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
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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.

December 17, 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 NOVEMBER 19, 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.

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.

6. **SDR-36735 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26815) FOR A 42% REDUCTION IN FLOOR AREA FOR A 141 SPACE TRANSIT PASSENGER FACILITY (PARK AND RIDE) on the eastern portion of 138 acre site adjacent to the west side of Durango Drive at Westcliff Drive (APN 138-29-801-002), C-V (Civic) Zone, Ward 2 (Wolfson)

PUBLIC HEARING ITEMS

7. **ABEYANCE - 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)

8. **ABEYANCE - 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)

9. **ABEYANCE - RENOTIFICATION - GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Population Element, All Wards

10. **ABEYANCE - 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)

11. **ZON-36347 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 216 North Lamb Boulevard (APN 140-32-310-003), Ward 3 (Reese)

12. **SDR-36345 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-36347 - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY** - Request for a Site Development Plan Review FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 and 220 North Lamb Boulevard (APNs 140-32-310-002 and 003), R-1 (Single Family Residential) [PROPOSED: P-R (Professional Office and Parking) Zone] and P-R (Professional Office and Parking) Zones, Ward 3 (Reese)

13. **VAR-36543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN KERN** - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS REQUIRED FOR AN EXISTING 392 SQUARE-FOOT ADDITION on 0.16 acres at 413 Meadow Valley Drive (APN 139-31-610-037), R-1 (Single Family Residential), Ward 1 (Tarkanian)

14. **VAR-36577 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

15. **SDR-36576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36577 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) FOR SITE MODIFICATIONS FOR A PREVIOUSLY APPROVED MAXIMUM 150-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

16. **VAR-36578 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW TEN EXISTING FREESTANDING SIGNS WHERE ONE IS ALLOWED AND TO ALLOW A DISTANCE SEPARATION OF 50 TO 80 FEET WHERE 100 FEET FROM FREESTANDING SIGN TO FREESTANDING SIGN IS REQUIRED on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)

17. **VAR-36579 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW FOUR EXISTING AND ONE PROPOSED FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED; TO ALLOW FIVE FREESTANDING SIGNS WHERE ONE IS ALLOWED; TO ALLOW A 35-FOOT TALL SIGN WHERE 12 FEET IS ALLOWED; TO ALLOW A 289 SQUARE-FOOT SIGN WHERE 48 SQUARE FEET IS ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF 17 TO 25 FEET WHERE 100 FEET FROM FREESTANDING TO FREESTANDING SIGN IS REQUIRED on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)

18. **RQR-36373 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.** - Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT X 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese)

19. **SUP-36551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,079 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #105 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)

20. **SUP-36552 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #110 & #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)

21. **SUP-36558 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: H S FAMILY, LP** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 5,166 SQUARE-FOOT RETAIL ESTABLISHMENT at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow)

22. **SUP-36564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 195-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 4800 East Bonanza Road, Suite #9 (APN 140-29-801-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

23. **SUP-36571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC** - Request for a Special Use Permit TO ADD A THRIFT SHOP (JEWELRY) USE WITHIN AN EXISTING 900 SQUARE-FOOT JEWELRY STORE at 2235 North Rampart Boulevard (APN 138-20-522-003), P-C (Planned Community) Zone, Ward 4 (Anthony)

24. **SUP-36588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED 3,288 SQUARE-FOOT BAILBOND SERVICE at 3325 West Sahara Avenue (APN 162-08-103-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

DIRECTOR'S BUSINESS:

25. **ABEYANCE - 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

CITIZENS PARTICIPATION:

26. 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: DECEMBER 17, 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: DECEMBER 17, 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 DECEMBER 17, 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 DECEMBER 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2009

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 17, 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: DECEMBER 17, 2009

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

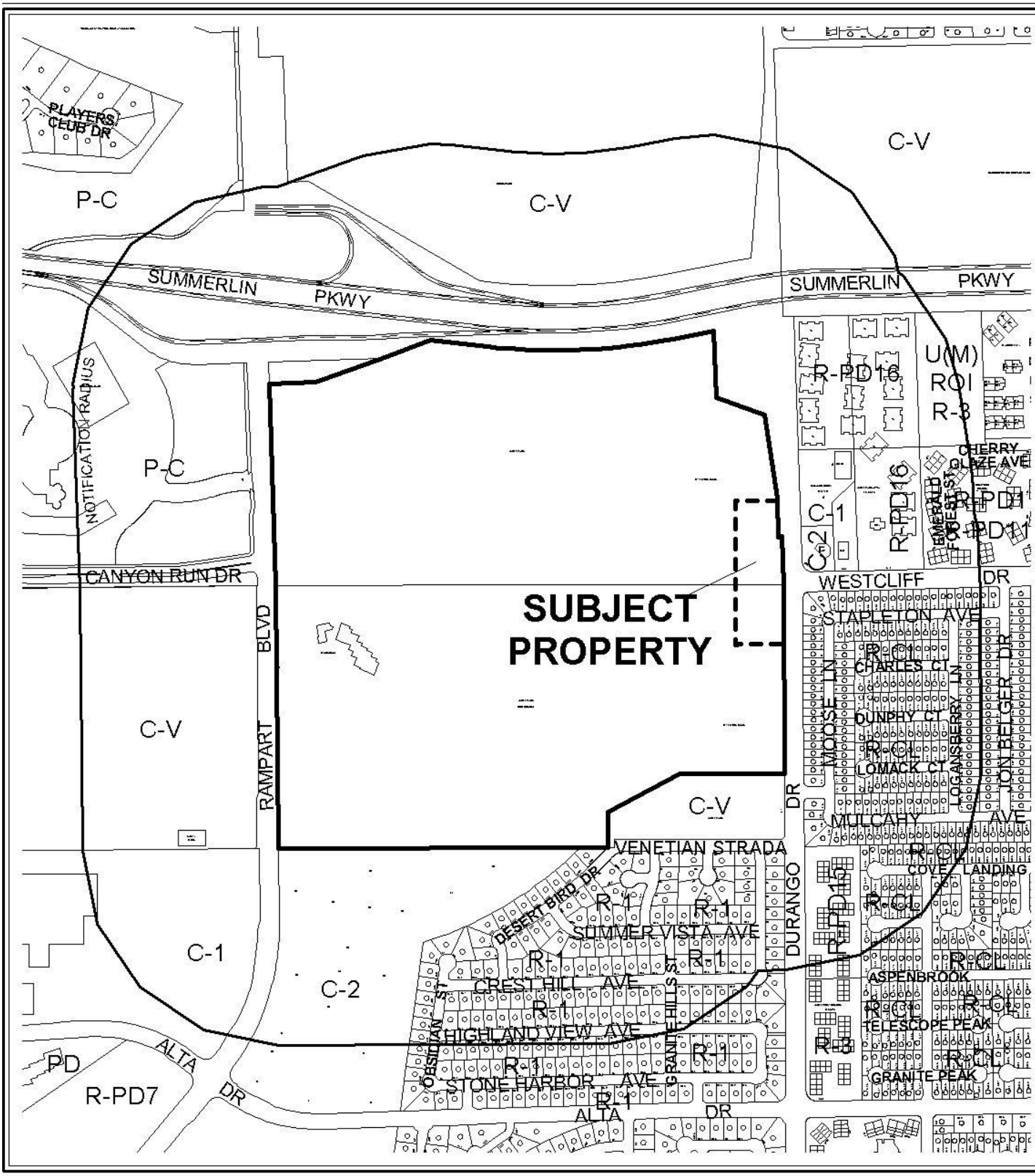
SUBJECT:
SDR-36735 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26815) FOR A 42% REDUCTION IN FLOOR AREA FOR A 141-SPACE TRANSIT PASSENGER FACILITY (PARK AND RIDE) on the eastern portion of a 138 acre site adjacent to the west side of Durango Drive at Westcliff Drive (APN 138-29-801-002), C-V (Civic) Zone, Ward 2 (Wolfson)

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**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



0 500 1000 Feet

CASE: **SDR-36735**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **SDR-36735**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-26815) and Rezoning (Z-0006-81) 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 and landscape plan, date stamped 11/24/09 and building elevations, date stamped 11/19/09, except as amended by conditions herein

4. No signage area or number of signs is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to LVMC Title 19.14.060 (C).

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. The technical landscape plan shall include the following changes from the conceptual landscape plan: landscaping shall be provided within the transition strip for the portion of the trail north of the power poles in accordance with Exhibit 1 of the Master Plan Transportation Trails Element.

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. For all developments/projects.

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7. 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).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

10. 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.

11. 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.

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

Public Works

13. 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.

14. Construct all incomplete half-street improvements on Durango Drive (bus turnout) adjacent to this site concurrent with development of this site.

15. 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.

16. 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.

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December 17, 2009 - Planning Commission Meeting

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Angel Park Trailhead project, Rampart Trail Phase 2 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Site development to comply with the Cooperative Agreement approved October 17, 2007.

SDR-36735 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to modify an approved Site Development Plan Review (SDR-26815) by reducing the size of an approved Transit Passenger Facility (Park and Ride) from 2,855 to 1,669 square feet or 42%. The proposed Major Amendment to the approved Site Development Plan Review (SDR-26815) is appropriate on the subject site as it will provide additional transit options for area residents; therefore, approval of the request is recommended. If denied, the Transit Passenger Facility (Park and Ride) would be required to comply with the previously approved Site Development Plan Review.

ISSUES

- The subject Major Amendment is required as the subject building has been reduced from 2,855 to 1,669 square feet or 42%.
- The parent Site Development Plan Review (SDR-26815) was approved by the Planning Commission on 03/27/08.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
03/18/81	The City Council approved a Rezoning (Z-0006-81) from N-U (Non-Urban) to C-V (Civic) for the subject site. The Planning Commission and staff recommended approval of the request.
12/22/03	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19793) for a 70-foot Wireless Communication Facility, Stealth at 100 South Rampart Boulevard.
06/13/05	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19961) for an 85-foot Wireless Communication Facility, Stealth (Monopine) at 150 South Rampart Boulevard.
04/26/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-20336) for a co-location of antennas on an existing 90-foot Wireless Communication Facility, Stealth at 150 North Durango Drive.
02/14/08	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-26333) for a co-location of antennas on an existing 90-foot Wireless Communication Facility, Stealth at 100 South Rampart Boulevard.

03/27/08	The Planning Commission approved a Site Development Plan Review (SDR-26815) for a 2.43 acre, 141 space Park and Ride Facility on the eastern portion of 138 acres adjacent to the west side of Durango Drive at Westcliff Drive. Staff recommended approval of the request.
07/16/08	The City Council approved a Site Development Plan Review (SDR-27898) for a 472 square-foot Community Recreational Facility (Public) on 72.42 acres at 100 South Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
10/08/09	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-35617) for the co-location of three antennas at the 62-foot centerline of an existing 70-foot tall Wireless Communication Facility, Stealth Design (Monopine) located at 100 South Rampart Boulevard.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to the subject site.	
Pre-Application Meeting	
11/18/09	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • A Major Amendment to the approved Site Development Plan Review (SDR-26815) would be required as the subject building is being reduced by 42%. • Conformance to the previously approved Site Development Plan Review (SDR-26815) and Rezoning (Z-0006-81) is required.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
11/24/09	A field check was completed on the indicated date. The following items were noted: • Staff identified an existing paved lot.

Details of Application Request	
Site Area	
Gross Acres	138.93
Net Acres	2.43 (Limits of Project Area)

SDR-36735 - Staff Report Page Three
December 17, 2009 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Golf Course/Drainage Basin/Public Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
North	R.O.W. (Summerlin Parkway)	R.O.W. (Summerlin Parkway)	R.O.W. (Summerlin Parkway)
South	Public Park/Single Family Detached/Mixed Use)	PR-OS (Parks/Recreation/Open Space)/ L (Low Density Residential)/GC (General Commercial)	C-V (Civic)/R-1 (Single Family Residential)/ U (Undeveloped) [GC (General Commercial) General Plan designation] under Resolution of Intent to C-2 (General Commercial)
East	Multi-Family Residential/Shopping Center/Single Family Detached	M (Medium Density Residential)/SC (Service Commercial)/ML (Medium Low Density)	R-PD16 (Residential Planned Development – 16 Units per Acre)/C-1 (Limited Commercial)/ R-CL (Single Family Compact-Lot)
West	Hotel and Gaming Establishment, Non-Restricted/Golf Course	SC (Service Commercial)/PR-OS (Parks/Recreation/Open Space)	P-C (Planned Community) and C-V (Civic)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
Trails		X	By Condition
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

BTS

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December 17, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable. Any future development will require review for determination of appropriate development standards.

The following development standards are proposed for this C-V (Civic) District:

Standard	***Provided***
Min. Lot Width	>100 Feet
Min. Setbacks • Front • Side o North o South • Rear	 34 Feet > 100 Feet > 100 Feet > 100 Feet
Min. Setback from a Primary Arterial Street	30 Feet
Max. Building Height	25.7 Feet
Trash Enclosure	Screened and Covered
Mech. Equipment	Screened
Residential Adjacency Standards	***Provided***
3:1 proximity slope	>100 Feet
Adjacent development matching setback	n/a
Trash Enclosure	>50 Feet
Landscaping and Open Space Standards	***Provided***
Parking Area	11 Trees
Buffer: Min. Trees	 45 Trees (24-inch box trees @ 20 FT O.C.)
TOTAL	56 Trees
Min. Zone Width: North - Interior P|L (Adj. to C-V (Civic Zone) South - Interior P|L (Adj. to C-V (Civic Zone) West - Interior P|L (Adj. to C-V (Civic Zone) East - P|L @ ROW (Adj. to Durango Drive)	 5 Feet 9 Feet Zero Feet 20 Feet
Wall Height	5 to 8 Feet - Retaining Wall at Rear of Site

BTS

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Transit Passenger Facility	1,669 SF	Determined on a case-by-case basis			136 Spaces	5 Spaces	Y
TOTAL (including handicap)	1,669 SF				141 Spaces		Y

ANALYSIS

Pursuant to Title 19.18.050 (H) the subject Major Amendment to a previously approved Site Development Plan Review is required, as the proposed building has decreased approximately 42% in floor area, from 2,855 square feet to 1,669 square feet. The proposed Transit Passenger Facility (Park and Ride) building will serve as a waiting room, restrooms and utility/storage room at the southwest corner of Durango Drive and Westcliff Drive. The proposed reduction in building area is appropriate for the proposed Transit Passenger Facility (Park and Ride) facility; therefore, approval of the subject Site Development Plan Review is recommended.

- **Site Plan**

  The project site is located at the eastern edge of a public park and golf course, adjacent to the west side of Durango Drive and terminus of Westcliff Drive. The project site consists of a fully improved paved surface adjacent to a spillway basin that runs north to south along the western boundary of the project. The site plan illustrates a single building with external waiting loading areas. There are two bus drop-off lanes, each with multiple bus bay canopies and seating areas. The parking lot is to the north of the bus and transit center.

  The site plan indicates that 141 parking spaces will be provided within the surface parking lot. The parking provided for a development of this nature, transit passenger facility, is determined on a case by case basis. The 141 parking spaces provided are appropriate for a transit center of this size. The parking lot is accessed via the principle, signalized entry at the Durango Drive – Westcliff Drive intersection or the entry/exit at the north end of the site.

- **Trail**

  The Transportation Trails Element of the Master Plan calls for a Multi-Use Non-Equestrian Trail to run along the eastern property line of this project to connect to other existing and future portions of the city's trails network. The plans as submitted depict a slightly modified trail segment due to existing and proposed site conditions. Due to the existing power poles there is no ability to provide a Transition Strip from the power poles south to the entry drive. In front of the transit passenger facility there is a turn-out proposed for passenger loading and unloading that would make it infeasible to provide a Transition Strip in this area. A condition of approval has been added that at the time the technical landscape plan is submitted that landscaping be provided within the Transition Strip north of the power poles in accordance with Exhibit 1 of the Master Plan Transportation Trails Element. Provided all conditions are met, the proposed trail will meet the requirements of the Master Plan.

- **Landscape Plan**

  The landscape plan depicts adequate landscape buffer widths at the perimeter of this project site area. The north, south and east perimeter landscape buffers are depicted as having 24-inch box trees planted approximately 20 feet on center to screen the transit center and bus bays from the golf course to the west and the residential development to the east of the project area.

- **Elevations/Floor Plan**

  The elevations depict a single story, 25.7-foot high, transit passenger facility or park and ride development with multiple bus bay canopies. The building uses fenestration, both textural and color, to breaking up the massing of the building. The use of different materials and expression lines adds visual interest to both the principle structure and the bus bay canopies. Materials used include weathered steel; smooth finish, textured and painted concrete; decorative stone tile; metal screens and roofing; and low glazing glass.

  The floor plan shows that there will be a security/customer service area and concession space in addition to the passenger waiting area and public restrooms. The plan also depicts an outside canopied patio area and both inside and outside ticket/bus pass vending areas.

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 Park and Ride Facility use will be located within a City Park. 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 existing C-V (Civic) zoning district allows for the development standards to be set by the zoning action and/or subsequent Site Development Plan Review. The site plan shows a compatible, suburban transit center that is improving the existing site conditions by actively screening the surface parking lot from the adjacent property.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Durango Drive, a 100-foot Primary Arterial will be the vehicular access point for the development. The primary entrance at the center of the development is already signalized and existing medians will require right hand turns in and out at the north and south entries. Negative impacts should be minimal with regard to adjacent roadways and neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding residential, commercial, and recreational developments. The proposed landscaping is adequate to screen the site from neighboring properties in this area.

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 will provide a new aesthetically pleasing development that will facilitate an alternative transportation opportunity (i.e. park and ride) and be harmonious and 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 plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for any commercial activities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 599

APPROVALS 4

PROTESTS 3

CONCERNS 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Regional Transportation Commission of Southern Nevada

Project Address (Location) Westcliff Drive / Durango Drive

Project Name Westcliff Transit Center Proposed Use Park and Ride

Assessor's Parcel #(s) 138-29-801-002 Ward # 2

General Plan: existing ____ proposed X Zoning: existing X proposed ____

Commercial Square Footage ____ Floor Area Ratio ____

Gross Acres approx 3 acres Lots/Units ____ Density ____

Additional Information ____

PROPERTY OWNER City of Las Vegas Contact Jorge Cervantes

Address 420 N. Fourth Street Phone: 229-6806 Fax: 382-3232

City Las Vegas, State NV Zip 89101

APPLICANT RTC of Southern Nevada Contact Bill Tsiforas

Address 600 S. Grand Central Pkwy, Suite 350 Phone: 676-1568 Fax: 676-1579

City Las Vegas State NV Zip 89106

REPRESENTATIVE GC Wallace Contact Tim McCoy

Address 1555 South Rainbow Boulevard Phone: 804-2075 Fax: 804-2177

City Las Vegas State NV Zip 89146

Property Owner Signature* Jorge Cervantes

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

Print Name JORGE CERVANTES

Subscribed and sworn before me

This 5th day of February, 2008.

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-36735
Meeting Date:	12/17/09
Total Fee:	1030.00
Date Accepted:	MNe
Accepted By:	12/9/09

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36735** APN: 138-29-801-002

Name of Property Owner: City of Las Vegas

Name of Applicant: Regional Transportation Commission of Southern Nevada

Name of Representative: GC Wallace

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: _____

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NOV 19 2009

Signature of Property Owner: Jorge Cervantes

Print Name: Jorge Cervantes

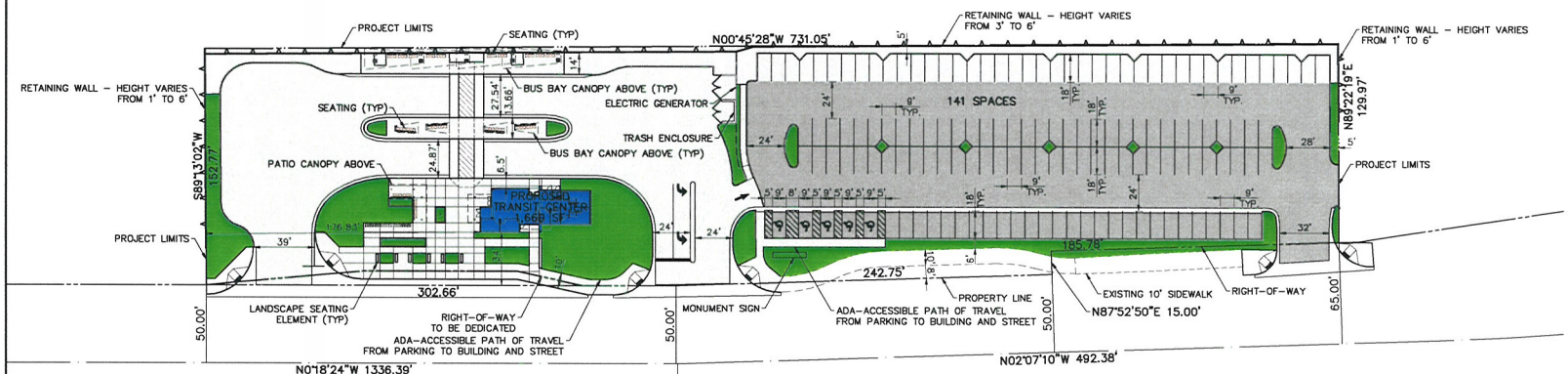
Subscribed and sworn before me

This 5th day of February, 2008

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2010



NORTH

SCALE 40 0 40 80 FEET

PROPERTY OWNER

CITY OF LAS VEGAS
242 SOUTH RAMPART
LAS VEGAS, NV 89145

CONTACT

GC WALLACE
1555 SOUTH RAINBOW BLVD
LAS VEGAS, NV 89146
702.804.2000

SITE ANALYSIS

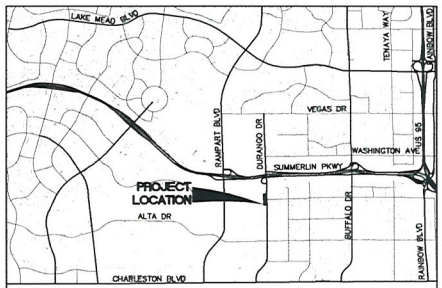
A.P.N.	138-29-801-002
CURRENT ZONING:	C-V
SITE AREA (GROSS):	138.93 ACRES (6,051,790 SF)
LOT COVERAGE (NET):	0.0005%

BUILDING ANALYSIS

TOTAL BUILDING AREA	1,669 SF

PARKING ANALYSIS

PARKING PROVIDED:	
TOTAL PARKING PROVIDED	141 SPACES
HANDICAPPED PARKING PROVIDED	5 SPACES



VICINITY MAP

SDR-36735
12/17/09 PC
REVISED

REV. NO.	DATE	DESCRIPTION	APPROVED

RTC

WESTCLIFF TRANSIT CENTER

SITE PLAN

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

PROJECT No: 680-10B DRAWN BY: JS
DESIGNED BY: FJC CHECKED BY: TAM
APPROVED BY

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
6655 S. CIMARRON ROAD LAS VEGAS, NV 89113
T: 702.804.2000 F: 702.804.2222 GCWALLACE.COM

SCALE
HORIZ: 1" = 20'
VERT: NONE
FIELD BOOK

DRAWING NO. EX-1
SHT. 9 OF 29
CLV NO. 35994

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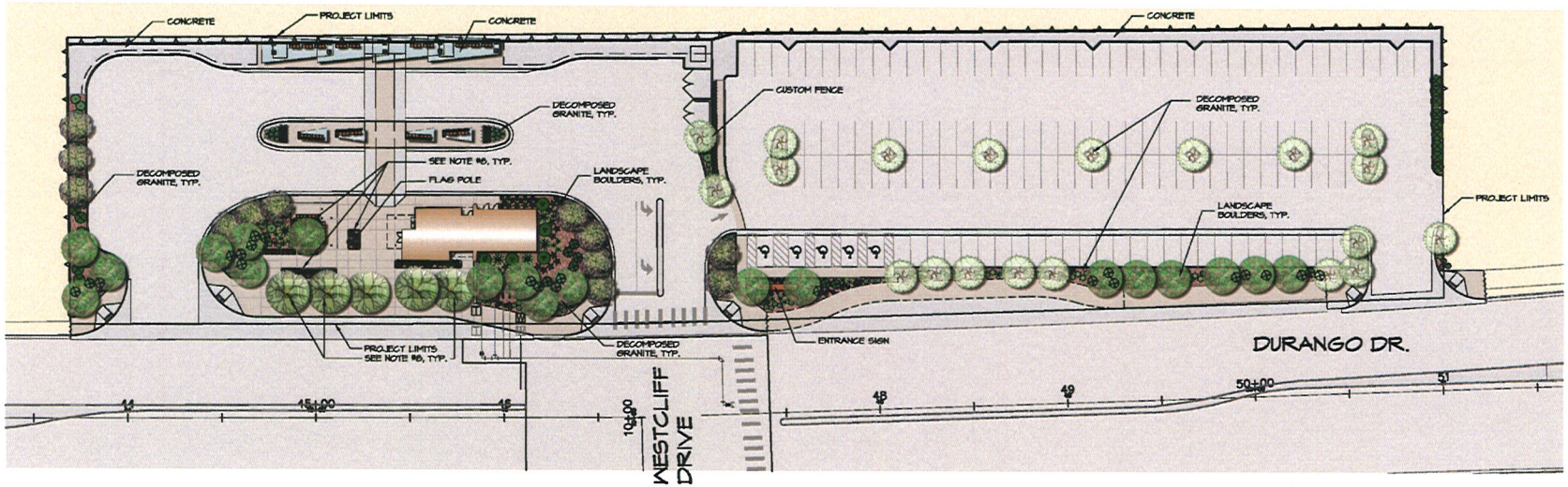
NOV 24 2009

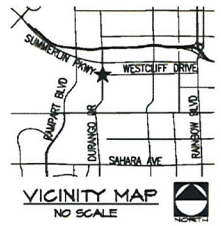


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	20	36" BOX	STANDARD TRUNK
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	DWARF PURPLE DESERT WILLOW	18	36" BOX	MULTI-TRUNK
	PARKINSONIA (CERCIDIUM) X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	5	36" BOX	STANDARD TRUNK
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	12	36" BOX	MULTI-TRUNK
	SHRUBS, GROUNDCOVERS AND ACCENTS				
	LEUCOPHYLLUM CANDIDUM 'RIO BRAVO'	RIO BRAVO SAGE	29	5 GAL	
	SENNA (CASSIA) ARTEMISIOIDES	FEATHERY CASSIA	17	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	172	5 GAL	
	TELEKIUM CHAMAEDRYS	GERMANDER	254	5 GAL	
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	24	5 GAL	
	TECOMA STANS	YELLOW TRUMPET FLOWER	30	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	13	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	5	BARE ROOT	10-13 WHIPS
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	98	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	26	5 GAL	
	NOLINA MICROCARPA	BEAR GRASS	15	5 GAL	
	PENNISETUM SETACEUM 'RUBRUM'	RUBY FOUNTAIN GRASS	13	5 GAL	
	YUCCA RECURVIFOLIA	WEEPING YUCCA	26	5 GAL	
	ROSMARINUS OFFICINALIS 'MINTINGTON CARPET'	SPREADING ROSEMARY	17	5 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 3/8" MINUS, COLOR: "REBEL RED", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6475 NORTH ORACLE ROAD
   TUSCON, AZ 85704
   TELEPHONE: (702) 296-4135
   CONTACT: CARRISA D'ALESSIO
7. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER
   40% 2' LARGEST DIAMETER
   TOTAL QUANTITY OF BOULDERS: 31
8. CONTRACTOR TO INSTALL ROOT GUARD AT THE PERIMETER/EDGE OF PAVEMENT OF ALL PARKING ISLANDS AND ANY OTHER PLANTING AREAS NOTED ON THE PLANTING PLAN. CONTRACTOR TO INSTALL ROOT GUARD PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
   MODEL: UB 24-2
   MANUFACTURER: DEEP ROOT PARTNERS, L.P.
   345 LORTON AVENUE
   BURLINGAME, CA 94010
   TELEPHONE: (800) 458-1668
9. ARIZONA RIVER ROCK, 2"-4" SIZE, 4" MIN. DEPTH, SHALL BE LOCATED AT ROOF DRAIN EXITS LOCATED IN LANDSCAPE PLANTERS. THE AREA OF ROCK SHALL BE A MINIMUM OF 3'X3' EXCEPT FOR WHERE HARDSCAPE DOES NOT PERMIT.



VICINITY MAP
NO SCALE

SDR-36735
12/17/09 PC
REVISED

PLANTING PLAN

SCALE: 1" = 30'-0"

0 30' 60' 120'

NORTH

WZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING —
3991 South Jones Blvd.
Las Vegas, Nevada 89146
Phone: (702) 252-0100
Fax: (702) 253-8216
E-Mail: jwz@wzunino.com

Call before you OVERHEAD 1-702-593-6111

Call before you Dig. 1-800-227-2600

REV. NO.	DATE	DESCRIPTION	APPROVED

RTC

WESTCLIFF TRANSIT CENTER

PLANTING PLAN

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

PROJECT No: 650-106 DRAWN BY: ALP
DESIGNED BY: _____ CHECKED BY: SAI
APPROVED BY _____

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2799 · GCWALLACE.COM

SCALE: See Sheet

DRAWING NO. L1.01

SHT. 26 OF 28

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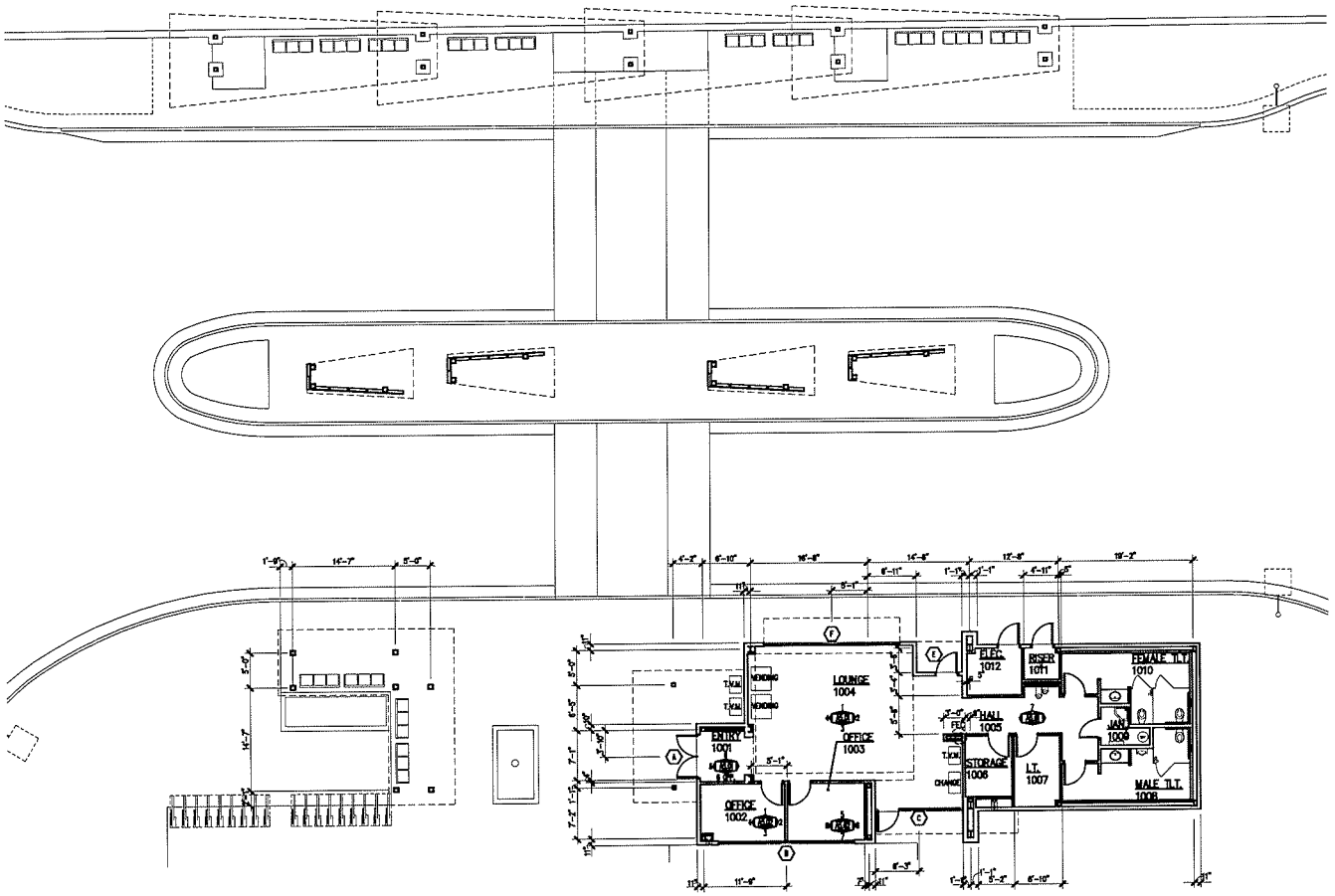

FIRST FLOOR PLAN

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

PLAN NOTES

NO.	DESCRIPTION
P1.	RECESSED FIRE EXTINGUISHER CABINET
P2.	DRINKING FOUNTAIN-REFER TO PLUMBING DRAWINGS
P3.	FLOOR SPOUT AND OVERFLOW DRAIN
P4.	LINE OF SOFFIT BELOW
P5.	SOLID SURFACE ADA ACCESSIBLE INTERVAL SINK

PARTITION LEGEND

NON-RATED FRAMED INTERIOR PARTITION

GENERAL NOTES

1. NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES AND/OR CONDITIONS, PRIOR TO THE START OF WORK. SUBMIT BIDS/QUOTES, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING CONDITIONS.
2. ALL FINISHED CONSTRUCTION MUST MEET ADA ACCESSIBILITY REQUIREMENTS.
3. DIMENSIONS ARE TO BIND LINE FACE OF STUD, FACE OF MASONRY, FACE OF CONCRETE AND CENTER OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
4. WALL TYPES WITH AN "S" SUBSCRIPT INDICATE FURRING AND SOUND ATTENUATION BLANKETS FULL HEIGHT AND DEPTH OF PARTITION NOTED AND REQUIRES THE GYPSUM BOARD TO EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF STRUCTURE ABOVE OR ONE SIDE OF PARTITION THAT OTHERWISE WOULD NOT EXTEND TO THE STRUCTURE ABOVE.
5. STUDDING 16 GA. METAL STUDS IN LIEU OF 20/GA GA. METAL STUDS AT WALLS WITH ANY WALL MOUNTED TYPE ATTACHMENTS AND/OR SUPPORTING ATTACHMENTS SUCH AS MIRROR, SIGNAGE, GRAB BARS, WALL CABINETS AND OTHER MISCELLANEOUS EQUIPMENT.
6. ALL WALLS IN WET AREAS SHALL HAVE 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD IN LIEU OF 5/8" TYPE 'X' REGULAR GYPSUM BOARD.
7. ALL WALLS IN ENCLOSED SHOWER SHALL TILES AND INSTALLED SHALL HAVE 5/8" GREENBOARD OR BOARD IN LIEU OF 5/8" TYPE 'X' (REGULAR) GYPSUM BOARD
8. REPAIR ALL DAMAGE CAUSED BY DEMOLITION AND/OR NEW CONSTRUCTION. REPAIR SURFACES TO MATCH ADJACENT FINISHES.
9. SEE INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS FOR ALL INFORMATION PERTAINING TO FURNITURE, FINISHES, EQUIPMENT, CASEWORK, AND INTERIOR SIGNAGE.

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SDR-36735
12/17/09 PC

REVISIONS

RTC WESTCLIFF TRANSIT CENTER
LAS VEGAS NEVADA

RTC

KGA ARCHITECTURE
3573 West Cheyenne Avenue, Suite 110
North Las Vegas, NV 89032
Tel: 702.727.1000
Fax: 702.727.1001
LAS VEGAS AUSTIN

CONSULTANTS
MECHANICAL - PLUMBING - ELECTRICAL
JMA CONSULTING
STRUCTURAL

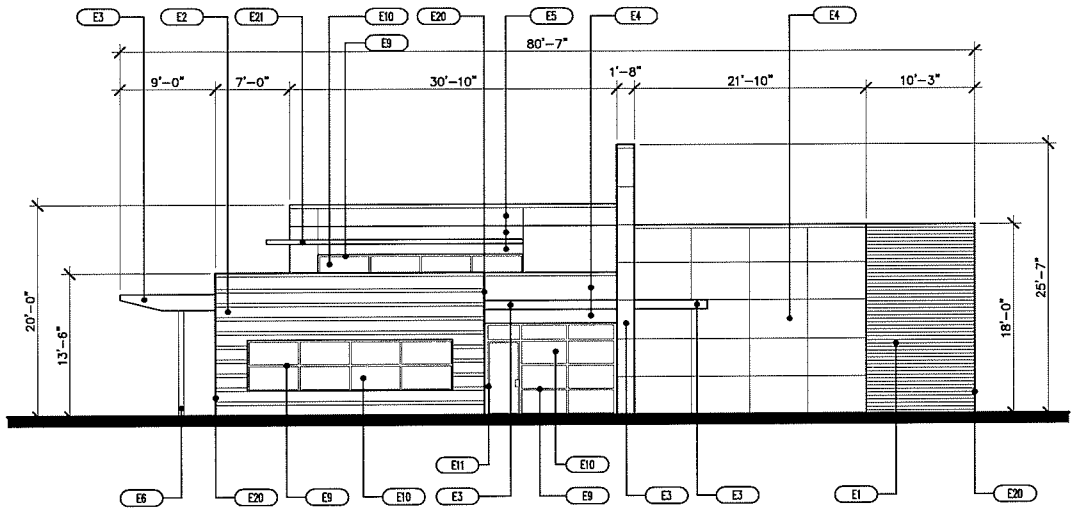
PROJECT
RTC WESTCLIFF TRANSIT CENTER

SHEET CONTENTS
FIRST FLOOR PLAN

DATE
OCTOBER 30, 2009

JOB NO.
07718

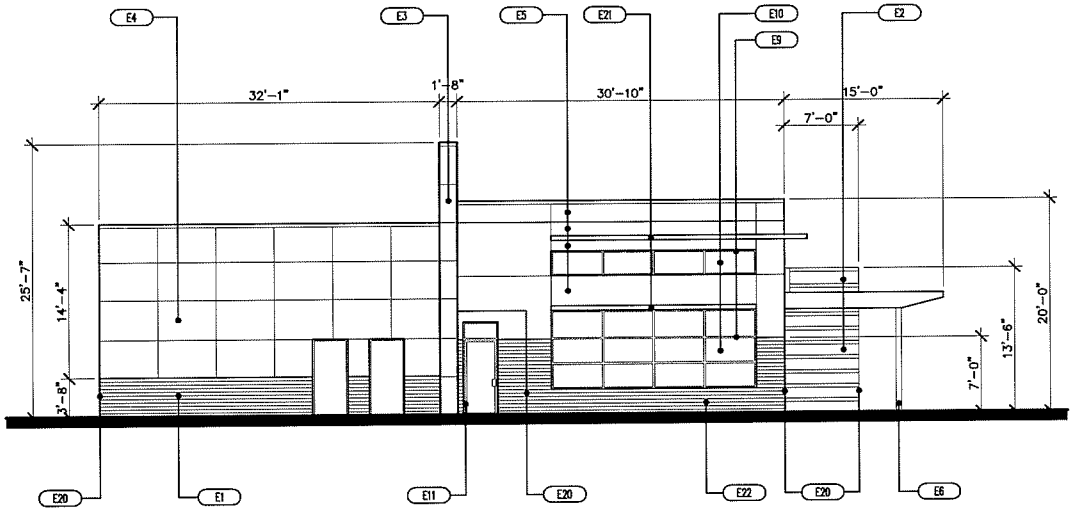
SHEET
A1.01



EAST ELEVATION – BUILDING

SCALE: 3/16" = 1'-0"

770EL-E2.dwg



WEST ELEVATION – BUILDING

SCALE: 3/16" = 1'-0"

770EL-E1.dwg

ELEVATION NOTES

KEY	DESCRIPTION
E1.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-880 COLOR: 9047 GRAY VELVET
E2.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-810 COLOR: 9887 BRONZE II
E3.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: FORMAWORD COLOR: 9052 XL SILVER GREY
E4.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DEC750 BISON BEIGE
E5.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DEB188 PALE BEACH
E6.	PREFINISH METAL FASCIA / STEEL COLUMN MANUFACTURER: TBD COLOR: TO MATCH-9052 XL SILVER GREY
E7.	DECORATIVE PERFORATED METAL SHADE SYSTEM MANUFACTURER: McNICHOLS TYPE: PS/CR 18GA. 3/8 RD 9/16STG COLOR: DURANAR UC30588 XL SILVER GRAY (SMOOTH SIDE TO FACE PASSENGER WAITING AREA)
E8.	DECORATIVE METAL TRIM MANUFACTURER: TBD COLOR: METAL FINISH
E9.	STOREFRONT SYSTEM MANUFACTURER: TBD COLOR: DURANAR UC31602 XL DARK BRONZE
E10.	VISION GLAZING MANUFACTURER: PPG COLOR: SOLARBRONZE
E11.	METAL AND GLASS DOOR ASSEMBLY MANUFACTURER: TBD COLOR: DURANAR UC31602 XL DARK BRONZE
E12.	DECORATIVE METAL SIGNAGE 12" LETTERING MANUFACTURER: TBD COLOR: DURANAR UC31602 XL DARK BRONZE
E13.	DECORATIVE SANDSTONE MONUMENT SIGN W/ RECESSED LETTERING COLOR: CREAM/OFF-WHITE FINISH: CLEAVED
E14.	ELECTRONIC READER BOARD MANUFACTURER: TBD COLOR: TBD
E15.	STANDING SEAM METAL ROOFING MANUFACTURER: BERRIDGE PROFILE: 12" PANEL COLOR: LEAD-COTE
E16.	INTEGRALLY COLORED CONCRETE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SMOOTH
E17.	INTEGRALLY COLORED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SANDBLASTED
E18.	STAINED CONCRETE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: PADRE BROWN FINISH: SMOOTH
E19.	STAINED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: DARK WALNUT FINISH: SMOOTH
E20.	MICRO-SEAM CORNER AT METAL PANELS
E21.	PREFABRICATED METAL SUNSHADE SYSTEM MANUFACTURER: ARCHITECTURAL GRILLES & SHADES TYPE: TAURUS MATERIAL: PERFORATED METAL COLOR: TO MATCH-9052 XL SILVER GREY
E22.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-880 COLOR: 8012 MARBLE

GENERAL NOTES

1. NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS, PRIOR TO THE START OF WORK. WITHOUT NOTIFICATION, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING CONDITIONS.
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WESTCLIFF TRANSIT CENTER

LAS VEGAS, NEVADA

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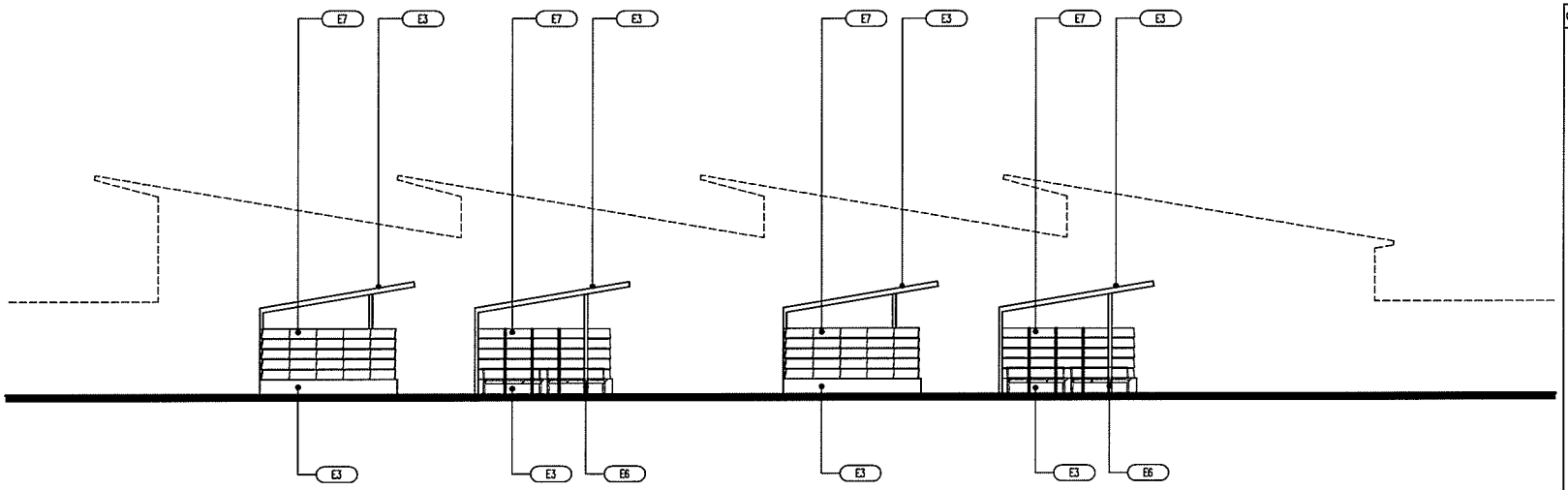
LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900
AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200
www.KGArchitecture.com

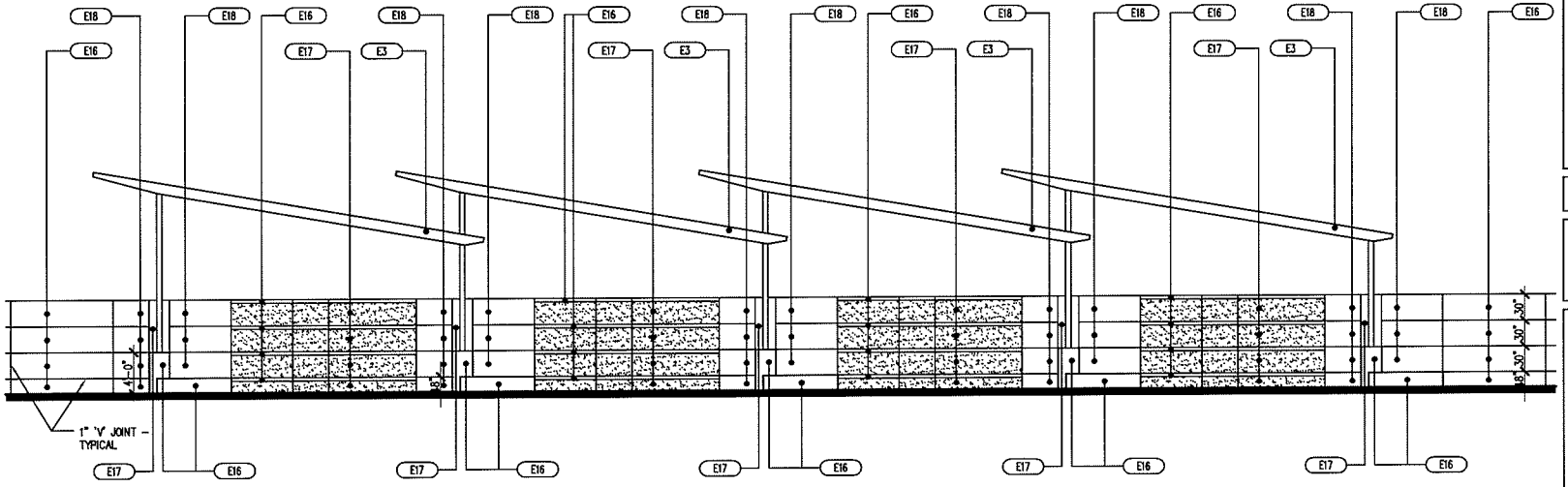
PROJECT: WESTCLIFF TRANSIT CENTER
SHEET CONTENTS: ELEVATIONS
DATE: MAY 15, 2009
JOB NO: 09-020
SHEET: A6.01



EAST ELEVATION – SECONDARY BUS BAY CANOPIES

SCALE: 3/16" = 1'-0"

770EL-E2.dwg



EAST ELEVATION – PRIMARY BUS BAY CANOPIES

SCALE: 3/16" = 1'-0"

770EL-E1.dwg

ELEVATION NOTES

KEY	DESCRIPTION
E1.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-660 COLOR: 8947 GRAY VELVET
E2.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-610 COLOR: 8887 BRONZE II
E3.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: FORMAWORK COLOR: 8882 XL SILVER GREY
E4.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DE6750 BISON BEIGE
E5.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DE6188 PALE BEACH
E6.	PREFINISH METAL FASCIA / STEEL COLUMN MANUFACTURER: TBD COLOR: TO MATCH-8882 XL SILVER GREY
E7.	DECORATIVE PERFORATED METAL SHADE SYSTEM MANUFACTURER: McNICHOLS TYPE: PS/CR 16GA. 3/8 RD 9/16STG COLOR: DURANAR UC5808 XL SILVER GRAY (SMOOTH SIDE TO FACE PASSENGER WAITING AREA)
E8.	DECORATIVE METAL TRIM MANUFACTURER: TBD COLOR: METAL FINISH
E9.	STOREFRONT SYSTEM MANUFACTURER: TBD COLOR: DURANAR UC51802 XL DARK BRONZE
E10.	VISION GLAZING MANUFACTURER: PPG COLOR: SOLARBRONZE
E11.	METAL AND GLASS DOOR ASSEMBLY MANUFACTURER: TBD COLOR: DURANAR UC51802 XL DARK BRONZE
E12.	DECORATIVE METAL SIGNAGE 12" LETTERING MANUFACTURER: TBD COLOR: DURANAR UC51802 XL DARK BRONZE
E13.	DECORATIVE SANDSTONE MONUMENT SIGN W/ RECESSED LETTERING COLOR: CREAM/OFF-WHITE FINISH: CLEAVED
E14.	ELECTRONIC READER BOARD MANUFACTURER: TBD COLOR: TBD
E15.	STANDING SEAM METAL ROOFING MANUFACTURER: BERRIDGE PROFILE: 12SE PANEL COLOR: LEAD-COTE
E16.	INTEGRALLY COLORED CONCRETE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SMOOTH
E17.	INTEGRALLY COLORED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SANDBLASTED
E18.	STAINED CONCRETE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: PADRE BROWN FINISH: SMOOTH
E19.	STAINED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: DARK WALNUT FINISH: SMOOTH
E20.	MICRO-SEAM CORNER AT METAL PANELS
E21.	PREFABRICATED METAL SUNSHADE SYSTEM MANUFACTURER: ARCHITECTURAL GRILLES & SHADES TYPE: TAURUS MATERIAL: PERFORATED METAL COLOR: TO MATCH-8882 XL SILVER GREY
E22.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-660 COLOR: 5012 MARBLE

GENERAL NOTES

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Austin, Texas 78744
512.441.8200
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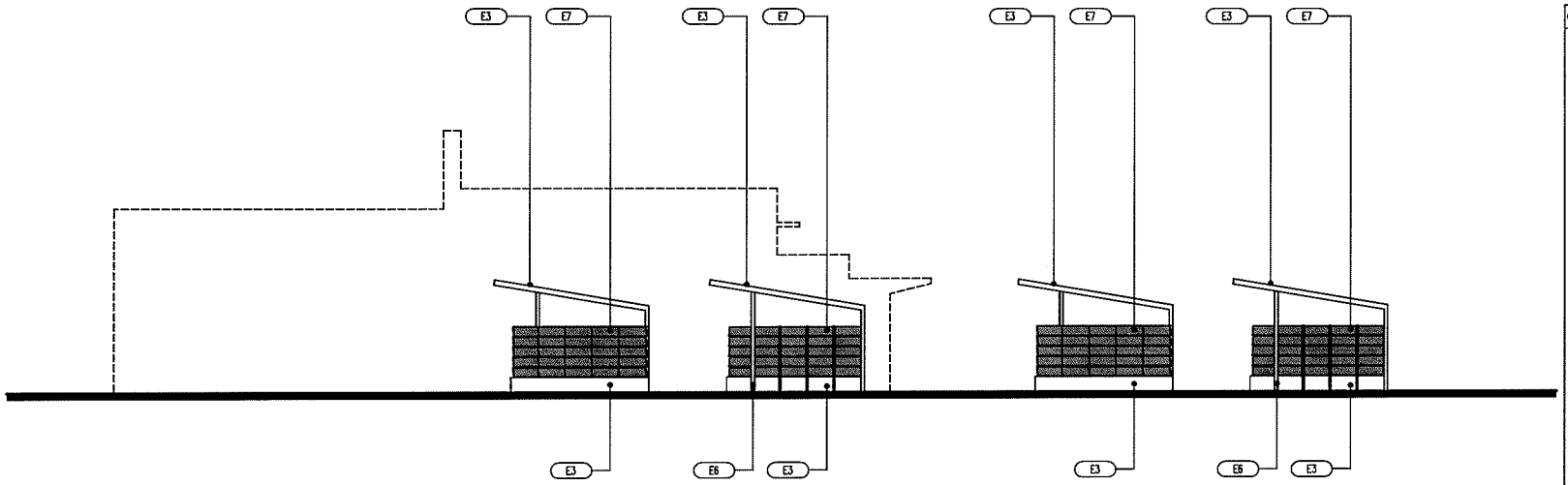
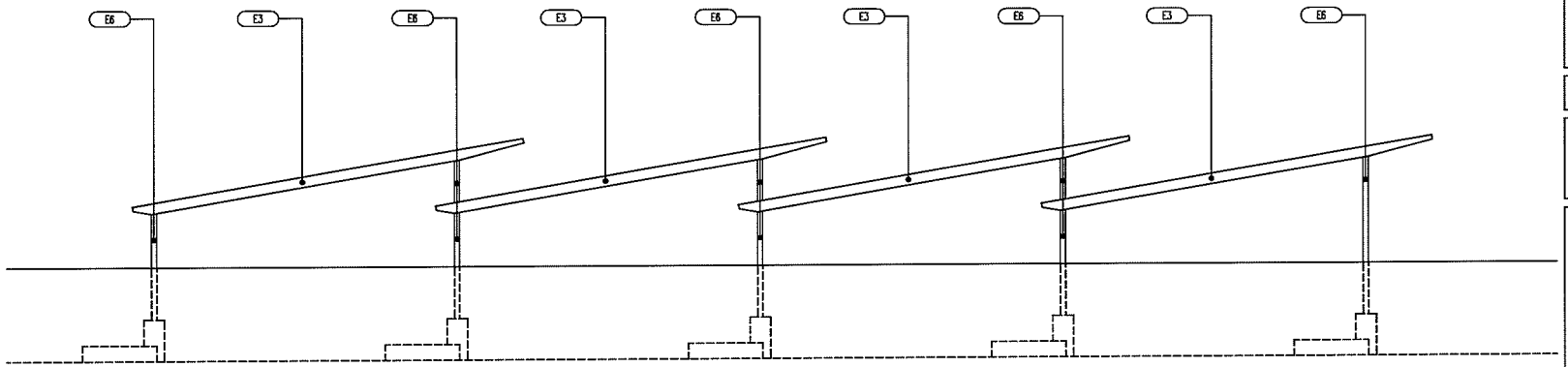
PROJECT: WESTCLIFF TRANSIT CENTER
SHEET CONTENTS: ELEVATIONS
DATE: MAY 15, 2009
JOB NO.: 09-070
SHEET: A6.02



WEST ELEVATION – SECONDARY BUS BAY CANOPIES

SCALE: 3/16" = 1'-0"

770EL-E2.dwg



WEST ELEVATION – PRIMARY BUS BAY CANOPIES

SCALE: 3/16" = 1'-0"

770EL-E3.dwg

ELEVATION NOTES

	DESCRIPTION
E1.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-880 COLOR: 8647 GRAY VELVET
E2.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-810 COLOR: 8887 BRONZE II
E3.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: FORMAWORK COLOR: 8882 XL SILVER GREY
E4.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DEC750 BEACH BEIGE
E5.	E.I.F.S. FINISH: SEMI SMOOTH COLOR: DUNN EDWARDS DEB188 PALE BEACH
E6.	PREFINISH METAL FASCIA / STEEL COLUMN MANUFACTURER: TBD COLOR: TO MATCH-8882 XL SILVER GREY
E7.	DECORATIVE PERFORATED METAL SHADE SYSTEM MANUFACTURER: McNICHOLS TYPE: PS/CR 16GA. 3/8 RD 8/16STG COLOR: DURAMAR UC2N268 XL SILVER GRAY (SMOOTH SIDE TO FACE PASSENGER WAITING AREA)
E8.	DECORATIVE METAL TRIM MANUFACTURER: TBD COLOR: METAL FINISH
E9.	STOREFRONT SYSTEM MANUFACTURER: TBD COLOR: DURAMAR UC5H802 XL DARK BRONZE
E10.	VISION GLAZING MANUFACTURER: PPG COLOR: SOLARBRONZE
E11.	METAL AND GLASS DOOR ASSEMBLY MANUFACTURER: TBD COLOR: DURAMAR UC5H802 XL DARK BRONZE
E12.	DECORATIVE METAL SIGNAGE 12" LETTERING MANUFACTURER: TBD COLOR: DURAMAR UC5H802 XL DARK BRONZE
E13.	DECORATIVE SANDSTONE MONUMENT SIGN W/ RECESSED LETTERING COLOR: CREAM/OFF-WHITE FINISH: CLEAVED
E14.	ELECTRONIC READER BOARD MANUFACTURER: TBD COLOR: TBD
E15.	STANDING SEAM METAL ROOFING MANUFACTURER: BERRIDGE PROFILE: 16" PANEL COLOR: LEAD-COTE
E16.	INTEGRALLY COLORED CONCRETE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SMOOTH
E17.	INTEGRALLY COLORED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: CHROMIX COLOR: SOMBRERO BUFF FINISH: SANDBLASTED
E18.	STAINED CONCRETE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: PADRE BROWN FINISH: SMOOTH
E19.	STAINED CONCRETE W/TEXTURE MANUFACTURER: SCOFIELD TYPE: LITHOCHROME CHEMSTAIN CLASSIC COLOR: DARK WALNUT FINISH: SMOOTH
E20.	MICRO-SEAM CORNER AT METAL PANELS
E21.	PREFABRICATED METAL SUNSHADE SYSTEM MANUFACTURER: ARCHITECTURAL GRILLES & SHADES TYPE: TAURUS MATERIAL: PERFORATED METAL COLOR: TO MATCH-8882 XL SILVER GREY
E22.	DECORATIVE METAL PANEL SYSTEM MANUFACTURER: CENTRIA STYLE: CONCEPT SERIES CS-880 COLOR: 5012 MARBLE

GENERAL NOTES

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WESTCLIFF TRANSIT CENTER
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AUSTIN
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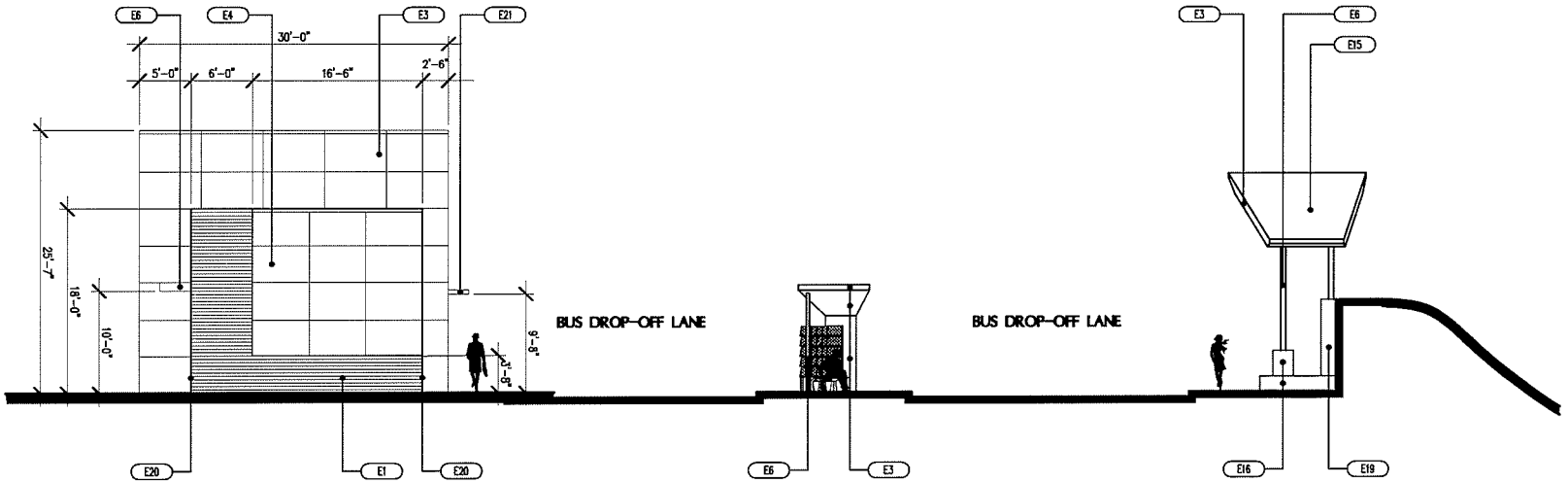
www.KGAarchitecture.com

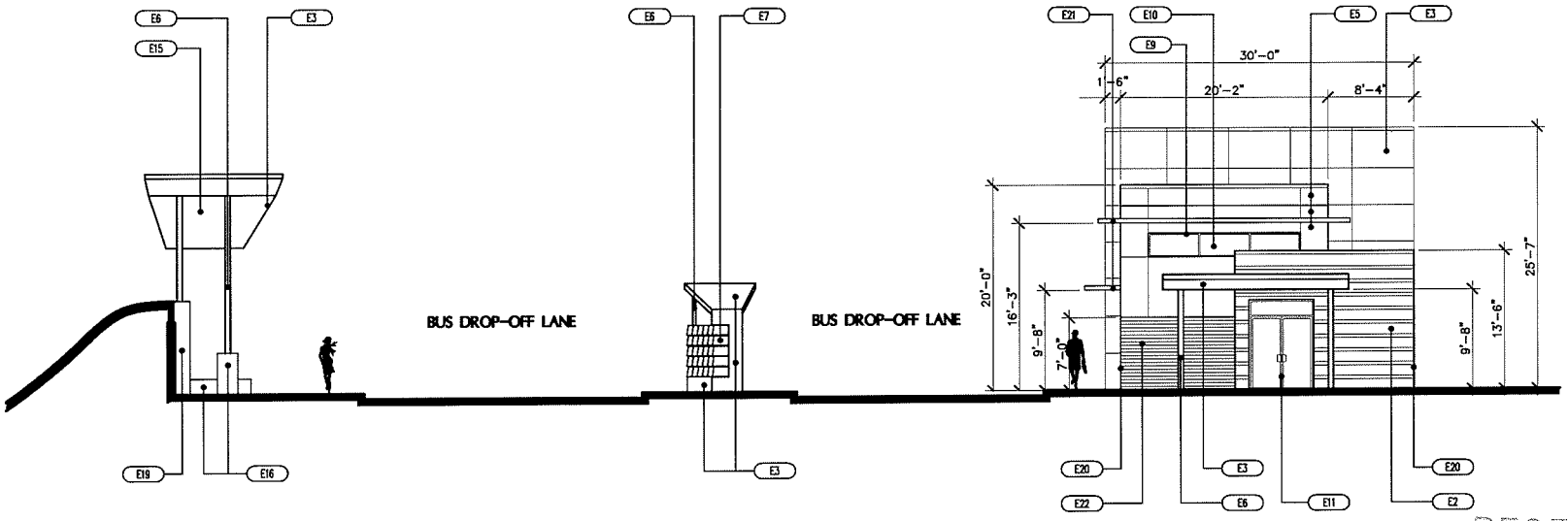
PROJECT: WESTCLIFF TRANSIT CENTER
SHEET CONTENTS: ELEVATIONS
DATE: NOV 16, 2009
JOB NO: 09-098
SHEET: A6.03



NORTH ELEVATION – BUILDING AND CANOPIES

SCALE: 3/16" = 1'-0"

770EL-E2.dwg



SOUTH ELEVATION – BUILDING AND CANOPIES

SCALE: 3/16" = 1'-0"

770SE-E2.dwg

ELEVATION NOTES

KEY	DESCRIPTION	
E1.	DECORATIVE METAL PANEL SYSTEM	
	MANUFACTURER	CENTRIA
	STYLE	CONCEPT SERIES CS-880
	COLOR	8647 GRAY VELVET
E2.	DECORATIVE METAL PANEL SYSTEM	
	MANUFACTURER	CENTRIA
	STYLE	CONCEPT SERIES CS-810
	COLOR	8657 BRONZE II
E3.	DECORATIVE METAL PANEL SYSTEM	
	MANUFACTURER	CENTRIA
	STYLE	FURNISHING
	COLOR	8862 XL SILVER GREY
E4.	E.I.F.S.	
	FINISH	SEMI SMOOTH
	COLOR	DUNN EDWARDS DET750 BISON BEIGE
E5.	E.I.F.S.	
	FINISH	SEMI SMOOTH
	COLOR	DUNN EDWARDS DE6108 PALE BEACH
E6.	PREFINISH METAL FASCIA / STEEL COLUMN	
	MANUFACTURER	TBD
	COLOR	TO MATCH-8862 XL SILVER GREY
E7.	DECORATIVE PERFORATED METAL SHADE SYSTEM	
	MANUFACTURER	MARCHOLS
	TYPE	PS/CB 18GA. 3/8 RD 9/16STG
	COLOR	DURANAR UC5308M XL SILVER GRAY (SMOOTH SIDE TO FACE PASSENGER WAITING AREA)
E8.	DECORATIVE METAL TRIM	
	MANUFACTURER	TBD
	COLOR	METAL FINISH
E9.	STOREFRONT SYSTEM	
	MANUFACTURER	TBD
	COLOR	DURANAR UC51802 XL DARK BRONZE
E10.	VISION GLAZING	
	MANUFACTURER	PPG
	COLOR	SOLARBRONZE
E11.	METAL AND GLASS DOOR ASSEMBLY	
	MANUFACTURER	TBD
	COLOR	DURANAR UC51802 XL DARK BRONZE
E12.	DECORATIVE METAL SIGNAGE 12" LETTERING	
	MANUFACTURER	TBD
	COLOR	DURANAR UC51802 XL DARK BRONZE
E13.	DECORATIVE SANDSTONE MONUMENT SIGN W/ RECESSED LETTERING	
	COLOR	CREAM/OFF-WHITE
	FINISH	CLEAVED
E14.	ELECTRONIC READER BOARD	
	MANUFACTURER	TBD
	COLOR	TBD
E15.	STANDING SEAM METAL ROOFING	
	MANUFACTURER	BERRIDGE
	PROFILE	TEE PANEL
	COLOR	LEAD-COTE
E16.	INTEGRALLY COLORED CONCRETE	
	MANUFACTURER	SCOFIELD
	TYPE	CHROMIX
	COLOR	SOMBRERO BUFF
	FINISH	SMOOTH
E17.	INTEGRALLY COLORED CONCRETE W/TEXTURE	
	MANUFACTURER	SCOFIELD
	TYPE	CHROMIX
	COLOR	SOMBRERO BUFF
	FINISH	SANDBLASTED
E18.	STAINED CONCRETE	
	MANUFACTURER	SCOFIELD
	TYPE	LITHOCHROME CHEMSTAIN CLASSIC
	COLOR	PADRE BROWN
	FINISH	SMOOTH
E19.	STAINED CONCRETE W/TEXTURE	
	MANUFACTURER	SCOFIELD
	TYPE	LITHOCHROME CHEMSTAIN CLASSIC
	COLOR	DARK WALNUT
	FINISH	SMOOTH
E20.	MICRO-SEAM CORNER AT METAL PANELS	
E21.	PREFABRICATED METAL SUNSHADE SYSTEM	
	MANUFACTURER	ARCHITECTURAL GRILLES & SHADES
	TYPE	TAURUS
	MATERIAL	PERFORATED METAL
	COLOR	TO MATCH-8862 XL SILVER GREY
E22.	DECORATIVE METAL PANEL SYSTEM	
	MANUFACTURER	CENTRIA
	STYLE	CONCEPT SERIES CS-880
	COLOR	5012 MARBLE

GENERAL NOTES

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WESTCLIFF TRANSIT CENTER
LAS VEGAS, NEVADA

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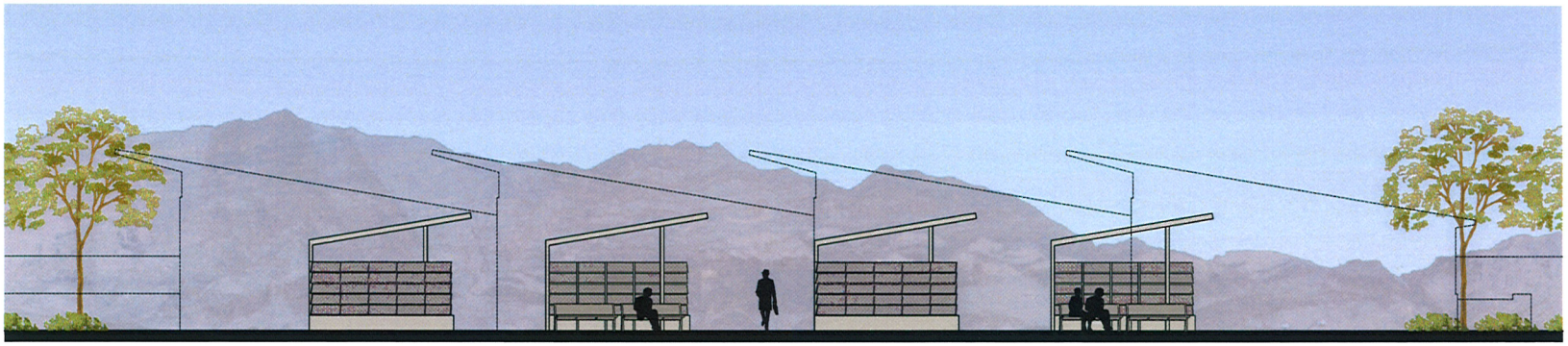
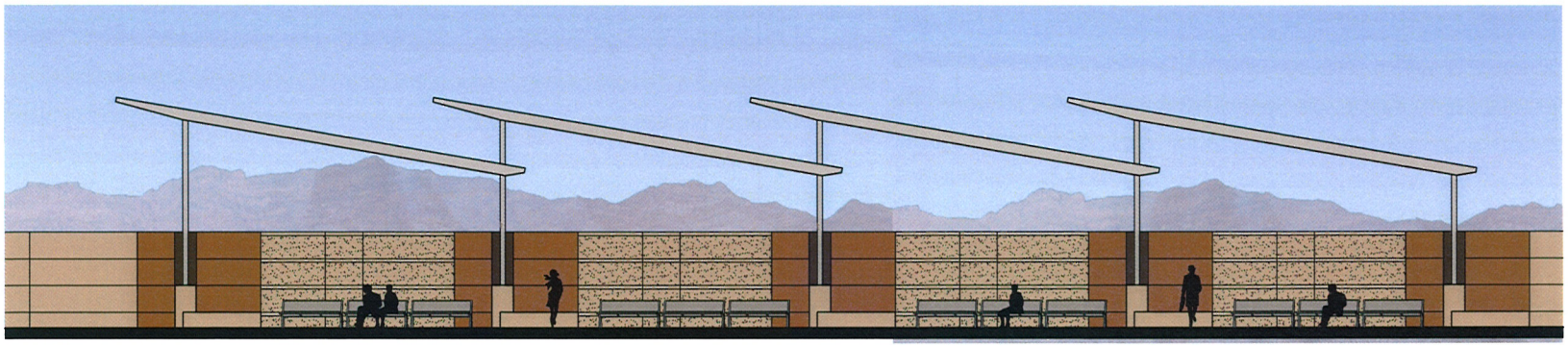
PROJECT: WESTCLIFF TRANSIT CENTER
SHEET CONTENTS: ELEVATIONS
DATE: MAY 15, 2009
JOB NO: 09-098
SHEET: A6.04



East Elevation - Building



East Elevation - Small Bus Bay Canopies



East Elevation - Large Bus Bay Canopies

Westcliff Transit Center - Elevations

JULY 22, 2009

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KGA ARCHITECTURE

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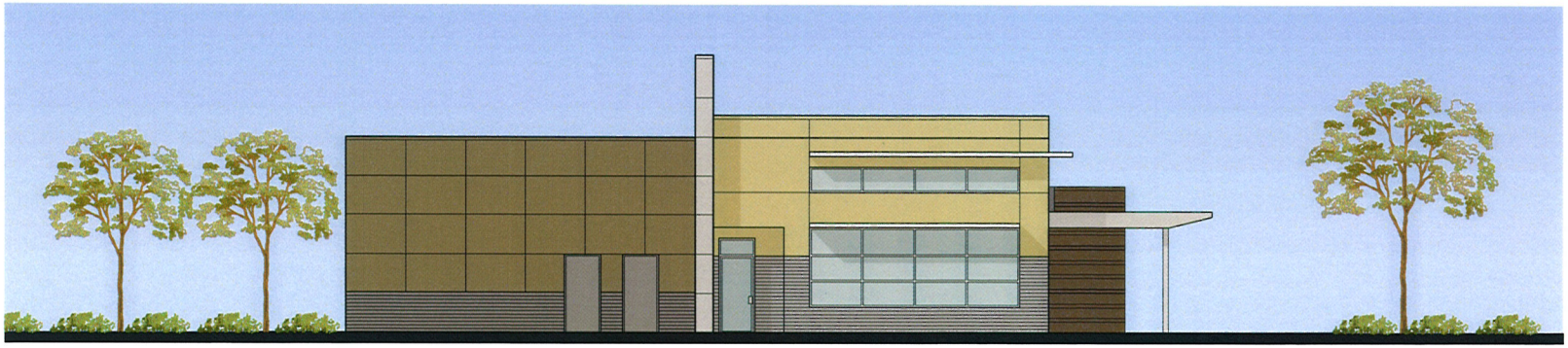
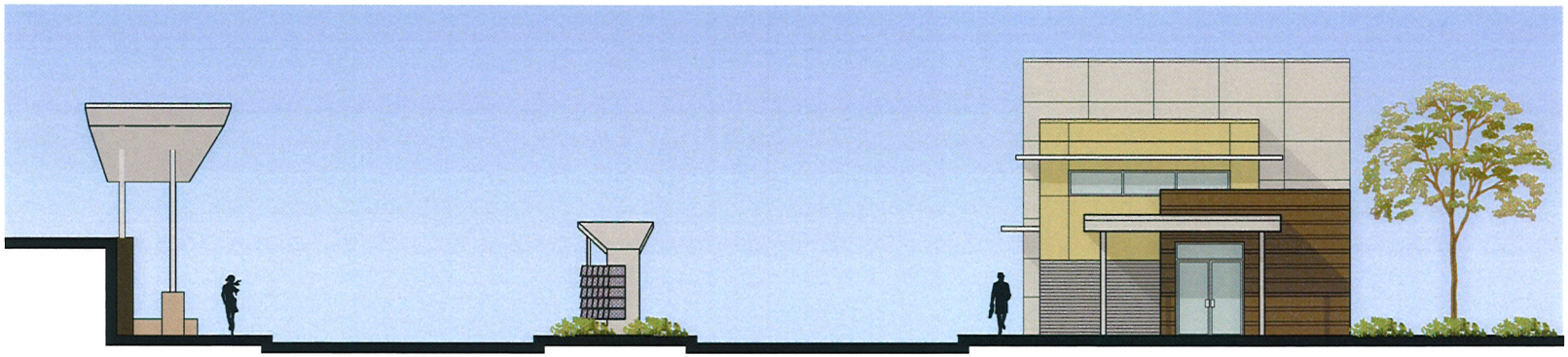
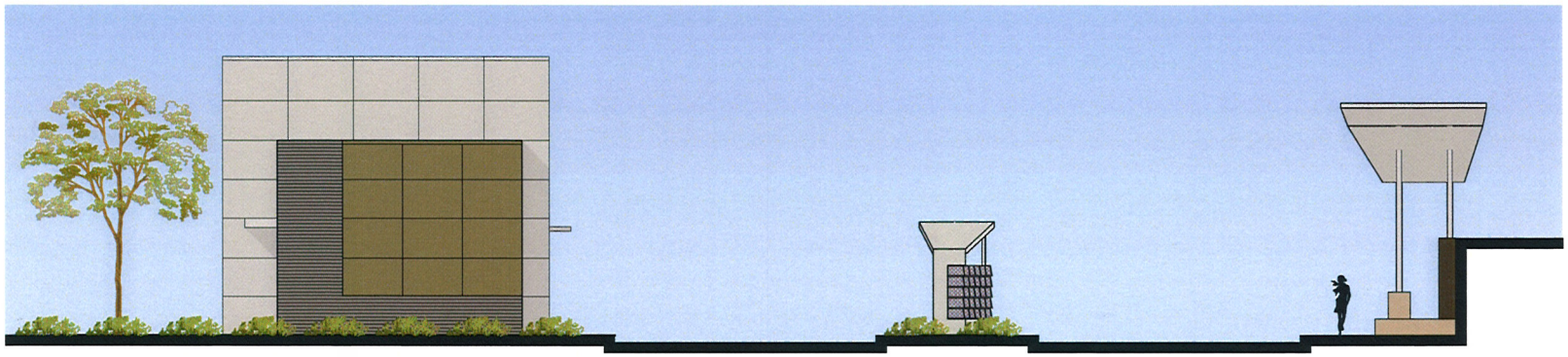
12/17/09 PC



West Elevation - Building



South Elevation - Building and Bus Bay Canopies



North Elevation - Building and Bus Bay Canopies

Westcliff Transit Center - Elevations

JULY 22, 2009

KGA ARCHITECTURE

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WESTCLIFF TRANSIT CENTER

KGA ARCHITECTURE

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SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09



SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09



SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09



SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09



SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09



SDR-36735 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS
WEST SIDE OF DURANGO DRIVE AT WESTCLIFF DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/25/09

REGIONAL TRANSPORTATION COMMISSION
RTC
OF SOUTHERN NEVADA
600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

Jacob L. Snow,
General Manager

February 7, 2008

Doug Rankin, Planning Manager
City of Las Vegas
Development Services Center
731 South Forth Street
Las Vegas, Nevada 89101

JUSTIFICATION LETTER FOR THE RTC WESTCLIFF TRANSIT CENTER

Dear Mr. Rankin:

The Regional Transportation Commission of Southern Nevada (RTC) anticipates using this proposed site as a Park and Ride lot to serve the growing travel demands between the west part of the valley and the resort corridor. Uses at the site are expected to include Park and Ride lot and a terminal building to support the Park and Ride land use.

It is intended that the park and ride site will include a building (waiting area, facilities, restrooms, utility/storage rooms), separate paved parking areas for the RTC and the public and landscaping.

If you have any questions, please do not hesitate to call me at (702) 676-1568.

