV
P O BOX 170
LAS VEGAS NV 89125-0170

28A

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

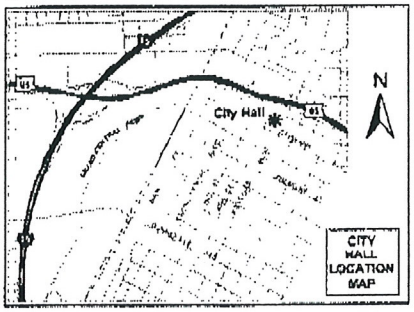
$ 00.41[4]

0004278216 OCT 06 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.

SDR-35904

Planning Commission Meeting of 10/22/2009

RECEIVED

OCT 23 2009

Case: SDR-35904

13826815006
STATE OF NEVADA TRANSPORTAT
%RIGHT-OF-WAY DIVISION
P O BOX 170
LAS VEGAS NV 89125-0170

HAVDS11 89125

28A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

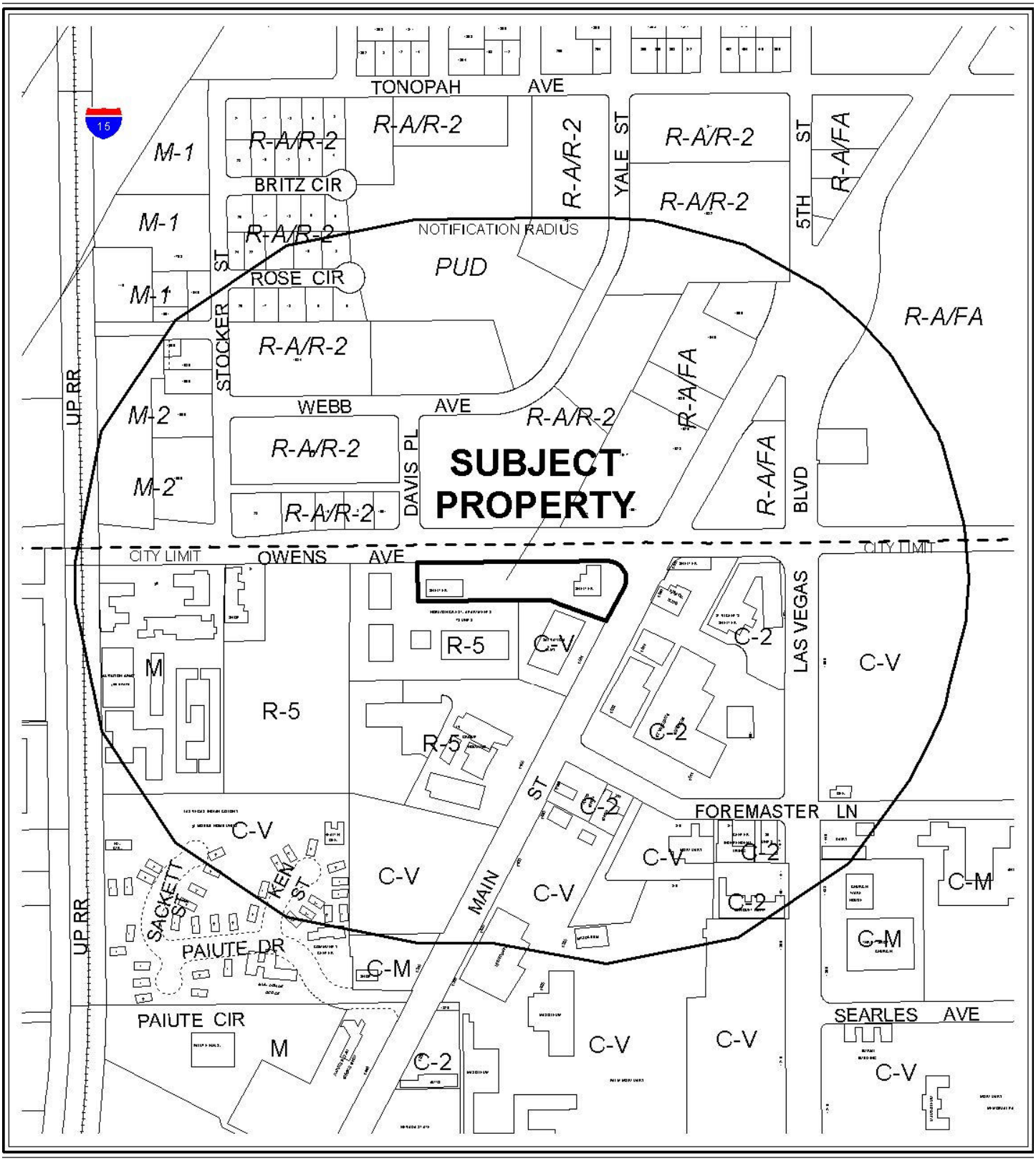
SUBJECT:
RENOTIFICATION - SDR-35910 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE SHADE TREE, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review [Z-0102-97(1)] FOR THE PROPOSED ADDITION OF TWO 24-FOOT X 60-FOOT TEMPORARY MODULAR STRUCTURES TO AN EXISTING RESCUE MISSION OR SHELTER FOR THE HOMELESS WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST AND SOUTH PERIMETERS WHERE EIGHT FEET IS THE MINIMUM REQUIRED on a portion of a 1.69 acre site at 1 West Owens Avenue (APN 139-27-502-019), Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Support Postcard



0 400 800 Feet

CASE: **SDR-35910**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SDR-35910**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0102-97(1)] 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 subject structures 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 09/08/09, except as amended by conditions herein.

4. An Administrative Review shall be completed within two years, if approved.

5. Decomposed granite shall be placed around both temporary buildings at a depth of two-inches to properly mitigate any fugitive dust.

6. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a zero-foot Landscape Buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the west and south perimeters where eight feet is the minimum required.

7. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow zero trees where 20 are the minimum required along the north, south and west landscape buffers.

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, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

13. 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.

14. 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.

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns 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 drainageways as recommended.

18. Site development to comply with all applicable conditions of approval for Z-102-97 and all other site-related actions.

SDR-35910 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to add two 1,440 square-foot modular buildings to the Shade Tree Shelter campus, which currently includes the following: a 36,000 square-foot Shelter (364 beds), a 4,500 square-foot animal shelter, and a 200 square-foot storage building. The proposed modular buildings will be utilized by the attendees of the Rescue Mission or Shelter for the Homeless for educational and training purposes. No additional parking or landscaping is being provided in conjunction with the proposed structures. A Waiver of Perimeter Landscaping has been requested by the applicant along the west, south and north perimeter buffers. The applicant is proposing a project that fails to comply with minimum Title 19.12 Landscape and Buffer Standards, making it incompatible with adjacent developments; therefore, denial of the request is recommended. If denied, the two proposed 1,440 square-foot buildings would not be permitted on the subject site.

ISSUES

- Two modular buildings totaling 2,880 square feet are being proposed for educational and career development.
- No additional parking or landscaping is proposed as a part of the subject application.
- Waivers of Title 19.12 Landscape and Buffer Standards have been requested by the applicant.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
No change of ownership has occurred on the subject parcel.	
12/08/97	The City Council approved a Rezoning (Z-0102-97) from C-2 (General Commercial), C-M (Commercial Industrial) and C-V (Civic) to C-V (Civic) on 0.71 acres at 1599 North Main Street. The Planning Commission and staff recommended approval of the request.
06/28/98	The City Council approved a Site Development Plan Review [Z-102-97(1)] for a 38,898 square-foot, three-story Shelter for women and children on 0.71 acres at 1599 North Main Street. The Planning Commission and staff recommended approval of the request.
02/22/99	The City Council approved a Special Use Permit (U-0146-98) for a 66,692 square-foot shelter for the homeless campus with long and short term transitional housing, administrative offices, ancillary child care and medical clinic facilities in conjunction with an existing 40,377 square-foot transitional living center on 0.71 acres at 1599 North Main Street. The Planning Commission and staff recommended approval of the request.

01/06/06	Planning and Development staff administratively approved a Site Development Plan Review (SDR-10800) for the expansion of an existing Social Service Provider consisting of a 2,500 square-foot Animal Shelter (without outside pens) and a 978 square-foot storage building on 1.00 acre adjacent to the south side of Owens Avenue, approximately 250 feet west of Main Street.
09/13/06	A Code Enforcement citation (#46201) was issued for debris at 1 West Owens Avenue. Code Enforcement closed the case on 09/13/06.
09/15/09	The Planning and Development Department administratively approved a Temporary Commercial Permit (TCP-36034) for two temporary modular buildings to be utilized for on-site educational facilities pertaining to job development/life skill programs on an undeveloped portion of a 1.70 acres site located at 1 W Owens Avenue. The permit will expire on 11/30/09.
Related Building Permits/Business Licenses	
02/03/00	A Building Permit (#2007) was issued for a congregate residence at 1 West Owens Avenue. The permit was finaled 10/31/00.
02/07/00	A Building Permit (#2161) was issued for a congregate residence at 1 West Owens Avenue. The permit was finaled on 09/01/00.
01/18/01	A Business License (#N38-00002) was issued for a Non-Profit Homeless Shelter/Rescue Mission at 1 West Owens Avenue. The license remains active at this location.
12/15/06	A Building Permit (#6007383) was issued for a building expansion at 1 West Owens Avenue. The permit expired on 09/01/07.
03/20/07	A Building Permit (#7000953) was issued for an animal shelter at 1 West Owens Avenue. The permit was finaled on 10/05/07.
Pre-Application Meeting	
09/02/09	A pre-application meeting was conducted on the indicated date. The following items were discussed at the meeting: • Expansion of the existing Homeless Shelter on the subject site. • Waivers of Perimeter Landscape Buffer requirements. • Previously approved Site Development Plan Review [Z-0102-97(1)].
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Field Check	
09/17/09	A field check was completed on the indicated date. Planning and Development identified the following items: • Staff identified the existing Shelter on the subject site and ancillary buildings. • Staff identified the undeveloped area in which the temporary buildings are to be located.

Details of Application Request	
Site Area	
Net Acres	1.69 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Rescue Mission/Shelter for the Homeless	PF (Public Facilities) and M (Medium Density Residential)	C-V (Civic)
North	Apartments and Retail	North Las Vegas	North Las Vegas
South	Apartments and Retail	PF (Public Facilities) and H (High Density Residential)	R-5 (High Density Residential)
East	Offices	GC (General Commercial)	C-2 (General Commercial)
West	Apartments	H (High Density Residential)	R-5 (High Density Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		
A-O (Airport Overlay) District – (150-feet)	X		Y
Trails – (Pioneer 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 19.06.020, the minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan review. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The subject site is located within a C-V (Civic) zoning district and as such, the minimum development standards will be established with the approval of this Site Development Plan Review.

Pursuant to Title 19.06.020, the following standards are proposed:

Standard	***Provided***
Min. Lot Size	A portion of a 1.69 acre site
Min. Setbacks • Front (east property line) • Side (south property line) • Corner (north property line) • Rear (west property line)	 344 Feet 26 Feet 20 Feet 12 Feet
Min. Distance Between Buildings	16 Feet
Max. Building Height	12 Feet
Trash Enclosure	By Condition
Mech. Equipment	By Condition

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/ 6 Space	N/A	Existing	N/A
Buffer: Min. Trees				
North buffer	1 Tree/20 Linear Feet	7 Trees	Zero Trees	N
South buffer	1 Tree/20 Linear Feet	7 Trees	Zero Trees	N
West buffer	1 Tree/20 Linear Feet	6 Trees	Zero Trees	N
East buffer	1 Tree/20 Linear Feet	N/A	Existing	N/A
TOTAL		20 Trees	Zero Trees	N
Min. Zone Width				
North buffer	15 Feet		Zero Feet	N
South buffer	8 Feet		Zero Feet	N
West buffer	8 Feet		Zero Feet	N
East buffer	15 Feet		15 Feet	Y
Wall Height	No walls are proposed as a part of the subject application.			

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	
Rescue Mission/ Homeless Shelter (364 beds)	Rescue Mission (36,000 SF) Animal Shelter (4,500 SF) Storage (200 SF)	1 per 4 beds, or 1 per 750 gfa	87	4	53	1	N
Classroom Buildings	2,880 SF						
TOTAL	43,580 SF		91		54		N

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 feet along the north buffer and eight feet along the west and south buffer	Zero Feet	Denial
Exceptions		
Requirement	**Request**	**Staff Recommendation**
20 trees in the perimeter landscape buffer	Zero Trees	Denial

ANALYSIS

- **Site Plan**

  The Shade Tree Shelter complex is located on a 1.69 acre campus at the southwest corner of Owens Avenue and Main Street. The site plan indicates the following: a Shelter at 36,000 square feet, an Animal Shelter at 4,500 square feet, a storage building at 200 square feet and two new classroom buildings at 2,880 square feet.

The two proposed classroom buildings will be utilized for the people who are currently using the Rescue Mission/Shelter for the Homeless. There are a total of 54 parking spaces on the subject site. No additional parking spaces are being added as the classrooms buildings are ancillary to the existing site. The overall site is parking impaired and it does not require additional parking.

The overall site is accessed from Owens Avenue, which is indicated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. A Pedestrian Path is also located adjacent to Main Street.

- **Landscape Plan**

The subject site is a portion of an existing 1.69 acre site. The two proposed modular classroom buildings are proposed to be located on an undeveloped portion of the site consisting of approximately 12,500 square feet, or 0.17 acres. The landscaping for the existing site exists, except for the 0.17 acres. The applicant is proposing no additional landscaping as a part of the subject application. The Development Standards tables for landscaping are specific to the 0.17 acre portion of the overall site, with the applicant requesting Waivers of Title 19.12 Landscape and Buffer Standards to allow a zero-foot landscape buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the west and south perimeters where eight feet is the minimum required. Also, the applicant is requesting an exception to allow zero trees in the landscape buffer where 20 trees are required. Staff cannot support the requested Waivers as the lack of required perimeter landscaping will result in a development that is not compatible with adjacent residential development to the west.

- **Elevations/Floor Plan**

The elevations indicate two 12-foot tall modular buildings. These modular style buildings are typical of temporary buildings and have not been designed to be compatible with the existing structures located on the site. The floor plans indicate approximately 2,880 square feet for the two proposed buildings. Both buildings will be utilized as classrooms for the attendees of Shade Tree Shelter.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed temporary modular buildings are inconsistent with the existing development and surrounding development in the area. The existing and surrounding development have provided adequate landscaping. No landscaping is associated with the addition of two modular buildings on the subject site.

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 inconsistent with Title 19.12 Landscape and Buffer Standards. The applicant has failed to comply with minimum buffer widths on the west, north and south perimeter buffers. The applicant has also failed to provide the 20 required trees on-site.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed via Owens Avenue. Owens Avenue is indicated as a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. Owens Avenue will provide adequate access to the site and will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The applicant has failed to provide any perimeter landscaping, which includes trees and shrubs on the subject site. The applicant is deficient by 20 trees.

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 building elevations and design characteristics are not compatible with adjacent development and other buildings on the Shade Tree campus.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed classroom buildings will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 51

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35910** APN: 139 27 502 019

Name of Property Owner: Shade Tree, Inc.

Name of Applicant: The Shade Tree

Name of Representative: Marlene Richter, Executive Director

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: Marlene E Richter

Print Name: Marlene E. Richter

Subscribed and sworn before me

This 8th day of Sept, 2009

Carol C Kehl

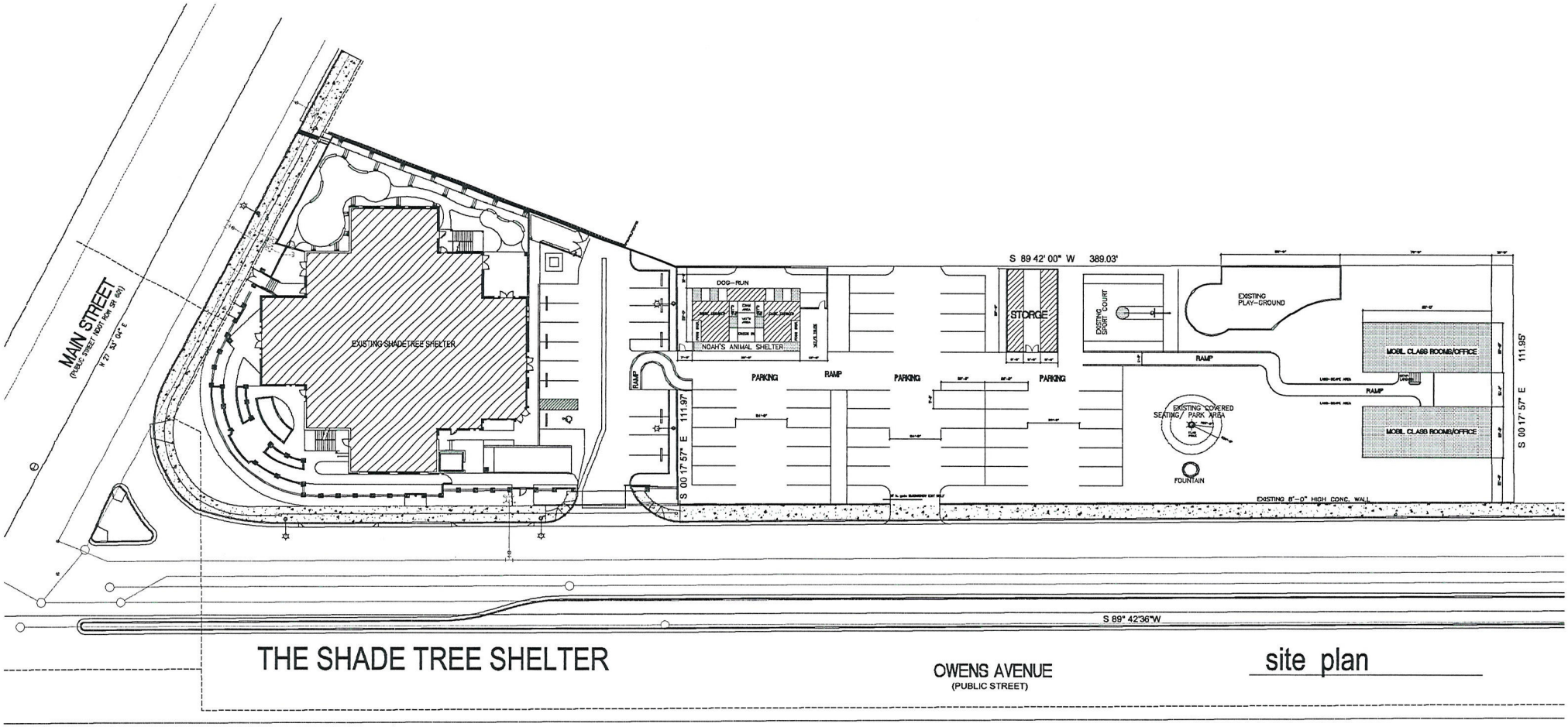
Notary Public in and for said County and State

CAROL C. KEHL
Notary Public, State of Nevada
Appointment No. 04-91674-1
My Appt. Expires Sept. 20, 2012



RECEIVED
SEP 09 2009

SDR-35910
10/22/09 PC



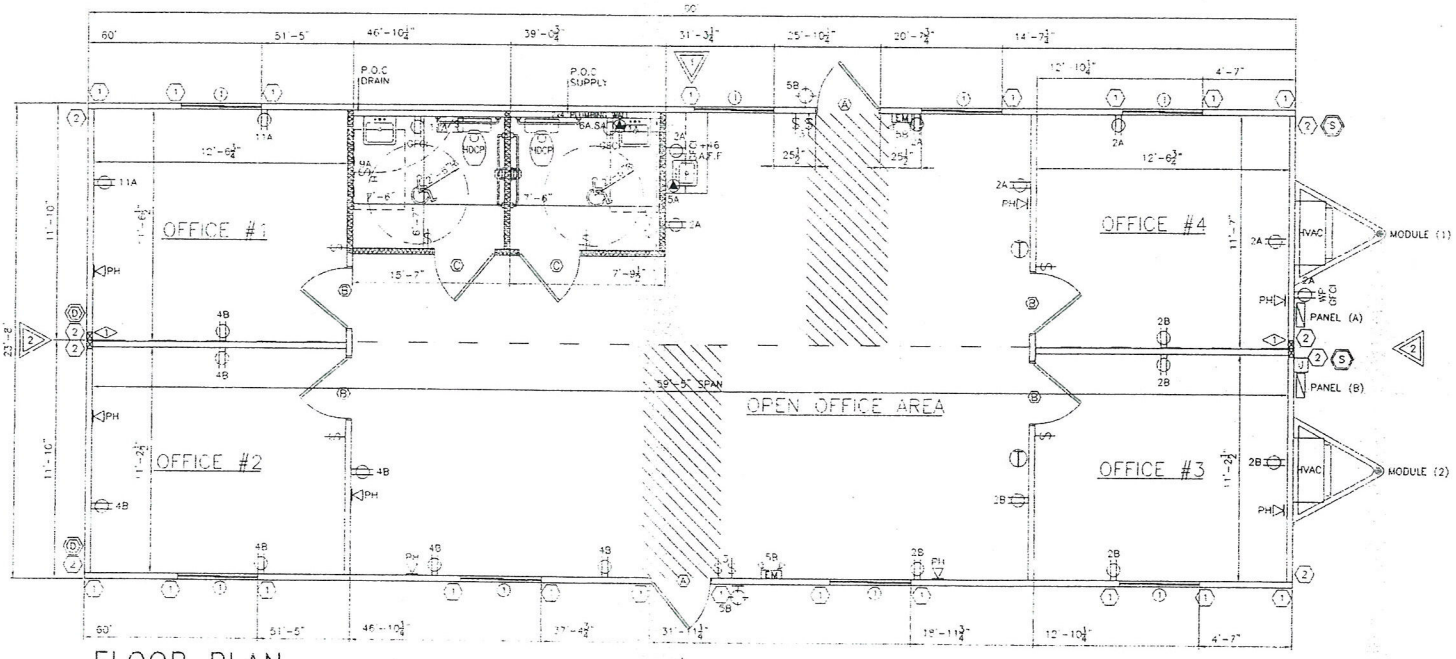
THE SHADE TREE SHELTER

OWENS AVENUE
(PUBLIC STREET)

site plan

RECEIVED
SEP 09 2009

SDR-35910
10/22/09 PC

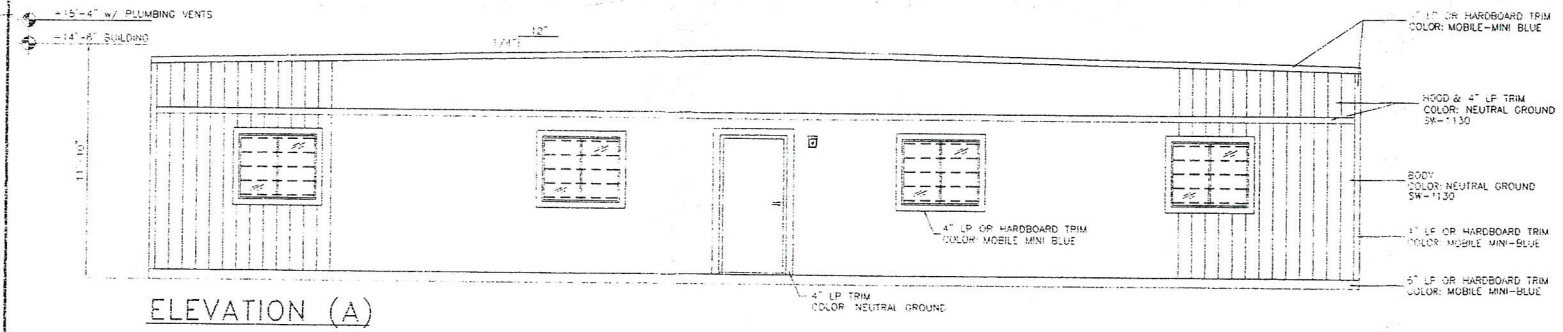


FLOOR PLAN

SCALE 1/4"=1'-0"

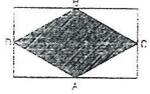
HATCHING DENOTES INSULATED WALLS

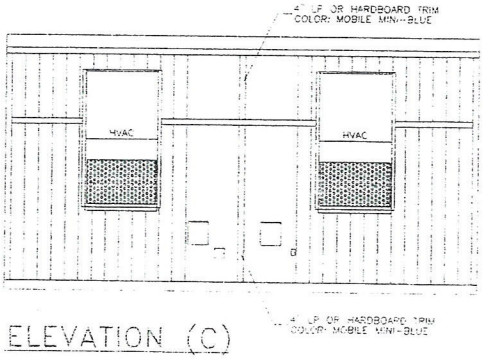
HATCHING DENOTES 100# EXITWAY @16"OC FLOOR JOISTS



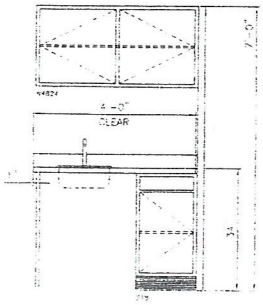
ELEVATION (A)

NOTE:
PROVIDE DEALER STOCK UNIT SIGNS ON THIS BUILDING.

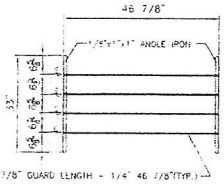




ELEVATION (C)



CAB. ELEV.



INTERIOR SECURITY

RECEIVED
SEP 08 2009

SDR-35910
10/22/09 PC



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35910 - APPLICANT/OWNER: THE SHADE TREE, INC.
1 WEST OWENS AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

The Shade Tree
Sheltering Women, Children & Their Pets

September 5, 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
SEP 08 2009

Dear City of Las Vegas Planning & Development Department:

The Shade Tree shelter for women, children, and their pets seeks ~~to meet the immediate~~ needs of those in crisis through the provision of not only shelter and food but also life changing opportunities through education. Currently these services are provided within the 36,000 sq. foot building that has been at capacity every night for more than six months due to the economic crisis impacting the Southern Nevada region. Each day more than six new families arrive in need of shelter and the census count conducted at midnight fluctuates minimally. With each success and departure from shelter, new families in crisis are in line for the next bed or family cubicle. One of the critical components to success is our Job Development program that equips our residents for employment. The program seeks to build the women's self-esteem, teach them to update their resume, provide appropriate interview attire, prepare them to apply for employment utilizing computer and web-based applications, and ensure they have the means to utilize public transportation for the search and interview process.

In addition to the Job Development Program, Life Skills classes address the factors that may have lead women and children to shelter including budgeting, grief and loss, domestic violence indicators, credit repair, women's health, nutrition, and child abuse prevention. The shelter lacks a classroom for the Life Skills facilitation so each hour the use of space is transformed to meet the needs of the residents. The Victim's Service Center becomes the "Conflict Resolution" classroom, the shelter day room becomes the "Work Place Skills" work shop, and the Children's Activity Center becomes the Parenting Class. Currently 52 topics in English and Spanish are provided each month along with week long Job Development programs for Adults and Work Readiness for Youth.

In the absence of dedicated space to accomplish the goals and objectives of the educational component, the success of the women is hindered and results in longer shelter stays in order to become work ready and self-sufficient. Funding has been provided by the Omidyar family to address this challenge of inadequate space. The grant allows the purchase of two portable buildings that would be placed in the vacant space on the campus as well as cover 100% of the expense to operate the buildings during the first

P.O. Box 669 / Las Vegas, Nevada 89125 / 702-385-0072 / Fax 702-385-2337
Visit us at www.theshadetree.org

SDR-35910
10/22/09 PC

year and 50% of costs in the second year if necessary. The vacant space is held in anticipation of the future HOPE Center, a permanent three story education and program provision facility. The capital campaign is underway for this critical component to assist the women and children in shelter. The portable buildings will expand our capacity to address the educational needs of women and youth has been named Bridge to HOPE.

Bridge to HOPE Components

Portable Bldg. #1

Main Function: Job Development and Education/Life Skills
Occupant: The Shade Tree Clients (Adults and Youth) and staff
Days/Hours of Operation: Sunday through Saturday 9 a.m. – 8 p.m.

Space Allocation

- 5 staff offices
- Computer lab
- Dress for Success room (extremely large walk in closet including floor to ceiling shoe racks)
- Class Room
- Copier and Storage room
- Restrooms

Occupancy- Maximum 37 persons

- Staff offices – 1 Job Development manager, 3 job developers, 1 volunteer worker
- Computer lab for 12 students, 1 volunteer, 1 employee
- Class Room for 15 adult students, 1 volunteer, 1 employee

Community Partners providing services in Class Room or Computer Lab

- GED preparation through distance education from College of Southern Nevada
- Reading Comprehension provided by Urban League
- Basic Math, English, and computer classes from numerous professional tutors
- Health care class for teens provided by University of Southern Nevada nursing students
- Nutrition classes provided by University of Reno Cooperative Extension
- Yoga provided by certified instructors
- HIV Prevention provided by Aid for AIDS of Nevada

Employee facilitated classes in Class Room

- Housing classes including lease, credit reporting, tenant responsibility, application process, subsidized rent opportunities, transitional housing programs
- Job Development including identifying the right job (Meyers Briggs), the art of resume' building, navigating the on-line application, Dress for Success, Interview Hurdles, and Attitude is Everything.

- 50 Life Skills classes each month addressing issues impacting women- grief and loss, communication, healthy relationships, time management, healing, attitudes, assertive skills, and motivation.

Projected Number of Clients per Year

- Job Development- 200 last year, projected to increase to 650 adults per year.
- Life Skills- 1240 last year, projected to increase to 1860 adults per year.
- GED Preparation- 22 last year, projected to increase to 260 adults per year.
- Nutrition/ Health- 113 last year, projected to increase to 720 adults per year.

Portable Bldg. #2

Main Function: Job Training
Component: Print Shop for letterhead, envelopes, business cards, pamphlets
Occupant: Clients, staff, and public customers
Occupancy- Maximum 20 persons

Customer area- 1 Job Coach, 2 trainees (clients)

- lobby and service counter
- Place, view, receive orders
- HOPE Center Fund Raising Area- Rendering/ Kiosk
- Restroom (customers, clients, and employees)

Pre-press area (computer work station) 2 trainees

- Printer area (Laser printers, computer work stations)

Separate Room
Assembly area (8' tables to compile and package orders) 2 trainees

- Storage area (racks and shelves for paper, ink, stock items)
- Small break area for staff from both buildings

The Shade Tree shelter for women and children has been in operation since 1990 and has resided at the current location since 2000. Job Development has been a component since 2000 and Life Skills provision increased from two classes per day in 2007 to the current level of 6 sessions per day and is available 7 days per week. Classes are taught by staff and volunteers that are professionals in their respective disciplines in our community. There is not a requirement for additional certification or licensure for the components listed in this request from the state or local municipalities.

The Job Development, Job Training, and Life Skills participants would all be current residents of the shelter. To attend classes, they would exit the shelter building and then after walking across the parking lot, enter the Job Development or Job Training buildings. Additional parking is not required as the staff, volunteers, and clients have been accommodated in the current scenario of providing these components within the shelter.

SDR-35910
10/22/09 PC

By adding these two portable buildings to the campus, constantly moving women and children out of rooms in the shelter would cease and the intended purpose of each space would be available each day. For example, the children could play, watch movies, practice music, or create art in the Children's Activity Center while parenting classes are conducted in Bldg. #1. Victim's of Domestic Violence could find a moment of respite and healing in the Victim's Service Center while budgeting classes are held in the other building. This expansion would also allow a larger class to participate in Job Development, and women that have not worked in years could build their work readiness skills in the Job Training program. The end result of this project is that more women could become employed, thus reducing the amount of time they would remain in shelter. With six new families arriving each day, available space in the shelter is essential for their survival. Thank you for your consideration of this proposal to add two portable buildings to the campus of The Shade Tree.

Sincerely,

Marlene E. Richter
Executive Director

SDR-35910
10/22/09 PC

The Shade Tree
Sheltering Women, Children & Their Pets

September 02, 2009

Att: CITY OF LAS VEGAS
Planning & Development Department
Mr. Steve Gebeke
Planning Supervisor

RECEIVED
SEP 08 2009

RE: The Shade Tree Shelter
One West Owens
Mobile class rooms

Landscape requirement waiver request:

Requesting a waiver of all landscape requirements for this project:

1. The existing masonry fence wall is at 8' high, and the required landscape will not be visible from the street.

2. This project is a temporary project, to remove the landscape after a few months for the construction of new building, does not make an economic sense for this shelter.

Regards:

Marlene E. Richter
Executive Director

The Shade Tree Shelter

P.O. Box 669 / Las Vegas, Nevada 89125 / 702-385-0072 / Fax 702-385-2337
Visit us at www.theshadetree.org

SDR-35910
10/22/09 PC

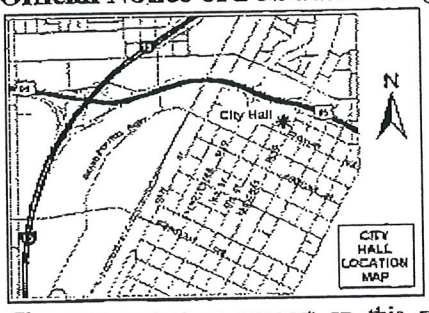
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 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.

Case: SDR-36190

13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36190

Planning Commission Meeting of 10/22/2009

29A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

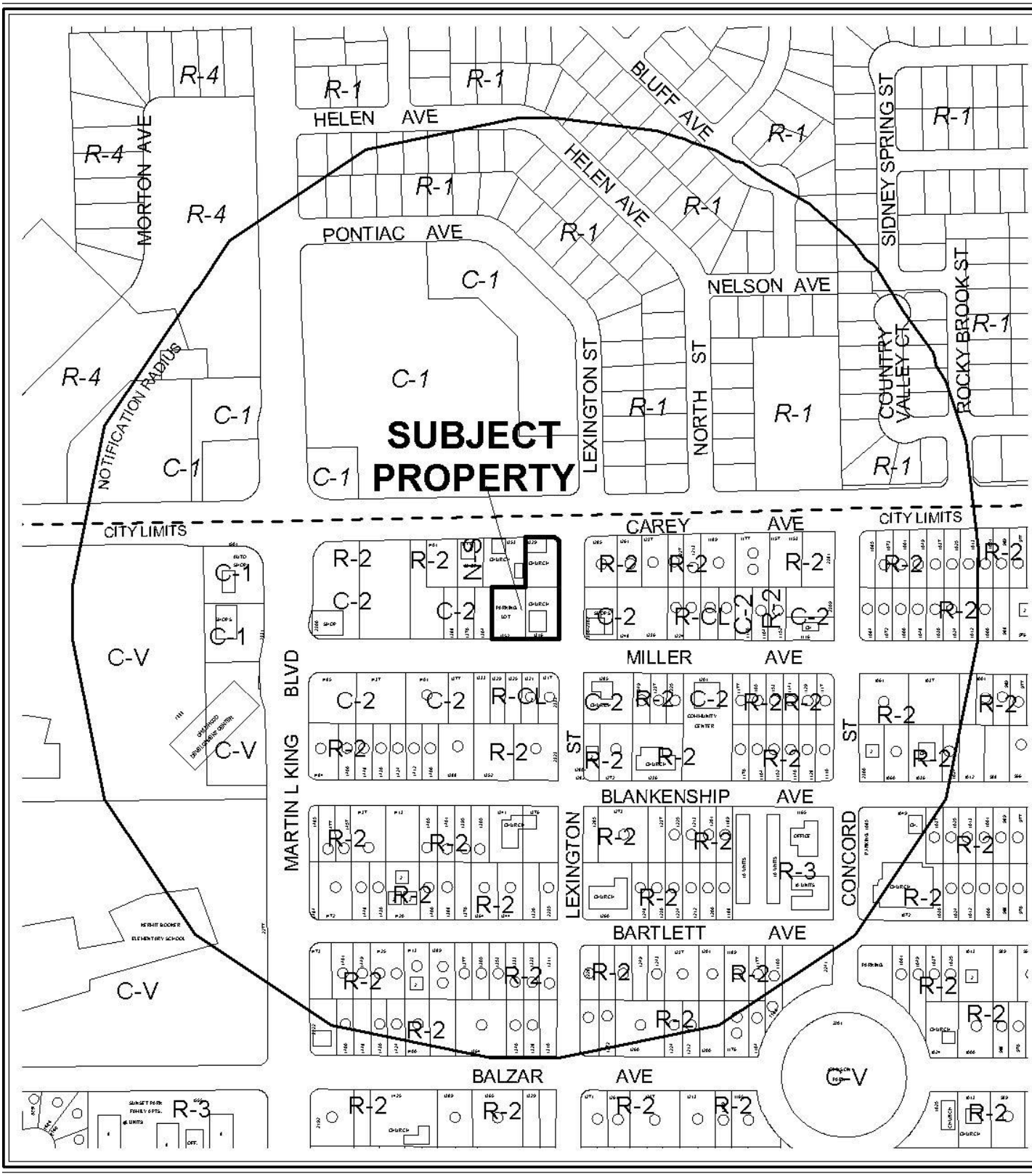
SUBJECT:
RENOTIFICATION - SDR-35912 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT EXPANSION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFERS OF ONE, EIGHT AND ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS, RESPECTIVELY, WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY, AND TWO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED ALONG INTERIOR LOT LINES on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



0 300 600 Feet

CASE: **SDR-35912**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-35912**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. 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.

2. 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 issuance of a building permit.

3. All development shall be in conformance with the site plan, landscape plan, and floor plan date stamped 09/11/09 and building elevations date stamped 09/08/09, except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved, to allow landscape buffers of one, eight, and zero feet along the north, south, and east perimeters where 15 feet is the minimum required adjacent to right-of-way and two foot landscape buffers along the north and west perimeters where eight feet is required along interior lot lines.

5. An Exception from Title 19.12.040 is hereby approved, to allow two trees within the north landscape buffer where three are required.

6. 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.

7. 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.

8. 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).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. 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.

12. 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.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine if a Reversionary Map or other lot consolidation is necessary prior to the approval of construction drawings; comply with the recommendations of the City Surveyor.

15. Dedicate a 15-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Provide a copy of a recorded Joint Access Agreement between the parcels that comprise this site prior to the issuance of any permits, unless the parcels are legally joined into one parcel.

18. Each parcel must have its own lateral connection to public sewer.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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.

21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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.

SDR-35912 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of three lots containing an existing 1,673 square foot church/house of worship, an undeveloped lot, and a vacant building at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. This request would combine the existing lots for a proposed 5,750 square-foot expansion to the existing 1,673 square-foot church. The applicant is requesting Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards along the north, south and east perimeters. The applicant is also requesting, as part of the review, an Exception to allow two trees within the north landscape buffer where three trees are required. Staff can support the Waiver and Exception requests as they are minor in nature, and the landscaping provided will be adequate for the development; therefore, staff is recommending approval of this application. If this application is denied, the existing site will remain as it is, and a Site Development Plan Review would be required for any future development.

ISSUES

- The proposed development is identical to the previously approved Site Development Plan Review (SDR-15034). Site Development Plan Review (SDR-15034) expired on 11/15/08.
- The applicant is requesting Waivers to allow landscape buffers of one, eight, and zero-feet along the north, south, and east perimeters where 15 feet is required, adjacent to right-of-way.
- The applicant is requesting a Waiver to allow landscape buffers of two-feet along the north and west perimeters where eight feet is required, adjacent to interior lot lines.
- The applicant is requesting an Exception to allow two trees within the north landscape buffer where three trees are required.
- The site currently consists of three separate parcels, and must be remapped to combine these lots prior to issuance of building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
09/20/01	A deed was recorded for a change in ownership at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue.
11/15/06	The City Council approved a Rezoning (ZON-16632) request for a zone change from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic) on the subject site. The Planning Commission and staff recommended approval. Rezoning (ZON-16632) expired on 11/15/08.

GK

11/15/06	The City Council approved a Site Development Plan Review (SDR-15034) for a 5,750 square-foot expansion to an existing 1,673 square-foot church at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. Planning Commission and staff recommended approval. Site Development Plan Review (SDR-15034) expired on 11/15/08.
11/15/06	The City Council approved a General Plan Amendment (GPA-17129) request to amend the Southeast Sector Plan from MLA (Medium-Low Attached Density Residential) to PF (Public Facilities) at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. The Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
07/29/09	A building permit (#144228) for a 5,750 square-foot expansion to an existing 1,673 square-foot church was denied by the Planning and Development Department. The permit was denied based on the following; • SDR-15034 expired on 11/15/08. No Extension of Time was granted for the application. A new site development application will need to be submitted and approved by the City Council prior to approval of building permits. • Civil plans shall be approved prior to issuance of building permits.
Pre-Application Meeting	
08/26/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review application. • Waivers and exceptions for landscaping were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Field Check	
09/17/09	Staff conducted a field inspection and noted a well maintained undeveloped lot and a church/house of worship site in good condition.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	P-F (Public Facilities)	C-V (Civic)
North	Government Facility	City of North Las Vegas	City of North Las Vegas
South	Undeveloped & Single Family Residential	MLA (Medium Low Attached)	R-CL (Residential Compact Lot)

GK

East	Retail & Single Family Residential	SC (Service Commercial) & MLA (Medium Low Attached)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
West	Church & Undeveloped	MLA (Medium Low Attached)	R-2 (Medium-Low Density Residential) & C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
C-V Civic District	X		Y
West Las Vegas Plan	X		Y
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

Standard	***Provided***	***Compliance***
Min. Lot Size	30,083 SF	Y
Min. Lot Width	162 Feet	Y
Min. Setbacks		
• Front	32 Feet	Y
• Side	55 Feet	Y
• Corner	8 Feet	Y
• Rear	11 Feet	Y
Max. Lot Coverage	25%	Y
Max. Building Height	28 Feet	Y
Trash Enclosure	Screened, Gated with a Roof or Trellis	Y
Mech. Equipment	Screened	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	6 Trees	2 Trees	N
Buffer:				
Min. Trees				
• North	1 Tree / 30 Linear Feet	3 Trees	2 Trees	N
	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• South	1 Tree / 30 Linear Feet	6 Trees	7 Trees	Y
• East	1 Tree / 30 Linear Feet	5 Trees	6 Trees	Y
	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 30 Linear Feet	6 Trees	13 Trees	Y
TOTAL		36 Trees	40 Trees	Y
Min. Zone Width				
• North	15 Feet		5 Feet	N
• North	8 Feet		2 Feet	N
• South	15 Feet		8 Feet	N
• East	15 Feet		Zero-Feet	N
• West	8 Feet		2 Feet	N
Wall Height	N/A		8 Feet	Y

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	
Church / House of Worship	2,967 SF	1:100	30	2	34	2	
TOTAL			30		36		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
An 8-foot landscape buffer along the south perimeter adjacent to right-of-way.	15 Feet	Approval
A one-foot landscape buffer along the north perimeter adjacent to right-of-way.	15 Feet	Approval

GK

A zero-foot landscape buffer along the east perimeter adjacent to right-of-way.	15 Feet	Approval
A two-foot landscape buffer along the west perimeter, adjacent to interior lot lines.	8 Feet	Approval
A two-foot landscape buffer along the north perimeter, adjacent to interior lot lines.	8 Feet	Approval

Exceptions		
Request	**Requirement**	**Staff Recommendation**
To allow two trees within the north landscape buffer	3 Trees	Approval

ANALYSIS

A previous Site Development Plan Review (SDR-15034) and Rezoning (ZON-16632) were approved by City Council on 11/15/06 for a 5,750 square-foot expansion to an existing 1,673 square-foot church and Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic); however, these entitlements were not exercised before they expired on 11/15/08. On 07/01/09, the City Council approved Ordinance #6046 and successfully changed the zoning of the property from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic). Therefore, only a Site Development Plan Review and the acquisition of all required building permits are currently required to expand the church to 7,423 square feet.

As proposed, this infill project will combine an existing church/house of worship site, a vacant building site, and an undeveloped site into an expanded church/house of worship building, with the three properties remapped to create a single parcel. The existing 1,673 square foot church/house of worship will be expanded by 5,750 square feet. The vacant building will be removed to provide a majority of the required parking for the expanded church/house of worship. The additions to the site meet all development standards of Title 19, including setbacks, parking, and design standards.

The proposed site does not meet the minimum landscape standards of Title 19.12. Per Title 19.12, a perimeter landscape buffer of 15 feet must be provided adjacent to all street right-of-way. The site plan depicts a five-foot landscape buffer along the north perimeter, adjacent to Carey Avenue, which is a 10-foot deviation from standard, an eight foot landscape buffer along the south perimeter, adjacent to Miller Avenue, which is a 7-foot deviation from standard, and a zero-foot landscape buffer along the east perimeter, adjacent to Lexington Street, which is a 15-foot deviation from standard.

Per Title 19.12, a perimeter landscape buffer of eight feet must be provided adjacent to interior lot lines. The site plan depicts two-foot landscape buffers along the north and west perimeters, which is a six foot deviation from standard. The applicant is also requesting, as part of the review, an Exception to allow two trees within the landscape buffer along the north perimeter where three are required.

Although the applicant is requesting Waivers for each perimeter landscape buffer, the applicant has exceeded the minimum landscaping requirements with respect to overall tree and shrub count in an effort to compensate for the reduced buffer widths; therefore, staff recommends approval of this application.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent development and development in the area.

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 and Title 19, with the exception of the request for waivers and exception of the perimeter landscape buffer standards. The request is minor in nature and will not negatively impact the surrounding land uses.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed from Miller Avenue, which is a 60-foot Right-of-Way and will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and the city. Landscape materials are also appropriate for the area and city.

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 building elevations are not unsightly or obnoxious, and will be compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 259

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35912** APN: 139-21-510-007, 139-21-510-073 & 074

Name of Property Owner: Prayer Center Revival Ministries, Michael Hatch

Name of Applicant: Prayer Center Revival Ministries, Michael Hatch

Name of Representative: Michael Livingston AIA

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: _____

RECEIVED
SEP - 8 2009

Print Name: Michael Hatch

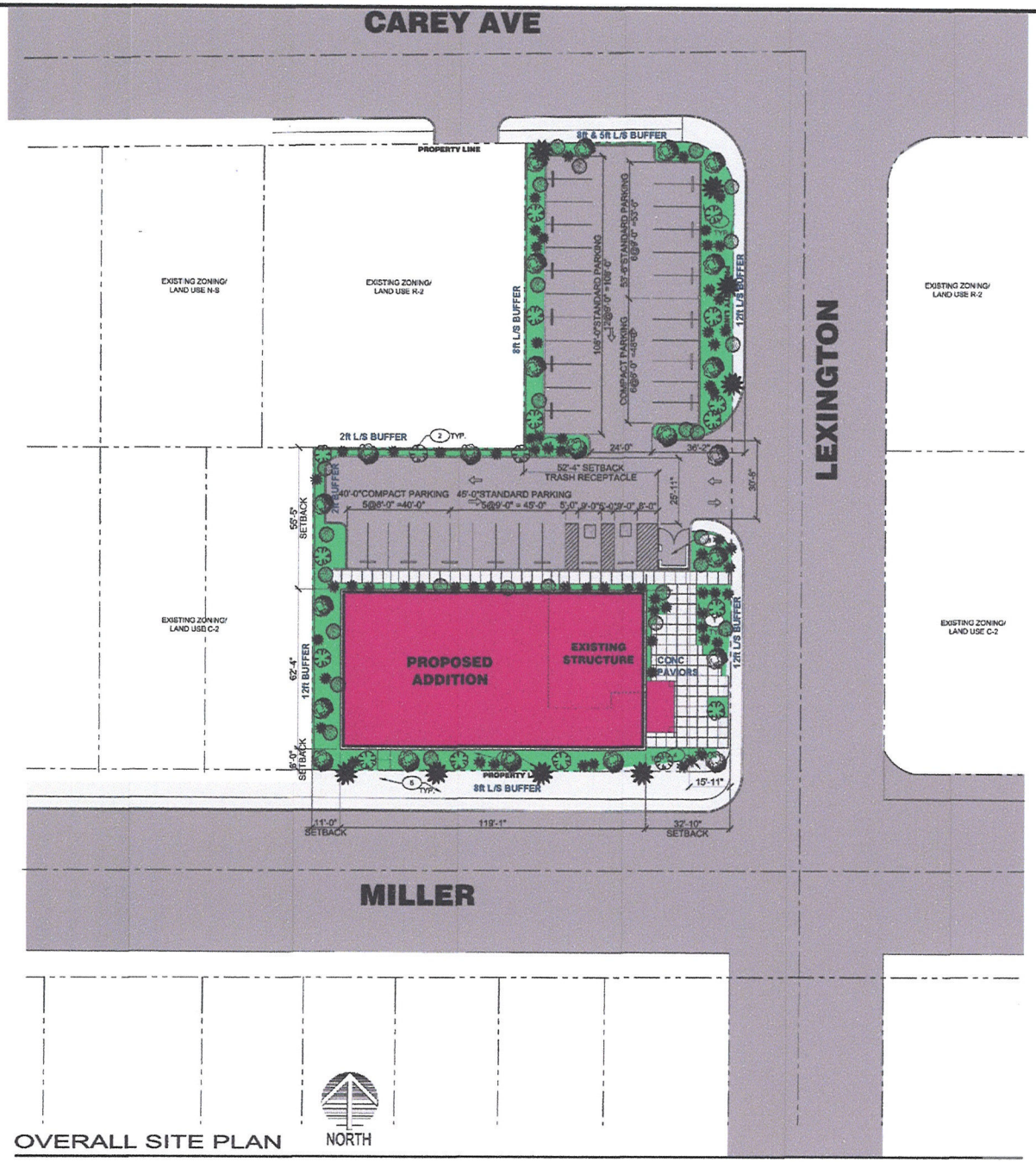
Subscribed and sworn before me

This 8 day of September, 20 09

State of Nevada
County of Clark

C. Frank Villa
Notary Public in and for said County and State

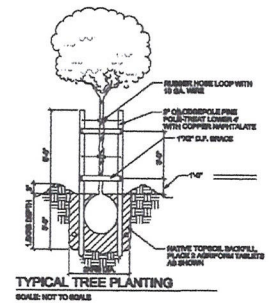
C. FRANK VILLA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-28-2012
Certificate No: 08-7972-1



OVERALL SITE PLAN

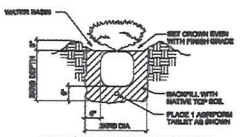
SCALE:1" = 20'-0"

SCALE 1"=40' ON 12"X18" HALF SHEET



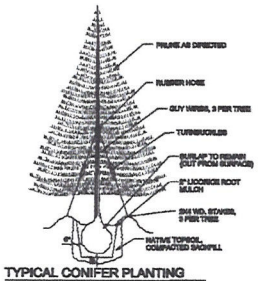
TYPICAL TREE PLANTING

SCALE: NOT TO SCALE



TYPICAL SHRUB PLANTING

SCALE: NOT TO SCALE



TYPICAL CONIFER PLANTING

SCALE: NOT TO SCALE

PLANTING LEGEND

SYMBOL	BOTANICAL/ COMMON NAME	QUANTITY	SIZES
	PINUS/ MONDELL PINE	17	24" BOX
	RHUS LANCEA/ AFRICAN SUMAC	29	24" BOX
	EXISTING TREES TO REMAIN	N/A	N/A
SHRUB SYMBOL	**BOTANICAL/ COMMON NAME**	**QUANTITY**	**SIZES**
	CASSIA/ DESERT CASSIA	101	5 GALLON
	JUNIPERUS/ SHRUB JUNIPERUS	112	5 GALLON
	ROSMARINUS/ ROSEMARY	113	5 GALLON

GENERAL NOTES

1) LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY REQUIRED TREE.

2) GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. NON-ASSISTATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

3) THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURES DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

4) THE SHOP DRAWING DESIGN WILL BE DIAGRAMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

5) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.

6) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.

7) ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE SUCK WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STUCK IN THE "UP" POSITION.

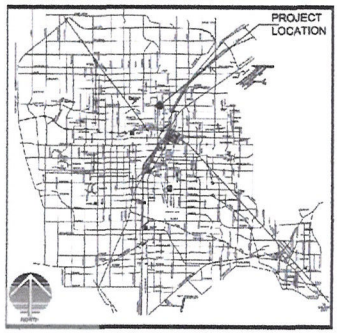
8) ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.

9) ALL UTILITY BOXES AND ABOVE GROUND UTILITY INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY-INCHES (20IN) FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLLAR) SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHT-OF-WAY OR SIDEWALK, WHICHEVER IS NEARER TO THE STRUCTURES. THE LANDSCAPING MUST INCLUDE TALL GRASSES AND SHRUBBERY WHICH A MATURITY WILL PROVIDE ADEQUATE SCREENING OF THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BOXES SHALL BE PLACED SO THAT THE ACCESS DOORS OPEN PARALLEL TO THE STREET CORRIDOR AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCREENING.

KEYNOTES

1	LANDSCAPE ISLAND, SEE ENLARGED PLAN AND GEN. NOTES
2	DECOMPOSED GRANITE
3	15' MIN. LANDSCAPING BUFFER
4	BERM

VICINITY MAP



SDR-35912
REVISED
10/22/09 PC

SEP 11 2009

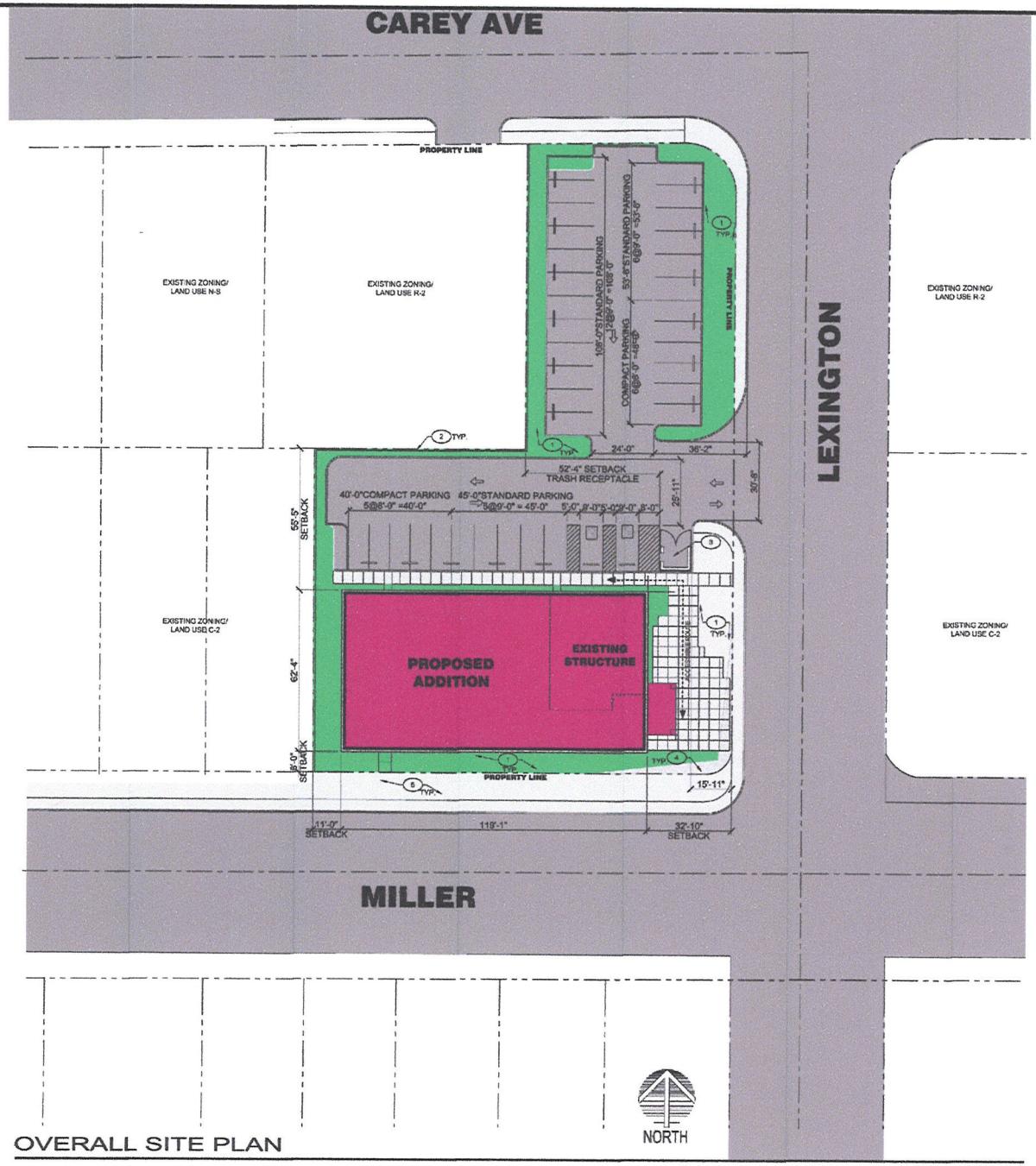
PRAYER CENTER REVIVAL MINISTRIES
CHURCH PROJECT
139-215-100-07, 139-215-073 + 074
1316 MILLER AVE. LAS VEGAS NEVADA 89106

LANDSCAPE PLAN

Michael Lindgren Architect
3944 Weber Heights Drive
Las Vegas NV, 89108
PH. 702-221-0400
FAX. 866-888-7697

Dwn. NAME:

LS1.01

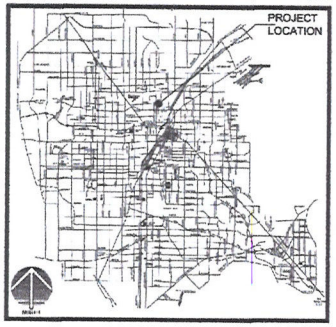


OVERALL SITE PLAN

SCALE:1" = 20'-0"

SCALE 1"=40' ON 12"X18" HALF SHEET

VICINITY MAP



PROJECT SITE ANALYSIS

SITE AREA =	30,083 S.F
EXISTING STRUCTURE	1,673 S.F.
PROPOSED ADDITION	5,750 S.F.
TOTAL BUILDING AREA	7,423 S.F.
SITE COVERAGE =	25%
OCCUPANCY GROUP	"A-3"
TYPE OF CONSTRUCTION	TYPE 5-A
PROJECT PROPERTY = SITE DEVEL. PLAN SPECIAL USE PERMIT	C-1, C-2 (EXISTING)

PARKING ANALYSIS

REQUIRED:

CHURCH / HOUSE OF WORSHIP
1 SPACE PER 100 S.F. OF NON FIXED SEATING AREA IN WORSHIP AREA = 2,967/100 S.F. = 30

CLASSROOM
2 SPACES FOR EACH CLASSROOM
3 CLASSROOMS X 2 = 6

HANDICAPPED PARKING (26-50 = 2 PARKING SPACES)
HANDICAPPED SPACES REQUIRED= 2 SPACES

TOTAL PARKING REQUIRED = 36

PARKING PROVIDED

STANDARD PARKING STALLS 9' X 18' = 22 SPACES
COMPACT PARKING STALLS 8' X 18' = 11 SPACES
= 30% of TOTAL PARKING SPACES

HANDICAPPED SPACES = 2 SPACES

TOTAL PARKING PROVIDED = 36 SPACES

KEYNOTES

1	LANDSCAPE AREA
2	6" CMU PERIMETER WALL
3	TRASH ENCLOSURE
4	SIGHT DISTANCE SETBACK
5	STREET RIGHT OF WAY

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR HORIZONTAL DIMENSIONS NOT SHOWN
2. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT
3. CONCRETE CONTRACTOR SHALL COORDINATE WITH FENCING CONTRACTOR.
4. CONCRETE PAVING PER SOILS REPORT
5. TURF, LANDSCAPING AND IRRIGATION SYSTEMS TO BE INSTALLED BY CONTRACTOR. COORDINATE W/ LANDSCAPE DRAWINGS
6. COORDINATE WITH CIVIL DRAWINGS FOR RETAINING WALLS.
7. COORDINATE WITH CIVIL DRAWING FOR PARKING STALL DIMENSIONS AND PLANTER AREAS.
8. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117.1 SEC. 3.01. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2; CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED WITH CURB RAMP, RAMP OR ELEVATOR, ANSI A117.1 SEC 3.03.
9. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20.
10. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH ANSI A117.1 SEC. 4.8. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48. ANSI A117.1 SEC. 403.3
11. ALL MASONRY WALLS TO MATCH IN SIZE AND COLOR TO EXISTING MASONRY WALLS.
12. SLOPE ALL SLABS 1/8"/ FT AWAY FROM BUILDING
13. (E) INDICATES EXISTING

RECEIVED
SEP 08 2009

NORTH

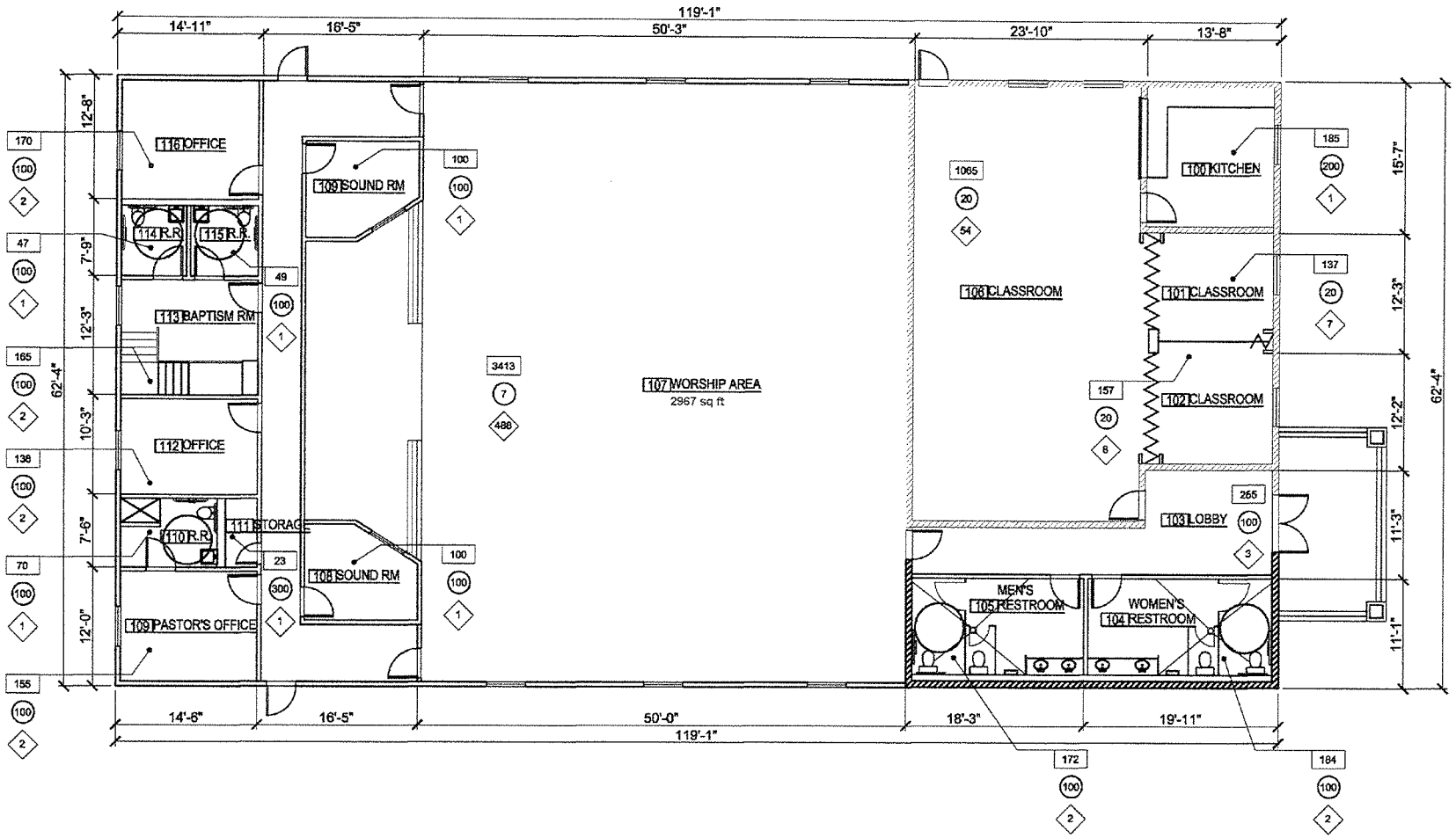
SDR-35912

10/22/09 PC

PRAYER CENTER REVIVAL MINISTRIES
CHURCH PROJECT
139-215-100-07, 139-215-073 + 074
1316 MILLER AVE. LAS VEGAS NEVADA 89106

SITE PLAN

DWG NUMBER
AS1.01



1 OVERALL FLOOR PLAN

1/8" = 1'-0"

SCALE 3/32"=1'-0" ON 12"X18" HALF SHEET

NORTH

LEGEND	
XXX	AREA
XX	OCCUPANT LOAD FACTOR
X	NUMBER OF OCCUPANTS

TOTAL OCCUPANTS: 579

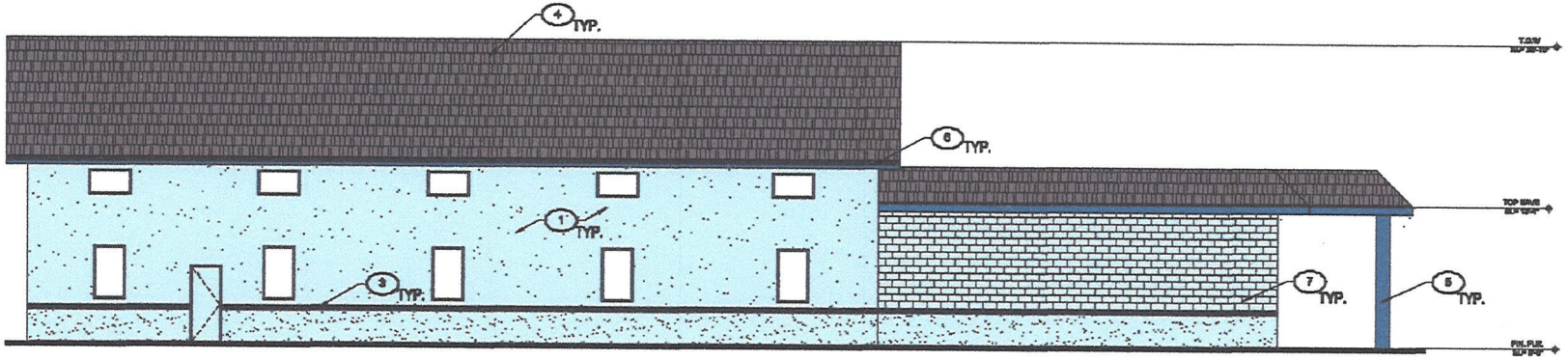
SDR-35912
REVISED
10/22/09 PC

SEP 11 2009

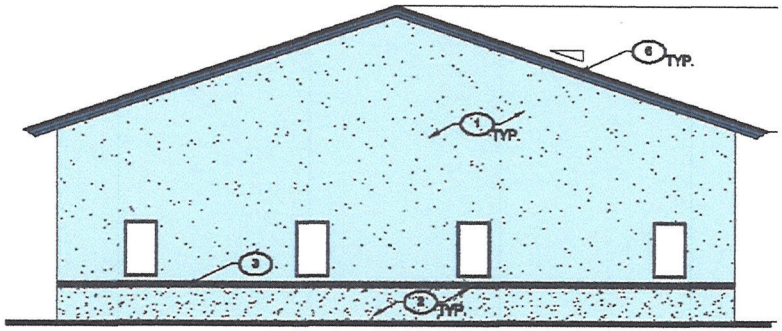
PRAYER CENTER REVIVAL MINISTRIES
CHURCH PROJECT
139-215-100-07, 139-215-073 + 074
1316 MILLER AVE. LAS VEGAS NEVADA 89106

OVERALL FLOOR PLAN

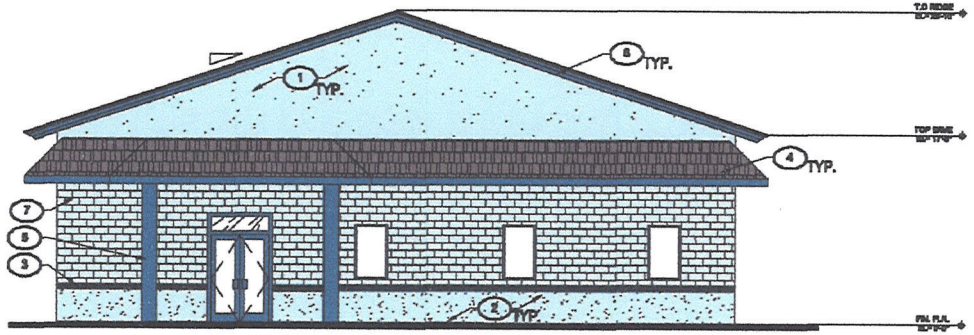
DWG. NUMBER:
A1.01



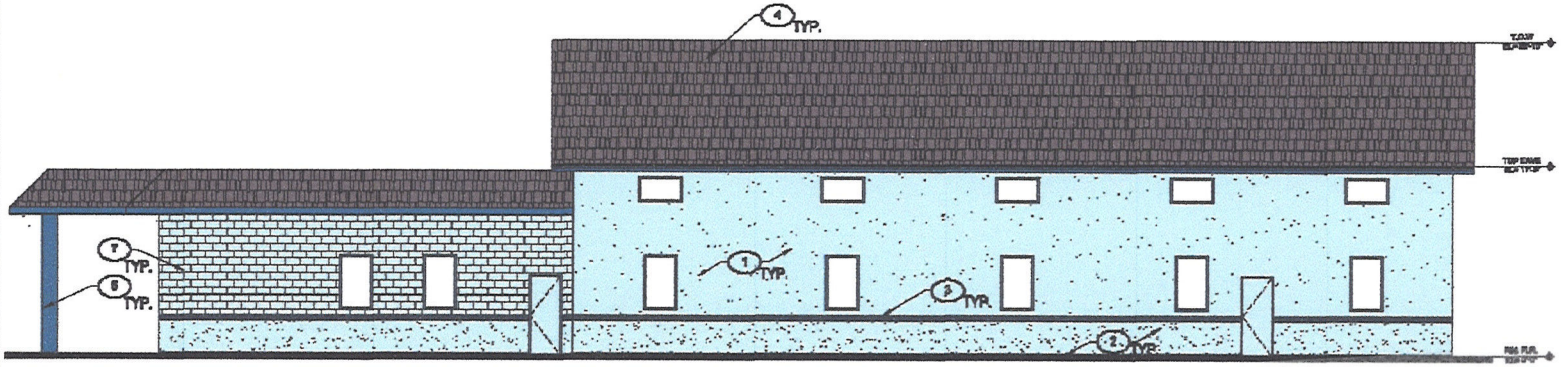
SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

BUILDING ELEVATIONS

RECEIVED
SEP 0 8 2009

EXTERIOR FINISH SCHEDULE

	MATERIAL	FINISH	DESCRIPTION / COLOR
1	STUCCO - TOP	TEXTURED	VISTA PAINT/7326 LRV 10
2	STUCCO - BOTTOM	TEXTURED	VISTA PAINT/7363 LRV 73
3	TRIM	SMOOTH	VISTA PAINT/6599 LRV 18
4	ROOF SHINGLES	TEXTURED	VISTA PAINT/6597 LRV 11
5	COLUMN	TEXTURED	VISTA PAINT/6594 LRV 84
6	ROOF EAVE TRIM	SMOOTH	VISTA PAINT/6599 LRV 18
7	CMU WALL	SMOOTH	N/A

SDR-35912
10/22/09 PC

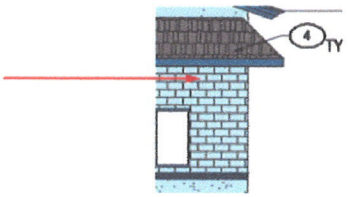
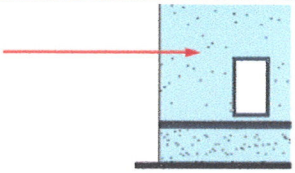
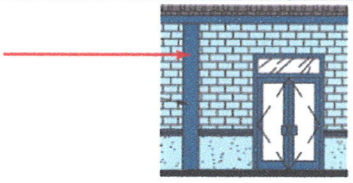
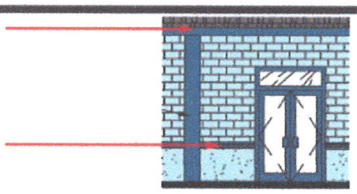
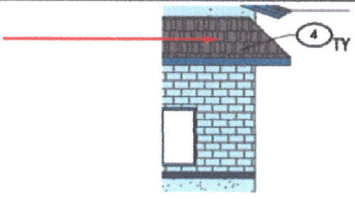
SCALE 3/16"=1'-0" ON 12"X18" HALF SHEET

PRAYER CENTER REVIVAL MINISTRIES
CHURCH PROJECT
139-215-100-07, 139-215-073 + 074
1316 MILLER AVE. LAS VEGAS NEVADA 89106

EXTERIOR ELEVATIONS

DWG. NUMBER:
A2.01

Color & Materials Sheet

Material Sample	Material Description	Location on Building
	Material: CMU **Coating:** Paint **Paint Type:** Vista Paints, High Spirits (7363-LRV73)	
	Material: Stucco **Coating:** Paint **Paint Type:** Vista Paints, High Spirits (7363-LRV73)	
	Material: Stucco **Coating:** Paint **Paint Type:** Vista Paints, Cascade Twilight (7325-LRV 10)	
	Material: Wood trim **Coating:** Paint **Paint Type:** Vista Paints, Cascade Twilight (7325-LRV 10)	
	Material: Slate shingles **Manufacturer**: MonierLifetile **Color**: Saxony Slate	

RECEIVED
SEP - 8 2009

Project: Prayer Center

Dept: Planning & Development

Site Development Plan Review Submittal

SDR-35912
10/22/09 PC

MGA
Melvin Green Architect, LTD.
3305 West Spring Mountain Road, Suite 92
Las Vegas, Nevada 89102

SDR 35912				
Prayer Center Revival Ministries				
1316 & 1352 Miller Ave. and 1329 W. Carey Ave.				
Proposed 5.75 thousand square foot addition to an existing church.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	1.67	9.11	15
AM Peak Hour			0.72	1
PM Peak Hour			0.66	1
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	5.75	9.11	52
AM Peak Hour			0.72	4
PM Peak Hour			0.66	4
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	4.1	9.11	67
AM Peak Hour			0.72	5
PM Peak Hour			0.66	5
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Carey Ave.				
Average Daily Traffic (ADT)	23,819			
PM Peak Hour	1906			
(heaviest 60 minutes)				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	39,326			
PM Peak Hour	3,146			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT Capacity			
Carey Ave.	34500			
Martin L. King Blvd.	51800			

This project will add approximately 52 trips per day on Carey Ave. and Martin L. King Blvd. This will increase the existing volumes by less than 1 percent on both of these streets. Carey is at about 69 percent of capacity and Martin L. King is at about 76 percent of capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about 1 every 15 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SDR-35912 - APPLICANT/OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

AeCP Architecture Inc.
Michael J Livingston NCARB, AIA, Architect

2844 Huber Heights Drive, Las Vegas NV 89128
Tel (702) 271-0437 Fax (206) 339-7097 mjlivingston@acpglobal.com

design
planning
engineering
project management
landscape architecture

September 11th, 2009

Planning and Development Department
Development Services
731 South 4th Street
Las Vegas NV

Re: Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for General Plan Amendment, Rezoning and Site Development Plan Submittal

AeCP Architecture, Inc. acting as authorized agent for the applicant/property owner is submitting this justification letter in support for Site Development Plan submittals for the above referenced project.

This project was previously submitted as GPA-17129, ZON-16632 and SDR-15034 which expired and the applicant seeks to restore new approvals without any changes to the previously approved site plans and building noting that the site now conforms to the general Plan and Zoning.

The proposed project consists of a single-storey, 7423 sq ft church, fully described in the architectural exhibits that are part of the Site Development Review. Church hours are typical for a Sunday operation and with occasional worship use during the week. All teaching is ancillary to the worship use.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building façade. Additional intense landscaping will be added to screen the proposed parking lot. The proposed development shall be consistent with the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adoptive city plans, policies and standards expect for the waivers and exception requested as follows.

Waiver

- Landscape buffers

Allow a reduction from 15ft to 8ft for exterior property line facing Miller Avenue

Allow a reduction from 15ft to 12ft for exterior property line facing Lexington

Allow a reduction from 15ft to 8ft and 5ft for exterior property line facing Carey Avenue

Construct landscaping with increased density where buffer width is reduced

Allow a reduction from 8ft to2ft for interior East-West property line adjacent parking

Allow a reduction from 8ft to4ft for interior North-South property line adjacent building on West side

Construct an 8ft CMU wall per standards along interior lot line in lieu of reduced landscape buffer widths

SDR-35912
REVISED
10/22/09 PC
SEP 11 2009

- Building Placement

Provide a waiver for building placement at corner which is restricted by existing construction

Exception

Parking Finger

Allow an exception for the requirement for parking finger with one tree and landscaping every 6 spaces. The building/parking occupancy is restrictive and providing fingers will reduce the parking count. Landscaping density shall be increased to compensate.

Landscaping

Increase interior tree spacing to 20' o.c to compensate for reduced buffer widths and loss of 'fingers'

The site access is centered on Lexington Street between Carey Ave and Miller and therefore will not adversely impact intersections.

If you have any questions or comments regarding this matter, please feel free to contact my office.

Michael Livingston, AIA
Principal
AeCP Architecture Inc.

SDR-35912
REVISED
10/22/09 PC

SEP 11 2009

City of Las Vegas
Planning & Development Department
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 presentative, please call (702) 385-7268. If you would like to contact your Council of this card to (702) 229-6405.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Use additional blank space on card for your comments.

-35912

ning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

02 1M
0004279218

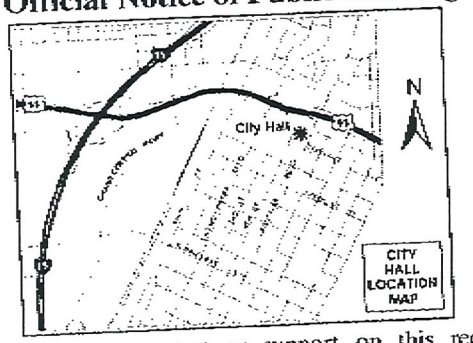
13921510014
LASHORE NATHANIEL K & HELGA B
4108 FORESTVILLE ST
NO LAS VEGAS NV 89032-1158

Case: SDR-35912

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.

SDR-35912

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.41⁴
0204278218 OCT 23 2009
MAILED FROM ZIPCODE 89101

RECEIVED
OCT 27 2009

Case: SDR-35912

13921510014
LASHORE NATHANIEL K & HELGA B
4108 FORESTVILLE ST
NO LAS VEGAS NV 89032-1158

HAVDSLL 89032

304

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

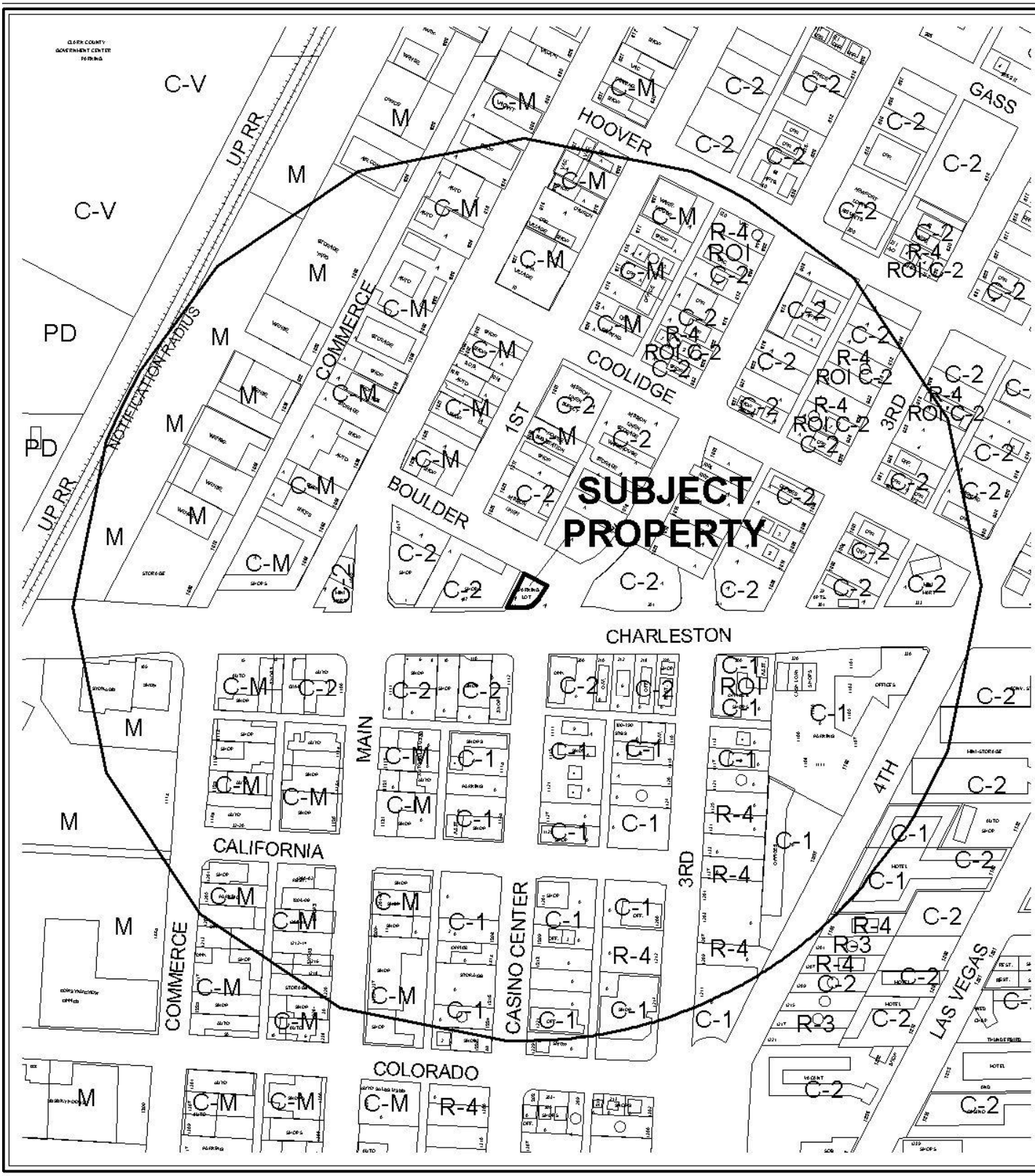
SUBJECT:
RENOTIFICATION - SDR-36190 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-29021) TO ALLOW A REDUCTION IN BUILDING AREA, SETBACKS AND OVERALL HEIGHT OF AN APPROVED URBAN LOUNGE on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SDR-36190**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **SDR-36190**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36190 - APPLICANT/OWNER: CORESTONE, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the Conditions of approval for Site Development Plan Review (SDR-32544), Site Development Plan Review (SDR-29021), Site Development Plan Review (SDR-15035), Special Use Permit (SUP-15038), Special Use Permit (SUP-15039), Vacation (VAC-26443) and Waiver (WVR-26441).

2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 09/25/09, except as amended by conditions herein.

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.

Public Works

4. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-15035, SDR-29021 and all other subsequent site-related actions.

BTS

SDR-36190 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-29021) to allow a reduction in building area, setbacks and overall height of an approved Urban Lounge on 0.13 acres at 123 East Charleston Boulevard. No new Waivers of the Downtown Centennial Plan are being requested as a part of the subject application. The proposed Major Amendment to the approved Site Development Plan Review is in keeping with the revitalization and continued enhancement of the Downtown Centennial Plan – 18b Las Vegas Arts District and the on-going development in the area; therefore, staff is recommending approval of the request. If denied, a new Site Development Plan Review would be required to address any further changes.

ISSUES

- The subject Major Amendment is needed since the applicant is reducing the building area, setbacks and overall height.
- The related Development Standards, Landscape and Buffer Standards, Streetscape Standards, Parking and Waivers were approved as a part of Site Development Plan Review (SDR-32544, SDR-29021 and SDR-15035).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
01/08/03	The City Council approved a request for a Special Use Permit (SUP-1146) for a Restaurant Service Bar located at 103 E. Charleston Boulevard. The Planning Commission and staff recommended approval on 12/05/02.
05/11/06	A deed was recorded for a change of ownership.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-15035) for a proposed 4,930 square-foot Urban Lounge and Waivers of Downtown Centennial Streetscape and Build-To-Line Standards; Special Use Permit (SUP-15038) for a proposed General Business-Related Gaming Establishment and Special Use Permit (SUP-15039) for a proposed Urban Lounge on 0.13 acres at 103-123 East Charleston Boulevard. The Planning Commission and staff recommended approval on 08/24/06.
05/21/08	The City Council approved a request for an Encroachment Agreement (ENCR-26070) for portions of a building to be constructed into the Boulder Avenue public right-of way for approximately 23.5 feet. The encroachment will include (but not be limited to): stairs, handicap ramp, light gauge steel stud wall, planter wall, and a patio. If this portion of Boulder Avenue is vacated by the City of Las Vegas this encroachment will become null and void upon recordation of the vacation with the Clark County Recorder's office.

06/04/08	The City Council approved a request for a Waiver (WVR-26441) of Title 18.12.130 to allow First Street to terminate in a dead end street where a cul-de-sac is required at the southeast corner of First Street and Boulder Avenue. A Vacation (VAC-26443) was also approved to Vacate Boulder Avenue between First Street and Casino Center Boulevard, the alley generally located at the northwest corner of Boulder Avenue and Casino Center Boulevard, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue. The Planning Commission recommended denial, but staff recommended approval on 03/27/08.
08/28/08	The Planning Commission approved a Site Development Plan Review (SDR-29021) for a Major Amendment to an approved Site Development Plan Review (SDR-15035) to modify the building elevations and placement of a proposed Urban Lounge on 0.13 acres at 123 East Charleston Boulevard.
01/22/09	The Planning Commission approved a Major Amendment to an approved Site Development Plan Review (SDR-32544) to an approved Site Development Plan Review (SDR-29021) to add a pedestrian plaza with a Waiver of the Downtown Centennial Plan Streetscape Standards on 0.70 acres at 123 East Charleston Boulevard. Staff recommended approval of the request.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that apply to the subject site.	
Pre-Application Meeting	
09/24/09	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • Staff discussed the reduction of overall square-footage, building height and setbacks for a proposed Urban Lounge. • Staff indicated that a Major Amendment to an approved Site Development Plan Review would be needed. • No additional Waivers of Downtown Centennial Plan Requirements were requested.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
09/28/09	A field check was completed on the indicated date. The following items were noted: • The subject site is a parking lot. • Adjacent to the site is the existing Paymon's restaurant and Casino Center future Bus Rapid Transit Route (BRT).

Details of Application Request	
Site Area	
Net Acres	0.13 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Parking Lot	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
South	Retail	C (Commercial)	C-2 (General Commercial)
East	Undeveloped, proposed to be a mixed-use development; Site Development Plan Review (SDR-9888) and Extension of Time (EOT-25786)	C (Commercial)	C-2 (General Commercial)
West	Restaurant	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		
Downtown Centennial Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
Live/Work 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

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Centennial Plan addresses certain site development standards, which are detailed below:

Pursuant to the Downtown Centennial Plan, the following development standards apply to the subject proposal:

Standard	*Required/Allowed*	*Provided*
Min. Lot Size	N/A	0.13 acres
Min. Lot Width	100 feet	60 feet
Min. Setbacks • Front (Boulder Avenue) • Side (West property line) • Corner (Casino Center Boulevard) • Rear (Charleston Boulevard)	 Zero Feet Zero Feet Zero Feet Zero Feet	 Zero Feet Zero Feet 2.75 Feet 1.2 Feet
Build-to-Line • Front (Bonneville Avenue • Side (west property line) • Corner (Casino Center Boulevard) • Rear (Charleston Boulevard)	 70% of frontage line 70% of frontage line 70% of frontage line 70% of frontage line	 Varies Varies Varies Varies
Max. Lot Coverage	Up to 100%	35%
Max. Building Height	N/A	27.5 Feet

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

Landscaping and Open Space Standards			
Standards	**Required**		**Provided**
	Ratio	**Trees**	
Parking Area	1 Tree/6 Spaces	Zero Trees	Zero Trees
Buffer: Min. Trees (Front: Boulder Avenue) (Side: west property line) (Corner: Casino Center Boulevard) (Rear: Charleston Boulevard)	 1 Tree/ 20 Linear Feet 1 Tree/ 20 Linear Feet 1 Tree/ 20 Linear Feet 1 Tree/ 20 Linear Feet	 3 Trees 4 Trees 3 Trees 3 Trees	 2 Trees Zero Trees 2 Trees 2 Trees
TOTAL		13 Trees	6 Trees
Min. Zone Width	N/A		1-Foot
Wall Height	8 Feet		8 Feet

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

Streetscape Standards	Required	Provided
East/West Street (Boulder Avenue)	1 Shade Tree @ 20' O.C. Maximum (min. 36" box) 3 Shade Trees	1 Shade Tree @ 20' O.C. Maximum (min. 36" box) 2 Shade Trees
East/West Street (Charleston Boulevard)	1 Shade Tree @ 20' O.C. Maximum (min. 36" box) 3 Shade Trees	1 Shade Tree @ 20' O.C. Maximum (min. 36" box) 2 Shade Trees
North/South Street (Casino Center Boulevard	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 2 Palm Trees	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 0 Palm Trees
Right-Of-Way Improvements	Sidewalk and Amenity Zones (Per Graphics 5, 11 & 12 of the Downtown Centennial Plan	5' sidewalk along Casino Center Boulevard and Boulder Avenue and a 10' wide sidewalk along Charleston Boulevard. 1' amenity zone along Charleston Boulevard, 3' along Casino Center Boulevard and 0' along Boulder Avenue

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement - Downtown						
		Base Parking Requirement			Provided	
			Parking		Parking	
Use	Gross Floor Area or Number of Units	Parking Ratio	Regular	Handi-capped	Regular	Handi-capped
Urban Lounge	4,274 SF	1 Space /50 SF of GFA	86	4	Zero	Zero
TOTAL (including handicap)	4,274 SF		90		Zero	

Waivers – Approved as a part of SDR-15035	
Requirement	**Request**
To provide a five-foot amenity zone and a ten-foot wide sidewalk per Graphic 11 of the Downtown Centennial Plan	To allow a five-foot wide sidewalk along Casino Center Boulevard, a five-foot wide sidewalk along Boulder Avenue and a 10-foot wide sidewalk along Charleston Boulevard.
To provide a five-foot amenity zone and a ten-foot wide sidewalk per Graphic 11 of the Downtown Centennial Plan	To allow a one-foot wide landscape amenity area along Charleston Boulevard, a three-foot wide landscape amenity area along Casino Center Boulevard and no landscape amenity area along Boulder Avenue.

BTS

70% of the first story façade shall align along the front and corner side property lines	To allow variations in the 70% build-to-line requirement.

ANALYSIS

The applicant is requesting a Major Amendment to an approved Site Development Plan Review (SDR-29021) to allow a reduction in building area, setbacks and overall height of an approved Urban Lounge on 0.13 acres at 123 East Charleston Boulevard. A table has been included, which highlights the changes from the previously approved Site Development Plan Review (SDR-29021).

The proposed development conforms to the previously approved Site Development Plan Reviews (SDR-15035, SDR-29021 and SDR-32544) and requirements specified by the Downtown Centennial Plan and Title 19 requirements. Waivers were previously approved, as a part of Site Development Plan Review (SDR-15035) and Site Development Plan Review (SDR-32544). The last Major Modification included three phases to the subject site. The new Site Development Plan Review depicts two phases, which included the following: Phase 1 included the building pad area and outdoor dinning and Phase 2 included streetscape treatment for the future Boulder Plaza project.

The proposed Major Amendment to the approved Site Development Plan Review is in keeping with the revitalization and continued enhancement of the Downtown Centennial Plan – 18b Las Vegas Arts District and the on-going development in the area; therefore staff is recommending approval of the request.

- **Site Plan**

  The site plan for the proposed Major Amendment to the approved Site Development Plan Review (SDR-29021) is generally in compliance with the standards of 18b The Las Vegas Arts District. The proposed modifications to the site are indicated below as they relate to the overall site plan.

Approved: SDR-29021	**Proposed: SDR-36190**
1st Floor: 2,482 SF 2nd Floor: 1,792 SF Total: 4,274 SF	1st Floor: 2,453 SF 2nd Floor: Removed Total: 2,453 SF
Building Height: 51 feet, 9 inches	Building Height: 27.5 Feet
Lot Coverage: 44%	Lot Coverage: 35%
Setbacks: Front (Boulder Avenue): Zero Feet Side (west property line): Zero Feet Corner (Casino Center Blvd): 2.9 Feet Rear (Charleston Blvd): 1.5 Feet	Setbacks: Front (Boulder Avenue): Zero Feet Side (west property line): Zero Feet Corner (Casino Center Blvd): 2.75 Feet Rear (Charleston Blvd): 1.2 Feet

- **Waivers**

  There are no new Waivers requested as a part of the subject Site Development Plan Review. Waivers were approved as a part of Site Development Plan Reviews (SDR-15035, SDR-29021 and SDR-32544).

- **Trails**

  The proposed project is adjacent to two Urban Trails. These trails are the Boulder Plaza and the Tortoise Trails. There are no requirements of the property owner with respect to these trails.

- **Landscape Plan**

  Waivers of the Downtown Centennial Plan Streetscape standards were approved as a part of Site Development Plan Review (SDR-15035).

- **Elevations/Floor Plan**

  The previous Site Development Plan Review (SDR-29021) approved elevations for a two-story building with a height of 51.75 feet. The subject application proposes a reduction of height to a one-story building with an overall height of 27.5 feet. The building elevations continue to utilize an extensive amount of glass windows and various building materials.

  The floor plans have also been reduced from a total square footage of 4,274 to 2,453, due to the removal of the second floor, which has also reduced the lot coverage from 44% to 35%. An exterior outdoor patio area is calculated at 2,158 square feet.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Urban Lounge is compatible with the adjacent development and uses in the area, as it will allow for the successful revitalization and enhancement within the Downtown Centennial Plan - 18b The Las Vegas Arts District.

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 project is consistent with the C (Commercial) designation of the General Plan, the zoning regulations of the existing C-2 (General Commercial) zoning district and the Downtown Centennial Plan –18b Arts Las Vegas Arts District design standards.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Pedestrian access to the site is from Boulder Avenue, an 80-foot wide right-of-way, which should be adequate to meet the needs of the proposed improvements and should not negatively impact the adjacent roadways. There is no vehicular access to the site as there is no on-site parking.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are appropriate for the area and the City, as proposed and previously approved.

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;

This project will be harmonious and compatible with surrounding commercial properties, while providing site improvements that will not be unsightly, undesirable, or obnoxious in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the building as well routine business license inspections for any commercial activities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 127

APPROVALS 4

PROTESTS 6

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36190** APN: 139.34.410.046

Name of Property Owner: CORESTONE LLC

Name of Applicant: SAME AS ABOVE

Name of Representative: JAVA STUDIO

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: [signature]

Print Name: WESTLEY SBUTT

Subscribed and sworn before me

This 24th day of SEPT, 2009

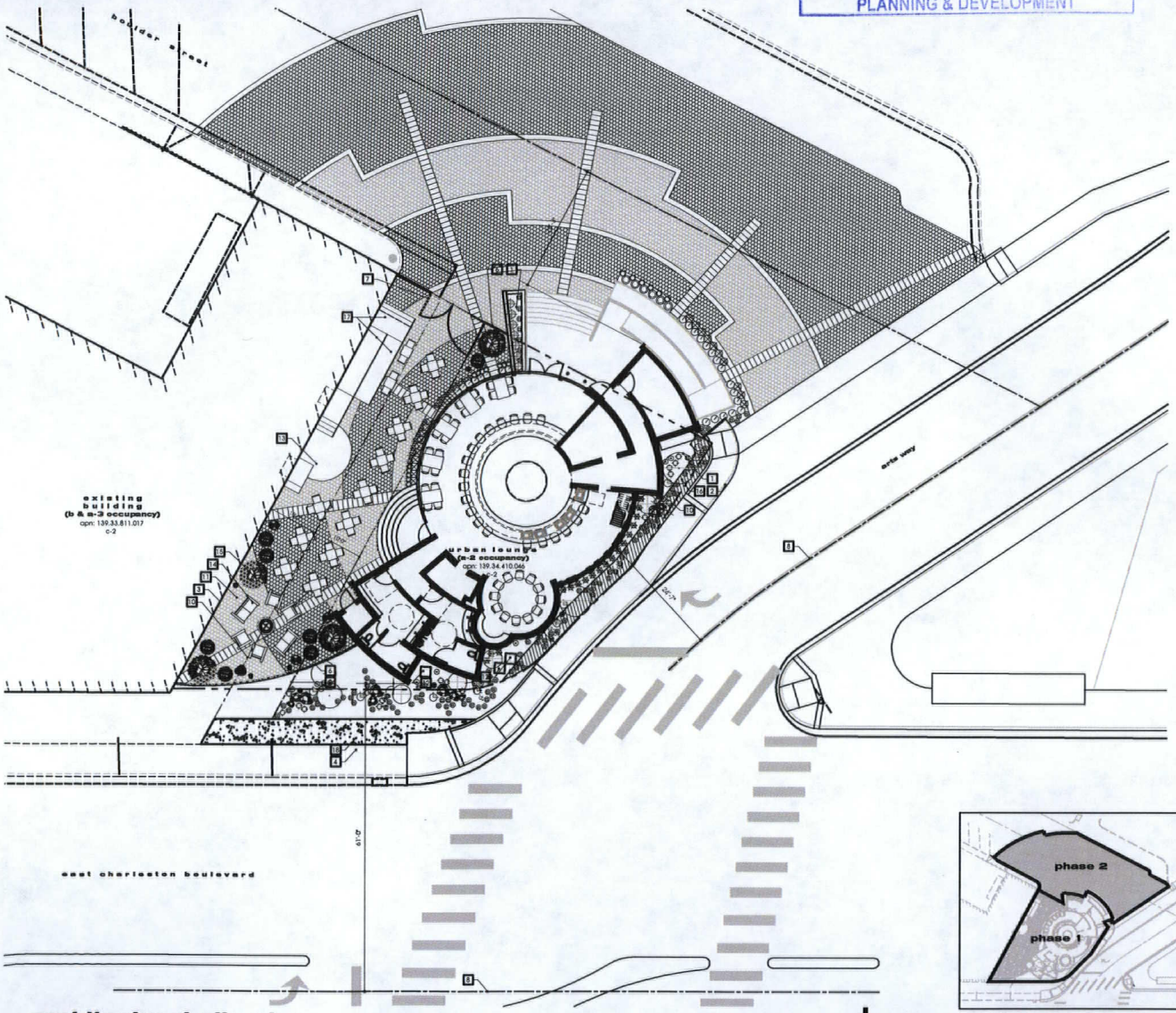
GAIL A. BOWMAN
Notary Public State of Nevada
No.96-3637-1
My appt. exp. July 17, 2012

Gail A. Bowman
Notary Public in and for said County and State Clark County, Nevada

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

urban lounge
123 east charleston boulevard

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



D1 **architectural site plan**
scale 1" : 10'-0"

D4 **phase plan**
not to scale

sheet index

A0.01	architectural site plan
A1.01a	floor plan
A4.01	exterior elevations
A4.02	exterior elevations
L1.00	landscape plan

keynotes

1	landscape
2	existing curb
3	existing building
4	existing side walk
5	accessibility route
6	wrought iron fence, by owner
7	wrought iron gates, by owner
8	right of way center line
9	easement line
10	property line
11	precast concrete pavers
12	kitchen equipment condensers, see kitchen equipment drawings
13	concrete pavement for stage (level with pavers)
14	owner supplied furnishings, typ.
15	owner supplied plants & pots, typ.
16	amenity zone, see civil drawings
17	existing ramp & stairs
18	new paving as addition to existing sidewalk, see civil drawings

general notes

1. all sidewalk dimensions are form face of curb
2. refer to electrical drawings for location of additional site lighting and equipments
3. general contractor shall take care not to damage or disupt existing utilities while excavating, grading and drilling or digging during construction
4. contractor shall be responsible for all work shown on or required by architectural, and electrical drawings
5. slope all plants areas and walks adjacent to the building away form structure, wrap perimeter footing with bithuthene waterproofing for protection against water & moisture
6. the slope of all accessible routes shall not exceed 1:20 (cross slope not to exceed 1:48)
7. all accessible routes shall be of 36" min.
8. landings to be provided at all exterior doors as required by IBC section 1008.1.6

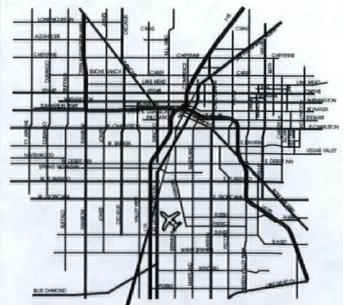
project data

building area
total 2,453 sf

parking required:
urban lounge indoor dining (1,000 sf) @ 1/50 (sf)	20
urban lounge outdoor dining (2,168 sf) @ 1/50 (sf)	44
urban lounge back bar (1,453 sf) @ 1/200 (sf)	8
total	72
parking provided (on site):	0

parcel data
building area	2,453 sf
lot area	0.16 acres
floor / area	35%

vicinity map



north

jawa studio
architecture interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel.702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:
structural:
mechanical:
electrical:
spec:

planning

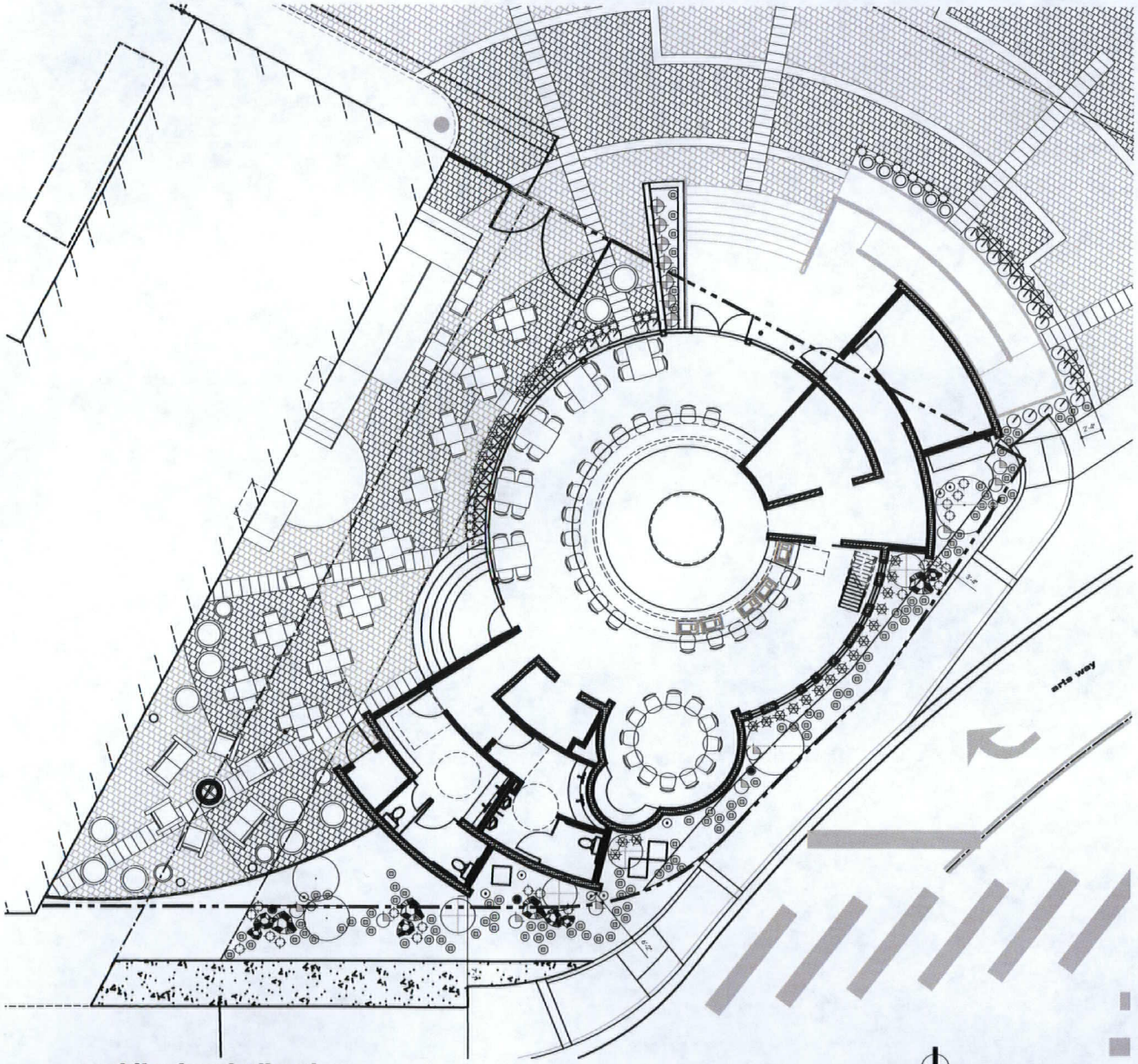
Documents prepared by the architect are instruments of service for use solely with respect to this project. the architect shall retain all common law, statutory and other rights, including copyright. the owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2009, jawa studio, ltd.

no.	date	description

project / address: **urban lounge**
123 east charleston boulevard
las vegas nevada 89104
owner:

sheet title: **architectural site plan**
drawn/checked by: **de/jw**
date: **09.23.09**
job no. **09015**
sheet no. **a0.01**
cad dwg. file: 09015-a0.01.dwg

SDR-36190
10/22/09 PC



D1 **architectural site plan**
scale 1" : 10'-0"

landscape legend

trees

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL	2
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL	4
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	15 GAL	2

shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	1 GAL	24
	YUCCA RECURVIFLORA	CURVELEAF YUCCA	1 GAL	9
	BUXUS M. J. 'KOREANA'	KOREAN BOXWOOD	1 GAL	6
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 GAL	23
	EUONYMOUS J. 'MICROPHYLLUS'	BOX-LEAF EUNOYMOUS	1 GAL	7

accent plants

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	1 GAL	9
	DIETES BICOLOR	EVERGREEN IRIS	1 GAL	31
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	3
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLEY	1 GAL	19
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL	20

groundcovers

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL	111
	DECOMPOSED GRANITE COBBLE, MOHAVE GOLD - 1/2" SCREENED @ 2" DEEP IN ALL PLANTING AREAS			

boulders

SYMBOL	NAME	COLOR	SIZE	QTY
	GRANITE BOULDER	APACHE BROWN	3' X 3'	4
	GRANITE BOULDER	APACHE BROWN	3' X 2'	3
	GRANITE BOULDER	APACHE BROWN	2' X 2'	3

general notes

QUANTITIES SHOWN ARE FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COUNT PLANTS SHOWN ON THE PLAN.

50% MINIMUM VEGETATIVE COVER REQUIRED IN ALL NON-PAVED AREAS (TYP).

PROVIDE ROOT GUARD WHERE TREES ARE LOCATED LESS THAN 5'-0" FROM WALKS/CURBS (TYP).

ALL TURF AREAS SHALL BE A MINIMUM OF 6' WIDE AND A MINIMUM OF 3' FROM ANY BUILDING FACE OR WALL (INCL. RETAINING WALLS).

BURY ALL BOULDERS 1/3 DEEP

SDR-36190
10/22/09 PC

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

jawa studio
architecture interior design
107 E. Charleston Suite 160
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:
structural:
mechanical
electrical:
asid:

planning

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2009, jawa studio, ltd.

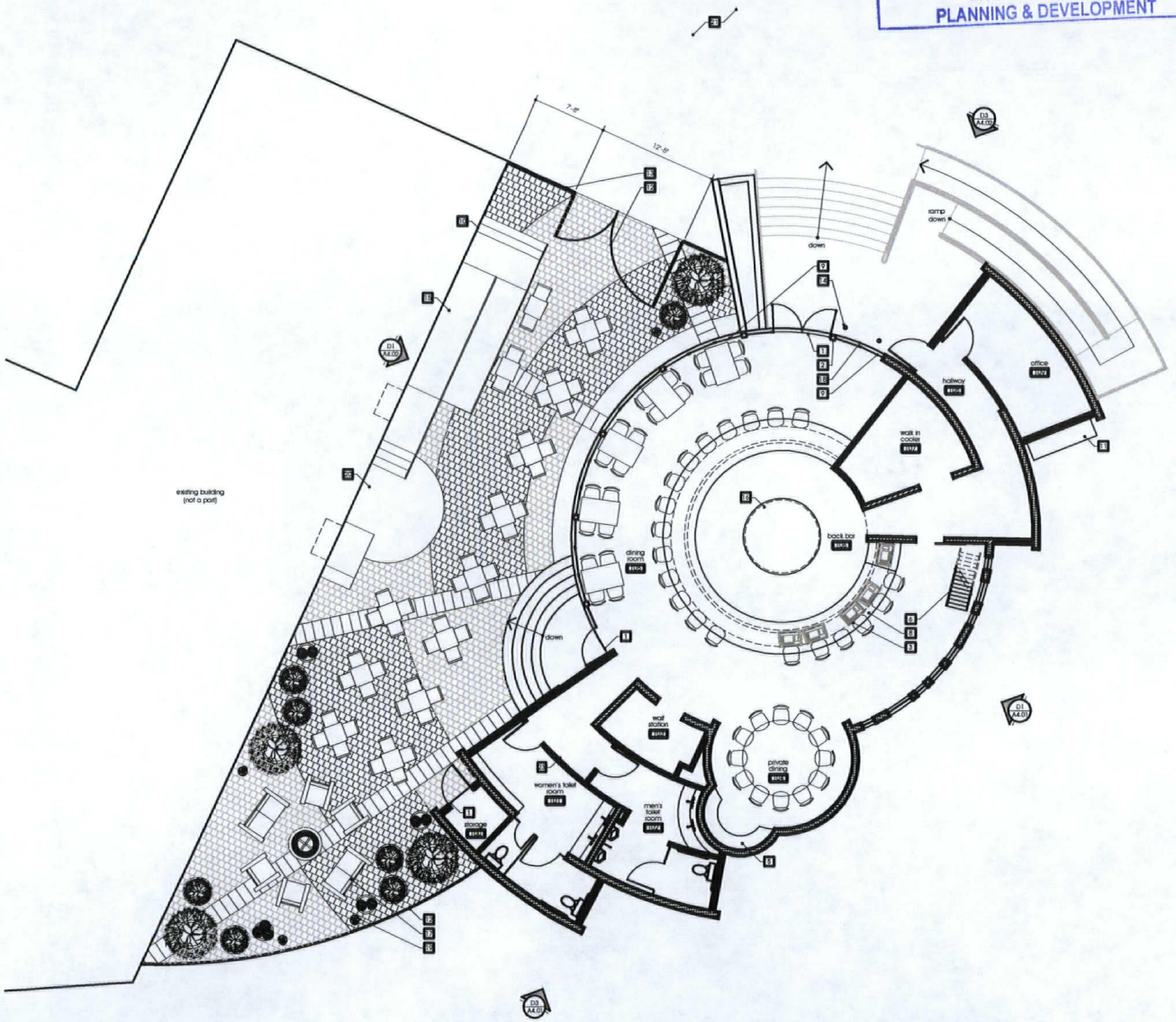
rev.	date	description

project / address:
urban lounge
123 east charleston boulevard
las vegas nevada 89104
owner:

sheet title:

drawn/checked by: de/jw
date: 09.23.09
job no. 09015
sheet no. La1.00
cad dwg. file: 09015-LA1.00.dwg

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



D1 floor plan
scale 3/16" : 1'-0"

north

keynotes

1	door threshold
2	column, typical, see structural drawings, fur out
3	gaming machine, typical, install per manufacturer's specifications
4	stair railing, owner supplied, contractor installed
5	buffet counter
6	roof access ladder
7	pavement designated for performers
8	bar, see enlarged bar plan
9	folding doors, typical
10	existing building line
11	main switch gear, see electrical drawings
12	wrought iron fence, owner supplied, contractor installed
13	wrought iron gate, owner supplied, contractor installed
14	floor recessed light fixtures, typical
15	existing ramp
16	back bar
17	owner supplied furnishings, typical
18	concrete slab edge
19	owner supplied planters & pots
20	concrete easement for stage (level with paves)
21	see site plan, a0.01 for additional paver layout

wall legend

symbol	description
	2" x 6" wood studs framing @ 16" on center
	6" gauge 20 metal studs @ 24" on center
	3-5/8" 20 gauge metal stud @ 24" on center
	2"x 8" wood stud framing @ 16" on center

general notes

1. all dimensions are to the face of the stud, unless noted otherwise.
2. install all fixtures and appliances per manufactures recommendations
3. refer to interior elevations and finish schedule for interior finishes
4. landings & thresholds to be provided at all exterior doors as required by the 2006 IBC sections 1003.3.1.5 (landings), 1003.3.1.4 (floor elevation), & 1003.3.1.6 (thresholds)
5. contractor to verify existing conditions
6. refer to site plan for additional information
7. coordinate architectural dimensions with structural drawings for foundation and as required.
8. provide insulation @ all exterior walls per energy code - see code analysis
9. provide water resistant gypsum board at all wet locations.
10. angle walls @ tower 3.3 degrees vertically, angle walls everywhere else 4 degrees vertically

floor plan data

		o-2, b & s-2
dining room/private dining:	1,015 sf @ 1/15 sf	68 occupants
back bar/wait station:	791 sf @ 1/200 sf	4 occupants
office:	155 sf @ 1/100 sf	2 occupants
acessory:	437 sf @ 1/100 sf	5 occupants
storage:	145 sf @ 1/300 sf	1 occupants
total	2,453 sf	80 occupants

jawa studio
architecture
interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel.702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:
structural:
mechanical:
electrical:
seal:

planning

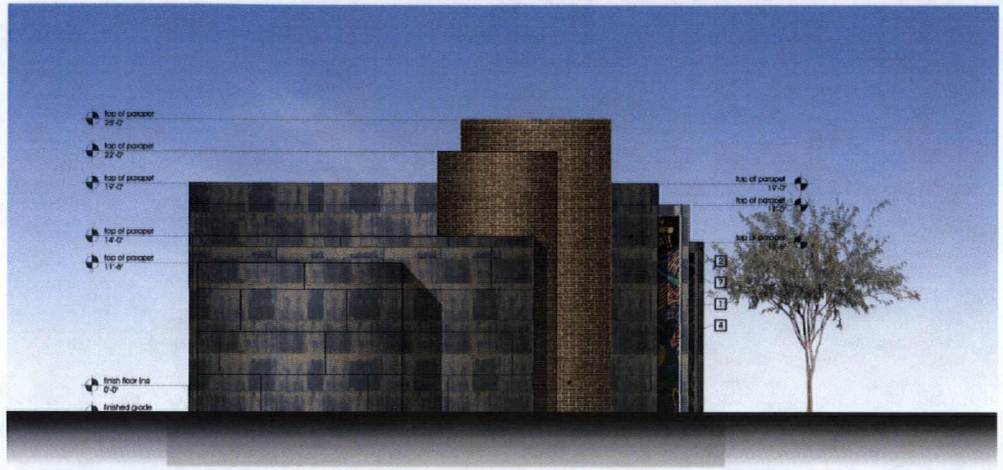
Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2009, jawa studio, ltd.

rev.	date	description

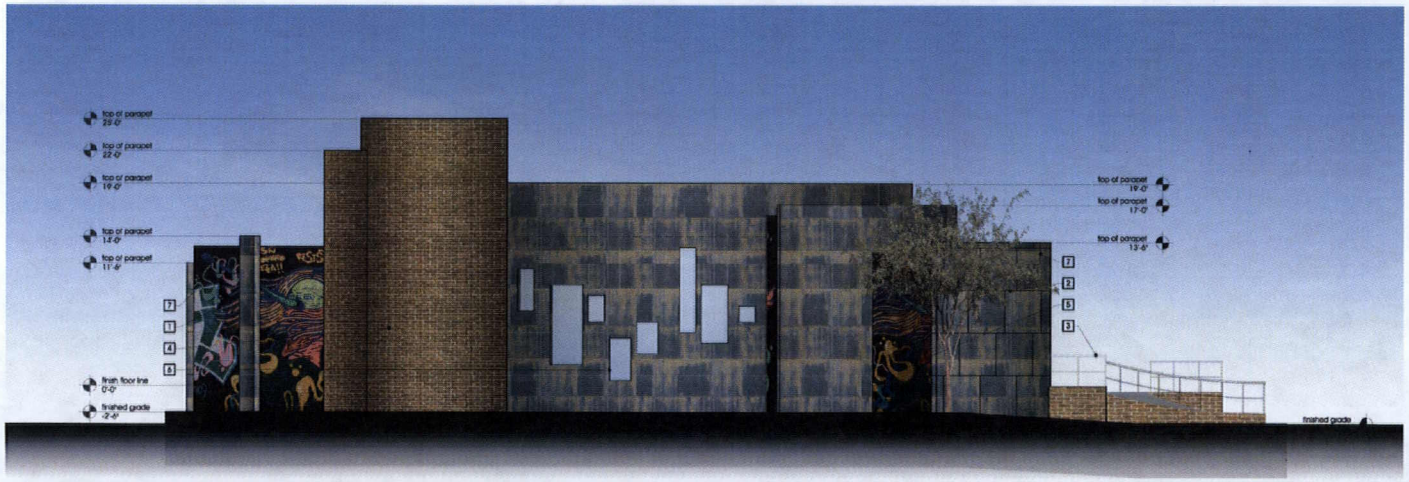
project / address:
urban lounge
123 east charleston boulevard
las vegas nevada 89104
owner:

sheet title:
ground floor plan
drawn/checked by:
de/jw
date:
09.23.09
job no.
09015
sheet no.
A1.01a
cad dwg. file: 09015-A1.01a.dwg

SDR-36190
10/22/09 PC



D3 **south elevation**
scale 3/16" : 1'-0"



D1 **east elevation**
scale 3/16" : 1'-0"

keynotes

1. corten metal cladding over framing - see exterior finish legend
2. stucco over framing or exposed cmu - see exterior finish legend
3. metal railing / guardrail
4. wood siding - see exterior finish legend
5. standing seam metal roof at fascia only
6. aluminum framed glazing - see window schedule
7. line of roof beyond - typical

exterior finish legend

EP-1 — exterior plaster with acrylic paint finish
three coat sand finish
color to be determined

WOOD-1 — vertically oriented distressed wood siding

CT-1 — corten panels
4' x 10'

NOTE:
ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER
PROVIDE WEATHER RESISTIVE BARRIER AS REQD FOR ALL
EXTERIOR FINISH ES
ANY SUBSTITUTION TO BE REVIEWED
BY ARCHITECT

jawa studio
architecture
interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil
structural
mechanical
electrical
land

preliminary

Documents prepared by the architect are instruments of service for use solely with respect to this project. the architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2009, jawa studio, ltd.

rev.	date	description

project / address:
urban lounge
123 east charleston boulevard
las vegas nevada 89104
owner:

sheet title:
exterior elevation

drawn/checked by:
cle/jw

date:
09.14.09

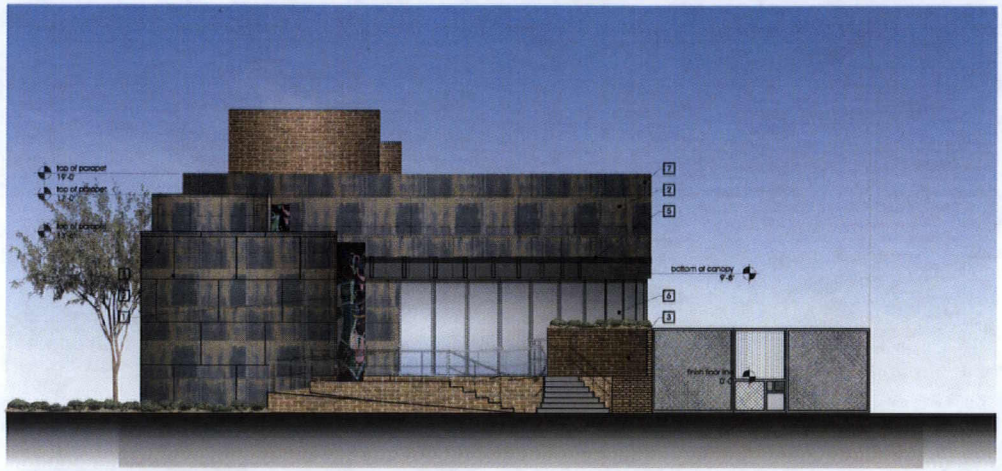
job no.
09015

sheet no.
A4.01

cad dwg. file: 09015-A4.01.dwg

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-36190
10/22/09 PC



D3 **north elevation**
scale 3/16" = 1'-0"



D1 **west elevation**
scale 3/16" = 1'-0"

keynotes

1. corten metal cladding over framing - see exterior finish legend
2. stucco over framing or exposed cmu - see exterior finish legend
3. metal railing / guardrail
4. wood siding - see exterior finish legend
5. standing seam metal roof at fascia only
6. aluminum framed glazing - see door schedule
7. line of roof beyond - typical

exterior finish legend

EP-1		exterior plaster with acrylic paint finish three coat sand finish color: to be determined
WOOD-1		vertically oriented distressed wood siding
CT-1		corten panels 4' x 10'

NOTE:
ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER PROPER WEATHER RESISTIVE BARRIER AS REQD FOR ALL EXTERIOR FINISHES
ANY SUBSTITUTION TO BE REVIEWED BY ARCHITECT

jawa studio
architecture interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil
structural
mechanical
electrical
seal

preliminary

Documents prepared by the architect are instruments of service for use solely with respect to this project. the architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2009, jawa studio, ltd.

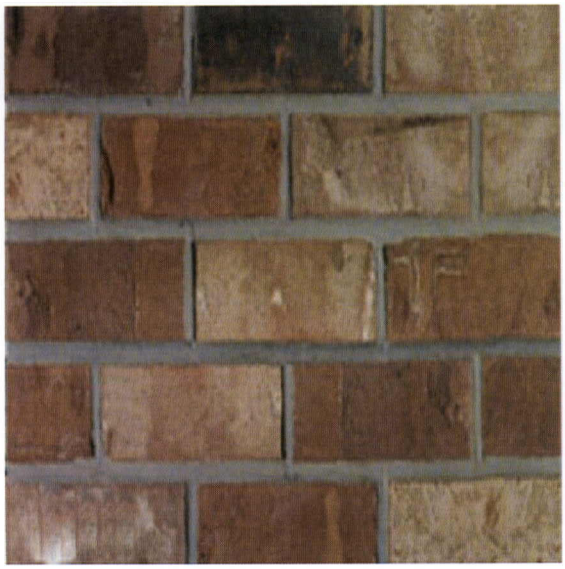
rev.	date	description

project / address: **urban lounge**
123 east charleston boulevard
las vegas nevada 89104
owner:

sheet title: **exterior elevations**
drawn/checked by: **cle/jw**
date: **09.14.09**
job no. **09015**
sheet no. **A4.02**
cad dwg. file: 09015-A4.02.dwg

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

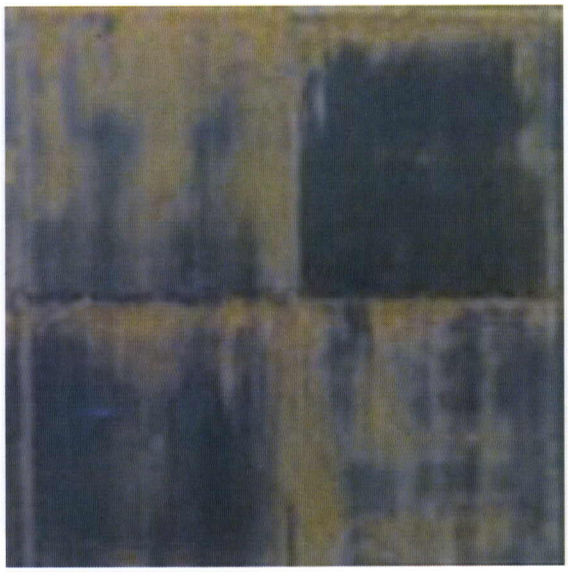
SDR-36190
10/22/09 PC



m.c. muddox - thin brick - redwood



exposed rough sawn wood beams



cor-ten metal cladding



mural art

jawa studio
architecture • interior design

103 e. charleston ste. 105 las vegas nv 89104
702.598.1723 fax 702.598.1724

SDR-36190
10/22/09 PC

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SDR-36190 - APPLICANT/OWNER: CORESTONE, LLC
123 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/28/09



SDR-36190 - APPLICANT/OWNER: CORESTONE, LLC
123 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/28/09



SDR-36190 - APPLICANT/OWNER: CORESTONE, LLC
123 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/28/09



SDR-36190 - APPLICANT/OWNER: CORESTONE, LLC
123 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/28/09

jawa studio
architecture • interior design
103 e. charleston ste. 105 las vegas nv 89104
702.598.1723 fax 702.598.1724

09.23.09
planning & development
development services center
city of las vegas

re: sdpr
urban lounge
las vegas, nv
apn: 139-34-410-046

this submittal is to request an administrative update to the previously approved site development plan review (sdr-32544) for an urban lounge. the proposed project is a 2,453 s.f. lounge with 2,158 s.f. of patio located on a portion of the parcel referenced above. the site and building were revised in response to the client's need to reduce the project's costs. the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

RECEIVED
SEP 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-36190
10/22/09 PC

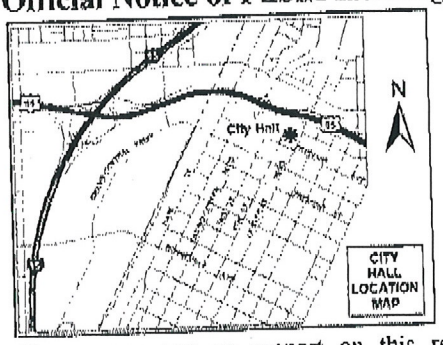
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 OCT 08 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.

SDR-36190

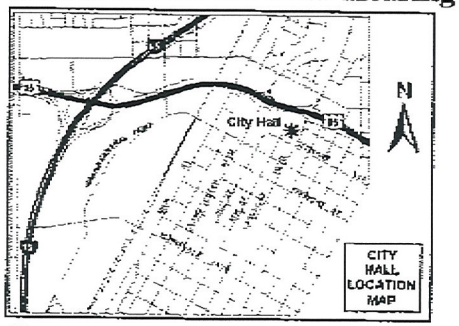
Planning Commission Meeting of 10/22/2009

Case: SDR-36190
16203110033
EISENBERG IVAN & BERNICE FAM TR
1200 S 3RD ST
LAS VEGAS NV 89104-1007

89104 A 31 04

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.

SDR-36190

Planning Commission Meeting of 10/22/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
FITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

Case: SDR-36190

16203110029
IDEAL STAPLE CO
1212 S 3RD ST
LAS VEGAS NV 89104-1007

89104&1007 C082
89104/1007 89104

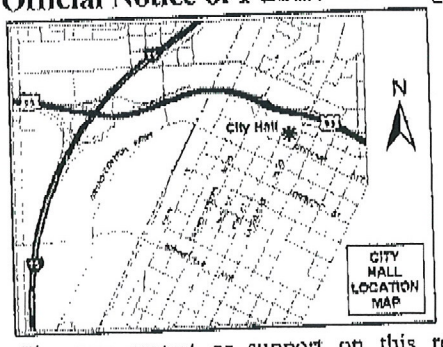
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 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.

SDR-36190

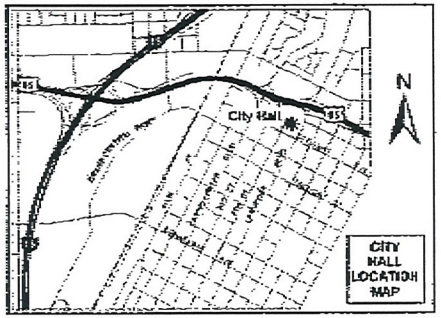
Planning Commission Meeting of 10/22/2009

Case: SDR-36190
16203110030
IDEAL STAPLE CO INC
1200 S 3RD ST
LAS VEGAS NV 89104-1007

89104

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.