Sincerely,

William Tsiforas

WILLIAM TSIFORAS
PROJECT MANAGER

cc: Fred Ohene, RTC
David Swallow, RTC
Charlie Tassonne, RTC

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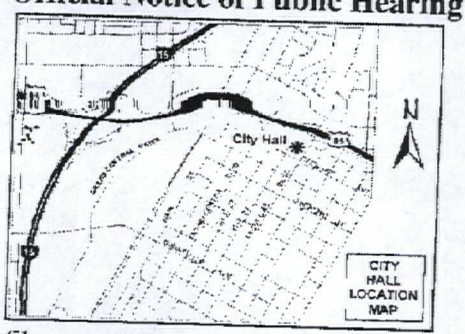
SDR-36735
DC/correspondence/letters/Letter Rankin 20080207 wt
12/17/09 PC

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



The city just put in a beautiful walking path with a children's play area and now is going to ruin the area with a park and ride. What a disgrace.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-36735

Planning Commission Meeting of 12/17/2009

13832610054 Case: SDR-36735
MALLETTE GLENDON L JR & MELANIE
8540 BELLATERRA CT
LAS VEGAS NV 89145-4846

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DEC - 7 2009

6P

JAVDP11 89145

Dec 07 09 10:27a Glen Mallette 702-256-2814 p.1

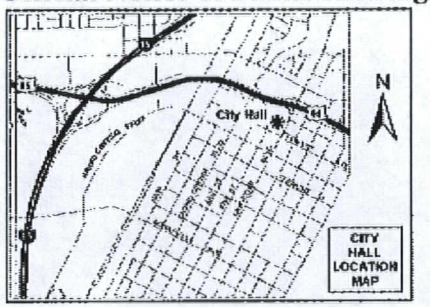
12/05/2009 11:14 7029409956 ART-PODORZER #0085 P.001 /001

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 DEC 04 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36735

Planning Commission Meeting of 12/17/2009

Case: SDR-36735
13828415053
PODORZER ARTHUR
113 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3984

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DEC - 7 2009

89145

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

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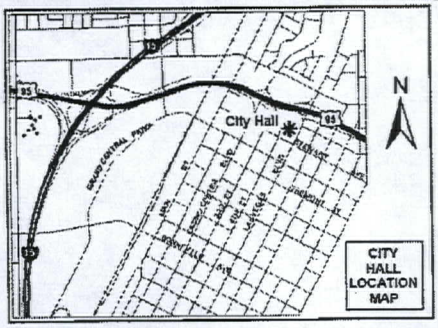
02 1M $ 00.41⁴
0004279218 DEC 04 2009
MAILED FROM ZIP CODE 89101

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-36735

Planning Commission Meeting of 12/17/2009

Case: SDR-36735

13832611052
YEATON HARVEY W & DEBRA A
8629 DESERT BIRD DR
LAS VEGAS NV 89145-4861

JAVDS11 89145

RECEIVED
DEC - 7 2009

6P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 04 2009
MAILED FROM ZIP CODE 89101

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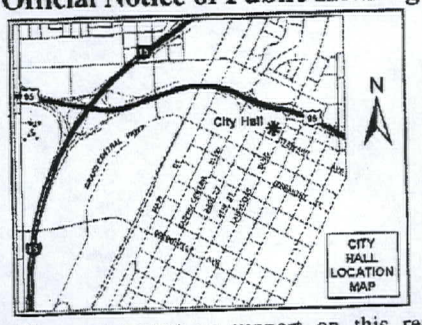
Official Notice of Public Hearing



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Case: SDR-36735

13829310001
TOURNAMENT PLAYERS CLUB
1700 VILLAGE CENTER CIR
LAS VEGAS NV 89134-6302

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

OK 12/5/09

SDR-36735

Planning Commission Meeting of 12/17/2009

JAVDS11 89134

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

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MAILED FROM ZIP CODE 89101

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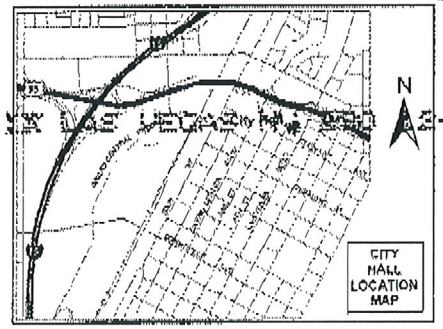
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SDR-36735

Planning Commission Meeting of 12/17/2009

Case: SDR-36735

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

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

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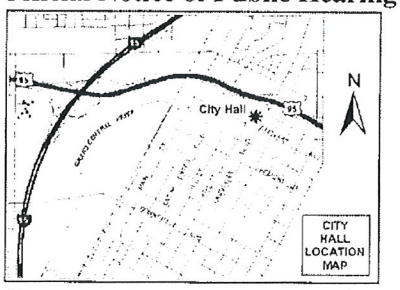
Official Notice of Public Hearing



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Case: SDR-36735

13832611061
MILLER LEANNE L
8533 SUMMER VISTA AVE
LAS VEGAS NV 89145-4863

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36735

Planning Commission Meeting of 12/17/2009

JAVDS11 89145

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DEC - 8 2009

6A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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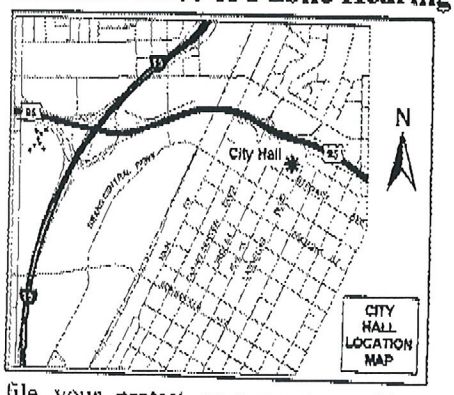
0004279218 DEC 04 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36735

Planning Commission Meeting of 12/17/2009

13832613007 Case: SDR-36735
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

LAVDS11 89145

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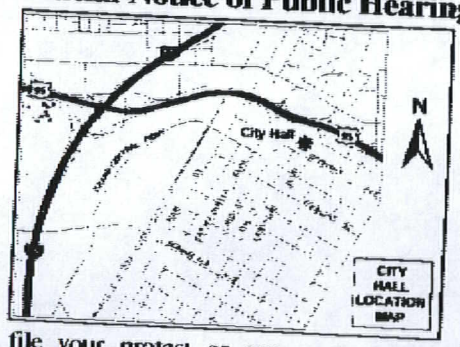
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE FIRST ROWES
$ 00.41⁴
MAILED FROM ZIP CODE

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36735

Planning Commission Meeting of 12/17/2009

Thx
WEG 12/7/09

JAVDS11 89145

with the following provisos
o Provisions made to control traffic so not a problem to residents, westcliff traffic is high now. Light @ Duel Grynne
o Provisions made so bad elements do not congregate there leading to crime - need more police presence if this happens

13828415025
GOLDSTEIN WALTER & PAULA
120 EMERALD FOREST #103
LAS VEGAS NV 89145-3987

Case: SDR-36735

o construction will be architecturally - pleasing & beneficial to area
o construction will not create problems or cause vibration etc in neighborhood housing & foundations

RECEIVED
DEC - 7 2009

6C

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

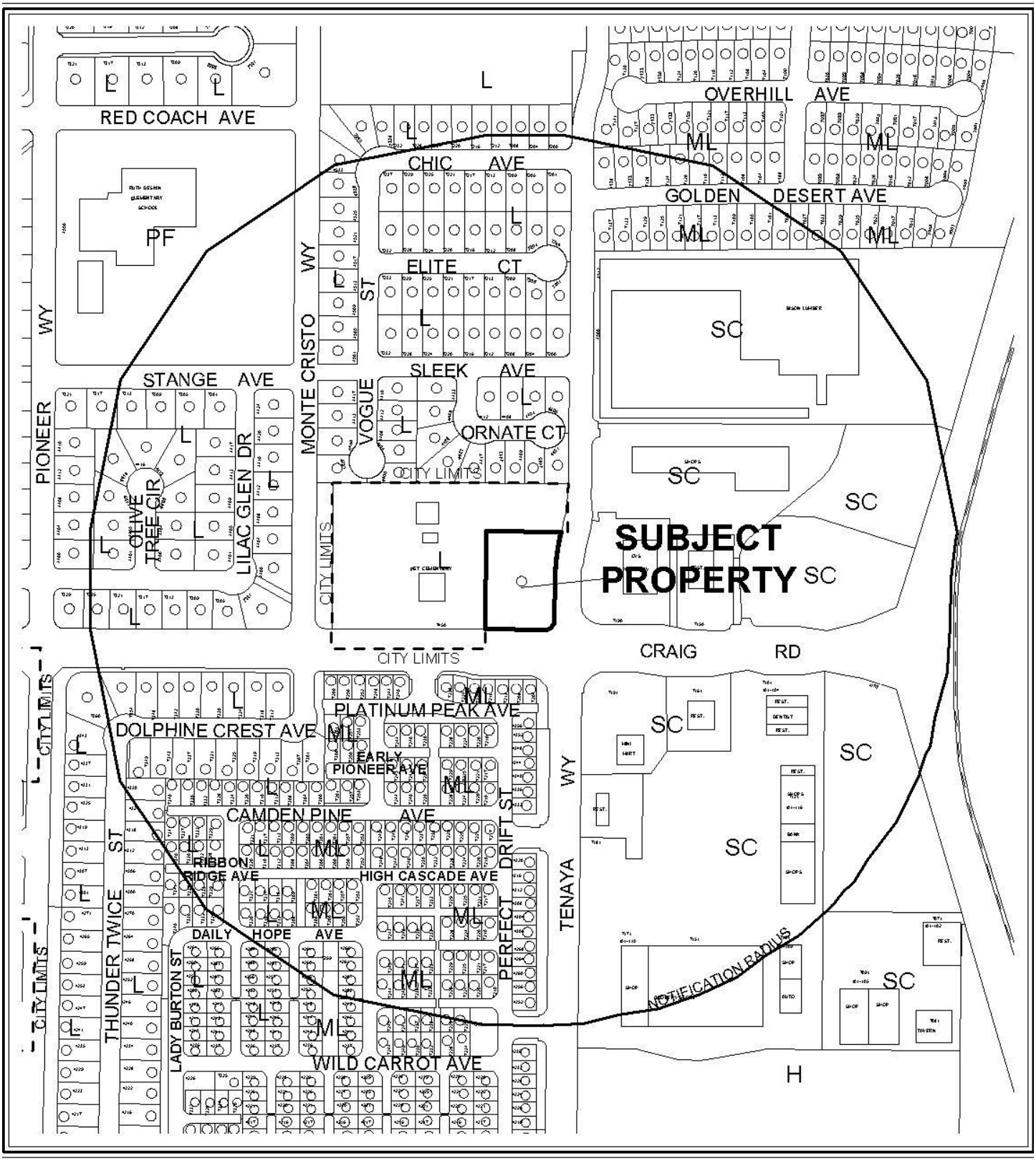
ABEYANCE - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 01/20/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**636**	**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
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards, Protest Letters and Protest Petition



0 300 600 Feet

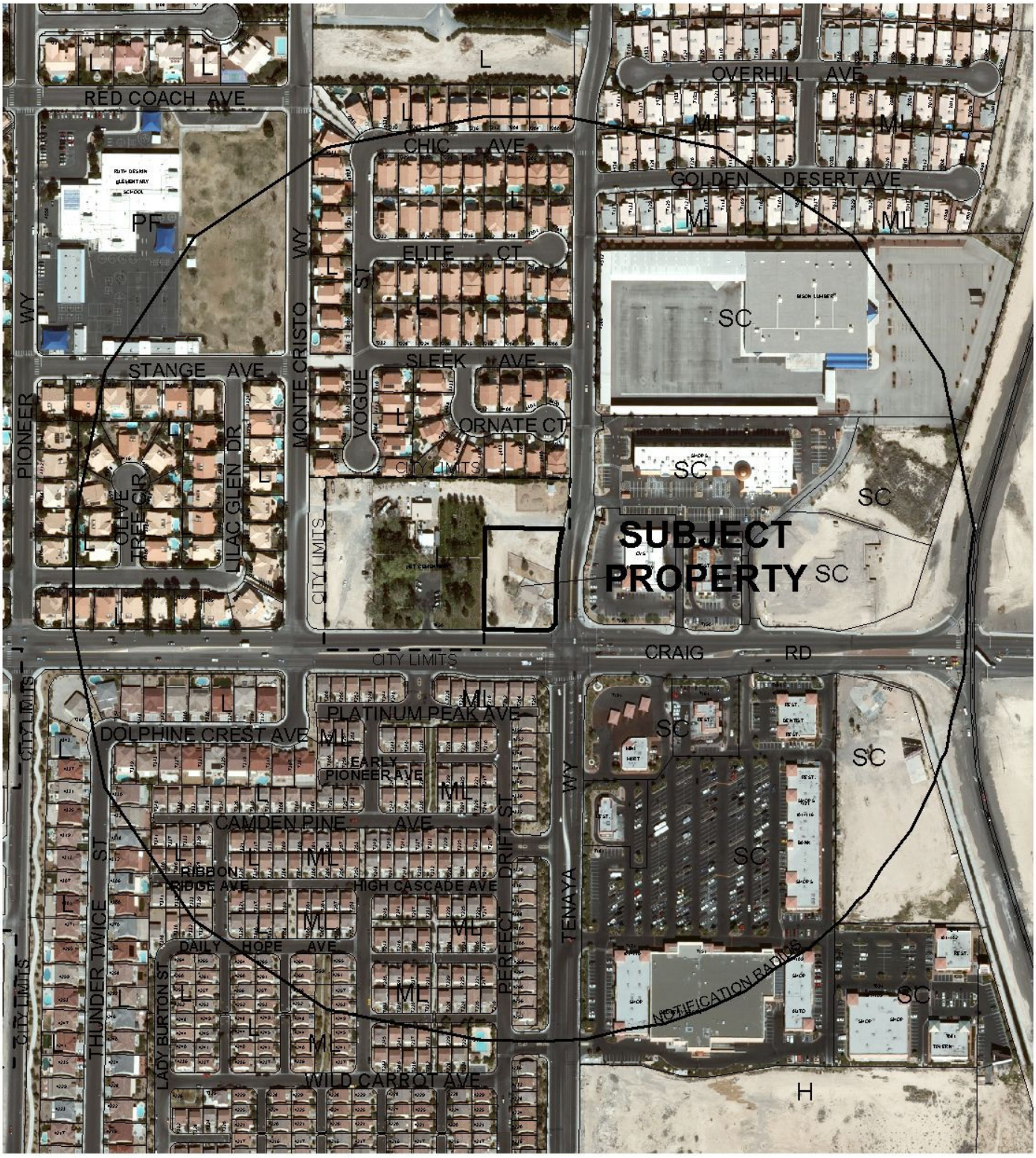
CASE: **GPA-35866**

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: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-35866 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

JB

GPA-35866 - Staff Report Page One
December 17, 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) 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.

11/05/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
11/19/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
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.

GPA-35866 - Staff Report Page Three
December 17, 2009 - Planning Commission Meeting

	• 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.

A companion application has been submitted for a Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial), which is consistent with the proposed 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 2

PROTESTS 636

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

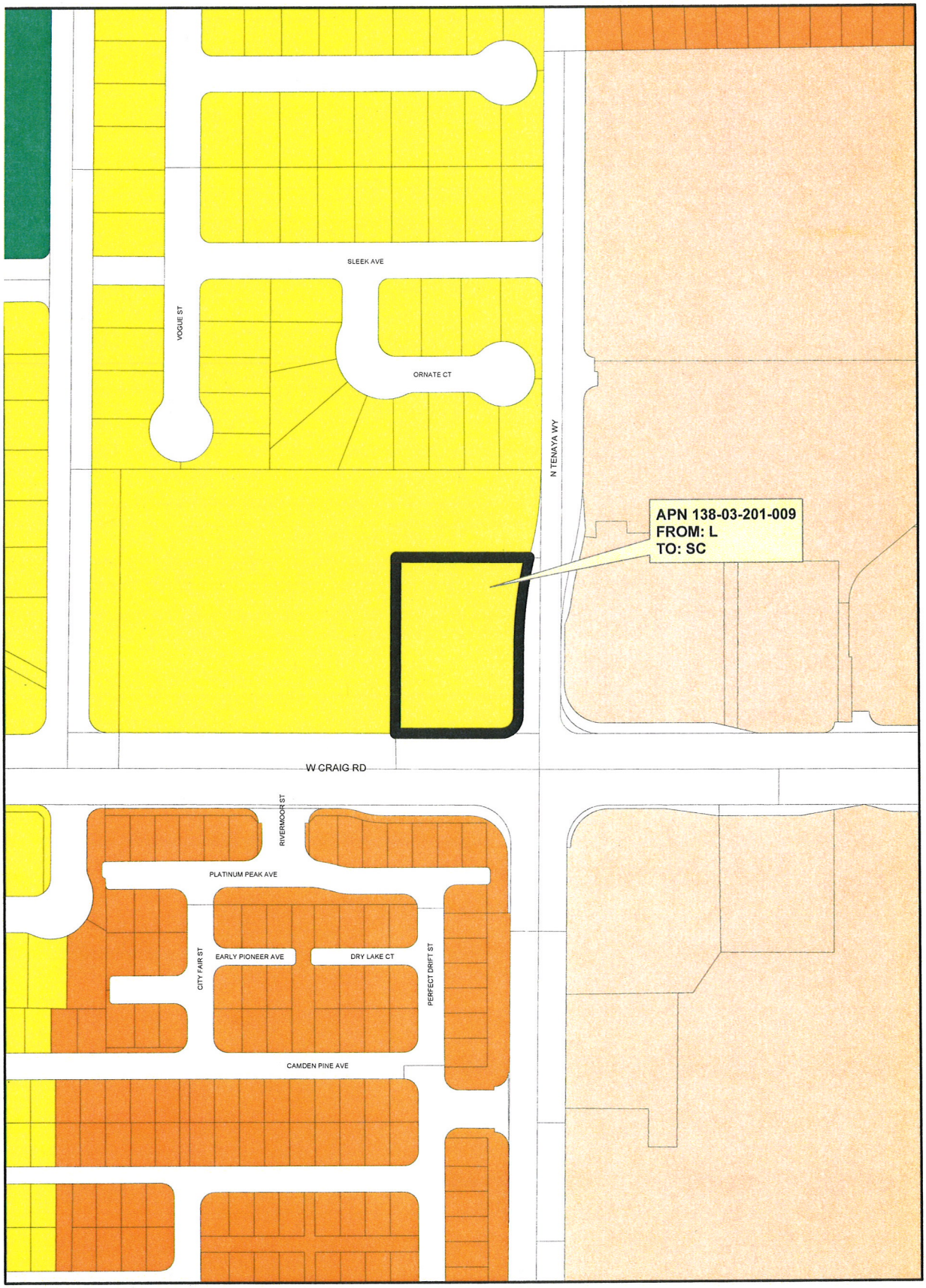
This 21 day of August, 2009

_____

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 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



GPA-35866 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 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.

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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

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

WALTER J. RAYMOND

4805 Greencreek Dr
Las Vegas NV 89110
Phone 702 452 6384
dodgerdog@peoplepc.com

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OCT 29 2009

October 15, 2009

Craig Road Pet Cemetery
7450 W Craig Road
Las Vegas NV 89129-6099

To whom it may concern:

Regarding the upcoming attempt to put an eatery adjacent to the Pet Cemetery, this is totally un-acceptable. This is an insult to all pet lovers! Between mine and our Daughter (Fowler) we own 4 plots there and take great pleasure and comfort in visiting the places of 3 of our beloved pets. The fourth plot is reserved for a pet and adult son still living.

The company which purchased the property in question knew precisely what they were buying, and proceeded in their own interests and the almighty dollar. This re-zoning must not be allowed. The zones are in place for a specific reason, I don't feel the changes are needed for the benefit of a select few.

Please include this letter in any presentatation or petitions that you may be planning

Sincerely, and may God Bless

Walter J Raymond

Submitted after final agenda
Date 10/29/09 Item 13P

TOTAL P.001

fax 645-8618

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October 1, 2009

To Whom It May Concern:

This letter is in regards to the proposed zoning change to allow a Carl's Jr. be built on the NW corner of Tenaya and Craig Rd. I am a life long Las Vegan and I have three dogs buried at the Craig Road Pet Cemetery. I have pre-purchased plots for three more.

I AM WHOLEHEARTEDLY **AGAINST** THE BUILDING OF A CARL'S JR. NEXT TO THE CRAIG ROAD PET CEMETERY.

I have many reasons why I am against this. To state a few:

- I do not want to hear cars, loud music, people placing drive thru orders or a person through a speaker asking if a patron would like a chocolate milk shake with their combo meal while I am trying to have a private moment with my loved one
- I do not want a 24-hour fast food place next to the final resting place of my loved one where there is more potential for vandalism and or destruction of grave sites
- I do not want to have to worry about how the owners of the Craig Road Pet Cemetery will make sure that the grave sites are safe (potential increases in cost, etc)

I buried my greyhound last year and it was a very emotional service. I DO NOT want there to be potential inconsiderate patrons of this fast food place to take away from my private moment as I lay my loved one to rest. I value the memories that I shared with my family as we said goodbye to her.

Sincerely,

Sue Fowler

Sue Fowler
2692 Windy Breeze Ct.
Las Vegas, NV 89142

702-499-0713

Submitted after final agenda
Date 10/29/09 Item 13P

OCT-01-2009 09:59 J.A.CESARE & ASSOC. 2100 P.001/001

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OCT 29 2009

September 25,2009

Craig Road Pet Cemetery

To Whom It May Concern:

I want to register my dismay over the recent talk of having a Carl's Jr. built on the corner of your cemetery.

It is very inappropriate and shows a great lack of respect for the human owners, their pets and especially the humans and pets laid to rest together.

We don't need another fast food restaurant on this corner, disturbing this peaceful place. Progress in this case Is not progress, it is a desecration and unacceptable.

I invested in your cemetery, purchasing a place for my pets and myself to lie In peace. Why must this place be disturbed for a FAST FOOD RESTAURANT??

Regards,

Wendy Spauf

Wendy Spauf
5728 So. Ruby Street
Ft. Mohave, AZ 86426
928-768-5460

Submitted after final agenda
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October 29, 2009

Via Facsimile

Las Vegas City Council:
Mayor Oscar Goodman: ***(702)385-7960***
Mayor Pro-Tem Gary Reese: ***(702)382-8558***
Councilman Steve Wolfson: ***(702)382-8558***
Councilwoman Lois Tarkanian: ***(702)382-8558***
Councilman Steven D. Ross; ***(702)464-2556***
Councilman Ricki Y. Barlow: ***(702)382-8558***
Councilman Stavros S. Anthony: ***(702)382-8558***
City Manager Elizabeth N. Fretwell: ***(702)388-1807***

Via Facsimile (702) 382-4803

Planning Commissioners:
Glenn E. Trowbridge, Chair
Richard Truesdale, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Re: ***Rescheduled from 10/22/09 Planning Commission Agenda to 11/05/09***

13. **GPA-35866** - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan to the 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. **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. **SDR-35868** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-A, 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)

Dear Mayor, Council Members and Commissioners:

I am sending this letter in a plea that the above named property **located at 7204 West Craig Road (APN#138-03-201-009), remain as a residential property (no commercial west of Tenaya),** and that said requests above, all relating to a commercial re-zoning, be denied. Back in 2001, when I purchased the first plot for my **beloved child**, Chewie, I recall meeting the caretaker of the cemetery who resided with his wife in the home located at 7204 West Craig Road. As I have always resided in southeast Las Vegas and now Henderson, it was difficult for me to visit Chewie, but I knew that the care taker was always there looking over all the children buried in the cemetery. The pet cemetery was often better taken care of than a regular cemetery. The love of the people for their animals is clearly shown by the plaques, flowers and various other loving items placed near their animals. Many of the stones reflect that the owners clearly consider these animals as their children, as do I. Moreover, many owners are buried in the cemetery, which I have requested as well since I want to be with my children. I have a total of 9 plots at Craig Road Pet Cemetery.

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10/29/2009 THU 19:53 [TX/RX NO 6628] 002

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I have lived in Las Vegas for the past 20 years and have been fortunate to graduate from the University of Las Vegas, Nevada, as well as the charter class at the William S. Boyd School of Law, for which I am a practicing attorney with the law firm of Jolley Urga Wirth Woodbury & Standish. I previously worked for John Peter Lee, Esq., from whom I learned that he battled and prevailed in saving the pet cemetery over 30 years ago, in 1971, when it was known as Pet Ponderosa Memorial Gardens. Mr. Lee obtained an injunction to prevent the termination of the water supply to the cemetery thereby preserving the land. *Memory Gardens of Las Vegas, Inc. V. Pet Ponderosa Memorial Gardens, Inc.*, 88 Nev. 1 (1972), 492 P.2d 123.

Back in 1971, the Nevada Supreme Court case indicated that there were only 300 plots which has now grown to over 6,000.00 plots with over 100 human burial remains. Most notably are the police K9 dogs in which peace and tranquility is sought for the services and visitation between the partners. The pet cemetery is a beautiful place in which our children are at rest and we come and visit them in a quiet and peaceful area.

Once again we are here battling to save our pet cemetery, the only one in Clark County, and we must fight so that commercial greed is not allowed to take over. Although said property may not be selling as residential - this is a COMMON problem for ALL of Las Vegas as no one has been able to successfully sell real property as a result of the poor real estate market. I attended the neighborhood meeting on September 23, 2009, and to my surprise said commercial zoning was not only objected to by those who have an interest in preserving the peace and tranquility of the pet cemetery, but also the long-standing residents who had previously made concessions over the years, but with the promise that **there would be NO commercial development west of Tenaya.**

There is plenty of commercial on the other corners such that this corner DOES NOT have to be touched. Especially in this time when I see so many commercial buildings, **new and old**, standing EMPTY. Thus, it is no hardship to set up a commercial establishment elsewhere, where properly zoned for the same, considering THERE ARE SO MANY EMPTY COMMERCIAL BUILDINGS AND AREAS to more appropriately place said development and revitalize said areas. I just know from Henderson, it is sad to see the empty strip mall along Stephanie from Sunset to Warm Springs, and all along Sunset Station, and the numerous empty commercial buildings along Lake Mead or Boulder Highway. Thus, commercial development should go where it is appropriately zoned for the same and better re-vitalize the neighborhood - NOT at the residential area of the pet cemetery.

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The peace and tranquility of this area must be preserved and allowing a zoning change to commercial will destroy this and the integrity of this cemetery. Please support the Craig Road Pet Cemetery, its patrons, our children, and the residents; all of whom object to the request to re-zone this property to commercial. Please keep this land as residential.

Sincerely,

Holly A. Fic

PLEASE ALSO ADD THESE NAMES TO THE PETITION AGAINST THE ABOVE STATED REQUEST FOR RE-ZONING:

	Name (Print/Sign):	Address:	Phone Number:
1.	Holly Fic	707 N. Racetrack Rd Henderson, Nv 89015	(702)856-3387
1. 2.	Jason Hall	707 North Racetrack Rd Henderson, Nv	702 856-3387
3.	Rose Alexis	707 N Racetrack Rd Hd, Nv	702-856-3387
4.	Jennifer Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
2. 5.	Craig Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
3. 6.	Amber Duvall	973 Via Arenula St, Henderson, NV	702-750-6273
4. 7.	Maxine	3800 H Hughes Pkwy 16th Fl	702-694-750
5. 8.	Yvonne Ruiz	1589 Sombrero Dr. LV, NV 89169	702-332-178

Submitted after final agenda

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6. [signature] (Mindy Fisher) 3670 Seneca Circle, Las Vegas NV 89169 (702) 203-37

7 10. Kelly McGee [signature] 7624 Pacific Hills, LV, NV 89128 (702) 646-3844

8 11. William SPOHRER [signature] 725 S. Hualapai Way LV 89145 (702) 499-7500

9 12. Elsa Thaler 1608 Breeze Canyon Dr. LV, NV 89117 [signature]

10 13. Kerrie Mendoza [signature] 9017 Silk Bonnet ct. LV 89143 (702) 2631545

11 14. Donna Pennick [signature] 2234 Shadow Canyon Dr. 89044 702. 737-5611

12 15. Karen Gullberg [signature] 6115 W. Harmon #23, Las Vegas NV 89

12

Submitted after final agenda

Date 11/02/09 Item 13P

10/29/2009 THU 19:53 [TX/RX NO 6628] 005

Petition to Stop the Rezoning of Parcel 138-03-201-009

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	DENNIS MASTNY		4465 N. Campell Rd LV NV 89129		9.24.09	1
2	Gail Mastny	Gail L Mastny	4465 N. Campbell Rd. LV NV 89129		9-24-09	
3	CURT WEIMAN		9449 White Ridge Ave	NO C-1	9.24.09	2
4	Lisa Johnson		4826 Mar Vista Way LV 89121		9-24-09	3
5	Laurie Pijanowski	Laurie Pijanowski	7100 W Alexander Rd # 2034 Las Vegas, NV 89129	NO C-1	9-24-09	4
6	John Pijanowski	John Pijanowski	7100 W. Alexander Rd # 2034 Las Vegas, NV 89129		9-24-09	
7	Kendra Hubbard	Kendra Hubbard	3355 S Town Center Dr. #1009 Las Vegas, NV 89135		9-24-09	5
8	CESAR MEZA		3769 Chili pepper St Las Vegas NV 89118		9-24-09	6
9	Chris Augustine	Chris Augustine	3355 S. Town Center Dr #1009 Las Vegas, NV 89135		9-24-09	
10	Elivia Hernandez	Elivia Hernandez	3769 Chili Pepper St. Las Vegas, NV 89115		9 24-09	7
11	JUDY STUEWE	Judy Stuewe	6271 BULLRING LN LAS VEGAS, NV 89130	NO REZONING	9-24-09	8
12	Richard CANDILIERE	Richard Candiliere	6271 BULLRING LANE LAS VEGAS, NV. 89130	NO REZONING	9-24-09	

GPA-35866 ZON-35867
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	Printed Name	Signature	Address	Comment	Date	
13	DENNIS MAHONEY	Dennis Mahoney	8905 BEACH FRONT RD		9-24-09	9
14	Linda Gamble	Linda Gamble	8905 Beach Front.		9-24-09	
15	Terry Hill	Terry Hill	4800 Everstorm Glow		9-24-9	10
16	Kym FIEGL	Kym Fiegl	3810 REFLECTION WAY		9-24-09	11
17	MARVIN LARA.	Marvin	6229 RASSLER AVE		9-24-09	12
18	BEVERLY SEROTA	Beverly J. Serota	2540 Golden Sands	SeroIA@aol.com	9.24.09	13
19	ALVIN SEROTA	Alvin Serota	2540 GOLDEN SANDS	11	9/24/09	
20	Leah Silva	Leah Silva	7101 Smoke Ranch R. #1057		9/24/09	14
21	CAROLANN S. TROUSDALE	Carolann S. Trousdale		NO CARL'S JR. !	9/24/09	
22	JOHN C. DELL'ERBA	John C Dell'Erba	8541 WILD DIAMOND AVE		9/24/09	15
23	CHARLENE BALLAN	Charlene Ballan	8541 Wild Diamond Ave	No Carls' Jr.	9-24-09	
24	Kristine Turner	Kristine Turner	4455 Quadrel St	No commercial	9-24-09	16
25	DAVID TURNER	David Turner	4455 quadrel St		9-24-09	
26	KERMIT BUCHTER	Kermit Buchter	4330 S BOSTERN AVE		9/24/09	17
27	Laura Lugo	Laura Lugo	9180 Glennon Ave.	No Commercial.	9/24/09	18
28	Guillermo Lugo	Guillermo Lugo	9180 Glennon Ave.	No commercial	9/24/09	

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	Printed Name	Signature	Address	Comment	Date	
29	Rachel Humbert	Rachel Humbert	3735 Candytuft Ridge Ave	NO FAST FOOD JOINT BY THE CEMETERY	9/24/09	19
30	Vinessa Nieves	Vinessa Nieves	1 B Clay St Las Vegas	No Food by The cemetery	9/24/09	20
31	Gennifer Davenport	[illegible]	6026 Marvin St NLU NV 89031	NO fast food by cemetery	9/24/09	21
32	JACQUELINE KANELOS	[illegible]	1915 SIMMONS ST #2169 LV NV 89106	THAT'S RUDE!	09/24/09	22
33	GAIL GOODAPPLE	Gail Goodapple	2916 DRURY ST	SUCH POOR TASTE!	9-23-09	23
34	Linda K Azevedo	Linda K Azevedo	3663 Biela Ave L.V.	Such horrible Tast	9-24-09	24
35	Frank E. Azevedo	[illegible]	3663 Biela Ave L.V.	" " " "	9-24-09	
36	ELIZABETH OSENBAUGH	[illegible]	10826 RioVista Ct. PARKER AZ 85344	ANY Business next to the cemetery is RUDE & UNNATURAL	9-24-09	25
37	DONALD WILCOX	Don Wilcox	10826 RioVista Ct. PARKER AZ 85344	Fast food next to a calm & peaceful place would be the worst thing ever!	9-24-09	
38	Lynn Burke	Lynn Burke	HC 33 Box 33 Las Vegas, Nevada 89161	I planned to be buried here & join my other family members here! The process to rezone was not follow this is unconscionable	9-24-09	26
39	Albert L. Heinold	Albert L Heinold	PO Box 72154 LV NV 89170	no	Sept 24, 9	27
40	Joyce Opperman	Joyce Opperman	7900 Ben Hogan L.V. 89149	Absolutely not!	9-24-09	28
41	MINORU PAUL AKATANI	[illegible]	7912 SOARING BROOK ST. LAS VEGAS 89131	OPPOSED	9-24-09	29
42	Charlene Dessaints	Charlene Dessaints	2201 Santa Paula Dr 89104	Absolutely Not / No Compassion	9-26-09	30
? 43	Jack & Beverly	Jack & Beverly	3905 Tumbleweed	Rude / where your feelings?	9-24-09	31
no 44	Crista Long	[illegible]	413 N L Street #C Lompoc, CA 93436	unconscionable	9-24-09	32

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	Printed Name	Signature	Address	Comment	Date	
45	Paul Terry	Paul Terry	4021 Treasured Note Ct.		9-25-09	3
46	James Whitney	James Whitney	3430 Purdue way		9-25-09	3
47	JOSEPH BAYS	Joseph Bays	2808 FAISS DR		9/25/09	3
48	Terry Cummings	Terry Cummings	121 Huntly Rd		9-25-09	3
49	Vonni Mascarenas	Vonni Mascarenas	2256 Brendahn	No food NO Doc	9-25-09	3
? 50	Debra Cyr	Debra Cyr	2236 Glenwood	No No	9-25-09	3
51	Sharmaine Berroyer	Sharmaine Berroyer	4306 Shady Hollow NLV 89031	I cant imagine eating or ordering food next to place where they Bury & Cremate pets	9-25-09	3
52	W. Steven Berroyer	W S Berroyer	4306 Shady Hollow NLV 89031 NV	NO	9-25-09	
53	SCOTT RAYER	Scott Rayer	2270 MORESCA Ave Henderson, NV 89052		9-25-09	4
54	Paula Brannstrom	[illegible]	729 Carlos Julio Ave N.L.V., NV 89031	inappropriate	9-25-09	4
55	Rebecca Ayers	Rebecca Ayers	3940 marble mountain 89129	Horrible !!!!	9/25/09	4
56	Clay M Clay	Clay M Clay			9/25/09	
57	WILLIAM BRADSHAW	William Bradshaw	9501 W. SAHARA LV NV 89117	INAPPROPIATE	9/25/09	4
58	RUTH BRADSHAW	Ruth Bradshaw	9501 W Sahara Ave LV NV	no Rezoning inappropriate	9/25/09	
60	RON NISKA	Ronald W Niska	6543 Magellan Way 89103	office only with appropriate design	9/25/09	4
61	JERRY BLACKWELL	[illegible]	2300 E Silvencio Lane		9/25/09	4

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	Printed Name	Signature	Address	Comment	Date	
62	Anthony Gulla	[signature]	LV, NV 89119 #361 1350 E. Flamingo Rd		9/25/09	46
63	LAURA LUCIDO	L Lucido	L.V. NEV 89147 7250 MTN MOSS DR	WHAT PART OF "NO COMM. BLDG" W. OF TENAYA DON'T	09/25/09 YOU UNDERSTAN	47
64	Judy Smith	[signature]	1263 S. 9th St		9/25/09	48
65	AL ZAPATA	[signature]	12036 ROYAL DOLNOCH CT. LAS VEGAS, NV 89141	IT would be totally disrespectful to have our family next to	9/25/09	49
66	Arthur Weiss	[signature]	1170 ANISECT LAS VEGAS NV 89142	THERE NEEDS TO BE RESPECT FOR CRPC!	9/25/09	50
67	Chieko Weiss	[signature]	"	"	"	
68	Ana Zapata	[signature]	12036 Royal Dolnoch Ct. Las Vegas, NV 89141	I like to be part of the Cemetery	9/26/09	51
69	RICHARD VEGA	[signature]	1106 Jewel Spring Ln N. LAS VEGA, NV 89081	Respect CRPC Community Reserve	9/26/09	52
70	SYDNIE BARCENAS	[signature]	4111 TATUM CT NLV, NV 89032	PLEASE RESPECT OUR CHILDREN.	9/26/09	53
71	Kellie Benway	[signature]	4689 Winfield Drive Las Vegas NV 89147		9/26/09	54
72	CAROL Niemann	C. Niemann	89128 1716 PINION MESA CT		9/26/09	55
73	Brooks Canon DON THOMPSON	[signature]	2300 ROCK SPRINGS L.V. NV 89128			56
74	Tom & Judy Sandoval	[signature]	4337 BOD WHITE DR NLV. NV 89032	Howell Heart	9/27/09	57
75	Jessica M. Humphrey	[signature]	3872 Crest Horn Dr. Las Vegas. NV 89147	Inappropriate	9/28/09	58
76	DWAYNE Shelby.	Dwayne Ladine	6500 W. CHARLESTON BL#241 LV-NV. 89146	no need, will cause to much traffic. Take Peace	9/28/09	59
77	Craig Dunkle	[signature]	1017 Heather Lynnette Ct		9/28/09	60

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	Printed Name	Signature	Address	Comment	Date	
78	PETE KRIEGER	Pete Krieger	5709 Forest Hills Dr.		9/30/09	61
79	Michel Afierc	Michel Afierc	231 W. Atlantic Henderson		9/30/09	62
80	Felisha Saldana	Felisha Saldana	231 W. ATLANTIC AVE.		9/30/09	
81	Mark Pope	Mark Pope	3325 N. Nellis		9/30/09	63
82	Brenda Pope	Brenda Pope	3325 N. Nellis		9/30/09	
83	MIKE MANOS	Mike Manos	4608 MANCILLA St. 89130	Don't chg. zoning		64
84	JILL MANOS	Manos	4603 MANCILLA ST 89130	Please don't Chg zoning	9/30/09	
85	Sidy White	Sidy White	10263 Garden Glen	Stop rezoning	10/1/09	65
86	Mark White		10263 Garden Glen	Stop rezoning	10-1-09	
87	ROBERT HAUTH		2180 KINGMAN AZ NUMBERS & ONLY?	A CARDS JR $?!!? # ORDERING CARDS.	10/01/09	no one called here
88	Delores Hauth	Delores K Hauth	1601 A Sandhill NV	Stop rezoning	10-01-09	67
89	John J. Jones	John J. Jones	1256 Moon Vision St	Stop zone change	10-1-09	68
90	Gerry Sharp		3000 S. SANDHILL Rd. #237	NO FAST FOOD!	10-1-09	69
91	Angelina Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-1-09	70
92	Alan M. Lichter	Alan M. Lichter	916 Belle Sh Ct	No fast Food	10-1-09	71
93	FRANK LEE	Frank Lee	9490 BERMUDA RD APT 1119	ENOUGH FAST FOOD IN AREA DON'T CHANGE ZONING	10-2-09	72

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	Printed Name	Signature	Address	Comment	Date	
94	MARJORIE CARSON	Marjorie Carson	7215 W. Pleasant View	Please let us keep our peace	10-2-09	73
95	EUGENE CARSON	Eugene Carson	7215 W. Pleasant View		10-2-09	
96	Rykeil Johnson	Rykeil Johnson	4826 Mar Vista Way		10-2-09	74
97	BARBARA STUEWE	Barbara Stuewe	4211 FINO CIRCLE N. LAS VEGAS NV 89032		10-2-09	75
98	Pat Blom		8122 N. Flamingo #81 LV 89147			76
99	Hugh E. Shirkey	[signature]	" #80			77
100	ROGER PAUTZ	[signature]	7004 CARMEN BLVD 89128	GRAB-A-BURGER & FAT IT IN THE CEMETERY—NOT!	10/2/09	78
101	Mary Duigna	[signature]	8205 Cedar Blue Ln. 89128	PEACE!	10/5/09	79
102	Lynn Wiltsie	Lynn Wiltsie	8460 W Reseda Way LV 89149		10/5/09	80
103	MARY MATTERN	Mary Mattern	5822 Golden Wing Street	F xx x - off	10/5/09	81
104	Shauna O'Mahoney	Shauna O'Mahoney	7440 W. Eldorado Ln. #129 LV, NV 89113		10/6/09	82
105	Carol Williams	Carol Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	83
106	Beatrice Williams	Beatrice Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	
107	[illegible] Sweany	[signature]	8217 Cimarron Ridge Dr.		10-06-09	84
108	Jodi Baron	Jodi Baron	1309 WALSTONE RD		10-6-09	85
109	Olive Baron	Olive Baron	1309 WALSTONE RD		10-6-09	

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110	FRED HICKS	Fred Hicks	5020 ERIN RD	FT. MOHAVE AZ. 86427	10/6/09	86
111	MARION ERICKSON	Marion Erickson	5320 EUGENE AVE		10/6/09	87
112	ANNE HOLLINGER	Anne Hollinger	5320 EUGENE AVE.		10/6/09	
113	CLARA ETTER	Clara Etter	5486 overland st Las Vegas NV 89118		10/6/09	88
114	Sharon White	Sharon White	2101 Calle de España			89
115	Eddie White	Eddie White	2101 Calle de España			
116	Allison White	Allison White	2205 Plaza de la Candela			90
117	Joe Calabrese	Joe Calabrese	2205 Plaza de la Candela		10/7/09	
118	LINDA PERKOWER	Linda Perkower	Cimmaron St			
119	Bennie Johnson		2727 La Pradera		10/7/09	91
120	JANE ROMANO	Jane Romano	1717 Honey Tree Dr		10/7/09	92
121	JAY ROMANO	Jay Romano	1717 Honey Tree Dr		10/7/09	
122	BARBARA STONE	Barbara Stone	2473 Black River Falls Dr. Henderson 89044		10-7-09	93
123	ROBERT STONE	Robert Stone	2473 Black River Falls Dr.		10-7-09	
124	LAWRENCE DODD	Lawrence Dodd	975 Green Hills Dr #3323 89052		10-7-09	94
125	DANIEL DODD	Daniel Dodd	975 Green Hills Dr. 89052		10-7-09	

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	Printed Name	Signature	Address	Comment	Date	
126	J. Bracco		7740 Pine Warbler Ln	No Commercial, Please	10/7/09	95
127	J. Cutler		9446 White Ridge Ave	No Carl's Jr	10/7/09	96
128	D. J. Livingston		3872 Crest Horn "	No comm. ctr/Park	10/7/09	97
129	K J Livingston		" " "	NO Carl's Jr	10/7/09	
130	MARSHALL MASEK		702 647-3479 3908 WIDE RIVER ST	Not a commercial place	10/08/09	98
131	DEBBIE HINES		4280 E. BRIDGER ST. LAS VEGAS, NV 89061	NOT THE APPROPRIATE LOCATION	10-8-09	99
132	Kelly Stang		10567 Olympic Pine Dr. LV, NV 89135	worried about vandles would bring busy fast food REST. not be appropriate	10/8	100
133	Debbie Bledsoe		2700 BRYANT AVE LV, NV 89102	I Feel the Same Way -	10-8-09	101
134	SEYMOUR COHEN		2796 COTTONEASTER ST. LV, NV 89135	Leave it the WAY it is	10-8-09	102
135	Arlene Cohen		2796 Cotoneaster Street LAS VEGAS NV 89135		10/8/09	
136	Shaleen Jessica		220 Eastdale Ct.	Carls Jr. will ruin the peace.	10-09	103
137		AL PERSE	220 EASTDALE CT	NO CJ	10-09	
138	B. Hill		5400 Desert Fountain		10/9	104
139	Jim Hillyard		8335 Lexford St		10/9	105
140	Candace Wiltgo		8460 W. Rosada Way	NO carls Jr!	10/9	106
141	PAT Rush		335 Blackstone Ridge	W.T.F.	10/9	107

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	Printed Name	Signature	Address	Comment	Date	
142	Paula Hill	Paula Hill	6441 Deadwood Rd	How could you put	10/14	108
143	Harold Hill	Harold Hill	LAS Vegas NV 89108 6441 DEADWOOD Rd Las Vegas, NV 89108	Hamburgers next to a CEMENTARY. Cunnal	10/14	
144	Carole Brownell	Carole Brownell	9645 W. Trop LV 89147	Has no feeling!!! NO WAY!	10/14	109
145	CARMELA PAUL	Carmela Paul	8220 RIVIERA BEACH DR LAS VEGAS, N.V. 89128	DO NOT DO THIS WONDER THINK OF ALL THE FULL ANIMALS	10/14	110
146	TINA POOL	Tina Pool	3660 Boulder Hwy #512 LAS Vegas NV 89121	NO !!!	10/14	111
147	JAMES Wilson	James Wilson	3660 Boulder Hwy #512 LAS Vegas NV 89121	this is AN OUTRAGE Please Don't DO this	10/14	
148	Sean Michael	Sean Michael	5344 Images Ct Las Vegas NV 89107	Please DON'T DO this	10/14/09	112
149	David Lane	David Lane	1928 Caular Dr LV NV 89108	" " "		113
150	JOHN FREDERICK	[illegible]	2521 SUNWOOD 89128	" " "		114
151	MADLYN LEE	Madlyn Lee	4401 TWIN PEAKS 89032	" " "	10-15-09	115
152	DIANA JOY	Diana Joy	LARKSPURE AVE LARKSPURE, CALIF	" " "	"	116
153	BERYL WARREN	Beryl Warren	5704 ST. CLAIR DR LV, NV 89128	" " "	10/15/09	117
154	NJ PETIT	Nancy J. Petit	4821 LANCEWOOD AVE LAS VEGAS, NV 89110	NO WAY!	10/16/09	118
155	JW Barrow	James Barrow	909 Shelton Dr LV NV 89108	STOP IT!	10/16/09	119
156	Paul M. Venglik	Paul M. Venglik	3916 Dabney Dr N. Las Vegas	THERE ARE enough places to eat now!	10-22-09	120
157	Janet Hunter	Janet Hunter	7809 Mission Point 89149	Have some respect for our loved ones!	10-24-09	121

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	OLIVER DOUGLASS	Oliver Douglass	4545 QUADREL ST.		9/24/09	122
2	DOROTHY DOUGLASS	Dorothy Douglass	4545 QUADREL ST.		9-24-09	
3	ANTON SCODWELL	Anton Scodwell	4313 LEON AV 89130		9/24/09	123
4	GARY CORDELL	Gary Cordell	2701 N. RAINBOW BLVD #1081 LAS VEGAS, NV. 89108		9/24/09	124
5	JEAN PORTER	Jean Porter	4560 QUADREL ST 89129		9/24/09	125
6	LARRY PORTER	Larry Porter	4560 QUADREL ST 89129		9/24/09	
7	TODD MARTY	Todd Marty	5108 COSTABELLA LANE		9/24/09	126
8	DAVID FISHMAN	David Fishman	8624 Butterchurn Ave		9/24/09	127
9	ZUKI FISHMAN	Zuki Fishman	8624 Butterchurn Ave.		9/24/09	
10	TERRY DIXON	Terry Dixon	5237- ELM GROVE DR		9/26/09	128
11	BETTY DIXON	Betty Dixon	5237- ELM GROVE DR		9/26/09	
12	John Conway	John Conway	878 Ashford way		9/26/09	129

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Printed Name	Signature	Address	Comment	Date	
KATHY OSZUST	Kathy Oszust	2143 Sierra Storm Lane L.V.	No rezoning	9-29	130
Nancy Calk	Nancy Calk	1913 Randa Lane	NO REZONING	9-29-09	131
Raquel Olvina	Raquel Olvina	9310 Indian Cane Ave.	NO Rezoning	9-29-09	132
Arcadio Olvina		9310 Indian Cane Ave.	No Rezoning	9-29-09	
Maurice Hollings	M. Hollings	7708 GOLDEN FALCON ST.	NO REZONING	9-29-09	133
NICOLE BOWMAN	Nicole Bowman	7724 Robengler Ave.	NO REZONING	9/29/09	134
Jody Ford	Jody Ford	137 Westin Ln-Hen	No Rezoning	9-29-09	135
Kristy Kraster	Kristy Kraster	10933 Civiletti St.	NO re-zoning	9-29-09	136
JAY BANK	Jay	1635 SERENADA	NO REZONING	9/29/9	137
ROBERT Woolsey	Robert Woolsey	8909 Gothic Ave	NO Rezoning	9-29-09	138
Bridget Souba	Bridget Souba	PO Box 28191 LV NV	NO REZONING	10-5-09	139
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THIS IS TO STOP CARLS JR FROM proceeding to build right next door to Craig Pet Cemetary which would be disturbing to cemetary.

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Printed Name	Signature	Address	Comment	Date	
Carol Pelka	Carol Pelka	2920 Dogwood Ave 89030		9/25/09	141
Linda Newman	Linda Newman	6928 Welsh Cir 89108		9/25/09	142
Jennifer Taylor		8158 Hawk Glen Ct LV, NV 89131		9/25/09	143
Mary Johnson		9928 Bundella Dr LV 89134		9/25/09	144
Patricia Harris	Patricia Harris	4912 Gates Fall Ct. 89149		9/25/09	145
Robin Hardin	Robin Hardin	4912 Gates Fall Ct		9-25-09	
Danna West	Danna West	1137 Olvera Way		9-25-09	146
Jennifer Devine	J.M. Devine	10309 Marc Kahre Ave 89129		9/26/09	147
Phyllis Fishman	Phyllis Fishman	1701 N Jones #2048 (89108)		9/26/09	148
Karla Campagna		7425 Summer Sun Dr.		9/26/09	149
Michelle Malloy	Michelle Malloy	7965 Rim Rock Way #101 LV NV 89128		9/30/09	150
Paula Moya	Paula Moya	9308 Dancing Daffodil LV, NV 89129	Submitted after final agenda	9/30/09	151

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MATT SCHNEIDER	Matt Schneider	2032 WANDERING LV, NV DOE		9/30/09	152
Michele Truell	Michele Truell	4650 PRATT	Do NOT put up that CRAP there	9/30/09	153
Bobbie Klocker	Bobbie Klocker	3521 Jennifer St Pahrump	No—	9/30/09	154
JANET DIFFER	[illegible]	7716 Alina Ave. LV 89145	NO — we have too many junk food places already!	10/01/09	155
Megan Little	Megan Little	5209 Mantua Ct.		10/1/09	156
Hope McClure	Hope McClure	2109 LAS Verdes		10/1/09	157
Maria Brazzoni	MARIA BRAZZONI	6653 Lillard Dr	NO don't		158
Yvonne Swansen	Y Swansen	7008 Pinderhorn Ave. LV NV		10/1/09	159
C Hughes	[illegible]	101 Luna Way	NO — aren't there enough restaurants in LV. Have some consideration for the	10/1/09	160
Kerry L. Cox	Kerry Cox	5709 Patricia Ave LV 89130	citizens who have deceased pets in the pet cemetry	10-1-09	161
Bernard Lucido	[illegible]	7250 MTN MOSS DR, LV		10-1-09	162
Juanita Masse	Juanita Masse	1540 MARION Dr LV	enough fast food restaurants - don't need more	10-1-09	163

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Printed Name	Signature	Address	Comment	Date	
MARY ANN NELSON	Mary Ann Nelson	7213 Painted Shadows	No Fast Food by pet Cemetery	10-1-09	164
Doug Nelson	Doug Nelson	7213 Painted Shadows	No Fast Food	10-1-09	
F Flores		5021 Spencer	no Fast Food	10-1-09	165
Jessy Aguila		6650 S. Sandy Hill Rd	No Fast Food	10-6-09	166
NUBIA ALLEN	Nubia Allen	6661 Silverstream Ave #2035	NO Fast Food	10/2/09	167
Karen Darney	Darney	3050 N Jones Blvd	528-4747 No fast Food	10/2/09	169
Katherine Kokkalis	Katherine Kokkalis	3050 N. Jones Blvd.	NO fast food	10/2/09	
Gail	Gail	5260 So Jones	" " "	10/3/09	169
Alton Hoyle	Alton Hoyle	3050 N Jones #1104	No Fast Food	10/3/09	170
KENNETH PATE	Kenneth Pate	3056 N Jones 2057	NO FAST FOOD	10/3/09	171
Laura Hoyle	Laura Hoyle	3050 N. Jones #1104	NO FAST FOOD EVER	10/3/09	
LINDA CRAMPTON	L. Crampton	3050 N Jones #2058	NO FAST FOOD	10/3/09	172

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Angelina E. Baker	Angelina E Baker	3050 N. Jones 1026 L.V. NV 89108	NO FAST FOOD - !!	10-3-09	173
Mary Kamps	M. Kamps	" " " #2017	" " "	10-3-09	174
Rona Wells	R. Wells	3050 N. JONES BLVD #2045	enough Fast Food		175
HELEN SCIARRETTI	Helen Sciarretti	3050 N JONES #2041		10/3/09	176
Shirley Flashing	Shirley Flashing	3050 N. Jones L.V.	NO FAST FOOD	10-3-09	177
Lori Stewart	Lori Stewart	3050 N. Jones LV 89108 #1086	No! No!	10-3-09	178
Debbie Morris	Debbie Morris	6452 Star Jasmine Ct.	no please!	10-3-09	179
JoAnn Oscars	JoANN OSCARS	3050 N. JONES BLVD	NO Period	10-3-09	
Stella Hewitt	Stella Hewitt	5217 Blooming Mesa	HELL NO	10-3-09	180
IGOR AVRAS	IGOR AVRAS	3050 N. Jones Blvd	Don't do it	10-3-09	
KATHY JONES	Kathy Jones	" " " "		10-3-09	
SHAUN MURRAY	Shaun M. Murray	2232 FLORISSANT DR. LVNV 89128	JUST WRONG!	10-3-09	181
MIKE RADER	[illegible]	6414 SANDPIPER	IF THERE'S ONE MORE THING WE NEED, ITS MORE TOXIC FAST FOOD.	10.4.09	182
Sarah Hill	Sarah Hill	6414 Sandpiper way.	Let the poor animals rest in peace!	10-4-09	
Shelmadene Graham	Graham	3920 Prospect St		10.4.09	183
Chris Pocic	C Pocic	3209 Goleta	Animals also need to rest in peace	10-4-09	184

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MARK BRIGHTWELL	Mark Brightwell	6430 McGILLAU. LV 89122		10/14/09	185
DOUG POOL	[illegible]	10024 SUMMIT CANYON 89144		✓	186
Amy Zeldenrust	Amy Zeldenrust	300 Redondo Hend. 89014		10/15/09	187
Allan Brown	[illegible]	300 Redondo St Henderson NV 89014		10/15/09	
Steven Ligori	[illegible]	818 Park Paseo Las Vegas 89101		10/17/09	188
Dan Boetz	Dan Boetz	5225 N. KILEY		10/17/09	189
Steve Duesing	[illegible]	1701 Golden OAK Dr LV		✓	190
Art Gisi	A. C. Gisi	4282 Ridgeview Dr LV.		✓	191
Tom Williams	Thomas A. Williams	5225 N. Riley St. 89149		10/17/09.	192
MARCIA GEIL	Marcia Geil	5921 Mello Ave 89131		10/17/09	193
BARBARA GEIL	Barbara Ann Geil	5408 Langston Circle 89130		10/17/09	194
BOB GEIL	[illegible]	5408 LANGSTON CIR 89130		10/17/09	
JOEL MASON	Joel Mason	5117 Vine Ave St. LV NV 89135		10/17-09	195
LOUIS CAROW	[illegible]	6621 Trumpeter NLV 89084		10/17/09	196
KAY CAROW	[illegible]	6621 Trumpeter NLV 89084			
Susan Cooper	Susan Cooper	10230 Song Sparrow Ct		10/17/09	197

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MARILYN COWART	Marilyn Cowart	878 ASHFORD WY, HDN, NV		9/26/09	198
Walter Dekin	[illegible]	4525 Quadrel St Las Vegas NV		9/27/09	199
MARIJO HIGGINBOTHAM	M. Higginbotham	4525 Quadrel St. LV		9/27/09	
STEVEN HEIMGARTNER	[illegible]	8200 EAGLEDANCER AVE		9-27-09	200
CHRIS MICHAEL	[illegible]	9796 AMADOR RANCH AVE		9/27/09	201
Kathy Gordon	Kathy Gordon	9796 Amador Ranch Ave		9/27/09	
Darlene Johnson	Darlene S Johnson	4475 Quadrel St		9-27-09	202
Kevin Johnson	Kevin L Johnson	4475 Quadrel St.		9-27-09	
ALAN CROSS	[illegible]	8321 CEDAR MESA		9-27-09	203
Lynne Caralieri	Lynne Caralieri	4454 Quadrel, LV NV		9-27-09	204
Keith Greer	[illegible]	590C Cheyenne Ave.		9/27/09	205
Susan Kent	Susan Kent	4935 Cedarlawn 89130		10/4/09	206
* Erin Heimgartner	[illegible]	8200 Eagledancer		10/4/2009	207
DON BUNCH	[illegible]	4001 Coyote Crossing		10/4/2009	208
Evelyn Bunch	[illegible]	4001 Coyote Crossing		10/4/09	
Lama Chaboun	[illegible]	5404 Mesquite Meadow Ct		10/15/09	209

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KURT PLOTHIN		68 Brown Swallows		9-29-09	216
Gelaine Mastny		7955 Capistrano Valley		9/29/09	217
Gary Mastny		7955 Capistrano Valley		9/29/09	
Tom VanderLeest		5521 Little Lake Ave LV, NV		9/29/09	218
Renee Guggia		339 Kansas Ave Hend. NV 89015		9/29/09	219
Heide Mastny		1707 Flat Ridge Dr 89014		9/29/09	220
Corissa Mastny		1707 Flat Ridge Dr Henderson, NV 89014		9/29/09	
DAVID OBAL		405 GROFT WAY HENDERSON NV 89015		9/29/09	221
CYNTHIA OBAL		405 Groft Way Hen. NV 89015		9-29-09	
DONALD EZELL		333 Redondo St Hend NV 89014		9-29-09	222
Denise Tarpley		333 Redondo St Henderson NV 89014		9-29-09	
Sara Lang		910 Valetta Flat Ave LV, NV 89183		9/29/09	223
JEAN WALLER		4536 CALIFA		9/29/09	224
CARLA KUHL		7034 Shadow Lisard Way Hend. NV		9/29/09	225
BILL TREDE		7026 Rusty Nail Way LV NV 89119		9/29/09	226
RYAN McNEEL		8333 Lexford St. LAS VEGAS, NV 89123		9/29/09	227

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Joy Turner	Joy Turner	376 Legacy		9/29
Chiny Johnson	Johnson	4826 MARVISTA WAY		9/29
Anna Shifflett	Anna Shifflett	30 Prince Ln LV. NV		9/29/09
Rob DeRozo	R. D	5416 HARMONY AVE		9-29-09
Gary Shifflett	Gary Shifflett	30 Prince Ln. 89110		9/29/09
Cruz Bonilla		2858 Antenes St 89117		9/29/09
DEBRA LANCASTER	Debra Lancaster	836 Dusk Dr., LV 89110		9/29/09
Ken Lancaster		836 Dusk Dr LV 89110		9/29/09
Dawn Mackey	Dawn Mackey	3514 Shonna Way LV 89032		9/29/09
Carla Price	Carla Price	912 Possum Hill St NLV, NV.		9/29/09
Ron Mackey	Ron Mackey	3514 Shonna Way 89032		9/29/09
Ashley Shifflett	Ashley Shifflett	5416 Harmony Ave		9/29/09
WAYNE BUMHOUR	W Bumhour	1804 JOHN BEVY CT		9/29/09
Guy Hirsimaki	Guy Hirsimaki	1804 John Bevy Ct.		9/29/09
Maureen Bounds	Maureen Bounds	4333 E. Twain Ave. LV NV		9/29/09
FRED HIRSIMAKI	Fred Hirsimaki	1804 JOHN BEVY CT		9/29/09

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Gwen Nance	Gwen Nance	1209 Valerio Lane Las Vegas, NV		09/25/09	234
Jessica Vance	[illegible]	7940 Constantinople Ave Las Vegas NV		9-25-09	235
Heather Matthew	Heather Matthew	10712 Jubilee Mnt. Las Vegas NV		9-25-09	236
Michael P Kneene	[illegible]	509 Camino View Place LV NV 89134	Not A Suitable Site For Commercial Development	9/25/09	237
Alicia Durkle	[illegible]	1017 Heather Lynnette Ct LV, NV 89123			238
M. L. Biggs	Marilyn Biggs	8865 W La Mancha Las Vegas, NV 89149	[illegible]	9/29/	239
Patsy Soifer	Patsy Soifer	8817 Smokey Dr. 89134		9/29/09	240
John Wickman	John Wickman	6308 Fargo 89107		9/29/09	241
Angie Ratto	Angie Ratto	8701 Tangled Spur Ct		9-29-09	242
Kadi Dorelis	Kadi Dorelis	11912 Alava Ave		9-29-09	243
Deanna Duarte	[illegible]	349 Abbington Henderson, NV 89074		9/29/09	244
Timothy Semays	[illegible]	7608 License St.		9-29-09	245
Linda Tucke	[illegible]	3320 Haven Beach Way Las Vegas 89117		9-30-09	246
Kathy Leavitt	Kathy Leavitt	6327 Churchfield Blvd. 89103		9-30-09	247
Bruce Arnold	[illegible]	2512 W. San Miguel Ave 89032	Unbelievable You Wolled Turn Consider It	9-30-09	248
Carol Arieno	Carol Arieno	5745 N. Campbell Rd		9/30/09	249

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GERALDINE LE DUKE	Geraldine Le Duke	3050 N. JONES #1108 L.V.NV 89108	LOVED ONES SHOULD NOT BE BURIED BY SMELLY GREASY FOOD	10/5/9	250
MARY ANNE LISSETT	Mary Anne Lissett	2109 Valley Dr L.V. NV 89108	Food & Bodies shouldn't mix + the Bodies were 1st	10/5/9	251
Katie Kreuzer	Katie Kreuzer	6666 W. Washington 592	Pray for the Pets	10/5/9	252
LEONARD SCHWEITZER	Leonard Schweitzer	6121 DENVER CR, L.V. 89107	CEMETERY'S Keep FOOD PLACES AWAY FROM	10-5-09	253
NINA JOHNSON	Nina Johnson	5554 Madre Mesa Dr	Keep food from Cemetery	10-5-09	254
LAURA A. ROGGE	Laura A. Rogge	8229 Fawn Meadow	Leave cemetary as is	10-5-09	255
ELKE ROGGE	Elke Rogge	8620 W. Verde Way 89149	No more fast food!	10-5-09	256
Patricia Layman	Patricia Layman	8517 Lynhurst Dr. LV NV 89134	Leave pet cemetary as is	10-5-09	257
JIMMIE JOHNSON	Jimmie Johnson	5554 MADRE MESA DR L.V. NV 89108	PLEASE DO NOT DISTURB THE CEMETERY	10-05-09	
CAROL SWAN	Carol Swan	6300 Lake Mead Apt. 1108 L.V NV. 89108	Respect Peoples Loved ones!	10-5-09	258
Bettye Moore	Bettye Moore	5554 Madre Mesa Dr LV,NV 89108	May the Lord bless you and your pets	10-5-09	259
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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
GIBSON ROSEMARY	Rosemary Gibson	3908 Country Pts		10-15-09	261
MARILYN ROBBINS	Marilyn Robbins	1718 NO. DECATUR #8		10-15-09	262
Bernadine Clark	Bernadine Clark	5018 Bristol Rio Way		10-15-09	263
Eleanor Pechacek	Eleanor Pechacek	5312 Overland Ave		10-15-09	264
SALVATRICE BANCHERI	SALVATRICE BANCHERI	7181 STORNSON DR		10-15-09	265
PATRICK MCGUIRE + JONES	Patrick McGuire Jones	McGuire 5820 Forrest Hills Ln		10-16-09	266
Agnes Fekete	Agnes Fekete	5755 N. Durango Dr.		10-16-09	267
Jim McGrath	J. A. McGrath	1908 Bookbinder Dr		10/16/09	268
VIRGINIA CAROSONE	Virginia L Carosone	4453 Pageantry Fls. Dr		10-16-09	269
Nadyne Giardina	Nadyne R Giardina	10713 Moonflower Arbor Pl.		10-16-09	270
Josefina Gomez	Josefina Gomez	7355 N. Monte Cristo		10-15-09	271
Arlene Frediew	ARLENE FREDIEW	4285 HILDEBRAND LN Apt. 111		10-15-09	272

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Printed Name	Signature	Address	Comment	Date	
[illegible]	[illegible]	[illegible]		[illegible]	273
Kurt Herron	[signature]	3404 Seaglen [illegible]		10/10/09	274
[illegible]	[illegible]	[illegible]		[illegible]	275
[illegible]	[illegible]	[illegible]		[illegible]	
[illegible]	[illegible]	[illegible]		[illegible]	276
Lynn Wilson	Lynn Wilson	5220 Fall Meadow Ave			277
Chuck Martinson	[signature]	3909 Alessa St		10/10/9	278
Brad Daughtry	[signature]	3242 Jericho St.		10/10/09	279
Lisa Daughtry	Lisa Daughtry	" " "		10/10/09	
Serena Zabel	Serena Zabel	6649 Sweetcher Wy LV, NV 89108		10/10/09	280
Kelly Tingey	Kelly Tingey	2941 Vegas Dr #106 LVP 89106		10/10/09	281
Rissa Ramos	[signature]	7100 Grand Montecito parkway		10/10/09	282

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Printed Name	Signature	Address	Comment	Date	
L. Brown	L. Brown	6449 Peachwood Rd	No carls Jr !	10-10-09	283
L. Hawkes	L. Hawkes	10713 Alton Downs	No-	10-10-9	284
T Killian	[illegible]	6513 Burlwood Way	No Carls	10.10.09	285
Ae L. Bastian	[illegible]	6170 W. Lake Mead Blvd		10-10-09	286
Robert Harrison	R Harrison	2608 ISLAND BROOK	FORGET CARL'S	10-10-09	287
CARL FALLETTA	[illegible]	1717 Queen Victoria #103 LV	No Way!	10-10-09	288
KELLY & John Moon	Kelly Moon	4605 Painted Cliffs DR	Don't do it !	10-10-09	289
Wendy VanLoo	[illegible]	3640 Wild Willow St. 89129	Respect the animals	10-10-09	290
Marcy Arevalo	[illegible]	2700 N Rainbow #1123	Respect !!!	10-10-	291
James J. Bevan, JR	James J Bevan Jr	9179 Valley Sp. Ct, LV, NV	Show some concern for other.	10-10-09	292
PATRICIA YOUDELIS	Patricia Youdelis	1926 Feather Brook		10/15/09	293
KAY CALLEN	Kay Callen	5400 COMCHEC WAY #106		10-15-09	294

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Printed Name	Signature	Address	Comment	Date
Tanya Jundt	Tanya Jundt	10112 Lexington Pines 89129		9-25-09 295
Leslie Shoate	Leshoate	9999 W. Katie Ave #1021 89145		9.25.09 296
Tina Cochran-Peggley	Tina Cochran-Peggley	8450 W. Charleston #2066 L.V., NV 89117	Very inappropriate.	9/25/09 297
DR Lindsay Hucke	DrLindsay Hucke	140 W. Sahara Ave		9-25-09 298
Debra Jonsen	Debra Jonsen			9-25-09
Ciera Ingrassia			Disgusting!	9-25-09
Jillian Spaulding	Jillia Spaulding	1855 E Warm Springs Las Vegas		9-25-09 299
Blair McNally	Blair McNally	1855 E Warm Springs	Terrible!	9-25-09
Jessica Drake	Jessica Drake	1855 E Warm Springs		9-25-09
Carolyn Taylor	Carolyn Taylor	1309 Kari lee ct #C	WRONG!!!	925-09 300
JENNY PALACIA	Jenny Palacia	3225 S. Pecos Road #147 LAS VEGAS, NV 89121	People paid for their pets to be there!!	9-25-09 301
MICHAEL BAKER			COMPLETELY INAPPROPRIATE	9/25/09

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Printed Name	Signature	Address	Comment	Date	
Erin Tobin		8042 Bishop Drive Las Vegas NV, 89123	What are you THINKING!!!	9/25/09	302
Chad Bower		1069 Little Rock Way Las Vegas, NV		9/25/09	303
SHANNON BROWN		5080 RAVEN AVE LAS VEGAS, NV 89139		9/25/09	304
Jim Hicks		2265 Mohawk LV, NV 89146		9/25/09	305
Susan Peterson		10431 Madagascar Palm St. Las Vegas NV 89141		9/25/09	306
Linda Stickney		3101 High View Dr. Henderson, NV 89014		9/25/09	307
Jodi Smith		11 west owens Ave #223 las Vegas, NV 8903		9/25/09	308
Erin Ostraw		[redacted] 188 E. Warm Springs RD. LV, NV 89119		9/25/09	
Angelica Wolff		8328 Transvaal Blvd St. Las Vegas, NV 89139		9-25-09	309
Beverly Bumgarner		2108 Chapman Dr Las Vegas NV 89104		9/25/09	310
Samantha Hinckley		830 Blushing Rose Pl Henderson, NV 89052		9/25/09	311
Christina Banks		2237 Maple Rose Dr. Las Vegas, NV 89134	HELL NO!!	9/25/09	312
Roelynn Dimmick		5804 Paseo Del Mar LV NV 89108		9/25/09	313
Vidon Ronson		3051 Fritz Ln Pahrump NV 89048		9/25/09	314
CRystal Miller		4268 Calimesa St LV NV 89115	That is not the place for a fast food place	9/25/09	315
Bobby Burton		3910 Blue Bull St N. Las Vegas, NV 89134	I wouldnt know if I was eating a burger or [redacted] someones precious pet	9/25/09	316

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Kristian Ross	K—	5600 E Russell Rd		9/29	317
Tina M. Dowell	Tina M Dowell	3906 Canary Creek Ave		9/29	318
Gayle Noles	Gayle Noles	651 Glenwood Ln		9/29	319
Louise Miles	Louise Miles	5300 E. Desert Inn #29		9/29	320
Paul Noles	Paul Noles	651 Glenwood Ln			321
George Miles	George Miles	5300 E Desert Inn #29			322
Charles Rossetter	Charles Rossetter	5558 Ballinger Dr.		9/29	323
Lily G Betts	Lily G Betts	902 Noche De Paz		9/29	324
Jesus Betts	Jesus Betts	902 Noche De Paz		9/29	
Jackie Rios	Jackie Rios	426 Crestline LV		9/29	325
Esther Watson	Esther Watson	6420 E. Tropicana		9/29	326
Harold Watson	Harold Watson	6420 E Tropicana Ave		9/29	

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Jodi Lynn Rubino	Jodi Rubino	4212 Morris Pearl Ave NLV, NV 89031		10/1/09	327
William Rubino	William Rubino	4212 "		10/1/09	
Malinda Balsinger	Malinda Balsinger	3328 Hidden Ridge		10/1/09	328
Dianne Hamrick		3717 Copper Cactus Dr		10/1/09	329
Lois A. Smith	Lois A. Smith	7416 Alcove Glen Ct		10-1-09	330
Heather Palmer	Heather R. Palmer	8999 Tierra Santa Ave.		10-1-09	331
Russell Balsinger	Russ Balsinger	3328 Hidden Ridge St.		10-2-09	
Ashley Moreno	Ashley Moreno	8101 Kempston Ct		10/3/09	332
Karen Collins	Karen Collins	3721 Plum Blossom Ct.		10/3/09	333
Brian Marks		3250 N. Tenaya		10-3-09	334
[illegible]		4115 Redfield Ave.		10-5-09	335
Carol Ledoux	Carol Ledoux	" "		10-5-09	

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Kim Schlater		11058 Cressco Ct LV		10/8/09	336
Todd Day		976 Gentle Glow	Let The Animals Rest in Peace	10/8/09	337
Craig West		8446 Rushfield Ave LVNV 89178		10/8/09	338
Bonnie Snowden		5419 W. Tropicana Ave 89103		10/8/09	339
Jakob Astor-Hodges		5974 Tierra Grande Ave LV NV 89122		10/08/09	340
Yolanda Coleman		10620 Tulip Falls Dr Henderson, NV 89011	WHO WANTS A FAST FOOD PLACE @ the cemet.	10/08/09	341
Peggy Williams		8735 Villa Jeremiah Ln 89147	What qualifies this changing zoning	10/8/09	342
David Wright		8961 San Marin St. LV NV 89123	A FAST FOOD RESTAURANT NEXT TO A CEMETERY IS UNFORGIVABLE	10/8/09	343
Josette Williams		9222 Tallowtree Ave N. Las Vegas, NV 89032	NO FAST FOOD PLACES NEXT TO A CEMETERY	08Oct09	344
Renie Sabol		5411 morning Splash Ave LV. NV 89131	Fast food next to a cemetary is Disrespectful	10/8/09	345
Joel Miller		551 E. Oakey L.V., NV 89104		10/8/09	346
Jeff Norman		160 Staten Island Ave 89123		10/8/09	347

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BRIAN GOMEZ		3640 W GROOWAY NLV NV 89031		10/3/09	348
Helen Burruel	Helen Burruel	7000 Wild Wood Dr.		10/6/09	349
DIANE FROST	Diane Frost	4355 QUAIL CT		10/7/09	350
Susan Tatom	Susan Tatom	4320 N Rogers Way Las Vegas 89129		10/7/09	351
Andrea Thompson		4001 Mira Lane LVN 89108		10-8-09	352
Mianelle Martens		4541 N Campbell		10-10-09	353
THOMAS MARTENS		4541 N. CAMPBELL RD LV89129		10-10-09	
Mary Graham	Mary Graham	7417 Grenfell Dr 89129		10-10-09	354
Alexa Wilson	Alexa Wilson	8195 Cassian Ct 89129	R.I.P.	10/10/09	355
Anna Edwards		5805 Stallion Ave		10-10-09	356
Don Knell		3700 Scuba Ct		10-10-09	357
GINA REYES	Gina Reyes	9413 Sparkling Waters		10/15/09	358

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Cristina Love	Cristina Love	3952 Palos Verdes St		10-9-2009 359
Vasana Sumano	[illegible]	1822 Orchard Village		10-9-2009 360
Richard Serrano	[illegible]	2108 Bonne Barre St		10-9-2009 36
Laura Anapolsky	[illegible]	1740 Hill Canyon Lane		10-9-2009 36
Jacklyn Hart	Jacklyn Hart	2495 Abarth St		10-9-09 36
[illegible]	Gil Martinez	931 Greenville St Hen		10-9-09 364
Susan Cosper	Susan Cosper	4956 Nettie Cir		10-9-09 365
Joe Strong	[illegible]	5745 W Rochelle Ave		10/9/09 366
Teresa Weinmaculi	Teresa Weinmaculi	2021 Fontana Ave		10/9/09 36
Wendy Vertiz	W Vertiz	9930 Pioneer Ave		10/9/09 36
Miguel Tavera	[illegible]	5026 Hayward Av		10-9-09 36
Patricia [illegible]	[illegible]	6201 Ekatia #211 89119		10-09-09 37

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Kim Vu	Kim Vu	3980 E Remore - 89120	Let the rest in peace. thanks	10-09-09	371
Meghan Dirk	Meghan Dirk	212 opera house 89012		10-09-09	372
Eileen Muscato	E. Muscato	3051 High Moon Ct.		10-10-09	373
Elise Fstein	Elise Fstein	10329 Pompeii		10/10/09	374
Omar Rashada	Omar Rashada	3821 Intermezzo		10-10-09	375
Francisco	Francisco Blanco	583 Highgate Park.		10 9-09	376
T.C. Furtado	T.C. Furtado	8208 Misty Isle Cir.		10-9-09	377
AMY R. LANGSTON	Amy R. Langston	1525 SPICED WINE AVE #5102		10/9/09	378
Charles Pipkin				10/09/09	
GREG Hollis		3750 Arville #118		10/9/09	379
Lisa Apodaca		1856 Heydon Ct		10/9/09	380
Carol Linton	Carol Linton	9950 Maryland		10-9-09	381
Pervies Lane		74 Ice Falls Ave		10-09-09	382
Charlie Portillo		2132 Cycad		10-9-09	383
Angela Johnson				10-9-09	
LeRay Newneman	LeRay Newneman	7918 Canto 89147		10-9-09	384

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Printed Name	Signature	Address	Comment	Date	
Teresa McGuire	[signature]	8340 Wildwood Glen Ave		10-9-09	38
Linda Angelo	[signature]	7048 Grosswood		10-9-09	38
Roger DiEnno	[signature]	278 Heathcrestone St		10-9-09	38
Sonia Bass	[signature]	1700 N. Lamb Blvd		10-9-09	38
LINDA Rehn	[signature]	6489 Buckaroo Ave		10-10-09	38
CARLO TARANTINO	[signature]	279 Spring Palm St		10-10-09	39
Alex Gómez	[signature]	10220 Deerfield Beach Ave		10-10-09	39
Jonathan Pine	[signature]	—		10-10-09	
Tom Harling	[signature]	1707 Red Mt		10-10-09	39
Voranelke Jayaweera	[signature]	4327 Bocacago Dr		10-10-09	39
Matt Hart	[signature]			10-10-09	
BRIAN YEUNG	[signature]	6700 Burbage Dr.		10-10-09	39
Velicity Hanley	[signature]	4140 Broadriver Dr.	Protect our animals	10-10-09	39
Alexis Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	39
James Shaffner	[signature]	5116 - N. Pionneer Way		10-10-09	39
Jackie Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	

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Brandt Rheinick	[signature]	9585 N. BONITA VISTA		10-10-09
MICHAEL PLUMMER	[signature]			10-10-09
Whitney Plummer	[signature]			10-10-09
Esther Muxtable	[signature]	7871 Coronado Iland.		10-10-09 398
Wynona Weaver	[signature]	4620 Standing Bluff L.V. No. 89130		10-10-09 399
Yoko Hanash	[signature]	8924 Don Horton Ave		10-10-09 400
Shelley Urbanski	[signature]	8365 Cupertino Heights LV 89178		10-10-09 401
ALAN McWILLIAMS	[signature]	3956 Voxva		10-10-9 402
Gustavo Alcala	[signature]			10/10/09
Eden Grace Kuty	[signature]	10704 M Harbor W NV		10-10-09 403
[signature]	Jon Sotelo	3950 Voxva		10-10-09 404
[signature]	John Bayard	3417 Cove Ctr Dr # E N.L.		10-10-09 405
Santo Rosazi	Santo Rosazi	6555 W Carmen		10-10-09 406
Fernando Lujan	[signature]	5123 Laurelwood L.V.		10-10-09 407
Rosa Espinoza	[signature]	4620 Curdsen W 89110		10,10,09 408
GUSTAVO Flores	Gustavo Flores	213 Mesquite		10/11/09 409

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SHIRHONDA CROSS	Shirhonda Cross	9932 ELKHEAD CREEK WY	Pet lover Save a Please	10/9	410
LYDIA. KING	Lydia King	8091 MACKENZIE CT LV NV 89129	WHAT HAPPEN to the VARIANCE - who getting PAID OFF	10/9	411
Victoria Katz	Victoria Katz	976 Prestwick St Las Vegas, NV 89145	I love my Dogs! I love animals	10/9	412
AMY PERLMAN	Amy Perlman	3004 VIA Venezia HENDERSON 89052	DO THE RIGHT THING!!	10	413
MARYANN KALAKAY	Maryann Kalakay	2127 Heroic Hills N. LV NV. 89032	We love our dogs!.	10/09	414
Mari Landers	Mari Landers	10001 Hidden Knoll Ct Las Vegas, Nv. 89117			415
gloria Lang	Gloria Lang	5343 Yarmouth ENCINO, CA.	I Love my animals	10/09	416
Tony Magaldi	Tony Magaldi	1526 Michigan Ave MB, FL.		10/9	417
Judith Ingalls	Judith Ingalls	Dotton S.J. CA. 95008	Yes Do It right	10/09	418
Saul Einhorn	Saul Einhorn	171 JALYN RAE L.V. NV.	Stop the Cancic Ja.	10/09	419
Vicki Winthrop	Vicki Winthrop	13741 Cumpston S.O. CA.		10/09	420
CHARLIE WINTHROP	Charlie Winthrop	13741 Cumpston S.O. CA.		10/09	
BARBARA Mitchell	Barbara Mitchell	8679 TOM MOON, L.V. NV. 89178		10/09	421
CINDY KING		9085 GROUSE GROVE AVE LV NV. 89148	PET LOVER.	10/10	422
Emily Gardner	Emily Gardner	8550 W Desert Inn Suite 100-536 Las Vegas, NV 89117	"	10/10	423
Jessie Holland		323 Harbor View ST Las Vegas NV 89117	"	10/10	424

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ILENE BARON	Ilene Baron	1309 WALSTONE N.L.V. NV. 89031	I HAVE 4 dogs BURIED THERE	10/7/09	425
Lois TORRES	Lois Torres	13 VICTORIA FALLS RANCHO MIRAGO CA 92270			426
PAOLA DURNA	[illegible]	6105 E Sahara #44	NO put it somewhere else	10/09/09	427
Afsame Freeman	[illegible]	556 Darnes Ave Las Vegas	No carley Jr want pet cemetery	10/9/09	428
Courtney Off	[illegible]	1060 crescent Falls	DOGS add 3 years to your life, fast food takes your life away	10/9/09	42
Matthew Off	[illegible]	same			
Taylor Nichols	[illegible]	10000 S. Maryland Pkwy		10/9/09	430
Jennifer Bitton					
Manda Smith	Manda Smith	6650 Warm Springs	save the Pet cemetary	10/9/09	431
Giselle Manansala	[illegible]	940 Sheerwater ave	save THE cemetary	10/9/09	43
Dana Barrette	DaB	2200 S. Ft apache #2044	Save / So mean	10/9/09	433
TONI ITO	Toni [illegible]	6474 Stone Dry AVE	So Very Mean	10/9/09	434
Sharon Smith	SHARON K SMITH	280 Aqua LN Henderson NV 89012	Shame on you	10/9/09	435
FLORA WELLOCK	[illegible]	4443 E. MESA VISTA AVE	SAVE THE PET + DOGS	10/9-09	436
Marlene Norton	[illegible]	2533 EL Paso Grande Ave	I have many Animals	10/9/09	437
Jewel T. Hall	Jewel T. Hall	725 S. Hualapai Way	Save these precious animals to rest in peace	10/9/09	438

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
DOLORES MESSIAH		7100 W. Alexander Rd 1014	396-4153	9-26-09	439
Christy J. Valeo		151 Bel Port Dr LV, NV 89110	281-5406	9/26-09	440
Harold R Edwards		7100 W Alexander Rd. Apt. 1095 LV NV 89129	645-9695	9/26/09	441
TREVIA Philyaw		7100 W. Alexander 1095 LV, NV 89129	645-9695	9/26/09	442
Preston Kunch		7100 W Alexander #2030	671 7077	9/26/09	443
Beatrice Ilah		7100 W Alexander #2003	277-8155	10/2/09	444
CARY HOLLOWAY		7100 ALEXANDER	658-7100	10-2-09	445
Scott Oberdin		7100 W Alexander LV NV 89129 1029	358-1058	10-2-09	446
Donnell MacKnight		7100 W. Alexander Rd #2111	771-8204	10-2-09	447
THOMAS RICHENSCHNEIDER		7100 W Alexander Rd #2027	762-8158	10-2-09	448
ANN BRACEY		7100 W. Alexander Rd #2089	395-2142	10-2-09	449
Deanna L. Mori		7100 W Alexander #1094	(702) 883-5982	10-2-09	450

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Printed Name	Signature	Address	Comment	Date	
LaDonna Muhammad	[signature]	3608 Starlight Evening		10/08/09	451
~~Vessica Gutierrez~~	[signature]			~~10/9/09~~	
Terry Tubbs	Terry Tubbs	5921 Sea Hunter		10/9/09	452
Crystal Marotta	Crystal Marotta	3171 S. Parkridge Ave		10/9/09	453
Bobbi Corbus	Bobbi Corbus	4068 Hazelridge		10/9/09	454
Dini Anderson	Dini Anderson	7380 W. Verde		10/9/09	455
[redacted]	[redacted]	[redacted]		~~10/9/09~~	
Kim Levine	[signature]	5502 Lake Charles NLV 89031		10/9/09	456
Regina Tillaklal	Regina Tillaklal	2905 Domino Way		10/10/09	457
~~S.P. Kawaguchi~~	[signature]			~~10/13/09~~	
Rene Valentine	[signature]	5204 Brookmere Dr.		10/15/09	458
Caroline DaSilva	[signature]	3450 Cactus Shadow St #162		10/16/09	459

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This will stop Carl's Jr from building right next door the C.R. Pet Cemetary.