SDR-36190

Planning Commission Meeting of 11/05/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279216 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 2009

Case: SDR-36190
16203110033
EISENBERG IVAN & BERNICE FAM TR
1200 S 3RD ST
LAS VEGAS NV 89104-1007

1532

HAVDS11 89104

31P

PAGE 01/01
IDEALOFFICE
7023848347
10/26/2009 13:34

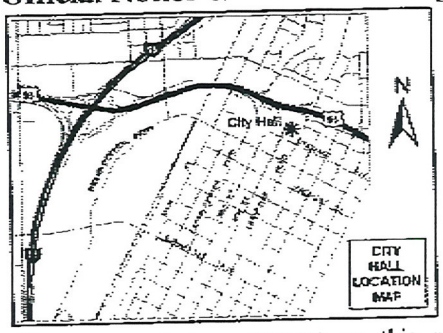
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 OCT 23 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.

SDR-36190

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SDR-36190

16203110029
IDEAL STAPLE CO
1212 S 3RD ST
LAS VEGAS NV 89104-1007

3IP

PAGE 01/01
IDEALOFFICE
7023848347
10/26/2009 13:28

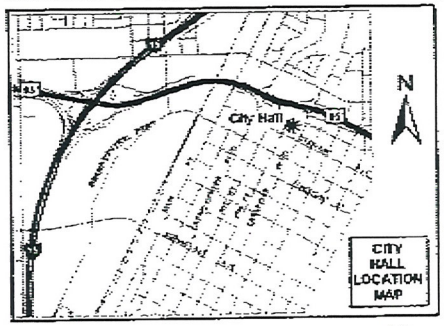
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

SDR-36190

Planning Commission Meeting of 11/05/2009

RECEIVED
OCT 26 2009

Case: SDR-36190

16203110030
IDEAL STAPLE CO INC
1200 S 3RD ST
LAS VEGAS NV 89104-1007

HAV0511 89104

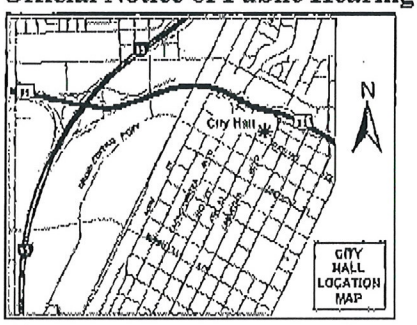
31d

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 26 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.

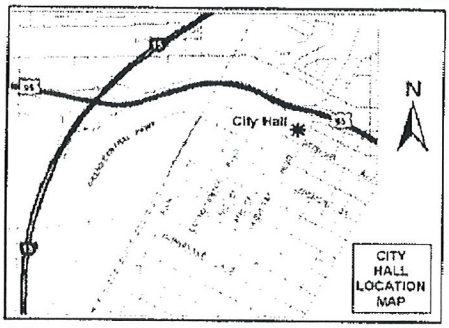
SDR-36190
Planning Commission Meeting of 11/05/2009

Case: SDR-36190
13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

31A

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.

DR-36190

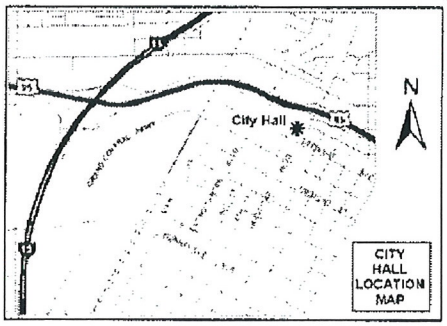
Planning Commission Meeting of 10/22/2009

Case: SDR-36190
13934410046
CORESTONE L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

89104 [illegible]

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.

SDR-36190

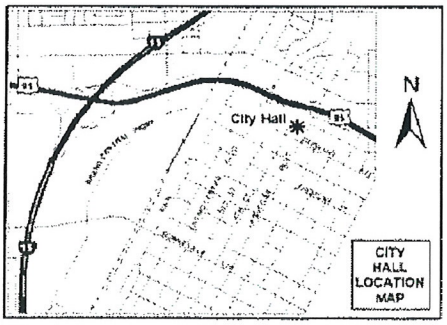
Planning Commission Meeting of 10/22/2009

Case: SDR-36190
16203110098
MESQUITE WOOD 2 L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

HAVOE11 89104

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.

Case: SDR-36190

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.

SDR-36190
Planning Commission Meeting of 10/22/2009

HAVD511 89104

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

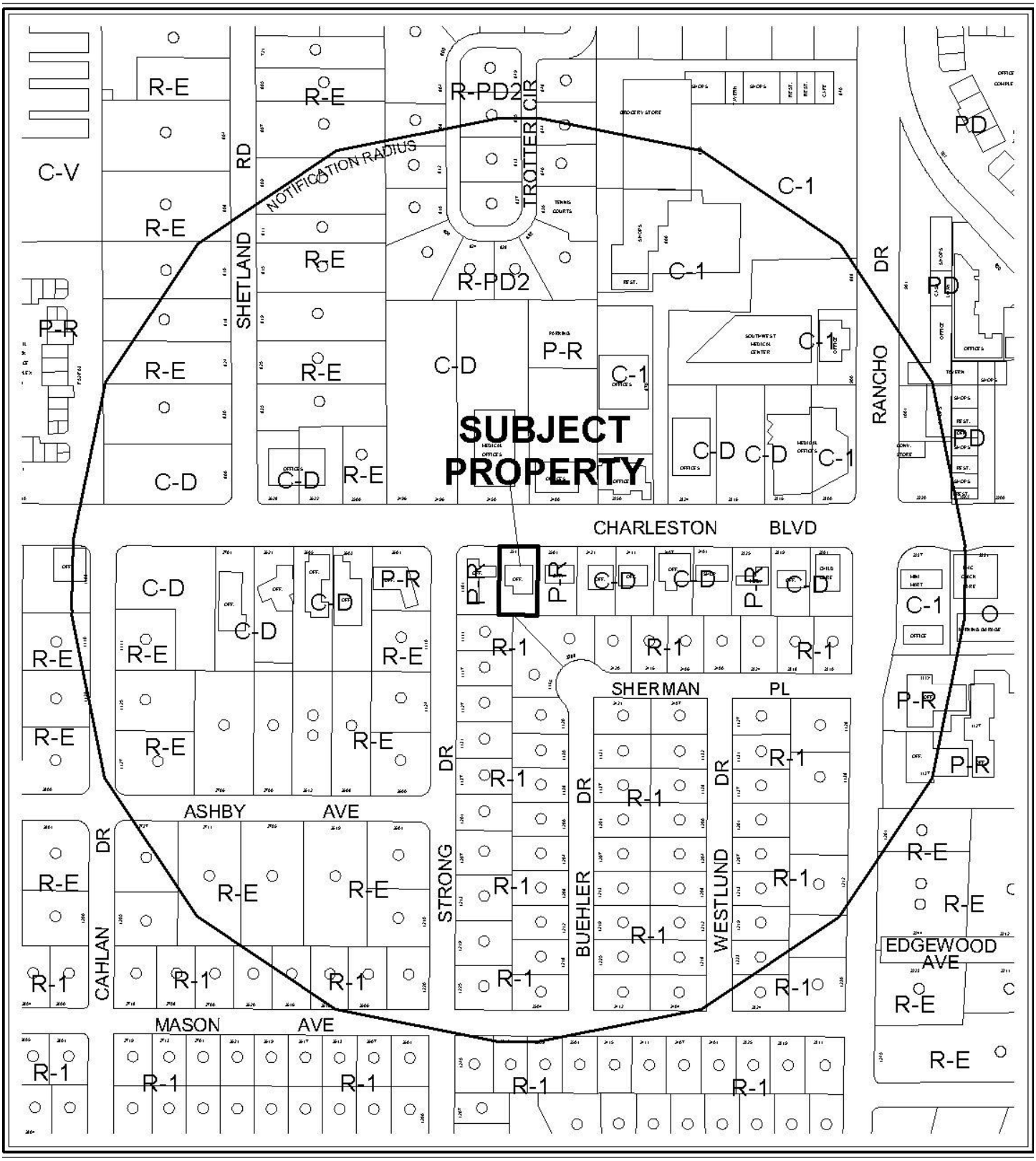
SUBJECT:
ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**18**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35760) 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.

GK

VAR-35758 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 35% lot coverage where Title 19.08.050 limits the lot coverage to a maximum of 30% for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance 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 is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35760) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

Issues

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicants request.

Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)

South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y
Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

ANALYSIS

The proposed office building covers approximately 35% of the available lot area, where a maximum of 30% coverage is allowed within the C-D (Designed Commercial) zoning district, per the Development Standards of Title 19.08.050. Approval of this Variance is required to allow the excessive lot coverage that is proposed. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site.

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. Alternative site design 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 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 18

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35758 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS 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: David Bustan

Print Name: David Bustan

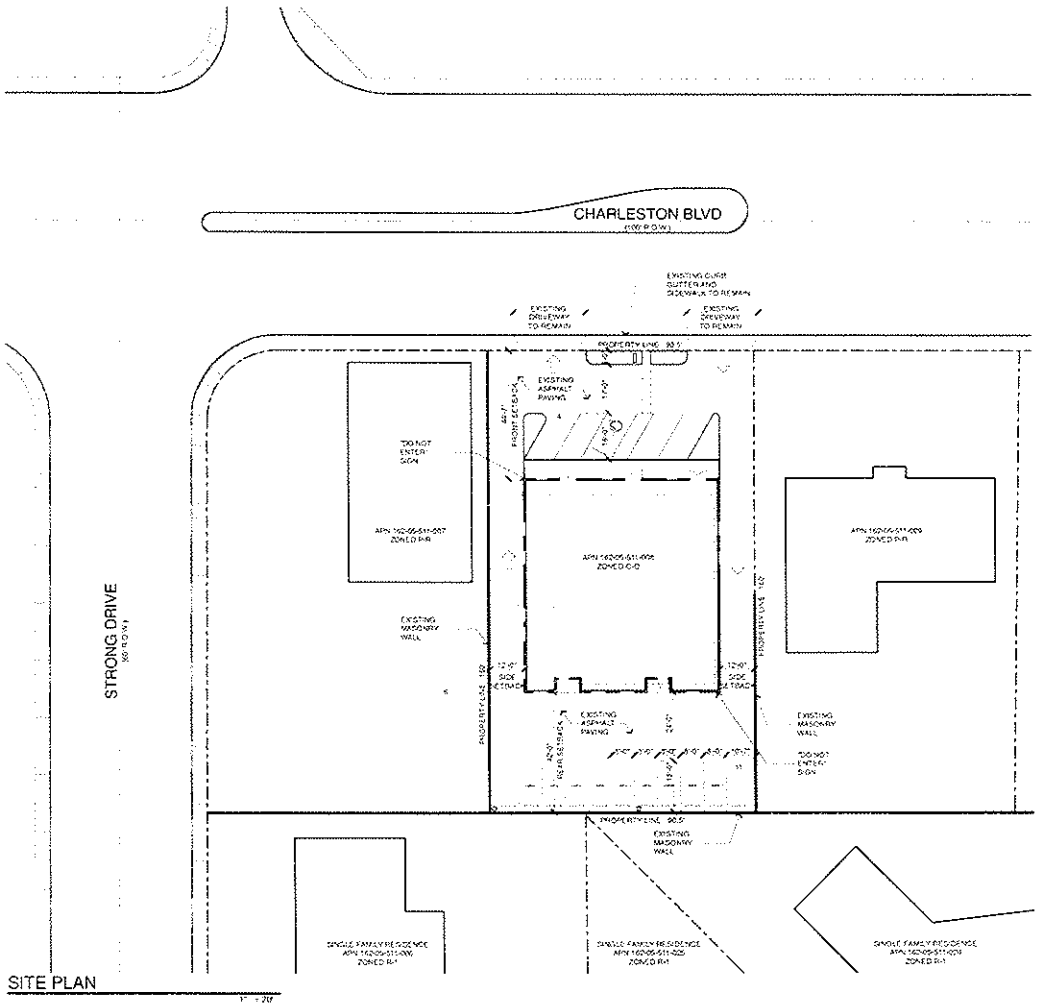
Subscribed and sworn before me

This 13th day of August, 2009

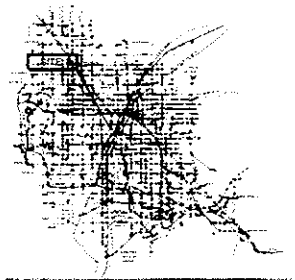
_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-006
JURISDICTION	CITY OF LAS VEGAS
EXISTING GENERAL PLAN	PF OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQD	PROVIDED
FRONT	20'-0"	44'-0"
INTERIOR SIDE	15'-0"	12'-0"
REAR	15'-0"	47'-0"

MAX HEIGHT	35'-0"
ACTUAL HEIGHT	25'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.9%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS	
OFFICE	4,988 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,988 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		5
COMPACT PARKING SPACES PROVIDED		1 (20% VARIANCE REQUESTED) 6
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		7 (41.7% VARIANCE REQUESTED) 12
LOADING ZONE (25'X10')		NONE

Copyright 2009 © the APTUS Architecture

APTUS Architecture
1000 South Rock Street
Suite 204
Las Vegas, Nevada 89104
P: 702.439.1300
F: 702.439.1313

2511 W. Charleston
Site Development Review

2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

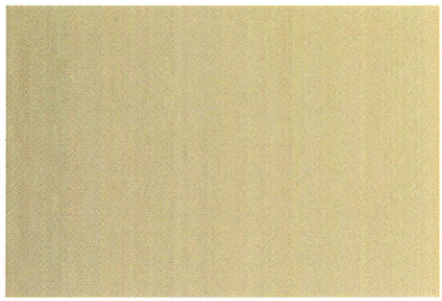
City of Las Vegas SDR Submittal 09.15.09
RECEIVED
AUG 25 2009

SITE PLAN

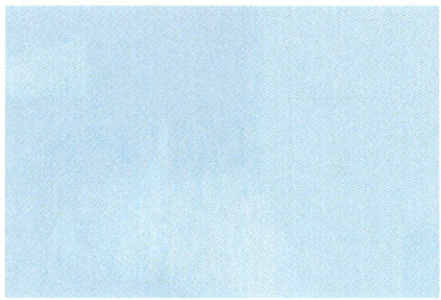
AS100

09-063 2511 W. Charleston

Paint 1



Paint 2



Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

RECEIVED
AUG 25 2009



VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09

APTUS Architecture

October 20, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35758
REVISED
11/05/09 PC

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

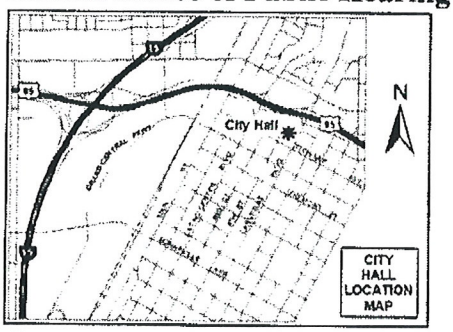
OCT 21 2009

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 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

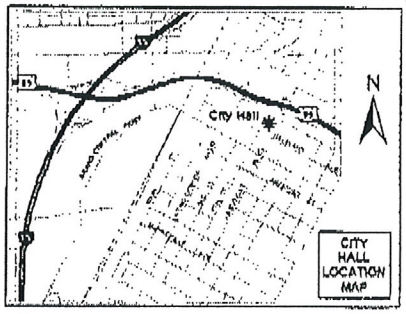
19P

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]
0004279216 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.

Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

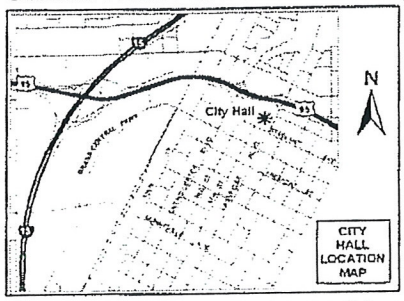
GAV0511 89102

19P

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
SEP 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.

Case: VAR-35758

16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAV0511 89102

19P

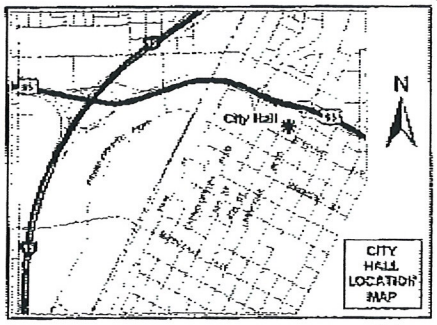
PAGE 02
360PAINT
7022580038
09/28/2009 01:48

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
0004279216 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

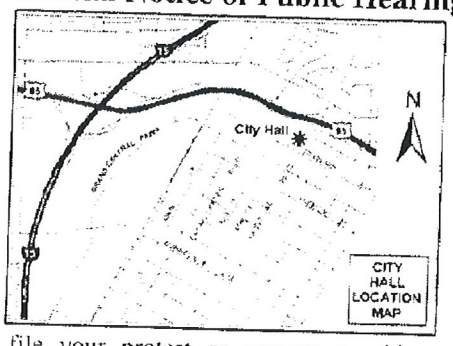
No way This Business IS Nothing But trouble!
They Do Not Get Along with home owners!

CAVD511 89102

19P

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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAV0511 89074

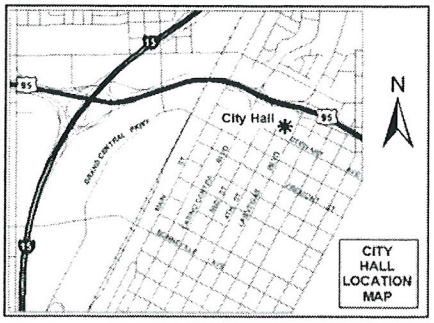
19P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 01 2009

Too Little Parking

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-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVD811 89102

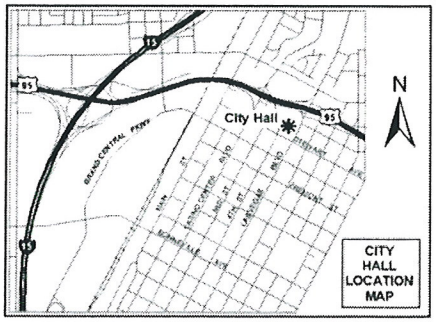
19P

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 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVDS11 89102

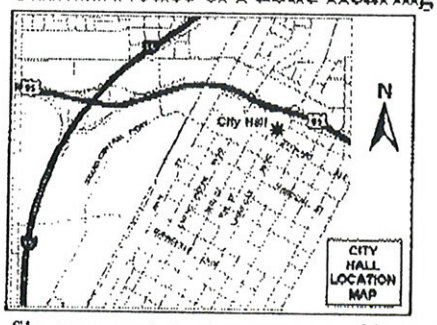
19P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 08 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205515007
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4VDS11 89102

Submitted after final agenda

Date 10/8/09 Item 19P

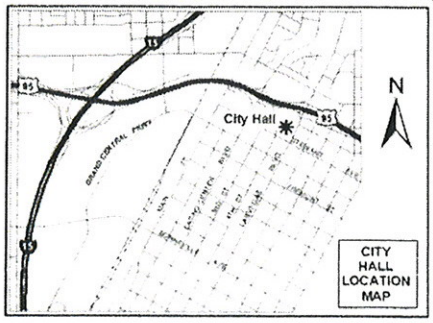
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 07 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Also oppose ~~VAR~~ SDR 35757

Case: VAR-35758
13932810022
PALOMINO GARDENS HOMEOWNERS
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVOS11 89107

Submitted after final agenda

Date 10/7/09 Item 19P

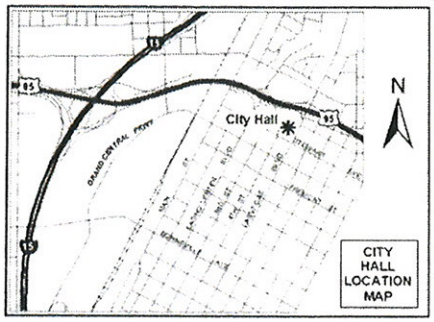
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 07 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

CAVDS11 89107

Submitted after final agenda

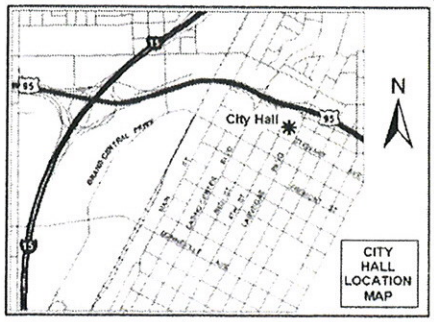
Date 10/7/09 Item 19P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 05 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.

NEED MORE INFORMATION — WHAT ARE THE PARKING SPACES ACCOMADATING?

Case: VAR-35758
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

GAV0511 A910Z

Submitted after final agenda

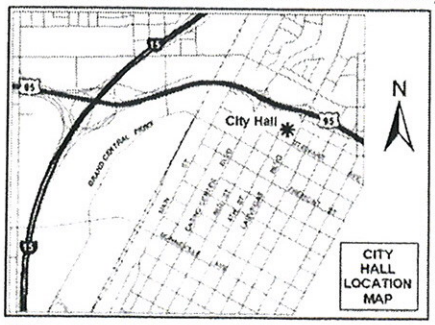
Date 10/5/09 Item 19P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED

OCT 05 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

GAVDS11 89102

Submitted after final agenda

Date 10/5/09 Item 19P

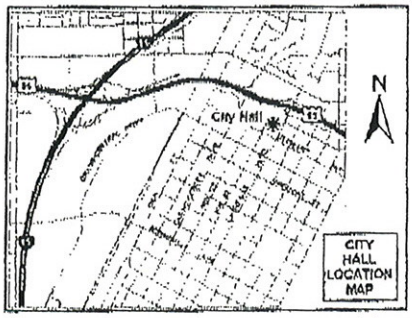
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 06 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.

Case: VAR-35758

16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

CAVDS11 48102

Submitted after final agenda

Date 10/6/09 Item 19 P

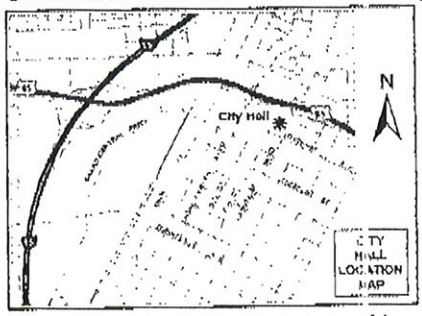
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41[4]
0004279218 SEP 24 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-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 05 2009

Case: VAR-35758
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

CAVDS11 89102

Submitted after final agenda

Date 10/5/09 Item 19P

PAGE

CDC INC

17022569688

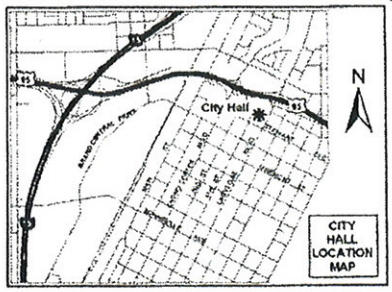
34

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 05 2009

IF LOT COVERAGE WAS AT 30% PARKING SPACE REDUCTION WOULD NOT BE NEEDED
JR

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-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

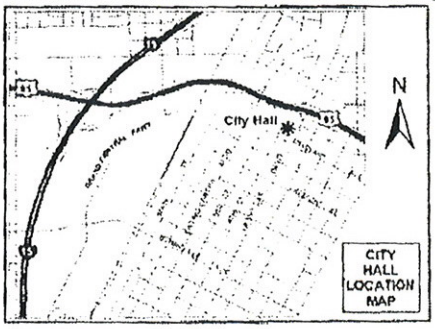
Case: VAR-35758
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

GAVDS11 89102

Submitted after final agenda
Date 10/5/09 Item 19P

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
OCT 05 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

Submitted after final agenda

Date 10/5/09 Item 19P

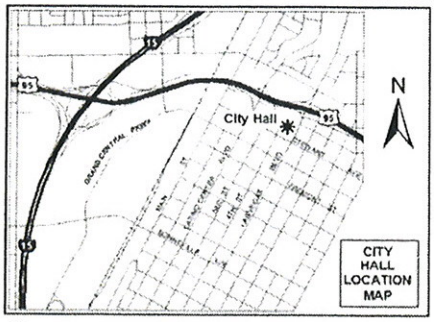
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 05 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

No way this Business is Nothing But trouble!
They Do Not Get Along with home owners!

GAVOS11 89102

Submitted after final agenda

Date 10/5/09 Item 19P

RECEIVED
OCT 06 2009

To: Counsel Members Marg

October 6, 2009

My name is Alvy Cook, I live at 1117 Strong Dr, two houses down from 2511 West Charleston on Strong Drive. I strongly object to this variance for the business at 2511 West Charleston. The reason for this objection is because I constantly have people either parked or sitting in their cars in front of my house and the surrounding houses on a daily basis. There has been times I have had to maneuver around cars just to get into my driveway. This business does not have adequate parking the way it is now, and this variance would just make the parking situation worse. We have been trying to get signs for resident parking for approximately a year or so. But it doesn't seem to get done. No one buys a home with the hopes of having complete strangers parked out in front of it on a daily basis.

Not that this has much to do with the variance, but my wife did go to the business to talk to them about this issue, only to be told that before this business moved in the neighborhood, the neighborhood was a ghetto, and we should be happy they moved in. Well ghetto or not we do not want this business to use our house as their parking lot.

Please do not let this variance go through, and if possible please put up signs that would makes the area where there are homes strictly residential parking between 8am and 5pm.

Thank you for you consideration,

Alvy Cook

State of NEVADA
County of CLARK
Appeared and Signed before me on this
06 day of OCTOBER 2009

Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires Apr. 4, 2010

Submitted after final agenda

VAR 35758 - 35760

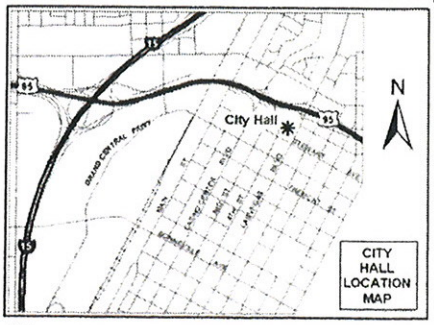
Date 10/6/09 Item 19P

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 24 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.

RECEIVED
OCT 05 2009

Case: VAR-35758
16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

[V] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

CAVDS11 91305

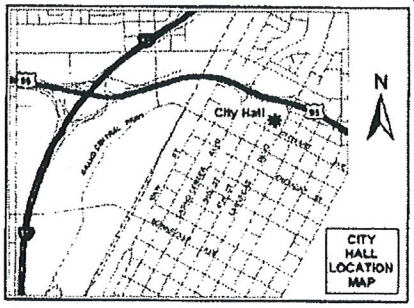
Submitted after final agenda
Date 10/5/09 Item 19A

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
SEP 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758
16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

19A

FROM Desert Valley Medical Group
(MON) SEP 28 2009 12:19/ST. 12:18/No. 7526510713 P 1

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

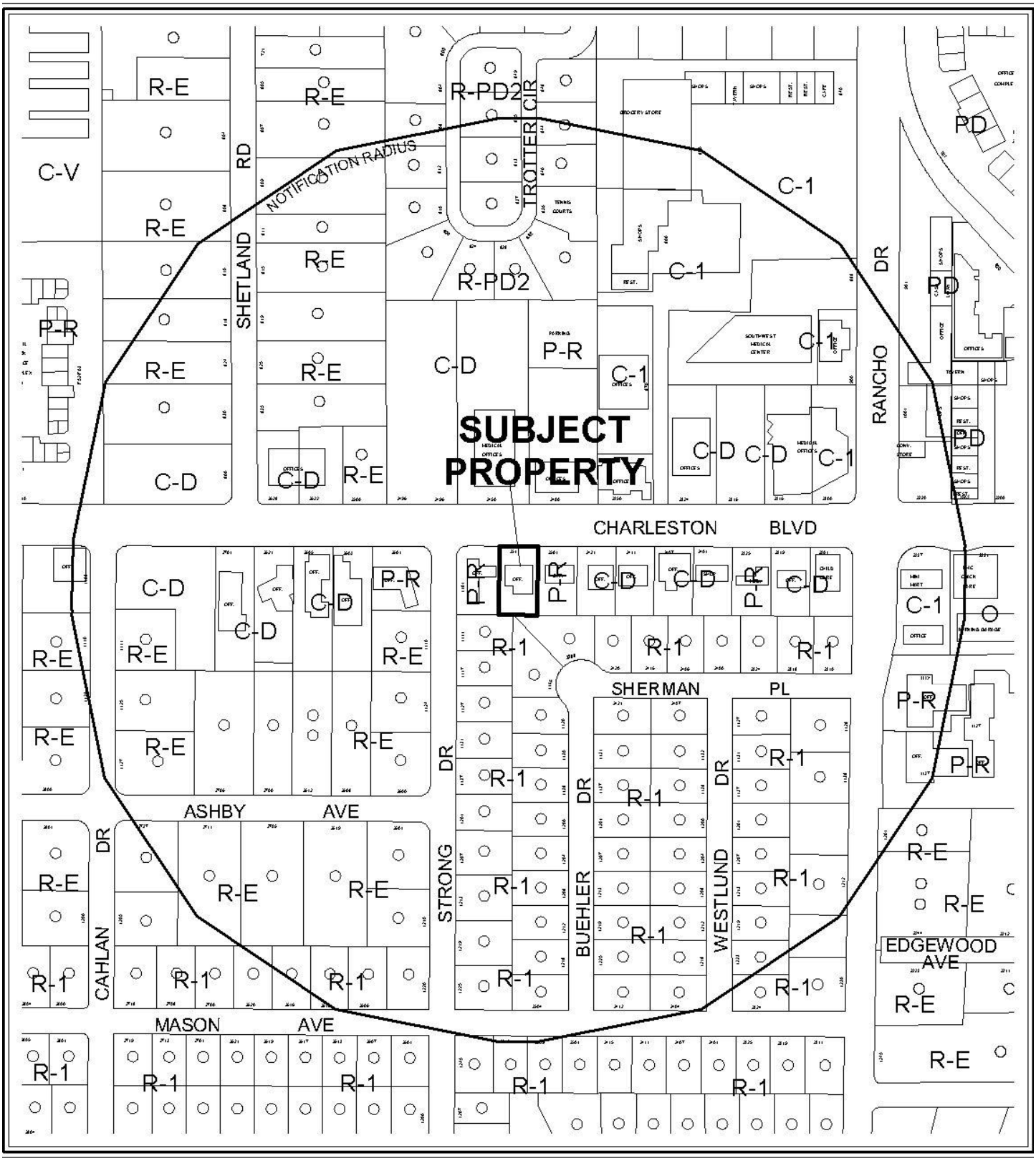
SUBJECT:
ABEYANCE - VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**18**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35758) 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.

GK

VAR-35760 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 16 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35758) for lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance 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 is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35758) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

ISSUES

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35758) for increased lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicants request.

GK

Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)

South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	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

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	
Office, Other than Listed	4,999 SF	1:300	16	1	15	1	
Total			17		16		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

ANALYSIS

The parking provided on this site is inadequate to meet the needs of the proposed development, as required by Title 19.04. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site.

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. Alternative development of the site with a reduced building footprint or alternate site configuration 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 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 18

GK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35760 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS 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: _____

RECEIVED
AUG 25 2009

Signature of Property Owner: David Bustan

Print Name: David Bustan

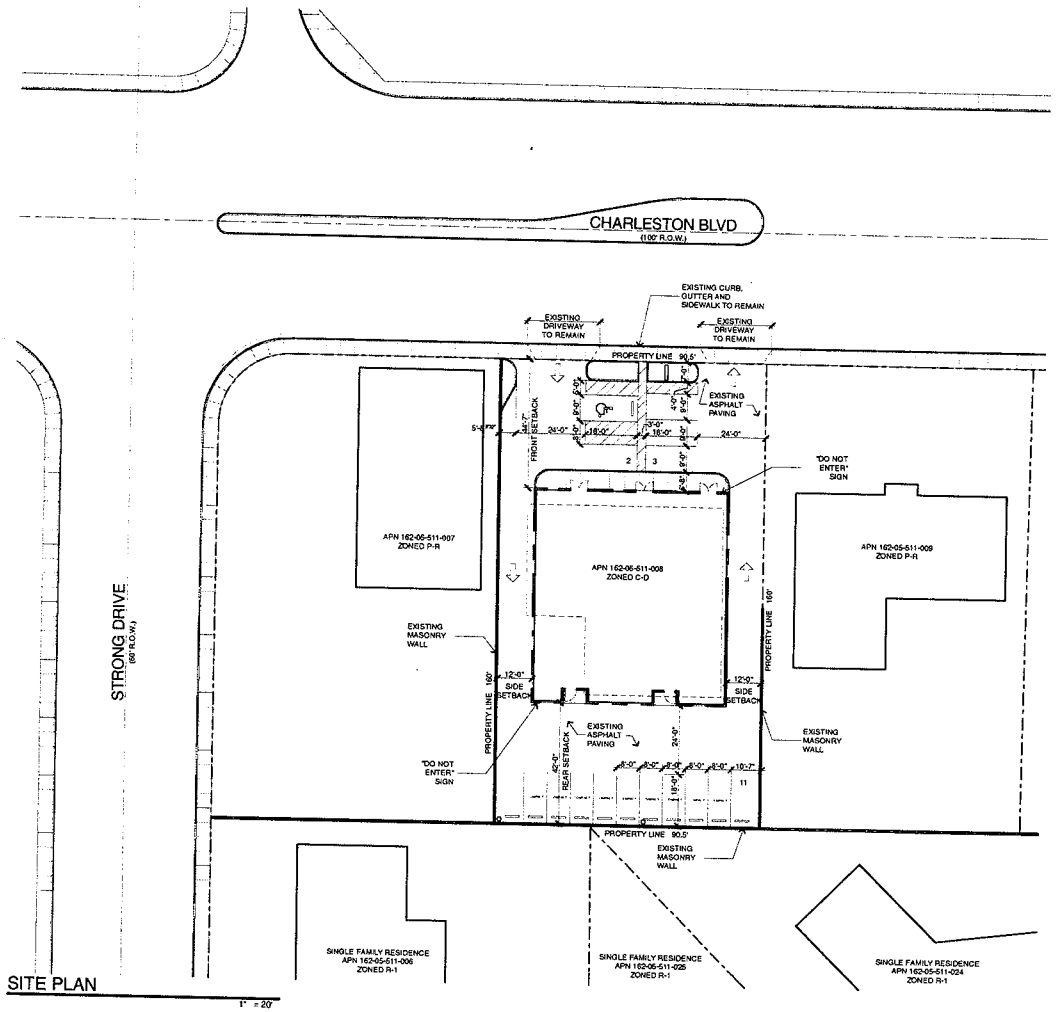
Subscribed and sworn before me

This 11 day of AUGUST, 20 09

_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN

1" = 20'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	30'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,000 SF

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA		
OFFICE	4,000 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(50% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(5.88% VARIANCE REQUESTED) 16
LOADING ZONE (25' X 12')		NONE

Copyright 2009 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	09.09.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

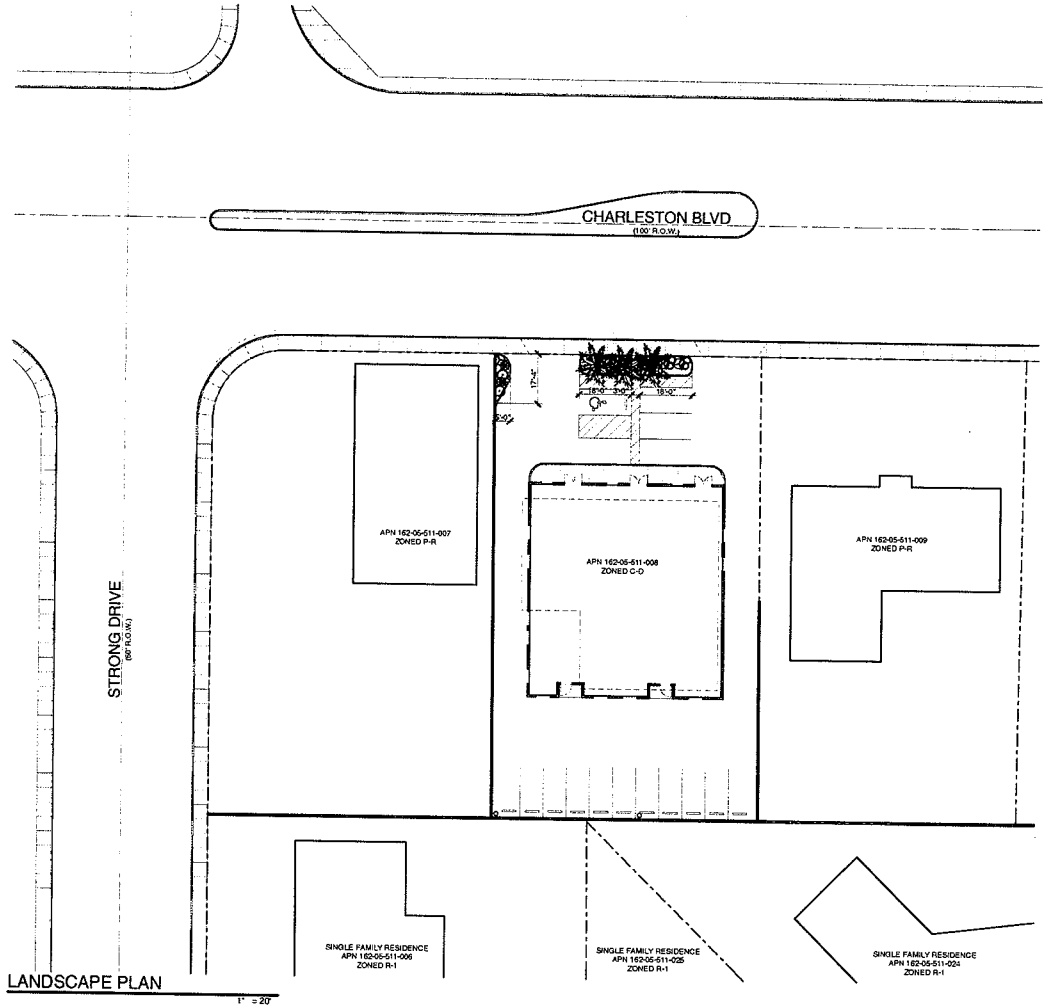
SITE PLAN

AS100

09.062 2511 W. Charleston

RECEIVED
OCT 21 2009

F:\09\062 2511 W. Charleston\DWG\09062 2511 Charleston DR.pln 10/20/2009 2:32 PM Lancaman



LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	CALIFORNIA FAN PALM	washingtonia filifera	25' HIGH
SHRUBS			
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 GAL.
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 GAL.
	DESSERT CASSIA	cassia nemophila	5 GAL.
GRASSES			
	DEER GRASS	muhlenbergia rigens	5 GAL.

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT	15'-0"	4'-0"
INTERIOR SIDE	8'-0"	0'-0"
REAR	15'-0"	0'-0"

Copyright 2009 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

PLANTING PLAN

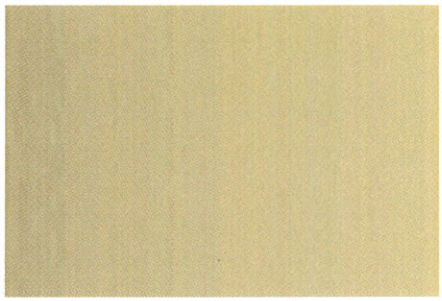
L100

09.062 2511 W Charleston

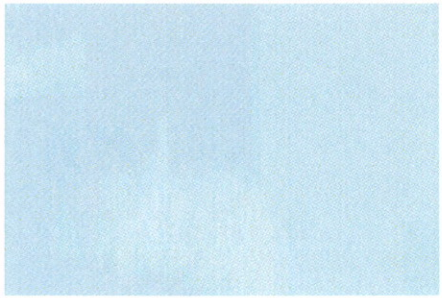
RECEIVED
OCT 21 2009

P:\09.062 2511 W Charleston\DWG\09.062 2511 Charleston DR.pln 10/20/2009 3:33 PM bmcuman

Paint 1



Paint 2



Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

RECEIVED
AUG 25 2009



VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09

APTUS Architecture

October 20, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35760
REVISED
11/05/09 PC

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

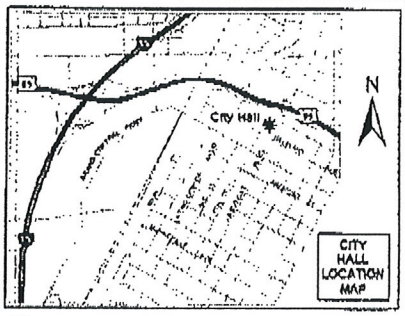
OCT 21 2009

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]
0004279216 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

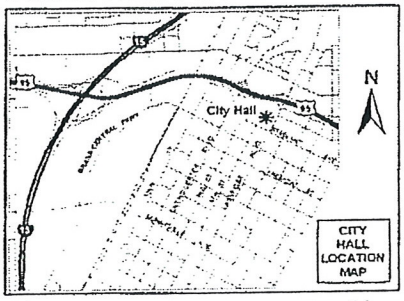
Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAV0511 89102

20P

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
SEP 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.

Case: VAR-35758
16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAV0511 89102

20P

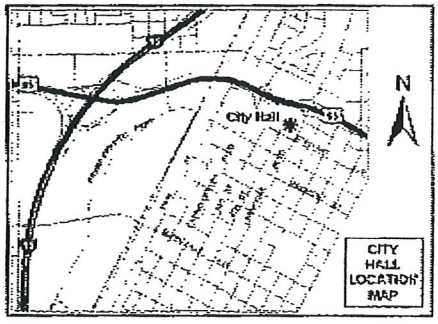
09/28/2009 01:48 7022580038 360PAINT PAGE 02

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]
0004279216 SEP 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

No way This Business is Nothing But trouble!
They Do Not Get Along with home owners!

89102 GAVD511

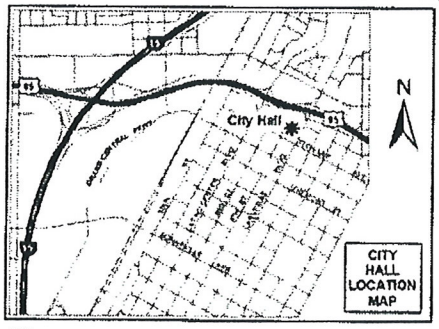
20P

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 24 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

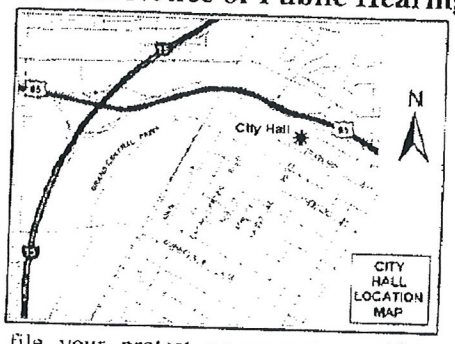
Case: VAR-35758
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

20P

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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVD511 89074

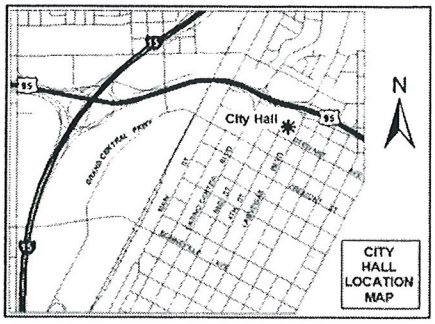
20P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 01 2009

Too Little Parking

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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVOS11 A3102

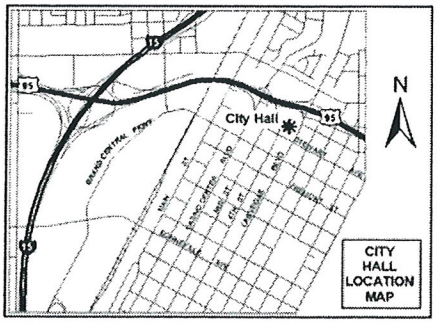
20P

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 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

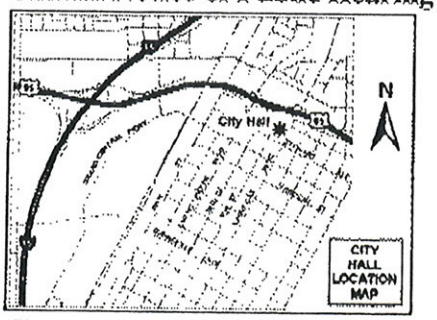
20P

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 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 08 2009

Case: VAR-35758
16205515007
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4VDS11 89102

Submitted after final agenda

Date 10/8/09 Item 20P

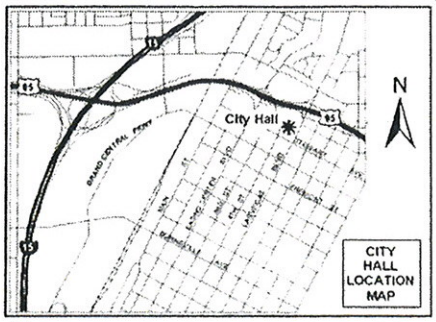
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 07 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVDS11 89107

Submitted after final agenda

Date 10/7/09 Item 20P

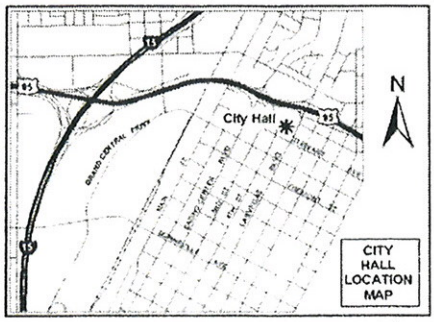
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 07 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Also oppose ~~VR~~ 35757 SDR

Case: VAR-35758

13932810022
PALOMINO GARDENS HOMEOWNERS
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVOS11 89107

Submitted after final agenda

Date 10/7/09 Item 20P

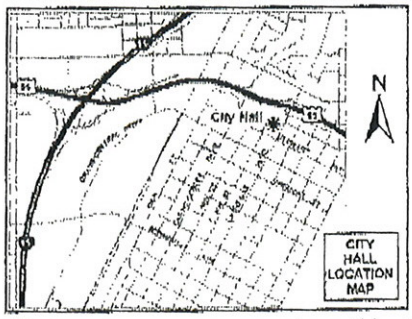
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 06 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

Submitted after final agenda

Date 10/6/09 Item 20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

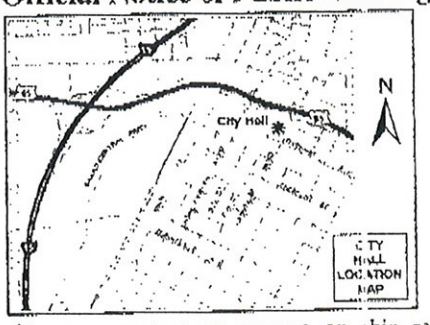
PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 SEP 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 05 2009

Case: VAR-35758
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

SAV0511 89102

Submitted after final agenda

Date 10/5/09 Item 20P

PAGE

CDC INC

17022569688

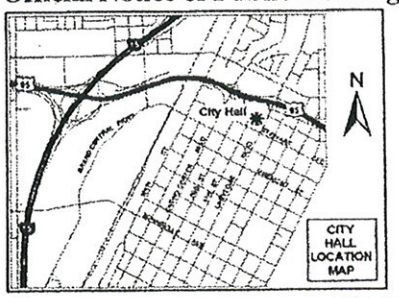
34

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 05 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

IF LOT COVERAGE WAS AT 30%, PARKING SPACE REDUCTION WOULD NOT BE NEEDED JR

Case: VAR-35758

16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

GAV0511 89102

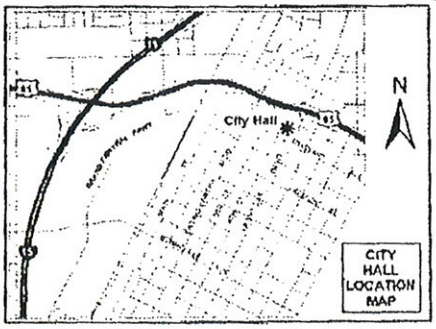
Submitted after final agenda

Date 10/5/09 Item 20P

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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 05 2009

Case: VAR-35758

16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

Submitted after final agenda

Date 10/5/09 Item 20P

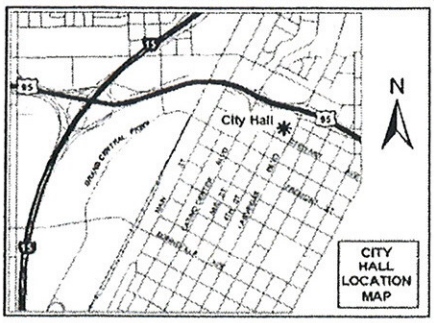
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 05 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.

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

No way this Business is Nothing But trouble!
They Do Not Get Along with home owners!

GAVOS11 89102

Submitted after final agenda

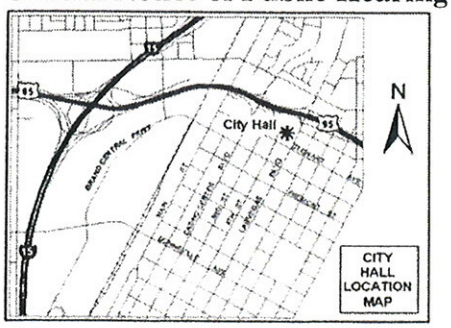
Date 10/5/09 Item 20P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 05 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

NEED MORE INFORMATION — WHAT ARE THE PARKING SPACES ACCOMADATING?

Case: VAR-35758
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

GAVOS11 89102

Submitted after final agenda

Date 10/5/09 Item 20P

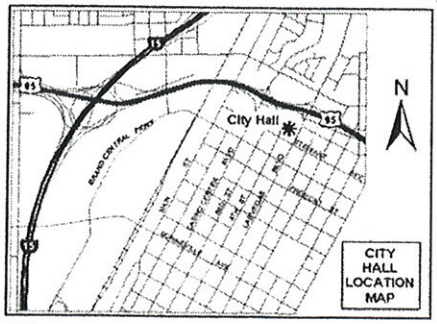
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 05 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

CAVOE11 A810E

Submitted after final agenda

Date 10/5/09 Item 20P

RECEIVED
OCT 06 2009

To: Counsel Members Marg D

October 6, 2009

My name is Alvy Cook, I live at 1117 Strong Dr, two houses down from 2511 West Charleston on Strong Drive. I strongly object to this variance for the business at 2511 West Charleston. The reason for this objection is because I constantly have people either parked or sitting in their cars in front of my house and the surrounding houses on a daily basis. There has been times I have had to maneuver around cars just to get into my driveway. This business does not have adequate parking the way it is now, and this variance would just make the parking situation worse. We have been trying to get signs for resident parking for approximately a year or so. But it doesn't seem to get done. No one buys a home with the hopes of having complete strangers parked out in front of it on a daily basis.

Not that this has much to do with the variance, but my wife did go to the business to talk to them about this issue, only to be told that before this business moved in the neighborhood, the neighborhood was a ghetto, and we should be happy they moved in. Well ghetto or not we do not want this business to use our house as their parking lot.

Please do not let this variance go through, and if possible please put up signs that would makes the area where there are homes strictly residential parking between 8am and 5pm.

Thank you for you consideration,

Alvy Cook

State of NEVADA
County of CLARK
Appeared and Signed before me on this
06 day of OCTOBER 2009

Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires Apr. 4, 2010

VAR 35758 - 35760

Submitted after final agenda

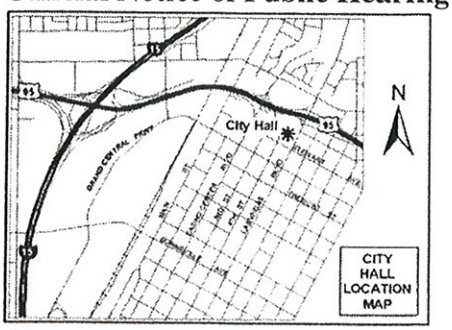
Date 10/6/09 Item 20P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED

OCT 05 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.

Case: VAR-35758

16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

[V] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAVDS11 91335

Submitted after final agenda

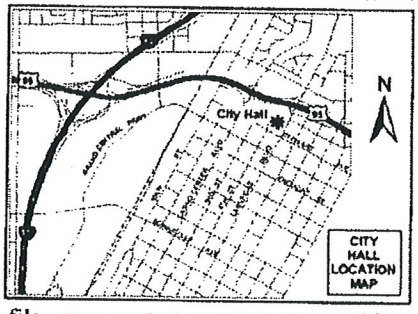
Date 10/5/09 Item 20A

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
SEP 24 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-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758

16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

20A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

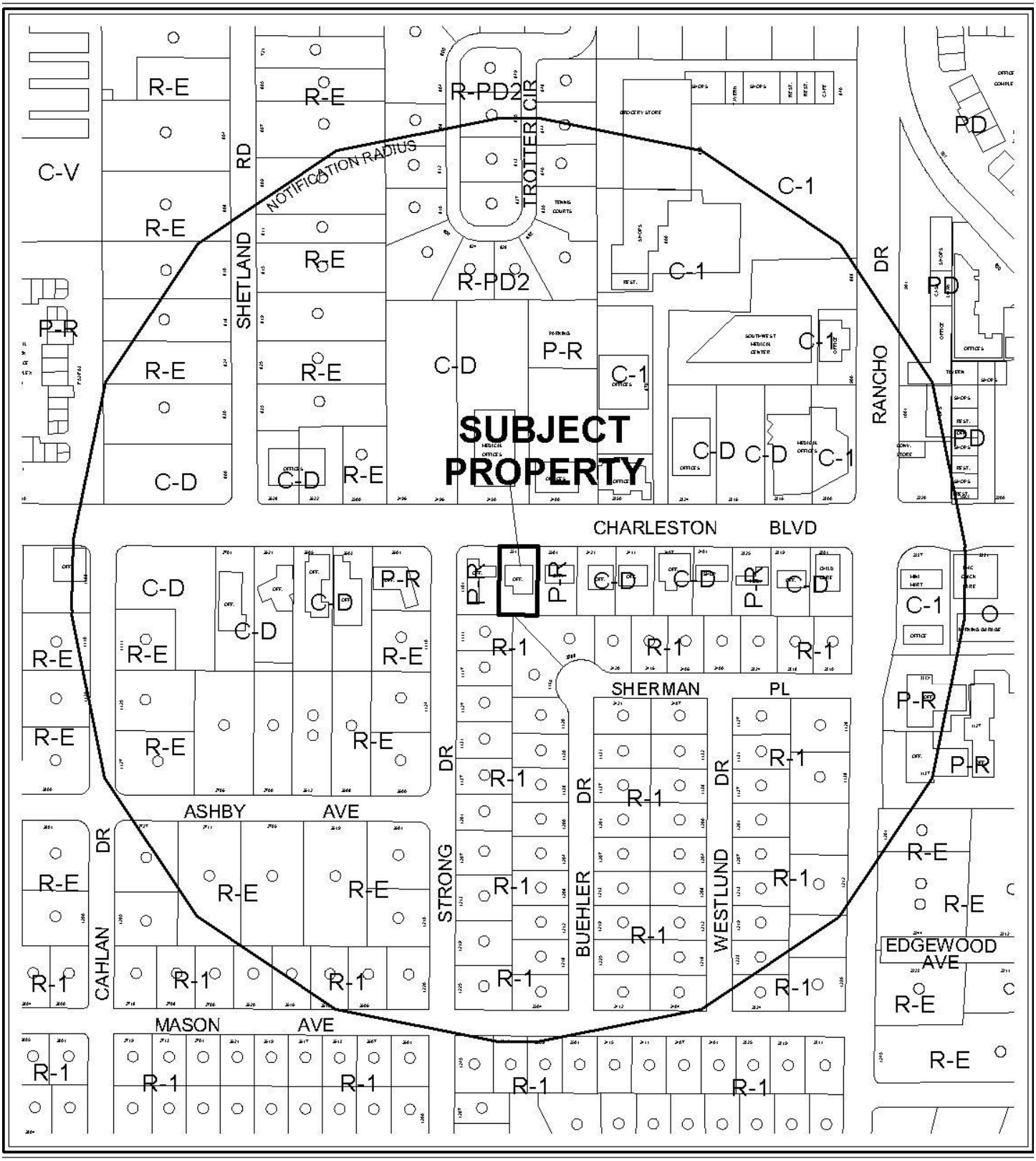
SUBJECT:
ABEYANCE - SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-35758) and Variance (VAR-35760) if approved.

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 building elevations date stamped 08/25/09, the floor plan date stamped 09/11/09, and the site plan and landscape plan date stamped, 10/21/09 except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved, to allow a seven-foot landscape buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the south, east and west perimeters where eight feet is the minimum required.

5. Exceptions from Title 19.12.040 are hereby approved, to allow zero parking lot landscape islands where four are required and three trees within the landscape buffer along the north perimeter where four trees are required.

6. 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.

7. 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.

8. 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).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.

12. 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.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

15. Landscape and maintain all unimproved right-of-way, if any, on Charleston Boulevard adjacent to this site.

16. The pan-style driveways accessing this site from Charleston Boulevard are acceptable as shown on the site plan date stamped October 21, 2009.

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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns 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 drainageways as recommended.

SDR-35757 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing 3,880 square foot office building at 2511 West Charleston Boulevard. This is a request for a proposed 4,999 square foot office. The existing 3,880 square foot office building will be demolished and replaced by a 4,999 square foot office. The applicant is requesting Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards along the north, south, east, and west perimeters. The applicant is also requesting, as part of the review, Exceptions to allow zero parking lot landscape islands where four are required and three trees within the north landscape buffer where four are required. Associated requests have also been submitted for a Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed and a Variance (VAR-35760) to allow 16 parking spaces where 17 parking spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed.

The proposed development will result in a site that is overbuilt, as is evidenced by the requested Waivers and Exceptions as part of the Site Development Plan Review, as well as the associated Variance requests. Furthermore, the elimination of the landscape buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan. Therefore, staff is recommending denial of this request. If this application is denied, the site will remain as a 3,880 square foot office.

Issues

- Approval of a companion Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed is necessary for this request to be approved.
- Approval of a companion Variance (VAR-35760) to allow 16 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed is necessary for this request to be approved.
- The applicant is requesting a Waiver to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required.
- The applicant is requesting a Waiver to allow a zero-foot landscape buffer along the south, east and west perimeters where eight feet is required.
- The applicant is requesting Exceptions to allow zero parking lot landscape islands where four are required and three trees within the landscape buffer along the north perimeter where four trees are required.
- The elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan.

SDR-35757 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicants request.
Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.
Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	

Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y

Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	60 Feet	60.5 Feet	Y
Adjacent development matching setback	15 Feet	42 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	3 Trees	Zero Trees	N
Buffer: Min. Trees				
• Rear	1 Tree / 20 Linear Feet	5 Trees	Zero Trees	N
• Front/Sides	1 Tree / 30 Linear Feet	22 Trees	3 Trees	N
TOTAL		30 Trees	3 Trees	N
Min. Zone Width				
• Front	15 Feet		7 Feet	N
• Sides	8 Feet		Zero Feet	N
• Rear	8 Feet		Zero Feet	N
Wall Height	6-8 Feet, Adjacent to Residential		6 Feet	Y

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	
Office, Other than Listed	4,999 SF	1:300	16	1	15	1	
Total			17		16		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

GK

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	A seven-foot landscape buffer along the north perimeter.	Denial
8 Feet	A zero-foot landscape buffer along the south, east and west perimeters.	Denial

Exceptions		
Requirement	**Request**	**Staff Recommendation**
4 Trees	Three trees within the landscape buffer along the north perimeter.	Denial
Four parking lot landscape islands	Zero parking lot landscape islands	Denial

ANALYSIS

The site, as proposed is deficient in the required parking, lot coverage, and landscaping. Per Title 19.04, an Office, Other than Listed requires one space per 300 square feet of gross floor area, resulting in the need for 17 spaces, one of which is required to be handicap accessible. Per Title 19.10, a minimum of 70% of the parking spaces shall be standard size and up to 30% may be designed as compact parking spaces. The site plan depicts a total of 16 spaces, including one handicap accessible space, which is a 6% deviation from standard. The site plan also depicts 60% of the required on-site parking designed as compact parking spaces, which is a 30% deviation from standard. A companion Variance (VAR-35760) has been submitted to address these issues.

Per Title 19.08, lot coverage may be up to a maximum of 30% of the net lot area. The site plan depicts a total lot coverage area of 35%, which is a 5% deviation from standard. A companion Variance (VAR-35758) has been submitted to address this issue.

Per Title 19.12, a perimeter landscape buffer of 15 feet must be provided adjacent to all street right-of-way and buffers of eight feet shall be provided on interior property lines. The site plan depicts a seven-foot landscape buffer along the street right-of-way, which is an 11-foot deviation from standard and a zero-foot landscape buffer along the south, east and west property lines, which is an eight-foot deviation from standard. The applicant is also requesting, as part of the review, Exceptions to allow three trees within the landscape buffer along the north perimeter and zero parking lot landscape islands where four are required.

The overall site is accessed from Charleston Boulevard. This street is indicated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. The overall circulation of the site is adequate.

Staff cannot support the Waiver and Exception requests or the requests for the companion Variances (VAR-35760) and (VAR-35758) as the 6% reduction in required parking, 30% deviation from the maximum number of compact parking spaces allowed, 5% excess of lot coverage, and deficient landscaping denotes that the site is being overbuilt. Furthermore, the elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan, which is "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The buffer areas are intended to provide mitigation for adverse visual and aural impacts on the adjacent residential properties. Staff is recommending denial of these requests.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent residential development to the south, in that the landscape buffer areas required to mitigate the adverse visual and aural impacts of the commercial site will not be provided.

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 not consistent with Objective 2.2 of the General Plan and does not comply with Title 19.08.050 Commercial Development Standards and Title 19.12.040 Landscaping standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed by two existing driveways to Charleston Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will have no impact on adjacent neighborhood traffic as there is no direct access from the site into the adjacent residential neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and for the city. Landscape materials, as conditioned, are appropriate for the area and the city.

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 single-story structure is compatible with the development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 16

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35757. APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS 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: David Bustan

Print Name: David Bustan

Subscribed and sworn before me

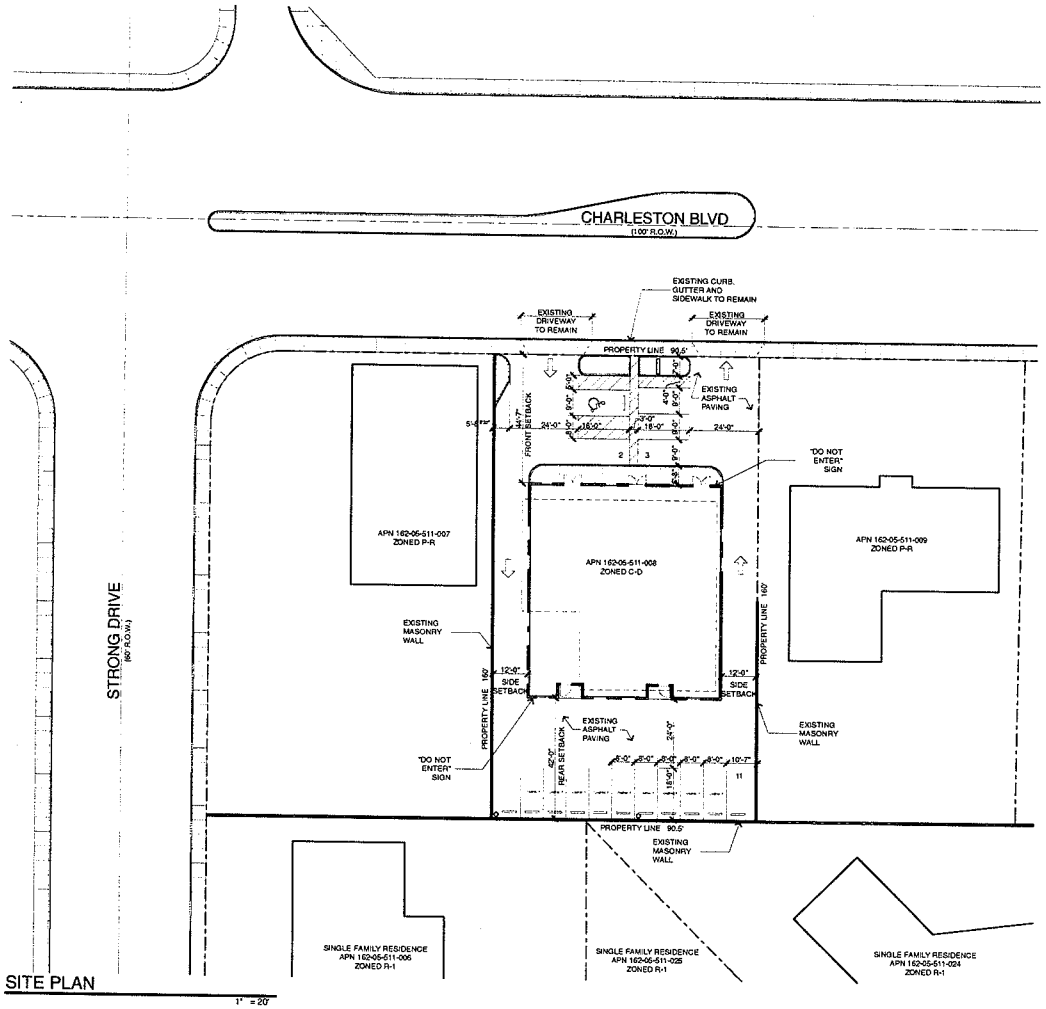
This 11 day of August, 2009

_____

Notary Public in and for said County and State

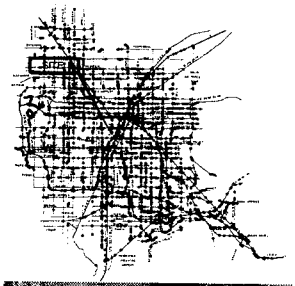
JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009

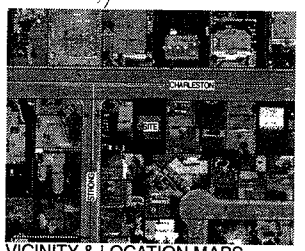
RECEIVED
AUG 25 2009



SITE PLAN

1" = 20'





VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	28'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,999 SF

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA OFFICE	4,999 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(60% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(5.88% VARIANCE REQUESTED) 16
LOADING ZONE (25' X 10')		NONE

Copyright 2009 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

SDR-35757
REVISED
11/05/09 PC

OCT 21 2009

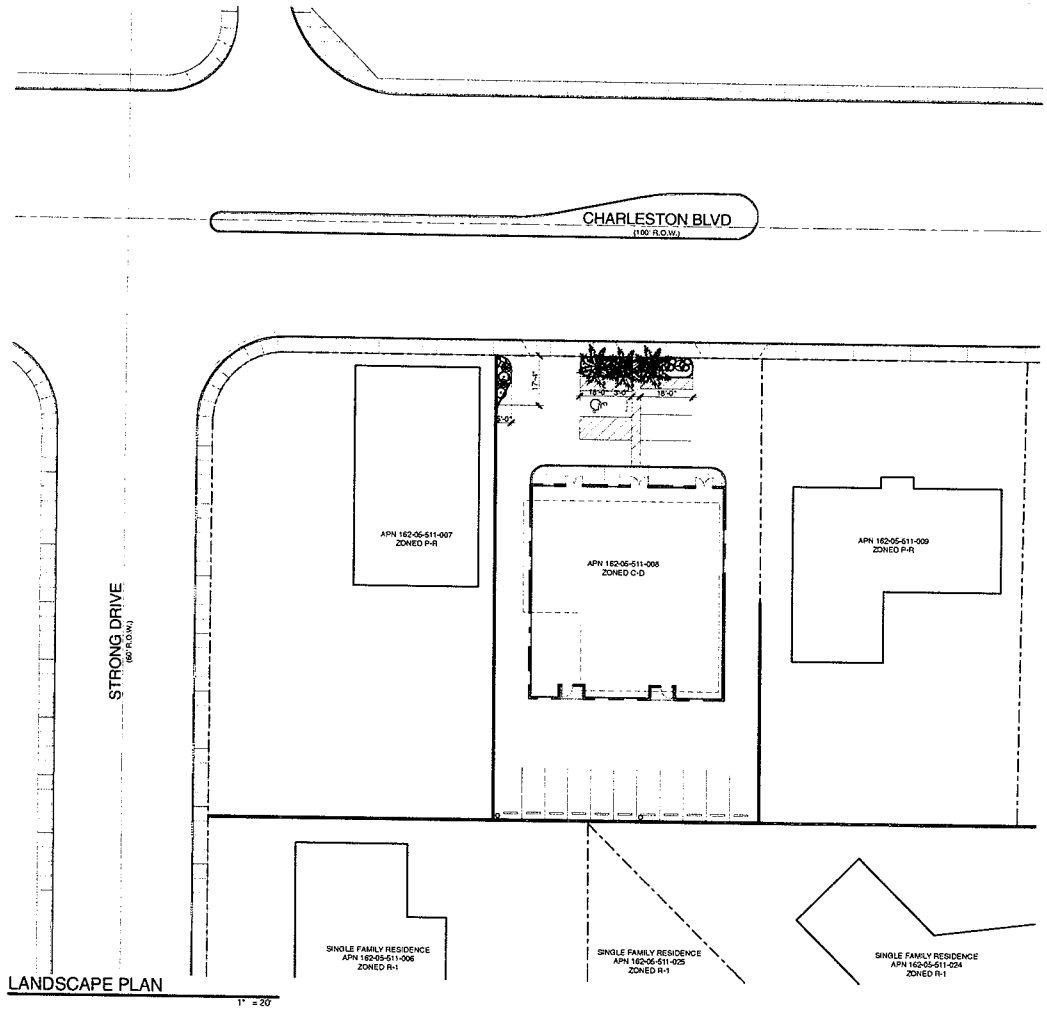
City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	09.09.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

SITE PLAN

AS100

09.062 2511 W. Charleston

F:\09\062 2511 W Charleston\CHARGING\062 2511 Charleston CDs.pln 10/20/2009 3:37 PM Workman



LANDSCAPE PLAN

1" = 20'

LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	CALIFORNIA FAN PALM	washingtonia filifera	25' HIGH
SHRUBS			
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 GAL
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 GAL
	DESSERT CASSIA	cassia nemophila	5 GAL
GRASSES			
	DEER GRASS	muhlenbergia rigens	5 GAL

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	15'-0"	4'-0"
INTERIOR SIDE	8'-0"	0'-0"
REAR	15'-0"	0'-0"

Copyright 2009 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40' SCALE

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

SDR-35757
REVISED
11/05/09 PC

OCT 21 2009

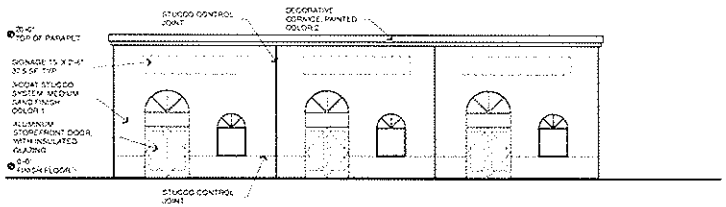
City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

PLANTING PLAN

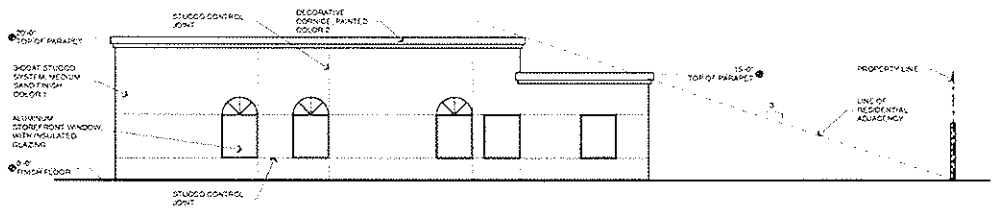
L100

09.062 2511 W. Charleston

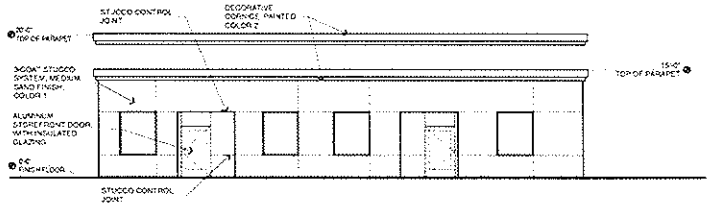
F:\09\062 2511 W. Charleston\DWGS\09.062 2511 Charleston DR.dwg 10/20/2009 1:33 PM hotsman



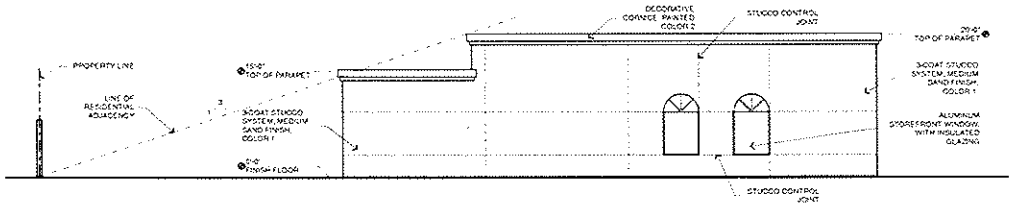
B1 NORTH ELEVATION



B3 WEST ELEVATION



D1 SOUTH ELEVATION



D3 EAST ELEVATION

Copyright 2009 © by APTUS Architecture

APTUS Architecture

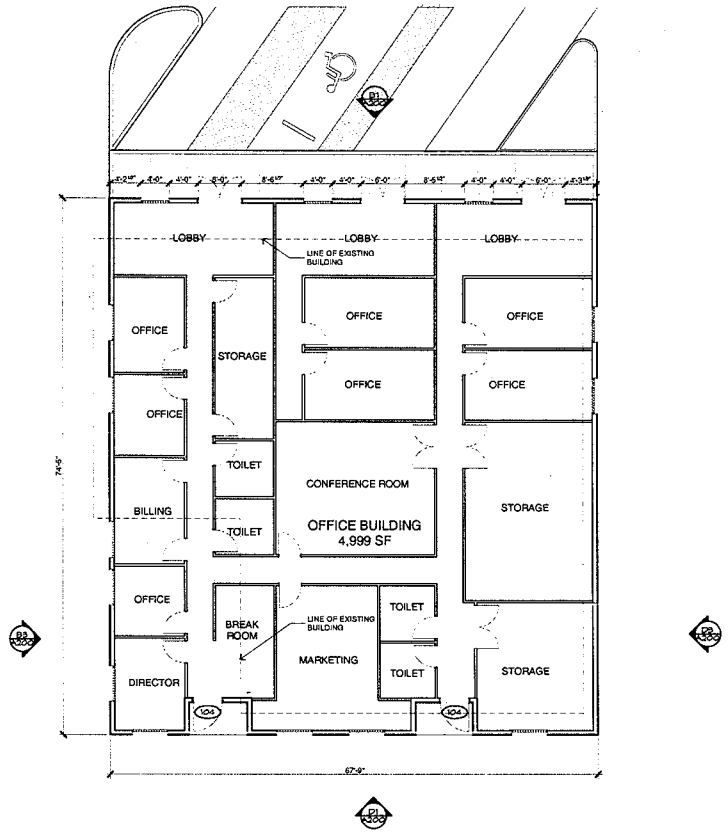
2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

RECEIVED
AUG 25 2009

BUILDING ELEVATIONS

A200



FLOOR PLAN
1/8" = 1'-0"

SDR-35757 10/08/09 PC

REVISED

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

FLOOR PLAN

A100

09.062 2511 W. Charleston

City of Las Vegas SDR Submittal 08.25.09
City of Las Vegas SDR Submittal (Rev.) 09.10.09

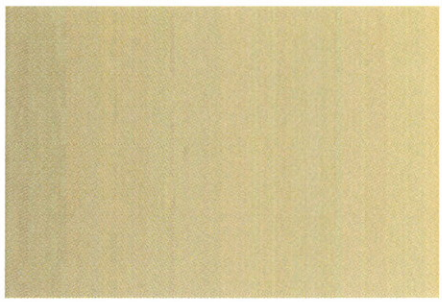
Copyright 2009 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

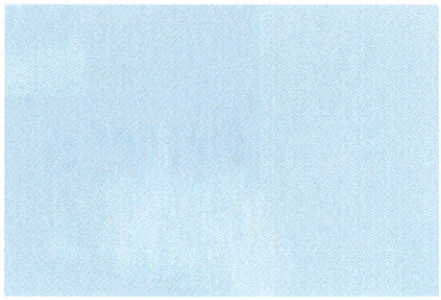
SEP 11 2009

F:\09.062 2511 W Charleston\DWGS\09.062 2511 Charleston DR.pln; 9/10/2009 1:00 PM; Lineuman

Paint 1



Paint 2



Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

RECEIVED
AUG 25

SDR 35757				
Bustan Family Revocable Living Trust				
2511 W. Charleston Blvd.				
Proposed 1.1 thousand square foot addition to an existing office.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.9	11.01	43
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.1	11.01	12
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.0	11.01	55
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	45,079			
PM Peak Hour	3606			
(heaviest 60 minutes)				
Rancho Dr.				
Average Daily Traffic (ADT)	32,469			
PM Peak Hour	2,597			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	49210			
Rancho Dr.	34500			

This project will add approximately 12 trips per day on Charleston Blvd. and Rancho Dr. This will increase the existing volumes by less than 1 percent on both of these streets. Charleston is at about 92 percent of capacity and Rancho is at about 94 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

09/03/09

APTUSArchitecture

October 20, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

SDR-35757
REVISED
11/05/09 PC

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

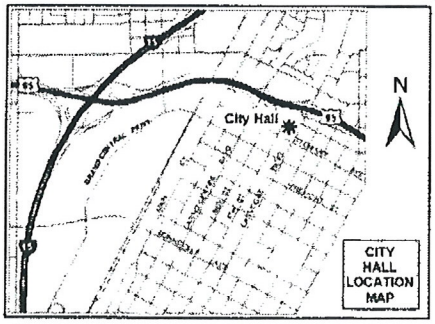
OCT 21 2009

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVOS11 89102

21P

PAGE 01
360PAINT
7022580038
09/28/2009 01:48

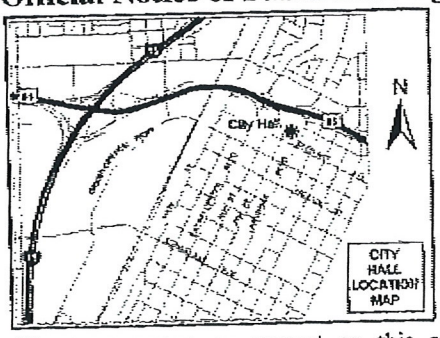
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

They Are Always using my parking in front of House.
They Do not Get Along with Home owners!

GAVIDS11 89102

RECEIVED
SEP 29 2009

Case: SDR-35757

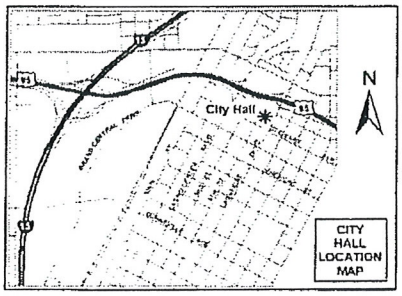
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

21P

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
SEP 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

GAVDS11 89102

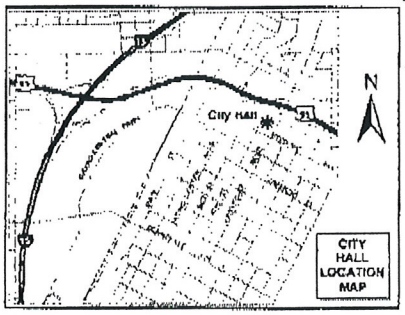
21P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAVDS11 89102

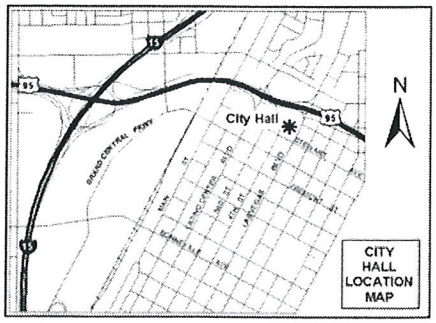
21P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 01 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.

Too Little Parking

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757

16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

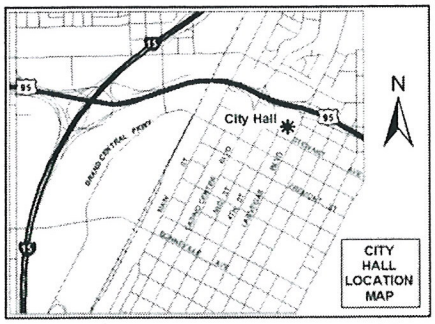
21P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Too Little Parkings

RECEIVED
OCT 01 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.

SDR-35757
Planning Commission Meeting of 10/8/2009

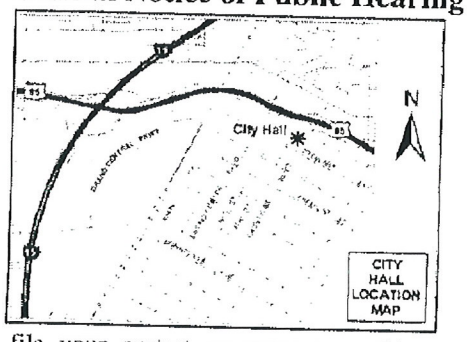
Case: SDR-35757
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVOS11 89102

21P

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



This developer should follow the law & not overbuild our neighborhood.

RECEIVED
OCT 01 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

16205513015 Case: SDR-35757
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVDS11 89074

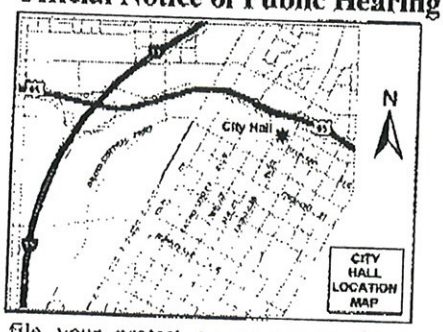
21P

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 24 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 08 2009

16205515007 Case: SDR-35757
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4UDS11 89102

Submitted after final agenda

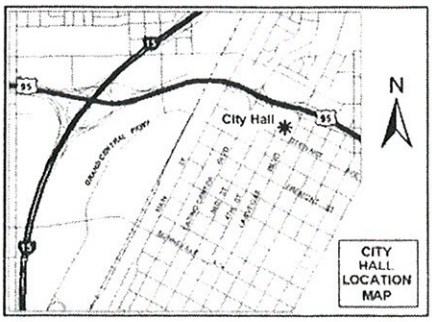
Date 10/8/09 Item 21P

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 24 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.

SDR-35757
Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 07 2009

Case: SDR-35757
16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

CAVDS11 89102

Submitted after final agenda
Date 10/7/09 Item 21P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

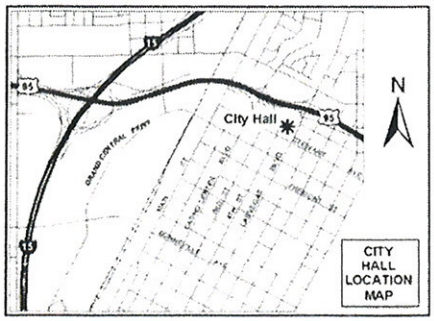
Return Service Requested

Official Notice of Public Hearing

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41[4]
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101



RECEIVED
OCT 07 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

CAVDS11 89107

Submitted after final agenda

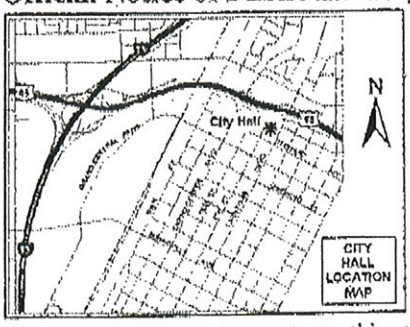
Date 10/7/09 Item 21P

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 06 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.

SDR-35757
Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

CAVDS11 89102

Submitted after final agenda

Date 10/6/09 Item 21P

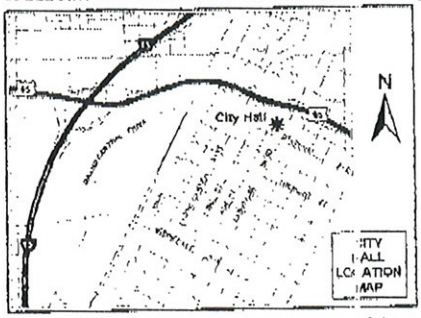
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 SEP 24 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.

SDR-35757
Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 05 2009

Case: SDR-35757
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

GAVDS11 89102

Submitted after final agenda

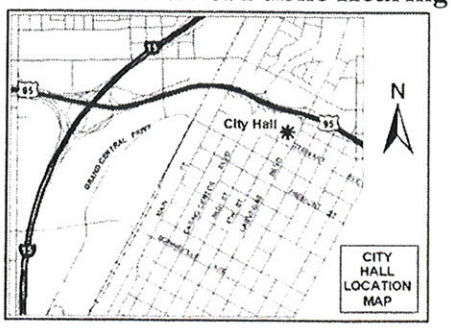
Date 10/5/09 Item 21P

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 24 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 05 2009

Case: SDR-35757
16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

GAVDE11 89102

Submitted after final agenda
Date 10/5/09 Item 21P

PAGE

CDC INC

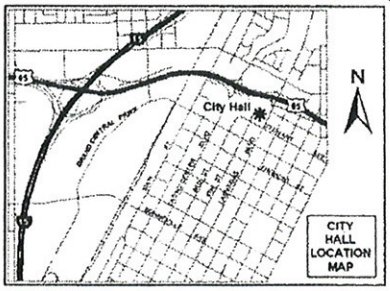
34 17022569688

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 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 05 2009

MAINTAIN SOUTH BUFFER BETWEEN THE RESIDENCE OR PAY TO RAISE WALL HEIGHT
JR

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.

SDR-35757
Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

GAV0511 89102

Submitted after final agenda

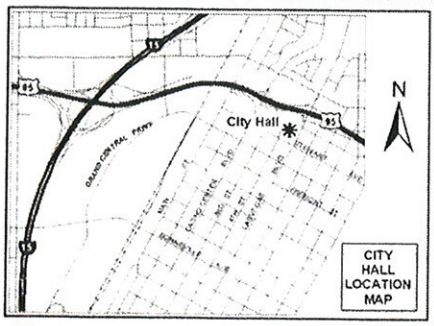
Date 10/5/09 Item 21P

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
SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED

OCT 05 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

GAU0811 89102

Submitted after final agenda

Date 10/5/09 Item 21P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

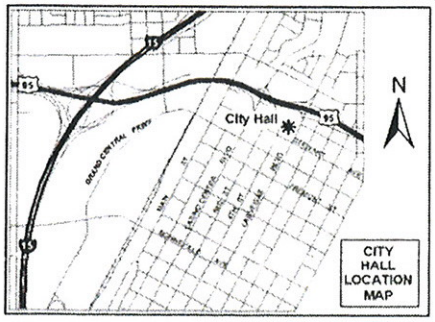
PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED

OCT 05 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

They are Already use my parking in front of House.
They Do not Get Along with Home owners!

GAVDS11 89102

Submitted after final agenda

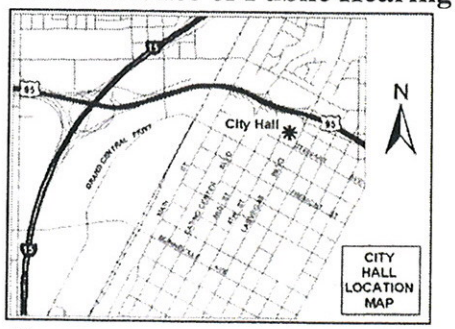
Date 10/5/09 Item 21P

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
SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED

OCT 05 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.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

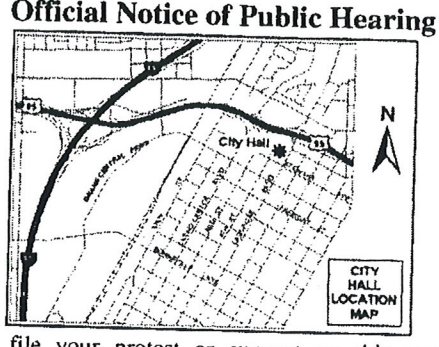
CAVDS11 91335

Submitted after final agenda

Date 10/5/09 Item 21A

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.

SDR-35757

Planning Commission Meeting of 10/8/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 29 2009

16205511009 Case: SDR-35757
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

FROM Desert Valley Medical Group

(MON/SEP 28 2009 12:20/ST. 12:18/No. 7526510714 P 1

21A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

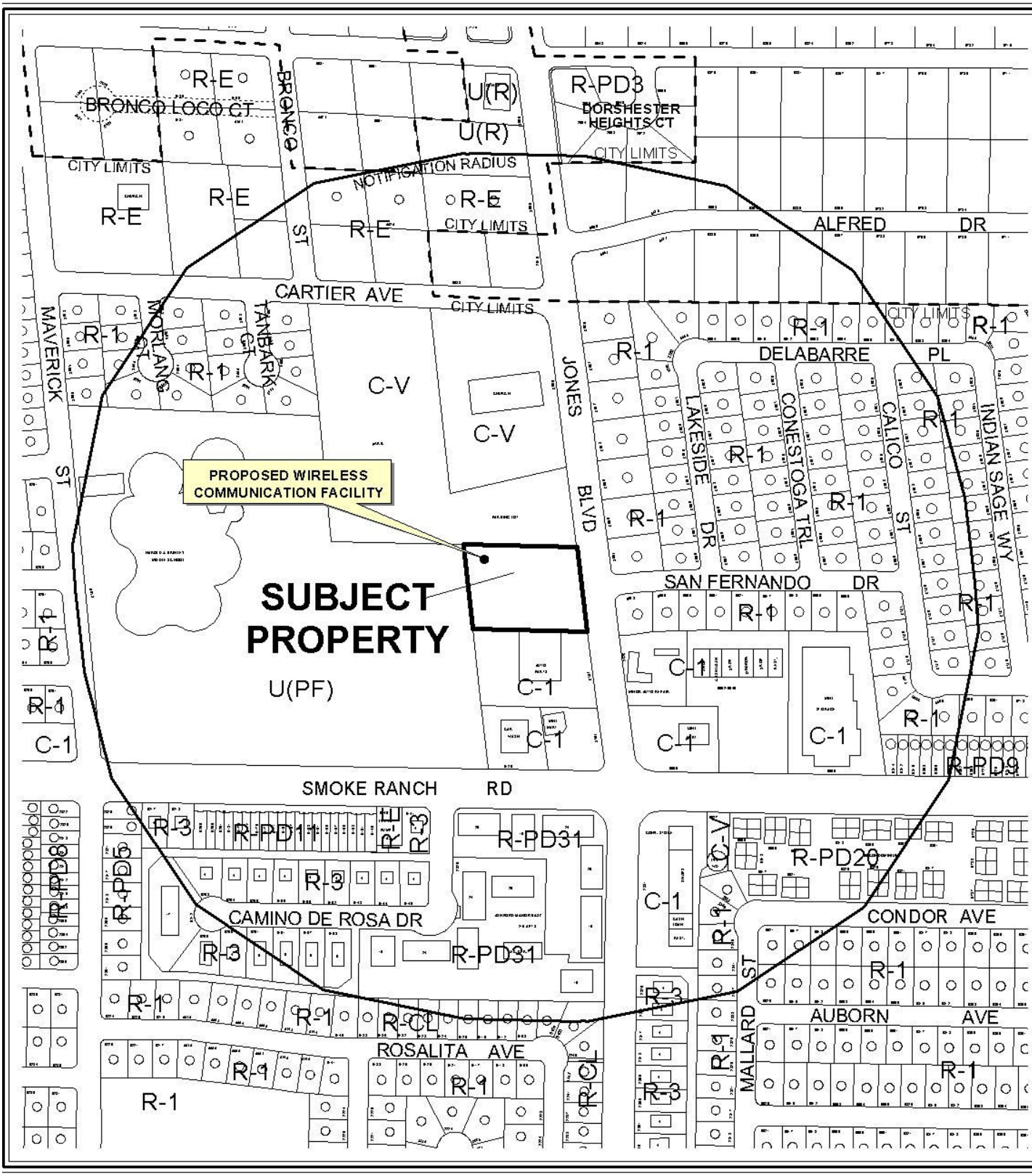
SUBJECT:
ZON-36119 - REZONING - PUBLIC HEARING - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.43 acres generally located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

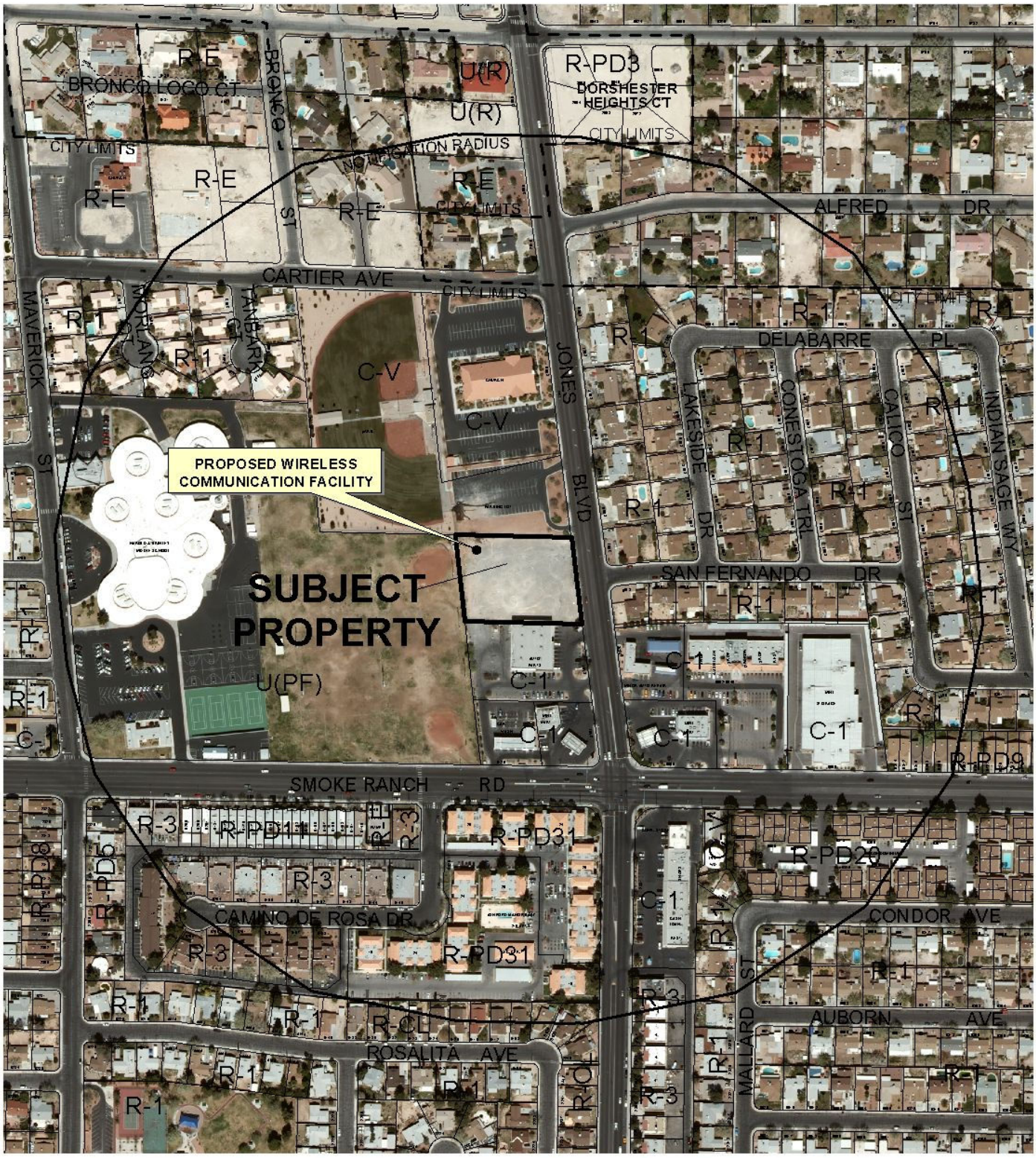
CASE: **ZON-36119**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **ZON-36119**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36119 - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

ZON-36119 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from the U (Undeveloped) [SC (Service Commercial) General Plan Designation] district to C-1 (Limited Commercial) district on 1.43 acres generally located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road. The site is currently undeveloped; and there are no structures on the site. An associated request for a Special Use Permit (SUP-36117) for a Wireless Communication Facility, Stealth Design (Monopine) has also been submitted. The applicant is proposing a zone change that is consistent with the existing General Plan designation and will be compatible with the surrounding zoning districts; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/26/90	The City Council approved the Reclassification (Z-0010-90) of a property on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road.
11/12/04	A deed was recorded for a change of ownership on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road.
11/05/09	The Planning Commission will hear Special Use Permit (SUP-36117) for a property on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road. Staff recommended denial of the request.
Related Building Permits/Business Licenses	
There are no related permits/business licenses pertaining to the subject site.	
Pre-Application Meeting	
09/02/09	A pre-application meeting was held to discuss the application submittal requirements for a Rezoning and Special Use Permit.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
10/01/09	A field check was conducted by staff. The subject site is undeveloped. The site was generally clean, but there is some graffiti on the posted for sale sign.

Details of Application Request	
Site Area	
Gross Acres	1.43

ZON-36119 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Church/ House of Worship	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Auto Parts	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Public Middle School	PF (Public Facility)	U (Undeveloped)

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
A-O Airport Overlay District (105 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 subject site is zoned U (Undeveloped) [SC (Service Commercial) General Plan Designation] district. The applicant is requesting a Rezoning to C-1 (Limited Commercial), which is intended to allow for retail shopping and mixed use development. Currently, the site is undeveloped and is located within 360 feet of an intersection of two primary thoroughfares. The proposed C-1 (Limited Commercial) District is consistent with the Service Commercial category of the General Plan. The proposed C-1 (Limited Commercial) district is also compatible with adjacent zoning districts within that area; staff is therefore recommending approved of this Rezoning request.

The City of Las Vegas Public Works Department has noted that, upon development of this parcel, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed C-1 district is consistent with the existing SC (Service Commercial) General Plan land use designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The uses allowed by the C-1 (Limited Commercial) zoning district are compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject site is zoned of U (Undeveloped) [SC (Service Commercial) General Plan Designation]. The proposed rezoning of the subject site to the C-1 (Limited Commercial) district will allow conformance with the existing SC (Service Commercial) land use designation of the subject site.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed from Jones Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 249

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-36119 APN: 138-14-802-007

Name of Property Owner: Surete Siete, LLC

Name of Applicant: Horvath Towers, LLC

Name of Representative: Alex Novak

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: A. PATEL

Subscribed and sworn before me

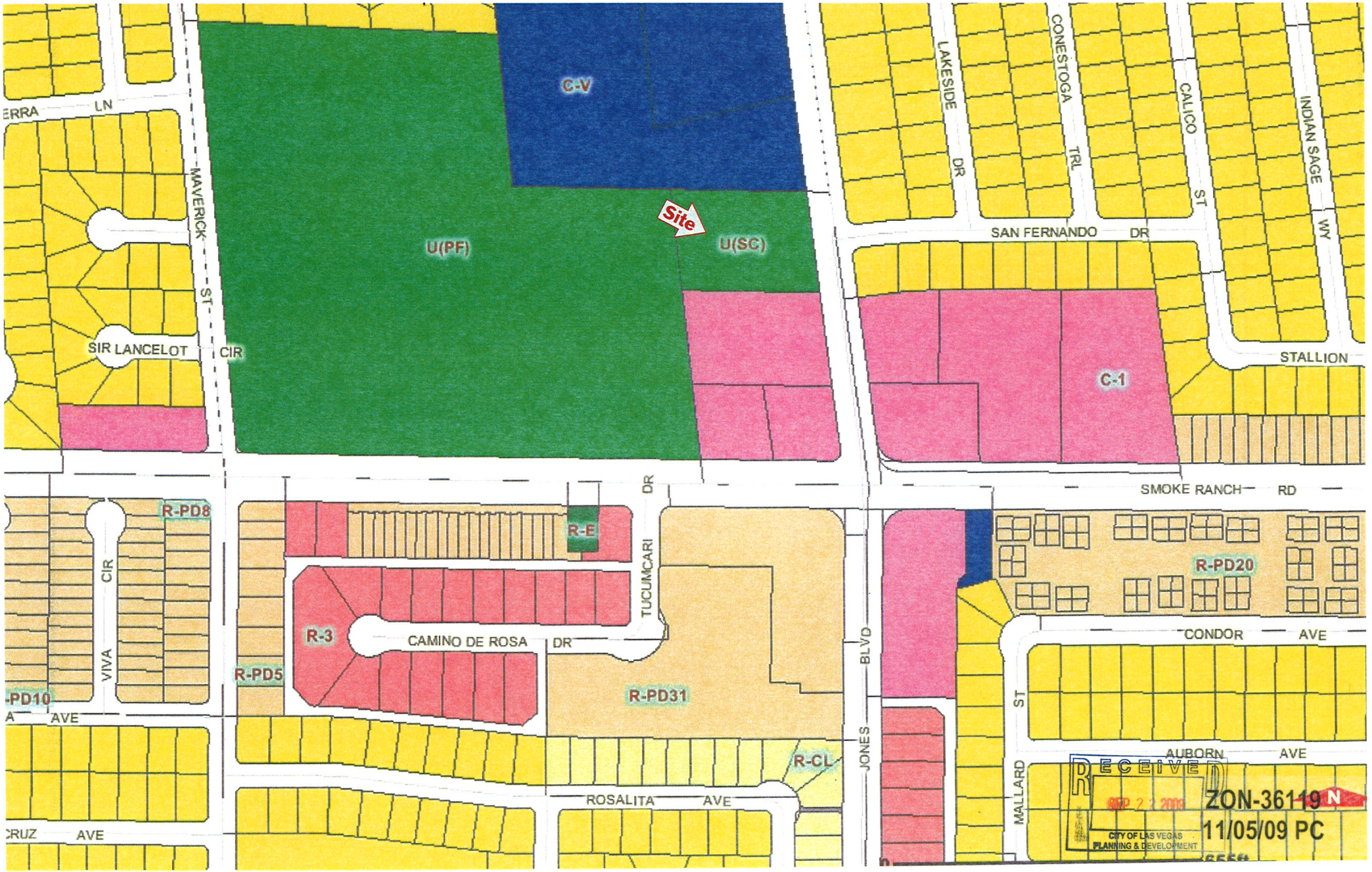
This 14th day of SEPT, 2009

_____

Notary Public in and for said County and State

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROGER E. HUNT
No: 04-92828-1
My Appointment Expires Nov. 10, 2012


C-V
Site
U(PF)
U(SC)
C-1
R-PD8
R-E
R-3
R-PD5
R-PD31
R-PD20
R-CL
LAKESIDE DR
CONESTOGA TRL
CALICO ST
INDIAN SAGE WY
SAN FERNANDO DR
STALLION
SMOKE RANCH RD
MAVERICK ST
SIR LANCELOT CIR
CIR
VIVA
TUCUMCARI DR
CAMINO DE ROSA DR
JONES BLVD
CONDOR AVE
AUBORN AVE
MALLARD ST
ROSALITA AVE
AVE
RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
ZON-36119
11/05/09 PC

ABBREVIATIONS

ADJ	ADJUSTABLE	SF	SQUARE FOOT
APPROX	APPROXIMATE	SHT	SHEET
BCW	BARE COPPER WIRE	SIM	SIMILAR
CAB	CABINET	SS	STAINLESS STEEL
CLG	CEILING	STL	STEEL
CONC	CONCRETE	T/C	TOP OF CONCRETE
CONT	CONTINUOUS	T/M	TOP OF MASONRY
CJ	CONSTRUCTION JOINT	T/S	TOP OF STEEL
DIA	DIAMETER	TYP	TYPICAL
DWG	DRAWING	F.V.	FIELD VERIFY
EGB	EQUIPMENT GROUND BAR	UNO	UNLESS NOTED OTHERWISE
EA	EACH	WWF	WELDED WIRE FABRIC
ELEC	ELECTRICAL	w/	WITH
EL	ELEVATION	BTS	BASE TRANSMISSION STATION
EQ	EQUAL	PCS	PERSONAL COMMUNICATIONS SERVICES
EQUIP	EQUIPMENT		
(E)	EXISTING		
EXT	EXTERIOR		
FF	FINISHED FLOOR	℄	CENTERLINE
GA	GAUGE	ℙ	PLATE
GALV	GALVANIZED	&	AND
GC	GENERAL CONTRACTOR	@	AT
GRND	GROUND		
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MGB	MASTER GROUND BAR		
MIN	MINIMUM		
MTL	METAL		
N.I.C.	NOT IN CONTRACT		
NTS	NOT TO SCALE		
O.C.	ON CENTER		
OPP	OPPOSITE		

SYMBOLS AND MATERIALS

NEW ANTENNA
EXISTING ANTENNAS
ASPHALT
CONCRETE
ELECTRIC BOX
LIGHT POLE
FND. MONUMENT
SPOT ELEVATION
REVISION
GRID REFERENCE
DETAIL REFERENCE
ELEVATION
SECTIONS & DETAILS

GROUT OR PLASTER
(E)BRICK
(E)MASONRY
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
WOOD CONT.
WOOD BLOCKING
STEEL
CENTER LINE
PROPERTY LINE
ELEVATION TAG
GROUND WIRE
COAXIAL CABLE

PROFESSIONAL CERTIFICATION

NEVADA ONE CALL SYSTEM, INC. 1-800-227-2600 STOP-CALL BEFORE YOU DIG!

The Utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

HORVATH COMMUNICATIONS

SMOKE RANCH & JONES

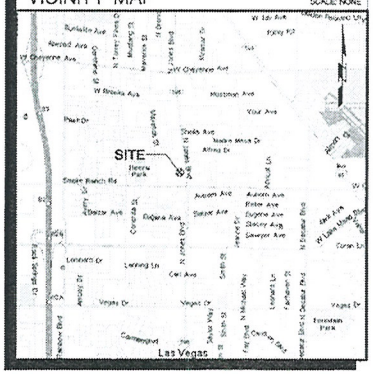
HV319
2521 N. JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
S/H PROJECT #8099201

LOCATION PLAN

JURISDICTION: CITY OF LAS VEGAS
ZONING: U – UNDEVELOPED
☐EXISTING BUILDING ☐EXISTING TOWER ☒RAWLAND
☐EXISTING WATER TOWER ☐OTHER:

VICINITY MAP

SCALE: NONE



DRIVING DIRECTIONS

DEPART FROM 441 MACBREY DR., LAS VEGAS: TURN NORTH TO HIDDEN PALMS PKY FOR .5 MILE. TURN NORTH TO POLLOCK DR FOR .2 MILE. TURN EAST TO E WINDMILL LANE FOR .5 MILE. TAKE RAMP TO I-215[SOUTHERN LAS VEGAS BELTWAY] FOR 3.4 MILES TOWARDS I-215. TAKE EXIT 3 TOWARDS GREEN VALLEY PARKWAY. KEEP RIGHT TO STAY ON RAMP FOR 131 YARDS TOWARDS GREEN VALLEY PARKWAY SOUTH. BEAR SOUTH TO S GREEN VALLEY PKY FOR 1.2 MILES. TURN WEST TO W HORIZON RIDGE PKWY FOR .6 MILE. TURN NORTH ONTO LOCAL ROAD(S) FOR .32 YARDS. ARRIVE @ SITE.

PROJECT SUMMARY

SITE NUMBER:	TBD
SITE NAME:	SMOKE RANCH & JONES
SITE ADDRESS:	2521 N. JONES BLVD LAS VEGAS, NV 89108
FACILITY OCC.:	ATT
LEASE AREA:	40' X 60'
EQUIPMENT ENCLOSURE:	OUTDOOR EQUIPMENT CABINETS
CURRENT ZONING:	UNDEVELOPED
PROPERTY OWNER:	SURETE SIETE LLC PO BOX 15242 LAS VEGAS, NV 89114
PROPERTY CONTACT:	RUSS BONO PHONE: (702) 372-3522
PARCEL NUMBER:	138-14-802-007
APPLICANT:	*HORVATH COMMUNICATIONS* 312 W. COLFAX AVE. SOUTH BEND, IN 46601 ALEX NOVAK PHONE: (847) 644-6300
A/E FIRM:	SHIVE-HATTERY 3025 HIGHLAND PARKWAY SUITE 140 DOWNERS GROVE, IL 60515 (630) 390-7444 EXT. 310 JAMES DOWNEY

PROJECT DESCRIPTION

1. MOUNT CARRIER ANTENNAS ON PROPOSED MONOPINE.
2. EQUIPMENT SHELTER & CABINETS INSTALLED WITHIN NEW COMPOUND/LEASE AREA
3. INSTALL COAX CABLES, POWER / TELCO SERVICES AND GROUNDING.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GPS COORDINATES

LATITUDE: N36° 12' 17.1"
LONGITUDE:W115° 13' 30.0"
ELEVATION AT GRADE: 2252'

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
A-1	SITE PLAN	0
A-2	COMPOUND PLAN	0
A-3	ELEVATION	0
A-4	SLAB & DETAILS	0
A-5	BLOCK WALL DETAILS	0
E-1	ELECTRICAL SITE PLAN	0
E-2	UTILITY RACK DETAILS	0

APPROVALS

HORVATH COMMUNICATIONS — DATE

PROPERTY OWNER/ OWNERS REP/LESSOR — DATE

ZON-36119
11/05/09 PC

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

HORVATH COMMUNICATIONS 312 W. COLFAX AVE. SOUTH BEND, IN 46601

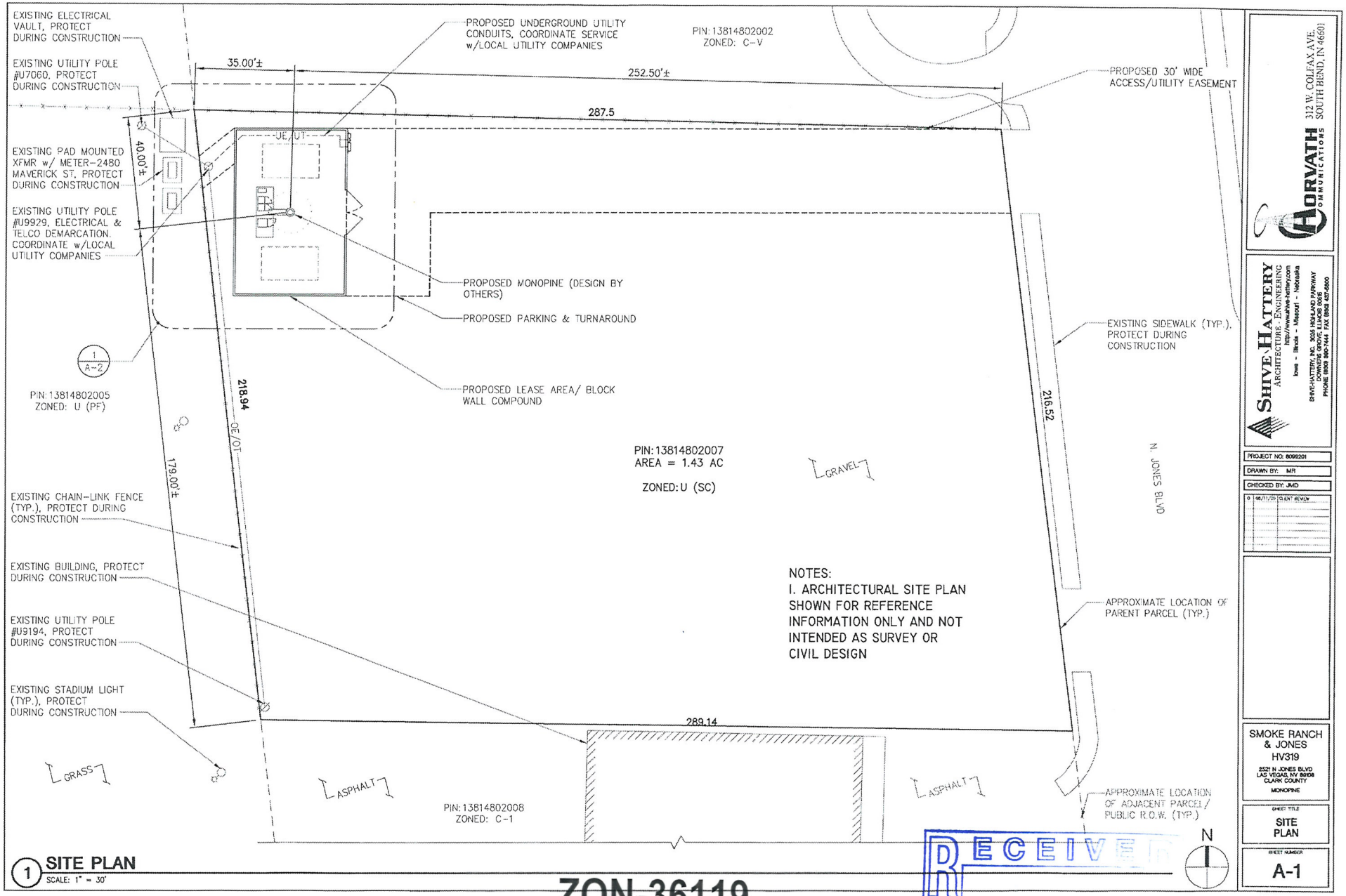
SHIVE-HATTERY ARCHITECTURE - ENGINEERING
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 390-7444 FAX (630) 437-0800

PROJECT NO: 8099201
DRAWN BY: KS
CHECKED BY: JMD
B 09/13/09 CLIENT REVIEW

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



1 **SITE PLAN**
SCALE: 1" = 30'

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3005 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 390-7444 FAX (630) 437-5800

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW

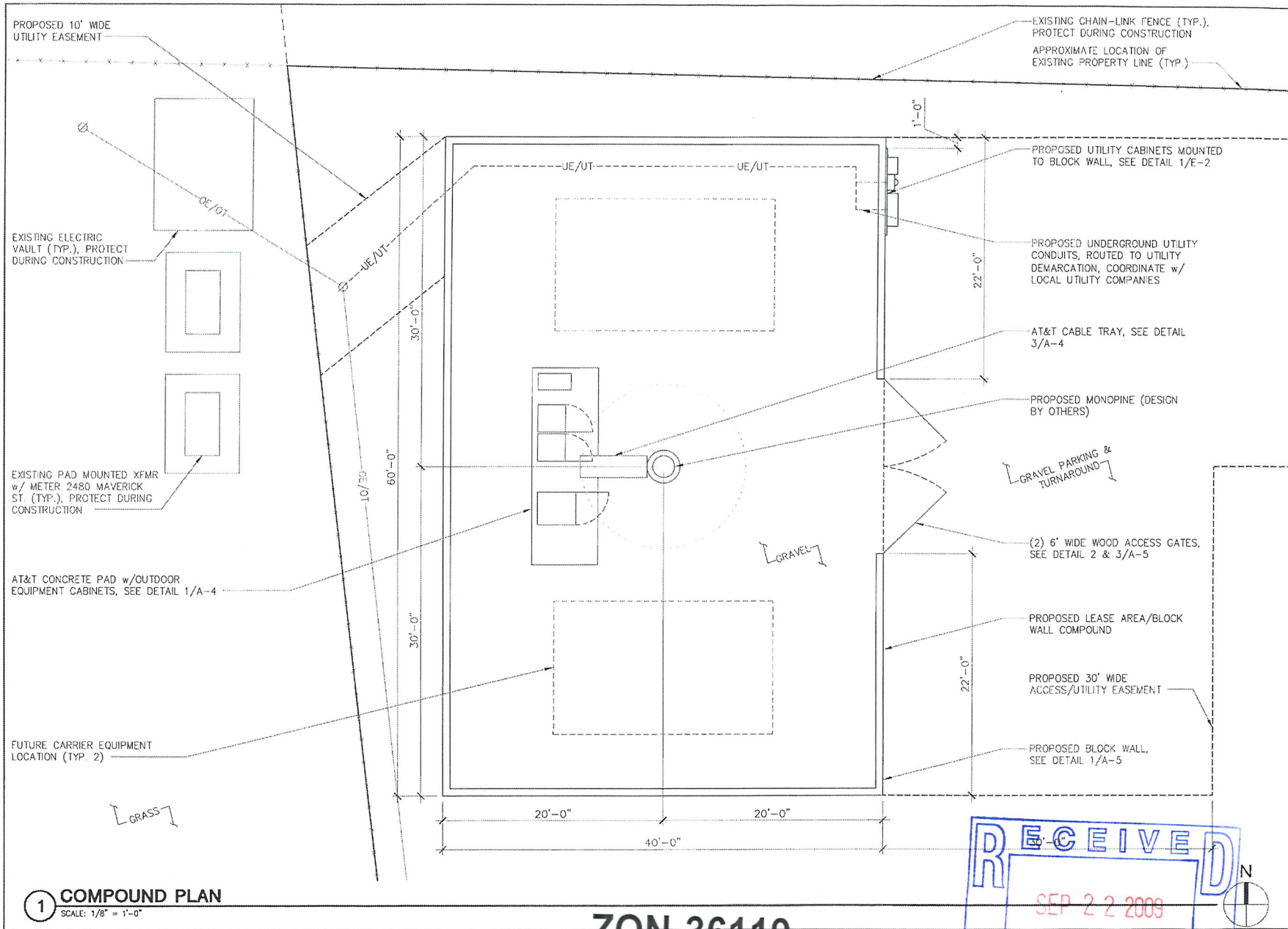
SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

RECEIVED
SEP 2 2 2
CITY OF LAS VEGAS
PLANNING & DEVELOP...

ZON-36119
11/05/09 PC



1 COMPOUND PLAN
SCALE: 1/8" = 1'-0"

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa · Illinois · Missouri · Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 360-7444 FAX (630) 437-6800

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

9	08/11/09	CLIENT REVIEW

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A-2

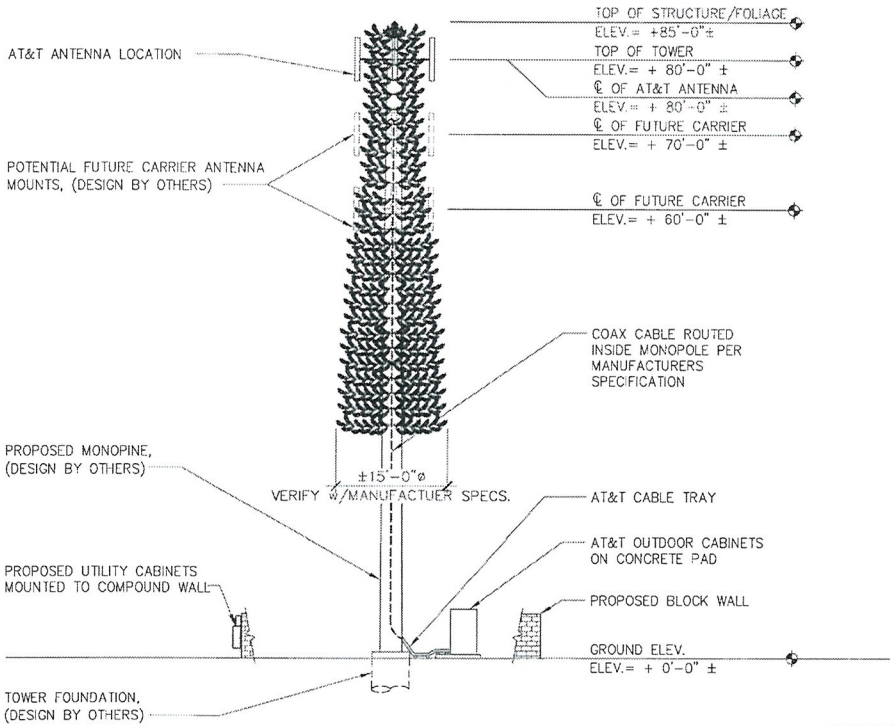
RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ZON-36119
11/05/09 PC

GENERAL NOTES:

SCT-01-NO-01-001

1. ELEVATION IS FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. CONTRACTOR SHALL PERFORM WORK DONE TO OR ON STRUCTURE IN ACCORDANCE WITH PROVIDED STRUCTURAL ANALYSIS SEPARATE FROM SHIVE-HATTERY ENGINEERED DOCUMENTS.
3. ANTENNAS, COAX, SUPPORTS, & ETC. SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
4. TOP OF ANTENNA WILL NOT EXTEND BEYOND TOP OF LIGHTNING ROD.



1 ELEVATION
SCALE: 1/16"=1'-0"

ZON-36119
11/05/09 PC

RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 930-7744 FAX (630) 427-0600

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

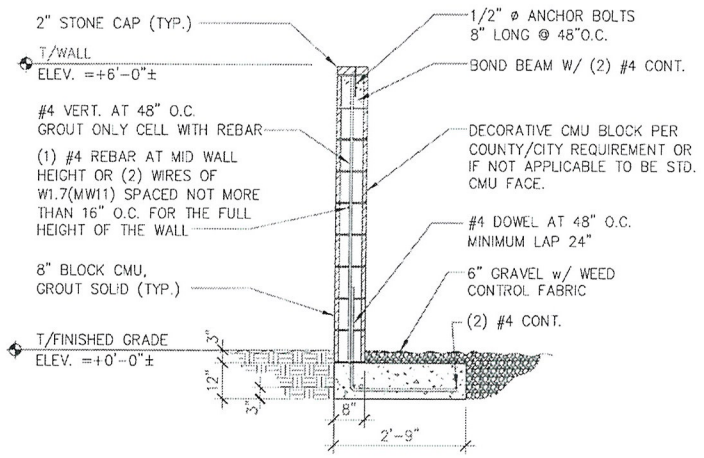
0	09/11/09	CLIENT REVIEW

SMOKE RANCH & JONES
HV319
8523 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
ELEVATION

SHEET NUMBER
A-3

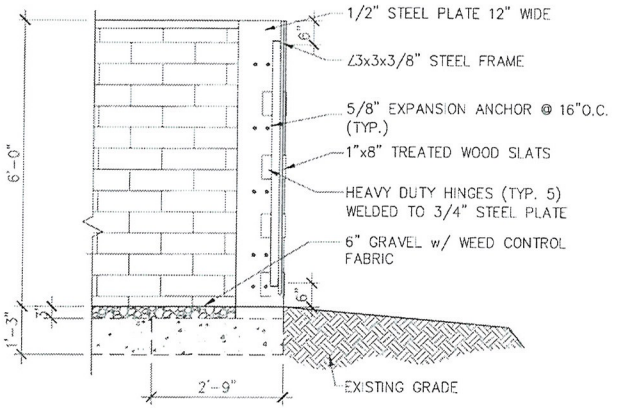
Plotted: Fri, 09/25/09 - 11:50:10am | File: S:\Horvath\HV319\CAD\HV319-A1.DWG | DATE: 09/11/2009 | Time: 17:50 | XREF: | P:\Horvath\HV319\CAD\HV319-A1.DWG



1 TYPICAL SCREEN WALL SECTION

SCALE: NONE

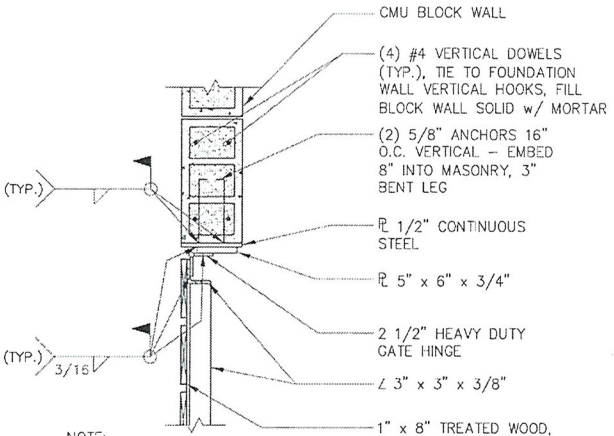
SCT-01-FN-07-007-NV



2 ENCLOSURE SECTION

SCALE: NONE

SCT-01-FN-07-009-NV



NOTE:
1. GATE ASSEMBLY SIM. OPPOSITE SIDE.

2. STEEL SHALL BE HOT DIPPED GALVANIZED.

3 GATE ATTACHMENT DETAIL

SCALE: NONE

SCT-01-FN-07-005-NV

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa · Illinois · Missouri · Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 960-7444 FAX (630) 427-2900

PROJECT NO: 8099201
DRAWN BY: JCS
CHECKED BY: JMD
9 06/11/09 CLIENT REVIEW

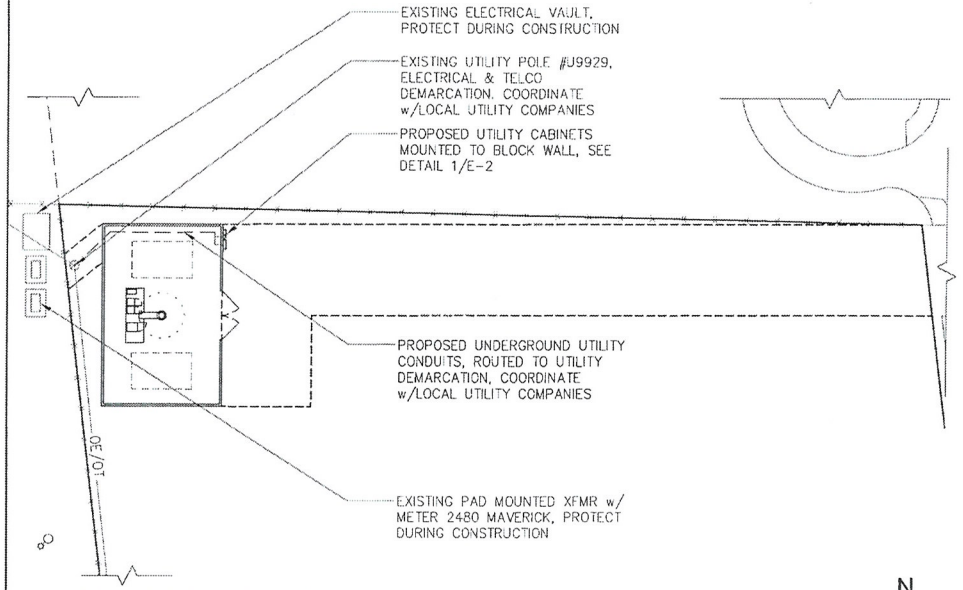
SMOKE RANCH & JONES
HV319
2321 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
BLOCK WALL DETAILS

SHEET NUMBER
A-5

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ZON-36119
11/05/09 PC



1 ELECTRICAL SITE PLAN

SCALE: 1"=40'

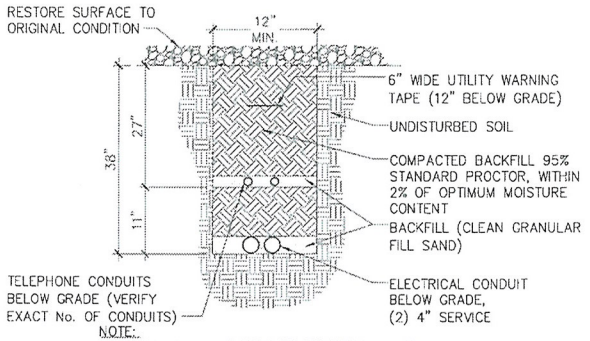
N

SERVICE NOTES:

1. SERVICE POWER SHALL BE (120/240VAC, 600A, 1ø, 3W) OR (120/208VAC, 600A, 1ø,3W).
2. A 600 AMP, 120/240V, 1ø METER RACK SHALL BE INSTALLED WHERE IT IS ACCESSIBLE FOR READOUT. THE NUMBER OF JAWS IN THE METER SOCKET AND THEIR ARRANGEMENT WILL DEPEND ON THE VOLTAGE SERVICE.
3. CABLE SIZES SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP IF LONGER THAN 180FT. VERIFY CONDUIT SIZE WHEN CHANGING CABLE SIZE.
4. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY MANUFACTURER.
5. CONDUITS ROUTED BELOW GRADE NEAR ACCESS DRIVE OR WITH/IN COMPOUND SHALL BE SCHEDULE 40 PVC (U.N.O.).
6. AS DETERMINED BY LOCAL UTILITIES 3ø SERVICE MAY BE REQUIRED.

ELECTRICAL SERVICE KEY NOTES:

1. TELCO CABINET 36"X36"X12" NEMA 3R MOUNTED TO BLOCK WALL.
2. SQUARE 'D' 600A, 1ø, 3W EZ METER CENTER, CAT# EZM113225 CU OR APPROVED EQUIVALENT. (3) GANG METER CENTER FOR FUTURE CARRIER CO-LOCATION.
3. 2/0 AWG CU WIRE
4. 3/4" x10'-0" LG COPPER CLAD STEEL GROUND ROD, GROUND RESISTANCE NOT TO EXCEED 5 OHMS.
5. BLOCK WALL
6. SECONDARY CONDUCTORS: (2) SETS OF (3) – 350 KCMIL CU IN 3" SCH. 40 PVC, COORDINATE w/ LOCAL UTILITY COMPANY
7. 4" SCH. 40 PVC ROUTED TO TELCO DEMARC w/ TELCO SERVICE CABLES
8. PROVIDE LONG SWEEPS FIBERGLASS ELBOW TRANSITION TO 4" RMC @ BASE OF POLE TO 10' ABOVE GRADE, SEAL CONDUIT WEATHER TIGHT.
9. PROVIDE LONG SWEEPS FIBERGLASS ELBOW TRANSITION TO 3" RMC @ BASE OF POLE TO 10' ABOVE GRADE, SEAL CONDUIT WEATHER TIGHT.

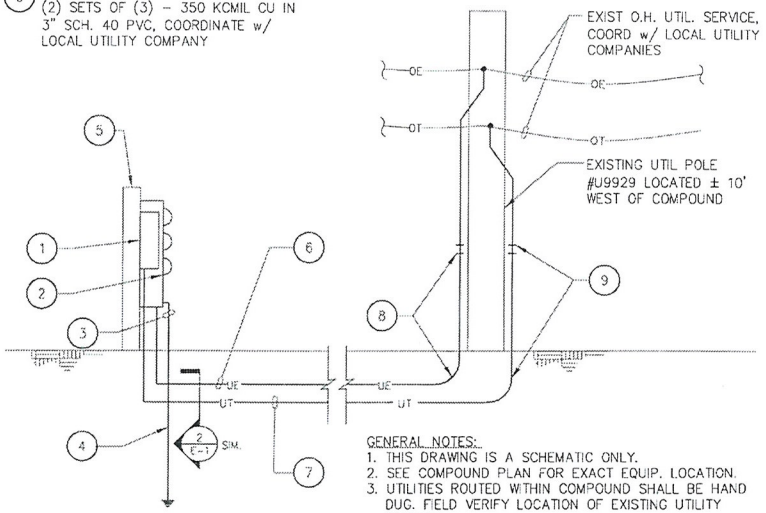


NOTE:
1. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
2. PULL STRINGS SHALL BE INSTALLED IN CONDUITS.
3. COORDINATE EXACT DEPTHS OF UTILITY CONDUITS w/ LOCAL UTILITY COMPANIES

2 JOINT TRENCH ELECTRIC/TELEPHONE

SCALE: NONE

SCT-01-EL-02-001-NV



GENERAL NOTES:
1. THIS DRAWING IS A SCHEMATIC ONLY.
2. SEE COMPOUND PLAN FOR EXACT EQUIP. LOCATION.
3. UTILITIES ROUTED WITHIN COMPOUND SHALL BE HAND DUG. FIELD VERIFY LOCATION OF EXISTING UTILITY ROUTING.

3 UNDERGROUND UTILITY SERVICE ENTRANCE - (TYP.)

SCALE: NONE

SCT-01-EL-01-004-NV

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY ARCHITECTURE + ENGINEERING
Iowa - Illinois - Missouri - Nebraska
ILLINOIS FIRM NUMBER: 184-000214
SHIVE-HATTERY, INC. 3005 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 969-7641 FAX (630) 969-7606

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	09/21/09	CLIENT REVIEW

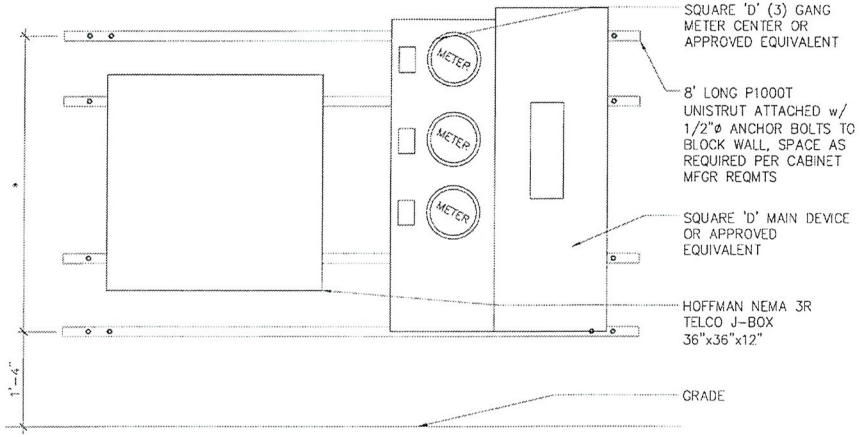
SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
ELECTRICAL SITE PLAN

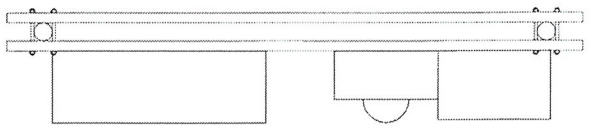
SHEET NUMBER
E-1

ZON-36119
11/05/09 PC

RECEIVED
SEP 2 2 20
CITY OF LAS VEGAS



ELEVATION



PLAN

NOTES:

1. *– COORDINATE ELEVATIONS WITH EQUIPMENT HEIGHT.
2. STEEL SHALL BE HOT DIP GALVANIZED.

1 **UTILITY RACK**
SCALE: NONE

SCT-01-EQ-02-003-NV

ZON-36119
11/05/09 PC

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

CORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE - ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 360-7444 FAX (630) 437-5800

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
UTILITY RACK DETAILS

SHEET NUMBER
E-2



ZON-36119 APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



ZON-36119 APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



ZON-36119 APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



ZON-36119 APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

Novation group Consulting ltd.
real estate solutions

September 18, 2009

City of Las Vegas, Development Services
731 South Fourth Street
Las Vegas, NV 89101

Re: Proposed Rezoning from U to C-1, 2521 (approx) Jones Blvd, Las Vegas, NV

Dear Sir or Madam:

Horvath Towers, LLC is proposing to rezone a parcel of land in the Northwest Quadrant of Smoke Ranch and Jones Blvd in Las Vegas. The APN for the parcel is 138-14-802-007; the parcel owner is Surete Siete LLC. Horvath Towers has entered into a lease with Surete Siete for construction of an 80' stealth monopine cell tower and related equipment to be located inside a walled compound.

The subject property is currently designated as "U – Undeveloped" by the City of Las Vegas and is designated as Service Commercial in the General Plan. We are requesting a rezoning to a C-1, commercial designation as part of this proposal.

We feel that the proposed project is compatible with the surrounding land uses and zoning classifications. Please see the attached zoning drawings for a depiction of the proposed project.

If you have any questions, please do not hesitate to call me at 847-644-6300. I look forward to working with you.

Sincerely,

Alexander K. Novak
Attachment

ZON-36119
11/05/09 PC

RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

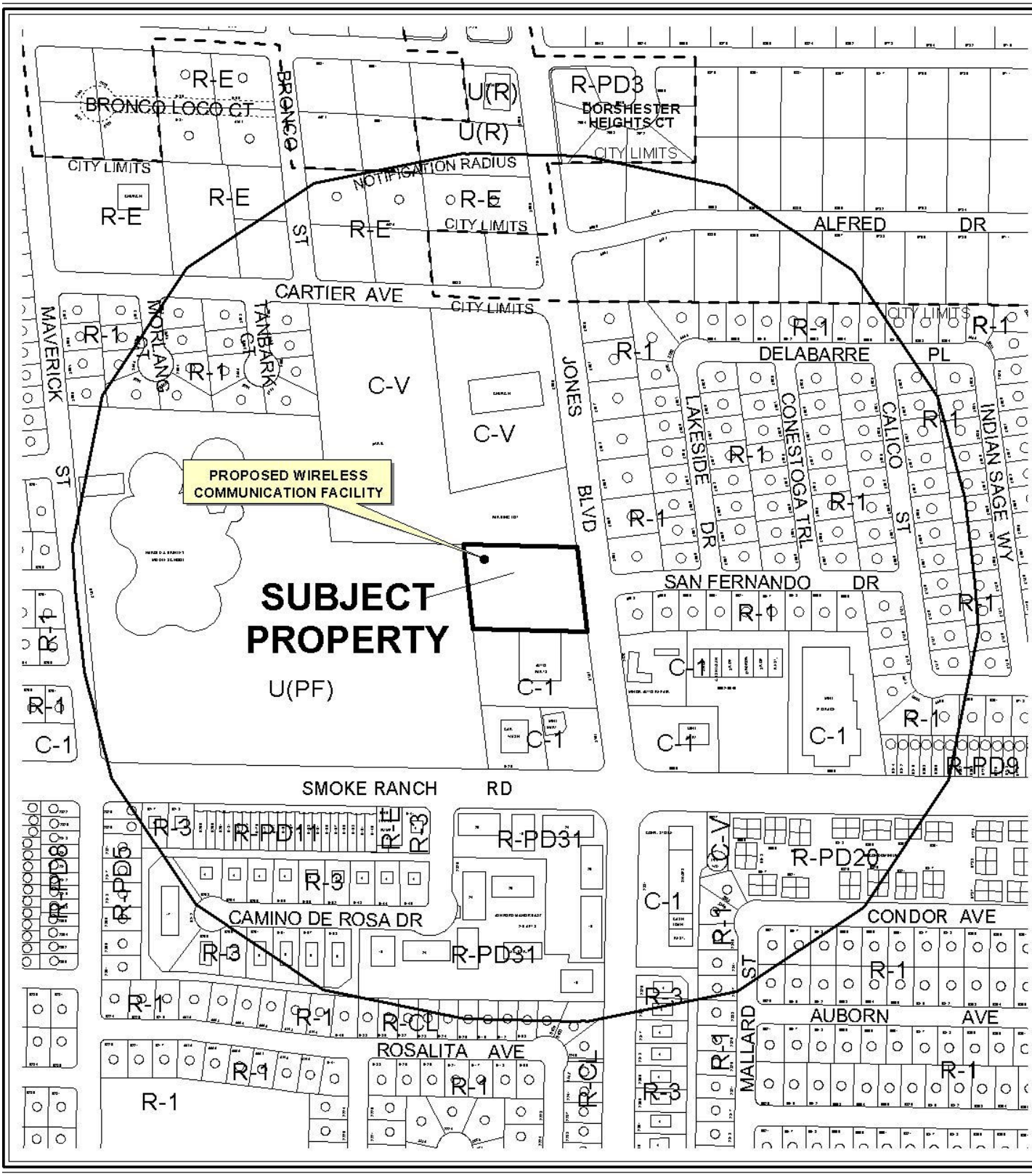
SUBJECT:
SUP-36117- SPECIAL USE PERMIT RELATED TO ZON-36119 - PUBLIC HEARING - APPLICANT: HORVATH TOWERS - OWNER: SURETE SIETE, LLC - Request for a Special Use Permit FOR A PROPOSED 85-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) generally located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), U (Undeveloped) [SC (Service Commercial) General Plan Designation] Zone, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

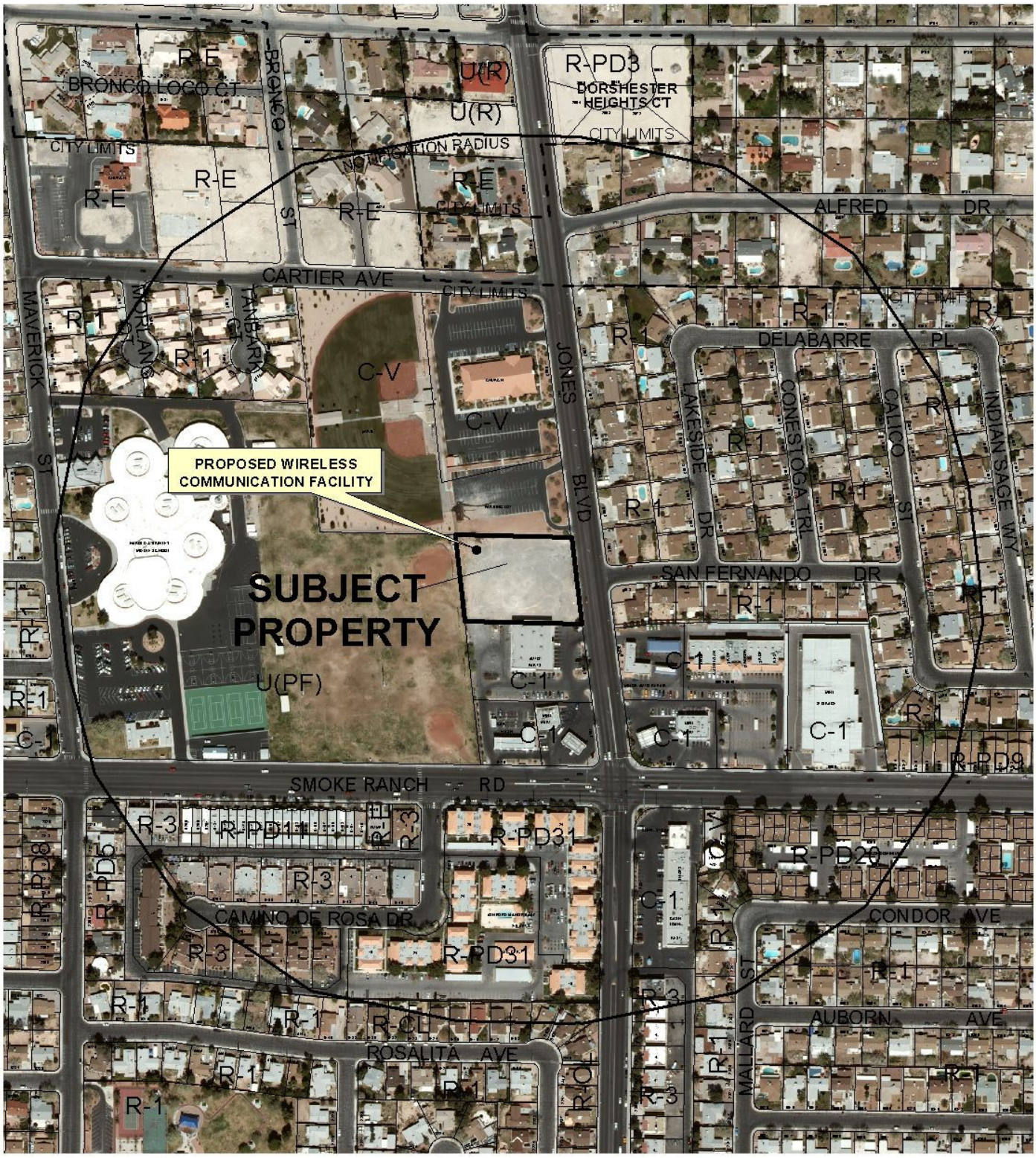
CASE: **SUP-36117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

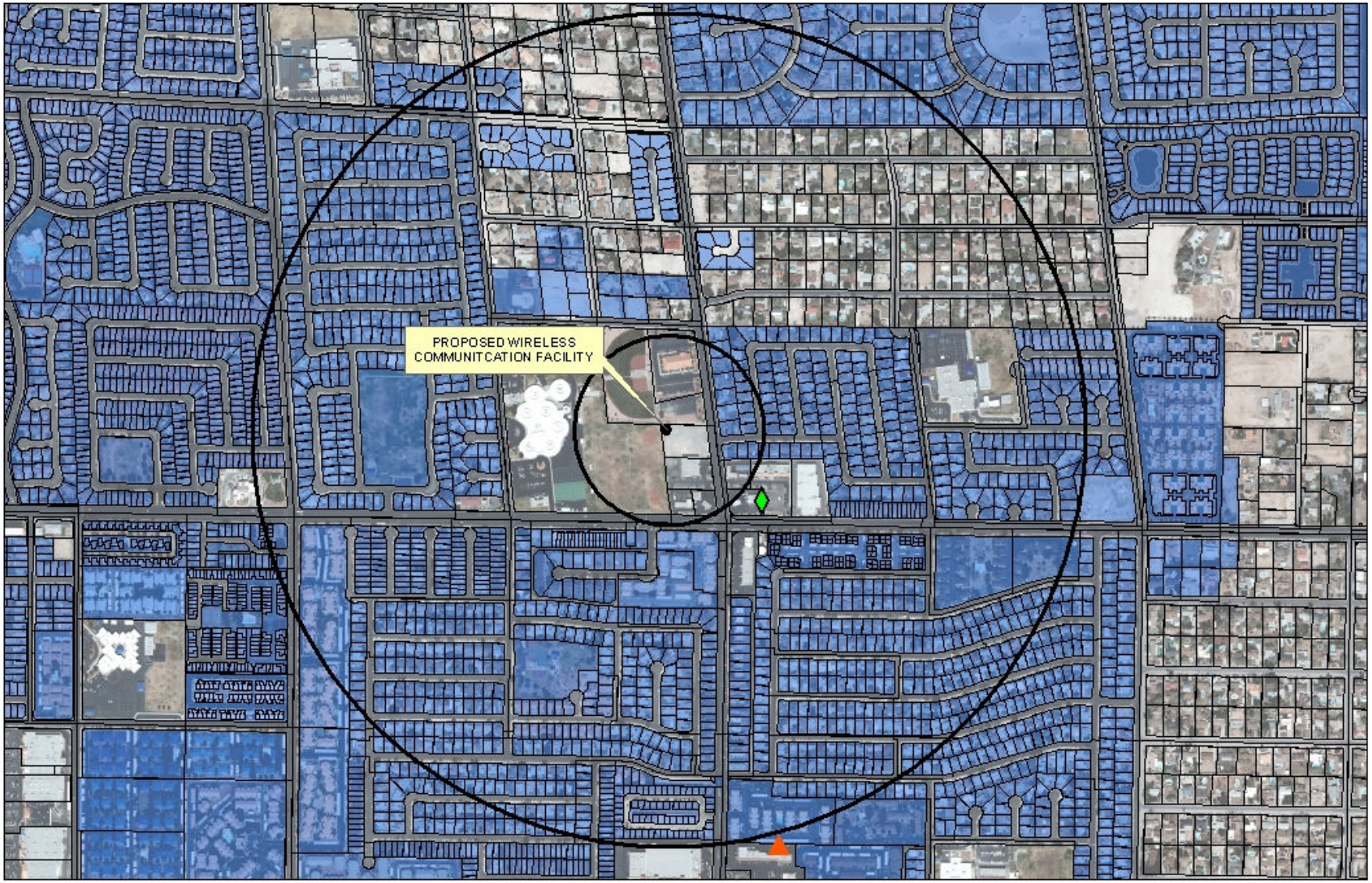
CASE: **SUP-36117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL)

N



SUP-36117

Cell Tower Locations

Non-Stealth

Stealth

Subject Cell Tower

Residential Property

600ft &
1/2 mile Buffer

N

0 550 1,100 2,200 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36117- APPLICANT: HARVATH TOWERS, LLC. OWNER: SUERTE SIETE, LLC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A technical landscape plan conforming to the minimum requirements of Title 19.12, 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.

2. The access driveway area shall be paved to comply with Title 19.10.

3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed monopole shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

SUP-36117 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 85-foot tall Wireless Communication Facility, Stealth Design (Monopine) on an undeveloped lot located on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road. The proposed facility will accommodate up to four carriers. The initial installation will provide 12 antennas on the proposed Wireless Facility. The applicant is proposing to provide an enclosure with a six-foot wall to screen to the facility designed to match the walls in the surrounding area, as well as perimeter landscaping to meet the minimum requirements of Title 19.12. Although submitted plans indicate a gravel access drive to the site, a condition has been added to require paved access to meet Title 19.10 requirements. Staff is recommending approval of this request as the proposed Wireless Communication Facility can be conducted in a manner that is harmonious and compatible with the surrounding uses. Should the request be denied, the Wireless Communication Facility, Stealth Design use would not be permitted at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
11/12/04	A deed was recorded for a change of ownership on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road.
11/05/09	The Planning Commission will hear Special Use Permit (SUP-36119) for a property on the west side of Jones Boulevard approximately 360 feet north of Smoke Ranch Road. Staff recommended approval of the request.
Related Building Permits/Business Licenses	
There are no related permits/business licenses pertaining to the subject site.	
Pre-Application Meeting	
09/02/09	A pre-application meeting was held to discuss the application submittal requirements for a Rezoning and Special Use Permit.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
10/01/09	A field check was conducted by staff. The subject site is undeveloped. The site was generally clean, but there was some graffiti on the posted for sale sign. There is also adequate space for the proposed location of the facility.

Details of Application Request	
Site Area	
Gross Acres	1.43

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Church/ House of Worship	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Auto Parts	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Public Middle School	PF (Public Facility)	U (Undeveloped)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (105 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 proposing an 85-foot tall Wireless Communication Facility, Stealth Design (Monopine). According to Title 19.20.020, a "Wireless Communication Facility, Stealth Design" is defined as "a wireless communication facility that is designed to blend into the surrounding environment." The design of the proposed Communication Wireless Facility is that of a Monopine. In addition to providing additional landscaping to ensure compatibility with the surrounding uses and Title 19 requirements, the applicant will also appropriately screen the Wireless Communication Facility with a six-foot tall, 40-foot by 60-foot walled enclosure. Pursuant to Title 19.12.075 (G), perimeter walls "shall have a minimum of twenty percent contrasting material"; this requirement has been met as indicated on the submitted plans.

The proposal meets the minimum Wireless Communication Facility, Stealth Design use requirements of Title 19.04; however, the proposal must also show that it is compatible with the surrounding uses. For a Wireless Communication Facility, Stealth Design, no additional parking is required beyond that which is required for the principal use; however, as the site is undeveloped and this will be the principle use of the site, a condition was added to require paved access to the facility and the provision of a parking space for service vehicles as required by Title 19.10. Staff is recommending approval of this request as the proposed Wireless Communication Facility will meet these requirements and the use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

AO

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 land use for the proposed 85-foot tall Wireless Communication Facility, Stealth Design can be conducted in a manner that is harmonious and compatible with the surrounding uses which include residential uses to the east, a School to the west, and a church to the north.

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 the 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."**

   Access to the site is provided via a driveway from Jones Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, and there is little expected traffic related to a Wireless Communication Facility at the subject site. A condition has been added to require paved access to meet Title 19.10 requirements.

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 approval of this proposal will not be inconsistent with the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Monopine meets the minimum requirements for a Wireless Communication Facility, Stealth Design.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED	249
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36117 APN: 138-14-802-007

Name of Property Owner: Surete Siete, LLC

Name of Applicant: Horvath Towers, LLC

Name of Representative: Alex Novak

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: A. Patel

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Subscribed and sworn before me

This 9th day of SEPT, 2009

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROGER E. HUNT
No: 04-92828-1
My Appointment Expires Nov. 10, 2012

ABBREVIATIONS

ADJ	ADJUSTABLE	SF	SQUARE FOOT
APPROX	APPROXIMATE	SHT	SHEET
BCW	BARE COPPER WIRE	SIM	SIMILAR
CAB	CABINET	SS	STAINLESS STEEL
CLG	CEILING	STL	STEEL
CONC	CONCRETE	T/C	TOP OF CONCRETE
CONT	CONTINUOUS	T/M	TOP OF MASONRY
CJ	CONSTRUCTION JOINT	T/S	TOP OF STEEL
DIA	DIAMETER	TYP	TYPICAL
DWG	DRAWING	F.V.	FIELD VERIFY
EGB	EQUIPMENT GROUND BAR	UNO	UNLESS NOTED OTHERWISE
EA	EACH	WWF	WELDED WIRE FABRIC
ELEC	ELECTRICAL	w/	WITH
EL	ELEVATION	BTS	BASE TRANSMISSION STATION
EQ	EQUAL	PCS	PERSONAL COMMUNICATIONS SERVICES
EQUIP	EQUIPMENT		
(E)	EXISTING		
EXT	EXTERIOR		
FF	FINISHED FLOOR	℄	CENTERLINE
GA	GAUGE	℄	PLATE
GALV	GALVANIZED	&	AND
GC	GENERAL CONTRACTOR	@	AT
GRND	GROUND		
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MGB	MASTER GROUND BAR		
MIN	MINIMUM		
MTL	METAL		
N.I.C.	NOT IN CONTRACT		
NTS	NOT TO SCALE		
O.C.	ON CENTER		
OPP	OPPOSITE		

SYMBOLS AND MATERIALS

NEW ANTENNA
EXISTING ANTENNAS
ASPHALT
CONCRETE
ELECTRIC BOX
LIGHT POLE
FND MONUMENT
SPOT ELEVATION
REVISION
GRID REFERENCE
DETAIL REFERENCE
ELEVATION
SECTIONS & DETAILS

GROUT OR PLASTER
(E)BRICK
(E)MASONRY
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
WOOD CONT.
WOOD BLOCKING
STEEL
CENTER LINE
PROPERTY LINE
ELEVATION TAG
GROUND WIRE
COAXIAL CABLE

PROFESSIONAL CERTIFICATION

NEVADA ONE CALL SYSTEM, INC. 1-800-227-2600 STOP-CALL BEFORE YOU DIG!

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

HORVATH COMMUNICATIONS

SMOKE RANCH & JONES

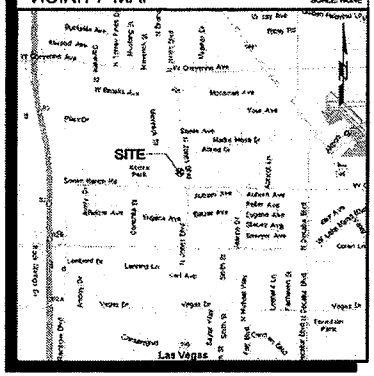
HV319
2521 N. JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
S/H PROJECT #8099201

LOCATION PLAN

JURISDICTION: CITY OF LAS VEGAS
ZONING: U – UNDEVELOPED / REQUESTING REZONING TO C-1
☐EXISTING BUILDING ☐EXISTING TOWER ☒RAWLAND
☐EXISTING WATER TOWER ☐OTHER:

VICINITY MAP

SCALE: NONE



DRIVING DIRECTIONS

DEPART FROM 441 MASBREY DR., LAS VEGAS: TURN NORTH TO HIDDEN PALMS PKY FOR .5 MILE. TURN NORTH TO POLLOCK DR FOR .2 MILE. TURN EAST TO E WINDMILL LANE FOR .5 MILE. TAKE RAMP TO I-215(SOUTHERN LAS VEGAS BELTWAY) FOR 3.4 MILES TOWARDS I-215. TAKE EXIT 5 TOWARDS GREEN VALLEY PARKWAY. KEEP RIGHT TO STAY ON RAMP FOR 131 YARDS TOWARDS GREEN VALLEY PARKWAY SOUTH. BEAR SOUTH TO S GREEN VALLEY PKY FOR 1.2 MILES. TURN WEST TO W HORIZON RIDGE PKWY FOR .8 MILE. TURN NORTH ONTO LOCAL ROAD(S) FOR 32 YARDS. ARRIVE @ SITE.

PROJECT SUMMARY

SITE NUMBER:	TBD
SITE NAME:	SMOKE RANCH & JONES
SITE ADDRESS:	2521 N. JONES BLVD LAS VEGAS, NV 89108
FACILITY OCC.:	ATT
LEASE AREA:	40' X 60'
EQUIPMENT ENCLOSURE:	OUTDOOR EQUIPMENT CABINETS
CURRENT ZONING:	U – UNDEVELOPED / REQUESTING REZONING TO C-1
PROPERTY OWNER:	SURETE SIETE LLC PO BOX 15242 LAS VEGAS, NV 89114
PROPERTY CONTACT:	RUSS BONO PHONE: (702) 372-3522
PARCEL NUMBER:	138-14-802-007
APPLICANT:	*HORVATH COMMUNICATIONS* 312 W. COLFAX AVE. SOUTH BEND, IN 46601 ALEX NOVAK PHONE:(847) 644-6300
A/E FIRM:	SHIVE-HATTERY 3025 HIGHLAND PARKWAY SUITE 140 DOWNERS GROVE, IL 60515 (630) 390-7444 EXT. 310 JAMES DOWNEY

PROJECT DESCRIPTION

1. MOUNT CARRIER ANTENNAS ON PROPOSED MONOPINE.
2. EQUIPMENT SHELTER & CABINETS INSTALLED WITHIN NEW COMPOUND/LEASE AREA
3. INSTALL COAX CABLES, POWER / TELCO SERVICES AND GROUNDING.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GPS COORDINATES

LATITUDE: N36° 12' 17.1"
LONGITUDE:W115° 13' 30.0"
ELEVATION AT GRADE: 2252'

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	2
A-1	SITE PLAN	2
A-2	COMPOUND PLAN	2
A-3	ELEVATION	2
A-4	SLAB & DETAILS	2
A-5	BLOCK WALL DETAILS	2
A-6	LANDSCAPE PLAN	2
A-7	LANDSCAPE DETAILS & NOTES	2
E-1	ELECTRICAL SITE PLAN	2
E-2	UTILITY RACK DETAILS	2

APPROVALS

HORVATH COMMUNICATIONS — DATE

PROPERTY OWNER/ OWNERS REP./LESSOR — DATE

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

HORVATH COMMUNICATIONS 312 W. COLFAX AVE. SOUTH BEND, IN 46601

SHIVE-HATTERY ARCHITECTURE - ENGINEERING http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY SUITE 140 DOWNERS GROVE, IL 60515
PHONE (630) 390-7444 FAX (630) 437-4600

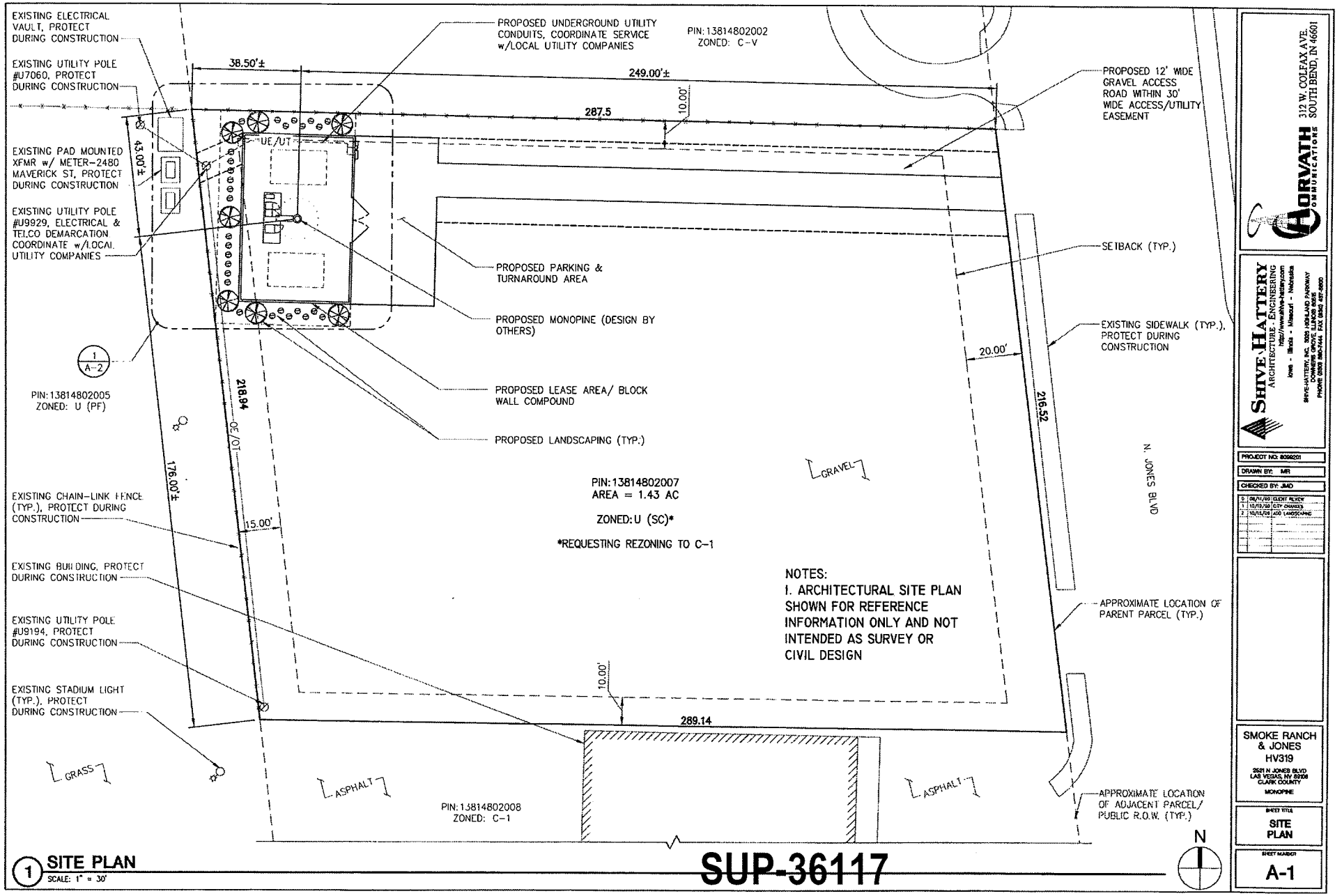
PROJECT NO: 8099201
DRAWN BY: KB
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/23/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



1 SITE PLAN
SCALE: 1" = 30'

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE - ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 2525 HORLAND PARKWAY
DUNLAP, IOWA 51529 712.258.0466 FAX 712.258.4657
PHONE (309) 797-7444 FAX (309) 637-8600

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

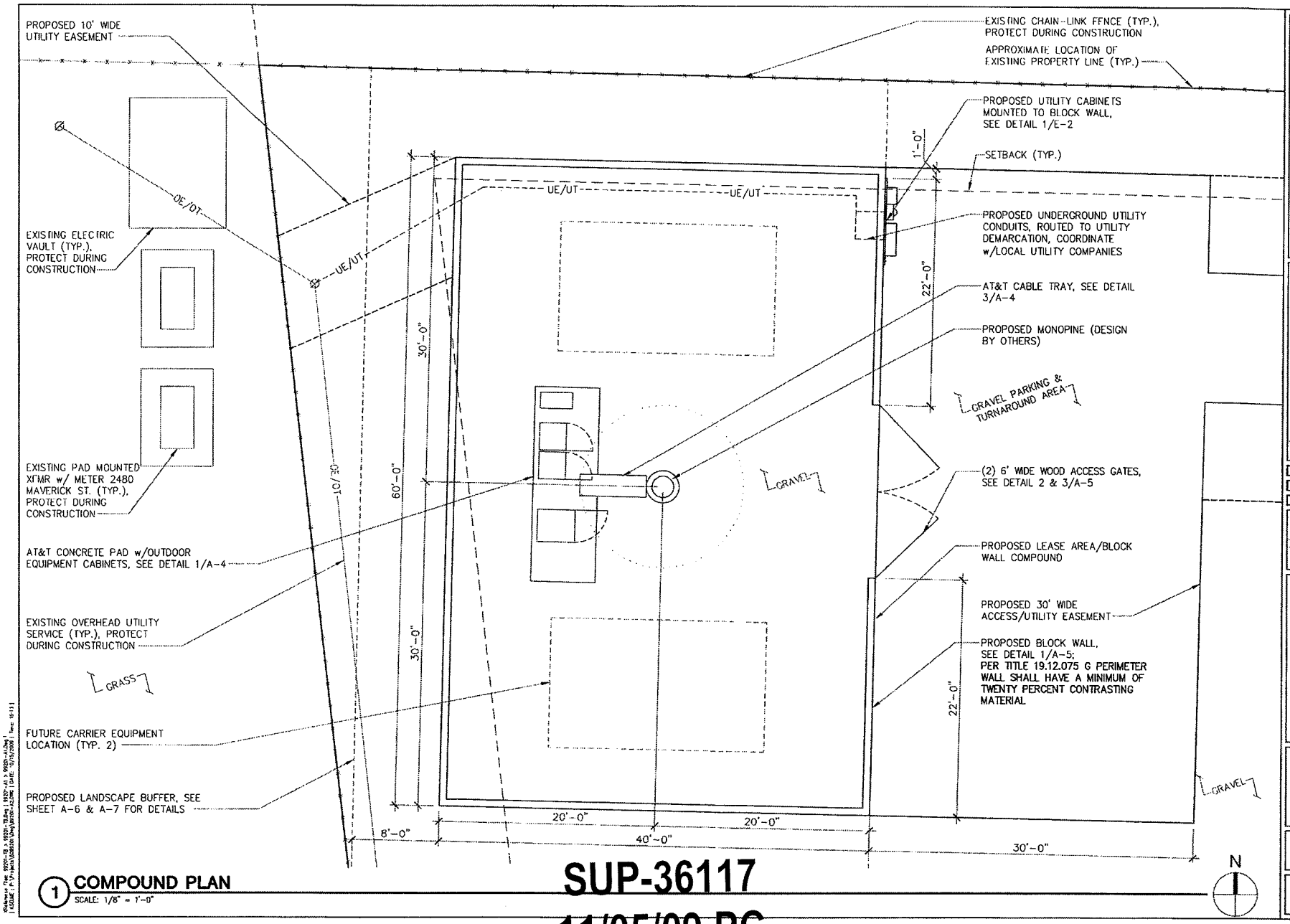
SUP-36117

11/05/09 PC

REVISED

RECEIVED

OCT 15 2009



1 COMPOUND PLAN
SCALE: 1/8" = 1'-0"

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY ARCHITECTURE - ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3535 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 969-7000 FAX (630) 969-7979

PROJECT NO: 8089221
DRAWN BY: MR
CHECKED BY: JMD

0	06/01/09	CLIENT REVIEW
1	10/13/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

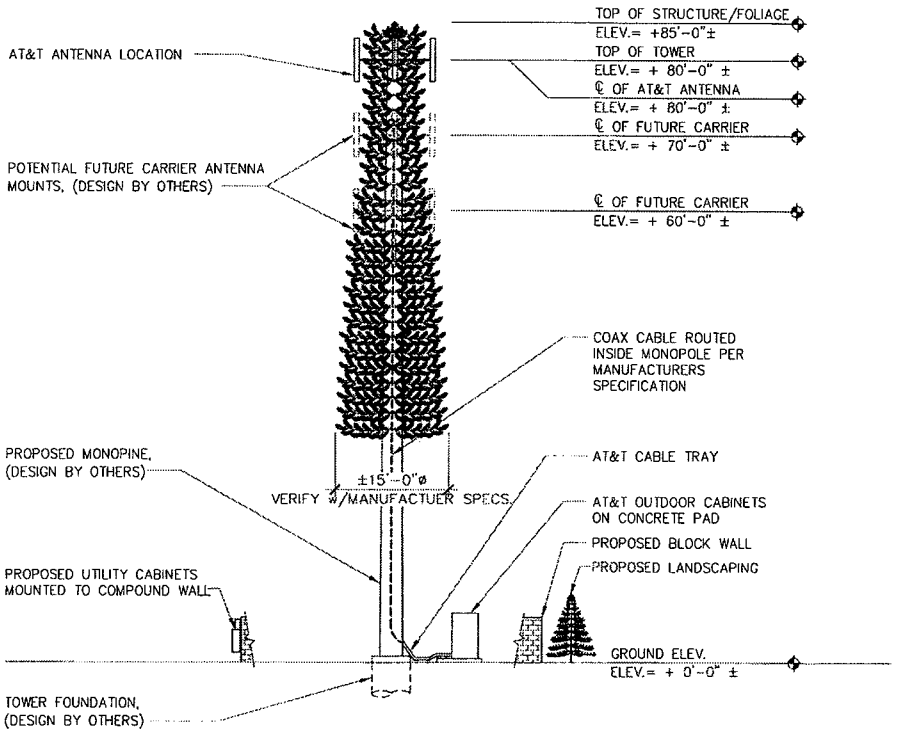
SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A-2

GENERAL NOTES:

SCT-01-N0-01-001

1. ELEVATION IS FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. CONTRACTOR SHALL PERFORM WORK DONE TO OR ON STRUCTURE IN ACCORDANCE WITH PROVIDED STRUCTURAL ANALYSIS SEPARATE FROM SHIVE-HATTERY ENGINEERED DOCUMENTS.
3. ANTENNAS, COAX, SUPPORTS, & ETC. SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
4. TOP OF ANTENNA WILL NOT EXTEND BEYOND TOP OF LIGHTNING ROD.



1 **ELEVATION**
SCALE: 1/16"=1'-0"

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY ARCHITECTURE - ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 2525 HIGHLAND PARKWAY
DOWNERS GROVE, IL 60515
PHONE (630) 960-7444 FAX (630) 960-8000

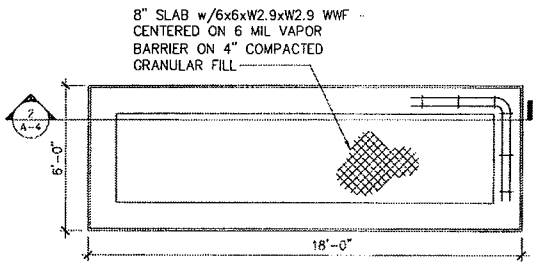
PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/13/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2621 N JONES BLVD
LAS VEGAS, NV 89106
CLARK COUNTY
MONOPINE

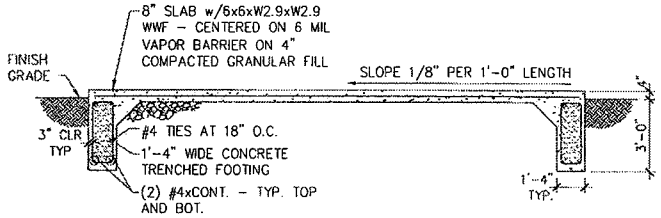
SHEET TITLE
ELEVATION

SHEET NUMBER
A-3



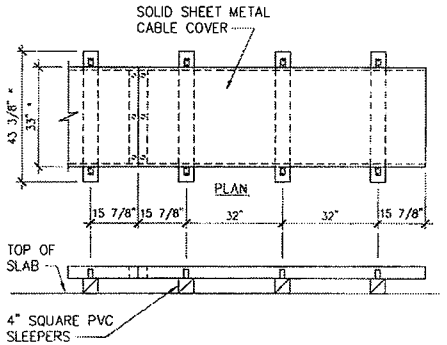
1 FOUNDATION PLAN

SCALE: NONE TEL-01-CO-01-003



2 FOUNDATION SECTION

SCALE: NONE TEL-01-CO-02-001-NV



ELEVATION

NOTES:
1. USE COAX BRIDGE KIT, STRAIGHT SPLICE, & ADJUSTABLE 0° - 45° SPLICE.

2. * - CONTRACTOR TO VERIFY MODEL NO. OF BRIDGE KIT, STRAIGHT SPLICE, & ADJUSTIBLE 0°-45° SPLICE WITH QUANTITY OF COAX RUNS.

3. USE SNAP-IN HANGERS WITH PVC TUBE SLEEPERS TO SUPPORT RUNS OF COAX TRANSMISSION LINES ALONG TOP OF SLAB.

3 COAX TRAY KIT DETAIL

SCALE: NONE TEL-CX-02-001

CONCRETE & REINF. STEEL NOTES

TEL-01-NO-04-005

1. CONCRETE WORK SHALL BE ACCORDANCE WITH THE ACI 301, ACI 318 AND THE SPECIFICATION CAST-IN-PLACE CONCRETE.

2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. AT CONTRACTOR'S OPTION A HIGH EARLY STRENGTH (TYPE III) CEMENT OR A STRENGTH ACCELERATING ADMIXTURE MAY BE USED. NO CALCIUM CHLORIDE ALLOWED. SUBMIT DESIGN MIX FOR APPROVAL.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC, U.N.O. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE STANDARD, U.N.O.

4. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

5. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL IN ACCORDANCE WITH ACI 301 SECTION 5.7.1 UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH.....3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER.....2 IN.
   #5 AND SMALLER & WWF...1 1/2 IN.

6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

CORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE. ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 MONTICELLO PARKWAY
ANDREWS, IL 60002 PHONE (630) 867-6800
PHONE (630) 960-7444 FAX (630) 437-4800

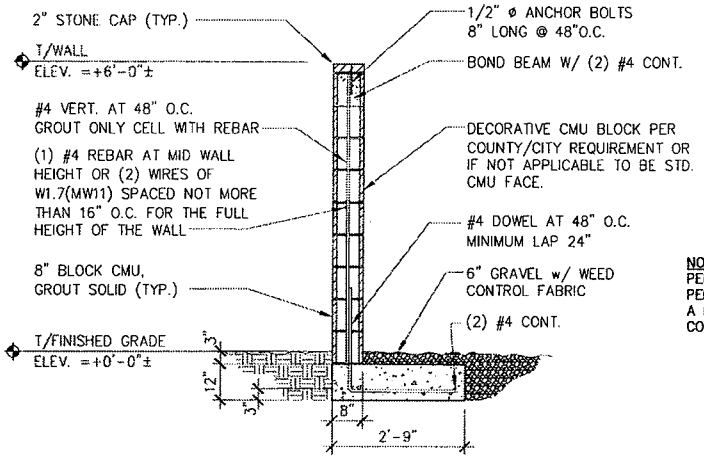
PROJECT NO: 8006201
DRAWN BY: JCS
CHECKED BY: JMD

0	08/11/09	CUP01 REVIEW
1	10/12/09	CITY COMMENTS
2	10/15/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2521 N. JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
SLAB & DETAILS

SHEET NUMBER
A-4

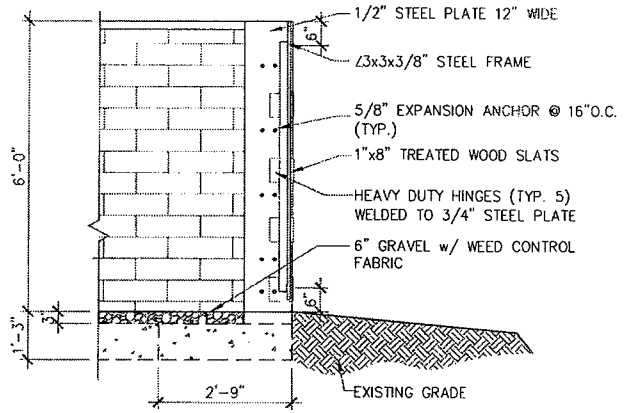


NOTE:
PER TITLE 19.12.075 G
PERIMETER WALL SHALL HAVE A MINIMUM OF TWENTY PERCENT CONTRASTING MATERIAL

1 TYPICAL SCREEN WALL SECTION

SCALE: NONE

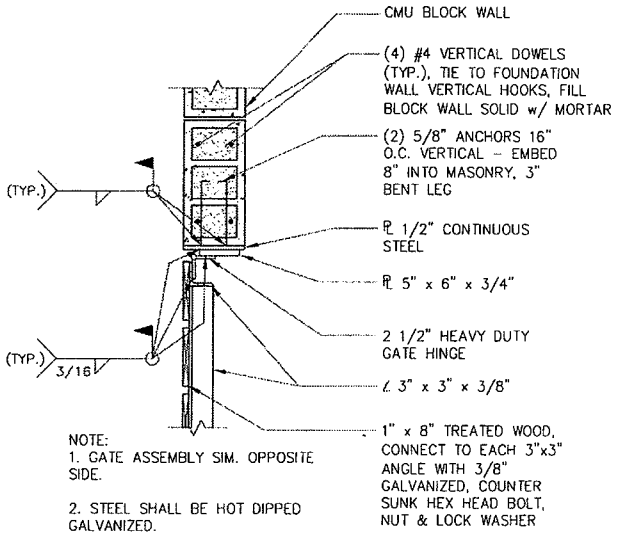
SCT-01-FN-07-007-NV



2 ENCLOSURE SECTION

SCALE: NONE

SCT-01-FN-07-009-NV



NOTE:
1. GATE ASSEMBLY SIM. OPPOSITE SIDE.

2. STEEL SHALL BE HOT DIPPED GALVANIZED.

3 GATE ATTACHMENT DETAIL

SCALE: NONE

SCT-01-FN-07-005-NV

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 8999 W.B. WARD PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 960-7444 FAX (630) 427-2800

PROJECT NO: 8099201

DRAWN BY: JCS

CHECKED BY: JMD

0	08/01/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

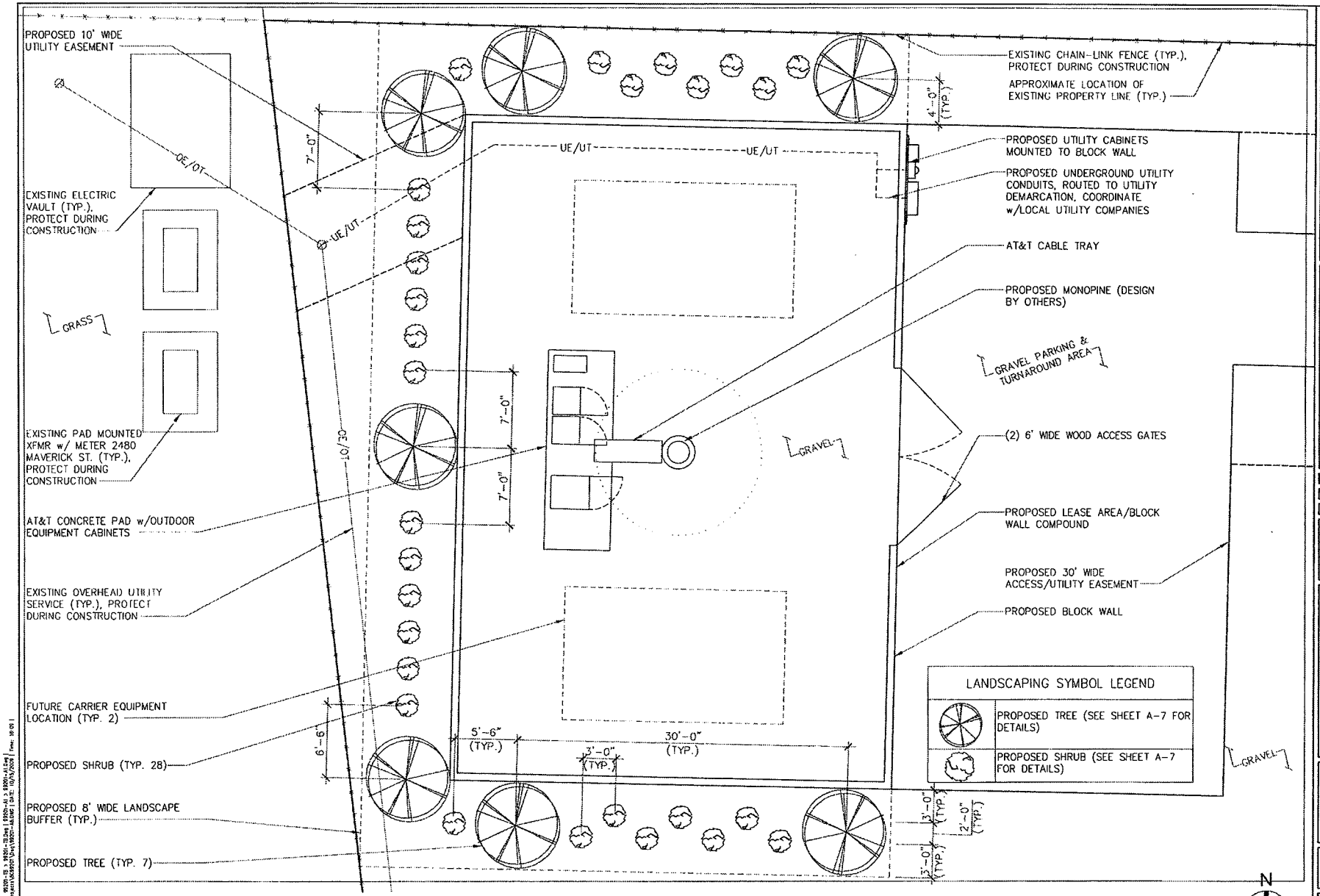
SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
BLOCK WALL DETAILS

SHEET NUMBER
A-5

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009



1 **LANDSCAPE PLAN**
SCALE: 1/8" = 1'-0"

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 963-7444 FAX (630) 627-4000

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	09/01/09	CLIENT REVIEW
1	10/13/09	CITY CHANGES
2	10/13/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2321 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
A-6

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

LANDSCAPE SCHEDULE

DESCRIPTION: COMMON NAME	BOTANICAL NAME	MATURE SPREAD	MATURE HEIGHT	QTY.
COLUMNAR ARBORVITAE	THUJA OCCICENTALIS 'PYRAMIDALIS'	8'-10'	20'-25'	7
INDIAN HAWTHORN	RAPHIOLEPIS INDICA	2'-8'	2'-8'	28

LANDSCAPE NOTES:

1. TREES SHOULD BE BALLED AND BURLAPPED. THE USE OF WIRE NURSERY BASKETS IS PROHIBITED.

2. CONTACT THE PROPERTY OWNER A MINIMUM OF ONE WEEK PRIOR TO ON-SITE PLANT INSTALLATION, SEE COVER SHEET FOR CONTACT INFORMATION. CITY PERSONAL SHALL FIELD VERIFY LOCATION OF PROPOSED TREES PRIOR TO PLANTING.

3. CONTRACTOR SHALL GIVE VERBAL NOTICE TO UTILITY LOCATE, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

4. SUBSTITUTIONS SHALL BE MADE ONLY WHEN PLANT IS NOT OBTAINABLE, AND THE PROPERTY OWNER, AFTER BEING NOTIFIED IN WRITING, AUTHORIZES A CHANGE ORDER PROVIDING FOR THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS.

5. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR A PERIOD OF TWO YEARS FROM THE DATE OF INITIAL ACCEPTANCE.

6. LANDSCAPE CONTRACTOR TO COMPLY WITH REQUIREMENTS OF GOVERNING AGENCIES REGARDING LANDSCAPE REQUIREMENTS.

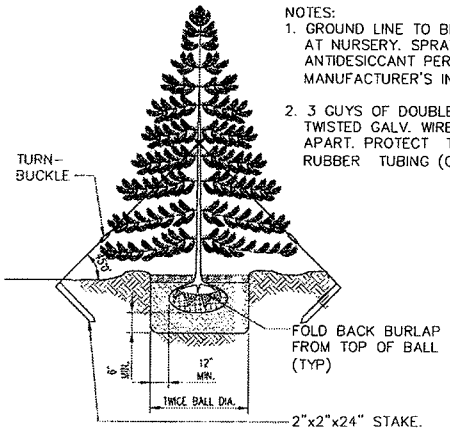
7. MULCH TREES LOCATED OUTSIDE OF DESIGNATED MULCH BEDS WITH A MINIMUM 3" DEPTH CIRCULAR (6-FOOT DIAMETER) OF APPROVED SHREDDED BARK MULCH.

8. TREES SHALL HAVE MINIMUM BOX SIZE OF 24 INCHES. AT MATURITY, SHADE TREE CANOPIES SHALL BE PRUNED TO PROVIDE A MINIMUM CLEARENCE OF 7 FEET FROM THE GROUND.

9. SHRUBS SHALL HAVE MINIMUM CONTAINER SIZE OF 5 GALLONS.

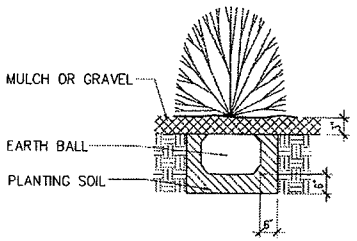
10. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH LVMC 19.12.030(F)

11. INSTALL LANDSCAPING IN ACCORDANCE WITH LAS VEGAS ZONING CODE CHAPTER 19.12.



NOTES:
1. GROUND LINE TO BE THE SAME AS AT NURSERY. SPRAY WITH ANTIDESICCANT PER MANUFACTURER'S INSTRUCTIONS..
2. 3 GUYS OF DOUBLE STRAND TWISTED GALV. WIRE. SPACE 120° APART. PROTECT TRUNK WITH RUBBER TUBING (GARDEN HOSE)

1 **PLANTING DETAIL**
SCALE: NONE
SH-01-LA-02-002



NOTES:
1. MATERIALS AS SPECIFIED
2. DECIDUOUS AND EVERGREEN SHRUBS: BALLED AND BURLAPPED AND CONTAINER GROWN.

2 **PLANTING DETAIL**
SCALE: NONE
SH-01-LA-02-003

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
lowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 390-7444 FAX (630) 437-6800

PROJECT NO: 5099201
DRAWN BY: xxx
CHECKED BY: JMD

0	08/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

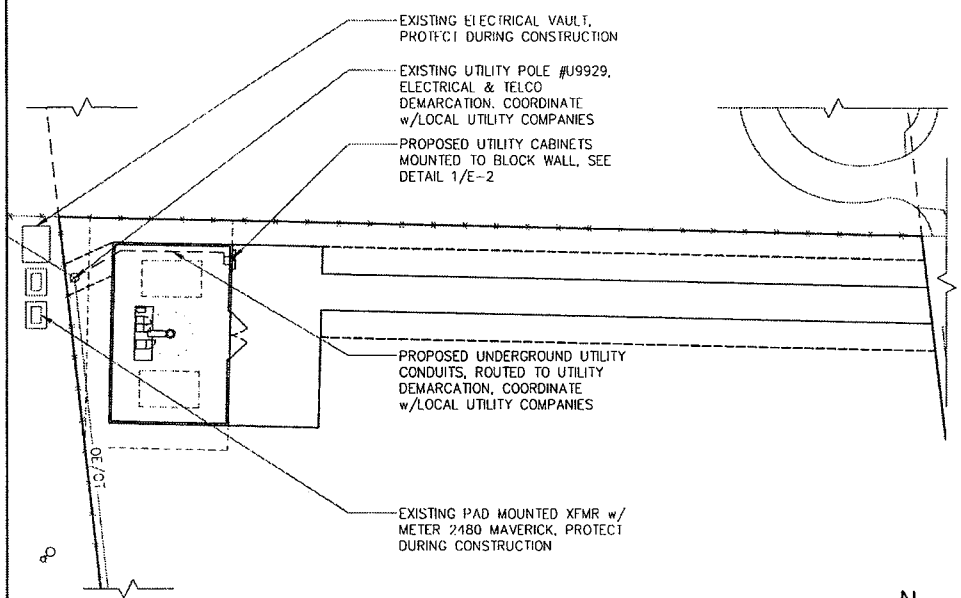
SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
A-7

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009



1 ELECTRICAL SITE PLAN

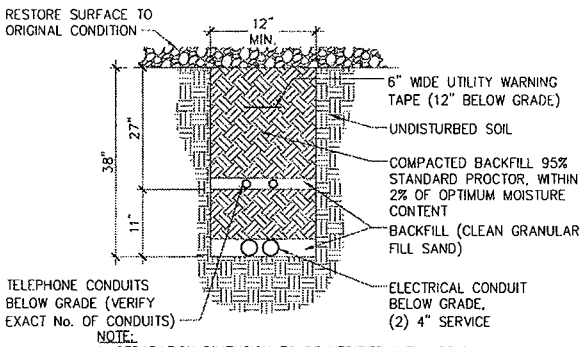
SCALE: 1"=40'

SERVICE NOTES:

1. SERVICE POWER SHALL BE (120/240VAC, 600A, 1ø, 3W) OR (120/208VAC, 600A, 1ø,3W).
2. A 600 AMP, 120/240V, 1ø METER RACK SHALL BE INSTALLED WHERE IT IS ACCESSIBLE FOR READOUT. THE NUMBER OF JAWS IN THE METER SOCKET AND THEIR ARRANGEMENT WILL DEPEND ON THE VOLTAGE SERVICE.
3. CABLE SIZES SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP IF LONGER THAN 180FT. VERIFY CONDUIT SIZE WHEN CHANGING CABLE SIZE.
4. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY MANUFACTURER.
5. CONDUITS ROUTED BELOW GRADE NEAR ACCESS DRIVE OR WITH/IN COMPOUND SHALL BE SCHEDULE 40 PVC (U.N.O.).
6. AS DETERMINED BY LOCAL UTILITIES 3ø SERVICE MAY BE REQUIRED.

ELECTRICAL SERVICE KEY NOTES:

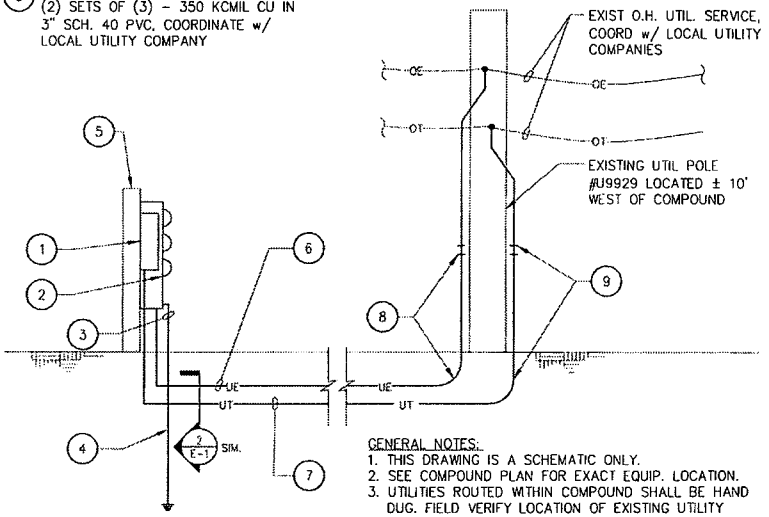
1. TELCO CABINET 36"X36"X12" NEMA 3R MOUNTED TO BLOCK WALL.
2. SQUARE 'D' 600A, 1ø, 3W EZ METER CENTER, CAT# EZM113225 CU OR APPROVED EQUIVALENT. (3) GANG METER CENTER FOR FUTURE CARRIER CO-LOCATION.
3. 2/0 AWG CU WIRE
4. 3/4" x10'-0" LG COPPER CLAD STEEL GROUND ROD, GROUND RESISTANCE NOT TO EXCEED 5 OHMS.
5. BLOCK WALL
6. SECONDARY CONDUCTORS: (2) SETS OF (3) - 350 KCMIL CU IN 3" SCH. 40 PVC, COORDINATE w/ LOCAL UTILITY COMPANY
7. 4" SCH. 40 PVC ROUTED TO TELCO DEMARC w/ TELCO SERVICE CABLES
8. PROVIDE LONG SWEEPS FIBERGLASS ELBOW TRANSITION TO 4" RMC @ BASE OF POLE TO 10' ABOVE GRADE, SEAL CONDUIT WEATHER TIGHT.
9. PROVIDE LONG SWEEPS FIBERGLASS ELBOW TRANSITION TO 3" RMC @ BASE OF POLE TO 10' ABOVE GRADE, SEAL CONDUIT WEATHER TIGHT.



NOTE:
1. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
2. PULL STRINGS SHALL BE INSTALLED IN CONDUITS.
3. COORDINATE EXACT DEPTHS OF UTILITY CONDUITS w/ LOCAL UTILITY COMPANIES

2 JOINT TRENCH ELECTRIC/TELEPHONE

SCALE: NONE SCT-01-EL-02-001-NV



GENERAL NOTES:
1. THIS DRAWING IS A SCHEMATIC ONLY.
2. SEE COMPOUND PLAN FOR EXACT EQUIP. LOCATION.
3. UTILITIES ROUTED WITHIN COMPOUND SHALL BE HAND DUG. FIELD VERIFY LOCATION OF EXISTING UTILITY ROUTING.

3 UNDERGROUND UTILITY SERVICE ENTRANCE - (TYP.)

SCALE: NONE SCT-01-EL-01-004-NV

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009

HORVATH COMMUNICATIONS 312 W. COLFAX AVE. SOUTH BEND, IN 46601

SHIVE-HATTERY ARCHITECTURE - ENGINEERING http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
ILLINOIS FIRM NUMBER: 184-001214
SHIVE-HATTERY, INC. 3535 HIGHLAND PARKWAY DOWNERS GROVE, ILLINOIS 60515
PHONE: (630) 963-6444 FAX: (630) 963-6600

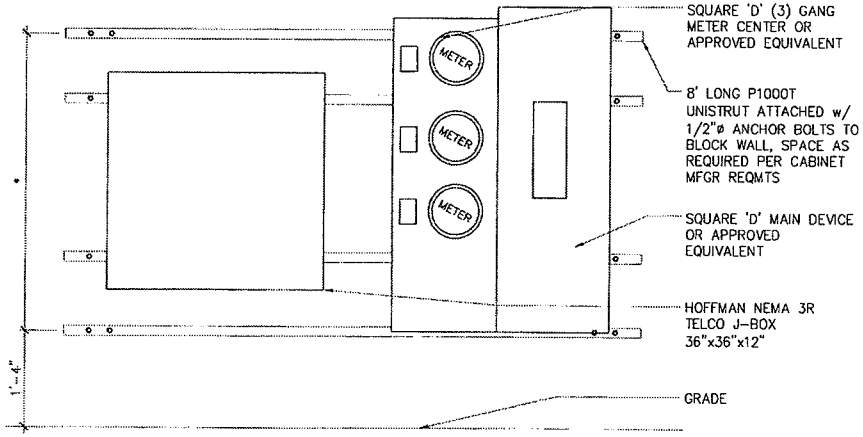
PROJECT NO: 8089201
DRAWN BY: MR
CHECKED BY: JMD

0	09/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

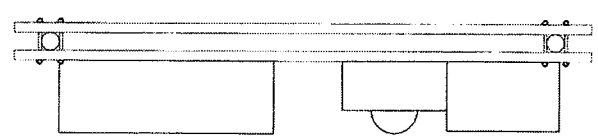
SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER
E-1



ELEVATION



PLAN

NOTES:

1. *- COORDINATE ELEVATIONS WITH EQUIPMENT HEIGHT.
2. STEEL SHALL BE HOT DIP GALVANIZED.

1 UTILITY RACK
SCALE: NONE

SCT-01-EQ-02-003-NV

HORVATH COMMUNICATIONS
312 W. COLFAX AVE.
SOUTH BEND, IN 46601

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 360-7444 FAX (630) 437-5800

PROJECT NO: 8099201
DRAWN BY: MR
CHECKED BY: JMD

0	06/11/09	CLIENT REVIEW
1	10/12/09	CITY CHANGES
2	10/15/09	ADD LANDSCAPING

SMOKE RANCH & JONES
HV319
2521 N JONES BLVD
LAS VEGAS, NV 89108
CLARK COUNTY
MONOPINE

SHEET TITLE
UTILITY RACK DETAILS

SHEET NUMBER
E-2

SUP-36117
11/05/09 PC
REVISED

RECEIVED
OCT 15 2009



SUP-36117
11/05/09 PC

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SHIVE-HATTERY

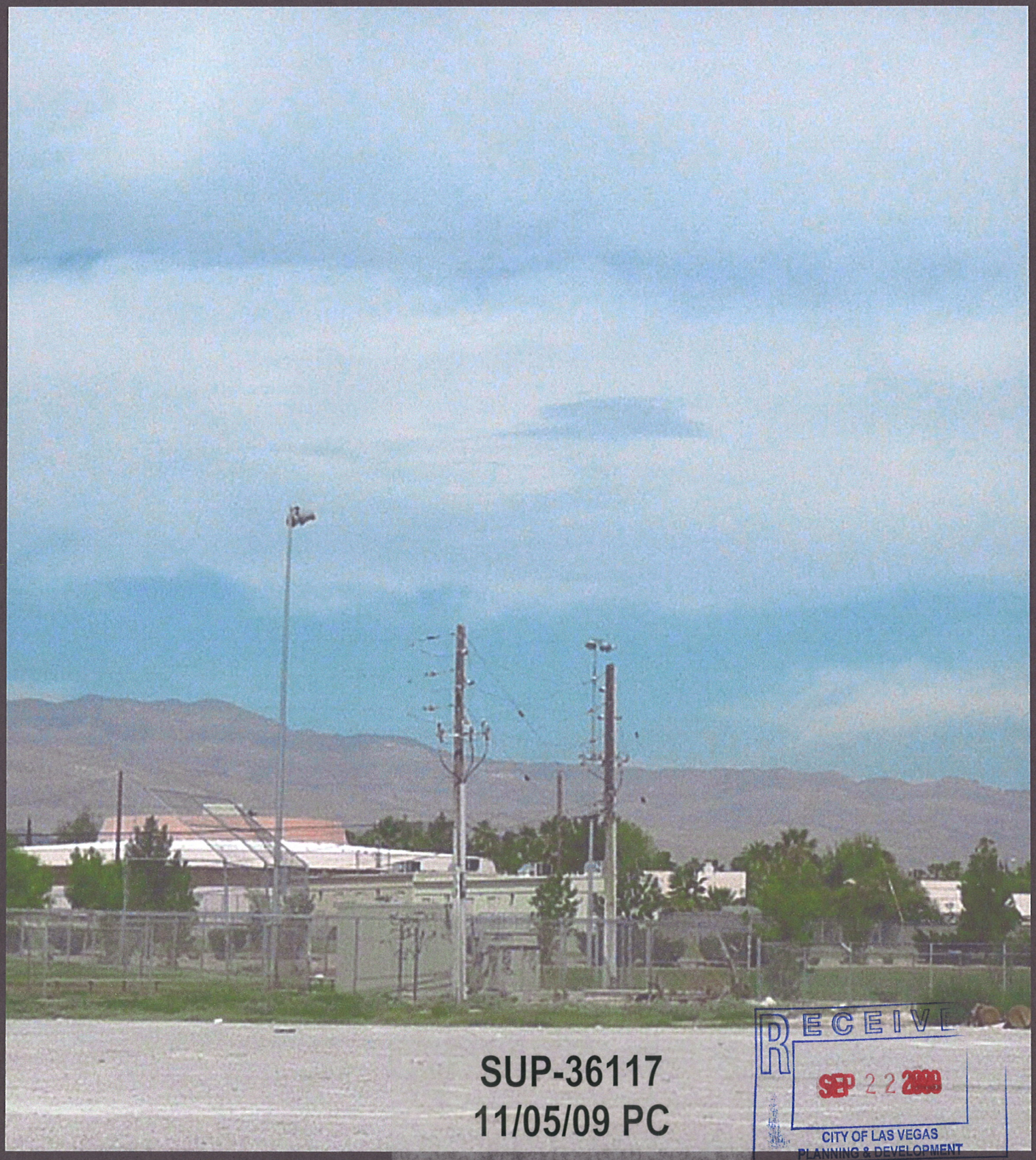
HV319 Smoke Ranch & Jones
Elevation - After
Carrier Antennas on Monopine (Las Vegas, NV)

HORVATH COMMUNICATIONS

8099201

http://major.lasvegasnevada.gov/website/clvcamps/text.htm

9/18/2009



SUP-36117
11/05/09 PC

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SHIVE-HATTERY
Cedar Rapids IA • Iowa City IA • Des Moines IA
Moline IL • Bloomington IL • Chicago IL

8099201

HV319 Smoke Ranch & Jones

Elevation - Before

Carrier Antennas on Monopine (Las Vegas, NV)

ORVATH COMMUNICATIONS



SUP-36117 - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36117 - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36117 - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36117 - APPLICANT: HORVATH TOWERS, LLC - OWNER: SURETE SIETE, LLC
WEST SIDE OF JONES BOULEVARD APPROXIMATELY 360 FEET NORTH OF SMOKE RANCH ROAD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

Novation group Consulting ltd.
real estate solutions

August 14, 2009

City of Las Vegas, Development Services
731 South Fourth Street
Las Vegas, NV 89101

Re: Proposed 80' Monopine Cell Tower, 2521 (approx) Jones Blvd, Las Vegas, NV

Dear Sir or Madam:

Horvath Towers, LLC is proposing to construct an 80' stealth monopine cell tower on a parcel of land in the Northwest Quadrant of Smoke Ranch and Jones Blvd in Las Vegas. The APN for the parcel is 138-14-802-007; the parcel owner is Surete Siete LLC. Horvath Towers has entered into a lease with Surete Siete for construction of said tower and related equipment to be located inside a walled compound. The tower will be designed to hold a minimum of three (3) wireless carriers. Horvath Towers is very colocation friendly and markets their towers to all types of wireless providers.

The subject property is currently designated as "U – Undeveloped" by the City of Las Vegas and is designated as Service Commercial in the General Plan. We will request a rezoning to a commercial designation as part of this proposal. The design conforms to the definition of the term "Wireless Communication Facility, Stealth Design" as set forth in Section 19.20.020.

We feel that the proposed project is compatible with the surrounding land uses and includes appropriate screening to ensure such compatibility. Please see the attached zoning drawings for a depiction of the proposed project. We are also completing photo simulations of the proposed facility.

If you have any questions, please do not hesitate to call me at 847-644-6300. I look forward to working with you.

Sincerely,

Alexander K. Novak
Attachment

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36117
11/05/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

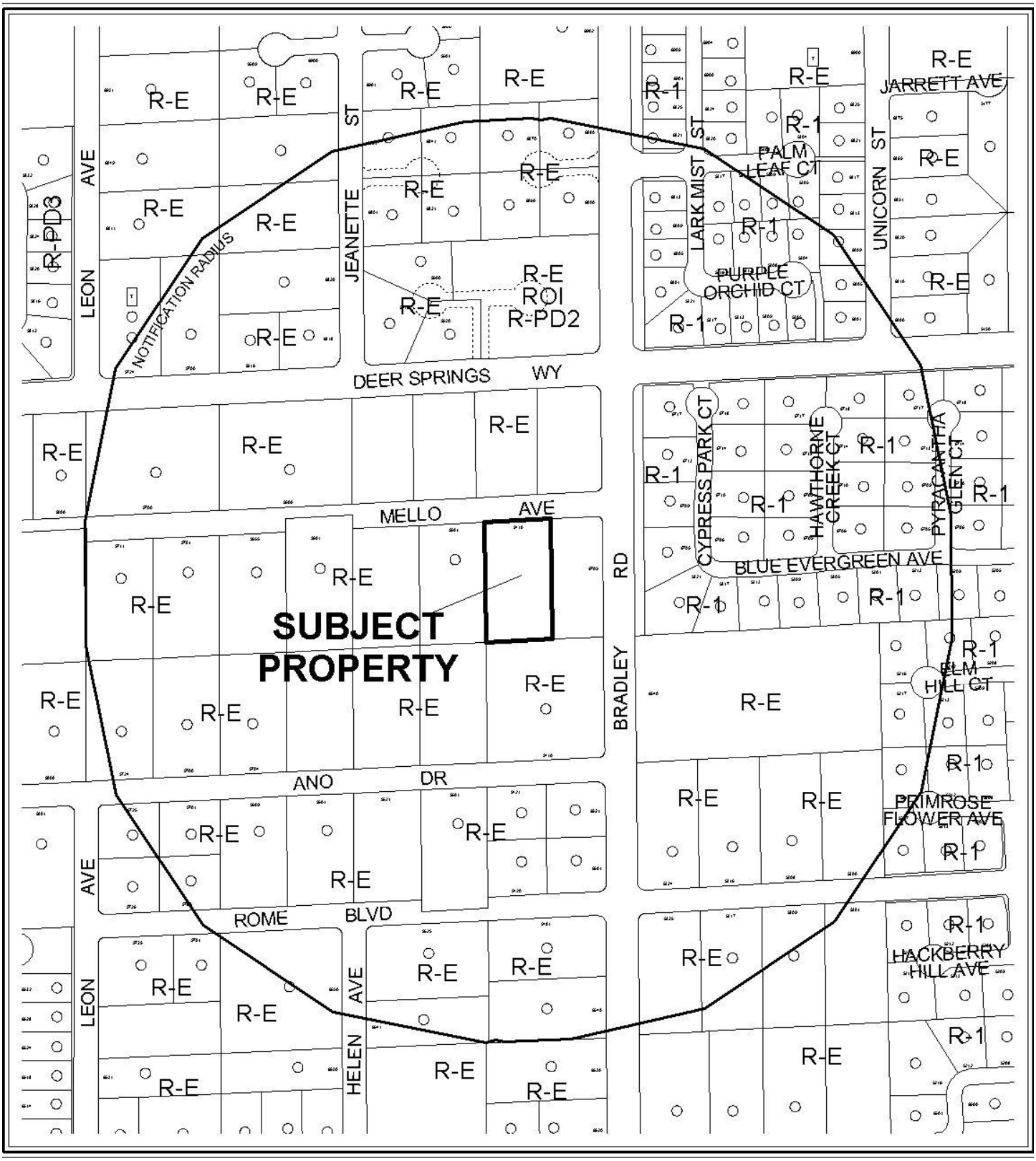
SUBJECT:
VAR-36109 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CECIL FREDI - Request for a Variance TO ALLOW A PROPOSED 6,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 3,882 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.03 acres at 5410 Mello Avenue (APN 125-24-302-012), R-E (Residence Estates) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



0 300 600 Feet

CASE: **VAR-36109**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 300 600 Feet

CASE: VAR-36109

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36109 - APPLICANT/OWNER: CECIL FREDI

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. 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.

Public Works

2. The proposed driveway accessing the accessory structure shall meet City of Las Vegas Standards for the number of driveways allowed and dimensions.

3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

VAR-36109 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Variance to allow a proposed Accessory Structure (Class II) to be built to exceed 50 percent of the square footage for a proposed single-family residence. The site, located at 5410 Mello Avenue, is currently undeveloped and there are no structures on the site. The applicant is proposing an accessory structure with a total square footage of 6,480 where 3,882 square feet is the maximum allowed for all accessory structures in the rear yard.

The proposed use cannot be conducted in a harmonious manner because it does not meet Title 19 requirements for an Accessory Structure, and will have a negative visual impact on adjacent on adjacent residential properties. Therefore, staff recommends denial of the request. Denial of the request would require that the applicant redesign the accessory structure to comply with the requirements of Title 19.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
08/31/05	A deed was recorded for change of ownership.
04/05/07	A Code Enforcement case (#51976) was processed for someone living inside trailer at 5410 Mello Avenue. The case was closed by Code Enforcement on 04/13/07.
Related Building Permits/Business Licenses	
08/28/09	A building permit (#146534) is pending for a Single-Family Dwelling at 5410 Mello Avenue. The permit has not been issued.
08/28/09	A building permit (#146535) is pending for a detached garage at 5410 Mello Avenue. The permit has not been issued.
08/28/09	A building permit (#35803) is pending for a Single-Family Dwelling and detached garage at 5410 Mello Avenue. The permit has not been issued.
Pre-Application Meeting	
09/04/09	A pre-application meeting with the applicant was held where the elements of submitting a Variance were discussed. The topics included: • The height requirements for a detached accessory structure shall not exceed two stories or the height of the main dwelling. • The square footage of all accessory structures may not exceed 50% of the floor area of the principal dwelling. • The type of materials used in the accessory structure construction should be aesthetically compatible with the principal dwelling unit. • The setback requirements for the side, rear, and distance requirements from the principal dwelling.

VAR-36109 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	Staff performed a routine field check where a vacant lot was observed.

Details of Application Request	
Site Area	
Gross Acres	1.18

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residential Estates)
North	Vacant Lot	L (Low Density Residential)	R-E (Residential Estates)
South	Single-Family Residence	L (Low Density Residential)	R-E (Residential Estates)
East	Vacant Lot	L (Low Density Residential)	R-E (Residential Estates)
West	Single-Family Residence	L (Low Density Residential)	R-E (Residential Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Side • Side • Rear • From Main Dwelling	 3 Feet 3 Feet 3 Feet 6 Feet	 10 Feet 48 Feet 92 Feet 11 Feet	Y
Size and Coverage	3,882 Square Feet	6,480 Square Feet	Y
Max. Accessory Height	26 Feet	18 Feet	Y

ANALYSIS

This is a request for a Variance to allow a proposed Accessory Structure (Class II) to be built to exceed 50 percent of the square footage for a proposed single-family residence located at 5410 Mello Avenue. The applicant is proposing an Accessory Structure with a total area of 6,480 square feet where 3,882 square feet is the maximum area allowed for all accessory structures in the rear yard. Currently, the lot is undeveloped, and there are no structures on the site.

The proposed Accessory Structure (Class II) is to be used for storage, and is to be located in the southern area of the subject site adjacent to other Residence Estates zoned properties. Research of the 1,000-foot radius notification area revealed no other Variances which were approved for an accessory structure that exceeded 50 percent of the floor area of the main dwelling.

The proposed Accessory Structure is 6,480 square feet. Title 19.08 states, "The total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot." The principal dwelling on the subject site is proposed to be 7,763 square feet, allowing for a total of 3,882 square feet for an accessory structure. Thus, the proposed accessory structure exceeds this standard by 2,598 square feet, a 67 percent deviation from the Title 19 requirement. The applicant has self-created and imposed a hardship by proposing an accessory structure that exceeds the allowable square-footage by 2,598 square feet.

Although the applicant's proposed accessory structure does not meet the Title 19 requirement, it does comply with the height and setback requirements, and will be aesthetically compatible with the principle dwelling, as required by Title 19. There is no deficiency in the property that necessitates constructing an accessory structure that will exceed Title 19.08 requirements; therefore, staff cannot support this application and is recommending denial of this Variance request. If denied, the proposed Accessory Structure cannot be built and would have to be redesigned to meet Title 19 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 19.18.070L 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 an accessory structure that does not comply with the requirements of Title 19. An alternative design 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 16

NOTICES MAILED 125

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-36109 APN: 125-24-302-012

Name of Property Owner: CECIL FREDI

Name of Applicant: CECIL FREDI

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: Cecil Fredi

Print Name: CECIL FREDI

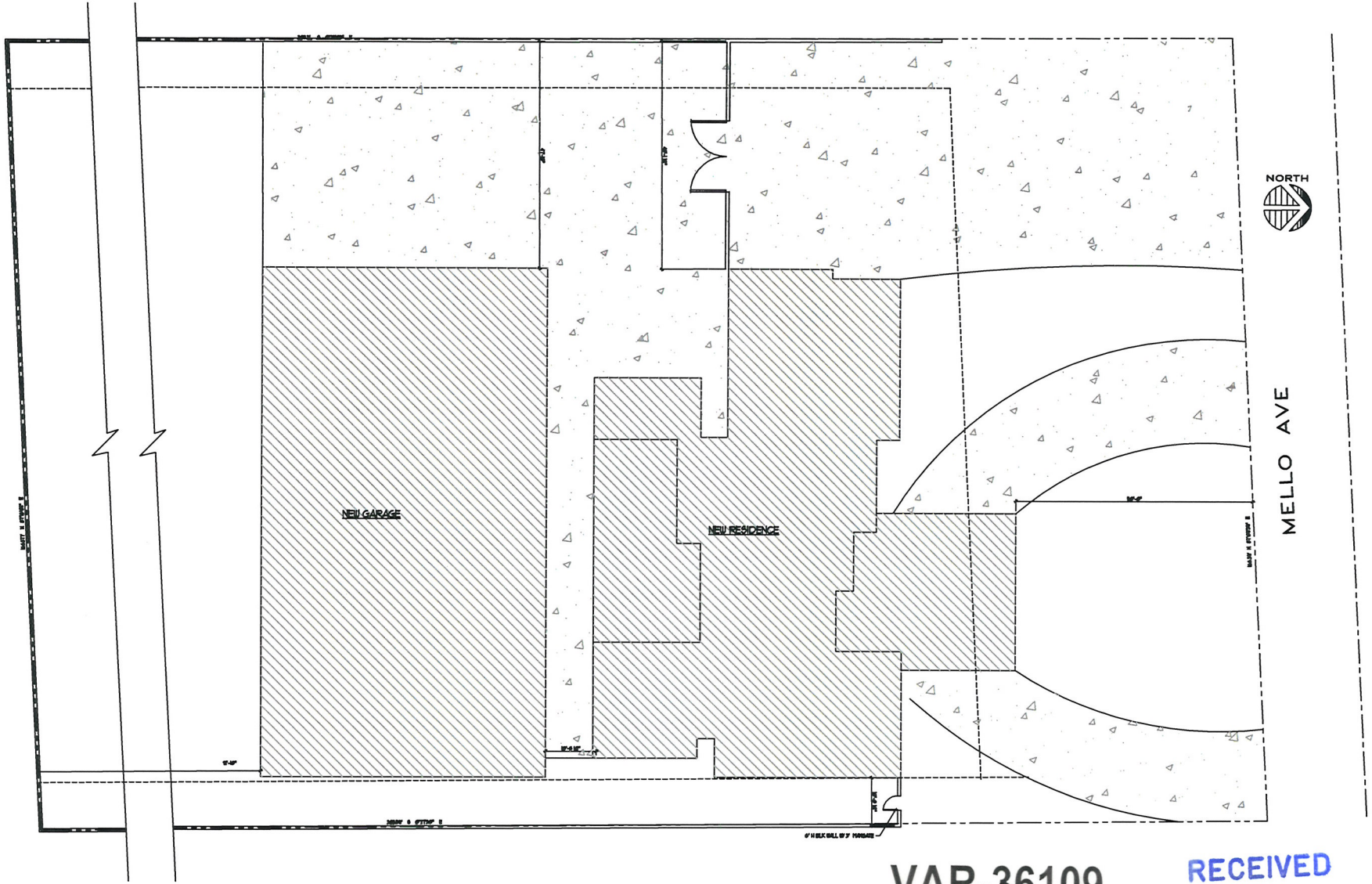
Subscribed and sworn before me

This 8th day of September, 2009

Clark | NV

Notary Public in and for said County and State

MARIA CORTEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-92673-1
MY APPT. EXPIRES APRIL 15, 2013



1 PLOT PLAN
A-1 SCALE: 1/8"=1'-0"

VAR-36109
11/05/09 PC

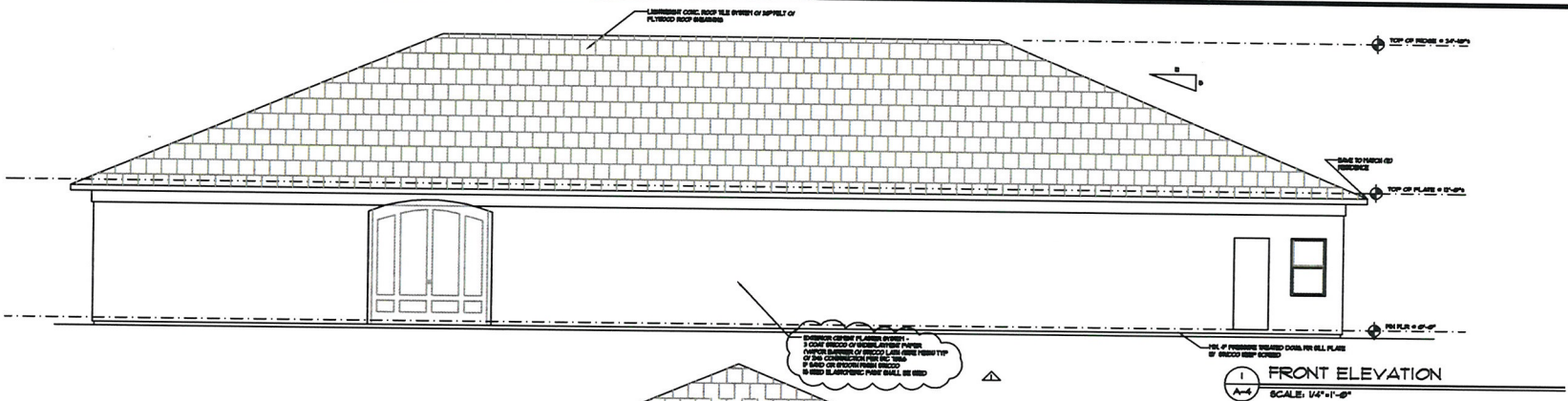
RECEIVED
SEP 21 2009

REVISIONS
DATE
JOB NO.
DRAWN

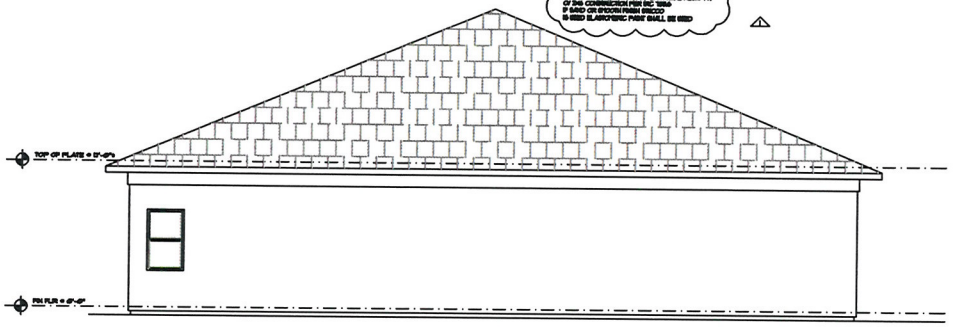
SHEET TITLE
PLOT PLAN

PROJECT
A NEW GARAGE
FOR
FREDI RESIDENCE
6410 MELLO AVE
LAS VEGAS, NEVADA

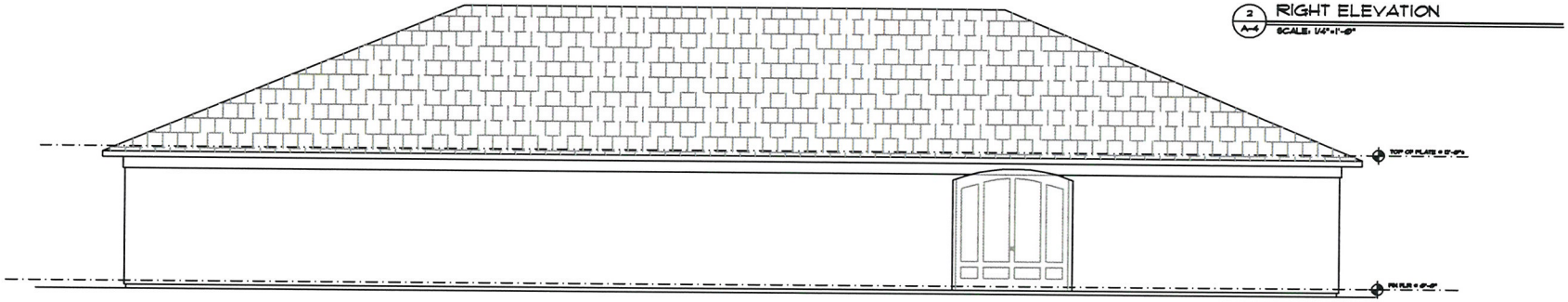
SHEET NO.
A 1



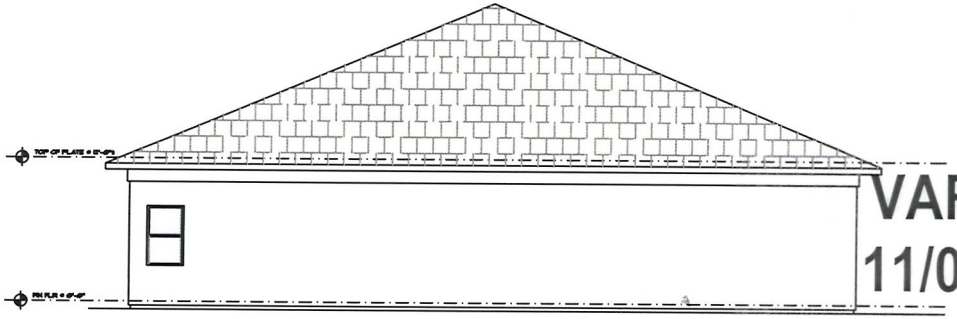
1 A-4 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 A-4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 A-4 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 A-4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED
SEP 21 2009

VAR-36109
11/05/09 PC

REVISIONS

DATE

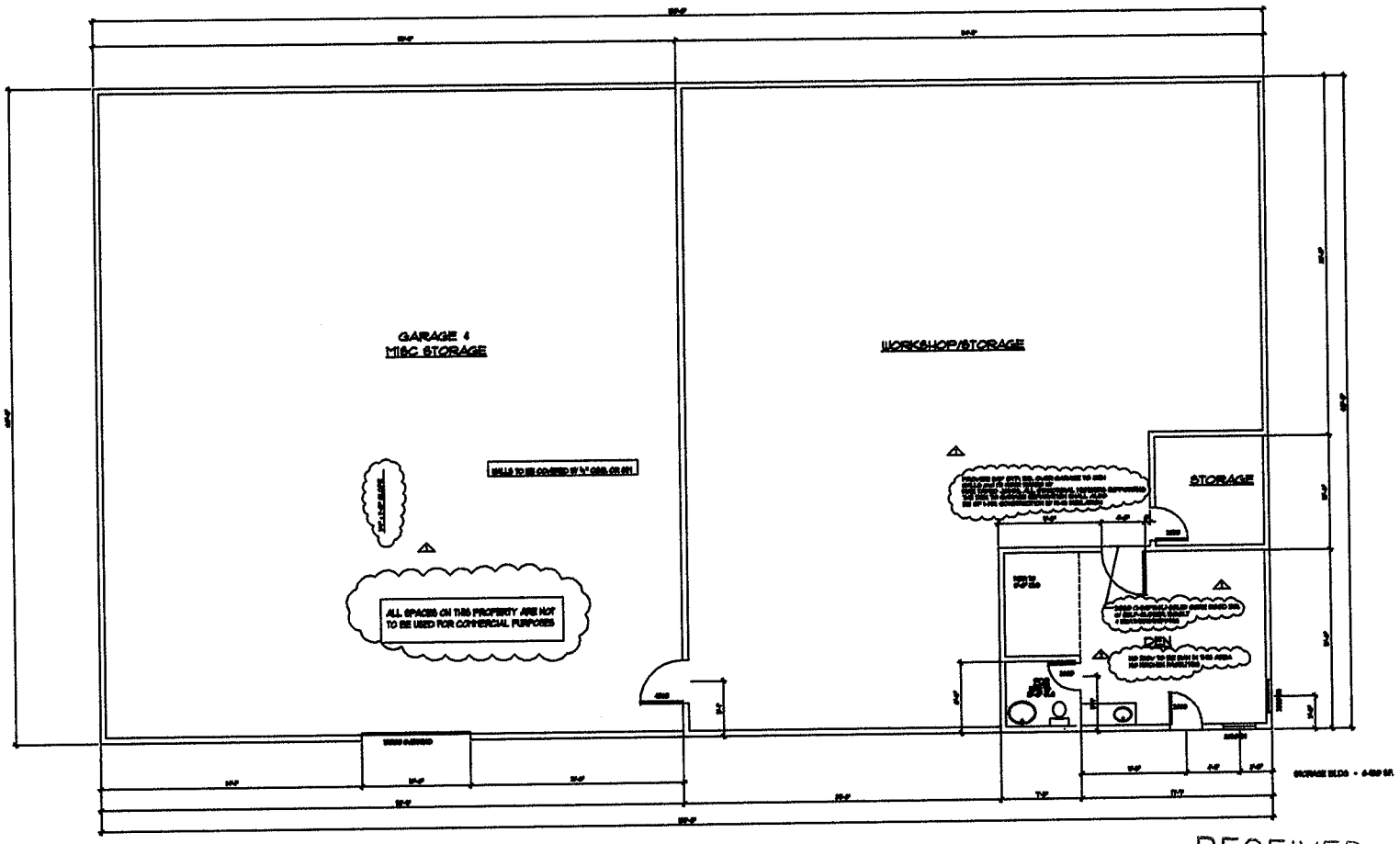
JOB NO.

DRAWN

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT
A NEW GARAGE
FOR
FREDI RESIDENCE
6410 MELLO AVE
LAS VEGAS, NEVADA

SHEET NO.
A4



RECEIVED
OCT 12 2009

VAR-36109
REVISED
11/05/09 PC

1 A-3 FLOOR PLAN

REVISIONS

DATE

JOB NO.

DRAWN

SHEET TITLE
FLOOR PLAN

PROPOSED NEW ACCESSORY STRUCTURE/GARAGE CLASS II

SHEET NO.
A2



VAR-36109 - APPLICANT/OWNER: CECIL FREDI
5410 MELLO AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36109 - APPLICANT/OWNER: CECIL FREDI
5410 MELLO AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

September 17, 2009

RECEIVED
OCT 12 2009

CITY OF LAS VEGAS
Planning and Development Dept
731 S. Fourth St
Las Vegas, NV 89101

Mr. & Mrs. Cecil Fredi
2017 Pinto Lane
Las Vegas, NV 89106
August 26, 2009
Re: variance application

To Whom It May Concern:

I am writing in regards to our property at 5410 Mello Avenue, APN# 125-24-302-012.

We are applying for a variance that would allow our accessory structure to be larger than is currently allowed under Title 19.18. When we purchased the property in August 2005, the code allowed for the accessory structure square footage to be no larger than the main structure, which is designed at 7,763 square feet. Therefore we designed our accessory structure for our many items that need to be stored inside, and we determined our square footage needed to be 6,480. At the time we designed our home and accessory structure, this square footage was well within the code. Without the larger structure we would have to store our possessions outside. The accessory structure will also be much more appealing to our neighbors, as well as ourselves, if we are allowed to make the new accessory structure large enough to accommodate our storage needs.

Our property is located in a rural area in which most of the other properties have accessory structures but are not necessarily appealing to the eye. Our structure will look similar to our home. It is also only a single story and it sits directly behind our main residence which will be a two story; therefore, not being visible from the street. The accessory structure is very close to the rear of the main residence which will make it seem as though it is a part of the main structure to any neighboring homes. Furthermore, we have no intentions of using any part of this structure for living area now or in the future. The 220 volt power needs are for the workshop area only and will be used for a welder and large planer I own. The 220 volt in the garage/storage area would be used for r/v hook-up. These 220 volt power supplies will never be used for the purposes of adding a kitchen appliance in this building.

We are respectfully asking for your approval

Sincerely,

Cecil Fredi

Cecil Fredi

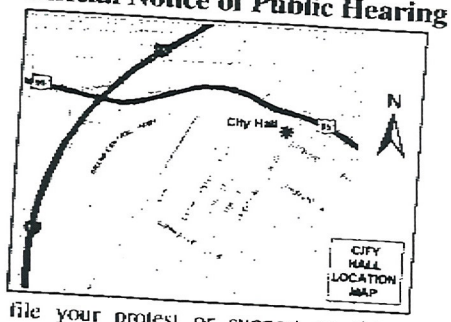
VAR-36109
REVISED
11/05/09 PC

P 1/1

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-36109

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

12524304009 Case: VAR-36109
PRIVITERA CYNTHIA A
5421 W ANO DR
LAS VEGAS NV 89131-2953

HAVDE11 89131

PRIVITERA 7026455860 >>
2008-10-26 19:48

37P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

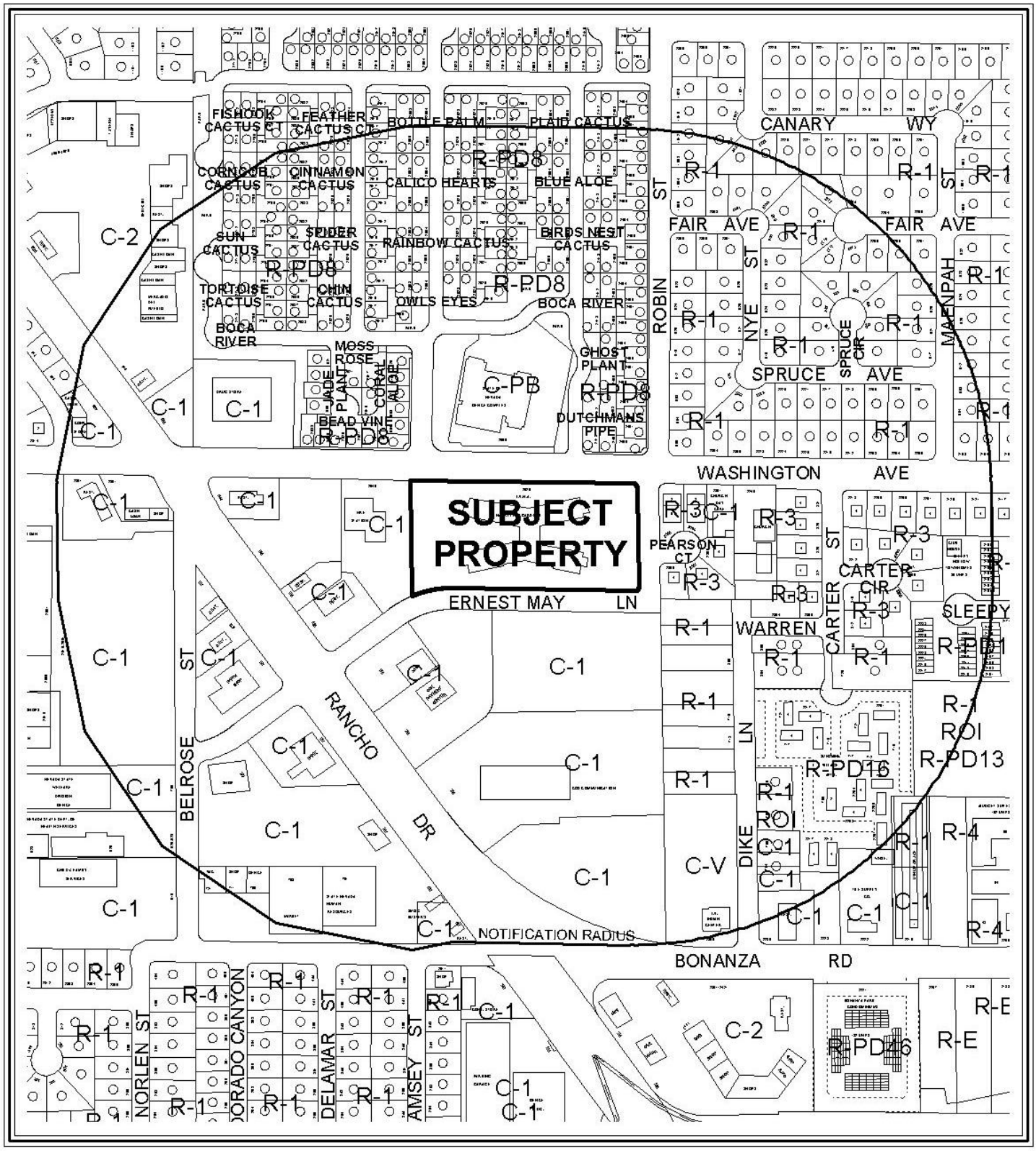
SUBJECT:
VAR-36143 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT-FOOT WALL/FENCE WITHIN THE FRONT YARD SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 4.58 acres at 2525 West Washington Avenue (APN 139-29-702-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 400 800 Feet

CASE: **VAR-36143**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 400 800 Feet

CASE: **VAR-36143**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36143 - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. 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.

GK

VAR-36143 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 150-unit senior citizen apartment building at 2525 West Washington Avenue. This is a request for a Variance to allow an eight-foot tall fence within the front yard setback where five feet is the maximum height allowed. The applicant is requesting the additional height to provide security and minimize vandalism at the senior citizen apartment development. Staff can support this request for a Variance as the proposed fence is aesthetically pleasing and harmonious with the surrounding development, and adequate landscaping is provided on either side of the fence. Furthermore, the front yard fronting Robin Street is not utilized as the front entry to the senior citizen apartment complex. The main access point is located on the side yard fronting Washington Avenue. This request does not jeopardize the health, safety and general welfare of the citizenry. For these reasons staff is recommending approval. If this request is denied, the fence must be redesigned to meet all requirements of Title 19.12.075.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
There is no related zoning history associated with the subject site.	
Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
09/15/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Variance application.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	Staff conducted a field inspection and noted a well maintained senior citizen apartment site.

Details of Application Request	
Site Area	
Net Acres	4.55

GK

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Senior Citizen Apartments	H (High Density Residential)	C-1 (Limited Commercial)
North	Office	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	ML (Medium Low Residential)	R-3 (Medium Density Residential)
West	Fire Station	M (Medium Density Residential)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		
West Las Vegas Plan	X		Y
A-O Airport Overlay District	X		Y
Trails (Pioneer Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is presently being utilized for a 150-unit senior citizen apartment located at 2525 West Washington Avenue. The applicant is requesting to construct an eight-foot tall fence around the perimeter of the entire site. A Variance is required to construct an eight foot tall fence within the front yard setback where five feet is the maximum height allowed. The proposed fence will have a series of eight foot tall by two foot long by two foot wide brick pilasters located a maximum of 24 feet on center. The brick pilasters will match the existing brick façade on the exterior of the main building. The fencing will be constructed of steel pickets, intended to match the north entry bridge railing. An electric gate mechanism will be located on the eastern driveway along Washington Avenue to provide access to the site. The fence will be constructed for security purposes. The fence is set back three feet from the east property line fronting Robin Lane and does not interfere with visibility of the public right-of-way. The proposed fence is aesthetically pleasing, as it is designed to match existing structures on the site. Furthermore, the front yard fronting Robin Street is not utilized as a front entry. The entrance to the senior citizen apartment complex is located on the side yard fronting Washington Avenue. Since this request does not jeopardize the health, safety and general welfare of the citizenry, staff is recommending approval.

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."

Evidence of a unique or extraordinary circumstance has been presented. The site utilizes the side yard fronting Washington Avenue as its main access point and front yard. A higher fence fronting Robin Street would not interfere with visibility of the public right-of-way. The fence will provide increased safety and security for the subject site. In view of the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 346

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-36143 APN: 13929702004

Name of Property Owner: Housing Authority of the City of Las Vegas

Name of Applicant: Housing Authority of the City of Las Vegas

Name of Representative: RICHARD WILMOT, PIGSLEY. SIMPSON. COULTER. ARCHITECTS.

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: Carl O. Rowe

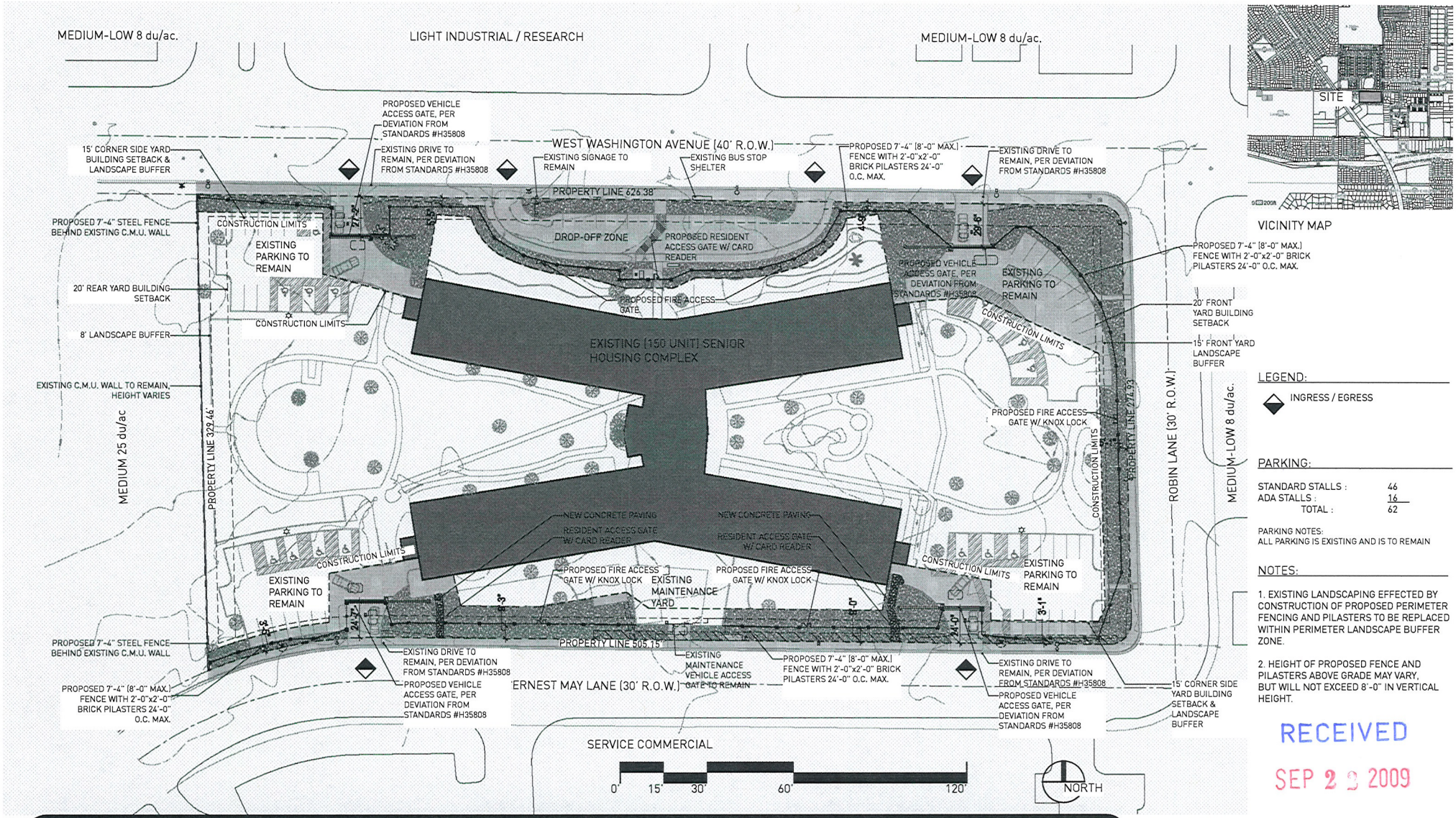
Subscribed and sworn before me

This 14th day of September, 2009

Lynda Owens Price

Notary Public in and for said County and State

LINDA OWENS PRICE
Notary Public, State of Nevada
Appointment No. 97-2233-1
My Appt. Expires Jun 21, 2013



VICINITY MAP

LEGEND:

INGRESS / EGRESS

PARKING:

STANDARD STALLS :	46
ADA STALLS :	16
TOTAL :	62

PARKING NOTES:
ALL PARKING IS EXISTING AND IS TO REMAIN

NOTES:

1. EXISTING LANDSCAPING EFFECTED BY CONSTRUCTION OF PROPOSED PERIMETER FENCING AND PILASTERS TO BE REPLACED WITHIN PERIMETER LANDSCAPE BUFFER ZONE.

2. HEIGHT OF PROPOSED FENCE AND PILASTERS ABOVE GRADE MAY VARY, BUT WILL NOT EXCEED 8'-0" IN VERTICAL HEIGHT.

RECEIVED
SEP 2 2 2009

HARRY LEVY GARDENS

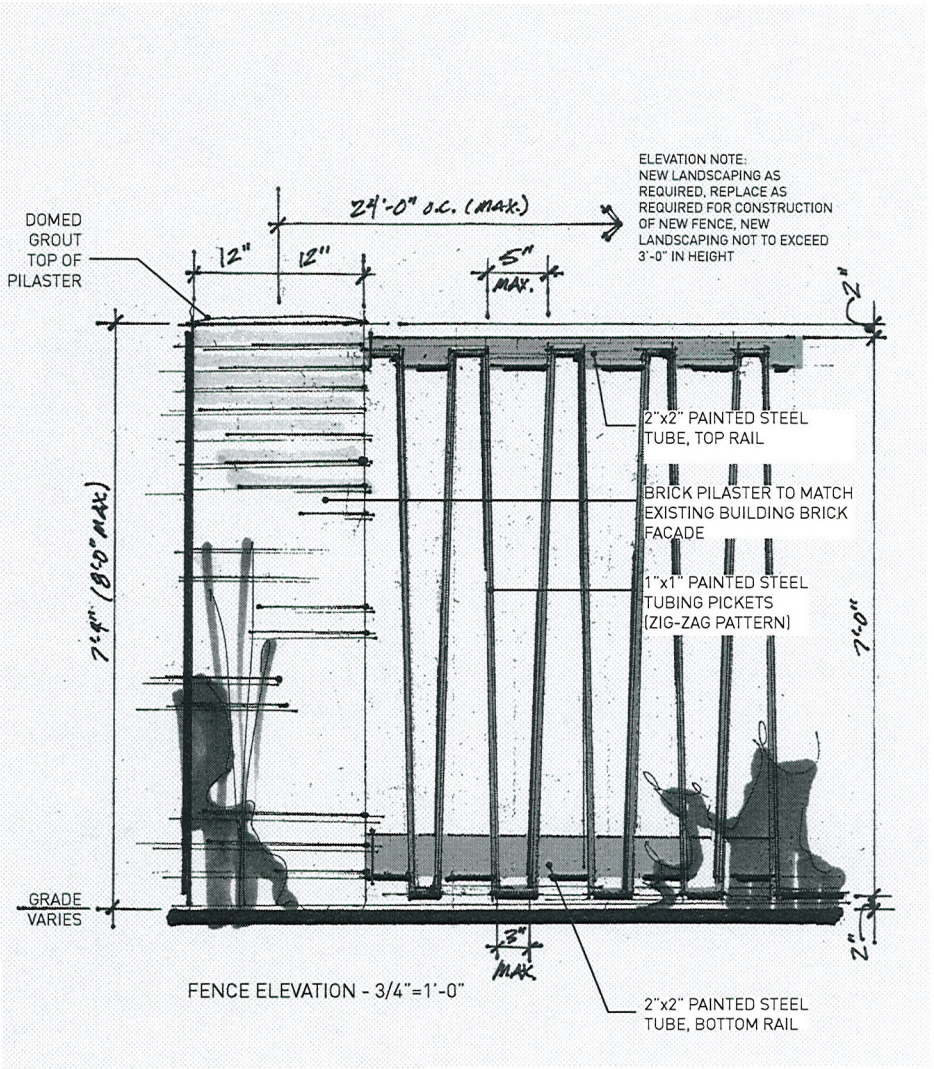
HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Site Plan

9.21.09

Pugsley. Simpson. Coulter. ARCHITECTS

VAR-36143
11/05/09 PC



FENCE ELEVATION - 3/4"=1'-0"

PAINT (FENCE) : FRAZEE - SILVER LINING CL3171W



BRICK : INTERSTATE - ARTIC WHITE



GROUT : CEMEX - WHITEFROST

FENCE MATERIALS

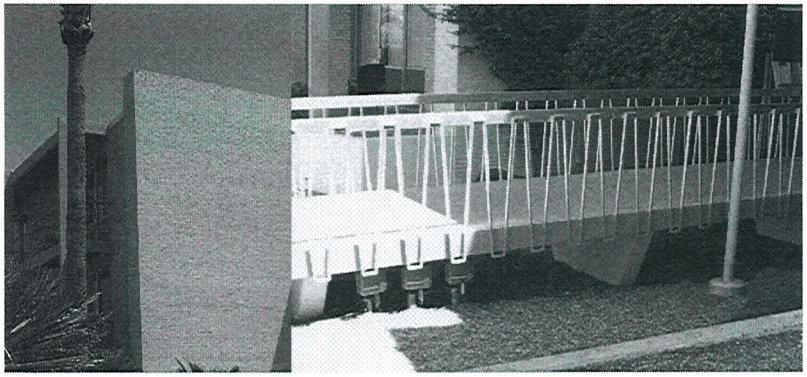


fig. 1A
PROPOSED BRICK PILASTERS 24'-0" O.C. TO MATCH BRICK OF EXISTING EXTERIOR BUILDING FACADE.

fig. 1B
PROPOSED FENCE PICKETS TO MATCH COLOR, PROPORTION, AND AESTHETIC QUALITY OF EXISTING BRIDGE RAILING.

EXISTING BUILDING CONTEXT

RECEIVED
SEP 2 2 2009

HARRY LEVY GARDENS

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Fence Elevations & Materials

9.21.09

Pugsley. Simpson. Coulter. ARCHITECTS

VAR-36143
11/05/09 PC



VAR-36143 - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
2525 WEST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36143 - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
2525 WEST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36143 - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
2525 WEST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

September 21, 2009

City of Las Vegas Planning Department
Development Service Center
731 South 4th Street
Las Vegas, NV. 89101

Pugsley. Simpson. Coulter.

Project: Security Fencing and Related Site Work at Harry Levy Gardens
Re: Justification Letter for Front Yard Fence Height Variance

To Whom It May Concern:

Issue:
Proposed 7'-4" (max. 8'-0") fence height along the front (East) property line at Robin Lane exceeds 5'-0" allowed by City of Las Vegas Title 19.12.075(F), this application for variance requests additional fence height up to a maximum of 8'-0". The existing use high density residential 25 du/ac – Senior Citizen Apartments is to remain. The assigned planner during the Pre-Application Conference noted the current land-use is in conflict with the C-1 zone. However this shouldn't affect the variance request for additional fence height along the East property line as we are not request a land-use or zone change.

Information:
Harry Levy Gardens is a 150 unit senior citizen apartment building, operated by the Housing Authority of the City of Las Vegas (HACLV). HACLV employs a full time maintenance, operations and reception staff. The maintenance and reception staff are on-site Monday through Friday 8am to 5pm, HACLV also employs an emergency maintenance staff available 24 hours a day 7 days a week. Visiting hours for residents is 11am – 2pm Monday through Friday. Some Harry Levy residents receive caregiver and in-home respite care Monday through Friday 8am - 5pm or as individual needs require. The Housing Authority operates multiple high density senior housing dedicated developments throughout Las Vegas, as well as multiple Section 8 and Low-Income family developments.

The proposed 7'-4" fence surrounds the 4.55 acre Harry Levy parcel located on the Southwest corner of Robin Lane and Washington Ave in the City of Las Vegas. The fence along the East property line does not comply with Title 19.12.075(F). This variance requests additional fence height up to a maximum of 8'-0", given minor grade variation along the site perimeter. The purpose for the fence is to provide; security and protection of the senior citizen residents, property protection, and minimize vandalism to HACLV property.

VAR-36143
11/05/09 PC

ARCHITECTS

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

East Security Fence Design:
If the proposed design, complied with Title 19.12.075(F), a fence height of only 5'-0" is allowed along the East property line for a depth of 20'-0". A fence of this height does not provide much, if any security for the residents. Harry Levy residents are active senior citizens who utilize property amenities such as: designated garden plots; exterior building courtyards; and personal unit stoops, during all hours of daylight and some evenings. Also many of the residents walk pets, walk for exercise, and stroll the Harry Levy grounds for enjoyment. A 7'-4" (maximum of 8'-0") tall fence would be a more appropriate physical barrier which would prevent non-resident access to the Harry Levy property during daily resident activity. Landscaping and irrigation along the East fence line is to remain as existing but will be replaced as necessary to allow for the installation of the proposed fence. This fence design proposal does not include the addition of any new landscaping, i.e. hedges, that will exceed 3'-0" in height that could limit the visibility through the proposed fence.

The design of the East fence is compatible with the North and South proposed fences. The proposed fence will have a series of 7'-4" tall by 2'-0" long by 2'-0" wide brick pilasters located a maximum 24'-0" on center for the entire length of the approximately 1475'-0" long fence. The proposed pilaster brick will match the existing brick exterior building façade in scale, material and color, see fig. 1a. The proposed pickets are a steel "zig-zag" design, painted, intended to match the character, proportion and aesthetic of the North entry bridge railing, see fig. 1b. The tops of the fence "pickets" will be level between pilasters, and approximately 7'-2" above adjacent grade, in general 2" less than the top of adjacent pilasters. Also, HACLV does not want any gaps in the fence between pickets and grade to exceed 6", anything exceeding this allowable criteria will have an additional picket length provided at the bottom of the specific picket(s).

Fence distances from the (N, S, and E) property lines are as follows:

North-	minimum = 1'-6"	maximum = 54'-0"
East-	minimum = 5'-1"	maximum = 62'-0"
South-	minimum = 3'-1"	maximum = 24'-4"

West – existing CMU wall is located on the Harry Levy side of the property line and will be brought to a matching height of 7'-4" utilizing the proposed steel fence design.

Findings:
Given the unique exposure of the site, being surrounded on three sides by a public Right-of-Way: Washington Avenue, to the North; Robin Lane, to the East; and Ernest May Lane, to the South, the Eastern portion of the property is most susceptible to trespassing. Non-residents, mainly across Robin Lane, migrate through the Harry Levy property as a short-cut to Washington Avenue or Ernest May Lane. Providing only a 5'-0" tall fence would not prohibit trespassing as the fence on the East property line could easily be scaled. The existing unique site arrangement leaves residents, their property, and HACLV prone to vandalism, property damage by means of trespassing. Also, due to the unique site arrangement and abutting properties the proposed fence does not adjoin adjacent site perimeter walls. There is however an existing CMU wall along the West property line. This wall is on the Harry Levy property and does not comply with Title

19.12.075, nor does this proposal intend to modify the character or aesthetic of this existing CMU wall.

In closing we feel the Variance for 2' of additional fence height is justified due to the enhanced level of resident security, property protection and enhanced aesthetic quality to the right-of-way pedestrian environment along Washington Avenue, Robin Lane and Ernest May Lane.

Sincerely,

Richard Wilmot
Project Manager / Property Owner Representative

VAR-36143
11/05/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

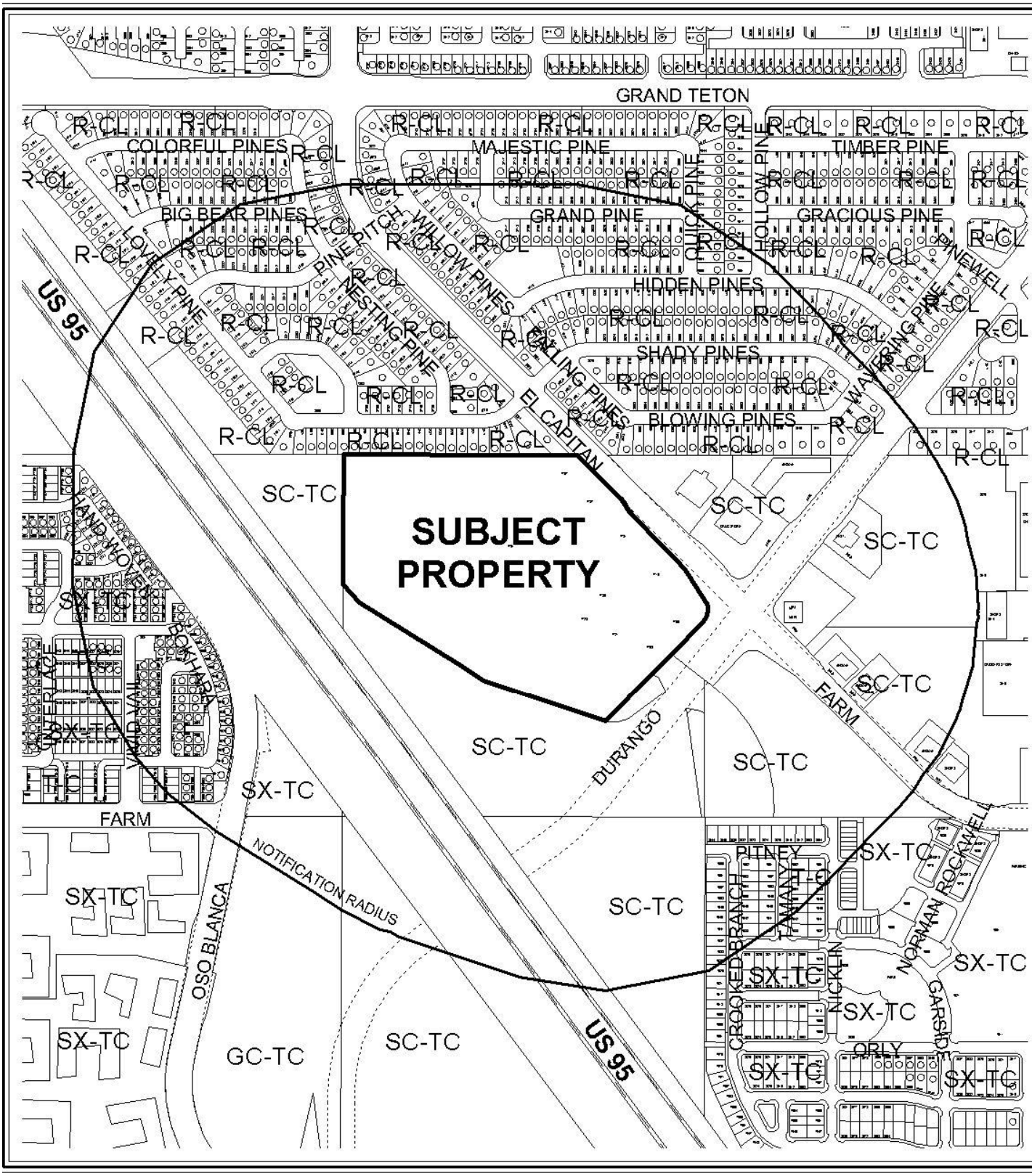
SUBJECT:
VAR-36338 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE''S COURT, LLC - Request for a Variance TO ALLOW ZERO LOADING ZONES WHERE ONE IS REQUIRED on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **VAR-36338**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]



CASE: **VAR-36338**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-36111) and Site Development Plan Review (SDR-36112) if approved, and for Rezoning (Z-0076-98), except as amended herein.

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.

VAR-36338 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow no loading spaces where one loading space is required for a Restaurant with Drive Through located on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive. The pad site where the loading space is required is located in the northeast corner of an approved shopping center. The proposed design of the pad will not allow a loading space to be incorporated into the site without compromising public safety. As this is due to site design and not the physical characteristics of the land, the hardship is self-imposed and denial is recommended. If denied, the site must be redesigned to accommodate a loading space.

Issues:

- Approval of this Variance is required for approval of the related Site Development Plan Review (SDR-36112).
- The Variance, if approved, would allow no loading space on Pad 'G' of the approved shopping center where one loading space is required to allow for deliveries to the proposed Restaurant with Drive Through.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	The City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. The Planning Commission and staff recommended approval.

07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.
07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.
04/23/09	The Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.
06/25/09	The Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	The City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.

07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.
09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
11/05/09	Related requests for a Special Use Permit (SUP-36111) for a proposed 2,155 square-foot Restaurant with Drive-Through and a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through on the subject site will be considered by the Planning Commission.
12/02/09	The City Council will hear a related request (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site.
Related Building Permits/Business Licenses	
12/27/07	An application for a building permit (B-COMM-26225) for a certificate of occupancy for a retail building at 7751 North El Capitan Way was submitted. The permit has not yet been issued.
04/25/08	An application for a building permit (B-COMM-27890) for a certificate of occupancy for a restaurant at 7741 North El Capitan Way was submitted. The permit has not yet been issued.
09/16/08	A building permit (B-COMM-25179) was issued for the overall shopping center site buildings and clock tower at 7737 North El Capitan Way. A final inspection has not been completed.
10/02/08	Civil improvement Mylar plans (L-CIVIL-28917) were approved for Fast Food 'A' pad at 7737 North El Capitan Way.
10/23/08	Building permits (B-SHL-100093, 100094, 100096, 100097, 100098, 100100, 100103 and 100104) were issued for shells of Buildings A, B, C, D, E, F, G, and Major 'A' at 7703 North El Capitan Way. No final inspections have been completed to date.
10/23/08	A building permit (B-COMM-100105) was issued for a 39-foot tall clock tower at 7741 North El Capitan Way. A final inspection has not been completed.

10/23/08	A building permit (B-GRAD-124282) was issued for grading of the overall shopping center site at 7741 North El Capitan Way. A final inspection has not been completed.
09/18/09	A Wall/Fence permit (#147013) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
Pre-Application Meeting	
09/01/09	The applicant was advised that in addition to the Special Use Permit, a Site Development Plan Review would also be required, as the use on the approved pad site would be changing. The applicant requested that revised plans for the development's clock tower be added to the site review submittal.
Neighborhood Meeting	
10/06/09	A neighborhood meeting for this item and the accompanying Site Development Plan Review was held at the Centennial Hills Community Center located at 6601 N Buffalo Drive, 6:00 p.m. Six members of the public, two members representing the applicant, one City Council staff member and one member of Planning & Development staff attended. No concerns were raised at the meeting.
Field Check	
10/01/09	The site is undeveloped with no structures. However, grading of the site is underway. The trail path along the north property line has been constructed.

Details of Application Request	
Site Area	
Net Acres	25.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
T-C Town Center District	X		N
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
T-C Town Center District	X		N
Trails	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							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Loading Spaces	264,189 SF	3 spaces for first 50,000 SF, then one add'l space per 100,000 SF GFA over 50,000	6 spaces		7 spaces		Y

ANALYSIS

Per Title 19.10.020(D), loading spaces, which are 15 feet wide by 25 feet long at a minimum, shall be located and designed adjacent to, or as close as possible to the main structure. Because of the need for deliveries to the restaurant, one loading space is required on the Pad 'G' site but cannot be provided given the proposed site design. The approved site plan for the overall shopping center shows more loading spaces than are required by Title 19 based on total floor area; however, some of the loading spaces are not in the locations where they are required (i.e., adjacent to the main structure). As the proposed restaurant with drive through is part of the Shopping Center use and the overall parking requirement is met, not all of the parking spaces provided for the pad site are needed, leaving more space for an alternative site design that would accommodate a loading space.