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Printed Name	Signature	Address	Comment	Date	
CARA SHUGAR		2616 Deer Lake Ct.	Residents are told no commercial building, then do not go against promises!	10/2/09	460
Elizabeth Bash		5117 Eldora #4		10/2/09	461
Alicia Muckley		3467 Blue Heather Dr.		10/2/09	462
Helen Moleszewski		9941 ARBUCKLE DR		10/2/09	463
Rhett Beaman		6078 Tarrant Ranch Rd, 89131		10/3/09	464
Radermacher Linda		10508 Shoalhaven Dr.		10/5/09	465
Tom Russell		6816 sweet Pecan St		10/5/09	466
Jeanne Delaney		3513 Flats Dr		10/05/09	467
Samantha Jones		7925 Violet Sky St. L.V. 89149		10/05/09	468
Ryan Armitage		7925 Violet Sky St. Las Vegas 89149		10/05/09	
Dana Bollman		5009 Apache Valley Las Vegas, NV 89131		10/5/09	469
Elizabeth Camacho		5505 Painted Sunset Dr. LV, NV 89149	Submitted after final agenda	10/5/09	470

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Printed Name	Signature	Address	Comment	Date	
ANDREA GLENN	Andrea Glenn	2129 REDBIRD DR. LAS VEGAS NV 89134		10-5-09	471
CHARLES MORRIS	Charles Morris	6704 INDIAN CHIEF DR. #101 LAS VEGAS NV. 89130			472
MARIA SKURSKA	M Skurska	10200 Imperial Pointe Las Vegas, NV 89134			473
BETTE HANSE	Bette Hansen	8869 Brear Bay LV 89131		10/6/09	474
LiaCartolano-Trueblood	LiaCartolano-Trueblood	5173 Capitola Ave. LV NV 89108	Would they do this to a human cemetary? Our pets are our family too.	10-6-09	475
Jane Karadbel	Jane Karadbel	9013 Feather River Ct. LV 89117		10/6/09	476
C F Webster	C F Webster	908 Carmel Shores Dr LV 89128		10/06/09	477
Ami Labansat	[illegible]	6362 Water Thrush Way LV NV 89107		10/06/09	478
Julie Deluca	Julie DeLuca	3128 Pismo Beach Dr		10-8-09	479
Jenna Rytina	Jenna Rytina	106 Trout Creek Ct. LV, NV 89123		10-8-09	480
Mildred Brierly	Mildred Brierly	5004 Linkside LV NV 89130		10-8-09	481
JOHN HAMILTON	John Hamilton	5628 DAWNBREAK DR LAS VEGAS, NV 89149	Submitted after final agenda	10/8/09	482

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Printed Name	Signature	Address	Comment	Date	
GERALDINE NOVAK	Geraldine Novak	2501 W. Charleston, #42 Las Vegas, Nv. 89117		10/15/09	483
Shirley Schulze	Shirley Schulze	1061 W Carey N. LV 89032	not put a fast food place	10/15/09	484
CARL ZORNE	Carl Zorne	1832 Runningbear Dr.		10/15/09	485
TRUDY GIBSON	Trudy Gibson	5705 PASEO DEL MAR		10-15-09	486
Sally Olson	Sally Olson	6560 Joe Michael Way, LV	There are plenty of vacant lots around that are already zoned comm.	10.19.09	487
LISA CARRARA	[illegible]	8228 SEDONA SUNRISE L.V. NV 89128		10/19/09	488
Kevin Markham	Kevin Markham	2037 Emerald Green Ave Las Vegas Nv 89106		10-20-09	489
Michael A. GLORA	Michael A. Glora	10401 W. Charleston #D208 Las Vegas, NV 89135	The whole thing is despicable for the Almighty Buck!	10/20/09	490
Bruce Reiner	[illegible]	5880 Boulder Falls Ln Henderson, NV 89011			491
REBECCA EISAMAN	Rebecca Eisaman	4630 GRAND ROCK DR. N. 89081 LAS VEGAS	Vet Clinic Would Be Nice	10-22-09	492
NETA MOREFIELD	Neta Morefield	5400 W CHEYENNE #1026 LV NV 89108	DO NOT REZONE	10-22-09	493
Dena Huffman	Dena Huffman	8333 Villa de Medra St LV NV 89131		10/22/09	494

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THIS PETITION IS FOR CRAIG ROAD PET CEMETARY TO STOP [illegible] REZONING land so they can build right next door to cemetary butted up against where Metro K9 unit is buried.

NOV. 5th ~~Oct 22nd~~ @ 6pm City Commission meeting you can attend.

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Council Chambers
400 Stewart Ave Phone 299-6011

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Printed Name	Signature	Address	Comment	Date	
Rebecca C. McCluskey	Rebecca McCluskey	9333 Mt. Shet	all of our pets are buried here. The idea of a fast food rest. is appalling	9-25-09	495
Mackenzie Dahn	Mackenzie Dahn	3000 Windy Surf ct.	I care about people who want to visit there old friends.	9-25-09	496
Bowers	Neal the Bowers	9400 Meadow Ridge		9-25-09	497
Lucille Chiusano	Lucille Chiusano	563 Cabis Bay Street	We have enough Carl's Jr's + our beloved pets deserve peace	9-27-09	498
Lara Prezkerrato	Lara Prezk	4952 tierra del sol		9/27/09	499
Allyson Vassallo	Allyson Vassallo	3004 Windy Surf Ct.	Thats seriously incentive and just plain GROSS.	9/27/09	500
Bryant Vandenbrink	[illegible]	4100 Grand Montecito Pkwy		9-27-09	501
Leslie Phillips	Leslie Phillips	7521 Lorinda Ave, LV 89128	totally inappropiate	9-28-09	502
Heather Lee	[illegible]	11901 Alava Ave		10/10/09	503
James Lee	[illegible]	11901 Alava Ave	Respect families! [illegible]	10/10/09	
Ida BRIEN	E. Brien	3812 San Angelo Ave		10-22-09	504
EUGENE	Eugene Levin	3715 N JONES BL 89108	TOTALLY WRONG	10-26-09	505

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Printed Name	Signature	Address	Comment	Date	
Misa Jackson	Lisa Jackson	4285 Conough		10/17/09	506
David Williams		4067 Lincoln Ave 89032		10/17/09	507
Dynette Williams		4067 Lincoln Ave Mesquite,		10/17/09	
JOSEPH TRIOLO	Joseph S. Triolo	3404 MESQUITE		10/16/09	508
Debra Pool	Debra J. Pool	10024 Summit Canyon Dr.		10/17/09	509
Mary J. Chadbourne	Mary Chadbourne	5404 Mosquite Meadow Ct		10/17/09	
STEPHENIE THOMAS	Stephenie Thomas	7063 ADELAIDE AVE 89156		10/20/09	510
Shirley Emry	Shirley Emry	6840 W Casalinda Dr	2 Hamburger places already	10/22/09	511
Steve Hollaway		5823 Falling Stream	too close to cemetery	10-22-09	512
Linda Jeppsen	Linda Jeppsen	8401 W Charleston APT 1049		10-25-09	513
Randy Jeppsen	Randy Jeppsen	8401 W Charleston #1049			
LISA CRIDLAND	Lisa Cridland	425 LASS CIRCLE		10/27/09	514

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Printed Name	Signature	Address	Comment	Date	
ANN WILTSIE	Ann Wiltsie	4830 Guy Wolf #201	Don't do it !!!	10/11/09	515
TINA DAVIS	[illegible]	4827 Concorne Ct.		10-13-09	516
Siripoan Pyps	[illegible]	158 Rocky Star St.	Don't do it	10/13/09	517
CAROL ANDERSON	[illegible]	7519 MESA VERDE		10/12/09	518
Stephen Bukovac	[illegible]	5355 Edward		10.13.09	519
Dion Cooper	Dion Cooper	1196 N. Sloan	NO!	10/13/09	520
Ruby Lee	Lee	8228 Centurion Peak		10/13/09	521
Debbie Gates	Debbie Gates	7822 Prize Dr.		10/13/09	522
PARVANEH. HATEFI	Parvaneh Hatefi	LAS VEGAS NV 89147 3875 - BROADMEAD.		10/13/09	523
~~Kim Ivey~~	~~[illegible]~~	~~3741~~	~~No!~~	~~10/13/09~~	
RAHMAN WILLIAMS	[illegible]	3417 QUIET PUEBLO ST	NO ABSOLUTLEY NOT	10/13/09	524
JORGE Perez	Jorge Perez	126 Bel Port DR	No	10-13-09	525
Kristine Hardy	Kristine A Hardy	7785 Hampton Willows W	NA -	10-13-09	526
[illegible]	MIRELLA KEHL	1666 Autumn Rust Dr	NO	10/13/09	527
Kathy Feingold	[illegible]	8101 W Flamingo Rd #2123		10-13-09	528
MARK COOPER	M A Cooper	1196 N SLOAN LN 89110		10-13	529

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Printed Name	Signature	Address	Comment	Date	
Barbara Dean	B. D	20 Sandwedge			530
Ali Mercer	ALI MERCER	2000 JADE CREEK	HOW DARE CARL'S JUNIOR!	10-13-09	531
Susan Meltzer	SUSAN MELTZER	3632 Chicopee St		10-13-09	532
Miles Muramatsu	[illegible]	1701 Night Breeze Dr		10-13-09	533
Linda Bayes	[illegible]	3326 Lutelone		10/13/09	534
Roberto V. Reguindin	Roberto V. Reguindin	7427 Puritan Ave		10-13-09	535
Ken Travis	Ken Travis	5040 Nellis Oasis Ln. Apt 1010 Las Vegas, Nev. 89115		10-13-09	536
Joanna Dodd	[illegible]	925 Boulder Mesa Dr. #101		10-13-09	537
William Fiordelisi	[illegible]	2826 Briar Knoll Dr.		10-13-09	538
Kimberly Kittesley	[illegible]	284 Heatherstone St.		10-14-09	539
Tina A Collins	[illegible]	1411 Crystal View Dr		10-14-09	540
John Dimaggio	[illegible]	5912 Sierra Medina Ave		10/14/09	541
Andrew Schoenberg	[illegible]	9165 Beauchamp Ave		10-14-09	542
Jose Salazar	Jose Salazar	6816 European Robin St.		10-14-09	543
Earl Wong	[illegible]	9889 Ziegler Ave.		10-14-09	544
Linda Ramsey	Linda Ramsey	6508 Bolton Quai		10-14-09	545

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Printed Name	Signature	Address	Comment	Date	
Jessica Agar	Jessica Agar	6301 Don Zarembo Ave.	wanting to pull a fast one. changing zoning for fast food	next to Cemte 10-10-09	546
Rachael Dougher	[illegible]	8756 Harvest Valley Ave Las Vegas, NV 89129	Keep the cemetary residential for pet and humans	10-13-09	547
JIM O'NEILL	Jim O'Neill	3240 Shoreline Drive LAS VEGAS NV 89117	Keep it residential!	10/13/09	548
Alison Dingle	[illegible]	2251 Wigan Pkwy, #222 LV, NV 89044	Keep it Residential Please	10-13-09	549
Kevin Katan	[illegible]	8267 Apple Barn ave Las Vegas NV 89178	respect the families and pets	10-13-09	550
Jennifer Noterman	Jennifer Noterman	555 E. Silverado Ranch Blvd #2006 Las Vegas NV 89183	Keep it residential please!	10-13-09	551
John Juliano	[illegible]	2172 Paganini Ave, Hd, NV, 89052	Use Land for Animal Hospital	10-17-09	552
Devin Curry	Devin Curry	8371 Rainrock CT Las Vegas, NV 89123		10-17-09	553
Eddie Bash	[illegible]	7552 Emerald Gardens LV NV 89123		10-17-09	554
Juliet White	Juliet White	5429 Paxton Way Las Vegas, NV 89122	What are you thinking! absolutely not! leave it be	10.17.09	555
JAMES COOPER	James Cooper	10985 NEWCASTLE HILLS LAS VEGAS NV 89141	VERY DISRESPECTFULL	10-17-09	556
Susan Brabbs	Susan Brabbs	8064 Draco Circle LAS VEGAS, NV. 89128	our loving pets deserve to have a place to Rest.		557
Charles Yelverton	Charles Yelverton	3536 Tuscany Village Dr. Las Vegas, NV 89129	Keep it residental	10-27-09	558
RICK BUNNELL	Rick Bunnell	3536 TUSCANY VLG DR LV NV 89129	KEEP IT RESIDENTIAL OR GIVE IT TO C.R. PET CEM	10/27/09	

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Printed Name	Signature	Address	Comment	Date
DIANA SAMBAS		1880 E. Racine dr.		10/5/09 559
Alan Williams		3250 N. TENAYA WAY		10/6/09 560
SUSAN BARRAN		3390 Red ROCK LN		11 561
Krista Kemp		7544 morissetave		562
Guy Kemp		" " "		

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Printed Name	Signature	Address	Comment	Date	
Natalie Kaminski	Natalie Kaminski	2701 N. Rainbow Blvd. LV NV 89108		09.26.09	563
Wendy Pierce	Wendy Pierce	3532 Connell ST LV 89129		9-26-09	564
Lisa Friedman	Lisa Friedman	539 Roberta Alecia Ave. N. LV. NV. 89031		9-26-09	565
Monica Bonilla		821 Iron Sterrup Ave. N. LV. 89031		9.26.09	566
Amanda Curtis	Amanda	3151 Soaring Gulls #2155 89128		9.26.09	567
Stephen Lance		184 Jack Rabbit Way 89128		9/26/09	568

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Printed Name	Signature	Address	Comment	Date
ANGELINA Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-01-09
ANGES Buford	(Vargas)	〃 〃 〃 〃	〃 〃 〃	10-01-09
Bill LaSchiava	Penges Buford	〃 〃 〃 〃	〃 〃 〃	10-1-09
CAROL HARMON	Carol J. Harmon	〃 〃 〃 〃	〃 〃 〃	10-1-09
Pat McBride	PAT McBRIDE	1701 〃 〃 〃	〃 〃 〃	10-1-09
Carrie Frost	CARRIE FROST	1701 〃 〃 〃	NO 〃 〃 〃	10-1-09
JEAN FREEMAN	Jan Freeman	1701 N. JONES	No Fast Food	10-1-09
Marilyn Chiarello	M. Chiarello	〃 〃	〃 〃	10-1-09
Peter Chiarello	[signature]	〃 〃	〃 〃	10-1-09
✓ Nancy L. Foote	Nancy L. Foote	1701 N. JONES #1033	〃 〃	10-1-09
✓ STAN STUBBLEFIELD	Stanley Stubblefield	〃 〃 #1033	〃 〃	10-1-09
✓ Joyce West	Joyce West	1701 N. Jones #1092	No Fast Food	10-1-09

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Printed Name	Signature	Address	Comment	Date	
RAY SCHWEITZ	Ray Schweitz	1701 N Jones Blvd #1006	No Fast Food	10/1/09	573
JAMES POTTER	[illegible]	1701 N. Jones Blvd 2039	Let the pet vote	10/1-09	574
Barbara Smitha	Barbara Smitha	1701 N. Jones Blvd 2017	"	10-1-09	575
DONNA DEJOHN	Donna DeJohn	1701 N. JONES BLVD 1013	"	10-01-09	576
MABEL LAROSE	Mabel Larose	1701 N Jones Blvd		"	
Doris Goldschlag	DORIS GOLDSCHLAG	1701 N Jones Blvd	"	"	
Josephine Fleischman	Josephine Fleischman	1701 N Jones Blvd	"	10/01/09	
Geneva Moore	Geneva Moore	1701 Jones Blvd	"		
ROBERTA Levenson	ROBERTA LEVENSON	1701 N. JONES BLVD #1008	"	10/1/09	577
THERESA LOMBARDI	Theresa Lombardi	1701 N. JONES APT 1066	"	10-1-09	578
Alice ARNOLD	Alice Arnold	1701 N Jones 1051	"	10-1-09	579
MARTHA TERANDO	Martha Terando	1701 N Jones # 1017	"	"	580
Carmela Drucker	Carmela Drucker	" "	" "	"	
Ann Rocco	Ann Rocco	1701 " " "	" " "	10-1-09	
Anne Seelig		1701 " " "	" " "	10-4-09	
[illegible]		" " " "		10.4.09	

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Barb Bergman	Barb Bergman	704 Jonathan Glen Way	not appropriate for loved animals from family members	10-08-09	581
Christina Santoro	Christina Santoro	2328 Flower Spring Ct		10/8/09	582
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Printed Name	Signature	Address	Comment	Date
Shawn Fever	SF	RR1 Ledu		Sept 27 2009
Alexandra Kamiotis	Alexandra Kamiotis	2701 N Rainbow Blvd Las Vegas NV.	no commercial building West of Tenaya	Sept 27 2009
Scott-Toulsen	Scott Toulsen	2701 N. RAINBOW BLVD. APT. #2020 LV. NV. 89108	SAVE THE DEAD PETS !!!	9-27-09
Fiona Stallings	Fiona Stallings	7812 Wading Bird Las Vegas, NV	No Rezoning this area	09.27.09
Nell Stallings	Nell Stallings	7812 Wading Bird Way N Las Vegas NV 89084		9/30/09
John L. Stallings Sr.	John L. Stallings Sr.	7812 WADING BIRD WAY N. LAS VEGAS, NV 89084		9-30-09
Mohammad Hemani	M. Hemani	7121 W Craig Rd #105 LV NV 89129		10-9-09

583
584
585
586

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 13P

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Printed Name	Signature	Address	Comment	Date
Terry M. Anderson	[signature]	7100 W. Alexander Rd #1015		10/05/2009 587
Mario Garcia	[signature]	7100 W Alexander Rd #2007	Dont Put Carlis Jr over cemeteries.	10/14/09. 588

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 13P

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Printed Name	Signature	Address	Comment	Date
BRIAN SMITH		7131 W. CRAIG RD. suite 107		10/15/09
Alison Pilkington		4847 Milone Ct LV, NV		10/16/09
Elizabeth Adamovich		8211 J. Hammerln. LV. NV		10/16/09
Joelle Krueger		7100 W. Alexander Rd 1077		10.16.09
CRAIG LEFEVRE		8212 WOODCROFT PRAIRIE		10/16/09

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 13P

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Printed Name	Signature	Address	Comment	Date	
ROZALYND ROARK	Rozalynd Roark	212 S. WALLACE		10.14.09	594
Steve Zoenett	T. Zoenett	3888 W Sahara	be respectable	10-14-09	595
Melvin Chapman	Melvin Chapman	8108 Charlston Ct			596
Eric Crocco	[illegible]	7485 Speedwell Cavern St		10/14/09	597
Orlando Ocon	Orlando Ocon	7365 Valhalla Ln.		10/14/09	598

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 13P

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

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
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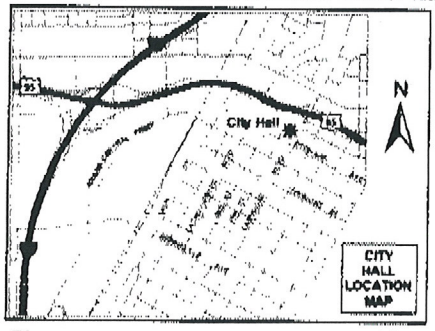
Official Notice of Public Hearing



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☐ 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

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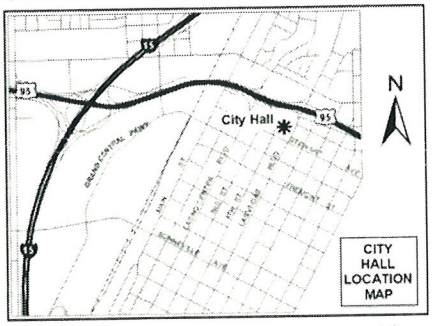

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☐ I SUPPORT this Request

☑ 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

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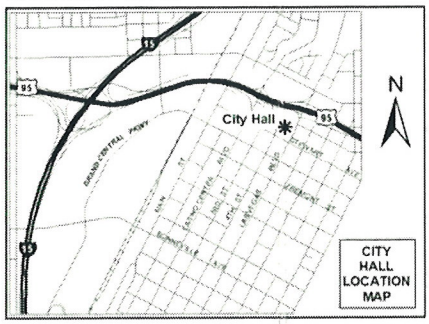

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☐ I SUPPORT this Request

☒ 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

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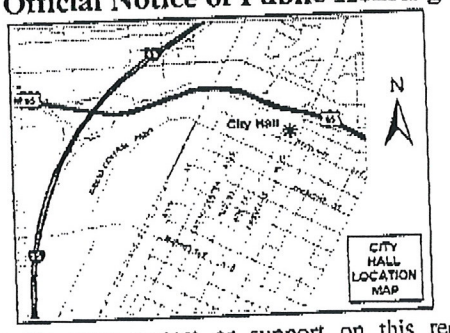

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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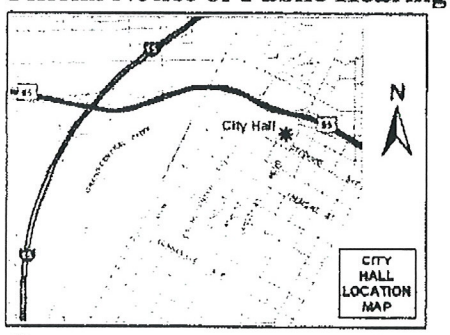
Official Notice of Public Hearing



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☐ 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
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31 S. Fourth Street
as Vegas, Nevada 89101-2986

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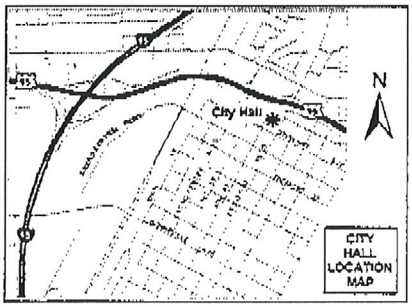

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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

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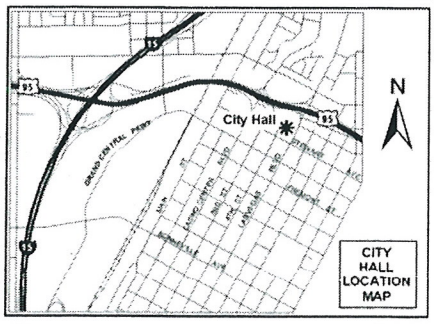

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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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
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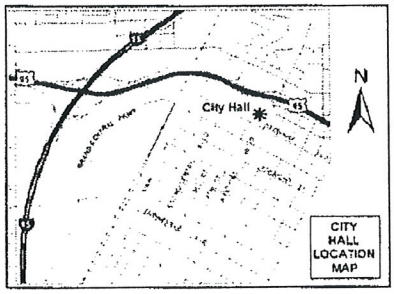

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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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

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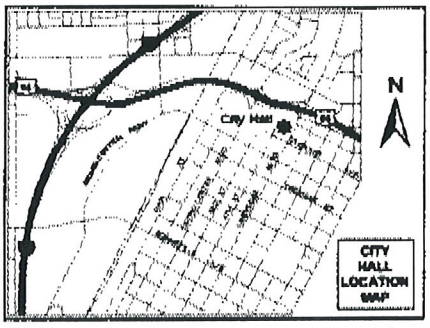

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

HAYDELL 89129

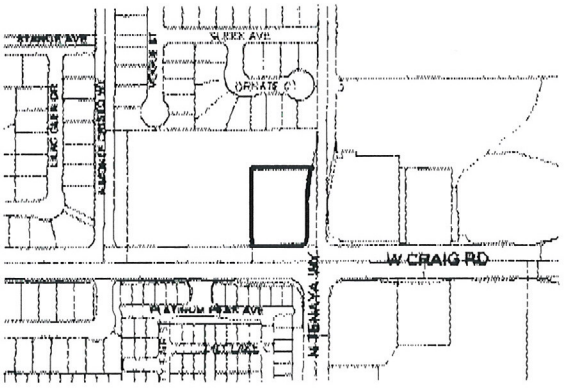
Application Information

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

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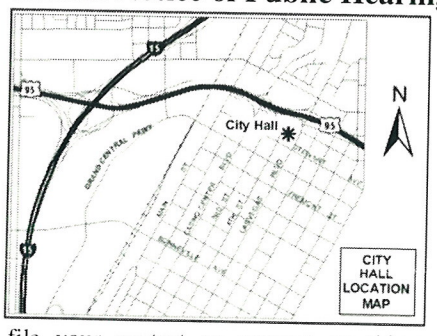

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OCT 23 2009

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☐ 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

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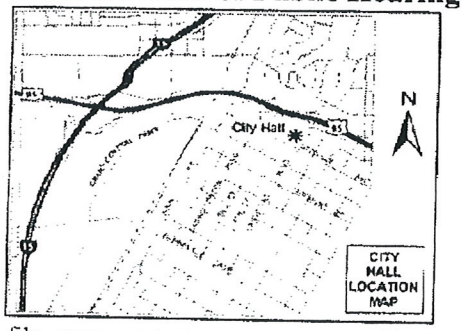

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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

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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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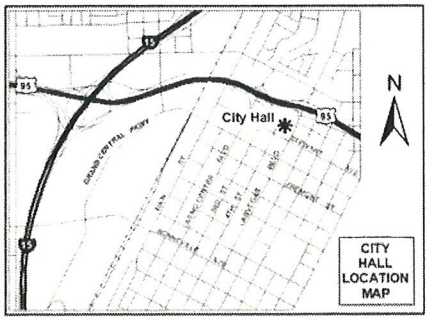

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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OCT 23 2009

Case: GPA-35866

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

HAVDS11 A9123

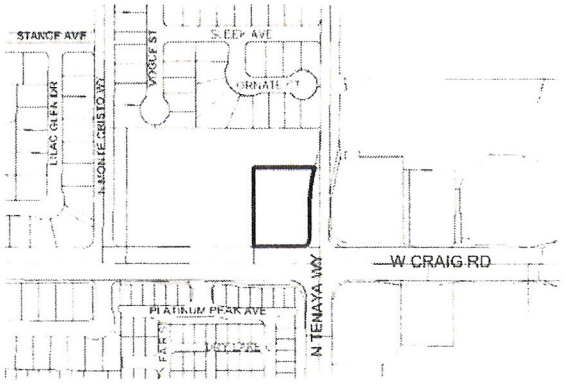
Application Information

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

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

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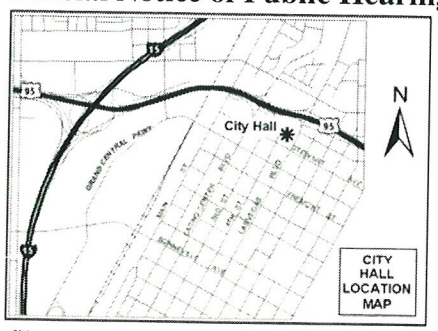

This would be an outrageous intrusion on a quiet, peaceful residential neighbor hood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to an from school.

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☐ 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

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City of Las Vegas
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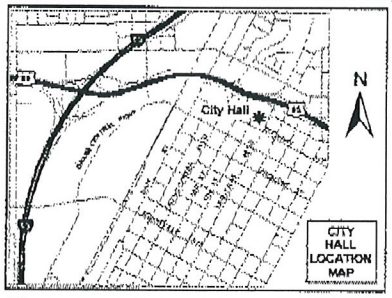

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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OCT 23 2009

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

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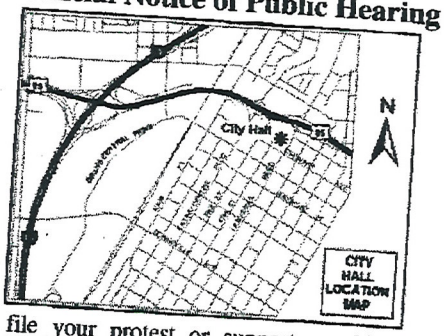
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ 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

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

HAVDS11 89129

134

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

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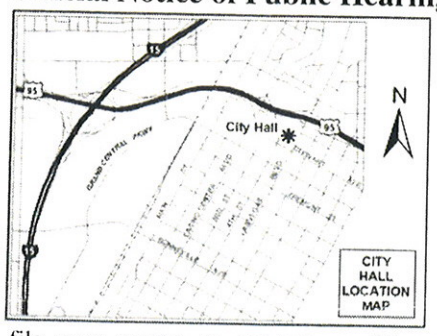

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866

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

HAVDS11 89129

Submitted after final agenda

Date 11/02/09 Item 13P

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

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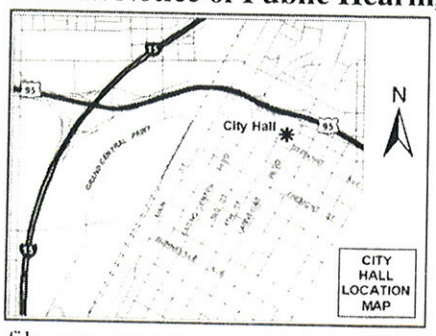

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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866
13803217026
GALLUZZO GIUSEPPE
7204 SLEEK AVE
LAS VEGAS NV 89129-5985

HAVDS11 A9129

Submitted after final agenda

Date 11/02/09 Item 13P

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

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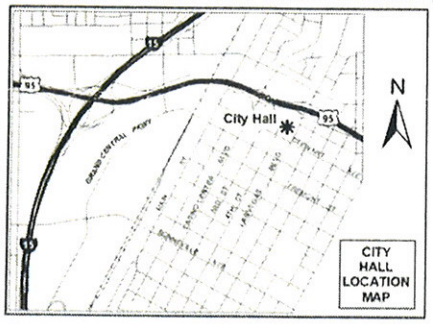
Official Notice of Public Hearing



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☐ I SUPPORT this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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OCT 29 2009

Case: GPA-35866
13803218039
BISHOP ROBERT L & LISA D
7225 CHIC AVE
LAS VEGAS NV 89129-5994

HAVD511 89129

Submitted after final agenda

Date 10/29/09 Item 13P

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

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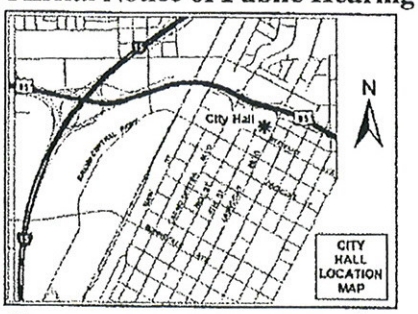
Official Notice of Public Hearing



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☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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OCT 29 2009

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

HAVD511 89129

Submitted after final agenda

Date 10/29/09 Item 13P

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

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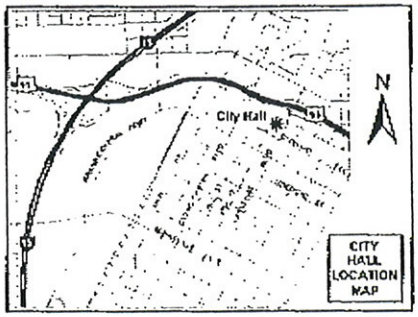
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: GPA-35866

13803218016
JILL PAWLUK ~~WHETSTONE KENNETH R~~
4517 VOGUE ST
LAS VEGAS NV 89129-5987

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

Submitted after final agenda
Date 10/29/09 Item 13P

FARMERS INSURANCE
Fax sent by : 17024510529

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

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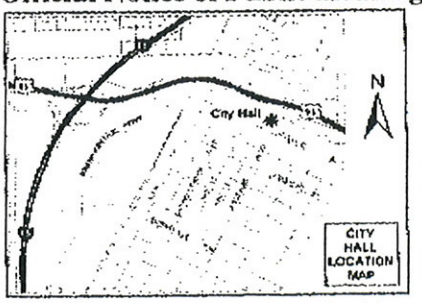
Official Notice of Public Hearing



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☐ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803217014
WOODWARD PERRY D & ANN M
4425 ORNATE CT
LAS VEGAS NV 89129-5986

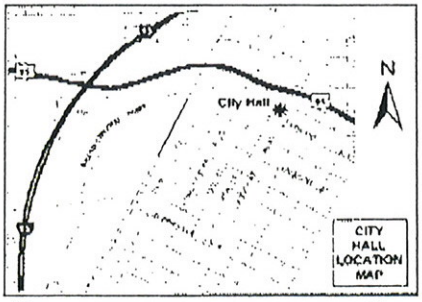
Submitted after final agenda

Date 11/03/09 Item 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



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OCT 29 2009

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Case: GPA-35866

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

[X] 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

Submitted after final agenda

Date 10/29/09 Item 13A

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

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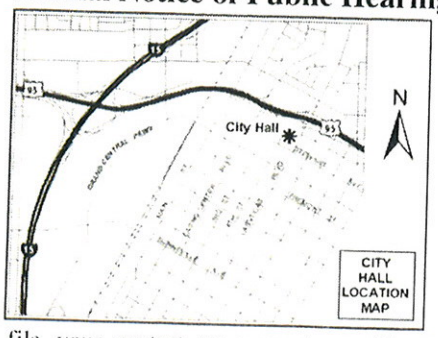

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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NOV 02 2009

Case: GPA-35866

13803314003
DINH PETER
4312 THUNDER TWICE ST
LAS VEGAS NV 89129-6071

HAVDE11 89129

Submitted after final agenda

Date 11/02/09 Item 13A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

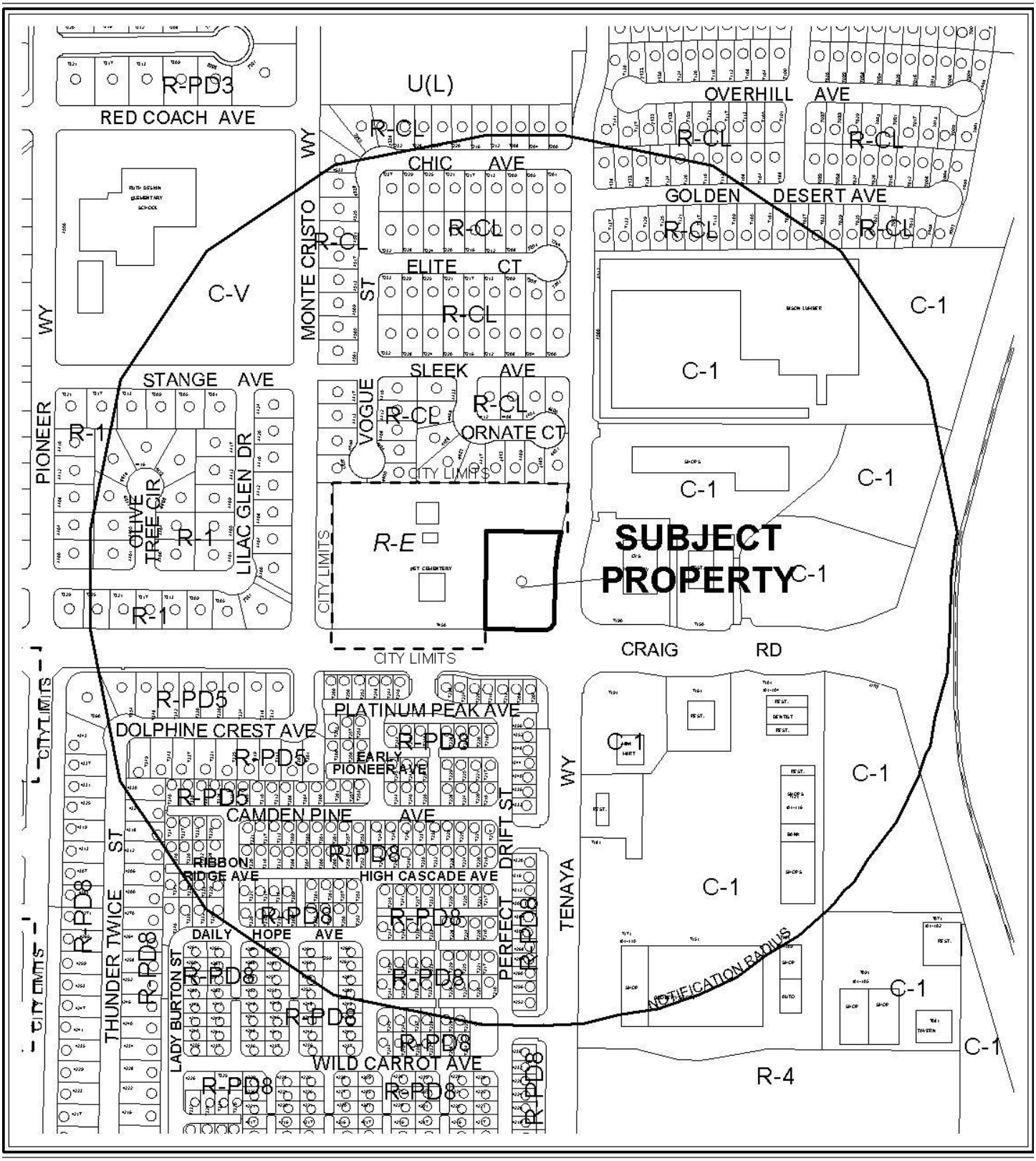
SUBJECT:
ABEYANCE - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

C.C.: 01/20/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**636**	**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
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards, Protest Letters and Protest Petition



0 300 600 Feet

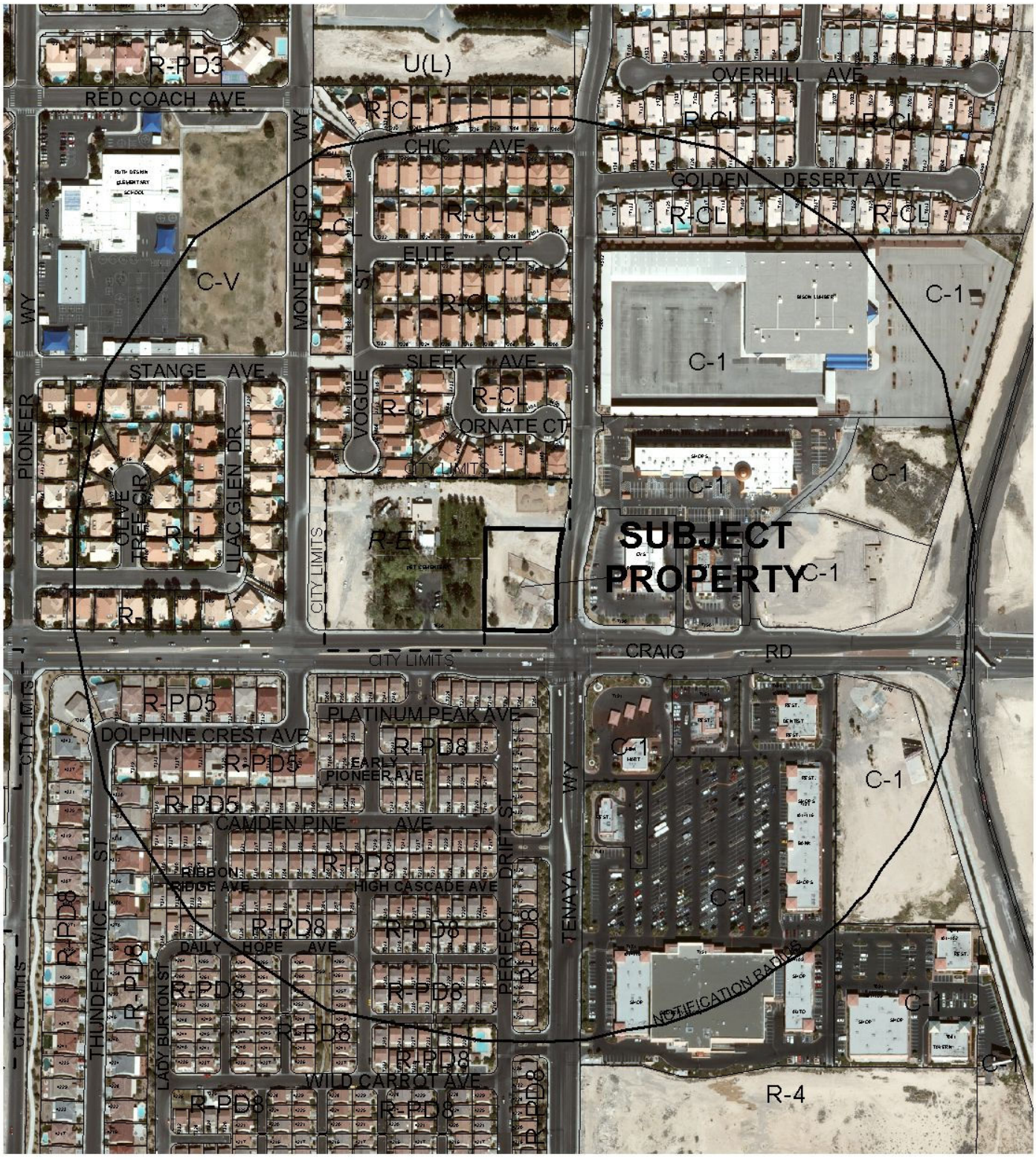
CASE: **ZON-35867**

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: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-35867 - APPLICANT/OWNER: CT-1, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

JB

ZON-35867 - Staff Report Page One
December 17, 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 C-1 (Limited Commercial) 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) 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, 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.
11/05/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
11/19/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
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 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.

09/23/09	• 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 C-1 (Limited Commercial) 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 11

NOTICES MAILED 351

APPROVALS 2

PROTESTS 636

JB

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

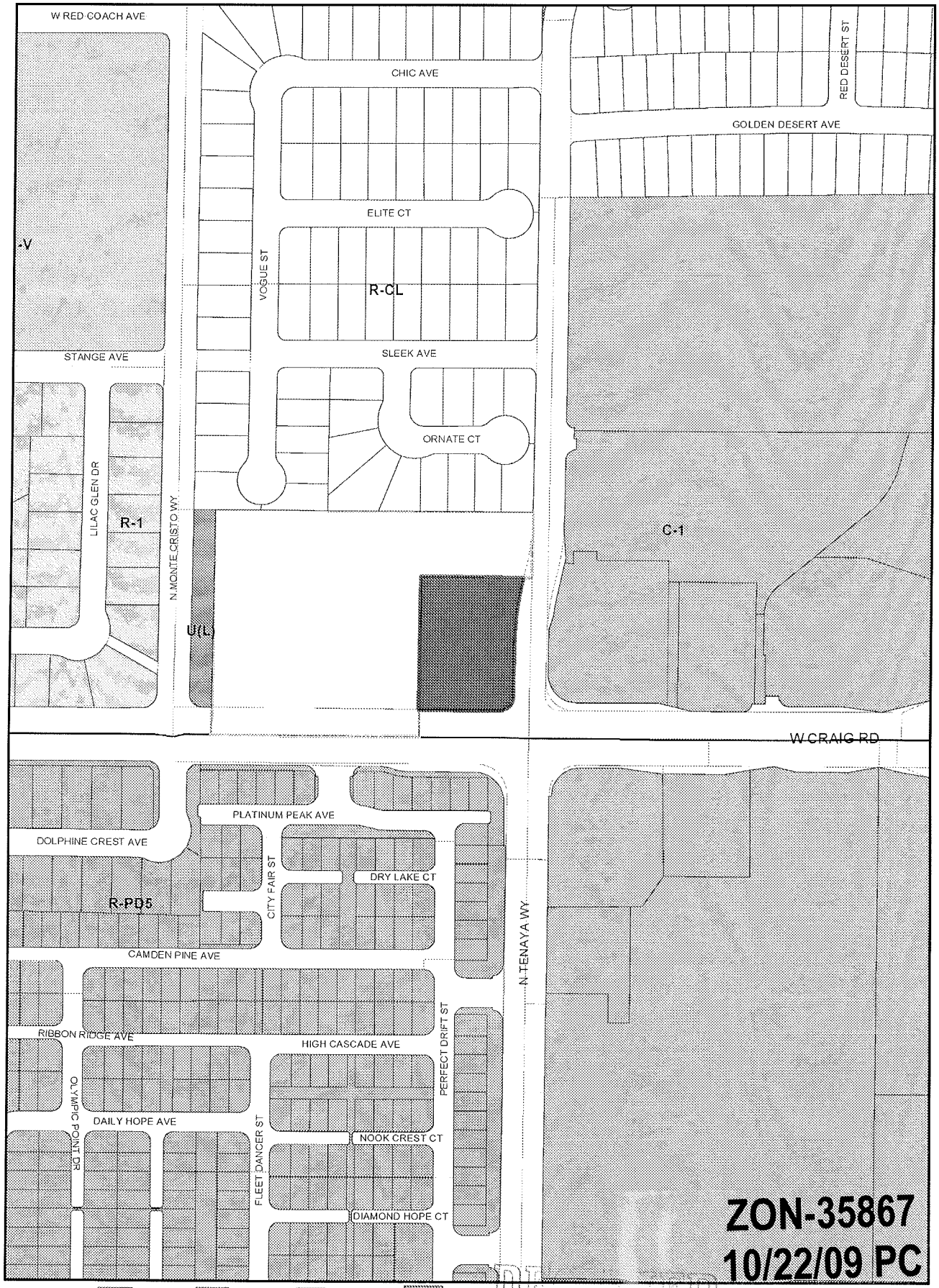
This 21 day of August, 20 09

_____

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 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



ZON-35867 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD
NOVEMBER 19, 2009 PLANNING COMMISSION

09/17/09



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NOVEMBER 19, 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.

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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

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

WALTER J. RAYMOND

4805 Greencreek Dr
Las Vegas NV 89110
Phone 702 452 6384
dodgerdog@peoplepc.com

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OCT 29 2009

October 15, 2009

Craig Road Pet Cemetery
7450 W Craig Road
Las Vegas NV 89129-6099

To whom it may concern:

Regarding the upcoming attempt to put an eatery adjacent to the Pet Cemetery, this is totally un-acceptable. This is an insult to all pet lovers! Between mine and our Daughter (Fowler) we own 4 plots there and take great pleasure and comfort in visiting the places of 3 of our beloved pets. The fourth plot is reserved for a pet and adult son still living.

The company which purchased the property in question knew precisely what they were buying, and proceeded in their own interests and the almighty dollar. This re-zoning must not be allowed. The zones are in place for a specific reason, I don't feel the changes are needed for the benefit of a select few.

Please include this letter in any presentatation or petitions that you may be planning

Sincerely, and may God Bless

Walter J Raymond

Submitted after final agenda
Date 10/29/09 Item 14P

TOTAL P.001

fax 645-8618

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October 1, 2009

To Whom It May Concern:

This letter is in regards to the proposed zoning change to allow a Carl's Jr. be built on the NW corner of Tenaya and Craig Rd. I am a life long Las Vegan and I have three dogs buried at the Craig Road Pet Cemetery. I have pre-purchased plots for three more.

I AM WHOLEHEARTEDLY **AGAINST** THE BUILDING OF A CARL'S JR. NEXT TO THE CRAIG ROAD PET CEMETERY.

I have many reasons why I am against this. To state a few:

- I do not want to hear cars, loud music, people placing drive thru orders or a person through a speaker asking if a patron would like a chocolate milk shake with their combo meal while I am trying to have a private moment with my loved one
- I do not want a 24-hour fast food place next to the final resting place of my loved one where there is more potential for vandalism and or destruction of grave sites
- I do not want to have to worry about how the owners of the Craig Road Pet Cemetery will make sure that the grave sites are safe (potential increases in cost, etc)

I buried my greyhound last year and it was a very emotional service. I DO NOT want there to be potential inconsiderate patrons of this fast food place to take away from my private moment as I lay my loved one to rest. I value the memories that I shared with my family as we said goodbye to her.

Sincerely,

Sue Fowler

Sue Fowler
2692 Windy Breeze Ct.
Las Vegas, NV 89142

702-499-0713

Submitted after final agenda

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OCT-01-2009 09:59 J.A.CESARE & ASSOC. 2100 P.001/001

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September 25,2009

Craig Road Pet Cemetery

To Whom It May Concern:

I want to register my dismay over the recent talk of having a Carl's Jr. built on the corner of your cemetery.

It is very inappropriate and shows a great lack of respect for the human owners, their pets and especially the humans and pets laid to rest together.

We don't need another fast food restaurant on this corner, disturbing this peaceful place. Progress in this case Is not progress, it is a desecration and unacceptable.

I invested in your cemetery, purchasing a place for my pets and myself to lie In peace. Why must this place be disturbed for a FAST FOOD RESTAURANT??

Regards,

Wendy Spauf

Wendy Spauf
5728 So. Ruby Street
Ft. Mohave, AZ 86426
928-768-5460

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October 29, 2009

Via Facsimile

Las Vegas City Council:
Mayor Oscar Goodman: *(702)385-7960*
Mayor Pro-Tem Gary Reese: *(702)382-8558*
Councilman Steve Wolfson: *(702)382-8558*
Councilwoman Lois Tarkanian: *(702)382-8558*
Councilman Steven D. Ross; *(702)464-2556*
Councilman Ricki Y. Barlow: *(702)382-8558*
Councilman Stavros S. Anthony: *(702)382-8558*
City Manager Elizabeth N. Fretwell: *(702)388-1807*

Via Facsimile (702) 382-4803

Planning Commissioners:
Glenn E. Trowbridge, Chair
Richard Truesdale, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Re: ***Rescheduled from 10/22/09 Planning Commission Agenda to 11/05/09***

13. **GPA-35866** - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Southeast Sector Plan to the 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. **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. **SDR-35868** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-35866 AND ZON-35867 - PUBLIC HEARING - APPLICANT/OWNER: CT-A, 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 [PRPOPOSED:C-1 (Limited Commercial)]. Ward 4 (Anthony)

Dear Mayor, Council Members and Commissioners:

I am sending this letter in a plea that the above named property **located at 7204 West Craig Road (APN#138-03-201-009), remain as a residential property (no commercial west of Tenaya),** and that said requests above, all relating to a commercial re-zoning, be denied. Back in 2001, when I purchased the first plot for my **beloved child**, Chewie, I recall meeting the caretaker of the cemetery who resided with his wife in the home located at 7204 West Craig Road. As I have always resided in southeast Las Vegas and now Henderson, it was difficult for me to visit Chewie, but I knew that the care taker was always there looking over all the children buried in the cemetery. The pet cemetery was often better taken care of than a regular cemetery. The love of the people for their animals is clearly shown by the plaques, flowers and various other loving items placed near their animals. Many of the stones reflect that the owners clearly consider these animals as their children, as do I. Moreover, many owners are buried in the cemetery, which I have requested as well since I want to be with my children. I have a total of 9 plots at Craig Road Pet Cemetery.

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I have lived in Las Vegas for the past 20 years and have been fortunate to graduate from the University of Las Vegas, Nevada, as well as the charter class at the William S. Boyd School of Law, for which I am a practicing attorney with the law firm of Jolley Urga Wirth Woodbury & Standish. I previously worked for John Peter Lee, Esq., from whom I learned that he battled and prevailed in saving the pet cemetery over 30 years ago, in 1971, when it was known as Pet Ponderosa Memorial Gardens. Mr. Lee obtained an injunction to prevent the termination of the water supply to the cemetery thereby preserving the land. *Memory Gardens of Las Vegas, Inc. V. Pet Ponderosa Memorial Gardens, Inc.*, 88 Nev. 1 (1972), 492 P.2d 123.

Back in 1971, the Nevada Supreme Court case indicated that there were only 300 plots which has now grown to over 6,000.00 plots with over 100 human burial remains. Most notably are the police K9 dogs in which peace and tranquility is sought for the services and visitation between the partners. The pet cemetery is a beautiful place in which our children are at rest and we come and visit them in a quiet and peaceful area.

Once again we are here battling to save our pet cemetery, the only one in Clark County, and we must fight so that commercial greed is not allowed to take over. Although said property may not be selling as residential - this is a COMMON problem for ALL of Las Vegas as no one has been able to successfully sell real property as a result of the poor real estate market. I attended the neighborhood meeting on September 23, 2009, and to my surprise said commercial zoning was not only objected to by those who have an interest in preserving the peace and tranquility of the pet cemetery, but also the long-standing residents who had previously made concessions over the years, but with the promise that **there would be NO commercial development west of Tenaya.**

There is plenty of commercial on the other corners such that this corner DOES NOT have to be touched. Especially in this time when I see so many commercial buildings, **new and old**, standing EMPTY. Thus, it is no hardship to set up a commercial establishment elsewhere, where properly zoned for the same, considering THERE ARE SO MANY EMPTY COMMERCIAL BUILDINGS AND AREAS to more appropriately place said development and revitalize said areas. I just know from Henderson, it is sad to see the empty strip mall along Stephanie from Sunset to Warm Springs, and all along Sunset Station, and the numerous empty commercial buildings along Lake Mead or Boulder Highway. Thus, commercial development should go where it is appropriately zoned for the same and better re-vitalize the neighborhood - NOT at the residential area of the pet cemetery.

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The peace and tranquility of this area must be preserved and allowing a zoning change to commercial will destroy this and the integrity of this cemetery. Please support the Craig Road Pet Cemetery, its patrons, our children, and the residents; all of whom object to the request to re-zone this property to commercial. Please keep this land as residential.

Sincerely,

Holly A. Fic

PLEASE ALSO ADD THESE NAMES TO THE PETITION AGAINST THE ABOVE STATED REQUEST FOR RE-ZONING:

	Name (Print/Sign):	Address:	Phone Number:
1.	Holly Fic	707 N. Racetrack Rd Henderson, Nv 89015	(702)856-3387
1. 2.	Jason Hall	707 North Racetrack Rd Henderson, Nv	702 856-3387
3.	Rose Alexis	707 N Racetrack Rd Hd, Nv	702-856-3387
4.	Jennifer Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
2. 5.	Craig Willis	1716 Waltrip ct., Henderson, nv	702-270-8972
3. 6.	Amber Duvall	913 Via Abenula St, Henderson, Nv	702-750-6273
4. 7.	Mark Little	3800 H Hughes Pky 16th Fl	702-694-250
5. 8.	Yvonne Ruiz	1589 Sombrero Dr. LV, NV 89169	702-332-178

Submitted after final agenda

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6. [signature] (Mindy Fisher) 3670 Seneca Circle, Las Vegas NV 89169 (702) 203-37

7 10. Kelly McGee [signature] 7624 Pacific Hills, LV, NV 89128 (702) 646-3844

William S. Rohrer (702) 699-7500

8 11. [signature] 725 S. Hermitage Way LV. 89145

9 12. Elisa Thaler 1608 Breeze Canyon Dr. LV, NV 89117 [signature]

10 13. Kerrie Mendoza [signature] 9017 Silk Bonnet Ct. LV 89143 (702) 2315745

11 14. Donna Pennick [signature] 2234 Shadow Canyon Dr. 89044 (702) 737-9666

12 15. Karen Gullbergh [signature] 6115 W. Harmon #23, Las Vegas NV 89116

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Petition to Stop the Rezoning of Parcel 138-03-201-009

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	DENNIS MASTNY		4465 N. Campell Rd LV NV 89129		9.24.09	1
2	Gail Mastny	Gail L Mastny	4465 N. Campbell Rd. LV NV 89129		9-24-09	
3	CURT WEIMAN		9449 White Ridge Ave	NO C-1	9.24.09	2
4	Lisa Johnson	Lisa Johnson	4826 Mar Vista Way LV 89121		9-24-09	3
5	Laurie Pijanowski	Laurie Pijanowski	7100 W Alexander Rd #2034 Las Vegas, NV 89129	NO C-1	9-24-09	4
6	~~John Pijanowski~~	~~John Pijanowski~~	~~7100 W. Alexander Rd #2034~~ Las Vegas, NV 89129		~~9-24-09~~	
7	Kendra Hubbard	Kendra Hubbard	3355 S Town Center Dr. #1069 Las Vegas, NV 89135		9-24-09	5
8	CESAR MEZA		3769 Chili pepper St Las Vegas NV 89118		9-24-09	6
9	~~Chris Augustine~~	~~Chris Augustine~~	~~3355 S. Town Center Dr #1069~~ Las Vegas, NV 89135		~~9-24-09~~	
10	Elivia Hernandez	Elivia Hernandez	3769 Chili Pepper St. Las Vegas, NV 89115		9 24-09	7
11	JUDY STUEWE		6271 BULLRING LN LAS VEGAS, NV 89130	NO REZONING	9-24-09	8
12	RICHARD CANDILIERE		6271 BULLRING LANE LAS VEGAS, NV. 89130	NO REZONING	9-24-09	

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	Printed Name	Signature	Address	Comment	Date	
13	DENNIS MAHONEY	Dennis Mahoney	8905 BEACH FRONT RD		9-24-09	9
14	Linda Gumble	Linda Gumble	8905 Beach Front.		9-24-09	
15	Terry Hill	Terry Hill	4800 Everstream Glow		9-24-9	10
16	Kym FIEGL	Kym Fiegl	3810 REFLECTION WAY		9-24-09	11
17	MARVIN LARA.	Marvin	6229 RASSLER AVE		9-24-09	12
18	BEVERLY SEROTA	Beverly J. Serota	2540 Golden Sands	SeroIA@aol.com	9.24.09	13
19	ALVIN SEROTA	Alvin Serota	2540 GOLDEN SANDS	"	9/24/09	
20	Leah Silva	Leah Silva	7101 Smoke Ranch R. #1057		9/24/09	14
21	CAROLAND S. TROUSDALE	Caroland S. Trousdale		NO CARL'S JR. !	9/24/09	
22	JOHN C. DELL'ERBA	John C Dell'Erba	8541 WILD DIAMOND AVE		9/24/09	15
23	CHARLENE BALLAN	Charlene Ballan	8541 Wild Diamond Ave	No Carls Jr.	9-24-09	
24	Kristine Turner	Kristine Turner	4455 Quadrel St	No commercial	9-24-09	16
25	DAVID TURNER	David Turner	4455 Quadrel St		9-24-09	
26	KERMIT BUCHTER	Kermit Buchter	4330 S EASTERN AVE		9/24/09	17
27	Laura Lugo	Laura Lugo	9180 Glennon Ave.	No Commercial	9/24/09	18
28	Guillermo Lugo	Guillermo Lugo	9180 Glennon Ave.	No Commercial	9/24/09	

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	Printed Name	Signature	Address	Comment	Date	
29	Rachel Humbert	Rachel Humbert	3735 Candytuft Ridge Ave	NO FAST FOOD JOINT BY THE CEMETERY	9/24/09	19
30	Vinessa Nieves	Vanessa Nieves	1 B Clay St Las Vegas	No Food By The cemetery	9/24/09	20
31	Gennifer Davenport	Jennifer Davenport	1626 marvin St NLV NV 89031	NO fast food by cemetery	9/24/09	21
32	JACQUELINE KANELOS		1915 SIMMONS ST #2169 LV NV 89106	THAT'S RUDE!	09/24/09	22
33	GAIL GOODAPPLE	Gail Goodapple	2916 DRURY ST	SUCH POOR TASTE!	9-23-09	23
34	Linda K Azevedo	Linda K Azevedo	3663 Biela Ave, L.V.	Such horrible fast	9-24-09	24
35	Frank E. Azevedo	Frank E. Azevedo	3663 Biela Ave L.V.	" " " "	9-24-09	
36	ELIZABETH OSENBAUGH		10826 Rio Vista Ct. PARKER AZ 85344	Any Business next to the cemetery is RUDE & UNNATURAL	9-24-09	25
				Fast food next to a CALM &	9-24-09	
37	DONALD WILCOX	Don Wilcox	10826 Rio Vista Ct. PARKER AZ 85344	Peaceful PLACE would be the worst thing ever.	9-24-09	26
38	Lynn Burke	Lynn Burke	HC 33 Box 33 89161 Las Vegas, Nevada	# planned to be buried here & join my other family members here. The process to rezone was to allow	Sept 24 09	27
39	Albert L. Heinold	Albert L Heinold	PO Box 72154 LV NV 89170	NO		this is unconscionable
40	Joyce Opperman	Joyce Opperman	L.V. 89149 7900 Ben Hogan	Absolutely not!	9-24-09	28
41	MINORU (PAUL) AKATANI	Minoru Akatani	LAS VEGAS 89131 7912 SOARING BROOK ST	OPPOSED.	9-24-09	29
42	Charlene Dessaints	Charlene Dessaints	89104 2201 Santa Paula Dr	Absolutely Not! No Compassion	9-26-09	30
43	Jack & Beverly	Jack & Beverly	3905 Tumbleweed	Rude / where is your feelings?	9-24-09	31
no 44	Crista Long		413 N L Street #C Lompoc, CA 93436	unconscionable	9-24-09	32

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	Printed Name	Signature	Address	Comment	Date	
45	Paul Terry	Paul Terry	4021 Treasured Note Ct.		9-25-09	33
46	James Whitney	James Whitney	3430 Purdue way		9-25-09	34
47	JOSEPH BAYS	Joseph Bays	2808 FAISS DR		9/25/09	35
48	Terry Cummings	Terry Cummings	121 Huntly Rd		9-25-09	36
49	Vonni Mascarenas	Vonni Mascarenas	2256 Brendahn	No food No Doc	9-25-09	37
? 50	Debra Cyr	Debra Cyr	2236 Glenwood	No No	9-25-09	38
51	Sharmaine Berroyer	Sharmaine Berroyer	4306 Shady Hollow NLV 89031	I can't imagine eating or ordering food next to place where they Bury & Cremate pets	9-25-09	39
52	W. Steven Berroyer	W S Berroyer	4306 Shady Hollow NLV 89031	NO	9-25-09	
53	SCOTT RAYER	Scott Rayer	2270 MORESCA AVE Henderson, NV 89052		9-25-09	40
54	Paula Brannstrom	[illegible]	729 Carlos Julio Ave N.L.V., NV 89031	inappropriate	9-25-09	41
55	Rebecca Ayers	Rebecca Ayers	3940 marble mountain 89129	Horrible !!!!	9/25/09	42
56	Clay M Clay	Clay M Clay			9/25/09	
57	WILLIAM BRADSHAW	William Bradshaw	9501 W. SAHARA LV NV 89117	INAPPROPIATE	9/25/09	43
58	RUTH BRADSHAW	Ruth Bradshaw	9501 W Sahara Ave LV NV	no Rezoning inappropriate	9/25/09	
60	RON NISKA	Ronald W Niska	6543 Magellan Way 89103	office only with appropriate design	9/25/09	44
61	JERRY BLACKWELL	[illegible]	2300 E Silvencio Lane		9/25/09	45

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	Printed Name	Signature	Address	Comment	Date	
62	Anthony Gulla	[signature]	LV, NV 89119 #361 1350 E. Flamingo Rd		9/25/09	46
63	LAURA LUCIDO	L Lucido	L.V. NEV 89147 7250 MTN MOSS DR	WHAT PART OF "NO COMM. BLDG" W. OF TENAYA DON'T YOU UNDERSTAND	09/25/09	47
64	Judy Smith	[signature]	1263 S. 9th St		9/25/09	48
65	AL ZAPATA	[signature]	12036 ROYAL DOLNOCH CT. LAS VEGAS, NV 89141	IT would be totally disrespectful to have our family next to	9/25/09	49
66	Arthur Weiss	[signature]	1170 ANISECT LAS VEGAS NV 89142	THERE NEEDS TO BE RESPECT FOR CRPC!	9/28/09	50
67	Chieko Weiss	[signature]	"	"	"	
68	Ana Zapata	[signature]	12036 Royal Dolnoch Ct. Las Vegas, NV 89141	I like to be part of the Cemetery	9/26/09	51
69	RICHARD VEGA	[signature]	1106 Jewel Spring Ln N. LAS VEGA, NV 89081	Respect CRPC Community Reserve	9/26/09	52
70	SYDNIE BARCENAS	[signature]	4111 TATUM CT NLV, NV 89032	PLEASE RESPECT OUR CHILDREN.	9/26/09	53
71	Kellie Benway	[signature]	4689 Winfield Drive Las Vegas NV 89147		9/26/09	54
72	CAROL Niemann	C. Niemann	1716 PINION MESA CT 89128		9/26/09	55
73	Brooks Canon DON THOMPSON	[signature]	2300 ROCK SPRINGS L.V. NV 89128			56
74	Tom & Judy Sandoval	[signature]	4337 BOD WHITE DR NLV. NV 89032	Hawaii Heart	9/27/09	57
75	Jessica M. Humphrey	[signature]	3872 Crest Horn Dr. Las Vegas. NV 89147	Inappropriate	9/28/09	58
76	DWAYNE Shelby.	Dwayne Ladine	6500 W. CHARLESTON BL#241 LV-NV. 89146	no need, will cause to much traffic. Take Peace	9/28/09	59
77	Craig Dunkle	[signature]	1017 Heather Lynnette Ct		9/20/09	60

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	Printed Name	Signature	Address	Comment	Date	
78	PETE KRIEGER	Pete Krieger	5909 Forest Hills Dr.		9/30/09	61
79	Michell A Fierro	Michell Fierro	231 W. Atlantic Henderson		9/30/09	62
80	Felisha Saldana	Felisha Saldana	231 W. Atlantic Ave.		9/30/09	
81	Mark Pope	Mark Pope	3325 N. Nellis		9/30/09	63
82	Brenda Pope	Brenda Pope	3325 N. Nellis		9/30/09	
83	MIKE MANOS	Mike Manos	4608 MANCILLA St. 89130	Don't chg. zoning		64
84	JILL MANOS	Manos	4608 MANCILLA ST 89130	Please don't Chg. zoning	9/30/09	
85	Sidy White	Sidy White	10263 Garden Glen	Stop rezoning	10/1/09	65
86	Mark White		10763 Garden Glen	Stop rezoning	10-1-09	
87	ROBERT HAUTH		2180 KINGMAN AZ municate & only?	A CANS JR ?!!? # CRIBING CODES.	10/01/09	66 no on chg. zone
88	Delores Hauth	Delores K Hauth	1601 A Sandhill NV	Stop rezoning	10-01-09	67
89	John J. Jones	John J. Jones	1256 Moon Vision St	Stop zone change	10-1-09	68
90	Gerry Sharp	Gerry Sharp	3000 S. SANDHILL Rd. #237	NO FAST FOOD!	10-1-09	69
91	Angelina Vargas	Angelina Vargas	1701 N. Jones Blvd.	No Fast Food	10-1-09	70
92	Alex M. Lichter	Alex M. Lichter	916 Pebble Sh Ct	No fast Food	10-1-09	71
93	FRANK LEE	Frank Lee	9490 BERMUDA RD APT 1119	DON'T CHANGE ZONING ENOUGH FAST FOOD IN AREA	10-2-09	72

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	Printed Name	Signature	Address	Comment	Date	
94	MARJORIE CARSON	Marjorie Carson	7215 W. Pleasant View	Please let us keep our peace	10-2-09	73
95	EUGENE CARSON	Eugene Carson	7215 W. Pleasant View		10-2-09	
96	Rykeil Johnson	Rykeil Johnson	4826 Mar Vista Way		10-2-09	74
97	BARBARA STUEWE	Barbara Stuewe	4211 FINO CIRCLE N. LAS VEGAS NV 89032		10-2-09	75
98	Pat Blom		8122 N. Flamingo #81 LV 89147			76
99	Hugh E. Shirkey	[illegible]	" #80			77
100	ROGER PAUL	[illegible]	7004 CARMEN BLVD 89128	GRAB-A-BURGER & FAT IT IN THE CEMETERY—NOT!	10/2/09	78
101	Mary Duggan	[illegible]	8205 Cedar Glen Ln. 89128	PEACE!	10/5/09	79
102	Lynn Wiltsie	Lynn Wiltsie	8460 W Reseda Way LV 89149		10/5/09	80
103	Mary Mattern	Mary Mattern	5822 Golden Wing Street	F xx x - off	10/5/09	81
104	Shauna O'Mahoney	Shauna O'Mahoney	7440 W. Eldorado Ln. #129 LV, NV 89113		10/6/09	82
105	Carol Williams	Carol Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	83
106	Beatrice Williams	Beatrice Williams	929 Sulphur Springs #202 LV NV 89128		10/6/09	
107	[illegible] Sweany	[illegible]	8217 Cinnamon Ridge Dr.		10-06-09	84
108	Jodi Baron	Jodi Baron	1309 WALSTONE RD		10-6-09	85
109	Steve Baron	Steve Baron	1309 WALSTONE RD		10-6-09	

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110	FRED HICKS	Fred Hicks	5020 ERIN RD	FT. MOHAVE AZ. 86427	10/6/09	86
111	MARION ERICKSON	Marion Erickson	5320 EUGENE AVE		10/6/09	87
112	ANNE HOLLINGER	Anne Holl	5320 Eugene Ave.		10/6/09	
113	CLARA ETTER	Clara Etter	5486 overland st Las Vegas NV 89118		10/6/09	88
114	Sharon White	Sharon White	2101 Calle de España			89
115	Eddie White	Eddie White	2101 Calle de España			
116	Allison White	Allison White	2205 Plaza de la Candela			90
117	Joe Calabrese	Joe Calabrese	2205 Plaza de la Candela		10/7/09	
118	LINDA PENKOWER	Linda Penkower	Ammoron St			
119	Bennie Johnson		2727 La Pradera		10/7/09	91
120	JANE ROMANO	Jane Romano	1717 Honey Tree Dr		10/7/09	92
121	JAY ROMANO	Jay Romano	1717 Honey Tree Dr		10/7/09	
122	BARBARA STONE	Barbara Stone	2473 Black River Falls Dr. Henderson 89044		10-7-09	93
123	ROBERT STONE	Robert Stone	2473 Black River Falls Dr.		10-7-09	
124	LAWRENCE DODD	Lawrence Dodd	975 Green Hills Dr #3323 89052		10-7-09	94
125	DANIEL DODD	Daniel Dodd	975 Green Hills Dr. 89052		10-7-09	

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126	J. Bracco		7740 Pine Warbler Ct	No Commercial, Please	10/7/09	95
127	J. Cutler		9446 White Ridge Ave	No Carl's Jr	10/7/09	96
128	D. J. Livingston		3872 Crest Horn "	No comm. ctr/Park	10/7/09	97
129	K J Livingston		" " "	NO Carls Jr	10/7/09	
130	MARSHALL MASEK		702 647-3479 3908 WIDE RIVER ST	Not a commercial place	10/08/09	98
131	DEBBIE HINES		4280 E. BRIDGER ST. LAS VEGAS, NV 89061	NOT THE APPROPRIATE LOCATION	10-8-09	99
132	Kelly Stang		10567 Olympic Pine Dr. LV, NV 89135	Worried about vandles would busy fast food Rest. not be appropriate	10/8	100
133	Debbie Bledsoe		2700 BRYANT AVE LV, NV 89102	I Feel THE Same Way -	10-8-09	101
134	SEYMOUR COHEN		2796 COTTONEASTER ST. LV, NV 89135	Leave it the Way it is	10-8-09	102
135	Arlene Cohen		2796 Cottoneaster Street LAS Vegas NV 89135		10/8/09	
136	Shaleen Jessica		220 Essedale Ct.	Carls Jr. will ruin the peace.	10-09	103
137			220	Ø CS	10-09	
138	B. Hill		5400 Desert Foun		10/9	104
139	Jim Hillyard		8335 Lexford St		10/9	105
140	Candace Wiltgen		8460 W. Rosada Way	no carls Jr!	10/9	106
141	PAT Rush		335 Blackstone River	W.T.F.	10/9	107

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	Printed Name	Signature	Address	Comment	Date	
142	Paula Hill	Paula Hill	6441 Deadwood Rd	How could you put	10/14	108
			LAS Vegas NV 89108	Hamburgers next to	10/14	
143	Harold Hill	Harold Hill	6441 DEADWOOD RD	a CEMENTARY. Cunnal		
			Las Vegas, NV 89108	Has no feeling!!!	10/14	109
144	Carole Brownell	Carole Brownell	9645 W. Trop LV 89147	NO WAY!		
145	CARMELA PAUL	Carmela Paul	8220 RIVIERA BEACH DR	DO NOT DO THIS WONDER	10/14	110
			LAS VEGAS, N.V. 89128	THINK OF ALL THE FULL ANIMALS		
146	TINA POOL	Tina Pool	3660 Boulder Hwy #512	NO !!!	10/14	111
			LAS VEGAS NV 89121			
			3660 Boulder Hwy #512	this is AN OUTRAGE	10/14	
147	JAMES WILSON	James Wilson	LAS VEGAS NV 89121	Please Don't Do this		
148	Sean Michael	Sean Michael	5344 Images Ct	Please DON'T DO this	10/14/09	112
			Las Vegas NV 89107			
149	David Lane	David Lane	1928 Caular Dr	" " "		113
			LV NV 89108			
150	JOHN FREDERICK	[illegible]	2521 SURWOOD	" " "		114
			89128			
151	MADLYN LEE	Madlyn Lee	4401 TWIN PEAKS	" " "	10-15-09	115
			89032			
152	DIANA JOY	Diana Joy	LARKSPURE AVE	" " "	"	116
			LARKSPURE, CALIF			
153	BERYL WARREN	Beryl Warren	2704 ST. CLAIR DR	" " "	10/15/09	117
			LV, NV 89128			
154	NJ PETIT	Nancy J. Petit	4821 LANCEWOOD AVE	NO WAY!	10/16/09	118
			LAS VEGAS, NV 89110			
155	JW Barrow	James Barrow	909 Shelton Dr	STOP IT!	10/16/09	119
			LV NV 89108			
156	Paul M. Venglik	Paul M. Venglik	3916 Dabney Dr N. Las Vegas	THERE ARE enough places to eat now!	10-22-09	120
157	Janet Hunter	Janet Hunter	7809 Mission Point 89149	Have some respect for our loved ones!	10-24-09	121

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

	Printed Name	Signature	Address	Comment	Date	
1	OLIVER DOUGLASS	Oliver Douglass	4545 QUADREL ST.		9/24/09	122
2	DOROTHY DOUGLASS	Dorothy Douglass	4545 QUADREL ST.		9/24-09	
3	ANTON SCODWELL	Anton Scodwell	4313 LEON AV 89130		9/24/09	123
4	GARY CORDELL	Gary Cordell	2701 N. RAINBOW BLVD #1081 LAS VEGAS, NV. 89108		9/24/09	124
5	Jean PORTER	Jean Porter	4560 QUADREL ST 89129		9/24/09	125
6	LARRY PORTER	Larry Porter	4560 QUADREL ST 89129		9/24/09	
7	TODD MARTY	Todd Marty	5108 COSTABELLA LANE		9/24/09	126
8	DAVID FISHMAN	David Fishman	8624 Butterchurn Ave		9/24/09	127
9	Zuki Fishman	Zuki Fishman	8624 Butterchurn Ave.		9/24/09	
10	TERRY DIXON	Terry Dixon	5237- ELM GROVE DR		9/26/09	128
11	BETTY DIXON	Betty Dixon	5237- ELM GROVE DR		9/26/09	
12	John Conarty	John Conarty	878 Ashford way		9/26/09	129

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Printed Name	Signature	Address	Comment	Date	
KATHY OSZUST	Kathy Oszust	2143 Sierra Stone Lane L.V.	No rezoning	9-29	130
Nancy Calk	Nancy Calk	1913 Randa Lane	NO REZONING	9-29-09	131
Raquel Olvina	Raquel Olvina	9310 Indian Cane Ave.	NO Rezoning	9-29-09	132
Arcadio Olvina	[illegible]	9310 Indian Cane Ave.	No Rezoning	9-29-09	
Maurice Hollings	M. Hollings	7208 GOLDEN FALCON ST.	NO REZONING	9-29-09	133
NICOLE BOWMAN	Nicole Bowman	7724 Robingler Ave.	NO REZONING	9/29/09	134
Jody Ford	Jody Ford	137 Westin Ln-Hen	No Rezoning	9-29-09	135
Kristy Krasler	Kristy Krasler	10933 Civiletti St.	no re-zoning	9-29-09	136
JAY BANK	[illegible]	1635 SERENADA	NO REZONING	9/29/9	137
ROBERT Woodson	[illegible]	8008 Gothic Ave	No Rezoning	9-29-09	138
Bridget Soube	Bridget Soube	PO Box 28794 LV NV	NO REZONING	10-5-09	139
			Submitted after final agenda		140

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THIS IS TO STOP CARLS JR FROM proceeding to build right next door to Craig Pet Cemetary which would be disturbing to cemetary.