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 designing the pad site such that a loading space cannot be safely accommodated. Alternative design of the site 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 36

NOTICES MAILED 540

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36338** APN: 125-17-~~601-012 & 017~~ 612-001 ~~&~~

Name of Property Owner: Caroline's Court LLC

Name of Applicant: Caroline's Court LLC

Name of Representative: Caroline's Court LLC

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: Jacob Khakshouri

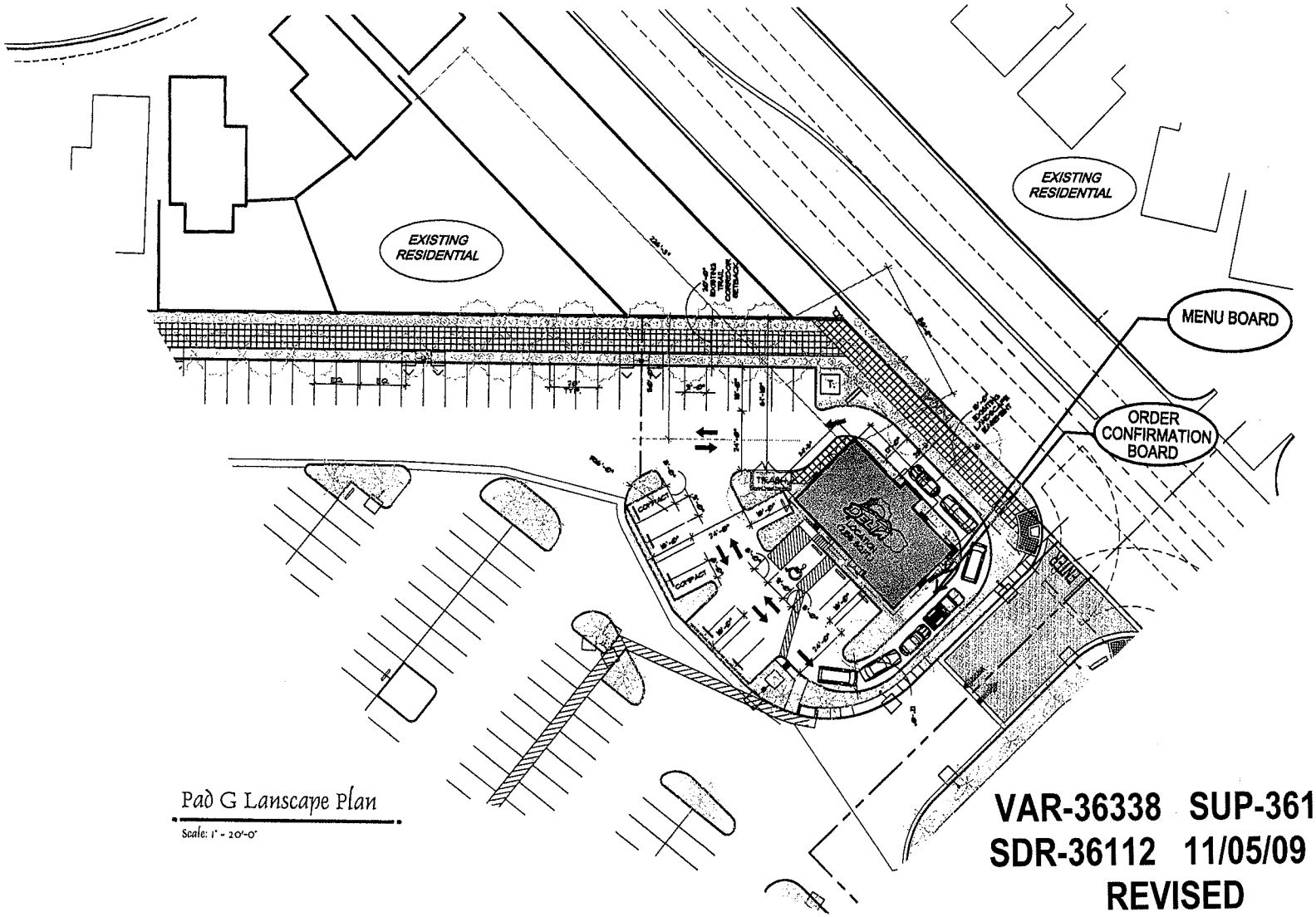
Subscribed and sworn before me

This 18 day of Oct, 20 06

_____

Notary Public in and for said County and State Clark Nevada

DONNA CARLSON
Notary Public State of Nevada
No. 09-9018-1
My appt. exp. Jan. 14, 2013



Pad G Lanscape Plan

Scale: 1" = 20'-0"

CAROLINE'S COURT
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	CERCIDIUM HYBRID 'DESERT WILLOW' DESERT MUSEUM PALO VERDE	SEE NOTE 'B' BELOW	HIGH, MULTI-TRUNK TRIPLE STAKE	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL	CONTAINER PLANTS SUSH SHAPE	
	CATALPA TASHKENTENSIS CATALPA	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	PHOENIX DACTYLIFERA DATE PALM	30' TRUNK HT.	W SCARED TRUNK TO 'PINEAPPLE PINEAPPLE 4' LONG	
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	SEE NOTE 'B' BELOW	MULTI- TRUNK TRIPLE STAKE	
	ROBINIA AFZELIA PURPLE ROSE LOCUST	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	WASHINGTONIA ROBUSTA HYBRID MEXICAN FAN PALM ALT SPEC - NONE SPECIFIED	30' TRUNK HT.	TRUNK SCARED TOP TO BOTTOM	

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	4'-0" O.C.
	CASSIA ARTEMISIOIDES CASSIA	5 GAL	5'-0" O.C.
	CITHAREXYLUM OLIGOSTACHYUM SPANISH HEAD CITHAREXYLUM	5 GAL	3'-0" O.C.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	4' O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	LEUCOPHYLLUM F. 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	36" O.C.
	LEUCOPHYLLUM F. 'RANGER CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	7'-0" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	SALVIA GREGGII AUTUM SAGE	5 GAL	24" O.C.

GROUND COVER/ VINE/ PERENNIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	ACACIA REDONDAE 'LOW BOY' LOW BOY ACACIA	1 GAL	7'-0" O.C.

POT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
A	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	PLANT WITH (4) 6" POT AGAVE TA DUST
B	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	PLANT WITH (4) 6" POT VERBENA GOODDING
C	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL	PLANT WITH FOUR (7) 1 GALLON AGAVE

ROCK MULCH

APPLY A 3" DEEP LAYER OF 3/4" SIZE MOJAVE GOLD DECOMPOSED GRANITE ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING. ALL SLOPES GREATER THAN 3:1 SHALL HAVE 3" TO 4" ROCK TO MATCH THE PARENT SURFACE.

1-4" SIZE MOJAVE GOLD ROCK MULCH IN PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEE DETAIL 'F', SHEET L-1.1/EL

NOTES

1. ALL TREES TO HAVE NURSERY PHOTOS SUBMITTED TO RPA, INC FOR INITIAL APPROVAL RPA WILL TAG TREES AT THE NURSERIES - SEE SPECIFICATIONS
2. INSTALL ROOTBALL BARRIERS ON ALL TREES WITHIN 5'-0" OF A SIDEWALK, CURB OR FOUNDATION
3. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REMOVED AND REPLACED, IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY, LIVING PLANTS.
4. NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, NOT BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY TRIANGLE. THE SIGHT VISIBILITY TRIANGLE IS MAINTAINED AT LEAST THE 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, WHEN NO CURB EXISTS, A HEIGHT OF 71 INCHES IS MEASURED FROM TOP OF ADJACENT ASPHALT GRADE, OR PAVEMENT STREET SURFACE.
5. ALL SHADE TREES SHALL BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. ALL TREES SHALL BE 30' FROM ALL SHADE TREES ON THE INTERIOR OF THE PROPERTY AS MEASURED FROM THE TRUNK OF THE TREES

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

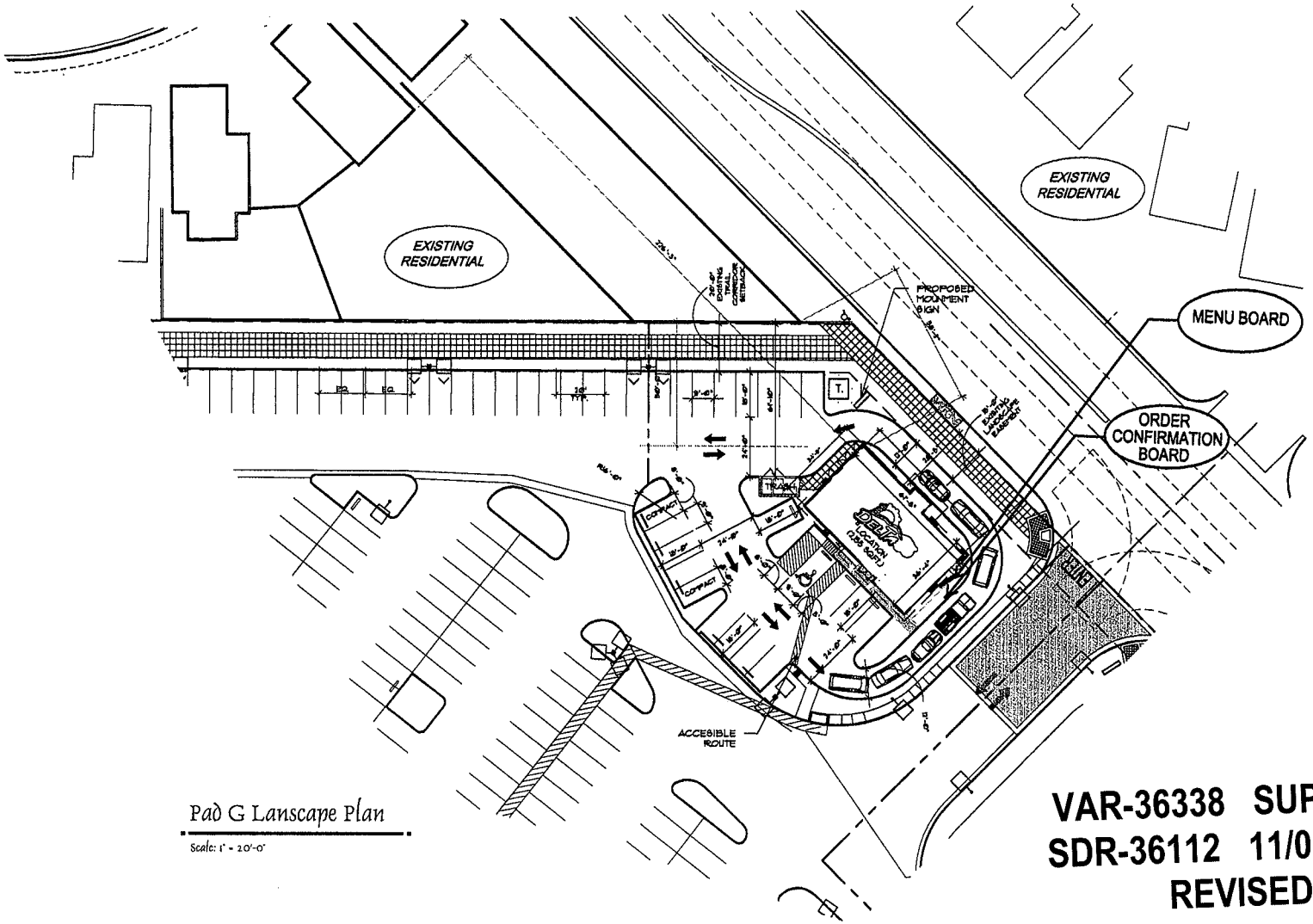
Schematic Design

October 14, 2009

Las Vegas, Nevada

Indian Architecture, Inc.
(702) 456-2772

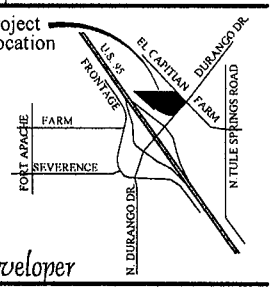
OCT 15 2009



Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C
PARKING REQUIRED (2,155 sf)	1/250 9 SPACES
PARKING PROVIDED	10.1/1000 22 SPACES

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770
CAMILL AFTALION (310) 208-7770 EXT. 113

Pad G Lanscape Plan

Scale: 1" = 20'-0"

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

7757 N. El Capitan

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

Schematic Design

October 14, 2009

Indigo Architecture, Inc.
(702) 456-2772

OCT 15 2009



VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



VAR-36338 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

CAROLINE'S COURT, LLC
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024

October 7, 2009

City of Las Vegas Development Services Center
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification for Variance
APN 125-17-612-001

Dear Staff:

Caroline's Court LLC respectfully submits a Variance application for your consideration.

Project Surroundings:

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Drive and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development complies with the Town Center Development Standards.

Project Approval:

Per SDR-20496, SUP-20497, SUP-20498, and SUP-20499, the subject site was approved for a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants. A 2-story office/medical building is also part of the 2007 approval. However, this is not included in the current development. The 2007 approval allowed 269,860 sf of building gross area, of which 41,500 sf was allocated for the future office/medical building, which allowed for 228,360 sf of commercial/retail. The total site area is 1,031,509 square feet with proposed building gross area of 264,189 square feet (26% site coverage) and 1,130 parking spaces. The open space totals approximately 241,135 square feet (23.4%).

Special Use Permit- Del Taco Fast Food with Drive-Thru (AKA Retail "G")

Del Taco will require Variance for not having a loading dock where one is required. Pending approval of the Special Use Permit application, the building on Pad G will be reduced by 700 square feet from the 2007 approved 2,165 sf.

Del Taco will receive non-peak hour deliveries two or three times a week. Per condition #23 of approved SDR 20496, no deliveries shall take place between the hours of 10:00 pm and 6:00 am. Given the delivery hours and the location of the building relative to the rest of the development, which has already been approved, the placement of a loading dock would be a hardship that would further endanger the successful completion of the project. A permanent loading area would compromise the required parking and disrupt the follow of traffic.

RECEIVED
OCT 08 2009

VAR-36338, SUP-36111
SDR-36112
11/05/09 PC

In times of such economically turbulence, the Caroline's Court has been unable to attract many retail users. So it is in light of this economic hardship that the Caroline's Court earnestly appeals for approval of the above request. Such approval will also bring much needed tax revenues for the City, generate employment within the local area, and increase the value of all properties, whether commercial or residential, in this neighborhood. Some of the immediate neighbors have already been informed and they agree that such an approval will only serve the neighborhood in a positive way in every aspect.

Caroline's Court looks forward to make these improvements and graciously asks for your approval. We appreciate your consideration of these applications and look forward to all public hearing dates.

Please contact our office if you need any additional information.

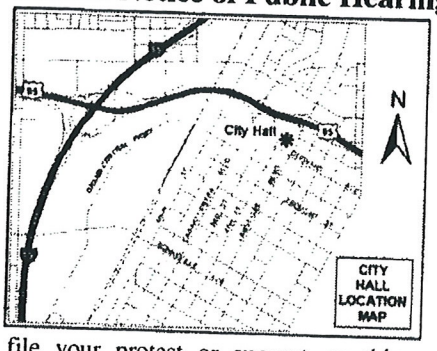
Yours truly,
CAROLINE'S COURT, LLC

Jacob Khakshouri
Manager

VAR-36338, SUP-36111
SDR-36112
11/05/09 PC

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-36338 & SUP-36111

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 27 2009

12517212030 Case: VAR-36338
GARGANO STEPHEN F
249 COUNTRY LN
RANCHO SANTA MARGARITA CA 92688-0

39 P

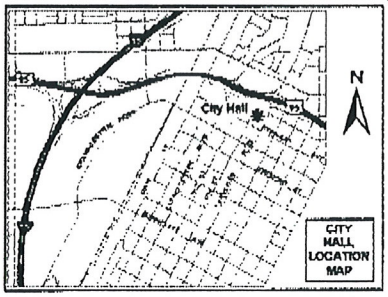
7147965506 10:53:54 a.m. 10-27-2009 1 /2

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 $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

Case: VAR-36338

12517516015
HAVELY SHAWN & SHANNON
4789 DREAM CATCHER AVE
LAS VEGAS NV 89129-5324

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36338 & SUP-36111
Planning Commission Meeting of 11/5/2009

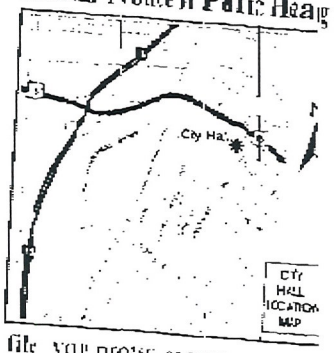
HAVDS11 89129

39A

Oct 25 09 12:25p D. Rosenbaum p.1 2063396736

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-1986

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 the envelope provided or postage to the Planning & Development Department at the address above or fax this side of this card to (702) 455-7268. If you would like to see your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request

☐ OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36338 & SUP-36111

Planning Commission Meeting of 11/3/2009

RECEIVED
OCT 26 2009

1517525006 Case: VAR-36338
ROSENBAUM DANIEL B
886 SHADY PINES DR
LAS VEGAS NV 89143-4453

394

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

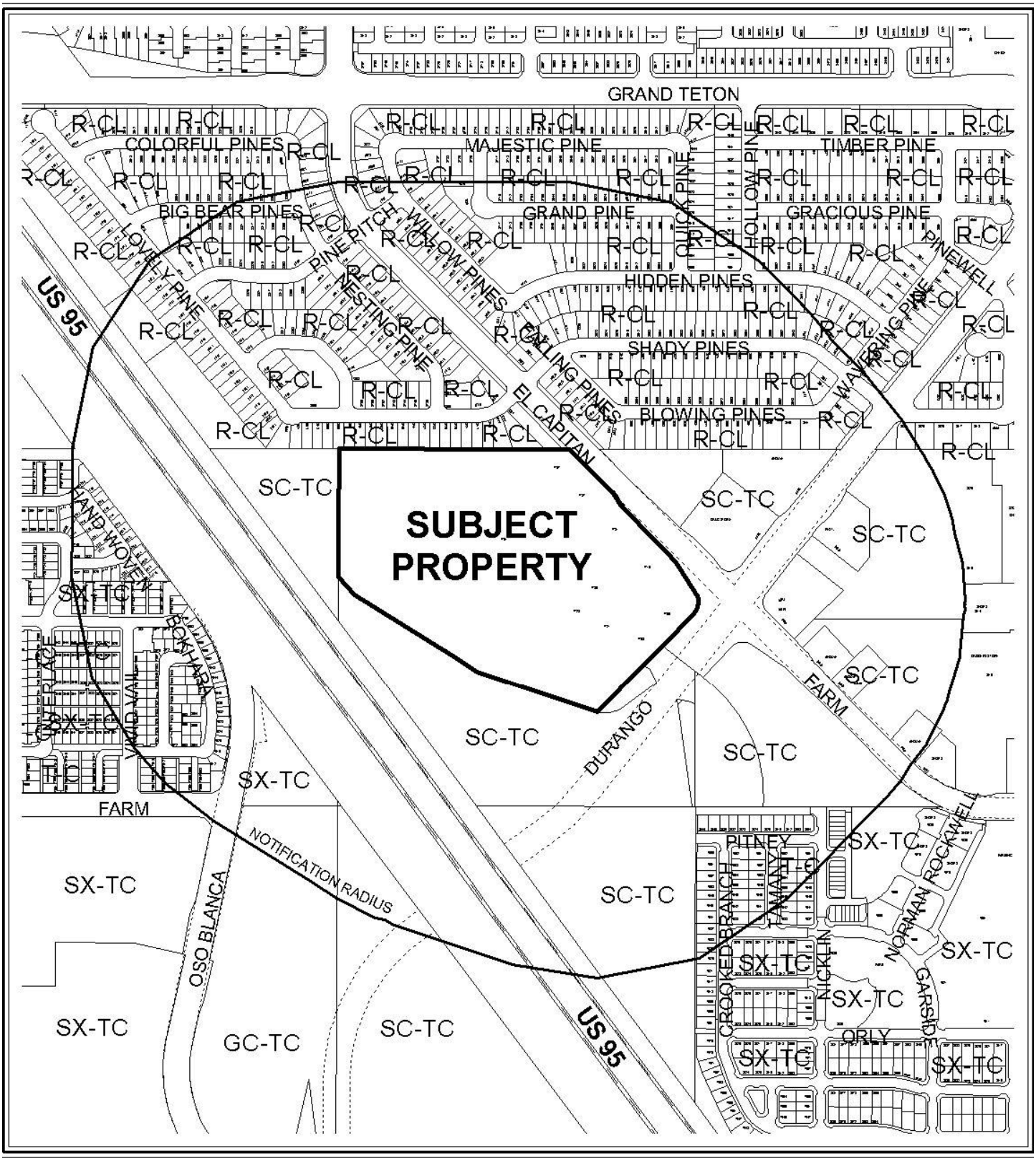
SUBJECT:
SUP-36111 - SPECIAL USE PERMIT RELATED TO VAR-36338 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE''S COURT, LLC - Request for a Special Use Permit FOR A PROPOSED 2,155 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-36111**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]



CASE: **SUP-36111**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98).

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-36338) and Site Development Plan Review (SDR-36112) shall be required, if approved.

3. This approval shall be void two years 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36111 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,155 square-foot Restaurant with Drive-Through at the northwest corner of El Capitan Way and Durango Drive, located within the Town Center area. The proposed restaurant is part of a larger shopping center site on the same lot. A similar use has already been approved on an adjacent pad site within the shopping center. Staff recommends denial of this request, as it cannot be conducted in a manner that is harmonious and compatible with nearby residential development. If denied, a Restaurant with Drive Through use proposed on Pad 'G' as shown on the site plan cannot be permitted, and the approved retail use for this site will remain.

Issues:

- A related Variance (VAR-36338) to allow no loading spaces on the proposed Restaurant with Drive Through site where one is required and a Site Development Plan Review (SDR-36112) for the restaurant and other changes to the originally approved site plan accompany this request.
- The use as proposed will require a Review of Condition of the previous Site Development Plan Review (SDR-20496) to allow the restaurant to remain open 24 hours a day, seven days a week.
- The specific site where this use would be located was originally approved for retail uses; the proposed Special Use Permit is in addition to one that was approved for a separate pad site in 2007.
- The building where the use is to be conducted is located approximately 58 feet from residential properties to the north and is buffered from residential uses by a multi-use transportation trail.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.

07/11/07	The City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.
07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.
04/23/09	The Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.
06/25/09	The Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.

07/15/09	The City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.
09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
11/05/09	Related requests for a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through and a Variance (VAR-36338) to allow no loading spaces on Pad 'G' where one loading space is required at the northwest corner of El Capitan Way and Durango Drive will be considered by the Planning Commission.
12/02/09	The City Council will hear a related request (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site.
Related Building Permits/Business Licenses	
12/27/07	An application for a building permit (B-COMM-26225) for a certificate of occupancy for a retail building at 7751 North El Capitan Way was submitted. The permit has not yet been issued.
04/25/08	An application for a building permit (B-COMM-27890) for a certificate of occupancy for a restaurant at 7741 North El Capitan Way was submitted. The permit has not yet been issued.
09/16/08	A building permit (B-COMM-25179) was issued for the overall shopping center site buildings and clock tower at 7737 North El Capitan Way. A final inspection has not been completed.
10/02/08	Civil improvement Mylar plans (L-CIVIL-28917) were approved for Fast Food 'A' pad at 7737 North El Capitan Way.

10/23/08	Building permits (B-SHL-100093, 100094, 100096, 100097, 100098, 100100, 100103 and 100104) were issued for shells of Buildings A, B, C, D, E, F, G, and Major 'A' at 7703 North El Capitan Way. No final inspections have been completed to date.
10/23/08	A building permit (B-COMM-100105) was issued for a 39-foot tall clock tower at 7741 North El Capitan Way. A final inspection has not been completed.
10/23/08	A building permit (B-GRAD-124282) was issued for grading of the overall shopping center site at 7741 North El Capitan Way. A final inspection has not been completed.
09/18/09	A Wall/Fence permit (#147013) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
Pre-Application Meeting	
09/01/09	The applicant was advised that in addition to the Special Use Permit, a Site Development Plan Review would also be required, as the use on the approved pad site would be changing. The applicant requested that revised plans for the development's clock tower be added to the site review submittal.
Neighborhood Meeting	
10/06/09	A neighborhood meeting for this item and the accompanying Site Development Plan Review was held at the Centennial Hills Community Center located at 6601 N Buffalo Drive, 6:00 p.m. Six members of the public, two members representing the applicant, one City Council staff member and one member of Planning & Development staff attended. No concerns were raised at the meeting.
Field Check	
10/01/09	The site is undeveloped with no structures. However, grading of the site is underway. The trail path along the north property line has been constructed.

Details of Application Request	
Site Area	
Net Acres	25.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District			N
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District			N
Trails	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							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,189 SF	1 space /250 SF GFA	1036	21	1099	28	Y
TOTAL			**1057**		**1127**		**Y**
Loading Spaces	264,189 SF	3 spaces for first 50,000 SF, then one add'l space per 100,000 SF GFA over 50,000	6 spaces		7 spaces		Y

ANALYSIS

The definition of a Restaurant with Drive Through use, according to Title 19.20, is an "establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast-food take out (i.e., pizza) and similar uses, with the added provision of one or more drive-through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles." This use is allowed in the subject SC-TC (Service Commercial – Town Center) land use district with approval of a Special Use Permit. Per the Town Center Development Standards, requests for a Restaurant with Drive Through use in Town Center are reviewed and conditioned on a case-by-case basis.

The proposed use is to be located within a building on Pad 'G' as shown on the site plan that was originally approved for retail uses. The pad site is located in the northeast corner of the 25-acre site. The building is decreasing in size from 3,200 square feet to 2,155 square feet through the related Site Development Plan Review (SDR-36112) request. The building is oriented toward the interior of the site, while the drive through lane wraps around the south and east sides of the building away from residential properties situated to the north of the overall site.

As discussed in the accompanying Site Development Plan Review, the site as designed cannot accommodate a required loading space and may have potential circulation difficulties during peak business hours. A Variance (VAR-36338) from Title 19.10 parking requirements is required for relief from the loading space standards and a waiver is required to allow no landscaping in the additional 10-foot landscaped setback required by Section B.5.B of the Town Center Development Standards. Additionally, the restaurant is proposing to operate 24 hours a day, seven days a week, requiring a Review of Condition of the approved Site Development Plan Review (SDR-20496) for the overall site. These difficulties with the site design and location indicate that the use is not compatible with the existing adjacent land uses.

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 project site is adjacent to residential lots zoned R-CL (Single Family Compact-Lot) to the north and to a multi-use non-equestrian trail to the north and east. Given the intensity of the proposed use and the design of the site, it is not compatible with these existing adjacent uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Although the size of the building originally proposed for the Pad 'G' site decreased 33 percent, the site as designed cannot accommodate a required loading space and may have potential circulation difficulties during peak business hours. The restaurant is proposing to operate 24 hours a day, seven days a week.

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."**

   Access to the development is provided by El Capitan Way, classified as an 80-foot wide Town Center Arterial by the Town Center Development Standards Manual. Durango Drive, a 100-foot wide Primary Arterial, provides an additional driveway access. These roadways will be adequate to accommodate the proposed Restaurant with Drive Through 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 this Special Use Permit will not compromise the public health, safety, or welfare, as the proposed Restaurant with Drive Through will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   There are no applicable conditions for a Restaurant with Drive Through use in Town Center. Requests for Special Use Permits for this use are considered on a case-by-case basis.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 540

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36111 APN: 125-17-612-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: Caroline's Court, LLC

Name of Representative: Jacob Khahshouri

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: JACOB KOBY KHAKSHOURI

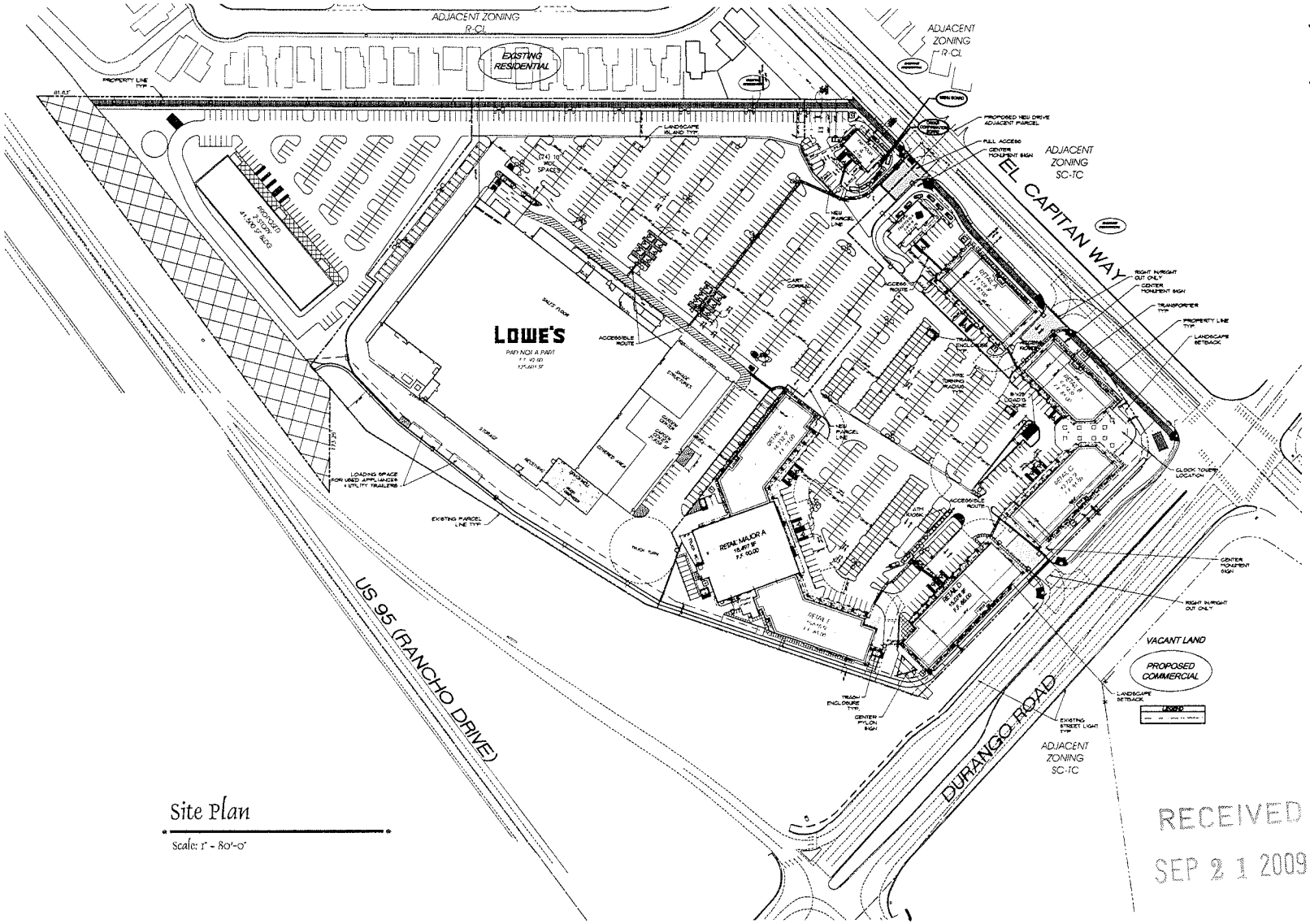
Subscribed and sworn before me

This 31th day of August, 2009

Donna Carlson

Notary Public in and for said County and State Nevada Clark

DONNA CARLSON
Notary Public State of Nevada
No. 09-9018-1
My appt. exp. Jan. 14, 2013



Site Plan

Scale: 1" = 80'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C

Site Area Data

SITE GROSS	+/- 23.62 ACRES 1,031,509 S.F.
BUILDING AREA GROSS	264,189 S.F. GROSS
SITE COVERAGE	26 PERCENT
2 STORY BUILDING SITE	+/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS	41,500 S.F. GROSS
SITE COVERAGE	29 PERCENT
LOWES SITE	+/- 11 ACRES 417,900 S.F.
BUILDING AREA GROSS	120,578 S.F. GROSS
SITE COVERAGE	29 PERCENT
RETAIL SITE / FASTFOOD SITE	+/- 8.89 ACRES 387,000 S.F.
BUILDING AREA GROSS	102,111 S.F. GROSS
SITE COVERAGE	26.3 PERCENT

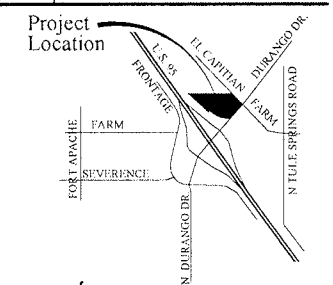
Building Open Space:

AREA REQUIRED 20%	+/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 23.4%	+/- 241,135 SF +/- 5.3 ACRES

Parking Data:

BUILDING		PARKING		
BLDG.	BLDG. AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,400 S.F.	1/250	11	17=7/1000
RETAIL A,C,D,E,F	67,448 S.F.	1/250	270	290=4.5/1000
RETAIL B	9,674 S.F.	1/250	39	48=5/1000
Fast Food G	2,155 S.F.	1/250	13	22=10/1000
LOWES	120,578 S.F.	1/250	483	510=4.3/1000
MAJOR A	18,497 S.F.	1/250	74	74=4/1000
2 STORY BLDG	41,500 S.F.	1/250	166	166=4/1000
Total	264,189 S.F.		1056	4.3/1000 1127

Vicinity Map



RECEIVED
SEP 21 2009

Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court

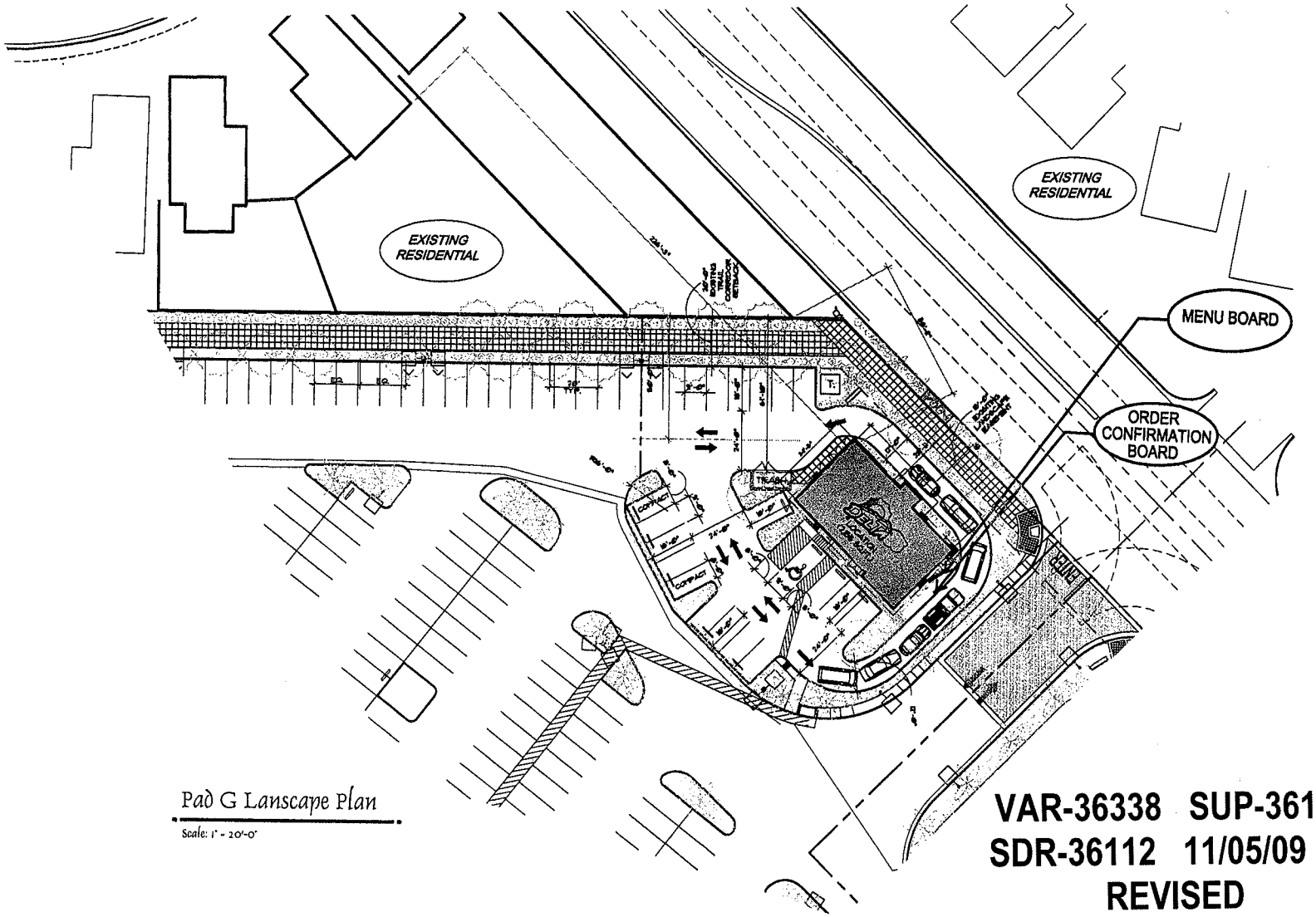
Schematic Design

September 22, 2009

Indigo Architecture, Inc.

(702) 456-277

SUP-36111
SDR-36112
11/05/09 PC



Pad G Lanscape Plan

Scale: 1" = 20'-0"

CAROLINE'S COURT
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	CERCIDIUM HYBRID 'DESERT WILLOW' DESERT MUSEUM PALO VERDE	SEE NOTE 'B' BELOW	HIGH, MULTI-TRUNK TRIPLE STAKE	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL	CONTAINER PLANTS SUSH SHAPE	
	CATALPA TASHKENTENSIS CATALPA	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	PHOENIX DACTYLIFERA DATE PALM	30' TRUNK HT.	W SCARED TRUNK TO 'PINEAPPLE PINEAPPLE 4' LONG	
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	SEE NOTE 'B' BELOW	MULTI- TRUNK TRIPLE STAKE	
	ROBINIA AFZELIA PURPLE ROSE LOCUST	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	WASHINGTONIA ROBUSTA HYBRID MEXICAN FAN PALM ALT SPEC - NONE SPECIFIED	30' TRUNK HT.	TRUNK SCARED TOP TO BOTTOM	

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	4'-0" O.C.
	CASSIA ARTEMISIOIDES CASSIA	5 GAL	5'-0" O.C.
	CITHAREXYLUM OLIGOSTACHYUM SPANISH HEAD CITHAREXYLUM	5 GAL	3'-0" O.C.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	4' O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	LEUCOPHYLLUM F. 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	36" O.C.
	LEUCOPHYLLUM F. 'RANGER CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	7'-0" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	SALVIA GREGGII AUTUM SAGE	5 GAL	24" O.C.

GROUND COVER/ VINE/ PERENNIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	ACACIA REDONDAE 'LOW BOY' LOW BOY ACACIA	1 GAL	7'-0" O.C.

POT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
A	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	PLANT WITH (4) 6" POT AGAVE TA DUST
B	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	PLANT WITH (4) 6" POT VERBENA GOODDING
C	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL	PLANT WITH FOUR (7) 1 GALLON AGAVE

ROCK MULCH

APPLY A 3" DEEP LAYER OF 3/4" SIZE MOJAVE GOLD DECOMPOSED GRANITE ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING. ALL SLOPES GREATER THAN 3:1 SHALL HAVE 3" TO 4" ROCK TO MATCH THE PARENT SURFACE.

1-4" SIZE MOJAVE GOLD ROCK MULCH IN PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEE DETAIL 'F', SHEET L-1.1/EL

NOTES

1. ALL TREES TO HAVE NURSERY PHOTOS SUBMITTED TO RPA, INC FOR INITIAL APPROVAL RPA WILL TAG TREES AT THE NURSERIES - SEE SPECIFICATIONS
2. INSTALL ROOTBALL BARRIERS ON ALL TREES WITHIN 5'-0" OF A SIDEWALK, CURB OR FOUNDATION
3. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REMOVED AND REPLACED, IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY, LIVING PLANTS.
4. NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, NOT BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY TRIANGLE. THE SIGHT VISIBILITY TRIANGLE IS MAINTAINED AT LEAST THE 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, WHEN NO CURB EXISTS, A HEIGHT OF 71 INCHES IS MEASURED FROM TOP OF ADJACENT ASPHALT GRADE, OR PAVEMENT STREET SURFACE.
5. ALL SHADE TREES SHALL BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. ALL TREES SHALL BE 30' FROM ALL SHADE TREES ON THE INTERIOR OF THE PROPERTY AS MEASURED FROM THE TRUNK OF THE TREES

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

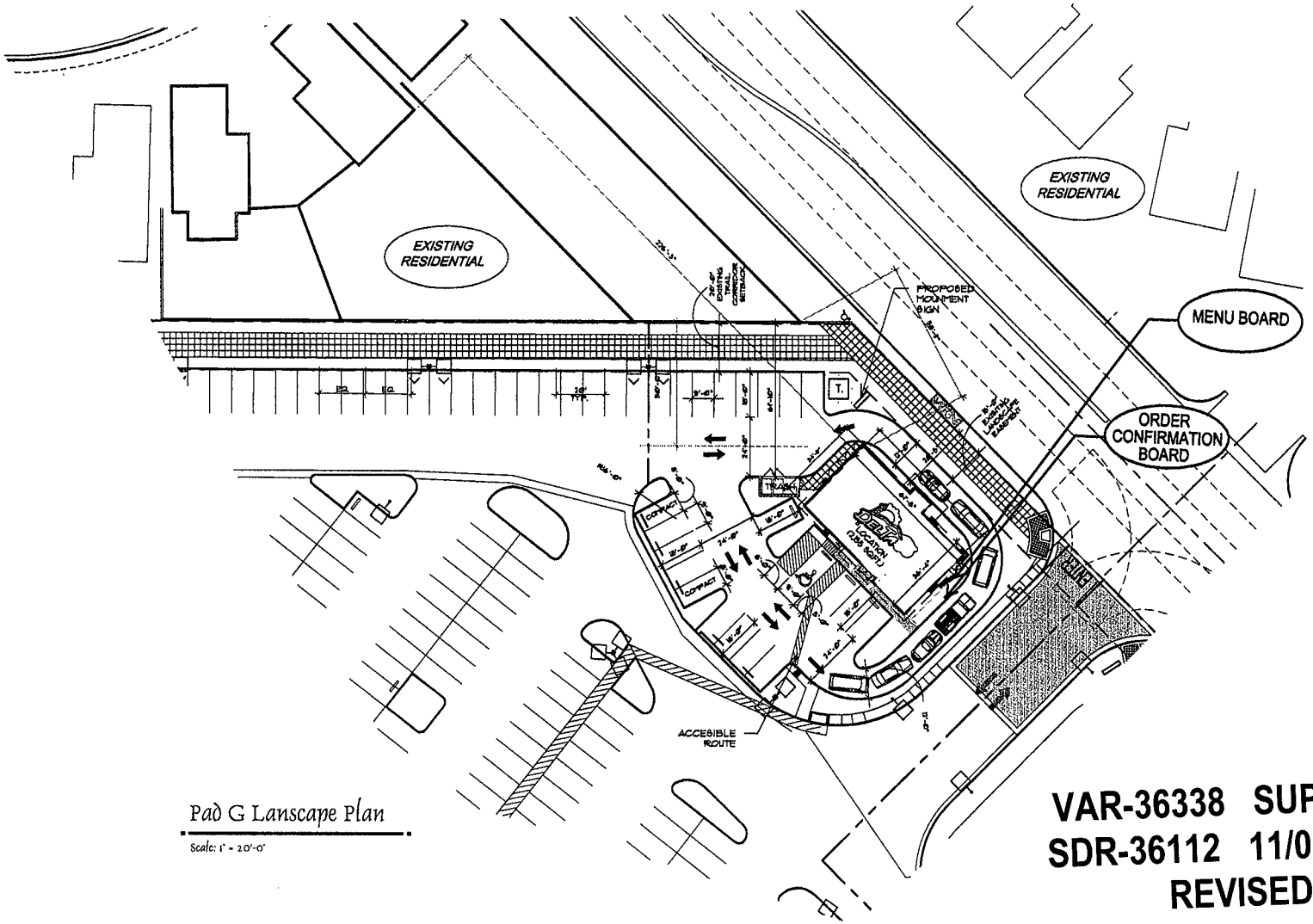
Schematic Design

October 14, 2009

Las Vegas, Nevada

Indian Architecture, Inc.
(702) 456-2772

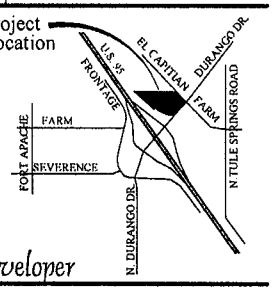
OCT 15 2009



Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C
PARKING REQUIRED (2,155 sf)	1/250 9 SPACES
PARKING PROVIDED	10.1/1000 22 SPACES

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770
CAMILL AFTALION (310) 208-7770 EXT. 113

Pad G Lanscape Plan

Scale: 1" = 20'-0"

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

7757 N. El Capitan

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

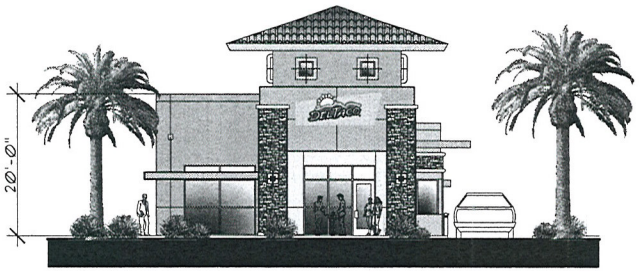
Caroline's Court (Del Taco Pad G)

Schematic Design

October 14, 2009

Indigo Architecture, Inc.
(702) 456-2772

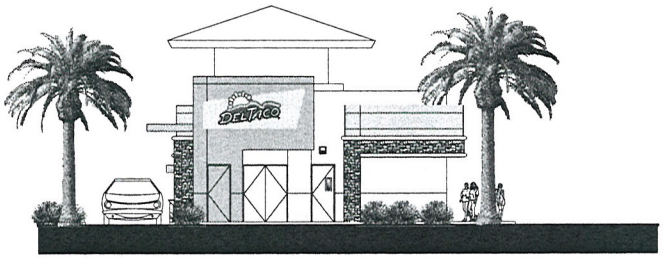
OCT 15 2009



South Elevation

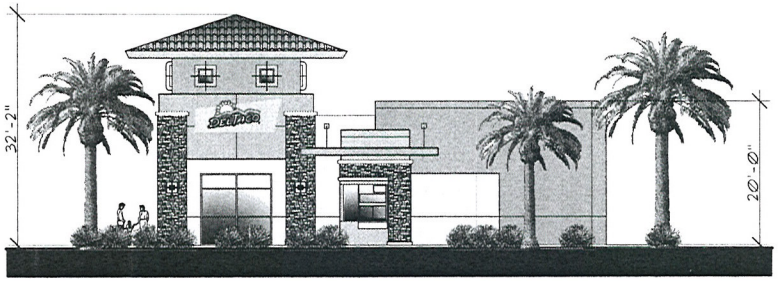
Scale: 1/8" = 1'-0"

PT-1 Frazee: Beach Grass 7751W
PT-2 Frazee: Tannery 7755D
PT-3 Frazee: Contemporary Maple 7786N
PT-4 Frazee: Antique Pine 8165D



North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

RECEIVED
SEP 21 2009

07270 Lease

Caroline's Court (Del Taco Pad G)

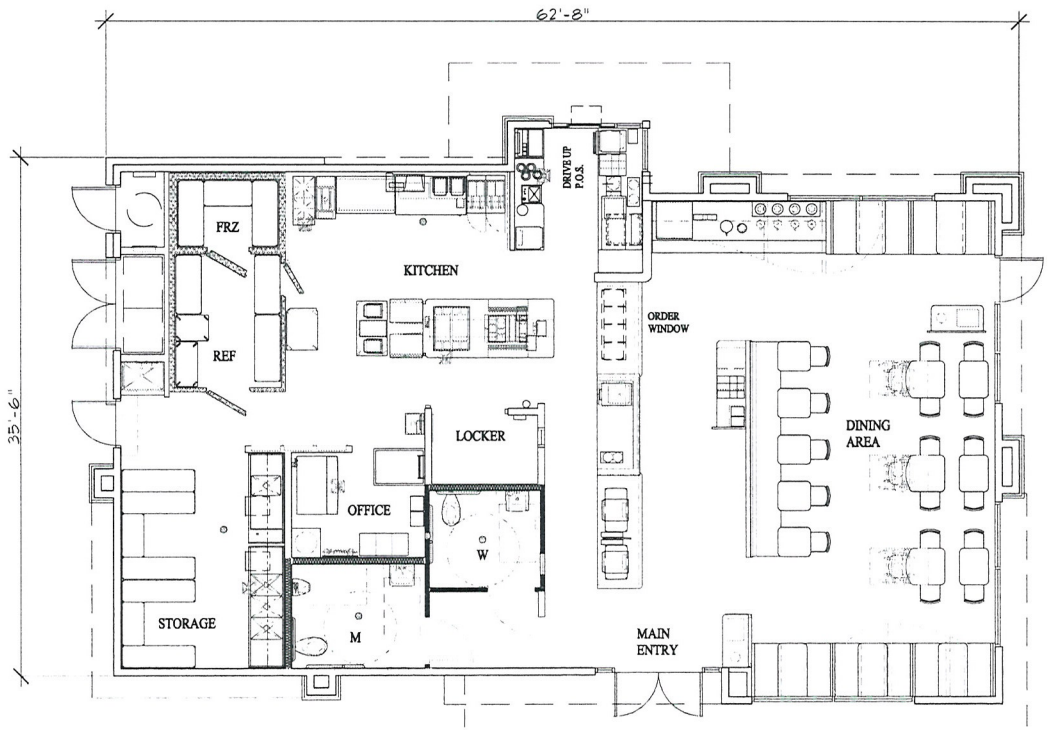
Schematic Design

August 31, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

SUP-36111
SDR-36112
11/05/09 PC



Floor Plan 2,155 Gross SF

Scale: 1/4" = 1'-0"

OCCUPANT LOAD

MAXIMUM OCCUPANT LOAD CALCULATION

DINING	(ASSEMBLY - UNCONCENTRATED)	529 S.F. / 15	35.27
	FIXED SEATS	214 S.F.	32
KITCHEN	(COMMERCIAL)	692 S.F. / 200	3.46
STORAGE	(MERCANTILE)	81 S.F. / 300	.27
MECH. / EQUIP.		53 S.F. / 300	.177
LOCKER ROOM	(EMPLOYEES)	41 S.F. / 50	.82
OFFICE	(BUSINESS AREA)	35 S.F. / 100	.35
RESTROOMS	(2)	215 S.F. / 200	1.8
COOLER	(COOLER / FREEZER)	183 S.F. / 300	.61
HALLWAY	(2)	62 S.F. / 200	.31
TOTAL MAXIMUM OCCUPANT LOAD			75

EXIT WIDTH
2006 IBC, TABLE 1005.1

EXIT WIDTH = OCCUPANT LOAD x 0.2 (EXIT FACTOR) 75 x 0.2 = 15
15 INCHES = 1'-3" REQUIRED
12'-0" TOTAL EXIT WIDTH PROVIDED AT THREE (3) DOORS

RECEIVED
SEP 21 2009

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

Schematic Design

© Copyright Indigo Architecture, Inc. 2009

September 22, 2009
Las Vegas, Nevada

SUP-36111
SDR-36112
11/05/09 PC

Indigo Architecture, Inc.
(702) 456-2772



SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36111 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

CAROLINE'S COURT, LLC
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024

September 16, 2009

City of Las Vegas Development Services Center
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification for Special Use Permits & Site Development Review
APN 125-17-612-001

Dear Staff:

Caroline's Court LLC respectfully submits a Special Use Permit and Site Development Review applications for your consideration.

Project Surroundings:

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Drive and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development complies with the Town Center Development Standards.

Project Approval:

Per SDR-20496, SUP-20497, SUP-20498, and SUP-20499, the subject site was approved for a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants. A 2-story office/medical building is also part of the 2007 approval. However, this is not included in the current development. The 2007 approval allowed 269,860 sf of building gross area, of which 41,500 sf was allocated for the future office/medical building, which allowed for 228,360 sf of commercial/retail. The total site area is 1,031,509 square feet with proposed building gross area of 264,189 square feet (26% site coverage) and 1,130 parking spaces. The open space totals approximately 241,135 square feet (23.4%).

Special Use Permit- Del Taco Fast Food with Drive-Thru (AKA Retail "G")

Del Taco will require Special Use Permit for its associated drive-thru window. The intercom for ordering is on the south side of the fast food building. Therefore the fast food building itself will serve as a sound buffer/barrier to the neighboring homes. Additionally, the intercom for ordering is not on the menu order sign. It is an independent stand adjacent to the vehicle's driver. Finally, the distance of the intercom from the residential homes is just under 300 ft. Fast Food "B" is adjacent to the main entrance to the development. If approved, the building on Pad G will be reduced by 700 square feet from the 2007 approved 2,865 sf.

SUP-36111
SDR-36112
11/05/09 PC

Del Taco will receive non-peak hour deliveries two or three times a week. Per condition #23 of approved SDR 20496, no deliveries shall take place between the hours of 10:00 pm and 6:00 am. Given the delivery hours and the location of the building relative to the rest of the development, which has already been approved, the placement of a loading dock would be a hardship that would further endanger the successful completion of the project. A permanent loading area would compromise the required parking and disrupt the follow of traffic.

In times of such economically turbulence, the Caroline's Court has been unable to attract many retail users. So it is in light of this economic hardship that the Caroline's Court earnestly appeals for approval of the above request. Such approval will also bring much needed tax revenues for the City, generate employment within the local area, and increase the value of all properties, whether commercial or residential, in this neighborhood. Some of the immediate neighbors have already been informed and they agree that such an approval will only serve the neighborhood in a positive way in every aspect.

Site Development Review for Del Taco and Clock Tower

1. Del Taco with Drive-Thru

Based on the current zoning ordinance, a total of 22 parking spaces are required for Del Taco. Del Taco's individual parcel meets the parking requirement.

A Landscape plan is provided showing only the Del Taco parcel. The master landscape plan for entire project remains the same.

2. Increase of Height for Clock Tower

Per SDR-20496, the clock tower was approved for 38'-3" height for clock tower. We respectfully request to increase height to 72'.

CENTENNIAL TOWN CENTER

Despite naming the neighborhood "Centennial Town Center," there is no centralized business or shopping areas, much less open public space. Caroline's Court, with its towering Clock on the corner, will go long way in giving the "Centennial Town Center" neighborhood the identity that it lacks and needs.

The Tuscan clock tower shall be a landmark that distinguishes Caroline's Court from the other Centers. It shall also give definition to "Centennial Town Center" just like the towns, villages, and hamlets of the Old European urban architecture where most of the gatherings and happenings took place in the square below the clock tower.

Even in these harsh times, developer recognizes that a retail center should be more than just a collection of stores and restaurants. It should also contain a feature or an artwork preferably "married" with the Center's overall architecture. Therefore, the developer has combined art with architecture in the form of this clock tower to be built at a great expense with no financial return in the future.

SUP-36111
SDR-36112
11/05/09 PC

Just like the old Town Centers of Europe, we plan to have 2 restaurants in the 2 buildings on either side of the clock tower and these restaurants will have a big courtyard in between where the presence of the clock tower will also be felt. The corner of the Center will be sitting approx. 8' above the street elevation so the passersby will see the courtyard with densely planted palm trees as well as custom-designed canopies. Patrons of the 2 restaurants may also sit outside underneath the canopies and the trees; all under the majestic presence of the clock tower.

Caroline's Court will be designed using a palette of warm desert colors accented by Tuscan architecture that involves a combination of the classical architectural elements of the Old World Europe and its use of stonework along with the modern features to make Caroline's Court visit by anyone a pleasant experience.

Request for Waiver

To allow zero feet of landscape buffer adjacent to Durango at Del Taco site (with Drive-Through) use where ten additional feet are required per Town Center Development Standards, B. 5.B. 2 and 3 (page 44)

The general purpose of landscape buffer is to enhance visual beauty and to help prevent and control, soil stability, storm run off, dust and air pollution. The overall site exceed 15% open space/landscape requirement (23.4% provided.) With the constraint of Lowe's parcel which make it impossible to meet the standard along Durango Drive. It should be noted that the landscape buffer between the development and the residential subdivision has been increased from the 8 feet minimum to 10 feet. Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The 20 ft public trail adjacent to El Capitan, as well as, along the entire residential subdivision, together with the very large parking lot landscaping islands will provide additional screening and will be an appealing amenity of the project

Caroline's Court looks forward to make these improvements and graciously asks for your approval. We appreciate your consideration of these applications and look forward to all public hearing dates.

Please contact our office if you need any additional information.

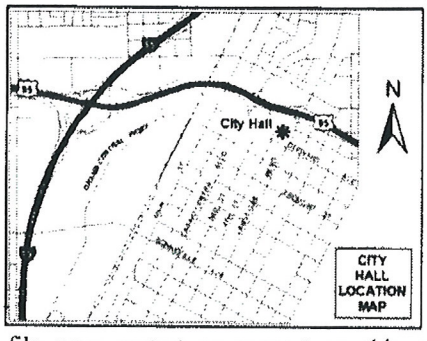
Yours truly,
CAROLINE'S COURT, LLC

Jacob Khakshouri
Manager

SUP-36111
SDR-36112
11/05/09 PC

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-36338 & SUP-36111

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 27 2009

Case: VAR-36338
12517212030
GARGANO STEPHEN F
249 COUNTRY LN
RANCHO SANTA MARGARITA CA 92688-0

40P

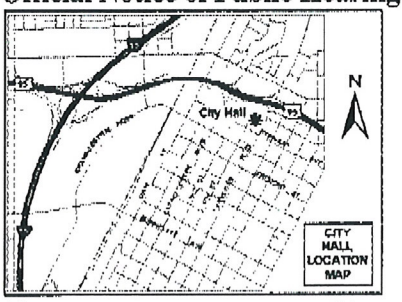
92688
714796550 6
10:53:54 a.m. 10-27-2009 1 /2

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 $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

Case: VAR-36338

12517516015
HAVELY SHAWN & SHANNON
4789 DREAM CATCHER AVE
LAS VEGAS NV 89129-5324

☒ I SUPPORT this Request ☐ I OPPOSE this Request

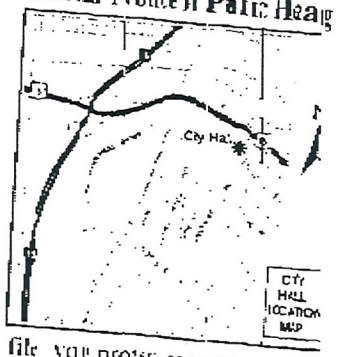
Please use available blank space on card for your comments.
VAR-36338 & SUP-36111
Planning Commission Meeting of 11/5/2009

89129 89129

4DA

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-1986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this post, check the appropriate box below and return this card in an envelope 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 call your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36338 & SUP-36111

Planning Commission Meeting of 1/5/2009

RECEIVED
OCT 26 2009

1517525006 Case: VAR-36338
ROSENBAUM DANIEL B
866 SHADY PINES DR
LAS VEGAS NV 89143-4453

HAVDS1. 0912

40A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

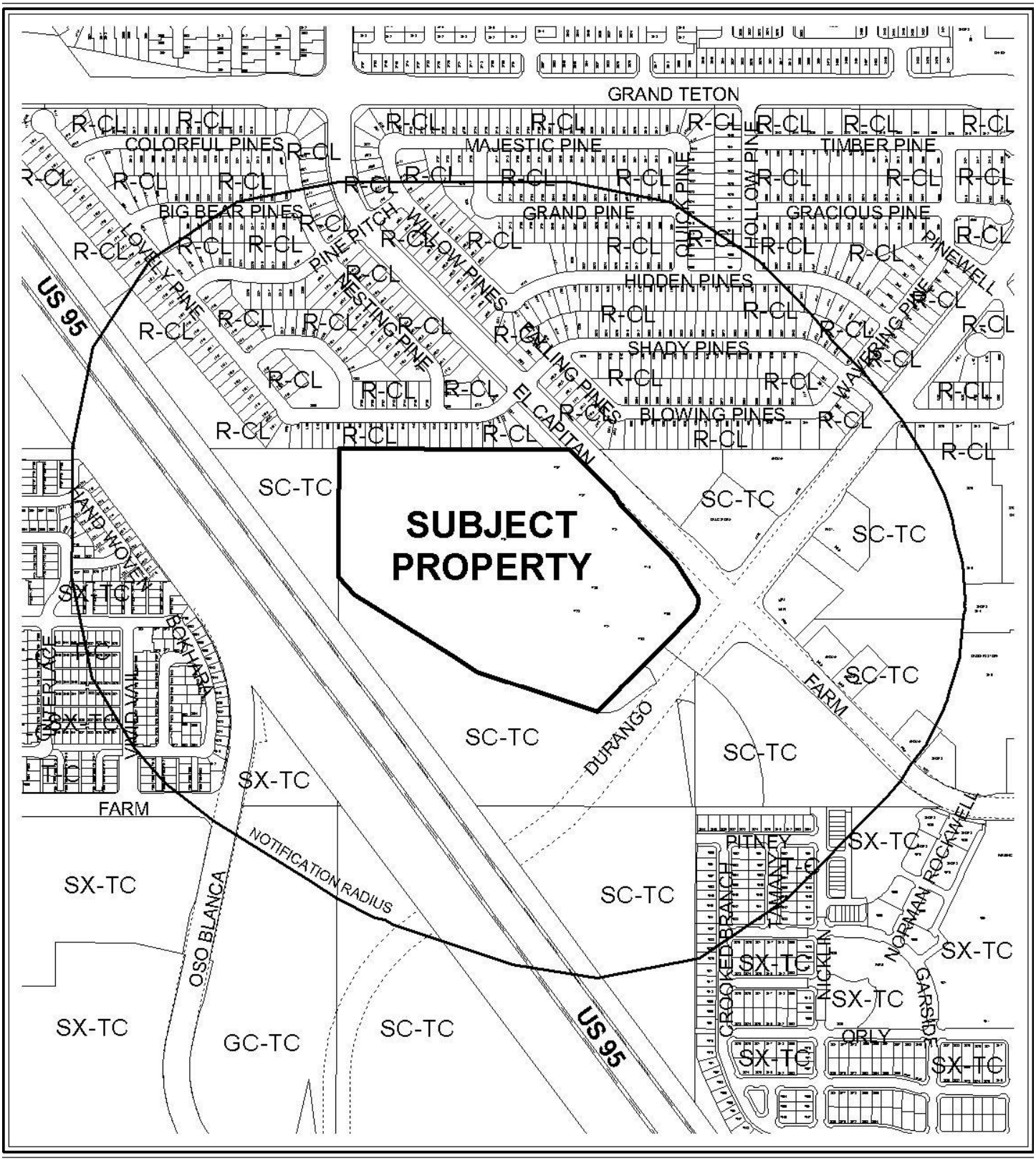
SUBJECT:
SDR-36112 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36338 AND SUP-36111 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE''S COURT, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-20496) FOR A PROPOSED 2,155 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NO LANDSCAPING WITHIN THE ADDITIONAL 10-FOOT SETBACK AREA REQUIRED ALONG THE EAST PERIMETER FOR A FAST FOOD RESTAURANT, AND FOR A 72-FOOT TALL CLOCK TOWER WHERE A 39-FOOT TALL TOWER WAS PREVIOUSLY APPROVED on 25.03 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SDR-36112**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]



CASE: **SDR-36112**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DISIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-36338) and Special Use Permit (SUP-36111) if approved, and Site Development Plan Review (SDR-20496), except as amended by conditions herein.

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 and landscape plan date stamped 10/15/09 and building elevations date stamped 09/21/09, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards is hereby approved, to allow zero feet of landscaping within the additional 10-foot setback area required along the east perimeter at the Pad 'G' Restaurant (with Drive-Through) use where 10 feet of additional landscaping is required.

5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR 20496, Caroline's Court (Commercial Subdivision) and all other applicable, subsequent site-related actions.

SDR-36112 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive. The restaurant is part of an overall shopping center site currently under construction. The request includes a Waiver of Town Center Development Standards to allow no landscaping within the additional 10-foot setback area required along the east perimeter for a fast food restaurant use. Additionally, the previously approved 39-foot tall clock tower feature at the corner of El Capitan Way and Durango Drive is requested to be raised to a height of 72 feet. Staff recommends denial, as the request is inconsistent with Town Center Development Standards. The site as designed will not allow for additional landscaping along El Capitan Way, nor will it allow for a loading space for deliveries to the proposed restaurant. The clock tower is proposed to be raised to a height incompatible with development in this area of Town Center. If denied, the pad site will remain as previously approved for retail uses.

Issues:

- The proposed restaurant pad site was previously approved for a 3,200 square-foot pad with retail uses.
- The Major Amendment applies to the entire shopping center site, as it currently consists of one lot. It includes a change to the height and elevations for the approved clock tower.
- A Variance (VAR-36338) to allow no loading spaces on the proposed Restaurant with Drive Through site where one is required and a Special Use Permit (SUP-36111) for a proposed 2,155 square-foot Restaurant with Drive Through use will be required for approval of this Site Development Plan Review.
- For approval of this request, a Waiver of Town Center Development Standards Section B.5.B is required to allow no landscaping within the additional 10-foot setback area required along El Capitan Way.
- The proposed change in height of the clock tower represents an 89 percent increase from the previously approved height.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.

12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	The City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.
07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.
04/23/09	The Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.

06/25/09	The Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	The City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.
09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
11/05/09	Related requests for a Special Use Permit (SUP-36111) for a proposed 2,155 square-foot Restaurant with Drive-Through and a Variance (VAR-36338) to allow no loading spaces on Pad 'G' where one loading space is required at 7737 North El Capitan Way will be considered by the Planning Commission.
12/02/09	The City Council will hear a related request (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site.
Related Building Permits/Business Licenses	
12/27/07	An application for a building permit (B-COMM-26225) for a certificate of occupancy for a retail building at 7751 North El Capitan Way was submitted. The permit has not yet been issued.

04/25/08	An application for a building permit (B-COMM-27890) for a certificate of occupancy for a restaurant at 7741 North El Capitan Way was submitted. The permit has not yet been issued.
09/16/08	A building permit (B-COMM-25179) was issued for the overall shopping center site buildings and clock tower at 7737 North El Capitan Way. A final inspection has not been completed.
10/02/08	Civil improvement Mylar plans (L-CIVIL-28917) were approved for Fast Food 'A' pad at 7737 North El Capitan Way.
10/23/08	Building permits (B-SHL-100093, 100094, 100096, 100097, 100098, 100100, 100103 and 100104) were issued for shells of Buildings A, B, C, D, E, F, G, and Major 'A' at 7703 North El Capitan Way. No final inspections have been completed to date.
10/23/08	A building permit (B-COMM-100105) was issued for a 39-foot tall clock tower at 7741 North El Capitan Way. A final inspection has not been completed.
10/23/08	A building permit (B-GRAD-124282) was issued for grading of the overall shopping center site at 7741 North El Capitan Way. A final inspection has not been completed.
09/18/09	A Wall/Fence permit (#147013) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
Pre-Application Meeting	
09/01/09	The applicant was advised that in addition to the Special Use Permit, a Site Development Plan Review would also be required, as the use on the approved pad site would be changing. The applicant requested that revised plans for the development's clock tower be added to the site review submittal.
Neighborhood Meeting	
10/06/09	A neighborhood meeting for this item and the accompanying Site Development Plan Review was held at the Centennial Hills Community Center located at 6601 N Buffalo Drive, 6:00 p.m. Six members of the public, two members representing the applicant, one City Council staff member and one member of Planning & Development staff attended. No concerns were raised at the meeting.
Field Check	
10/01/09	The site is undeveloped with no structures. However, grading of the site is underway. The trail path along the north property line has been constructed.

Details of Application Request	
Site Area	
Net Acres	25.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		N
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District	X		N
Trails	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

The following changes are proposed to the previously approved Site Development Plan Review (SDR-20496):

Standard Category	Approved SDR-20496	Proposed SDR-36112	Pct Change
Pad G – use	Retail	Restaurant with Drive Through	N/A
Pad G Building Size	3,200 SF	2,155 SF	-33%
Pad G Building Height	29.83 feet	32.16 feet	+7.8%
Overall Floor Area	269,734 SF	264,189 SF	-2%
Parking Required	1,079 spaces	1,057 spaces	-2%
Parking Provided	1,137 spaces	1,127 spaces	-0.9%

Max. Lot Coverage	26.2%	25.6%	-0.6%
Open Space	22%	23.4%	+1.4%
Clock Tower Height	38.25 feet	72.16 Feet	+89%

Pursuant to Title 19.08.060, the following Residential Adjacency Standards apply to the subject proposal:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope (Pad G)	96 feet	109 feet	Y
Adjacent development matching setback	10 feet	55 feet	Y
Trash Enclosure	50 feet from residential	62 feet	Y

Landscape and Open Space Standards

The proposed change to a Restaurant with Drive-Through use on Pad 'G' has triggered a requirement for provision of an additional 10 feet of landscaping along El Capitan Way in addition to the 15 feet required in the SC-TC (Service Commercial – Town Center) land use areas. The proposed building is set back 12 feet from the 15-foot landscape buffer area containing a required multi-use transportation trail; however, this space is proposed to be occupied by a 12-foot drive-through lane. A Waiver of the Town Center Development Standards has been requested for relief from this additional 10-foot landscaped setback requirement.

There are no additional changes to the master landscape plan for the site.

Streetscape Standards

No changes to the approved streetscape standards are proposed.

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	264,189 SF	1 space /250 SF GFA	1036	21	1099	28	Y
TOTAL			**1057**		**1127**		**Y**

Loading Spaces	264,189 SF	3 spaces for first 50,000 SF, then one add'l space per 100,000 SF GFA over 50,000	6 spaces	7 spaces	Y

Sign Standards
Signage is subject to the approved Master Sign Plan for the overall shopping center development approved under MSP-34174. Any changes to the approved Master Sign Plan are subject to the conditions of approval under that action.

Waivers		
Requirement	**Request**	**Staff Recommendation**
TCDS B.5.B.2 – Freestanding fast food buildings shall be set back an additional 10 feet from the required setback to provide a more substantial landscape buffer	To allow no landscaping within the required additional 10-foot setback	Denial

ANALYSIS

According to Title 19.18.050(B)(2)(h), a Site Development Plan Review is required for alterations that affect the external dimensions of a building and that change the use or type of occupancy within all or part of the building. This amendment primarily includes changing the use on Pad 'G' from a 3,200 square foot retail building to a 2,155 square foot Restaurant with Drive Through. This site was originally approved for a 269,860 square foot commercial center in 2007. Since the time of original approval, there have been several Minor Site Development Plan Reviews for the overall 25-acre site that have reduced floor area on the building pad sites such that the total floor area is now 264,189 square feet. Vertical construction has not yet begun; however, approvals for the site review and the special uses on the site have been extended through 2010.

With the change of use and reduction of floor area of the proposed restaurant building, the site remains an orderly development. While the building size on Pad 'G' is decreasing approximately 33 percent, the building's height is increasing approximately 2.5 feet. The project will still comply with residential adjacency standards. With the reduction in floor area overall, the parking requirement has decreased by two percent, lot coverage has decreased less than one percent and open space provided has increased 1.4 percent. The clock tower structure located at the corner of El Capitan Way and Durango Drive is proposed to increase in height 89 percent, from 39 feet to 72 feet. The location of the tower is not changing from the original approval. While the tower will maintain the same architectural character as previously approved, matching that of the buildings on the site, it will also contain an additional floor for maintenance. No signage is proposed to be placed on the tower.

There are several deviations from Town Center Development Standards and Title 19 that must either be waived or varied. The site as designed will not allow for additional landscaping along El Capitan Way, nor will it allow for a loading space for deliveries to the proposed restaurant. Per Title 19.10.020(D), loading spaces shall be located and designed adjacent to, or as close as possible to the main structure. Because of the need for deliveries to the restaurant, a loading space is required on the Pad 'G' site but cannot be provided given the proposed site design. The approved site plan shows more loading spaces than are required by Title 19 based on total floor area; however, some of the loading spaces are not in the locations where they are required. A companion Variance (VAR-36338) has been requested for relief from this standard.

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 proposed changes to the overall site plan are inconsistent with Town Center Development Standards. The site as designed will not allow for additional landscaping along El Capitan Way, nor will it allow for a loading space for deliveries to the proposed restaurant. The height of the clock tower feature is proposed to be increased by nearly 90 percent, which is inconsistent with other development in the vicinity.

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 changes to the Pad 'G' site to allow a Restaurant with Drive Through use require a Waiver of the Town Center Development Standards to allow no additional landscaping within the additional 10-foot setback area required along the east perimeter, as well as a Variance of Title 19 to allow no loading spaces where one is required for deliveries. The inconsistencies with standards are a result of site design and not the physical characteristics of the site itself, and therefore cannot be supported.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the development is provided by two driveways from El Capitan Way, classified as an 80-foot wide Town Center Arterial by the Town Center Development Standards Manual. Durango Drive, a 100-foot wide Primary Arterial, provides an additional driveway access. No changes are proposed to the overall plan that will affect adjacent roadways or the flow of neighborhood traffic; however, circulation around the proposed drive through on Pad 'G' during peak business hours may conflict with the location of the provided parking spaces.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials and landscape materials are appropriate for the area and for the City.

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 building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area. The clock tower will maintain architectural compatibility with other structures on the site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED	540
APPROVALS	2
PROTESTS	1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-36112 APN: 125-17-601-012, 017 & 125-17-202-001

Name of Property Owner: CAROLINE'S COURT, LLC

Name of Applicant: JPL Engineering, Inc.

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: _____

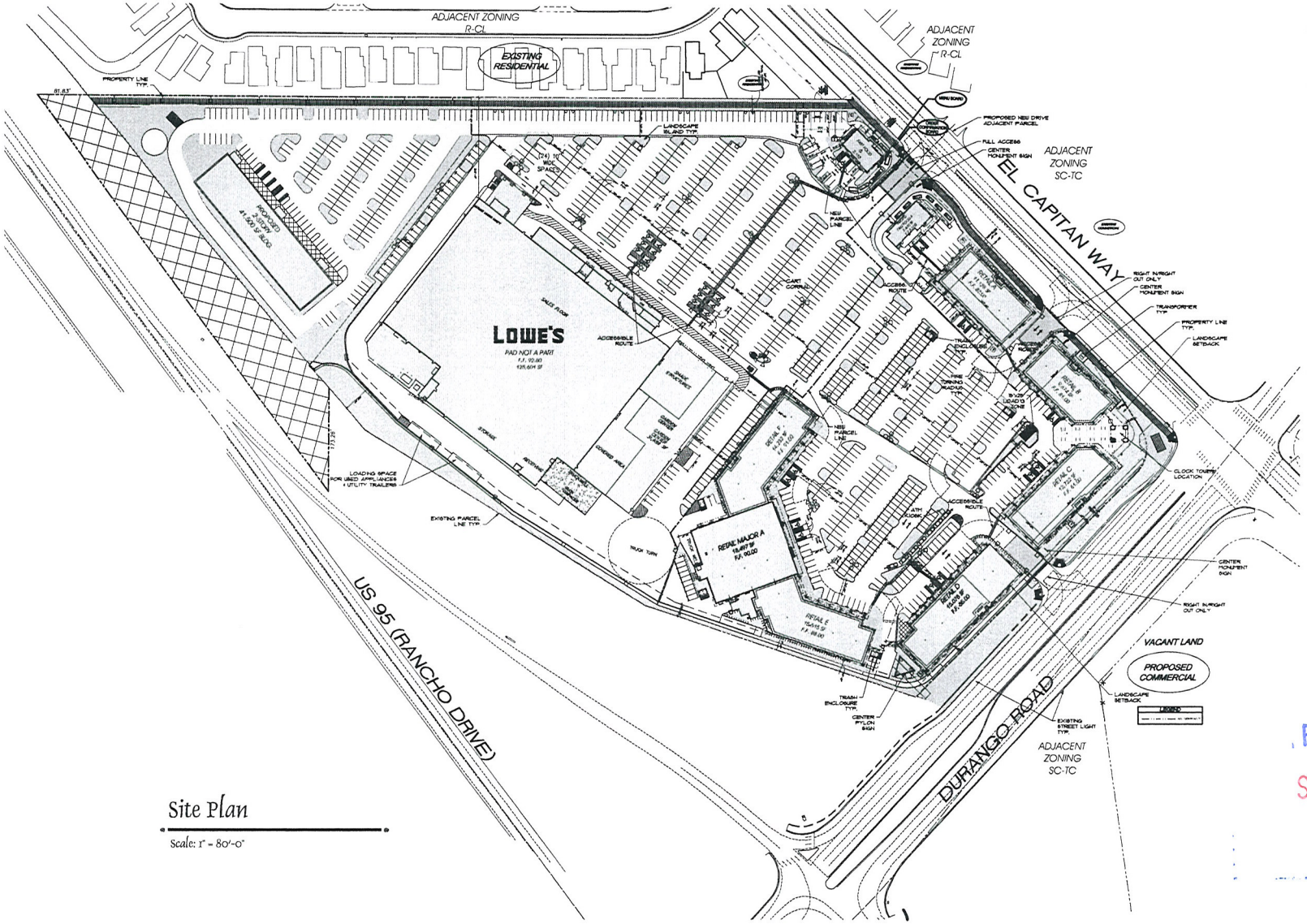
Print Name: Jacob Khakshouri
Manager, Caroline's Court, LLC

Subscribed and sworn before me

This 3rd day of June, 2009

_____
Notary Public in and for said County and State

CARMELYN MENDOZA
Commission # 1709016
Notary Public - California
Los Angeles County
My Comm. Expires Jan 1, 2011



Site Plan

Scale: 1" = 80'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C

Site Area Data

SITE GROSS	+/- 23.62 ACRES 1,031,509 S.F.
BUILDING AREA GROSS	264,189 S.F. GROSS
SITE COVERAGE	26 PERCENT
2 STORY BUILDING SITE	+/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS	41,500 S.F. GROSS
SITE COVERAGE	29 PERCENT
LOWES SITE	+/- 11 ACRES 417,900 S.F.
BUILDING AREA GROSS	120,578 S.F. GROSS
SITE COVERAGE	29 PERCENT
RETAIL SITE / FASTFOOD SITE	+/- 8.89 ACRES 387,000 S.F.
BUILDING AREA GROSS	102,111 S.F. GROSS
SITE COVERAGE	26.3 PERCENT

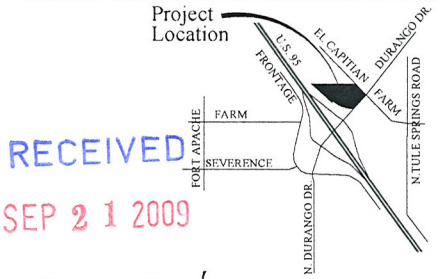
Building Open Space:

AREA REQUIRED 20%	+/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 23.4%	+/- 241,135 SF +/- 5.3 ACRES

Parking Data:

BUILDING		PARKING		
BLDG.	BLDG. AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,400 S.F.	1/250	11	17=7/1000
RETAIL A,C,D,E,F	67,448 S.F.	1/250	270	290=4.5/1000
RETAIL B	9,674 S.F.	1/250	39	48=5/1000
Fast Food G	2,155 S.F.	1/250	13	22=10/1000
LOWES	120,578 S.F.	1/250	483	510=4.3/1000
MAJOR A	18,497 S.F.	1/250	74	74=4/1000
2 STORY BLDG.	41,500 S.F.	1/250	166	166=4/1000
Total	264,189 S.F.		1056	4.3/1000 1127

Vicinity Map



RECEIVED
SEP 2 1 2009

Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court

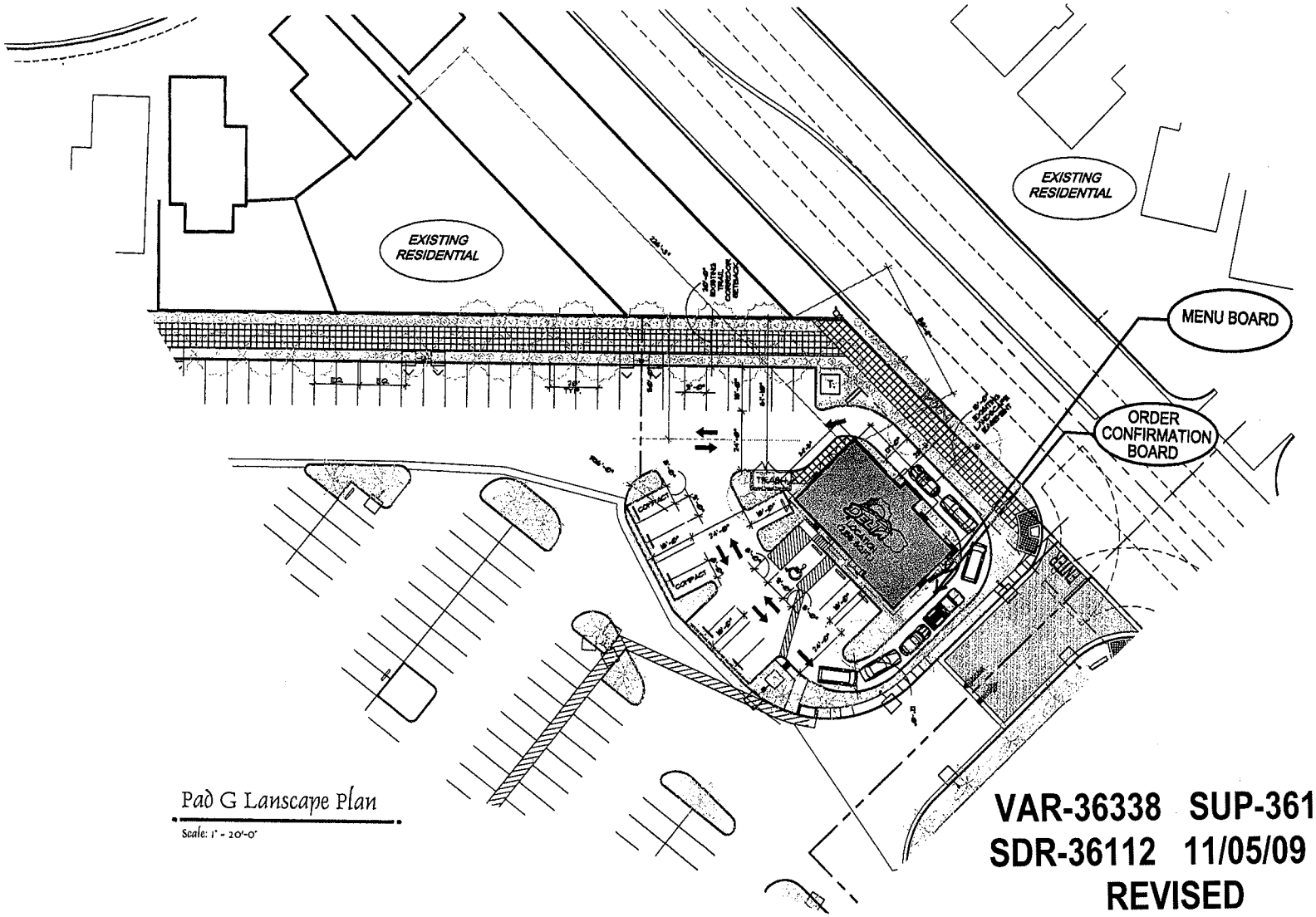
Schematic Design

© COPYRIGHT INDIGO ARCHITECTURE, INC. 2009

SUP-36111
SDR-36112
11/05/09 PC

September 22, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772



Pad G Lanscape Plan

Scale: 1" = 20'-0"

CAROLINE'S COURT
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	CERCIDIUM HYBRID 'DESERT WILLOW' DESERT MUSEUM PALO VERDE	SEE NOTE 'B' BELOW	HIGH, MULTI-TRUNK TRIPLE STAKE	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL	CONTAINER PLANTS SUSH SHAPE	
	CATALPA TASHKENTENSIS CATALPA	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	PHOENIX DACTYLIFERA DATE PALM	30' TRUNK HT.	W SCARED TRUNK TO 'PINEAPPLE PINEAPPLE 4' LONG	
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	SEE NOTE 'B' BELOW	MULTI- TRUNK TRIPLE STAKE	
	ROBINIA AFZELIA PURPLE ROSE LOCUST	SEE NOTE 'B' BELOW	SINGLE TRUNK, D.S	
	WASHINGTONIA ROBUSTA HYBRID MEXICAN FAN PALM ALT SPEC - NONE SPECIFIED	30' TRUNK HT.	TRUNK SCARED TOP TO BOTTOM	

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	4'-0" O.C.
	CASSIA ARTEMISIOIDES CASSIA	5 GAL	5'-0" O.C.
	CITHAREXYLUM OLIGOSTACHYUM SPANISH HEAD CITHAREXYLUM	5 GAL	3'-0" O.C.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	4' O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	LEUCOPHYLLUM F. 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	36" O.C.
	LEUCOPHYLLUM F. 'RANGER CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	7'-0" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST	5 GAL ALT SPEC 1 GAL	3'-0" O.C.
	SALVIA GREGGII AUTUM SAGE	5 GAL	24" O.C.

GROUND COVER/ VINE/ PERENNIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	3'-0" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	36" O.C.
	ACACIA REDONDAE 'LOW BOY' LOW BOY ACACIA	1 GAL	7'-0" O.C.

POT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
A	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	PLANT WITH (4) 6" POT AGAVE TA DUST
B	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	PLANT WITH (4) 6" POT VERBENA GOODDING
C	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL	PLANT WITH FOUR (7) 1 GALLON AGAVE

ROCK MULCH

APPLY A 3" DEEP LAYER OF 3/4" SIZE MOJAVE GOLD DECOMPOSED GRANITE ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING. ALL SLOPES GREATER THAN 3:1 SHALL HAVE 3" TO 4" ROCK TO MATCH THE PARENT SURFACE.

1-4" SIZE MOJAVE GOLD ROCK MULCH IN PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEE DETAIL 'F', SHEET L-1.1/EL

NOTES

1. ALL TREES TO HAVE NURSERY PHOTOS SUBMITTED TO RPA, INC FOR INITIAL APPROVAL RPA WILL TAG TREES AT THE NURSERIES - SEE SPECIFICATIONS
2. INSTALL ROOTBALL BARRIERS ON ALL TREES WITHIN 5'-0" OF A SIDEWALK, CURB OR FOUNDATION
3. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REMOVED AND REPLACED, IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY, LIVING PLANTS.
4. NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, NOT BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY TRIANGLE. THE SIGHT VISIBILITY TRIANGLE IS MAINTAINED AT LEAST THE 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, WHEN NO CURB EXISTS, A HEIGHT OF 71 INCHES IS MEASURED FROM TOP OF ADJACENT ASPHALT GRADE, OR PAVEMENT STREET SURFACE.
5. ALL SHADE TREES SHALL BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. ALL TREES SHALL BE 30' FROM ALL SHADE TREES ON THE INTERIOR OF THE PROPERTY AS MEASURED FROM THE TRUNK OF THE TREES

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

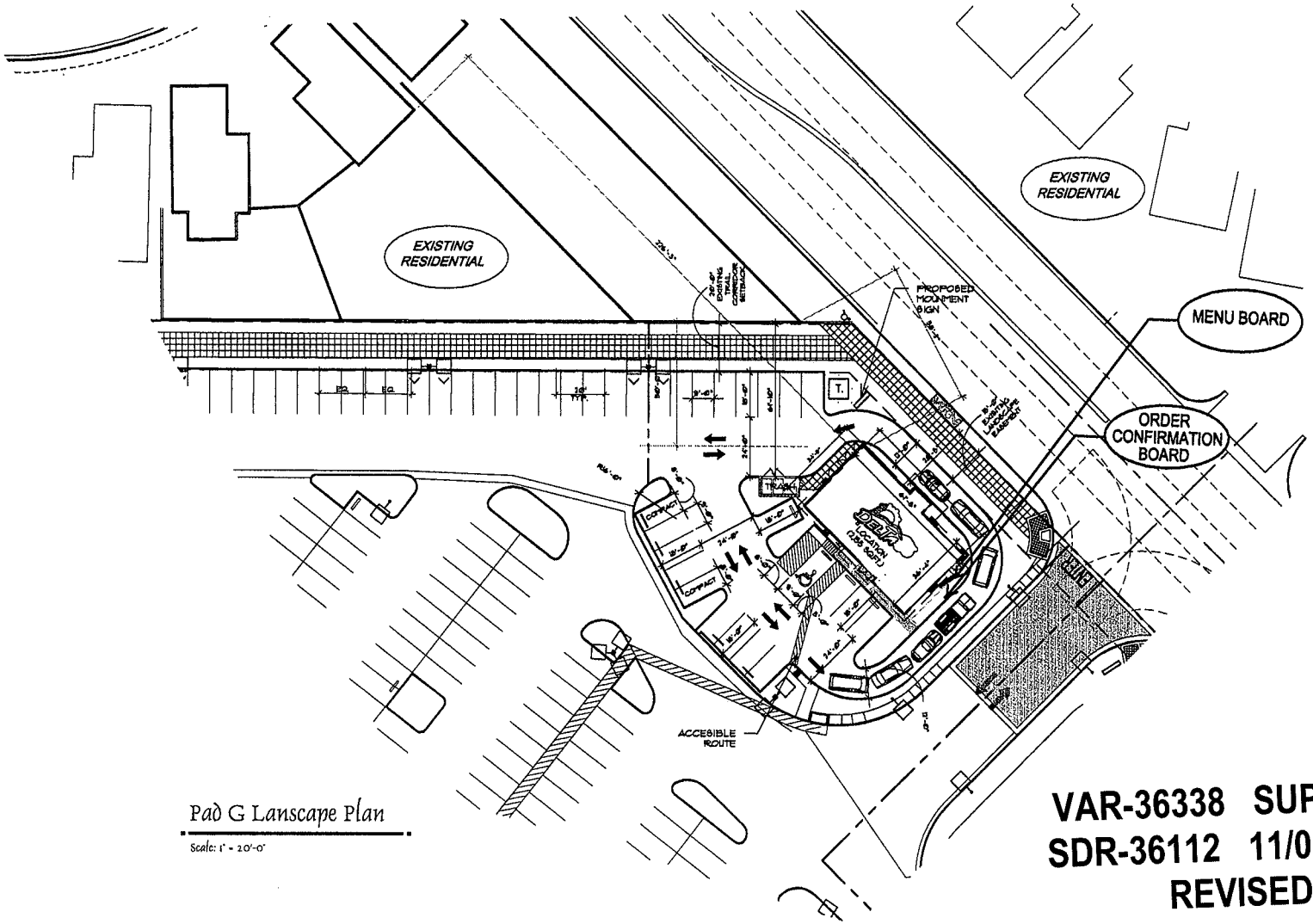
Schematic Design

October 14, 2009

Las Vegas, Nevada

Indian Architecture, Inc.
(702) 456-2772

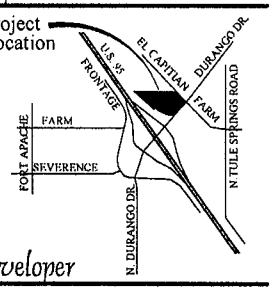
OCT 15 2009



Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C
PARKING REQUIRED (2,155 sf)	1/250 9 SPACES
PARKING PROVIDED	10.1/1000 22 SPACES

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770
CAMILL AFTALION (310) 208-7770 EXT. 113

Pad G Lanscape Plan

Scale: 1" = 20'-0"

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

7757 N. El Capitan

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

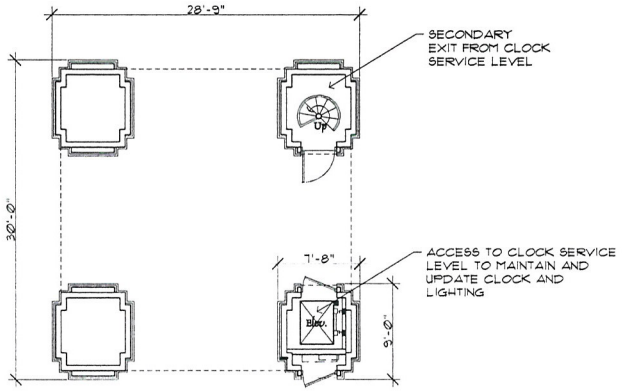
Caroline's Court (Del Taco Pad G)

Schematic Design

October 14, 2009

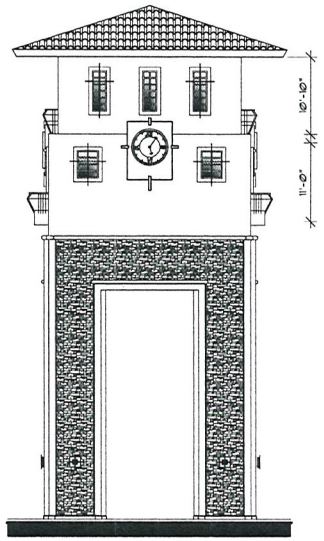
Indigo Architecture, Inc.
(702) 456-2772

OCT 15 2009



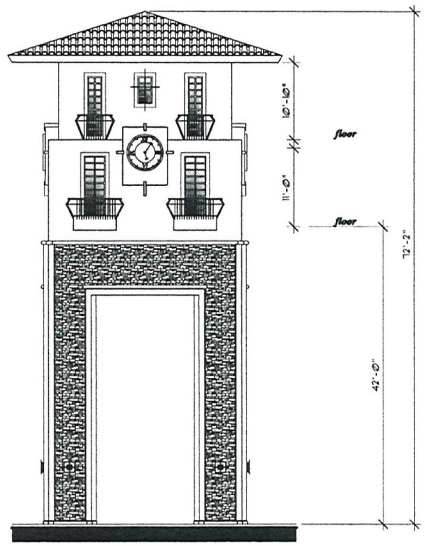
Clock Tower
Base Floor Plan

Scale: 3/16" = 1'-0"



Clock Tower
Elevation Side View

Scale: 1/8" = 1'-0"



Clock Tower
Elevation Intersection View

Scale: 1/8" = 1'-0"

RECEIVED

SEP 2 1 2009

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Clock Tower)

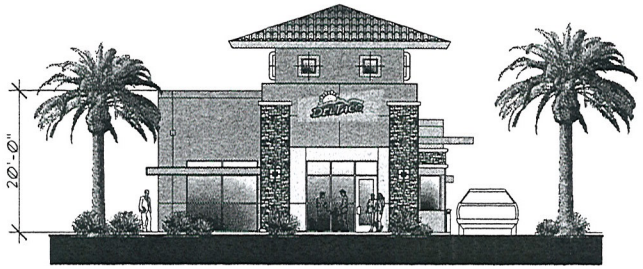
Schematic Design

September 1, 2009

Las Vegas, Nevada

SUP-36111
SDR-36112
11/05/09 PC

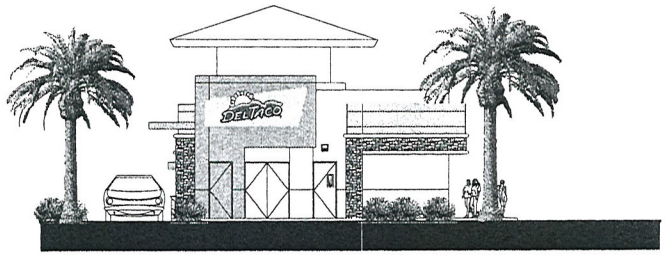
Indigo Architecture, Inc.
(702) 456-2772



South Elevation

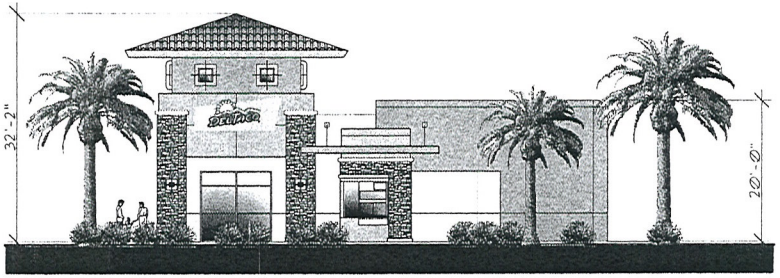
Scale: 1/8" = 1'-0"

PT-1 Frazee: Beach Grass 7751W
PT-2 Frazee: Tannery 7755D
PT-3 Frazee: Contemporary Maple 7786N
PT-4 Frazee: Antique Pine 8165D



North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

RECEIVED
SEP 2 1 2009
07270 Lease

Caroline's Court (Del Taco Pad G)

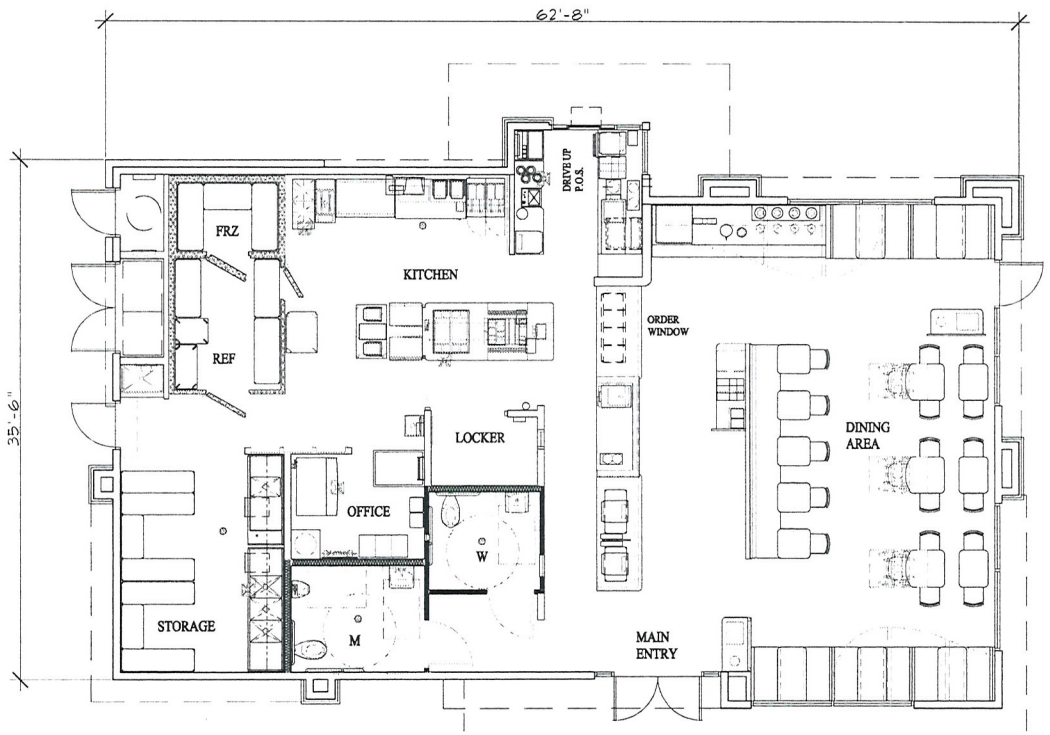
Schematic Design

August 31, 2009
Las Vegas, Nevada

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

SUP-36111
SDR-36112
11/05/09 PC

Indigo Architecture, Inc.
(702) 456-2772



Floor Plan 2,155 Gross SF

Scale: 1/4" = 1'-0"

OCCUPANT LOAD

MAXIMUM OCCUPANT LOAD CALCULATION

DINING	(ASSEMBLY - UNCONCENTRATED)	529 S.F. / 15		35.27
	FIXED SEATS	214 S.F.		32
KITCHEN	(COMMERCIAL)	692 S.F. / 200		3.46
STORAGE	(MERCANTILE)	81 S.F. / 300		.27
MECH. / EQUIP.		53 S.F. / 300		.177
LOCKER ROOM	(EMPLOYEES)	41 S.F. / 50		.82
OFFICE	(BUSINESS AREA)	35 S.F. / 100		.35
RESTROOMS	(2)	215 S.F. / 200		1.8
COOLER	(COOLER / FREEZER)	183 S.F. / 300		.61
HALLWAY	(2)	62 S.F. / 200		.31
TOTAL MAXIMUM OCCUPANT LOAD				75

EXIT WIDTH
2006 IBC, TABLE 1005.1

EXIT WIDTH = OCCUPANT LOAD x 0.2 (EXIT FACTOR) 75 x 0.2 = 15
15 INCHES = 1'-3" REQUIRED
12'-0" TOTAL EXIT WIDTH PROVIDED AT THREE (3) DOORS

RECEIVED
SEP 21 2009

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Caroline's Court (Del Taco Pad G)

Schematic Design

© Copyright Indigo Architecture, Inc. 2009

SUP-36111
SDR-36112
11/05/09 PC

September 22, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772

SDR 36112				
Caroline's Court				
NWC El Capitan Way & Durango Dr.				
Proposed 6.93 thousand square foot restaurant with drive-thru and retail amendment.				
Traffic produced by proposed development:				
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	41.5	11.01	457
AM Peak Hour			1.55	64
PM Peak Hour			1.49	62
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	76.684	42.94	3,293
AM Peak Hour			1.03	79
PM Peak Hour			3.75	288
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.65	496.12	1,315
AM Peak Hour			53.11	141
PM Peak Hour			34.64	92
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	8.94	127.15	1,137
AM Peak Hour			11.52	103
PM Peak Hour			10.92	98
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOME IMPROVEMENT SUPERSTORE [1000 SF]	139.41	29.80	4,154
AM Peak Hour			1.20	167
PM Peak Hour			2.45	342
Net Approved Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	269.18		10,356
AM Peak Hour				554
PM Peak Hour				880
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	41.5	11.01	457
AM Peak Hour			1.55	64

PM Peak Hour			1.49	62
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	95.619	42.94	4,106
AM Peak Hour			1.03	98
PM Peak Hour			3.75	359
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.555	496.12	2,260
AM Peak Hour			53.11	242
PM Peak Hour			34.64	158
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOME IMPROVEMENT SUPERSTORE [1000 SF]	120.578	29.80	3,593
AM Peak Hour			1.20	145
PM Peak Hour			2.45	295
Net Proposed Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	262.252		10,416
AM Peak Hour				549
PM Peak Hour				874
Net Change	**DESCRIPTION**	**#UNIT**		**TOTAL**
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	-6.93		60
AM Peak Hour				-5
PM Peak Hour				-6
Existing traffic on all nearby streets:				
El Capitan Way				
Average Daily Traffic (ADT)	17,325			
PM Peak Hour	1386			
(heaviest 60 minutes)				
Durango Dr.				
Average Daily Traffic (ADT)	33,400			
PM Peak Hour	2,672			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
El Capitan Way	32775			
Durango Dr.	51800			

This proposed amendment will potentially add 60 trips per day more, on El Capitan Way and Durango Dr., than the previous approval. El Capitan is currently at about 53 percent of capacity and Durango is at about 64 percent of capacity.				
Based on Peak Hour use, this amendment will add roughly 6 less cars into the area than the previous approval.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36112 - APPLICANT/OWNER: CAROLINE'S COURT, LLC
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

CAROLINE'S COURT, LLC
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024

September 16, 2009

City of Las Vegas Development Services Center
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification for Special Use Permits & Site Development Review
APN 125-17-612-001

Dear Staff:

Caroline's Court LLC respectfully submits a Special Use Permit and Site Development Review applications for your consideration.

Project Surroundings:

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Drive and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development complies with the Town Center Development Standards.

Project Approval:

Per SDR-20496, SUP-20497, SUP-20498, and SUP-20499, the subject site was approved for a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants. A 2-story office/medical building is also part of the 2007 approval. However, this is not included in the current development. The 2007 approval allowed 269,860 sf of building gross area, of which 41,500 sf was allocated for the future office/medical building, which allowed for 228,360 sf of commercial/retail. The total site area is 1,031,509 square feet with proposed building gross area of 264,189 square feet (26% site coverage) and 1,130 parking spaces. The open space totals approximately 241,135 square feet (23.4%).

Special Use Permit- Del Taco Fast Food with Drive-Thru (AKA Retail "G")

Del Taco will require Special Use Permit for its associated drive-thru window. The intercom for ordering is on the south side of the fast food building. Therefore the fast food building itself will serve as a sound buffer/barrier to the neighboring homes. Additionally, the intercom for ordering is not on the menu order sign. It is an independent stand adjacent to the vehicle's driver. Finally, the distance of the intercom from the residential homes is just under 300 ft. Fast Food "B" is adjacent to the main entrance to the development. If approved, the building on Pad G will be reduced by 700 square feet from the 2007 approved 2,865 sf.

SUP-36111
SDR-36112
11/05/09 PC

Del Taco will receive non-peak hour deliveries two or three times a week. Per condition #23 of approved SDR 20496, no deliveries shall take place between the hours of 10:00 pm and 6:00 am. Given the delivery hours and the location of the building relative to the rest of the development, which has already been approved, the placement of a loading dock would be a hardship that would further endanger the successful completion of the project. A permanent loading area would compromise the required parking and disrupt the follow of traffic.

In times of such economically turbulence, the Caroline's Court has been unable to attract many retail users. So it is in light of this economic hardship that the Caroline's Court earnestly appeals for approval of the above request. Such approval will also bring much needed tax revenues for the City, generate employment within the local area, and increase the value of all properties, whether commercial or residential, in this neighborhood. Some of the immediate neighbors have already been informed and they agree that such an approval will only serve the neighborhood in a positive way in every aspect.

Site Development Review for Del Taco and Clock Tower

1. Del Taco with Drive-Thru

Based on the current zoning ordinance, a total of 22 parking spaces are required for Del Taco. Del Taco's individual parcel meets the parking requirement.

A Landscape plan is provided showing only the Del Taco parcel. The master landscape plan for entire project remains the same.

2. Increase of Height for Clock Tower

Per SDR-20496, the clock tower was approved for 38'-3" height for clock tower. We respectfully request to increase height to 72'.

CENTENNIAL TOWN CENTER

Despite naming the neighborhood "Centennial Town Center," there is no centralized business or shopping areas, much less open public space. Caroline's Court, with its towering Clock on the corner, will go long way in giving the "Centennial Town Center" neighborhood the identity that it lacks and needs.

The Tuscan clock tower shall be a landmark that distinguishes Caroline's Court from the other Centers. It shall also give definition to "Centennial Town Center" just like the towns, villages, and hamlets of the Old European urban architecture where most of the gatherings and happenings took place in the square below the clock tower.

Even in these harsh times, developer recognizes that a retail center should be more than just a collection of stores and restaurants. It should also contain a feature or an artwork preferably "married" with the Center's overall architecture. Therefore, the developer has combined art with architecture in the form of this clock tower to be built at a great expense with no financial return in the future.

SUP-36111
SDR-36112
11/05/09 PC

Just like the old Town Centers of Europe, we plan to have 2 restaurants in the 2 buildings on either side of the clock tower and these restaurants will have a big courtyard in between where the presence of the clock tower will also be felt. The corner of the Center will be sitting approx. 8' above the street elevation so the passersby will see the courtyard with densely planted palm trees as well as custom-designed canopies. Patrons of the 2 restaurants may also sit outside underneath the canopies and the trees; all under the majestic presence of the clock tower.

Caroline's Court will be designed using a palette of warm desert colors accented by Tuscan architecture that involves a combination of the classical architectural elements of the Old World Europe and its use of stonework along with the modern features to make Caroline's Court visit by anyone a pleasant experience.

Request for Waiver

To allow zero feet of landscape buffer adjacent to Durango at Del Taco site (with Drive-Through) use where ten additional feet are required per Town Center Development Standards, B. 5.B. 2 and 3 (page 44)
The general purpose of landscape buffer is to enhance visual beauty and to help prevent and control, soil stability, storm run off, dust and air pollution. The overall site exceed 15% open space/landscape requirement (23.4% provided.) With the constraint of Lowe's parcel which make it impossible to meet the standard along Durango Drive. It should be noted that the landscape buffer between the development and the residential subdivision has been increased from the 8 feet minimum to 10 feet. Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The 20 ft public trail adjacent to El Capitan, as well as, along the entire residential subdivision, together with the very large parking lot landscaping islands will provide additional screening and will be an appealing amenity of the project

Caroline's Court looks forward to make these improvements and graciously asks for your approval. We appreciate your consideration of these applications and look forward to all public hearing dates.

Please contact our office if you need any additional information.

Yours truly,
CAROLINE'S COURT, LLC

Jacob Khakshouri
Manager

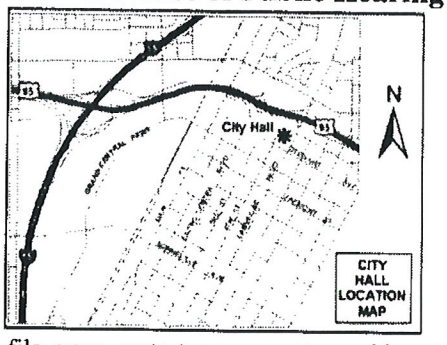
SUP-36111
SDR-36112
11/05/09 PC

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
OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 27 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.

SDR-36112
Planning Commission Meeting of 11/5/2009

Case: SDR-36112
12517212030
GARGANO STEPHEN F
249 COUNTRY LN
RANCHO SANTA MARGARITA CA 92688-0

41P

92688

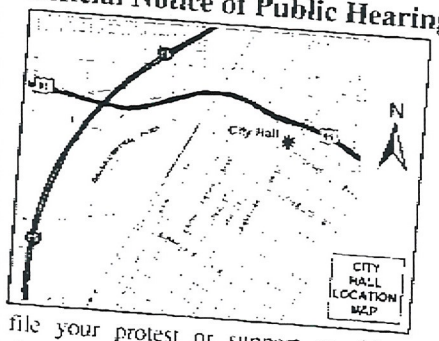
7147965506 10:54:04 a.m. 10-27-2009 2/2

Oct 25 09 12:28p D. Rosenbaum 2063396736 p.1

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.

SDR-36112

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

12517525006 Case: SDR-36112
ROSENBAUM DANIEL B
8536 SHADY PINES DR
LAS VEGAS NV 89143-4453

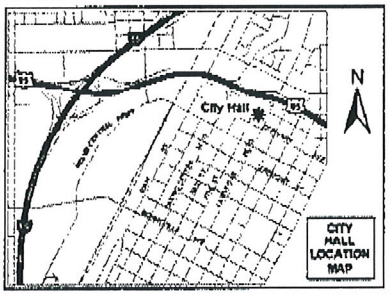
4/A

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 OCT 23 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

Case: SDR-36112

12517516015
HAVELY SHAWN & SHANNON
4789 DREAM CATCHER AVE
LAS VEGAS NV 89129-5324

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36112

Planning Commission Meeting of 11/5/2009

HAVELY 89129

41A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

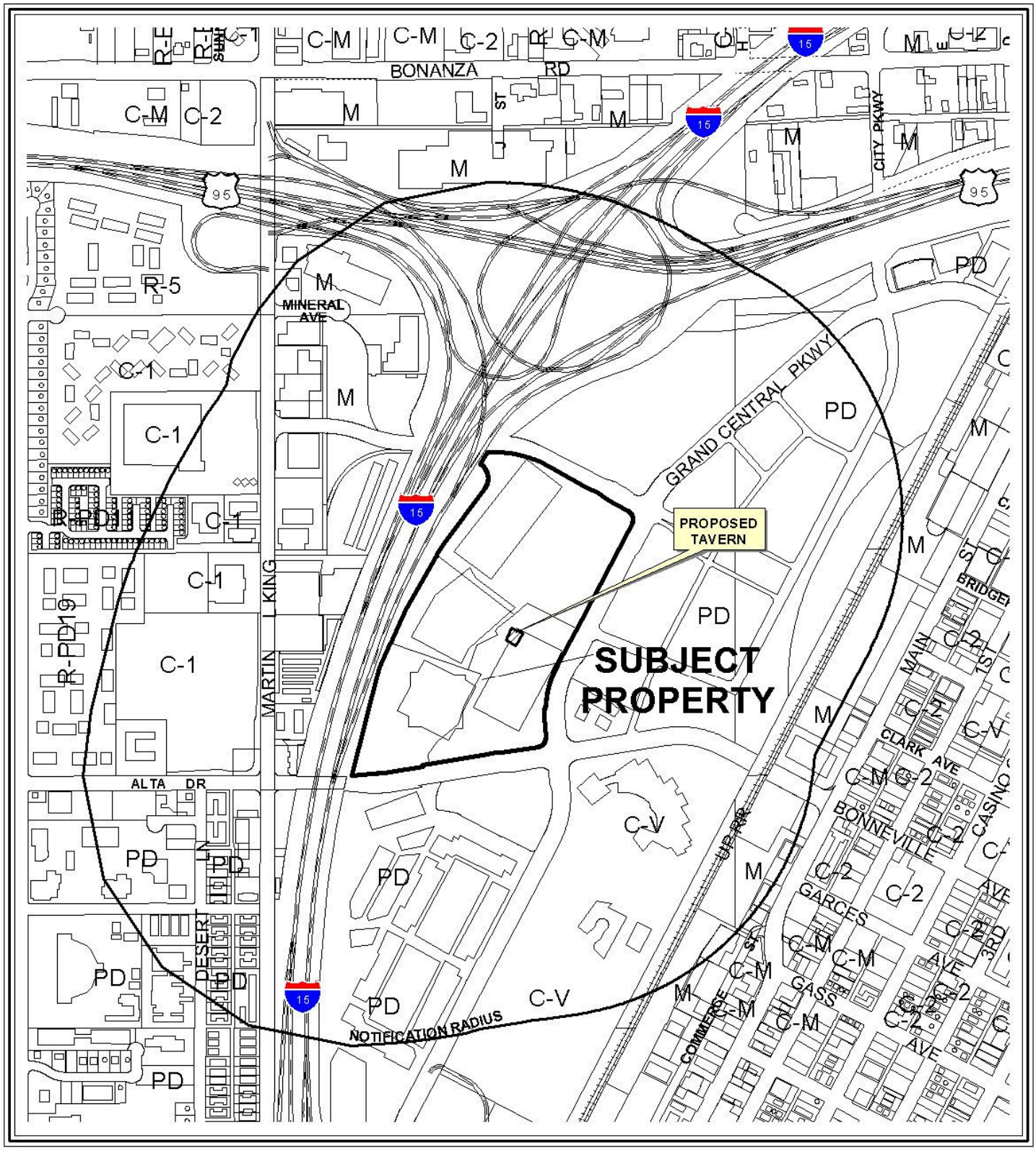
SUBJECT:
SUP-35838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MUNDO, LLC - OWNER: WMCV PHASE 1, LLC - Request for a Special Use Permit TO ADD A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) USE WITHIN AN EXISTING 6,621 SQUARE FOOT RESTAURANT WITH WAIVERS TO ALLOW A 660-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED AND AN 885-FOOT DISTANCE SEPARATION FROM A CHILD CARE CENTER WHERE 1,500 FEET IS REQUIRED at 495 South Grand Central Parkway, Suite #116 (APN 139-33-610-023), PD (Planned Development) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 900 1800 Feet

CASE: **SUP-35838**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



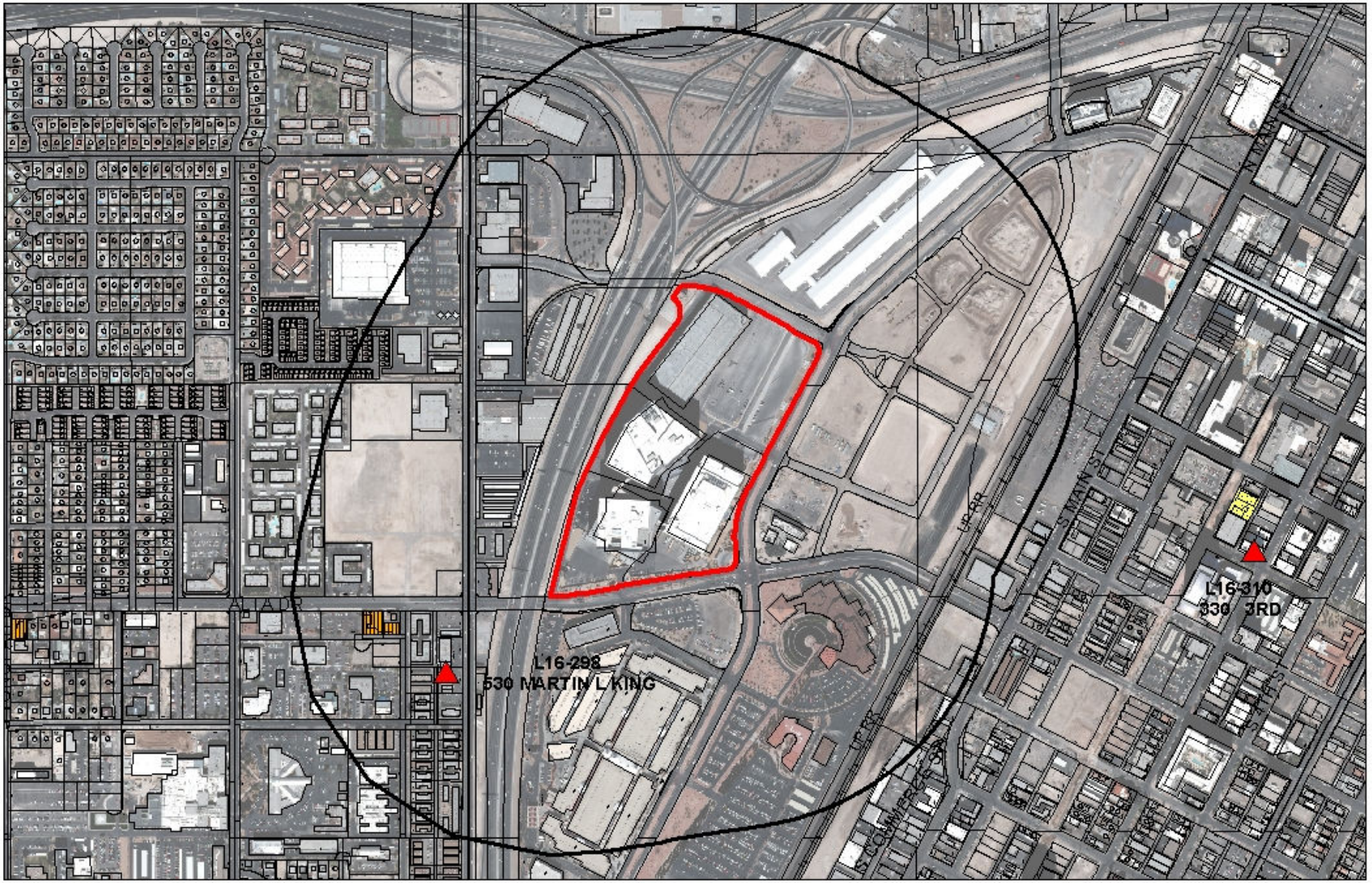
0 900 1800 Feet

CASE: **SUP-35838**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



SUP-35838

Business Licenses

Child Care/ Children Facility

Tavern

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35838 - APPLICANT: MUNDO, LLC - OWNER: WMCV PHASE 1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under the Downtown Centennial Plan Parkway Center District standards for the Liquor Establishment (Tavern) use.

2. Conformance to the conditions for Rezoning Z-0100-97 and Site Development Plan Review Z-0100-97(3).

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35838 - Staff Report Page One
October 22, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests a Special Use Permit to add a proposed Liquor Establishment (Tavern) use within an existing 6,521 square foot restaurant at 495 South Grand Central Parkway, Suite #116. The request includes waivers to allow a 660-foot distance separation from an existing Liquor Establishment (Tavern) where 1,500 feet is required and an 885-foot distance separation from an existing Child Care Center where 1,500 feet is required. Staff can support the waiver requests, as the protected uses are separated from the proposed tavern use by the I-15 freeway. The use can be conducted in a manner that is compatible with the surrounding uses. Additionally, the Downtown Centennial Plan supports such uses in the context of a large mixed use development such as the one located on the subject site. For these reasons, staff recommends approval. If denied, the sale of alcohol would not be permitted on the subject site.

Issues:

- An ordinance to amend the Downtown Centennial Plan to add alcohol uses, including the Liquor Establishment (Tavern) use, to the list of permitted uses in the Parkway Center District will be adopted by the City Council prior to the public hearing on this item.
- Waivers of the minimum distance separation requirement from a similar use and from a child care facility licensed for more than 12 children are requested.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on 178 acres including the subject property. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted Ordinance 5238, thereby adopting the Downtown Centennial Plan, which governs standards for the subject site.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development and a waiver of off-street parking requirements on the subject site. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for World Market Center Phase I at 495 South Grand Central Parkway. The Planning Commission and staff recommended approval.
07/12/06	The City Council approved a Special Use Permit (SUP-13410) for the proposed on-premise sale of beer, wine and wine coolers at 495 South Grand Central Parkway, Suite #116. The Planning Commission and staff recommended approval. The SUP was exercised 07/19/06, but expired 11/07/08 after 180 days of inactivity.

10/18/06	The City Council approved a Major Amendment (MSP-15823) to a previously approved Master Sign Plan (MSP-6344) to add requirements for World Market Center Phase II. The Planning Commission and staff recommended approval.
11/07/07	The City Council adopted Ordinance 5945, which amended the periods after which a Special Use Permit may be terminated.
06/03/09	The City Council adopted Ordinance 6041, which amended minimum requirements for the Liquor Establishment (Tavern) use.
06/11/09	Planning and Development Department staff approved a Minor Amendment (MSP-34474) to a previously approved Master Sign Plan for sign additions at 455, 475 and 495 South Grand Central Parkway.
08/27/09	The Planning Commission recommended approval of a request (TXT-34880) to discuss and possibly act to amend the Parkway Center District standards of the Downtown Centennial Plan to allow certain alcohol-related uses, including a Liquor Establishment (Tavern). An ordinance (Bill 2009-42) amending Title 19 is expected to be adopted by the City Council on 11/04/09.
Related Building Permits/Business Licenses	
08/19/94	A business license (N16-00001) was issued for a child care center and preschool at 1617 Alta Drive. The license is still active.
09/22/04	A building permit (#04020063) was issued for a multitenant improvement on the first floor of the building at 495 S. Grand Central Parkway. The permit was finaled on 06/06/06.
06/17/05	A building permit (#05004109) was issued for a tenant improvement for a certificate of occupancy at 495 S. Grand Central Parkway, Suite #116. The permit was finaled on 05/01/06.
06/20/06	A business license (R09-01353) was issued for a Restaurant with 45+ seating at 495 S. Grand Central Parkway, Suite #116. The license was marked out of business on 05/01/08.
07/19/06	A business license (L09-00231) was issued for the on-premise sale of beer, wine and wine coolers at 495 S. Grand Central Parkway, Suite #116. The license was marked out of business on 05/07/08.
02/07/08	A business license (L16-00298) was issued for a tavern at 530 S. Martin L. King Boulevard. The license is still active.
05/07/08	A business license (R09-01450) was issued for a Restaurant with 45+ seating at 495 S. Grand Central Parkway, Suite #116. The license is still active.
07/01/08	Application for a building permit (B-TI-146612) was made for a tenant improvement for a café at 495 S. Grand Central Parkway, Suite #116. The permit was never issued.
11/18/08	A building permit (B-TI-128328) was issued for a tenant improvement for an office at 495 S. Grand Central Parkway, Suites #116 and 118. The permit was finaled on 01/02/09.

06/08/09	A business license (R10-00115) was issued for a food caterer at another location within the city. The location changed to 495 S. Grand Central Parkway, Suite #116 on 09/03/09. This license has not yet been issued as of 10/13/09.
07/17/09	A building permit (B-DEMO-143708) was issued for demolition in conjunction with a tenant improvement remodel of 495 S. Grand Central Parkway, Suite #116. The permit was finaled on 07/22/09.
07/17/09	A building permit (B-TI-143666) was issued for a tenant improvement for a remodel of 495 S. Grand Central Parkway, Suite #116. The permit was finaled 09/03/09.
08/11/09	A building permit (#145205) was issued for a sprinkler system in 495 S. Grand Central Parkway, Suite #116. The permit was finaled 09/01/09.
08/14/09	A building permit (B-EMIN-145517) was issued for lighting in conjunction with a tenant improvement remodel of 495 S. Grand Central Parkway, Suite #116. The permit was finaled 08/28/09.
08/17/09	A building permit (#145663) was issued for a single-faced electrical sign at 495 S. Grand Central Parkway, Suite #116. The permit has not yet been finaled.
09/02/09	Application was made for a business license (R09-91339) for a Restaurant with 45+ seating at 495 S. Grand Central Parkway, Suite #116. The license has not yet been issued as of 10/13/09.
Pre-Application Meeting	
08/14/09	Submittal requirements for a Special Use Permit were discussed, as well as the timeline for adoption of a text amendment to the Downtown Centennial Plan that would allow the Tavern use within Parkway Center.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Field Check	
09/17/09	Staff observed an existing restaurant in operation at the site with outdoor dining facilities. Signage for the proposed restaurant is clearly displayed on the outside of the building.

Details of Application Request	
Site Area	
Net Acres	8.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Trade Center/Wholesale Showrooms	MXU (Mixed Use)	PD (Planned Development)

North	Parking Garage and Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Major and Minor Medical	MXU (Mixed Use)	PD (Planned Development)
West	Trade Center/Wholesale Showrooms	MXU (Mixed Use)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
PD (Planned Development) District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Symphony Park	X		Y
Downtown Overlay District – Parkway Center	X		Y
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		Y
Trails	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

Development standards within the Parkway Center District are governed by the Downtown Centennial Plan. Section VII.E(3) of the Downtown Centennial Plan states that Title 19.10 parking and loading standards are not automatically applied. The addition of a Liquor Establishment (Tavern) use generates a similar parking requirement as a restaurant. Since the proposed Liquor Establishment (Tavern) use will be located within an existing restaurant, the addition of the use will not require additional spaces beyond what the restaurant requires.

Waivers		
Requirement	**Request**	**Staff Recommendation**
No Liquor Establishment (Tavern) use may be located within 1,500 feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than 12 children, or city park	To allow a Liquor Establishment (Tavern) use within 660 feet of another liquor establishment (tavern) and within 885 feet of an existing child care facility licensed for more than 12 children	Approval

ANALYSIS

The subject site is zoned PD (Planned Development) and is located within the Parkway Center District of the Downtown Centennial Plan. The Liquor Establishment (Tavern) use is permitted in the Parkway Center District with approval of a Special Use Permit. The Downtown Centennial Plan document refers to the minimum Special Use Permit requirements of Title 19 for tavern uses within Parkway Center.

The proposed use is compatible with uses surrounding the site, which include a trade center, medical uses and parking. The requested distance separation waivers are supported by staff, since the existing tavern and child care center uses are located on the west side of the I-15 freeway, which serves as a natural barrier between the proposed use and the protected uses. The applicant obtained building permits to expand the existing restaurant in the subject suite, which will bring the total floor area to 5,701 square feet, not including the outdoor seating area (820 square feet). These permits have received final inspections. The Liquor Establishment (Tavern) use would be added to the rear of the restaurant, which includes 122 indoor dining seats, 18 bar seats and 48 outdoor seats.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Liquor Establishment (Tavern) use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site can easily accommodate a Liquor Establishment (Tavern) land use. The addition of this use will not affect the parking requirement for the existing restaurant.

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."**

   Bonneville Avenue provides access to the site. The segment of this street adjacent to the site is designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways and is adequate to meet any demand generated by the proposed Liquor Establishment (Tavern) 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."**

   The proposal is consistent with the objectives of the General Plan and the Downtown Centennial Plan and will not compromise the public health, safety, and welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The Downtown Centennial Plan refers to Title 19.04 for applicable conditions of the Liquor Establishment (Tavern) use in the Parkway Center District. A waiver of the distance separation requirement from an existing child care center and another Liquor Establishment (Tavern) use is allowed by Title 19 and supported by staff. The proposed use meets all other conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 81

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35838** APN: 139336|0023

Name of Property Owner: WMCV Phase I, LLC

Name of Applicant: Mundo, LLC

Name of Representative: George Harris

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: Jack Kashani

Subscribed and sworn before me

This 31 day of August, 20 09

_____

Notary Public in and for said County and State

Expires: 6/14/2012

BARBARA RHEA
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES 6-14-12
COMMISSION NO: 89-1285-1

BUILDING DATA

TENANT AREA:	5,701 SF
OUTDOOR SEATING AREA:	820 SF
TOTAL PROJECT AREA:	6,521 SF
OCCUPANCY TYPE:	A-2

Occupancy Load Calculation

Area description	sq. ft.	load factor	occupants
Kitchen Service Areas	1,980	200	6
Bar/Tavern	495	200	4
Dining Area	2,773	15	185
Utility Areas	130	100	1
Hostess Areas	100	100	1
Misc. Walls, Hallways	443		
Total	5,701		199

OCCUPANCY LOAD:	199
OUTDOOR SEATING:	48
DINING AREA SEATING:	122
TAVERN SEATING:	18
TOTAL SEATING:	188

NOTE:

- REFER TO THE FIRE PROTECTION AND LIFE SAFETY PLAN, PREPARED FOR THE PHASE 1 SHELL BUILDING BY, FIRE SAFETY ENGINEERING ASSOCIATES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- THIS IS A TENANT IMPROVEMENT WITHIN AN EXISTING SHELL BUILDING. THE EXISTING SHELL BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- THE BUILDING CONSISTS ON TEN STORIES.
- THE EXISTING SHELL WAS PERMITTED UNDER 1997 UBC AS I-FR, NOW KNOWN AS I-A UNDER IBC

SECTION 508.3.1
ACCESSORY USE AREAS ARE NOT REQUIRED TO BE SEPARATED BY A FIRE BARRIER IF THEY ARE LESS THAN 10% OF THE TOTAL AREA OF THE STORY IN WHICH IT IS LOCATED. TOTAL AREA FOR LEVEL 1 = 125,438sf (PER CODE ANALYSIS A0.03 – SHELL PACKAGE). 5,680sf/125,438sf = 0.05 OR 5% OF THE TOTAL FLOOR AREA. THE PROJECT SPACE FALLS WITHIN THIS CATEGORY (LESS THAN 10% OF LEVEL ONE).

SECTION 508.2.3 & TABLE 508.2
INCIDENTAL USE AREAS: STORAGE/TRASH ARE INCIDENTAL USE AREAS. THE PROJECT SPACE IS SPRINKLERED THEREFORE DOES NOT REQUIRE ANY RATED ENCLOSURE.

LOCATION MAP



1 Overall Site Plan
A0.00 SCALE: 1"=60'-0"

Mundo
Restaurant / Tavern
@ World Market Center
495 S. Central Pkwy., Suite A-116
Las Vegas, NV 89106

SHEET INDEX

A0.10 SHEET INDEX, PROJECT DATA, LOCATION MAP, SITE PLAN
A1.00 FLOOR PLAN

PROJECT ADDRESS

MUNDO
RESTAURANT / TAVERN
@ WORLD MARKET CENTER
SUITE A-116
495 S. GRAND CENTRAL PKWY.
LAS VEGAS, NV 89106

GENERAL CONTRACTOR

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE. 10
LAS VEGAS, NEVADA 89121
PH: (702) 641-2400
FAX: (702) 641-2401

CODES

ALL WORK SHALL CONFORM TO, BUT NOT BE LIMITED TO:

1. 2006 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2. 2006 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
3. 2005 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
4. 2006 UNIFORM MECHANICAL CODE W/ LOCAL AMENDMENTS
5. 2006 UNIFORM PLUMBING CODE W/ LOCAL AMENDMENTS
6. 2006 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
7. 2003 ICC/ANSI HANDICAP ACCESSIBILITY

PLUMBING ANALYSIS

Area description	area (s.f.)	occupants	occupants male	occupants female	water closet required male	water closet required female	water closet provided male	water closet provided female	lavatory required male	lavatory required female	lavatory provided male	lavatory provided female	drinking fountain required	drinking fountain provided	urinals provided w.c.	urinals provided lavatory	service sink required	service sink provided
Mundo	5,680	199	100	100	2	2			1	1								
Level 1 (less Mundo)	119,758	3,992	1,996	1996	4	4			2	2								
Total	5,680		2,096		6	6	11	9	4	4	6	6	5	11	1	1	1	1

RECEIVED
SEP 01 2009

SUP-35838
11/05/09 PC

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE 10
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164
SIGNATURE

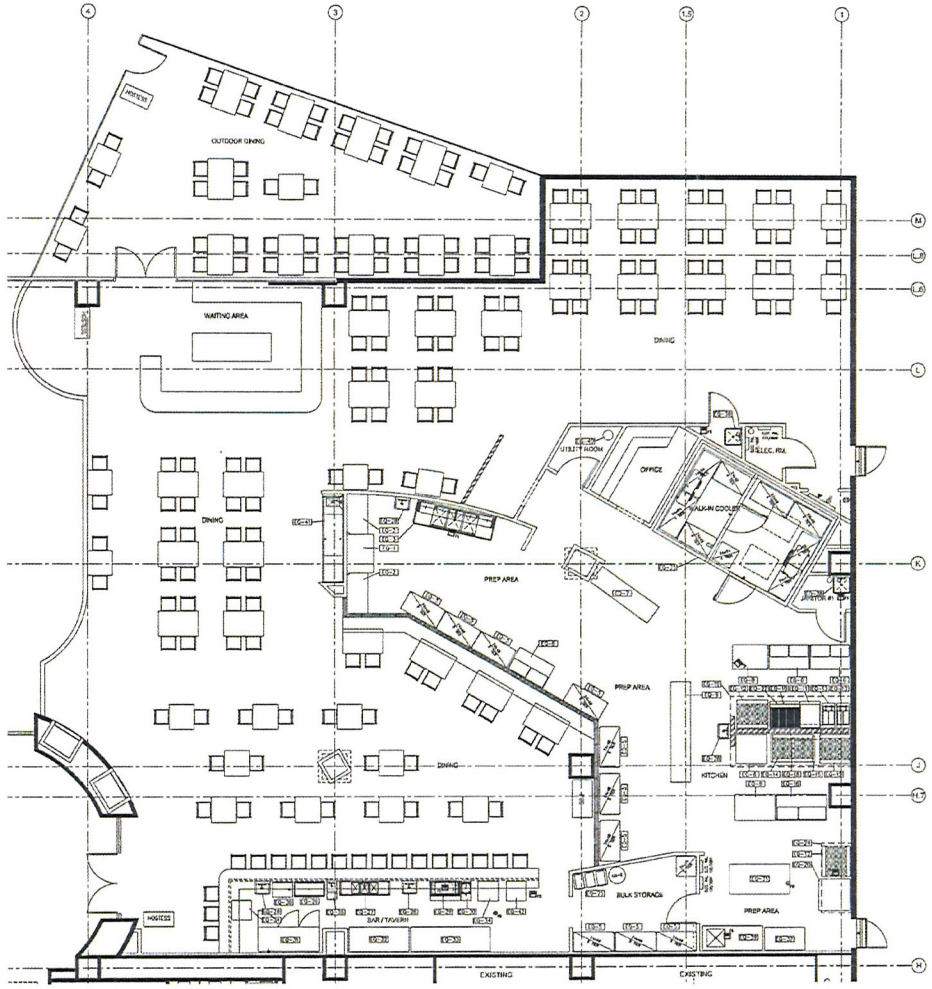
#	REVISED	BY
1		
2		
3		
4		
5		

Mundo
Restaurant / Tavern
@ World Market Center
495 S. Central Pkwy., Suite A-116
Las Vegas, NV 89106

OVERALL SITE PLAN
SPECIAL USE PERMIT

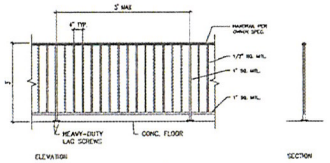
DATE: 08/06/2009
DRAWN BY: WNR
SCALE: AS NOTED

SHEET
A0.00



1 Floor Plan
A1.00 SCALE: 3/16"=1'-0"

EQUIPMENT SCHEDULE	
Sym	Description
EQ-1	Dish Washer
EQ-2	Dish Washer tables SS
EQ-3	3 Compartment Sink
EQ-4	SS Table 3x3
EQ-5	SS Shelving
EQ-6	Sandwich/Salad Unit
EQ-7	SS Prep Table
EQ-8	SS Table
EQ-9	SS Pick-up Table
EQ-10	Broiler
EQ-11	Griddle
	36"-6 Burner Range
EQ-12	w/Convection Oven
EQ-13	Fryer
EQ-14	4 Burner Hot Plate
EQ-15	SS Table
EQ-16	Sandwich/Salad Unit
EQ-17	SS Table
EQ-18	Cheese Metal
EQ-19	Type - Hood
EQ-20	Convection Oven
EQ-21	SS Table
EQ-22	SS Table
EQ-23	Walk in Cooler/Freezer
EQ-24	Type - Hood
EQ-25	Bag-in-The-Box
	Under Bar Ice Bin
EQ-26	Cordial Station
EQ-27	3 compartment sink
EQ-28	SS Hand sink
	Existing Jackey Box &
EQ-29	Chainboard
EQ-30	Existing Dump Sink
EQ-31	3 door cooler
EQ-32	Backbar Refrigerator
EQ-33	Backbar Refrigerator
EQ-34	Underbrunner Rating
EQ-35	Blender/ Dumpsink
EQ-36	Chainboard
EQ-37	Ice Cube Maker
EQ-38	Existing Mop Sink
EQ-39	Existing Prep Sink
EQ-40	Water Softener
EQ-41	Counter with Sink
EQ-42	Underbar Glass Washer



2 Typical Exterior Fence Detail
A1.00 SCALE: 1/2"=1'-0"

RECEIVED
SEP - 2 2009

SUP-35838
11/05/09 PC

#	REVISED	BY
△		
△		
△		
△		
△		

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE 10
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164

SIGNATURE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS IT DISCLOSES IS AN INSTRUMENT OF PROFESSIONAL SERVICE REMAINS BY QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED BY ANY MEANS IN WHOLE OR IN PART OR ANY PURPOSE OTHER THAN THIS PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION.

Mundo
Restaurant / Tavern
@ World Market Center
495 S. Central Pkwy., Suite A-116
Las Vegas, NV 89106

FLOOR PLAN, TYPICAL FENCE DETAIL
SPECIAL USE PERMIT

DATE: 08/06/2009
DRAWN BY: WNR
SCALE: AS NOTED

Copyright 2009, Quality Choice Construction

SHEET
A1.00



SUP-35838 - APPLICANT: MUNDO, LLC - OWNER: WMCV PHASE 1, LLC
495 SOUTH GRAND CENTRAL PARKWAY, SUITE #116
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09



SUP-35838 - APPLICANT: MUNDO, LLC - OWNER: WMCV PHASE 1, LLC
495 SOUTH GRAND CENTRAL PARKWAY, SUITE #116
NOVEMBER 5, 2009 PLANNING COMMISSION

09/17/09

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE # 10 LAS VEGAS, NV 89121
PHONE (702) 641-2400 FAX (702) 641-2401
NCL# 44164

September 1, 2009

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101-6918
Attn: Steve Gebeke
Planning Supervisor-229-5410

RE: Mundo, LLC
Justification Letter - Application for Special Use Permit
Restaurant /Tavern and Offsite Liquor Sales
495 S. Grand Central Parkway, #A116

Dear Sirs:

This justification letter is written on behalf of our client Mundo, LLC.

The World Market Center, (A Downtown Mixed Used Development) presently lacks a restaurant use. The proposed restaurant/bar/tavern use will represent a high class service restaurant with full bar/tavern service and private banquet capabilities and catering. As an added service the restaurant will provide periodic wine and tequila tastings for its cliental with offsite sales availability. An outside dining area is also proposed along with the inside dining facilities.

The restaurant will count on the ample parking facilities and amenities of the World Market Center. Thank you for your attention to this matter and if additional information is required please contact me at my office or mobile at 702-499-1573.

Sincerely,

Jorge L. Cotto
Construction Manager on behalf of Mundo, LLC.

cc: Mundo, LLC

RECEIVED
SEP - 2 2009

SUP-35838
11/05/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

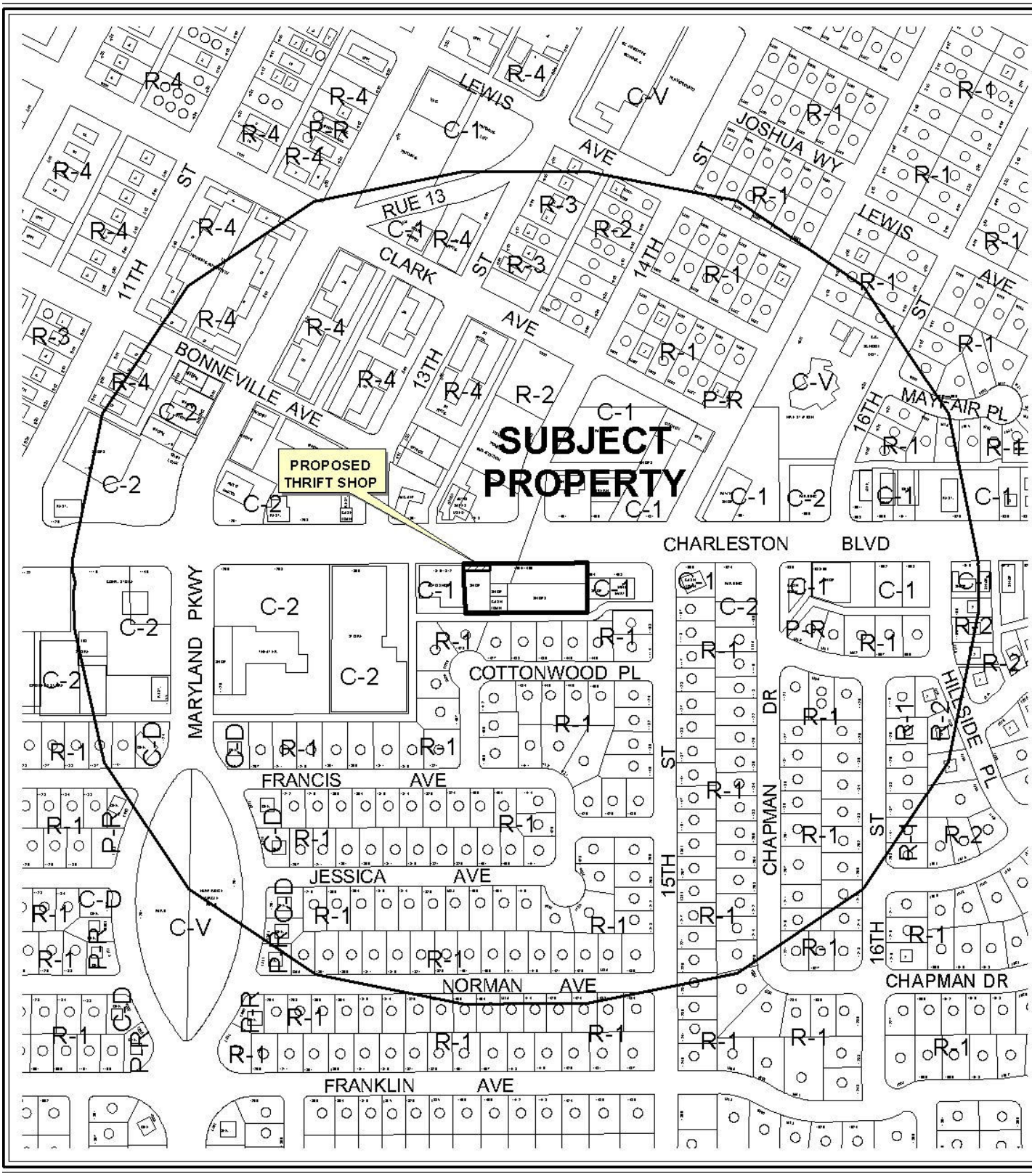
SUBJECT:
SUP-36072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 988 SQUARE-FOOT THRIFTSHOP at 1412 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



0 300 600 Feet

CASE: **SUP-36072**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-36072**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36072 - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. 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.

2. The hours of operation shall be from 9 am to 6 pm daily.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

GK

SUP-36072 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed 988 square-foot Thriftshop use within an existing 15,300 square-foot retail/office building at 1412 East Charleston Boulevard. The applicant has indicated that the project will not alter the square footage of the existing tenant space and will not modify the existing condition of the site. The proposed use is compatible with adjacent surrounding uses and meets the minimum Special Use Permit requirements for a Thriftshop use, set forth by Title 19.04. Therefore, staff recommends approval of this request. If this application is denied, the proposed Thriftshop use cannot be located within the subject tenant space, nor can a business license be obtained for the use at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
03/17/96	A deed was recorded for a change in ownership at 1412 East Charleston Boulevard.
04/21/04	City Council approved a Special Use Permit (SUP-3747) for a Financial Institution, Specified at 1426 East Charleston Boulevard. Planning Commission and staff recommended denial.
10/20/04	City Council approved a six month Required Review (RQR-5234) for a Special Use Permit (SUP-3747) for a Financial Institution, Specified at 1426 East Charleston Boulevard. Staff recommended approval.
01/07/09	City Council approved a Special Use Permit (SUP-31303) for a Bailbond establishment at 1440 East Charleston Boulevard. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
05/15/91	A business license (M09-00016) was issued for General Retail Store (Less than 3,500 Square Feet) at 1412 East Charleston Boulevard. This license was marked out of business on 01/30/07.
05/30/05	A business license (Q13-00874) was issued for an Office, Other than Listed at 1412 East Charleston Boulevard. The license was marked out of business on 02/07/07.
12/01/05	A business license (M18-92070) was issued for an Office, Other than Listed at 1412 East Charleston Boulevard. The license was marked out of business on 01/30/07.
04/10/07	A business license (B20-01206) was issued for an Office, Other than Listed at 1412 East Charleston Boulevard. This license was marked out of business on 07/16/09.

GK

Pre-Application Meeting	
09/11/09	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 held, nor was one required.	
Field Check	
10/01/09	Staff conducted a field inspection and noted a well maintained retail/office building.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Retail & Office Building	C (Commercial)	C-1 (Limited Commercial)
North	Retail Building	C (Commercial)	C-1 (Limited Commercial)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Retail & Office Building	C (Commercial)	C-1 (Limited Commercial)
West	Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)

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

GK

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	
Thriftshop	988 SF	1:250 SF	4				
Bail Bond Service	992 SF	1:300 SF	4				
Psychic Arts	1,250 SF	1:250 SF	5				
Financial Institution, Specified	900 SF	1:250 SF	4				
Restaurant (without Drive Through)	2,200 SF	1:50 SF of seating area and 1:200 SF of Gross Floor Area	29				
General Retail Store, Other than Listed (Less than 3,500 Square Feet)	8,970 SF	1:175 Gross Floor Area	53				
Sub Total	15,300 SF		95	4	41	1	Y*
Total	15,300 SF		99		41		Y*

** The subject retail/office building was constructed in 1964 and meets the Title 19.10.010 (c) Standard to be considered a Parking Impaired Development.*

Previous Parking Requirement				
	Gross Floor Area or Number of Units		***Required***	***Provided***
			Parking	Parking
Use		***Parking Ratio***	Regular	Regular
Office, Other than Listed	988 SF	1:300 SF	4	4
Proposed Parking Requirement				
Thriftshop	988 SF	1:250 SF	4	4

GK

ANALYSIS

The applicant is proposing to establish a Thriftshop use within an existing 15,300 square-foot retail/office building. The proposed use will locate within an existing 988 square-foot suite. The applicant is proposing to buy and sell gently used clothing and accessories, which is consistent with the Thriftshop use defined in Title 19.04.

The subject retail/office building was constructed in 1964 and is considered to be a Parking Impaired development per Title 19.10.010(C). The previous use at 1412 East Charleston Boulevard was an Office, Other than Listed, which required four parking spaces. The proposed Thriftshop use requires one space per 250 square feet of gross floor area, or four parking spaces. As the proposed Thriftshop use requires the same number of parking spaces as the previous use, no parking variance is required. The addition of a Thrift Shop within this retail/office building is compatible with the existing and future 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 is compatible with the C (Commercial) General Plan designation and is located within an existing retail/office building. The 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 proposed Thriftshop use will be in conjunction within an existing retail/office building, which is physically suitable for the type and intensity of the 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."**

   The site is accessed by Charleston Boulevard, which is designated as a 100-Foot Primary Arterial by the Master Plan of Streets and Highways. The street provides 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."**

   Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Thriftshop use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Thriftshop use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 275

APPROVALS 3

PROTESTS 0

GK

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36072 APN: _____

Name of Property Owner: Nerces Sarkis Himidian

Name of Applicant: FRANCISCO R. LUZAN

Name of Representative: FRANCISCO R. LUZAN

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: _____

Print Name: NERCES S. HIMIDIAN

Subscribed and sworn before me

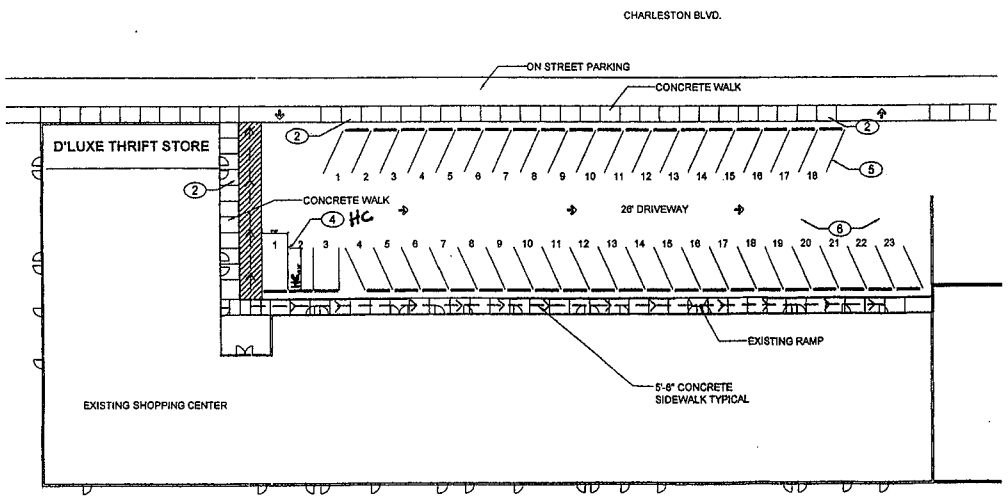
This 14th day of September, 2009

Dominador P. Tagacay Jr.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

RECEIVED
SEP 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



OVERALL SITE PLAN

SCALE:1" = 20'-0"

NORTH

SITE KEYNOTES

1. NOT USED
2. (E) CONCRETE WALK.
3. NOT USED
4. (E) HANDICAPPED VAN PARKING STALL 9'X19'.
5. (E) PARKING STALL 9'X18'(TYPICAL) 4" STRIP.
6. (E) ASPHALT PAVING.

(E) HANDICAPPED ACCESSIBLE PATH

(E) ACCESSIBLE ROUTE FOR BLDG EXITS TO PUBLIC WAY

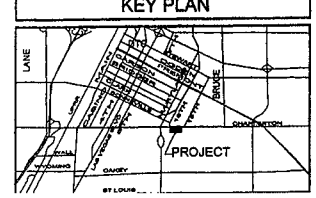
BUILDING SIZE - 15,300 SF

LOT SIZE - 40,300 SF

SUP-36072
REVISED
11/05/09 PC

SEP 25 2009

KEY PLAN



© Melvin Green Architect, Ltd. 2004

REVISIONS	BY

MELVIN D. GREEN REGISTERED 2249 ARCHITECT STATE OF NEVADA
AUG 30, 2004

MGA Melvin Green Architect, Ltd.
ARCHITECTURE - COMMERCIAL - RESIDENTIAL
2305 W. Spring Mountain Rd. Suite 92 • Las Vegas, NV 89102 • (702) 362-8874

All reports, plans, specifications, computer files, field data, and other documents and instruments prepared by the Architect, as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part is prohibited.

PROJECT: LAFAYETTE SQUARE
D'LUXE THRIFT STORE
1412 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL SITE PLAN

DATE: 08-30-04
SCALE: AS INDICATED
DRAWN: MG/RB
JOB NO: 2004-0431

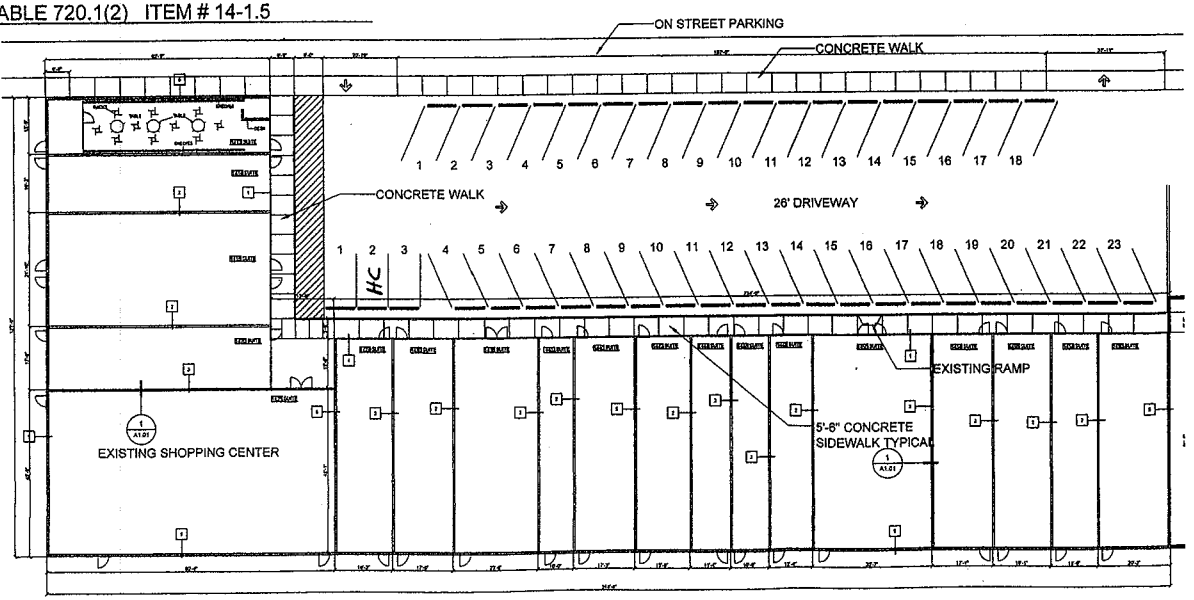
SHEET
AS1.01

TABLE 720.1(2)—Continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a,g,p]

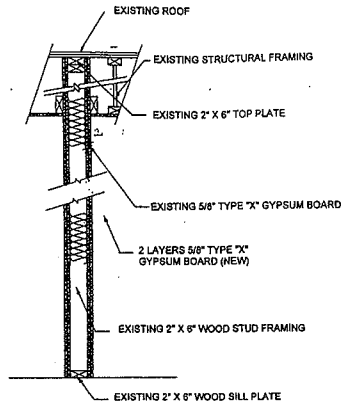
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[b] (inches) 4 hour	3 hour	2 hour	1 hour
14. Wood studs—interior partition with gypsum wallboard each side	14-1.1[k,m]	2" x 4" wood studs 16" on center with two layers of 5/8" regular gypsum wallboard[e] each side, 4d cooler[e] or wallboard[e] nails at 8" on center first layer, 5d cooler[e] or wallboard[e] nails at 8" on center second layer with laminating compound between layers, joints staggered. First layer applied full length vertically, second layer applied horizontally or vertically	—	—	—	5
	14-1.2[k,m]	2" x 4" wood studs 16" on center with two layers 1/2" regular gypsum wallboard[e] applied vertically or horizontally each side[d], joints staggered. Nail base layer with 5d cooler[e] or wallboard[e] nails at 8" on center face layer with 8d cooler[e] or wallboard[e] nails at 8" on center.	—	—	—	5 1/2
	14-1.3[k,m]	2" x 4" wood studs 24" on center with 5/8" Type X gypsum wallboard[e] applied vertically or horizontally nailed with 6d cooler[e] or wallboard[e] nails at 7" on center with end joints on nailing members. Stagger joints each side.	—	—	—	4 1/4
	14-1.4[f]	2" x 4" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) parallel to studs. Wallboard attached with 6d cooler[e] or wallboard[e] nails at 7" on center.	—	—	—	4 1/4
	14-1.5[k,m]	2" x 4" wood studs 16" on center with two layers 5/8" Type X gypsum wallboard[e] each side. Base layers applied vertically and nailed with 6d cooler[e] or wallboard[e] nails at 9" on center. Face layer applied vertically or horizontally and nailed with 8d cooler[e] or wallboard[e] nails at 7" on center. For nail-adhesive application, base layers are nailed 6" on center. Face layers applied with coating of approved wallboard adhesive and nailed 12" on center.	—	—	6	—
	14-1.6[f]	2" x 3" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) at right angles to studs. Wallboard attached with 6d cement-coated box nails spaced 7" on center.	—	—	—	3 1/4
15. Exterior or interior walls	15-1.1[k,m]	Exterior surface with 3/4" drop siding over 1/2" gypsum sheathing on 2" x 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" x 4" wood stud partitions. Gypsum sheathing nailed with 1 1/2" by No. 11 gage by 7/16" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[k,m]	2" x 4" wood studs 16" on center with metal lath and 7/8" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5 1/8
	15-1.3[k,m]	2" x 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	3 1/16" No. 16 gage noncombustible studs 16" on center with 7/8" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.			—	Varies[i]

(continued)

TABLE 720.1(2) ITEM # 14-1.5



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 A1.01 WALL PARTITION
1/2" = 1'-0"

CHARLESTON BLVD.

1 STORE FRONT WINDOW SYSTEM WITH 2"X6" WOOD STUDS WITH 5/8" 3 COAT STUCCO. 6" SOUND INSULATION IN ALL WALL CAVITIES. EXTEND TO THE UNDERSIDE OF STRUCTURE
2 EXISTING DEMISING WALLS
3 AREA SEPARATION WALLS (SHEET A1.01 2003 IBC FIRE-RATING TABLE 720.1(2))
4 NOT USED
5 EXISTING CMU WALL

NOTE:

LEGEND

AREA SEPARATION WALLS
INDICATES EXISTING CMU WALL
EXISTING DEMISING WALLS

NOTE:

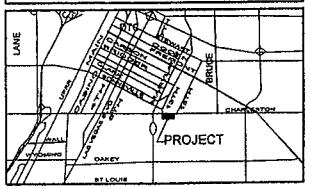
GENERAL NOTES

CEILING TYPE SCHEDULE

GYPSUM BOARD CEILING OR SOFFIT/HEAD — PENDANT DIRECT/INDIRECT EXISTING FLUORESCENT LIGHT FIXTURE
9'-0" CEILING HEIGHT
NEW RECESSED EXHAUST FAN 100CFM
EXISTING SURFACE MOUNTED FIXTURE

CEILING NOTES

KEY PLAN



© Melvin Green Architect, Ltd. 2004

REVISIONS	BY

MELVIN D. GREEN REGISTERED 2249 ARCHITECT STATE OF NEVADA
AUG 30, 2004

MGA Melvin Green Architect, Ltd.
3200 N. Rainbow Blvd. Suite #2 • Las Vegas, NV 89108 • (702) 648-0077

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part is prohibited.

PROJECT: LAFAYETTE SQUARE
DI'LUXE THRIFT STORE
1412 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA

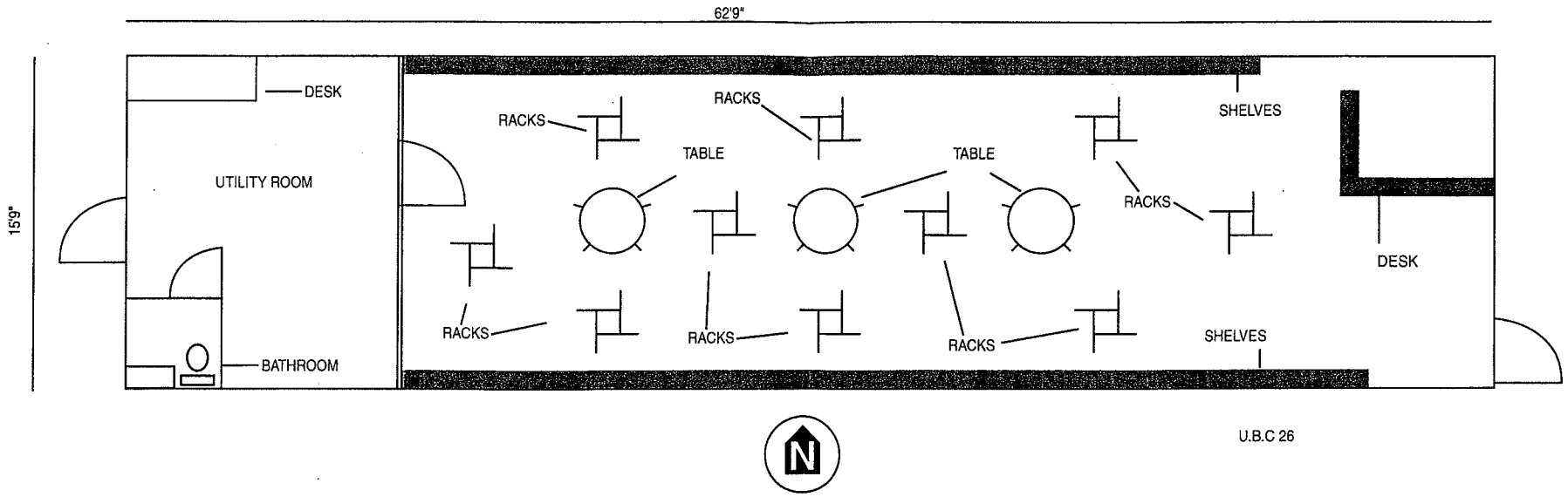
SHEET TITLE: OVERALL FLOOR PLAN & DETAIL

DATE: 08-30-04
SCALE: AS INDICATED
DRAWN: MG/BW
JOB NO: 2004-0431

SHEET A1.01
OF SHEETS

SUP-36072
REVISED
11/05/09 PC

SEP 25 2009



SUP-36072
REVISED
11/05/09 PC

SEP 25 2009



SUP-36072 - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST
1412 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36072 - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST
1412 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36072 - APPLICANT: FRANCISCO LUJAN - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST
1412 EAST CHARLESTON BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

September 16, 2009

Re: D'Luxe Thrift Store

To Whom It May Concern:

I am writing this letter to request the use of 1412 E. Charleston Blvd. as a Thrift Store. The operation will be to buy cloth and home decorative objects in advertised garage sales and thorough the internet and then cleaned it, mended it and pressed it and then displayed them to sell in the store.

This will be a family oriented business and will be run the same way. I, Francisco Lujan, the owner will be running the day to day business operation along with my wife and during the weekends my son and my wife will be buying the merchandise.

Since I have a degree in Art and worked in the advertising business for more than twenty five years and my wife's flair with art and interior design, we are planning to have a niche in the thrift industry in the sense that we will decorate the entire store and will sell everything that is on display, by the piece or by the set to give our customers the opportunity to use our designs in their homes for less money, and also, the store will have a clean and fresh aroma very different than most thrift stores. This will not be a "second hand store" this will a "hardly used clothing and decorative items boutique". Further, we will not display any items outside the store.

We have already visited some of the best thrifts "boutiques" in Miami, Houston and Pasadena, California and also researched the industry found that no store like this is doing business in Las Vegas. Also, according to an article on "The MarketWatch" a popular website states that *"Thrift shops are the new cool" Secondhand stores capitalize on frugality necessitated by economy. While major retailers like Macy's, Nordstrom and J.C. Penney's are reeling from slumping sales and a downbeat consumer whose confidence is dropping daily. The second hand business is capitalizing on this shift to frugality. Comparatively, Macy's reported a 7% drop in sales and a loss for the third quarter. The National Association of Resale and Thrift Stores said a survey of its members showed that 66.2% posted a sales surge of an average 35% from January to August compared with the same period in 2007.*

The hours of operation will be from 9:00am to 6:00pm seven days a week to give our customers the opportunity to shop during the weekends just as any major store.

There are no licenses needed to sell clothing and decorative items.

A store like this will not only help the economy of the area but will bring more customers since the premises has been vacant for more than a year and the shopping mall where the shop will be located has three restaurants, one food store, and no retail like our business. Therefore, our store will add variety to the businesses and the well needed foot traffic.

Sincerely and Respectfully,

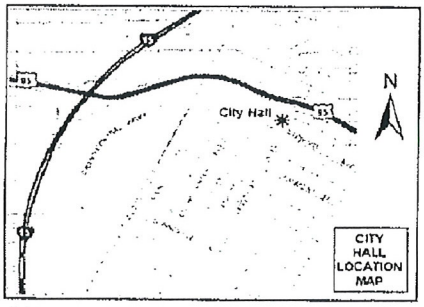
Francisco Lujan
Owner

SUP-36072
11/05/09 PC

RECEIVED
SEP 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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
OCT 26 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.

Case: SUP-36072
16202110007
HIMIDIAN NERCES SARKIS LIVING TR
6931 S ARVILLE ST
LAS VEGAS NV 89118-5003

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

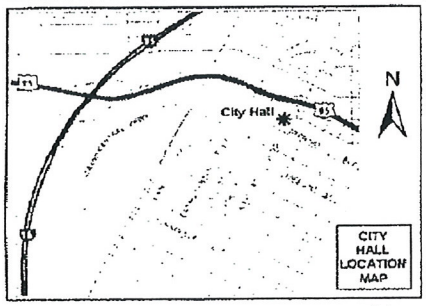
SUP-36072
Planning Commission Meeting of 11/5/2009

43A

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
OCT 26 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.

Case: SUP-36072

16202115024
HIMIDIAN NERCES S LIV TR AGMT
6931 ARVILLE ST
LAS VEGAS NV 89118-5003

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36072

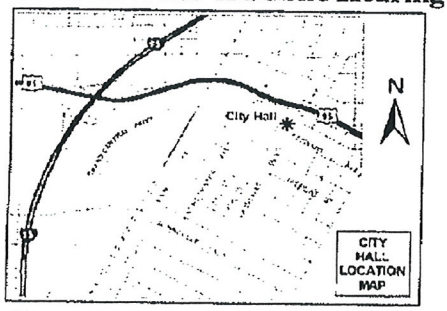
Planning Commission Meeting of 11/5/2009

HAVDE11 89118

43A

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-36072

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: SUP-36072

[redacted]
HIMIDIAN NERCES S LIV TR AGMT
6931 STARVILLE ST
LAS VEGAS NV 89118-5003

43A

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

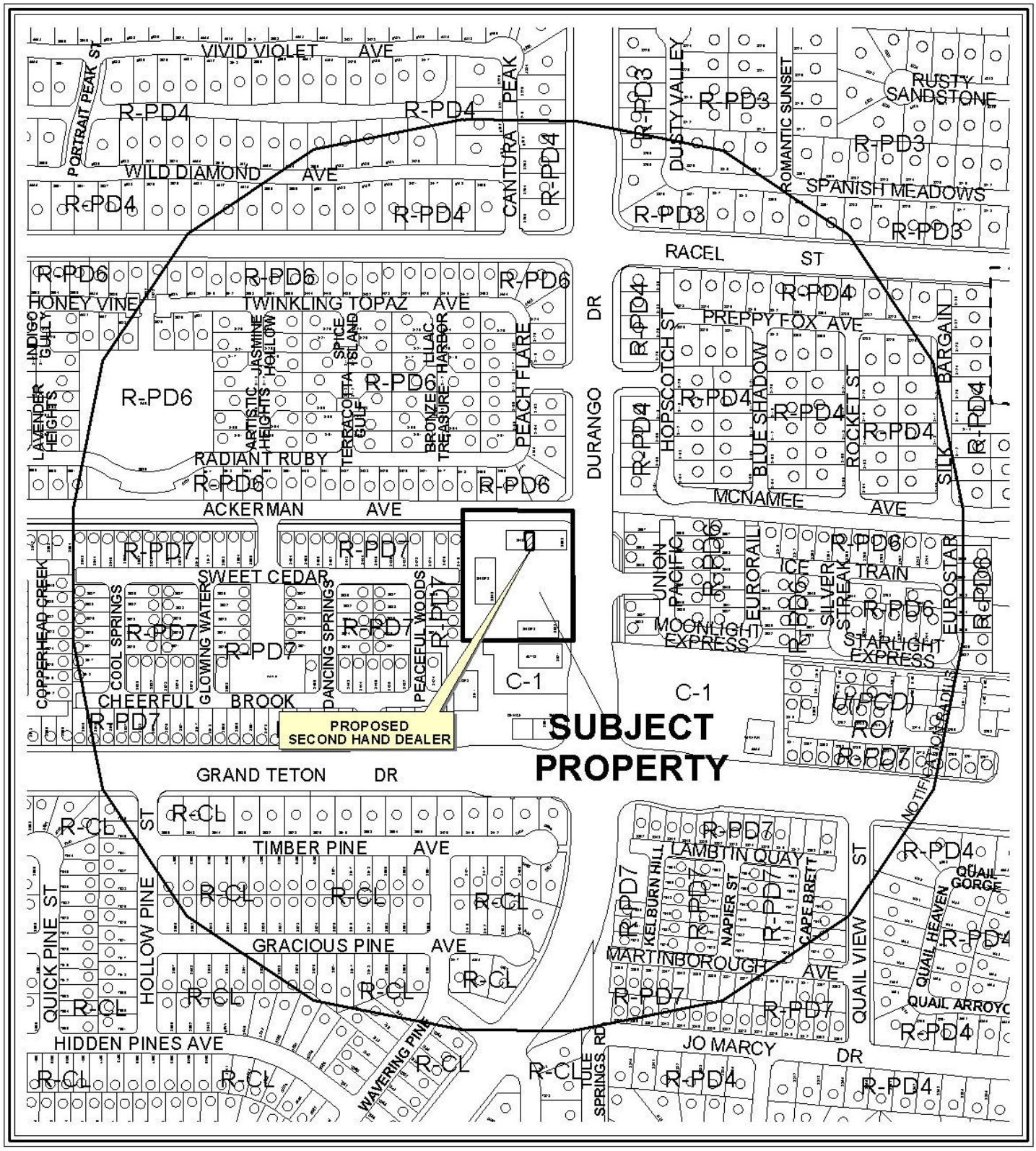
SUBJECT:
SUP-36130 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WONDERFITS FASHION EXCHANGE, LLC - OWNER: TETON DURANGO 2008, LLC - Request for a Special Use Permit FOR A PROPOSED 1,355 SQUARE-FOOT SECONDHAND DEALER (WEARING APPAREL) USE at 8053 North Durango Drive, Suite #130 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



0 400 800 Feet

CASE: **SUP-36130**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

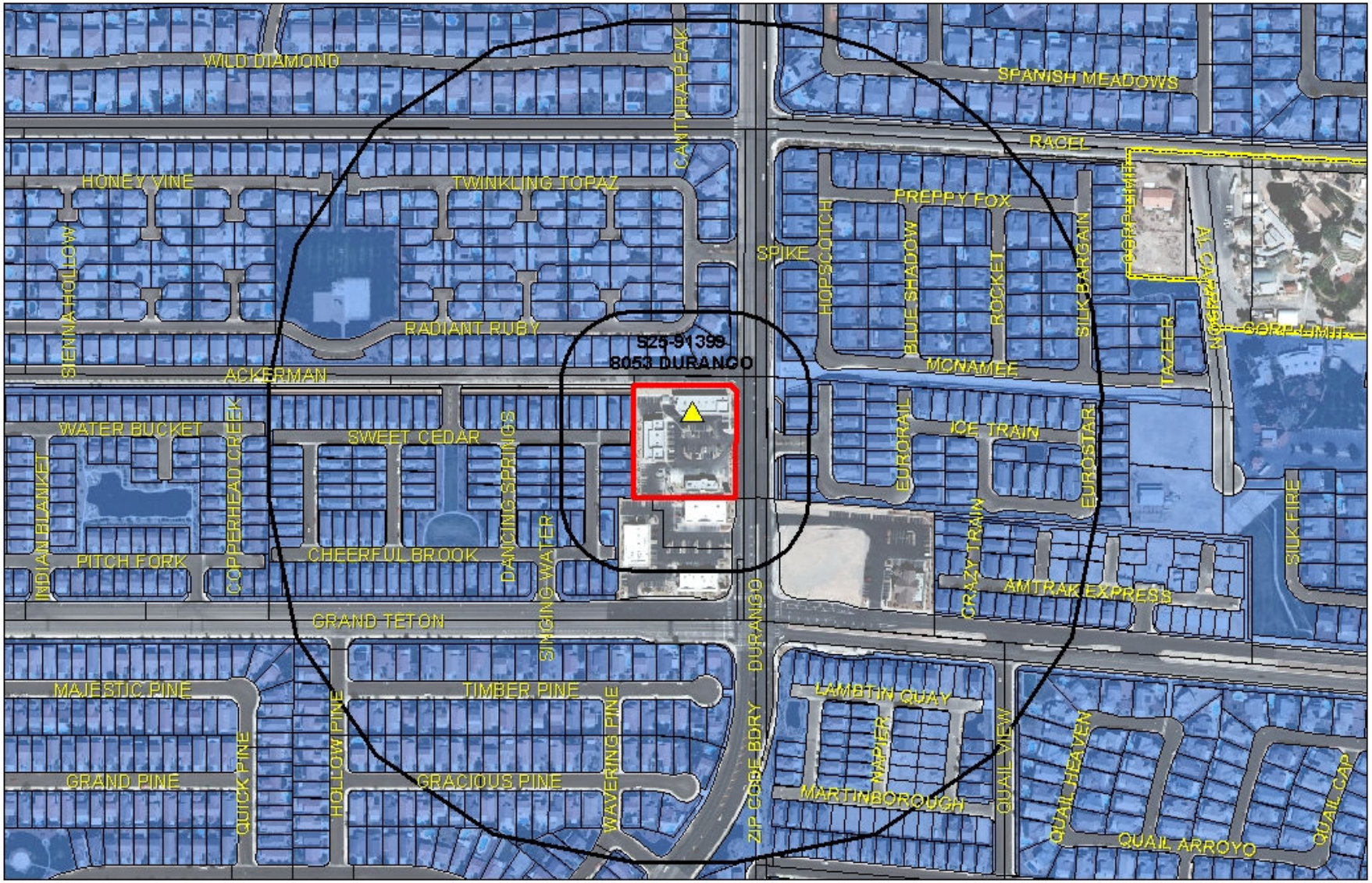
N



CASE: **SUP-36130**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-36130
Second Hand Dealers

Business Locations
Second Hand Dealers
Residential Zoning

Subject Property
200 FT & 1000 FT Buffer

0 235 470 940 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36130 - APPLICANT: MARIA BONITA - OWNER: TETON DURANGO 2008, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Secondhand Dealer 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.

AO

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed 1,355 square-foot suite to be used as a Secondhand Dealer use within an existing building on 1.93 acres at 8053 North Durango Drive, Suite #130. The subject site is developed with three existing structures, which are currently occupied. The proposed use of the site would be new to the area as there is not a similar use within 1,000 feet. The applicant is proposing to sell new and used clothing, as well as accessory items, such bags and purses. The proposed use is compatible with the surrounding area and meets the minimum Special Use Permit requirements for a Secondhand Dealer use; therefore, staff recommends approval of this request. Should the request be denied, Secondhand Dealer use would not be permitted at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
02/05/03	The City Council approved a request for Annexation (A-0038-02) to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b), containing approximately 495 acres. The Planning Commission recommended approval of the request.
01/24/06	A Code Enforcement case (#37811) was processed for a large dump truck repeatedly parking on the vacant lot. The case was closed by Code Enforcement on 03/10/06.
01/31/06	At the applicant's request this item was withdrawn without prejudice. The request was for a Special Use Permit (SUP-10815) for a proposed Auto Repair Garage, Minor at the southwest corner of Durango Drive and Ackerman Avenue. Staff recommended approval.
04/05/06	The City Council approved a Site Development Plan Review (SDR-10071) for a proposed 13,722 square-foot commercial development on 2.12 acres at the southwest corner of Ackerman Avenue and Durango Drive. The Planning Commission recommended approval of the request.
05/10/07	The Planning Commission denied a request for a Special Use Permit (SUP-20814) for a proposed Auto Title Loan with a Waiver to allow no distance separation from a residential property where 200 feet is required and a Waiver to allow a 1,288 square-foot establishment where 1,500 is the minimum square footage required on property located on the southwest corner of Durango Drive and Ackerman Avenue. Staff recommended denial.
09/10/09	The Planning Commission approved a Special Use Permit (SUP-35224) for accessory Package Liquor Off-Sale Establishment within a proposed 2,510 square-foot convenience store at 8053 North Durango Drive, Suite #160. Staff recommended approval of the request.

10/07/09	The City Council approved a request for a Special Use Permit (SUP-25224) for Accessory Package Liquor Off-sale within a proposed 2,510 square-foot convenience store at 8053 North Durango Drive, Suite #160. The Planning Commission and Staff recommended approval.
Related Building Permits/Business Licenses	
10/11/07	A building permit (#99632) was issued for an engineered design flood wall rear only at 8053 North Durango Drive. The permit has not received a final inspection.
03/30/09	A building permit (#7002791) was issued for a retail shell building certificate of completion at 8053 North Durango Drive. The permit has not received a final inspection.
09/10/09	A business license (Q06-00305) was issued for an engineering firm at 8053 North Durango Drive. The business license is still active.
10/01/07	A building permit (#7002792) was issued for onsite improvements at 8053 North Durango Drive. The permit expired on 03/29/08.
10/06/09	A business license (B20-01689) was issued for an office space at 8053 North Durango Drive. The business license is still active.
Pre-Application Meeting	
09/01/09	A pre-application meeting was held with the applicant where element of submitting a Special Use Permit were discussed. Topics included: • The applicant's provision of a parking ratio for a Secondhand Dealer use requirement per Title 19.04 and a parking analysis for the entire site. • The provision of a revised site plan is to include the square footage of all three buildings on site. • The exterior of the building appeared to be well-maintained.
Neighborhood Meeting	
10/26/09	A neighborhood meeting was held from 5:30 to 6:00 pm at the YMCA , Centennial Hills Community Center, Class Room #2, located at 6601 N. Buffalo Dr Las Vegas, Nevada 89131. There were two members from the development team, one member from the Council office and one staff member from the Department of Planning and Development. No members of the public attended.
Field Check	
10/01/09	During a routine site inspection performed by staff, the subject property was noted as a well maintained retail development.

Details of Application Request	
Site Area	
Gross Acres	1.93

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Development	PCD (Planned Community Development)	C-1 (Limited Commercial)
North	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units per Acre)
South	Retail Development	PCD (Planned Community Development)	C-1 (Limited Commercial)
East	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single-Family Residences	PCD (Planned Community Development)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
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	
Secondhand Dealer	1,355 sq. ft.	1:250	4		82	4	Y
Convenience Store	2,510 sq. ft.	1:175	14				

Commercial Recreation/ Amusement (Indoor)	2,800 sq. ft.	1:200	14				
Restaurant, 2,000 S.F. or more (with drive-through)	2,513 sq. ft.	1:100	25				
General Retail (Less than 25,000 sq. ft.)	4,397 sq. ft.	1:175	25				
SubTotal	13575 sq. ft.		78	4	82	4	
TOTAL	13575 sq. ft.		82		86		Y

ANALYSIS

This is a request for a proposed 1,355 square-foot Secondhand Dealer use at 8053 North Durango Drive. According to Title 19.04.010 a "Secondhand Dealer" is defined as "a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind." In the case of this establishment, the proposal is to sell primarily new and used clothing in addition to accessory items (purses, bags). The sale of secondhand goods by this applicant shall be limited to this location, and there are no other Secondhand Dealer uses within 1,000-feet. The hours of operation will be 9:00am to 8:00pm seven days a week. Title 19 does not contain any minimum separation distance requirements that apply to the proposed Secondhand Dealer use. As such, the project complies with all Title 19 requirements; therefore, staff recommends approval of this Special Use Permit.

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 is compatible with the PCD (Planned Community Development) General Plan land use designation and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed Secondhand Dealer use will be located in an existing retail development, which is physically suitable for the type and intensity of the 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."**

   Access to the site is via a driveway from Durango Drive, which is classified as a 100-foot wide Primary Arterial according to the Master Plan of Streets and Highways, and is adequate to facilitate the traffic generated by the proposed 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 this Special Use Permit will not compromise public health, safety, or welfare as the proposed Secondhand Dealer use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Secondhand Dealer use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 497

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36130** APN: 125-08-806-003

Name of Property Owner: Teton Durango 2008, LLC

Name of Applicant: MARIA ABONITA

Name of Representative: William Allmon Jr.

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: W.J. Allmon Jr

Print Name: William Allmon Jr

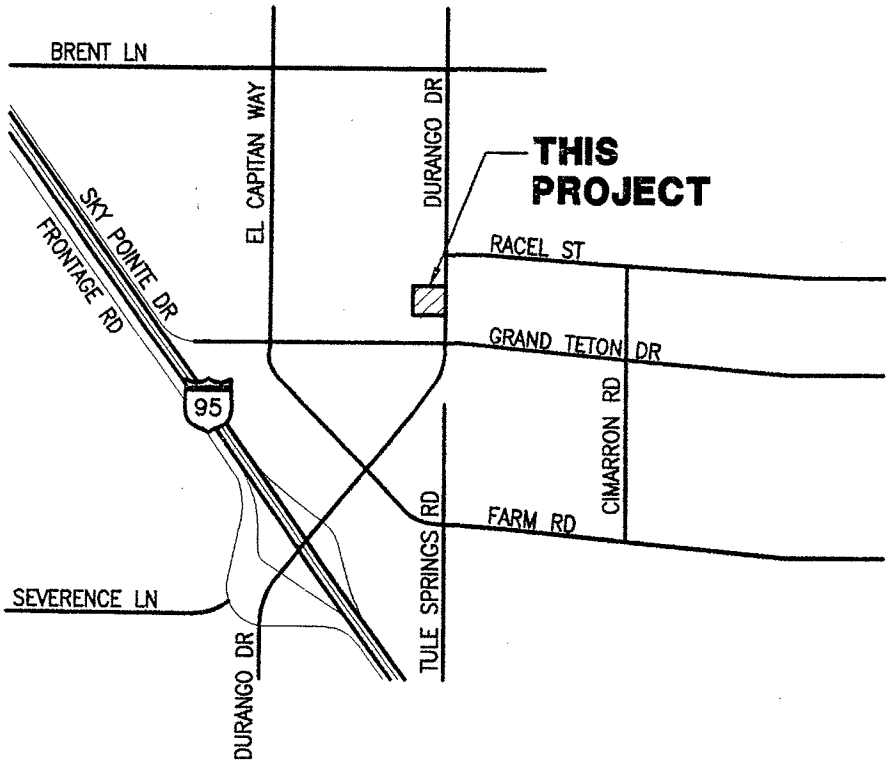
Subscribed and sworn before me

This 9th day of September, 2009

Brenda J. W. Louis

Notary Public in and for said County and State

BRENDA J. W. LOUIS
Notary Public State of Nevada
No. 93-5144-1
My appt. exp. Mar. 10, 2013

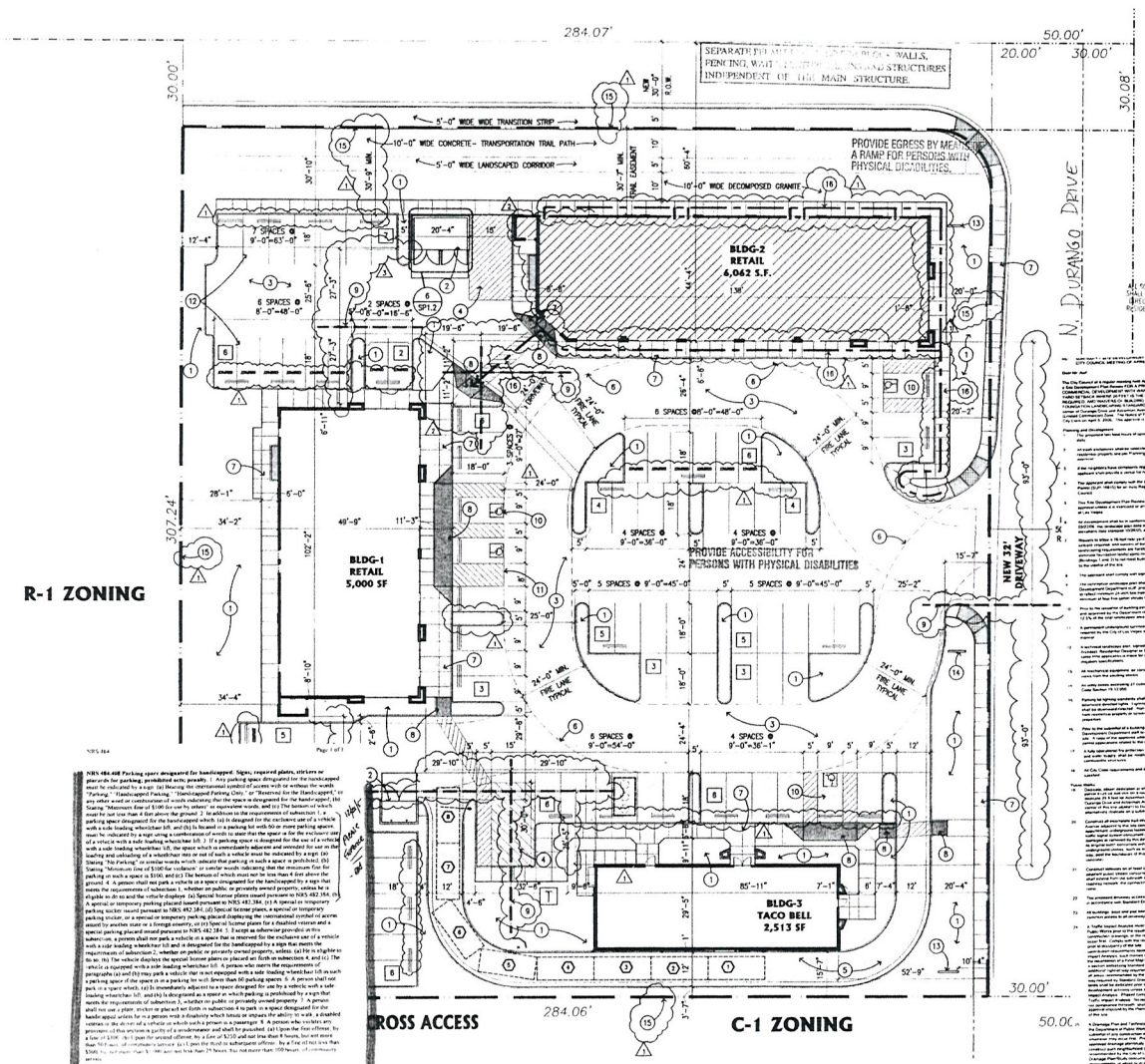


VICINITY MAP

NOT TO SCALE

RECEIVED
SEP 22 2009

SUP-36130
11/05/09 PC

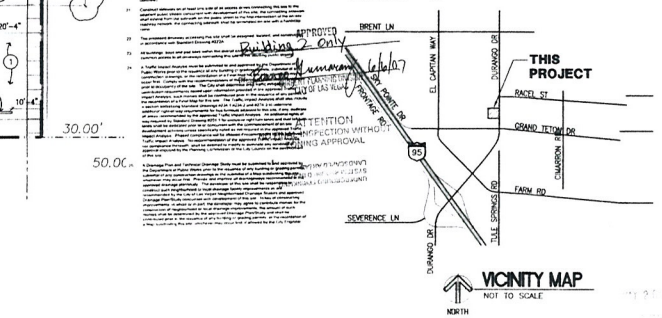


PROJECT DATA

SCOPE OF WORK :	NEW COMMERCIAL CENTER (NEW RETAIL, TACO BELL AND TIRE WORKS)
SITE LOCATION :	N OF THE NWC OF DURANGO BLVD AND GRAND TETON DRIVE
ASSESSOR'S PARCEL # :	125-08-806-003
ZONING :	C-1 ZONING
CONSTRUCTION TYPE :	V-B
GROSS SITE AREA :	112,659 S.F. (2.59 AC.)
NET SITE AREA :	87,277 S.F. (2.0 AC.)
BUILDING AREA :	RETAIL BLDG-1 : 5,000 S.F. RETAIL BLDG-2 6,062 S.F. TACO BELL : 2,513 S.F. TOTAL BUILDING AREA : 13,575 S.F.
BUILDING LOT COVERAGE :	13,620 S.F. / 87,277 S.F. = 15.6%
LANDSCAPE SITE COVERAGE :	REQUIRED : 15% X 87,277 (NET SITE) = 13,092 S.F. PROVIDED : 26% X 87,277 (NET SITE) = 22,790 S.F.
BUILDING HEIGHT :	+28'-0" MAX.
PARKING CALCULATION :	
TOTAL PARKING REQUIRED:	RETAIL BLDG-2 = 6,062 S.F. 1:175 = 34.62 = 35 RETAIL BLDG-1 = 5,000 S.F. 1:200 = 25.00 = 25 TACO BELL = 2,513 S.F. 1:100 (DIN.) = 25.13 = 26 TOTAL = 86 REQ.
TOTAL PARKING PROVIDED:	STANDARD SPACES = 62 COMPACT SPACES (23% OF TOTAL) = 20 ACCESSIBLE SPACES = 4 TOTAL SPACES = 86 = OK

KEY NOTES

1. PLANTER / LANDSCAPE, TYPICAL – REFERENCE CIVIL DOCUMENTS
2. 6'-0" HIGH DOUBLE CMU DUMPSTER ROOFED ENCLOSURE WITH METAL GATES, (COMMON FOR BUILDINGS #1 & #2) PER CITY OF LAS VEGAS STANDARDS – REFERENCE CIVIL DOCUMENTS
3. ASPHALT PAVING – REFERENCE CIVIL DOCUMENTS
4. 15'x30' LOADING ZONE – REFERENCE CIVIL DOCUMENTS
5. CONCRETE PAVED DRIVEWAY – REFERENCE CIVIL DOCUMENTS
6. 24' WIDE FIRE LANE, 28' MIN. RADIUS INSIDE AND 52' MIN. RADIUS OUTSIDE – REFERENCE CIVIL DOCUMENTS
7. CONCRETE SIDEWALK – REFERENCE CIVIL DOCUMENTS
8. ACCESSIBLE RAMP – REFERENCE CIVIL DOCUMENTS
9. DESIGNATED IMAGINARY PROPERTY LINE FOR FIRE SEPARATION DETERMINATION
10. ACCESSIBLE PARKING – REFERENCE CIVIL DOCUMENTS
11. VAN ACCESSIBLE PARKING – REFERENCE CIVIL DOCUMENTS
12. COMPACT PARKING – REFERENCE CIVIL DOCUMENTS
13. 8'-0" HIGH MONUMENT SIGN, (UNDER SEPARATE PERMIT)
14. 20'-0" MULTI TENANT SIGN (UNDER SEPARATE PERMIT)
15. EXTERIOR PROPERTY LINE WITH FIRE SEPARATION DISTANCE
16. PROVIDE ACCESSIBLE PATHS OF TRAVEL BETWEEN SEPARATE BUILDINGS ON SITE ENCOMPASSING CONNECTIONS TO SITE DEVELOPED ACCESSIBLE PATHS OF TRAVEL, RAMPS, PARKING SPACES, ALL REQUIRED SIGNAGE, AND OTHER NECESSARY APPURTENANCES AND IN COMPLIANCE WITH WITH THE AMERICANS WITH DISABILITIES ACT, 1992, THE 2003 IBC, CHAPTER 11 ACCESSIBILITY, ICC/ANSI 117.1, AS ADOPTED, AMENDED, AND ADMINISTERED BY THE LOCAL BUILDING AUTHORITY. REFERENCE CIVIL ENGINEERING DOCUMENTS BY OTHERS. ACCESSIBLE PATHS OF TRAVEL TO OTHER BUILDINGS ON SITE SUBMITTED UNDER SEPARATE APPLICATION WILL BE DEFINED ON THOSE APPLICATIONS



CLV Project #: C-0095-06

Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 968-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF JEFF LOOKER, ARCHITECT. UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF JEFF LOOKER, ARCHITECT IS PROHIBITED. THIS DRAWING IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS.
COPYRIGHT 2005, JEFF LOOKER, ARCHITECT.

BUILDING 2 - RETAIL

8053 N. Durango Drive, Las Vegas, Nevada

FOR: MBA ASSOCIATES
LAS VEGAS, NEVADA

SITE PLAN

REVISIONS
02/27/07 CITY COMMENTS
04/03/07 CITY COMMENTS
05/28/07 CITY COMMENTS

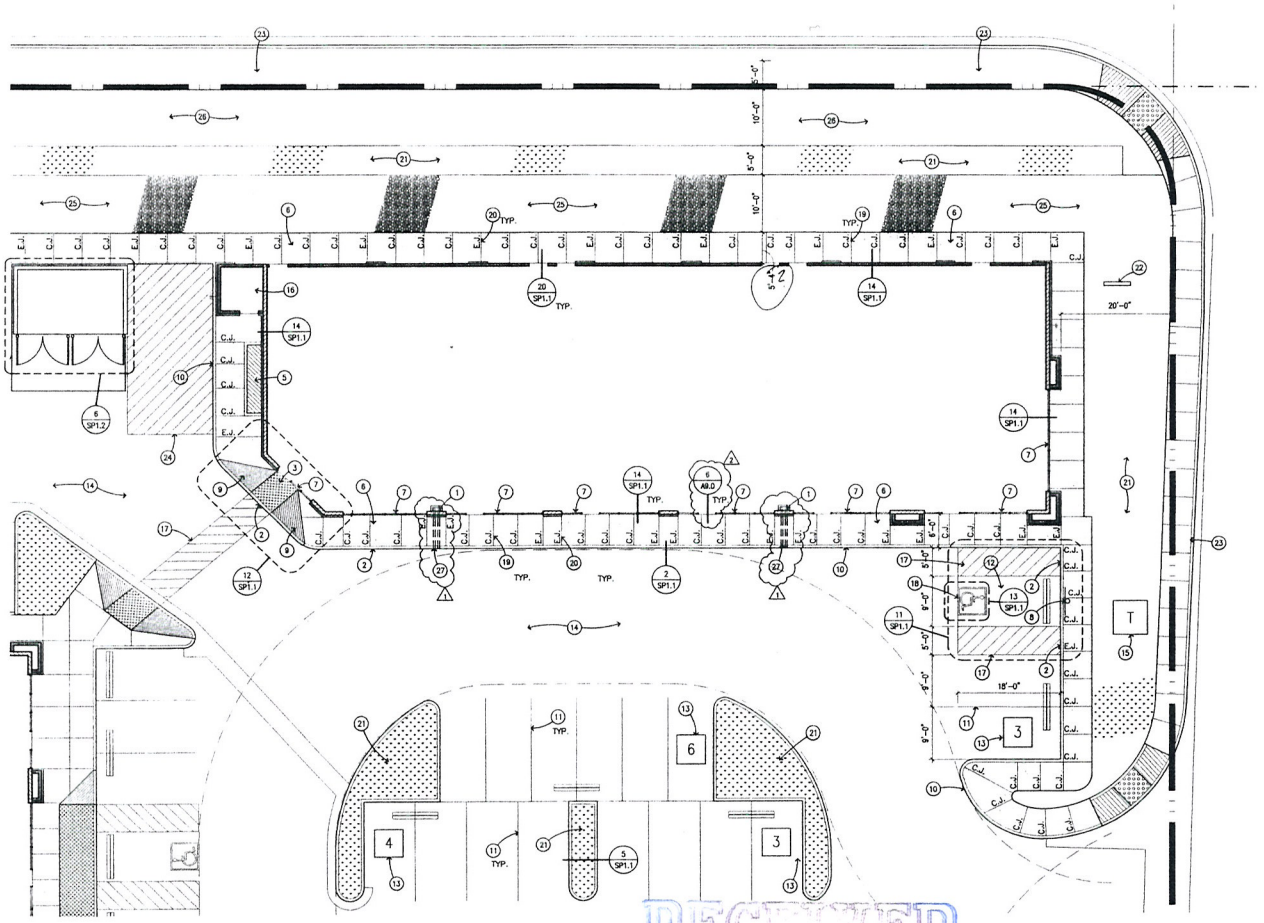
JEFF A. LOOKER REGISTERED NO. 2947 ARCHITECT STATE OF NEVADA

ISSUE DATE
PLANS APPROVED
Job No. LC-703
SHEET NUMBER SP1.0

JUN 20 2007

RECEIVED
SEP 22 2009

SUP-36130
11/05/09 PC



HARDSCAPE PLAN
SCALE: 1"=10'-0"

HARDSCAPE LEGEND

E.J. INDICATES: EXPANSION JOINT

C.J. INDICATES: CONTROL JOINT

MEDIUM BROOM FINISH STANDARD GREY COLORED CONCRETE. SLOPE TO DRAIN AWAY FROM BUILDING MIN. OF 1% and NOT TO EXCEED 2% MAX. IN ANY DIRECTION. PROVIDE CONTROL and EXPANSION JOINTS AS NOTED ON PLAN

LANDSCAPE AREA – SEE LANDSCAPE DRAWINGS FOR GROUND COVERAGE, PLANTS, TREES, SHRUBS AND/OR BUSHES. LANDSCAPE AREAS ARE TO BE DESIGN PER CITY STANDARDS

8" CMU WALL.

GENERAL NOTES

1. ALL THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AND BEVELED EDGES WITH THE SLOPE BEING NO GREATER THAN 1:2.

2. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL UNDERGROUND PLUMBING AND ELECTRICAL INFORMATION.

3. ALL FINISHES AND FINISH MATERIALS, COLORS OR TEXTURES SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.

4. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR, HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

5. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION JOINTS AT ALL EXTERIOR CONCRETE – SEE PROJECT SPECIFICATIONS.

6. ELEVATION AND SIZE OF LANDINGS AND FLOORS ON EACH SIDE OF DOORS AND HEIGHTS OF THRESHOLDS, SHALL COMPLY WITH THE CURRENT EDITION OF THE U.B.C. AND/ OR I.B.C. AND THE A.D.A.

KEYNOTES

1. ROOF DRAIN & OVERFLOW LEADERS. SEE DETAIL 18/SP1.1
2. DEPRESS CURB TO ALLOW FOR SIDEWALK ACCESS RAMP. SEE DETAIL 3/SP1.1
3. PROVIDE ACCESSIBLE RAMP SIDEWALK WITH TRUNCATED DOMES DETECTABLE WARNINGS PER ICC/ANSI 117.1, 705 DETECTABLE WARNINGS, 705.3.1 TRUNCATED DOMES.
4. REFERENCE ARCHITECTURAL FLOOR PLAN SHEET A-1.0 FOR ADDITIONAL SHELL BUILDING INFORMATION
5. S.E.S. PAD LOCATION – REFERENCE ELECTRICAL DOCUMENTS
6. CONCRETE SIDEWALK – SEE CIVIL AND STRUCTURAL DWGS. FOR SLAB THICKNESS AND REINFORCING
7. STOREFRONT GLASS AND FRAME
8. ACCESSIBLE PARKING SIGN – SEE DETAIL 10/SP1.1
9. ACCESSIBLE CURB RAMP – SEE DETAIL 12/SP1.1
10. CONCRETE CURB – SEE DETAIL 2/SP1.1
11. PARKING STRIPES – SEE SITE PLAN, SHT. SP1.0
12. ACCESSIBLE PARKING – SEE DETAIL 11/SP1.1
13. INDICATES NUMBER OF PARKING SPACES IN ROW, TYP.
14. PROVIDE ASPHALT PAVING. REFERENCE CIVIL DOCUMENTS. TYPICAL.
15. PROVIDE & COORDINATE ELECTRICAL TRANSFORMER ON CONCRETE SLAB ACCORDING TO UTILITY PROVIDERS REQUIREMENTS. REFERENCE ELECTRICAL DOCUMENTS.
16. LOCATION OF FIRE RISER ROOM
17. PROVIDE 5 FT. WIDE PAINTED ACCESSIBLE STRIPING – 4" THK. MIN.
18. PROVIDE PAINTED STRIPING & SYMBOLS FOR ACCESSIBLE PARKING. SEE DETAIL 13/SP1.1
19. CONCRETE CONTROL JOINT. SEE DETAIL 9/SP1.1
20. CONCRETE EXPANSION JOINT. SEE DETAIL 9/SP1.1
21. LANDSCAPE AREA – SEE LANDSCAPE DWGS. FOR MORE INFORMATION
22. EXISTING MONUMENT SIGN
23. EXISTING CONCRETE SIDEWALK
24. PROVIDE 15 FT. WIDE PAINTED STRIPING FOR LOADING ZONE – 4" THK. MIN.
25. PROVIDE 10 FT. WIDE DECOMPOSED GRANITE
26. 10 FT. WIDE TRANSPORTATION TRAIL PATH
27. CURB BREAK AT ROOF DRAIN OUTLETS

RECEIVED
SEP 22 2009

SUP-36130
11/05/09 PC

CLV Project #: C-0095-06

Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 968-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF JEFF LOOKER ARCHITECT. UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS PREPARED FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS.
COPYRIGHT 2006, JEFF LOOKER, ARCHITECT.

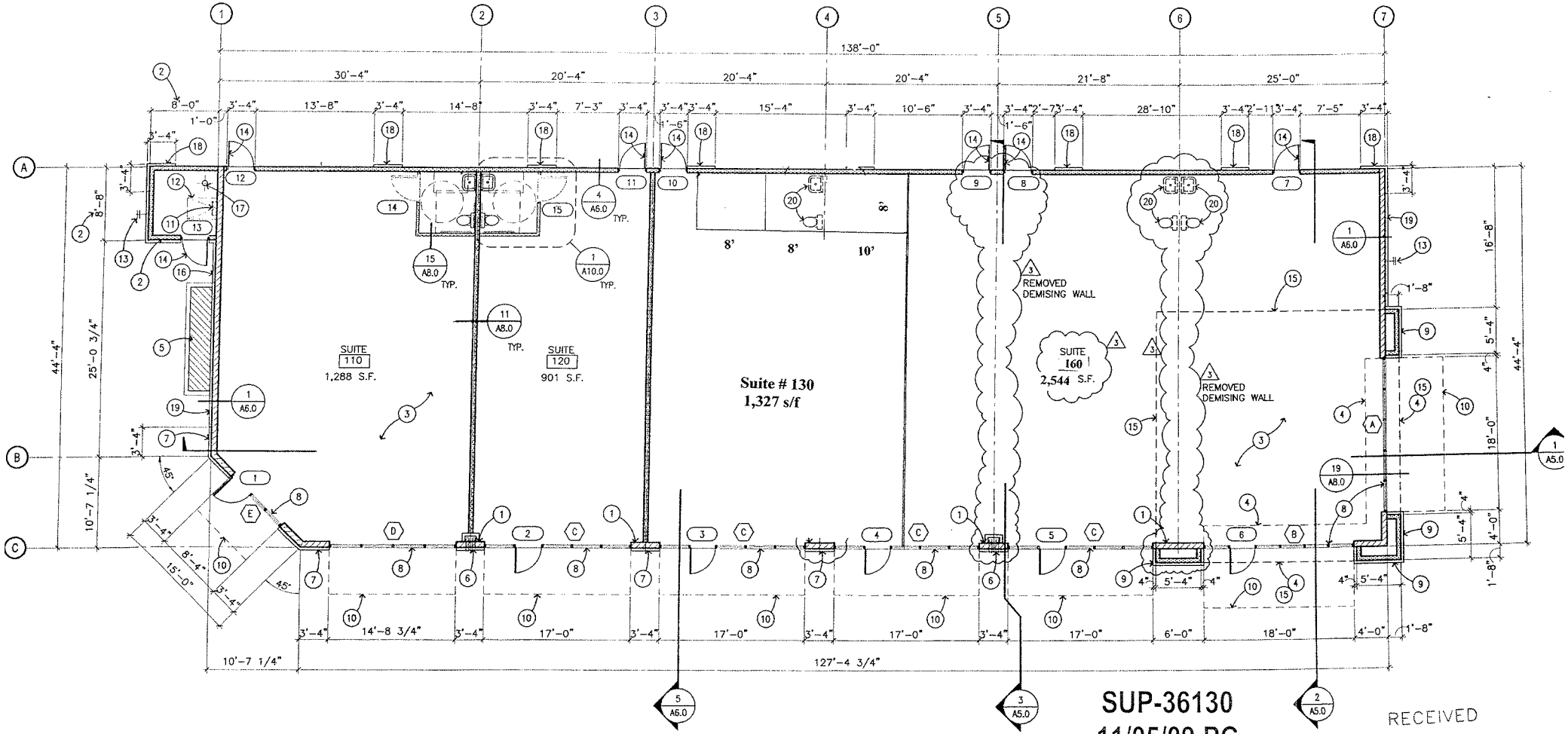
BUILDING 2 - RETAIL
8053 N. Durango Drive, Las Vegas, Nevada
FOR: MBA ASSOCIATES
LAS VEGAS, NEVADA

HARDSCAPE PLAN

REVISIONS
02/27/07 CITY COMMENTS
04/03/07 CITY COMMENTS

JEFF A. LOOKER REGISTERED NO. 2947 ARCHITECT STATE OF NEVADA

ISSUE DATE
MAR. 23, 2007
Job No.: LC-703
SHEET NUMBER: A1.1



SUP-36130
11/05/09 PC
REVISED

RECEIVED
OCT 1 2009

8053 S. Durango Dr.

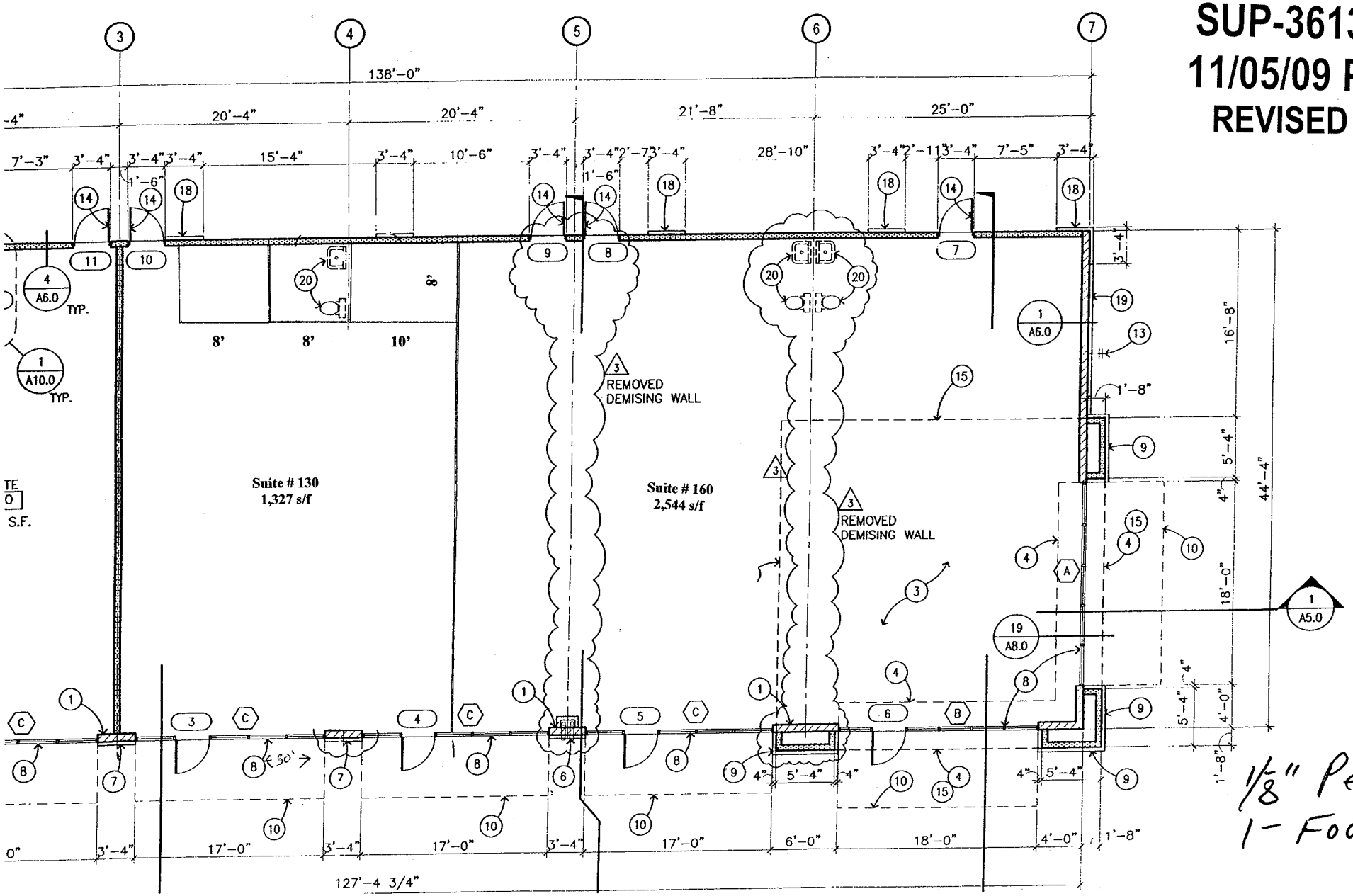
NORTH

FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
OCT 13 2009

FLOOR PLAN

SUP-36130
11/05/09 PC
REVISED

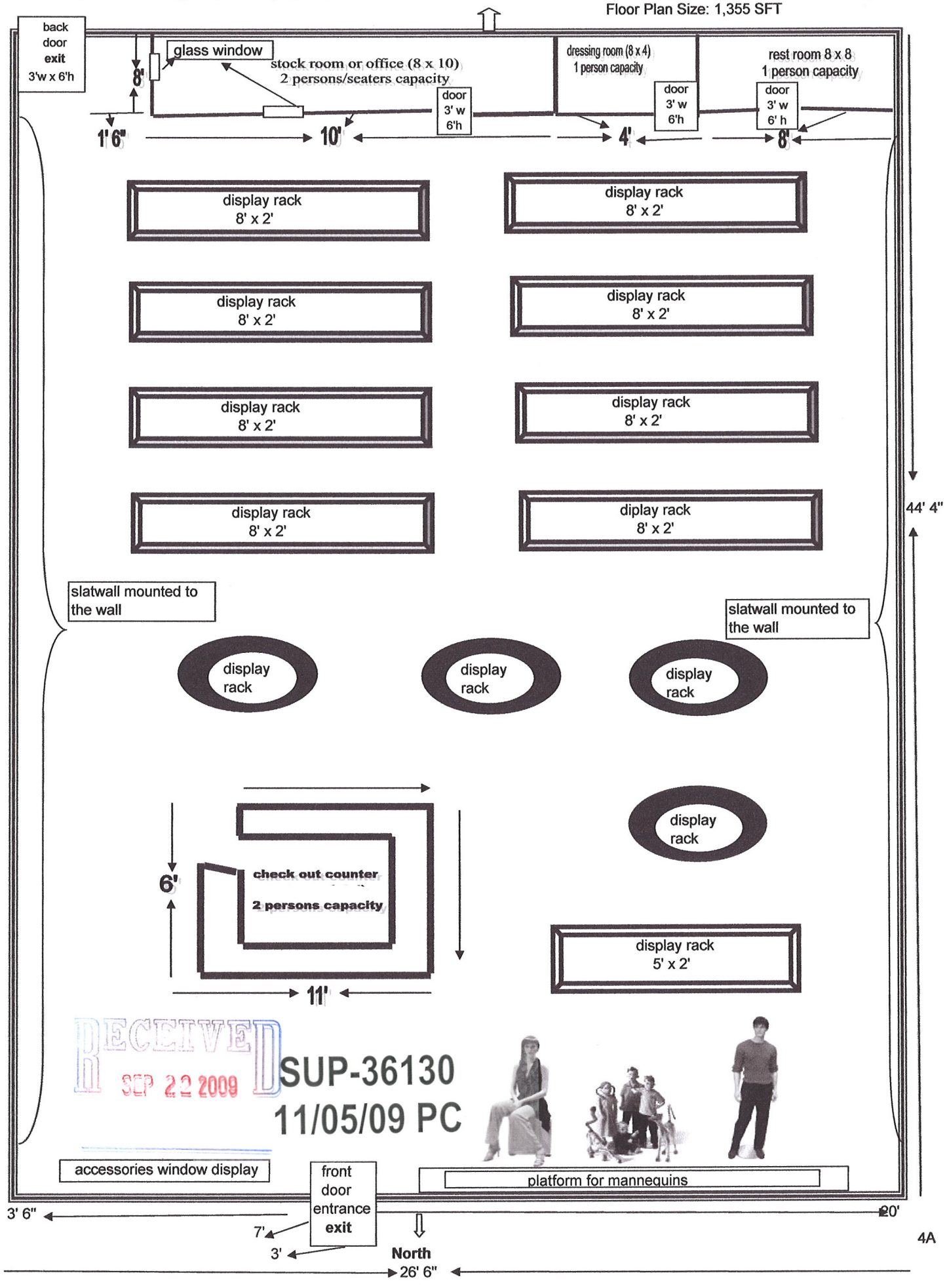


1/8" Per 1-Foot

Wonderfits Fashion Exchange Store (FLOOR PLAN)
Suite #130, 8053 N Durango Dr, Las Vegas, NV 89143

south

9/21/2009
Created by: Wonderfits Fashion Exchange, LLC
Floor Plan Size: 1,355 SFT



RECEIVED
SEP 22 2009

SUP-36130
11/05/09 PC



SUP-36130 - APPLICANT: WONDERFITS FASHION EXCHANGE, LLC - OWNER: TETON DURANGO 2008, LLC

8053 NORTH DURANGO DRIVE, SUITE #130

NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36130 - APPLICANT: WONDERFITS FASHION EXCHANGE, LLC - OWNER: TETON DURANGO 2008, LLC
8053 NORTH DURANGO DRIVE, SUITE #130
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

September 9, 2009

RECEIVED
OCT 07 2009

Maria Abonita
Wonderfits Fashion Exchange, LLC
8352 Myerlee Ct
Las Vegas, NV 89131

RE: Justification Letter to describe the project for Planning and Development Department pre-application.

Project: Wonderfits Fashion Exchange, LLC, Family Clothing
Address: 8053 N Durango Dr, Las Vegas, NV 89143

Business Description

Wonderfits Fashion Exchange or WFE is a resale and consignment apparel or store, WFE will sell combination of brand new and slightly used family clothing and accessories such as; purses, bags, belt, jewels, shoes, and scarves. WFE will sell from toddler to adult size in store and online thru eBay. The store will carry ready to wear high quality new and used general apparel and accessories. Wonderfits is a family owned business currently organized as LLC.

Wonderfits will be located at 8053 N Durango Drive, Las Vegas, NV 89143 on the corner of Durango and Grandteton in a 1,355 square foot retail space owned by the Teton Durango 2008, LLC.

Store Description

The store will be equipped with slat wall for displays, counter for the register which is to be built at the left side after the entrance, 1 (8 x12) office room, 1 (8x4) dressing room, 1 1 (8x8) rest room and several display racks. Large front windows will allow for eye-catching displays. A set of family mannequins will be displayed on the right side of the store window. The ***WONDERFITS Fashion Exchange- Family Clothing*** sign board will be displayed on the front top of the location.

Management and Employee

WFE will not hire employee for the first year of operation. The owner, Maria Abonita will be the full time manager of the store who will operate the business everyday.

Hours of operation

The store will be opened to the public 7 days a week (Monday thru Sunday) 11 hours a day from 9:00 am to 8:00 pm.

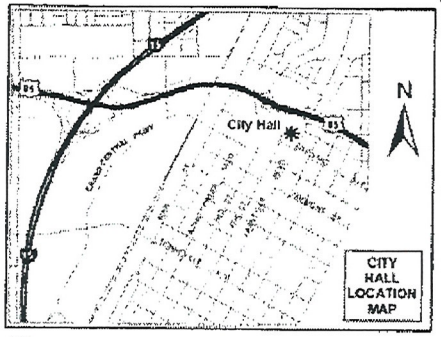
Maria Abonita
Manager
Wonderfits Fashion Exchange, LLC
702-418-8477
mcabonita@gmail.com

SUP-36130
11/05/09 PC
REVISED

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-36130

Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: SUP-36130

12509411007
BROWN HERMAN JR & GLORIA
8133 HOPSCOTCH ST
LAS VEGAS NV 89131-3936

44P

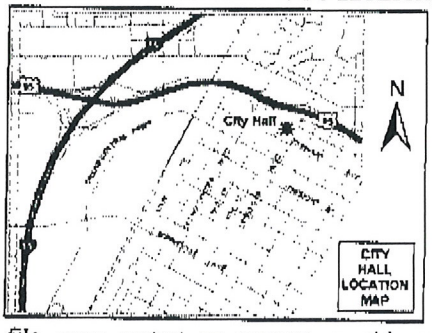
HAVDE11 89131

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 26 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.

SUP-36130
Planning Commission Meeting of 11/5/2009

Case: SUP-36130
12508812085
ENRIQUEZ R F & L V LIV TR 2004
50 CORONA ST
SAN FRANCISCO CA 94127-2806

HAVD511 94127

44P

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

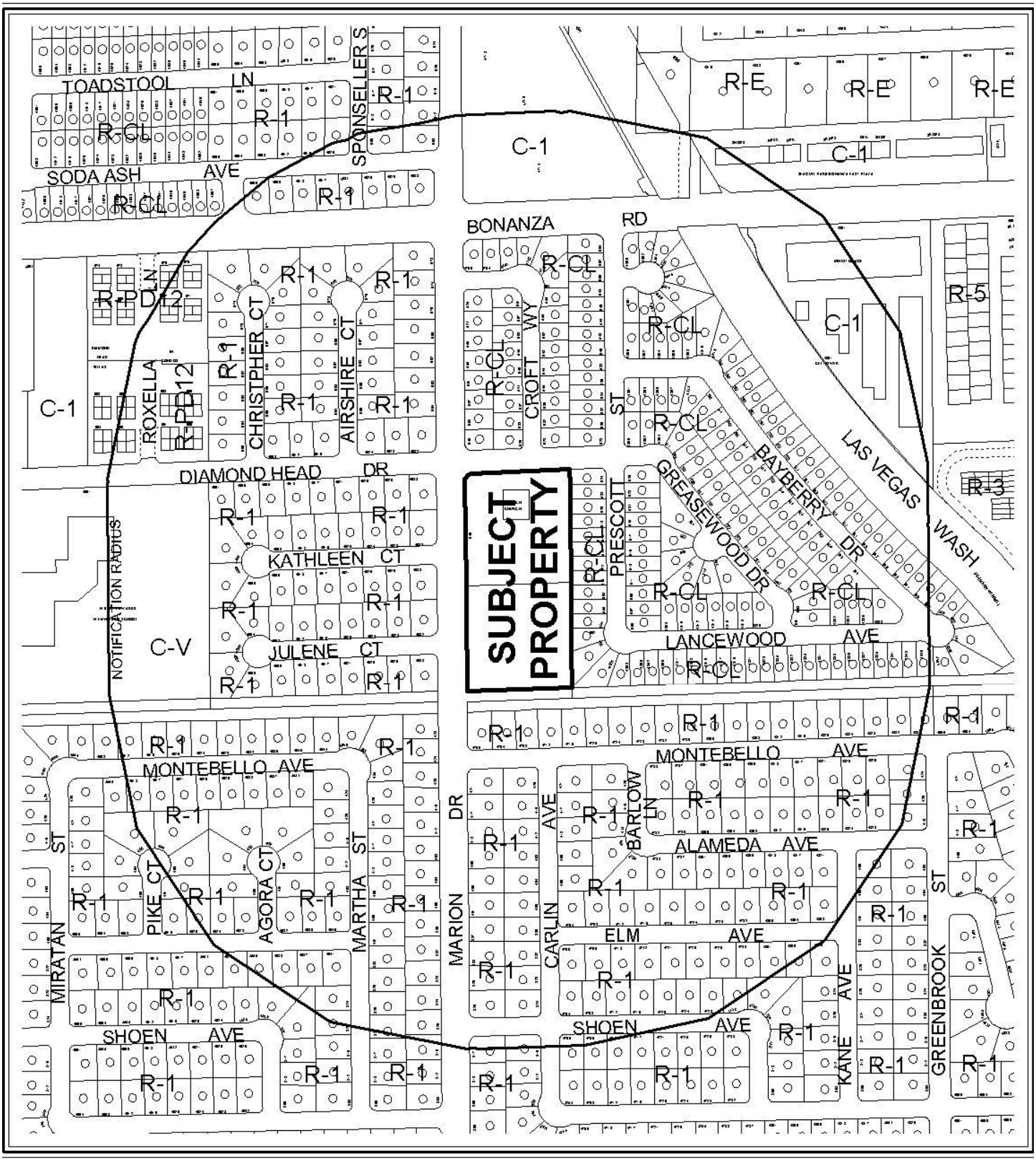
SUBJECT:
SUP-36136 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: UNITY BAPTIST CHURCH - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 545 Marion Drive (APN 140-32-501-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



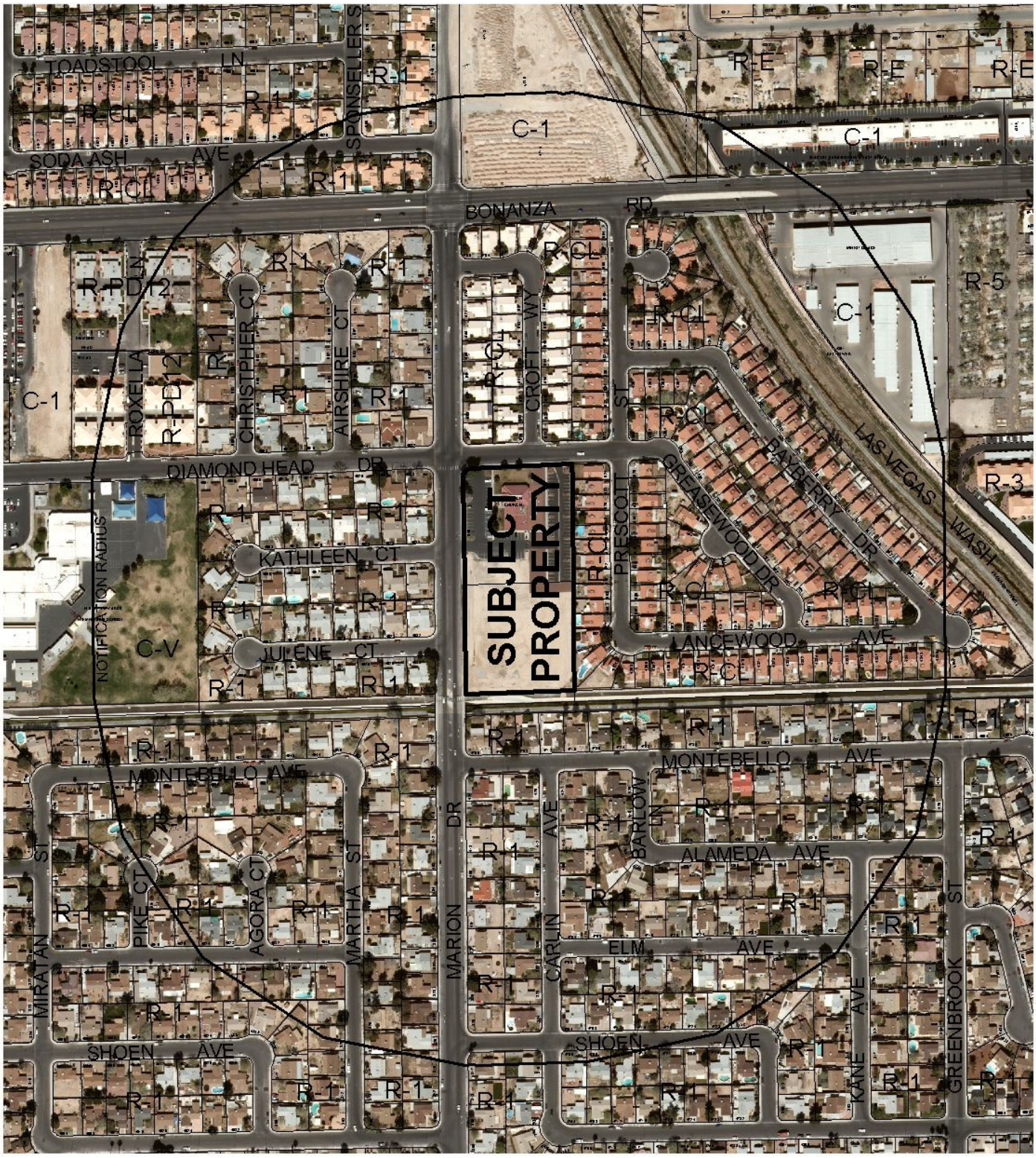
0 400 800 Feet

CASE: **SUP-36136**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 400 800 Feet

CASE: **SUP-36136**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Church/House of Worship use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-36124) shall be required.

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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

BTS

SUP-36136 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to expand its existing 8,000 square-foot Church/House of Worship by 48,816 square feet at 545 Marion Drive. The proposed expansion necessitated the need for the subject Special Use Permit and the related Site Development Plan Review (SDR-36124). The proposed expansion is appropriate at this location; therefore, staff is recommending approval. If denied, the proposed expansion of the use would not be permitted, but the existing Church/House of Worship would remain in its current condition.

Issues:

- The applicant is expanding the existing Church/House of Worship by more than 10% or 48,816 square feet, which requires the subject Special Use Permit and the related Site Development Plan Review (SDR-36124) pursuant to Title 19.18 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
A change of ownership has not occurred on the subject site.	
The County Assessor's site indicates a construction date of 1983.	
10/03/79	The Board of City Commissioners approved a Rezoning (Z-0091-79) from R-E (Residence Estates) to R-1 (Single Family Residential) on 4.17 acres adjacent to the southeast corner of Marion Drive and Diamond Head Drive. The Planning Commission and staff recommended approval of the request.
04/18/84	The City Council approved an Extension of Time of an approved Rezoning (Z-0017-84) from R-E (Residence Estates) to R-CL (Residential Compact-Lot) on 4.17 acres adjacent to the southeast corner of Marion Drive and Diamond Head Drive. The Planning Commission and staff recommended approval of the request. The Rezoning (Z-0017-84) expired on 04/18/86.
03/09/05	A Code Enforcement citation (#26949) was issued for illegal construction equipment at 545 Marion Drive. Code Enforcement closed the case on 03/10/05.
02/15/06	The City Council approved a request for a Site Development Plan Review (SDR-10460) for a 54 space Parking Lot and Waivers of the Perimeter and Parking Lot Landscaping requirements at 545 Marion Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
11/05/09	The Planning Commission will hear a related Site Development Plan Review (SDR-36124) for a 48,816 square-foot addition to an existing 8,000 square-foot Church/House of Worship on 4.17 acres at 545 Marion Drive.

Related Building Permits/Business Licenses	
05/08/98	A Building Permit (#98009795) was issued for a sign at 545 Marion Drive. The permit was finaled on 11/10/98.
06/16/99	A Building Permit (#99011908) was issued for a 2,128 square-foot addition to an existing Church/House of Worship at 545 Marion Drive. The permit was finaled on 10/08/99.
Pre-Application Meeting	
09/08/09	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • A Reversionary map would be required for the two parcels on the site. • All landscaping is required to be brought into conformance with Title 19.12 requirements or Waivers would be required. • The proposed addition and potential residential adjacency issues.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	A field check was completed on the indicated date. The following items were noted: • Staff noted the existing Church/House of Worship. • Staff noted the vacant area for the proposed addition to the existing Church/House of Worship.

Details of Application Request	
Site Area	
Net Acres	4.17 acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Church/House of Worship and Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single-Family Dwellings	ML (Medium Low Density Residential)	R-CL (Residential Compact-Lot)
South	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Dwellings	ML (Medium Low Density Residential)	R-CL (Residential Compact-Lot)
West	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

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	
Church/House of Worship	56,816 SF (includes 250 existing seats and 600 proposed seats)	One space for each four fixed seats	208	7	208	7	Y
TOTAL			215		215		Y

ANALYSIS

The applicant is proposing to add 48,816 square feet to an existing 8,000 square-foot Church/House of Worship. The Church/House of Worship did not previously have a Special Use Permit. But the proposed addition has necessitated the need for the subject Special Use Permit and the related Site Development Plan Review (SDR-36124). The existing Church/House of Worship has been in existing since 1983. The proposed expansion is appropriate at this location; therefore, staff is recommending approval of the 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 expansion of the existing use is compatible with the ML (Medium Low Density) land use designation and surrounding uses in the area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed expansion of the existing Church/House of Worship will be located on the existing site, which is suitable for the type and intensity of the 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."**

   The proposed addition to the existing Church/House of Worship is accessed from Diamond Head Drive and Marion Drive. Diamond Head Drive is a 60-foot Local Street and Marion Drive is an 80-foot Secondary Collector as indicated on the Master Plan of Streets and Highways, which 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."**

   Approval of this Special Use Permit will not compromise the public health, safety, or welfare as the proposed Church/House of Worship will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Church/House of Worship use meets all requirements as pursuant to Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 546

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36136 APN: 140-32-501-001, 002

Name of Property Owner: Unity Baptist Church

Name of Applicant: Unity Baptist Church

Name of Representative: ethos three 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: Milton Sutton

Print Name: Milton C. Sutton

RECEIVED
SEP 22 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Subscribed and sworn before me

This 22 day of September, 2009

Helen Rivers

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
HELEN G. RIVERS
My Appointment Expires
No: 08-7147-1 July 1, 2012

State of Nevada
County of Clark
This instrument was acknowledged
Before me by Milton Sutton
On 9-22-09

DATA

SITE

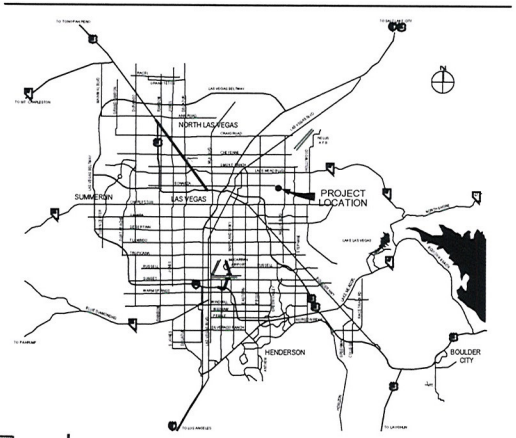
APN:	140-32-501-001 & 140-32-501-002
SIZE:	4.17 ACRES
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	R-E
USE:	RELIGIOUS FACILITY
EXISTING BUILDING:	8,000 SF
NEW BUILDING:	
PHASE 1 SANCTUARY/ADMIN.	20,167 SF
PHASE 2 CLASSROOMS	13,727 SF
PHASE 3 FELLOWSHIP HALL	7,782 SF
PHASE 4 COURTYARD	7,140 SF
TOTAL BUILDING:	48,816 SF
DENSITY	28.2%
F.A.R.	31.2%

PARKING ANALYSIS

PER CLV TITLE 19 = LINEAL INCHES OF PEW / 20" PER SEAT =
LEVEL 1 - 9,000" / 20 = 450
LEVEL 2 - 3,000" / 20 = 150
TOTAL 600
FIXED SEAT CAPACITY =
250 EXISTING, 600 NEW, 850 TOTAL

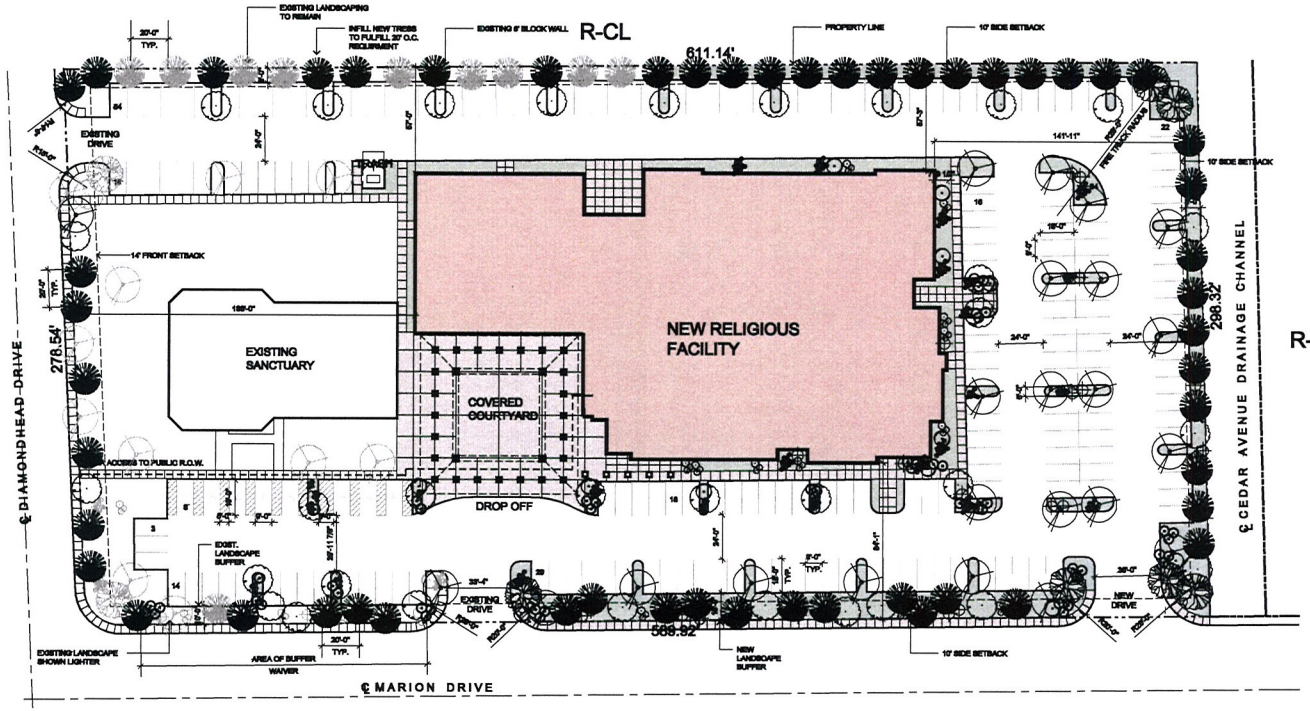
PARKING REQUIRED: 1 SPACE / 4 SEATS = 213 PARKING SPACES
PARKING PROVIDED: 208 REGULAR SPACES + 7 HANDICAP SPACES = 213 TOTAL

VICINITY MAP



8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:



R-CL

LANDSCAPE LEGEND

GENUS	COMMON NAME	QTY	SIZE
PROSOPIS CHILENSIS	THORNLESS CHILEAN	6	24" BOX
CERCIDIUM FLORIDUM	BLUE PALO VERDE	21	24" BOX
OLEA 'WILSONII'	FRUITLESS OLIVE	27	24" BOX
PINUS ALDERICA	MONDEL PINE	51	24" BOX
LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	60	5 GALLON
BUDDLEIA MARRUBIFOLIA	WOOLEY BUTTERFLY BUSH	42	5 GALLON
CASSIA PHYLLODINIA	SILVER LEAF CASSIA	60	5 GALLON
LEUCOPHYLLUM CANDIDUM	SIERRA BOQUET	43	5 GALLON
VIGUIERA DELTOIDEA	GOLDENEYE	200	5 GALLON
	3/4"- DECOMPOSED GRANITE		

ethos three ARCHITECTURE

UNITY BAPTIST CHURCH
545 MARION DRIVE

SITE PLAN

SHT A0.1

SITE PLAN

SCALE : 1"=30'-0"

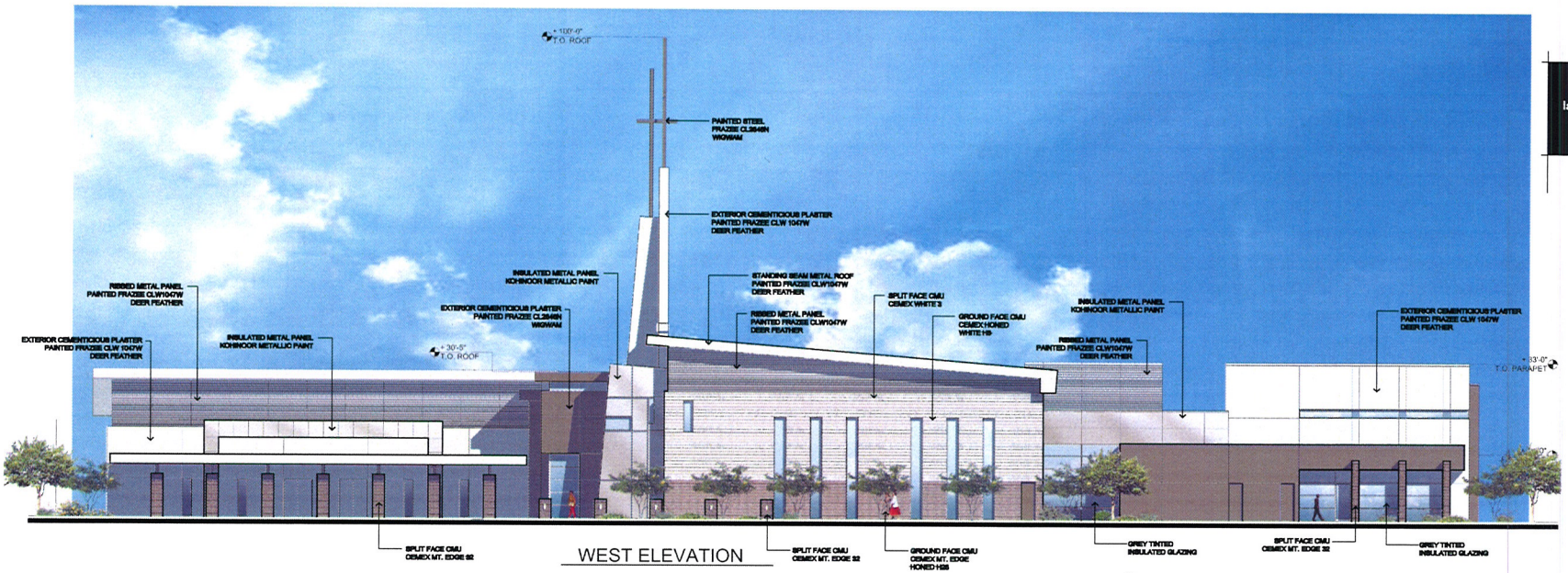
0 15 30 60

north

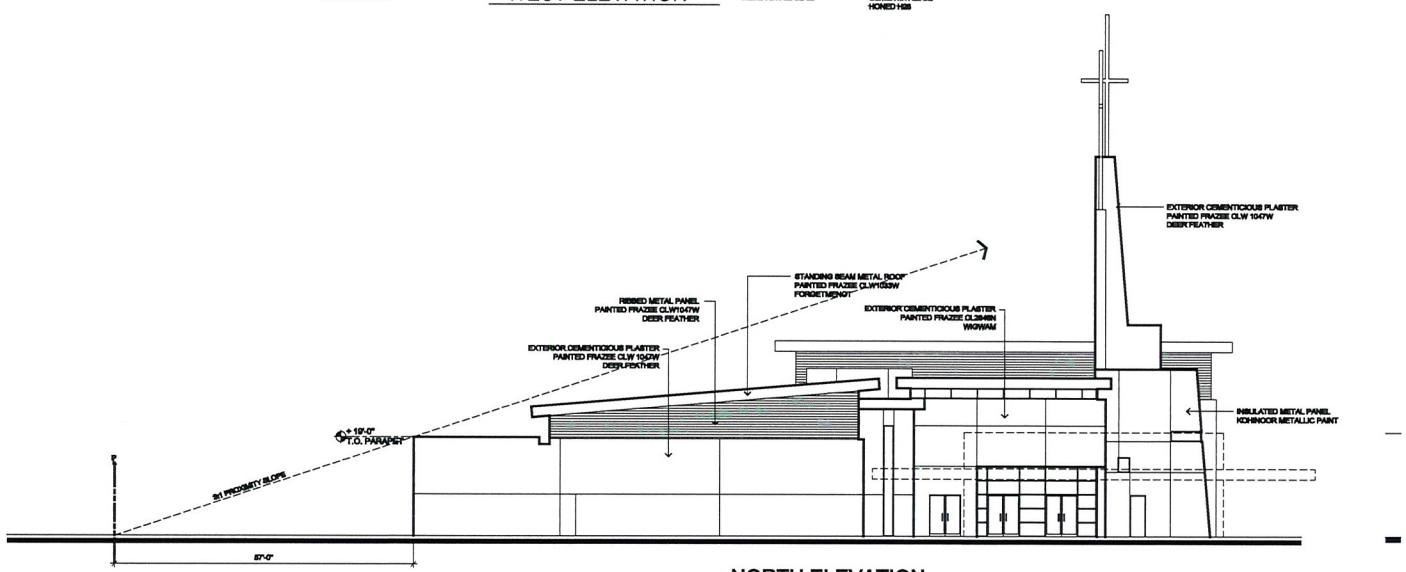
09-21-09

RECEIVED
OCT 07 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

SCALE : 3/32"=1'-0"

RECEIVED
OCT 06 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED

0 4 8 16

09-21-09

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

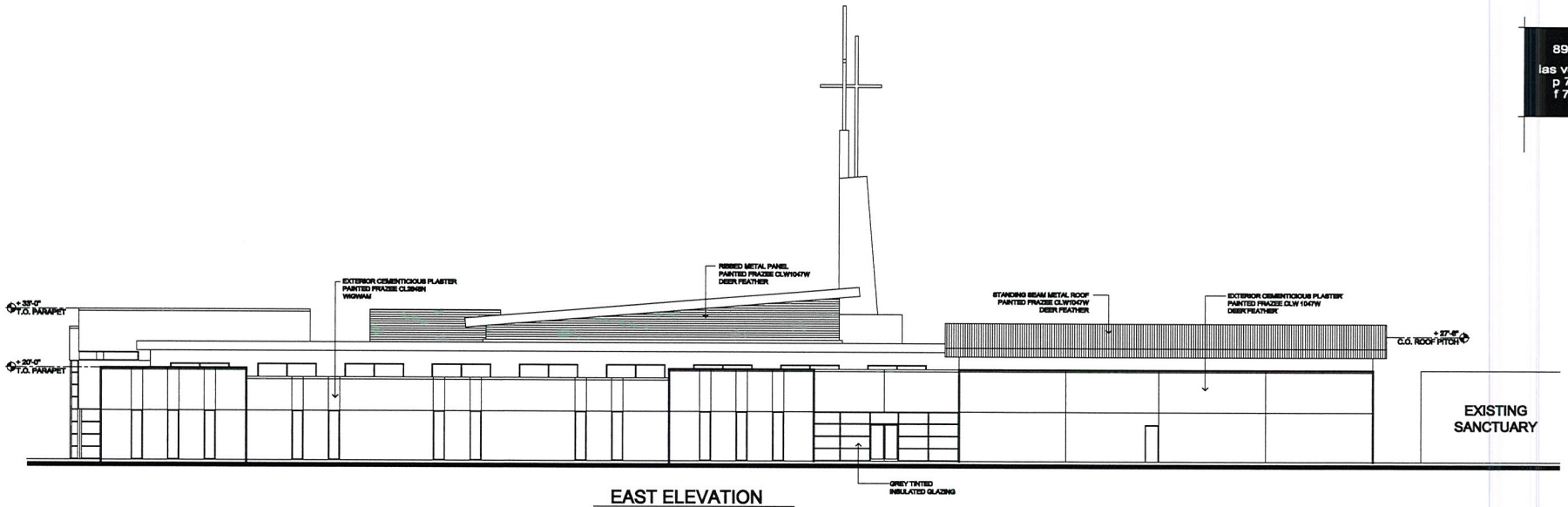
ethos three ARCHITECTURE

ELEVATIONS

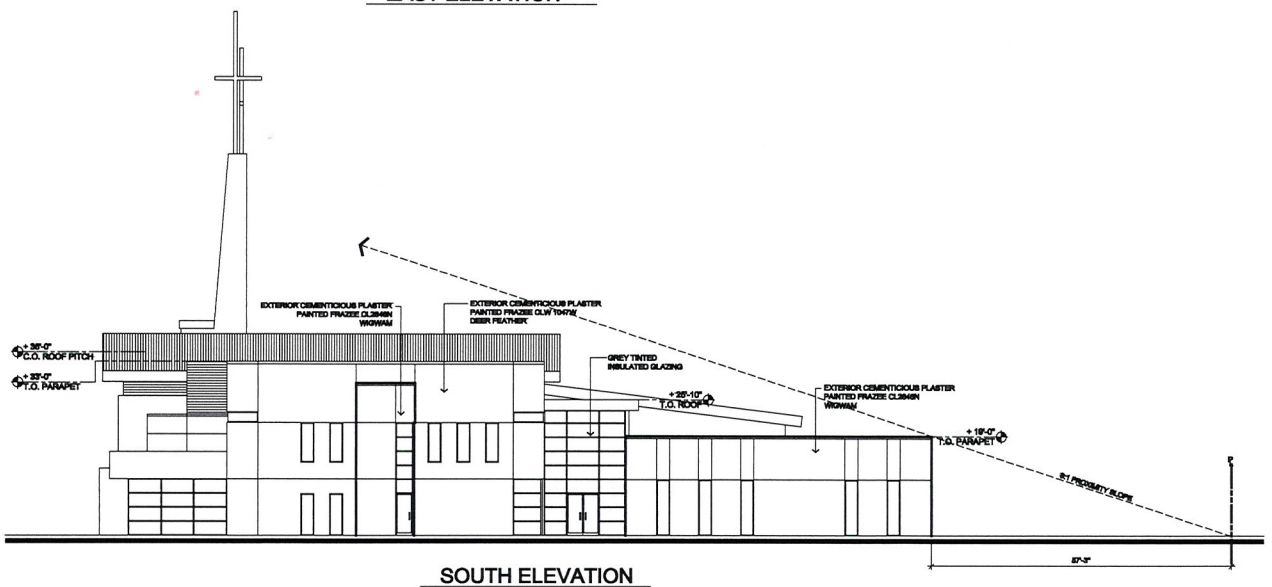
UNITY BAPTIST CHURCH
545 MARION DRIVE

SHT A5.1

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



EAST ELEVATION



SOUTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS

UNITY BAPTIST CHURCH
545 MARION DRIVE

EXTERIOR ELEVATIONS

SCALE : 3/32"=1'-0"

0 4 8 16

09-21-09

SHT A5.2

RECEIVED
OCT 06 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36136 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

ethos three
ARCHITECTURE

September 21, 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter – Unity Baptist Church Expansion

Dear Planning Dept.,

We are requesting a Site Development Plan Review for the expansion of an existing religious facility located at 545 Marion Drive. The site is currently zoned RE. The site will require a Site Development Review, a Special Use Permit and a Waiver of Standards.

The expansion of the existing 250 seat sanctuary includes a new 600 seat sanctuary, fellowship hall, classrooms (religious education only) and administrative space. This use is permitted in a residential zone with an approved special use permit. This project is designed within the parameters set forth by Title 19.

- A Waiver of Perimeter Landscape and Buffer Standards to allow a 10 foot buffer along portions of the West buffer where 15 feet is required.

Sincerely,

John Lopeman, AIA

RECEIVED
OCT 07 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED

8965 S. Eastern Avenue, Suite 100 | Las Vegas, Nevada 89123 | P 702.456.1070 | F 702.456.7020

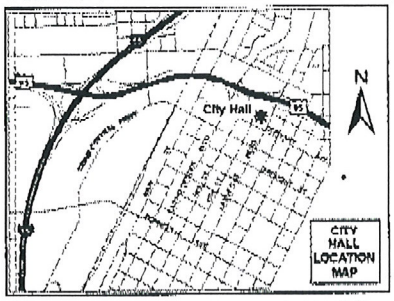
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
OCT 26 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.

Case: SUP-36136
14032512005
AMERSON FAMILY TRUST
2901 VISTA DEL SOL
LAS VEGAS NV 89120-3612

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36136 & SDR-36124

Planning Commission Meeting of 11/5/2009

HAYDELL 89120

45A

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

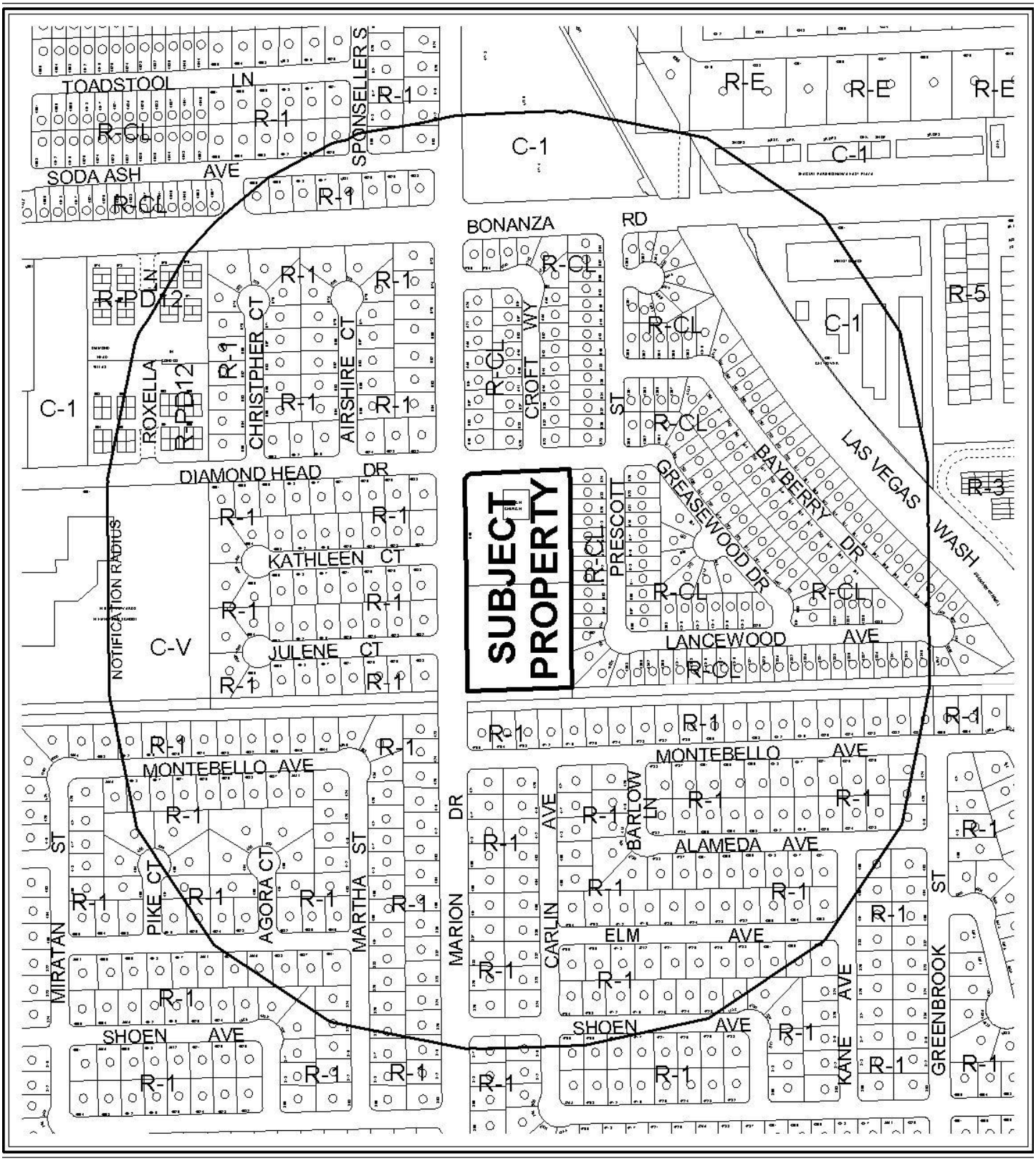
SUBJECT:
SDR-36124 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-36136 - PUBLIC HEARING - APPLICANT/OWNER: UNITY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 48,816 SQUARE-FOOT ADDITION TO AN EXISTING 8,000 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A 10-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE 15 FEET IS REQUIRED on 4.17 acres at 545 Marion Drive (APN 140-32-501-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



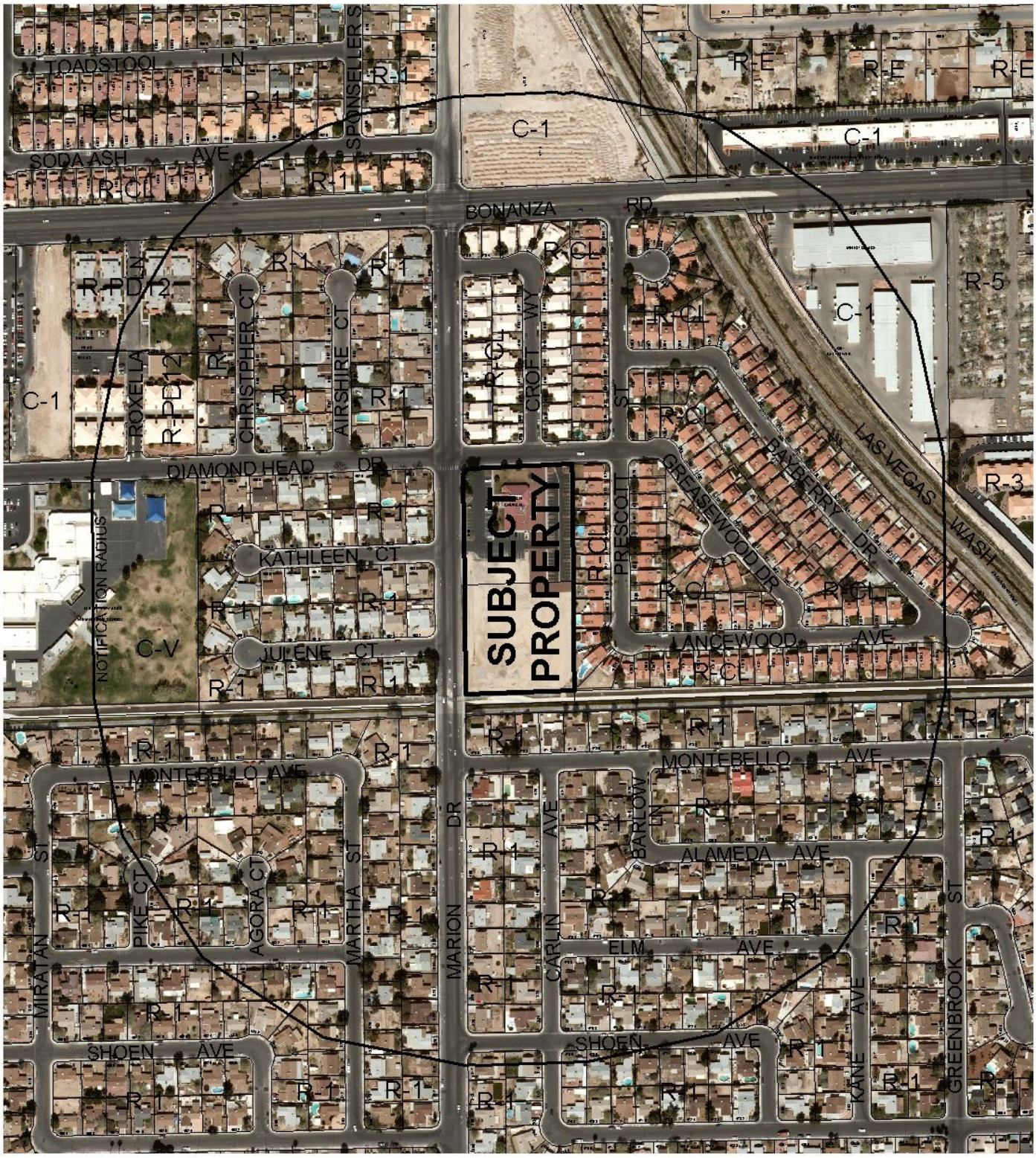
0 400 800 Feet

CASE: **SDR-36124**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 400 800 Feet

CASE: **SDR-36124**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-36136), if approved.

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 and landscape plan date stamped 10/07/09 and building elevations, date stamped 10/06/09, except as amended by conditions herein.

4. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a 10-foot Landscape Buffer along a portion of the west perimeter buffer where 15 feet is required.

5. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any building permits.

6. 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.

7. 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.

8. 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).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.

12. 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.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine if a Reversionary Map or other lot consolidation is necessary prior to the approval of construction drawings; comply with the recommendations of the City Surveyor.

15. Construct all incomplete half-street improvements on Marion Drive adjacent to this site concurrent with development of this site.

16. Remove the western most driveway on Diamond Head Drive and replace with curb, gutter, and sidewalk. Also 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Provide a copy of a recorded Joint Access Agreement between the parcels that comprise this site prior to the issuance of any permits, unless the parcels are legally joined into one parcel.