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Printed Name	Signature	Address	Comment	Date	
Carol Pelka	Carol Pelka	2920 Dogwood Ave. 89030		9/25/09	141
Linda Newman	Linda Newman	6928 Welsh Cir 89108		9/25/09	142
Jennifer Taylor		8158 Hawk Glen Ct LV, NV 89131		9/25/09	143
Mary Johnson		9928 Bundella Dr LV 89134		9/25/09	144
Patricia Harris	Patricia Harris	4912 Gates Fall Ct. 89149		9/25/09	145
ROBIN HARDIN	Robin Hardin	4912 GATES FALL CT		9-25-09	
DANNA WEST	DannaWest	1137 Olvera Way 89129		9.25.09	146
Jennifer Devine	J.M. Devine	10309 Marc Kahre Ave		9/26/09	147
PHYLLIS FISHMAN	Phyllis Fishman	1701 N Jones #2048 (89108)		9/26/09	148
KARLA CAMPAGNA		7425 Summer Sun Dr 89128 LV NV		9/26/09	149
michelle Malloy	Michelle Malloy	9965 Rim Rock Way #101 89128		9/30/09	150
Paula Moya	Paula Moya	9308 Dancing Daffodil LV, NV 89129	Submitted after final agenda	9/30/09	151

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Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
MATT SCHNEIDER	[signature]	2032 WANDERING LV, NV DOE		9/30/09	152
Michele Truell	[signature]	4650 PRATT	Do NOT put up that CRAP there	9/30/09	153
Bobbie Klocker	[signature]	3521 Jennifer St Pahrump	No—	9/30/09	154
JANET DIFFER	[signature]	7716 Alina Ave. LV 89145	NO — we have too many junk food places already!	10/01/09	155
Megan Little	[signature]	5209 Mantua Ct.		10/1/09	156
Hope McClure	[signature]	2109 LAS Verdes		10/1/09	157
Maria Brazzoni	MARIA BRAZZONI	6653 Lillard Dr	NO don't		158
Yvonne Swansen	[signature]	7008 Pinderhorn Ave. LV NV.		10/1/09	159
[signature]	[signature]	101 Luna Way	NO — aren't there enough restaurants in LV. Have some consideration for the	10/1/09	160
Kerry L. Cox	[signature]	5709 Patricia Ave LV 89130	citizens who have deceased pets in the pet cemetry	10-1-09	161
Bernard Lucido	[signature]	7250 MTN MOSS DR, LV		10-1-09	162
Juanita Masse	[signature]	1540 MARION Dr LV	enough fast food restaurants - don't need more	10-1-09	163

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Petition to Stop the Rezoning of Parcel 138-03-201-009

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
MARY ANN NELSON	Mary Ann Nelson	7213 Painted Shadows	No Fast Food by pet Cem[illegible]	10-1-09	164
Doug Nelson	Doug Nelson	7213 Painted Shadows	656-9200	10-1-09	
F Flores	[illegible]	5021 Spencer	No Pet Cem[illegible]	10-1-09	165
Jerry Aguila	[illegible]	6650 S. Sand Hill Rd	No Fast Food	10-6-09	166
NUBIA Allen	Nubia Allen	6661 Silverstream Ave #2035	No Fast Food	10/2/09	167
Karen Varney	K Varney	3050 N Jones Blvd	528-4747 No fast Food	10/2/09	168
Katherine Gekakis	Katherine Gekakis	3050 N. Jones Blvd.	No fast food	10/8/09	
Gail	Gail	5260 So. Jones	" " "	10/3/09	169
Alton Hoyle	Alton Hoyle	3050 N Jones #1104	No Fast Food	10/3/09	170
KENNETH PATE	Kenneth A Pate	3050 N Jones 2097	No FAST FOOD	10/3/09	171
Laura Hoyle	Laura Hoyle	3050 N. Jones #1104	NO FAST FOOD EVER	10/3/09	
LINDA CHAMPLIED	L. Champlied	3050 N Jones #2058	No Fast Food	10/12/09	172

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Angelina E. Baker	Angelina E Baker	3050 N. Jones 1026 L.V. NV 89108	NO FAST FOOD - !!	10-3-09	173
Mary Kamps	M. Kamps	" " " #2017	" " "	10-3-09	174
Rona Wells	R. Wells	3050 N. JONES BLVD #2045	enough Fast Food		175
HELEN SCIARRETTA	Helen Sciarretta	3050 N JONES #2041		10/3/09	176
Shirley Flashing	Shirley Flashing	3050 N. Jones L.V.	NO FAST FOOD	10-3-09	177
Lori Stewart	Lori Stewart	3050 N. Jones LV 89108 #1086	No! No!	10-3-09	178
Debbie Morris	Debbie Morris	6452 Star Jasmine Ct.	no please!	10-3-09	179
JoAnn Oscars	JoANN OSCARS	3050 N. JONES BLVD	NO Period	10-3-09	
Stella Hewitt	Stella Hewitt	5217 Blooming Messa	HELL NO	10-3-09	180
IGOR AVRAS	IGOR AVRAS	3050 N. Jones Blvd	Don't do it	10-3-09	
KATHY JONES	Kathy Jones	" " " "		10-3-09	
SHAUN MURRAY	Shaun M. Murray	2232 FLORISSANT DR. LVNV 89128	JUST WRONG!	10-3-09	181
MIKE RADER	[illegible]	6414 SANDPIPER	IF THERE'S ONE MORE THING WE NEED, ITS MORE TOXIC FAST FOOD.	10.4.09	182
Sarah Hill	Sarah Hill	6414 Sandpiper way.	Let the poor animals rest in peace!	10-4-09	
Shelmadene Graham	Graham	3920 Prospect St		10.4.09	183
Chris Pocic	C Pocic	3209 Goleta	Animals also need to rest in peace	10-4-09	184

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MARK BRIGHTWELL	Mark Brightwell	6430 McCLLUAN. LV 89122		10/14/09	185
DOUG POOL	[illegible]	10024 SUMMIT CANYON 89144		✓	186
Amy Zeldenrust	Amy Zeldenrust	300 Redondo Hend. 89014		10/15/09	187
Allan Brown	[illegible]	300 Redondo St Henderson NV 89014		10/15/09	
Steven Ligaori	[illegible]	818 Park Paseo Las Vegas 89144		10/17/09	188
Dan Boetz	Dan Boetz	5225 N. KILEY		10/17/09	189
Steve Duesing	[illegible]	1701 Golden OAK Dr LV		✓	190
Art Gisi	A. C. Gisi	4282 Ridgeview Dr LV.		✓	191
Tom Williams	Thomas A. Williams	5225 N. Riley St. 89149		10/17/09.	192
MARCIA GEIL	Marcia Geil	5921 Mello Ave 89131		10/17/09	193
BARBARA GEIL	Barbara Ann Geil	5408 Langston Circle 89130		10/17/09	194
BOB GEIL	[illegible]	5408 LANGSTON CIR 89130		10/17/09	
JOEL MASON	Joel Mason	5117 Vincent St. LV NV 89135		10/17-09	195
LOUIS CAROW	Louis Carow	6621 Trumpeter NLV 89084		10/17/09	196
KAY CAROW	[illegible]	6621 Trumpeter NLV 89084			
Susan Cooper	Susan Cooper	10230 Song Sparrow Ct		10/17/09	197

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MARILYN COWART	Marilyn Cowart	878 ASHFORD WY, HDN, NV		9/26/09	198
Walter Dakin	[illegible]	4525 Quadrel St Las Vegas NV		9/27/09	199
MARIJO HIGGINBOTHAM	M. Higginbotham	4525 Quadrel St. LV		9/27/09	
STEVEN HEINGARTNER	[illegible]	8200 EAGLEDANCER AVE		9-27-09	200
CHRIS MICHAEL	[illegible]	9796 AMADOR RANCH AVE		9/27/09	201
Kathy Gordon	Kathy Gordon	9796 Amador Ranch Ave		9/27/09	
Darlene Johnson	Darlene S Johnson	4475 Quadrel St		9-27-09	202
Kevin Johnson	Kevin L Johnson	4475 Quadrel St.		9-27-09	
ALAN CROSS	[illegible]	8321 CEDAR MESA		9-27-09	203
Lynne Caralieri	Lynne Caralieri	4454 Quadrel, LV NV		9-27-09	204
Keith Greer	[illegible]	590C Cheyenne Ave		9/27/09	205
Susan Kent	Susan Kent	4935 Cedar Lawn 89130		10/4/09	206
* Erin Heingartner	[illegible]	8200 Eagledancer		10/4/2009	207
DON BUNCH	[illegible]	4001 COYOTE CROSSING		10/4/2009	208
Evelyn Bunch	[illegible]	4001 Coyote Crossing		10/4/09	
DANA CHADBOURN	[illegible]	5404 MESQUITE MEDOWLT		10/15/09	209

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KURT PLOTKIN		68 Brown Swallows		9-29-09	210
Gelaine Mastny		7955 Capistrano Valley		9/29/09	211
Gary Mastny		7955 Capistrano Valley		9/29/09	
Tom VanderLeest		5521 Little Lake Ave LV, NV		9/29/09	212
Renee Guggia		339 Kansas Ave Hend. NV 89015		9/29/09	213
Heide Mastny		1707 Flat Ridge Dr 89014		9/29/09	214
Corissa Mastny		1707 Flat Ridge Dr Henderson, NV 89014		9/29/09	
DAVID OBAL		405 GROFT WAY HENDERSON NV 89015		9/29/09	215
CYNTHIA OBAL		405 Groft Way Hen. NV 89015		9-29-09	
DONALD EZELL		333 Redondo St Hend NV 89014		9-29-09	216
Denise Tarpley		333 Redondo St Henderson NV 89014		9-29-09	
Sara Lang		910 Valetta Flat Ave LV, NV 89183		9/29/09	217
JEAN WALLER		4536 CALIFA		9/29/09	218
CARLA KUHL		2034 Shadow Lusk Way Hend. NV		9/29/09	219
BILL TREDE		2026 Rusty Nail Way LV NV 89119		9/29/09	220
RYAN McNEEL		8333 LEXFORD ST. LAS VEGAS, NV 89123		9/29/09	221

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Joy Turner	Joy Turner	376 Legacy		9/29	222
Chris. Johnson	Johnson	4826 MARVISTA WAY		9/29	223
Anna Shifflett	Anna Shifflett	30 Prince Ln N. NV		9/29/09	224
Rob DeRozo	R. D	5416 Harmony Ave		9-29-09	225
Gary Shifflett	Gary Shifflett	30 Prince Ln. 89110		9/29/09	
Cruz Bonilla		2858 Antenes St 89117		9/29/09	226
Debra Lancaster	Debra Lancaster	836 Dusk Dr., LV 89110		9/29/09	227
Ken Lancaster		836 Dusk Dr LV 89110		9/29/09	
Dawn Mackey	Dawn Mackey	3514 Shonna Way LV NV 89032		9/29/09	228
Carla Price	Carla Price	912 Possum Hill St NLV, NV.		9/29/09	229
Ron Mackey	Ron Mackey	3514 Shonna Way 89032		9/29/09	230
Ashley Shifflett	Ashley Shifflett	5416 Harmony Ave		9/29/09	231
Wayne Bumhour	W E Bumhour	1804 John Bevy Ct.		9/29/09	232
Guy Hirsimaki	Guy Hirsimaki	1804 John Bevy Ct.		9/29/09	
Maureen Bounds	Maureen Bounds	4333 E. Twain Ave. LV NV		9/29/09	233
Fred Hirsimaki	Fred Hirsimaki	1804 John Bevy Ct		9/29/09	

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Printed Name	Signature	Address	Comment	Date	
Gwen Nance	Gwen Nance	1209 Valerio Lane Las Vegas, NV		09/25/09	234
Jessica Vance	[illegible]	7940 Constantinople Ave Las Vegas NV		9-25-09	235
Heather Matthew	Heather Matthew	10712 Jubilee Mnt. Las Vegas NV		9-25-09	236
Michael P Kneene	[illegible]	509 Camino Vista Place LV NV 89134	Not A Suitable Site For Commercial Development	9/25/09	237
Alicia Durkle	[illegible]	1017 Heather Lynnette Ct LV, NV 89123			238
M. L. Biggs	Marilyn Biggs	8865 W La Mancha Las Vegas, NV 89149	Sin being buried here	9/29/	239
Patsy Soifer	Patsy Soifer	8817 Smokey Dr. 89134		9/29/09	240
John Wickman	John Wickman	6308 Fargo 89107		9/29/09	241
Angie Ratto	Angie Ratto	8701 Tangled Spur Ct		9-29-09	242
Kadi Dorelis	Kadi Dorelis	11912 Alava Ave		9-29-09	243
Deanna Duarte	[illegible]	349 Abbington Henderson, NV 89074		9/29/09	244
Timothy Semays	[illegible]	7608 Lacase St.		9-29-09	245
Linda Tucke	[illegible]	3320 Haven Beach Way Las Vegas 89117		9-30-09	246
Kathy Leavitt	Kathy Leavitt	6327 Churchfield Blvd. 89103		9-30-09	247
Bruce Arnold	[illegible]	2512 W. San Miguel Ave 89032	Unbelievable You Wolled Turn Consider It	9-30-09	248
Carol Arieno	Carol Arieno	5745 N. Campbell Rd		9/30/09	249

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Petition to Stop the Rezoning of Parcel 138-03-201-009

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Printed Name	Signature	Address	Comment	Date	
GERALDINE LE DUKE	Geraldine Le Duke	3050 N. JONES #1108 L.V.NV 89108	LOVED ONES SHOULD NOT BE BURIED BY SMELLY GREASY FOOD	10/5/9	250
MARY ANNE LISSETT	Mary Anne Lissett	2109 Valley Dr L.V.NV 89108	Food & Bodies shouldn't mix + the Bodies were 1st	10/5/9	251
Katie Kreuzer	Katie Kreuzer	6666 W. Washington 592	Pray for the Pets	10/5/9	252
LEONARD SCHWEITZER	Leonard Schweitzer	6121 DENSER CR, L.V. 89107	CEMETERY'S Keep FOOD PLACES AWAY FROM	10-5-09	253
NINA JOHNSON	Nina Johnson	5554 Madre Mesa Dr	Keep food from cemetery	10-5-09	254
LAURA A. ROGGE	Laura A. Rogge	8229 Fawn Meadow	Leave cemetary as is	10-5-09	255
ELKE ROGGE	Elke Rogge	8620 W. Verde Way 89149	No more fast food!	10-5-09	256
Patricia Layman	Patricia Layman	8517 Lynhurst Dr. LVNV 89134	Leave pet cemetary as is	10-5-09	257
		L.V. NV 89108	PLEASE DO NOT DISTURB		
JIMMIE JOHNSON	Jimmie Johnson	5554 MADRE MESA DR	THE CEMETERY	10-05-09	
CAROL SWAN	Carol Swan	L.V NV. 89108 6350 Lake Mead Apt. 1108	Respect Peoples Loved ones!	10-5-09	258
Bettye Moore	Bettye Moore	5554 Madre Mesa Dr LV,NV 89108	May the hold U less you and your pets	10-5-09	259
					260

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Printed Name	Signature	Address	Comment	Date	
GIBSON ROSEMARY	Rosemary Gibson	3908 Country Pts		10-15-09	261
MARILYN ROBBINS	Marilyn Robbins	1718 NO. DECATUR #8		10-15-09	262
Bernadine Clark	Bernadine Clark	5018 Vistadel Rio Way		10-15-09	263
Eleanor Pechacek	Eleanor Pechacek	5312 Overland Ave		10-15-09	264
BANCHERI SALVATRICE	SALVATRICE BANCHERI	7101 STORNSON DR		10-15-09	265
PATRICK MCGUIRE + JONES	Patrick McGuire Jones	McGuire 5870 FORREST HILLS LN		10-16-09	266
AGNES FEKETE	Agnes Fekete	5755 N. DURANGO DR.		10-16-09	267
Jim McGrath	J. A. McGrath	1901 Bookbinder Dr		10/16/09	268
VIRGINIA CAROSONE	Virginia L. Carosone	4453 Pageantry Ft. DR		10-16-09	269
Nadyne Giardina	Nadyne Giardina	10713 Moon Flower Arbor Pl.		10-16-09	270
Josefina Gomez	Josefina Gomez	7355 N. Monte Cristo		10-15-09	271
Arlene Frediew	ARLENE FREDIEW	4285 HILDEBRAND LN		10-15-09	272

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Bobby Cope	[illegible]	10686 [illegible] Ave		[illegible]	273
Kurt Herrol	[illegible]	3404 Brayton MS2D		10/10/09	274
Stephen Weber	[illegible]	3101 Arrow Pl		[illegible]	275
[illegible]	[illegible]	3101 Arrow Pl		[illegible]	
[illegible]	[illegible]	[illegible]		[illegible]	276
Lynn Wilson	Lynn Wilson	5220 Fall Medoor Ave			277
Chuck Martinson	[illegible]	3909 Atessa St		10/10/9	278
Brad Daughtry	[illegible]	3242 Jericho St.		10/10/09	279
Lisa Daughtry	Lisa Daughtry	" " "		10/10/09	
Serena Zabel	Serena Zabel	6649 Sweetcer Wy LV, NV 89108		10/10/09	280
Kelly Tingey	Kelly Tingey	2941 Vegas Dr LVN 89106		10/10/09	281
Rissa Ramos	[illegible]	7100 Grand Montecito parkway		10/10/09	282

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Printed Name	Signature	Address	Comment	Date	
L. Brown	L. Brown	6449 Peachwood Rd	no carls Jr !	10-10-09	283
L. Hawkes	L. Hawkes	10713 Alton Downs	No-	10-10-9	284
T Killian	[illegible]	6513 Burlwood Way	No Carls	10.10.09	285
A. L. Bastian	[illegible]	6170 W. Lake Mead Blvd		10-10-09	286
Robert Harrison	R Harrison	2608 ISLAND BROOK	FORGET CARL'S	10-10-09	287
CARL FALLETTA	[illegible]	1717 Queen Victoria #103 LV	No Way!	10-10-09	288
KELLY & John Moon	Kelly Moon	4605 Painted Cliffs DR	Don't do it !	10-10-09	289
Wendy VanLoo	[illegible]	3640 Wild Willow St. 89129	Respect the animals	10-10-09	290
Marcy Arevalo	[illegible]	2700 N Rainbow #1123	Respect !!!	10-10-	291
James J. Bean, JR	James J Bean Jr	9179 Valley Sp. Ct, LV, NV	Show some Concern for other.	10-10-09	292
PATRICIA YOUDELIS	Patricia Youdelis	1926 Feather Brook		10/15/09	293
KAY CALLEN	Kay Callen	5400 COMANCHE WAY #106		10-15-09	294

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Tanya Jundt	Tanya Jundt	10112 Lexington Pines 89129		9-25-09	295
Leslie Shoate	L Shoate	9999 W. Katie Ave #1021 " 89145		9.25.09	296
Tina Cochran-Peppley	Tina Cochran-Peppley	8450 W. Charleston #2066 L.V., NV 89117	Very inappropriate.	9/25/09	297
DR Lindsay Hucke	Dr Lindsay Hucke	@140 W. Sahara Ave		9-25-09	298
~~Delpha Johnson~~	~~Delpha Johnson~~			~~9-25-09~~	
Ciera Ingrassia	[signature]		Disgusting!	9-25-09	
Jillian Spaulding	Jillian Spaulding	1855 E Warm Springs Las Vegas		9-25-09	299
~~Blair McNally~~	~~Blair McNally~~	~~1855 E Warm Springs~~	~~Terrible!~~	~~9-25-09~~	
~~Jessica Drake~~	~~Jessica Drake~~	~~1855 E Warm Springs~~		~~9-25-09~~	
Carolyn Taylor	Carolyn Taylor	1309 Kari lee ct #C	WRONG!!!	9-25-09	300
JENNY POLARCA	Jenny Pollarca	3225 S. Pecos Road #147 LAS VEGAS, NV 89121	People paid for their pets to be there!!	9-25-09	301
MICHAEL BAKER	[signature]		COMPLETELY INAPPROPRIATE	9/25/09	

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Printed Name	Signature	Address	Comment	Date	
Erin Tobin	Erin Tobin	8042 Bishop Drive Las Vegas NV, 89123	What are you THINKING!!!	9/25/09	302
Chad Bower		1069 Little Rock Way Las Vegas, NV		9/25/09	303
SHANNON BROWN		5080 RAVEN AVE LAS VEGAS, NV 89139		9/25/09	304
Jim Hicks		2265 Mohawk LV, NV 89146		9/25/09	305
Susan Peterson		10431 Madagascar Palm St Las Vegas NV 89141		9/25/09	306
Linda Stickney	Linda Stickney	3101 High View Dr. Henderson, NV 89014		9/25/09	307
Jodi Smith		11 west owens Ave #223 las Vegas, NV 8903		9/25/09	308
Erin Ostraw		[redacted] 188 E. Twain Springs RD. LV, NV 89119		9/25/09	
Angelica Wolff		8328 Transvaal Blvest. Las Vegas, NV 89139		9-25-09	309
Beverly Bumgarner		2108 Chapman Dr Las Vegas NV 89104		9/25/09	310
Samantha Hinckley		830 Blushing Rose Pl Henderson, NV 89052		9/25/09	311
Christina Banks		2237 Maple Rose Dr. Las Vegas, NV 89134	HELL NO!!	9/25/09	312
Roelynn Dimmick		5804 Paseo Del Mar LV NV 89108		9/25/09	313
Vi Dan Ronson		3051 Fritz Ln Pahrump NV 89048		9/25/09	314
Crystal Miller		4268 Calimesa St LV NV 89115	That is not the place for a fast food place	9/25/09	315
Bobbi Burton		3910 Blue Bull St N. Las Vegas, NV 89134	I wouldnt know if I was eating a burger or [redacted] somgones precious pet	9/25/09	316

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Printed Name	Signature	Address	Comment	Date	
Kristian Ross	[signature]	5600 E Russell Rd		9/29	317
TINA M. DOWELL	Tina M Dowell	3906 CANARY CREEK AVE		9/29	318
Gayle Noles	Gayle Noles	651 Glenwood Ln		9/29	319
Louise Miles	Louise Miles	5300 E. DESERT INN #29		9/29	320
PAUL NOLES	Paul T Noles	651 GLENWOOD Ln			321
George Miles	George Miles	5300 E DESERT INN #29			322
CHARLES ROSSETER	Charles Rossetr	5558 BALLINGER DR.		9/29	323
Lily G Betts	Lily G Betts	902 Noche de Paz		9/29	324
JESUS BETTS	Jesus Betts	902 NOCHE DE PAZ		9/29	
JACQUE RIOCH	J Rioch	426 Catastine, LV		9/29	325
ESTHER WATSON	Esther Watson	6420 E. Tropicana		9/29	326
HAROLD WATSON	Harold Watson	6420 E TROPICANA AVE		9/29	

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Jodi Lynn Rubinol	Jodi Rubinol	4212 Alexis Pearl Ave NLV, NV 89031		10/1/09	327
William Rubinol	William Rubinol	4212 "		10/1/09	
Malinda Balsinger	Malinda Balsinger	3328 Hidden Ridge		10/1/09	328
DIANNE HAMRICK		3717 Copper Cactus Dr		10/1/09	329
Lois A Smith	Lois G. Smith	7416 Alcove Glen Ct		10-1-09	330
Heather Palmer	Heather R. Palmer	8999 Tierra Santa Ave.		10-1-09	331
Russell Balsinger	Russ Balsinger	3328 Hidden Ridge St.		10-2-09	
Ashley Moreno	Ashley Moreno	5101 Kempston Ct		10/3/09	332
Karen Collins	Karen Collins	3721 Plum Blossom Ct.		10/3/09	333
BRIAN MARKS		3250 N. TENAYA		10-3-09	334
		415 Redfield ave.		10-5-09	335
CAROL LEDOUX	Carol Ledoux	" "		10-5-09	

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Kim Schlater	Kim Schlater	11058 Cressco Ct LV		10/8/09	336
Todd Day		976 Gentle Glow	Let The Animals Rest in Peace	10/8/09	337
Craig West		8446 Rushfield Ave LVNV 89178		10/8/09	338
Bonnie Snowden		5419 W. Tropicana Ave 89103		10/8/09	339
Jakob Astor-Hodges		5974 Terra Grande Ave LV NV 89122		10/08/09	340
Yolanda Coleman		10620 Tulip Falls Dr Henderson, NV 89011	WHO WANTS A FAST FOOD PLACE @ the cemet.	10/08/09	341
Peggy Williams	Peggy Williams	8735 Villa Jeremiah Ln. 89147	What qualifies them changing Zoning	10/8/09	342
David Wright	David Wright	8961 San Marin St. LV NV 89123	A FAST FOOD RESTAURANT NEXT TO A CEMETERY IS UNFORGIVABLE	10/8/09	343
Josette Williams	Josette Williams	8222 Tallowtree Ave N. Las Vegas, NV 89032	NO FAST FOOD PLACES NEXT TO A CEMETERY	08Oct09	344
Renie Sabol	Renie Sabol	5411 morning Splash Ave LV. NV 89131	Fast food next to a cemetary is Disrespectful	10/8/09	345
Joel Miller	Joel Miller	551 E. Oakey L.V., NV 89104		10/8/09	346
Jeff Norman		160 Staten Island AVE 89123		10/8/09	347

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BRIAN GOMEZ		3640 W GROWAY NLV NV 89031		10/3/09	348
Helen Burnuel		7000 Wild Wander.		10/6/09	349
DIANE FROST		4355 QUARY CT		10/7/09	350
Susan Tatom		4320 N Tioga Way Las Vegas 89129		10/7/09	351
Andrea Thompson		4001 mira LANE LVN 89108		10-8-09	352
Michelle Martens		4541 N Campbell		10-10-09	353
THOMAS MARTENS		4541 N. CAMPBELL RD LV89129		10-10-09	
Mary Graham		7417 Grenfell Dr 89129		10-10-09	354
ALEXA WILMON		8195 CASSIAN. CT 89129	R.I.P.	10/10/09	355
Anna Edwards		5805 Stallion AVE		10-10-09	356
Don Knell		3700 Scuba Ct		10-10-09	357
GINA REYES		9413 Sparkling Waters		10/15/09	358

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Cristina Love	Cristina Love	3952 Palos Verdes St		10-9-2009	359
Vasana Sumano	[illegible]	1822 Orchard Village		10-9-2009	360
Richard Serrano	[illegible]	2108 Bonne Bonne St		10-9-2009	361
Laura Anapolsky	[illegible]	1740 Hill Canyon Lane		10-9-2009	362
Jacklyn Hart	Jacklyn Hart	2495 Abarth St		10-9-09	363
[illegible]	Gil Martinez	931 Greenville St Hen		10-9-09	364
Susan Cosper	Susan Cosper	4956 Nettie Cir		10-9-09	365
Joe Strong	[illegible]	5745 W Rochelle Ave		10/9/09	366
Teresa Wejnarski	Teresa Wejnarski	2021 Fontana Ave		10/9/09	367
Wendy Vertiz	[illegible]	9930 Pioneer Ave		10/9/09	368
Miguel Tavera	[illegible]	5076 Hayward Av		10-9-09	369
Patricia [illegible]	[illegible]	6201 Ekatia #211 89119		10-09-09	370

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Kim Vu	Kim Vu	3980 E Reno Ave - 89120	Let the pet rest in peace. thanks	10-09-09	371
Meghan Dirk	Meghan Dirk	212 Opera house 89012		10-09-09	372
Eileen Muscato	E. Muscato	3051 High Moon Ct.		10-10-09	373
Elise Fishein	Elise Fishein	10329 Pompei Pl		10-10-09	374
Omar Rashada	Omar Rashada	3821 Intermezzo		10-10-09	375
Francisco	Francisco Herrera	583 Highgate Park.		10-9-09	376
T.C. Furtado	Ten C Furtado	8208 Misty Isle Cir.		10-9-09	377
AMY R. LANGSTON	Amy R. Langston	1525 SPICED WINE AVE #5702		10/9/09	378
Charles Pipkin	[illegible]			10/09/09	
GREG Hollis	[illegible]	3750 ARville #118		10/9/09	379
LISA APORFF	[illegible]	1856 HEYDON CT		10/9/09	380
Carol Linton	Carol Linton	9850 Maryland		10-9-09	381
PERVIES LANE	[illegible]	74 ICEFALLS AVE		10-09-09	382
Charlie Portillo	[illegible]	2132 CYCAD		10-9-09	383
Angela Johnson	[illegible]			10-9-09	
LeRoy Nenneman	[illegible]	7918 CANTO 89147		10-9-09	384

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Teresa McGuire	[signature]	8340 Wildwood Glen Ave		10-9-09	385
Linda Angelo	[signature]	7048 Grosswood		10-9-09	386
Roger DiEnno	[signature]	278 Heathcastle St		10-9-09	387
Sonia Bass	[signature]	1700 N. Lamb Blvd		10.9.09	388
LINDA Rehn	[signature]	6489 Buckaroo Ave		10-10-09	389
CARLO TARANTINO	[signature]	279 Spring Palme St		10.10.09	390
Alex Gómez	[signature]	10220 Dearfield Beach Ave		10-10-09	391
Jonathan Pine	[signature]	—		10-10-09	
Tom Harling	[signature]	1707 Red Mt		10-10-09	392
Varandika Jayaweera	[signature]	4327 Bocacago Dr		10-10-09	393
Matt Hart	[signature]			10-10-09	
BRIAN YEUNG	[signature]	6700 Burbage Dr.		10-10-09	394
Velicity Hanley	[signature]	4140 Broadriver Dr.	Protect our animals	10-10-09	395
Alexis Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	396
James Shaffner	[signature]	5116 - N. Pionneer Way		10-10-09	397
Jackie Rheinick	[signature]	9585 N. Bonita Vista		10-10-09	

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Printed Name	Signature	Address	Comment	Date
Brandt Rheinick	[signature]	9585 N. BONITA VISTA		10-10-09
MICHAEL PLUMMER	[signature]			10-10-09
Whitney Plummer	[signature]			10-10-09
Esther Muxtable	[signature]	7871 Coronado Iland.		10-10-09 398
Wynona Weaver	[signature]	4620 Standing Bluff L.V. No. 89130		10-10-09 399
Yoko Harash	[signature]	8924 Don Horton Pl		10-10-09 400
Shelley Urbanski	[signature]	8365 Cupertino Heights LV 89178		10-10-09 401
Alan McWilliams	[signature]	3956 Voxva		10-10-9 402
Gustavo Alcala	[signature]			10/10/09
Eden Grace Kuntz	[signature]	10704 M Harbor W NV		10-10-09 403
[signature]	Jon Sotelo	3950 Voxva		10-10-09 404
[signature]	John Bayard	3407 Cave Ct Dr # E N.L.		10-10-09 405
Santo Rosuzi	Santo Rosuzi	6555 W Carmen		10-10-09 406
Fernando Lujan	[signature]	5123 Laurelwood L.V.		10-10-09 407
Rosa Espinoza	[signature]	4620 Curdsen W 89110		10.10.09 408
GUSTAVO Flores	Gustavo Flores	213 Mesquite		10/11/09 409

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Printed Name	Signature	Address	Comment	Date	
SHIRHONDA CROSS	Shirhonda Cross	9932 ELKHEAD CREEK WY	Pet Lover Save H Please	10/9	410
LYDIA KING	Lydia King	8091 MACKENZIE CT LV NV 89129	WHAT HAPPEN TO THE VARIANCE - who getting PAID OFF!	10/9	411
Victoria Katz	Victoria Katz	976 Prestwick St Las Vegas, NV 89145	I love my Dogs! I love animals	10/9	412
AMY PERLMAN	Amy Perlman	3004 VIA VENEZIA HENDERSON 89052	DO THE RIGHT THING!!	10	413
MARY ANN KALAKAY	Mary Ann Kalakay	2127 Heroic Hills N. LV NV. 89032	We love our dogs!	10/09	414
Mari Landers	Mari Landers	10001 Hidden Knoll Ct Las Vegas, NV 89117			415
gloria Lang	Gloria Lang	5343 YARMOUTH ENCINO, CA.	I Love my animals	10/09	416
Tony Magaldi	Tony Magaldi	1526 Michigan Ave MB, FL		10/9	417
Jessica Rogers	Jessica Rogers	100 Allen S.J. Ca. 95008	Yes Do I Right Thing	10/09	418
Sandy Einhorn	Sandy Einhorn	171 JALYN RAE L.V. NV.	Stop the Carls Ja.	10/09	419
Vicki Winthrop	V. Winthrop	13741 Cumpstom S.O. CA.		10/09	420
CHARLIE WINTHROP	Charlie Winthrop	13741 Cumpstom S.O. CA.		10/09	
BARBARA Mitchell	Barbara Mitchell	8679 TOMHOON, L.V. NV. 89178		10/09	421
CINDY KING	[illegible]	9685 GROUSE GROVE AVE LV NV 89148	PET LOVER	10/10	422
Emily Gardner	Emily Gardner	8550 W Desertinn Suite 102-536 Las Vegas, NV 89117	"	10/10	423
Jessie Holland	[illegible]	3213 Harbor Vista St Las Vegas NV 89117	"	10/10	424

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ILENE BARON	Ilene Baron	1309 WALSTONE N.L.V. NV. 89031	I HAVE 4 dogs BURIED THERE	10/7/09	425
Lois TORRES	Lois Torres	13 VICTORIA FALLS RANCHO MIRAGO CA 92270			426
PAOLA DURNA	[illegible]	6105 E Sahara #44	NO put it somewhere else	10/09/09	427
Afsame Freeman	[illegible]	556 Darnes Ave Las Vegas	No carley Jr want pet cemetery	10/9/09	428
Courtney Off	[illegible]	1060 crescent Falls	DOGS add 3 years to your life, fast food takes your life away	10/9/09	429
Matthew Off	[illegible]	same			
Taylor Nichols	[illegible]	10000 S. Maryland Pkwy		10/9/09	430
Jennifer Bitton					
Manda Smith	Manda Smith	6650 Warm Springs	save the Pet cemetary	10/9/09	431
Giselle Manansala	[illegible]	940 Sheerwater ave	save THE cemetary	10/9/09	432
Dana Barrette	[illegible]	2200 S. Ft apache #204	Save / So mean	10/9/09	433
TONI ITO	Toni [illegible]	6474 Stone Dry AVE	So Very mean	10/9/09	434
Sharon Smith	SHARON K SMITH	280 Aqua LN Henderson NV 89012	Shame on you	10/9/09	435
FLORA WELLOCK	[illegible]	4443 E. MESA VISTA AVE	SAVE THE PET + DOGS	10/9-09	436
Marlene Nobles	[illegible]	2533 EL Paso Grande Ave	I have many Animals	10/9/09	437
Jewel T. Hall	Jewel T. Hall	725 S. Hualapai Way	Save these precious animals to rest in peace	10/9/09	438

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
DOLORES MESSIAR	Dolores Messiar	7100 W. Alexander Rd 1014	396-4153	9-26-09	439
Christy J. Valeo	Christy J. Valeo	151 Bel Port Dr LV. NV 89110	281-5406	9/26-09	440
HAROLD R EDWARDS	Harold R Edwards	7100 W Alexander Rd. APT. 1085 LV NV 89129	645-9695	9/26/09	441
TREVIA PHILYAW	Trevia Philyaw	7100 W. ALEXANDER 1085 LV, NV 89129	645-9695	9/26/09	442
Preston Kunch	Preston Kunch	7100 W Alexander #2028	671 7077	9/26/09	443
Beatrice Utah	B Utah	7100 Walexander #2003	277-8155	10/2/09	444
CARY HOLLOWAY	Cary Holloway	7100 ALEXANDER	658-7100	10-2-09	445
Scott Oberdin	Scott Oberdin	7100 W Alexander LV NV 89129 1029	358-1058	10-2-09	446
Donnell MacKnight	Donnell MacKnight	7100 W. Alexander Rd #2111	771-8204	10-2-09	447
THOMAS RIENENSCHNEIDER	Thomas Rienenschneider	7100 W ALEXANDER RD #2027	762-8158	10-2-09	448
ANN BRACEY	Ann Bracey	7100 W. Alexander Rd #2089	395-2142	10-2-09	449
Deanna L. Mori	Deanna L. Mori	7100 W Alexander #1094	(702) 883-5982	10-2-09	450

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Printed Name	Signature	Address	Comment	Date	
LaDonna Muhammad		3608 Starlight Evening		10/08/09	451
~~Jessica Gutierrez~~				~~10/9/09~~	
Terry Tubbs	Terry Tubbs	5921 Sea Hunter		10/9/09	452
Crystal Nordlie		3871 S. Partridge Ave		10/9/09	453
Bobbi Corbus		4068 Hazelridge		10/9/09	454
Dina Anderson		7380 W. Verde		10/9/09	455
[redacted]	[redacted]	[redacted]		~~10/9/09~~	
Kim Levine		5502 N. Lake Charles Las Vegas 89031		10/9/09	456
Regina Tillotson	Regina T. Tillotson	2905 Dominion Way		10/10/09	457
~~S P. Kawaguchi~~				~~10/13/09~~	
Rene Valentine		5204 Brookmere Dr.		10/15/09	458
Caroline DaSilva		3450 Cactus Shadow St. #162		10/16/09	459

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This will stop Carl's Jr from building right next door the C.R. Pet Cemetary.

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Printed Name	Signature	Address	Comment	Date	
CARL SHUGAR	Carolyn S Shugar	2616 Deer Lake St.	Residents are told no commercial building, then do not go against promises!	10/2/09	460
Elizabeth Bash	[illegible]	5117 Eldora #4		10/2/09	461
Alicia Mickley	A Mickley	3467 Blue Heather Dr.		10/2/09	462
Helen Modrzejewski	[illegible]	9941 Arbuckle Dr		10/2/09	463
Rhett Beaman	[illegible]	6078 Tarrant Ranch Rd, 89131		10/3/09	464
Radermacher Linda	[illegible]	10508 Shoalhaven Dr		10/5/09	465
Tom Russell	[illegible]	6816 Sweet Pecan St.		10/5/09	466
Jeanne Delaney	Jeanne Marie Delaney	3513 Fliss Dr		10/05/09	467
Samantha Jones	[illegible]	7925 Violet Sky St. L.V. 89149		10/05/09	468
Ryan Armitage	[illegible]	7925 Violet Sky St. Las Vegas 89149		10/05/09	
Dana Bollman	Dana Bollman	5009 Apache Valley Las Vegas, NV 89131		10/5/09	469
Elizabeth Camacho	Elizabeth Camacho	5505 Painted Sunrise Dr LV, NV 89149	Submitted after final agenda	10/5/09	470

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ANDREA GLENN	Andrea Glenn	2129 REDBIRD DR. LAS VEGAS NV 89134		10-5-09	471
CHARLES MORRIS	Charles Morris	6704 INDIAN CHIEF DR. #101 LAS VEGAS NV. 89130			472
MARIA SKURSKA	M Skurska	10200 Imperial Pointe Las Vegas, NV 89134			473
BETTE HANSE	Bette Hansen	8869 Brear Bay LV 89131		10/6/09	474
LiaCartolano-Trueblood	LiaCartolano-Trueblood	5173 Capitola Ave. LV NV 89108	Would they do this to a human cemetary? Our pets are our family too.	10-6-09	475
Jane Karadbel	Jane Karadbel	9013 Feather River Ct. LV 89117		10/6/09	476
C F Webster	C F Webster	908 Carmel Shores Dr LV 89128		10/06/09	477
Ami Labansat	[illegible]	6362 Water Thrush Way LV NV 89107		10/06/09	478
Julie Deluca	Julie DeLuca	3128 Pismo Beach Dr		10-8-09	479
Jenna Rytina	Jenna Rytina	106 Trout Creek Ct. LV, NV 89123		10-8-09	480
Mildred Brierly	Mildred Brierly	5004 Linkside LV NV 89130		10-8-09	481
JOHN HAMILTON	John Hamilton	5628 DAWNBREAK DR LAS VEGAS, NV 89149	Submitted after final agenda	10/8/09	482

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GERALDINE NOVAK	Geraldine Novak	2501 W. Charleston, #42 Las Vegas, Nv. 89117		10/15/09	483
Shirley Schulz	Shirley Schulz	1061 W Carey N. LV 89032	not put a fast food place	10/15/09	484
CARL ZORNE	Carl Zorne	1832 Runningbear Dr.		10/15/09	485
TRUDY GIBSON	Trudy Gibson	5705 PASEO DEL MAR		10-15-09	486
Sally Olson	Sally Olson	6560 Joe Michael Way, LV	There are plenty of vacant lots around that are already zoned comm.	10.19.09	487
LISA CARRARA	[illegible]	8228 SEDONA SUNRISE L.V. NV 89128		10/19/09	488
Kevin Markham	Kevin Markham	2037 Emerald Green Ave Las Vegas Nv 89106		10-20-09	489
Michael A. GLORA	Michael A. Glora	10401 W. Charleston #D208 Las Vegas, NV 89135	The whole thing is despicable for the Almighty Buck!	10/20/09	490
Bruce Reiner	[illegible]	5880 Boulder Falls Henderson, NV 89011			491
REBECCA EISAMAN	Rebecca Eisaman	4630 GRAND ROCK DR. N. LAS VEGAS 89081	Vet Clinic Would Be Nice	10-22-09	492
NETA MOREFIELD	Neta Morefield	5400 W CHEYENNE #1026 LV NV 89108	DO NOT REZONE	10-22-09	493
Dena Huffman	Dena Huffman	8333 Villa De Madre St LV NV 89131		10/22/09	494

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THIS PETITION IS FOR [illegible] land so they can build right next door to cemetary butted up against where Metro K9 unit is buried.

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NOV. 5th ~~Oct 22nd~~ @ 6pm City Commission meeting you can attend.
Council Chambers
400 Stewart Ave Phone 299-6011

Petition to Stop the Rezoning of Parcel 138-03-201-009

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Printed Name	Signature	Address	Comment	Date	
Rebecca C. McCluskey	Rebecca McCluskey	9333 Mt. Brat	All of our pets are buried here. The idea of a fast food rest. is appalling	9-25-09	495
Mackenzie Dahn	Mackenzie Dahn	3000 Windy Surf Ct.	I care about people who want to visit there old friends.	9-25-09	496
Bowers	Martha Bowers	9400 Meadow Ridge		9-25-09	497
Lucille Chiusano	Lucille Chiusano	563 Cabis Bay Street	We have enough Carl's Jr's + our beloved pets desene peace	9-27-09	498
Mara Piccolerrato	Mara Piccolerrato	4952 tierra del sol		9/27/09	499
Allyson Vassallo	Allyson Vassallo	3004 Windy Surf Ct.	That's seriously incentive and just plain GROSS.	9/27/09	500
Bryant Pardenbrok	[illegible]	4100 Grand Montecito Pkwy		9-27-09	501
Leslie Phillips	Leslie Phillips	7521 Lorinda Ave, LV 89128	totally inappropiate	9-28-09	502
Heather Lee	[illegible]	11901 Alava Ave		10/10/09	503
James Lee	[illegible]	11901 Alava Ave	Respect Families! [illegible]	10/10/09	
Ida BRIEN	E. Brien	3812 San Angelo Ave		10-22-09	504
EUGENE	Eugene Levin	3715 N JONES BL 89108	TOTALLY WRONG	10-21-09	505

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Misa Jackson	Lisa Jackson	4285 Conough		10/17/09	506
David B Williams		4067 Lincoln Ave 90232		10/17/09	507
Dynette Williams		4067 Lincoln Ave Mesquite,		10/17/09	
JOSEPH TRIOLO		5404 MESQUITE		10/16/09	508
Debra Pack	Debra Pack	10024 Summit Canyon Dr.		10/17/09	509
Mary J. Chadbourne	Mary Chadbourne	5404 Mosquite Meadow Ct		10/17/09	
STEPHENIE THOMAS	Stephenie Thomas	7063 ADELAIDE AVE 89156		10/20/09	510
Shirley Emry	Shirley Emry	6840 W Casalinda Dr	2 Hamburger places already	10/22/09	511
Steve Holland		5823 Falling Stream	TOO close to Cemetery	10-22-09	512
Linda Jeppsen	Linda Jeppsen	8401 W Charleston APT 1049		10-25-09	513
Randy Jeppsen	Randy Jeppsen	8401 W Charleston #1049			
LISA CRIDLAND	Lisa Cridland	425 LASS CIRCLE		10/27/09	514

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Printed Name	Signature	Address	Comment	Date	
ANN WILTSIE	Ann Wiltsie	4830 Guy Wolf #201	Don't do it !!!	10/11/09	515
TINA DAVIS	[illegible]	4827 Concorne Ct.		10-13-09	516
Siripoan Pype	[illegible]	158 Rocky Star St.	Don't do it	10/13/09	517
CAROL ANDERSON	[illegible]	7519 MESA VERDE		10/12/09	518
Stephen Burgoac	[illegible]	5355 Edmond		10.13.09	519
Dion Cooper	Dion Cooper	1196 N. Sloan	NO!	10/13/09	520
Ruby Lee	Lee	8228 Centurion Peak		10/13/09	521
Debbie Gates	Debbie Gates	7822 Prize Dr.		10/13/09	522
PARVANEH. HATEFI	Parvaneh Hatefi	LAS VEGAS NV 89147 3875 BROADMEAD.		10/13/09	523
~~Kim Ivey~~	~~[illegible]~~	~~3741~~	~~No!~~	~~10/13/09~~	
RAHMAN WILLIAMS	[illegible]	3417 QUIET PUEBLO ST	NO ABSOLUTLEY NOT	10/13/09	524
JORGE Perez	Jorge Perez	126 Bel Port DR	No	10-13-	525
Kristine Hardy	Kristine A Hardy	7785 Hampton Willows W	NA -	10-13-09	526
[illegible]	MIRELLA KOHL	1666 Autumn Rust Dr	NO	10/13/09	527
Kathy Feingold	[illegible]	8101 W Flamingo Rd #2123		10-13-09	528
MARK COOPER	M A Cooper	1196 N SLOAN LN 89110		10-13	529

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Printed Name	Signature	Address	Comment	Date	
Barbara Dean	B. D	20 Sandwedge			530
Ali Mercer	ALI MERCER	2000 JADE CREEK	HOW DARE CARL'S JUNIOR!	10-13-09	531
Susan Meltzer	SUSAN MELTZER	3632 Chicopee St		10-13-09	532
Miles Muramatsu	[illegible]	1701 Night Breeze Dr		10-13-09	533
Linda Bayes	[illegible]	3326 Lutelane		10/13/09	534
Roberto V. Reguindin	Roberto V. Reguindin	7427 Puritan Ave		10-13-09	535
Ken Travis	Ken Travis	5040 Nellis Oasis Ln. Apt 1010 Las Vegas, Nev. 89115		10-13-09	536
Joanna Dodd	[illegible]	925 Boulder Mesa Dr. #101		10-13-09	537
William Fiordelso	[illegible]	2826 Briar Knoll Dr.		10-13-09	538
Kimberly Kotkowski	[illegible]	284 Heatherstone St.		10-14-09	539
Tina A Collins	[illegible]	1411 Crystal View Dr		10-14-09	540
John Dimaggio	[illegible]	5912 Sierra Medina Ave		10/14/09	541
Andrew Schoenberg	[illegible]	9165 Beauchamp Ave		10-14-09	542
Jose Salazar	Jose Salazar	6816 European Robin St.		10-14-09	543
Earl Wong	[illegible]	9889 Ziegler Ave.		10-14-09	544
Linda Ramsey	Linda Ramsey	6508 Button Quail		10-14-09	545

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Printed Name	Signature	Address	Comment	Date	
Jessica Agar	Jessica Agar	6301 Don Zarembo Ave.	wanting to pull a fast one. changing zoning for fast food	next to Cemtery 10-10-09	546
Rachael Dougherty	[illegible]	8756 Harvest Valley Ave Las Vegas, NV 89129	Keep the cemetary residential for pet and humans	10-13-09	547
JIM O'NEILL	Jim O'Neill	3240 Shoreline Drive LAS VEGAS NV 89117	Keep it residential!	10/13/09	548
Alison Dingle	[illegible]	2261 Wigan Pkwy, #222 LV, NV 89074	Keep it Residential Please	10-13-09	549
Kevin Katan	[illegible]	8267 Apple Barn ave Las Vegas NV 89178	respect the families and pets	10-13-09	550
Jennifer Noterman	Jennifer Noterman	555 E. Silverado Ranch Blvd #2006 Las Vegas NV 89183	Keep it residential please!	10-13-09	551
John Juliano	[illegible]	2172 Paganini Ave, Hd, NV, 89052	Use Land for Animal Hospital	10-17-09	552
Devin Curry	Devin Curry	8371 Rainrock CT Las Vegas, NV 89123		10-17-09	553
Eddie Bash	[illegible]	7552 Emerald Gardens LV NV 89123		10-17-09	554
Juliet White	Juliet White	5429 Paxton Way Las Vegas, NV 89122	What are you thinking! absolutely not! leave it be	10.17.09	555
JAMES COOPER	James Cooper	10985 NEWCASTLE HILLS LAS VEGAS NV 89141	VERY DISRESPECTFULL	10-17-09	556
Susan Brabbs	Susan Brabbs	8064 Draco Circle LAS VEGAS, NV. 89128	our Loving pets deserve to have a place to Rest.		557
Charles Yelverton	Charles Yelverton	3536 Tuscany Village Dr. Las Vegas, NV 89129	Keep it residental	10-27-09	558
RICK BUNNELL	Rick Bunnell	3536 TUSCANY VLG DR LV NV 89129	KEEP IT RESIDENTIAL OR GIVE IT TO C.R. PET CEM	10/27/09	

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OCT 23 2009

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DIANA SAMBAS		1880 E. Racine dr.		10/5/09	559
Alan Williams		3250 N. TENAYA WAY		10/6/09	560
SUSAN BARRA		3390 Red Rock Ln		11	561
Krista Kemp		7544 morisset ave			562
Guy Kemp		" " "			
			Submitted after final agenda		

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Natalie Kaminski	Natalie Kaminski	2701 N. Rainbow Blvd. LV NV 89108		09.26.09	563
Wendy Pierce	Wendy Pierce	3532 Connell ST LV 89129		9.26.09	564
Lisa Friedman	Lisa Friedman	539 Roberta Alecia Ave. N. LV. NV. 89031		9-26-09	565
Monica Bonilla		821 Iron Sterrup N. LV. 89031 Ave.		9.26.09	566
Amanda Curtis	Amanda	3151 Soaring Gulls #2155 89128		9.26.09	567
Stephen Lance		184 Jack Rabbit Way 89128		9/26/09	568

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 14P

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting regarding this parcel, they want it rezoned from RE to a C-1 for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
ANGELINA Vargas	Angelina (Vargas)	1701 N. Jones Blvd.	No Fast Food	10-01-09	560
ANGES Buford		" " " "	" " "	10-01-09	
Bill LaSchiava	Ranges Buford	" " " "	" " "	10-1-09	
CAROL HARMON	Carol J. Harmon	" " " "	" " "	10-1-09	
Pat McBride	PAT McBRIDE	1701 " " "	" " "	10-1-09	
Carrie Frost	CARRIE FROST	1701 " " "	NO " " "	10-1-09	
JEAN FREEMAN	Jean Freeman	1701 N. JONES	No Fast Food	10-1-09	
Marilyn Chiarello	M. Chiarello	" "	" " "	10-1-09	
Peter Charello	[illegible]	" "	" " "	10-1-09	
✓ Nancy L. Foote	Nancy L. Foote	1701 N. JONES #1033	" "	10-1-09	570
✓ STAN STUBBLEFIELD	Stanley Stubblefield	" " #1033	" "	10-1-09	571
✓ Joyce West	Joyce West	1701 N. Jones #1092	No Fast Food	10-1-09	572

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 14P

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Printed Name	Signature	Address	Comment	Date	
RAY SCHWEITZ	Ray Schweitz	1701 N Jones Bld #1006	No Fast Food	10/1/09	573
JAMES POTTER	[illegible]	1701 N. JONES Bld 2039	Let the pet vote	10/1-09	574
Barbara Smitha	Barbara Smitha	1701 N. Jones Blvd 2017	" "	10-1-09	575
DONNA DeJOHN	Donna DeJohn	1701 N. JONES BLVD 1013	"	10-01-09	576
MABEL LAROSE	Mabel Larose	1701 N Jones Blvd		"	
Doris Goldschlag	DORIS GOLDSCHLAG	1701 N Jones Blvd	"	"	
Josephine Fleischman	Josephine Fleischman	1701 N Jones Blvd	"	10/01/09	
Geneva Moore	Geneva Moore	1701 Jones Blvd	"		
ROBERTA Levenson	ROBERTA LEVENSON	1701 N. JONES BLVD #1008	"	10/1/09	577
THERESA LOMBARDI	Theresa Lombardi	1701 N. JONES APT 1066	"	10-1-09	578
Alice ARNOLD	Alice Arnold	1701 N Jones 1051	"	10-1-09	579
MARTHA TERANDO	Martha Terando	1701 N Jones # 1017	"	"	580
Carmela Drucker	Carmela Drucker	" "	" "	"	
Ann Rocco	Ann Rocco	1701 " " "	" " "	10-1-09	
Anne Seeley		1701 " " "	" " "	10-4-09	
[illegible]		" " " "		10.4.09	

Submitted after final agenda

Date 10/29/09 Item

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

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Petition to Stop the Rezoning of Parcel 138-03-201-009

Petition summary and background	The people that live in the area of the parcel 138-03-201-009, were told that there would be no commercial building west of Tenaya. In a Township meeting, they want it rezoned for a 24 hour Carl's Jr.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the rezoning of parcel 138-03-201-009 which is the NW corner of Tenaya and Craig Road.

Printed Name	Signature	Address	Comment	Date	
Barb Bergeron	Barb Bergeron	704 Jonathan Glen Way	not appropriate for loved animals from family members	10-08-09	581
Christina Santoro	Christina Santoro	2328 Flower Spring St		10/8/09	582
			Submitted after final agenda		

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Date 10/29/09 Item 14P

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Printed Name	Signature	Address	Comment	Date	
Shawn Fever	SV	RR1 Ledu		sept 27 2009	583
Alexandra Kamirski	Alexandra Kamirski	2701 N Rainbow Blvd Las Vegas NV.	no commercial building West of tenaya	sept 27 2009	584
Scott-Toulsen	Scott Toulsen	~~2701 N. RAINBOW BLVD~~ APT. #2020 LV. NV. 89108	~~SAVE THE DEAD~~ PETS !!!	9-27-09	
Fiona Stallings	Fiona Stallings	7812 Wading Bird Las Vegas, NV	No Rezoning this area	09.27.09	585
Nell Stallings	Nell Stallings	7812 Wading Bird Way N Las Vegas NV 89084		9/30/09	
John L. Stallings Sr.	John L. Stallings Sr.	7812 WADING BIRD WAY N. LAS VEGAS, NV 89084		9-30-09	
Mohammad Hemani	M. Hemani	7121 W Craig Rd #105 LV NV 89129		10-9-09	586

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SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/20/09 Item 14P

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Printed Name	Signature	Address	Comment	Date
Terry M. Thurman		7100 W. Alexander Rd #105		10/05/09 587
Mario Garcia		7100 w Alexander Rd #207	Dont Put Carlis Jr Over Cemetens.	10/14/09. 588

Submitted after final agenda

Date 10/29/09 Item 14P

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

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OCT 20 2009

Printed Name	Signature	Address	Comment	Date	
BRIAN SMITH	[signature]	7131 W. CRAIG RD. suite 107		10/15/09	589
Alison Pilkington	[signature]	4847 Milonic Cir LV, NV		10/16/09	590
Elizabeta Radmanovich	[signature]	8211 W. HAMMER LN. LV. NV		10/16/09	591
Joelle Kreuger	[signature]	7100 W. Alexander Rd 1077		10.16.09	592
CRAIG LEFEVRE	[signature]	8212 WOODLAND PRAIRIE		10/16/09	593

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

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Date 10/29/09 Item 14P

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Printed Name	Signature	Address	Comment	Date
ROZALYND ROARK	Rozalynd Roark	212 S. WALLACE		10.14.09 594
Steve Zoenett	T. Zoenett	3888 W Sahara	be respectable	10-14-09 595
Melvin Chapman	Melvin Chapman	8108 Charlston Ct		596
Eric Crocco	[illegible]	7485 Speedwell Cavern St		10/14/09 597
Orlando Ocon	Orlando Ocon	7365 Valhalla Ln.		10/14/09 598

GPA-35866 ZON-35867
SDR-35868 11/05/09 PC

Submitted after final agenda

Date 10/29/09 Item 14P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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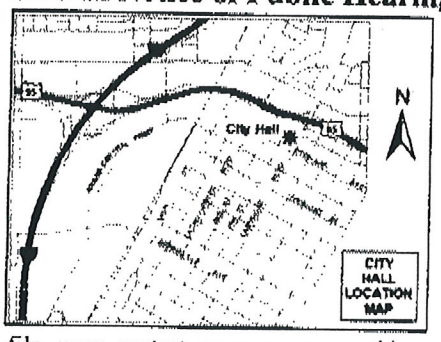

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☐ I SUPPORT this Request

☒ 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
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Las Vegas, Nevada 89101-2986

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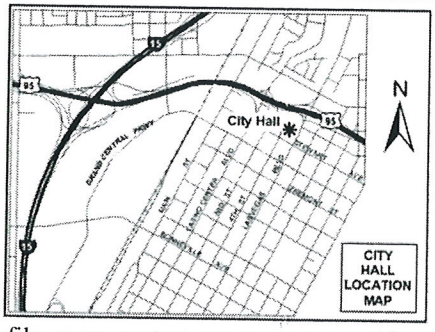

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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
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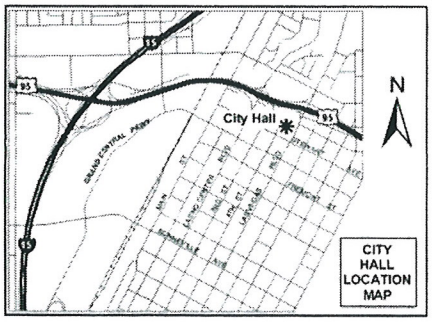

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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
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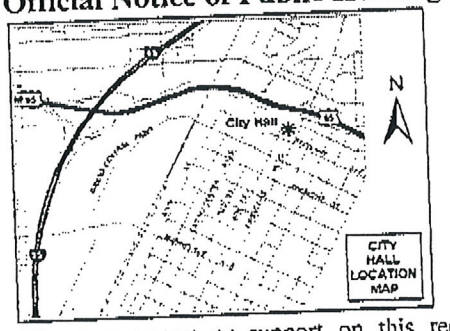

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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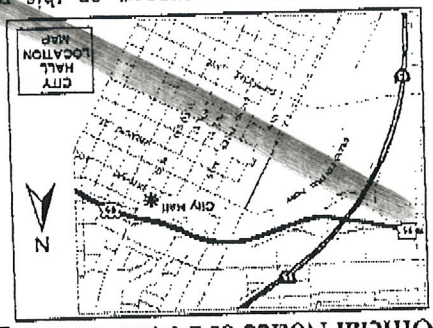

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Please use available blank space on card for your comments.

SDR-35868

Planning Commission Meeting of 10/22/2009

Case: SDR-35868

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

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731 S. Fourth Street

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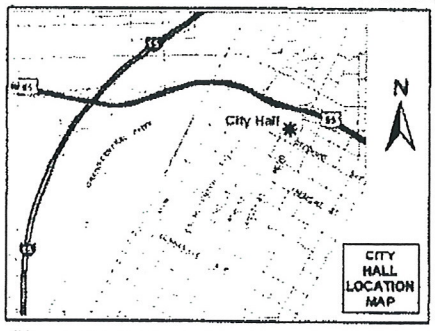

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☐ I SUPPORT this Request

☒ 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
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31 S. Fourth Street
as Vegas, Nevada 89101-2986

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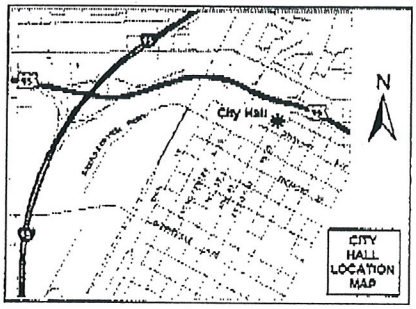

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PA-35866 & ZON-35867
lanning Commission Meeting of 10/22/2009

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

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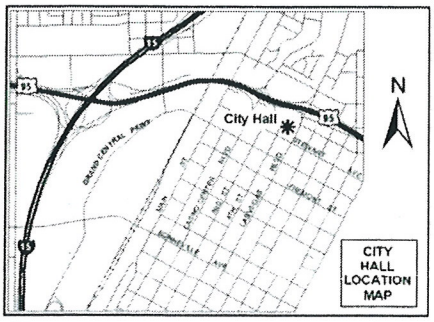

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OCT 26 2009

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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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

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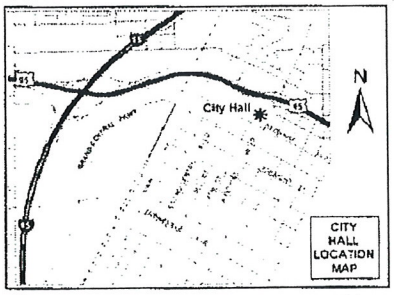
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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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
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Las Vegas, Nevada 89101-2986

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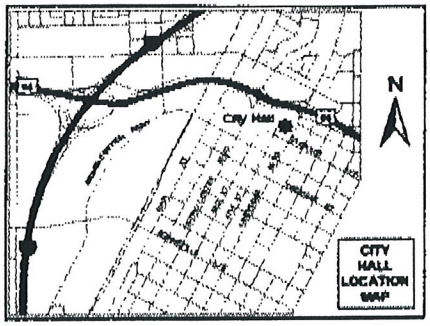

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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

HAVD511 89129

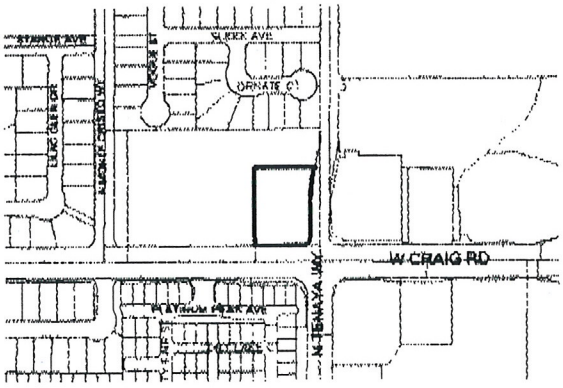
Application Information

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

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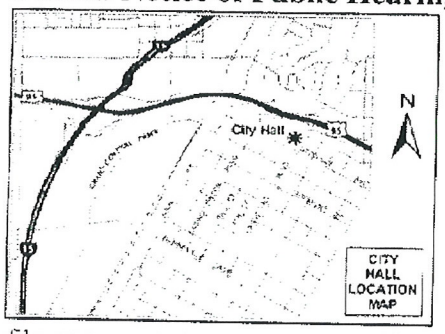

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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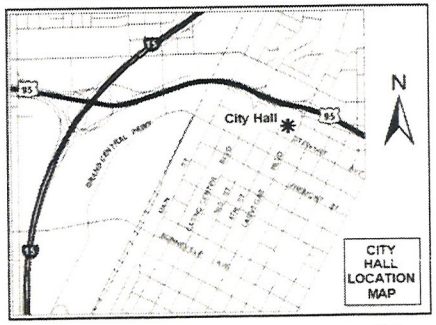

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OCT 23 2009

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☐ 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

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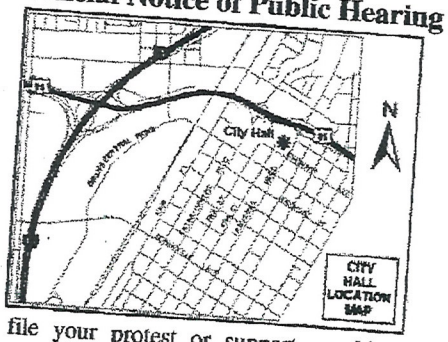
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 10/22/2009

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

HAVDS11 89129

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

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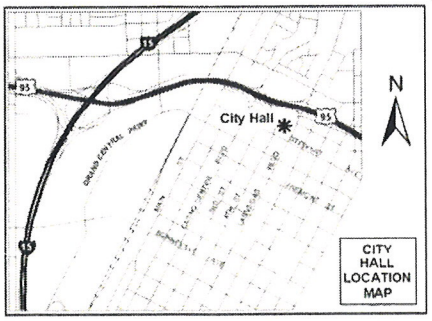

This would be an outrageous intrusion on a quiet, peaceful residential neighborhood. Commercial enterprises must be confined to the east side of Tenaya. In addition, it would create a hazard to children crossing the streets to and from school.

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☒ I OPPOSE this Request

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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

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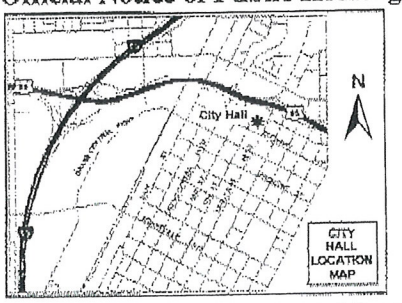

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Please use available blank space on card for your comments.

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

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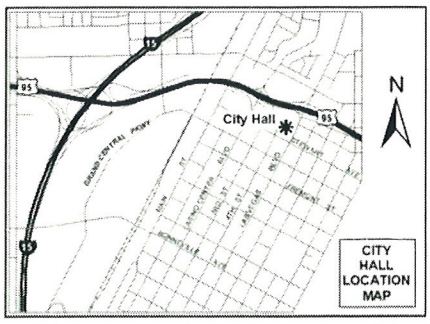

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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

HAVDS11 89129

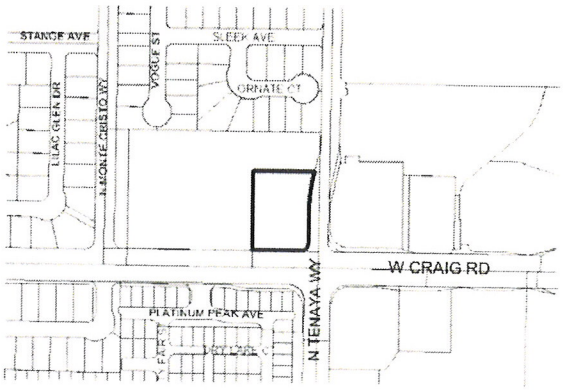
Application Information

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

Fax sent by : 17024510529 FARMERS INSURANCE

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

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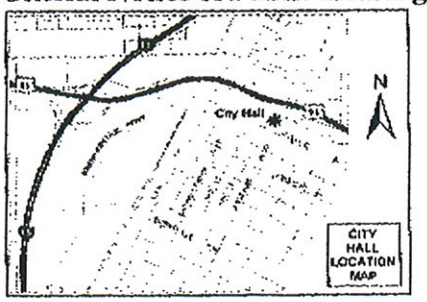

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866
13803217014
WOODWARD PERRY D & ANN M
4425 ORNATE CT
LAS VEGAS NV 89129-5986

HAND511 89129

Submitted after final agenda

Date 11/03/09 Item 14P

City of Las Vegas
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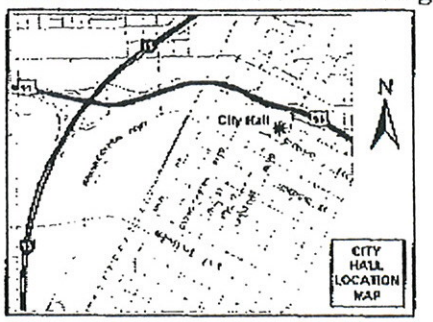

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

Case: GPA-35866

13803218016
JILL PAWLUK ~~WHETSTONE KENNETH R~~
4517 VOGUE ST
LAS VEGAS NV 89129-5987

HAVDS11 89129

Submitted after final agenda

Date 10/29/09 Item 14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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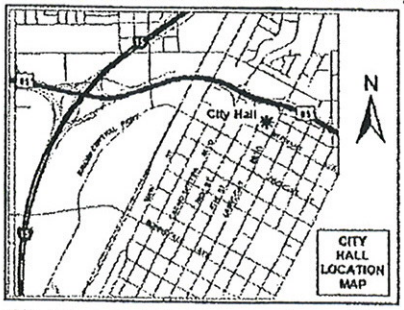

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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OCT 29 2009

Case: GPA-35866

13803217031
BACHMEIER MARK & KARYN
7224 SLEEK AVE
LAS VEGAS NV 89129-5985

Submitted after final agenda

Date 10/29/09 Item 14P

City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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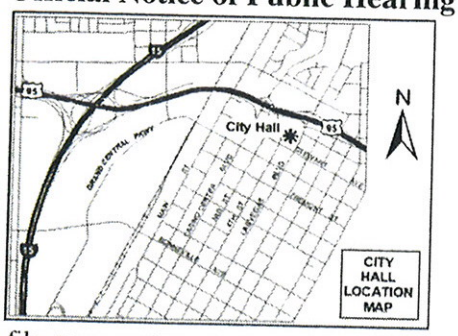

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866

13803218039
BISHOP ROBERT L & LISA D
7225 CHIC AVE
LAS VEGAS NV 89129-5994

HAVDS11 89129

Submitted after final agenda

Date 10/29/09 Item 14 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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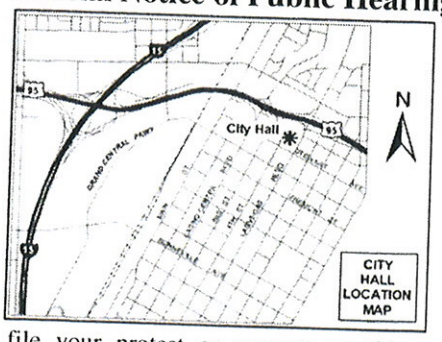

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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Case: GPA-35866

13803217026
GALLUZZO GIUSEPPE
7204 SLEEK AVE
LAS VEGAS NV 89129-5985

HAYDEN 89129

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Date 11/02/09 Item 14P

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

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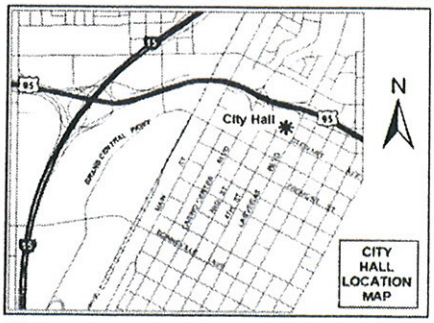

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Nov 02 2009

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☐ 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

Case: GPA-35866
13803315044
ZANONI AMANDA
7257 CAMDEN PINE AVE
LAS VEGAS NV 89129-4407

HAVOS11 A9129

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Date 11/02/09 Item 14P

City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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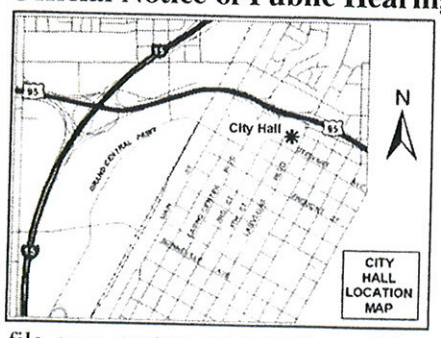

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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GPA-35866 & ZON-35867

Planning Commission Meeting of 11/05/2009

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NOV 02 2009

Case: GPA-35866

13803314003
DINH PETER
4312 THUNDER TWICE ST
LAS VEGAS NV 89129-6071

HAVOS11 89129

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Date 11/02/09 Item 14A

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

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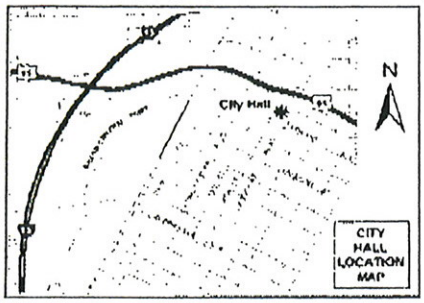

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Case: GPA-35866

13803215004
LANG FLORENCE
4412 LILAC GLEN DR
LAS VEGAS NV 89129-5947

[X] 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

Submitted after final agenda

Date 10/29/09 Item 14A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:
ABEYANCE - RENOTIFICATION - GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Population Element, All Wards

C.C.: 01/06/2009

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. Las Vegas 2020 Population Element
4. Justification Letter

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-36074 -
APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

RJW

GPA-36074 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The request is to adopt the Population Element, thereby incorporating it into the City of Las Vegas 2020 Master Plan.

The Population Element is intended to accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

The preparation and adoption of the Population Element is an important step in achieving the city's priority to "create, integrate, and manage orderly and sustainable development and growth of our community," as called for in the Strategic Plan.

The Population Element is compliant with NRS 278.160, which requires cities with a population of 400,000 or greater to adopt a population element that accomplishes the following:

"An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

BACKGROUND INFORMATION

Draft copies of the Population Element were distributed internally to the Departments of Public Works, the Office of Business Development, Neighborhood Services, and Fire & Rescue for review. Externally, draft copies were distributed to the Regional Transportation Commission, the Southern Nevada Water Authority, the Las Vegas Valley Water District, and the Las Vegas Metropolitan Police Department. Comments and recommendations were returned and incorporated into the draft document.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/01/92	City Council adopted the city of Las Vegas General Plan through Ordinance 3636
09/06/00	City Council adopted the city of Las Vegas Master Plan 2020 through Ordinance 5250

Neighborhood Meeting	
11/2/09	A public meeting was held at Rafael Rivera Community Center, 2900 Stewart Avenue. No members of the public attended the meeting.
11/3/09	A public meeting was held at Centennial Hills Active Adult Center, 6601 N. Buffalo Drive. No members of the public attended the meeting.
11/4/09	A public meeting was held at Mirabelli Community Center, 6200 Hargrove Avenue. No members of the public attended the meeting.

ANALYSIS

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to future population growth.

As a component of the 2020 Master Plan, the Population Element is intended to not only satisfy the NRS requirement, but also to provide a comprehensive document that will assist with the planning for future population growth and resource allocation.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session. The proposed Population Element conforms to the following Nevada Revised Statute:

NRS 278.160, "Subject matter of master plan," requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the city of Las Vegas 2020 Master Plan, must also include a Population Element, which includes: "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2000, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Population Element is to identify demographic trends, project future population levels, determine resource availability and establish goals, objectives and policies for addressing future growth and resource availability within the city of Las Vegas.

Relationship to the city of Las Vegas Strategic Planning Guide Priorities

The proposed element is supported by the city of Las Vegas Strategic Planning Guide with the following priorities:

- Create, integrate, and manage orderly and sustainable development and growth of our community.

FINDINGS

The proposed master plan element meets the intent of NRS 278.160 by:

Showing an estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.

In order to be able to effectuate the requirements of NRS 278.160 the Population Element has four broad-based recommendations. They are:

Recommendation 1:
Estimate the City's population on an annual basis

- An estimate of the City's population as of July 1st of each year is required by Nevada Administrative Code (NAC) 360.364 and due to the Nevada State Demographer by October 1st of that year.
- The Southern Nevada Regional Planning Coalition (SNRPC) endorses the estimation process adhered to by all of the entities within Clark County. The final countywide estimate is presented to the SNRPC Board in November of each year for confirmation that it has followed the mandated processes and for validation of the results.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The City of Las Vegas annual estimate is a component in the formula used by the Nevada State Demographer in determining that office's annual Population Estimate as of July 1st of each year, which must be certified by the Governor of Nevada no later than March 1st of the following year.
- The State Demographer's annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years.
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections.
- Census information is invaluable to planners and helps to establish the identity of a community.
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate.

Recommendation 4:

Monitor population change on an annual basis as it applies to levels of service standards established by various departments in accordance with the City of Las Vegas 2020 Master Plan.

- Develop databases with historical and current population figures and historical and current infrastructure levels. Supplying affected departments with accurate data will allow for a more comprehensive analysis of needs:
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population.
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population.
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population.
        - build one (1) Neighborhood Center per 10,000 population.
        - build one (1) Community Center per 25,000 population.
        - build one (1) Regional Center per 75,000 population.

By effectively carrying out these recommendations, the city of Las Vegas will be compliant with the requirements of NRS 278.160.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

RJW

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) N/A

Project Name Population Element **Proposed Use** N/A

Assessor's Parcel #(s) N/A **Ward #** All Wards

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Updates element in Las Vegas 2020 Master Plan

PROPERTY OWNER City of Las Vegas **Contact** Richard Wassmuth

Address 731 S. 4th Street **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT City of Las Vegas **Contact** Richard Wassmuth

Address 731 S. 4th Street **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE Thomas A. Perrigo **Contact** Richard Wassmuth

Address 731 S. 4th Streeet **Phone:** (702) 229-2080 **Fax:** (702) 384-1397

City Las Vegas **State** NV **Zip** 89101

E-mail Address tperrigo@lasvegasnevada.gov

Property Owner Signature* _____

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

Print Name Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 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

FOR DEPARTMENT USE ONLY

Case #	GPA-36074
Meeting Date:	11/19/2009
Total Fee:	
Date Received:*	10/6/09
Received By:	

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-36074** APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Thomas A. Perrigo

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: Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 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

DRAFT

POPULATION ELEMENT

LAS VEGAS
MASTER PLAN
2020

11-19-2009

RECEIVED
OCT 06 2009

GPA-36074
11/19/09 PC

EXECUTIVE SUMMARY

The purpose of this document is to meet the requirements of state statute, and to provide an understanding of the people who live in Las Vegas. The story of the people of Las Vegas is one of stability within a dynamic, rapidly changing environment. Stability comes from those who live in Las Vegas. According to Census 2000, 68 percent of the population has lived in the same county since 1995. However, adjusting for new residents ~~over the last five years~~ between 1995 and 2000 reveals that 87% of the population who lived in Las Vegas in 1995, were still there in 2000. On average, approximately 25,000 changes in households (new resident or moved to different home within Clark County) per year occurred between 1995 and 2000. Between 2000 and 2007 the average was approximately 22,000 per year. ~~People move to Las Vegas for economic opportunity, and stay because of the exceptional quality of life. According to a survey conducted in 1999 by the Planning and Development Department, 77% find the quality of life to be good or excellent in their neighborhood.~~

Change comes from those moving to Las Vegas. The City added ~~220,335~~ 83,952 to its population ~~over the last ten years, ranking Las Vegas in the top ten nationally for numeric population change as well as percentage increase~~ between 2000 and 2007. This change adds to the excitement of living in one of America's most dynamic, culturally diverse Cities. Some of the highlights of the people who live in Las Vegas, and the change that is occurring, are mentioned below.

- Between 1990 and 2000, Las Vegas went from being the 63rd largest city in the United States to being the 32nd largest city. Among the cities Las Vegas vaulted past during the ten-year span were Atlanta, GA, Minneapolis, MN, Cleveland, OH and St. Louis, MO. Since 2000, Las Vegas passed Louisville, KY, Oklahoma City, OK, Portland, OR, and Tucson, AZ on its way to becoming the 28th largest city in the United States.

- The influx of new residents has created a more diverse city. Greater than 80 percent of the population increase between 1990 and 2000 ~~is~~ was due to migration from outside Clark County. That figure decreased to approximately 76 percent since 2000. The growing population has not meant a loss of stability in the City's neighborhoods, however, as the percentage of people who have been in the community (their home or another home within Clark County) for five years or more increased between 1990 and 2000.