18. Each parcel must have its own lateral connection to public sewer.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. All landscaping and private improvements 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.

21. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. 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.

SDR-36124 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 48,816 square-foot addition to an existing 8,000 square-foot Church/House of Worship at 545 Marion Drive. The proposed addition will extend onto an undeveloped lot to the south, and will provide a new sanctuary and associated facilities for the existing Unity Baptist Church. The applicant has requested a Waiver of Title 19.12 Landscape and Buffer Standards. The addition substantially complies with Title 19 requirements except for the requested Waiver. The Waiver is minor in nature and is mitigated by the additional landscaping added around the perimeter of the site; therefore, staff is recommending approval of this request. If denied, the proposed addition would not be permitted and the existing Church/House of Worship would remain.

Issues:

- A new 48,816 square-foot Church/House of Worship is proposed.
- The applicant has requested a Waiver of Title 19.12 Landscape and Buffer Standards to allow a 10-foot buffer along a portion of the west buffer where 15 feet is required.
- A condition of approval has been added to require that the subject site be remapped to consolidate the two lots.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
A change of ownership has not occurred on the subject site.	
The County Assessor's site indicates a construction date of 1983.	
10/03/79	The Board of City Commissioners approved a Rezoning (Z-0091-79) from R-E (Residence Estates) to R-1 (Single Family Residential) on 4.17 acres adjacent to the southeast corner of Marion Drive and Diamond Head Drive. The Planning Commission and staff recommended approval of the request.
04/18/84	The City Council approved an Extension of Time of an approved Rezoning (Z-0017-84) from R-E (Residence Estates) to R-CL (Residential Compact-Lot) on 4.17 acres adjacent to the southeast corner of Marion Drive and Diamond Head Drive. The Planning Commission and staff recommended approval of the request. Rezoning (Z-0017-84) expired on 04/18/86.
03/09/05	A Code Enforcement citation (#26949) was issued for illegal construction equipment at 545 Marion Drive. Code Enforcement closed the case on 03/10/05.

02/15/06	The City Council will hear a related Site Development Plan Review (SDR-10460) for a 54 space Parking Lot and Waivers of the Perimeter and Parking Lot Landscaping requirements at 545 Marion Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
11/05/09	The Planning Commission will hear a related Site Development Plan Review (SDR-36124) for a 40,816 square-foot addition to an existing 8,000 square-foot Church/House of Worship on 4.17 acres at 545 Marion Drive.
Related Building Permits/Business Licenses	
05/08/98	A Building Permit (#98009795) was issued for a sign at 545 Marion Drive. The permit was finaled on 11/10/98.
06/16/99	A Building Permit (#99011908) was issued for a 2,128 square-foot addition to an existing Church/House of Worship at 545 Marion Drive. The permit was finaled on 10/08/99.
Pre-Application Meeting	
09/08/09	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • Reversionary map would be required for the two parcels on the site. • All landscaping is required to be brought into conformance with Title 19.12 requirements or Waivers would be required. • The proposed addition and potential residential adjacency issues.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	A field check was completed on the indicated date. The following items were noted: • Staff noted the existing Church/House of Worship. • Staff noted the vacant area for the proposed addition to the existing Church/House of Worship.

Details of Application Request	
Site Area	
Net Acres	4.17 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church/House of Worship and Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single-Family Dwellings	ML (Medium Low Density Residential)	R-CL (Residential Compact-Lot)
South	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

East	Single-Family Dwellings	ML (Medium Low Density Residential)	R-CL (Residential Compact-Lot)
West	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	
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 19.08 Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	4.17 acres	Y
Min. Lot Width	100 Feet	295 Feet	Y
Min. Setbacks • Front (north property line) • Side (east property line) • Corner (west property line) • Rear (south property line)	 50 Feet 10 Feet 15 Feet 35 Feet	 183 Feet 56.3 Feet 84.1 Feet 141.9 Feet	 Y Y Y Y
Max. Lot Coverage	N/A	31.2%	N/A
Max. Building Height	2 stories or 35 Feet	2 stories 35 feet	Y
Trash Enclosure	Screened	Screened	By Condition
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	105 Feet	128 Feet	Y
Adjacent development matching setback	10 Feet	57.25 Feet	Y

Pursuant to Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/ 6 Spaces	36 Trees	37 Trees	Y
Buffer: Min. Trees				
North property line	1 Tree/ 20 Linear Feet	12 Trees	14 Trees	Y
South property line	1 Tree/ 20 Linear Feet	15 Trees	15 Trees	Y
West property line	1 Tree/ 20 Linear Feet	27 Trees	32 Trees	Y
East property line	1 Tree/ 20 Linear Feet	31 Trees	31 Trees	Y
TOTAL		85 Trees	92 Trees	Y
Min. Zone Width				
North property buffer	15 Feet		15 Feet	Y
South property buffer	8 Feet		8 Feet	Y
West property buffer	15 Feet		10 Feet	N
East property buffer	8 Feet		8 Feet	Y
Wall Height	6-8 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	56,816 SF (includes 250 existing seats and 600 proposed seats)	One space for each four fixed seats	208	7	208	7	Y
TOTAL			215		215		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
10-foot landscape buffer along a portion of the west perimeter buffer	15-foot landscape buffer along the west perimeter buffer	Approval

ANALYSIS

- **Site Plan**

The Unity Baptist Church is located on a 4.17 acre site at 545 Marion Drive. The existing site is divided into two separate parcels. A condition of approval has been added requiring a reversionary map to be completed prior to issuance of building permits. The site plan indicates an existing 8,000 square-foot Church/House of Worship, which includes 250 existing seats and a proposed 48,816 square-foot addition with 600 seats. The overall square-footage totals 56,816 square feet. The applicant is proposing a total of 213 parking spaces, which is adequate for both the existing and proposed Church/House of Worship use. The applicant indicates that phasing of the project will occur. The first phase will include; the sanctuary, offices, classrooms, and site work. The second phase will include the classrooms. The third phase will include a fellowship hall. Finally, the fourth phase will include a covered courtyard.

The overall site is accessed from both Diamond Head Drive and Marion Drive. Diamond Head Drive is a 60-foot Local Street and Marion Drive is an 80-foot Secondary Collector as indicated on the Master Plan of Streets and Highways.

- **Landscape Plan**

A portion of the overall site contains existing landscaping, which was installed with the completion of the existing Church/House of Worship. Since the applicant is constructing a new Church/House of Worship, all landscaping is required to be brought into conformance pursuant to Title 19.12 requirements. The overall site has been brought into conformance, except for the west perimeter landscape buffer. The applicant has requested a Waiver of Title 19.12 Landscape and Buffer Standards to allow a 10-foot buffer along portions of the west perimeter buffer where 15 feet is the minimum required. Staff is supporting this Waiver request as it is minor in nature, and will be mitigated by additional landscaping in the perimeters of the site.

- **Elevations**

The elevations indicate an existing 25-foot tall Church/House of Worship. The proposed addition is indicated at a height of 35 feet at two stories. Portions of the new Church/House of Worship project beyond the permitted 35-foot height requirement. Pursuant to Title 19.08 Development Standards, institutional symbols for Churches/House of Worship may extend into any required setback area, provided that they are clearly shown as a part of a Site Development Plan Review, thereby making the steeple and crosses conforming to Title 19.08 requirements.

- **Floor Plan**

There is a first and second floor plan for the proposed Church/House of Worship. The first floor plan indicates uses that are divided into classrooms, sanctuary, offices and a fellowship hall. The second story indicates balcony seating and additional classrooms.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed addition to the existing Church/House of Worship complies with residential adjacency requirements and is adequately landscaped, thereby being compatible with adjacent development and development in the area.

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 fails to meet all Perimeter Landscape Buffer standards, but the requested Waiver is minimal in nature. The remainder of the on-site landscaping meets or exceeds minimum requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed addition to the existing Church/House of Worship is accessed from Diamond Head Drive and Marion Drive. Diamond Head Drive is a 60-foot Local Street and Marion Drive is an 80-foot Secondary Collector as indicated on the Master Plan of Streets and Highways, which will provide adequate access to the site.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials, as conditioned, are appropriate for the area and for the City.

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 building elevations will be harmonious with the existing Church/House of Worship and will be compatible with adjacent residential developments by adhering to residential adjacency requirements.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed addition to the existing Church/House of Worship will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 546

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-36124 APN: 140-32-501-001, 002

Name of Property Owner: Unity Baptist Church

Name of Applicant: Unity Baptist Church

Name of Representative: ethos three 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: Milt Sutton

Print Name: MILTON C. SUTTON

Subscribed and sworn before me

This 17 day of September, 2009

Helen Rivers

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
HELEN G. RIVERS
My Appointment Expires
July 1, 2012
No: 08-7147-1

State of Nevada
County of Clark
This instrument was acknowledged
Before me by Milton Sutton
On Sept 17, 2009

RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DATA

SITE

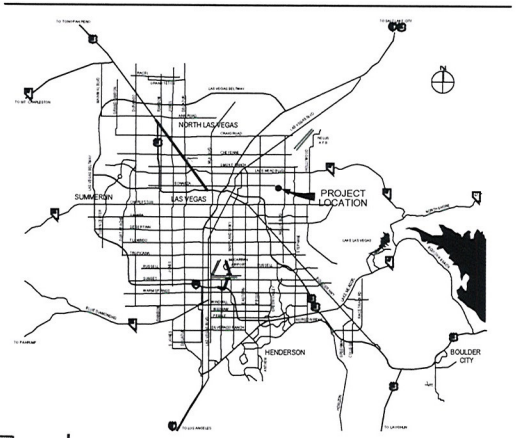
APN:	140-32-501-001 & 140-32-501-002
SIZE:	4.17 ACRES
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	R-E
USE:	RELIGIOUS FACILITY
EXISTING BUILDING:	8,000 SF
NEW BUILDING:	
PHASE 1 SANCTUARY/ADMIN.	20,167 SF
PHASE 2 CLASSROOMS	13,727 SF
PHASE 3 FELLOWSHIP HALL	7,782 SF
PHASE 4 COURTYARD	7,140 SF
TOTAL BUILDING:	48,816 SF
DENSITY	28.2%
F.A.R.	31.2%

PARKING ANALYSIS

PER CLV TITLE 19 = LINEAL INCHES OF PEW / 20" PER SEAT =
LEVEL 1 - 9,000" / 20 = 450
LEVEL 2 - 3,000" / 20 = 150
TOTAL 600
FIXED SEAT CAPACITY =
250 EXISTING, 600 NEW, 850 TOTAL

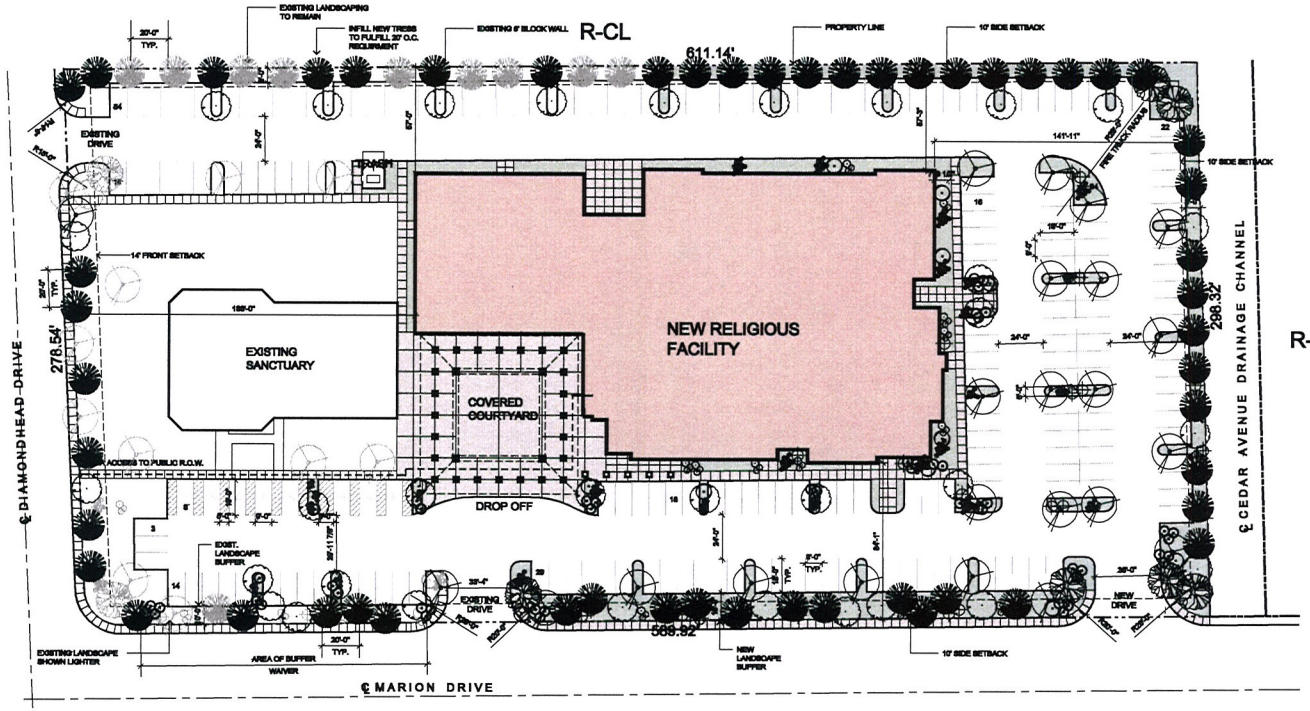
PARKING REQUIRED: 1 SPACE / 4 SEATS = 213 PARKING SPACES
PARKING PROVIDED: 208 REGULAR SPACES + 7 HANDICAP SPACES = 213 TOTAL

VICINITY MAP



8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:



R-CL

LANDSCAPE LEGEND

GENUS	COMMON NAME	QTY	SIZE
PROSOPIS CHILENSIS	THORNLESS CHILEAN	6	24" BOX
CERCIDIUM FLORIDUM	BLUE PALO VERDE	21	24" BOX
OLEA 'WILSONII'	FRUITLESS OLIVE	27	24" BOX
PINUS ALDERICA	MONDEL PINE	51	24" BOX
LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	60	5 GALLON
BUDDLEIA MARRUBIFOLIA	WOOLEY BUTTERFLY BUSH	42	5 GALLON
CASSIA PHYLLODINIA	SILVER LEAF CASSIA	60	5 GALLON
LEUCOPHYLLUM CANDIDUM	SIERRA BOQUET	43	5 GALLON
VIGUIERA DELTOIDEA	GOLDENEYE	200	5 GALLON
	3/4"- DECOMPOSED GRANITE		

ethos three ARCHITECTURE

UNITY BAPTIST CHURCH
545 MARION DRIVE

SITE PLAN

SHT A0.1

SITE PLAN

SCALE : 1"=30'-0"

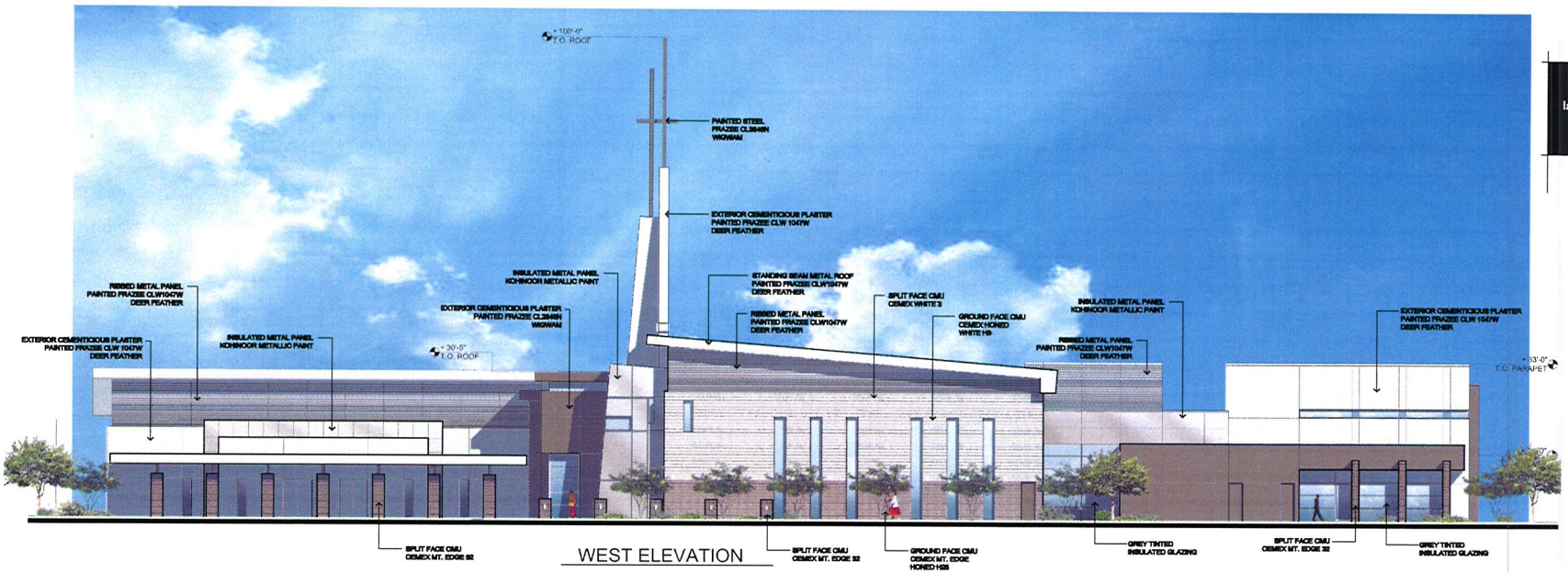
0 15 30 60

north

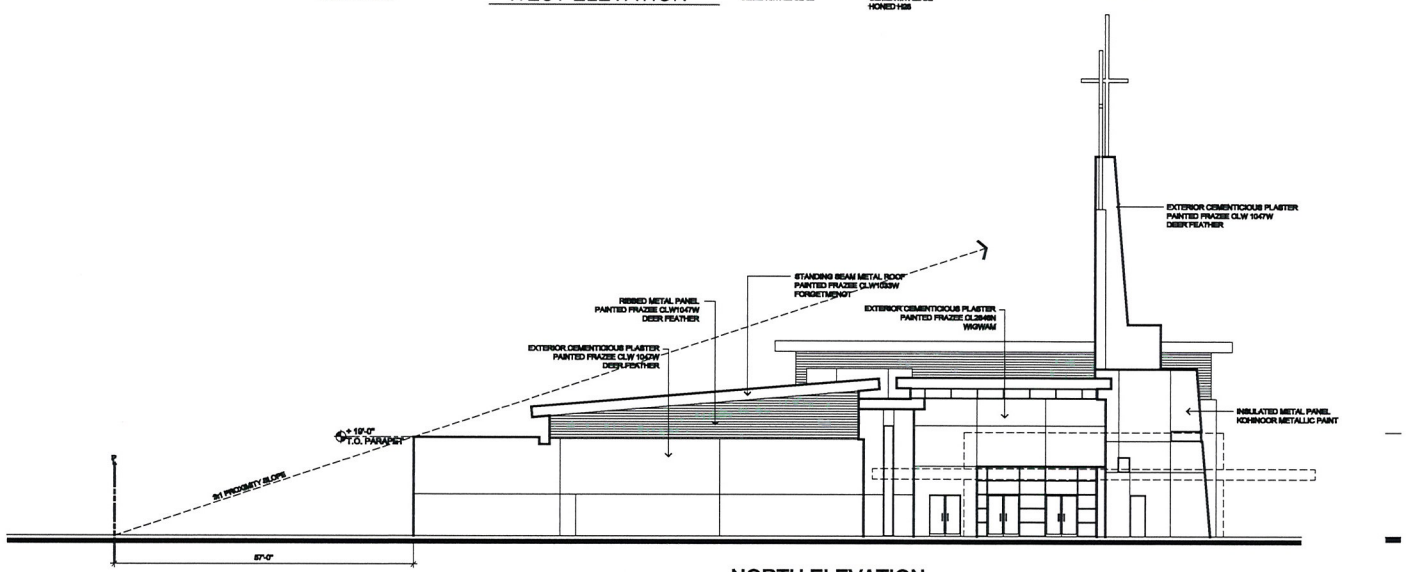
09-21-09

RECEIVED
OCT 07 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

SCALE : 3/32"=1'-0"

RECEIVED
OCT 06 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED

0 4 8 16

09-21-09

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

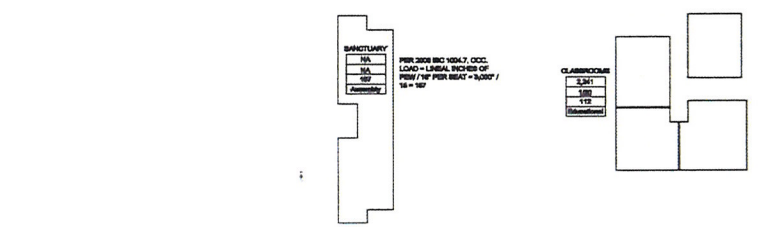
DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

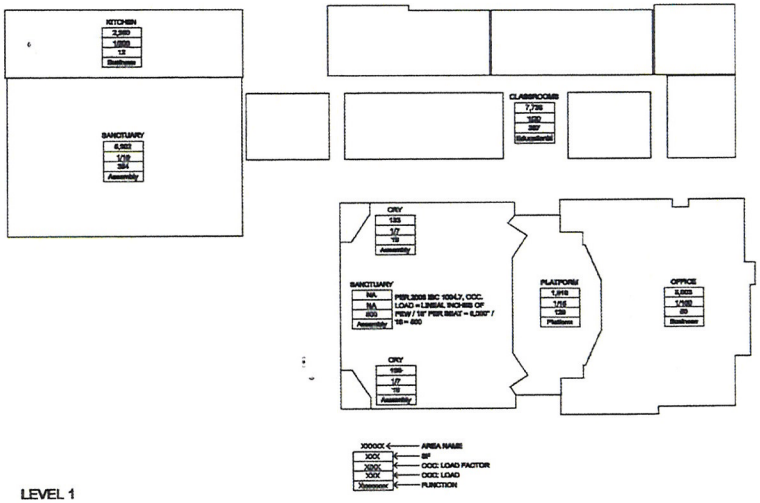
ELEVATIONS

UNITY BAPTIST CHURCH
545 MARION DRIVE

SHT A5.1



LEVEL 2



LEVEL 1

2006 IBC OCCUPANT LOAD DIAGRAM
1,748 TOTAL OCCUPANTS

PHASE 3 - FELLOWSHIP HALL

PHASE 2 - CLASSROOMS

PHASE 4 - COVERED COURTYARD

PHASE 1 - SANCTUARY, OFFICES, CLASSROOMS & SITEWORK

LEVEL 2

PHASE 3 - FELLOWSHIP HALL

PHASE 2 - CLASSROOMS

PHASE 4 - COVERED COURTYARD

PHASE 1 - SANCTUARY, OFFICES, CLASSROOMS, & SITEWORK

LEVEL 1

PHASING DIAGRAM

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

OCCUPANT LOAD

UNITY BAPTIST CHURCH
545 MARION DRIVE

DIAGRAMS

SCALE : 1" = 20'-0"

0 10 20 40

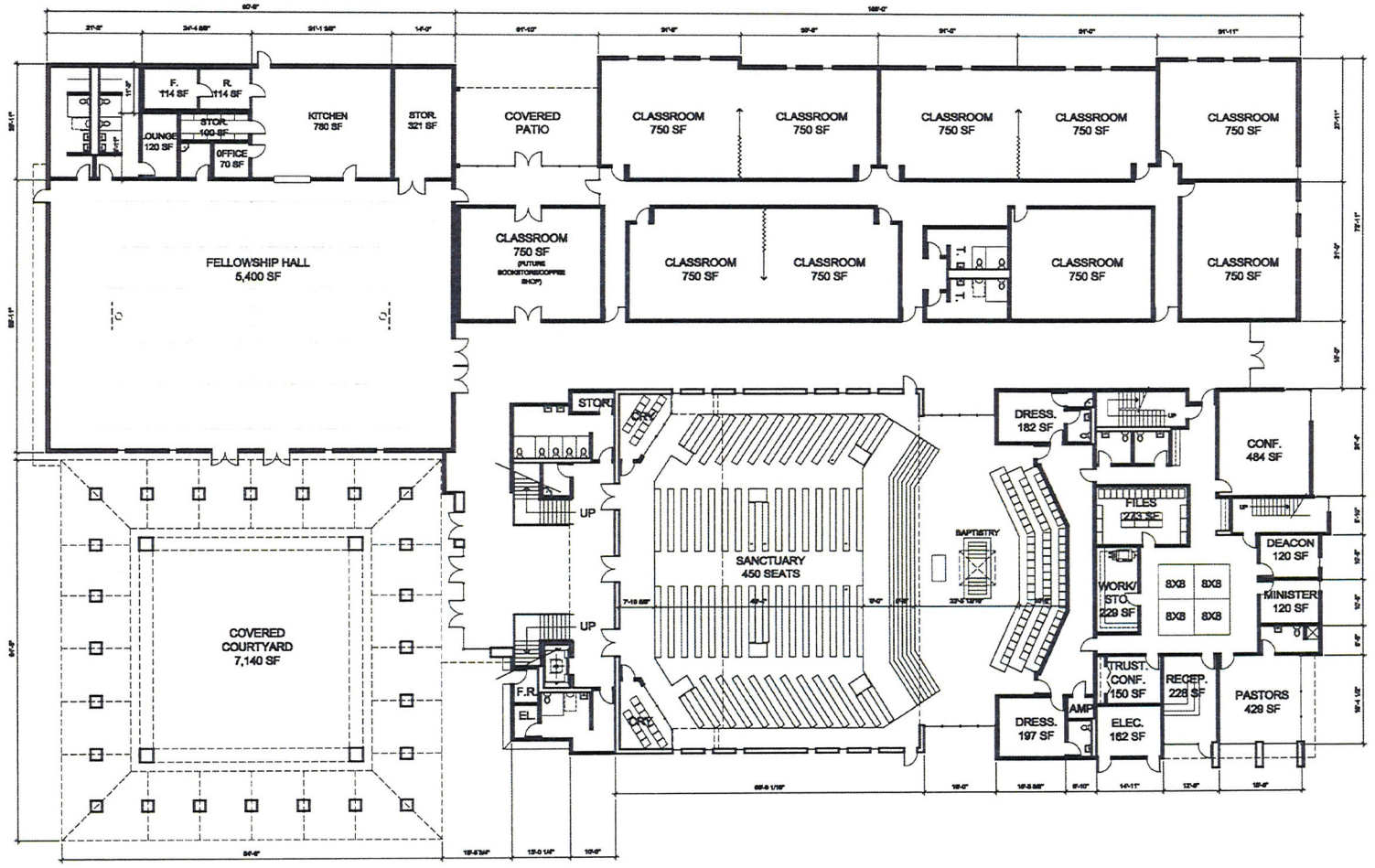
09-21-09

SHT A1.3

SDR-36124

SUP-36136
11/05/09 PC

RECEIVED
2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



FLOOR PLAN - 1st LEVEL

SCALE : 3/32"=1'-0"

SUP-36136
SDR-36124 11/05/09 PC

RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

0 4 8 16

09-21-09

SHT A1.1

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

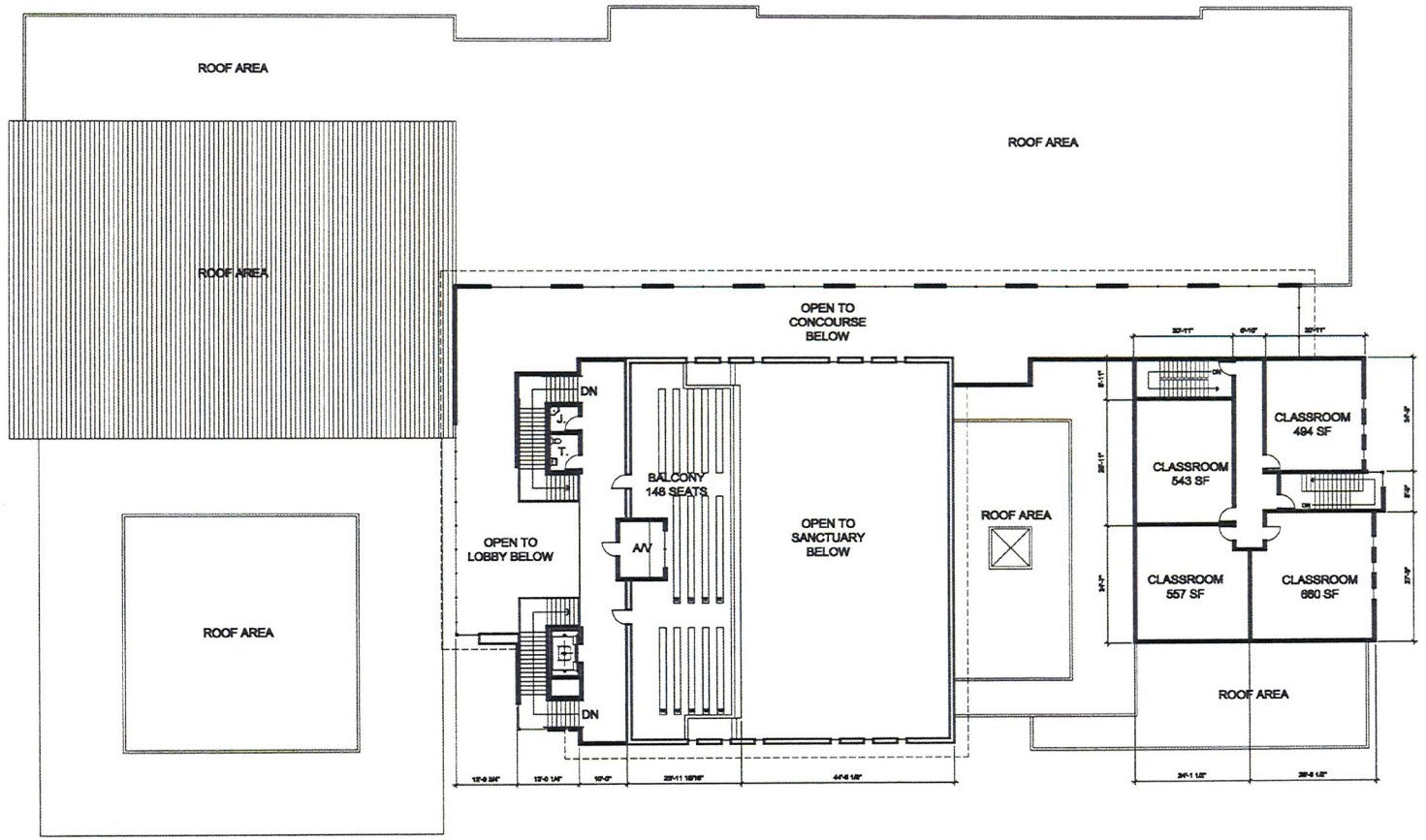
DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

UNITY BAPTIST CHURCH
545 MARION DRIVE

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

UNITY BAPTIST CHURCH
545 MARION DRIVE

FLOOR PLAN - 2nd LEVEL

SCALE : 3/32"=1'-0"

0 4 8 16

09-21-09

SHT A1.2

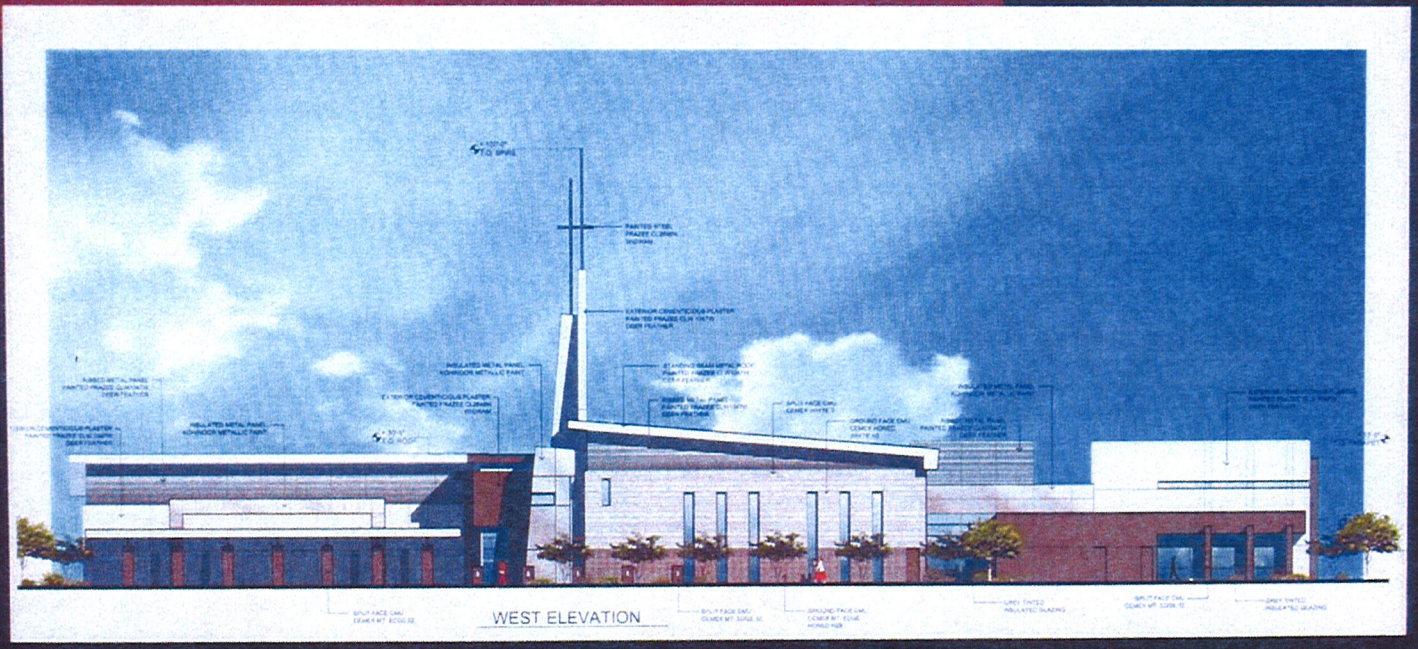
SUP-36136
SDR-36124 11/05/09 PC

RECEIVED
SEP 2 2 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ethos three
ARCHITECTURE

COLOR / MATERIALS

UNITY BAPTIST CHURCH



FRAZEE
CL2646N
WIGWAM

FRAZEE
CLW1047W
DEER FEATHER

BUILDING COLORS

CEMEX WHITE
SPLIT FACE 3

CEMEX WHITE
HONED H3

CEMEX MT. EDGE
SPLIT FACE 32

CEMEX MT. EDGE
HONED H28

CONCRETE BLOCK

INSULATED
METAL PANEL

INSULATED
GLAZING

SUP-36136
SDR-36124 11/05/09 PC

RECEIVED
SEP 23 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SDR-36124 - APPLICANT/OWNER: UNITY BAPTIST CHURCH
545 MARION DRIVE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

ethos three
ARCHITECTURE

September 21, 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter – Unity Baptist Church Expansion

Dear Planning Dept.,

We are requesting a Site Development Plan Review for the expansion of an existing religious facility located at 545 Marion Drive. The site is currently zoned RE. The site will require a Site Development Review, a Special Use Permit and a Waiver of Standards.

The expansion of the existing 250 seat sanctuary includes a new 600 seat sanctuary, fellowship hall, classrooms (religious education only) and administrative space. This use is permitted in a residential zone with an approved special use permit. This project is designed within the parameters set forth by Title 19.

- A Waiver of Perimeter Landscape and Buffer Standards to allow a 10 foot buffer along portions of the West buffer where 15 feet is required.

Sincerely,

John Lopeman, AIA

RECEIVED
OCT 07 2009

SUP-36136
SDR-36124
11/05/09 PC - REVISED

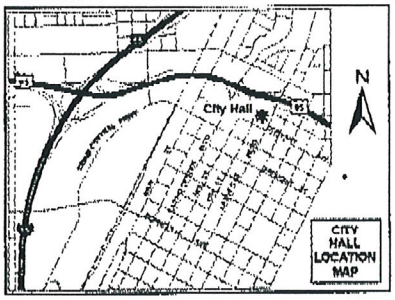
8965 S. Eastern Avenue, Suite 100 | Las Vegas, Nevada 89123 | P 702.456.1070 | F 702.456.7020

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

Case: SUP-36136

14032512005
AMERSON FAMILY TRUST
2901 VISTA DEL SOL
LAS VEGAS NV 89120-3612

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36136 & SDR-36124
Planning Commission Meeting of 11/5/2009

HAV0811 89120

46A

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

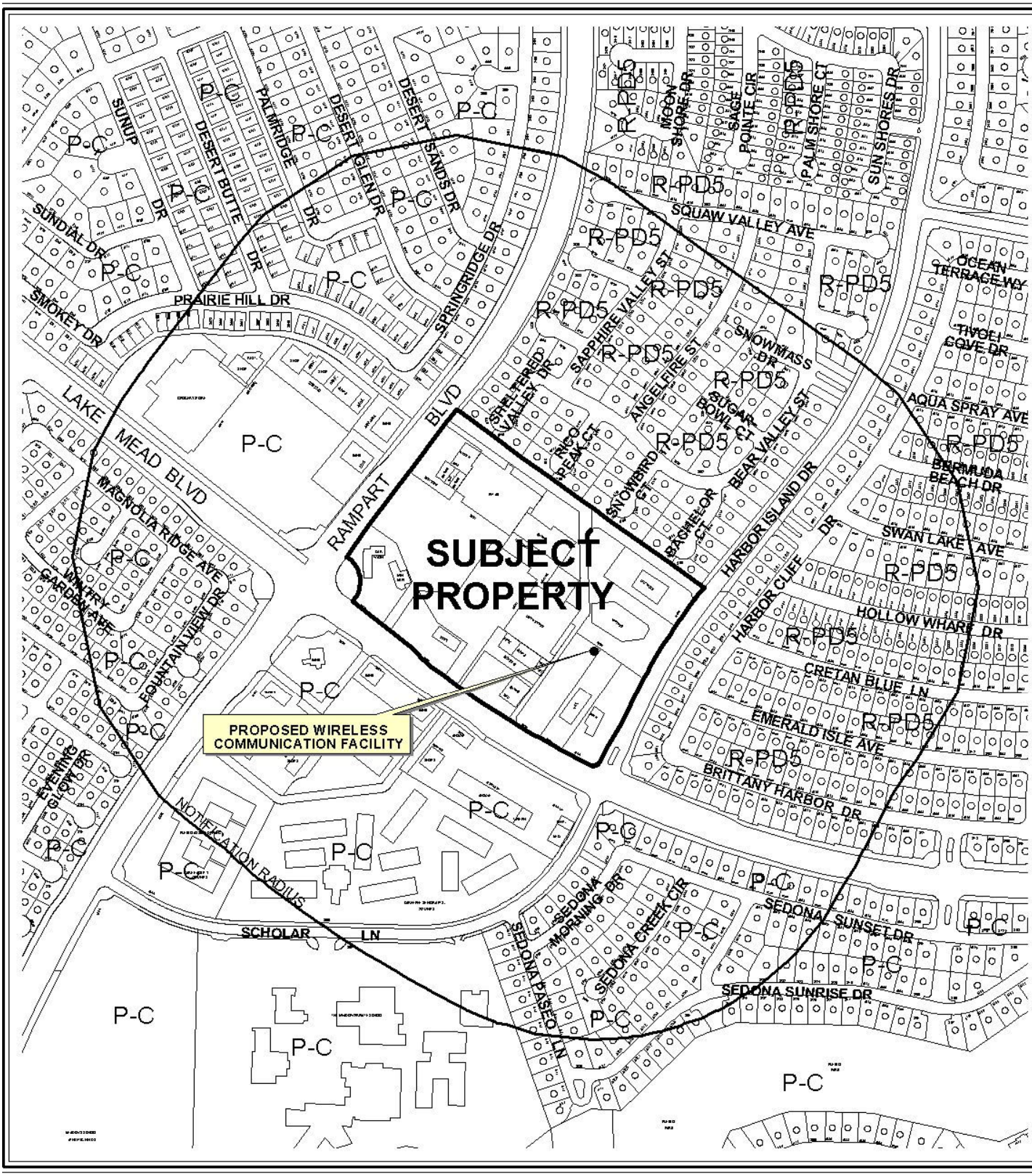
SUBJECT:
SUP-36142 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: ARIES HOLDINGS, LLC - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) at 8430 West Lake Mead Boulevard (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



0 500 1000 Feet

CASE: **SUP-36142**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



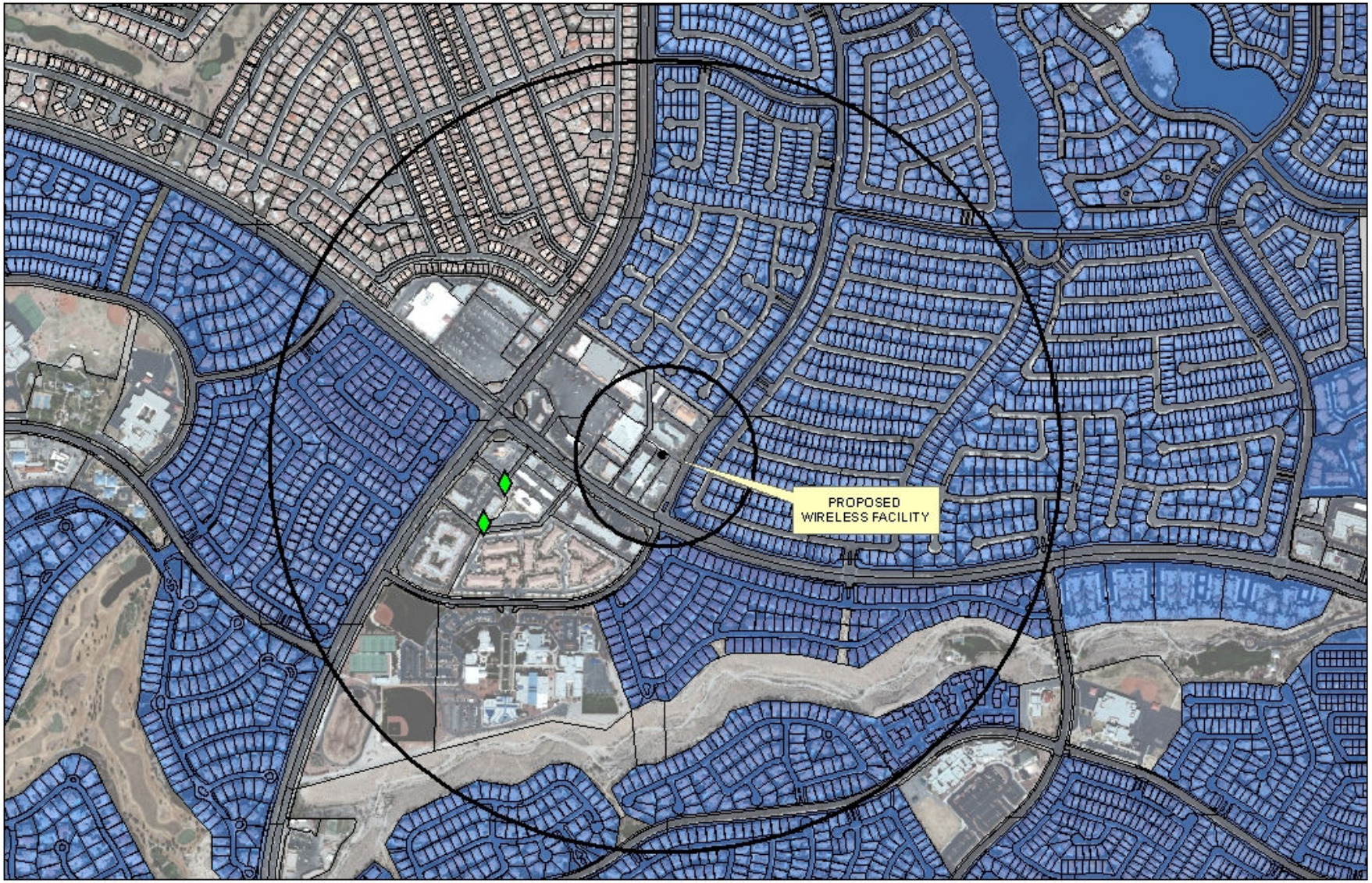
0 500 1000 Feet

CASE: **SUP-36142**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-36142

Cell Tower Locations

Non-Stealth

Stealth

Subject Cell Tower

Residential Property

600ft &
1/2 mile Buffer

0 600 1,200 2,400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36142 - APPLICANT: VERIZON WIRELESS - OWNER: ARIES HOLDINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved for the Wireless Communication Facility. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The Wireless Communication Facility and its associated equipment and shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications cupola and its associated equipment and facility.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The proposed wireless communications facility shall not be located within the public right of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

SUP-36142 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 70-foot tall Wireless Communication Facility, Stealth Design (Monopalm) at 8430 West Lake Mead Boulevard. The proposed Wireless Communication Facility will be located in the rear of the subject site. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff recommends approval of this request. If the application is denied, the proposed Wireless Communications facility will have to be redesigned or relocated to comply with Title 19.

ISSUES

- The proposed Wireless Communication Facility, Stealth Design (Monopalm) complies with all Title 19.04 Minimum Special Use Requirements for the proposed use

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
06/10/87	The City Council approved a request for an Annexation (A-0020-86) of approximately 5,637 acres, generally located on the south side of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission recommended approval of the request.
03/01/89	The City Council approved a request for a Rezoning (Z-0003-89) from N-U (Non-Urban) to R-PD5 (Residential Planned Development – 5 Unit per Acre) and C-1 (Limited Commercial) for a proposed retail stores, offices, hotel, single-family and multi-family residential uses on property located north of Lake Mead Boulevard between Rampart Boulevard and Buffalo Drive. The Planning Commission recommended approval of the request.
01/25/94	The Board of Zoning and Adjustment approved a request for a Special Use Permit (U-0284-93) to allow a Minor Automotive Service and Repair Facility at 8430 West Lake Mead Boulevard. The approval was appealed by South Shores HOA after consideration of the appeal, the City Council denied the Special Use Permit on 07/06/94.
01/12/98	The City Council Tabled a request for a Special Use Permit (U-0119-97) for a Liquor Establishment (Off-Premise Consumption) on property located on the north side of Lake Mead Boulevard, approximately 850 feet east of Rampart Boulevard. The Planning Commission recommended approval of the request.

09/15/04	The City Council approved a request for a Site Development Plan Review (SDR-4654) for a 8,400 square-foot Office / Retail building and a Waiver from the six-foot foundation landscaping requirement located adjacent to the north side of Lake Mead Boulevard approximately 270 feet west of Harbor Island Drive. The Planning Commission recommended approval of the request.
01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-10097) for a proposed 13,551 square-foot Office building and Waivers of building placement standards; parking lot, perimeter, and foundation landscaping standards; and to allow a 4.5-foot side yard setback where 10 feet is the minimum setback required at 8430 West Lake Mead Boulevard. The Planning Commission recommended approval of the request.
10/02/06	A Code Enforcement case (#46773) was processed for large trailer obstructing the view of west bound traffic. Code Enforcement closed the case on 10/04/06.
09/16/09	The Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-35452) to remove four (4) antennas currently located on a monument sign and relocate them to a new 70-foot tall Wireless Communication Facility, Stealth Design (Monopalm) located at 8430 West Lake Mead Boulevard.
Related Building Permits/Business Licenses	
09/21/06	A building permit (#6006000) was issued for a office building Certificate of Completion at 8430 West Lake Mead Boulevard. This permit was completed on 09/12/07.
	A building permit (#6005999) was issued for On-site Improvements at 8430 West Lake Mead Boulevard. This permit was expired on 03/24/07.
	A building permit (#6006002) was issued for a Trash Enclosure at 8430 West Lake Mead Boulevard. This permit was completed on 08/09/07.
10/04/06	A building permit (#6006255) was issued for water / sewer at 8430 West Lake Mead Boulevard. This permit received a final inspection on 03/13/07.
06/21/07	A building permit (#7002030) was issued for a Sign at 8430 West Lake Mead Boulevard. This permit was expired on 12/22/07.
01/29/08	A building permit (#7002030) was issued for a Wall Sign at 8430 West Lake Mead Boulevard. This permit was expired on 08/02/08.
Pre-Application Meeting	
09/11/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Wireless Communication Facility, Stealth Design were discussed. Topics included: • Title 19 Zoning Code requirements • Application Materials and Documents • Meeting Dates and Deadlines

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one conducted.

Field Check	
10/01/09	A field check was conducted by staff. A well maintained retail development was observed.

Details of Application Request	
Site Area	
Gross Acres	0.99 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Development	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial Development	SC (Service Commercial)	C-1 (Limited Commercial)
South	Commercial Development	VC (Village Center)	P-C (Planned Community)
East	Commercial Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Commercial Development	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	
Office, Other than Listed	11,182 SF	1:300	38	-	48	2	Y
Dental Office	2,366 SF	1:200 < 2,000 SF, plus 1:175 > 2,000 SF	12				
Subtotal	13,548 SF		48	2	48	2	
TOTAL	13,548 SF		50		50		

ANALYSIS

This is a request for a Special Use Permit for a 70-foot, Wireless Communication Facility, Stealth Design (Monopalm) in the rear of the subject site. The proposed location of the Wireless Communication Facility will eliminate a parking space and parking lot island located in the northeast corner of the subject property, reducing the available on-site parking to the minimum 50 parking spaces requirement. The applicant has also proposed to remove four communication antennas currently located within a monument sign at 8420 West Lake Mead Boulevard, and re-locate them to the new 70-foot Wireless Communication Facility (Monopalm). In addition, the applicant is proposing to add five (5) antennas to the proposed facility, bringing the total number of antennas on the new structure to nine (9); three sectors with three antennas each. The proposed design will allow for the existing communication antennas to be moved from their current exposed location to a more concealed design, reducing their profile. The proposed location of the Wireless Communication Facility, Stealth Design (Monopalm) is compatible with the surrounding commercial and single-family residential uses. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; 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 land use can be conducted in a manner that is harmonious and compatible with existing and future surrounding 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 physically suitable for the type and intensity of the 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 as designated in the Master Plan of Streets and Highways. This street provides 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."**

   Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Wireless Communication Facility, Stealth Design use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Wireless Communication Facility, Stealth Design use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 583

APPROVALS 0

PROTESTS 3

JB

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36142** APN: 138-20-611-006

Name of Property Owner: Aries Holdings, LLC

Name of Applicant: Verizon Wireless

Name of Representative: WFI- Melissa Gibson

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: ANDRE MICHAELIAN

Subscribed and sworn before me

This 17th day of September, 2009

Lisa Ann Chadwell

Notary Public in and for said County and State Clark County, Nevada

LISA ANNE CHADWELL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-03-2012
Certificate No: 08-8080-1

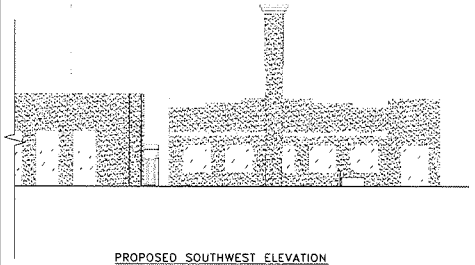
verizonwireless

LSV RAMPART

8420 & 8430 W. LAKE MEAD BLVD.
ASSESSOR'S PARCEL NO. # 138-20-611-006 & 138-20-611-007

LAS VEGAS, NEVADA 89128
CLARK COUNTY

70'-0" MONOPALM
ANTENNA RELOCATION



PROPOSED SOUTHWEST ELEVATION
SCALE: N.T.S.

RECEIVED
SEP 22 2009

APPROVED FOR LEASING/ZONING

SHEET INDEX

SHT	TITLE	REV
T1	TITLE SHEET	0
SP1	SPECIFICATION & PHOTO SHEET	0
SV1	AS-BUILT SURVEY	A
SV2	AS-BUILT SURVEY	A
Z1	SITE PLAN	0
Z2	VERIZON WIRELESS SITE PLANS	0
Z3	ELEVATIONS	0
Z4	CUT SHEETS	0

PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

CONTACT: JIM JOHNSON
PHONE: 702-638-5320

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
767 NORTH STAR RD.
STAR, ID 83669

CONTACT: JASON DICKMAN, PE,SE
PHONE: 208-286-0266

SURVEYOR:
PIONEER SURVEYS
808 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

CONTACT: ROBERT HARRISON
PHONE: 702-212-4016

ZONING/SITE AQ:
WFI INC.
7030 SMOKE RANCH RD
LAS VEGAS, NV 89128

CONTACT: MELISSA GIBSON
SITE ACQUISITION SPECIALIST
PHONE: 702-202-3596
FAX: 702-586-3685
CELL: 702-338-2299

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS. THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

BUILDING CODE ANALYSIS (2006 INTERNATIONAL BUILDING CODE):

PROPERTY OWNER:	ARIES HOLDING LLC 413 CANYON GREENS DR LAS VEGAS, NV 89144	E & P PARTNERSHIP 8420 W. LAKE MEAD BLVD LAS VEGAS, NV 89128
ASSESSOR'S PARCEL NO:	138-20-611-006	138-20-611-007
JURISDICTION:	CITY OF LAS VEGAS (PHONE #: (702) 229-5447), DEVELOPMENT SERVICES CENTER 731 SOUTH FOURTH STREET LAS VEGAS, NV 89101	CITY OF LAS VEGAS (PHONE #: (702) 229-5447), DEVELOPMENT SERVICES CENTER 731 SOUTH FOURTH STREET LAS VEGAS, NV 89101
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC (UNOCCUPIED)	
TYPE OF CONSTRUCTION:	TYPE V-A	

ITEM:	REQUIRED/ALLOWED:	PROVIDED:	COMPLIANCE:
FIRE SPRINKLERS:	NO	NO	YES
FIRE ALARM:	NO	YES, ALARMED BACK TO MARKEY SWITCH FACILITY	YES
BUILDING HEIGHT:	UP TO 50'	N/A	YES
BUILDING STORIES:	2	N/A	YES
BUILDING AREA:	UP TO 9,000 SQ FT	N/A	YES
OCCUPANT LOAD:	N/A	N/A	YES
NUMBER OF EXITS:	1	N/A	YES
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	N/A	YES
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	N/A	YES
PROTECTION OF OPENINGS:	N/A	N/A	YES
NON-SEPARATED OR SEPARATED USES	N/A	N/A	YES
ROOF COVERING MATERIAL:	CLASS B	N/A	YES
PLUMBING FIXTURES:	NONE	N/A	YES
SPECIAL INSPECTIONS:	N/A	N/A	YES

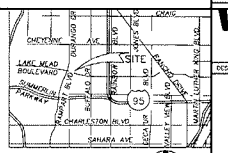
FCC COMPLIANCE:
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:
BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 57, PAGE 19 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE INSTALLATION OF ONE (1) PROPOSED 70'-0" MONOPALM, AND THE RELOCATION OF THE EXISTING PANEL ANTENNAS FROM EXISTING SIGN.

DRIVING DIRECTIONS:
START: MCCARRAN INTERNATIONAL AIRPORT, NV; DEPART FROM MCCARRAN INTERNATIONAL AIRPORT, NV 0.4 MI; TAKE RAMP LEFT TOWARD ALL TERMINALS / PARKING 0.2 MI; KEEP LEFT TOWARD S SWENSON ST 0.4 MI; BEAR LEFT ONTO S SWENSON ST 0.6 MI; TURN LEFT ONTO SR-593 / E TROPICANA AVE 1.9 MI; TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-15 NORTH 5.0 MI; AT EXIT 42A, TAKE RAMP RIGHT FOR US-95 / LAS VEGAS EXPY NORTH TOWARD RENO 6.8 MI; AT EXIT 82B, TAKE RAMP RIGHT FOR W LAKE MEAD BLVD TOWARD LAKE MEAD WEST 2.3 MI; ARRIVE AT 8420 W LAKE MEAD BLVD THE LAST INTERSECTION IS SCHOLAR LN IF YOU REACH N RAMPART BLVD, YOU'VE GONE TOO FAR.



VICINITY MAP
SCALE: N.T.S.
NORTH

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / STAR, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA
TEL: 208-286-0266

PROJECT NAME:
LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:
8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

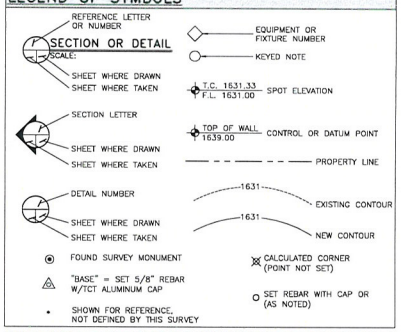
SHEET TITLE:
TITLE SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

SAVE DATE: 8/4/2009 11:34 AM
SHEET NUMBER: T1

SUP-36142
11/05/09 PC

LEGEND OF SYMBOLS



SYMBOLS USED AS ABBREVIATIONS:

∠ L	ANGLE	⊥	PERPENDICULAR
℄	CENTERLINE	ø	ROUND/DIAMETER
[c	CHANNEL	▯	SQUARE
d	PENNY	~	APPROXIMATELY

IBC 2006 STRUCTURAL DESIGN CRITERIA:

1. ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2006 (IBC 2006) AND MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7)
2. ROOF LIVE LOADS: SECTION 1607.11.2 APPLIES
   $L_r = 20R_1R_2$
   $R_1 = 1.0$ ($A_t \leq 200FT^2$)
   $R_2 = 1.0$ ($F \geq 4$)
3. WIND LOADS: SECTION 1609 AND ASCE 7 SECTION 6.4.1 APPLIES
   EXP C, $V_{3S} = 90MPH$
   TOPO CLASS I, BUILDING CLASS II
   HEIGHT & EXPOSURE COEF. = 1.0
   IMPORTANCE FACTOR = 1.0
4. SEISMIC LOADS: SECTION 1613.5.6.2 AND ASCE 7 SECTION 9.5.4 APPLIES
   "SIMPLIFIED ANALYSIS PROCEDURE"
   ASCE 7 SECTION 9.5.2.5.1 SATISFIED.

   SEISMIC USE GROUP I, SITE CLASS D

   $V = \frac{1.2S_{DS}W}{R}$

   FA = SITE COEF. = 1.4
   S_1 = SPECTRAL ACCELERATION = 0.5
   S_{MS} = FA S_1 = 0.70
   S_{DS} = (2/3) S_{MS} = 0.467

GENERAL PROJECT NOTES:

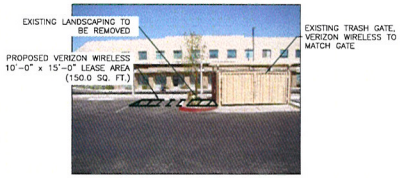
1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTORS RESPONSIBILITY
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL, MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO INSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE, 6' HIGH CHAIN LINK FABRIC. THE TEMPORARY FENCE SHALL BE REMOVED AT THE END OF CONSTRUCTION AND THE LAYDOWN AREA RESTORED TO ITS ORGINAL CONDITION.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.



VIEW OF PROPOSED CABLE TRAY & CONDUIT ROUTE
(LOOKING NORTHEAST)



VIEW OF PROPOSED CONDUIT ROUTE
(LOOKING NORTHEAST)



VIEW OF PROPOSED VZW LEASE AREA
(LOOKING NORTHEAST)



VIEW OF EXISTING VZW EQUIPMENT VAULT
(LOOKING NORTHEAST)

APPROVED FOR LEASING/ZONING

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / STAR, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA
Tel: 208-286-0266

PROJECT NAME:
LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:
8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

SHEET TITLE:
SPECIFICATION & PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

SAVE DATE: 8/4/2009 11:34 AM
SHEET NUMBER: SP1

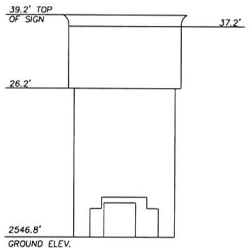
RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



EXISTING SIGN ELEVATION

SCALE: 1" = 10'

NOTES/LEGAL

1. A TOPOGRAPHICAL & BOUNDARY SURVEY WAS PERFORMED ON APRIL 14, 2009.

2. NO PRELIMINARY TITLE REPORT, ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. THIS SURVEY IS BASED ON RECORD INFORMATION SURROUNDING SUBJECT PARCEL. OTHER DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PARCEL. PIONEER SURVEYS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR UNDISCLOSED MATTERS.

3. THIS "AS BUILT SURVEY" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES AND THE BOUNDARY OF THE PARENT PARCEL WAS VERIFIED FROM FIELD AND RECORD INFORMATION. THIS "AS BUILT SURVEY" IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL AND THIS SURVEY WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY NAMED HEREON.

4. EXISTING LEASE AREA IS UNDEFINED.

LEGAL

BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 51, PAGE 19 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LANDS AS DESCRIBED IN A GRANT, BARGAIN, AND SALE DEED RECORDED MARCH 18, 2005 AS DOCUMENT No. 20050318, INSTRUMENT No. 03297 OF OFFICIAL RECORDS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

IN ADDITION THOSE LANDS AS DESCRIBED IN A GRANT, BARGAIN, AND SALE DEED RECORDED MARCH 9, 1995 AS DOCUMENT No. 950309, INSTRUMENT No. 00380 OF OFFICIAL RECORDS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EXISTING CURB LINE	
EXISTING RIGHT-OF-WAY	
WALL	
BUILDING	
EDGE OF ASPHALT	
RIGHT-OF-WAY	R.O.W.
EXISTING (ABBREVIATION)	(E)
FOUND MONUMENT AS INDICATED	
BOLLARD	
FIRE RISER	
AREA LIGHT	
LANDSCAPE TREE	

BENCHMARK

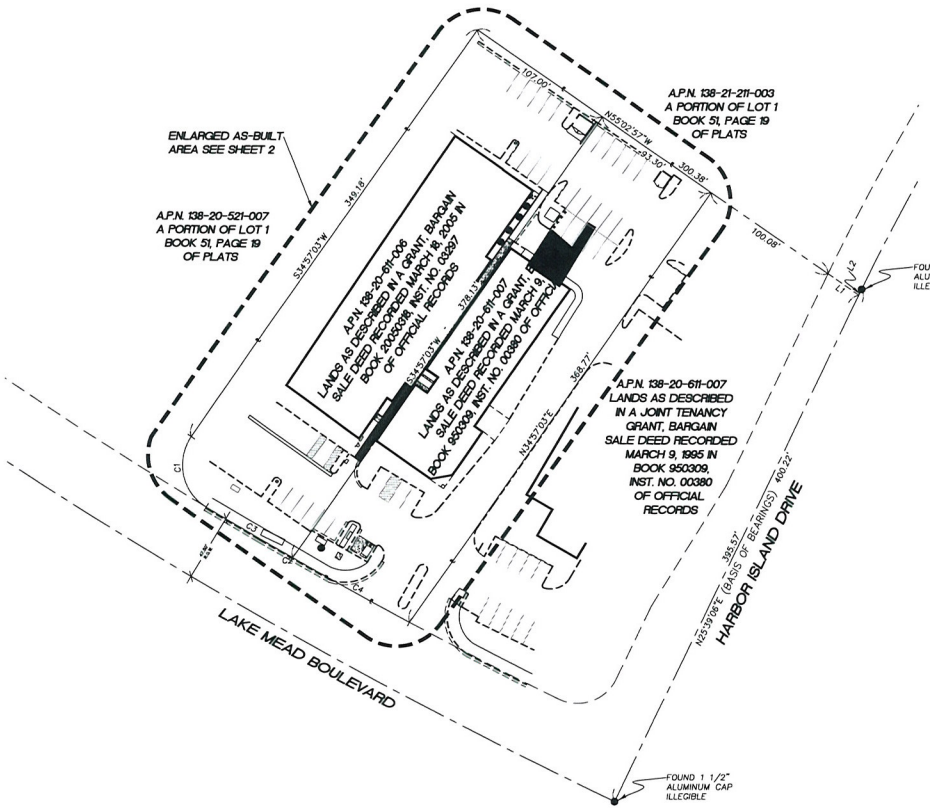
CITY OF LAS VEGAS VERTICAL CONTROL No. OLV0020NE6

BEING A RIVET AND PLATE IN TOP OF CURB AT NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND RAMPART BOULEVARD.

ELEVATION – 779.6882 (METERS) / 2558.03 (U.S. SURVEY FEET) NORTH AMERICAN VERTICAL DATUM OF 1988

BASIS OF BEARINGS

NORTH 25°39'06" EAST, BEING THE CENTERLINE (TANGENT PORTION) OF HARBOR ISLAND DRIVE LYING NORTHERLY OF LAKE MEAD BOULEVARD AS SHOWN ON THE FINAL MAP OF "SOUTH SHORES CENTER" PLAT BOOK 51, PAGE 19 OF OFFICIAL RECORDS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°02'57"W	26.35'
L2	N25°39'06"E	4.65'

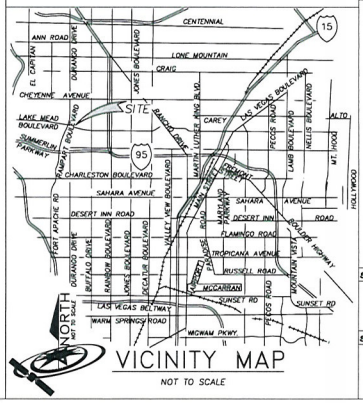
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	9°35'11"	34.50	56.55'	36.94
C2	2°31'59"	3712.50	164.13'	82.08
C3	1°05'09"	3712.50	70.35'	35.18
C4	1°26'50"	3712.50	93.77'	46.89

SITE SURVEY

SCALE: 1" = 40'

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC



VICINITY MAP

NOT TO SCALE

PIONEER SURVEYS
808 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101
TEL: (702) 212-4016 FAX: (702) 212-4013

TowerCom Technologies, LLC
4520 Montgomery Blvd. NE
Suite 5
Albuquerque, NM 87109

ISSUED FOR: SURVEY

CURRENT ISSUE DATE: 04/16/09

SCALE:	1" = 40'
JOB NO.:	326LSVRMPRT
DWG:	326LSVRAMPRTSRV.DWG
DRAWN BY:	NSH / REH

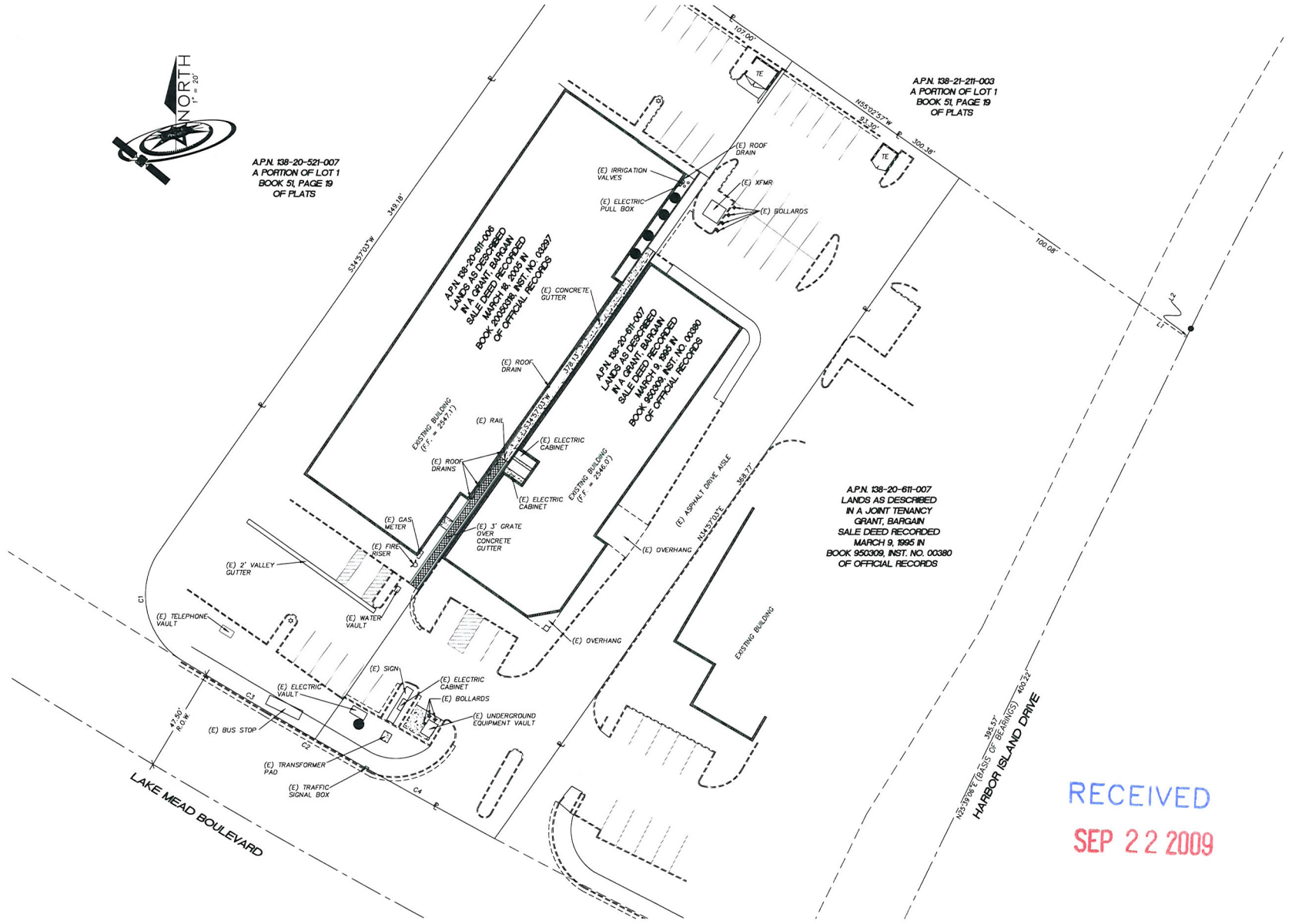
REV. #	DESCRIPTION	DATE

AS-BUILT SURVEY
VERIZON WIRELESS SITE
"LSV RAMPART"
A.P.N. 138-20-611-007
8420 W. LAKE MEAD BLVD
LAS VEGAS, NV 89128

SHEET TITLE: AS-BUILT SURVEY

SHEET NUMBER: SV-1

SHEET 1 OF 2



ENLARGED AS-BUILT AREA
SCALE: 1" = 20'

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC

PIONEER SURVEYS
808 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101
TEL: (702) 212-4016 FAX: (702) 212-4013

TowerCom Technologies, LLC
4520 Montgomery Blvd. NE
Suite 1-A
Albuquerque, NM 87109

ISSUED FOR: SURVEY
CURRENT ISSUE DATE: 04/16/09

SCALE:	1" = 20'
JOB NO.:	326LSVRMPRT
DWG:	326LSVRMPRTSRV.DWG
DRAWN BY:	NBH / TREH

REV. #	DESCRIPTION	DATE

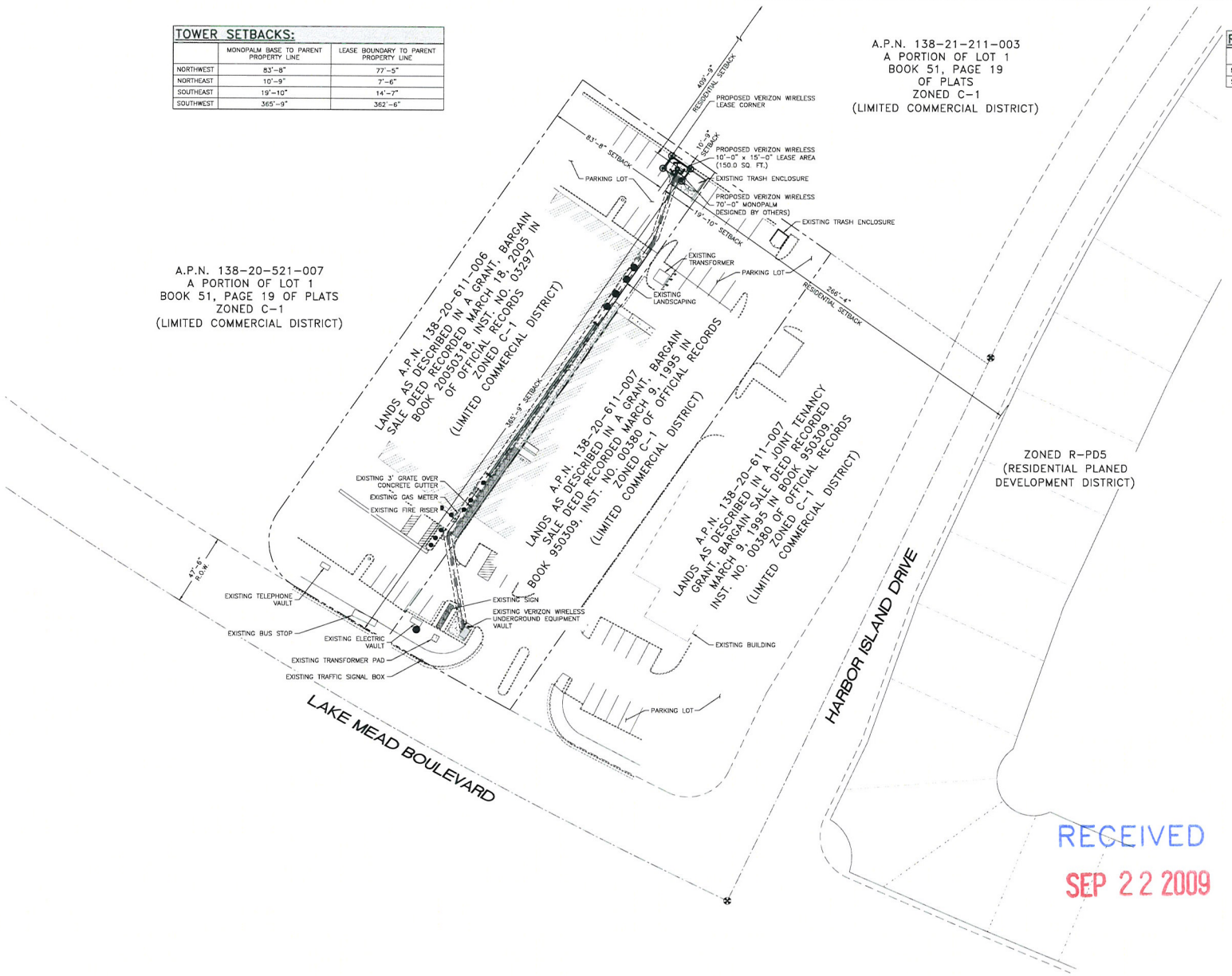
AS-BUILT SURVEY
VERIZON WIRELESS SITE
"LSV RAMPART"
A.P.N. 138-20-611-007
8420 W. LAKE MEAD BLVD
LAS VEGAS, NV 89128

SHEET TITLE: AS-BUILT SURVEY

SHEET NUMBER: SV-2
SHEET 2 OF 2

TOWER SETBACKS:		
	MONOPALM BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTHWEST	83'-8"	77'-5"
NORTHEAST	10'-9"	7'-6"
SOUTHEAST	19'-10"	14'-7"
SOUTHWEST	365'-9"	362'-6"

RESIDENTIAL SETBACKS:	
BEARING	MONOPALM BASE TO RESIDENTIAL PROPERTY LINE
NORTHEAST	409'-9"
SOUTHEAST	266'-4"



SITE PLAN
SCALE: 1" = 30'
NORTH

APPROVED FOR LEASING/ZONING

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / STAR, IDAHO / EL PASO, TEXAS / LAS VEGAS NEVADA
Tel: 208-286-0266

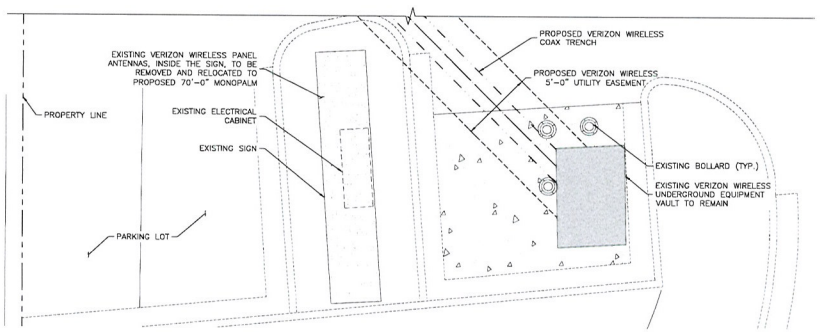
PROJECT NAME:
LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:
8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

SHEET TITLE:
SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

SAVE DATE: 8/4/2009 11:34 AM
SHEET NUMBER: Z1

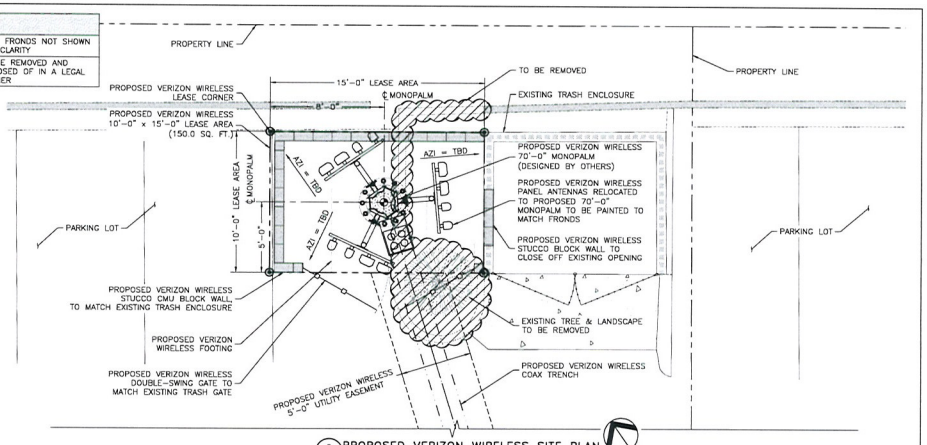


1 Z2/Z2 EXISTING VERIZON WIRELESS SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH

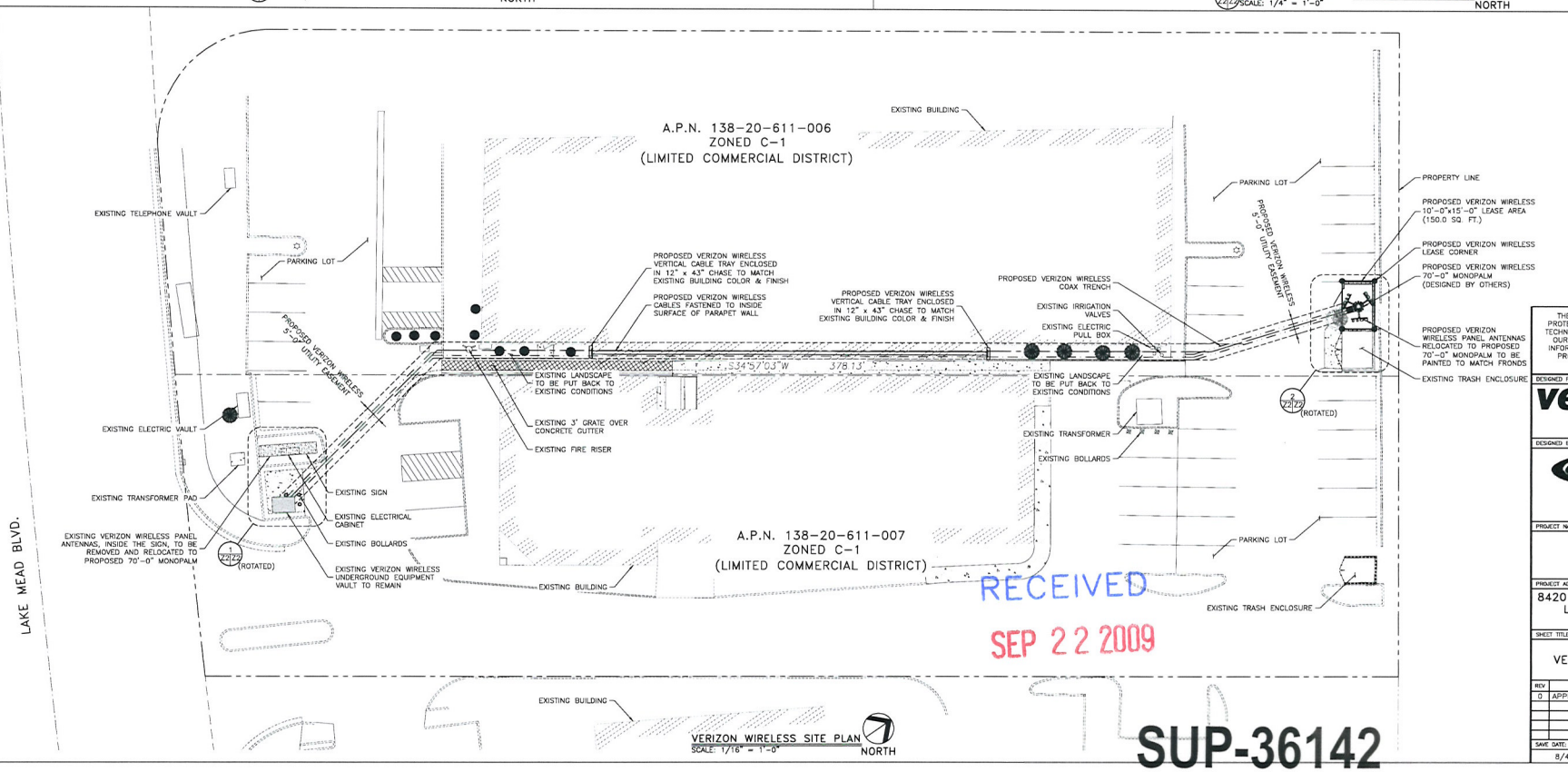
NOTE:

1	PALM FRONDS NOT SHOWN FOR CLARITY
	TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER



2 Z2/Z2 PROPOSED VERIZON WIRELESS SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH



VERIZON WIRELESS SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

RECEIVED
SEP 22 2009

APPROVED FOR LEASING/ZONING

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:

verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:

TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA
Tel: 208-286-0266

PROJECT NAME:

LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:

8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

SHEET TITLE:

VERIZON WIRELESS SITE PLANS

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

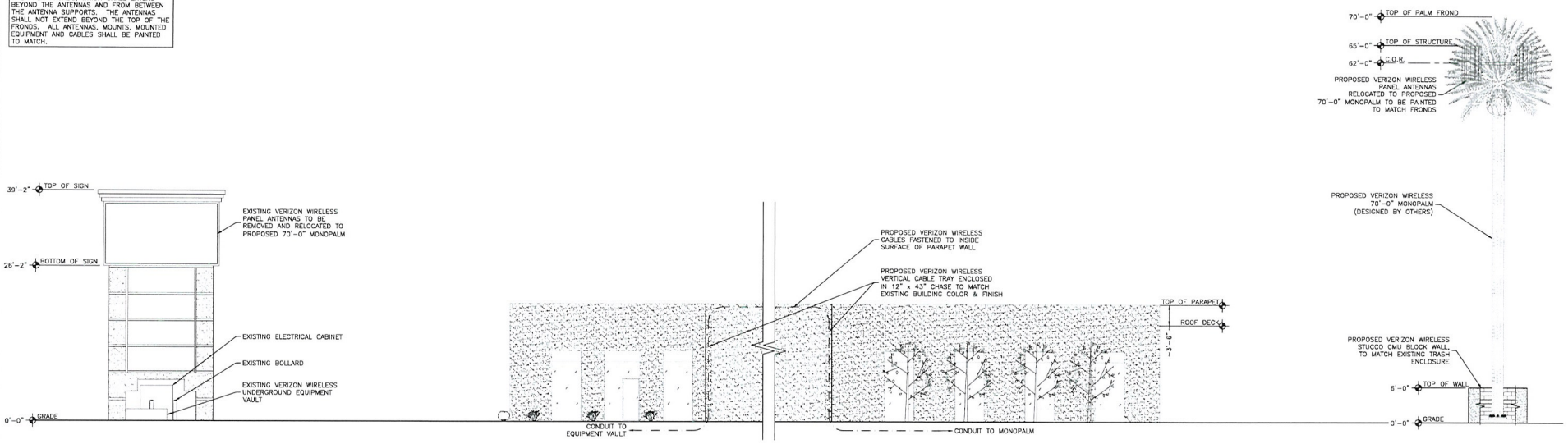
SAVE DATE: 8/4/2009 11:34 AM

SHEET NUMBER: Z2

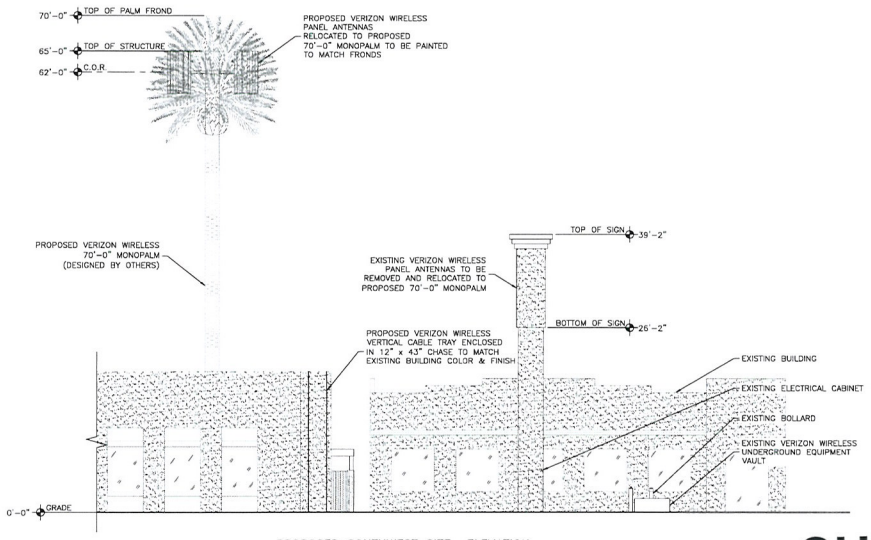
SUP-36142
11/05/09 PC

VISUAL NOTE:

THE ANTENNAS ARE TO BE CONCEALED BY THE PALM FRONDS, WHICH SHALL EXTEND BEYOND THE ANTENNAS AND FROM BETWEEN THE ANTENNA SUPPORTS. THE ANTENNAS SHALL NOT EXTEND BEYOND THE TOP OF THE FRONDS. ALL ANTENNAS, MOUNTS, MOUNTED EQUIPMENT AND CABLES SHALL BE PAINTED TO MATCH.



PROPOSED SOUTHEAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTHWEST SITE ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED FOR LEASING/ZONING

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / STAR, IDAHO / EL PASO, TEXAS / LAS VEGAS NEVADA
Tel: 208-286-0266

PROJECT NAME:
LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:
8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

SHEET TITLE:
ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

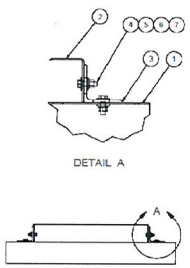
SAVE DATE: 8/4/2009 11:34 AM
SHEET NUMBER: Z3

Parts List

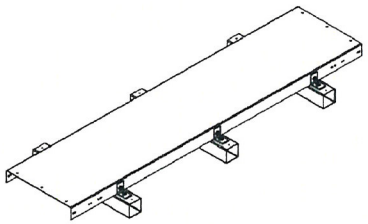
ITEM	QTY	PART NUMBER	DESCRIPTION
1	8	CS5004	PVC ROOF SLEEPER, 8 RUN
2	1	CS5021 01	8 RUN COAX BRIDGE COVER
3	6	CS5020 02	CLIP ANGLE
4	12	GB03125	3/8" X 1 1/4" GALV BOLT
5	12	GN03	3/8" GALV NUT
6	12	GL03	3/8" GALV LOCK WASHER
7	24	GF03	3/8" GALV FLAT WASHER

REVISIONS

REV	BY	DATE	DESCRIPTION



DETAIL A



COMPANY CONFIDENTIAL

ROOFTOP COAX BRIDGE KIT, 8 RUN

SPECIALTY MANUFACTURING L.L.C.
5601 SAN FRANCISCO RD NE
ALBUQUERQUE, NM 87109
505.823.1632

CS5021

WLJ	02-12-04	A
EF	02-23-04	
1 OF 1	NO SCALE	111

APPROVED FOR LEASING/ZONING

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:

verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:

TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / STAR, IDAHO / EL PASO, TEXAS / LAS VEGAS NEVADA
Tel: 208-286-0266

PROJECT NAME:

LSV RAMPART
70'-0" MONOPALM
ANTENNA RELOCATION

PROJECT ADDRESS:

8420 & 8430 W. LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128
CLARK COUNTY

SHEET TITLE:

CUT SHEETS

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	07/27/09	DWV	WLR

SAVE DATE: 8/4/2009 11:34 AM

SHEET NUMBER: Z4

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC

February 24, 2009

Photosimulation of view of the equipment area looking east from the parking lot.

RECEIVED
SEP 22 2009

© Copyright 2009, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists

February 24, 2009

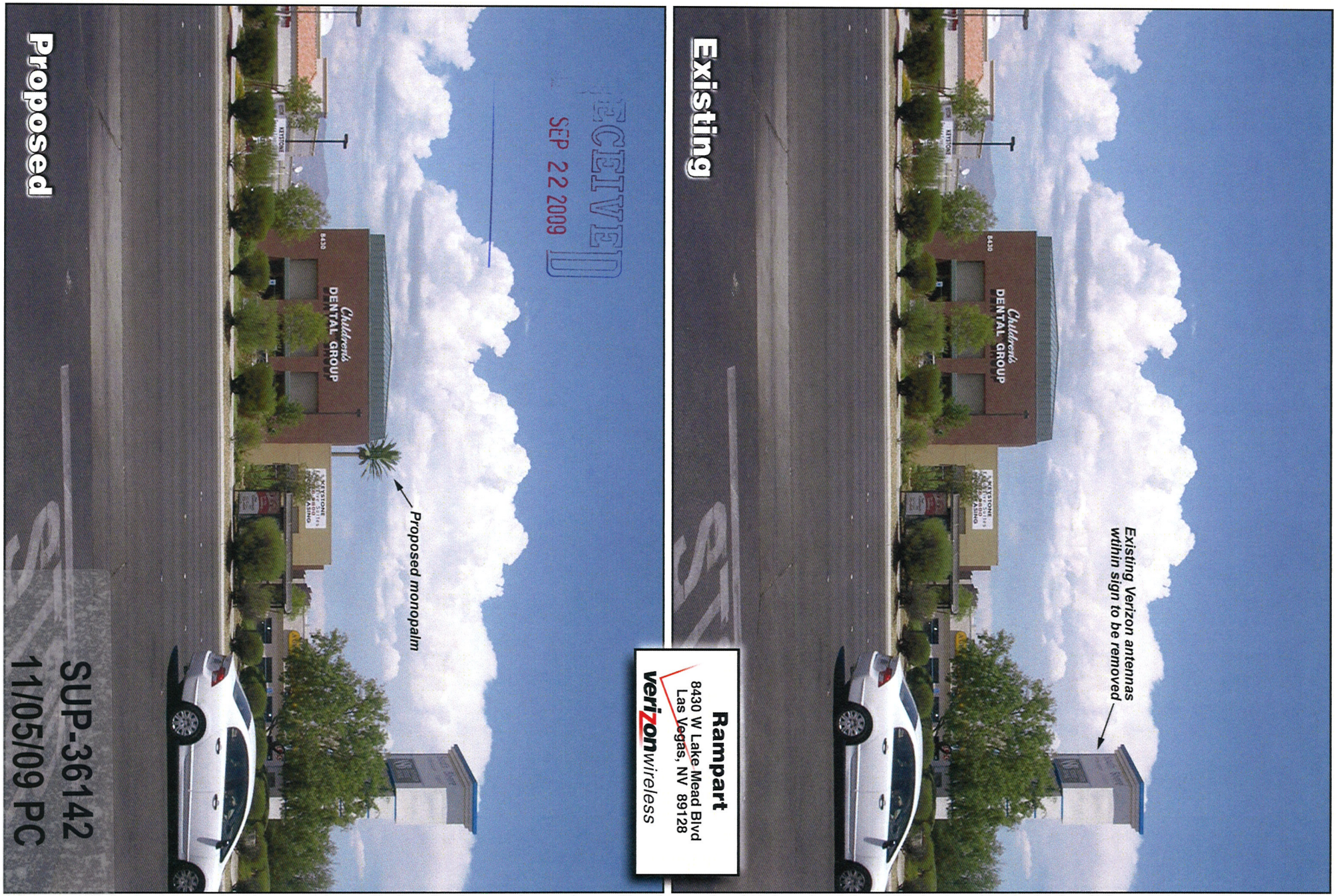
Photosimulation of view looking northwest from the nearest point along Harbor Island Drive.

© Copyright 2009. Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists

July 30, 2009

Photosimulation of view looking northeast from directly across W Lake Mead Blvd.



© Copyright 2009, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com
Previsualists Inc. Custom Computer Graphics



SUP-36142 - APPLICANT: VERIZON WIRELESS - OWNER: ARIES HOLDINGS, LLC
8430 WEST LAKE MEAD BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36142 - APPLICANT: VERIZON WIRELESS - OWNER: ARIES HOLDINGS, LLC
8430 WEST LAKE MEAD BOULEVARD
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

August 22, 2009

Mr. Greg Kapovich
City of Las Vegas
Planning & Development
731 Fourth Street
Las Vegas, NV 89101

RE: Verizon "LSV Rampart" Existing Wireless Facility Modification and Proposed new stealth communications tower- Special Use Permit Application
8430 W. Lake Mead Blvd. APN 138-20-611-006

Dear Mr. Kapovich,

On behalf of Verizon Wireless, I respectfully submit the attached application. This project is located on APN 138-20-611-006, a C-1 parcel in use as an office building and dental office. The project also affects an existing wireless site on the adjacent C-1 parcel 138-20-611-007.

Verizon Wireless is proposing to remove the four wireless communication antennas currently located within the monument sign at 8420 W. Lake Mead Blvd. and relocate them to a new seventy foot monopalm. The new tower location is proposed in the rear of the property at 8430 W. Lake Mead Blvd. Verizon is also proposing to add five antennas to the new tower. The total number of antennas on the new tower will be nine; three sectors with three antennas each.

The ground space needed for the tower will utilize one parking space and a small, six foot wide landscape buffer between the parking space and an existing trash enclosure. A block wall enclosing the tower will be stuccoed and painted to match the adjacent trash enclosure including a matching access gate. The over all height of the structure will be 70 feet which includes the artificial palm fronds. The tower will be 266 feet to the west of the nearest residential parcels, across Harbor Island Dr., exceeding the 210 foot minimum setback requirement.

Verizon's radio equipment will remain in the existing underground equipment vault on the adjacent property at the foot of the sign. The required new conduit route from the equipment vault to the proposed tower will run underground from the vault to the 8430 building then up the wall, encased in a chase which will be built to look like part of the wall, painted and stuccoed to match, over the roof, down the back side of the building in another chase, then underground to the tower. All existing landscaping disturbed by the run will be returned to existing conditions after construction.

The proposed stealth tower meets the City of Las Vegas Wireless communication tower requirements per Title 19.04.040 regarding required stealthing and residential setbacks for new towers. Verizon has gone through the South Shores Community Association for its review of the proposed tower; the Association's approval is attached to this application. This new tower, stealth design, is compatible with the area given that there are three wireless facilities belonging to other carriers to the southeast of the subject property, in another commercial development.

RECEIVED
SEP 22 2009

SUP-36142
11/05/09 PC

This project will provide increased antenna height and with the change to a monopalm will double the existing coverage allow Verizon to get a third sector to provide coverage to an area that currently has no coverage. This wireless site provides coverage for South Shores residents and the surrounding businesses and offices. It also provides for those traveling around the Lake Mead Blvd. and Rampart Blvd. areas toward both Summerlin and Sun City. The project will also bring updated technology to subscribers allowing faster data and expanded user services in addition to the improved and extended coverage.

If there are any questions regarding this application please contact me at (702) 338-2299 or via email at melissa.gibson@wfinet.com.

Sincerely,

Melissa Gibson

Melissa Gibson
Site Acquisition Specialist
WFI, representing Verizon Wireless

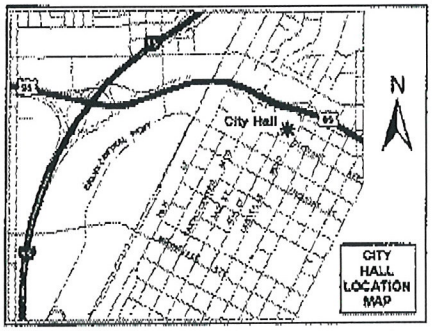
SUP-36142
11/05/09 PC

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

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-36142
Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: SUP-36142
13820610026
HAYNES MICHAEL T
2117 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

HAYDS11 89134

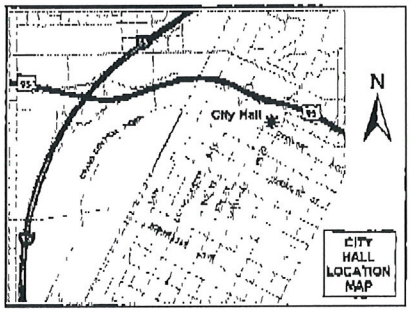
47P

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

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-36142
Planning Commission Meeting of 11/5/2009

RECEIVED
OCT 26 2009

Case: SUP-36142
13821117039
OMOHUNDRO TIPTON T & C L FAM TR
2113 SNOWBIRD CT
LAS VEGAS NV 89128-7622

47P

PAGE 01
SEGGEV
7022433738
10/24/2029 21:59

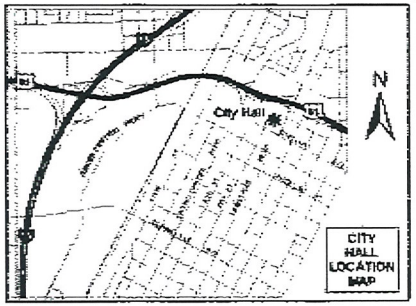
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
OCT 26 2009

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.

SUP-36142
Planning Commission Meeting of 11/5/2009

We oppose this proposal vehemently It should be erected at a place where no houses are near by.

Case: SUP-36142
13820518007
SEGGEV FAMILY TRUST
2108 RICO PEAK CT
LAS VEGAS NV 89128-7634

HAVOS11 89128

47P

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

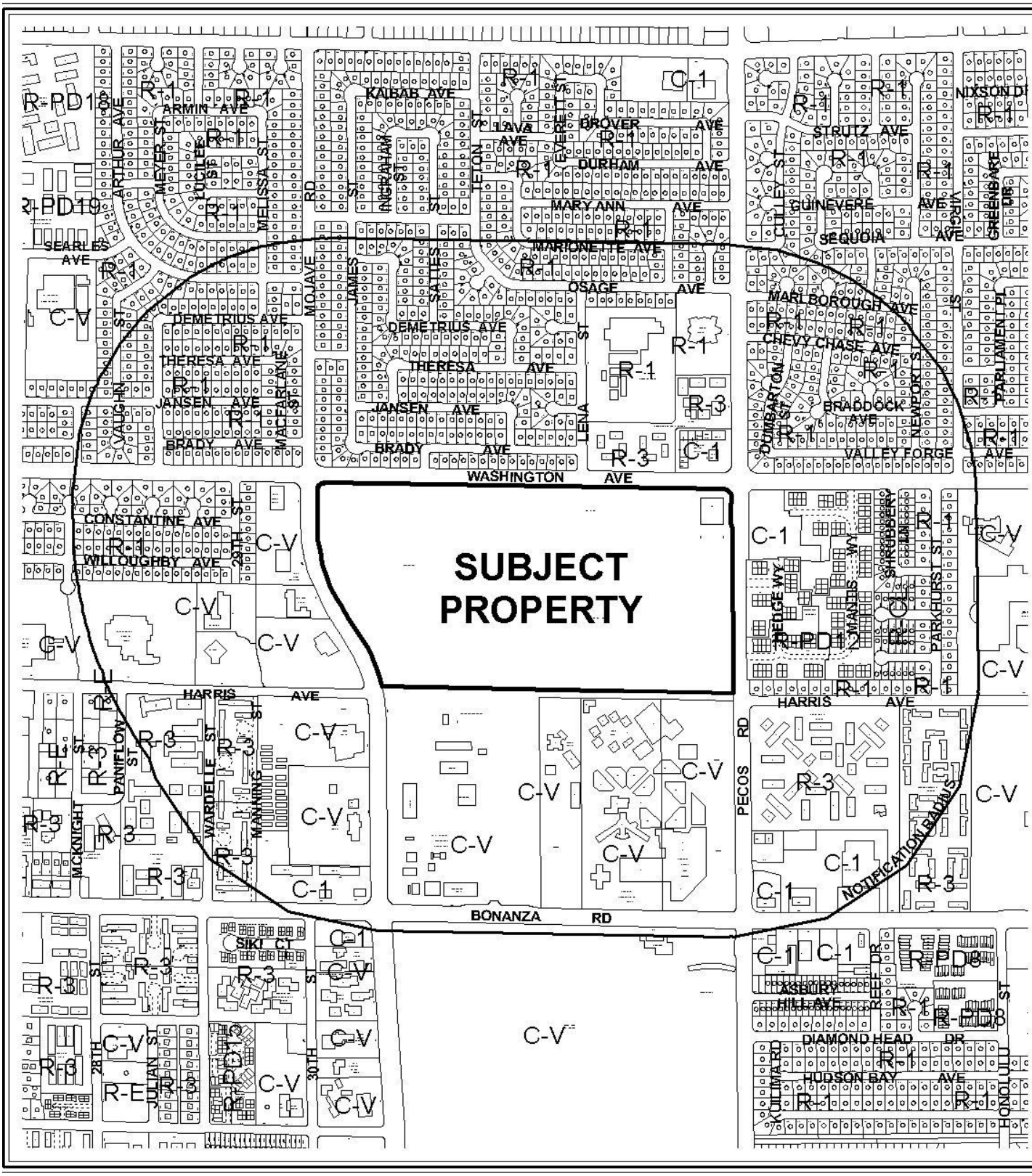
SUBJECT:
SUP-36147 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED 12,664 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A CITY PARK, 100 FEET FROM A SIMILAR USE, 100 FEET FROM A RELIGIOUS FACILITY AND 400 FEET FROM A SCHOOL WHERE 1500 FEET IS THE MINIMUM DISTANCE REQUIRED at 3151 East Washington Avenue (APN 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 12/02/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 1000 2000 Feet

CASE: **SUP-36147**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



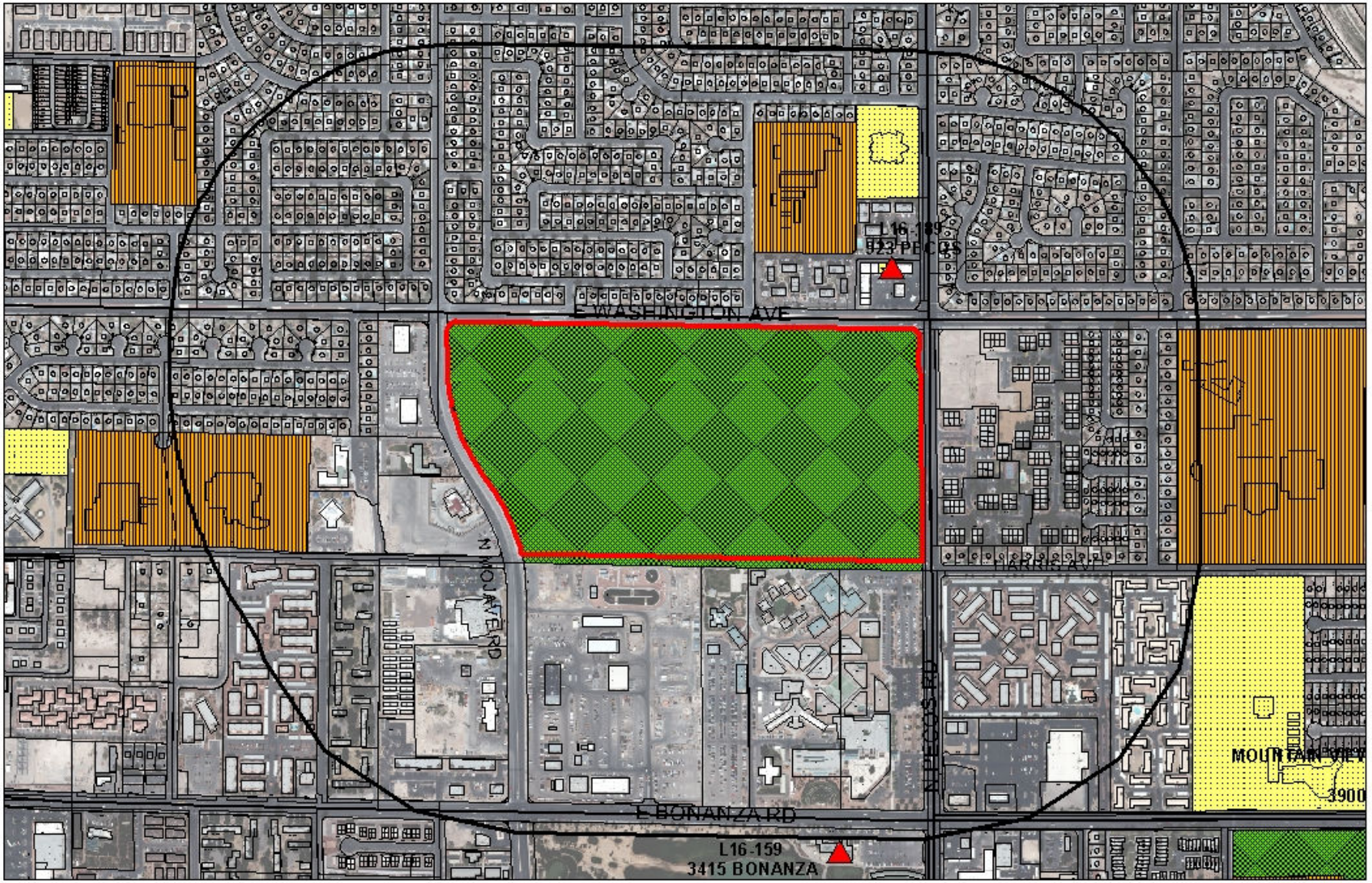
CASE: **SUP-36147**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 1000 2000 Feet

N



SUP-36147

Business Licenses

Child Care/ Children Facility

Tavern

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36147 - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Liquor Establishment (Tavern) use.

2. Conformance to the conditions for Site Development Plan Review (SDR-17259).

3. A Waiver of the minimum distance separation requirements to allow a distance separation of zero feet from a City Park, 100 feet from a similar use and a religious facility, and 400 feet from a school where 1500 feet is the minimum distance required.

4. 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.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

BTS

SUP-36147 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 12,664 square-foot Liquor Establishment (Tavern) within Freedom Park at 3151 East Washington Avenue. There are a total of two buildings on the subject site that will serve alcohol. Each building is 6,332 square feet. The applicant fails to comply with minimum distance separation requirements and Waivers of these separation requirements have been requested. The proposed Liquor Establishment (Tavern) is appropriate on the subject site, since the facility is regulated by the City of Las Vegas and alcohol will be served in conjunction with civic events and other events permitted by the approved Maintenance and Operations Agreement. Therefore, approval of the request is recommended. If denied, the sale of alcohol would not be permitted on the subject site.

Issues:

- Waivers of minimum distance separation requirement are requested from a similar use, City Park, a School and a Religious facility.
- Each 6,332 square-foot building will accommodate approximately 200 people.
- The Liquor Establishment (Tavern) use is appropriate as it will be regulated by the City and local agencies.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
A change of ownership has not occurred on the subject site.	
06/24/04	The Planning Commission approved a Site Development Plan Review (SDR-4453) for a Community Park Swimming Pool on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue. Staff recommended approval of the request.
12/20/06	The City Council approved a Site Development Plan Review (SDR-17259) for a renovation of a City Park on a portion of 68 acres at 850 North Mojave Road. The Planning Commission and staff recommended approval of the request.
01/10/08	Planning and Development approved an administrative Site Development Plan Review (SDR-25895) to allow a replacement of antennas on an existing 60-foot tall light pole at 850 North Mojave Road.
Related Building Permits/Business Licenses	
02/05/09	A Building Permit (#132932) was issued for a 70-foot safety fence at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#124851) was issued for a multi-purpose building at 3151 East Washington Avenue. The permit has not been finaled.

02/10/09	A Building Permit (#132889) was issued for a stadium (Yankee) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132890) was issued for a stadium (Fenway) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132891) was issued for a stadium (Wrigley) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132892) was issued for a stadium (Dodger) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132893) was issued for a stadium (Angel) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132894) was issued for a stadium (Crosley) at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132903) was issued for a baseball monument at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#124859) was issued for an administration building at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#124860) was issued for a stadium club restaurant at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#124861) was issued for a stadium club restaurant at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#124862) was issued for a maintenance building at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132898) was issued for batting cages at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132901) was issued for stadium seating at 3151 East Washington Avenue. The permit has not been finaled.
02/10/09	A Building Permit (#132902) was issued for monuments and plaques at 3151 East Washington Avenue. The permit has not been finaled.
Pre-Application Meeting	
08/26/09	A pre-application meeting was held on the indicated date. The following items were noted: • Proposed Tavern requires a Special Use Permit. • Waivers are required from a similar use and protected uses.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	A field check was completed on the indicated date. The following items were noted: • The redevelopment of a public park and the new baseball facilities and related buildings.

Details of Application Request	
Site Area	
Net Acres	68.05 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
North	Single-Family Homes/Apartments /Retail	L (Low Density Residential)/M (Medium Density Residential)/SC (Service Commercial)	R-1 (Single Family Residential)/R-3 (Medium Density Residential)/C-1 (Limited Commercial)
South	Clark County Detention Center and City of Las Vegas Maintenance and Storage	PF (Public Facilities)	C-V (Civic)
East	Condominiums and Undeveloped	SC (Service Commercial)/ML (Medium Low Density Residential)/L (Low Density Residential)	R-1 (Single Family Residential)/R-PD12 (Residential Planned Development – 12 Units per Acre)/C-1 (Limited Commercial)
West	Metro Training Center and Boys Town	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		
C-V Civic District	X		Y
Trails (Pedestrian Path)	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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Community Recreational Facility, Public	12,664 SF	1 Space / 200 SF GFA	64	3	1,107	42	Y
TOTAL	12,664 SF		67		1,149		Y

Waivers		
Requirement	**Request**	**Staff Recommendation**
No Liquor Establishment (Tavern) shall be located within 1,500 feet of any other Liquor Establishment (Tavern), Church, Synagogue, School, Child Care Facility licensed for more than 12 children or City Park	To allow a distance separation of zero feet from a City Park, 100 feet from a Liquor Establishment (Tavern) and a Religious Facility and 400 feet from a School	Approval

ANALYSIS

The applicant is proposing a Liquor Establishment (Tavern) as a part of the renovation of Freedom Park at 3151 East Washington Avenue. The City Park remodel was approved by City Council on 12/20/06 and is currently under construction. The applicant is intending to serve alcoholic beverages during various functions within Freedom Park in two buildings indicated on the site plan at 6,332 square feet each. The applicant is requesting Waivers to allow a distance separation of 100 feet from a Liquor Establishment (Tavern) and a Religious Facility, and 400 feet from a School where 1500 feet is the minimum required. The proposed Liquor Establishment (Tavern) is appropriate on the subject site, since the facility is regulated by the City of Las Vegas and alcohol will be served in conjunction with civic events and other events permitted by the approved Maintenance and Operations Agreement; therefore approval of the subject Special Use Permit is recommended.

The following table indicates the operating hours for the proposed Liquor Establishment (Tavern):

Day	Opening Time	Closing Time
Monday	4:00 PM	1:30 AM
Tuesday	4:00 PM	1:30 AM
Wednesday	4:00 PM	1:30 AM
Thursday	4:00 PM	1:30 AM
Friday	4:00 PM	2:00 AM
Saturday and Three Day Holiday Weekend Sunday	8:00 PM	2:00 AM
Sunday and Three Day Holiday Weekend Mondays	8:00 PM	1:30 AM

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 Liquor Establishment (Tavern) is compatible with the PR-OS (Parks/Recreation/Open Space) land use designation and surrounding uses in the area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed Liquor Establishment (Tavern) use will be located within a City Park. This site is physically suitable for the type and intensity of the 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."**

   Access to the site is provided from Washington Avenue, Pecos Road and Mojave Road, which are all 100-foot Primary Arterials as indicated on the Master Plan of Streets and Highways. They are adequate to facilitate the traffic generated by the proposed Liquor Establishment (Tavern) 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 this Special Use Permit will not compromise the public health, safety, or welfare as the proposed Liquor Establishment (Tavern) use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Liquor Establishment (Tavern) use fails to meet all requirements pursuant to Title 19.04. Staff recommends approval of the request for a Waiver of distance separation requirements. The intended use at this location is appropriate as alcohol is to be served in conjunction with baseball games and other civic events. The use will also be regulated by City and local agencies.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 1058

APPROVALS 1

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36147 APN: 139-25-701-002

Name of Property Owner: City of Las Vegas

Name of Applicant: Big League Dreams Las Vegas, LLC

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** ☒ **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 Christina Strong

This 22nd day of September, 2009

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

RECEIVED
SEP 22 2009

Parking Summary		
	Minimum	BLD Provided
H/C	7	21
Standard	225	612
Total	232	633



Not to Scale

BIG LEAGUE DREAMS

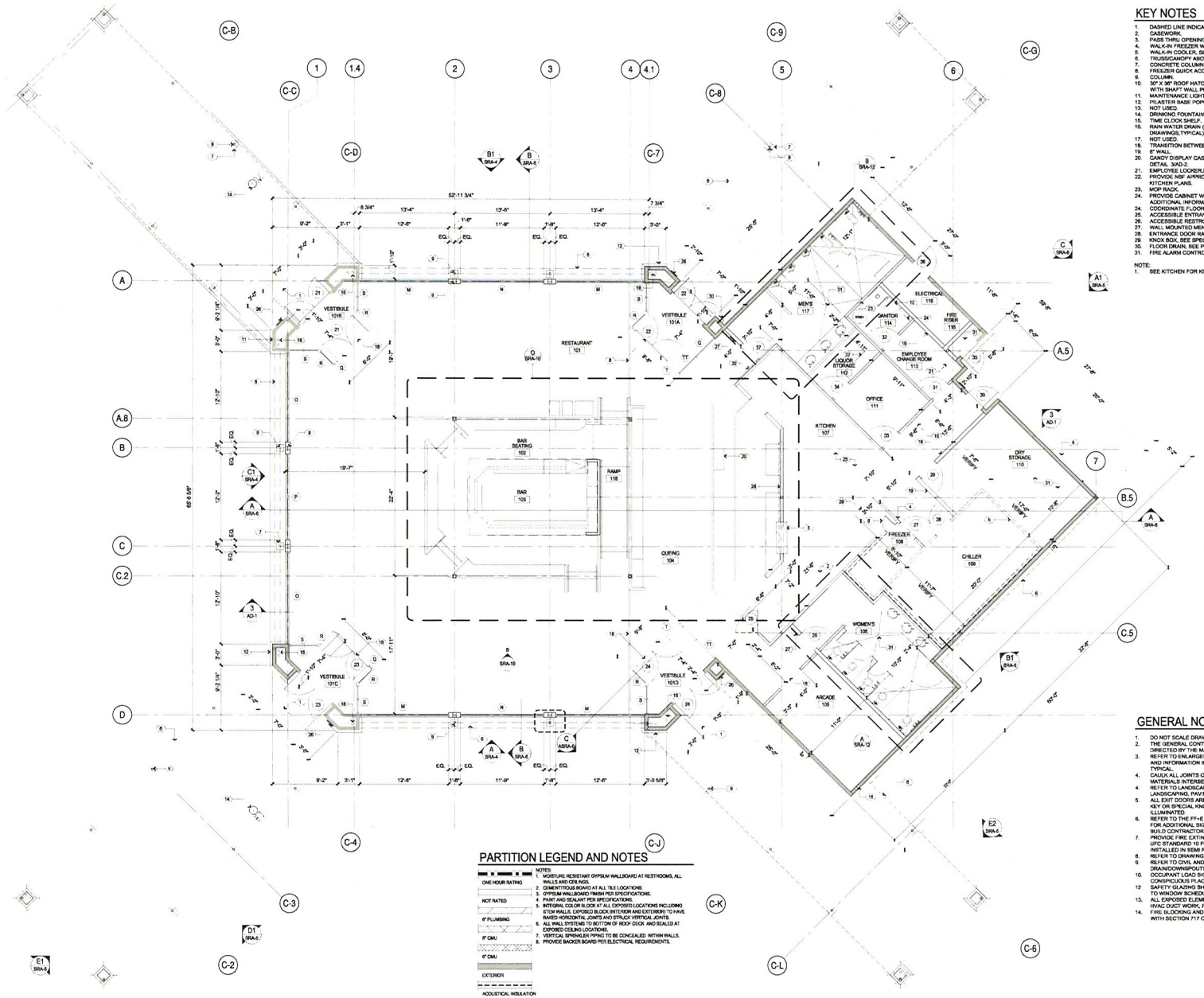
Freedom Park
Las Vegas, Nevada

Use Permit Exhibit

September 3, 2009 Prepared By PBSJ

RECEIVED
SEP 22 2009

SUP-36147
11/05/09 PC



KEY NOTES

1. DASHED LINE INDICATES LEVEL LANDING WITH MAXIMUM SLOPE OF 1:50, TYPICAL.
2. CASEWORK.
3. PASS THRU OPENING WITH STAINLESS STEEL SHELVES.
4. WALK-IN FREEZER WITH QUICK ACCESS DOOR, SEE KITCHEN.
5. WALK-IN COOLER, SEE KITCHEN.
6. TRUSS/CANOPY ABOVE.
7. CONCRETE COLUMN BASE, SEE DETAILS.
8. FREEZER QUICK ACCESS DOOR.
9. COLUMN.
10. 30" X 36" ROOF HATCH AND LADDER IN SHAFT WITH 24" X 30" ATTIC ACCESS DOOR WITH SHAFT WALL PER 1/AD-7.
11. MAINTENANCE LIGHT SWITCH, SEE ELECTRICAL.
12. PILASTER BASE POPOUT PER 9/AD-3.
13. NOT USED.
14. DRINKING FOUNTAIN LOCATION, SEE PLUMBING.
15. TIME CLOCK SHELF.
16. RAIN WATER DRAIN (CONNECT TO UNDERGROUND DRAINAGE SYSTEM DRAWINGS,TYP/CAL) AND OVERFLOW DRAIN. SEE PLUMBING AND CIVIL.
17. NOT USED.
18. TRANSITION BETWEEN FLOOR TILE AND CARPET.
19. 6" WALL.
20. CANDY DISPLAY CASE, SEE INTERIOR ELEVATIONS KI/SRA-11 AND DETAIL 3/AD-2.
21. EMPLOYEE LOCKER,PROVIDE ONE ACCESSIBLE LOCKER.
22. PROVIDE NSF APPROVED OR APPROVED EQUAL STORAGE SHELVES, SEE KITCHEN PLANS.
23. MOP RACK.
24. PROVIDE CABINET WITH LOCKABLE DOORS. SEE KITCHEN FOR ADDITIONAL INFORMATION.
24. COORDINATE FLOOR SINK LOCATIONS WITH KITCHEN AND PLUMBING DRAWINGS.
25. ACCESSIBLE ENTRANCE SIGN.
26. ACCESSIBLE RESTROOM SIGN.
27. WALL MOUNTED MENU BOARD.
28. ENTRANCE DOOR RAMP BY FREEZER MANUFACTURER.
29. KNOX BOX, SEE SPECIFICATIONS.
30. FLOOR DRAIN, SEE PLUMBING. SLOPE MINIMUM 1/8":1'-0".
31. FIRE ALARM CONTROL PANEL LOCATION.

NOTE:
1. SEE KITCHEN FOR KITCHEN EQUIPMENT AND LAYOUT.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.
2. THE GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS DIRECTED BY THE MANUFACTURER FOR ALL EQUIPMENT OR DEVICES.
3. REFER TO ENLARGED PLANS AND DETAILS REFERENCED FOR DIMENSIONS AND INFORMATION IN THOSE AREAS WITHIN ANY REFERENCE MARK, TYPICAL.
4. CAULK ALL JOINTS OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT AND THE INTERSECTION IS EXPOSED TO VIEW.
4. REFER TO LANDSCAPE CONSTRUCTION PLANS FOR EXTERIOR WALKS, LANDSCAPING, PAVING/PLANTING ETC.
5. ALL EXIT DOORS ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. ALL EXITS SHALL BE ILLUMINATED.
6. REFER TO THE FF+E APPENDIX SECTION OF THE PROJECT SPECIFICATIONS FOR ADDITIONAL SIGNAGE TO BE PROVIDED AND INSTALLED BY THE DESIGN BUILD CONTRACTOR.
7. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENTS AND UFC STANDARD 10 FOR THIS BUILDING. EXTINGUISHERS SHALL BE INSTALLED IN SEMI RECESSED CABINETS.
8. REFER TO DRAWINGS AG-3 FOR ACCESSIBILITY INFORMATION AND DETAILS.
9. REFER TO CIVIL AND PLUMBING FOR CONNECTIONS OF THE ROOF DRAIN/DOWNSPOUTS TO UNDERGROUND DRAINAGE SYSTEM.
10. OCCUPANT LOAD SIGNS SHALL BE PROVIDED AND POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXITS FROM THE ROOM.
12. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS. REFER TO WINDOW SCHEDULE. FOR ADDITIONAL INFORMATION.
13. ALL EXPOSED ELEMENTS SUCH AS STRUCTURAL COLUMNS AND BEAMS, HVAC DUCT WORK, FIRE SPRINKLER PIPE, ETC. SHALL BE PAINTED.
14. FIRE BLOCKING AND DRAFT STOPPING MUST BE INSTALLED IN ACCORDANCE WITH SECTION 717 OF THE IBC AS AMENDED BY THE CITY OF LAS VEGAS.

PARTITION LEGEND AND NOTES

ONE HOUR RATING
NOT RATED
6" PLUMBING
8" CMU
8" CMU
EXTERIOR
ACOUSTICAL INSULATION

NOTES:
1. MOISTURE RESISTANT GYPSUM WALLBOARD AT RESTROOMS, ALL WALLS AND CEILINGS.
2. CEMENTITIOUS BOARD AT ALL TILE LOCATIONS.
3. GYPSUM WALLBOARD FINISH PER SPECIFICATIONS.
4. PAINT AND SEALANT PER SPECIFICATIONS.
5. INTEGRAL COLOR BLOCK AT ALL EXPOSED LOCATIONS INCLUDING STEM WALLS, EXPOSED BLOCK (INTERIOR AND EXTERIOR) TO HAVE RAKED HORIZONTAL JOINTS AND STRUCK VERTICAL JOINTS.
6. ALL WALL SYSTEMS TO BOTTOM OF ROOF DECK AND SEALED AT EXPOSED CEILING LOCATIONS.
7. VERTICAL SPRINKLER PIPING TO BE CONCEALED WITHIN WALLS.
8. PROVIDE BACKER BOARD PER ELECTRICAL REQUIREMENTS.

GA FILE NO. WP 1200	GENERIC	1 HOUR FIRE	40 TO 44 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS			
ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3 5/8" STEEL STUDS 24" ON CENTER WITH 1" TYPE "S" DRYWALL SCREWS 8" ON CENTER AT VERTICAL JOINTS AND 12" ON CENTER AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)	THICKNESS: APPROX. WEIGHT: FIRE TEST: SOUND TEST:	4 1/2" 17 PSF (1 HR W/1-5/8 MIN. 5-1/2 MIN. OSU 1-1276, 5-91; UL/C 707-94, 707-93; 707-97, 5-13-91; UL/C/CSA/IA W415; NGC 2366, 7-26-72	

ONE HOUR RATING

C-1 N N C-H

FLOOR PLAN
3/16" = 1'-0"

BUILDING #1 BUILDING #2

SUP-36147
11/05/09 PC

RECEIVED
SEP 22 2009

Dekker Perich Sabatini
6680 Bermuda Road, Ste. 100
Las Vegas, Nevada 89119
702.436.1008
fax: 436.1060
info@dpsdesign.org

CITY OF LAS VEGAS
FREEDOM PARK RENOVATION
850 NORTH MOJAVE, LAS VEGAS, NEVADA 89101
STADIUM CLUB FLOOR PLAN

95%
CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6011
FAX: (702) 382-4918
TDD: (702) 386-9108

DRAWN: DPS
FILE:
DATE: SEPTEMBER 8, 2008
SCALE: AS NOTED
BID NO: 070354
CITY DWG NO: 660.22-16

SHEET NO: SRA-3



SUP-36147 - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
3151 EAST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36147 - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
3151 EAST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09



SUP-36147 - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
3151 EAST WASHINGTON AVENUE
NOVEMBER 5, 2009 PLANNING COMMISSION

10/01/09

16339 FAIRFIELD RANCH ROAD • CHINO HILLS • CALIFORNIA 91709
TELEPHONE (909) 287-1700 FAX (909) 287-1717 WEBSITE WWW.BIGLEAGUEDREAMS.COM

CEO Direct Telephone (310) 544-2272 / Fax (310) 544-2443

October 13, 2009

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Big League Dreams Las Vegas, LLC
Big League Dreams Sports Park Special Use Permit (SUP) Application
Supplemental Request for Special Waiver and Justification Therefor

Dear Doug:

Big League Dreams Las Vegas, LLC ("BLD Las Vegas") hereby submits this supplemental waiver justification letter as part of the Special Use Permit application we have filed for the new Big League Dreams Sports Park (the "Sports Park") being constructed by the City at Freedom Park (3151 E. Washington). On October 7, 2009, we wrote to you requesting proximity distance waivers for (1) similar use (tavern), (2) religious facility and (3) schools. We now request a fourth.

4) Recreational Park Waiver. The Sports Park is located in Freedom Park, in which there are several other sports-related uses, among them a community swimming pool and non-gate controlled youth baseball and softball fields located immediately adjacent. The master plan for Freedom Park called for a renovation of all aspects of the Park, recognizing that recreational users have numerous interests. The Sports Park is designed for adult softball play as its primary weeknight recreational sport offering. Youth baseball and softball teams also participate in weekend "travel team" tournaments to a significant extent. By providing sufficient, well-maintained and attractive fields for adult softball and more competitive youth baseball and softball tournaments, the City is able to free up smaller baseball and softball diamonds for league play organized by youth baseball and softball organizations designed for community and less competitive play. Baseball and softball fields of this nature included in the Freedom Park complex were designed to co-exist and fulfill different recreational needs than the stadium replica fields contained within the Sports Park.

SUP-36147
11/05/09 PC
REVISED

RECEIVED
OCT 14 2009

We note that we have several Big League Dreams Sports Parks in other communities located adjacent to youth baseball and softball fields for these reasons. A further advantage of this is the proximity of the otherwise cost-prohibitive batting cages we maintain at the Sports Park to participants in the community fields. For all of the foregoing reasons, BLD Las Vegas requests a waiver from the minimum distance from other recreational parks contained in the code provisions in connection with our SUP application.

Please do not hesitate to contact me should you need any additional information in connection with this supplemental waiver justification.

Sincerely,



Scott Parks LeTellier
Chief Executive Officer

SUP-36147
11/05/09 PC
REVISED

RECEIVED

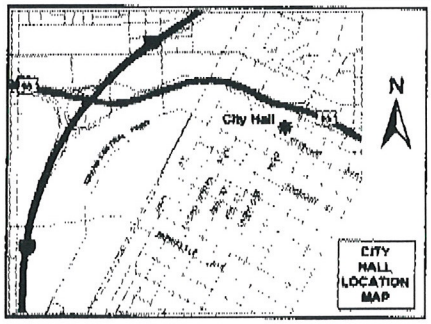
OCT 14 2009

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 26 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.

SUP-36147

Planning Commission Meeting of 11/5/2009

There is already too many Liquor outlets in that Area.