- The rate of home ownership ~~has increased for householders of all ages and by race/ethnicity~~ increased steadily between 2000 and 2006 but declined in 2007 due in large part to the increase in foreclosures. ~~The number of householders who own their home increased by 108 percent between 1990 and 2000. Among minority householders, the increase in home ownership was 229 percent during the same time~~. Overall, the number of people who own their home increased by 16 percent between 2000 and 2007.

- Education levels of residents have increased, particularly levels of higher education. The number of Las Vegas residents with high school diplomas increased by ~~91~~ 23 percent while the number of residents with college degrees increased by ~~150~~ 41 percent ~~during the past decade~~ since 2000.

- Median Household Income has increased by ~~50~~ 23 percent between ~~1990 and~~ 2000 and 2007. ~~Even when~~ When adjusted for inflation, Las Vegas residents' buying power increased by ~~20~~ 2.4 percent during

the ~~ten~~ seven year span. Income increased for each race/ethnicity and for residents in every age group.

- For Las Vegas residents who drive to work, the commute time remained under 30 minutes. Private vehicle use to commute to work ~~decreased~~ increased by three percent between ~~1990 and~~ 2000 and 2007. At the same time, the rate of people ~~the number of people~~ who use Public Transportation to get to work increased ~~by~~ nominally (0.2 percent) ~~threefold~~ but their numbers increased by 27 percent.

IMPLEMENTATION

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Administrative Code (NAC) 360.364.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections
- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant

programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:

Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:

Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population
        - build one (1) Neighborhood Center per 10,000 population
        - build one (1) Community Center per 25,000 population
        - build one (1) Regional Center per 75,000 population

2. INTRODUCTION

PURPOSE

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to ~~sustainable~~ population growth.

The Population Plan must accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

ENABLING LEGISLATION

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. Subsection 4 of NRS 278.150 (4) states

> *In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection (1) of NRS 278.160.*

The subject matter of the master plan in NRS 278.160 states:

> *Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof.*

Among the elements to be included in the master plan as required by NRS is a Population Plan, adopted by the Nevada Legislature in 1991:

> *(g) "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."*

Preparation and adoption of this Population Element fulfills the City's statutory obligation to include a population plan in its Master Plan.

PLANNING CONTEXT

The Population Element will replace the Population Plan in the 1992 Las Vegas General Plan. The Population Plan updates the existing plan and addresses current legislation, specifically, NRS 278.150, the requirements of which pertaining to the Population Element are shown in the Enabling Legislation section. In addition, the downturn in the Las Vegas economy requires reassessing future population growth.

The Population Element is a portion of the Master Plan, adopted in September 2000, which represents Phase I of the Master Plan project, forming the framework for the contents of Phase II: a series of elements; special area plans; and long-term land use designations, including a revised future land use map. The Population Element is among those identified for completion during Phase II of the Master Plan project.

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to Population Planning. As a component of the Master Plan, the Population Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long-range planning of the future growth to meet the needs of the city as it continues to grow. This element provides a baseline of detailed information that will aid in the decision making processes that determine the city's ability to continue to grow without undue strain on available natural resources. The Population Element links the broad policies of the Master Plan with growth and resource programming and ultimately assists in the decision making process.

GOALS, OBJECTIVES AND POLICIES

The Master Plan outlines broad policies, while each individual element builds on those policies and provides the specific direction as to how the city should accommodate particular Population issues. The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan.

The following goals, objectives and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element.

Reurbanization

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the city of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.8: To ensure that the needs of the homeless are addressed in a manner which is compatible with the other long range objectives for the Downtown.

POLICY 1.8.3: That the City identify and evaluate the core issues that create a homeless population, and attempt to address those issues to the extent possible.

Newly Developing Areas

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions , with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.2: That new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration to local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.

~~POLICY 3.1.3: That residential areas be within walking distance of a neighborhood park.~~

~~POLICY 3.1.5: That urban hubs at the intersection of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported.~~

Regional Coordination

GOAL 7: Issues of regional planning significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support and enhanced quality of life for its residents, are protected.

POLICY 7.1.1: That air quality throughout the City be improved through the reduction of carbon monoxide from automotive emissions and through the reduction of dust particulates.

POLICY 7.1.3: That the City work with the Las Vegas Valley Water District to ensure that the quality of the City's drinking water remains high, while maintaining an adequate water supply at reasonable cost.

POLICY 7.1.5: That the City takes the necessary steps to monitor and evaluate the quality of stormwater discharge, and ensure measures are taken to improve the quality where appropriate.

POLICY 7.1.8: That the City encourage water conservation.

POPULATION ANALYSIS

POPULATION GROWTH

Census 2000 revealed a population of 478,630 in Las Vegas. The City's population increased by more than 93,000 in the 1980s, and added another 220,000 ~~since~~ between 1990 and 2000 for an increase of 85% during the decade. The numeric population change was fourth highest in the nation among all cities; the top three were New York, Phoenix and Houston. According to the U.S. Census Bureau, the City's percentage increase was 10th highest among cities with over 100,000 people. In fact, Las Vegas climbed the ranks of large cities in the U.S. growing from 63rd largest in 1990 to 32nd by 2000. Since Census 2000, the City has continued to add population and climb the ranks of U.S. cities. According to the Census Bureau's American Community Survey (ACS), Las Vegas had a population of 562,582, an increase of 17.5%, making it the 28th largest city in the U.S in 2007.

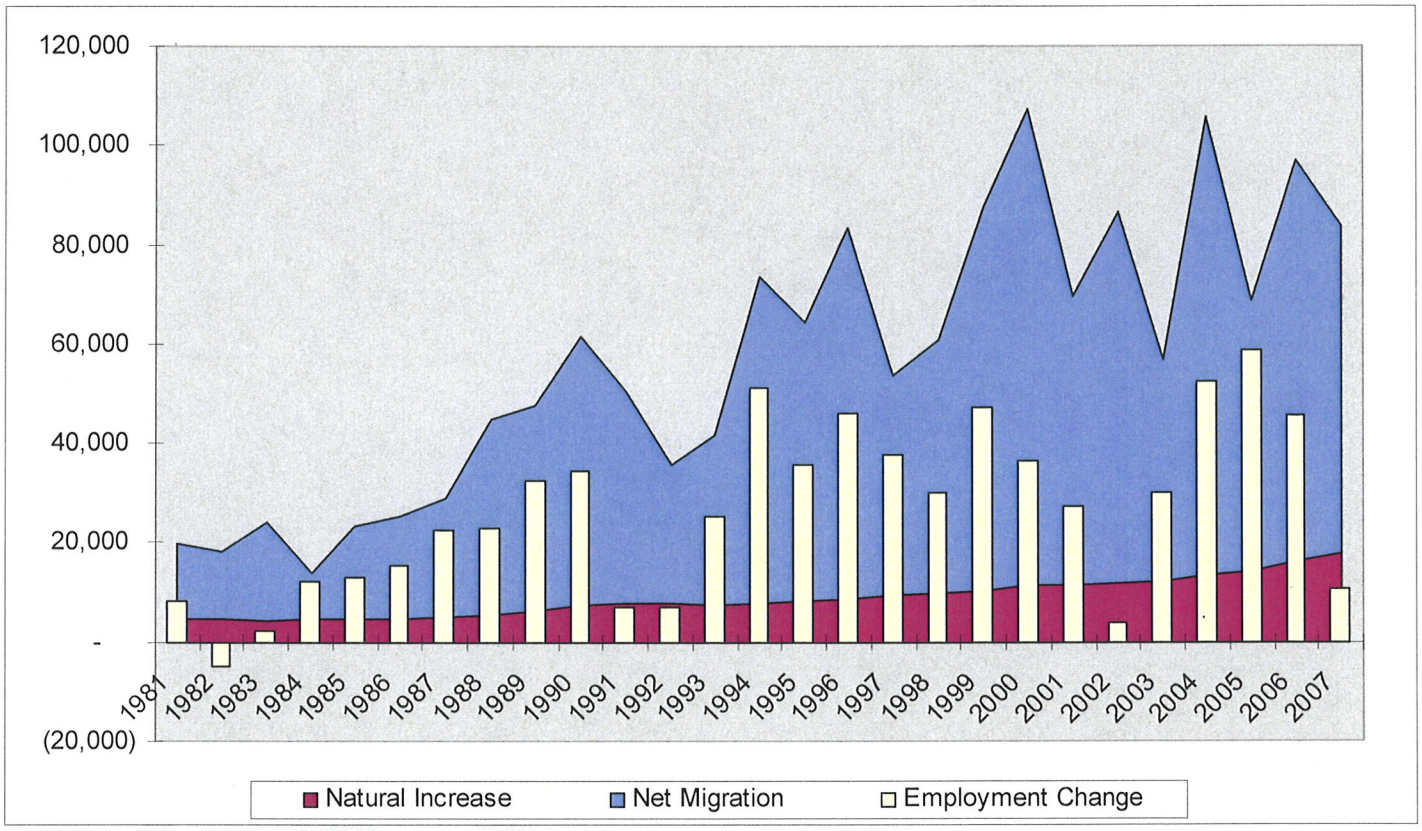
Table 1
Population Change

	2000 Population	2007 Population	Numeric Change 2000 - 2007	Percent Change 2000 - 2007	Rate of Change 2000 - 2007
United States	281,421,906	301,621,159	20,199,253	7.2%	1.00%
Nevada	1,998,257	2,718,337	720,080	36.0%	4.49%
Clark County	1,375,765	1,996,654	620,889	45.1%	5.47%
Las Vegas	478,630	603,093	124,463	26.0%	3.23%
Reurbanization Area	12,932	8,517	(4,415)	-34.1%	-5.79%
Neighborhood Revitalization Area	204,376	216,192	11,816	5.8%	0.81%
Newly Developing Area	83,511	171,500	87,989	105.4%	10.83%

Source: Year 2000 population and year 2007 U.S. population is from the U.S. Census Bureau
Year 2007 Nevada population is from the Nevada State Demographer
The remaining year 2007 population figures are from the Southern Nevada Consensus Population Estimate

Historically, more than 80 percent of the County's total population growth has come from net migration (in□migration minus out□migration) as the economy produces jobs that attract workers and as retirees continue to find Las Vegas attractive. Migration to Clark County is shown in Figure 1, which also shows employment changes. Migration appears to be closely related to changes in employment. ~~Jobs, however, are not the only reason people move to Las Vegas. In a 1999 survey conducted by the Planning and Development Department, respondents indicated that the primary reasons for moving to Las Vegas are the Quality of Life, Climate and Job Opportunities.~~ However, the influx of Seniors, many of whom are retired and not seeking employment, continues to be strong.

Figure 1
Change in Population and Employment



Sources: State of Nevada Bureau of Health, Planning and Statistics, 2009;
State of Nevada, Department of Employment, Training and Rehabilitation, 2009;
U.S. Bureau of the Census, 2007.

POPULATION CHANGE: MIGRATION AND NATURAL INCREASE

The ratio of births to deaths is much higher for the Hispanic, Black and Asian populations, indicative of a generally younger population for these race and ethnic groups. As such, changes in jobs/employment may affect these segments of the population more strongly. The birth/death ratio may be indicative of disproportionately high in□migration of White retirees moving to the area. Migration of White retirees to Las Vegas is not tied to employment, at least not as strongly, as it is with minorities of all ages. This would suggest that as long as the amenities retirees seek (quality of life, cost of living, etc.) remain favorable, they will continue to move to Las Vegas.

~~Las Vegas is likely to continue to become more diverse in the future.~~ The natural increase in population, that is births minus deaths, ~~accounts~~ accounted for 16 percent of the total population increase in Clark County between 1990 and 2000. Between 2000 and 2007, natural increase accounted for nearly 24 percent of the population increase. Las Vegas is likely to continue to become more diverse in the future. Among Blacks and Hispanics the rate is ~~28~~ 36 percent and ~~21~~ 26 percent respectively. Perhaps more telling is the ratio of births to deaths. For the population in general the ratio was ~~2.2~~ 2.1 to 1. For Hispanics there were nearly 13 births for each death. Among Whites the ratio was ~~1.4~~ 1.1 to 1, among Blacks it was ~~3.3~~ 2.5 to 1, and among Asians it was ~~4.5~~ 5.1 to 1. Currently, ~~33.7~~ 39.4 percent of the population less than 20 years of age is Hispanic. Conversely, ~~76.6~~ 72.5 percent of the population 65 years of age and greater are White.

During the three decades 1970 to 2000, the rate of population growth has been approximately 5 to 1 in favor of migrants. While ~~Migration~~ migration to Clark County continued to be the greatest contributor to the areas population increase, accounting for ~~84~~ 76 percent of the growth between 2000 and 2007, natural increase saw substantial growth during that time. In spite of the influx of immigrants to Clark County, natural increase rose substantially between 2000 and 2007, going from 16 percent to nearly 24 percent. Nearly ~~55~~ 66 percent of those migrating to Clark County ~~during the 1990's~~ since 2000 were minorities. These data suggest that the minority population is younger and therefore likely to continue to experience a high rate of natural increase in the future. ~~Over time natural increase will gain a greater share of the overall population increase.~~ Trends indicate that within the next few years the rate of natural increase for Whites could be flat, meaning that there will be an equal number of births and deaths, perhaps even slightly more deaths than births.

Table 2

Components of Population Change 2000 - 2007, Clark County, Nevada

	White	Black	Hispanic	American Indian	Asian	Other	Total
Census 2000	828,669	121,401	302,143	7,761	71,226	44,565	1,375,765
Census 2007	958,018	170,373	511,145	10,174	130,671	55,951	1,836,333
Population Increase	129,349	48,972	209,002	2,413	59,445	11,386	460,568
Percent of Increase	28.1%	10.6%	45.4%	0.5%	12.9%	2.5%	
Percent Increase	15.6%	40.3%	69.2%	31.1%	83.5%	25.5%	33.5%
Births 2000 - 2007	84,397	21,272	81,413	1,405	16,607	2,639	209,996
Deaths 2000 - 2007	75,153	8,563	6,310	340	3,278	415	101,133
Natural Increase	9,244	12,709	75,103	1,065	13,329	2,224	108,863
Increase by Migration	120,105	36,263	133,899	1,348	46,116	8,747	351,705
% Natural Increase	7.1%	26.0%	35.9%	44.1%	22.4%	23.2%	23.6%
% Increase by Migrants	92.9%	74.0%	64.1%	55.9%	77.6%	76.8%	76.4%

Sources: State of Nevada Bureau of Health, Planning and Statistics and U.S. Census Bureau, 2007

Notes:

*Asian includes Native Hawaiian and Pacific Islander (new categories from Census 2000).

**"Other" is used to categorize "Unknown" Births and Deaths according to State Health Statistics, and doesn't necessarily equate with Census "Other". Also "Two or More Races" is a new category for Census 2000 and has no recorded statistics on births and deaths to date.

***Increase of Migrants is the increase in population that is not due to natural causes (births and deaths). The total number of Migrants will not match the breakdown by race due to the problems with the "Other" and "Two or More Races" categories (see notes above).

POPULATION ESTIMATES

The six government entities in Clark County (the incorporated cities and the county) are required by Nevada Administrative Code (NAC) Section 360.364 to conduct an annual population estimate. The methodology for the estimate, as agreed upon by the entities and the Southern Nevada Regional Planning Coalition, is the Housing Unit Method (HUM). Under this method, housing units are counted and compared to the Clark County Assessors July 1st closed roll file. As set forth in NAC 360.365.2, the entities are then allowed to make adjustments to the preliminary closed roll housing unit counts. At that point vacancy rates by ZIP Code supplied by ~~the U.S. Postal Service~~ NV Energy are applied, giving the number of occupied housing units. The occupied households are then multiplied by the Census 2000 number of Persons Per Household (PPH) by Census Tract, giving the total non-institutionalized population. Group Quarters, Nellis Air Force Base and Tribal populations are then added, yielding the total population.

The Housing Unit method has proven to be an accurate procedure for determining population as evidenced by Table 3. The table shows the U.S. Census Bureau's unadjusted estimate for Clark County between 1990 and ~~2001~~ 2007 and the annual locally produced estimate for Clark County ~~between 1990 and 2002,~~ and the Nevada State Demographer's population estimate for the same time. In 1990, the difference between the locally generated population estimate and the Census Bureau was just over 15,000. Over time, as shown in Figure 2, the two estimates diverged. By 1999 there was a difference of more than 100,000 between them. Census 2000 brought the estimates closer as the difference closed to approximately 50,000. Some of the difference, about 18,000 residents, was due to the timing of the estimates. The Census is a count "as of" April 1st, whereas the Clark County estimate is "as of" July 1st. The Census Bureau also produces annual population estimates that are as of July 1st of each year. For 2000 the population as of July 1st was 1,393,340.

The scenario is similar when comparing the Nevada State Demographer's ~~ten-year~~ estimates to the Census Bureau estimates ~~throughout the 1990's~~ between 1990 and 2007. Only a substantial adjustment ~~at the end of the period~~ in 2000 produces a Census Bureau population in line with Clark County or State Demographer estimates, which until the 2001 estimate displayed little variation. The adjustment by the Census Bureau in 2000 brought the July 1, 2000 population figure to within 35,000 of the Clark County local estimate and within 32,000 of the State Demographer's estimate. The divergence seen in the 1990's has surfaced again between 2000 and 2007, growing to a difference of more than 160,000.

Table 4 and Figure 3 show historical population estimates for the City that were generated using the Housing Unit method.

Table 3

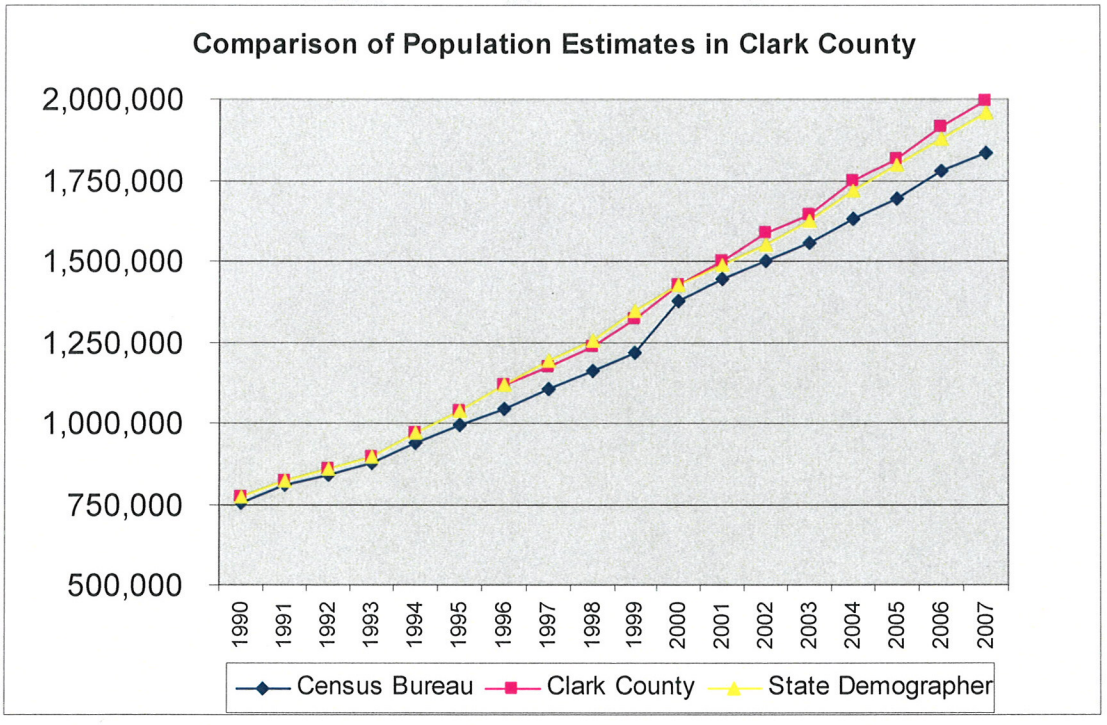
Clark County Population Estimates

Year	Census Bureau	Clark County	State Demographer
1990	754,581	770,280	770,280
1991	807,425	820,840	820,840
1992	841,113	856,350	856,350
1993	877,917	898,020	898,020
1994	938,611	971,680	971,680
1995	991,401	1,036,180	1,036,180
1996	1,044,023	1,119,708	1,115,940
1997	1,105,005	1,173,090	1,192,200
1998	1,161,259	1,233,733	1,255,200
1999	1,217,155	1,321,319	1,343,540
2000	1,375,765	1,428,690	1,425,723
2001	1,445,237	1,498,279	1,485,855
2002	1,502,789	1,584,944	1,549,657
2003	1,557,174	1,641,529	1,620,748
2004	1,631,340	1,747,025	1,715,337
2005	1,691,213	1,815,700	1,796,380
2006	1,777,539	1,912,654	1,874,837
2007	1,836,333	1,996,643	1,954,319

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, Nevada State Demographer, 2007

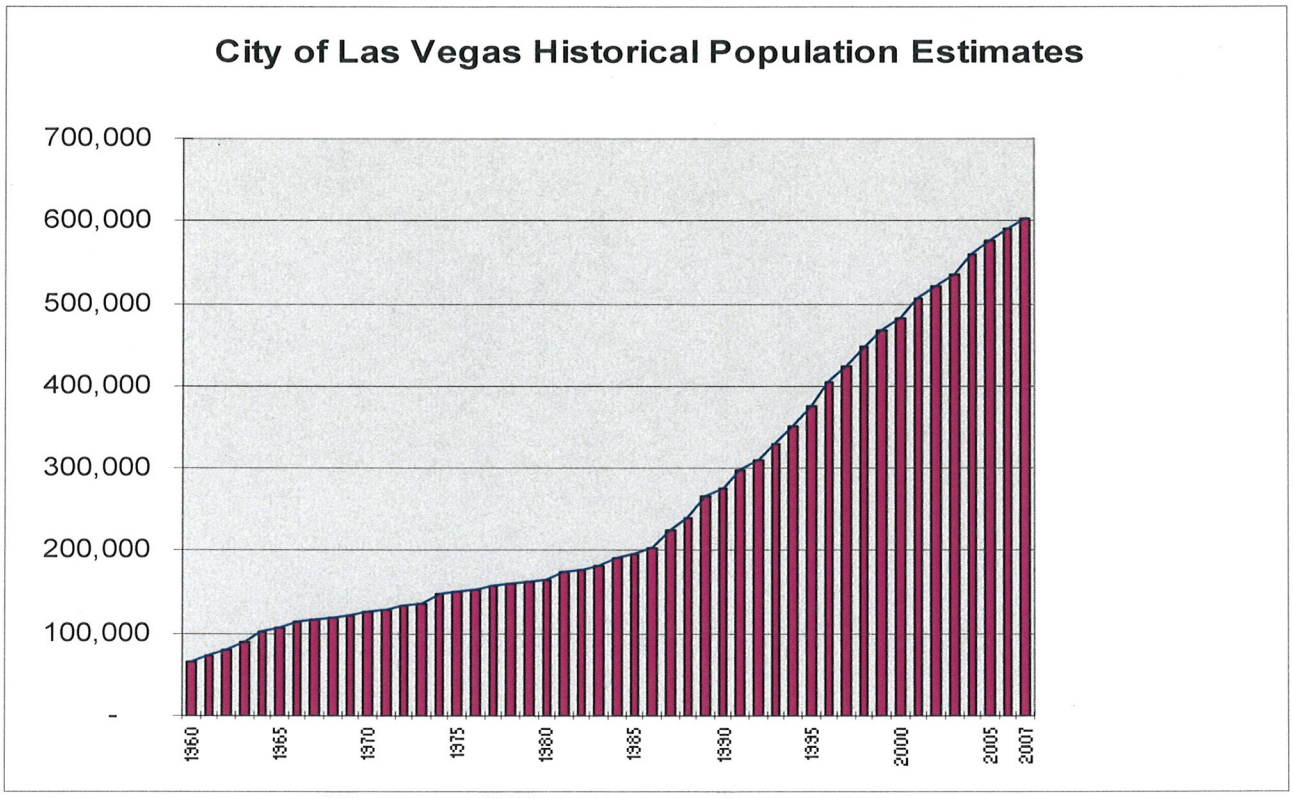
Figure 2

Comparison of Population Estimates in Clark County



Sources: U.S. Census Bureau, Clark County Comprehensive Planning,

Figure 3
City of Las Vegas Historical Population Estimates



Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

Table 4
City of Las Vegas Historical Population Estimates

	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2007
Population	64,405	107,616	125,787	149,750	164,674	197,148	275,636	374,239	482,874	575,973	603,093
Percent Change		67.1%	16.9%	19.1%	10.0%	19.7%	39.8%	35.8%	29.0%	19.3%	4.7%

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

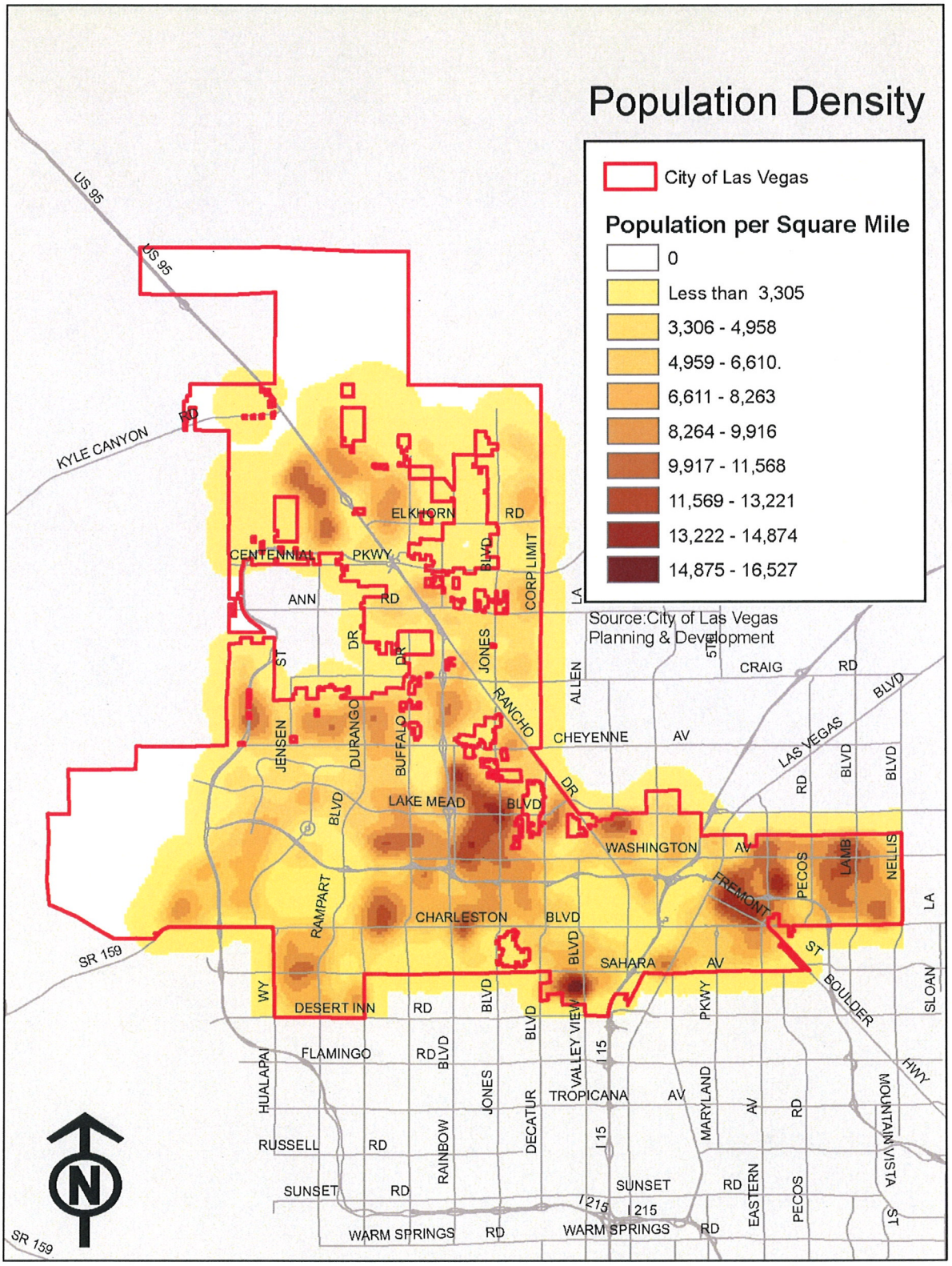
POPULATION DENSITY

The population is distributed across the City at varying densities (Figure 4). The most densely populated areas are in the central downtown and along the Highway 95 corridor to the west and northwest. It is important to note that twice as many people live west of Decatur Boulevard as live east of Decatur Boulevard, and over 96 percent of population growth over the next twenty years is projected to occur in the west and northwest portions of the City.

The increasing densities along U.S. 95 and development throughout the northwest portion of the City indicate a shift in Las Vegas' population center. Since 1950, the center of population for the city of Las Vegas

has gradually moved in a west□northwesterly direction. By 1960, the center of population had moved only about a quarter of a mile west from its original position in the downtown area. During the next two decades the center of population continued its westward march, moving nearly one and one□half miles. Master planned communities in the west and northwest portions of the city during the 1980s and 1990s proved a powerful force in pulling the population center another 3 and one□half miles to the west and slightly north. ~~As of~~ By 2000, the population center ~~is~~ was near the Rainbow curve, at Torrey Pines Drive and Washington Avenue, having migrated over 5 miles from its origin. The population has shifted little since 2000 due primarily to residential development in Summerlin offsetting population in the northwest and increased residential development in the City's downtown area.

Figure 4
Population Density


Population Density
City of Las Vegas
Population per Square Mile
0
Less than 3,305
3,306 - 4,958
4,959 - 6,610.
6,611 - 8,263
8,264 - 9,916
9,917 - 11,568
11,569 - 13,221
13,222 - 14,874
14,875 - 16,527
Source:City of Las Vegas
Planning & Development
US 95
KYLE CANYON
ELKHORN RD
CENTENNIAL PKWY
ANN RD
CORP LIMIT
JONES BLVD
RANCHO DR
ALLEN LA
CRAIG RD
CHEYENNE AV
LAS VEGAS BLVD
JENSEN ST
DURANGO DR
BUFFALO DR
LAKE MEAD BLVD
WASHINGTON AV
FREMONT ST
PECOS RD
LAMB BLVD
NELLIS BLVD
RAMPART BLVD
CHARLESTON BLVD
SAHARA AV
BOULDER HWY
SLOAN LA
SR 159
WY
DESERT INN RD
FLAMINGO RD
HUALAPAI BLVD
VALLEY VIEW BLVD
I 15
PKWY
TROPICANA AV
MARYLAND PKWY
MOUNTAIN VISTA ST
RUSSELL RD
RAINBOW BLVD
DECATUR BLVD
EASTERN AV
SUNSET RD
I 215
WARM SPRINGS RD
N

AGE

Age distribution shifted in favor of school age children (ages 5 □ 17) ~~and seniors (65+) during the 1990s~~ between 2000 and 2007, although all age categories gained population. As of ~~2000~~ 2007, seniors comprised nearly 12 percent of the population while school age children made up ~~more than 18~~ 19 percent. Both categories ~~more than doubled~~ increased by more than 20 percent in population during the decade. There were ~~44,000~~ 19,000 more school age children in ~~2000~~ 2007 than in ~~1990~~ 2000, and ~~29,000~~ 10,000 more senior citizens. There were ~~132,000~~ 46,000 more people between the ages of 18 and 64, and ~~15,000~~ 8,000 more toddlers (under 5).

Table 5

Population by Age by Census Year

Age	1990		2000		2007	
0 - 4	21,319	8.3%	36,919	7.7%	45,084	8.0%
5 - 17	43,142	16.7%	87,194	18.2%	106,816	19.0%
18 - 64	167,302	64.8%	299,211	62.5%	345,008	61.3%
65+	26,532	10.3%	55,306	11.6%	65,674	11.7%
	258,295		478,630		562,582	

Source: U.S. Census Bureau, 2007

Table 6

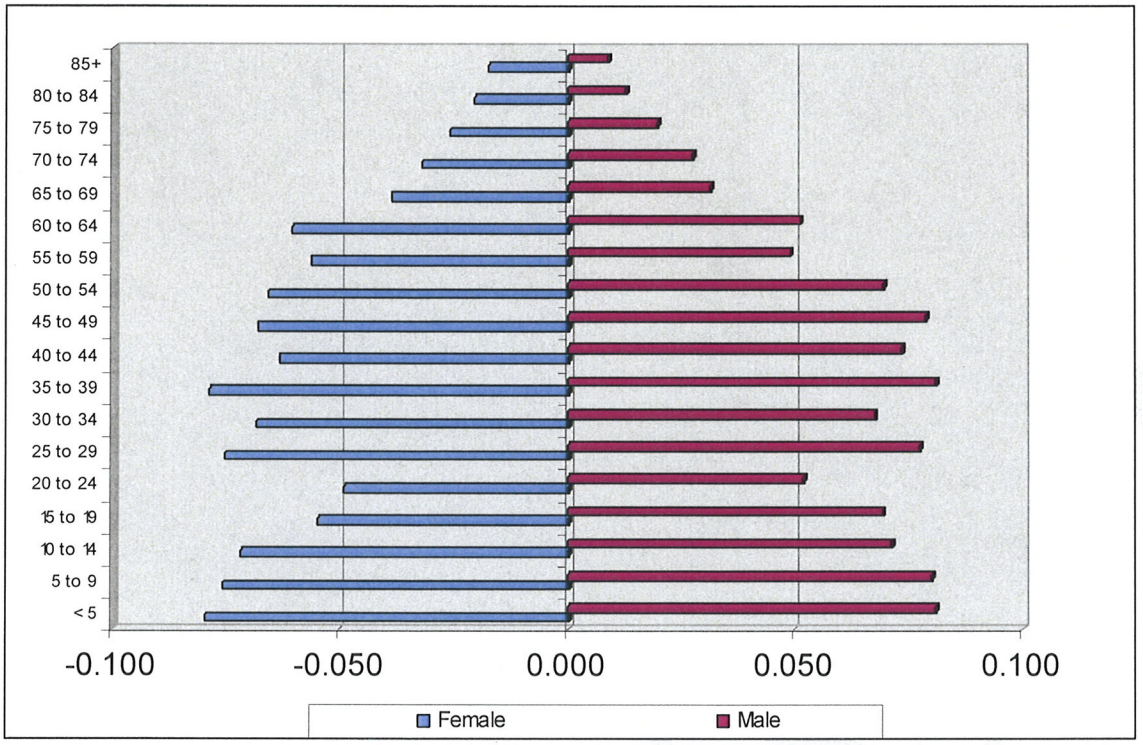
Comparable Size Cities

Population by Age, 2007

Age	Las Vegas, NV		Tucson, AZ		Denver, CO		Long Beach, CA		Seattle, WA	
0 - 4	45,084	8.0%	37,186	7.2%	51,060	8.7%	35,630	7.8%	26,990	4.7%
5 - 17	106,816	19.0%	83,246	16.0%	92,720	15.8%	87,825	19.2%	62,978	10.9%
18 - 64	345,008	61.3%	336,712	64.8%	383,330	65.2%	294,634	64.3%	429,445	74.4%
65+	65,674	11.7%	62,116	12.0%	61,239	10.4%	40,213	8.8%	57,818	10.0%
Total	562,582	100.0%	519,260	100.0%	588,349	100.0%	458,302	100.0%	577,231	100.0%
Median Age	36.0		33.0		35.3		33.0		37.9	

Source: U.S. Census Bureau, 2007

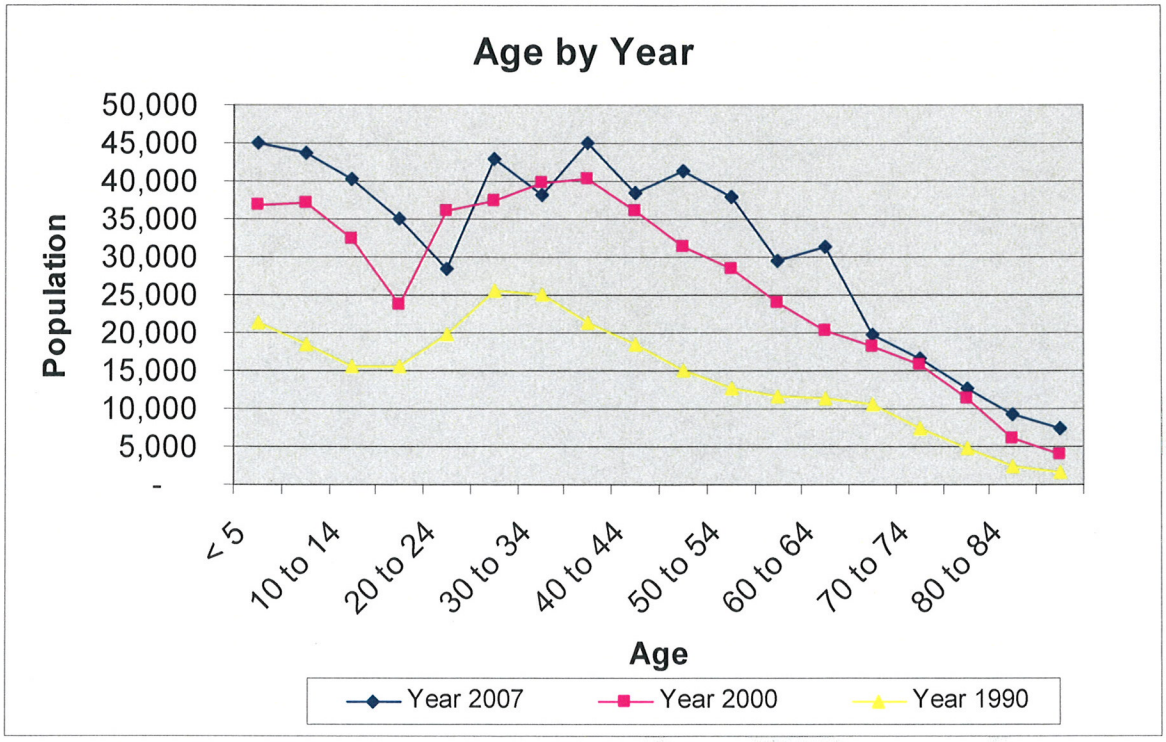
Figure 5
Age Pyramid



Source: U.S. Census Bureau, 2007

Figure's 5 and 6 show the largest age groups are thirty to thirty nine and the under ten group. The aging baby boomers and retirement age migrants contribute to an aging Las Vegas population. In ~~1980~~ 1990 the most populous age category was ~~the mid twenties, by 1990 it had advanced to~~ the upper twenty's to lower thirties, ~~and in~~ by 2000 it had advanced to the mid to upper thirties and in 2007 it had advanced to the upper thirties to lower forties. Along with the aging population, it is also important to note that the under 10 category represents a large portion of the population, which will define the future demographics of the City. The decreases in population the City experiences for age groups 20 to 24 and 30 to 34 are a bit of a mystery. It is thought that the decrease at 20 to 24 could be due to people leaving to seek educational and/or job opportunities elsewhere. While the Las Vegas economy is becoming more diversified, it is still intensely service and construction oriented. These are often jobs that require less education but offer limited growth opportunities. The decrease at 30 to 34 could actually be more a function of the increase at 25 to 29 years of age where new residents are joined by people returning to Las Vegas who left for educational and/or other opportunities. In addition, the higher birth rate of those relocating to Las Vegas since the late 1990's, primarily Hispanics, is likely beginning to be reflected in the population, driving the under 18 years of age population up relative to other age groups. As stated in the Population Growth section of this document, the rate of natural increase in Clark County increased from 16 percent to 24 percent between 2000 and 2007. That wave of population increase may be reflected by an increase in the portion of the population 20 to 24 years of age in the coming years.

Figure 6
Population by Age

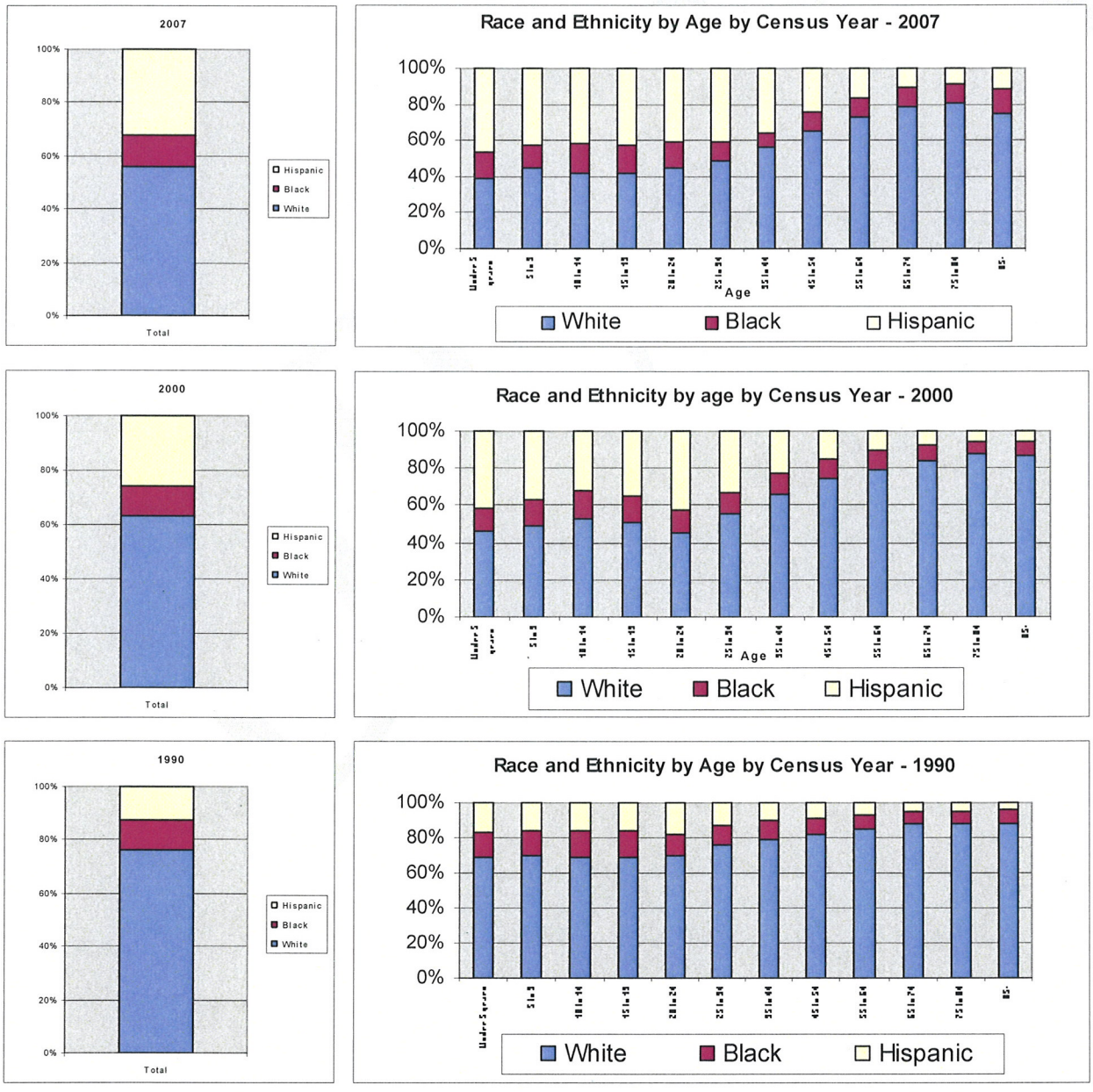


Source: U.S. Census Bureau, 2007

RACE AND ETHNICITY

A major component of Las Vegas' population growth ~~during~~ since the early 1990's was the nearly exponential increase in the minority population. Lead by the increase in Hispanics ~~(254%)~~ (414%) and Asians (215%) the minority population went from comprising 24 percent of Las Vegas' population in 1990 to making up ~~42~~ nearly 49 percent of the City's ~~2000~~ 2007 total. Traditionally, the Black and Hispanic populations in Las Vegas have been younger. The Black population skewed slightly towards younger age groups, the Hispanic population skewed a bit more heavily in that direction. ~~Census 2000 showed some dramatic changes, particularly among Hispanics.~~ For people under the age of 30 years, ~~about one in three is~~ nearly 40 percent are Hispanic. The same is true amongst children school age or less (under 18 years of age). Conversely, Las Vegas' population over the age of 50 years remains predominately White.

Figure 7
Race and Ethnicity by Age by Census Year



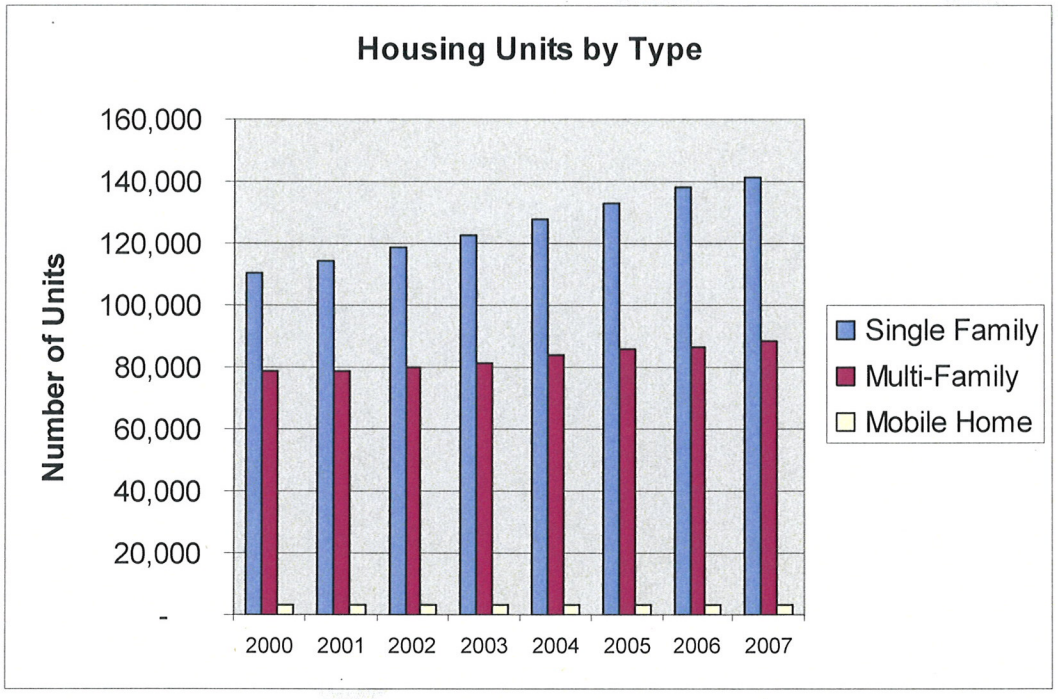
Source: U.S. Census Bureau, 2007

HOUSING

As of July ~~2000~~ 2007 the City of Las Vegas had ~~192,679~~ 232,931housing units. There were ~~72,834~~ 40,252 more housing units in the City than in ~~1991~~ 2000, for an overall increase of ~~60.1~~ 20.9 percent. During the 1990's, the City increased its housing inventory by 60 percent. Some of the reason for the lower rate of increase is that fewer new units are being built. Between 1991 and 2000, the City averaged 8,093 new housing units per year, while from 2000 through 2007 the average was 5,750 new units per year. Another factor in the lower rates is that the City is getting larger, therefore it takes a greater change to cause a significant difference. For example, had Las Vegas added the same average number of units in the 1990's as it had between 2000 and 2007, its growth rate would only have decreased from 60 percent to 43 percent.

In ~~2000~~ 2007, ~~57.4~~ 60.6 percent of the units were single family, reflecting a trend that has seen a larger share of single family units being constructed in the City. In 1991, for example, the mix of single family to multi family units was 51 percent to 46 percent (the remaining 3 percent are mobile homes). By 2000, 57.4 percent of the housing units were single family. ~~This~~ The upward trend in single family units is expected to continue, as the majority of units will be constructed in the northwest and southwest where the single family to multi family mix is 80/20 and 60/40, respectively.

Figure 8
Housing Units by Type



Source: City of Las Vegas Planning and Development Department, 2007

The overall number of Persons Per Household (PPH) has changed little during the past twenty years and not at all since Census 2000. However, slight changes in the PPH can result in dramatic changes to final Census population and to the City's annual population estimates for the subsequent ten year span. The city of Las Vegas and the other entities within Clark County, through an inter-local agreement, use the PPH from the most recent Census for their annual population estimates. PPH for single family dwelling units has decreased slightly since 1980. Rental households have experienced fairly high increases to PPH during the

past twenty years. However, since their relative share of housing units is decreasing, their impact on overall PPH is becoming less significant over time.

Table 7

Persons Per Household

	1990	2000	2007
Own	2.72	2.76	2.68
Rent	2.37	2.52	2.63
Total	2.55	2.66	2.66

Source: U.S. Census Bureau, 2007

The number of Persons Per Household has changed, however, within certain areas of the City ~~since~~ between 1990 and 2000. In the area east of Downtown PPH has risen. A number of census tracts ~~have seen~~ saw increases of more than 0.5 PPH. While this may not seem significant, an increase of 0.5 PPH for one census tract spread over 2,000 households increases the population by 1,000 without adding any housing units. Conversely, on the west side of town PPH decreased slightly during the ten-year span. In most cases the decrease was less than 0.2 PPH. Again, this would appear to be an insignificant figure. But considering the City added more than ~~80,000~~ 132,000 housing units since 1990 and that more than 90% of those new units are in the west, the change in PPH between 1990 and 2000 becomes a significant factor. A change of between □0.1 PPH and □0.2 PPH would result in ~~6,800~~ 12,540 to ~~13,600~~ 25,080 fewer residents in the area. Overall, the City's PPH changed by 0.11 between 1990 and 2000. Given the total number of households in the City, a population increase of more than ~~19,000~~ 24,000 can be directly attributed to the overall increase in PPH.

~~During the past 20 years~~ Between 1990 and 2007, household composition in Las Vegas ~~has undergone~~ underwent some changes. The percentage of married couple households ~~has continued to decline~~ has declined while single parent headed households, particularly male□headed households, has increased. The percentage of male□headed households has ~~doubled during the past 20 years~~ increased by nearly two percent since 1990. Non□family households have maintained their share of about one□third of the total households.

Table 8

Household Type

	1990 %	2000 %	2007 %
Married Couple	49.4	48.3	46.9
With children under 18	22.2	21.6	21.9
No children under 18	27.2	26.7	25.0
Male head of household	5.0	5.9	6.7
With children under 18	2.3	3.0	3.1
No children under 18	2.7	2.9	3.6
Female head of household	11.6	12.2	12.8
With children under 18	7.0	7.3	8.0
No children under 18	4.6	4.9	4.8
Non-Family household	34.1	33.5	33.6
Total	100.0	100.0	100.0
Total Number of Households	99,944	176,750	209,189

Source: U.S. Census Bureau, 2007

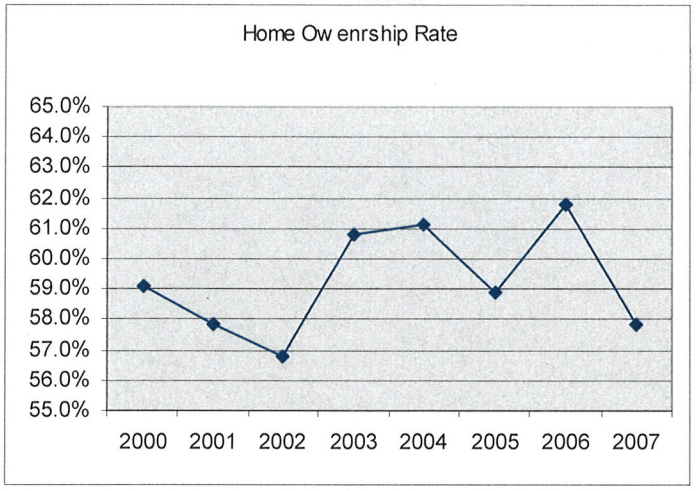
The overall rate of home ownership ~~rose~~ declined ~~for all age groups~~ but increased ~~at the greatest rate~~ for those 65 years of age and over. This may be due in great part to the age restricted community (55+) Sun City where there is no multi-family housing which would lead to few if any rental properties. Home ownership rates increased steadily between 2000 and 2006. The decline in home ownership rates since 2006 is due to the economic downturn which caused an increase in the number of foreclosures. The economic downturn also caused the lending market to tighten restrictions on loans, making home ownership more difficult. ~~The trend in home ownership rates should continue due to the housing mixture anticipated in the northwest and southwest portion of the City where typically 60 to 80 percent of the dwelling units built are single family.~~

Table 9
Homeownership by Age

Age	1990	2000	2007
15 to 24	13.7%	18.2%	13.7%
25 to 34	37.2%	44.9%	33.5%
35 to 44	52.4%	58.2%	60.2%
45 to 54	58.6%	64.7%	64.1%
55 to 64	64.7%	70.1%	68.0%
65 to 74	62.7%	74.1%	77.3%
75 and over	54.0%	68.0%	66.1%
Total	50.4%	59.1%	57.8%

Source: U.S. Census Bureau, 2007

Figure 9
Home Ownership Rates by Year



Source: U.S. Census Bureau, 2007

Between ~~1990~~ 2000 and ~~2000~~ 2007 the number of homeowners ~~doubled~~ increased by more than 20,000 in Las Vegas. At the same time, the rate of home ownership went from approximately ~~50~~ 59 percent to just ~~over 59~~ under 58 percent. The rate of home ownership increased among ~~all groups~~ Whites and Asians during the ~~past decade~~ span. ~~The greatest increase in the rate of home ownership was among Asians (13.8%),~~

~~followed closely by Hispanics (12.5%).~~ The rate of home ownership among Blacks decreased slightly and remained about the same as in 2000 for Hispanics.

Table 10

Homeownership by Race and Ethnicity

	2000		2007	
	Own	Rent	Own	Rent
White	63.7%	36.3%	66.1%	33.9%
Black	38.0%	62.0%	34.9%	65.1%
American Indian	42.9%	57.1%	57.1%	42.9%
Asian	62.4%	37.6%	65.9%	34.1%
Pacific Islander*	-	-	-	-
More than one race	49.0%	51.0%	49.0%	51.0%
Hispanic**	46.6%	53.4%	46.6%	53.4%
Total	59.1%	40.9%	57.8%	42.2%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

EDUCATION

Overall, the ~~education~~ educational attainment levels among Las Vegas residents increased between 1990 and 2000 and again between 2000 and 2007. ~~While~~ Between 2000 and 2007 the rate of high school graduates increased by about three percent, the rate of college graduates increased by ~~36~~ 3.5 percent. ~~Asians~~ Whites had the highest matriculation rate of any group in high school graduation with ~~more than 83~~ 91 percent ~~graduating high school and just over 30~~ while Asians had the highest college graduation rate at 44 percent ~~graduating from college~~. As in 1990 and 2000, Hispanics had the lowest rate of graduation for both high school and college with ~~fewer~~ slightly more than half with a high school diploma and just over ~~six~~ nine percent college graduates.

Table 11
Education by Race and Ethnicity

	High School Graduate			College Graduate		
	1990	2000	2007	1990	2000	2007
White	79.4%	82.7%	91.0%	14.0%	19.8%	26.8%
Black	68.1%	76.1%	85.3%	9.4%	12.5%	12.0%
American Indian	77.1%	74.8%	-	13.0%	11.4%	-
Asian	69.7%	83.2%	87.3%	18.7%	30.2%	44.2%
Pacific Islander*		-	-		-	
More than one race		72.2%	87.2%		11.7%	23.6%
Hispanic**	49.9%	44.6%	55.8%	6.2%	6.1%	9.1%
Total	76.3%	78.5%	81.4%	13.4%	18.2%	21.7%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

At the same time the population is becoming younger, it is also becoming more diverse. Since ~~1990~~ 2002, the number of children in elementary school in Clark County has increased by ~~122~~ 26.5%, going from ~~56,520~~ 125,238 to ~~125,238~~ 158,416. The growth has been fueled in great part by the increase of minority children, particularly Hispanics whose presence in elementary school increased by ~~584~~ 51.6% during the ~~12~~ seven year span. Hispanic children accounted for ~~52.6~~ 65.9% of the growth in elementary school enrollment since ~~1990~~ 2002. The "Other" category, which includes American Indian and children of more than one race but is comprised primarily of Asian children, increased by ~~316~~ 150.9%. The share of "White" elementary school enrollment went from ~~71% in 1990 to~~ 45% in 2002 to 32% in 2009.

Table 12
Clark County Grade School Enrollment by Race and Ethnicity

	White	%	African American	%	Hispanic	%	Other	%	Total
Enrollment 2001 - 02	56,158	44.8%	17,208	13.7%	42,372	33.8%	9,500	7.6%	125,238
Enrollment 2008 - 09	50,835	32.1%	19,501	12.3%	64,245	40.6%	23,835	15.0%	158,416
Total Change 2002 - 09	(5,323)	-16.0%	2,293	6.9%	21,873	65.9%	14,335	43.2%	33,178
% Change 2002 - 09	-9.5%		13.3%		51.6%		150.9%		26.5%

Source: Clark County School District, 2008 – 2009 School Year

INCOME AND EMPLOYMENT

Overall employment increased by nearly ~~64~~ 23 percent between ~~1990 and~~ 2000 and 2007 going from ~~131,001 to~~ 214,301 to 262,895. Leading the increase were ~~Health, Social and Educational~~ Finance, Insurance and Real Estate (FIRE) Services, ~~which more than doubled during the 1990's~~ which increased by approximately 33 percent during the seven-year span. ~~Finance, Insurance and Real Estate (FIRE) and Transportation, Communications and Public Facilities (TCPU)~~ Construction related jobs and Health, Social and Educational Services grew by ~~more than 80 percent during the decade~~ 36 percent and 26 percent, respectively between 2000 and 2007. ~~Somewhat surprisingly, Construction related jobs grew more slowly (61.5%) than the overall rate (63.6).~~ Service related jobs grew at approximately the same rate as overall job growth. ~~In addition,~~ Public Administration jobs and Transportation, Communications and Public Facilities (TCPU) grew at a substantially slower rate than the overall average. Agriculture, Forestry, and Mining, though small segments, decreased sharply between 1990 and 2000 and continued to decrease through 2007. This may be due to the City and surrounding areas continuing to ~~becoming~~ become more urbanized.

Table 13

Employment by Industry – Las Vegas

	1990		2000		2007	
Agriculture, Forrestry, Mining	1,811	1.4%	666	0.3%	366	0.1%
Construction	13,355	10.2%	21,567	10.1%	29,314	11.2%
Manufacturing	5,601	4.3%	7,047	3.3%	7,989	3.0%
Transportation, Communications, Public Utilities	8,209	6.3%	14,814	6.9%	16,378	6.2%
Wholesale Trade	4,162	3.2%	4,836	2.3%	5,398	2.1%
Retail Trade	20,302	15.5%	24,118	11.3%	28,239	10.7%
Finance, Insurance, Real Estate	8,529	6.5%	16,335	7.6%	23,567	9.0%
Services - Entertainment, Recreation, Personal, Professional	50,863	38.8%	90,143	42.1%	109,266	41.6%
Health, Social, Education Services	12,758	9.7%	26,773	12.5%	33,831	12.9%
Public Administration	5,411	4.1%	8,002	3.7%	8,547	3.3%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

The ~~64~~ 23 percent increase in jobs between ~~1990 and~~ 2000 and 2007 was driven by strong job growth in ~~all areas~~ the Management, Technical and Professional occupations. ~~The fact that none of the major occupational categories grew significantly more or less than the overall average may indicate that new non-gaming jobs are keeping pace with gaming positions.~~ Service related occupations, including those in the gaming industry, grew at a slower pace than the overall increase in occupation. Production, Transportation, Trades, and Laborers kept pace with the overall growth in occupation. ~~Job growth in the Management/Professional/Technical and Service Industry areas lead the increase during the decade.~~ Table 14 shows employment by occupation.

Table 14
Employment by Occupation

	1990		2000		2007	
Management, Professional, Technical	30,823	23.5%	54,748	25.5%	72,742	27.7%
Sales and Office Occupations	35,428	27.0%	56,240	26.2%	67,929	25.8%
Service Occupations	34,531	26.4%	58,953	27.5%	68,999	26.2%
Farming, Fishing, Forrestry	1,586	1.2%	453	0.2%	-	0.0%
Production, Transportation, Trades, Laborers	28,633	21.9%	43,907	20.5%	53,225	20.2%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

Unemployment increased slightly between 1990 and 2000 going from 6.6 percent to 7.0 percent. Between 2000 and 2007, unemployment decreased somewhat, going to 5.7%. The unemployment rate was highest among blacks in 2007 with nearly ~~14~~ 10 percent being unemployed. The rate among Whites ~~went virtually unchanged~~ declined from 5.9 to 4.7 percent and for ~~American Indians~~ Hispanics the unemployment rate decreased from ~~11.9~~ 9.0 percent to ~~8.9~~ 5.7 percent. The recent economic downturn has caused unemployment to increase dramatically with the rate more than doubling between 2007 and 2009. Clark County's unemployment rate is higher that the State of Nevada's, which is approximately one-percent higher than the national rate of 9.5 percent.

Table 15
Unemployment Rate by Race

	1990	2000	2007	2008	2009
White	6.0%	5.9%	4.7%	NA	NA
Black	11.4%	13.7%	9.7%	NA	NA
Other	6.1%	6.5%	7.5%	NA	NA
Hispanic*	7.3%	9.0%	5.7%	NA	NA
Total	6.6%	7.0%	5.7%	6.3%	12.3%

* Hispanic is an ethnicity and can be of any race.

Sources: U.S. Census Bureau 1990 – 2007,
Department of Employment, Training, and Rehabilitation (DETR) as of June 2008 and 2009

The median household income increased for Las Vegas residents by ~~nearly 50~~ 23 percent between ~~1990 and~~ 2000 and 2007. In real terms, that is, keeping income in constant dollars, income ~~rose~~ declined by 0.68 percent. For age groups ~~under 55~~ 25 years of age to 64 years of age, income increased at more or less the same rate as the overall average. However, for age groups ~~55 and over~~ 25 years and under and 65 years and over, income ~~increased~~ in real terms, decreased during the seven year span ~~by 50 to 100 percent during the decade~~.

Table 16
Median Household Income by Age

	2000	2007	Year 2000 Inflation Adjusted	Difference
Median Household Income	$ 44,069	$ 54,357	$ 54,729	-0.68%
Householder under 25 years	$ 30,043	$ 35,093	$ 42,255	-16.95%
Householder 25 to 44 years	$ 46,911	$ 58,046	$ 56,484	2.77%
Householder 45 to 64 Years	$ 51,601	$ 63,329	$ 62,132	1.93%
Householder 65 years and over	$ 32,205	$ 36,731	$ 38,777	-5.28%

Source: U.S. Census Bureau, 2007
Adjusted Income: Bureau of Labor Statistics, 2009

During the past ten years the greatest increase in Median Household Income occurred among persons of More Than One Race, Whites and Asians. Income among Hispanics increased at about the same pace as the overall increase in Median Income. ~~Income among~~ Amongst Blacks~~, though remaining~~ income remained the lowest among any race, and did not keep ~~kept~~ pace with the overall increase in income.

Table 17
Median Household Income by Race and Ethnicity

	1990	2000	2007
Median Household Income	$ 30,560	$ 44,069	$ 54,357
White	$ 32,139	$ 48,656	$ 62,543
Black	$ 20,989	$ 30,340	$ 32,083
American Indian*	$ 29,752	$ 37,500	-
Asian	$ 30,864	$ 47,069	$ 55,725
Pacific Islander	$ -	$ 41,833	$ 42,405
More than one race	$ -	$ 39,169	$ 56,694
Hispanic**	$ 27,217	$ 37,122	$ 45,194

* Insufficient observations in 2007
** Hispanic is an ethnicity and can be of any race
Source: U.S. Census Bureau, 2007

TRANSPORTATION

The mean travel time to work for City residents ~~increased by 25 percent~~ decreased slightly between ~~1990 and~~ 2000 and 2007, going from ~~about 20 minutes to 25~~ 25.4 minutes to 25.1 minutes. During this time period, population increased by ~~85~~ 17.5 percent. ~~The increase in commute times may be due to greater distances traveled from home to work and a higher rate of residents working outside the City~~. The decrease in commute times may be due to the completion of the US-95 widening project which included the addition of High Occupancy Vehicle (HOV) lanes. In addition, the number and percent of Las Vegas residents who also worked in the City increased during the seven year span as did commuters who use Public Transportation to get to work.

Table 18
Mean Travel Time to Work.

	2000		2007	
Commute Time (minutes)	25.4		24.8	
- by means of transportation				
Less than 30 minutes	134,944		185,630	
Public Transportation	2,092	1.6%	3,233	1.7%
Other means	132,852	98.4%	182,397	98.3%
30 to 44 minutes	50,379		75,213	
Public Transportation	2,500	5.0%	2,857	3.8%
Other means	47,879	95.0%	72,356	96.2%
45 to 59 minutes	9,522		15,174	
Public Transportation	1,399	14.7%	790	5.2%
Other means	8,123	85.3%	14,384	94.8%
60 or more minutes	10,826		16,032	
Public Transportation	4,078	37.7%	5,276	32.9%
Other means	6,748	62.3%	10,756	67.1%

Source: U.S. Census Bureau, 2007

~~The commute time may have increased more were it not for an increase in the use of Public Transportation.~~ Commute Time decreased slightly in ~~spite of~~ conjunction with a small ~~increase~~ decrease in the use of a private vehicle to get to work. Private vehicle use decreased by ~~3.5~~ 0.7 percent while the use of Public Transportation to get to work ~~nearly tripled with the rate going from three percent to nearly five percent~~. increased slightly, going from 4.8 percent to 5.0 percent. The greater the time it took to get to work, the more likely Public Transportation was used. Similar scenarios occurred in other western cities including Phoenix, Seattle, Denver and Long Beach.

Table 19
Private Vehicle Occupancy

	2000		2007	
	Number	Percent	Number	Percent
TOTAL	210,806		292,049	
Car, Truck or Van	187,311	88.9%	267,846	91.7%
Drove Alone	155,575	73.8%	231,996	79.4%
Carpooled	31,736	15.1%	35,850	12.3%

Source: U.S. Census Bureau, 2007

Some of the ~~increase~~ decrease in commute time may have been due to the fact that the percent of people living in Las Vegas who also worked in the City ~~decreased~~ increased. In ~~1990~~ 2000, ~~nearly 55~~ approximately 48 percent of Las Vegas residents in the labor force worked for a company located within the City limits compared to just over ~~48~~ 49 percent in ~~2000~~ 2007. ~~The shift is likely due to the addition of numerous large hotel/casino properties on Las Vegas Boulevard South during the past decade that created thousands of jobs.~~ Another contributing factor is likely the widening of US-95, providing additional lanes for commuters driving alone or carpooling.

Table 20
Place of Work

	2000		2007	
	number	percent	number	percent
Worked within the City	101,780	48.3%	126,561	49.2%
Did not work within the City	109,026	51.7%	130,452	50.8%
Total	210,806		257,013	

Source: U.S. Census Bureau, 2007

PROJECTIONS FOR FUTURE CHANGE

REGIONAL FORECAST

The most widely used population forecasts in Clark County are developed by the Center for Business and Economic Research (CBER) at the University of Nevada, Las Vegas. The CBER population forecasts are prepared annually, and are jointly funded by: the Southern Nevada Water Authority (SNWA), the Regional Transportation Commission (RTC), and ~~Clark County Comprehensive Planning~~ the Southern Nevada Regional Planning Coalition (SNRPC). The SNRPC ~~recently~~ adopted the Southern Nevada Regional Policy Plan, establishing a policy to continue this process as part of its work program. The City has participated in the process of preparing these forecasts, and will continue participating in the future as a member of the ~~Southern Nevada Regional Planning Coalition~~ SNRPC. The latest forecasts, reported in Table 20, were released in ~~February 2002~~ June 2009.

Table 21
Historical and Projected Clark County Population

Year	Population	Average Annual Numeric Change	Average Annual Growth Rate
1990	741,459		
2000	1,375,765	63,431	6.4%
2005	1,815,700	87,987	5.7%
2007	1,996,643	90,472	4.9%
2010	2,122,000	41,786	2.1%
2015	2,446,000	64,800	2.9%
2020	2,715,000	53,800	2.1%
2025	2,933,000	43,600	1.6%
2030	3,126,000	38,600	1.3%

Source: Clark County REMI Population Forecast, 2008 – 2050, years 1990 and 2000 are U.S. Census Bureau, years 2005 and 2007 are Clark County Comprehensive Planning

According to these forecasts, population growth in Clark County is predicted to slow considerably. These forecasts may predict a return to more realistic, ~~sustainable~~ consistent rates of growth than that which occurred in the 1990s and continued through 2007. However, others might argue that the forecasted growth may be unreasonably low, especially when compared to other sunbelt communities. Phoenix is expected to grow by ~~1.7~~ 1.1 million people (~~52.5~~ 27.4% increase) over the next ~~twenty~~ 12 years,[1] and southern California communities (Los Angeles and San Diego metro areas combined) are projected to add another ~~6.5~~ 3.8 million people (~~33.9~~ 17.7% increase) by 2020.[2]

The southwestern states will continue to absorb newcomers as people migrate from rustbelt communities and international migrants arrive from Mexico. Many of the migrants to sunbelt states will land in the Valley. Some will be retirees, others will come for jobs, and some will look to improve their quality of life. In the near-

[1] Maricopa Association of Governments (MAG) Regional Report, January 2005 & Regional Transportation Plan, 2006
[2] Southern California Association of Governments (SCAG) 2008 RTP Growth Forecast & San Diego Association of Governments (SANDAG) 2008 Population Estimates & Forecasts

term, jobs will not be the primary reason for people to relocated to Las Vegas. The economic downturn has caused a loss of jobs in the Las Vegas Metropolitan Area of 5.9 percent as of April 2009. Unemployment is at 10.8 percent for the area. Even ~~if~~ with the rate of job ~~creation slows~~ loss incurred during the past year, ~~retirees and others seeking to improve their quality of life will,~~ people continue to relocate to the Las Vegas area. Housing costs have returned to levels seen before the Housing Boom that began in 2004. In addition, the inventory of existing homes is at its lowest point since April of 2006. The inventory has decreased by more than 4,400 units since January, 2009 alone. April of 2009 saw the fewest foreclosures in sixteen months and was the third consecutive month they dropped. The continued activity should help stimulate the local economy, creating opportunities for businesses to provide goods and services to the growing population as well as servicing new industries locating in the region. The continued movement of people into the Valley, combined with a natural growth rate (births minus deaths) that is projected to exceed 20,000 per year by 2010, makes certain that the future population of Clark County will, at a minimum, equal the conservative forecasts.

CITY OF LAS VEGAS FORECAST

A number of factors enter into the equation when determining the rate and location of growth at the sub□regional level, including: price of land, local zoning regulations, consumer preferences, soil quality, proximity to public amenities, quality and capacity of infrastructure, crime rates, cost of housing, and proximity to jobs. The Regional Transportation Commission ~~developed the Small Area Allocation Model (SAAM), which attempts to allocate the CBER regional population forecast to traffic analysis zones (TAZs) by taking many of these factors into consideration. TAZs are designed for transportation planning on a neighborhood scale and those located in the Valley are typically between one□quarter and one□half of a square mile. These TAZs can then be aggregated to produce a forecast of city population.~~, through the SNRPC, created the Land Use Work Group (LUWG) to develop forecasts in five-year increments through 2035. The LUWG is comprised of staff from the various government entities within the Las Vegas Valley. The methodology used by the LUWG to allocate land use, and subsequently population, was intentionally straightforward and simple and is as follows:

- Determine the amount of existing vacant land
- Evaluate the zoning of and land use in proximity to vacant parcels
- Assign a future land use and year of development to the vacant parcels
- Assign capacities to residential parcels
- Determine the population

The LUWG developed its first projections in 2005. They are scheduled to be updated every two years to reflect changes in conditions. The LUWG projections were last updated in 2007. The projections for the city of Las Vegas through 2020 are shown in Table 21

~~The Planning and Development Department used SAAM to generate a projection of the City's population in 2020 using the baseline trend and three different strategies (see Appendix B of the Las Vegas 2020 Master Plan for a detailed description of the methodology and assumptions that went into these projections). The results are presented in Table 21.~~

~~Table 21~~
~~Master Plan 2020 Population Projections~~

Another way of projecting the City's future population is to apply historic capture rates (the City's share of regional growth) to the regional forecast. The City captured 32.6% of regional population growth between 1980 and 1990 and 31.7% between 1990 and 2000 when growth in the City was at its peak. More recently, between 2000 and 2007, the City captured 18.2 percent of the growth in Clark County. The LUWG projected the City's share of future Clark County growth to be 23.5 percent annually

The amount of growth that accrues to the city varies from year to year. As stated above, the City captured ~~31.7~~ 18.2 percent of regional population growth between ~~1990 and~~ 2000 and 2007. Whether this represents a long-term trend depends on a number of factors, as previously described. However, if the City captures ~~31.7~~ 18.2 percent of forecasted county growth, the 2020 population projection is ~~732,406~~ 730,961, as reported in Table ~~22~~ 21. It may be just as reasonable to assume that the City will capture a ~~smaller~~ larger share of growth than ~~31.7~~ 18.2 percent. ~~, as it approaches build-out and large tracts of land for residential development within its boundaries become increasingly scarce.~~ If the City captures, on average, ~~25~~ 23.5 percent of county growth each year, the population is projected to be ~~678,769~~ 772,099 in 2020. There are currently more than 26,000 acres of vacant land within the city limits. The LUWG projections reflect the zoning and future land use of the vacant land.

Table 21
City of Las Vegas Population Projections Using Share Method

Year	Projected Population Assuming 23.5% Capture Rate	Projected Population Assuming 18.2% Capture Rate
2007	603,093	603,093
2010	632,585	625,902
2015	708,812	684,870
2020	772,099	733,828

Source: City of Las Vegas Planning and Development Department, 2009

~~These projections are based on the regional forecasts, which are thought by some to be conservative. The City's projected 2020 population would exceed the projections reported in Table 21, if county growth rates approach anywhere near the rates witnessed during the '90s (the City population will approach 880,000 by 2020 if the county achieves a 4% average annual growth rate and the City captures 25% of the growth).~~

As the City enters into mature stages of development over the next two decades, it can expect the rate of growth to return from its peak of over 8% in 1996 to a healthy ~~2%-5%~~ 1.5% to 2.0% through ~~2005~~ 2020. ~~Sunbelt localities, having moderate job growth and moderately priced housing, provide a strong lure to potential migrants~~ While the Las Vegas area has experienced job losses of 5.9 percent during the past year, new hotel/casino openings in the coming year will add 12,563 rooms to the room inventory by the end of 2009. An additional 3,604 rooms will be added in 2010. The CBER forecast assumption for hotel room additions is that they create approximately 1.3 jobs within the hotel and 0.3 jobs in the community for an overall job creation of 1.6 per new room. Certainly a number of the jobs created by these new properties will be taken by people currently residing in Clark County who lost their job during the past year, but many will be available to newcomers to the area.

Within the city of Las Vegas, Symphony Park, the 61 acres at the intersection of I-15 and US-95, will infuse a mixture of commercial and residential development along with cultural amenities into the City's

downtown area. Symphony Park will consist of nearly 1.5 million square feet of office space, 357,000 square feet of retail, 1,500 hotel rooms, a 586,000 square foot performing arts center, approximately 3,100 residential units, and more than 16,000 parking spaces, allowing access for residents and visitors alike. The building of Symphony Park will require 3,800 construction related jobs. Once complete, Symphony Park will support more than 14,000 new, full-time jobs. Already on site is the Lou Ruvo Center for Brain Health. Although construction will not be complete until fall 2009, the center started treating its first patients in July of 2009. The Ruvo Center will be a leader in the treatment and research of brain disorders that affect memory.

The combination of the additional employment opportunities with the previously mentioned return of affordability to the housing market ~~These factors~~ should ~~combine to~~ sustain the City's growth in the near-term. Projections beyond the next five years will depend greatly upon the speed with which the economy recovers and, in part, on state and local policies that address annexations and preservation of rural neighborhoods that are being eclipsed by urbanized growth patterns.

DRAFT

VACANT LAND, INSTITUTIONAL CONSTRAINTS AND BUILD□OUT

Vacant Land

The density of development and number of annexations of vacant land play major roles in determining the potential build□out population in the City. Another factor is the amount of redevelopment that occurs within mature areas. There are limits to the amount of land that the City can annex, as discussed later. These limits are set by public policy, which is subject to change. For the purposes of this analysis, it is assumed that build□out population will be reached when all vacant land within the existing city limits is developed and no future annexations will occur.

Whereas the CBER forecast of countywide population helps predict the timing of regional growth, the amount and location of vacant land, along with the planned land use, provides information as to the location, density, and limit to growth in the City. ~~As of 2000, there were 23,670~~ There are currently 26,187 vacant acres within the city limits. The amount of vacant land depends on two factors: development decreases vacant land, and annexations increase vacant land (the majority of land annexed into the city is vacant). Between ~~1990 and~~ 2000 and 2007, the city annexed ~~17,657~~ 14,146 acres, expanding its boundary to cover an area of ~~112~~ 131 square miles, and absorbed ~~17,293~~ 11,629 acres through development.

Institutional Constraints

BLM Disposal Boundary

The BLM disposal boundary presents a constraint to further expansion currently, although as vacant lands within the boundary are developed, pressure to release more land may prompt Congress to change the boundary. ~~In fact, as this document was being prepared, a bill passed both houses of congress, which expanded the BLM disposal boundary at the northern limits of the City.~~ However, as the ultimate disposal and annexation into the City of this land is unknown at this time, ~~the~~ any potential expansion will not be factored in to this analysis. There are other disposal areas nearby the Valley and limited private land holdings that will supply some of the future demand for development. Figure 9 shows the institutional constraints to expansion facing the City: to the west the City is restricted by the Red Rock National Conservation Area; to the north by the BLM disposal boundary and the Las Vegas Paiute Indian Community; to the east by the City of North Las Vegas and the unincorporated town of Sunrise Manor; and to the south by the unincorporated towns of Winchester, Spring Valley and Summerlin South.

Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP provides for the long-term conservation and recovery of native species of plants and animals while allowing for orderly and beneficial land use within Clark County. The plan allows the Secretary of the Interior, through the U.S. Fish and Wildlife Service, to issue permits to "take," - make available for development - federal lands that are home to federally listed endangered/ threatened species if activities are otherwise legal. The existing permit allows for 145,000 acres of "take" for 30 years by the entities within Clark County, starting in 2001. To date, entities have consumed more than half of the allotted acreage. "Take" within the city of Las Vegas has amounted to approximately 9,500 acres and yielded nearly $5 million in fees from developers since the plan's inception. Of the total acreage, "fee exempt" accounted for 217 acres. Fee exempt takes are those that will be dedicated to a public use, such as a park or trail. The non-exempt "take" within the City limits is sufficient to allow Las Vegas' future population to increase by 105,000 by year 2035.

Entities are currently working on a permit amendment to increase the acreage of "take" countywide by approximately 210,000 acres. For the city of Las Vegas, lands most likely available for "take" are those classified as Multiple Use Managed Areas (MUMA) and Less Intensively Managed Areas (LIMA). In general, these areas are in proximity to US-95 north of the current City limit. The majority of the LIMA and MUMA land is located on the west-southwest side of US-95. Further expansion by the city of Las Vegas would likely occur in close proximity to US-95 due to the amount of Intensively Managed Areas (IMA) present, particularly north of the freeway within the Sheep Mountain Range.