Case: SUP-36147
14030313025
WILLIAMS ALLAN R & LILY H
4900 QUASAR CT
LAS VEGAS NV 89130-1821

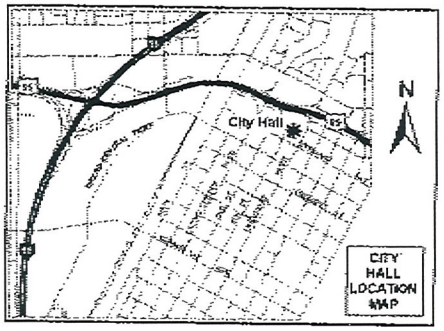
HAV0511 89130

46P

PAGE 01/01
B L JUDD
7026390236
10/24/2009 18:21

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-36147

Planning Commission Meeting of 11/5/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$00.41
OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 2009

Case: SUP-36147

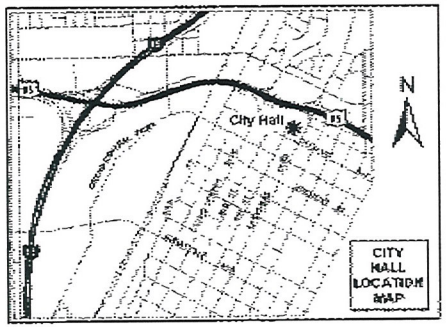
13925612081
JUDD BEN FAMILY TRUST
1008 JAMES ST
LAS VEGAS NV 89101-1737

HAVOS11 89101

484

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-36147

Planning Commission Meeting of 11/5/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41
02 1M
0004279218 OCT 23 2009
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 26 2009

Case: SUP-36147
13925610015
BLACKBURN BRENT L & VONDA L
1205 JAMES ST
LAS VEGAS NV 89101-1745

HAVDS11 89101

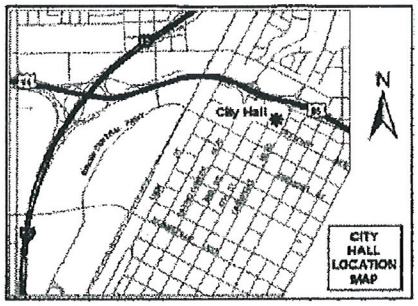
48P

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 26 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36147
Planning Commission Meeting of 11/5/2009

Case: SUP-36147

14030310033
DUFF PATRICIA
3541 JUNGLE DR
LAS VEGAS NV 89110-6409

HAYDS11 A811O

48A

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - DIR-35929 – DIRECTOR'S BUSINESS - PUBLIC HEARING - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans.

P.C.: NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report (Not Applicable)
2. Abeyance Request E-mail

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-35929 - DIRECTOR'S BUSINESS

APPLICANT REQUEST THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 3, 2009 PLANNING COMMISSION MEETING.

YK

Nora Lares

RECEIVED
OCT 23 2009

From: Steve Gebeke
Sent: Friday, October 23, 2009 9:55 AM
To: Nora Lares
Cc: Flinn Fagg
Subject: DIR-35929 Abeyance to 12/03 PC

Per Flinn's request, please abey DIR-35929 - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans - to the 12/03 PC meeting.

Thanks.

Steve Gebeke
Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

#49

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - TXT-36167 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 and Title 19.20 to modify references to the Child Care uses, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36167 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. Title 19.04.010 "Land Use Tables" is hereby amended as follows:

Table 2 – Land Use Table
Institutional and Community Service

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care - Family Home (1-6 Children)	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 State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours~~																				
	On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care – ~~Family~~ Group Home (7-12 Children)	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 State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to 3 additional children before and after school hours.~~ **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 State of Nevada. ~~Department of Finance and Business Services.~~ 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.																				

JM

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Child Care Center	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 State of Nevada. ~~Department of Finance and Business Services~~. **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.																				

2. Title 19.20.020 "Words and Terms Defined" is hereby amended as follows:

"Child Care – ~~Group~~ Family Home (1-6 Children)" 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 State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.~~

"Child Care - Group Home (7-12 Children)" 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 State of Nevada. ~~Department of Finance and Business Services, including the ability to provide care for up to three additional children before and after school hours.~~

"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 State of Nevada. ~~Department of Finance and Business Services~~.

TXT-36167 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Table 2 of Title 19.04.010 and Title 19.20 to modify references to the Child Care uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/07/09	The City Council adopted Ordinance #6022 in Title 6.24.05 and 6.24.10 which established a framework for transitioning the licensing and regulation of child care facilities within the city to the Nevada Bureau of Services for Child Care; to provide a prospective repealer of the city's child care regulations; and to provide for other related matters. The repealer became effective on 05/08/09.

ANALYSIS

By modifying references for child care uses, the proposed amendment would bring consistency to Table 2 of Title 19.04.010 and Title 19.20 to references in Title 6.24.010, which were recently updated on 01/07/09 by Ordinance 6022.

Beginning on 01/01/09, all new license applications for Child Care Facilities were sent and processed by the Nevada Bureau of Services for Child Care, as to applications approved, all subsequent licensing and regulatory activity regarding those licensees will be addressed by the Bureau. Beginning 05/08/09, all licensing and regulatory activities otherwise occurring under Chapter 6.24 will proceed under the jurisdiction, authority and regulations of the Bureau. To bring consistency to the child care uses in Table 2 of Title 19.04.010 and Title 19.20, the reference to the "Department of Finance and Business Services" has been replaced with the "State of Nevada."

Currently, the child care uses are referenced differently in Table 2 of Title 19.04.010 and Title 19.20. In Table 2 of Title 19.040.010, the child care uses are referenced as Child Care – Family Home while in Title 19.20 definitions, they are referenced as Child Care- Group Home. Therefore, the proposed amendment would modify "Child Care –Family Home (7-12 Children)" in Title 19.04.010 to be referenced as "Child Care- Group Home (7-12 Children). This is consistent with the reference of "Child Care – Group Home" in Title 6.24.010.

In addition, the proposed amendment would modify "Child Care – Group Home (1-6 Children)" in Title 19.20 to be referenced as Child Care – Family Home (1-6 Children). This is consistent with the reference of "Child Care – Family Home", which were in Title 6.24.010, before it was repealed on 05/08/09.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Table 2 of Title 19.04.010 and Title 19.20 to modify references to the Child Care uses.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 - Land use tables	• Child Care – Family Home (7-12 children)	• Change to Child Care – Group Home (7-12 children) to be consistent with Title 6.24.010
Title 19.20.020 Words and Terms Defined	• Child Care – Group Home (1-6 children)	• Change to Child Care- Family Home (1-6 children) to be consistent with Title 6.24.010
Title 19.20.020 – Words and Terms Defined	• Reference to "Department of Finance and Business Services" in Child Care Uses	• Change reference to "State of Nevada"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - TXT-36168 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36168 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. Title 19.18.040 "Rezoning" is hereby amended as follows:

(H) Planning Commission Public Hearing and Action

(1) Hearing. The Planning Commission shall hold a public meeting when considering any application for rezoning of property.

(2) Notice

(a) Notice Provided. Notice of the time, place and purpose of the hearing must be given at least 10 days before the hearing by:

(1) Publishing the notice in a newspaper of general circulation within the City;

(2) Mailing a copy of the notice to:

(A) The applicant;

(B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

(C) Each tenant of any mobile home park that is located within on thousand feet of the property described in the application;

(D) The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph 2;

(E) Any advisory board which has been established for the affected area by the City Council; and

(F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

JM

(b) Names Provided. The Department of Planning and Development shall provide, at the request of the applicant, the name, address and phone number of any person notified pursuant to Subparagraph (F) above.

(c) Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least 10 days before the date of the hearing.

(d) Signs. Notification signs shall be posted in conformance with Section 19.18.010 (D).

(3) Planning Commission Decision

Following the public hearing or hearings, the Planning Commission shall make its recommendations concerning the application for rezoning. The recommendation may be for approval~~, approval with conditions,~~ or denial. In considering whether to recommend approval or denial of an application, the Planning Commission may, when it appears necessary or expedient, ~~consider the rezoning of only a portion of the land described in the application for rezoning, or it~~ may recommend that ~~all or a portion of~~ the property be rezoned to a more restrictive classification.

(4) Notice of Planning Commission Decision

Following the date of the Planning Commission decision, a report of its findings and decision shall be forwarded to the City Council. The report shall recite, among other things, the facts and reasons which, in the opinion of the Commission, make the approval or the denial of the rezoning necessary or appropriate to carry out the provisions and general purposes of this Title. Written notice of the decision shall be provided to the applicant, agent, or both.

(J) City Council Public Hearing and Action.

(1) Notice and Hearing. The City Council shall consider the proposed rezoning and the recommendation of the Planning Commission at the next available meeting following the receipt of the recommendation. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in the case of properties whose ownership has changed in the interim.

(2) City Council Decision.

(a) Decision. The City Council may approve, ~~approve with conditions,~~ or deny an application for a rezoning. In considering whether to approve or deny an application, the City Council may consider the rezoning of ~~only a portion of the land described in the application for rezoning or amend all or a portion of the application~~ property to a more restrictive zoning classification.

(b) Change to More Restrictive Zoning. If, at the public hearing, the applicant proposes amending the rezoning application to a more restrictive zoning classification, the City Council may act on the request or refer the application back to the Planning Commission for consideration.

(c) Significant Changes to Application. If the applicant proposes significant changes to the application during the hearing, or if new information is presented that significantly changes the nature and scope of the application, the request should be referred back to the Planning Commission for consideration.

(3) Notice of City Council Decision. Following the hearing on a proposed rezoning, the City Council shall reach a decision concerning the proposal. The decision shall include the reasons for the decision and, if the decision is to approve the rezoning, any modifications, conditions or limitations that the Council may impose. Written notice of the decision shall be provided to the applicant or his agent, or both. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date that notice of the decision is filed with the City Clerk.

TXT-36168 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/20/07	The City Council adopted Ordinance #5909 to amend Title 19.18.040 to delete all references to "Resolutions of Intent" for rezoning applications and to amend rezoning procedures accordingly. Planning Commission and staff recommended approval (TXT-19240).

ANALYSIS

On 06/20/07, the City Council amended Title 19.18.040 to delete all reference to "Resolutions of Intent" for rezoning applications. As noted in the Text Amendment (TXT-19240), a Resolution of Intent may have been effective as a means to place conditions of approval on applications before the applicant came in for a building permit. However, it was determined pursuant to Title 19.18.050 – "Site Development Plan Review" that the Site Development Plan Review requirements may remedy that situation as they ensure the City a review and an opportunity to condition applications prior to permitting. Therefore, to bring Title 19.18.040 (H) and (J) consistent with this prior amendment, this text amendment proposes to delete references to "conditions of approval."

In addition, this amendment proposes to delete references in Title 19.18.040 (H) and (J) to "portion of" property when Planning Commission and City Council consider an approval or denial of a rezoning application. Staff's concern is that by approving "a portion of" property could potentially create a split zoning or inconsistency with the adjacent zoning designations. This proposal would eliminate that potential issue.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Title 19.18.040 (H) and (J) to revise provisions related to the rezoning of a parcel of land by the Planning Commission and City Council.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.18.040 (H) – Planning Commission Public Hearing and Action	• Planning Commission may approve a rezoning application with conditions and for a portion of a property.	• Remove "approval with conditions" • Remove "a portion of"
Title 19.18.040 (J) – City Council Public Hearing and Action	• City Council may approve a rezoning application with conditions for a portion of a property.	• Remove "approval with conditions" • Remove "a portion of"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - TXT-36169 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District, Ward 5 (Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36169 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. Title 19.06.120 "Downtown Entertainment Overlay District" is hereby amended 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.~~ All parking requirements shall be pursuant to Title 19.06.060.

JM

TXT-36169 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/02/02	The City Council adopted Ordinance #5521 to establish the Downtown Overlay District and corresponding regulatory provisions; to establish a tavern-limited liquor license pertaining to the district.
03/04/09	The City Council adopted Ordinance #6030 to amend Title 19.06, "Special Purpose and Overlay Districts," to update the design review process for the Downtown Casino, Downtown Entertainment and Scenic Byway Overlay Districts. Planning Commission and staff recommended approval (TXT-31878).

ANALYSIS

The proposed amendment will clarify the parking requirements for property in the Downtown Entertainment Overlay District. The Entertainment Overlay District is bound by Ogden Avenue on the north, Carson Avenue on the south, Las Vegas Boulevard on the west and 8th Street on the east. These boundaries are within the Downtown Overlay District, which is coterminous with the boundaries of the Las Vegas Downtown Centennial Plan.

The existing parking requirement language in Title 19.06.120 has resulted in confusion and questions as it lists specific uses and Special Use Permit considerations. This has created a conflict with the applicability of the Downtown Overlay District parking standards, which are the correct standards to follow. These standards are the following: *properties within the Downtown Overlay District standards are exempt from the automatic application … of the standard parking requirements… in 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.*

This amendment proposes to delete the confusing text and clearly state and reference that parking standards in the Entertainment Overlay District shall be pursuant to Title 19.06.060-Downtown Overlay District standards.

FINDINGS

The proposed text amendment will achieve the following:

- Amend Title 19.06.120 to clarify references to parking requirements within the Downtown Entertainment Overlay District.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.06.120 – Downtown Entertainment Overlay	• Confusing	• Clarify reference to Title 19.06.060 Downtown Overlay Standards for parking requirements.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
RENOTIFICATION - TXT-36171 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.060 to revise references to the Downtown Overlay District to correspond to the Downtown Centennial Plan, Wards 3 and 5 (Reese and Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36171 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Title 19.06.060 Downtown Overlay District is hereby amended as follows:

   A. Title: The title will be changed to Downtown Centennial Plan Overlay.

YK

TXT-36171 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

Discussion and possible action to amend Title 19.06.060, "Downtown Overlay District", to change the title of the section to the Downtown Centennial Plan Overlay District in order to bring these two documents into alignment with each other.

BACKGROUND INFORMATION

Title 19.06.060, Downtown Overlay District, refers to the same boundary area as the Downtown Centennial Plan.

ANALYSIS

Title 19.06.060, Downtown Overlay District refers to the same boundary area as the Downtown Centennial Plan. This has confused the public causing many to believe that they are different areas with different standards. In order to streamline our documents and make them more user-friendly for the public, staff is proposing the name change. The result would change out the words, "Downtown Overlay District" with the words, "Downtown Centennial Plan District" throughout the section. All development standards would remain the same.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

YK

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

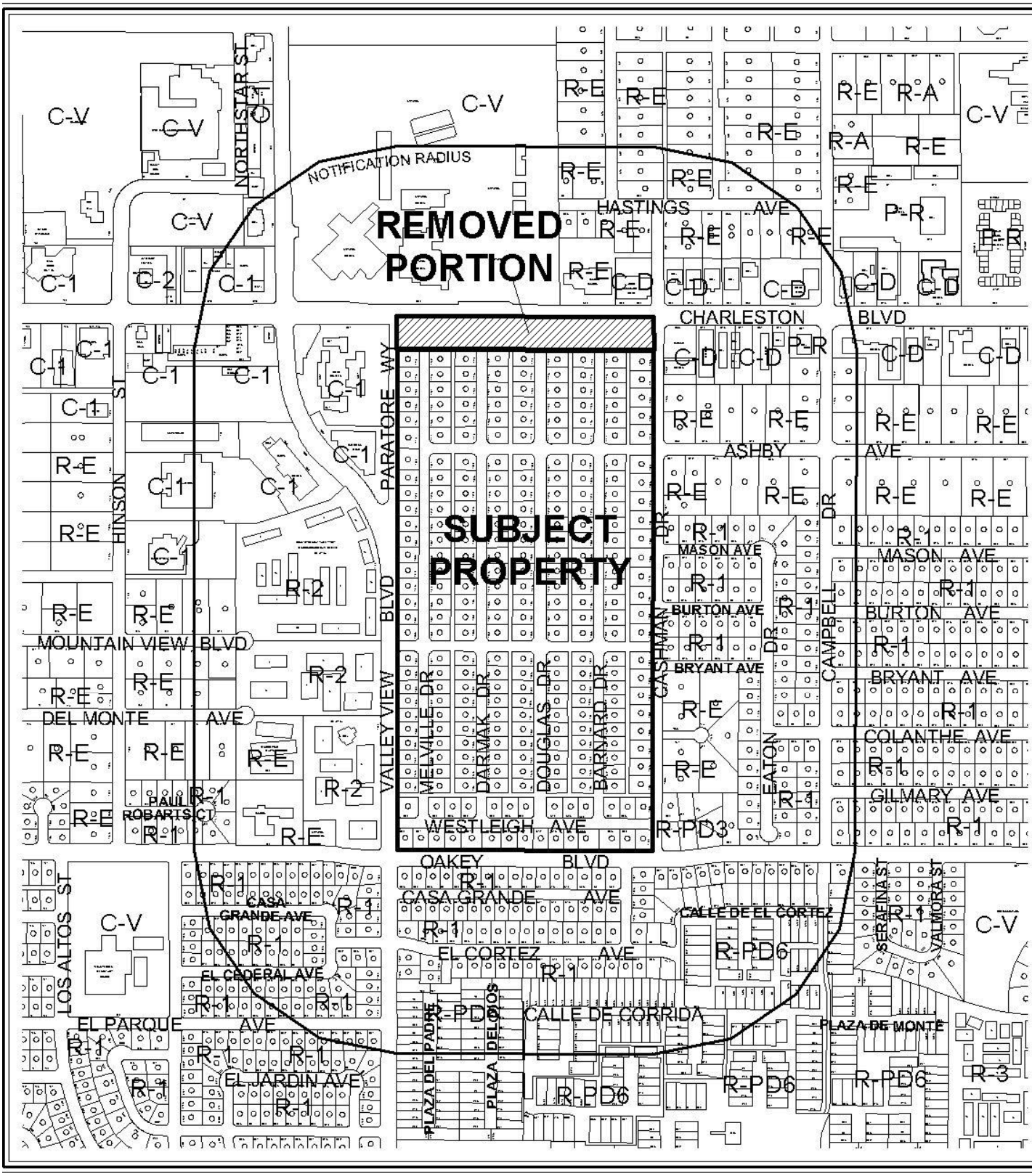
SUBJECT:
ABEYANCE - DIR-35476 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO FLORES, ET AL - Request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**176**	**Planning Commission Mtg.**	**80**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Historic Preservation Commission (HPC-35007) Westleigh Application
4. Historic Preservation Commission Staff Report (HPC-35007)
5. Historic Preservation Commission Protest/Support Postcards
6. Westleigh Neighborhood Historic Resource Survey Text
7. Westleigh Neighborhood Historic Resource Survey Images
8. Protest Postcards/Westleigh Neighborhood Activity Calendar/Petition/Letters and Support Postcards

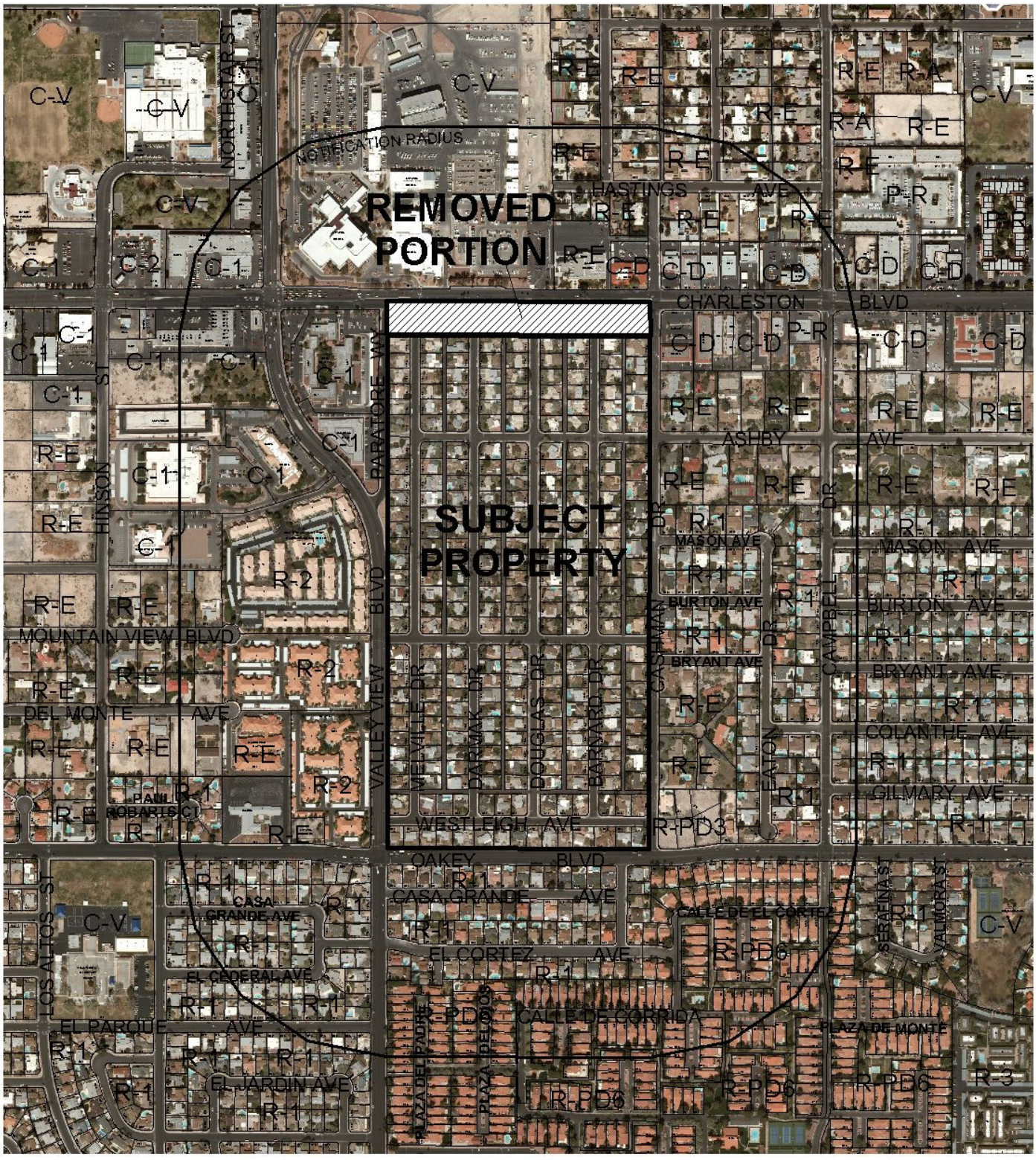


CASE: **DIR-35476**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)



0 500 1000 Feet

CASE: **DIR-35476**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - DIR-35476 - APPLICANT: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO FLORES, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

CM

DIR-35476 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

The Historic Preservation Commission voted to approve the nomination for designation (with conditions) as an Historic District on July 22, 2009 based on the district's ability to meet the requirements for historic designation as listed in Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts.

The conditions of designation as approved by the Historic Preservation Commission on July 22, 2009 are as follows:

1. Parcels zoned C-D (Designed Commercial) along Charleston Boulevard will be removed from historic district boundaries.

The designation of a Landmark, Historic Property or Historic District shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.06.090 H HISTORIC DESIGNATION] and applicable Design Guidelines adopted there under, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Zoning Code, the City's subdivision regulations and the General Plan. Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/01/92	City Council adopted the General Plan with Historic Preservation Plan component.

02/22/92	City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.
05/20/09	Planning & Development held an open house meeting at Vegas Verdes Elementary School, 4000 El Parque Avenue, Las Vegas, to discuss historic district designation, process and implications. All property owners were notified via mail.
05/21/09	Planning & Development held an open house meeting at the Development Services Center, 731 S. Fourth Street, Las Vegas, to discuss historic district designation, process and implications. All property owners were notified via mail.
06/24/09	Historic Preservation Commission approved nomination report for the Westleigh Neighborhood and scheduled public hearing for the designation as an historic district on the city of Las Vegas Historic Property Register for July 22, 2009 HPC meeting.
07/22/09	Historic Preservation Commission approved request to designate the Westleigh Neighborhood as an historic district (with conditions), and schedule for Planning Commission.

ANALYSIS

The Westleigh Neighborhood, generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Property by the Historic Preservation Commission.

The Westleigh neighborhood is made up of Westleigh Tracts One through Five, and comprises 288 properties whose construction dates range from 1951 to 1967, with most constructed in 1953 or 1954. All parcels are developed and a few have been completely redeveloped. Most properties have been altered to some degree, however, and some (mostly commercial properties) have been altered inappropriately with respect to the historic character of the neighborhood. This report finds that 161 properties in Westleigh are contributing to the potential Historic District, and 127 are not. In other words, fifty-six percent (56%) of the properties retain sufficient integrity to contribute to a district. The neighborhood is an established and familiar feature in this area of the City because of its physical appearance.

Historic Significance

The homes in the Westleigh neighborhood reflect the city's social and economic past, in that they are a an inner ring suburb of the city constructed in the second wave of mid-century home building, the first being the World War II-era housing for defense workers and military families. In the post-war era, home building in Las Vegas was encouraged by federally-insured loan programs guaranteed by the Federal Housing Administration and the Veterans Administration. Home building was also necessary, as the city was expanding rapidly and the demand for new homes was high. They are also an established and familiar feature in this area of the City because of their physical appearance and street plan. They are a good representation of mid-century suburban residential development and retain good historic and architectural integrity.

Architecturally, the homes reflect a transition between the earlier Minimal Traditional style of the 1940s and the Ranch style of the 1950s and 1960s. The design of the subdivision itself represents a transition between an earlier subdivision style associated with pre-World War II years and the post-war, curvilinear subdivision style with no alleys. The homes are the epitome of modest efficiency in plan layout and massing.

The homes were developed by the Federal Development Company of Nevada, an established company in Las Vegas with offices in the Cornet Building at Fourth and Fremont. The company also developed Hyde Park, northwest of Westleigh, and a 350-home tract in Henderson in 1951.

Financing for the Westleigh homes was provided by the Bank of Nevada and the Federal Housing Administration or Veterans Administration. The sales office and model house was at 3301 Cashman Drive, at the corner of Cashman and West Charleston Boulevard.

FINDINGS

The Westleigh Neighborhood meets the following requirements for Historic District designation, as stated in the City of Las Vegas Title 19.06.090, Designation of Landmarks, Historic Properties and Historic Districts, section I: Subsections 1b(i-iii)(A-B), and 3(a)(i-iii):

I. Designation of Landmarks, Historic Properties and Historic Districts

1. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:

a. It meets the criteria for listing on the State or National Register of Historic Places.

b. It is determined to be of exceptional significance and expresses a distinctive character because:

(i) A significant portion of it is at least fifty (50) years old;

(ii) It is reflective of the City's cultural, social, political or economic past; and

(iii) Either:

A. It is associated with a person or event significant in local, state or national history; or
B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

3. An area may be designated as a Historic District if:

a. The area:

i) Includes a substantial concentration of properties, buildings or structures which individually meet the criteria in Subsection (1) of this Section, as well as other properties, buildings or structures which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;
ii) Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and
iii) Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or

b. The area includes or is composed of one or more archeological sites.

The City of Las Vegas supports the preservation of historic resources with the following documents:

1) The City of Las Vegas *Priorities*:
• Revitalize and invigorate our mature areas and the urban core
• Support and encourage sustainability, livability, and pride in our neighborhoods

2) The *City of Las Vegas Master Plan 2020*:

Reurbanization
OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area
GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

3) The City of Las Vegas *Historic Properties Preservation Plan Element*:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

PC NOTICES MAILED 783

PC APPROVALS 34

PC PROTESTS 160

HPC NOTICES MAILED 432

HPC APPROVALS 46

HPC PROTESTS 16

Print Form

PLANNING & DEVELOPMENT DEPARTMENT

Application for City of Las Vegas Historic Designation

Name of Property: Westleigh Neighborhood

Address (Location): Generally bound by Charleston Blvd (n), Valley View Blvd (w), Oakey Blvd (s), Cashman Dr. (e)

Type of Designation (check one) Building ☐ District ☒ Site ☐ Structure ☐

Assessor's Parcel #(s): Multiple APNs

Additional Information:

APPLICANT	Westleigh Neighborhood Association	Contact	Tiffany Hesser
Address	1109 Melville Drive	Phone	702-256-2230 Fax:
City	Las Vegas	State	NV Zip 89102
E-mail	thesser@cox.net		

Required Submittal Material

FOR STAFF USE ONLY

- Statement of Eligibility and Appropriateness for designation
- Photographs
- Letter of Property Owner Consent (if property owner is not the applicant)
- Statement of Financial Interest
- Letter of Request for Action (if designation is for a district)
- Vicinity Ownership Map (1,000 foot radius)
- Ownership/Tenant List
- Deed/Legal Description

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Print Name: Tiffany L. Hesser

Subscribed and sworn before me: Camille Leavitt

This 13TH day of July, 2009

Notary Public in and for said County and State

CAMILLE LEAVITT
Notary Public State of Nevada
No. 93-0824-1
My appt. exp. Sept. 19, 2009

FOR DEPARTMENT USE ONLY

Case # HDC-35007

Meeting Date: 7/22/09

Date Accepted: 7/13/09

Accepted By: [signature]

July 8, 2009

Courtney Mooney, AICP
Historic Preservation Officer
City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: HPC-35007 – Request for Historic Designation

Dear Ms. Mooney,

On behalf of the Westleigh Neighborhood Association I am submitting this Request for Action to designate the Westleigh Neighborhood as an historic district on the city of Las Vegas Historic Property Register. The Westleigh Neighborhood is generally bound by Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south, and Cashman Drive on the east.

Sincerely,

Tiffany Hesser
President
Westleigh Neighborhood Association

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: HPC-35007 APN: Westleigh Neighborhood (Multiple APNs)

Name of Property Owner: Multiple Property Owners

Name of Applicant: Westleigh Neighborhood Association

Name of Representative: Tiffany Hesser, President, Westleigh Neighborhood Association

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: Tiffany Hesser

Subscribed and sworn before me

This 13th day of July, 2009

Camille Leavitt

Notary Public in and for said County and State

CAMILLE LEAVITT
Notary Public State of Nevada
No. 93-0824-1
My appt. exp. Sept. 19, 2009

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The owners(s) of the real property or an authorized agent of the city of Las Vegas must sign this form. A Notary Public must notarize the signature. When the property owner(s) reside outside of Nevada, the signature may be notarized in another state.

PHOTOGRAPHS: Applicant must provide photographs of the property, building, structure or archaeological site that is being nominated for designation to include at a minimum: one photograph that encompasses the entire primary facade of a property, building or structure, or entire boundaries of an archaeological site, and additional photographs of significant components of the resource (architectural elements, exposed structural details, etc). Photographs of secondary facades are also encouraged.

STATEMENT OF ELIGIBILITY AND APPROPRIATENESS FOR DESIGNATION: A detailed letter that explains the historic nature of the property and how it meets the criteria for historic designation.

LETTER OF PROPERTY OWNER CONSENT: If the applicant is not the owner, a letter from the owner of the property stating their consent for Historic Designation must be submitted at the time of application.

STATEMENT OF FINANCIAL INTEREST: This form formally declares whether or not a member of the City Council or Planning Commission has any financial interest in the subject property.

LETTER OF REQUEST FOR ACTION (If designation is for a district): If the proposed designation is to be applied to a neighborhood or multiple parcels, letters from each property owner will not be required. A letter from a representative of the area requesting the designation will suffice.

VICINITY OWNERSHIP MAP: A map showing all parcels which are adjacent to, include or surround the property proposed to be designated within a radius of 1,000 feet of the external boundaries of the property. Each such parcel shall be numbered so as to correspond to the ownership/tenant list.

OWNERSHIP/TENANT LIST: A typed or legibly printed list, compiled from an authoritative source, containing the names, mailing addresses and zip codes of the owners and tenants of the parcels shown on the "Vicinity Ownership Map," along with the corresponding identifying numbers.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 7/22/09
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: HPC-35007 – Request to designate the Westleigh Neighborhood, generally bounded by Charleston Blvd. on the north, Valley View Blvd. on the west, Oakey Blvd. on the south, and Cashman Dr. on the east, multiple APNs, R-1 (Single-Family Residential) Zone, and C-D (Designed Commercial) Zone, on the city of Las Vegas Historic Property Register as an Historic District, Ward 1 (Tarkanian).

BACKGROUND

09/26/07 HPC approved list of projects to be funded by Centennial Legacy funds. List included historic resource survey of Westleigh Neighborhood.

5/20/09 Planning & Development held open house meeting regarding designation of Westleigh Neighborhood.

5/21/09 Planning & Development held open house meeting regarding designation of Westleigh Neighborhood.

6/24/09 HPC approved nomination report for the Westleigh Neighborhood, and public hearing for the designation of the Westleigh Neighborhood on the city of Las Vegas Historic Property Register as an Historic District was scheduled for the July 22, 2009 HPC meeting.

ANALYSIS

The following information is summarized from "Westleigh Neighborhood Historic Resource Survey," by Painter Preservation & Planning, 2009.

Description

The Westleigh neighborhood is made up of Westleigh Tracts One through Five, and comprises 288 properties whose construction dates range from 1951 to 1967, with most constructed in 1953 or 1954. All parcels are developed and few have been completely redeveloped. Most properties have been altered to some degree, however, and some (mostly commercial properties) have been altered inappropriately with respect to the historic character of the neighborhood. This report finds that 161 properties in Westleigh are contributing to the potential Historic District, and 127 are not. In other words, fifty-six percent (56%) of the properties retain sufficient integrity to contribute to a district. The neighborhood is an established and familiar feature in this area of the City because of its physical appearance.

Historic Significance

The homes in the Westleigh neighborhood reflect the city's social and economic past, in that they are an inner ring suburb of the city constructed in the second wave of mid-century home building, the first being the World War II-era housing for defense workers and military families. In the post-war era, home building in Las Vegas was encouraged by federally-insured loan programs guaranteed by the Federal Housing Administration and the Veterans Administration. Home building was also necessary, as the city was expanding rapidly and the demand for new homes was high.

The homes were developed by the Federal Development Company of Nevada, an established company in Las Vegas with offices in the Cornet Building at Fourth and Fremont. The company also developed Hyde Park, northwest of Westleigh, and a 350-home tract in Henderson in 1951.

Financing for the Westleigh homes was provided by the Bank of Nevada and the Federal Housing Administration or Veterans Administration. The sales office and model house was at 3301 Cashman Drive, at the corner of Cashman and West Charleston Blvd.

Character-Defining Features

In contrast to many of the post-war subdivisions, particularly those developed under the auspices of the Federal Housing Administration, Westleigh, with its rectilinear blocks and alleys and roadway connections to neighboring streets, exhibits an older development pattern. Curved and looped street were encouraged by the FHA standards, but one of the purposes of this development pattern was to respect the topography of a site. Another pattern encouraged by FHA standards was to limit points of access to the subdivision, as this was felt to be safer. Westleigh does turn its back on surrounding streets through the lot and block pattern along Oakey and Valley View boulevards, thereby decreasing the amount of traffic entering along these edges. Overall, however, it is well-connected to the grid-iron pattern of the surrounding area.

An early advertisement for Westleigh shows that the houses typically had an open living and dining area, but a separated kitchen that was located at the back of the house, facing onto the rear yard. The homes had two or three bedrooms and one bathroom, which were accessed via a small vestibule. An ad lists the following home features.10 Residents report that the homes were built of very high quality.

Originally most homes had L-shaped, or nearly square or rectangular footprints. The roof forms were typically side gable, cross gable, or hip roofs with the main ridgeline parallel to the street. Today the majority of homes have irregular footprints, exhibiting additions primarily to the rear of the houses. Because the additions are typically to the rear, the roof forms as viewed from the street are often intact. In a number of cases, however, a side gable building has been extended into the side yard, increasing the length of the building and altering its basic shape.

The homes in the Westleigh neighborhood are transitional between the earlier Minimal Traditional style and the later Ranch house. This is in part because they are nearly square or just slightly elongated, in contrast to the long, low-slung form that characterizes the western or California Ranch house. They exhibit complex roof forms, another feature that distinguishes them from the classic Ranch house, and relatively narrow eaves. Finally, the design of the windows, with their smaller sash and casement and awning-style operations, is not typical of the later Ranch style, which tended towards larger windows and larger individual panes of glass.

The most distinctive and unusual features of Westleigh houses are their windows, which are steel frame, many with louvers along the bottom and no surrounds. The doors were flush without embellishment. Most of the homes were finished in stucco and had clapboard details. Many have a brick or stone accent under windows today, a feature that is in keeping with the style. Historic roofing was cement tile or wood shingle.

Findings

The Historic Preservation Officer has reviewed the attached historic resource survey of the Westleigh Neighborhood, and application for designation, and has found that the Westleigh Neighborhood meets the requirements for historic designation on the city of Las Vegas Historic Property Register.

The HPO recommends moving forward with the nomination with the following conditions:

1. Parcels zoned C-D (Designed Commercial) along Charleston Boulevard will be removed from historic district boundaries. See revised boundary map.

Per Historic Preservation Commission Bylaws 5.1.1, Commission Duties and Responsibilities:

5.1.1 *Review applications for the designations of Landmarks, Historic Properties and Historic Districts and make to the Planning Commission and City Council concerning the designation of buildings, sites, monuments, structures and areas, sites and improvements in the city as historic properties, landmarks, historic sites or historic districts in accordance with Title 19A of the city of Las Vegas Zoning Code.*

Per Title 19.06.090 G. Historic Preservation Commission - Powers, Etc.:

The powers, duties and activities of the HPC include the following:

1. Reviewing applications for the designation of Landmarks, Historic Properties and Historic Districts, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Section (I) of this Subchapter.

Per Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts:

The Historic Preservation Officer finds that the Westleigh Neighborhood meets the following requirements as stated in the city of Las Vegas Title 19 Zoning Code for designation as an Historic District. **Please refer to highlighted sections below.**

1. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:

a. It meets the criteria for listing on the State or National Register of Historic Places.
b. It is determined to be of exceptional significance and expresses a distinctive character because:
(i) A significant portion of it is at least fifty (50) years old;
(ii) It is reflective of the City's cultural, social, political or economic past; and
(iii) Either:
A. It is associated with a person or event significant in local, state or national history; or
B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

3. An area may be designated as an Historic District if:

a. The area:

i) Includes a substantial concentration of properties, buildings or structures which individually meet the criteria in Subsection (1) of this Section, as well as other properties, buildings or structures which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;

ii) Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and

iii) Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or

b. The area includes or is composed of one or more archeological sites.

If designated on the city of Las Vegas Historic Property Register, the HPC will be responsible for reviewing any work requiring a permit for all buildings within the Westleigh Neighborhood Historic District.

Staff recommends that the HPC approve the nomination for designation of the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register.

If approved, the nomination for designation will be heard at the September 24, 2009 Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL with the following conditions:

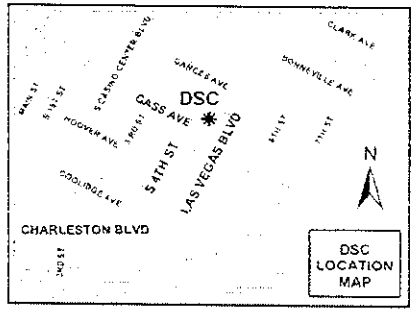
2. Parcels zoned C-D (Designed Commercial) along Charleston Boulevard will be removed from historic district boundaries.

BACKUP DOCUMENTS

Application for city of Las Vegas Historic District Designation and supporting documents.
Revised map of proposed Westleigh Neighborhood historic district boundaries.
Copy of *"Westleigh Neighborhood Historic Resource Survey,"* by Painter Preservation & Planning, 2009, to be available at the meeting.

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

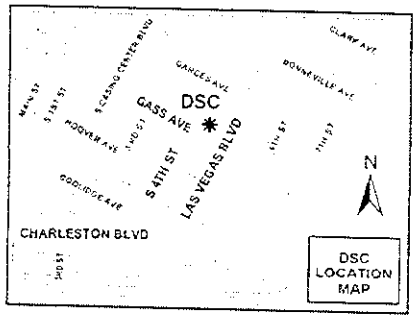
RECEIVED
JUL 21 2009

Case: HPC-35007

16205110023
BUCCIERI DAVID ANTHONY TRUST
1141 DARMAK DR
LAS VEGAS NV 89102-1807

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

Sue Pearson

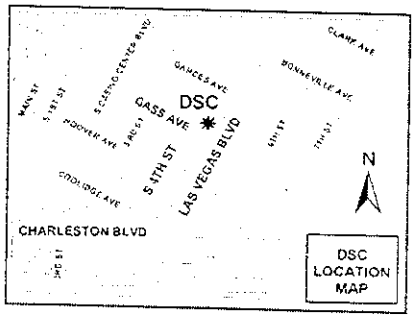
RECEIVED
JUL 21 2010

16205310037 Case: HPC-35007
PEARSON SUE REVOCABLE TRUST
3404 EL CORTEZ AVE
LAS VEGAS NV 89102-3925

EAUOP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

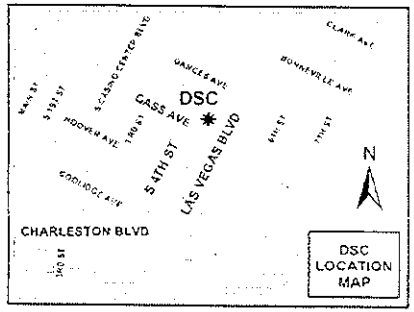
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 21 2009

16205110035 Case: HPC-35007
LIOUBAS MARIA & ATHANASIOS TOM
1128 DOUGLAS DR
LAS VEGAS NV 89102-1814

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

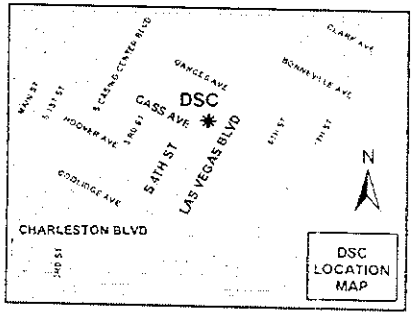
RECEIVED
JUL 17 2009

Case: HPC-35007
16205215049
JONES EDWARD C & JOAN
1318 DOUGLAS DR
LAS VEGAS NV 89102-1818

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 16 2009

Case: HPC-35007
16205210008
SELSTAD SHERMAN T & RHONDA
1267 MELVILLE DR
LAS VEGAS NV 89102-1821

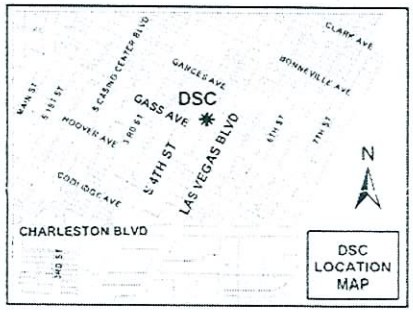
EAUOP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing



Sent 7-13-09

* We work & Can not come to hearing
* We strongly oppose

will not support any changes

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

RECEIVED JUL 14 2009

Case: HPC-35007
16205113045
CAMP WILLIAM J & ROMA LYNN
1219 DOUGLAS DR
LAS VEGAS NV 89102-1815

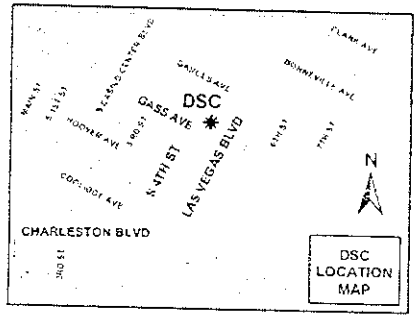
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

We have lived here for 43 years & Do Not plan on paying any dues are supporting any changes.

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

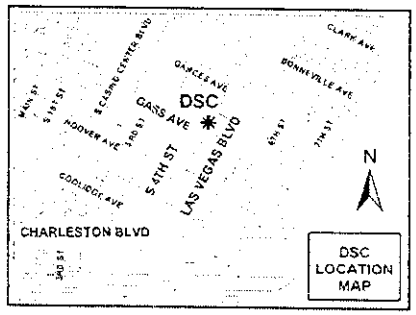
16205215029
WOODS 1992 TRUST
1330 DARMAK DR
LAS VEGAS NV 89102-1812

Case: HPC-35007

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

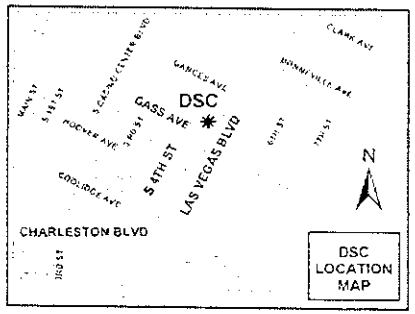
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-34584

RECEIVED
JUL 14 2009

Case: HPC-34584
16205310037
PEARSON SUE REVOCABLE TRUST
3404 EL CORTEZ AVE
LAS VEGAS NV 89102-3925

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

This is my second "NO"
ARE PEOPLE IN CITY HALL TRYING TO ASSURE THEMSELVES OF JOBS?

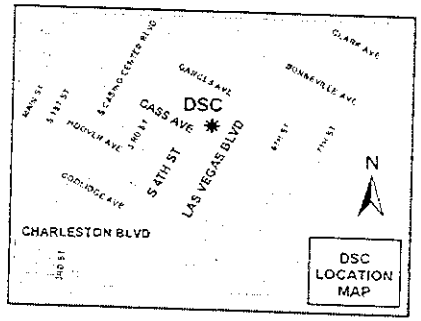
RECEIVED
JUL 14 2009

Case: HPC-35007
16205210024
THROCKMORTON ROBERT J & EUGENIE
1267 DOUGLAS DR
LAS VEGAS NV 89102-1815

EAVDF11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

07.11.09

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

16205210018
NOVAK SUZANNE M
1260 DOUGLAS DR
LAS VEGAS NV 89102-1816

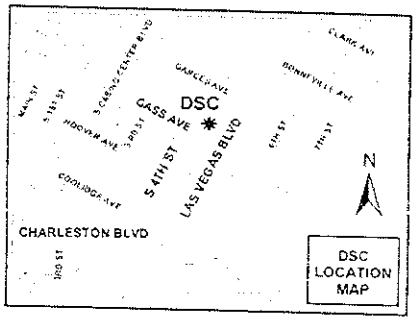
Case: HPC-35007

N

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

We David + Jeannine

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

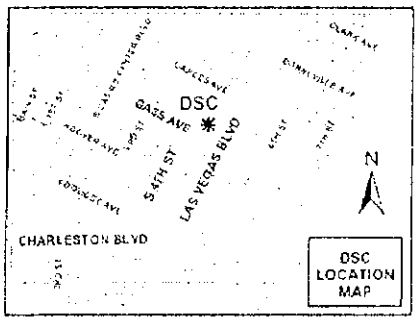
RECEIVED
JUL 14 2009

16205110039 Case: HPC-35007
JACKMAN DAVID & JEANNINE
1133 DOUGLAS DR
LAS VEGAS NV 89102-1813

EAUOP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007

16206502018
VALLEY VIEW LAS VEGAS L L C
%P GAINES
P O BOX 1106
RANCHO SANTA FE CA 92067-1106

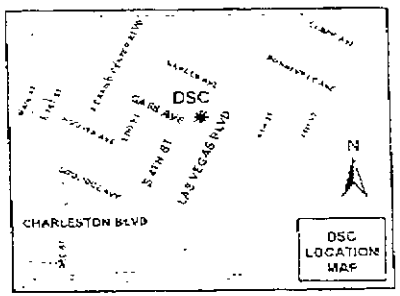
RECEIVED
JUL 06 2009

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
$ 00.41⁴
MAILED FROM ZIPCODE 89101

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) 384-1397.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

Case: HPC-35007

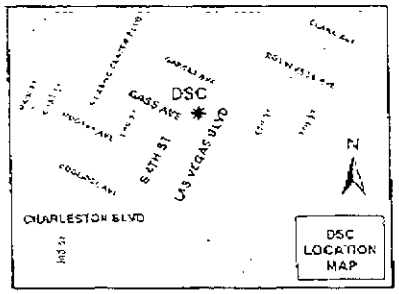
16205114014
AVILES EVETTE
1330 CASHMAN DR
LAS VEGAS NV 89102-2002

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
$ 00.41[4]
MAILED FROM ZIPCODE 89101

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) 384-1397.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007

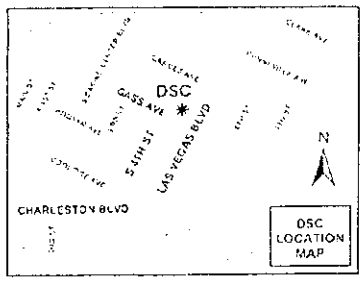
16205215084
AVILES EVETTE M
1338 CASHMAN DR
LAS VEGAS NV 89102-2002

RECEIVED

JUL 13 2009

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

Case: HPC-35007

16205110016
PENNPLUS L L C
1770 WESTWIND RD
LAS VEGAS NV 89146-0301

☐ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

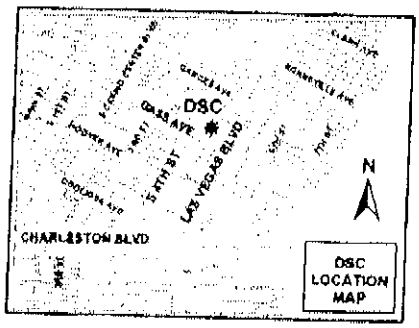
SEP 11 2014

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

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) 384-1397.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

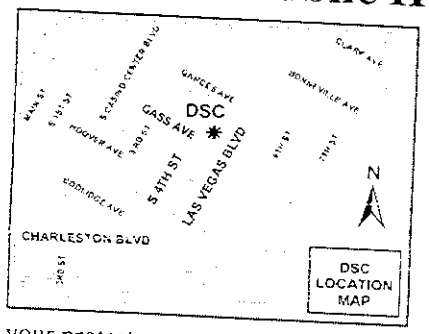
16205218017 Case: HPC-35007
PEARSON ROBERT
2725 MIRA FLORES AVE
LAS VEGAS NV 89102-4260

EAVDP11 89102

N

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

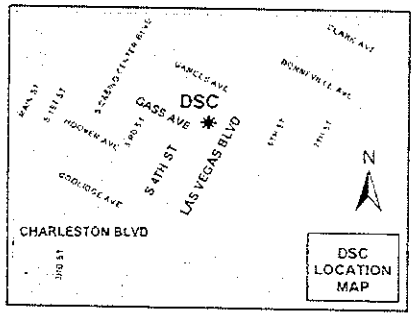
HPC-35007

JUL 22 2009

16205215025 Case: HPC-35007
YOUNG GERALD WAYNE & BETTY JEAN
1306 DARMAK DR
LAS VEGAS NV 89102-1812

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 22 2009

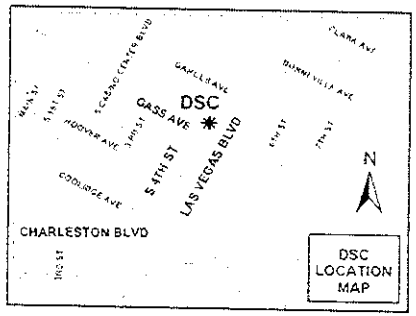
Case: HPC-35007

16205215038
TAKAS ANDREA S
1343 DARMAK DR
LAS VEGAS NV 89102-1811

EAVOF11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

Courtney Hardy
229-5260
4375

RECEIVED
JUL 28 2009

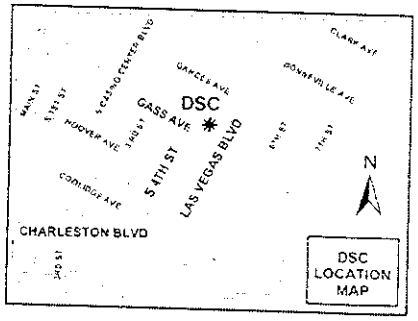
Case: HPC-35007

13932403001
ALVAREZ BONITA R
905 CASHMAN DR
LAS VEGAS NV 89107-4429

89107

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 22 2009

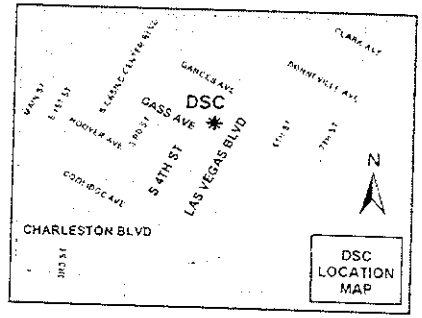
16205210005
E S K LIVING TRUST
1247 MELVILLE DR
LAS VEGAS NV 89102-1821

Case: HPC-35007

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 22 2009

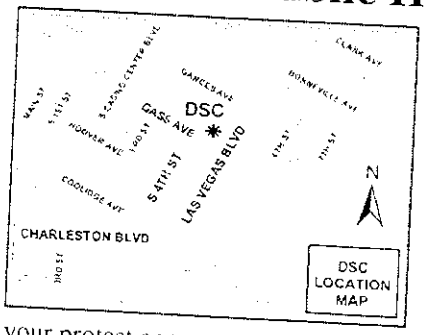
Case: HPC-35007

16205215012
RUSSELL DANA C
3606 WESTLEIGH AVE
LAS VEGAS NV 89102-1832

EAU0811 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

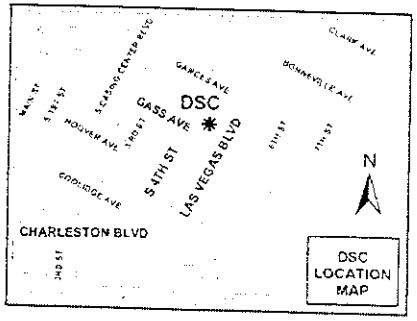
RECEIVED
JUL 2 8 2009

16205113013 Case: HPC-35007
WALSH WILLIAM E & ELAINE FAM TR
1219 MELVILLE DR
LAS VEGAS NV 89102-1821

EAUDP11 A910E

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 22 2009

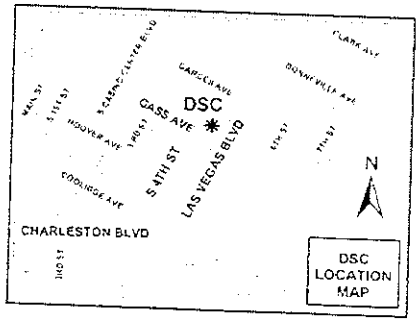
Case: HPC-35007

16205215018
REITZ FAMILY TRUST 1991
1331 MELVILLE DR
LAS VEGAS NV 89102-1823

EAUDF11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

RECEIVED
JUL 22 2009

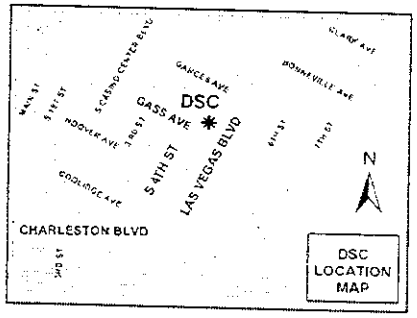
Case: HPC-35007

16205215006
LLOYD STACIE L
1330 MELVILLE DR
LAS VEGAS NV 89102-1824

EAVDP11 A810E

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

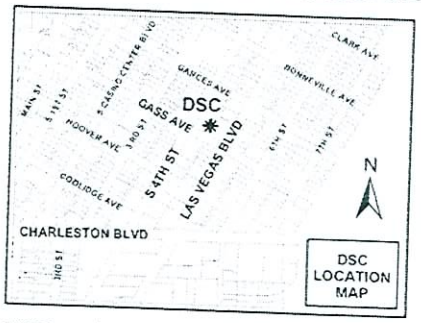
RECEIVED
JUL 2 2009

16205215024 Case: HPC-35007
IRIARTE ELIANE LIVING TRUST
1300 DARMAK DR
LAS VEGAS NV 89102-1812

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

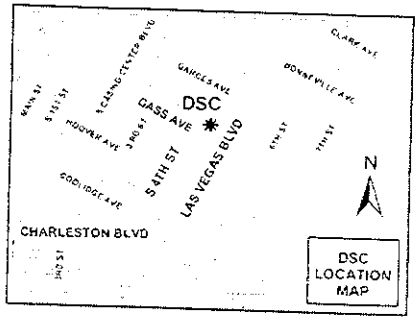
RECEIVED
JUL 21 2009

16205211008 Case: HPC-35007
WATTENBARGER MARC W & JESSICA H
5125 BROMLEY AVE
LAS VEGAS NV 89107-1737

89107$173[illegible]

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 21 2009

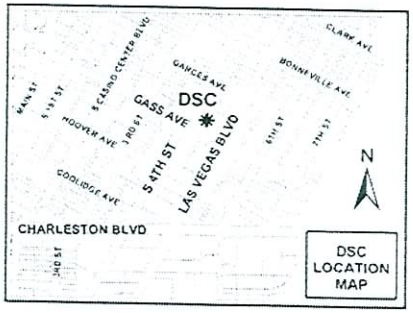
16205215092 Case: HPC-35007
WATTENBARGER MARC W & JESSICA
5125 BROMLEY AVE
LAS VEGAS NV 89107-1737

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

02 1M $ 00.41[4]
0004279218 JUL 07 2009
MAILED FROM ZIPCODE 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 21 2009

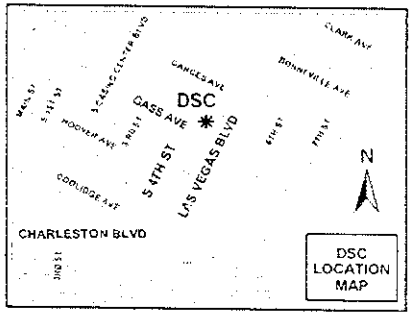
Case: HPC-35007

16205215040
WATTENBARGER TRUST
1331 DARMAK DR
LAS VEGAS NV 89102-1811

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMEI

HPC-35007

RECEIVED
JUL 21 2009

Case: HPC-35007

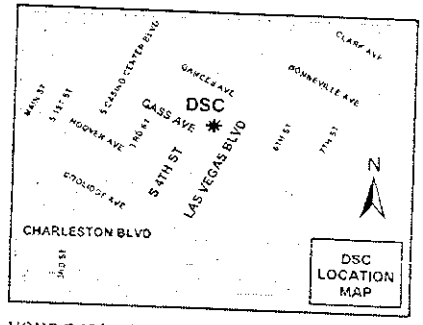
16205215072
SAVIGNANO LORENZO
1318 BARNARD DR
LAS VEGAS NV 89102-1806

891 DFE 1 60SC DO 07/11/09
NOTIFY SENDER OF NEW ADDRESS
SAVIGNANO'LORENZO
PO BOX 14122
LAS VEGAS NV 89114-4122

BC: 89114412222 *0294-04504-11-30

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 21 2009

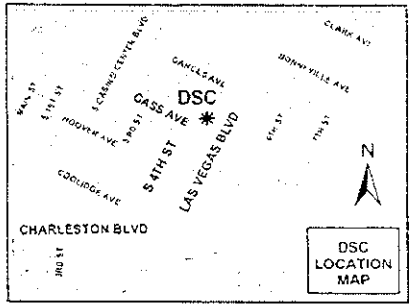
16205215073
WINTER DAVID L
1324 BARNARD DR
LAS VEGAS NV 89102-1806

Case: HPC-35007

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

THE WESTLEIGH NEIGHBORHOOD NEEDS THE HISTORIC DESGINATION IN ORDER TO MAINTAIN ITS CURRENT STATUS. THE HOMES ARE SOME OF THE BEST BUILD HOUSES IN THE VALLEY. NUMEROUS RESIDENTS HAVE LIVED HERE FOR MANY YEARS. SOME WELL OVER 40 YEARS.

RECEIVED
JUL 21 2009

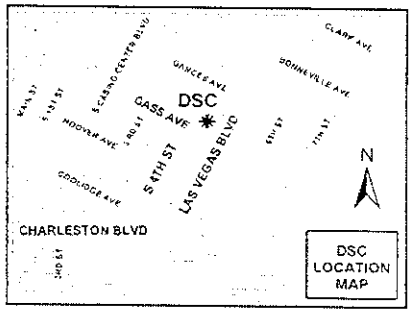
Case: HPC-35007
16205110008
CONNELL FAMILY TRUST 2005
1141 MELVILLE DR
LAS VEGAS NV 89102-1819

W/Comment
Y

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

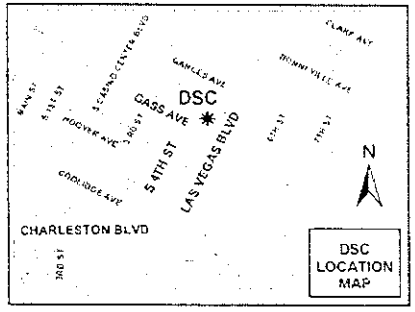
RECEIVED
JUL 16 2009

Case: HPC-35007

16205310039
GIBBINS CAROL E
3401 CASA GRANDE AVE
LAS VEGAS NV 89102-1848

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 16 2009

Case: HPC-35007

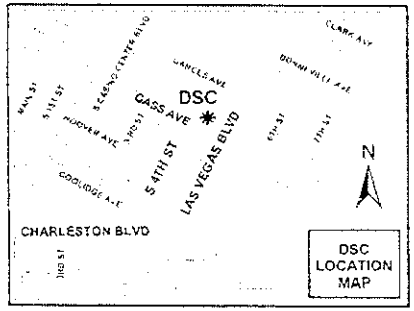
16205113035
KNOX LAUREL
1212 DOUGLAS DR
LAS VEGAS NV 89102-1816

EAVOP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

$ 00.41

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

RECEIVED
JUL 15 2009

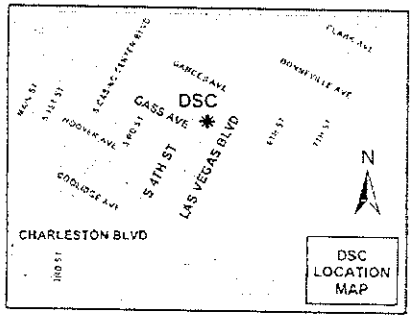
Case: HPC-35007

16205101004
KENGERSKI JEFFREY A
1250 CAMPBELL DR
LAS VEGAS NV 89102-1918

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

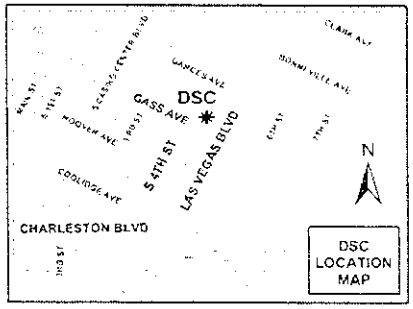
RECEIVED
JUL 15 2009

Case: HPC-35007
16205215095
HUGHES CHERYL LYNN & EDDIE H
3401 WESTLEIGH AVE
LAS VEGAS NV 89102-1845

EAUDP11 A910E

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

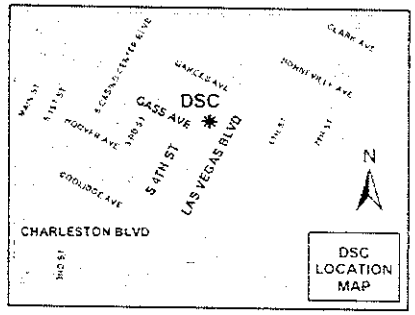
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 13 2009

Case: HPC-35007
16205215011
O'DONNELL ROBERT W & M DENNI
3700 WESTLEIGH AVE
LAS VEGAS NV 89102-1834

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

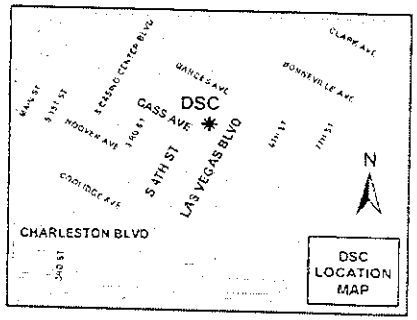
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

Case: HPC-35007
16205211006
WEST WAYNE & CLARA MARIE
1255 BARNARD DR
LAS VEGAS NV 89102-1803

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

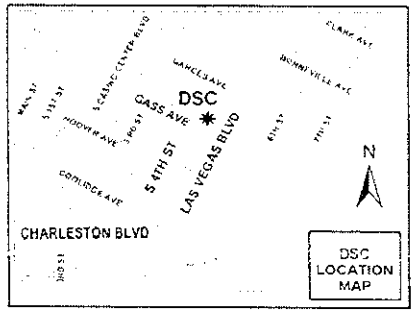
RECEIVED
JUL 14 2009

13932410006
HULL JAY FRANK
829 LACY LN
LAS VEGAS NV 89107-4449

Case: HPC-35007

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

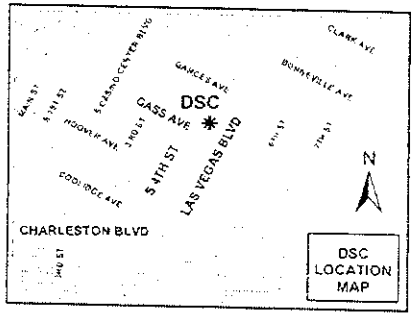
RECEIVED
JUL 14 2009

Case: HPC-35007

16205110012
FELPS TINA A
1115 MELVILLE DR
LAS VEGAS NV 89102-1819

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

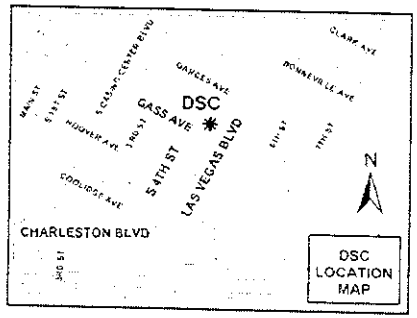
RECEIVED
JUL 14 2009

16205115008 Case: HPC-35007
SLAUGHTER RONALD J
3020 ASHBY AVE
LAS VEGAS NV 89102-1947

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

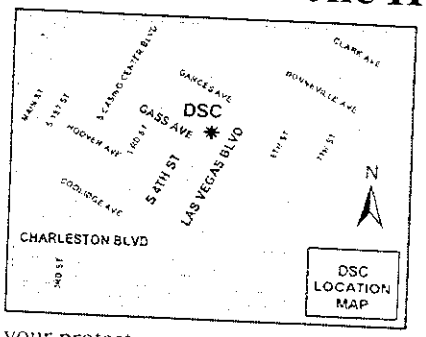
Case: HPC-35007

16205113036
STARKS MARSH & MARISSA M
1218 DOUGLAS DR
LAS VEGAS NV 89102-1816

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Industrial Photographics Inc.
Serving Nevada and the Southwest Since 1968

Jimmie L. Garrett
President & Photographer

Services
Construction, Architectural
Industrial, Time Lapse
and Aerial

Phone: (702) 739-7551
Fax: (702) 739-6033
Cell: (702) 236-4647
web : www.indfotoinc.com
E-mail: indfotoinc@cox.net
P.O.Box 15005 Las Vegas, Nevada 89114

RECEIVED
JUL 14 2009

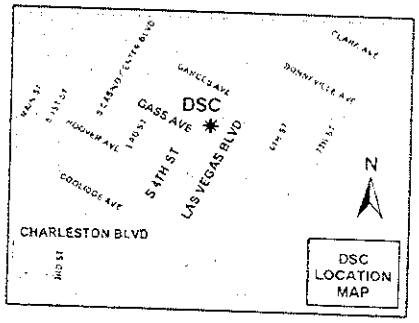
16206711071
GARRETT JIMMIE L
3709 EL CEDERAL AVE
LAS VEGAS NV 89102-3859

Case: HPC-35007

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

Please & Thank you

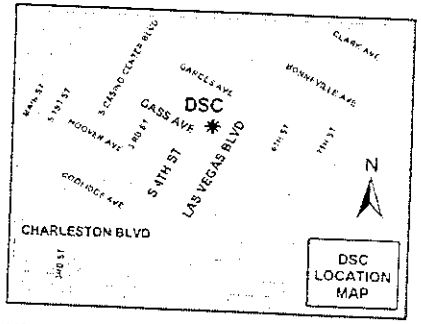
JUL 14 2009

Case: HPC-35007

16205114016
KATIC LISA MARIE & BOSKI
1201 BARNARD DR
LAS VEGAS NV 89102-1803

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

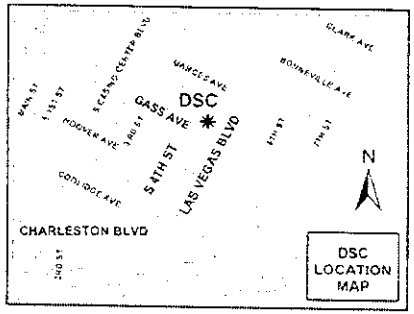
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

16205113008 Case: HPC-35007
JOSLIN TAMARA ANN
1242 MELVILLE DR
LAS VEGAS NV 89102-1822

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

JUL 14 2009

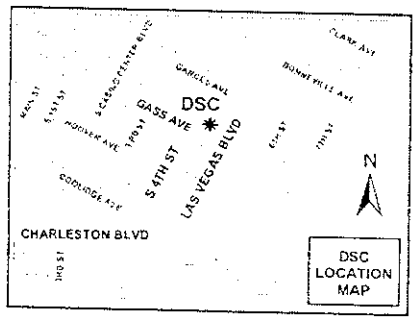
16205110007
TYE KRISTA A
2400 LAURIE DR
LAS VEGAS NV 89102-2104

Case: HPC-35007

EAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

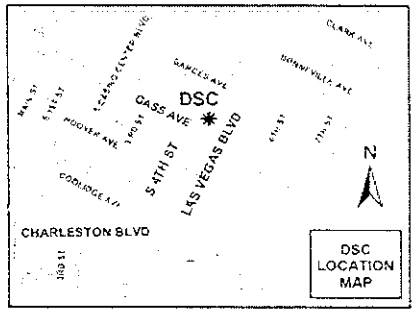
RECEIVED
JUL 13 2009

Case: HPC-35007

16205315019
KUTI GABOR
3428 CALLE DE CORRIDA
LAS VEGAS NV 89102-3900

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

HPC-35007

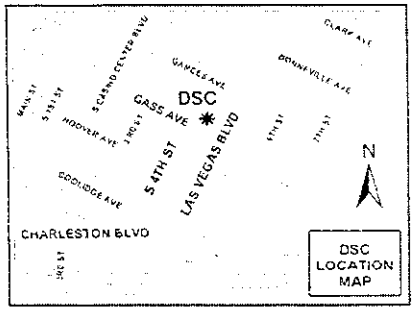
RECEIVED
JUL 16

Case: HPC-35007
16205113016
BRAVIN GERALD & ADELINA FAM TR
1201 MELVILLE DR
LAS VEGAS NV 89102-1821

EAVDP11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007
16205113015
BRAVIN GERALD & ADELINA
1201 MELVILLE DR
LAS VEGAS NV 89102-1821

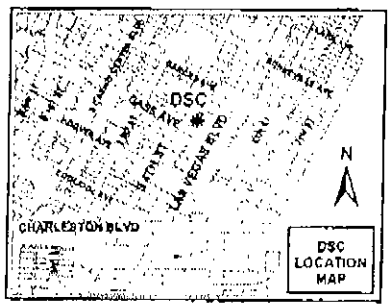
89101 $ 00.47

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

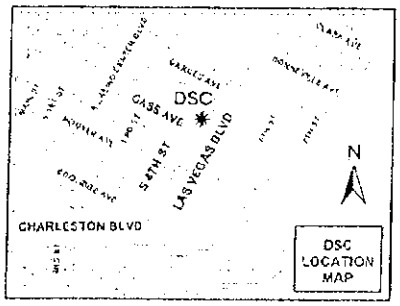
Case: HPC-35007

16205115015
OLSEN ERIC R
3211 ASHBY AVE
LAS VEGAS NV 89102-1959

EAUOF11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

16205110041 Case: HPC-35007
CONNELL MARK C
1121 DOUGLAS DR
LAS VEGAS NV 89102-1813

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

EAVDS11 89102

RECEI.

JUL 2 1 2009

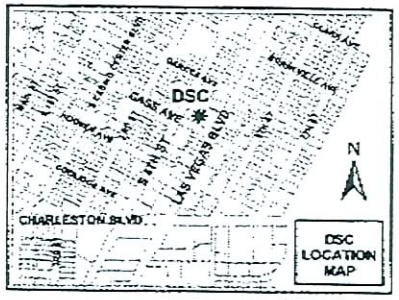
Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing



THE WESTLEIGH NEIGHBORHOOD NEEDS THE HISTORIC DESGINATION IN ORDER TO MAINTAIN ITS CURRENT STATUS. THE HOMES ARE SOME OF THE BEST BUILD HOUSES IN THE VALLEY. NUMEROUS RESIDENTS HAVE LIVED HERE FOR MANY YEARS. SOME WELL OVER 40 YEARS.

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) 384-1397.

[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

16205110008 Case: HPC-35007
CONNELL FAMILY TRUST 2005
1141 MELVILLE DR
LAS VEGAS NV 89102-1819

EAVDS11 89102

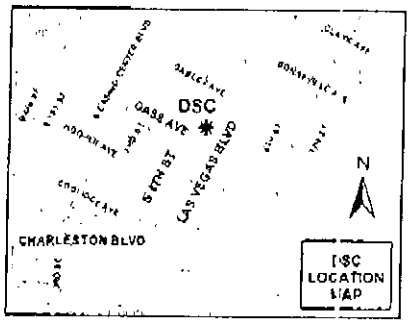
City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.41[4]
0004279218 JUL 07 2009
MAILED FROM ZIPCODE 89101

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) 384-1397.

Case: HPC-35007

16205110013
HESSER TIFFANY L
1109 MELVILLE DR
LAS VEGAS NV 89102-1819

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 17 2009

Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

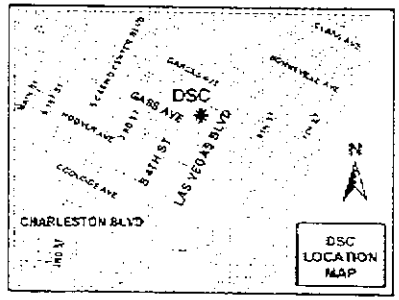
PRESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.41[4]

MAILED FROM ZIP CODE 89101

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) 384-1397.

[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

THE WESTLEIGH NEIGHBORHOOD NEEDS THE HISTORIC DESGINATION IN ORDER TO MAINTAIN ITS CURRENT STATUS. THE HOMES ARE SOME OF THE BEST BUILD HOUSES IN THE VALLEY. NUMEROUS RESIDENTS HAVE LIVED HERE FOR MANY YEARS. SOME WELL OVER 40 YEARS.

Case: HPC-35007

162051100008
CONNELL FAMILY TRUST 2005
1141 MELVILLE DR
LAS VEGAS NV 89102-1819

RECEIVED
JUL 17 2006

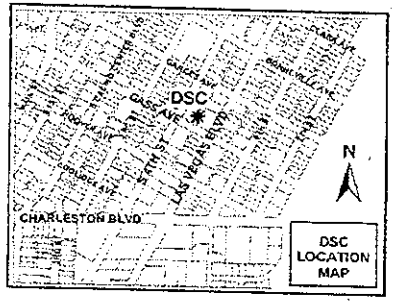
89102 4510

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

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) 384-1397.

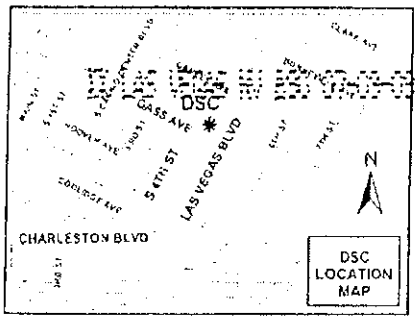
☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

16205110055 Case: HPC-35007
STEPHENS KRAYTON E
1127 BARNARD DR
LAS VEGAS NV 89102-1801

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

Case: HPC-35007

16205110040
SWAN M CLARE
P O BOX 5154
SANTA BARBARA CA 93150-5154

residence: 1127 Douglas Dr
LV 89102

☒ I SUPPORT this Request

☐ I OPPOSE this Request

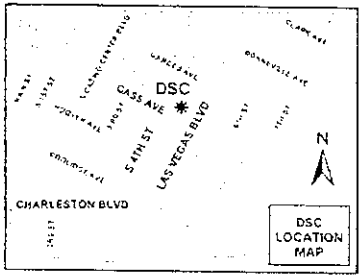
PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

EAVDP11 93150

Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

Case: HPC-35007

16205215050
MERRITT WENDY
3146 E MARLENE DR
GILBERT AZ 85296-9459

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

RECEIVED
JUL 14 2009

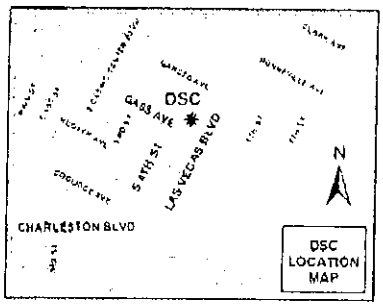
7

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279216 JUL 07 2009
MAILED FROM ZIP CODE 89101

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) 384-1397.

Case: HPC-35007

16205113032
PETERSEN MARJORY C
1201 DARMAK DR
LAS VEGAS NV 89102-1809

☒ I SUPPORT this Request

☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT

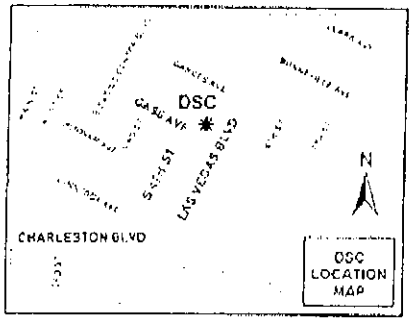
HPC-35007

EAVDP11 89102

Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

Case: HPC-35007

16205215094
GOODRICH HUBERT J & NANCY A
2914 ASHBY AVE
LAS VEGAS NV 89102-1945

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

89102-1945

Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

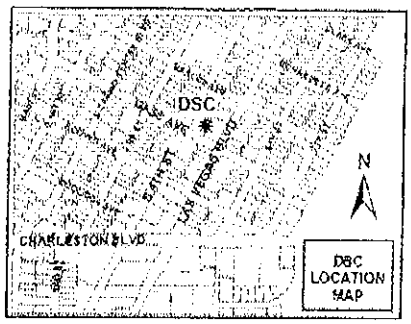
PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing

We bought our first house in 1951 at 1261 Barnard Dr. and then built a home at 1125 Cashman Dr where we lived for 25 years before we moved to Spanish Oaks - (1804 Plaza De Cordero for 30 years - Call within the mile radius. We love the area.

Joylin Vandenberg



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) 384-1397.

Case: HPC-35007

16205316030
VANDENBERG R & J TRUST
5044 PENSIER ST
LAS VEGAS NV 89135-3278

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

EAVDS11 89135

RECE...

JUL 13 2009

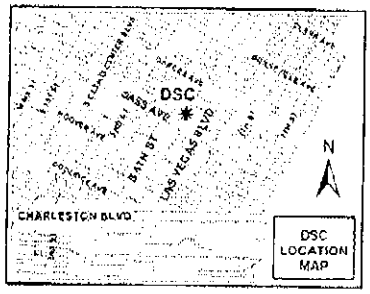
Y w/Comment

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIP CODE 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007
13932401006
MOGLER MIROSLAVA
7036 BRIGHT SPRINGS CT
LAS VEGAS NV 89113-1344

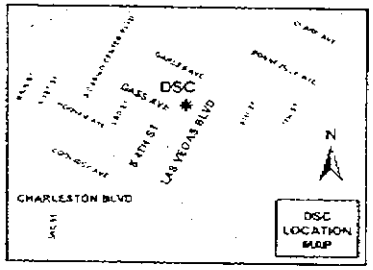
89113313443 0028

RECEIVED
JUL 13 2009

Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007
162051100 42
STEWART L DUFF & LESLIE E
2483 BENCH REEF PL
HENDERSON NV 89052-5203

$ 00.41

RECEIVED
JUL 13 2009

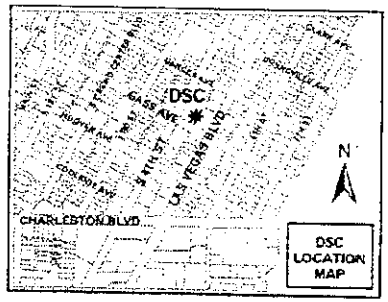
Y

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 07 2009
MAILED FROM ZIPCODE 89101

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) 384-1397.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-35007

Case: HPC-35007

16205214012
GARRITY JOHN & CHERIE W
1263 CAMPBELL DR
LAS VEGAS NV 89102-1968

EAUDP11 89102

Westleigh Neighborhood
Historic Resource Survey



Prepared for
City of Las Vegas
Planning and Development Division &
Westleigh Neighborhood Association

Prepared by
Diana J. Painter, PhD
Painter Preservation & Planning

February 2009

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

TABLE OF CONTENTS

SUMMARY AND EVALUATION 1

1. INTRODUCTION 3
   Purpose of Report
   Previous Surveys
   Research Design and Methods
   Evaluator Qualifications

2. REGULATORY CONTEXT 5
   National Register Designation
   City of Las Vegas Designation
   Registration Criteria

3. HISTORIC CONTEXT 8
   Urban Context
   Building Westleigh

4. ARCHITECTURAL CONTEXT 10
   Location and Setting
   Land Use
   Urban Design
   Architectural Design
   Architectural Context
   Character-Defining Features

5. REFERENCES 16

FIGURES

APPENDICES
   List of Contributing and Non-Contributing Properties

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

LIST OF FIGURES

Figure 1: Regional location map

Figure 2: Survey map

Figure 3: Subdivisions in west Las Vegas in 1956

Figure 4: 1951 plat map showing shape of houses

Figure 5: Typical floor plan

Figure 6: Model home opening

Figure 7: Advertisement from model home opening

Figure 8: Advertisement for Westleigh subdivision, August 1950

Figure 9: Promotional advertisement for Westleigh

Figure 10: Westleigh is advertised to veterans

Figure 11: An example of an intact home in Westleigh

Figure 12: Original fenestration and porches

Figure 13: Original window details – louvers

Figure 14: Original window details - casements

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

SUMMARY AND EVALUATION

The Westleigh neighborhood is made up of Westleigh Tracts One through Five, and comprises 288 properties whose construction dates range from 1951 to 1967, although most of the houses were constructed in 1953 or 1954. All parcels are developed and, remarkably, there appears to be no properties that have been completely redeveloped. Most properties have been altered to some degree, however, and some (mostly commercial properties) have been altered inappropriately with respect to the historic character of the neighborhood. This report finds that 161 properties in Westleigh are contributing to the potential Historic District, and 127 are not. In other words, fifty-six percent (56%) of the properties retain sufficient integrity to contribute to a district.

One of the criteria for being considered a historic resource and therefore eligible to be designated in Historic District in the City of Las Vegas, is to meet the criteria for listing on the State or National Register of Historic Places by having an association with events that have made a significant contribution to history; an association with significant persons; or be a good example of a particular style or building type, or represent the work of a master or "a significant and distinguishable entity whose components may lack individual distinction." The resource or property must additionally retain integrity. The following is an evaluation of the subdivision with respect to these criteria.

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

The Westleigh neighborhood is not known to have made a significant contribution to the broad patterns of local history. It was one of many subdivisions developed in Las Vegas in the early 1950s, and it is not known to be significantly different in its contributions to history than other similar subdivisions.

B. That are associated with the lives of significant persons in our past; or

The Westleigh neighborhood is not known to be associated with the lives of persons significant in our past. Although information on the developers and builders was found in the course of research, no additional information came to light about any extraordinary circumstances around their lives or careers.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The homes in the Westleigh neighborhood represent a transition between the Minimal Traditional style of the 1940s and the Ranch style of the 1950s and 1960s. The design of the subdivision itself represents a transition between an earlier subdivision style associated with pre-World War II years and the post-war, curvilinear subdivision style with no alleys. Although the homes are attractive and the subdivision very functional, it is

not distinctive in a way that would qualify it for listing on the National Register of Historic Places.

D. That have yielded or may be likely to yield, information important in history or prehistory.[1]

This is a Criterion that is most often associated with archaeological resources and is not applicable here.

Alternatively, a property may be designated a Historic District by meeting the City of Las Vegas' local criteria (see Chapter 2 – Regulatory Context). This report finds that Westleigh Tracts One through Five meets the City's criteria in the following ways:

- It is at least 50 years old;
- It is reflective of the City's cultural, social, political or economic past; and
- It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.[2]

The homes in the Westleigh neighborhood are typically 55 or 56 years old. They reflect the city's social and economic past, in that they are part of the second wave of mid-century residential development after World War II. They are a good representation of mid-century suburban residential development and retain good integrity. And they are an established and familiar feature in this area of the City because of their physical appearance.

The homes are linked by the fact that they are located in one of the five Westleigh subdivision tracts, which are in turn bounded by arterial streets that separate the subdivision from the surrounding neighborhoods.

[1] Anders, 2002, Chapter II.
[2] City of Las Vegas, Title 19: Zoning, page 5.

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

1. INTRODUCTION

A. Purpose of Report

The purpose of this historic survey for the Westleigh neighborhood is to determine whether the neighborhood qualifies for listing as a local historic district. This survey report provides the historic context for the neighborhood and identifies its historic and architectural significance. It also provides the registration criteria that were used to determine whether and how the buildings in the subdivision were considered contributing or non-contributing to a potential Historic District. It also makes suggestions on topics to be considered in drafting future design guidelines for the area. Attached to this report, in Appendix A, is the list of parcels in the subdivision with their recommended status as contributory or non-contributory to a potential Historic District.

B. Previous Surveys

The survey area includes Tracts One through Five of the Westleigh subdivision and comprises 288 individual properties. No previous surveys have been conducted of this area, although a brief windshield survey was undertaken in 2005 to assess whether the neighborhood was a candidate for a future comprehensive survey.

C. Research Design and Methods

The survey of the properties in the Westleigh neighborhood was undertaken in January 2009. All properties were photographed and a brief survey form prepared noting visible changes to the buildings. Archival research was conducted in January, and a meeting was held with the Neighborhood Association. Registration criteria was developed utilizing field notes and the architectural context prepared for the survey report, in accordance with City of Las Vegas guidelines. Properties were then evaluated for design integrity.

This survey report was prepared in consultation with the following organizations and archives:

- The City of Las Vegas Planning and Development department;
- The Westleigh Neighborhood Association;
- The Clark County Assessor offices; and
- The Nevada State Museum and Historical Society archives.

Newspaper articles and advertisements from the *Las Vegas Review-Journal* provided information on the subdivision and developer/builder, as did the original plat maps. Information on the homes themselves, taken from the newspaper, was supplemented by members of the Neighborhood Association. Background on the design of the subdivision was drawn from National Park Service National Register Bulletin *Historic Residential Suburbs*. Background on the architectural style of the homes was taken from Dean and Breines' *The Book of Houses;* Hess's *The Ranch House;* McAlester's *A Field Guide to American Houses;* and Lambin's *Preserving Resources from the Recent Past.* Previous architectural and historic contexts on mid-century resources in Las Vegas prepared by this office were also consulted.

D. Evaluator Qualifications

Diana J. Painter, PhD of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 25 years of professional experience in urban design and historic preservation. She is listed as an architectural historian on the roster of consultants on file with the State of Nevada Office of Historic Preservation in Carson City, Nevada.

2. REGULATORY CONTEXT

There are two ways in which a property, in this case a group of properties comprising a district, may be designated a local historic resource in the City of Las Vegas. This first is if the property demonstrates exceptional importance by meeting the evaluation criteria for listing on the State or National Register of Historic Places.

A. National Register Designation

The National Register Criteria for Evaluation are as follows:

> *"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> ***A**. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> ***B.** That are associated with the lives of significant persons in or past; or*
>
> ***C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
>
> ***D.** That have yielded or may be likely to yield, information important in history or prehistory.*[3]

In addition to meeting one or more of the above criteria, a property must retain integrity. For a historic district, a rule of thumb for National Register listing is that roughly sixty percent of properties must retain sufficient integrity for a district to retain integrity. The specific qualities that allow a property to be considered contributing take into consideration the reasons for the property's significance and field conditions. These considerations inform the Registration Criteria, which are developed in order to consistently evaluate the individual properties.

B. City of Las Vegas Designation

The second way in which a property may be designated a historic resource is by meeting the local criteria laid out in Chapter 19.06 of the Zoning Code. These criteria are as follows.

[3] Anders, 2002, Chapter II.

A property is determined to be of exceptional significance and expresses a distinctive character because:

- It is at least 50 years old; ***and***
- It is reflective of the City's cultural , social , political or economic past; ***and***
- It is associated with a person or event significant in local, state or national history; ***or***
- It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.[4]

The City has additional criteria that apply specifically to historic districts. A district must also:

i) Include a substantial concentration of properties, buildings or structures which individually meet the criteria above, and which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development.

ii) Be bound by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries.

iii) Include non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries.[5]

C. Registration Criteria

Note that the following Registration Criteria do not have a regulatory basis. They were developed in conjunction with this survey as a way to determine whether properties should be considered contributing or non-contributing to a potential historic district, based on the historic context for the district and findings of the survey.

The following observations were made in the course of the survey. In general, dramatic changes to the form of the building that were visible from the street eliminated the building from being considered a contributing structure. If an addition was made to the rear of the building or in back of the lot (including a garage), it was often considered acceptable. Minor changes in materials were acceptable, but major changes, such as re-cladding the front facade, were not acceptable. Minor changes to building features or the addition of minor architectural detaild or features was considered acceptable, particularly if they were reversible. If one or two windows were replaced, or a door was replaced, this was often considered an acceptable level of change. Generally if there were one or two minor changes to the building, it was considered acceptable. More than two minor changes though, or a major change such as replacing all the windows with vinyl windows, was not acceptable.

Acceptable

- One or two windows replaced in existing opening.
- The addition of a chimney.
- Changes to building finishes that are largely in keeping with the style and character of the building.

[4] City of Las Vegas, Title 19: Zoning Code, page 22.
[5] City of Las Vegas, Title 19: Zoning Code, page 23.

- The addition of a temporary or open carport on the side of the building or in the side yard.
- An addition to the rear of the building.
- An addition to side of building that is set back, with a lower and compatible roof form (provided it does not create the appearance of a Ranch house).
- A garage to the rear of the lot, off the alley, or set back from front of building, provided the roofline is compatible with the rest of the building.
- New windows in existing openings that are in keeping with the style of the building; particularly if they use the existing window frame.
- Minor and/or reversible changes. Example: brackets on a porch support or a wrought iron rail.
- Replacement of roofing with appropriate tile or composition shingle roofing.

Not Acceptable

- If there is a large new feature visible from the street on the front of the building that is not in keeping with the character of the building. Example: bay window on front facade.
- If an addition is made to the end of the building in a way that elongates it and makes it appear more like a Ranch house than a Minimal Traditional house. Example: a room addition or an enclosed garage; exception: an open carport. However, if the addition is subservient to the house (i.e. relatively small) and has appropriate detailing, it may be acceptable.
- If a combination of smaller changes are made that collectively change the appearance of the building. Example: new windows in existing openings plus new siding plus a chimney.
- If the finish is radically altered. Example: adding a brick or perma-stone finish that covers the entire front façade or extends above the window sills to the eaves, or adding aluminum siding.
- If the cladding on the roof is dramatically altered. Example: adding rounded terra cotta tiles.
- If the roofline is radically altered. Example: adding a garage with a flat roof to a side gable house, or a mansard roof to the building.
- If the window or door size, proportion and materials are changed on the front or a visible facade. Example: adding a double French door to the front façade; adding an arched window to the front façade.
- If the front porch or entry is dramatically altered. Example: enclosing the front porch; adding a portico.
- If windows are replaced with vinyl sliding windows with false muntins, and/or uncharacteristic window surrounds are added.

3. HISTORIC CONTEXT

A. Urban Context

Westleigh is an inner ring suburb of the City of Las Vegas which was constructed in the second wave of mid-century home building, the first being the World War II-era housing for defense workers and military families. In the post-war era, home building in Las Vegas was encouraged by federally-insured loan programs guaranteed by the Federal Housing Administration and the Veterans Administration. Home building was also necessary, as the city was expanding rapidly and the demand for new homes was high.

Las Vegas saw its first dramatic growth during the building of Boulder Dam in the 1930s. Thousands of unemployed workers flocked to the city, hoping to work on this massive project. Although many of the workers were housed in the town of Henderson, Las Vegas nonetheless felt the effects of this infusion of federal dollars. This was followed just ten years later by workers hoping to work in Las Vegas' defense industries during the build-up to World War II. Further impacts were due to the growth of military installations during the war, specifically the Army Air Corps Gunnery School (later known as Nellis Air Force Base), with a commensurate need for housing for military personnel and their families. Clark County's population tripled between 1940 and 1950, going from 16,414 people to 48,289 people.[6]

In the post-war era residential development was in response to pent-up demand for housing that was not fulfilled during the war years despite Las Vegas' priority as a defense industry city. It was also due to continued suburban expansion after the war, meeting the needs of those that had settled in Las Vegas during the war. After World War II Las Vegas continued to receive federal funding as a center for Cold War activities. By this time the tourism industry was growing as well, spurring continued growth. Material shortages, however, continued in the immediate post-war era. When construction materials eventually became readily available in the late 1940s, rapid expansion ensued and continued through the 1960s. Between 1950 and 1960 Clark County's population nearly tripled again, and by 1950 it was home to 127,016 people.[7]

The neighborhoods to the east and southeast of the city had fully developed by the mid-1950s, as had areas to the north and northwest. The corridor out Highway 95 had seen some residential construction, but the area west of Las Vegas was slower to develop. Subdivisions in this area in the mid-1950s were still separated by vast tracts of vacant land. Major subdivisions included the Glen Heather Estates, the Westleigh Addition, Artesian Heights, Hyde Park (also by Federal Development Co.), Charleston Heights and Brentwood Park in 1956. The area would not see comprehensive infill development until the 1980s.

[6] 16,414 48,289
[7] "Nevada Population 1861-2000" < http://www.nevada-history.org/charts.html >

B. Building Westleigh

Westleigh Tracts One through Five was developed by the Federal Development Company of Nevada on what appears to have originally been part of the McNeil Tract.[8] When Westleigh Tract One was approved in 1950, W. Roger Barnard was the president and M. D. Schroeder was the secretary-treasurer. In 1952 Harry Domina was the president and Mel Schroeder was the secretary-treasurer. Domina and Schroeder were also the builders, under the name of Frontier Builders. The surveyor/engineer for Tracts One through Three was F. M. Eaton. The surveyor/engineer for Tract Four was Karsten T. Bronken.

Financing was provided by the Bank of Nevada and the Federal Housing Administration or Veterans Administration. The sales office and model house was at 3301 Cashman Drive, at the corner of Cashman and West Charleston Blvd. The tracts were approved by the Regional Planning Commission of Clark County, an indication that the area might still be in the County at this time. A 1951 map of the city, however, shows the subdivision as being at the outer edge but within the city limits, which were at Valley View Blvd.

The five tracts were constructed as follows. By far the greatest number of homes were built in Tracts Three and Four, and correspondingly constructed in 1953 and 1954.

Tracts	No. houses	Year const.
Tract One	49	1952
Tract Two	35	1951/52
Tract Three	164	1953/54
Tract Four	105	1953/54
Tract Five	30	1953,55,56/67

Apparently only Tracts One through Three were initially envisioned, as a newspaper article written on the opening of Tract One notes that 252 homes were planned, whereas today there are 288 homes.

Both Federal Development Company and Frontier Builders were established in Las Vegas in 1947, with offices in the Cornet Building at Fourth and Fremont.[9] The company also developed Hyde Park, northwest of Westleigh. The homes in this subdivision were concrete block and had a more modern Ranch-style appearance, with a large picture window and integrated carport. The companies developed a 350-home tract in Henderson in "modern western-type" homes in 1951. These also had large (9'-0") picture windows. Bert Nicholas of Federal Homes was in charge of this development, operating from offices at 147 Water Street in Henderson. John Replogle was the Superintendent of Construction. They later developed another 550 homes in Henderson, with the slogan, "Builder of the Popular Freedom House in Boulder City, Henderson, L.V." Frontier Builders also built Boris Terrace and Charleston Heights. All these tracts were developed in the early 1950s.

[8] This information was taken from a 1951 map, and has not been further verified.
[9] "New Homes Project for Las Vegas," 1952:3.

4. ARCHITECTURAL CONTEXT

A. Location and Setting

The Westleigh neighborhood, which comprises Tracts One through Five, is directly west of Las Vegas' city center and south of Interstate 95. Its north boundary is West Charleston Blvd., which is a major east-west arterial in Las Vegas. The other major arterials along Westleigh's edge are Valley View Blvd. to the west and Oakey Blvd. to the south. The east boundary is Cashman Drive. It is set amid single family residential neighborhoods, but the area is also characterized by a variety of development types, from commercial to institutional to multi-family and mixed use.

B. Land Use

The Westleigh subdivision was originally made up exclusively of single family homes. Over time several of the homes have been converted to commercial uses along the arterials, specifically on West Charleston and Valley View Blvds. These homes tend to have been dramatically altered, and have the poorest integrity of buildings in the subdivision.

C. Urban Design

Weistleigh is a grid-iron suburban development with alleys. North-south streets, whose right-of-ways are 60' in width, dominate. Correspondingly, the blocks are oriented north-south and individual houses typically face east or west, although the houses at the corners of the block are sited diagonally on the lots and face the intersection. The houses on the bounding blocks of the subdivision on the north and south sides, however, face north. The long block facing north onto Westleigh Avenue protects the subdivision from Oakey Blvd. on the south. Long blocks also protect the development from the Valley View arterial. Lots range in size from .16 to .24 acres, with most lots being .17 to .20 acres, with the lots in Tract Five being slightly larger. Typical dimensions in Tracts One through Four are 107 feet deep and about 76 feet in width. Each full block sees all eight models of homes, resulting in a varied and attractive streetscape.

Streets and alleys are paved in asphalt and sidewalks are concrete. Sidewalks are 4' wide with no planting strip. The subdivision was not planned with carports or garages. Many properties have added adjacent carports or integral or free-standing garages today that are accessed from the street, rather than the alley, even though every property has alley access. Some have also added concrete parking pads, but curb cuts are not consistent throughout the subdivision, and some residents drive over the curb to reach front parking areas.

There are no street trees, but most yards having one or two mature trees, giving an overall impression of regular trees throughout the subdivision. Some home owners have added pools to their property and many have added covered outdoor areas.

In contrast to many of the post-war subdivisions, particularly those developed under the auspices of the Federal Housing Administration, Westleigh, with its rectilinear blocks and alleys and roadway connections to neighboring streets, exhibits an older development pattern. The

rectilinear pattern is not uncommon in Las Vegas, however, and makes sense given the flatness of the topography. Curved and looped street were encouraged by the FHA standards, but one of the purposes of this development pattern was to respect the topography of a site. Another pattern encouraged by FHA standards was to limit points of access to the subdivision, as this was felt to be safer. Westleigh does turn its back on surrounding streets through the lot and block pattern along Oakey and Valley View Blvds., thereby decreasing the amount of traffic entering along these edges. Overall, however, it is well-connected to the grid-iron pattern of the surrounding area.

D. Architectural Design

1. Specifications

Westleigh Tracts One through Five consists of 288 buildings; most are residences with a few commercial businesses. Houses typically range from 800+ square feet to 2,600 square feet in size. The different house sizes occur throughout the different tracts and exhibit the range of dates of construction. The largest number of homes are 1,000 to 1,100 square feet. Only 25 homes are below 1,000 square feet and 20 are larger than 2,000 square feet.

An early advertisement for Westleigh shows that the houses typically had an open living and dining area, but a separated kitchen that was located at the back of the house, facing onto the rear yard. The homes had two or three bedrooms and one bathroom, which were accessed via a small vestibule. An ad lists the following home features.[10] Residents report that the homes were built of very high quality materials, including hardwood floors, lath and plaster interior walls, and wood doors.[11]



COMPARE
THESE FEATURES

- ★ Sliding Wardrobe Doors
- ★ Steel Door Frames
- ★ Flush Slab Doors Throughout
- ★ Trimset Steel Windows
- ★ Schlage Hardware
- ★ Sawyer Hardwood Cabinets
- ★ Oak Hardwood Floors
- ★ Shingled Roofs
- ★ Plastered Interior Walls and Ceilings
- ★ 4-Inch Rock Wool Insulation
- ★ Air Conditioning — Ducts to Each Room
- ★ 4-Ft. Ceramic Tile Over Tub
- ★ Electric Heating
- ☆ Crane Plumbing
- ★ Choice of Paint Colors
- ★ Asphalt Tile in Bath and Kitchen

[10] "Westleigh Tract model Home Open Today for Inspection by Public." August 1950.
[11] A neighborhood meeting with the Westleigh neighborhood in January 2009.

Appliances were by Westinghouse and kitchens were Youngstown Kitchens. The homes came with "automatic laundry units" and electric dishwashers.[12] The newspaper also reported that the homes had electric radiant heat and a "ducted cooling system."[13] Residents report that these were swamp coolers. There were no garages or carports. The homes did, however, come with landscaping, according to the early advertisement. Another advantage was the eight floor plans from which to choose.

2. Building form and massing

Originally most homes had L-shaped, or nearly square or rectangular footprints. The roof forms were typically side gable, cross gable, or hip roofs with the main ridgeline parallel to the street. Today the majority of homes have irregular footprints, exhibiting additions primarily to the rear of the houses. Because the additions are typically to the rear, the roof forms as viewed from the street are often intact. In a number of cases, however, a side gable building has been extended into the side yard, increasing the length of the building and altering its basic shape.

3. Architectural features

The original houses exhibited relatively simple details. Porch supports were 4"x 4" or 5"x 5" posts. Porch overhangs were extensions of the roofs, but distinguished from them by pitch or shape. They were typically broader than the door, but did not extend the width of the house or the "L" where the entry was located.

Entries were either on the front façade, close to the center of the building, or to the side, close to the angle of the "L", with a few exceptions. Eaves were narrow, with open rafters covered with a plain fascia board in most cases. Many homes have integral gutters today, but the overall appearance is the same.

Chimneys are not original to the subdivision, but many homes have chimneys today. Materials include concrete block, brick, and stone-faced chimneys, with the most common being concrete block.

The original doors on the homes, according to early ads for the subdivision, were flush metal doors. Today the homes display a variety of door types, from flush doors to false paneled doors, with or without lights.

The original windows on the homes were steel frame. Picture windows were located on the front and primary facades. There were a variety of window types located on all facades, but most were casement windows. Even windows that appeared to be double-hung were often two-light windows with an awning-type operation. A common design feature was a horizontally-oriented, three-light window with operable casements. A common and unique design feature was a metal louver along the bottom of the windows. These were enclosed from the interior by a hopper-style window.

4. Materials

Cladding or finishes to the homes in the subdivision include stucco, clapboard details, and brick and stone veneer, primarily used as an accent under the window sills. The original buildings were

[12] Residents report that dishwashers were provided in early phases of the development.
[13] Residents note that later phases of the development had forced air heat.

probably finished in relatively smooth stucco. Today some homes exhibit a more highly textured stucco finish.

The most common roofing material seen in the subdivision in early phases was a thick cement tile that lent a heavily textured appearance.[14] In later phases, according to residents, roofs were finished in wood shingles. Other roofing materials today include composition and asphalt shingle.

Porch floors were concrete slab, just about 6" above grade. Porch supports were wood, although today a variety of materials are used to support and screen porches and other outdoor areas, including decorative metal supports and open concrete blocks.

Windows were steel-frame, with casement or awning-style operations. A unique feature of the homes is that these windows had louvers along the bottom edge that were closed from the inside by an operable pane of glass. These are character-defining features of the homes.

E. Architectural Context

The homes in the Westleigh neighborhood are transitional between the earlier Minimal Traditional style and the later Ranch house. This is in part because they are nearly square or just slightly elongated, in contrast to the long, low-slung form that characterizes the western or California Ranch house. They exhibit complex roof forms, another feature that distinguishes them from the classic Ranch house, and relatively narrow eaves. Finally, the design of the windows, with their smaller sash and casement and awning-style operations, is not typical of the later Ranch style, which tended towards larger windows and larger individual panes of glass.

The Minimal Traditional house developed at a time when the Federal Housing Administration was developing standards for homes that would result in an economic and efficient building that nonetheless provided an acceptable level of housing quality. The largely square footprint minimized wall construction while maximizing floor area. Hallways were minimized and some rooms took on multiple functions, primarily the dining/living room. Roof pitches were relatively low and eaves narrow, saving on building materials. Visual interest was provided by changes and contrasts in building materials and texture. They typically did not incorporate a carport or garage.

The Ranch house, which has its origins in the Spanish Colonial architecture of the American southwest, was popularized by designer and developer Cliff May and Menlo Park-based Sunset magazine. Construction and production processes for building these wood-frame homes became streamlined in the construction of defense industry housing in the build-up to World War II, when it was necessary to build very rapidly. Design and construction efficiency was refined in the post-war building boom, and the Ranch house became the home of choice throughout most of the country.

The Ranch house evolved from the earlier Minimal Traditional home, but nonetheless retained some of the efficiencies developed in the prewar era, including efficiencies in building construction methods. In contrast to the earlier style, however, Ranch homes were long and low, with a rectangular, L-shaped, or shallow U-shaped footprint. They have deeper eaves, but often a shallower roof pitch. Glass areas are often large, with horizontally-oriented lights with a

[14] According to residents this material was used in early phases of the development.

casement or sliding sash operation, in addition to fixed windows, including picture windows. Ranch houses often exhibit an open floor plan in the public rooms, which create multi-functional spaces. Lastly, they typically incorporate an attached carport or garage.

F. Character-Defining Features

The following features of the homes in Westleigh are judged to be particularly important, given findings from the survey and the characteristic-defining features of the buildings.

1. Building form and massing

The overall simple form and rooflines of the buildings are important features. Changes that would alter the perception of the building's form as viewed from the street diminish the ability of the building to convey its historic modest size and somewhat cubic form. These would include changes that make the building footprint appear as a long rectangle as viewed from the street, such as adding an enclosed garage at the end of the structure. Adding a second story to the building also impacts its form. Creating an addition that adds an uncharacteristic roof pitch would also undermines the building's perceived form. If a garage or other additional structure is added to the site, it should be placed toward the rear of the lot. The perceived size of a garage addition should not be greater than that of the house.

2. Design

The buildings in Westleigh are generally asymmetrical in their design, but have relatively simple features.

Porches. Historically the porches in Westleigh were small and relatively open. They were supported by simple wood posts. Changes to porches that occurred 50 or more years ago may be considered acceptable. If porch rails are added, it is preferable that they be fairly transparent in appearance, such as a wrought iron rail. It is not acceptable to enclose porches.

Windows. The most distinctive and unusual features of Westleigh houses are their windows, which are steel frame, many with louvers along the bottom and no surrounds. Historically windows operated as casements or awning-style windows. In general they had a horizontal orientation, but were not large. If windows are altered, it is preferable to keep the historic frames and change just the glass within the existing opening. If the frames are damaged or there is another reason they cannot be retained, it is preferable to replace them with a similar window with a narrow metal frame. The size, proportions and shape of the window openings should be retained. Under no circumstances is it acceptable to replace existing windows in vinyl windows with vinyl muntins or any windows with small, divided lights, or to add wide window surrounds.

Doors. When built the homes at Westleigh had flush doors without embellishment. It is desirable to retain this plain appearance in any new doors. Replacement doors in view of the public street should be simple. Windows with unusual shapes such as fanlights should be avoided. Double doors should be avoided. As in replacement windows, the existing openings on the public facades should be retained.

3. Materials and workmanship

The buildings utilized fairly traditional materials for the time and for the style of architecture, and were also built using traditional building methods. Most of the homes were finished in stucco and had clapboard accents. Many have a brick or stone accent under windows today, a feature

this is in keeping with the style. Historic windows had steel frames. Historic roofing was cement tile or wood shingle.

Finishes. Correspondingly, historic finishes should be retained if at all possible. It is not acceptable to create an entire veneer of brick or stone on the building, as this detracts from the horizontal line of the building of what is usually a veneer that comes up to the window sills. It is not acceptable to clad the building in synthetic materials such as vinyl siding, as this creates a different texture than was there historically. The relatively smooth finishes of the buildings should be preserved. Heavily textured and decorative stucco finishes are not characteristic of the buildings and should be avoided.

Roofing. The underlying characteristics of the historic roofing materials were their heavy or rustic texture. It is possible to create a similar effect with some of the composition shingles on the market. There may also be tiles on the market that achieve a similar effect.

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

CHAPTER 5: REFERENCES

Ames, David L. and Linda Flint McClelland, *National Register Bulletin Historic Residential Suburbs.* Washington DC: US Department of the Interior, National Park Service, 2002.

Andrus, Patrick W., *How to Apply the National Register Criteria for Evaluation*. Washington DC: U.S. Department of the Interior, National Park Service, *2002 (1990).*

Campbell Realty Company, *Las Vegas Valley Map, Clark County, Nevada*, 1958.

Campbell Realty Company, *Map of Las Vegas and Vicinity, Clark County, Nevada*, 1951.

"Charleston Area Rezoning Set for Final Discussion," *Las Vegas Review-Journal,* _____21, 1952.

City of Las Vegas, "Chapter 19.06 Special Purpose and Overlay Districts, Historic Designation," *Title 19: Zoning Code.* http://www.lasvegasnevada.gov/files/Chapter_19.06.pdf, downloaded February 2009.

Dean, John P. and Simon Breines, *The Book of Houses.* New York: Crown Publishers, 1946.

Hess, Alan, *The Ranch House.* New York: Harry N. Abrams, Inc., Publishers, 2004.

Lambin, Jeanne, *Preserving Resources from the Recent Past.* Washington DC: The National Trust for historic Preservation, n.d.

McAlester, Virginia & Lee, *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2000.

"On Sale Now, Westleigh Tract – No. 3," (ad), *Las Vegas Review-Journal.*

"Nevada Population 1861-2000" *Nevada History*, < http://www.nevada-history.org/charts.html > downloaded February 24, 2009.

"New Homes Project For Las Vegas," *Las Vegas Review-Journal,* June 27, 1952.

"New Homes," *Las Vegas Review-Journal,* November 16, 1952.

Painter, Diana J., *Berkley Square Historic Resource Survey and Inventory.* Prepared for the City of Las Vegas, August 2005.

Sunset Magazine and Cliff May, Sunset Western Ranch Houses. Santa Monica, CA: Hennessey + Ingalls Art and Architecture Books, 1999 (originally published by Lane Publishing Company, 1946, renewed in 1976).

"Veterans! You, Too . . . Can Live In Westleigh," (ad), *Las Vegas Review-Journal,* November 16, 1952.

"Welcome Map Greater Las Vegas Area," 1956.

"Westleigh Tract Model Home Open Today for Inspection by Public," *Las Vegas Review-Journal,* August 20, 1951.

Westleigh Tract No. 1 through Westleigh Tract No. 5, plat maps, ca. 1950.