Sustainability Initiatives

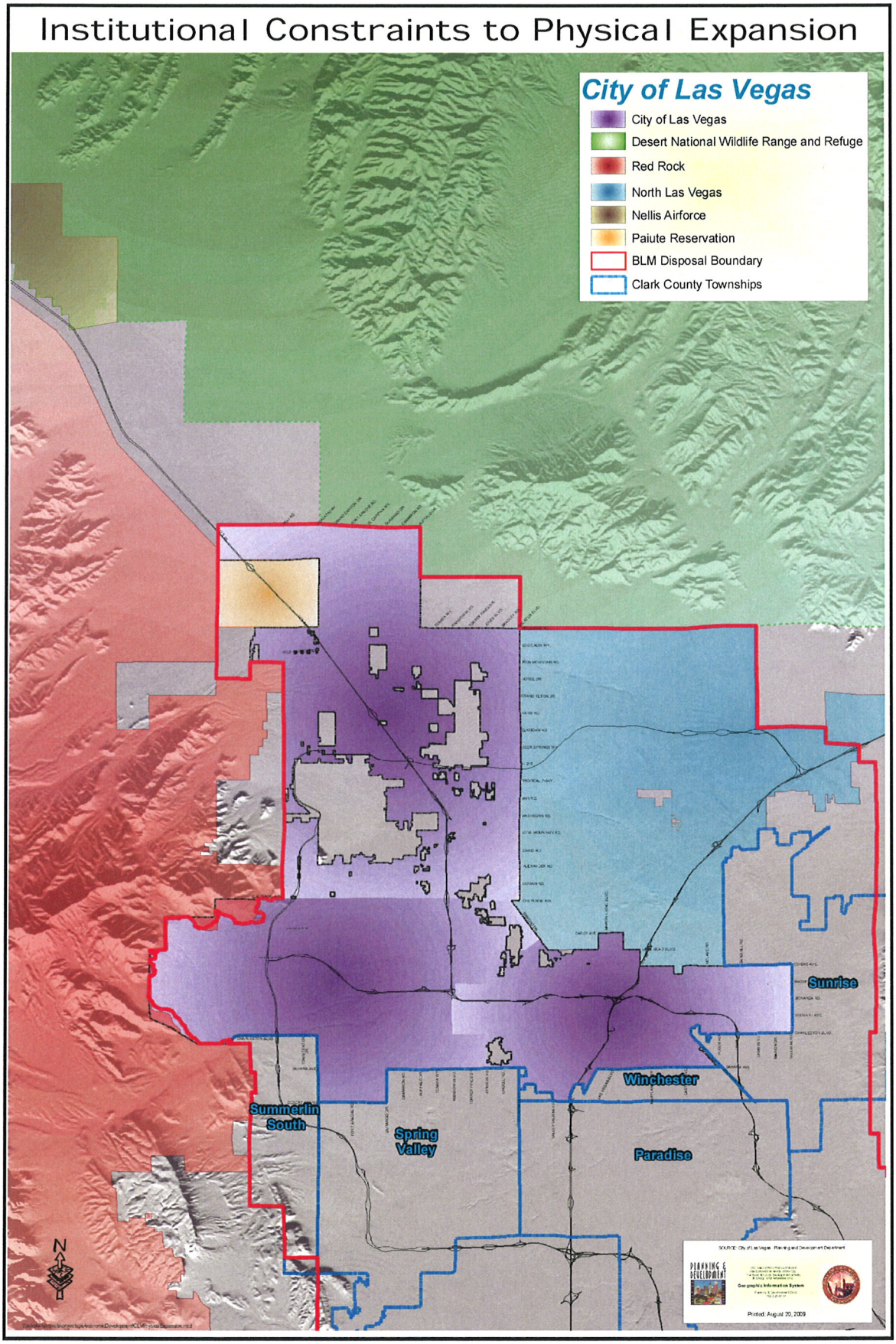
The City of Las Vegas passed a resolution on September 3, 2008 adopting a comprehensive energy plan, the Sustainable Energy Strategy, to manage the City's and community's energy needs. This, along with the Sustainability Strategic Business Plan and the Urban Forest Management Plan will have impacts on population growth. Sustainability encourages greater densities for residential development, particularly in more "urban" areas, meaning greater population on less land. Given the City's current inventory of vacant, developable residential acreage, an increase of one (1) unit per acre would result in an additional 13,000 dwelling units, or approximately 32,000 more residents.

Staff from the Planning and Development Department is currently producing a draft form-based sustainability zoning code by combining elements of the Title 19 Zoning Code and Title 18 Subdivision Regulations Code in order to improve walkability and connectivity standards. In addition, the Planning and Development Department is working with Public Works to coordinate a "Complete Streets" chapter and will address storm water and other sustainability measures. A draft document is under development and will be prepared for review in late 2009. A form based code will be a tool that will help reduce sprawling development by making more land uses more compact, lead to higher densities, and make more efficient use of land. These measures should, in turn, reduce the number of Vehicle Miles Traveled (VMT). Fewer VMT will reduce air born pollutants such as carbon monoxide, ozone, and particulate matter, all of which Las Vegas has been found to be in non-compliance with in the past.

With new redevelopment efforts and a form based code, Las Vegas' urban heat island will be mitigated. The Urban Forestry Initiative, adopted by Council on May 7th, 2008 calls for doubling the average tree canopy coverage to 20% by 2035 and calls for an urban forestry management plan, which will contribute to urban heat island reduction. Additional trees will absorb sunlight which would otherwise heat asphalt and concrete. However, with greater population growth and further urban footprint expansion, the urban heat island effect could also increase.

Institutional Constraints to Physical Expansion

Figure 9


Institutional Constraints to Physical Expansion
City of Las Vegas
City of Las Vegas
Desert National Wildlife Range and Refuge
Red Rock
North Las Vegas
Nellis Airforce
Paiute Reservation
BLM Disposal Boundary
Clark County Townships
Sunrise
Winchester
Summerlin South
Spring Valley
Paradise
N
Printed: August 20, 2009

Build Out

Given these city limits, a long-range projection of the population at build-out can be made. Of the ~~23,670~~ 26,187 vacant acres, 13,309 12,753 are planned for residential uses. Table ~~23~~ XX reports vacant acres by planned residential land use, and total additional dwelling units and population that can be expected given the planned densities.

Table 22
Projected Population on Vacant Land Planned for Residential Development

	Rural	Low	Medium Low	Medium	High	Total
Acres	3,185	4,604	3,096	1,400	469	12,753
Dwelling Units	11,147	23,019	24,776	34,991	16,351	110,284
Population	29,863	61,666	66,374	61,412	28,695	248,010

Sources: City of Las Vegas Planning and Development Department, 2009
Land Use Work Group (LUWG), 2007

Adding the total additional population that can be expected on remaining vacant land to the ~~Census 2000~~ city of Las Vegas 2007 population estimate of ~~478,630~~ 603,093 yields a build□out population estimate of ~~675,403~~ 851,103.

~~The 2020 projection surpasses this build□out number. However, as the City continues annexing vacant land, the build□out population will eventually equal or exceed the projected 2020 population reported in Tables 20 and 21.~~

POTENTIAL FOR NATURAL RESOURCE CONSTRAINTS

The natural resource issues that could potentially affect the continued development of Las Vegas are regional in nature and impact every government entity in the County. The continued supply of potable water, air that is in compliance with Federal standards, and the disposal of solid waste are addressed at the regional level while the City of Las Vegas treats its own wastewater.

It is believed that due to allocation and conservation measures that have been implemented and those that have been proposed, the projected build□out population can be supported on a continuing basis without unreasonable impairment to the natural resources of the City.

- Wastewater Treatment □ The City of Las Vegas Water Pollution Control Facility Plan was implemented in 1996 and updated in 2007. The plan addresses the treatment of wastewater beyond the year 2020, and will support a population of approximately ~~843,000~~ 888,885.

- Water Supply □ According to the Southern Nevada Water Authority (SNWA), based on current conditions there are sufficient resources available or under development to meet water demands for the service area through the year 2060. Beyond continued conservation, Nevada's basic apportionment, and Las Vegas Valley groundwater rights, the highest priority resources to meet demands will be the development of Intentionally Created Surplus (ICS), in-state groundwater and non-Colorado River resources. When necessary, banked reserves and other temporary resources will be used to bridge demands while the

SNWA brings other permanent in-state groundwater resources on-line. ~~existing water supply will meet demands through approximately 2007. However, combining conservation efforts with additional water resource supplies that are immediately available, the SNWA projects water demand can be met through 2050 given the forecasted population.~~

- Solid Waste The APEX Regional landfill started accepting waste in October 1993 with the closure of the Sunrise landfill. The 1,202 acre landfill was designed with a refuse capacity of approximately 784 million cubic yards and a service life of 85 years.

- Air Quality the Clark County Department of Air Quality Management does Air quality planning. The Las Vegas Valley is currently classified as non attainment for carbon monoxide (CO) and particulate matter ten microns or less in size (PM10) and ozone (O_3). ~~A State Implementation Plan for CO that demonstrates the Valley will be in attainment and remain so for the next 20 years has been submitted to the EPA. A similar plan for PM10 has been submitted as well. The implementation of stringent control measures contained in the CO and PM10 State Implementation Plans have resulted in no exceedances of the Carbon Monoxide standard for the past four years and the attainment of the annual standard for PM10 emissions at the end of 2001.~~ A State Implementation Plan (SIP) for CO was submitted in August 2000 and the United States Environmental Protection Agency (EPA) published its final approval on September 21, 2004, with an effective date of October 21, 2004. On June 1, 2005 the EPA published its finding that the Las Vegas Valley nonattainment area had attained the National Ambient Air Quality Standard for carbon monoxide by the applicable attainment date. The County has prepared and submitted a CO Maintenance Plan and Re-designation Request to the EPA for approval.

  Clark County finalized and submitted a SIP to address PM10 (dust) nonattainment in the Las Vegas Valley on June 19, 2001. On May 3, 2004 the EPA published its final approval of the Clark County Serious Nonattainment Area Particulate Matter (PM10) Plan in the Federal Register. Clark County attained the National Ambient Air Quality Standard for PM10 on December 31, 2006, and submitted the final Milestone Achievement Report (MAR) on June 25, 2007 as required. Clark County is working on a PM10 Maintenance SIP and re-designation request for submission to EPA so that Clark County can be reclassified as attainment for PM10.

  On April 30, 2004, the U.S. EPA published nonattainment designations for the 1997 8-hour ozone standard in the Federal Register, classifying Clark County as a Subpart 1 ozone nonattainment area. The classification required the County to attain the 8-hour ozone standard no later then 2009. In December 2006, the District of Columbia Circuit Court vacated EPA's Phase I implementation rule, which contained the standards for Subpart 1 designated areas. The court's action remanded the rule back to EPA for further action. On January 9, 2009, the EPA proposed a revised rule to resolve the issues with the previous rule. Clark County will submit an appropriate plan in accordance with the revised rule once that rule is final. However, the County is currently in attainment with the 1997 ozone standard for the latest three-year average of the 4th highest reading (2006, 2007, and 2008) and can demonstrate attainment through 2018. In March 2008, EPA promulgated a more stringent ozone standard. The State of Nevada submitted a recommendation to the EPA that Clark County be designated in nonattainment of that 2008 standard. Designations are expected to be issued by EPA in March of 2010.

  Due to the combined efforts of the public, government entities and the private sector, air quality in the Las Vegas Valley has improved even as the population has increased.

IMPLEMENTATION

Recommendations

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Revised Statutes (NRS) section 360.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections

- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:
Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:
Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
    - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
    - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
    - Per the Parks & Recreation Element:
        - develop 2.5 acres of park space per 1,000 population
        - build one (1) Neighborhood Center per 10,000 population
        - build one (1) Community Center per 25,000 population
        - build one (1) Regional Center per 75,000 population

PLANNING AREAS

DOWNTOWN REURBANIZATION AREA

Population ~~has~~ increased steadily ~~since~~ between 1980 and 2000 in spite of fluctuations in housing units. The changes in the housing unit stock include losses due to demolitions near the Stratosphere Tower and conversion of residential units to office space, which occurred primarily in the Las Vegas High School area. The population increases that have occurred since 1980 are due primarily to the continual migration of males to the area. During the 20□ year span about 76 percent of the areas new residents were male. The high male presence may be due to: 1) the numerous multi□family rental units as approximately 95 percent of the housing units in the Reurbanization Area are multi□family and 89 percent are rentals 2) the preponderance of facilities for the homeless are in the area (approximately 40 percent of the City's group quarter facilities are within the Reurbanization areas boundaries, another 40 percent of the City's group quarters are within one mile of the areas boundaries) and 3) a high number of Hispanic males residing and working in Las Vegas whose families live outside of Clark County. ~~Currently~~ According to Census 2000, 67 percent of the Reurbanization Area's total population is male.

Another significant change to the areas population includes an influx of Hispanics. The Hispanic population increased by 215 percent between 1980 and 2000. The average annual growth rate was 5.9 percent during the 20□ year span. Household composition has changed significantly also. In 1980 and 1990, non□family households comprised nearly 75 percent. However, with the population increase of the 1990s came an increase in family households, which increased from 28.5 percent in 1990 to 36.1 percent in 2000. With the increase in families came an upswing in the rate of home ownership. In 1990, just over one percent of the areas residents owned their home. By 2000 that figure had risen to nearly 11 percent.

Table 24

Reurbanization Demographics

	1980		1990		2000	
Population	8,536		10,184		12,932	
Gender						
Male	5,328	62.4%	6,698	65.8%	8,663	67.0%
Female	3,208	37.6%	3,486	34.2%	4,269	33.0%
Age						
< 18	965	11.3%	1,454	14.3%	1,791	13.8%
18 - 64	6,404	75.0%	7,630	74.9%	10,090	78.0%
> 65	1,167	13.7%	1,100	10.8%	1,051	8.1%
Race						
White	5,706	66.8%	5,201	51.1%	5,466	42.3%
Black	868	10.2%	1,372	13.5%	1,853	14.3%
Hispanic	1,413	16.6%	2,947	28.9%	4,446	34.4%
American Indian	79	0.9%	51	0.5%	106	0.8%
Asian	385	4.5%	557	5.5%	663	5.1%
Pacific Islander		0.0%	N/A	0.0%	54	0.4%
Other	85	1.0%	56	0.5%	14	0.1%
More than one race	N/A	0.0%	N/A	0.0%	330	2.6%
Education						
Persons 25+ yrs. of age	5,994		7,477		11,001	
High School Graduate	3,578	59.7%	3,574	47.8%	6,484	58.9%
Bachelors Degree or Greater	462	7.7%	479	6.4%	704	6.4%
Median Household Income	$ 10,061		$ 15,711		$ 18,891	
Poverty Level Income						
Persons for whom poverty status is determined	8,504		9,355		11,538	
Persons below poverty level	1,658	19.5%	2,329	24.9%	3,574	31.0%
Unemployment						
Labor Force	5,150		5,388		5,886	
Unemployed	541	10.5%	717	13.3%	923	15.7%
Household Type						
Family Households:						
MC	1,071	20.9%	947	19.9%	1,235	22.5%
MH	125	2.4%	175	3.7%	350	6.4%
FH	263	5.1%	234	4.9%	394	7.2%
Non-Family Households	3,677	71.6%	3,408	71.5%	3,504	63.9%
Total Households	5,136		4,764		5,483	
Housing Units						
Own	124	2.4%	57	1.2%	591	10.8%

Rent	5,012	97.6%	4,707	98.8%	4,892	89.2%

Source: U.S. Census Bureau, 2000

NEIGHBORHOOD REVITALIZATION AREA

Population growth in the Neighborhood Revitalization Area ~~has been~~ was steady ~~during the past 20 years~~ between 1980 and 2000. The average annual growth rate ~~has been~~ was just over 2 percent. The growth rate ~~has~~ varied little during the two decades. The population aged somewhat between 1980 and 1990. However, since 1990 the population has started to become younger with the number less than 18 years of age approaching 30 percent. In spite of this, the number of non-family households increased from 35 percent to 38 percent between 1990 and 2000. While the areas overall population has seen steady growth, the Hispanic population has exploded. Since 1990 the areas Hispanic population has increased by 242 percent and is approximately equal to the areas White population.

The composition of households has changed. In 1980, over 53 percent of all Neighborhood Revitalization Area households were married couples. By 2000, 40 percent of the households were married couples. The shift may be due to the change in housing stock. In 1980, 70 percent of the housing units were single-family, with about 55 percent of all types owner occupied. By 2000, 45 percent of the housing units were single-family, and just under one-half (47%) of all housing types were occupied by the owner.

Table 25

Neighborhood Revitalization Demographics

	1980		1990		2000	
Population	136,992		169,539		204,376	
Gender						
Male	67,705	49.4%	85,122	50.2%	104,027	50.9%
Female	69,287	50.6%	84,417	49.8%	100,349	49.1%
Age						
< 18	38,201	27.9%	42,803	25.2%	58,315	28.5%
18 - 64	86,847	63.4%	107,057	63.1%	124,046	60.7%
> 65	11,944	8.7%	19,679	11.6%	22,015	10.8%
Race						
White	103,380	75.5%	113,832	67.1%	81,183	39.7%
Black	19,312	14.1%	23,829	14.1%	27,420	13.4%
Hispanic	10,372	7.6%	23,626	13.9%	80,680	39.5%
Am .Indian	872	0.6%	1,520	0.9%	1,090	0.5%
Asian	2,624	1.9%	6,480	3.8%	8,577	4.2%
PI	N/A	0.0%	N/A	0.0%	741	0.4%
Other	437	0.3%	251	0.1%	252	0.1%
MT1	N/A	0.0%	N/A	0.0%	4,433	2.2%
Education						
Persons 25+ yrs. of age	79,810		106,853		122,934	
High School Graduate	57,407	71.9%	74,314	69.5%	79,756	64.9%
Bachelors Degree or Greater	9,299	11.7%	12,217	11.4%	11,322	9.2%
Median Household Income	$ 18,431		$ 28,240		$ 34,930	
Poverty Level Income						
Persons for whom poverty status is determined	135,075		162,731		200,294	
Persons below poverty level	14,281	10.6%	22,298	13.7%	37,066	18.5%
Unemployment						
Labor Force	70,277		87,932		88,254	
Unemployed	4,618	6.6%	6,275	7.1%	8,733	9.9%
Household Type						
Family Households:						
MC	27,333	53.4%	30,251	46.2%	27,733	40.0%
MH	1,839	3.6%	3,648	5.6%	5,097	7.4%
FH	6,421	12.5%	8,855	13.5%	9,889	14.3%
Non-Family Households:	15,634	30.5%	22,722	34.7%	26,531	38.3%
Total Households	51,227		65,476		69,250	
Housing Units						
Own	27,940	54.5%	29,464	45.0%	32,548	47.0%
Rent	23,287	45.5%	36,012	55.0%	36,703	53.0%

Source: U.S. Census Bureau, 2000

NEWLY DEVELOPING AREAS

The population of the area of the City north of Cheyenne Avenue ~~has~~ increased at an average annual rate of 15.8 percent ~~during the past 20 years~~ between 1980 and 2000. This translates to a population that ~~has~~, on average, doubled every 53 months. The areas population has aged, with the share of residents under the age of 18 decreasing by about five percent between 1980 and 2000. The share of residents 65 years of age and over nearly tripled during the twenty□year span.

While the areas population growth has been explosive ~~for the past twenty years~~ since 1980, the traits of the residents have only recently begun to change. The population remained about 90 percent White between 1980 and 1990. By 2000, just over 75 percent of the population was White. Hispanics comprised about 10 percent of the areas population in 2000. Household composition changed little during the 20□year span, as family households remained steady at 77 percent. Currently, 80 percent of the dwelling units in this area are single□family and over 84 percent of all households are owner occupied compared to the 75 percent home ownership rate in 1980.

Table 26

Newly Developing Area Demographics

	1980		1990		2000	
Population	4,451		22,502		83,511	
Gender						
Male	2,188	49.2%	10,973	48.8%	41,254	49.4%
Female	2,263	50.8%	11,529	51.2%	42,257	50.6%
Age						
< 18	1,415	31.8%	6,222	27.7%	22,437	26.9%
18 - 64	2,863	64.3%	14,712	65.4%	53,414	64.0%
> 65	174	3.9%	1,568	7.0%	7,660	9.2%
Race						
White	3,987	89.6%	19,900	88.4%	62,984	75.4%
Black	152	3.4%	842	3.7%	5,650	6.8%
Hispanic	225	5.1%	1,197	5.3%	8,501	10.2%
Am .Indian	21	0.5%	170	0.8%	394	0.5%
Asian	59	1.3%	383	1.7%	3,344	4.0%
PI	N/A	0.0%	N/A	0.0%	267	0.3%
Other	7	0.2%	-	0.0%	143	0.2%
MT1	N/A	0.0%	N/A	0.0%	2,228	2.7%
Education						
Persons 25+ yrs. of age	2,473		14,352		56,256	
High School Graduate	1,120	81.9%	12,435	86.6%	50,531	89.8%
Bachelors Degree or Greater	651	10.3%	2,652	18.5%	12,753	21.5%
Median Household Income	$ 23,500		$ 46,966		$ 62,895	
Poverty Level Income						
Persons for whom poverty status is determined	4,334		21,660		83,373	
Persons below poverty level	180	4.2%	899	4.2%	4,063	4.9%
Unemployment						
Labor Force	2,338		12,387		45,040	
Unemployed	114	4.9%	391	3.2%	2,389	5.3%
Household Type						
Family Households:						
MC	1,004	66.2%	5,485	67.9%	19,094	63.4%
MH	43	2.8%	332	4.1%	1,201	4.0%
FH	132	8.7%	511	6.3%	2,630	8.7%
Non-Family Households:	338	22.3%	1,746	21.6%	7,186	23.9%
Total Households	1,517		8,074		30,111	
Housing Units						
Own	1,138	75.0%	6,257	77.5%	25,642	84.3%

Rent	379	25.0%	1,817	22.5%	4,790	15.7%

Source: U.S. Census Bureau, 2000

CITY OF LAS VEGAS

The City's population grew by 190 percent between 1980 and 2000, an average annual rate of 5.5 percent. At that rate population doubles every 13 years. Between 2000 and 2007, the City's population grew by 17.5 percent with average annual growth of 2.34 percent. Some of the reason for lower growth rates for Las Vegas is due obviously to population growth slowing. But Las Vegas is also becoming a large city and as a population becomes larger changes in population have less impact.

Population in each age category more than doubled during the 20 year span, but the rate of growth was greatest among those 65 years of age and older. Their population increased by more than 300 percent between 1980 and 2000. Amongst Racial and Ethnic groups, the Hispanic population experienced the greatest growth. ~~During the past two decades~~ Between 1980 and 2000 the Hispanic population increased by 783 percent. Asians experienced similar growth with an increase of 627 percent over the same time. Since 2000 their populations continue to grow faster than any other group with increases of 47.2 percent and 13.2 percent respectively.

The education level of City residents continues to increase. The rate of college graduation increased from 13.4 percent to 18.2 percent ~~during the past ten years~~ between 1990 and 2000. That represents an increase in the number of people with college degrees of 150 percent. The number of people with college degrees continued to increase since 2000, going to 21.7 percent. ~~Since~~ Between 1990 and 2000, median household income increased by 50 percent. Even when adjusted for inflation Las Vegas residents income increased by 20 percent. Since 2000, median household income increased by 23 percent. When adjusted for inflation, income increased by 2.4 percent during the past seven years. The increase in income may be one of the reasons for the rise in home ownership rates during the 1990's, which increased from 47 percent in 1990 to 59 percent in 2000. Home ownership rates have increased steadily since 2000, reaching a high of 61.8 percent in 2006, but the economic downturn has seen a sharp increase in foreclosures and a corresponding decline in home ownership rates. The type of household's people live in changed slightly between 2000 and 2007. ~~with a small shift in favor of family households~~. The change occurred within family households with a decrease in the number of married couple households and increases to male and female headed households. ~~The increase in family households was noticed more in single parent family households. Married couple family households as a percent of total family households declined slightly between 1990 and 2000.~~

Table 27

City of Las Vegas Demographics

	1990		2000		2007	
	#	%	#	%	#	%
Population	258,295		478,630		562,582	
Gender						
Male	130,539	50.5%	243,174	50.8%	287,184	51.0%
Female	127,756	49.5%	235,456	49.2%	275,398	49.0%
Age						
Less than 18	64,461	25.0%	124,113	25.9%	151,900	27.0%
18 - 64	167,302	64.8%	299,193	62.5%	345,008	61.3%
65 Years and over	26,532	10.3%	55,324	11.6%	65,674	11.7%
Race						
White	186,716	72.3%	277,858	58.1%	288,350	51.3%
Black	28,897	11.2%	48,391	10.1%	59,231	10.5%
American Indian	2,056	0.8%	2,405	0.5%	3,372	0.6%
Asian	9,022	3.5%	22,413	4.7%	25,378	4.5%
Pacific Islander			1,935	0.4%	2,176	0.4%
Hispanic	31,249	12.1%	112,981	23.6%	166,269	29.6%
Other	355	0.1%	650	0.1%	995	0.2%
More than one race			11,997	2.5%	16,811	3.0%
Education						
25+ Yrs of age	168,724		313,205		370,243	
High School Graduate	128,736	76.3%	245,804	78.5%	301,479	81.4%
College Graduate	22,564	13.4%	56,989	18.2%	80,285	21.7%
Median Household Income	$ 30,590		$ 44,069		$ 54,357	
Poverty Level Income						
Persons for whom poverty status is determined	253,617		471,034		553,155	
Persons below poverty level	29,084	11.5%	56,053	11.9%	65,825	11.9%
Unemployment						
Labor Force	140,298		230,477		278,757	
Unemployment	9,297	6.6%	16,176	7.0%	15,890	5.7%
Household Type						
Family Households:						
Married Couple	49,350	49.4%	85,359	48.3%	98,098	46.9%
Male Head of Household	4,954	5.0%	10,470	5.9%	13,950	6.7%
Female Head of Household	11,579	11.6%	21,637	12.2%	26,866	12.8%
Non-Family Households	34,066	34.1%	59,284	33.5%	70,275	33.6%
Total Households	99,949		176,750		209,159	
Housing Units						
Own	47,604	47.6%	104,481	59.1%	120,816	57.8%
Rent	52,345	52.4%	72,269	40.9%	88,373	42.2%

Source: U.S. Census Bureau, 2007

September 29, 2009

Doug Rankin
Planning Manager, Public/Case Planning Division
Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Population Element

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Population Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Population Element will satisfy NRS requirements for a Population Plan and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to population growth

This document will replace the previous Population Element updated April 3, 2003.

Please do not hesitate to contact me at 229-2080 should you have any questions.

Sincerely,

Richard Wassmuth

Richard Wassmuth
Statistical Analyst II
Long Range Planning Division

RECEIVED
OCT 06 2009
GPA-36074
11/19/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

ABEYANCE - 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.: 01/20/2010

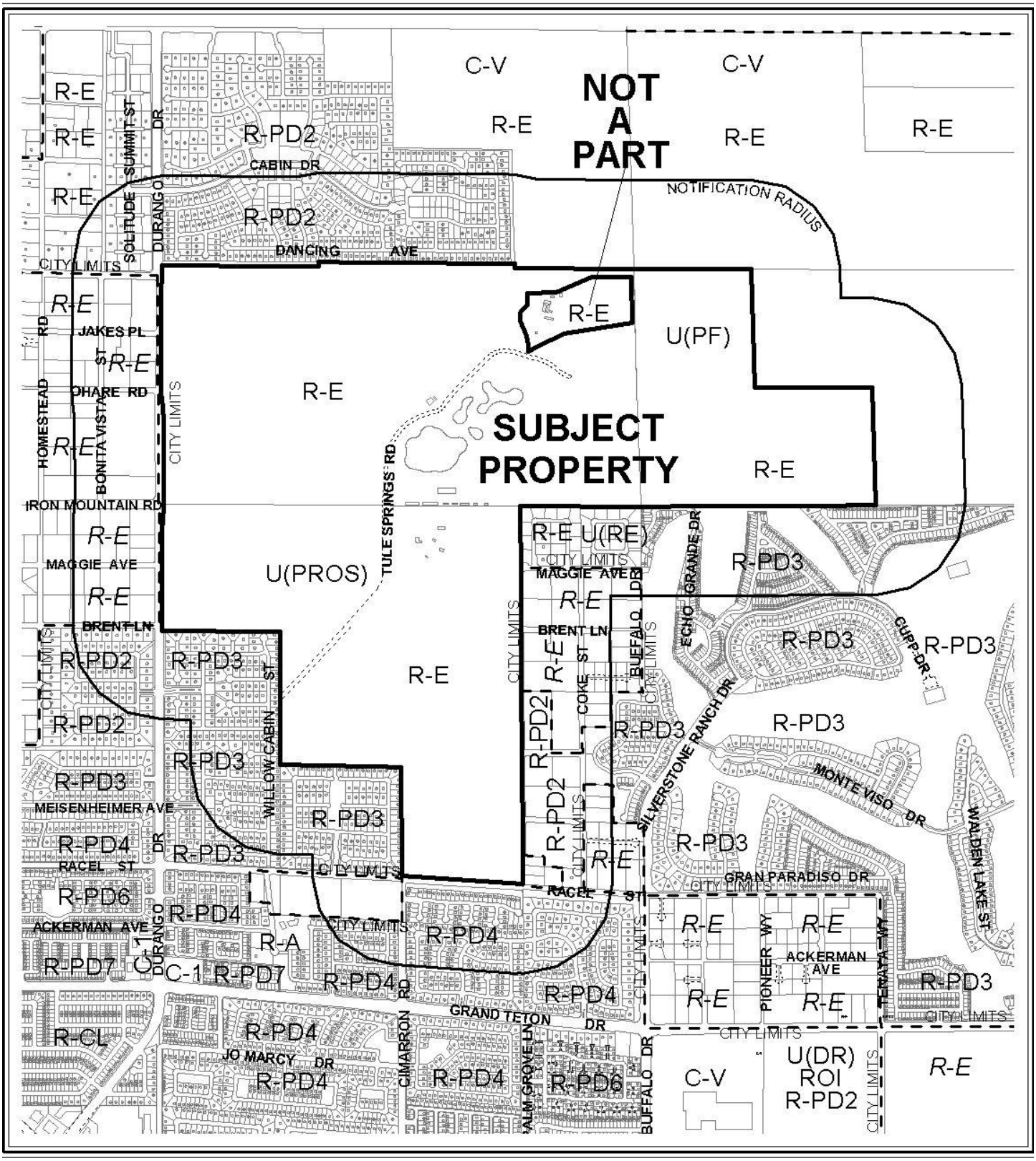
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

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



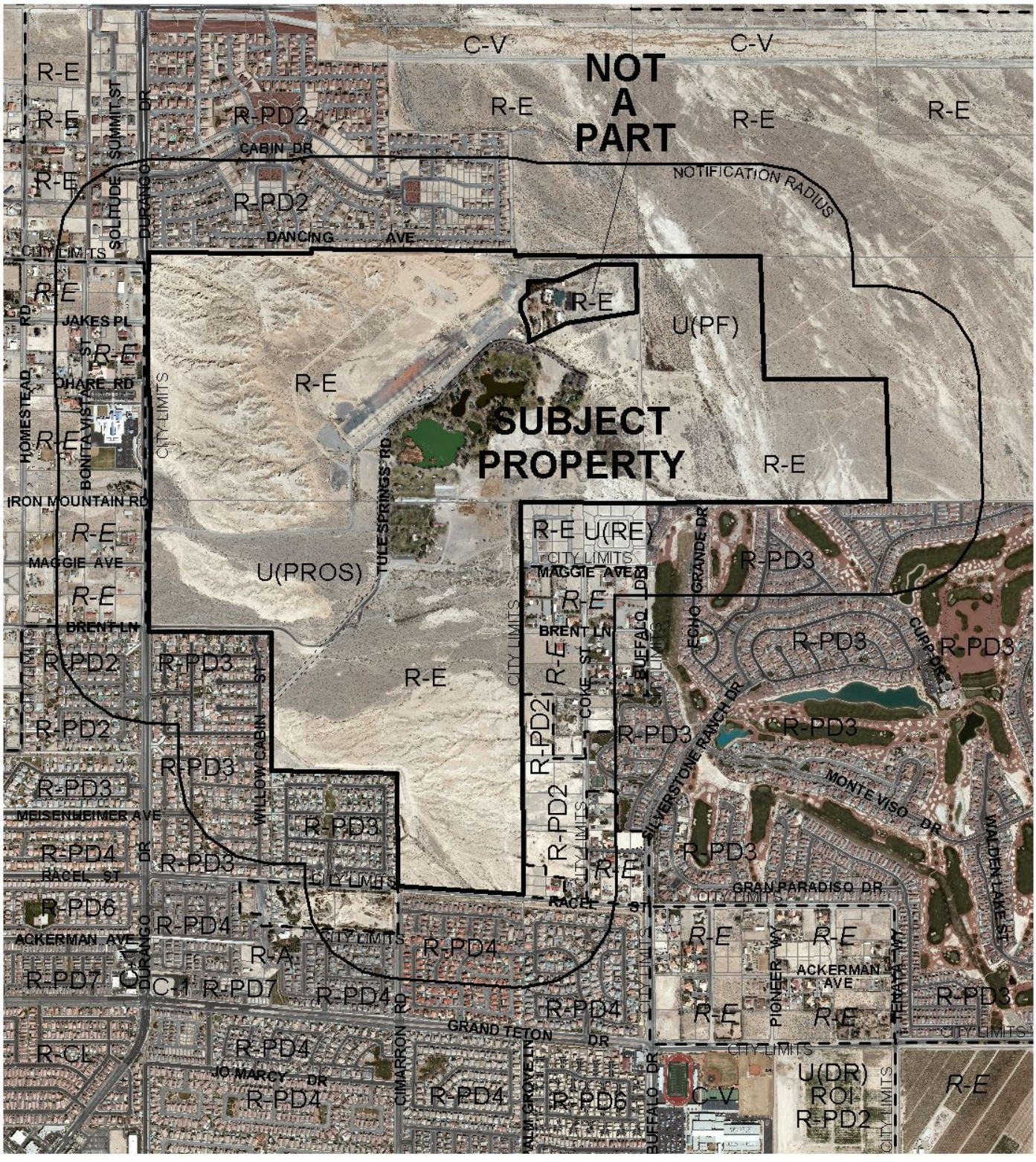
0 2000 4000 Feet

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: DECEMBER17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

JB

ZON-36093 - Staff Report Page One
December 17, 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.
11/05/09	The Planning Commission, at the request of the Planning and Development Department, held in abeyance a request for Rezoning (ZON-36093) 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.

12/09/09	The Historic Preservation Commision approved (HPC-36669) consideration of Rezoning (ZON-36093) 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.

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

JB

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 32

NOTICES MAILED 1284

APPROVALS 1

PROTEST 5

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

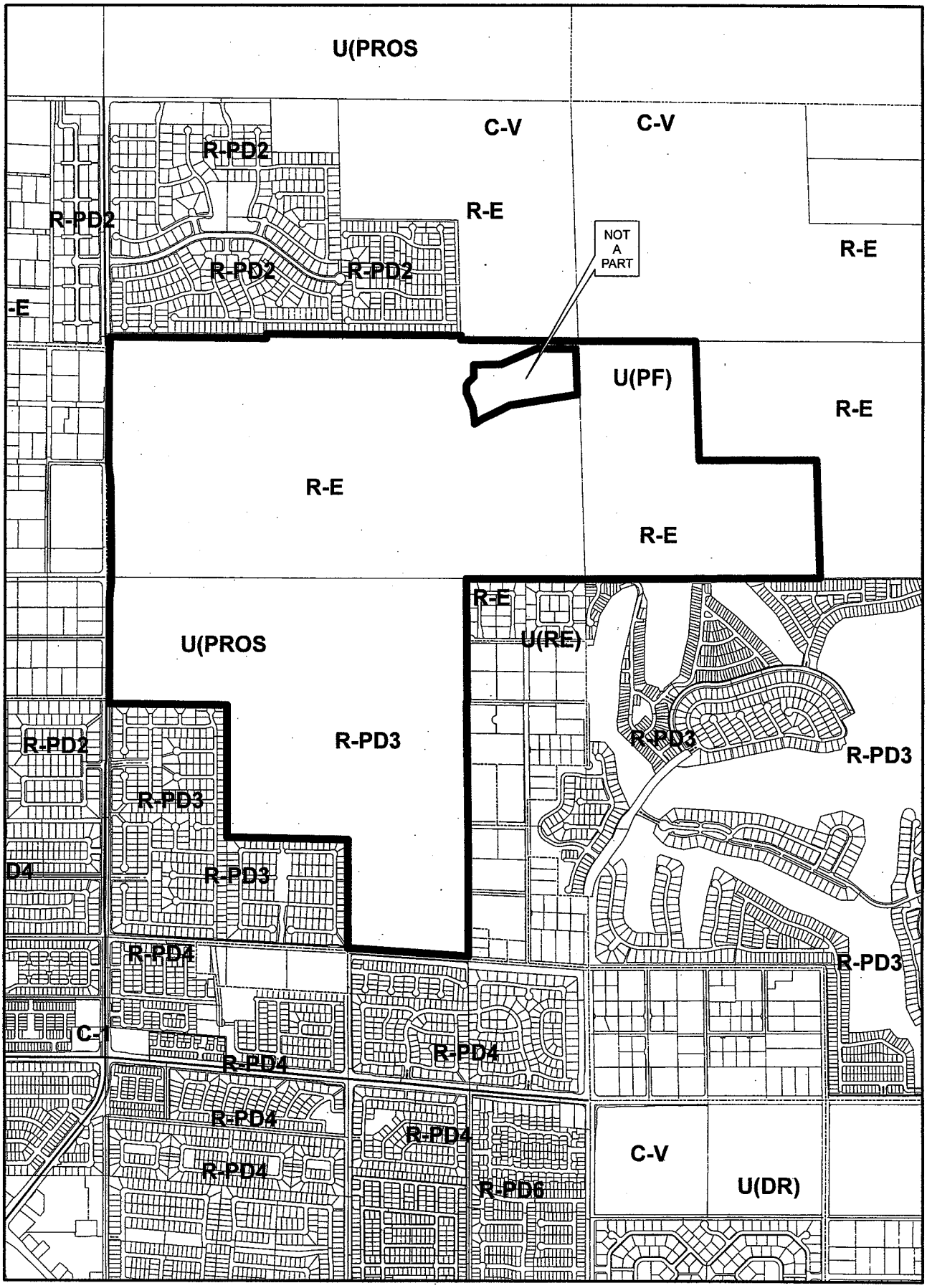
This 17th day of September, 2009

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



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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
DECEMBER 17, 2009 PLANNING COMMISSION

10/01/09



ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS
9200 TULE SPRINGS ROAD
DECEMBER 17, 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
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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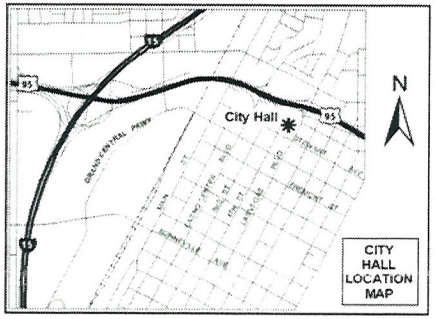
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-36093

Planning Commission Meeting of 11/5/2009

Case: ZON-36093

12509311081
GRITSAVAGE CLEM E & SHERYL L
8416 DRIPPING ROCK CT
LAS VEGAS NV 89131-4638

HAVD511 89131

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

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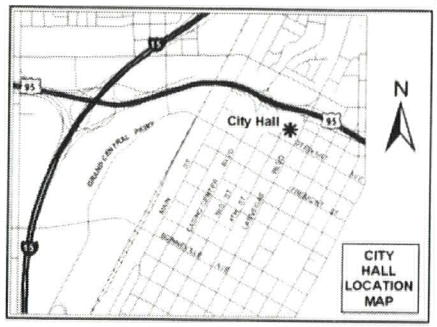

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ZON-36093

Planning Commission Meeting of 11/5/2009

Case: ZON-36093

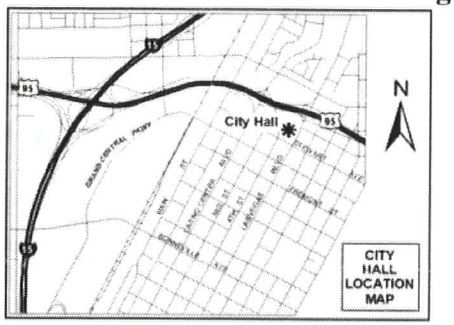
12509312033
GRIFFITH DELL
8325 GLISTENING RUSH ST
LAS VEGAS NV 89131-1430

HAVDS11 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



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☒ I OPPOSE this Request

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ZON-36093

Planning Commission Meeting of 11/5/2009

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Case: ZON-36093

12509816041
MARCUSIU KRYSTAL K
8157 HODGSON MILL CT
LAS VEGAS NV 89131-1458

HAVDS11 89131

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

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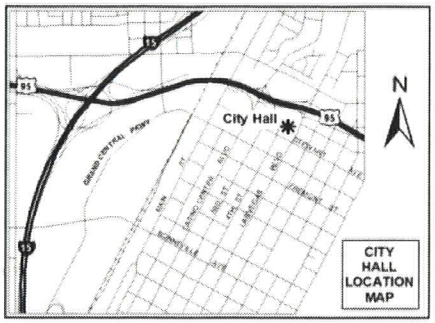

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Please use available blank space on card for your comments.

ZON-36093
Planning Commission Meeting of 11/5/2009

Case: ZON-36093
12504214016
BREITEN LAWRENCE D & DAMA
8138 MAKING MEMORIES PL
LAS VEGAS NV 89131-1545

HAVOS11 89131

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

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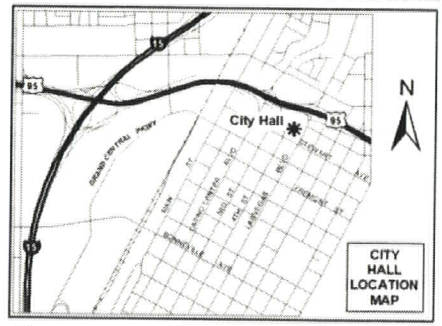

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36093

Planning Commission Meeting of 11/5/2009

Case: ZON-36093
12504612006
VANDERHOOF CLIFFORD J & OLGA M
10303 SLOPE RIDGE ST
LAS VEGAS NV 89131-1558

HAVDS11 89131

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

PRESORTED FIRST CLASS

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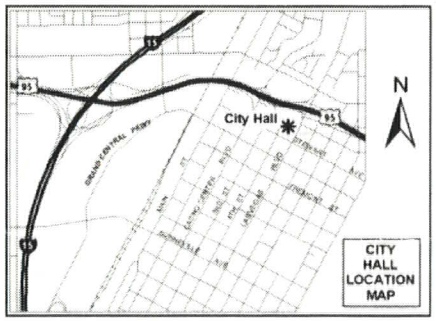

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36093

Planning Commission Meeting of 11/5/2009

Case: ZON-36093
12510118001
SAXON WILLIAM HOWARD & LYDIA
1637 W CRIS AVE
ANAHEIM CA 92802-2417

HAVDS11 92802

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

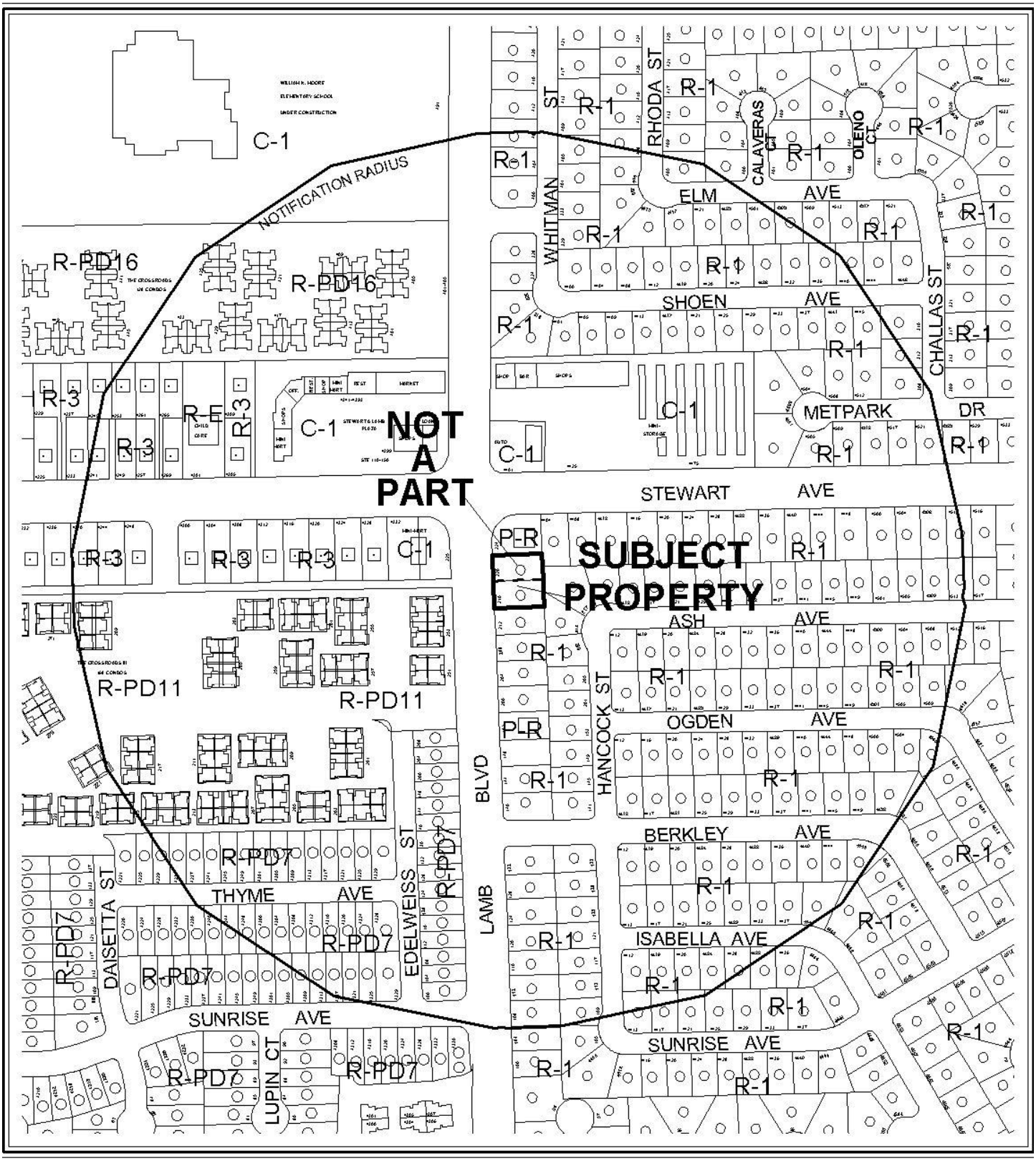
SUBJECT:
ZON-36347 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 216 North Lamb Boulevard (APN 140-32-310-003), Ward 3 (Reese)

C.C.: 01/20/2010

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 (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



CASE: **ZON-36347**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **ZON-36347**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SS

ZON-36347 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to rezone property at 216 North Lamb Boulevard from R-1 (Single Family Residential) to P-R (Professional Office and Parking), containing 0.17 acres. Currently, a single family residence is located on this lot. The lot is adjacent to an existing professional office and is already designated for O (Office) land uses by the General Plan, as are all the lots along the east side of Lamb Boulevard between Stewart Avenue and Sunrise Avenue. As the proposed zoning conforms to the General Plan and the proposed uses would be compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated R-1 (Single Family Residential), the zoning designation will remain inconsistent with the existing land use designation and no commercial uses may exist on the property except for those allowed by Title 19.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot, approved in 2000.
- The lot abutting the subject property to the north was rezoned to P-R (Professional Office and Parking) in 2004 and now accommodates a medical office.
- This segment of Lamb Boulevard is in a high traffic area and is more appropriate for commercial uses than residential uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
1962	The City Council approved a Rezoning (Z-0117-62) to R-1 (Single Family Residential) on properties located on the east side of Lamb Boulevard, south of Stewart Avenue, including the lots at 216 and 220 North Lamb Boulevard.
05/17/00	The City Council approved a request for a General Plan Amendment (GPA-0004-00) from L (Low Density Residential) to O (Office) on approximately 6.53 acres on the east side of Lamb Boulevard, south of Stewart Avenue, including the lots at 216 and 220 North Lamb Boulevard. The Planning Commission and staff recommended approval.
04/07/04	The City Council approved a Rezoning (ZON-3678) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 220 North Lamb Boulevard. The Planning Commission and staff recommended approval.

ZON-36347 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

04/05/06	The City Council approved a request for an Extension of Time (EOT-11858) of a previously approved Rezoning (ZON-3678) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 220 North Lamb Boulevard.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12619) for the conversion of an existing single family residence to an office use and a waiver of the perimeter landscaping requirements on 0.17 acre at 220 North Lamb Boulevard. The Planning Commission and staff recommended approval. A request for a Variance (VAR-12617) for a reduction in required parking on the site was struck by the Planning Commission.
12/17/09	The Planning Commission will consider a request for a Site Development Plan Review (SDR-36345) for a proposed 1,966 square-foot addition to an existing 1,296 square foot Office, Medical with perimeter landscape and arterial streetscape waivers on this site and the lot adjacent to the north (216 and 220 North Lamb Boulevard).
Related Building Permits/Business Licenses	
12/27/07	A building permit (#07003360) was issued for a tenant improvement remodel for a medical office conversion at 220 North Lamb Boulevard. A final inspection was completed on 07/17/08.
01/31/08	A building permit (B-106646) was issued for mechanical work related to the medical office conversion permit (#07003360) at 220 North Lamb Boulevard. A final inspection was completed 05/28/08.
05/06/08	A building permit (B-111299) was issued for a city-design masonry wall in the rear and left side of the property at 220 North Lamb Boulevard. A final inspection was completed 05/29/08.
08/20/08	A business license (Q07-01568) was issued for a medical practice at 220 North Lamb Boulevard. The license remains active.
08/20/08	A business license (C14-00545) was issued for a medical clinic at 220 North Lamb Boulevard. The license expired 10/15/09 for unpaid bills older than 75 days.
Pre-Application Meeting	
09/16/09	A pre-application meeting was held with the applicant's representative, where requirements for submittal of Rezoning and Site Development Plan Review applications were explained. The following topics were discussed: • Waivers for landscaping would be required along all applicable property lines; • Rezoning of the lot at 216 North Lamb Boulevard to P-R (Professional Office and Parking) would be required under a separate application; • Remapping of the two lots to combine into a single lot would be required; • An exception of parking lot landscaping standards would need to be requested;

09/16/09	• A copy of the Joint Access Agreement between the owners of the properties at 220 North Lamb Boulevard and 224 North Lamb Boulevard would be required at time of submittal; • Location of the required ADA accessible route to the right-of-way; • Final inspection of the medical office (this was found to have been completed in July 2008).

Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
11/12/09	A field check was performed at the subject location. Staff made the following observations: • The site contains two structures on two lots; • An existing professional office is located on the northern lot and a single family residence is located on the southern lot; • The southern lot contains a large palm tree in the front yard with no other landscaping; • There are stuccoed walls with wrought iron and an opening for an iron roll gate located in the front yard of the residential lot.

Details of Application Request	
Site Area	
Net Acres	0.17 (approximately 7,560 square feet)

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single Family Residential	O (Office)	R-1 (Single Family Residential)
North	Office, Medical	O (Office)	P-R (Professional Office and Parking)
South	Single Family Residential	O (Office)	R-1 (Single Family Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential (Townhouses)	ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)

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

Existing Zoning	Permitted Density	Units Allowed
R-1 (Single Family Residential)	5.49 du/ac	2 (on 0.35 acres)
Proposed Zoning	**Permitted Density**	**Units Allowed**
P-R (Professional Office and Parking)	N/A	N/A
General Plan	**Permitted Density**	**Units Allowed**
O (Office)	N/A	N/A

ANALYSIS

If approved, this request would rezone the subject site from R-1 (Single Family Residential) to P-R (Professional Office and Parking). Such action would conform to the existing O (Office) General Plan land use designation on this lot. Rezoning of this lot is appropriate, as the area along Lamb Boulevard, an arterial street, is no longer suitable for continuation of low density residential uses due to increased traffic volumes. Staff therefore recommends approval.

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 site is designated O (Office) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the existing 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 proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts. The low-intensity commercial uses allowed in this district are intended to transition from more intense commercial development to existing residential uses by maintaining a residential character, thereby ensuring compatibility with the adjacent residential uses.

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

   Several residential properties along the east side of Lamb Boulevard south of Stewart Avenue have already begun to transition to professional office uses. Because of the high volume of vehicular traffic in the area, this segment is no longer suitable for the continuation of low density residential uses. This was reflected in a change in the General Plan land use for this area in 2000.

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."**

   Access to this site is provided from Lamb Boulevard, a fully improved 100-foot wide Arterial Street as designated by the Master Plan of Streets and Highways. The proposed development of the site will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 476

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: JUSTO SATARAY

Project Address (Location) 210 N LAMB BLVD

Project Name CLINICA MEDICA DEL PUEBLO **Proposed Use** P-R

Assessor's Parcel #(s) 140-31-310-002 & 003 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-1 proposed P-R

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JUSTO SATARAY **Contact** DAVID RODRIGUEZ

Address 220 N LAMB BLVD **Phone:** 459-2401 **Fax:** 459-2405

City LAS VEGAS **State** NV **Zip** 89110

E-mail Address _____

APPLICANT JUSTO SATARAY **Contact** DAVID RODRIGUEZ

Address 220 N LAMB BLVD **Phone:** 459-2401 **Fax:** 459-2405

City LAS VEGAS **State** NV **Zip** 89110

E-mail Address _____

REPRESENTATIVE DAVID RODRIGUEZ **Contact** _____

Address 2545 TORREY PINES **Phone:** 278-8145 **Fax:** 823-5954

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address _____

Property Owner Signature* _____

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

Print Name Justo Sataray

Subscribed and sworn before me

This 1ST day of OCTOBER, 20 09

_____

Notary Public in and for said County and State

E. ZAMORA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-9120-1
MY APPT. EXPIRES SEPTEMBER 23, 2012

RECEIVED
OCT 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR DEPARTMENT USE ONLY

Case #	ZON-36347
Meeting Date:	Dec. 17, 2009
Total Fee:	$1200.00
Date Accepted:	Oct. 9, 2009
Accepted By:	P. GRIMYSER

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-36347** APN: 140-32-310-002 & 003

Name of Property Owner: JESTO SATARAT

Name of Applicant: JESTO SATARAT

Name of Representative: DAVID RODRIGUEZ

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: JESTO SATARAT

Subscribed and sworn before me

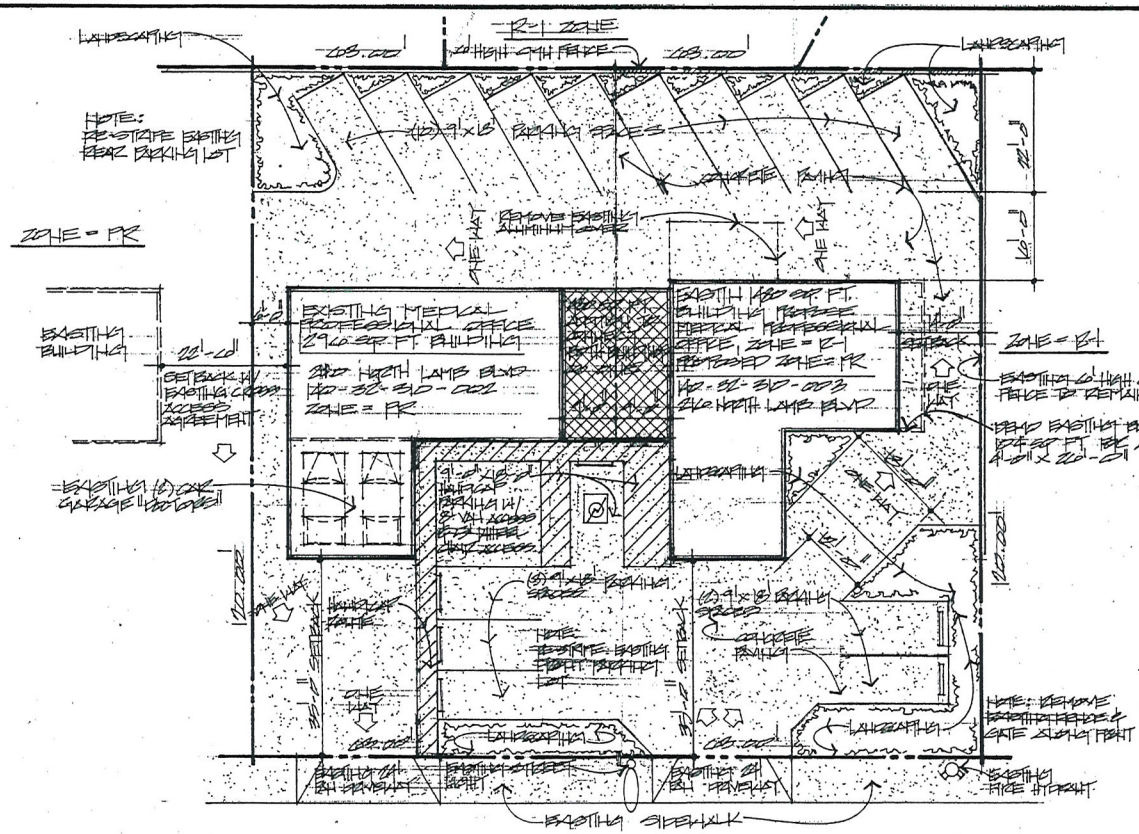
This 1st day of OCTOBER, 2009

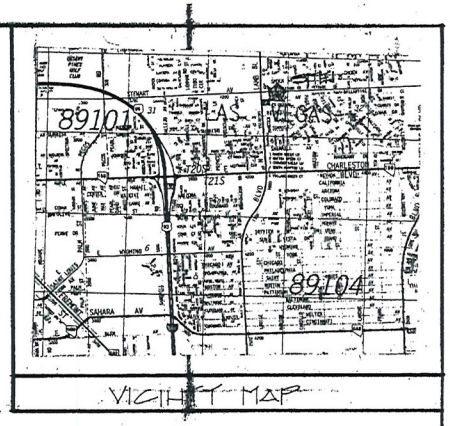
_____

Notary Public in and for said County and State

E. ZAMORA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-9120-1
MY APPT. EXPIRES SEPTEMBER 23, 2012

RECEIVED
OCT 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT





PROPOSED ZONE CHANGE FOR 216 LAMB BLVD 140-32-310-003

EXISTING ZONE: R-1
PROPOSE ZONE: PR

PROPOSAL TO EXTEND & ENLARGE EXISTING PROFESSIONAL MEDICAL OFFICE BUILDING 3262 TOTAL SQUARE FOOT BUILDING

PARKING ANALYSIS

EXISTING BUILDING 200 N. LAMB BLVD	1296 SQ FT
EXISTING BUILDING 216 N. LAMB BLVD	1480 SQ FT
PROPOSED EXTENSION ADDITION	480 SQ FT
TOTAL AREA	3262 SQ FT

3262 SQ FT = 1ST 2000 SQ. FT. @ 1/200 = 10 SPACES
1262 SQ FT = 1262 SQ. FT. @ 1/175 = 8 SPACES

TOTAL SPACES REQUIRED	18 SPACES
TOTAL SPACES PROVIDED	18 SPACES

WARD = 3

LAMB BLVD 100' R.O.W.

SITE PLAN 1"=10'-0"

RECEIVED

NOV 25 2009

ZON-36347

REVISED

12/17/09 PC



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



ZON-36347 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09

JUSTIFICATION LETTER

THIS LETTER IS TO JUSTIFY THE APPROVAL OF A ZONE CHANGE AND AN SITE DEVELOPMENT REVIEW. THE PARCEL WE ARE REQUESTING TO PR ZONING IS LOCATED AT 216 NORTH LAMB BLVD. #140-32-310-003. THIS PARCEL IS CURRENTLY ZONED R-1. OUR REQUESTED WOULD BE FOR A PR ZONING THE PARCEL TO THE NORTH IS CURRENTLY ZONED PR LOT 2, 140-32-310-002. THESE BOTH PARCELS ARE OWNED BY THE SAME PARTY. THEY ARE REQUESTING THE REZONING SO THEY MAY EXPAND THEIR EXISTING MEDICAL OFFICE TO FURTHER EXPAND THEIR MEDICAL BUSINESS PRACTICE.THE OWNER ALSO HAS AN EXISTING OFFICE AT 2832 EAST LAKE MEAD IN NOTRTH LAS VEGAS. THE HOURS OF OPERATION WOULD BE MONDAY THRU SATURDAY FROM 9 AM TO 6 PM.THE OFFICE EXPANSION WOULD EMPLOY NO MORE THAN 5 PEOPLE. THE OFFICE AT 220 NORTH LAMD BLVD CURRENTLY EMPLOYS 2 PERSONS. THE EXISTING BUILDING ON SITE WOULD BE REMODELED TO MATCH THE APPEARANCE OF THE EXISTING OFFICE BUILDING TO THE NORTH. WE WILL ALSO BE EXPANDEDING THE BUILDING BETWEEN THE TWO STRUCTURES TO MAKE ONE TOTAL WE HAVE HIRED AN CIVIL ENGINEER TO DO THE REVERSIONARY MAP FOR THE SITES.WE ARE WAITING FOR THE APPROVAL LETTER FROM REPUBLIC TO KEEP OUR CURB SIDE TRASH PICK UP FOR OUR SITE.THE FRONT EXISTING WALL WILL BE REMOVED FROM SITE TO ALLOW FOR LANDSCAPING.DO TO THE SIZE OF THESE LOTS WE WOULD LIKE TO HAVE A WAVIER TO REDUCE THE REQUIRED LANDSCAPING REQUIRERMENTS. ZERO FEET ON THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED. ZERO FEET ON THE EAST & SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED. EIGHT FEET ON THE WEST PRPERTY LINE WHERE FIFTEEN FEET IS REQUIRED ALONG WITH THE 24" BOX TREES AT THIRTY FEET ON CENTER ARE REQUIRED.WE WOULD ALSO LIKE TO HAVE A WAVIER TO KEEP THE MECHANICAL EQUIPMENT AS EXISTING ON THE ROOF OF THE BUILDING. WE WOULD SCREEN THIS EQUIPMENT PER TITLE 19 OF COURSE.THE LAST WAIVER WE WOULD BE ASKING IS TO DELETE THE REQUIRED LANDSCAPE FINGER ON THE REAR PARKING AREA. ALL THESE WAVIERS WE BELIEVE ARE JUSTIFIED BECAUSE OF THE EXISTING LOT SIZE.APPROPRIATE MEASURES WOULD BE TAKEN TO SECURE AND PROTECT THE PUBLIC HEALTH, SAFTY AND GENERALWELFARE.

THANK YOU FOR YOUR CONSIDERATION

RECEIVED
NOV 25 2009

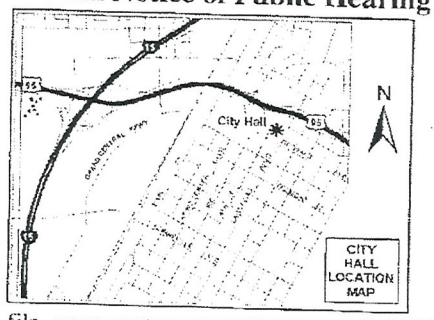
ZON-36347
REVISED
12/17/09 PC

Dec 07 09 03:23p Justo Sataray, MD (702) 649-5444 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.

ZON-36347 & SDR-36345

Planning Commission Meeting of 12/17/2009

14032310003 Case: ZON-36347
SATARAY JUSTO
216 N LAMB BLVD
LAS VEGAS NV 89110-4674

JAVD511 89110

RECEIVED
DEC - 7 2009

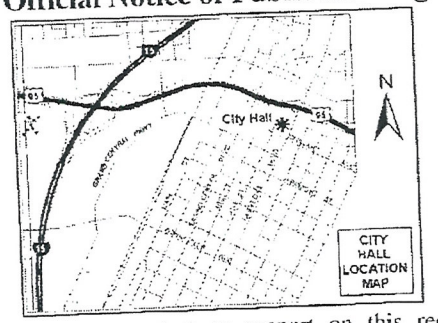
A11

Dec 08 09 12:42p Justo Sataray, MD (702) 649-5444 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



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36347 & SDR-36345

Planning Commission Meeting of 12/17/2009

Case: ZON-36347

14032310002
SATARAY JUSTO
2832 E LAKE MEAD #E
LAS VEGAS NV 89030-6550

JAV0511 89030

RECEIVED
DEC - 8 2009

VII A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

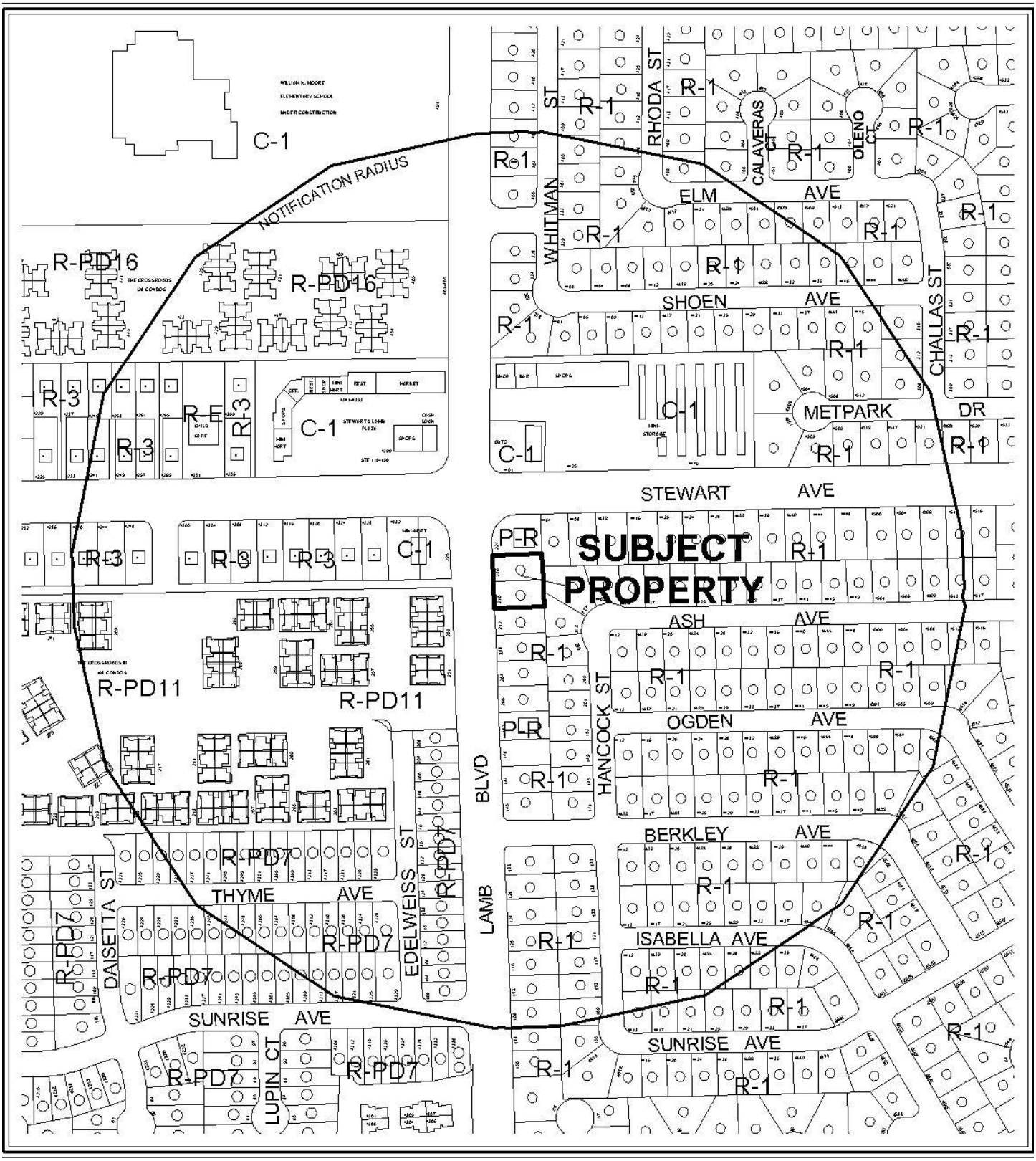
SUBJECT:
SDR-36345 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-36347 - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY - Request for a Site Development Plan Review FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 and 220 North Lamb Boulevard (APNs 140-32-310-002 and 003), R-1 (Single Family Residential) [PROPOSED: P-R (Professional Office and Parking) Zone] and P-R (Professional Office and Parking) Zones, Ward 3 (Reese)

C.C.: 01/20/2010

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-36345**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **SDR-36345**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-3678).

2. Site Development Plan Review SDR-12619 shall be expunged.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and building elevations date stamped 11/25/09, and landscape plan date stamped 12/02/09, except as amended by conditions herein.

5. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to issuance of a building permit.

6. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north perimeter where six feet is required; a zero-foot landscape buffer along portions of the south and east perimeter where eight feet is required; and a six-foot landscape buffer along a portion of the west perimeter where 15 feet is required.

7. A Waiver from Title 19.12.040(F) is hereby approved, to allow a zero-foot landscape buffer between the back of curb and the sidewalk along Lamb Boulevard where a minimum five-foot landscape buffer is required.

8. An Exception from Title 19.12.040(B) is hereby approved, to allow six trees within perimeter landscape buffers where 15 trees are the minimum required.

9. An Exception from Title 19.10.010(J)(11) is hereby approved, to allow zero trees and zero landscape islands within the parking area where two trees are required.

10. 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.

11. 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.

12. 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).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

15. 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.

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

Public Works

17. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method. If no mapping is required, then record a Joint Access Agreement between the two parcels comprising this Site Plan.

18. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

19. 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. The existing "pan" style driveways may remain.

20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lamb/Pecos Bus Turnout project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

21. 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.

22. 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-36345 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The current site consists of an existing 1,296 square-foot Medical Office on the north half and a 1,480 square-foot single family dwelling on the south half. The two portions are proposed to be redeveloped into one site with a 3,256 square foot Medical Office connected by a 480 square-foot addition. The site requires rezoning of the south half to P-R (Professional Office and Parking) to accommodate low-intensity commercial uses. The proposed site conforms to Title 19 Commercial Development Standards and parking standards. Due to the size of the site, landscaping cannot be provided to Title 19 standards. Staff recommends approval of the site as proposed along with the requested landscape waivers and exceptions, subject to conditions. If denied, the site would remain as is and approval of a new Site Development Plan Review would be required prior to development of the site.

ISSUES

- The two existing lots must be remapped to combine into a single lot prior to the issuance of building permits.
- A joint access agreement between the owners of the properties at 220 and 224 North Lamb Boulevard has been signed and has been in effect since 2006, allowing for unrestricted access between the two properties and allowing traffic to safely exit from the site. However, there is no evidence that the agreement has been recorded.
- The site allows for one-way circulation around the building. An oversized vehicle parking in one of the proposed front yard parking spaces may potentially impede access to rear parking spaces due to a narrow access lane.
- Perimeter landscape waivers are required along all sides of the development, and exceptions of the tree spacing and parking lot landscaping requirements are also requested.
- The proposed development is not consistent with Title 19.12.040(F), which requires “any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer.” The applicant has requested a waiver of this standard. Staff can support the request, as the existing sidewalk is part of a fully improved right-of-way and is located at the back of curb for this site and the adjacent properties.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
1962	The City Council approved a Rezoning (Z-0117-62) to R-1 (Single Family Residential) on properties located on the east side of Lamb Boulevard, south of Stewart Avenue, including the lots at 216 and 220 North Lamb Boulevard.
05/17/00	The City Council approved a request for a General Plan Amendment (GPA-0004-00) to amend the land use designation from L (Low Density Residential) to O (Office) on approximately 6.53 acres on the east side of Lamb Boulevard, south of Stewart Avenue, including the lots at 216 and 220 North Lamb Boulevard. The Planning Commission and staff recommended approval.
04/07/04	The City Council approved a Rezoning (ZON-3678) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 220 North Lamb Boulevard. The Planning Commission and staff recommended approval.
04/05/06	The City Council approved a request for an Extension of Time (EOT-11858) of a previously approved Rezoning (ZON-3678) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 220 North Lamb Boulevard.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12619) for the conversion of an existing single family residence to an office use and a waiver of the perimeter landscaping requirements on 0.17 acre at 220 North Lamb Boulevard. The Planning Commission and staff recommended approval. A request for a Variance (VAR-12617) for a reduction in required parking on the site was struck by the Planning Commission.
12/17/09	The Planning Commission will consider a related request for a Rezoning (ZON-36347) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 216 North Lamb Boulevard.
Related Building Permits/Business Licenses	
12/27/07	A building permit (#07003360) was issued for a tenant improvement remodel for a medical office conversion at 220 North Lamb Boulevard. A final inspection was completed on 07/17/08.
01/31/08	A building permit (B-106646) was issued for mechanical work related to the medical office conversion permit (#07003360) at 220 North Lamb Boulevard. A final inspection was completed 05/28/08.
05/06/08	A building permit (B-111299) was issued for a city-design masonry wall in the rear and left side of the property at 220 North Lamb Boulevard. A final inspection was completed 05/29/08.
08/20/08	A business license (Q07-01568) was issued for a medical practice at 220 North Lamb Boulevard. The license remains active.
08/20/08	A business license (C14-00545) was issued for a medical clinic at 220 North Lamb Boulevard. The license expired 10/15/09 for unpaid bills older than 75 days.

Pre-Application Meeting	
09/16/09	A pre-application meeting was held with the applicant's representative. The following topics were discussed: • Waivers for landscaping would be required along all applicable property lines; • Rezoning of the lot at 216 North Lamb Boulevard to P-R (Professional Office and Parking) would be required; • Remapping of the two lots to combine into a single lot would be required; • An exception of parking lot landscaping standards would need to be requested; • A copy of the Joint Access Agreement between the owners of the properties at 220 North Lamb Boulevard and 224 North Lamb Boulevard would be required at time of submittal; • Location of the required ADA accessible route to the right-of-way; • Final inspection of the medical office (this was found to have been completed in July 2008).
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
11/12/09	A field check was performed at the subject location. Staff made the following observations: • The site contains two structures on two lots; • An existing professional office is located on the northern lot and a single family residence is located on the southern lot; • The southern lot contains a large palm tree in the front yard with no other landscaping; • There are stuccoed walls with wrought iron and an opening for an iron roll gate located in the front yard of the residential lot.

Details of Application Request	
Site Area	
Net Acres	0.35

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office, Medical	O (Office)	P-R (Professional Office and Parking)
	Single Family Residential	O (Office)	R-1 (Single Family Residential)
North	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)

South	Single Family Residential	O (Office)	R-1 (Single Family Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family Residential (Townhouses)	ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)

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 19.08.050, the following development standards apply to the proposed site:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	15,120 SF	N/A
Min. Lot Width	60 feet	126 feet	Y
Min. Setbacks			
• Front	20 feet	35 feet	Y
• Side	5 feet	6 feet	Y
• Corner	15 feet	N/A	N/A
• Rear	15 feet	38 feet	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	Lesser of 2 stories/35 feet	One story/16.5 feet	Y
Trash Enclosure	Walled, screened, with roof or trellis	Curbside pickup	Y
Mechanical Equipment	Screened	Screened	By condition

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope setback	49.5 feet from protected property to south	63 feet	Y
Adjacent development matching setback	5 feet	14 feet	Y

Pursuant to Title 19.12, the following landscaping standards apply to the subject proposal:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 – 24" box tree/ 6 Spaces	2 trees	Zero trees	N
Buffer:				
Min. Trees (east, south)	1 tree/20 linear feet	10 trees	5 trees	N
Min. Trees (west, north)	1 tree/30 linear feet	5 trees	1 tree	N
TOTAL		17 trees	6 trees	N
Min. Zone Width (Lamb Blvd. ROW)	15 feet		6 feet from back of sidewalk	N
Min. Zone Width (north P.L.)	6 feet		Zero feet	N
Min. Zone Width (south and east P.L.)	8 feet		Zero feet	N
Min. Zone Width (between curb and sidewalk)	5 feet		Zero feet	N
Wall Height	6-8 feet along east and south PL		6 feet along east and south PL	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, Medical	3,262 SF	1 space per 200 SF up to 2,000 SF; 1 space per 175 SF there-after	17	1	17	1	Y
TOTAL	**3,262 SF**		**18**		**18**		**Y**

Waivers		
Requirement	**Request**	**Staff Recommendation**
Title 19.12.040(A) – Minimum 6' landscape buffer along north perimeter	Zero feet along portion	Approval
Title 19.12.040(A) – Minimum 8' landscape buffer along south and east perimeter	Zero feet along portions	Approval
Title 19.12.040(A) – Minimum 15' landscape buffer along west perimeter	6 feet along portion	Approval
Title 19.12.040(F) – Minimum 5' landscape buffer between the back of curb and the sidewalk along Lamb Boulevard	Zero feet	Approval

Exceptions		
Requirement	**Request**	**Staff Recommendation**
Title 19.10.010(J)(11) – Two minimum 5' wide landscape islands within parking area with minimum of one tree per island	Zero landscape islands with zero trees	Approval
Title 19.12.040(B) – Minimum 15 trees within perimeter buffers	6 trees within perimeter buffers	Approval

ANALYSIS

The site consists of two properties that will be joined to allow for construction of a single building with an Office, Medical use. Currently, the northern property contains an existing 1,296 square-foot professional office. The southern property contains a 1,180 square-foot single family residence with a 300 square-foot garage. A 480 square-foot addition linking the two existing structures is proposed. The southern property must be rezoned to P-R (Professional Office and Parking) in order to accommodate the proposed medical office addition. A companion Rezoning request (ZON-36347) has been submitted for review. The existing residence would be altered to create a similar appearance to the existing medical office. According to the applicant's justification letter, the owner of the subject property also operates an existing office in North Las Vegas in addition to the existing medical office at 220 North Lamb Boulevard.

The proposed site with the combined structure meets Title 19 Commercial Development and Residential Adjacency Standards. Parking requirements are satisfied by provision of 16 onsite parking spaces and two garage spaces. Access is provided to the site by the two existing driveways on Lamb Boulevard. One-way circulation proceeds counterclockwise around the proposed building, with vehicles exiting the property onto Stewart Avenue through the corner property at 224 North Lamb Boulevard. An existing two-car garage on the northern portion of the site also has access from Lamb Boulevard and to the corner lot. A joint access agreement between the owners of the properties at 220 and 224 North Lamb Boulevard has been submitted to the Planning and Development Department, which allows one-way traffic to proceed northward through the adjacent lot and exit onto eastbound Stewart Avenue. The Department of Public Works notes that the onsite one-way circulation may cause a conflict where the traffic passes between the building and one of the proposed front yard parking stalls. If an oversized vehicle parks there, it could restrict the use of the 12-foot wide corridor and block access to the rear parking area.

The size and type of commercial use does not necessitate provision of a trash enclosure. Republic Services has submitted a letter to Planning and Development stating that it will continue to provide curbside refuse pickup service to the subject properties.

Waivers of perimeter landscaping and arterial streetscaping and exceptions of parking lot and perimeter tree and shrub requirements are needed for approval of the site as proposed; however, reduced landscaping is necessary to accommodate site circulation and site visibility along Lamb Boulevard. As Lamb Boulevard is improved to its fullest extent, the requirement for a detached sidewalk and landscape buffer is inappropriate at this location. Overall, the site design is improved from the previous office proposal, which did not contain any landscaping in parking areas and very little on the perimeter. Staff therefore recommends approval of these waivers and exceptions.

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;**

   A portion of the proposed site requires rezoning to P-R (Professional Office and Parking); however, this area is suited for professional office development and these types of uses are anticipated by the General Plan. Adequate screening at the perimeters will ensure compatibility with adjacent residential uses to the south and east. The combined structure, though larger than typical homes along the Lamb Boulevard corridor, will maintain a residential architectural character.