Exhibits

Appendix

LIST OF CONTRIBUTING AND NON-CONTRIBUTING PR0PERITES

SITE ID	TRACT	PRCL NO	ST NO	DIR	ST NAME	ST TYPE	C/N-C
1	1	16205110007	1140		MELVILLE	DR	**Non-contributing**
2	1	16205110006	1134		MELVILLE	DR	**Contributing**
3	1	16205110005	1128		MELVILLE	DR	**Non-contributing**
4	1	16205110004	1122		MELVILLE	DR	**Contributing**
5	1	16205110003	1116		MELVILLE	DR	**Contributing**
6	1	16205110002	1110		MELVILLE	DR	**Contributing**
7	1	16205110001	3701	W	CHARLESTON	BLVD	**Non-contributing**
8	1	16205110008	1141		MELVILLE	DR	**Contributing**
9	1	16205110009	1133		MELVILLE	DR	**Contributing**
10	1	16205110010	1127		MELVILLE	DR	**Contributing**
11	1	16205110011	1121		MELVILLE	DR	**Contributing**
12	1	16205110012	1115		MELVILLE	DR	**Non-contributing**
13	1	16205110013	1109		MELVILLE	DR	**Contributing**
14	1	16205110014	3615	W	CHARLESTON	BLVD	**Contributing**
15	1	16205110015	3607	W	CHARLESTON	BLVD	**Contributing**
16	1	16205110016	3601	W	CHARLESTON	BLVD	**Non-contributing**
17	1	16205110017	1110		DARMAK	DR	**Contributing**
18	1	16205110018	1116		DARMAK	DR	**Non-contributing**
19	1	16205110019	1122		DARMAK	DR	**Non-contributing**
20	1	16205110020	1128		DARMAK	DR	**Non-contributing**
21	1	16205110021	1134		DARMAK	DR	**Non-contributing**
22	1	16205110022	1140		DARMAK	DR	**Contributing**
23	1	16205110023	1141		DARMAK	DR	**Contributing**
24	1	16205110024	1133		DARMAK	DR	**Contributing**
25	1	16205110025	1127		DARMAK	DR	**Non-contributing**
26	1	16205110026	1121		DARMAK	DR	**Contributing**
27	1	16205110027	1115		DARMAK	DR	**Contributing**
28	1	16205110028	1109		DARMAK	DR	**Contributing**
29	1	16205110029	3515	W	CHARLESTON	BLVD	**Non-contributing**
30	1	16205110030	3507	W	CHARLESTON	BLVD	**Contributing**
31	1	16205110031	3501	W	CHARLESTON	BLVD	**Non-contributing**
32	1	16205110032	1110		DOUGLAS	DR	**Contributing**
33	1	16205110033	1116		DOUGLAS	DR	**Contributing**
34	1	16205110034	1122		DOUGLAS	DR	**Contributing**
35	1	16205110035	1128		DOUGLAS	DR	**Contributing**
36	1	16205110036	1134		DOUGLAS	DR	**Contributing**
37	1	16205110037	1140		DOUGLAS	DR	**Non-contributing**
38	1	16205110038	1141		DOUGLAS	DR	**Contributing**
39	1	16205110039	1133		DOUGLAS	DR	**Contributing**
40	1	16205110040	1127		DOUGLAS	DR	**Non-contributing**
41	1	16205110041	1121		DOUGLAS	DR	**Contributing**
42	1	16205110042	1115		DOUGLAS	DR	**Contributing**
43	1	16205110043	1109		DOUGLAS	DR	**Non-contributing**
44	1	16205110044	3415	W	CHARLESTON	BLVD	**Non-contributing**

45	1	16205110045	3407	W	CHARLESTON	BLVD	**Non-contributing**
46	1	16205110046	3401	W	CHARLESTON	BLVD	**Non-contributing**
47	1	16205110047	1110		BARNARD	DR	**Non-contributing**
48	1	16205110048	1116		BARNARD	DR	**Non-contributing**
49	1	16205110049	1122		BARNARD	DR	**Non-contributing**
50	1	16205110050	1128		BARNARD	DR	**Non-contributing**
51	1	16205110051	1134		BARNARD	DR	**Non-contributing**
52	1	16205110052	1140		BARNARD	DR	**Contributing**
53	1	16205110053	1141		BARNARD	DR	**Non-contributing**
54	1	16205110054	1133		BARNARD	DR	**Non-contributing**
55	1	16205110055	1127		BARNARD	DR	**Non-contributing**
56	1	16205110056	1121		BARNARD	DR	**Non-contributing**
57	1	16205110057	1115		BARNARD	DR	**Non-contributing**
58	1	16205110058	1109		BARNARD	DR	**Non-contributing**
59	1	16205110059	3317	W	CHARLESTON	BLVD	**Non-contributing**
60	1	16205110060	3309	W	CHARLESTON	BLVD	**Non-contributing**
61	2	16205114001	1200		BARNARD	DR	**Contributing**
62	2	16205114002	1206		BARNARD	DR	**Non-contributing**
63	2	16205114003	1212		BARNARD	DR	**Contributing**
64	2	16205114004	1218		BARNARD	DR	**Non-contributing**
65	2	16205114005	1224		BARNARD	DR	**Contributing**
66	2	16205114006	1230		BARNARD	DR	**Non-contributing**
67	2	16205114007	1238		BARNARD	DR	**Non-contributing**
68	2	16205114008	1244		BARNARD	DR	**Non-contributing**
69	2	16205211004	1248		BARNARD	DR	**Contributing**
70	2	16205211003	1254		BARNARD	DR	**Contributing**
71	2	16205211002	1260		BARNARD	DR	**Contributing**
72	2	16205211001	1266		BARNARD	DR	**Contributing**
73	2	16205211008	1267		BARNARD	DR	**Contributing**
74	2	16205211007	1261		BARNARD	DR	**Non-contributing**
75	2	16205211006	1255		BARNARD	DR	**Non-contributing**
76	2	16205211005	1247		BARNARD	DR	**Contributing**
77	2	16205114009	1243		BARNARD	DR	**Non-contributing**
78	2	16205114010	1237		BARNARD	DR	**Contributing**
79	2	16205114011	1231		BARNARD	DR	**Contributing**
80	2	16205114012	1225		BARNARD	DR	**Contributing**
81	2	16205114013	1219		BARNARD	DR	**Non-contributing**
82	2	16205114014	1213		BARNARD	DR	**Contributing**
83	2	16205114015	1205		BARNARD	DR	**Contributing**
84	2	16205114016	1201		BARNARD	DR	**Contributing**
85	3	16205210001	1266		MELVILLE	DR	**Contributing**
86	3	16205210002	1260		MELVILLE	DR	**Non-contributing**
87	3	16205210003	1254		MELVILLE	DR	**Non-contributing**
88	3	16205210004	1248		MELVILLE	DR	**Contributing**
89	3	16205113008	1242		MELVILLE	DR	**Non-contributing**
90	3	16205113007	1236		MELVILLE	DR	**Non-contributing**
91	3	16205113006	1230		MELVILLE	DR	**Contributing**
92	3	16205113005	1224		MELVILLE	DR	**Contributing**
93	3	16205113004	1218		MELVILLE	DR	**Contributing**
94	3	16205113003	1212		MELVILLE	DR	**Non-contributing**

95	3	16205113002	1206	MELVILLE	DR	**Contributing**
96	3	16205113001	1200	MELVILLE	DR	**Contributing**
97	3	16205113016	1201	MELVILLE	DR	**Non-contributing**
98	3	16205113015	1207	MELVILLE	DR	**Non-contributing**
99	3	16205113014	1213	MELVILLE	DR	**Contributing**
100	3	16205113013	1219	MELVILLE	DR	**Non-contributing**
101	3	16205113012	1225	MELVILLE	DR	**Contributing**
102	3	16205113011	1231	MELVILLE	DR	**Non-contributing**
103	3	16205113010	1237	MELVILLE	DR	**Contributing**
104	3	16205113009	1243	MELVILLE	DR	**Contributing**
105	3	16205210005	1247	MELVILLE	DR	**Non-contributing**
106	3	16205210006	1255	MELVILLE	DR	**Non-contributing**
107	3	16205210007	1261	MELVILLE	DR	**Contributing**
108	3	16205210008	1267	MELVILLE	DR	**Contributing**
109	3	16205210009	1266	DARMAK	DR	**Contributing**
110	3	16205210010	1260	DARMAK	DR	**Non-contributing**
111	3	16205210011	1254	DARMAK	DR	**Non-contributing**
112	3	16205210012	1248	DARMAK	DR	**Contributing**
113	3	16205113024	1242	DARMAK	DR	**Contributing**
114	3	16205113023	1236	DARMAK	DR	**Non-contributing**
115	3	16205113022	1230	DARMAK	DR	**Contributing**
116	3	16205113021	1224	DARMAK	DR	**Contributing**
117	3	16205113020	1218	DARMAK	DR	**Contributing**
118	3	16205113019	1212	DARMAK	DR	**Non-contributing**
119	3	16205113018	1206	DARMAK	DR	**Contributing**
120	3	16205113017	1200	DARMAK	DR	**Contributing**
121	3	16205113032	1201	DARMAK	DR	**Contributing**
122	3	16205113031	1207	DARMAK	DR	**Contributing**
123	3	16205113030	1213	DARMAK	DR	**Contributing**
124	3	16205113029	1219	DARMAK	DR	**Non-contributing**
125	3	16205113028	1225	DARMAK	DR	**Contributing**
126	3	16205113027	1231	DARMAK	DR	**Contributing**
127	3	16205113026	1237	DARMAK	DR	**Non-contributing**
128	3	16205113025	1243	DARMAK	DR	**Non-contributing**
129	3	16205210013	1247	DARMAK	DR	**Contributing**
130	3	16205210014	1255	DARMAK	DR	**Non-contributing**
131	3	16205210015	1261	DARMAK	DR	**Contributing**
132	3	16205210016	1267	DARMAK	DR	**Non-contributing**
133	3	16205210017	1266	DOUGLAS	DR	**Non-contributing**
134	3	16205210018	1260	DOUGLAS	DR	**Contributing**
135	3	16205210019	1254	DOUGLAS	DR	**Contributing**
136	3	16205210020	1248	DOUGLAS	DR	**Non-contributing**
137	3	16205113040	1242	DOUGLAS	DR	**Contributing**
138	3	16205113039	1236	DOUGLAS	DR	**Contributing**
139	3	16205113038	1230	DOUGLAS	DR	**Contributing**
140	3	16205113037	1224	DOUGLAS	DR	**Contributing**
141	3	16205113036	1218	DOUGLAS	DR	**Contributing**
142	3	16205113035	1212	DOUGLAS	DR	**Contributing**
143	3	16205113034	1206	DOUGLAS	DR	**Non-contributing**
144	3	16205113033	1200	DOUGLAS	DR	**Contributing**

145	3	16205113048	1201	DOUGLAS	DR	**Non-contributing**
146	3	16205113047	1207	DOUGLAS	DR	**Contributing**
147	3	16205113046	1213	DOUGLAS	DR	**Non-contributing**
148	3	16205113045	1219	DOUGLAS	DR	**Non-contributing**
149	3	16205113044	1225	DOUGLAS	DR	**Non-contributing**
150	3	16205113043	1231	DOUGLAS	DR	**Contributing**
151	3	16205113042	1237	DOUGLAS	DR	**Non-contributing**
152	3	16205113041	1243	DOUGLAS	DR	**Contributing**
153	3	16205210021	1247	DOUGLAS	DR	**Non-contributing**
154	3	16205210022	1255	DOUGLAS	DR	**Contributing**
155	3	16205210023	1261	DOUGLAS	DR	**Non-contributing**
156	3	16205210024	1267	DOUGLAS	DR	**Contributing**
157	4	16205215011	3700	WESTLEIGH	AVE	**Contributing**
158	4	16205215010	1354	MELVILLE	DR	**Contributing**
159	4	16205215009	1348	MELVILLE	DR	**Contributing**
160	4	16205215008	1342	MELVILLE	DR	**Contributing**
161	4	16205215007	1336	MELVILLE	DR	**Contributing**
162	4	16205215006	1330	MELVILLE	DR	**Contributing**
163	4	16205215005	1324	MELVILLE	DR	**Contributing**
164	4	16205215004	1318	MELVILLE	DR	**Contributing**
165	4	16205215003	1312	MELVILLE	DR	**Contributing**
166	4	16205215002	1306	MELVILLE	DR	**Non-contributing**
167	4	16205215001	1300	MELVILLE	DR	**Non-contributing**
168	4	16205215023	1301	MELVILLE	DR	**Contributing**
169	4	16205215022	1307	MELVILLE	DR	**Contributing**
170	3	16205215021	1313	MELVILLE	DR	**Contributing**
171	4	16205215020	1319	MELVILLE	DR	**Contributing**
172	4	16205215019	1325	MELVILLE	DR	**Contributing**
173	4	16205215018	1331	MELVILLE	DR	**Non-contributing**
174	4	16205215017	1337	MELVILLE	DR	**Contributing**
175	4	16205215016	1343	MELVILLE	DR	**Contributing**
176	4	16205215015	1349	MELVILLE	DR	**Contributing**
177	4	16205215014	1355	MELVILLE	DR	**Contributing**
178	4	16205215033	1354	DARMAK	DR	**Non-contributing**
179	4	16205215032	1348	DARMAK	DR	**Non-contributing**
180	4	16205215031	1342	DARMAK	DR	**Non-contributing**
181	4	16205215030	1336	DARMAK	DR	**Contributing**
182	4	16205215029	1330	DARMAK	DR	**Contributing**
183	4	16205215028	1324	DARMAK	DR	**Contributing**
184	4	16205215027	1318	DARMAK	DR	**Contributing**
185	4	16205215026	1312	DARMAK	DR	**Contributing**
186	4	16205215025	1306	DARMAK	DR	**Contributing**
187	4	16205215024	1300	DARMAK	DR	**Contributing**
188	4	16205215045	1301	DARMAK	DR	**Contributing**
189	4	16205215044	1307	DARMAK	DR	**Contributing**
190	4	16205215043	1313	DARMAK	DR	**Contributing**
191	4	16205215042	1319	DARMAK	DR	**Contributing**
192	4	16205215041	1325	DARMAK	DR	**Contributing**
193	4	16205215040	1331	DARMAK	DR	**Non-contributing**
194	4	16205215039	1337	DARMAK	DR	**Contributing**

195	4	16205215038	1343	DARMAK	DR	**Contributing**
196	4	16205215037	1349	DARMAK	DR	**Contributing**
197	4	16205215036	1355	DARMAK	DR	**Non-contributing**
198	4	16205215055	1354	DOUGLAS	DR	**Contributing**
199	4	16205215054	1348	DOUGLAS	DR	**Contributing**
200	4	16205215053	1342	DOUGLAS	DR	**Contributing**
201	4	16205215052	1336	DOUGLAS	DR	**Contributing**
202	4	16205215051	1330	DOUGLAS	DR	**Contributing**
203	4	16205215050	1324	DOUGLAS	DR	**Contributing**
204	4	16205215049	1318	DOUGLAS	DR	**Contributing**
205	4	16205215048	1312	DOUGLAS	DR	**Non-contributing**
206	4	16205215047	1306	DOUGLAS	DR	**Non-contributing**
207	4	16205215046	1300	DOUGLAS	DR	**Non-contributing**
208	4	16205215068	1301	DOUGLAS	DR	**Non-contributing**
209	4	16205215067	1307	DOUGLAS	DR	**Non-contributing**
210	4	16205215066	1313	DOUGLAS	DR	**Contributing**
211	4	16205215065	1319	DOUGLAS	DR	**Contributing**
212	4	16205215064	1325	DOUGLAS	DR	**Contributing**
213	4	16205215063	1331	DOUGLAS	DR	**Non-contributing**
214	4	16205215062	1337	DOUGLAS	DR	**Contributing**
215	4	16205215061	1343	DOUGLAS	DR	**Contributing**
216	4	16205215060	1349	DOUGLAS	DR	**Contributing**
217	4	16205215059	1355	DOUGLAS	DR	**Contributing**
218	4	16205215078	1354	BARNARD	DR	**Contributing**
219	4	16205215077	1348	BARNARD	DR	**Non-contributing**
220	4	16205215076	1342	BARNARD	DR	**Non-contributing**
221	4	16205215075	1336	BARNARD	DR	**Contributing**
222	4	16205215074	1330	BARNARD	DR	**Contributing**
223	4	16205215073	1324	BARNARD	DR	**Contributing**
224	4	16205215072	1318	BARNARD	DR	**Non-contributing**
225	4	16205215071	1312	BARNARD	DR	**Contributing**
226	4	16205215070	1306	BARNARD	DR	**Non-contributing**
227	4	16205215069	1300	BARNARD	DR	**Non-contributing**
228	4	16205215081	1301	BARNARD	DR	**Contributing**
229	4	16205215082	1307	BARNARD	DR	**Contributing**
230	4	16205215083	1313	BARNARD	DR	**Contributing**
231	4	16205215084	1319	BARNARD	DR	**Non-contributing**
232	4	16205215085	1325	BARNARD	DR	**Contributing**
233	4	16205215086	1331	BARNARD	DR	**Non-contributing**
234	4	16205215087	1337	BARNARD	DR	**Non-contributing**
235	4	16205215088	1343	BARNARD	DR	**Non-contributing**
236	4	16205215089	1349	BARNARD	DR	**Non-contributing**
237	4	16205215090	1355	BARNARD	DR	**Non-contributing**
238	4	16205215092	3306	WESTLEIGH	AVE	**Non-contributing**
239	4	16205215091	3312	WESTLEIGH	AVE	**Contributing**
240	4	16205215079	3400	WESTLEIGH	AVE	**Contributing**
241	4	16205215080	3406	WESTLEIGH	AVE	**Non-contributing**
242	4	16205215058	3412	WESTLEIGH	AVE	**Non-contributing**
243	4	16205215056	3500	WESTLEIGH	AVE	**Contributing**
244	4	16205215057	3506	WESTLEIGH	AVE	**Non-contributing**

245	4	16205215035	3512		WESTLEIGH	AVE	**Contributing**
246	4	16205215034	3600		WESTLEIGH	AVE	**Contributing**
247	4	16205215012	3606		WESTLEIGH	AVE	**Non-contributing**
248	4	16205215013	3612		WESTLEIGH	AVE	**Contributing**
249	4	16205215106	3707		WESTLEIGH	AVE	**Contributing**
250	4	16205215105	3701		WESTLEIGH	AVE	**Contributing**
251	4	16205215104	3613		WESTLEIGH	AVE	**Contributing**
252	4	16205215103	3607		WESTLEIGH	AVE	**Contributing**
253	4	16205215102	3601		WESTLEIGH	AVE	**Contributing**
254	4	16205215101	3513		WESTLEIGH	AVE	**Non-contributing**
255	4	16205215100	3507		WESTLEIGH	AVE	**Non-contributing**
256	4	16205215099	3501		WESTLEIGH	AVE	**Contributing**
257	4	16205215098	3419		WESTLEIGH	AVE	**Contributing**
258	4	16205215097	3413		WESTLEIGH	AVE	**Non-contributing**
259	4	16205215096	3407		WESTLEIGH	AVE	**Contributing**
260	4	16205215095	3401		WESTLEIGH	AVE	**Contributing**
261	4	16205215094	3313		WESTLEIGH	AVE	**Non-contributing**
262	4	16205215093	3307		WESTLEIGH	AVE	**Non-contributing**
263	5	16205212013	1400		CASHMAN	DR	**Non-contributing**
264	5	16205212012	1358		CASHMAN	DR	**Non-contributing**
265	5	16205212011	1354		CASHMAN	DR	**Non-contributing**
266	5	16205212010	1348		CASHMAN	DR	**Non-contributing**
267	5	16205212009	1342		CASHMAN	DR	**Non-contributing**
268	5	16205212008	1336		CASHMAN	DR	**Non-contributing**
269	5	16205212007	1330		CASHMAN	DR	**Non-contributing**
270	5	16205212006	1322		CASHMAN	DR	**Non-contributing**
271	5	16205212005	1308		CASHMAN	DR	**Non-contributing**
272	5	16205212004	1300		CASHMAN	DR	**Non-contributing**
273	5	16205212003	1266		CASHMAN	DR	**Non-contributing**
274	5	16205212002	1260		CASHMAN	DR	**Non-contributing**
275	5	16205212001	1254		CASHMAN	DR	**Contributing**
276	5	16205111013	1246		CASHMAN	DR	**Non-contributing**
277	5	16205111012	1238		CASHMAN	DR	**Non-contributing**
278	5	16205111011	1230		CASHMAN	DR	**Non-contributing**
279	5	16205111010	1224		CASHMAN	DR	**Contributing**
280	5	16205111009	1216		CASHMAN	DR	**Non-contributing**
281	5	16205111008	1208		CASHMAN	DR	**Non-contributing**
282	5	16205111007	1200		CASHMAN	DR	**Non-contributing**
283	5	16205111006	1140		CASHMAN	DR	**Contributing**
284	5	16205111005	1130		CASHMAN	DR	**Non-contributing**
285	5	16205111004	1120		CASHMAN	DR	**Contributing**
286	5	16205111003	1114		CASHMAN	DR	**Non-contributing**
287	5	16205111002	1108		CASHMAN	DR	**Non-contributing**
288	5	16205111001	3301	W	CHARLESTON	BLVD	**Non-contributing**

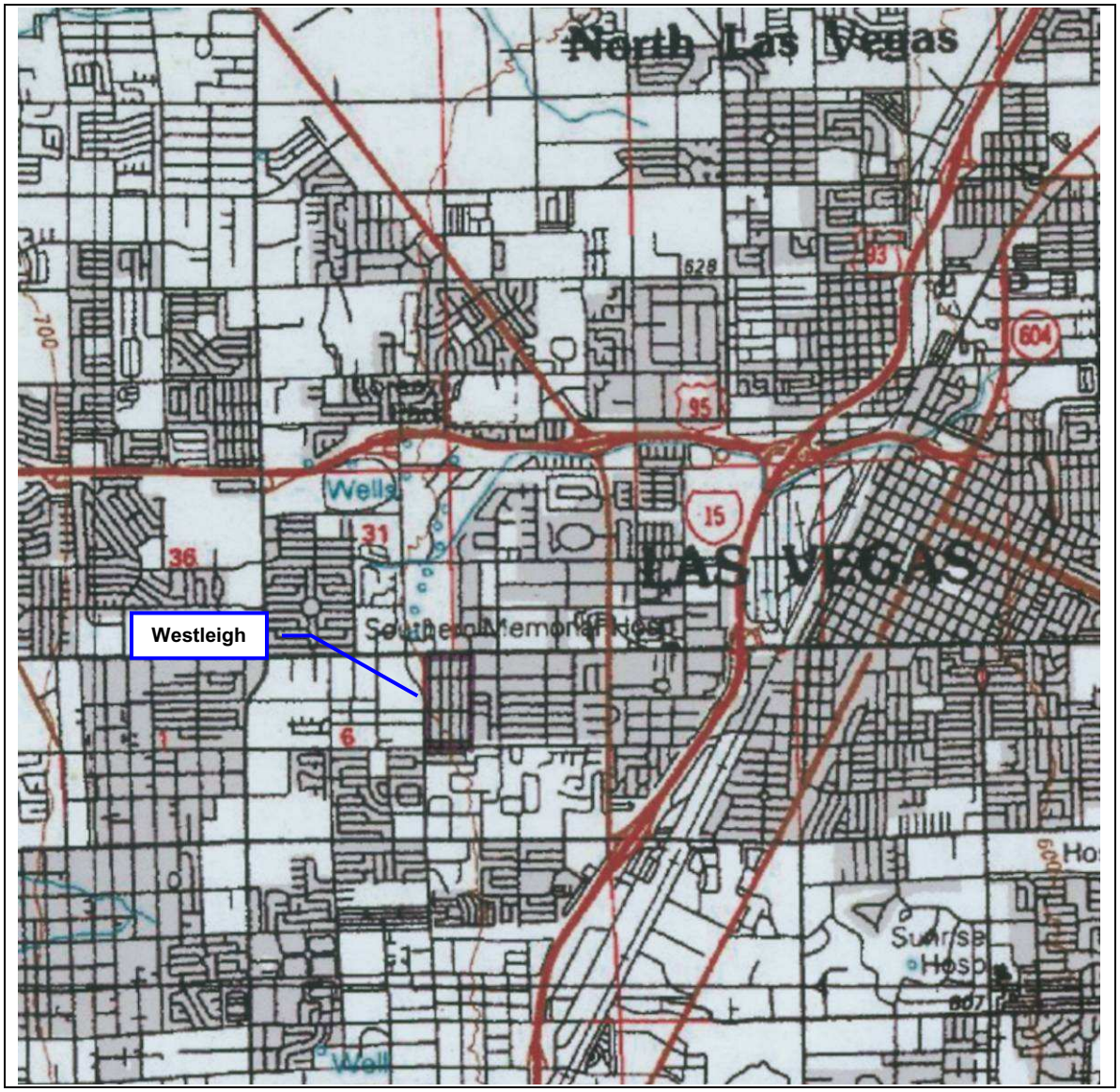


Figure 1: Regional location map

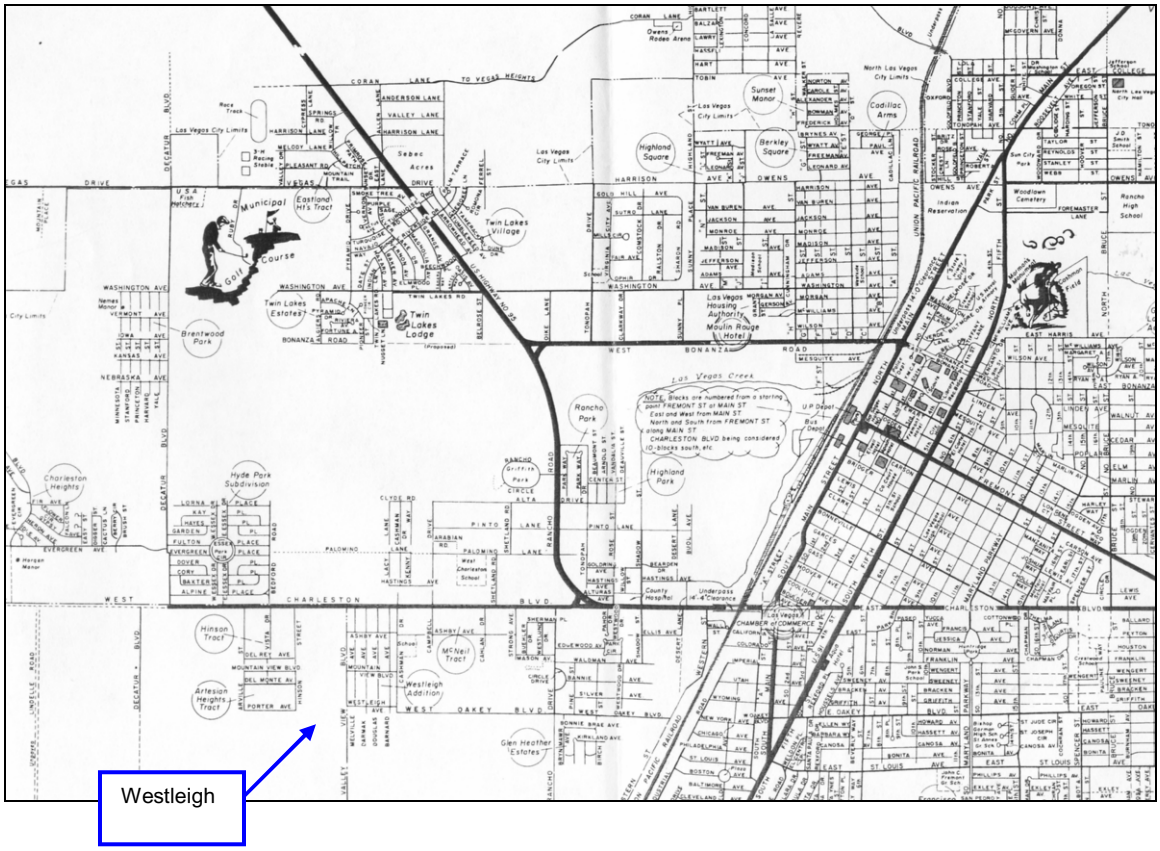


Figure 3: Subdivisions in west Las Vegas in 1956

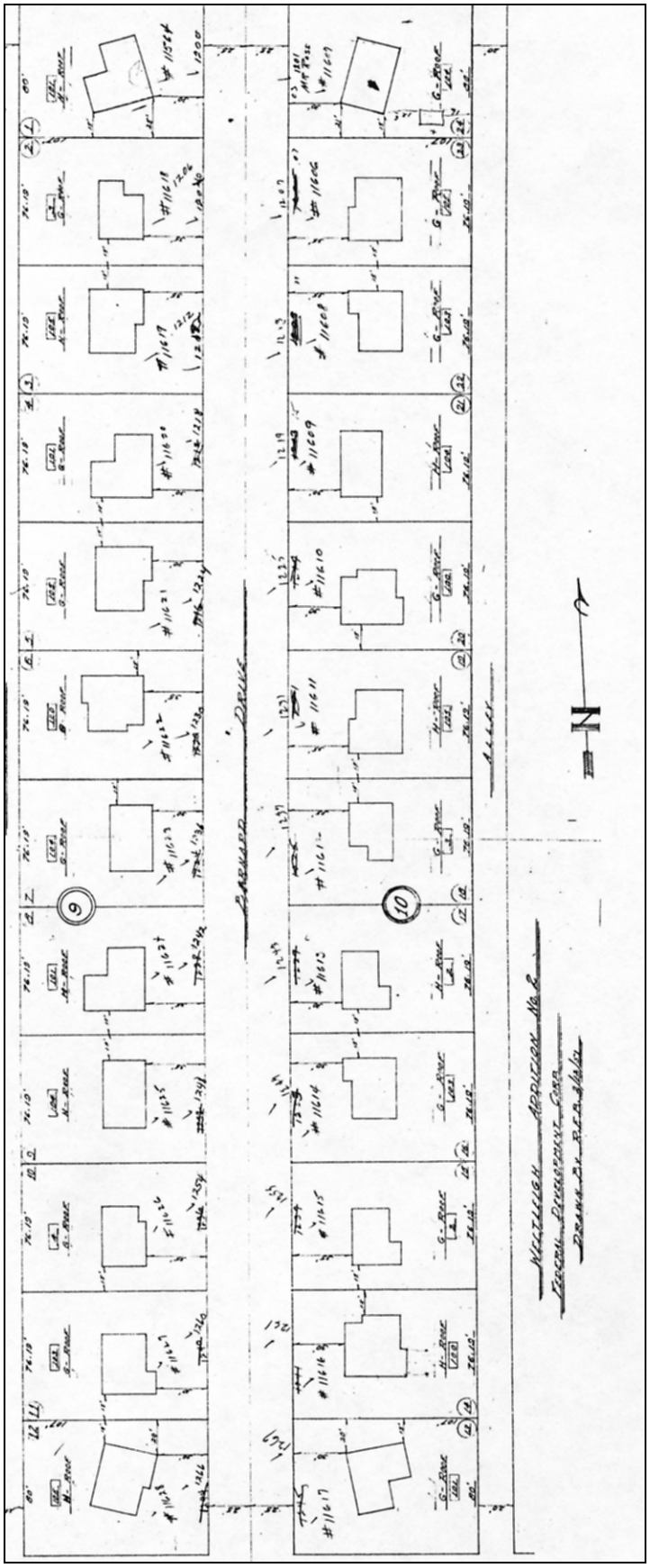


Figure 4: 1951 plat map showing shape of houses

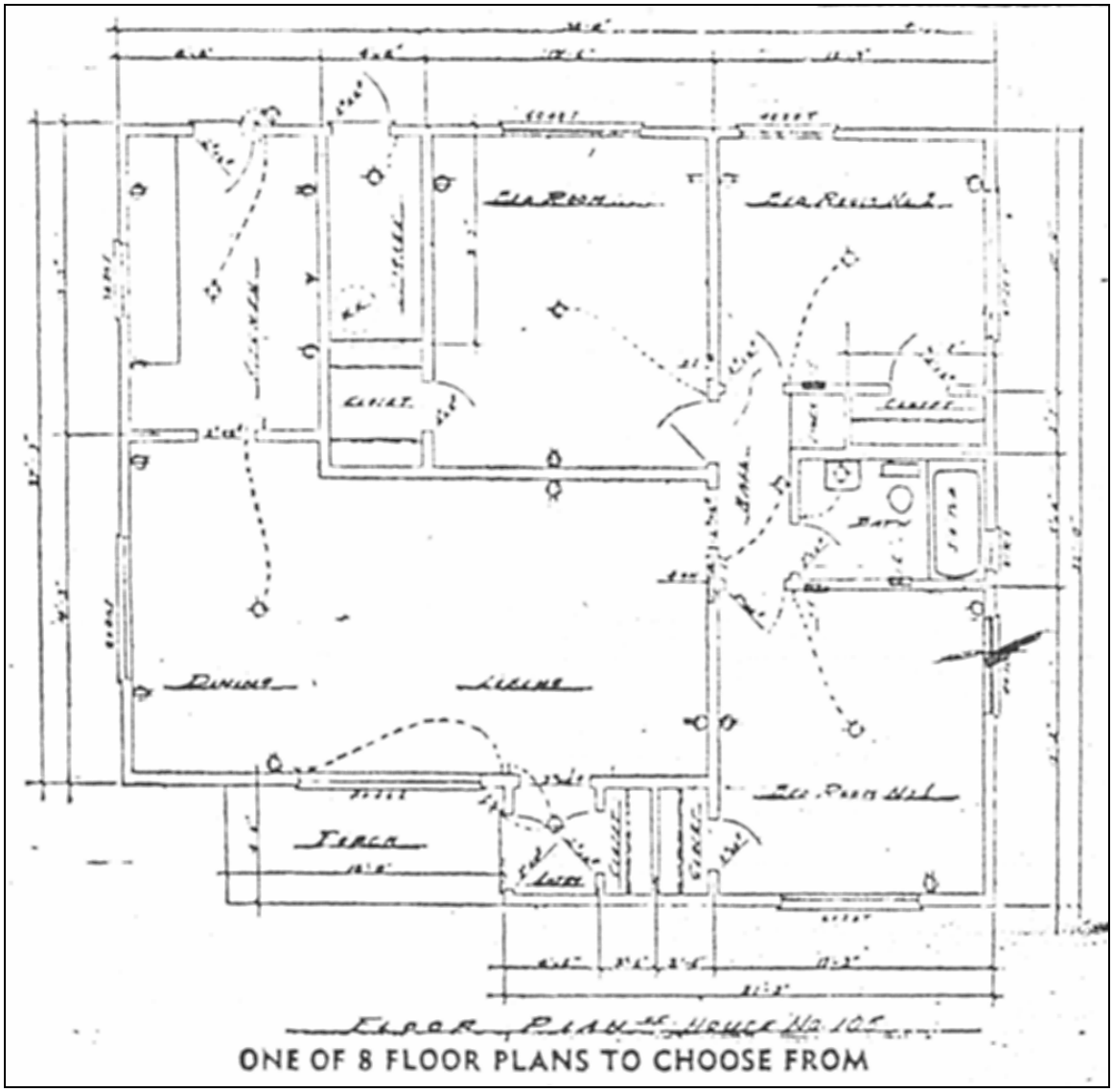
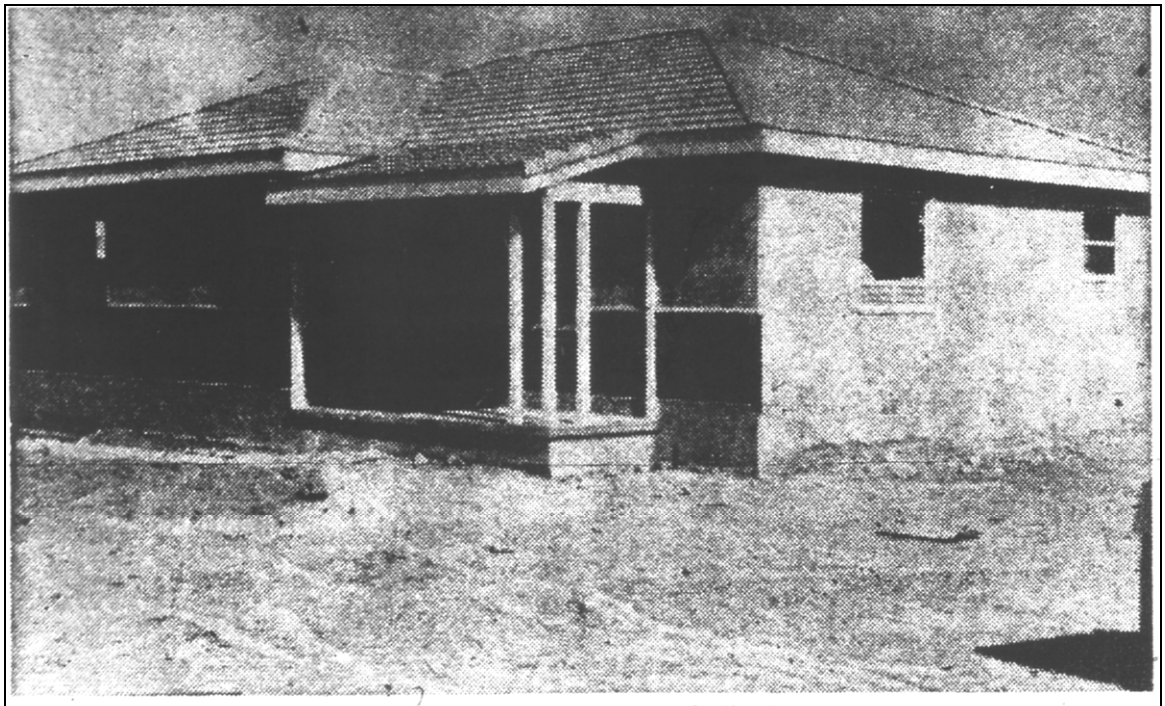


Figure 5: Typical floorplan



OPEN AS MODEL HOME — The dwelling shown above is the first home in the new Westleigh tract that will open for inspection today. All residents of this area have been invited to attend the opening and view the type home offered in the new addition on West Charleston boulevard.

Westleigh Tract Model Home Open Today for Inspection by Public

Figure 6: Model home opening

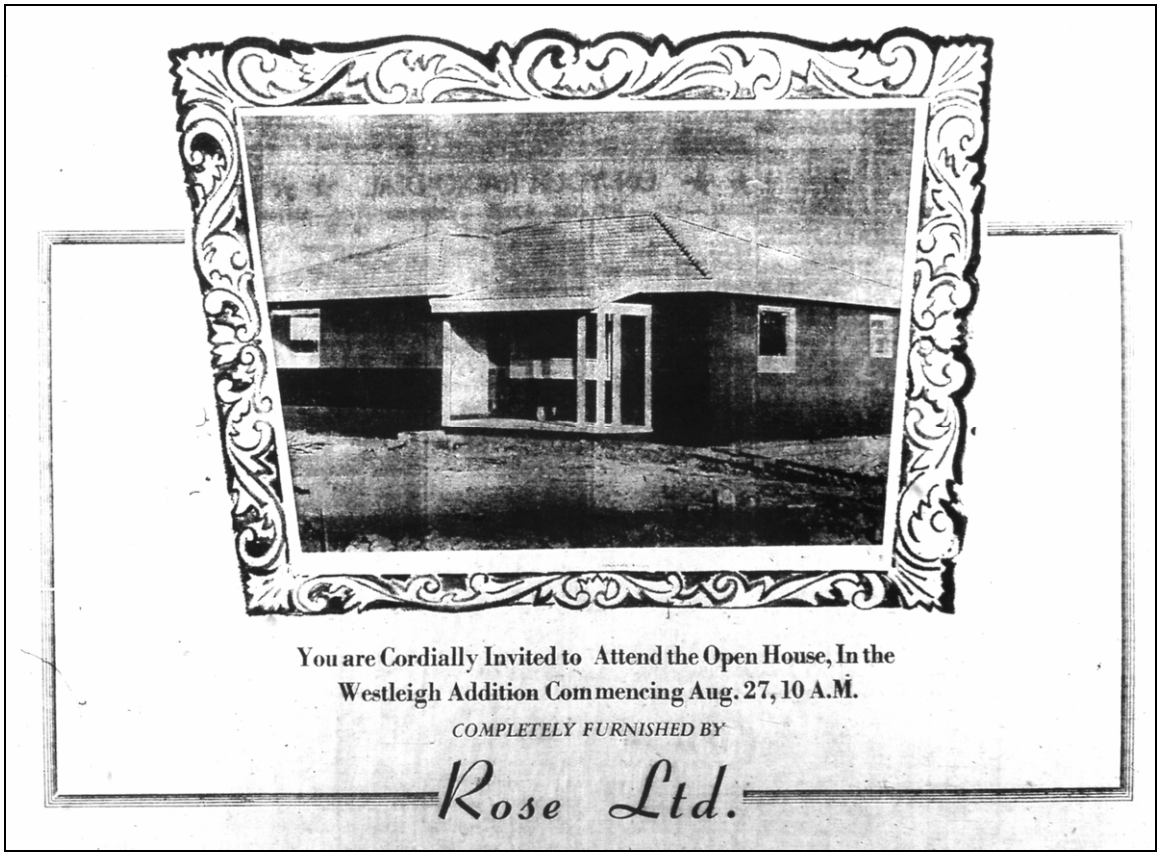


Figure 7: Advertisement from model home opening



Figure 8: Advertisement for Westleigh subdivision, August 1950

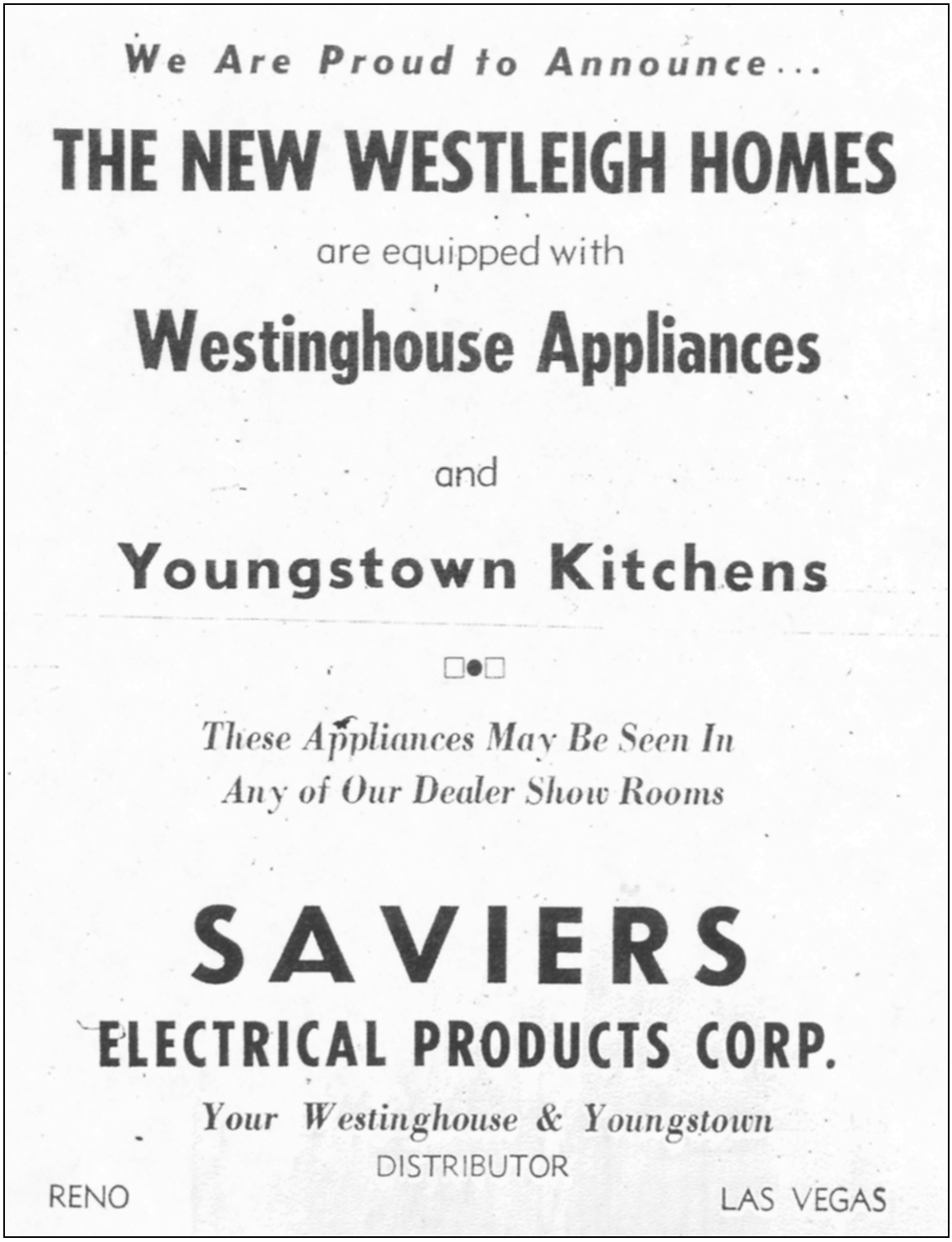


Figure 9: Promotional advertisement for Westleigh

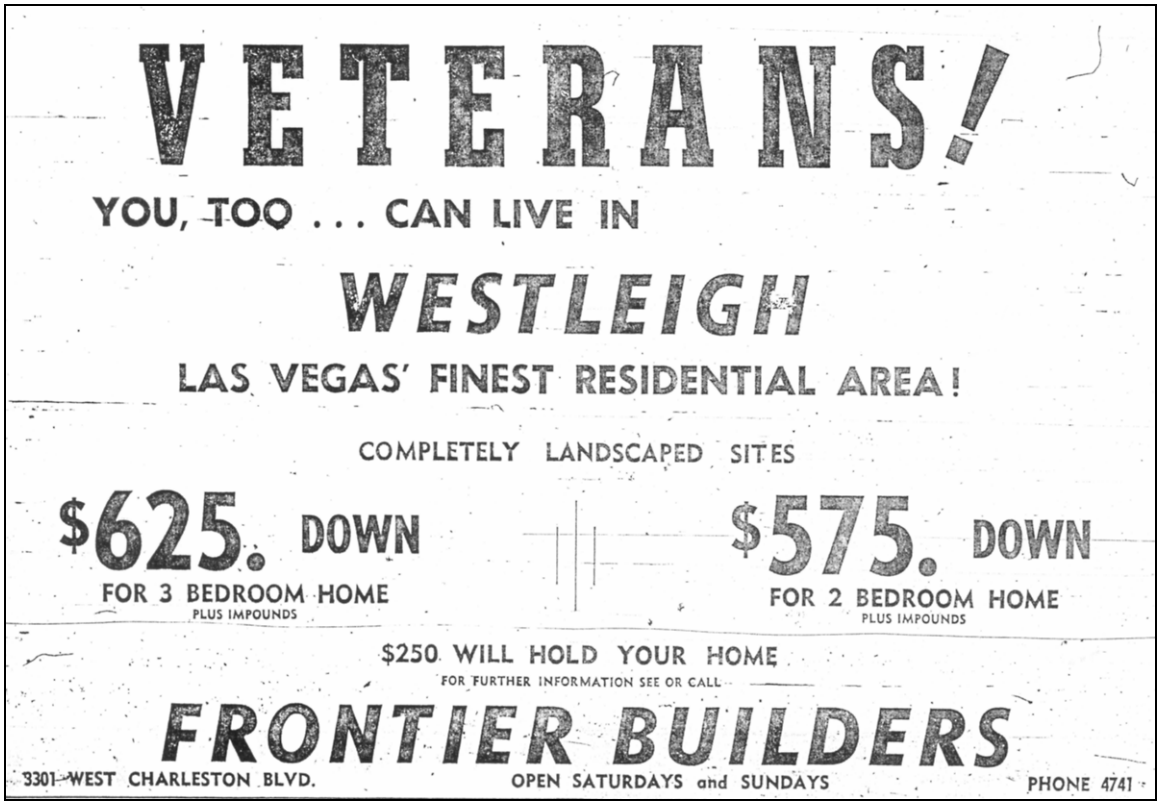


Figure 10: Westleigh is advertised to veterans



January 2009

Figure 11: An example of an intact home in Westleigh







Figure 12: Original fenestration and porches



Figure 13: Original window details - louvers





Figure 14: Original window details - casement

WESTLEIGH NEIGHBORHOOD MEETING SIGN-IN SHEET

MEETING HELD 10/22/2009

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Westleigh Neighborhood Mtg.

Page 1 of 6
Date 10/22/09
Time 6:00 am (pm)

Project Name DIR. 35476 Request to designate Westleigh Neighborhood as an historic district

	Name	Company/Department	Address	Phone / Fax
1.	Caroline Otterney		1306 Douglas	Phone / Fax 821-1639
2.	Steve & Lindy McCoy		1266 Douglas Dr.	Phone 870-5689 / Fax
3.	Margaret Burnar		1230 Barnard Dr	Phone 364-8037 / Fax
4.	William Seffel		1355 Barnard Dr	Phone 952-1630 / Fax
5.	Watterbarger		1267 Barnard	Phone 592-8821 / Fax
6.	Watterbarger		1330 Douglas	Phone 592-8821 / Fax
7.	Alfred Lajes		1213 Barnard Dr	Phone 474 7628 / Fax
8.	Careen Clark		3512 Westleigh Ave	Phone 258-6240 / Fax
9.	David Platt		1207 Douglas Dr.	Phone 870-5641 / Fax
10.	Cynthia McCoy		1266	Phone / Fax
11.	John Paul & Laura Mulcahy		1325 Darmak	Phone 702.332-3585 / Fax
12.	Brandee Ruiter		1304 Melville	Phone 702 426-4608 / Fax
13.	Robert & Jackie Reitz		1331 Melville Dr	Phone 878-5859 / Fax
14.	Stacey & Kim Dyrung		3601 Westleigh Ave	Phone 578 6909 / Fax
15.				Phone / Fax
16.				Phone / Fax
17.				Phone / Fax

mtg & phone forms;comp plan3;fh;ce/9-1-98

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Project Name DIR-35476 Neighborhood Mtg.

Page 2 of 6
Date ___/___/___
Time ___:___ am pm

	Name	Company/Department	Address	
1.	Rosie Beambila		1306 Douglas Dr	Phone 821-16-39 Fax
2.	Jeri Ballew		1238 Barnard Dr	Phone 878-3015 Fax
3.	Dennis Ballew		1238 Barnard Dr	Phone 878-3015 Fax
4.	ALEX D/ADELINA PEREZ		1122 S BARNARD DR.	Phone 258 7949 Fax
5.	Ken Esparito		1301 Denmark Dr	Phone 878-2617 Fax
6.	GARY WILLS		1225 melville	Phone 496 9008 Fax
7.	JALAL BANNOURA		1109 DARMAK	Phone Fax
8.	JALAL BANNOURA		1100 DARMAK	Phone Fax 460.8823
9.	JALAL BANNOURA		1116 DARMAK	Phone Fax
10.	JALAL BANNOURA		1137 DARMAK	Phone Fax
11.	EUGENIE THROCKMORTON		1267 Douglas	Phone Fax
12.	Watten barger		3300 Westleigh Ave	Phone 592-8877 Fax
13.	JOSEPH THOMAS		3400 Westleigh	Phone 307-6075 Fax
14.	TOM & MARY LIOUBAS		1128 DOUGLAS	Phone 362-3743 Fax
15.	JOHN DRAKOULIS		1122 DOUGLAS	Phone 656-3669 Fax
16.	Tom + Leanne Collet		1127 melville	Phone 878-[illegible] Fax
17.	Nicholas + Jumie Bennett		2116 kirkland 89102	Phone 875-1472 Fax

mtg & phone forms:comp plan3;ft:cc/9-1-98

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Project Name DIR-35476 Neighborhood Mtg

Page 3 of 6
Date ___/___/___
Time ___:___ am pm

	Name	Company/Department	Address	
1.	Suzi Rust		1330 BARNARD DR LV NV 89102	Phone 877-3321 Fax
2.	Joey Callahan Maurice Daugherty		1115 Barnard Dr. L.V. NV. 89102	Phone 878-6678 Fax
3.			1116 Barnard	Phone 878-7873 Fax
4.	Deloratt Kleindorfer		1116 Douglas L.V. NV 89102.	Phone 733-9651 Fax
5.	Matthew Kleindorfer		1140 Douglas	Phone Fax
6.	White Family Trust		1260 Cashman LV 89102	Phone 870-9504 Fax
7.	William & Shelley Bennett		1322 Cashman Dr 89102	Phone 870-2285 Fax
8.	Pedro Flores		89102	Phone Fax
9.	Wes Hugh			Phone 882-2670 Fax
10.	Leigh Cy			Phone 341-9641 Fax
11.	Roma Tyn Cy		1219 Douglas Dr / LV 89102	Phone 878-4177 Fax
12.	Lester Demarest		1354 DARMAK DR	Phone 889-6147 Fax
13.	Claudia & Pedrina Medrano		1349 Barnard Dr.	Phone 372-4143 Fax H 259-6605
14.	Steve Novak		1324 Darmak Dr	Phone 436-5551 Fax
15.	Anna Downs		1307 Darmak Dr	Phone 258-8932 Fax
16.	Wayne Bray + Family		1307 Melville Dr.	Phone Fax
17.	James Coombs		1255 Darmak	Phone Fax

mtg & phone forms;comp plan3;fh;ce/9-1-98

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Project Name DIR.35476 Neighborhood Mtg.

Page 4 of 6
Date ___/___/___
Time ___:___ am pm

	Name	Company/Department	Address	
1.	Erin Kennedy		1247 Melville	Phone 878-4014 Fax
2.	Gerald & Adelina Braun		1201 Melville Dr & 1207 also	Phone 258-4750 Fax
3.	Scott Dunham		1244 Barnard 89102	Phone 467-2731 Fax
4.	DR & MRS. W.G. STONE		1813 S. VALLEY VIEW BLVD LV, NV 89102	Phone 877-6000 Fax ✓
5.	Rhonda & Sherman Selstad		1267 Melville Dr. LV NV 89102	Phone 631-6858 Fax —
6.	MALIGNAGGI, PAUL + CAROL		1141 DOUGLAS DR. LV NV 89102	Phone ~~Fax~~ 435-6438
7.	Bill Wattenbarger		1331 Dermak 89102	Phone Fax
8.	Phyllis Wattenbarger		1331 Dermak Dr 89102	Phone 878-3719 Fax
9.	Shawn Spannier		1330 Cashman	Phone 8771053 Fax
10.	Evelyn Lajes		1336 Cashman	Phone Fax
11.	Evette Aviles		1319 Barnard	Phone Fax
12.	William Camp		1219 Douglas	Phone 878-6177 Fax
13.	Carolyn Camp		5016 Rustic Charm	Phone 326-7185 Fax
14.	BOB O'DONNELL		3700 WESTLEIGH AVE	Phone 732-7979 Fax
	DENNI O'Donnell		" " "	
15.	TINA FELPS		1115 MELVILLE DR.	Phone 257-8020 Fax
16.	JANET SHIFFLETTE		1206 BARNARD DR	Phone Fax
17.	NANCY NILES		✓ ✓ ✓	Phone Fax

mtg & phone forms;comp plan3;fh;ce/9-1-98

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Date ___/___/___
Time ___:___ am pm

Project Name DIR-35476 Neighborhood Mtg.

	Name	Company/Department	Address	
1.	John M Salas		1128 Melville DR	Phone 258- Fax 0088.
2.	Lila Handal		1246 Cashman Dr.	Phone Fax
3.	George Handal		1246 Cashman Dr.	Phone Fax
4.	CHRIS TAPLETT		1216 CASHMAN	Phone Fax
5.	LORI TAPLETT		1216 CASHMAN	Phone Fax
6.	COLIN HANNON		1254 DOUGLAS	Phone Fax
7.	VIRG JACKSON		1242 DARMAK DR	Phone Fax
8.	Vicki J Platt		1207 Douglas Drive	Phone 870-5641 Fax
9.	VANCE C. ALLEN		1122 DARMAK DR	Phone Fax
10.	Shelley Jackson		1247 Douglas Dr	Phone Fax
11.	DAVID BUCCIERI		1141 DARMAK	Phone Fax
12.	Andrea Takai		1343 DARMAKE	Phone 878-4762 Fax —
13.	Robert Jones		1300 Melville Dr	Phone 219-6150 Fax
14.				Phone Fax
15.				Phone Fax
16.				Phone Fax
17.				Phone Fax

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Project Name DIR·35474 Neighborhood Mtg.

Page 6 of 6
Date ___/___/___
Time ___:___ am pm

	Name	Company/Department	Address	
1.	Sherry + Bill Birthisel		1243 Barnard Dr	Phone Fax
2.	WENDELL NEVILLE		1115 DARMAK	Phone 258 8371 Fax
3.	Mark Connell		1121 Douglas Dr.	Phone Fax
4.	HARRY PAPPAS, FOR CAROL PAPPAS			Phone Fax
5.	DAN & Linda Connell		1141 Melville	Phone Fax
6.	Adrienne Packer		1243 Melville	Phone Fax
7.	WAYNE TOUSLEY		3601 WESTLEIGH	Phone Fax
8.	Robert Greenlee		1224 Darmak	Phone Fax
9.				Phone Fax
10.				Phone Fax
11.				Phone Fax
12.				Phone Fax
13.				Phone Fax
14.				Phone Fax
15.				Phone Fax
16.				Phone Fax
17.				Phone Fax

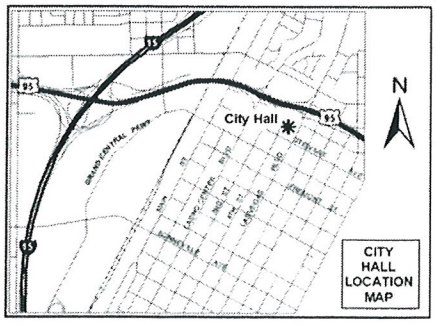
mtg & phone forms;comp plan3;fh;ce/9-1-98

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



RECEIVED
SEP 28 2009

Rec'd 9.11.09

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: DIR-35476

16205212010
ADAMS HERMAN N
1341 CASHMAN DR
LAS VEGAS NV 89102-2001

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

GAV0511 89102

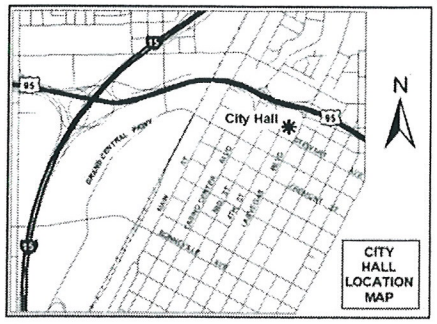
54P

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



RECEIVED
SEP 28 2009

Becca 9-11-09

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

H. Adams

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205202006
ADAMS HERMAN M
1341 CASHMAN DR
LAS VEGAS NV 89102-2001

GAVD511 89102

54P

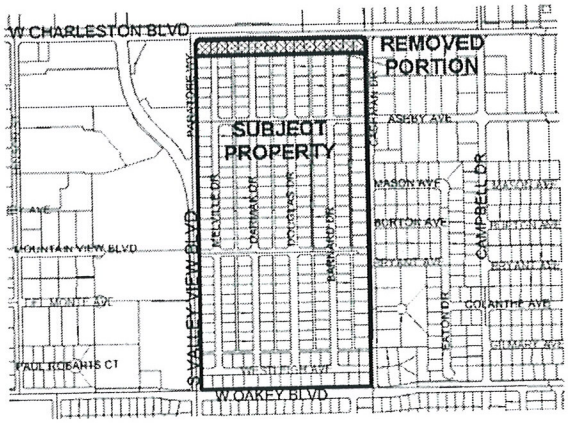
Application Information

DIR-35476 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO FLORES, ET AL - Request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

Why didn't Planning & Dev. / City not listen to the Mandate of the People at the Meeting. We had a Petition of 117 People who were against This VS 50 who were for it. We now have to appear again in 45 Days. I Thought Majority Rule

Wayne Tousley

Application Location



The proposed project may not pertain to the entire highlighted project site.

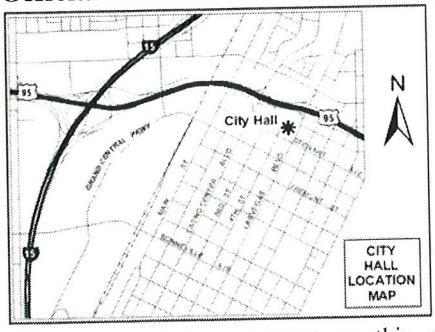
Public Hearing Information

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.

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 30 2009

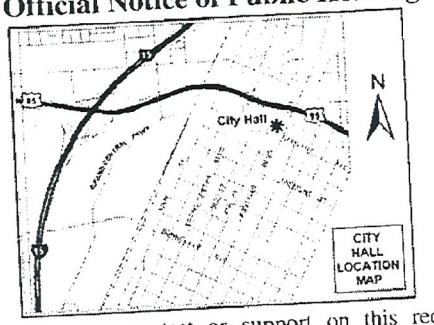
Case: DIR-35476
16205215102
TOUSLEY WAYNE E & KATHLEEN
3601 WESTLEIGH AVE
LAS VEGAS NV 89102-1831

GAVDS11 89102

54P

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 30 2009

Case: DIR-35476
16205310034
SMITH MICHAEL L & MARIA DARCI V
P O BOX 141453
ANCHORAGE AK 99514-1453

GAVDS11 99514

540

FROM : C&S500CYNTHIA PHONE NO. : 702 870 5596 Sep. 24 2009 02:14PM P1

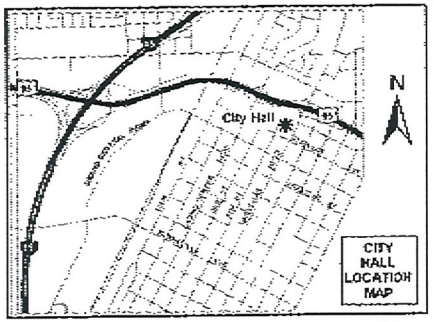
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
SEP 30 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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.

DIR-35476

Planning Commission Meeting of 9/24/2009

We are especially opposed to re-writing owners from improving their small, very modest homes including increasing their size and do not wish to be governed by a neighborhood association.
Thank you.

Case: DIR-35476
162052100017
MCCOY STEVEN D & CYNTHIA L
1266 DOUGLAS DR
LAS VEGAS NV 89102-1816

We oppose this request and have resided at this address for 33 years. Steve & Cynthia McCoy

GAVDS11 89102

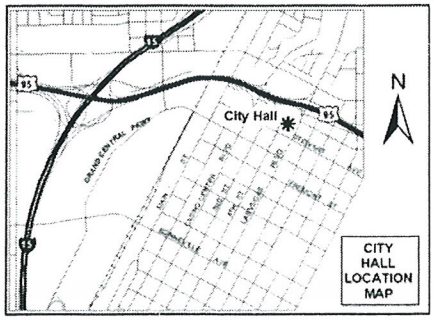
SHS

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 SEP11 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
OCT 26 2009

Case: DIR-35476
16205215009
BINSTEIN JUDY B REVOCABLE TRUST
1348 MELVILLE DR
LAS VEGAS NV 89102-1824

GAVDS11 89102

54P

Oct. 05 2009

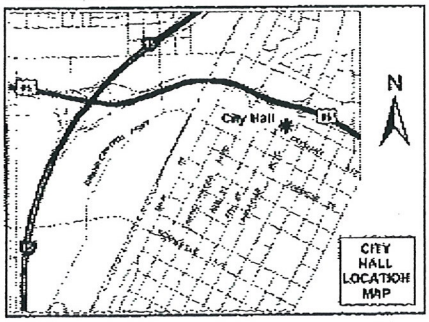
FAX NO. : 7029873220

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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
OCT 23 2009

Case: DIR-35476

16205210002
MEYERS DON K
1260 MELVILLE DR
LAS VEGAS NV 89102-1822

GAVDS11 89102

54P

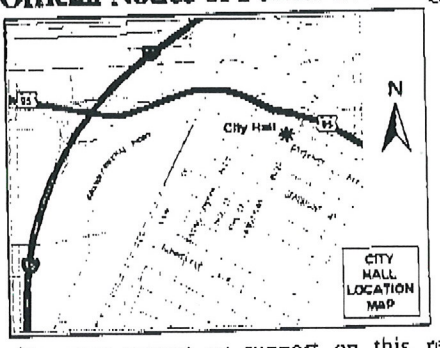
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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



RECEIVED
OCT 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205110050
MAGANA ALAJANDRO
1128 BARNARD
LAS VEGAS NV 89102-1802

GAUDS11 89102

54P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

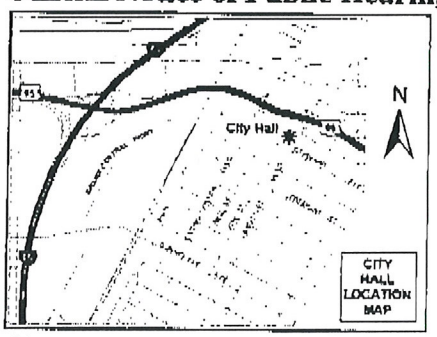
PRESORTED FIRST CLASS

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



RECEIVED
OCT 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205110050
MAGANA ALAJANDRO
1128 BARNARD
LAS VEGAS NV 89102-1802

CAVDS11 89102

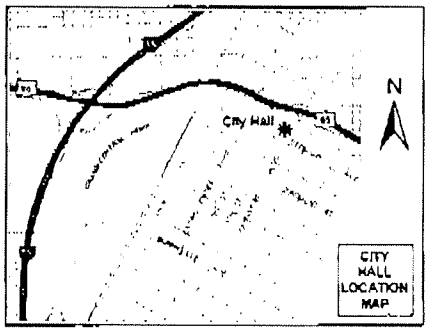
54P

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205210008
SELSTAD SHERMAN T & RHONDA
1267 MELVILLE DR
LAS VEGAS NV 89102-1821

GAUDET 89102

RECEIVED
SEP 14 2009

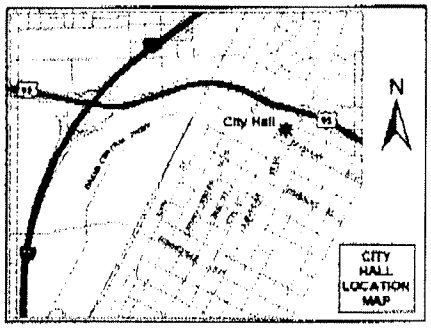
25P

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 [illegible] of this card to (702) 385-7268. If you would like to contact your Council [illegible]sentative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205218017
PEARSON ROBERT
2725 MIRA FLORES AVE
LAS VEGAS NV 89102-4260

You have asked us this question at least 2 other times - answer the same stop wasting money

GAVDS11 89102

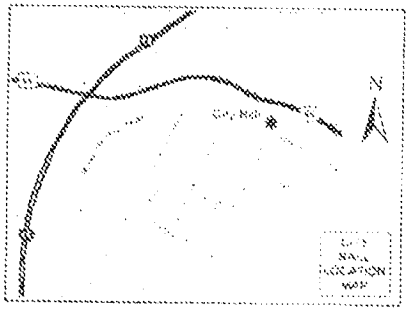
RECEIVED
SEP 14 2009

25P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2980

$00.41

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

Case: DIR-SE-476

162051 4009
BIRTHSEL WILLIAM L & SHARON J
1243 BARNARD DR
LAS VEGAS NV 89102-1803

RECEIVED
SEP 15 2009

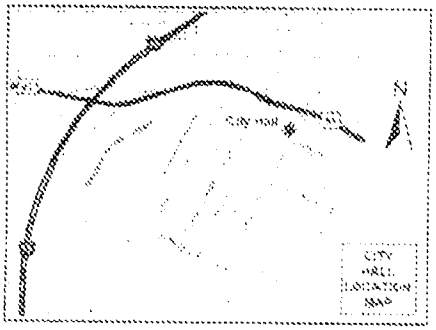
25P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2926

FIRST CLASS

$00.41

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 ... 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
162051114007
BALLEW FAMILY TRUST
1238 BARNARD DR
LAS VEGAS NV 89102-1804

CAVDS11 89102

RECEIVED
SEP 15 2009

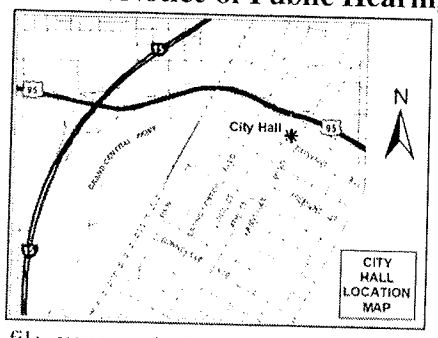
25P

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



RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

16205110035 Case: DIR-35476
LIOUBAS MARIA & ATHANASIOS TOM
1128 DOUGLAS DR
LAS VEGAS NV 89102-1814

GAVOS11 89102

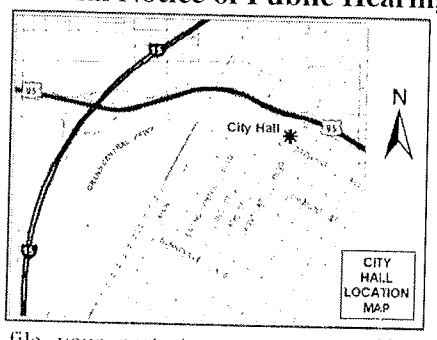
Submitted after final agenda
Date 9/18/09 Item 25

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 SEP 11 20
MAILED FROM ZIP CODE 891

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205210003
VESTAL RENEE
1254 MELVILLE DR
LAS VEGAS NV 89102-1822

GAVDS11 89102

Submitted after final agenda
Date Item 25P

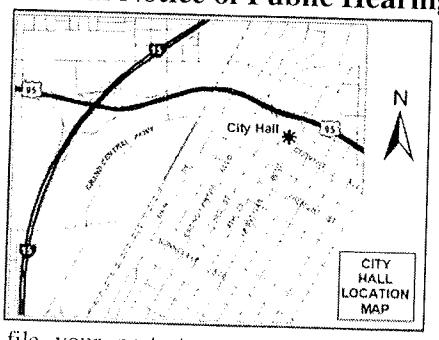
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 SEP 11 2
MAILED FROM ZIP CODE 89

RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

oppsed to review process

Case: DIR-35476

16205215049
JONES EDWARD C & JOAN
1318 DOUGLAS DR
LAS VEGAS NV 89102-1818

GAVDS11 89102

Submitted after final agenda

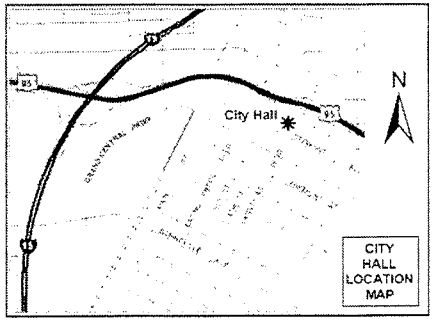
Date Item 25

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 17 2009
PLANNING & DEVELOPMENT

Case: DIR-35476

16205215029
WOODS 1992 TRUST
1330 DARMAK DR
LAS VEGAS NV 89102-1812

Submitted after final agenda
Date
Item 29

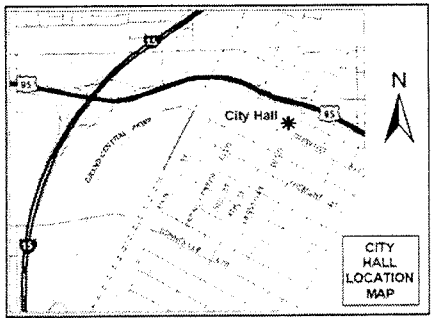
CAVDS11 89102

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



RECEIVED
SEP 17 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

We

Case: DIR-35476

16205110039
JACKMAN DAVID & JEANNINE
1133 DOUGLAS DR
LAS VEGAS NV 89102-1813

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Submitted after final agenda
Date
Item 25

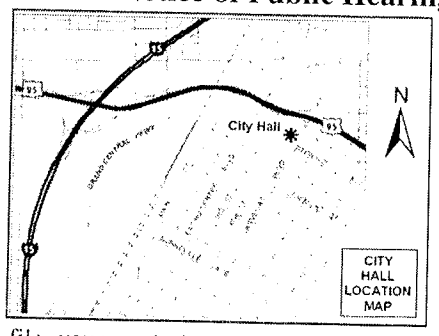
CAVDS11 89102

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 SEP 11 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205113037
DAVIS DANIEL & DEBRA
1224 DOUGLAS DR
LAS VEGAS NV 89102-1816

CAVDS11 89102

Submitted after final agenda

Date

Item 25F

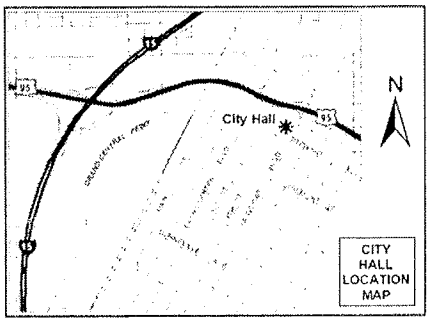
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.
0004279218 SEP 11
MAILED FROM ZIP CODE

RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205310023
STONE WILLIAM G & JUDITH ANN
1813 S VALLEY VIEW BLVD
LAS VEGAS NV 89102-3903

GAVDS11 89102

Submitted after final agenda

Date

Item 25g

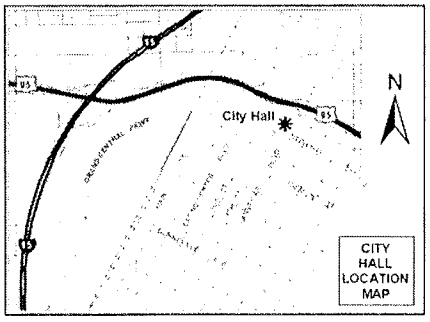
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.
0004279216 SEP 11
MAILED FROM ZIP CODE 8

RECEIVED
SEP 18 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205113043
PARKER CHARLES
1231 DOUGLAS DR
LAS VEGAS NV 89102-1815

CAVDE11 89102

Submitted after final agenda

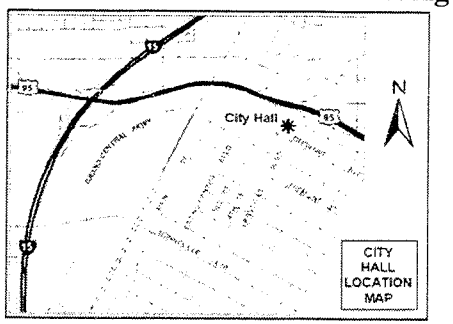
Date Item 25 P

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[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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 17 2009
PLANNING

Case: DIR-35476

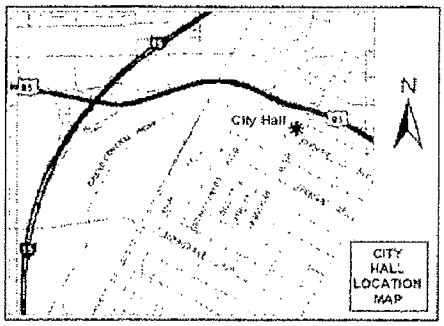
16205113045
CAMP WILLIAM J & ROMA LYNN
1219 DOUGLAS DR
LAS VEGAS NV 89102-1815

GAVD511 89102

Submitted after final agenda
Date
Item 25

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16206502018
VALLEY VIEW LAS VEGAS L L C
%P GAINES
P O BOX 1106
RANCHO SANTA FE CA 92067-1106

GAVDS11 SHEET

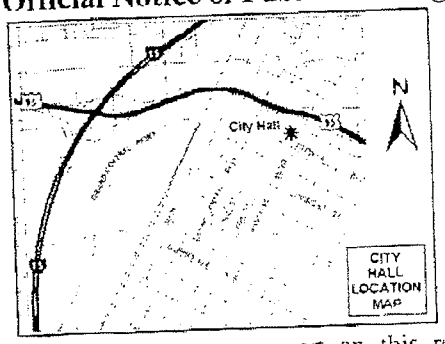
RECEIVED
SEP 18 2009

Submitted after final agenda
Date Item 25 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Strect
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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Submitted after final agenda
Date
Item 25

RECEIVED
SEP 17 2009
CITY CLERK

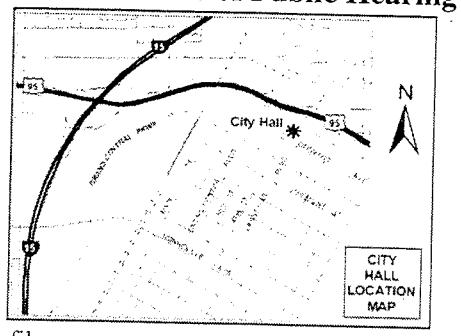
Case: DIR-35476
16205113019
BARRELLO LOURDES & MANUEL
7854 WISHING WELL RD
LAS VEGAS NV 89123-2013

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

CAVDS11 89102

RECEIVED
SEP 17 2009

16205210024 Case: DIR-35476
THROCKMORTON ROBERT J & EUGENIE
1267 DOUGLAS DR
LAS VEGAS NV 89102-1815

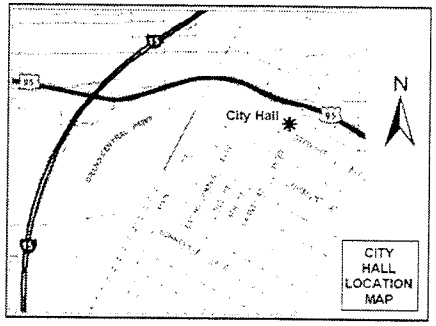
Submitted after final agenda
Date
Item 25

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

09.11.09 Suzanne M. Novak
GAVDS11 89102

RECEIVED
SEP 17 2009
PLANNING

Case: DIR-35476
16205210018
NOVAK SUZANNE M
1260 DOUGLAS DR
LAS VEGAS NV 89102-1816

THIS IS THE THIRD TIME I HAVE REGISTERED MY OPPOSITION TO THIS REQUEST. HOW MANY TIMES WILL I HAVE TO VETO THE WESTLEIGH NEIGHBORHOOD AS AN HISTORIC DISTRICT?

Date

Item 25

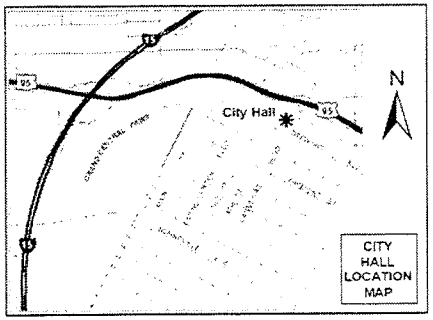
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 21 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205210011
FLORES FRANCISCO & CLAUDIA
1254 DARMAK DR
LAS VEGAS NV 89102-1810

CAVOS11 89102

Submitted after final agenda
Date
Item 26

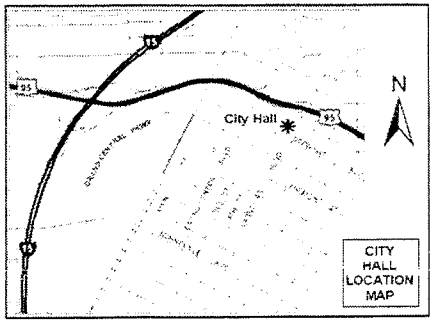
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 21 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205212012
PULSIFER RICHARD & CATHERINE
1358 CASHMAN DR
LAS VEGAS NV 89102-2002

Submitted after final agenda
Date
Item 29

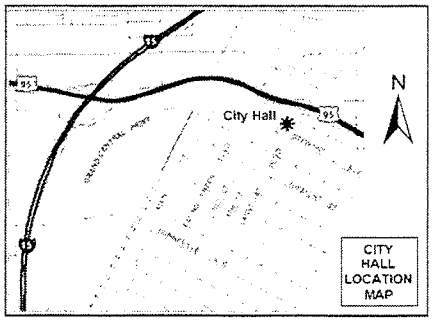
CAVDS11 89102

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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 21 2009

Case: DIR-35476

16205212003
DUNFEE PAUL M & MARY JO
1266 CASHMAN DR
LAS VEGAS NV 89102-1914

CAVDS11 89102

Submitted after final agenda
Date
Item 26

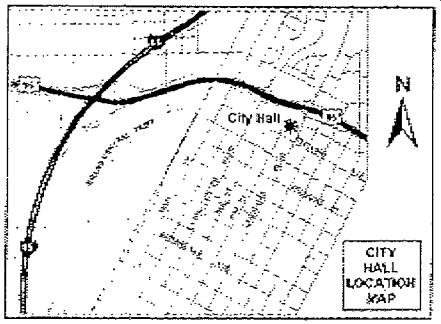
Sep. 24 2009 06:36AM P1
PHONE NO. : 702 870 5596
FROM : C&S500CYNTHIA

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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205210017
MCCOY STEVEN D & CYNTHIA L
1266 DOUGLAS DR
LAS VEGAS NV 89102-1816

We oppose this request and have resided at this address for 33 years. Steve & Cynthia McCoy

RECEIVED
SEP 24 2009
CITY CLERK'S OFFICE

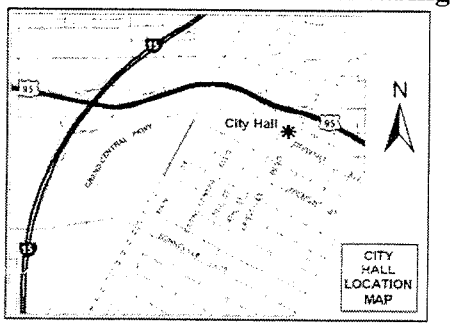
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004278218 SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 21 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205212009
SLAUGHTER THOMAS M & BARBARA A
1342 CASHMAN DR
LAS VEGAS NV 89102-2002

Submitted after final agenda
Date
Item 52

CAVOS11 89102

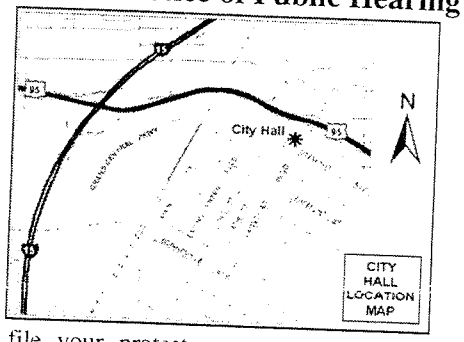
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 21 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205215093
QUIROZ MANUEL
3307 WESTLEIGH AVE
LAS VEGAS NV 89102-1825

GAVOS11 89102

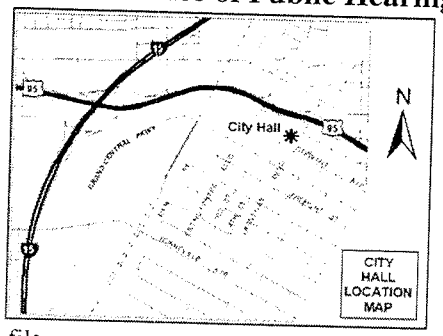
Submitted after final agenda
Date
Item 25

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 21 2009

Case: DIR-35476

16205110010
COLLET THOMAS RAYMOND & LEANNE
1127 MELVILLE DR
LAS VEGAS NV 89102-1819

Submitted after final agenda
Date
Item 33

CAV0511 89102

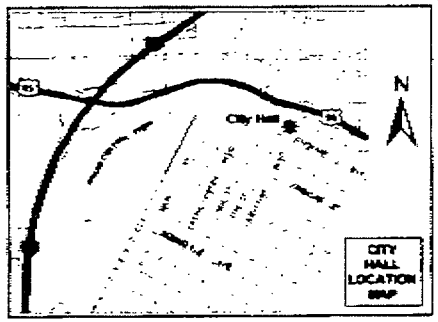
PAGE 01
JOE MALIN MUSIC
7024356391
04/26/1996 13:36

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205110038
MALIGNAGGI CARMEL
1141 DOUGLAS DR
LAS VEGAS NV 89102-1813

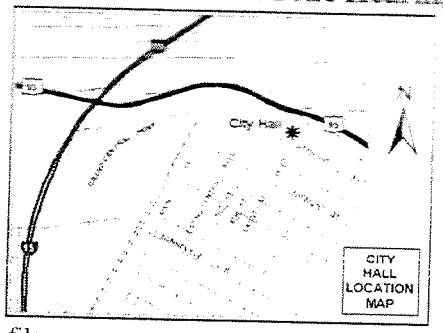
RECEIVED
SEP 24 2009

LAS VEGAS NV 89102

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-6306

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

$ 00.41

RECEIVED
SEP 21 2009

Case: DIR-35476

16205111013
HANDAL GEORGE I & LILA J
1246 CASHMAN DR
LAS VEGAS NV 89102-1914

GAV0811 A810E

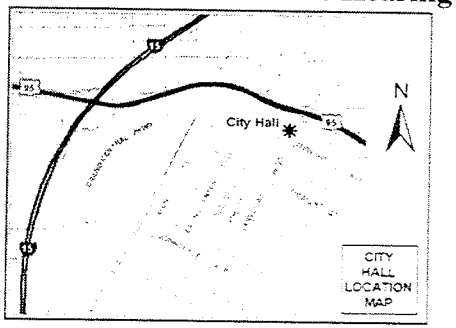
Submitted after final agenda
Date
Item 25

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]
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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 21 2009

Case: DIR-35476

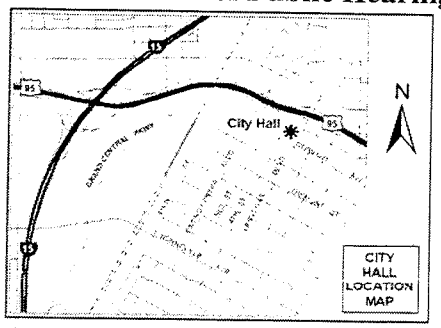
16205212007
AVILES EVETTE M
1330 CASHMAN DR
LAS VEGAS NV 89102-2002

GAVDS11 89102

Submitted after final agenda
Date
Item 26

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 21 2009

Case: DIR-35476

16205110024
L V J M PROPERTIES TRUST
1110 DARMAK DR
LAS VEGAS NV 89102-1808

GAVDS11 89102

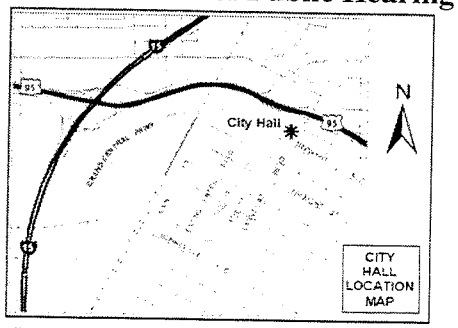
Submitted after final agenda
Date
Item 29

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

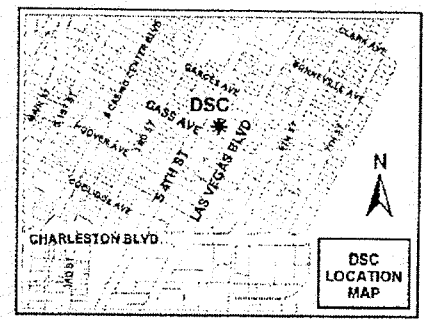
16205110023
BUCCIERI DAVID ANTHONY TRUST
1141 DARMAK DR
LAS VEGAS NV 89102-1807

RECEIVED
SEP 23 2009

GAVDS11 89102

City of Las Vegas
Historic Preservation Commission
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

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) 384-1397.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

PLEASE USE AVAILABLE SPACE ON THE CARD FOR ANY COMMENT
HPC-34584

Since the houses on Cashman do not fit the same categor as the rest of Westleigh hous (Cashman are custom), it should be considered part of McNeil and the the remainder of Westleigh could be historic.

Case: HPC-34584

16205212005
JACKSON TARA M
1308 CASHMAN DR
LAS VEGAS NV 89102-2002

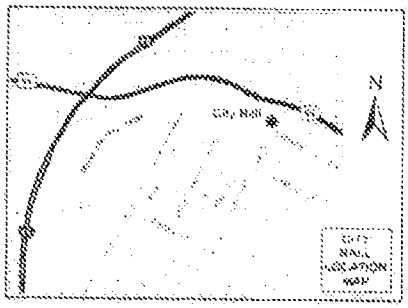
RECEIVED
SEP 23 2009

Sep 22 09 04:06p Jackson-Frye 702-445-7191 p.1

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

$00.41

2009 SEP 15 P 3:36

RECEIVED
CITY CLERK

Case: DIR-35476

1620511403
BIRTHISEL WILLIAM L & SHARON J
1243 BARNARD DR
LAS VEGAS NV 89102-1803

DIR - 35476

Westleigh Neighborhood Activities

Date	Activity (Method of Notification Noted)	Comments
May 2005 – Fall 2006	Previous efforts on Historic Designation (HD)	Pam Tuttle on Darmak had worked on a neighborhood petition and neighborhood meetings regarding HD – when she left Westleigh, passed the info on to Dana Russell
Fall 2006	Neighborhood Contact w/CLV	Dana Russell initiated work with Franklin Simpson and Courtney Mooney at CLV
03/28/07	Neighborhood Meeting (mailer)	At YMCA – Courtney Mooney presented HD info. New Westleigh Neighborhood Association (NA) elected: Tiffany Hesser – President; John Paul Mulchay – VP; Dana Russell - Secretary
04/25/07	Westleigh NA Meeting (flyer)	HD on agenda. Courtney Mooney discussed Action Plan
06/26/07	Westleigh NA Meeting (flyer)	HD on agenda
10/30/07	Westleigh NA Meeting (flyer)	HD on agenda – Courtney Mooney & Margo Wheeler attended
11/30/07	HD Interest Postcard Mailed (mailer)	Westleigh NA mailed postcard to 282 Westleigh homeowners to determine interest in pursuing HD. 66 (23%) responses were received. Of those: 57 (86%) were in support; 5 (8%) were opposed; 4 (6%) were undecided and information was provided.
12/15/07	Neighborhood Porch Event (mailer)	Neighborhood block event at Melville & Ashby. Mailer included HD information
01/29/08	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
02/26/08	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
03/25/08	Westleigh NA Meeting (flyer)	HD on agenda – Courtney Mooney presented. Discussed funding for survey
04/29/08	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
05/03/08	Neighborhood Porch Event (flyer)	Neighborhood Meet & Greet. HD information available.
09/30/08	Westleigh NA Meeting (flyer)	HD update provided
10/28/08	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
01/29/09	Westleigh NA Meeting (flyer)	HD on agenda – Courtney Mooney & Diana Painter presented
02/24/09	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
03/31/09	Westleigh NA Meeting (flyer)	HD on agenda – Courtney Mooney presented
04/28/09	Westleigh NA Meeting (flyer)	HD discussed as other business on agenda
05/16/09	Neighborhood Porch Event (flyer)	Neighborhood Meet & Greet. HD information available.
05/20/09	Open House for HD (mailer)	CLV held open house to discuss HD
05/21/09	Open House for HD (mailer)	CLV held open house to discuss HD
Summary	**14 Neighborhood Meetings (6 w/CLV representation for HD)**	**Postcard Mailers to Determine Interest 3 Neighborhood Events – 2 Open Houses**

Submitted at Planning Commission

Date 9/24/09 Item 25

Protest

Westleigh Neighborhood

288 structures – 13 businesses = **275 Private Homes**

Number of Homes Against Historic	Number of Homes Rented or Vacant	Number of Homes For Historic	Number of Homes Not visited
116 = 42%	40 = 15%	31 = 11%	88 = 32%

147 - People visited

Submitted at Planning Commission

Date 9/24/09 Item 25

116 Signatures

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

Name (Print)	Name (signature)	Address
1 Claudette Burns	Claudette Burns	1206 Douglas Dr, 89102
2 Debbie Davis	Debbie Davis	1224 Douglas Dr. 89102
3 David S Platt	David S Platt	1207 Douglas Dr. 89102
4 Paul Schmitz	Paul Schmitz	1248 Douglas Dr. 89102
5 Tom Collett		1127 Melville Dr
6 Susan Burke	Susan Burke	1134 Melville DR 89102
7 William Camp	William Camp	1219 DOUGLAS Dr. 89102
8 RODDIS VAN	Rodd Van	1109 BARNARD
9 MINNIE DOUGHERTY	Minnie Dougherty	1116 Barnard 89102
10 Billie Jo Callahan	Billie J Callah	1115 Barnard Dr 89102
11 Adelina Perez	Adelina Perez	1122 Barnard Dr. 89102
12 Alejandro Magaña	Alejandro Magaña	1128 Barnard Dr LVN 89102
13 Robert Drollinger		1134 Barnard Dr 89102
14 Albert Pierro	Albert Pierro	1133 Barnard Dr.
15 Vindam Patel		1141 Barnard dr 89102
16 William Barnett		1322 Cashman Dr. 89102
17 Paul Maugeri		1141 DOUGLAS DR 89102
18 TOM LIOUEND		1128 DOUGLAS
19 PANAYIOTA LIEBLEIN	P Liebl	1122 Douglas 89102
20 Leroy Lee	Leroy F. Lee	1115 Douglas 89102
21 Jeff Seadorf		1110 Douglas
22 Robert Bauer		1128 DARMAK DRIVE
23 Samuel Sanchez	Samuel Sanchez	1134 Darmak Dr
24 JALAL BANNOURA	Jalal Bannoura	1110 DARMAK DR
25 JALAL BANNOURA	Jalal Bannoura	1133 DARMAK DR

25

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

Name (Print)	Name (signature)	Address
1 Charly BANNOUT	Charly Bannout	1109 DARMAK.
2 JALAL BANNOUT	Jalal Bannoure	1116 DARMAK DR
3 VANCE ALLEN	Vance Allen	1122 DARMAK DR
4 Jaime Verling	Jaime Verling	1121 Darmak Dr
5 KEVIN STEIN	Kevin Stein	1140 DARMAK DR.
6 DAVID BUCCERI	D. Bucci	1141 DARMAK
7 Vicki J Platt	Vicki J Platt	1248 Barnard Drive
8 Kathy Tousley	Kathy Tousley	3601 Westleigh
9 Lois Douglas	Lois Douglas	1225 Douglas DR.
10 WENDELL NEVILLE	Wendell Neville	1115 DARMAK DR
11 Alexander Jones	Alex Jones	1200 Darmak Dr
12 Margaret Butler	Margaret Butler	1206 Darmak Dr
13 Roy Jackson	Roy Jackson	1207 Darmak Dr.
14 LANA MILLER		1219 DARMAK DR
15 CHARLES CANTRELL	Charles Cantrell	1255 Douglas Dr
16 LOURDES BARRELLO	Lourdes Barrello	1212 DARMAK
17 SABRA LESSNICK	Sabra Lessnick	1243 DARMAK
18 SUZANNE	Suzanne M. Woods	1260 DOUGLAS DR
19 EUGENIE THROCKMORTON		1267 Douglas Dr.
20 CAROLINE SALAS	Caroline Salas	1306 Douglas DR
21 COLIN HANNA	Colin Hanna	1254 DOUGLAS DR
22 ERIN KING		1201 Douglas DR
23 IGNACIO		1212 DOUGLAS
24 ROBERT DAWSON		1116 Melville Dr.
25 ERNEST SALERNO	Ernest Salerno	1122 MELVILLE DR

25

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

Name (Print)	Name (signature)	Address
1 William Bustillo		3707 WESTLEIGH AVE.
2 Jon Mangan	Jon Mangan	3701 Westleigh Ave
3 Carol Pinkerton	Carol Pinkerton	3613 WESTLEIGH AVE
4 Joe Irish		3501 WESTLEIGH AVE
5 Mike Cavanaugh		1312 S. BARNARD DR.
6 Katie Dowdle		1325 Bernard Dr
X Alfred Lewis		1319 Barnard Dr
8 Maria Ramirez	Maria Ramirez	1300 Barnard Dr.
9 Armando Ornelas		1254 Barnard Dr.
10 Sarah Osborn	Sarah Osborn	1230 Darmak Dr.
11 Jensen Landy	Jensen Landy	1215 Melville Dr
12 Wayne Bray	Wayne Bray	1307 Melville Dr.
13 Ana V. Rojas.	Ana Victoria Rojas	1312 Melville Dr.
14 Margaret Burnar	Margaret Burnar	1230 Barnard Dr.
15 Sharon Bishop	Sharon Bishop	1213 Douglas Dr.
16 Phyllis	Phyllis M. Woodley	1330 Darmak Dr.
17 Dennis Ballew	Dennis Ballew	1238 BARNARD DR.
18 Cynthia McCoy	Cynthia L. McCoy	1266 Douglas Dr.
19 Sherman T. Selstad	Sherman T. Selstad	1267 Melville Drive
20 David Crowl		1261 Melville Dr.
21 Don Meyers	Don Meyers	1260 MELVILLE DR
22 Susan Bell	Susan A. Bell	1225 MELVILLE DR
~~Kacy Bell~~	~~Kacy Bell~~	~~1225 MELVILLE DR~~
23 24 Francisco Flores	Francisco Flores	1254 Darmak.
24/25 Holly Condon	Holly Condon	1301 Melville
25		

23

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

	Name (Print)	Name (signature)	Address
1	Evette Aviles	Evette Aviles	1330 Cashman Drive
2	Evette Aviles	Evette Aviles	1213 Barnard
3	Evette Aviles	Evette Aviles	1319 Barnard
4	Evelyn Lajes	Evelyn Lajes	1336 Cashman Drive
5	Mary Dunfee	[illegible]	12206 CASHMAN DR.
6	Allen Slaughter	Allen Slaughter	1342 Cashman Dr
7	Michael Brown	[illegible]	1354 Cashman D
8	MANUEL QUIROZ	Manuel Quiroz	3307 WESTLEIGH AVE
9	Terri Wendt	Terri Wendt	1260 Barnard Dr
10	Lila Handal	Lila Handal	1246 Cashman Dr.
11	Careen Clark	Careen Clark	3512 Westleigh Ave
12	O. Burg	Oburg	1109 Douglas Dr.
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

12

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

	Name (Print)	Name (signature)	Address
1	Edward Jones	Edward Jones	1318 Douglas Dr.
2	Beverly McLaren	Beverly McLaren	1355 Douglas Dr
3	Joan Jones	Joan Jones	1318 Douglas Dr
4	Barbara Tyler	Barbara E Tyler	1301 Douglas Dr.
5	HERMAN M. ADAMS	Herman Adams	1348 CASHMAN DR
6	Richard Pulsifer	Richard Pulsifer	1358 Cashman Dr.
7	Susan Ries Hodgson	Susan Ries Hodgson	3419 Westleigh Ave
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

6

EMILIE RUST

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

Name (Print)	Name (signature)	Address
~~1 JALAL BANNOURA~~	~~Jalal Bannoura~~	~~1110 DARMAK DR~~
~~2 CHARLY BANNOURA~~	~~Charly Bannoura~~	~~1109 DARMAK DR~~
~~3 MARY BANNOURA~~	~~Mary Bannoura~~	~~1133 DARMAK DR~~
4 Carol Pappas	Carol Pappas	1230 Darmak
5 ~~[illegible]~~ Rolando OROZLO	Rolando Orozlo	1110 Melville DR
6 JOSEPH W WHITE	Joseph W White	1260 Cashmoor Dr
7 QI LU	[illegible]	1306 Barnard Dr
8 Pedrina Medrano	[illegible]	1349 Barnard Dr.
9 JOSEPH THOMAS	Joseph G Thomas	3400 Westleigh Ave.
~~10~~ KATHLEEN GORHAM	Kathleen Gorham	3501 WESTLEIGH AVE.
11 Jose G Chaidez	Jose G Chaidez	1337 Barnard dr
12 Mary Suzanne Rust	M Suzanne Rust	1330 BARNARD DR.
13 Turner Bobby	Bobby J. Turner	1261 Barnard Dr 89102
14 Robert Jones	Robert Jones	1300 Melville
15 BJ Newhouse	BJ Newhouse	1325 Melville Dr
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

11

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

	Name (Print)	Name (signature)	Address
1	William Birthisel	William J Birthisel	1243 Barnard Dr L.V. NV. 89102
2	Scott J Dunham	Scott J Dunham	1244 Barard Dr. LV NV 89102
3	TODD D Perschler	Todd D Perschler	1237 BARNARD DR 89102
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

3

We, the undersigned, oppose the request to designate the Westleigh Neighborhood a Las Vegas Historic Property.

	Name (Print)	Name (signature)	Address
1	1 Carol J. Pappas	Carol J. Pappas	1224 Cashman Dr.
2	2 Steve Golden	[illegible]	1120 Cashman Dr
	3 Veronica Fabré	Veronica Fabré	1120 Cashman dr
3	4 FRED LANDAU	Fred Landau	1200 Cashman Dr.
	~~5~~ Lila Handal	Lila Handal	1246 Cashman Dr.
	6 JoAnn Bronson	[illegible]	1114 Cashman Dr.
7	7 Lon Bronson	[illegible]	1114 Cashman Dr.
5	8 ~~[illegible]~~		
	~~9~~ Will Bennett	[illegible]	1322 CASHMAN Dr. EV 89102
	~~10~~ Shelley Bennett	Shelley Bennett	1322 Cashman Dr.
6	11 Nancy Niles	Nancy Niles	1206 Barnard Dr.
7	12 BEN PERALTA	Ben Peralta	1130 CASHMAN DRIVE
	13 Ben O Peralta	Ben Peralta	1130 Cashman Drive 89102
	~~14~~ ~~John R Davis~~		
	15 John R. Davis	John R. Davis	1212 Barnard Dr.
	~~16~~ Miguel A. Hernandez	Miguel Angel Hdez	1141 Barnard dr.
8	17 Sheila Coe	[illegible]	1205 Barnard
9	18 Kelly Lino	Kelly Lino	1200 Barnard
10	19 Shari Compton	Shari Compton	1219 Barnard Dr.
11	20 Emily Rust	Emily Rust	1343 Barnard Dr.
	~~21~~ JOHN DRAKOS	[illegible]	1122 DAGGAS DR
	~~22~~ Tony Liouvet	Tony [illegible]	1128 DOUGLAS
	23 ~~ERNEST SALERNO~~		
	~~24~~ ERNEST SALERNO	Ernest J. Salerno	1122 MELVILLE DR
	25 ~~Ernest J. Salerno~~		

11

Fax

To:	Planning & Development Dept	From:	westekfax
Fax:	(702) 229-6405	Fax:	(866) 595-6302
Phone:		Phone:	702-878-3015

Date: 09/15/2009

Subject: Westleigh Neighborhood Assocication

Comments:
As a lifetime resident of the Westleigh neighborhood I strongly oppose the request to designate this as an historical neighborhood. As a child I was raised in this neighborhood (1248 Barnard Dr) and as and adult I purchased a home (1238 Barnard) as I loved the area. I have lived here since 1960. We have upgraded and added to our home and I feel those moving in should be able to do the same without having a board dictating what one can do with their home. That should be left to the planning commision. Had I wanted to live in a neighborhood with an association I would have purchased in such an area. I do not see that this action benefits the residents of this neighborhood in anyway.
Thank You
Jeri Ballew

RECEIVED
SEP 14 2009

25P

Nora Lares

From: Courtney Mooney
Sent: Tuesday, October 27, 2009 7:43 AM
To: Nora Lares
Subject: FW: Internet Submission - Westleigh historic designation

RECEIVED
OCT 27 2009

Please include the comments below in the record for DIR-35476, 11/5 PC.

Courtney Mooney, AICP
Urban Design Coordinator
Historic Preservation Officer
City of Las Vegas
Planning & Development
P 702.229.5260
F 702.384.1397

-----Original Message-----
From: Teresa Morrell
Sent: Tuesday, October 27, 2009 7:39 AM
To: Courtney Mooney
Subject: FW: Internet Submission - Westleigh historic designation

For your review/response. Thank you.

-----Original Message-----
From: tcc530@interact.ccsd.net [mailto:tcc530@interact.ccsd.net]
Sent: Friday, October 23, 2009 9:19 AM
To: Planning Internet Email
Subject: Internet Submission - Westleigh historic designation

Citizen Name: Teri Camp

Email: tcc530@interact.ccsd.net

IP Address: 169.241.28.192

Comments: I have lived in the Westleigh neighborhood for 40 years, my parents, neighbors and friends still live there. We vist weekly.
I think the community has made it clear that they do NOT wish to have the historical designation forced upon them. The numbers appear to be overwhelming, and yet it seem that their voices go unheard in comparison to the few that want this to go forward.
I don't understand how it can benefit our community or our city to ignore the voice of the majority. As homeowners and voters we like to think that our voices matter to those we elect, and that they are concerned about representing all of us. I hope we will feel that our voices and concerns were heard as the planning commision makes its decision.

Date: 10/23/2009 9:18:33 AM

54P

Nora Lares

Subject: FW: Re: DIR - 35476 - Westleigh Neighborhood nomination

RECEIVED
OCT 23 2009

From: Richard Wells [mailto:rwells8041@yahoo.com]
Sent: Wednesday, October 21, 2009 11:13 PM
To: Courtney Mooney
Subject: Re: Re: DIR - 35476 - Westleigh Neighborhood nomination

Dear Courtney Mooney, AICP,
I am the owner of 3419 Westleigh Ave., Las Vegas, NV 89102.
I am completely against designation of the Westleigh Neighborhood on the City of Las Vegas Historic Property Register as an Historic District.

Respectfully,

Susan C. Ries Hodgson

54P

DIR-35476 11/5 PC

Westleigh Neighborhood Meeting to discuss Historic District Designation October 22, 2009: Comment Card

Name Careen Clark Rent ☐ Own ☑

Address 3512 Westleigh Ave

Comments: I am against having Westleigh Neighborhood designated Historic and do not want to have to have the current situation changed.

RECEIVED
OCT 23 2009

54P

DIR-35476 11/5 PC

Westleigh Neighborhood Meeting to discuss Historic District Designation October 22, 2009: Comment Card

Name Leanne Collet Rent ☐ Own ☐

Address 1127 Melville Dr LV, NV 89102

Comments: I do not want to have the neighborhood designation changed to Historical. The neighborhood stands on it's own. It will not change code enforcement so I see no advantage.

RECEIVED
OCT 23 2009

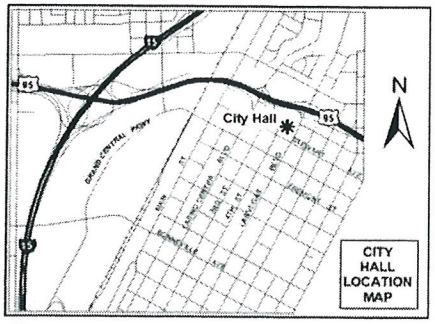
54P

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 30 2009

Case: DIR-35476

16205113035
KNOX LAUREL
1212 DOUGLAS DR
LAS VEGAS NV 89102-1816

GAVDS11 89102

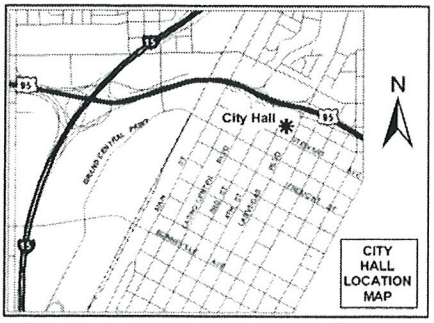
54A

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



RECEIVED
SEP 28 2009

RECEIVED
SEP 30 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.

Case: DIR-35476

16205110052
BURCHER ROBERT L
1140 BARNARD DR
LAS VEGAS NV 89102-1802

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

GAVOS11 89102

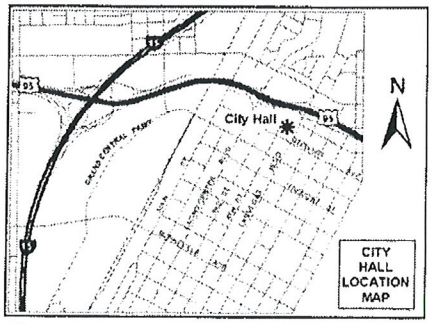
54A

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED
SEP 30 2009

Case: DIR-35476

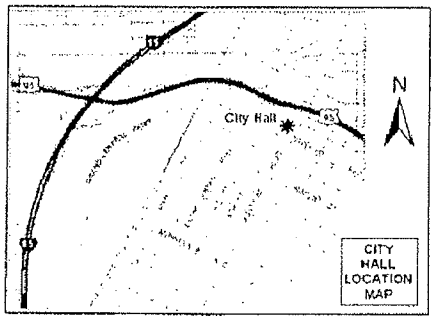
16205110055
STEPHENS KRAYTON E
1127 BARNARD DR
LAS VEGAS NV 89102-1801

GAVDS11 89102

54A

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.

Case: DIR-35476

16205110041
CONNELL MARK C
1121 DOUGLAS DR
LAS VEGAS NV 89102-1813

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

CANCEL 2810E

RECEIVED
SEP 23 2009

Submitted after final agenda

Date 9/23/09 Item 25

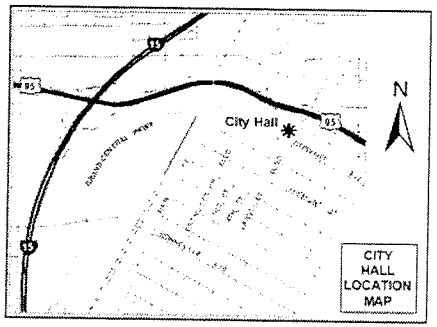
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205215052
KATIC STANLEY
1336 DOUGLAS DR
LAS VEGAS NV 89102-1818

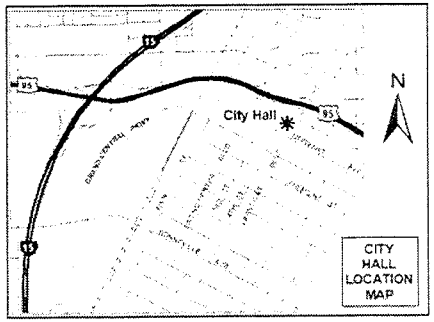
GAV0511 A910E

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



229 6301

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205114016
KATIC LISA MARIE & BOSKI
1201 BARNARD DR
LAS VEGAS NV 89102-1803

Thx

Yes! yes! A K's times Yes!



CAVDS11 89102

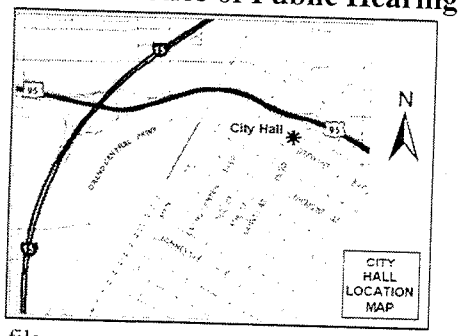
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 21 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

16205115008 Case: DIR-35476
SLAUGHTER RONALD J
3020 ASHBY AVE
LAS VEGAS NV 89102-1947

Submitted after final agenda
Date
Item 25

GAVDS11 89102

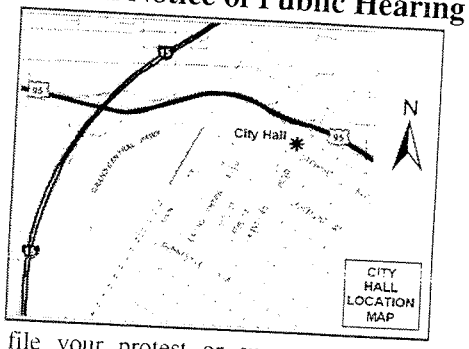
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279216
$ 00.41⁴
SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 17 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

13932410006 Case: DIR-35476
HULL JAY FRANK
829 LACY LN
LAS VEGAS NV 89107-4449

GAVDS11 89107

Submitted after final agenda
Date
Item No.

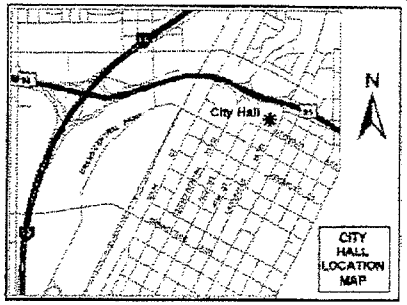
Sep 18 2009 13:26 UNLV 8955892 page 1

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 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205214012
GARRITY JOHN & CHERIE W
1263 CAMPBELL DR
LAS VEGAS NV 89102-1968

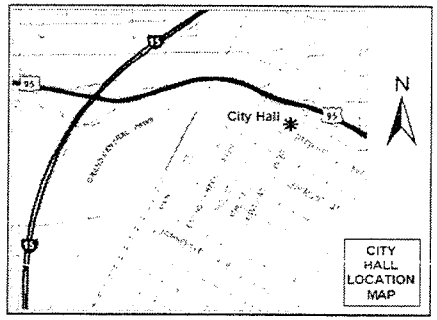
GAVDS11 89102

RECEIVED
SEP 21 2009

Submitted after final agenda
Date
Item 25

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

RECEIVED SEP 17 2009

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 SEP 11 2009
MAILED FROM ZIP CODE 89101

Case: DIR-35476
16205215082
FULBRIGHT 2000 TRUST
1307 BARNARD DR
LAS VEGAS NV 89102-1805

GAVDS11 89102

25 A

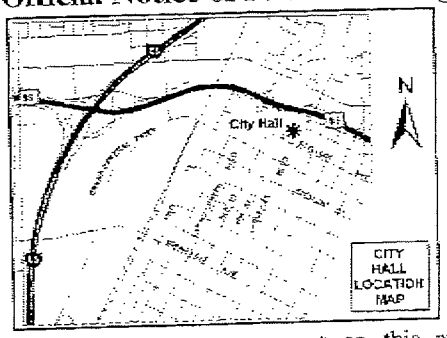
PAGE 01/01

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 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.

DIR-35476
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205211001
SNEDDON CHRISTOPHER
1266 BARNARD DR
LAS VEGAS NV 89102-1804

Submitted after final agenda
Date
Item 92

RECEIVED
SEP 17 2009
CITY CLERK

89102

09/17/2009 06:22 7025847719

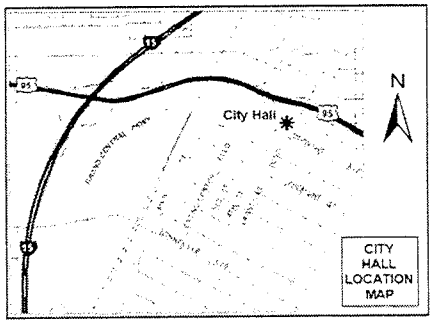
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 17 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205215095
HUGHES CHERYL LYNN & EDDIE H
3401 WESTLEIGH AVE
LAS VEGAS NV 89102-1845

GAVDS11 89102

Date

Item 22

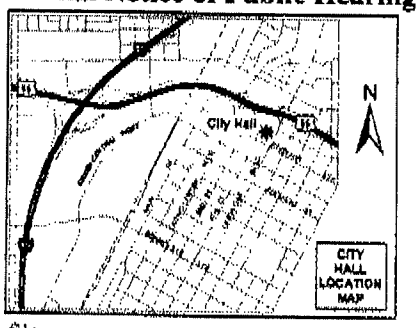
Sep. 22. 2009 4:33PM No. 2835 P. 1/1

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 $ 00.41[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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205215041
MULCHAY JOHN PAUL & LAURA E
1325 DARMAK DR
LAS VEGAS NV 89102-1811

GAVDS11 89102

RECEIVED
SEP 24 2009

25A

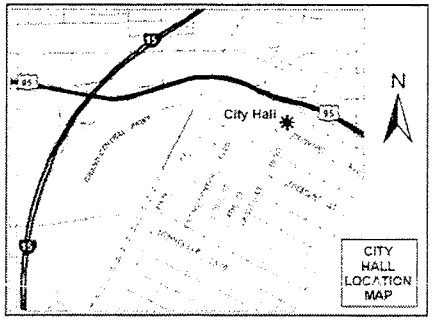
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 17 2009
BY: PDS

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: DIR-35476

16205215025
YOUNG GERALD WAYNE & BETTY JEAN
1306 DARMAK DR
LAS VEGAS NV 89102-1812

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Gerald W. Young
9-12-2009

Submitted after final agenda
Date
Item 42

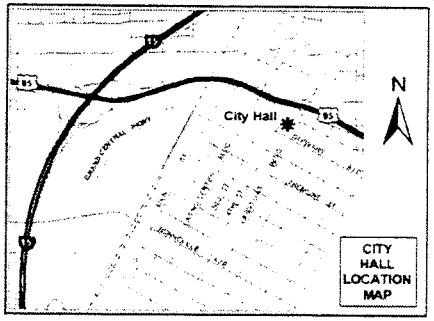
GAVDS11 89102

City of Las Vegas
Planning & Develop 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205215073
WINTER DAVID L
1324 BARNARD DR
LAS VEGAS NV 89102-1806

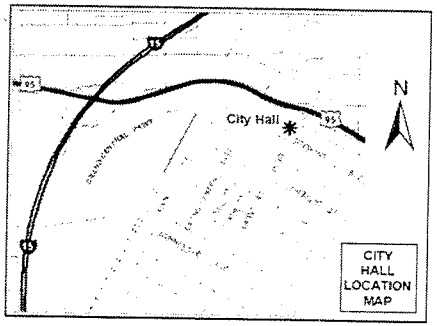
GAVDS11 89102

RECEIVED
SEP 17 2009

Submitted after final agenda
Date
Item 25A

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Submitted after final agenda
Date
Item 46

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004275216 SEP 11 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 17 2009
CITY CLERK

Case: DIR-35476
16205215011
O'DONNELL ROBERT W & M DENNI
3700 WESTLEIGH AVE
LAS VEGAS NV 89102-1834

CAVD511 89102

001/001

RIO FACILITIES

09/17/2009 09:58 FAX 7772452

Submitted after final agenda
Date
Item 45

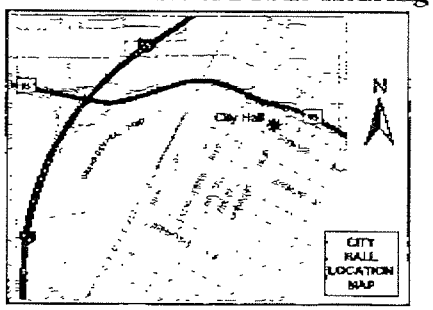
RECEIVED
SEP 17 2009

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
0004279215
$ 00.41[4]
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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

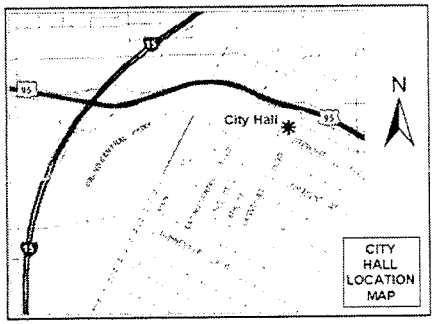
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
162051100 20
BRUNA ROBERT J & DEBBIE L
P O BOX 26508
LAS VEGAS NV 89126-0508

GAVDS11 89126

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 11 2009
MAILED FROM ZIP CODE 89101

PRESORTED FIRST CLASS

RECEIVED
SEP 17 2009

Case: DIR-35476

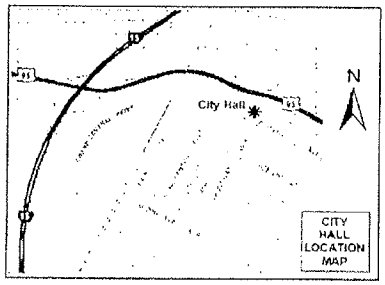
16205215012
RUSSELL DANA C
3606 WESTLEIGH AVE
LAS VEGAS NV 89102-1832

GAVDS11 89102

Submitted after final agenda
Date
Item 25 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



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.

DIR-35476
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205110016
PENNPLUS L L C
1770 WESTWIND RD
LAS VEGAS NV 89146-0301

GAVDS11 89146

RECEIVED
SEP 17 2009

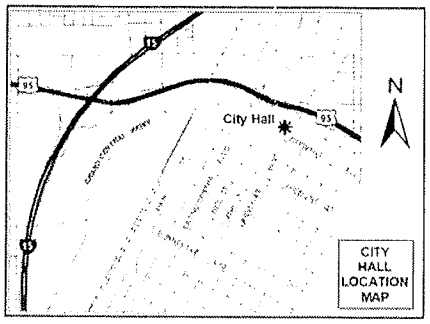
Submitted after final agenda
Date Item 25 A

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 $ 00.41
0004279218 SEP 11 20
MAILED FROM ZIP CODE 891

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 18 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.

Case: DIR-35476

16205215050
MERRITT WENDY
3146 E MARLENE DR
GILBERT AZ 85296-9459

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

GAVD511 A5E36

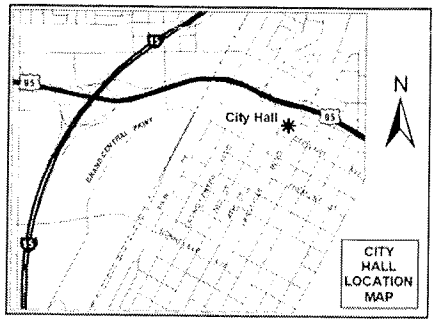
Submitted after final agenda
Date Item 25 A

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 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.

Support

Case: DIR-35476

16205215038
TAKAS ANDREA S
1343 DARMAK DR
LAS VEGAS NV 89102-1811

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

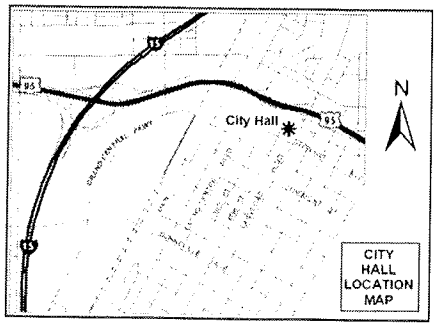
GAVDS11 89102

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.

Support

Case: DIR-35476

16205113013
WALSH WILLIAM E & ELAINE FAM TR
1219 MELVILLE DR
LAS VEGAS NV 89102-1821

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Submitted at Planning Commission

Date 9/24/09 Item 26

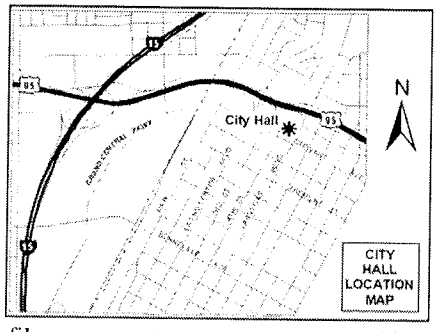
GAVDS11 89102

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

Support

Case: DIR-35476
16205215024
IRIARTE ELIANE LIVING TRUST
1300 DARMAK DR
LAS VEGAS NV 89102-1812

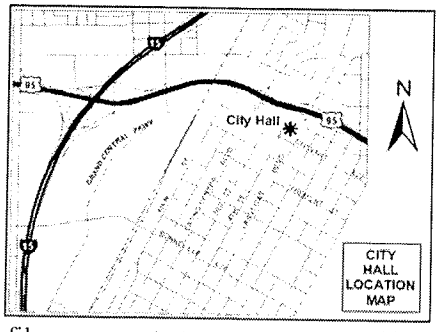
CAVOS11 A910E

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

Support

Case: DIR-35476
16205215013
BRITTON MARGARET S TRUST
3612 WESTLEIGH AVE
LAS VEGAS NV 89102-1832

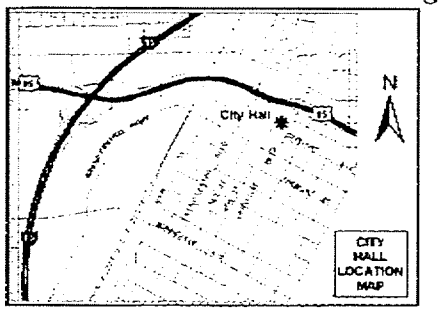
CAVOS11 A910E

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]
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.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205110008
CONNELL FAMILY TRUST 2005
1141 MELVILLE DR
LAS VEGAS NV 89102-1819

RECEIVED
SEP 16 2009

GAV0511 89102

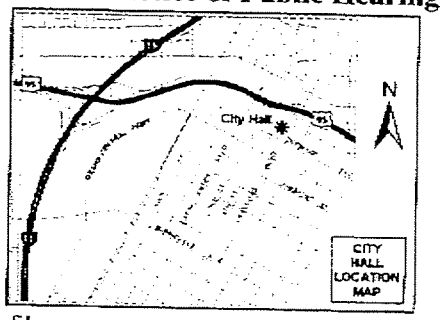
25X

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
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 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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205113015
BRAVIN GERALD & ADELINA
1201 MELVILLE DR
LAS VEGAS NV 89102-1821

CAVDS11 89102

RECEIVED
SEP 16 2009

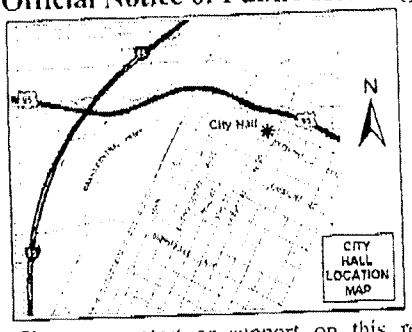
09/15/2009 18:03 FAX 7028771964

001/001

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.

Case: DIR-35476

16205215005
RAMOS DANILO & ABELLA I
1324 MELVILLE DR
LAS VEGAS NV 89102-1824

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

GAVDS11 A810E

RECEIVED
SEP 16 2009

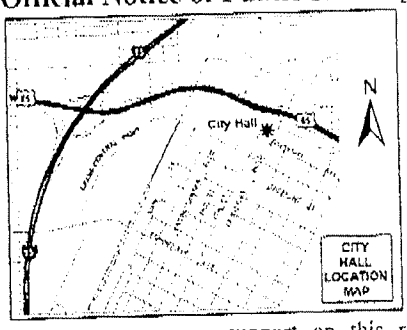
25A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

MAIL 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 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: DIR-35476

16205215018
REITZ FAMILY TRUST 1991
1331 MELVILLE DR
LAS VEGAS, NV 89102-1823

Robert Reitz / Bertha Reitz

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

Bertha Reitz

We have lived in our home for 44 years, this is such a great neighborhood and we hope you give us your support
thank you.

GAVDS11 89102

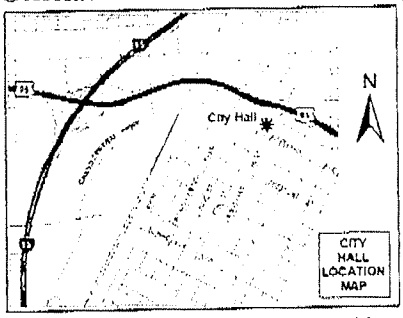
RECEIVED
SEP 16 2009

25A

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476

16205215030
KAHRE JEANEEN L
1336 DARMAK DR
LAS VEGAS NV 89102-1812

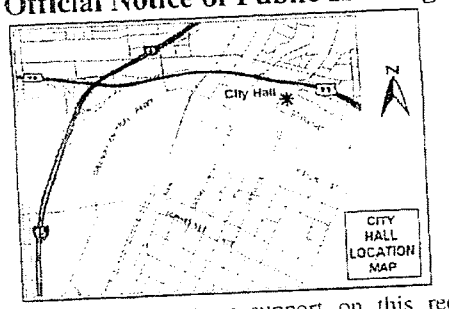
GAV0511 89102

RECEIVED
SEP 15 2009

25A

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.

DIR-35476
Planning Commission Meeting of 9/24/2009

PRESORTED FIRST CLASS

PITNEY BOWES
$ 00.41[4]

Case: DIR-35476

16205210014
COOMBS JAMES V
1255 DARMAK DR
LAS VEGAS NV 89102-1809

RECEIVED
SEP 15 2009

AVDS11 89102

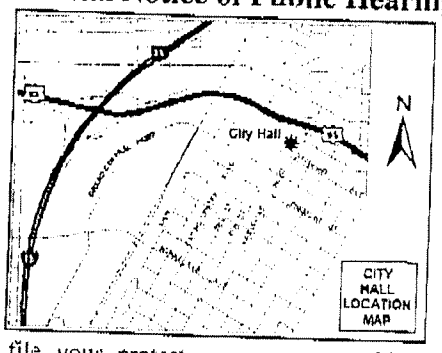
25A

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.

DIR-35476

Planning Commission Meeting of 9/24/2009

16205215021 Case: DIR-35476
MCGRATH THOMAS J & ELIZABETH J
3075 WESTWIND RD
LAS VEGAS NV 89146-6858

GAU0511 89146

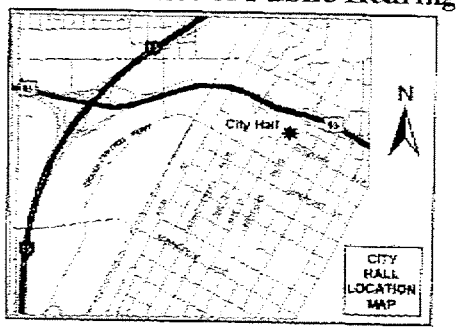
RECEIVED
SEP 14 2009

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
0004278218
$ 00.41⁴
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.

DIR-35476

Planning Commission Meeting of 9/24/2009

Case: DIR-35476
16205315026
LILES-SHIRLEY NAOMI 1994 LIV TR
2009 PLAZA DE SANTA FE
LAS VEGAS NV 89102-0000

GAUDS11 89102

RECEIVED
SEP 14 2009

2.5A

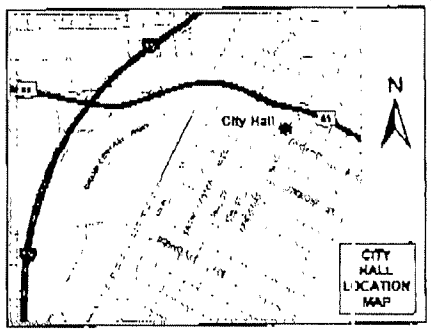
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

Case: DIR-35476

16205110013
HESSER TIFFANY L
1109 MELVILLE DR
LAS VEGAS NV 89102-1619

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476

Planning Commission Meeting of 9/24/2009

GAVD511 A810E

RECEIVED
SEP 14 2009

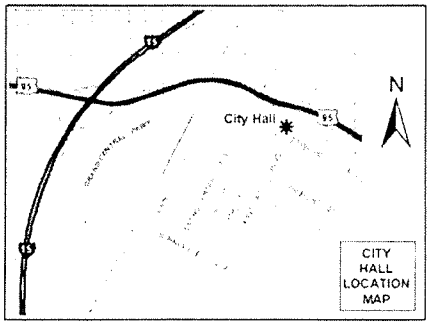
25A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

$ 00.41

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 15 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.

Case: DIR-35476

16205113036
STARKS MARSH & MARISSA M
1218 DOUGLAS DR
LAS VEGAS NV 89102-1816

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-35476
Planning Commission Meeting of 9/24/2009

GAVDS11 89102

25A

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-36170 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 and 19.12 to provide standards for the temporary fencing of construction sites and vacant parcels, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36170 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 19.08.030(F) is hereby amended as follows:

(F) Grading and Soil Stabilization.

(1) Grading Plan Approval - When Required. When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department of Planning and Development. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director of Planning and Development may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.

(2) Grading Plan--Appeal of Denial. The applicant may appeal to the City Council any final decision rendered pursuant to Subsection (1) of this Section. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

(3) Soil Stabilization – All parcels of vacant, undeveloped, and/or abandoned land shall either be fenced pursuant to LVMC 19.12.075 (K) to minimize land disturbance or shall use measures prescribed by the Clark County Department of Air Quality & Environmental Management (DAQEM) to provide adequate soil stabilization and dust control.

2. Title 19.08.050(E)(4)(a) is hereby amended as follows:

(a) Interior Screen Walls.
  (i) Service and loading areas shall be screened by the use of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. In no instance shall the screening be less than eight feet in height, and it may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.
  (ii) Prohibited Materials. Unless otherwise approved as part of an overall development plan, the following materials are not acceptable for use as screening walls or fences:
    a. Chainlink or open wire fencing (except as temporary construction fencing or fencing for vacant or abandoned parcels);
    b. Razor wire or barbed wire;
    c. Corrugated metal;
    d. Colored plastic;
    e. Untextured or unfinished concrete or block (CMU) walls; and
    f. Pointed post fences.

3. Title 19.12.075(H) is hereby amended by adding hereto a new Section (J) as follows:

(H) Materials. Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:
  (1) Chainlink or open wire fencing (except as temporary construction fencing or fencing for vacant or abandoned parcels);
  (2) Razor wire or barbed wire (except as may be approved under the procedures set forth in the City's Building Code);
  (3) Corrugated metal;
  (4) Bright colored plastic; and
  (5) Untextured or unfinished concrete or block (CMU) walls.

4. Title 19.12.075 is hereby amended by adding hereto a new Section (J) as follows:

J. Temporary Construction Fencing. The temporary fencing of construction sites shall be subject to the following requirements:

  1. Temporary construction fencing shall only be permitted in conjunction with an approved building permit for a structure or structures.
  2. Any exposed plywood utilized for construction fencing shall be painted.
  3. Any chain link or open wire fencing must utilize privacy screening to screen and protect passersby from the construction activities and mitigate visual intrusion into adjacent properties and rights-of-way.

4. No signage is to be placed on the temporary construction fencing at any time, unless in conjunction with an approved Temporary Sign Permit.
5. Temporary construction fencing shall not be allowed to encroach into public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
6. Temporary construction fencing shall be a minimum of six feet in height and shall not exceed a maximum of eight feet in height.
7. Temporary construction fencing and screening material shall not interfere with the required sight visibility restriction zones (SVRZ).
8. Gates shall not open into the public right-of-way and shall have sufficient throat depth for the queuing of traffic outside of the public right-of-way,
9. Sidewalk closures with pedestrian detouring will not be permitted unless authorized by the City Traffic Engineer.
10. In the event that the building permit required in Subsection (1) above expires or is revoked, the construction site shall be secured pursuant to Section (K) of this Subchapter.

5. Title 19.12.075 is hereby amended by adding hereto a new Section (K) as follows:

K. Fencing for Vacant or Abandoned Parcels. The fencing of vacant or abandoned parcels shall be subject to the following requirements:

1. A minor site plan review will be conducted as part of the permit review process. In addition to the documentation required for the application and issuance of a wall/fence permit by the Department of Building and Safety, the following additional documentation is required:
   a. A complete site plan detailing the location of all fencing, and
   b. Elevation drawings that depict the fencing and specify fencing materials, screening materials, and heights
2. Any chain link or open wire fencing may utilize privacy screening to mitigate visual intrusion into adjacent properties and rights-of-way.
3. No signage is to be placed on the fencing at any time, unless in conjunction with an approved Temporary Sign Permit.
4. Fencing shall be a minimum of six feet in height and shall not exceed a maximum of eight feet in height.
5. Fencing and screening material shall not interfere with the required sight visibility restriction zones (SVRZ)
6. A permit issued for the fencing of a vacant or abandoned parcel shall be valid for a period of one year. Any extension of this time limit must be approved by the application and issuance of a new wall/fence permit.

TXT-36170 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend standards related to wall and fencing materials to provide standards for the temporary fencing of vacant parcels and construction sites. Additionally, this amendment will provide a requirement for all vacant, undeveloped, and/or abandoned parcels of land to either fence the property pursuant to the new "Fencing of Vacant or Abandoned Parcels" standards, or to ensure soil stabilization and dust control using the methods approved by the Clark County Department of Air Quality & Environmental Management (DAQEM).

BACKGROUND INFORMATION

Pursuant to Title 19.08.050 and 19.12.075 chain link or open wire are not permitted materials for walls or fences except as temporary construction fencing. There are no standards that address temporary construction fencing. No allowance is currently made regarding the use of chain link or open wire fencing for securing a vacant or abandoned parcel of land.

ANALYSIS

Current zoning regulations do not include predevelopment standards applicable to the sites that are undeveloped, vacant or abandoned. Land that is undeveloped, vacant or abandoned can present many community concerns, including issues related to dust control, land disturbance and soil stability. The proposed addition to Section 19.08.030(F) will require that all such undeveloped, vacant and or abandoned parcels of land within the city either are fenced to the standards being proposed for the "Fencing of Vacant or Abandoned Parcels" (discussed below) or that appropriate soil stabilization and dust control measures approved by Clark County DAQEM be employed. This requirement will among other things reduce soil compaction, land disturbance and dust production, thus improving air quality. Additionally, the standard proposed here supports Policy 4.1.2 of the Conservation Element of the Las Vegas 2020 Master Plan as it relates to air quality and the stabilization of soils awaiting development.

Currently, an exception is made within the prohibited/unacceptable materials lists (found in Title 19.08.050(E)(4)(a)(ii) and Title 19.12.075(H)) for chain link or open wire fencing when such is used for temporary construction fencing but no standards exist within the Zoning Code for temporary construction fencing. The proposed amendment would add language to Title 19.12.075 establishing the applicability, standards and submittal requirements for temporary construction fencing. The proposed new Section (J) of Title 19.12.075 would require that temporary construction fencing can only be placed in conjunction with an approved building permit for a structure or structures and that should the building permit expire then the property owner must secure the property as outlined in the proposed Section (K) of Title 19.12.075.

In addition to standards applicable to temporary construction fencing, this amendment proposes to add standards for the fencing of vacant or abandoned parcels. Current standards do not allow for material, such as chain link, that is of a more temporary, low cost nature for the securing of vacant or abandoned lots. These lots must currently meet the code standards for materials, heights and screening applicable to developed parcels; including requirements that the walls/fencing be decorative with at least 20 percent contrasting material and match the design of any abutting perimeter walls. Unsecured vacant or abandoned parcels have the potential to become an attractive nuisance as used in Chapter 9.04 (Nuisances). By adding requirements and standards for the fencing of vacant or abandoned parcels, it will be easier for property owners to secure their properties to deter nuisance activity on those sites until such time as the property is developed or occupied. A permit would be required annually to continue to secure a vacant or abandoned parcel in the manner proposed by this amendment.

FINDINGS

The proposed text amendment will accomplish the following:

- Codify current procedures relative to temporary construction fencing.
- Make provisions to address the needs of property owners who wish to secure vacant lots and abandoned parcels until such time as they are developed and occupied.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.08.030 (F) – Development Standards: General – Grading	• Deals with the approval and appeal of a denial for a grading plan	• Adds a subsection for soil stabilization that requires fencing or CC DAQEM measures
Title 19.08.050 (E)(4)(a) – Urban Design, Screening and Lighting: Screening and Lighting –Interior Screen Walls: Prohibited Materials	• Chain link is prohibited except as temporary construction fencing	• Added fencing of vacant or abandoned parcel to the exception notation for chain link
Title 19.12.175 (H) – Wall Standards: Materials	• Chain link is listed as an unacceptable material except as temporary construction fencing	• Added fencing of vacant or abandoned parcel to the exception notation for chain link
Title 19.08.050 (J) – Wall Standards: Temporary Construction Fencing	• No Standards	• Adds new Section that specifies requirements and standards for temporary construction fencing
Title 19.08.050 (K) – Wall Standards: Fencing for Vacant or Abandoned Parcels	• No Standards	• Adds new Section that specifies requirements and standards for fencing of vacant or abandoned parcels

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-36235 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.10.010(J) to provide design standards for parallel parking spaces, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36235 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 19.10.010 "Parking, Loading, and Traffic standards" are hereby amended as follows:

(J) Design of Parking Areas.
(1) Access. Off-street parking areas shall be provided in the following manner:
(a) All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
(i) Residential parking facilities not exceeding two spaces per property.
(ii) Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
(iii) Existing public and quasi-public use facilities not exceeding two spaces per property.
(b) Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.
(c) No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (8) that allow tandem parking.

(2) Dimensional Requirements.
(a) Compact Spaces Permitted. A minimum of seventy percent of the parking spaces shall be standard size and up to thirty percent of the required on-site parking spaces may be designated as compact parking spaces.
(b) Size. Minimum size for parking spaces is shown in Table 3 below:

Table 3
Minimum Parking Space Size

Type of space	Width	Length
Standard Car	9 feet	18 feet

JM

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**

(c) Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.

(d) Construction Standards. All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.

(e) Angle Parking. Minimum dimensional standards for angle parking and access aisles are set forth in Table 4 below (see also Figure 5):

Table 4
Angle Parking/Access Aisle Dimensions

Parking angle (degrees)	Stall width (feet)	Access aisle, one-way (feet)	Access aisle, two-way (feet)
0	9.0	12.0	24.0
30	9.0	12.0	24.0
40	9.0	12.0	24.0
45	9.0	12.0	24.0
50	9.0	12.0	24.0
60	9.0	15.0	24.0
70	9.0	19.0	24.0
80	9.0	23.0	24.0
90	9.0	24.0	24.0

(3) Drainage. All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.

(4) Driveways. Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Department of Public Works.

(5) Lighting. Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See Related Lighting Standards in Chapter 19.08.)

(6) Maintenance. Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

(7) Surfacing and Striping. Except as otherwise provided in this Chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

(8) Tandem and Valet Parking. The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires one hundred fifty or more parking spaces. No more than thirty percent of the total number of spaces shall be designated as tandem. In addition, a valet parking attendant must be on duty during business hours.

(9) Wheel Stops/Curbing. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

(10) Carports/Covered Parking. Carport structures or other similar covered parking structures shall be subject to the accessory structure requirements set forth in LVMC 19.08.050(C).

(11) Parking Lot Landscaping. Landscaping of parking lots shall be in accordance with the following:

(a) Landscape Islands--Location. Interior landscape islands shall be provided for all parking lots as follows (see Figure 6):

(i) At the end of each row of parking spaces;

(ii) Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; and

(iii) In addition to any required perimeter landscape areas.

(b) Landscape Islands--Size. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.

(c) Planting Requirements.

(i) Trees. One tree shall be planted for every six uncovered parking spaces. Each landscape island shall have at least one shade tree; required trees shall be a minimum twenty-four inch box evergreen or deciduous shade tree.

Tree spacing within a landscape island shall not exceed thirty feet on center.

(ii) Shrubs. Landscape islands shall include a minimum of four five-gallon shrubs for every required tree.

(iii) Ground Cover. Landscape islands shall include a two-inch layer of ground cover or rock mulch.

(iv) Perimeter Landscaping. Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots.

(v) Irrigation. Landscape materials and any other required landscape areas shall be irrigated with drip irrigation only.

(d) Parking Lot Screening. Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen (See Figure 7).

(e) Adjacency to Buildings. No parking lot shall directly abut any building. A minimum five-foot wide landscape buffer or minimum five-foot wide sidewalk should be used to buffer buildings from parking spaces. A combination of landscape buffer and sidewalk may be used to achieve the minimum five-foot buffer, provided that any sidewalk so used may not have a width of less than three feet.

(f) Curbing. Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.

(g) Applicability of Standards. Except as otherwise provided in this Subparagraph (g), the standards set forth in this Paragraph (11) are minimum requirements. Anexception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

TXT-36235 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.10.010(J) to provide design standards for parallel parking spaces.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/02/06	The City Council adopted Ordinance #5842 to amend Title 19.04, "Permissible Uses," and Title 19.10, "Parking, Loading and Traffic Standards," to revise the list of permitted uses and associated parking requirements. Planning Commission and staff recommended approval.
07/15/09	The City Council adopted Ordinance #6048 to amend Title 19.10.010 (H) to add alternative minimum on-site parking requirements for certain mixed-use developments and other qualifying uses. Planning Commission and staff recommended approval.

ANALYSIS

The dimensions for parallel parking are not currently delineated in Title 19.10.010 Parking, Loading and Traffic Standards. Title 19.10.010 – Table 4 - Angle Parking/Access Aisle references standards for a zero degree parking angle, which can be inferred to be a parallel parking dimension, however the table does not provide the length of the stall, only the width. This amendment will clearly designate the dimension size for parallel parking space on-site. This amendment proposes to add parallel parking to Table 3 – Minimum Parking Space Size in Title 19.10.010. The proposed dimension size for a parallel parking space is 9 x 23, which is the dimension requested by Public Works staff.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

JM

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-36330 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 to modify Conditional Use Regulations for the Vehicle Parking, Storage, or Repair in Residential Zoning Districts use related to recreational vehicle parking, parking surface material and defining mechanically inoperable, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report (Not Applicable)
2. Abeyance Request E-mail Submitted by Robert Summerfield

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36330 - APPLICANT/OWNER: CITY OF LAS VEGAS

APPLICANT REQUEST THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 19, 2009 PLANNING COMMISSION MEETING.

RTS

Nora Lares

RECEIVED
OCT 21 2009

From: Robert Summerfield
Sent: Wednesday, October 21, 2009 11:09 AM
To: Nora Lares
Cc: Doug Rankin; Steve Gebeke; Flinn Fagg
Subject: FW: Chat parking ord

Nora – Please allow this email to serve as a request to have TXT-36330 held in abeyance from the 11/05 PC meeting to the 11/19 PC meeting. Please only attach the abeyance sheet as the staff report is currently just notes and not fit for publishing.

Thanks - RTS

~~~~~~

Robert T. Summerfield, AICP
Planner II
City of Las Vegas
Planning and Development
(702) 229-4856

#57
~~~~~~

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-36450 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve the 2010 Planning Commission Dates

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Draft 2010 Planning Commission Meeting Schedule

PLANNING & DEVELOPMENT DEPARTMENT

2010
PLANNING COMMISSION MEETING SCHEDULE

Planning Commission Meeting Date	City Council Meeting Date
January 14, 2010	February 17, 2010
January 28, 2010	March 3, 2010
February 11, 2010	March 17, 2010
February 25, 2010	April 7, 2010
March 11, 2010	April 7, 2010
March 25, 2010	April 21 2010
April 8, 2010	May 5, 2010
April 22, 2010	May 19, 2010
LEFT BLANK INTENTIONALLY	June 2, 2010
May 13, 2010	June 16, 2010
May 27, 2010	July 7, 2010
June 10, 2010	July 7, 2010
June 24, 2010	July 21, 2010
July 8, 2010	August 4, 2010
LEFT BLANK INTENTIONALLY	August 18, 2010
July 29, 2010	September 1, 2010
August 12, 2010	September 15, 2010
August 26, 2010	October 6, 2010
September 9, 2010	October 6, 2010
September 23, 2010	October 20, 2010
October 7, 2010	November 3, 2010
October 21, 2010	November 17, 2010
November 4, 2010	December 1, 2010
November 18, 2010	December 15, 2010
December 2, 2010	January 5, 2011
December 16, 2010	January 19, 2011
LEFT BLANK INTENTIONALLY	February 2, 2011
January 13, 2011	February 16, 2011
January 27, 2011	March 2, 2011

***Generally, the Planning Commission meetings are held on the second and fourth Thursday of each month.**

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 4:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION 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