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 site, with approval of a request to rezone the lot at 216 North Lamb Boulevard to P-R (Professional Office and Parking), will be in conformance with the existing O (Office) General Plan land use designation on the site. Waivers of perimeter landscaping and arterial streetscaping are required for approval of the site as proposed; however, reduced landscaping is necessary to accommodate site circulation and site visibility from Lamb Boulevard. Overall, the site is improved from the previous office proposal, which did not contain any landscaping in parking areas and very little on the perimeter. The site meets or exceeds other Title 19 commercial development standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Two existing driveways will continue to provide access to the site from Lamb Boulevard; most potential customers will use the southern driveway to enter the property. A joint access agreement dated 10/31/06 between the owners of the properties at 220 and 224 North Lamb Boulevard allows one-way traffic to proceed northward through the adjacent lot and exit onto eastbound Stewart Avenue. The Department of Public Works notes that the one-way circulation may cause a conflict where the traffic passes between the proposed building and one of the proposed front yard parking stalls. If an oversized vehicle parks in one of those spaces, it could restrict the use of the 12-foot wide corridor and block access to the rear parking area. A city traffic analysis indicates that the proposed development would add approximately one vehicle every nine minutes to the area, and customer traffic entering the site is minimal, reducing the risk of circulation conflicts.

4. Building and landscape materials are appropriate for the area and for the City;

Building materials consist of painted stucco and composite shingle roofing, with multi-paneled glass. Landscape materials include Mondale Pine, Sweet Acacia and various palm trees along with a variety of shrubs along portions of the perimeter. These materials are appropriate for this 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 were designed to maintain the existing residential character of the area. No windows are proposed on the south side of the building facing existing residences. The building meets residential adjacency standards.

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 6

NOTICES MAILED 467

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: JUSTO SATARAY

Project Address (Location) 240 N. LAMB BLVD

Project Name CLINICA MEDICA DEL PUEBLO **Proposed Use** PR

Assessor's Parcel #(s) 140-32-310-002 & 003 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-1 proposed PR

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JUSTO SATARAY **Contact** DAVID RODRIGUEZ

Address 220 N LAMB BLVD **Phone:** 459-2401 **Fax:** 459-2405

City LAS VEGAS **State** NV **Zip** 89110

E-mail Address _____

APPLICANT JUSTO SATARAY **Contact** DAVID RODRIGUEZ

Address 220 N LAMB BLVD **Phone:** 459-2401 **Fax:** 459-2405

City LAS VEGAS **State** NV **Zip** 89110

E-mail Address _____

REPRESENTATIVE DAVID RODRIGUEZ **Contact** _____

Address 2645 S. TORREY PINES **Phone:** 278-8145 **Fax:** 823-5954

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address _____

Property Owner Signature* _____

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

Print Name Justo Sataray

Subscribed and sworn before me

This 1ST day of OCTOBER, 20 09.

_____

Notary Public in and for said County and State

E. ZAMORA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-9120-1
MY APPT. EXPIRES SEPTEMBER 23, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR - 36345
Meeting Date:	Dec. 17, 2009
Total Fee:	$1030.00
Date Received:*	Oct. 9, 2009
Received By:	GRIMYSER

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

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OCT 9 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36345** APN: 140-32-310-002 & 003

Name of Property Owner: JESTO SATARAT

Name of Applicant: JESTO SATARAT

Name of Representative: DAVID RODRIGUEZ

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: JESTO SATARAT

Subscribed and sworn before me

This 1st day of October, 2009

_____

Notary Public in and for said County and State

E. ZAMORA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-9120-1
MY APPT. EXPIRES SEPTEMBER 23, 2012

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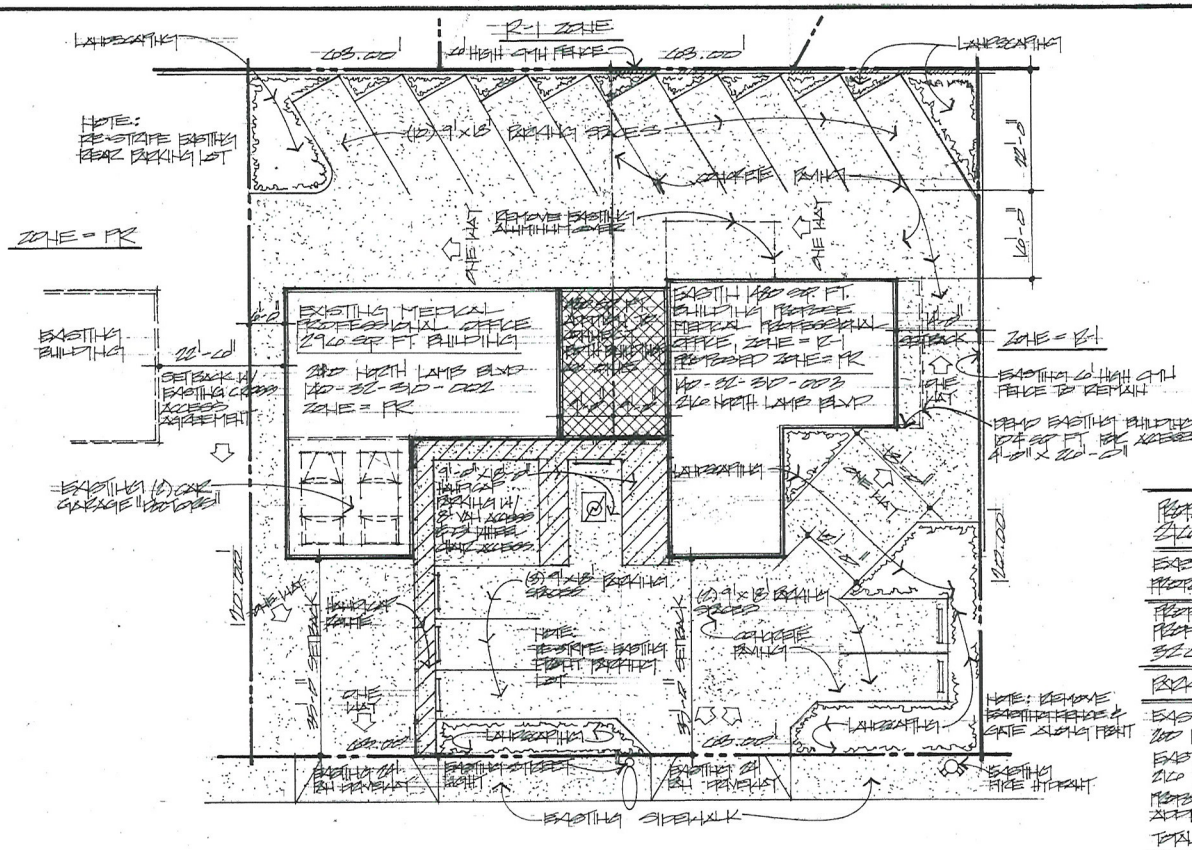
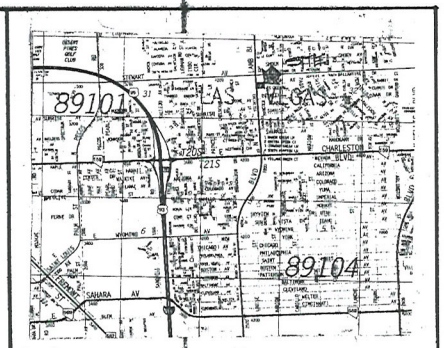
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT





VICINITY MAP

NORTH

PROPOSED ZONE CHANGE FOR
2940 LAMB BLVD 140-32-310-002

EXISTING ZONE: R-1
PROPOSED ZONE: PR

PROPOSAL TO EXTEND & ENLARGE EXISTING PROFESSIONAL MEDICAL OFFICE BUILDING
32,000 TOTAL SQUARE FOOT BUILDING

PARKING ANALYSIS

EXISTING BUILDING 2960 N. LAMB BLVD	2940 SQ FT
EXISTING BUILDING 2940 N. LAMB BLVD	1480 SQ FT
PROPOSED EXTENSION	480 SQ FT
TOTAL AREA	32,000 SQ FT

32,000 SQ FT - 1ST 20,000 SQ FT. @ 1/200 = 10 SPACES
12,000 SQ FT = 12,000 SQ FT. @ 1/1500 = 8 SPACES

TOTAL SPACES REQUIRED	18 SPACES
TOTAL SPACES PROVIDED	18 SPACES

FIXED = 3

LAMB BLVD 100' R.O.W.

SITE PLAN 1"=10'-0"

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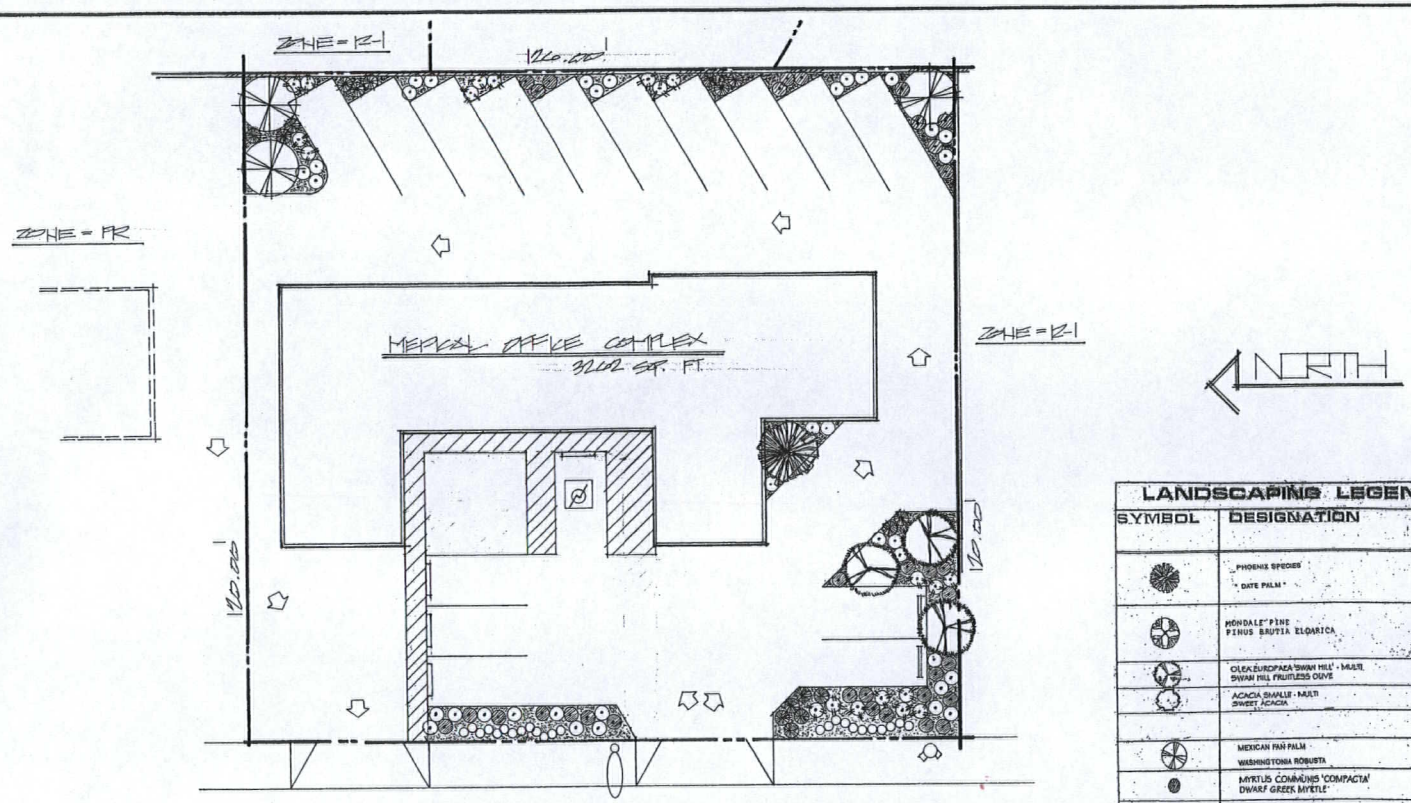
12/17/09 PC



LANDSCAPING LEGEND		
SYMBOL	DESIGNATION	SIZE
	PHOENIX SPECIES " DATE PALM "	[illegible] 20' AS NOTED
	MONDALE PINE PINUS BRUTIA ELDARICA	24" BOX OR 36" IF NOTED
	OLEA EUROPAEA 'SWAN HILL' - MULTI SWAN HILL FRUITLESS OLIVE	24" BOX
	ACACIA SMALLII - MULTI SWEET ACACIA	24" BOX
	MEXICAN FAN PALM WASHINGTONIA ROBUSTA	25',20' & 15' BTH AS NOTED
	MYRTUS COMMUNIS 'COMPACTA' DWARF GREEK MYRTLE	5 GAL.
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	5 GAL.
	RED YUCCA HERSPERALOE PARVIFLORA	5 GAL.
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL.
	SENECIO CINERARIA - DUSTY MILLER	1 GAL @ 3'-6" o.c.
	DECORATIVE GRAVEL PAVING SEE LANDSCAPE NOTES	
	MOUND - CONTOUR LINES @ 1'-0" INTERVAL ABOVE FINISH GRADE SLOPE	SLOPE MAX. 3H:1V
	LANDSCAPE BOULDERS - SANDSTONE	100, 500, 1200 LB.

LAMB BLVD 100' R.O.W

LANDSCAPE PLAN 1" = 10'-0"

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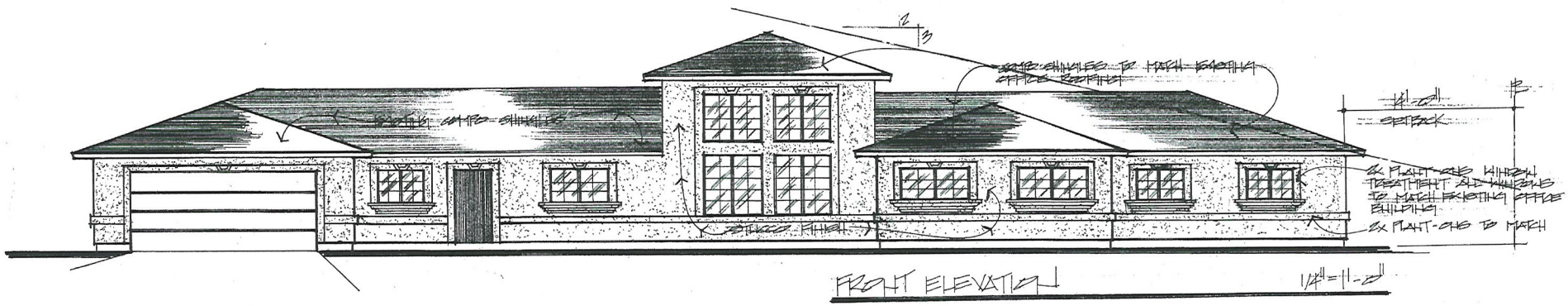

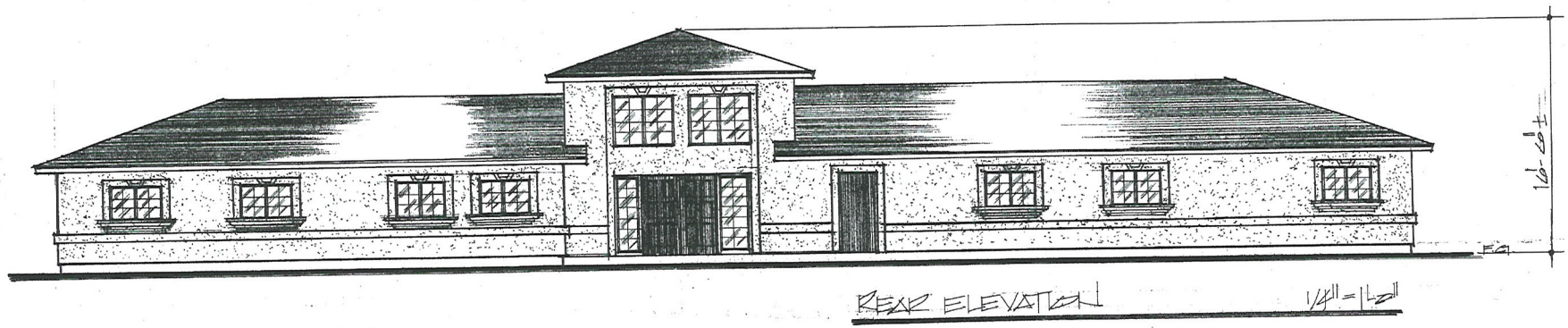

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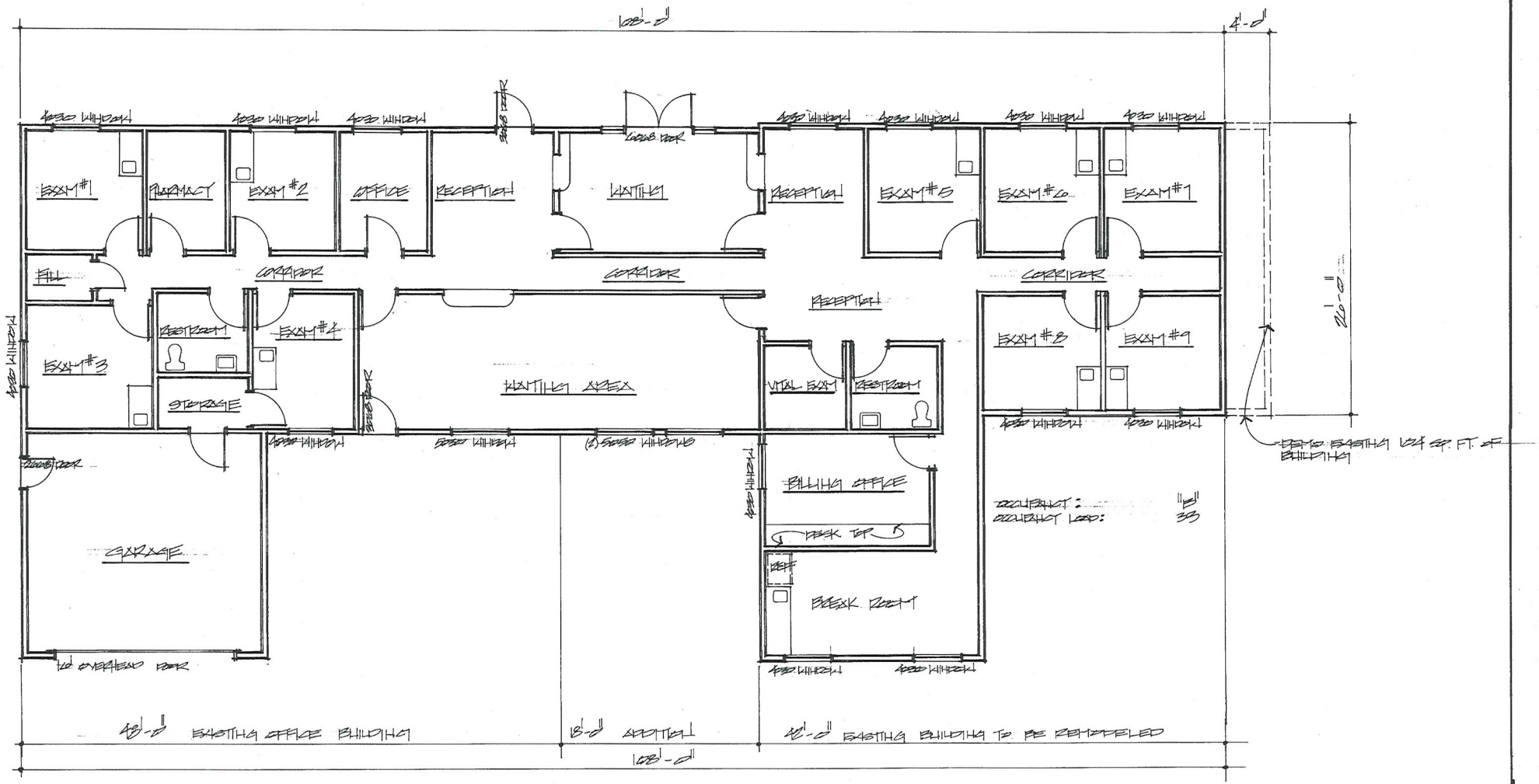
12/17/09 PC



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

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PLANNING & DEVELOPMENT

SDR-36345
12/17/09 PC



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09



SDR-36345 - APPLICANT/OWNER: JUSTO SATARAY
216 AND 220 NORTH LAMB BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09

JUSTIFICATION LETTER

THIS LETTER IS TO JUSTIFY THE APPROVAL OF A ZONE CHANGE AND AN SITE DEVELOPMENT REVIEW. THE PARCEL WE ARE REQUESTING TO PR ZONING IS LOCATED AT 216 NORTH LAMB BLVD. #140-32-310-003. THIS PARCEL IS CURRENTLY ZONED R-1. OUR REQUESTED WOULD BE FOR A PR ZONING THE PARCEL TO THE NORTH IS CURRENTLY ZONED PR LOT 2, 140-32-310-002. THESE BOTH PARCELS ARE OWNED BY THE SAME PARTY. THEY ARE REQUESTING THE REZONING SO THEY MAY EXPAND THEIR EXISTING MEDICAL OFFICE TO FURTHER EXPAND THEIR MEDICAL BUSINESS PRACTICE.THE OWNER ALSO HAS AN EXISTING OFFICE AT 2832 EAST LAKE MEAD IN NOTRTH LAS VEGAS. THE HOURS OF OPERATION WOULD BE MONDAY THRU SATURDAY FROM 9 AM TO 6 PM.THE OFFICE EXPANSION WOULD EMPLOY NO MORE THAN 5 PEOPLE. THE OFFICE AT 220 NORTH LAMD BLVD CURRENTLY EMPLOYS 2 PERSONS. THE EXISTING BUILDING ON SITE WOULD BE REMODELED TO MATCH THE APPEARANCE OF THE EXISTING OFFICE BUILDING TO THE NORTH. WE WILL ALSO BE EXPANDEDING THE BUILDING BETWEEN THE TWO STRUCTURES TO MAKE ONE TOTAL WE HAVE HIRED AN CIVIL ENGINEER TO DO THE REVERSIONARY MAP FOR THE SITES.WE ARE WAITING FOR THE APPROVAL LETTER FROM REPUBLIC TO KEEP OUR CURB SIDE TRASH PICK UP FOR OUR SITE.THE FRONT EXISTING WALL WILL BE REMOVED FROM SITE TO ALLOW FOR LANDSCAPING.DO TO THE SIZE OF THESE LOTS WE WOULD LIKE TO HAVE A WAVIER TO REDUCE THE REQUIRED LANDSCAPING REQUIRERMENTS. ZERO FEET ON THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED. ZERO FEET ON THE EAST & SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED. EIGHT FEET ON THE WEST PRPERTY LINE WHERE FIFTEEN FEET IS REQUIRED ALONG WITH THE 24" BOX TREES AT THIRTY FEET ON CENTER ARE REQUIRED.WE WOULD ALSO LIKE TO HAVE A WAVIER TO KEEP THE MECHANICAL EQUIPMENT AS EXISTING ON THE ROOF OF THE BUILDING. WE WOULD SCREEN THIS EQUIPMENT PER TITLE 19 OF COURSE.THE LAST WAIVER WE WOULD BE ASKING IS TO DELETE THE REQUIRED LANDSCAPE FINGER ON THE REAR PARKING AREA. ALL THESE WAVIERS WE BELIEVE ARE JUSTIFIED BECAUSE OF THE EXISTING LOT SIZE.APPROPRIATE MEASURES WOULD BE TAKEN TO SECURE AND PROTECT THE PUBLIC HEALTH, SAFTY AND GENERALWELFARE.

THANK YOU FOR YOUR CONSIDERATION

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NOV 25 2009

SDR-36345

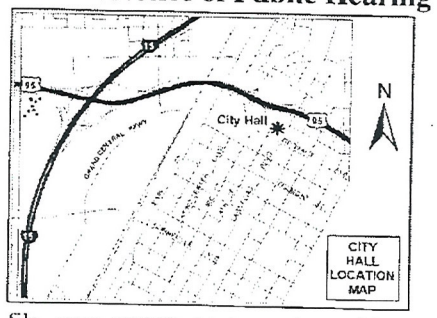
REVISED

12/17/09 PC

Dec 07 09 03:23p Justo Sataray, MD (702) 649-5444 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.

ZON-36347 & SDR-36345

Planning Commission Meeting of 12/17/2009

Case: ZON-36347

14032310003
SATARAY JUSTO
216 N LAMB BLVD
LAS VEGAS NV 89110-4674

JAVDS11 89110

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124

Dec 08 09 12:42p Justo Sataray, MD (702) 649-5444 p.1

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

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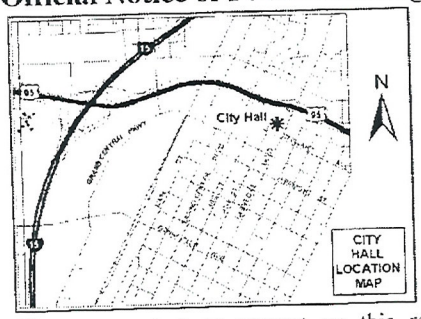
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36347 & SDR-36345

Planning Commission Meeting of 12/17/2009

Case: ZON-36347

14032310002
SATARAY JUSTO
2832 E LAKE MEAD #E
LAS VEGAS NV 89030-6550

JAVDS11 89030

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DEC - 8 2009

12A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

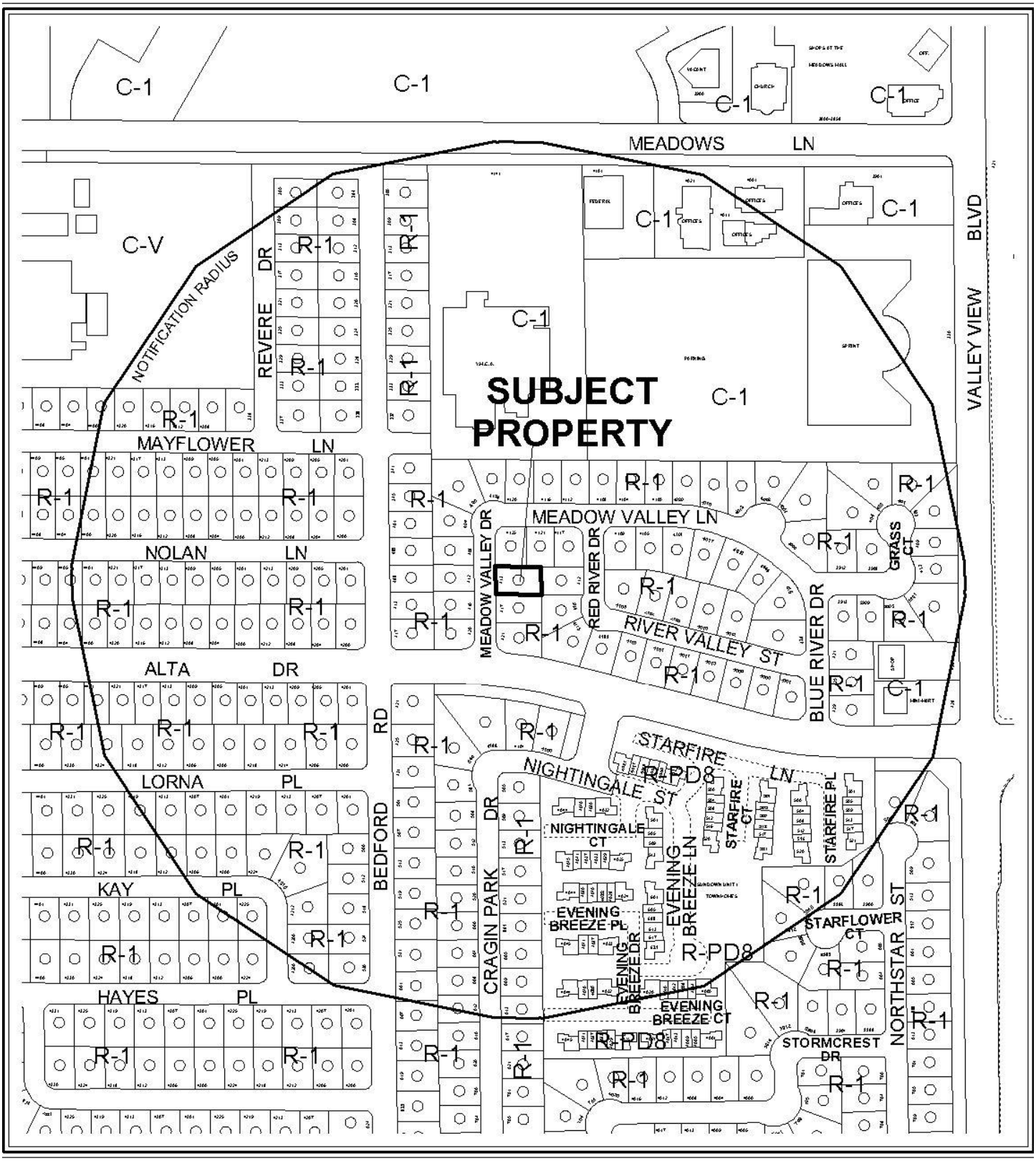
VAR-36543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN KERN - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS REQUIRED FOR AN EXISTING 392 SQUARE-FOOT ADDITION on 0.16 acres at 413 Meadow Valley Drive (APN 139-31-610-037), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

C.C.: 01/20/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**20**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

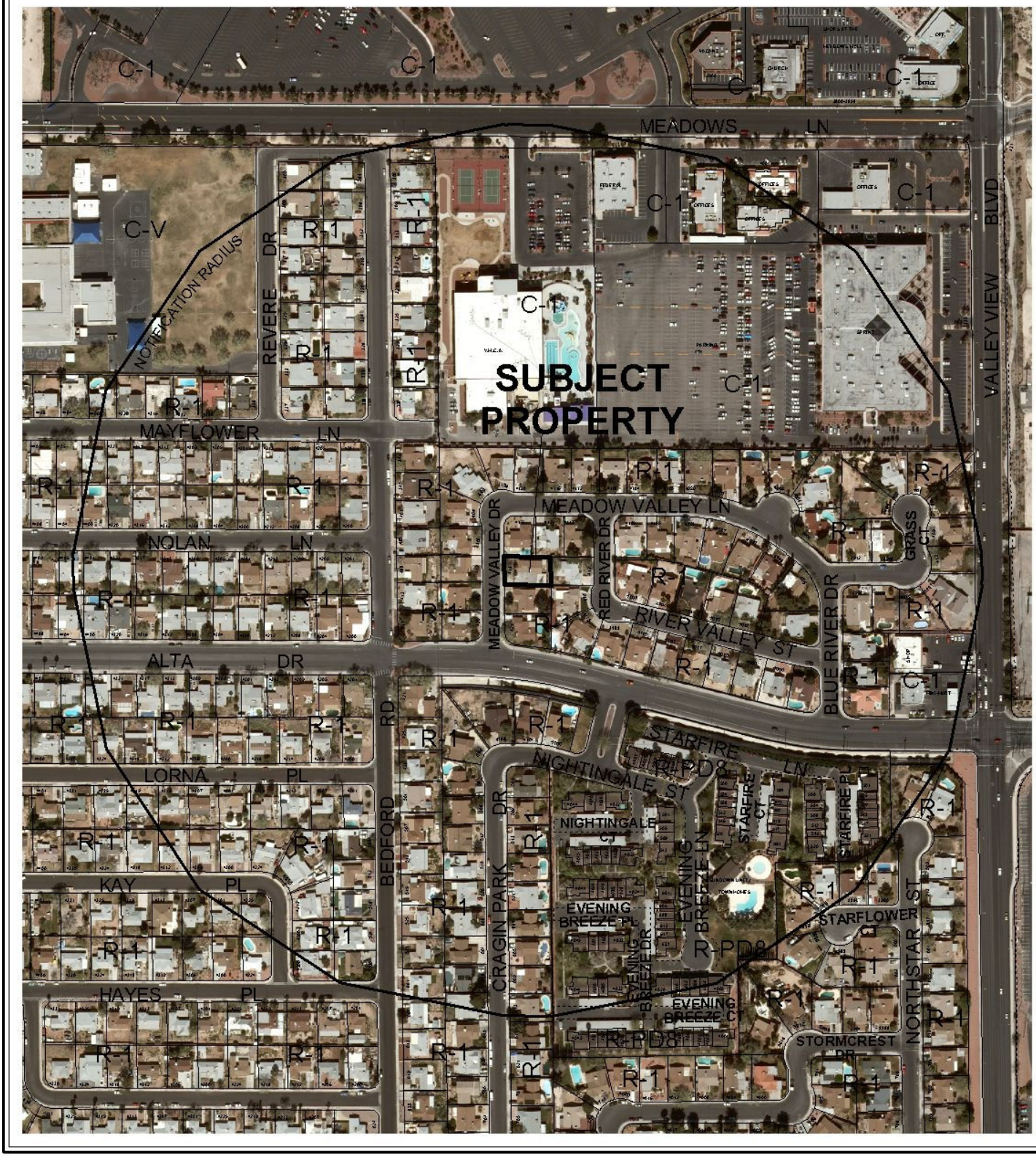
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition and Support Postcards



CASE: **VAR-36543**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 300 600 Feet

CASE: **VAR-36543**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36543 - APPLICANT/OWNER: STEVEN KERN

** 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.

VAR-36543 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow an 11-foot rear yard setback, where a 15-foot setback is required for an existing addition to a single family residence at 413 Meadows Valley Drive. The addition located at the rear of the residence was constructed without obtaining permits, resulting in a room addition that encroaches four feet into the required 15-foot rear yard setback of the property. Since the existing addition to the principle dwelling 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	
03/25/09	A deed was recorded for change of ownership.
09/16/09	A Code Enforcement case (#81925) was processed for construction going on at 413 Meadow Valley. The case was closed by Code Enforcement on 09/17/09.
Related Building Permits/Business Licenses	
05/19/75	The existing single-family residence was constructed at 413 Meadow Valley Drive.
Pre-Application Meeting	
10/14/09	A pre-application meeting with the applicant was held where the elements of submitting a Variance were discussed. • The submittal of the application materials and documents. • The meeting dates and deadlines were also discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
11/12/09	A well mainted residence was observered.

Details of Application Request	
Site Area	
Gross Acres	.16

AO

VAR-36543 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residence)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residence)
South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residence)
East	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residence)
West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residence)

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 (140 Feet)	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

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500	6,500	Y
Min. Lot Width	65 Feet	65 Feet	Y
Min. Setbacks • Front • Side • Side • Rear	 20 Feet 5 Feet 5 Feet 15 Feet	 25 Feet 7 Feet 8 Feet 11 Feet	 Y Y Y N
Max. Lot Coverage	N/A	27%	Y
Max. Building Height	2 Stories or 35 Feet, whichever is less	10 Feet	N

ANALYSIS

The applicant has constructed a room addition at the rear of the existing residence that encroaches approximately four feet into the required 15-foot rear yard setback of the property. The structure is 14 feet wide by 28 feet long, 392 square feet in area, and is completely enclosed with interior access provided to the rest of the dwelling. The applicant has indicated that the grooved exterior wood surface of the addition will be removed and replaced with stucco to match the main dwelling.

Research of the building permit activity found that the applicant had not obtained permits via Building and Safety for the addition that was built within the required setback. The structure is therefore not in conformance with Title 19.08. The applicant has created a self-imposed hardship by building within the required setback area and 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 22

NOTICES MAILED 318

APPROVALS 20

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 413 Meadow Valley Drive

Project Name Kern Residence Addition **Proposed Use** Residential

Assessor's Parcel #(s) 139-31-610-037 **Ward #** 1

General Plan: existing L proposed _ **Zoning:** existing R-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.16 **Lots/Units** _____ **Density** _____

Additional Information Previously built non-permitted addition exists.

PROPERTY OWNER Steven K Kern **Contact** Steven K Kern

Address 6159 O'Bannon Dr. **Phone:** (702) 860-5690 **Fax:** _____

City Las Vegas **State** Nv **Zip** 89146

E-mail Address _____

APPLICANT Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Jeff Grover Design **Contact** Jeff Grover

Address 7155 Polaris Avenue **Phone:** (702) 361-7576 **Fax:** (702) 361-2200

City Las Vegas **State** NV **Zip** 89118

E-mail Address jgrover@jeffgroverdesign.com

Property Owner Signature* _____

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

Print Name Steven Kelly Kern

Subscribed and sworn before me

This 26th day of October, 20 09.

Chita C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR 36543
Meeting Date:	12.17.09
Total Fee:	$830.-
Date Received:*	11.2.09
Received By:	JFA

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36543** APN: 139-31-610-037

Name of Property Owner: Steven K Kern

Name of Applicant: Steven K Kern

Name of Representative: Jeff Grover Design/Jeff Grover

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: Steven Kelly Kern

Print Name: Steven Kelly Kern

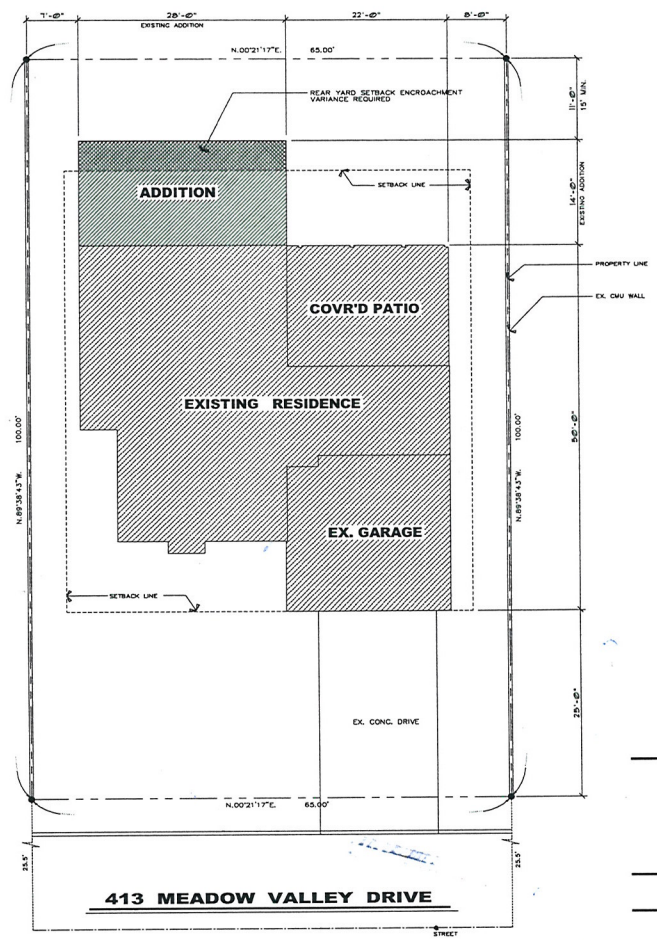
Subscribed and sworn before me

This 26th day of October, 2009

Chita C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011



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NOV 02 2009

NORTH

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

LOT 49, BLOCK 3
VALLEY WEST UNIT #2
BOOK 16, PAGE 68 OF PLATS
CLARK COUNTY, NEVADA

APN 139-31-610-037

SITE PLAN

VAR-36543
12/17/09 PC

DATE	DESCRIPTION

JEFF GROVER DESIGN
Residential Designer
RESIDENTIAL DESIGN AND PLANNING
7155 So. Polaris Avenue Las Vegas, Nevada 89118 702-361-7876
www.jeffgroverdesign.com fax 702-361-2200

These Drawings are the sole property of the Registered Residential Designer. They have been prepared as an instrument of service for the specific project indicated and shall NOT BE USED OR REPRODUCED in whole or in part on this or any other project without written permission of the Registered Residential Designer in accordance with federal copyright law.

PROJECT NAME
Addition to Residence
Kelly Kern
413 Meadow Valley Lane
Las Vegas, Nevada 89107

DRAWN BY	JG
CHECKED BY	JG
DATE	10/30/09
JOB NUMBER	093905

SHEET NAME
SITE PLAN
SHEET NUMBER
A1.01

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1. REMOVE AND REPLACE ALL KITCHEN CABINETRY, COUNTERTOP AND APPLIANCES
2. REMOVE EXISTING DOOR AND JAMB. FRAME IN OPENING AND FINISH TO MATCH.
3. PROVIDE NEW OPENING AND DOOR AS INDICATED.
4. PROVIDE NEW OPENING AND DOOR AS INDICATED. SEE STR. DRUGS.
5. REMOVE AND REPLACE CABINETRY, COUNTERTOP, BATH FIXTURES AND HARDWARE.
6. NEW WOOD FRAME/GYP. BOARD WALL PER PLAN

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THK.	MTRL.	REMARKS
1	2'-6"	6'-8"	1-3/4"	METAL	WOOD FRAME INSWING FRENCH DOOR w/ SINGLE LITE, DUAL GLAZE, LOW-E TEMP. GLASS
2	6'-0"	6'-8"	1-3/4"	METAL	TRIPLE UNIT WOOD FRAME INSWING FRENCH w/ SINGLE LITE, DUAL GLAZE, LOW-E TEMP. GLASS
3	2'-8"		1-3/8"	H'BD	6-PANEL SOLID CORE - 20 MIN. RATED SELF CLOSING DEVICE
4	1'-8"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 6-PANEL - INTERIOR
5	2'-4"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 6-PANEL - INTERIOR
6	2'-6"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 6-PANEL - INTERIOR
7	2'-0"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 6-PANEL - INTERIOR POCKET FRAME
8	2'-0"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 2-PANEL - INTERIOR BI-FOLD
9	4'-0"	6'-8"	1-3/8"	H'BD	HOLLOW CORE 2-PANEL - INTERIOR BI-FOLD

DOOR NOTES:

1. PROVIDE WEATHERSTRIP AND THRESHOLD AT DOOR NOS. 1 THRU 3. VERIFY MATERIAL AND COLOR WITH OWNER PRIOR TO ORDERING.
2. DOOR HARDWARE TO BE AS SPECIFIED BY OWNER. PROVIDE DEADBOLT TO MATCH AT ALL EXTERIOR ENTRY DOORS.
3. DOOR CASING, JAMBS AND BASEBOARD TO BE PAINT GRADE. CASING AND BASEBOARD STYLE AS SPECIFIED BY OWNER. SEE FLOOR PLAN AND FRAMING PLAN FOR WALL THICKNESS INFORMATION.
4. VERIFY WALL THICKNESS CONDITIONS IN FIELD PRIOR TO FABRICATING DOOR FRAMES.

WINDOW SCHEDULE

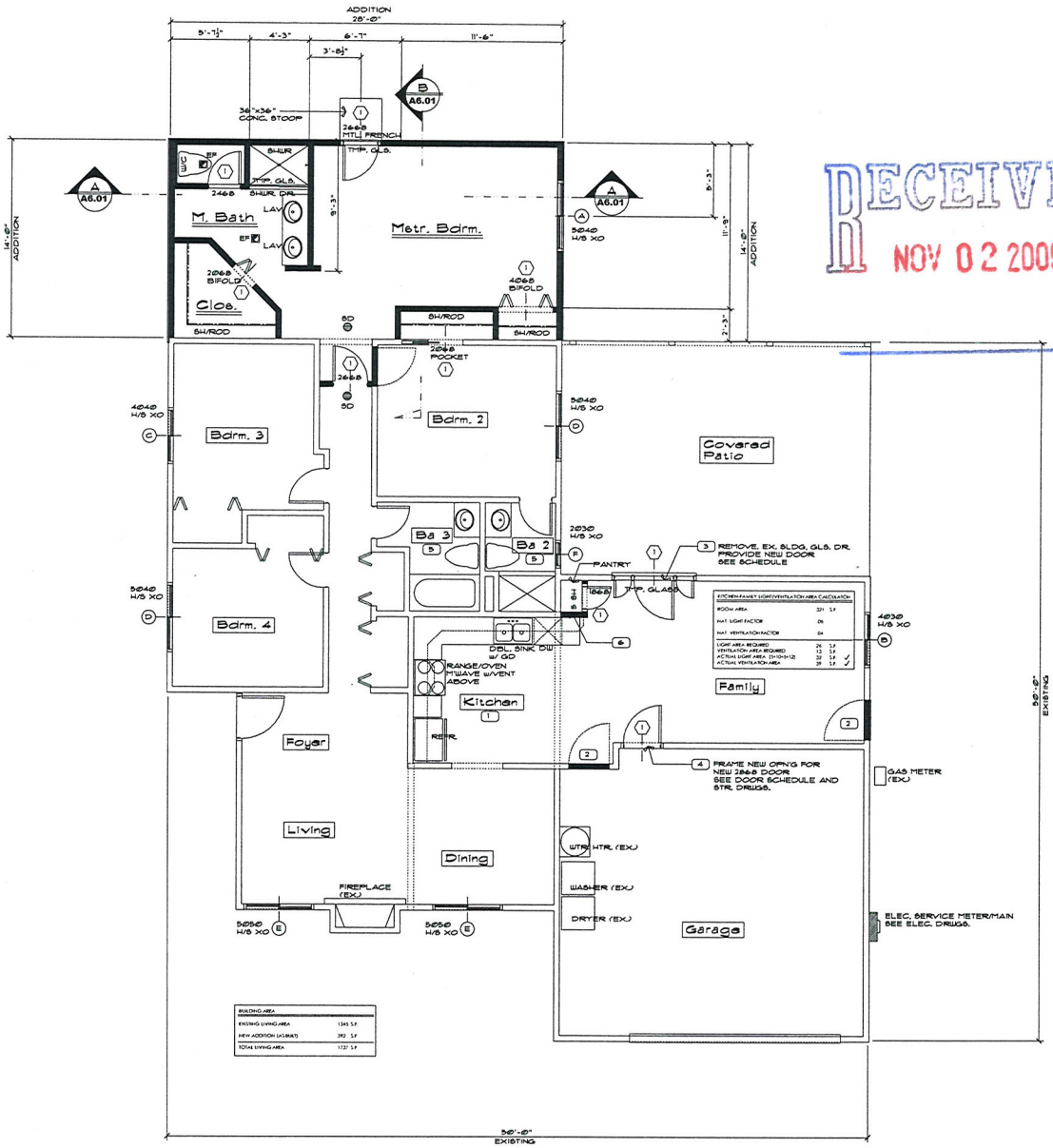
MARK	WIDTH	HEIGHT	TYPE	REMARKS
A	5'-0"	4'-0"	H5	XO
B	4'-0"	3'-0"	H5	XO
C	4'-0"	4'-0"	H5	XO
D	5'-0"	4'-0"	H5	XO
E	5'-0"	5'-0"	H5	XO
F	2'-0"	3'-0"	H5	XO - OBSCURE GLASS
G	48"	-	BYPASS	TEMPERED GLASS - SHWR ENCLOSURE

WINDOW TYPES:

H5 HORIZONTAL SLIDING

WINDOW NOTES:

1. WINDOWS "A" THRU "F" TO BE VINYL FRAME INSULATING w/ LOW-E GLAZING. SEE IECC SYNOPSIS FOR MAXIMUM "U" AND "SHGC" VALUES.
2. WINDOWS AND GLAZING IN DOORS SHALL COMPLY WITH IRC CHAPTER 3.
3. VERIFY MIRROR REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
4. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.



FLOOR PLAN

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

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VAR-36543
12/17/09 PC

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JEFF GROVER DESIGN
Residential Designer
RESIDENTIAL DESIGN AND PLANNING
7188 So. Polaris Avenue Las Vegas, Nevada 89118
702-361-1616
fax: 702-361-2260
www.jeffgrovердesign.com

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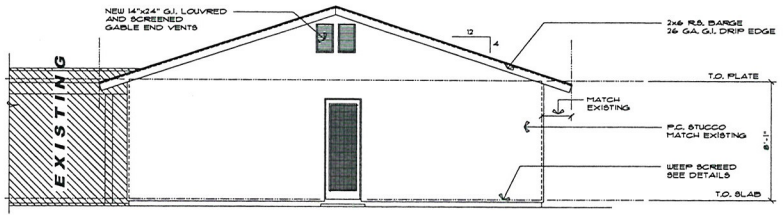
PROJECT NAME
Addition to Residence
Kelly Kern
413 Meadow Valley Lane
Las Vegas, Nevada 89107

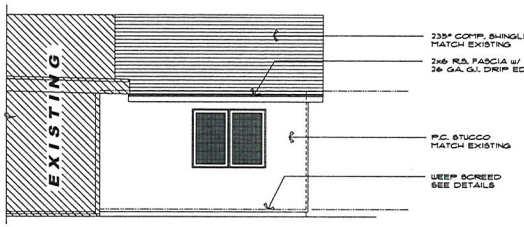
DRAWN BY JG
CHECKED BY JG
DATE 12/30/09
JOB NUMBER 083905

SHEET NAME
FLOOR PLAN SCHEDULES
SHEET NUMBER
A3.01



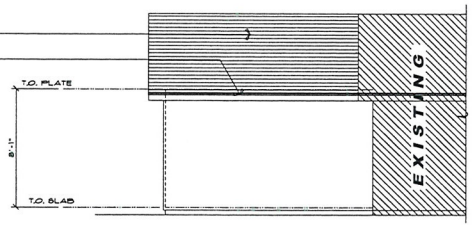
REAR ELEVATION

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



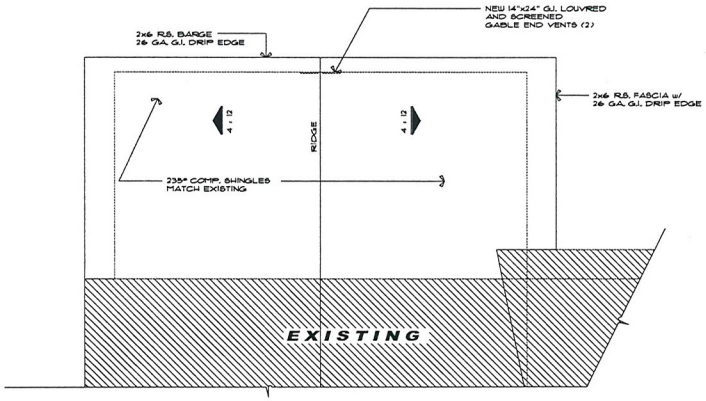
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



ROOF PLAN

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

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NOV 02 2009

VAR-36543
12/17/09 PC

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DATE	DESCRIPTION

JEFF GROVER DESIGN
Residential Designer
RESIDENTIAL DESIGN AND PLANNING
7155 So. Polaris Avenue Las Vegas, Nevada 89118 702-361-7576
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PROJECT NAME

Addition to Residence
Kelly Kern
413 Meadow Valley Lane
Las Vegas, Nevada 89107

DRAWN BY	JG
CHECKED BY	JG
DATE	10/30/09
JOB NUMBER	093905

SHEET NAME
ELEVATIONS
ROOF PLAN

SHEET NUMBER
A4.01



VAR-36543 - APPLICANT/OWNER: STEVEN KERN
413 MEADOW VALLEY DRIVE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

Justification Letter

October 26, 2009

Re: Addition to Residence
Steven K. Kern
413 Meadow Valley Drive
Las Vegas, Nv 89107

APN 139-31-610-037

An addition to the existing residence was constructed by a previous owner without permits. Upon site observation of the existing conditions, it was determined that the addition encroaches into the rear-yard setback.

A Variance is requested to allow an 11' rear yard setback to the existing addition where 15' is the minimum (27% reduction). The rear-yard encroachment consists of an area 28' wide and 4' in depth.

The existing main structure consists of a stucco exterior with composition shingle roofing. The addition was constructed with a grooved exterior wood (T-1-11) siding material. The siding material is to be removed and replaced with new stucco and paint to match the main structure. All other features of the addition match the existing residence.

With the exception of the setback encroachment, the existing and/or proposed design complies with all R-1 zoning regulations.

Steven K. Kern

Steven K. Kern

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NOV 02 2009

VAR-36543
12/17/09 PC

Neighborhood Review Survey

Re: Addition to Residence-Variance Request
Steven K. Kern
413 Meadow Valley Drive
Las Vegas, Nv 89107

APN 139-31-610-037

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NOV 02 2009

The variance justification letter and plans for the proposed Variance Request have been presented to me for review. I have no opposition to the request.

Signature	Print Name and Address
William Schake	William Schake 400 Meadow Valley Dr. LV NV
Robert C Akey	ROBERT C AKEY 404 E MEADOW VALLEY DR.
Deborah Cook	Deborah Cook 4116 Meadow Valley Ln
Kathryn Valenti	412 Meadow Valley Dr Kay Valenti
[illegible]	408 Meadow Valley Drive
[illegible]	420 Meadow Valley Ln Brett Bizva

Neighborhood Review Survey

Re: Addition to Residence-Variance Request
Steven K. Kern
413 Meadow Valley Drive
Las Vegas, Nv 89107

APN 139-31-610-037

RECEIVED
NOV 02 2009

The variance justification letter and plans for the proposed Variance Request have been presented to me for review. I have no opposition to the request.

Signature	Print Name and Address
	MARIBAH BUSHOR 4101 MEADOW VALLEY LN
	Stephen Palecek 4017 meadow valley Lane
	CAROLE FERGUSON 4100 Meadow Valley Ln.
Willie O Crayton	WILLIE CRAYTON 4220 MEADOW V. LN
Simone T Mendez	SIMONE T. MENDEZ 420 MEADOW VALLEY DR L.V.
Diane Decker	TONY & DIANE DECKER 421 Meadow Valley DR

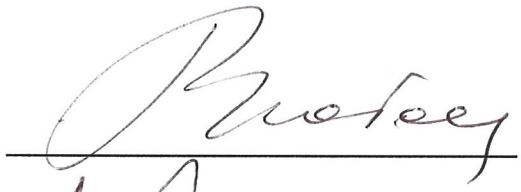
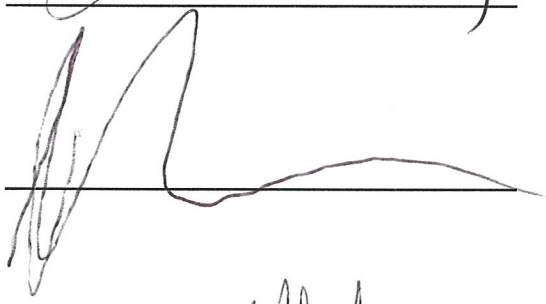
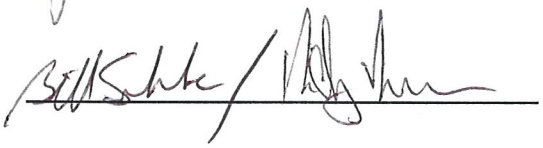
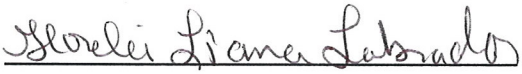
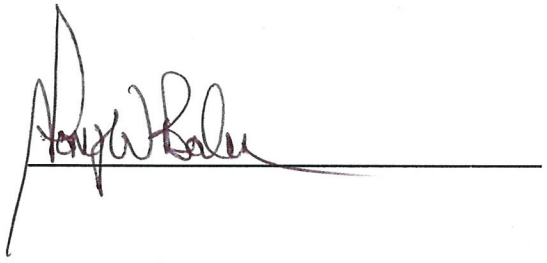
Neighborhood Review Survey

Re: Addition to Residence-Variance Request
Steven K. Kern
413 Meadow Valley Drive
Las Vegas, Nv 89107

APN 139-31-610-037

RECEIVED
NOV 02 2009

The variance justification letter and plans for the proposed Variance Request have been presented to me for review. I have no opposition to the request.

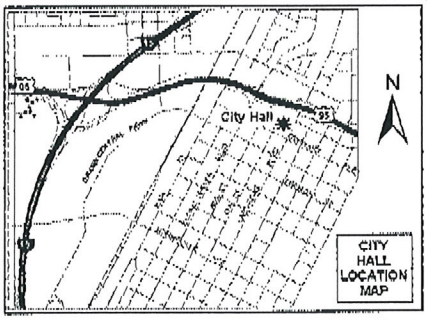
Signature	Print Name and Address
	DAIZY C MORSE 4121 Meadow Valley LN.
	BIALAS EUGENIUSZ 416 MEADOW VALLEY DR
	Victor Ardana 416 Red River Dr ~~417 MEADOW VALLEY DR~~
	417 MEADOW VALLEY DR Bill Schake / Kelly Kern
	Glorelei Liana Labrador 4109 meadow Valley Lane
	TONY W. BALEN 4105 MEADOW VALLEY LN

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004279218 DEC 04 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.

VAR-36543

Planning Commission Meeting of 12/17/2009

Case: VAR-36543
13931610057
BUSHELL DONALD L LIVING TRUST
4101 MEADOW VALLEY LN
LAS VEGAS NV 89107-4334

JAVD511 89107

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DEC - 8 2009

13A

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

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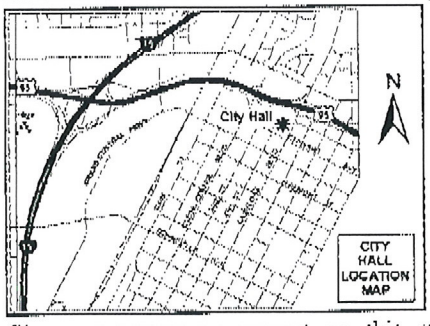
UNITED STATES POSTAGE
02 1M $ 00.41⁴
0004279218 DEC 04 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36543
Planning Commission Meeting of 12/17/2009

Case: VAR-36543
13931610001
ALEXANDER FREDERICK H
429 BLUE RIVER DR
LAS VEGAS NV 89107-4303

JAVOSIL 49107

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DEC - 8 2009

13 A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

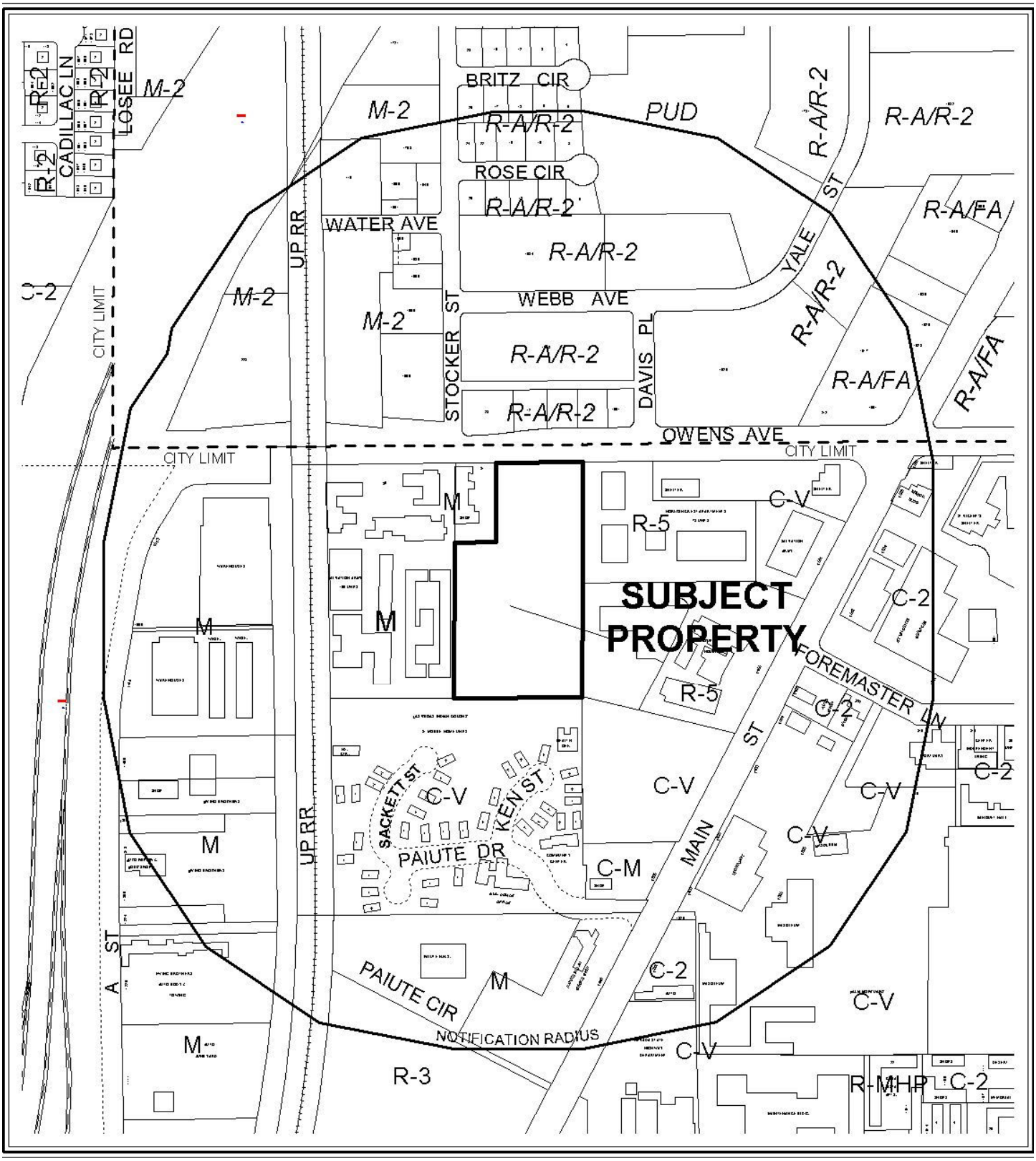
SUBJECT:
VAR-36577 - VARIANCE RELATED TO SDR-36576 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

C.C.: 01/20/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**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



CASE: **VAR-36577**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



0 300 600 Feet

CASE: **VAR-36577**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36577 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: THE CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-36576) shall be required, if approved.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

GK

VAR-36577 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 170 parking spaces where 228 are required for a proposed 144-unit, three story multi-family residential developments at 15 West Owens Avenue. This represents a 25% deviation from standard. Staff cannot support the 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, an associated request for Site Development Plan Review (SDR-36576) must also be denied, and the site must comply with the previously approved Site Development Plan Review (SDR-28121).

ISSUES

- Approval of this request is necessary for the approval of a companion Site Development Plan Review (SDR-36576) for a proposed 144-unit, three story multi-family residential development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/27/07	City Council approved a request to Amend a portion of the Southeast Sector Plan of the General Plan (GPA-24441) from M (Medium Density Residential) to H (High Density Residential) and a Rezoning (ZON-24442) from R-MHP (Residential Mobile/Manufactured Home Park) to R-5 (Apartment) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street.
08/20/08	City Council approved a Site Development Plan Review (SDR-28121) for a 150-Unit Multi-Family residential development on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
There are no building licenses or permits that pertain to this site.	
Pre-Application Meeting	
10/21/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Major Amendment to a Site Development Plan Review and Variance.

Details of Application Request	
Site Area	
Net Acres	4.86

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	H (High Density Residential)	R-5 (Apartments)
North	Offices	Downtown Business Area - North Las Vegas	R-2 (Two Family) – North Las Vegas
South	Las Vegas Indian Colony (Mobile Home Units)	ML (Medium Low Residential)	C-V (Civic)
East	Apartments	H (High Density Residential)	C-V (Civic)
West	Rescue Mission	M (Medium Density Residential)	M (Industrial)

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			
A-O (Airport Overlay) District – 75 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	
Multi-Family	One-Bedroom Unit – 96	1.25 Space / Unit	120				

GK

	Two Bedroom Unit – 48	1.75 Space / Unit	84				
Guest	144 Units	1 Space / 6 Units	24				
SubTotal			221	7	161	9	N
TOTAL			228		170		N

ANALYSIS

A total of 228 parking spaces are required per Title 19.10 Parking Standards for the proposed development. The site plan depicts 170 parking spaces, including nine handicap spaces, which is a 25% deviation from standard. The parking provided on this site is inadequate to meet the needs of the proposed development. 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 design of the site with a reduced building footprint or a reduced number of apartment units 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 9

NOTICES MAILED 64

APPROVALS 0

PROTESTS 0

GK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking

Project Address (Location) 15 W. Owens Avenue Las Vegas, NV 89106

Project Name Sky View Family Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-27-502-003 **Ward #**

General Plan: existing proposed **Zoning:** existing R-5 proposed R-5

Commercial Square Footage N/A **Floor Area Ratio**

Gross Acres 4.816 **Lots/Units** 144 **Density** 29.63

Additional Information Affordable Apartments for low-income individuals

PROPERTY OWNER City of Las Vegas **Contact** Robin Yoakum

Address 8400 Stewart Ave **Phone:** 229-1022 **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd, #101 **Phone:** 739-3345 **Fax:** 739-3305

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd, #101 **Phone:** 739-3345 **Fax:** 739-3305

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Christina Strong

This 12th day of November, 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

FOR DEPARTMENT USE ONLY

Case # VAR-36577
Meeting Date: 12.17.09
Total Fee:
Date Received:* 11/17/09
Received By:

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36577** APN: 139-27-502-003

Name of Property Owner: _____

Name of Applicant: Nevada H.A.N.D., Inc.

Name of Representative: Jacque Haas

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 12th day of November, 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

SITE INFORMATION

ZONING - City of Las Vegas

APN#		139-27-502-003
ZONING:	Apartment Residential District (R-5)	
AREA	(Approximate) Gross	4.90 acres

BUILDINGS

Buildings	5 Multi-Family & 1 Rec. Center
Units	144

HEIGHT

Maximum Allowed:		35'-0"
Provided:	Sloped Roof	32'-0 3/4" Avg.
	Parapet	35'-0"

DENSITY: 29.38 Units/Acre

TYPE - A DWELLING UNITS

Required	(5% of 144)	8
Provided:		8

SETBACKS:

Front	10'
Rear	20'
Side	5'
Bldg - Bldg	10' MIN

REQUIRED OPEN SPACE:

144 units x 100 s.f. = 0.33 acres

PARKING REQUIREMENTS

On Site Parking:		
1-Bedrooms	96x1.25	= 120
2-Bedrooms	48x1.75	= 84
Guest Parking:	1 per 6 units	= 24
TOTALS		228

PARKING PROVIDED:

Uncovered Parking	26
Covered Parking	144
TOTALS	170 (VARIANCE REQ.)

PARKING RATIO: 1.58/ unit

H.C. Parking Required (1 per Type A Unit + Rec Center) 9

Provided(STD Acc.)	8
Provided (Van Acc.)	1
Total H.C. Parking Provided	9

OPEN SPACE PROVIDED: .92 acres

Lot Coverage: 18.7% of Gross

UNIT MATRIX

BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	16	0	0	0	24
2	2	2	8	20	0	0	0	30
3	3	1	3	8	3	3	12	30
4	3	0	4	8	0	6	12	30
5	4	1	5	12	1	3	8	30
TOTAL-5 BUILDINGS		4	28	64	4	12	32	144
		96			48			

REQUIRED ANSI TYPE A UNITS:

144 units x 5% = 8 units

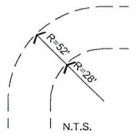
LEGEND:

TYPE A = TYPE A DWELLING UNIT LOCATION

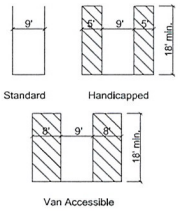
= PROPERTY LINE

= SETBACK LINE

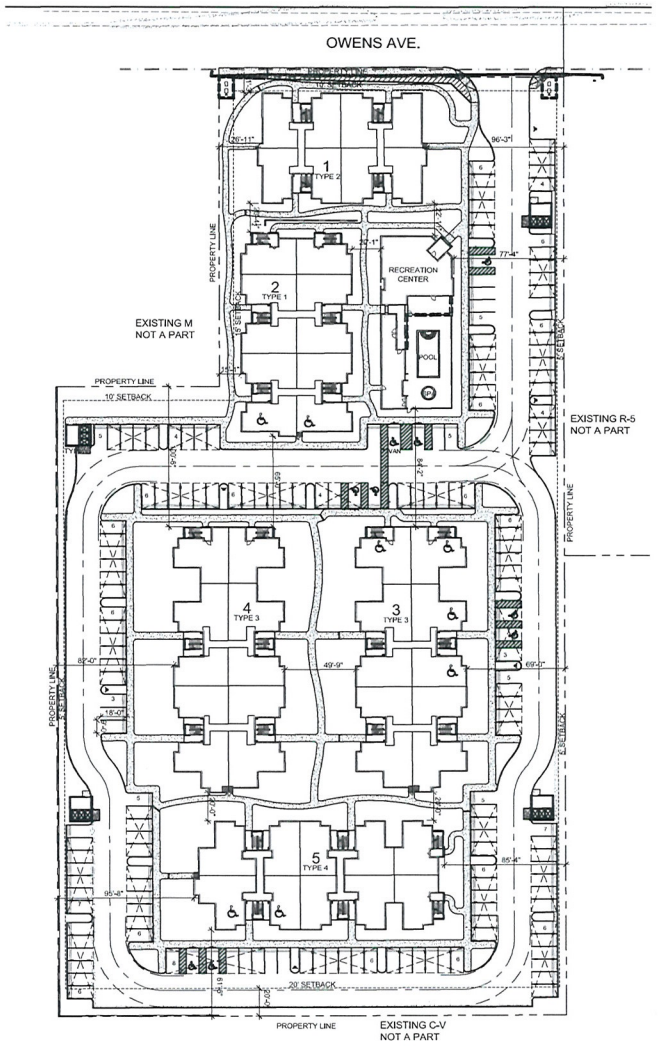
= COVERED PARKING

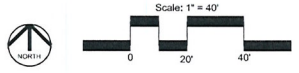


Typical Fire Turning Radius



Typical Parking Spaces





RECEIVED
NOV 03 2009

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Site Plan

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577

12/17/09 PC



VAR-36577 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36577 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36577 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

Project Number: 818-017-082

LARRY R. NELSON, P.E.
President

November 3, 2009

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

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Justification letter for SKYVIEW PINES
Apn# 139-27-502-003
Approx. 4.86+/- acres

Dear Staff:

On behalf of our client, Nevada Hand Inc., we are pleased to provide this justification letter to provide information on a parking reduction Variance request being submitted for consideration on the above referenced project.

We are requesting to develop approximately 4.86 acres of property located on the south side of Owens Avenue and west of North Main Street. This development will consist of 144 affordable family apartment units with a density of 29.38 units per acre. We are requesting a parking reduction of 64 spaces (approx. a 28% reduction) we are requesting this due to the odd shape and excessive topography of the parcel.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request staff's recommendation of approval and support for this Variance. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

NEVADA

L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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NOV 03 2009

VAR-36577
12/17/09 PC
VAR - just letter.doc

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

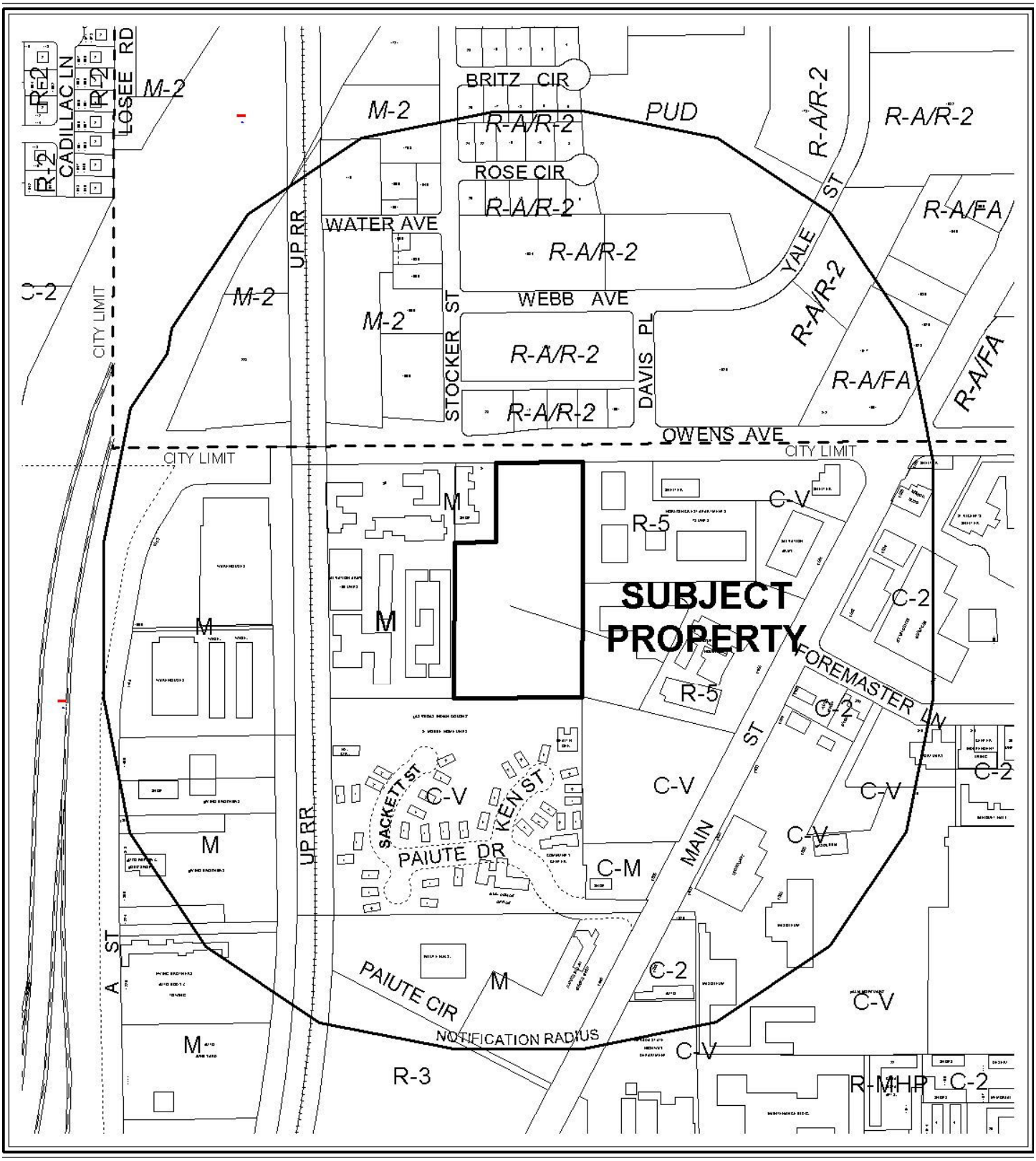
SDR-36576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36577 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) FOR SITE MODIFICATIONS FOR A PREVIOUSLY APPROVED MAXIMUM 150-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

C.C.: 01/20/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**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



CASE: **SDR-36576**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



0 300 600 Feet

CASE: **SDR-36576**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36576 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: THE CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-36577) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, floor plan, and building elevations date stamped 11/03/09, except as amended by conditions herein.

5. An Exception from Title 19.12.040 is hereby approved, to allow 37 trees within the perimeter landscape buffers where 103 trees are required.

6. A revised landscape plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect 24-inch box trees along the north perimeter landscape buffer.

7. The minimum distance between buildings shall be 20 feet.

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. 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. Air conditioning units shall not be mounted on rooftops.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

15. 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 public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense to the satisfaction of the City of Las Vegas Department of Public Works.

16. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained".

17. 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.

SDR-36576 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an undeveloped 4.86 acre lot at 15 West Owens Avenue. This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) for a proposed 144-unit, three story multi-family residential development where a 150-unit, three story multi-family residential development was previously approved. As proposed, the development will decrease to 144 units, with a subsequent reduction in required parking and site design. The applicant is requesting, as part of this review, an Exception of the Title 19 Landscape Standards. If this application is denied, site development must comply with the previously approved Site Development Plan Review (SDR-28121).

ISSUES

- Approval of a companion Variance (VAR-36577) to allow 170 parking spaces where 228 are required is necessary for this request to be approved.
- The applicant is requesting an Exception to allow 37 trees within the perimeter landscape buffers where 103 trees are required.
- A revised landscape plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect 24-inch box trees along the north perimeter landscape buffer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/27/07	City Council approved a request to Amend a portion of the Southeast Sector Plan of the General Plan (GPA-24441) from M (Medium Density Residential) to H (High Density Residential) and a Rezoning (ZON-24442) from R-MHP (Residential Mobile/Manufactured Home Park) to R-5 (Apartment) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street.
08/20/08	City Council approved a Site Development Plan Review (SDR-28121) for a 150-Unit Multi-Family residential development on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
There are no building licenses or permits that pertain to this site.	
Pre-Application Meeting	
10/21/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Major Amendment to a Site Development Plan Review and Variance.

GK

SDR-36576 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	4.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	R-5 (Apartments)
North	Offices	Downtown Business Area - North Las Vegas	R-2 (Two Family) – North Las Vegas
South	Las Vegas Indian Colony (Mobile Home Units)	ML (Medium Low Residential)	C-V (Civic)
East	Apartments	H (High Density Residential)	C-V (Civic)
West	Rescue Mission	M (Medium Density Residential)	M (Industrial)

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			
A-O (Airport Overlay) District – 75 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 are proposed:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	7,000 SF	211,702 SF	Y
Min. Lot Width	Unlimited	240 Feet	Y
Min. Setbacks			
• Front	10 Feet	11 Feet	Y
• Side	5 Feet	15 Feet	Y
• Rear	20 Feet	61 Feet	Y

GK

Min. Distance Between Buildings	10 Feet	20 Feet	Y
Max. Building Height	5 stories or 55 feet	3 stories, 35 feet	Y
Trash Enclosure	Screened, enclosed with a Roof or Trellis	Screened, enclosed with a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/ 6 Spaces *(26 Uncovered Parking stalls)*	5 Trees	6 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	103 Trees	37 Trees	N
TOTAL		108 Trees	43 Trees	N
Min. Zone Width (Adjacent to R.O.W)	10 Feet		15 Feet	Y
Min. Zone Width (Adjacent to Interior)	6 Feet		6 Feet	Y
Wall Height	6 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	
Multi-Family	One-Bedroom Unit – 96	1.25 Space / Unit	120				
	Two Bedroom Unit – 48	1.75 Space / Unit	84				
Guest	144 Units	1 Space / 6 Units	24				
SubTotal			221	7	161	9	N
TOTAL			228		170		N

GK

	Previously Approved (SDR-28121)	Proposed
Total Units	150 Units	144 Units
One-Bedroom Units	96 Units	96 Units
Two Bedroom Units	36 Units	48 Units
Three Bedroom Units	18 Units	Zero Units
Parking	Required – 244 spaces Provided – 251 spaces	Required – 228 spaces Provided – 170 spaces
Height	3 stories, 35 Feet	3 stories, 35 Feet
Setbacks	Front - 10 Feet Side – 15 Feet Rear – 72 Feet	Front - 11 Feet Side – 15 Feet Rear – 61 Feet
Min. Distance Between Buildings	10 Feet	20 Feet
Perimeter Buffer Trees	Required – 103 Trees Provided - 70 Trees	Required – 103 Trees Provided - 37 Trees
Parking Lot Trees	Required – 43 Trees Provided – 43 Trees	Required – 5 Trees Provided – 6 Trees
Total Trees	Required - 143 Trees Provided - 184 Trees	Required - 108 Provided - 43

Exceptions		
Requirement	**Request**	**Staff Recommendation**
103 trees are required at 1 per 20 linear feet in the landscape buffer area	37 trees in the landscape buffer area	Denial

ANALYSIS

This request is for a Major Amendment to the original Site Development Plan Review (SDR-28121) that approved a 150-unit, three story multi-family residential developments. As proposed, the development will decrease to 144 units, with a subsequent reduction in required parking and site design.

The site complies with all Title 19 requirements with the exception of required parking and landscaping. The applicant is required to provide a total of 228 parking spaces per Title 19.10 Parking Standards for the proposed development. The site plan depicts 170 parking spaces, including nine handicap spaces, which is a 25% deviation from standard. A companion Variance (VAR-36577) has been submitted to address this issue.

The landscape plan submitted depicts 37 trees within the perimeter landscape buffers where 103 trees are required. The applicant has requested an Exception of this requirement. The proposed trees are spaced fifty-five feet on center where 20 feet on center is required. Although the perimeter landscape buffers are deficient by a total of more than 60 trees, the applicant has attempted to alleviate the deficiency by providing 65 trees interior to the site. A total of 103 trees consisting of 24-inch box Chitalpa and 15-inch box Thornless Texas Honey Mesquite have been proposed throughout the site.

The landscape plan depicts 15-inch box trees along the north perimeter landscape buffer where 24-inch box trees are required. A condition has been added requiring the applicant to submit and obtain approval of a revised landscape plan depicting 24-inch box trees along the north perimeter landscape buffer prior to issuance of building permits.

The overall site is accessed by Owens Avenue, which is designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. The site provides adequate access and circulation for pedestrians and vehicles. The materials and design of the building exteriors will match through-out the proposed multi-family residential development. Materials used include a complimentary color palette of desert neutrals. The buildings are three stories in height and use balconies and accent trims to accentuate the appearance of the building facades.

The site, as proposed, will not meet the minimum required parking of Title 19.04, and the elimination of required perimeter planting materials will not mitigate the adverse visual and noise impacts to adjacent properties; therefore, staff cannot support the requested Exception, or associated Variance for parking and is recommending denial.

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 site is not compatible with the adjacent social service providers to the west and apartments to the east of the proposal. This proposed development is deficient in required landscaping which will create adverse impacts to the adjacent properties.

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 site, as proposed, will not meet the minimum required parking of Title 19.04, and the elimination of required perimeter planting materials will not mitigate the adverse visual and noise impacts to adjacent properties.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed by Owens Avenue, designated as a 100-Foot Primary Arterial by the Master Plan of Streets and Highways, 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. The applicant is requesting an Exception to allow 37 trees within the perimeter landscape buffers where 103 trees are required. The elimination of required perimeter planting materials will not mitigate the adverse visual and noise impacts to adjacent properties.

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 depict design and materials that will provide an aesthetically acceptable building and are compatible with the neighboring properties.

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 health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 64

APPROVALS 0

PROTESTS 0

GK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 15 W. Owens Avenue Las Vegas, NV 89106

Project Name Sky View Family Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-27-502-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-5 proposed R-5

Commercial Square Footage N/A **Floor Area Ratio** _____

Gross Acres 4.816 **Lots/Units** 144 **Density** 29.63

Additional Information Affordable Apartments for low-income individuals

PROPERTY OWNER City of Las Vegas **Contact** Robin Yoakum

Address 400 Stewart Ave **Phone:** 229-1022 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd, #101 **Phone:** 739-3345 **Fax:** 739-3305

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd, #101 **Phone:** 739-3345 **Fax:** 739-3305

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Christina Strong

This 17th day of November, 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

FOR DEPARTMENT USE ONLY

Case #	SDR-36576
Meeting Date:	12.17.09
Total Fee:	
Date Received:*	11/17/09
Received By:	

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36576** APN: 139-27-502-003

Name of Property Owner: _____

Name of Applicant: Nevada H.A.N.D., Inc.

Name of Representative: Jacque Haas

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 12th day of November, 2009

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1165-1
My appt. exp. Jan. 4, 2011

SITE INFORMATION

ZONING - City of Las Vegas

APN#		139-27-502-003
ZONING:		Apartment Residential District (R-5)
AREA	(Approximate) Gross	4.90 acres

BUILDINGS

Buildings	5 Multi-Family & 1 Rec. Center
Units	144

HEIGHT

Maximum Allowed:		35'-0"
Provided:	Sloped Roof	32'-0 3/4" Avg.
	Parapet	35'-0"

DENSITY: 29.38 Units/Acre

TYPE - A DWELLING UNITS

Required	(5% of 144)	8
Provided:		8

SETBACKS:

Front	10'
Rear	20'
Side	5'
Bldg - Bldg	10' MIN

REQUIRED OPEN SPACE:

144 units x 100 s.f. = 0.33 acres

PARKING REQUIREMENTS

On Site Parking:		
1-Bedrooms	96x1.25	= 120
2-Bedrooms	48x1.75	= 84
Guest Parking:	1 per 6 units	= 24
TOTALS		228

PARKING PROVIDED:

Uncovered Parking	26
Covered Parking	144
TOTALS	170 (VARIANCE REQ.)

PARKING RATIO: 1.58/ unit

H.C. Parking Required (1 per Type A Unit + Rec Center)	9
Provided(STD Acc.)	8
Provided (Van Acc.)	1
Total H.C. Parking Provided	9

OPEN SPACE PROVIDED: .92 acres

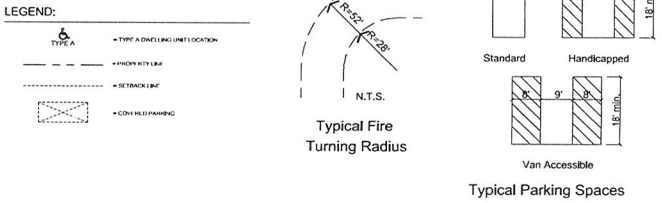
Lot Coverage: 18.7% of Gross

UNIT MATRIX

BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	16	0	0	0	24
2	2	2	8	20	0	0	0	30
3	3	1	3	8	3	3	12	30
4	3	0	4	8	0	6	12	30
5	4	1	5	12	1	3	8	30
TOTAL-5 BUILDINGS		4	28	64	4	12	32	144
		96			48			

REQUIRED ANSI TYPE A UNITS:

144 units x 5% = 8 units



LEGEND:

TYPE A = TYPE A DWELLING UNIT LOCATION

= PROPERTY LINE

= SETBACK LINE

= COVERED PARKING

Typical Fire Turning Radius

Typical Parking Spaces

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Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and Subject to Change.

Scale: 1" = 40'

Conceptual Site Plan

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

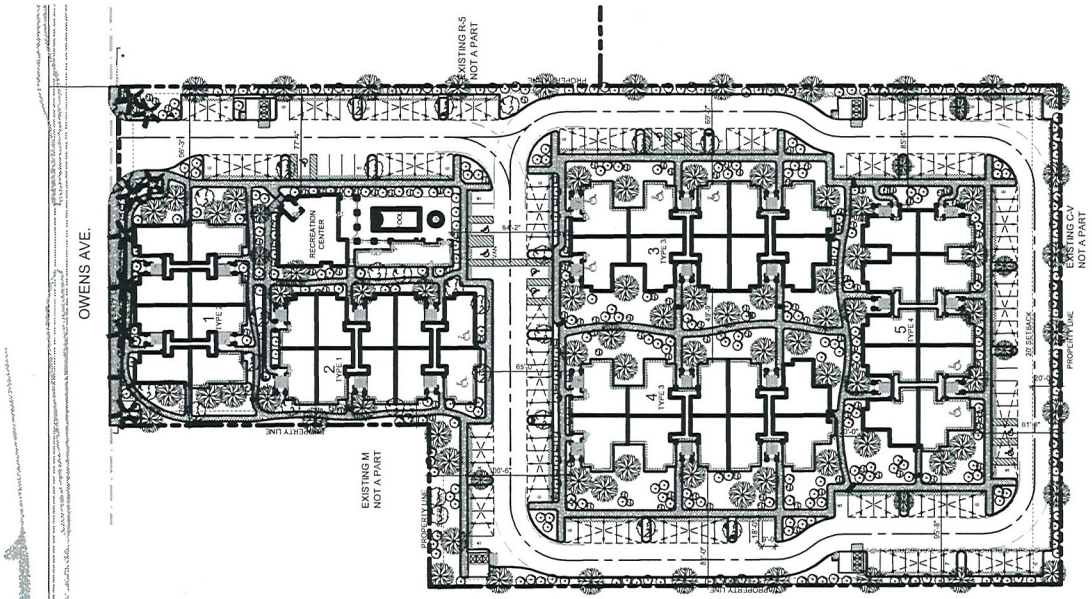
Skyview Pines

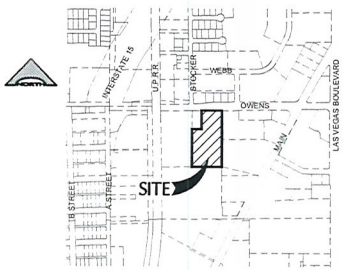
Las Vegas, Nevada

Pulman

SDR-36576
12/17/09 PC

SKYVIEW PINES
FOR
NEVADA HAND, INC.





VICINITY MAP

SEC. 27, T. 20 S., R. 61 E.

NORTH
1"=40'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LANDSCAPING LEGEND

BOTANICAL/COMMON NAME	SIZE
CHITALPA TASHKENTOSIS/CHITALPA	24" BOX
PROSOPIS GLANDULOSA "MAVERICK" THORNLESS TEXAS HONEY MESQUITE	15" BOX

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA GREGGII/CAT-CLAW ACACIA	1 GALLON
ALYOGYNE HUEGELLII/BLUE HIBISCUS	1 GALLON
AMBROSIA DELTOIDEA/TRIANGLE LEAF BURSAGE	1 GALLON
CAESALPINIA MEXICANA/MEXICAN BIRD OF PARADISE	1 GALLON
CALLIANDRA ERIOPHYLLA/NATIVE FAIRY DUSTER	1 GALLON
CELTIS PALLIDA/DESERT HACKBERRY	1 GALLON
DALEA FRUTESCENS/BLACK DALEA	1 GALLON
ERIOGHYLA SPECIES/SUNNYTIME BLUE	1 GALLON
JUSTICIA CALIFORNICA/CHUPAROSA	1 GALLON
LARREA TRIDENTATA/CREOSOTE	1 GALLON
MYRTUS COMMUNIS 'BOETICA'/TWISTED MYRTLE	1 GALLON
NANDINA DOMESTICA/HEAVENLY BAMBOO	1 GALLON
RHUS MICROPHYLLA/LITTLE LEAF SUMAC	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

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CONCEPTUAL LANDSCAPE PLAN

LANDSCAPING SHALL COMPLY WITH ALL CITY OF LAS VEGAS REQUIREMENTS FOR SIZE SPACING AND QUANTITIES OF PLANT MATERIALS AND WATERING SCHEDULES.

TOTAL LANDSCAPE AREA 42,356 S.F.

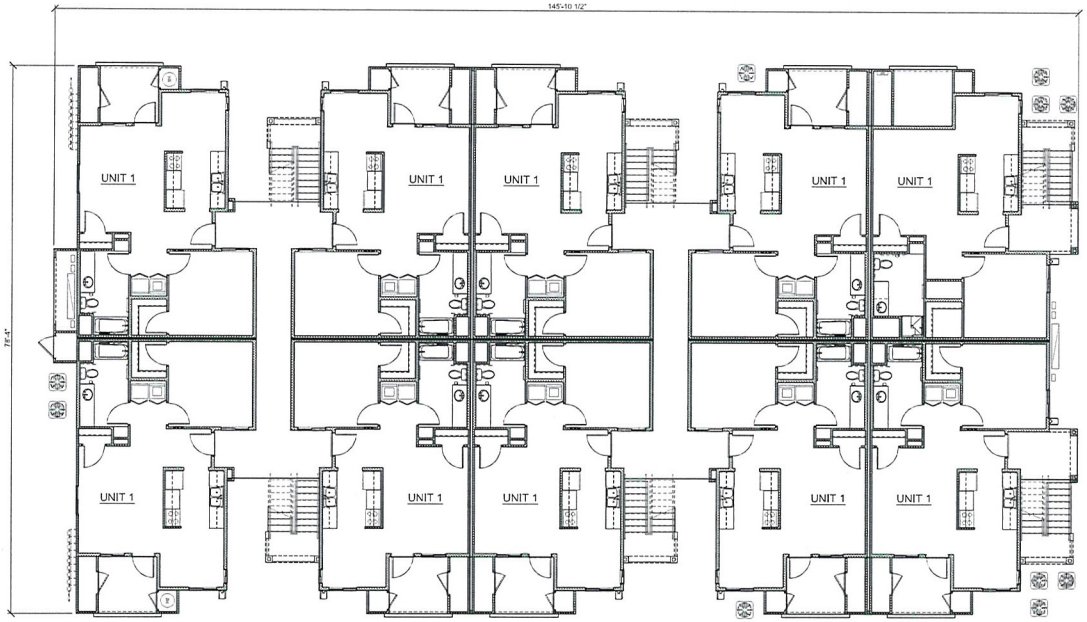
DESIGNED BY: MB | DRAWN BY: MB | CHKD BY:
JOB NUMBER: 818-017-082 | DATE: 11-03-09
NO. | REVISION | DATE | APPR.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

CONCEPTUAL LANDSCAPE PLAN OF
SKYVIEW PINES
FOR
NEVADA HAND, INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
818-017-082

SDR-36576
12/17/09 PC



ACTUAL AREA

GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIO'S	1,056 S.F.
ELECTRICAL / RISER ROOM	54 S.F.
TOTAL SF 1ST FLOOR	9,532 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

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Building Type 1 - 1st Floor

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Scale: 1/8 = 1'-0"

Project No. 908024 November 3rd, 2009

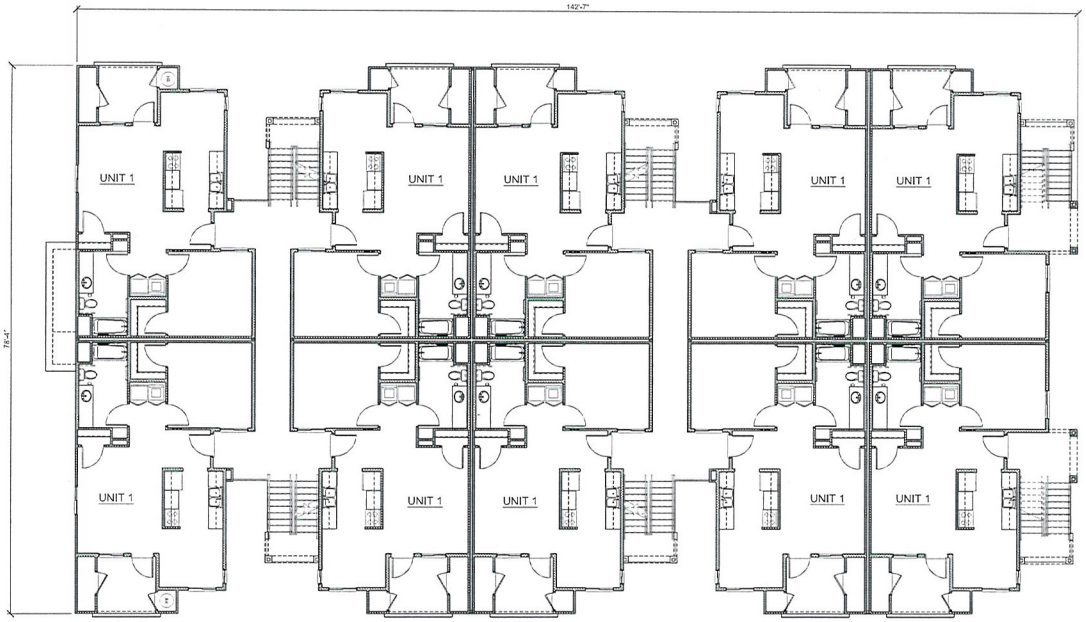
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

SDR-36576
12/17/09 PC



ACTUAL AREA

GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIO'S	1,056 S.F.
TOTAL SF 1ST FLOOR	9,478 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

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Building Type 1 - 2nd Floor

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

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

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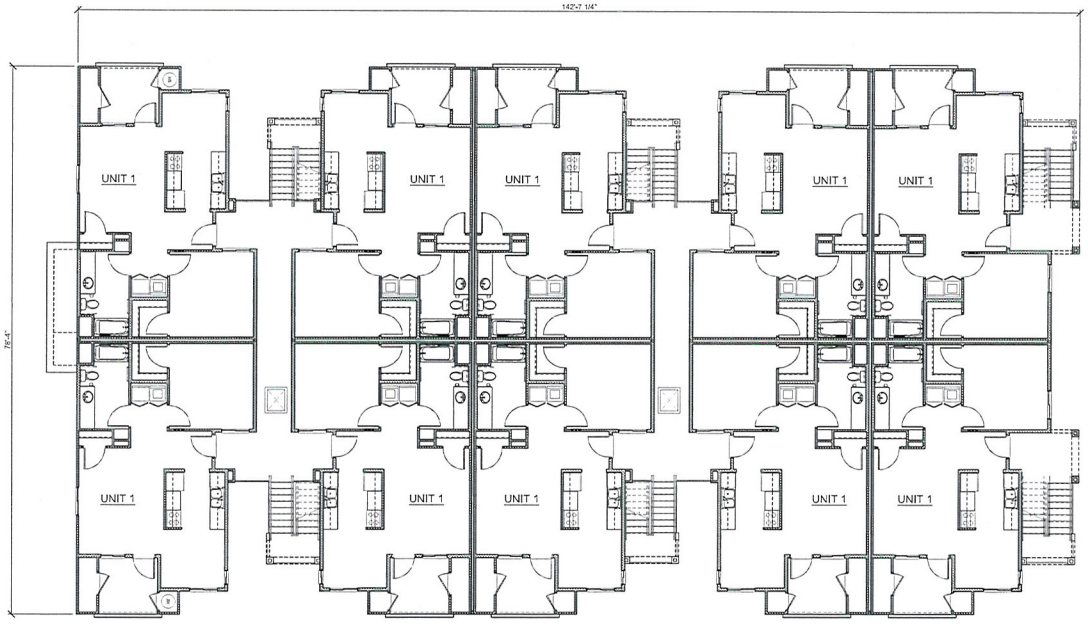
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIO'S	1,056 S.F.
TOTAL SF 1ST FLOOR	9,478 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

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Building Type 1 - 3rd Floor

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

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

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Las Vegas, Nevada

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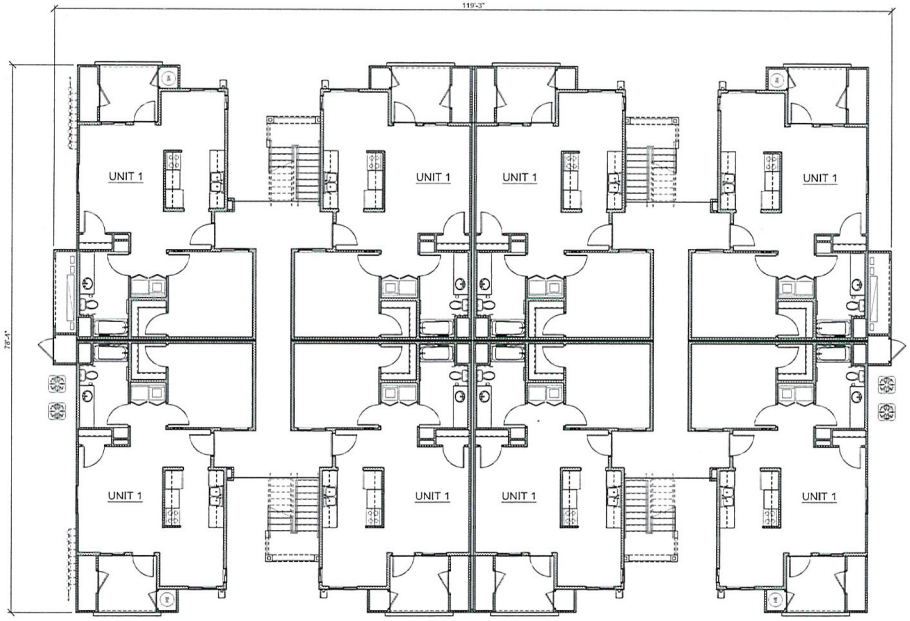
SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	6,087 S.F.
BREEZEWAYS	692 S.F.
COVERED PATIO'S	1,034 S.F.
ELECTRICAL / RISER ROOM	108 S.F.
TOTAL SF 1ST FLOOR	7,729 S.F.
TOTAL SF ALL FLOORS	23,355 S.F.

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Building Type 2 - 1st Floor

Scale: 1/8 = 1'-0" Project No. 908024 November 3rd, 2009

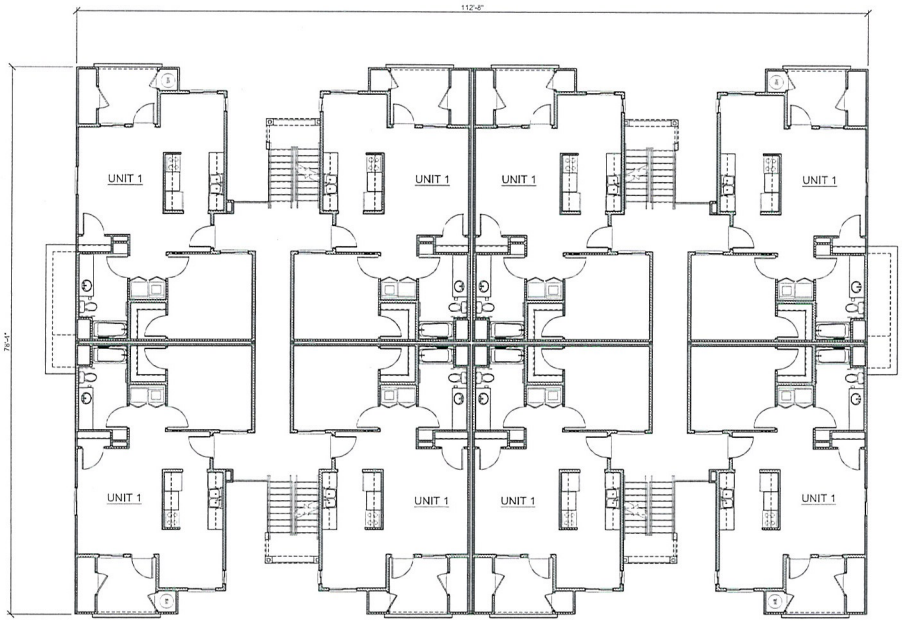
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

SDR-36576
12/17/09 PC



ACTUAL AREA

GROSS RESIDENTIAL S.F.	6,087 S.F.
BREEZEWAY'S & STAIRS	692 S.F.
COVERED PATIO'S	1,034 S.F.
TOTAL SF 2ND FLOOR	7,813 S.F.
TOTAL SF ALL FLOORS	23,355 S.F.

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Building Type 2 - 2nd Floor

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

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

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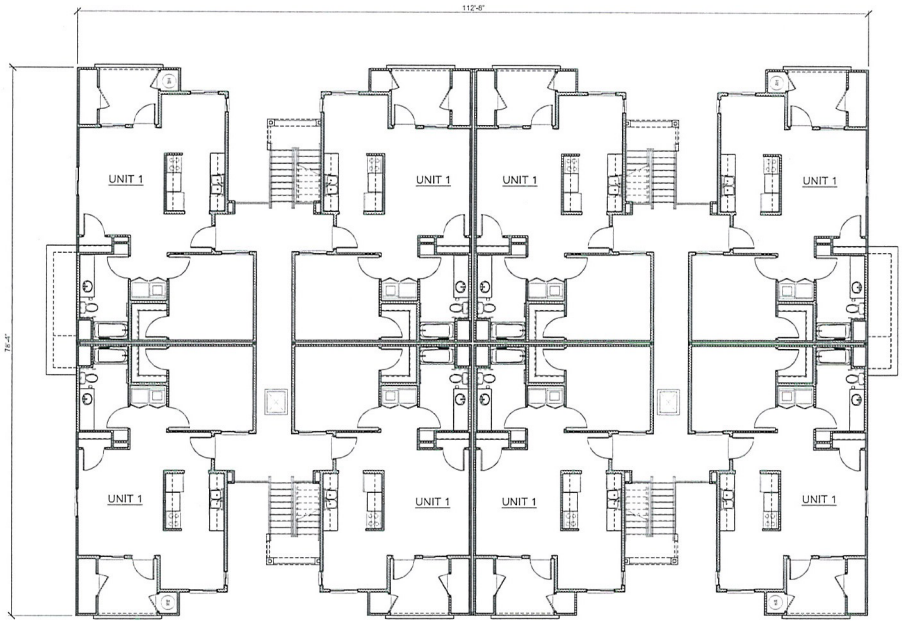
VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA

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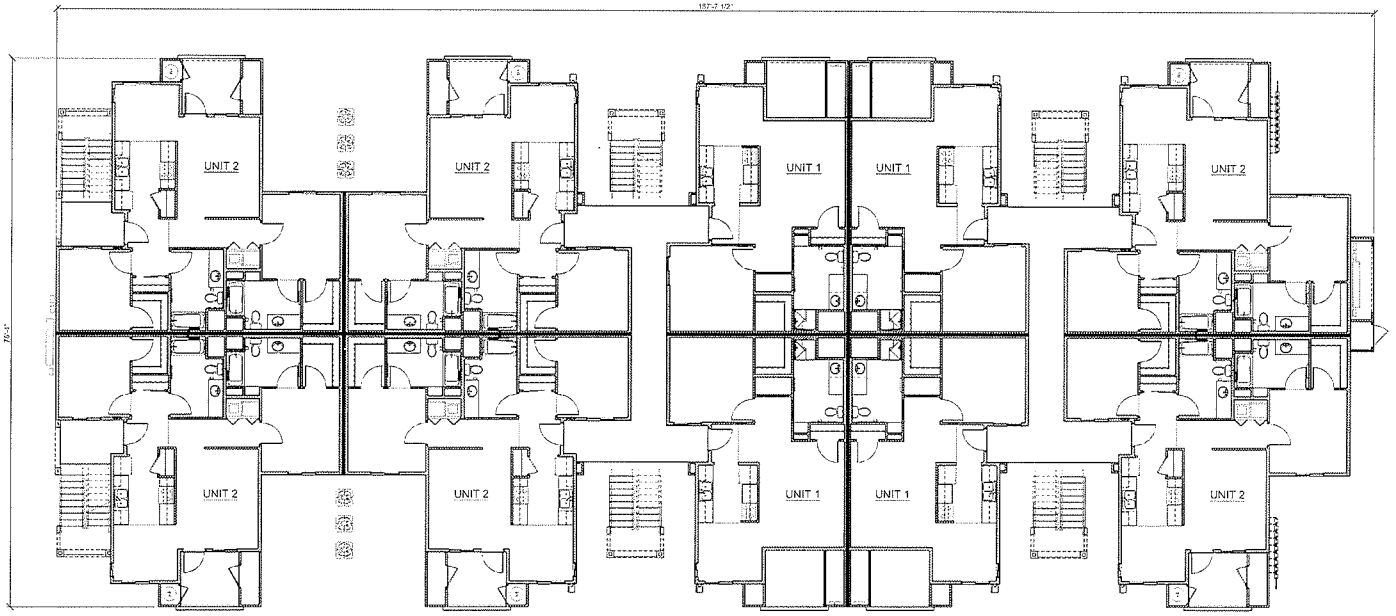

ACTUAL AREA	
GROSS RESIDENTIAL S.F.	9,292 S.F.
BREEZEWAYS	817 S.F.
COVERED PATIO'S	1,033 S.F.
ELECTRICAL / RISER ROOM	51 S.F.
TOTAL SF 1ST FLOOR	11,193 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

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Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Building Type 3 - 1st Floor

Scale: 1/8 = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

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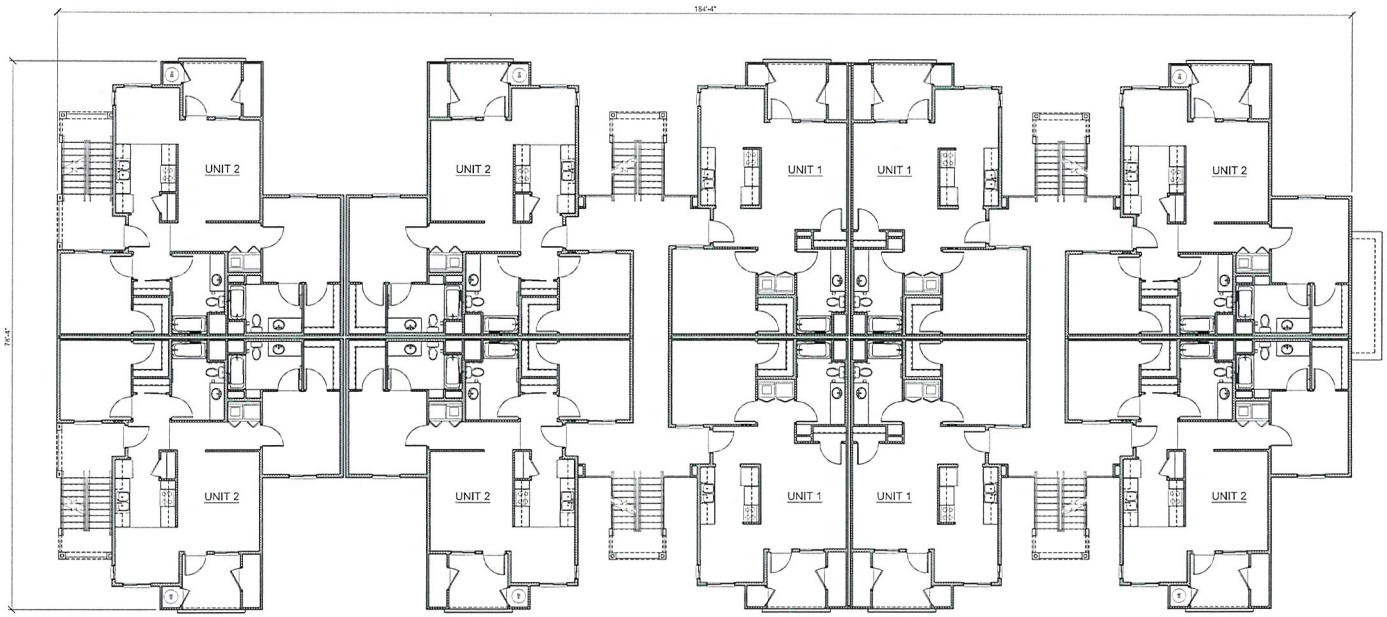
VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	9,292 S.F.
BREEZEWAYS	817 S.F.
COVERED PATIO'S	1,033 S.F.
TOTAL SF 2ND FLOOR	11,142 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

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NOV 03 2009

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Building Type 3 - 2nd Floor

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

Project No. 908024 November 3rd, 2009

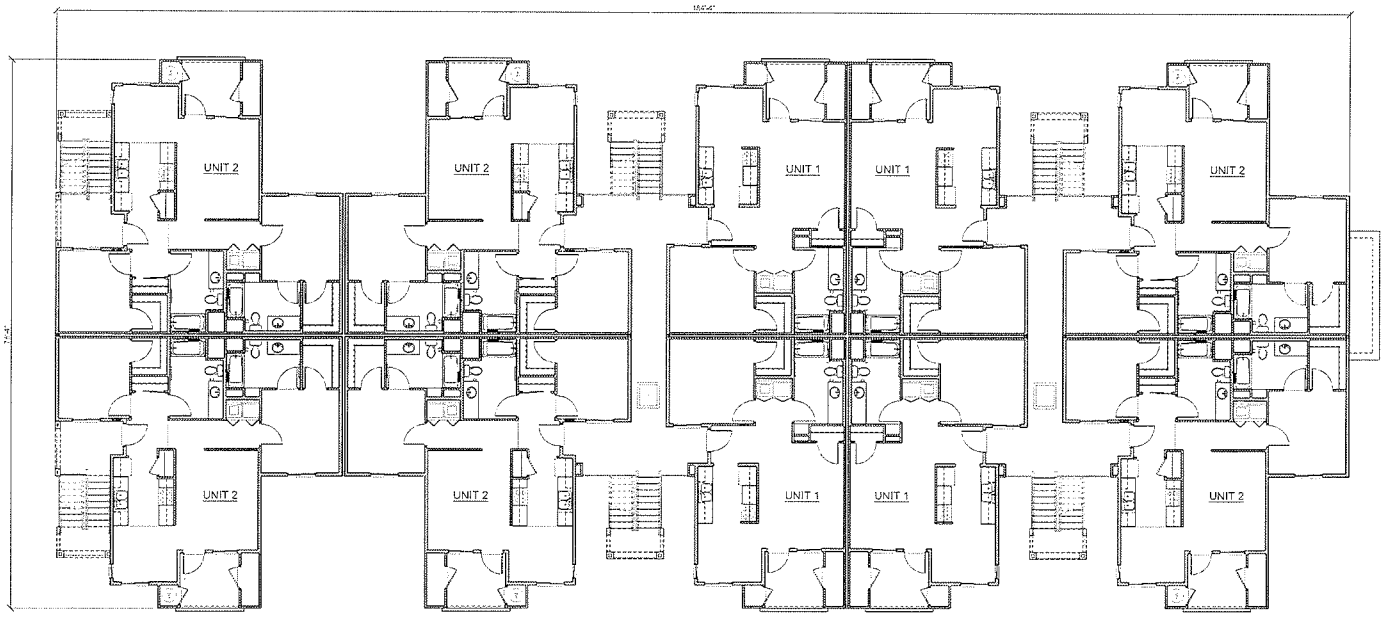
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA

GROSS RESIDENTIAL S.F.	9,292 S.F.
BREEZEWAYS	817 S.F.
COVERED PATIO'S	1,033 S.F.
TOTAL SF 2ND FLOOR	11,142 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

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NOV 03 2009

Building Type 3 - 3rd Floor

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

Project No. 908024 November 3rd, 2009

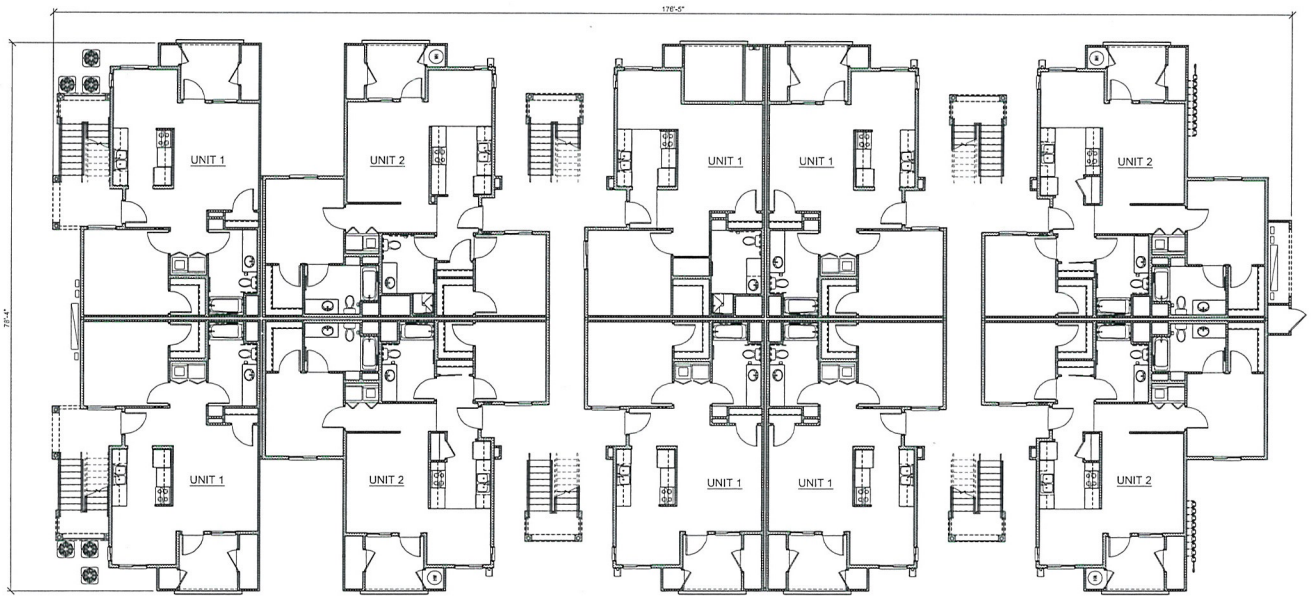
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA

GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIO'S	1,039 S.F.
ELECTRICAL / RISER ROOM	51 S.F.
TOTAL SF 1ST FLOOR	10,633 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

RECEIVED
NOV 03 2009

Building Type 4 - 1st Floor

Scale: 1/8 = 1'-0"

Project No. 908024 November 3rd, 2009

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

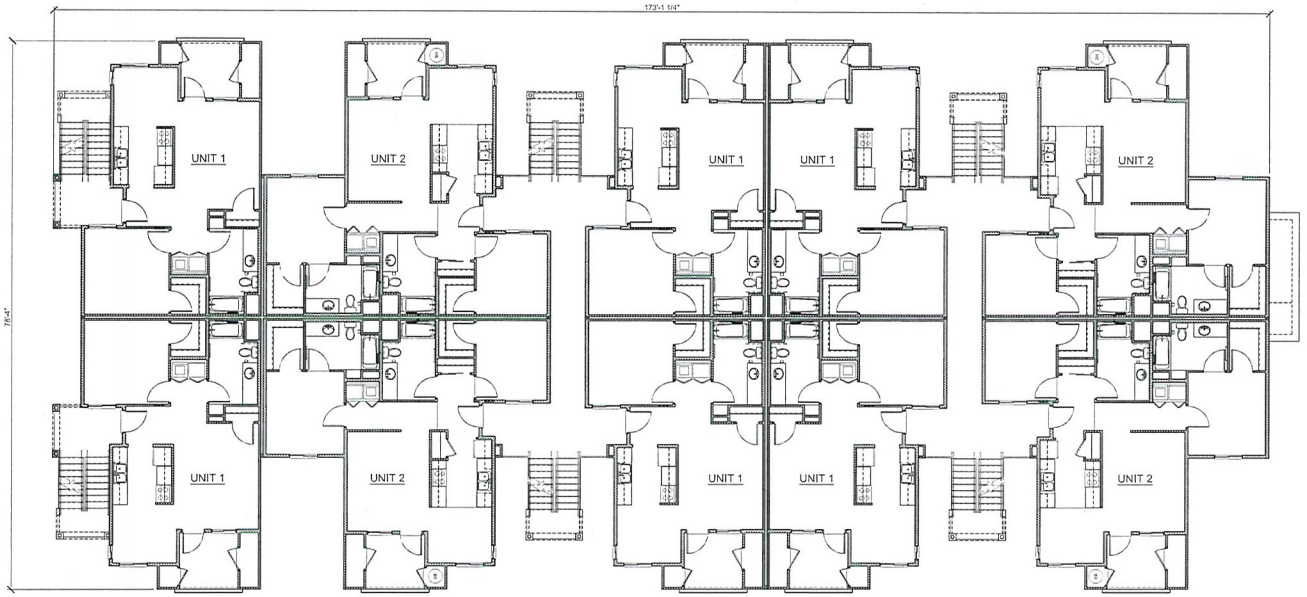
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIO'S	1,039 S.F.
TOTAL SF 2ND FLOOR	10,582 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

RECEIVED
NOV 03 2009

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Building Type 4 - 2nd Floor

Scale: 1/8 = 1'-0"

Project No. 908024 November 3rd, 2009

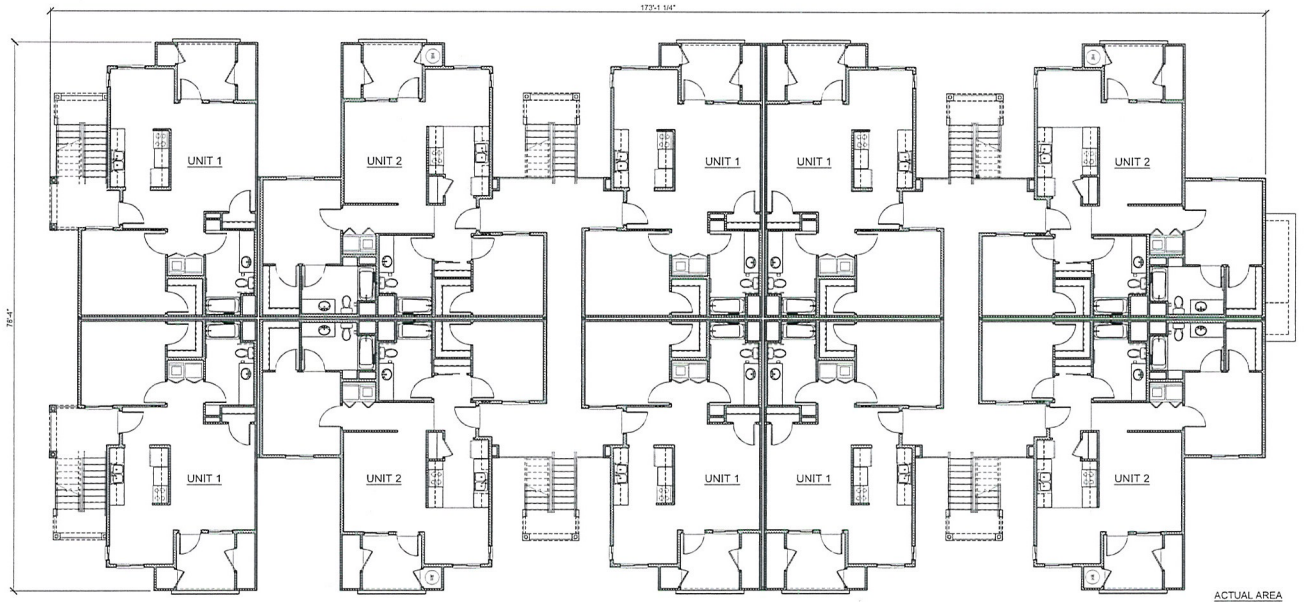
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIO'S	1,039 S.F.
TOTAL SF 3RD FLOOR	10,582 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

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Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Building Type 4 - 3rd Floor

Scale: 1/8 = 1'-0"

Project No. 908024 November 3rd, 2009

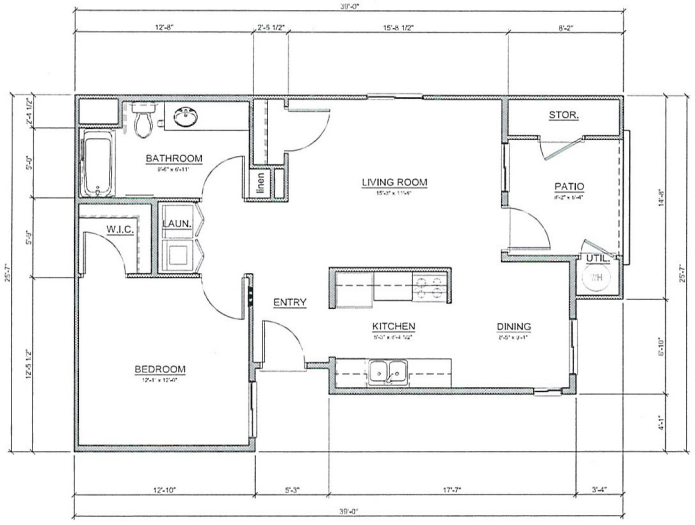
Nevada H.A.N.D.

Skyview Pines

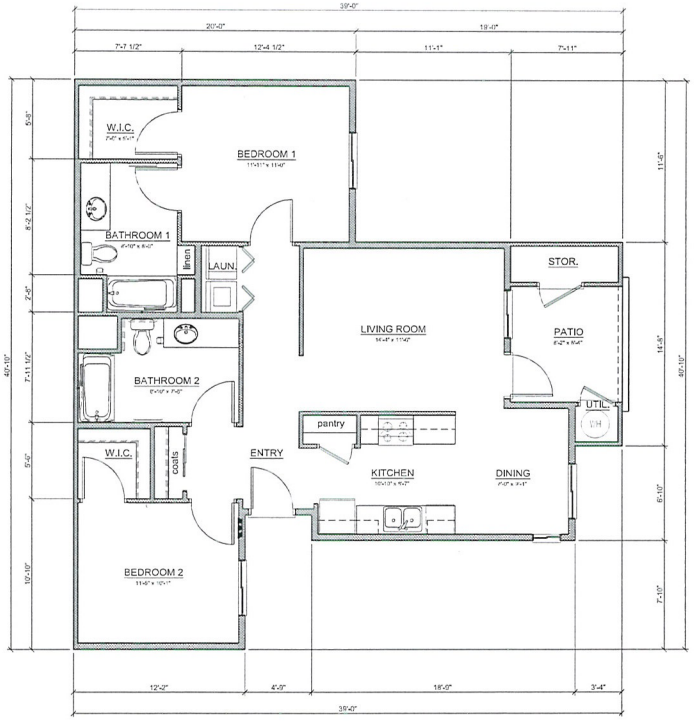
Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



UNIT PLAN 1 - 1 BEDROOM, 1 BATH



UNIT PLAN 2 - 2 BEDROOM, 2 BATH

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Typical Unit Plans 1 & 2

Scale: 1/4" = 1'-0"

Project No. 908024 November 3rd, 2009

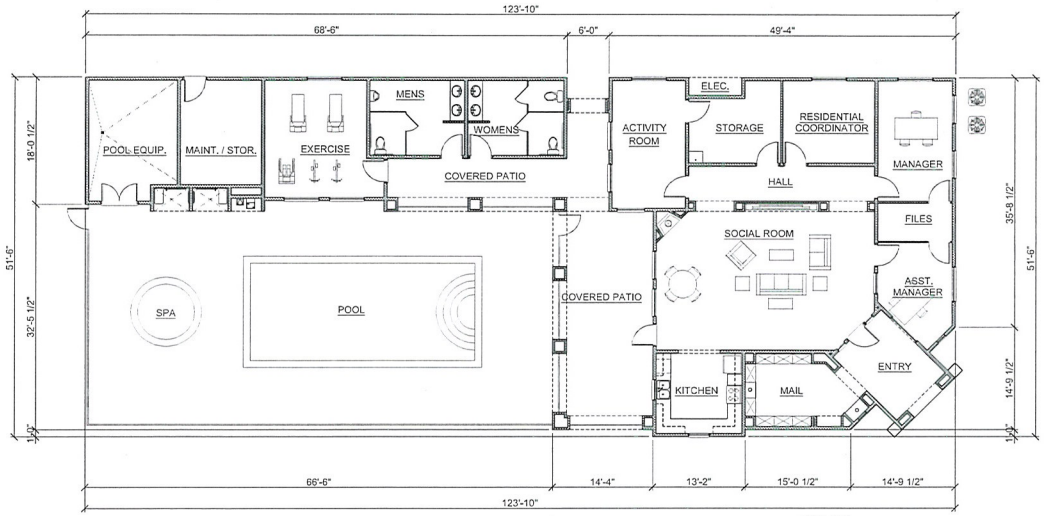
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC



ACTUAL AREA

CONDITIONED SPACE	2,197 S.F.
UNCONDITION SPACE	1,851 S.F.
TOTAL SF 1ST FLOOR	4,048 S.F.

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Recreation Building Floor Plan

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

Project No. 908024 November 3rd, 2009

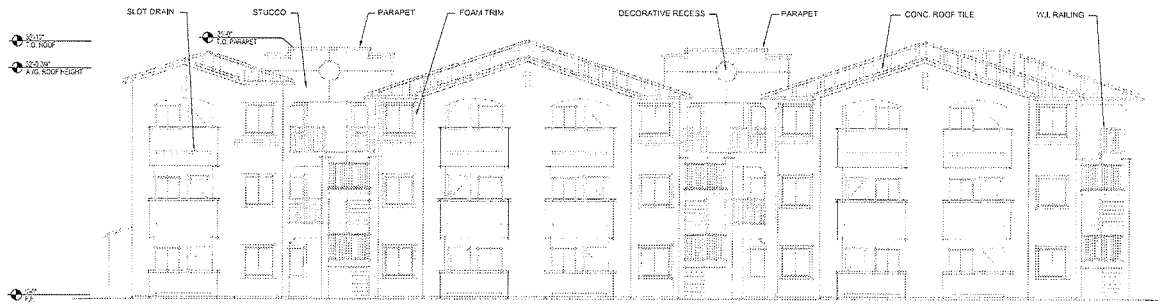
Nevada H.A.N.D.

Skyview Pines

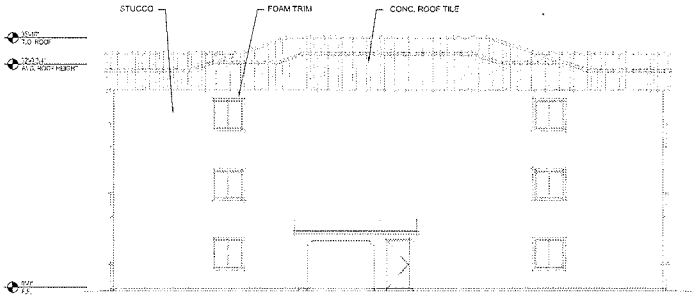
Las Vegas, Nevada

Perlman

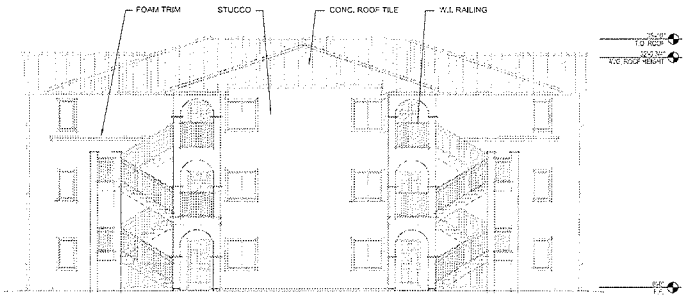
VAR-36577
SDR-36576
12/17/09 PC



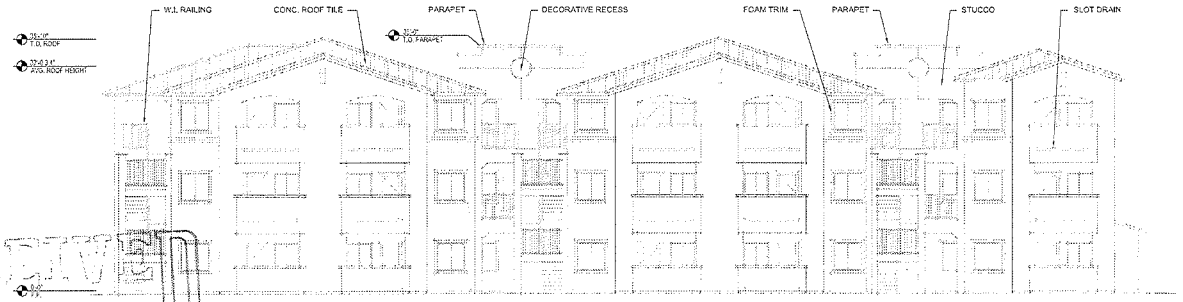
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 1 - Exterior Elevations

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

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

Project No. 908024 November 3rd, 2009

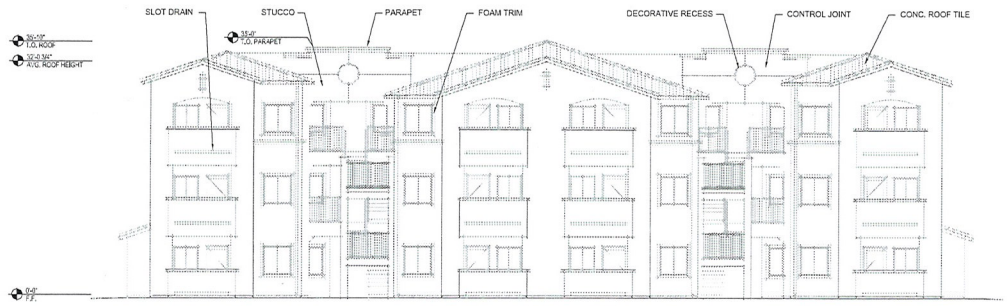
Nevada H.A.N.D.

Skyview Pines

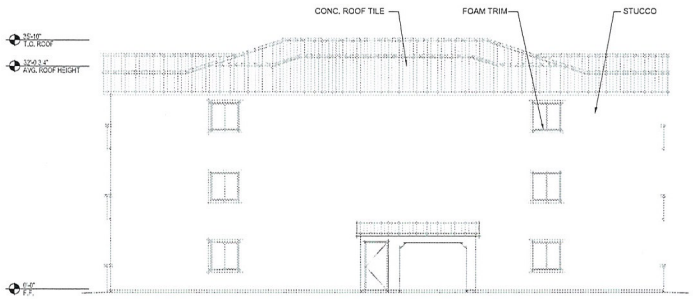
Las Vegas, Nevada

Perlman

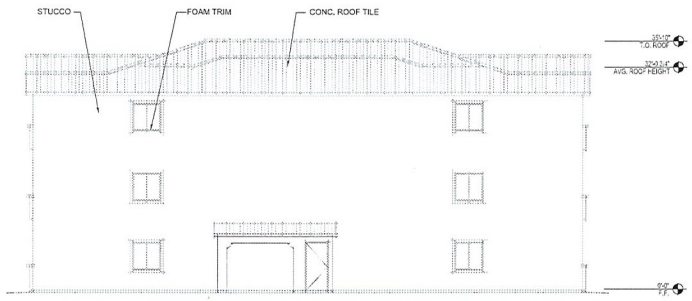
VAR-36577
SDR-36576
12/17/09 PC



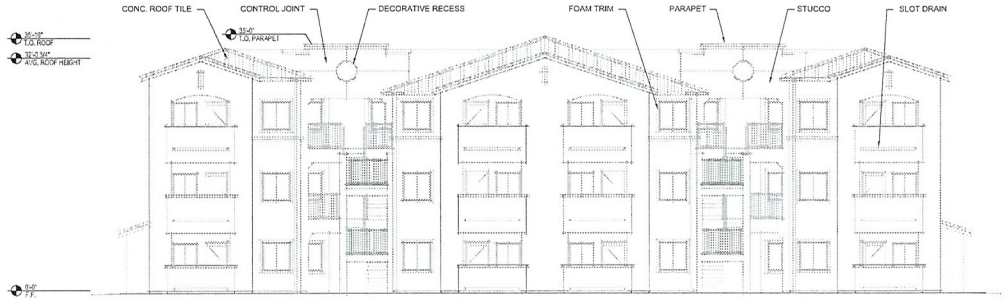
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 2 - Exterior Elevations

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

Project No. 908024 November 3rd, 2009

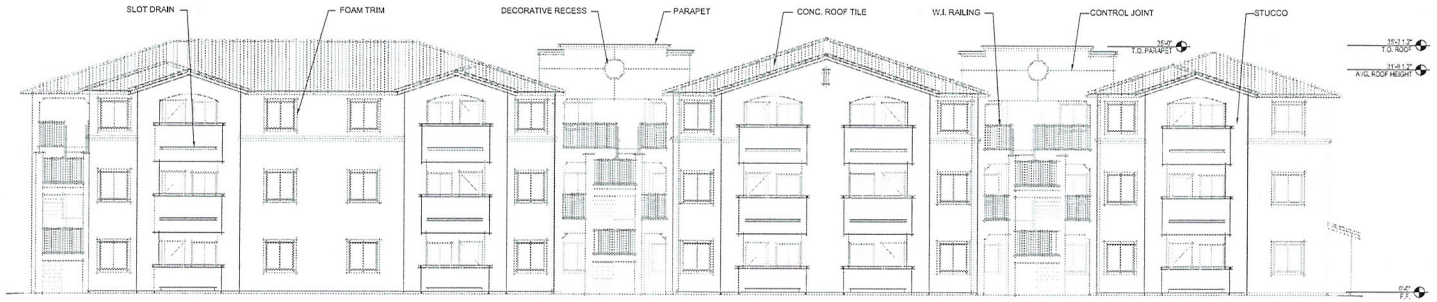
Nevada H.A.N.D.

Skyview Pines

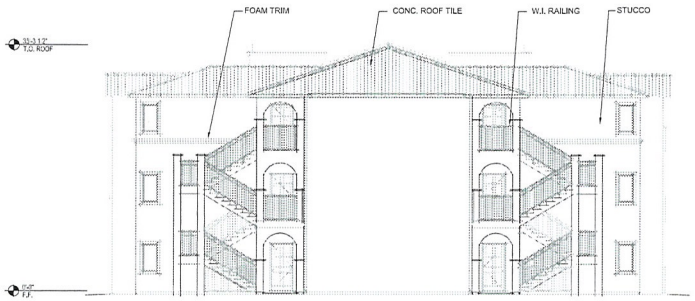
Las Vegas, Nevada

Pulte

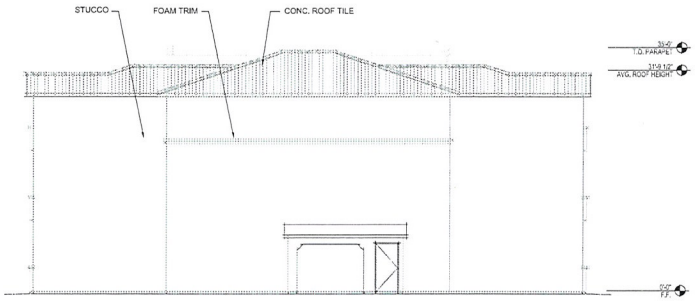
VAR-36577
SDR-36576
12/17/09 PC



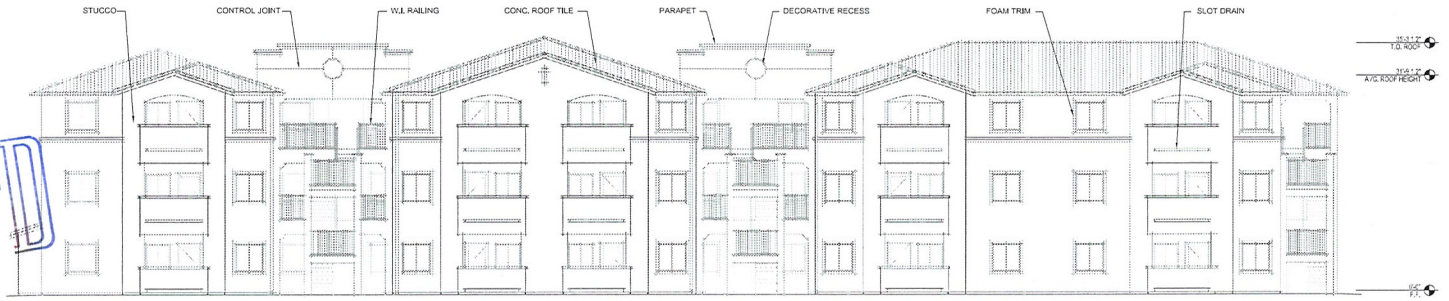
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
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Building Type 3 - Exterior Elevations

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

Project No. 908024 November 3rd, 2009

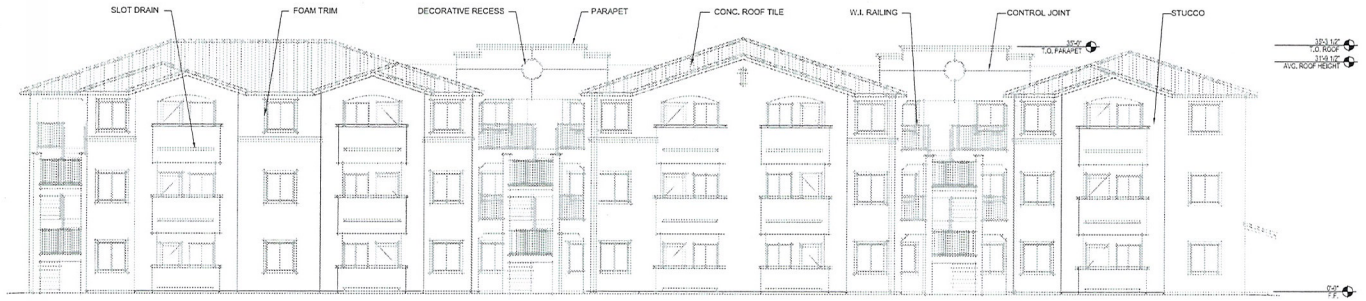
Nevada H.A.N.D.

Skyview Pines

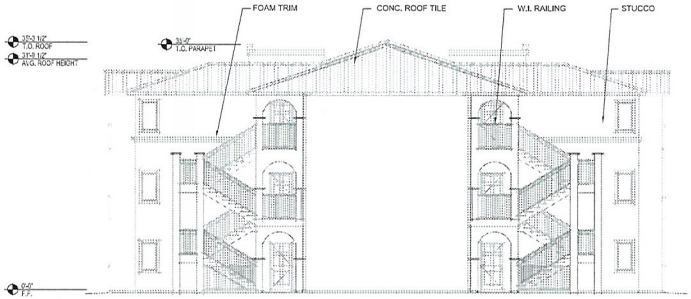
Las Vegas, Nevada

Perkins

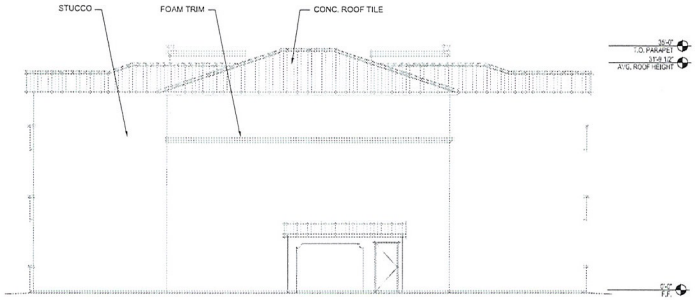
VAR-36577
SDR-36576
12/17/09 PC



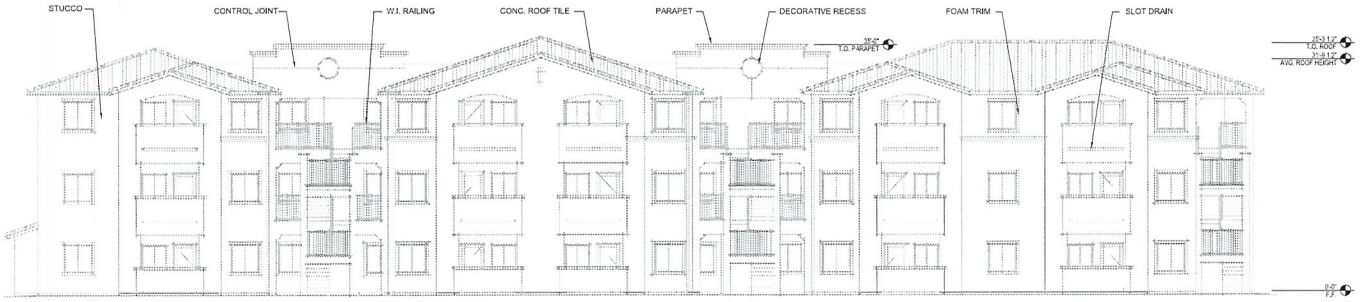
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

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Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Building Type 4 - Exterior Elevations

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

Project No. 908024 November 3rd, 2009

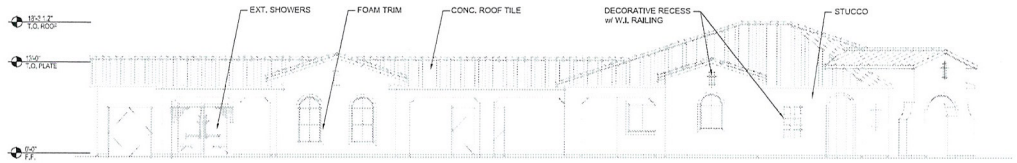
Nevada H.A.N.D.

Skyview Pines

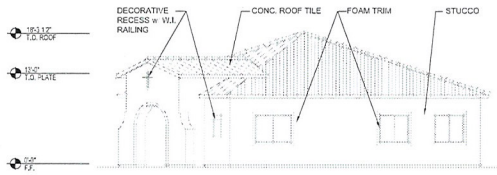
Las Vegas, Nevada

VAR-36577
SDR-36576
12/17/09 PC

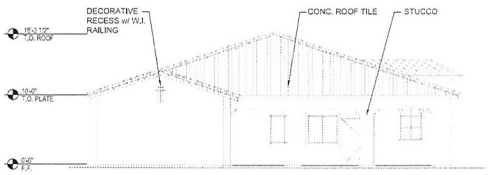
Perlman



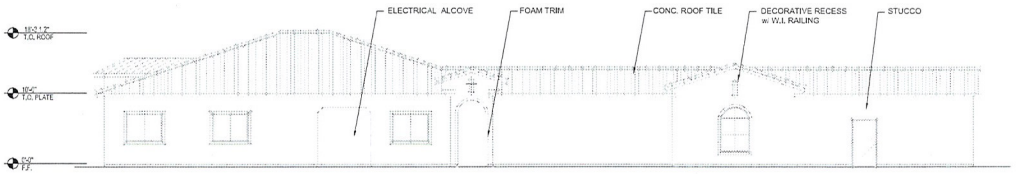
East Elevation



North Elevation



South Elevation



West Elevation

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NOV 05 2009

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Recreation Building - Exterior Elevations

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

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

VAR-36577
SDR-36576
12/17/09 PC

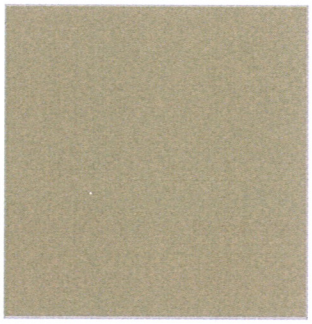
Perlman

Perlman

Skyview Pines

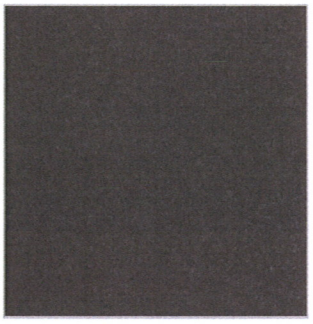
Nevada H.A.N.D.

Stucco



Dunn Edwards Classic
DEC760 Desert Gray

Fascia



Dunn Edwards
DE6063 Black Walnut

Doors



Dunn Edwards
DE6230 Center Ridge



Dunn Edwards
DE6056 Buffalo Herd

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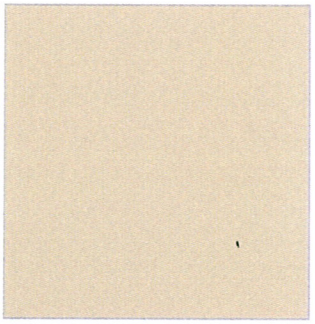
NOV 03 2009

Roof



Dunn Edwards
DE6171 Sand Dollar



MonierLifetile
Newport Sun

9440 West Sahara Ave., Las Vegas, NV 89117
Tel. 702.202.3571 Fax. 702.202.3147

PerlmanDesignGroup.com
PAZ Design Group, LLC.

SDR-36576
12/17/09 PC



SDR-36576 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



SDR-36576 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



SDR-36576 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 850 FEET WEST OF MAIN STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

Project Number: 818-017-082

LARRY R. NELSON, P.E.
President

November 3, 2009

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

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Justification letter for SKYVIEW PINES
Apn# 139-27-502-003
Approx. 4.86+/- acres

Dear Staff:

On behalf of our client, Nevada Hand Inc., we are pleased to provide this justification letter to provide information on a Site Development Plan Review being submitted for consideration on the above referenced project.

We are asking for this request to develop approximately 4.86 acres of property located on the south side of Owens Avenue and west of North main Street. This development will consist of 144 affordable family apartment units with a density of 29.38 units/acre, this site will feature a recreational building and pool with open space areas for the enjoyment of the residents.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request staff's recommendation of approval and support of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

RECEIVED
NOV 03 2009

NEVADA

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

SDR-36576
12/17/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

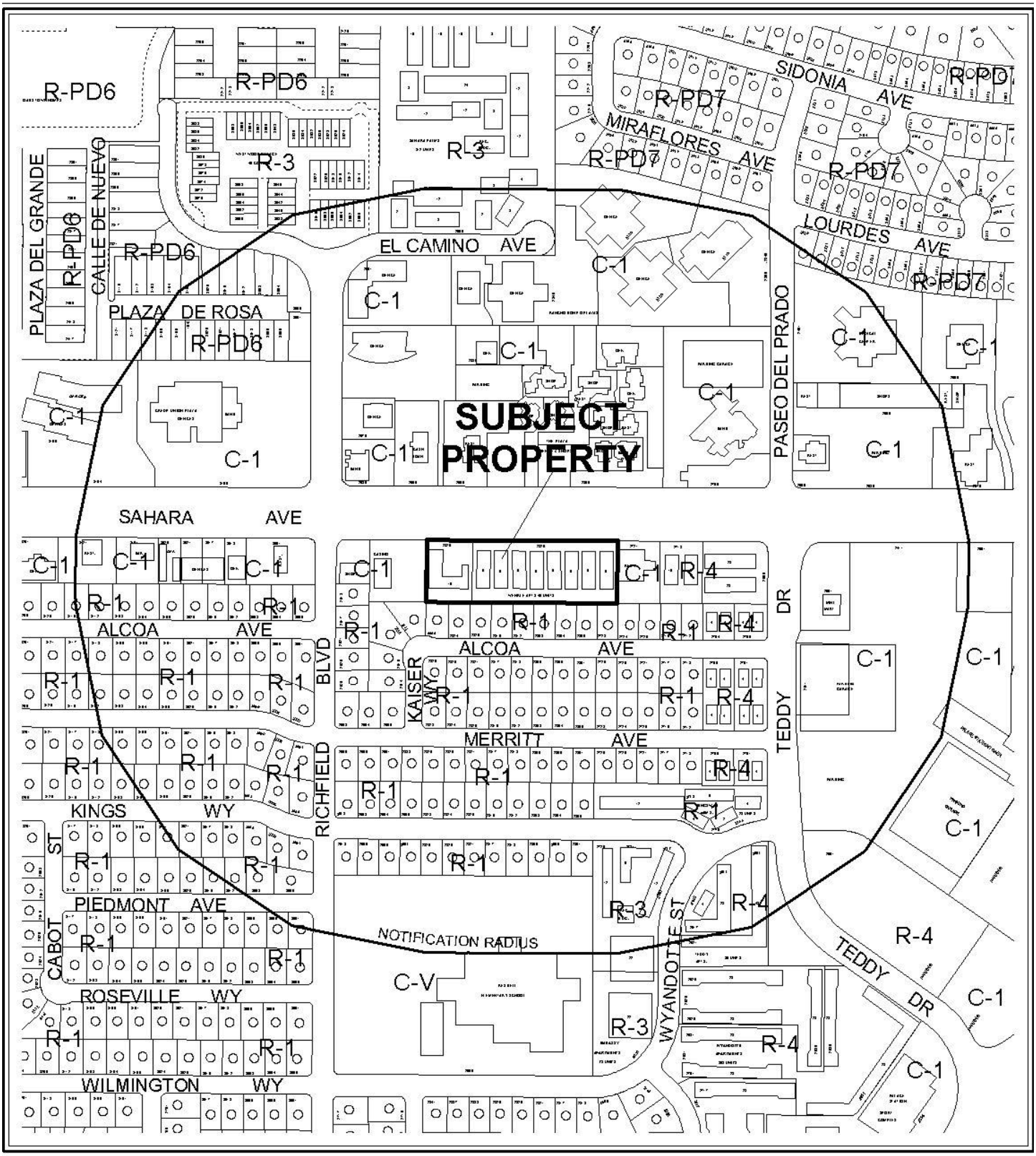
SUBJECT:
VAR-36578 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC - Request for a Variance TO ALLOW TEN EXISTING FREESTANDING SIGNS WHERE ONE IS ALLOWED AND TO ALLOW A DISTANCE SEPARATION OF 50 TO 80 FEET WHERE 100 FEET FROM FREESTANDING SIGN TO FREESTANDING SIGN IS REQUIRED on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**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. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-36578**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **VAR-36578**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, 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.

2. All required building permits and final inspections for existing signs shall be obtained within 30 days of the date of final approval and shall be permitted prior to construction and receive a final inspection.

3. Any non-permitted signage not part of this Variance application shall be removed within ten (10) days of the date of final approval.

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

Public Works

5. The proposed signs shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The sign bases shall not be located within existing or proposed public sewer or drainage easements.

BTS

VAR-36578 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

There are a total of ten proposed signs on the subject site. The applicant is requesting a Variance to allow ten existing freestanding signs where one is allowed; and to allow a distance separation of 50 to 79 feet where 100 feet from freestanding to freestanding sign is required on 2.27 acres at 2825 and 2829 West Sahara Avenue. The applicant has presented no evidence of a unique or extraordinary circumstances and the request is deemed to be a self imposed hardship that could be rectified by proposing signage for the site that meets Title 19.14 standards. Due to the intensity and excessive number of signs requested with this application, staff cannot support this request and is recommending denial of the requested Variance. If denied, any existing signs would need to be removed or properly permitted and a new Variance would be required.

ISSUES

- The applicant has created a self-imposed hardship by proposing signage that exceeds the allowable number of freestanding signs and exceeds minimum sign separation requirements allowed by Title 19.
- A Code Enforcement case (#72108) for illegal signage at the subject site was opened on 11/19/08 and remains unresolved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/03/06	A deed was recorded for a change of ownership was recorded at 2500 Teddy Drive and 2713 West Sahara Avenue.
11/19/08	A Code Enforcement citation (#72108) was issued at 2829 West Sahara Avenue for illegal signage. Code Enforcement has not resolved this complaint.
07/09/09	Variance (VAR-34815) was withdrawn without prejudice to allow ten existing freestanding signs where one is allowed; and to allow a distance separation of 50 to 79 feet where 100 feet from freestanding sign to freestanding sign is required on 2.27 acres at 2825 and 2829 West Sahara Avenue.
Related Building Permits/Business Licenses	
1962	The County Assessor's office indicates a construction date of 1962.
04/09/04	A building permit (#04008053) was issued for electrical repairs at 2829 West Sahara Avenue. The permit was finaled on 04/12/04.
01/10/07	A business license (#A07-00584) was re-issued for apartment rentals after a change in ownership at 2500 Teddy Drive.

VAR-36578 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

Pre-Application Meeting	
10/22/09	A pre-application meeting was held where the submittal requirements and the following items were discussed: • Existing non-permitted signs were discussed. • Code Enforcement actions and status on the subject site.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
11/13/09	A field check was completed on the indicated date. The following items were noted: • The existing non-permitted signs were identified by Planning and Development.

Details of Application Request	
Site Area	
Net Acres	2.27 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments	SC (Service Commercial) & H (High Density Residential)	R-3 (Medium Density Residential)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Tavern	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		
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

	Required	Provided	Deviation
Maximum Number	1 per street frontage	10 total	900%
Maximum Area	48 SF	1@32 SF 9@5.34 SF	N/A
Maximum Height	12 Feet	9 Feet	N/A
Minimum Setback	5 Feet	25 Feet	N/A
Minimum Distance Separation	100 Feet	From East to West: 55, 50, 80, 50, 50, 50, 50, 50 and 52 Feet	45%, 50%, 20% 50%, 50%, 50%, 50%, 50%, 50% and 48%

ANALYSIS

The subject application is for a total of ten non-illuminated existing freestanding signs that are double-faced non-illuminated, post mounted signs carrying a commercial message (i.e. company name and logo). These signs were posted without building permits and are positioned along the frontage road that separates the apartment complex from Sahara Avenue. There are nine existing seven-foot tall freestanding signs and one existing nine-foot tall freestanding signs. The signs fail to meet the 100-foot required minimum distance separation requirement and the maximum allowance of one freestanding sign per street frontage and contribute to visual clutter along the street frontage.

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 signage that exceeds the number of freestanding signs and sign separation requirements allowed by Title 19. Alternative number of signs 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 17

NOTICES MAILED 256

APPROVALS 1

PROTESTS 5

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Sahara Suites, LLC

Project Address (Location) 2500 Teddy Drive, Las Vegas, NV 89102

Project Name Siegel Suites Sahara **Proposed Use** _____

Assessor's Parcel #(s) 162-08-501-003, 162-08-501-004 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing R3 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sahara Suites, LLC **Contact** Michael Crandall

Address 3900 Paradise Rd., #101 **Phone:** (702) 947-8330 **Fax:** (702) 947-8313

City Las Vegas **State** NV **Zip** 89169

E-mail Address mcrandall@siegelcompanies.com

APPLICANT Siegel Companies, Inc. **Contact** Michael Crandall

Address 3900 Paradise Rd., #101 **Phone:** (702) 947-8330 **Fax:** (702) 947-8313

City Las Vegas **State** NV **Zip** 89169

E-mail Address mcrandall@siegelcompanies.com

REPRESENTATIVE Ultrasigns, Inc. **Contact** Mark Whitehouse

Address 10 Research Lane **Phone:** (702) 431-1729 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address mwhitehouse@ultrasigns.com

Property Owner Signature* _____

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

Print Name Stephen Siegel-President-Siegel Companies, Inc.

Subscribed and sworn before me

This 2nd day of November, 20 09.

_____

Notary Public in and for said County and State

S. COUCH
Notary Public State of Nevada
No. 04-88092-1
My appt. exp. Jan. 25, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-36578
Meeting Date:	12/17/09
Total Fee:	$830 —
Date Received:*	11/3/09
Received By:	

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

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NOV 03 2009

Revised 10/27/08

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36578** APN: 162-08-501-003, 162-08-501-004

Name of Property Owner: Sahara Suites, LLC

Name of Applicant: Siegel Companies, Inc.

Name of Representative: Ultrasigns, Inc.

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: Stephen G. Siegel

Subscribed and sworn before me

This 3rd day of November, 20 09

_____

Notary Public in and for said County and State

S. COUCH
Notary Public State of Nevada
No. 04-88092-1
My appt. exp. Jan. 25, 2012

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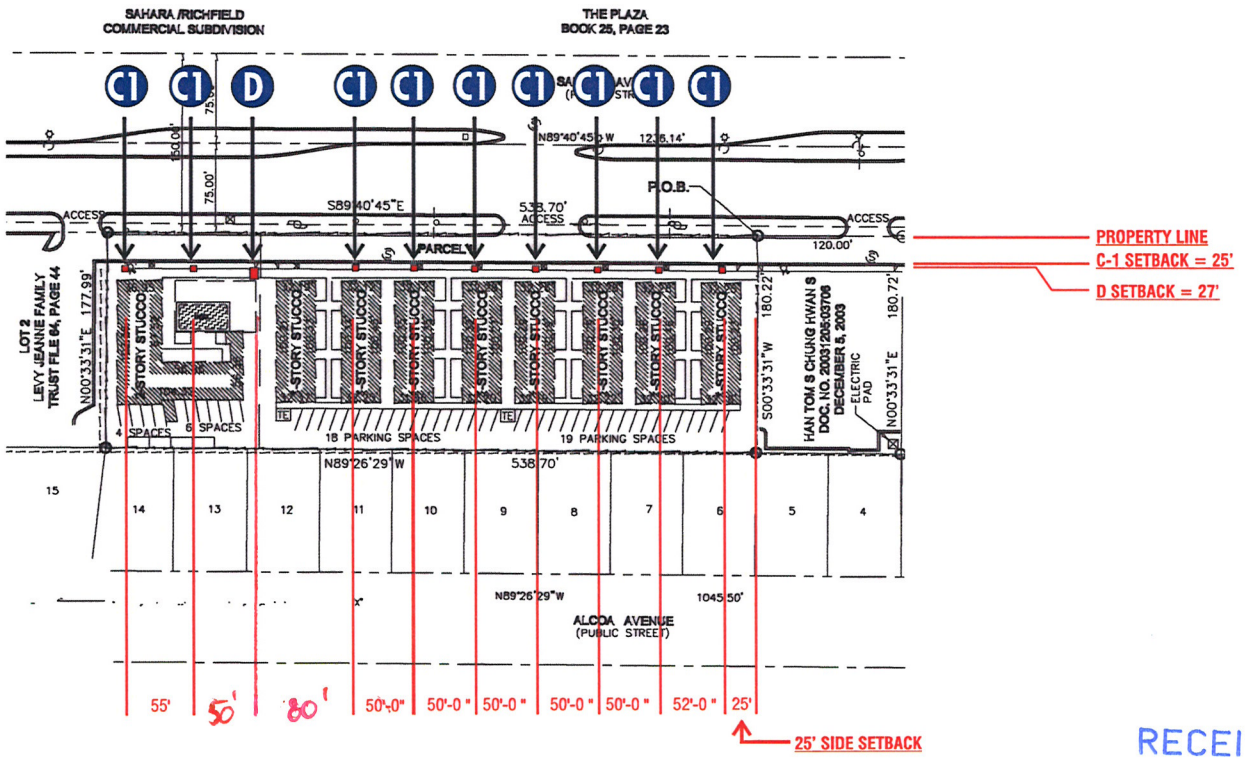
NOV 03 2009



NORTH

SCALE 1"=100'

RECEIVED

NOV 0 3 2009

JOB INFORMATION
SIEGEL SUITES
SAHARA
2825 & 2829 W. SAHARA
LAS VEGAS, NV 89102

SALESPERSON
MARK WHITEHOUSE
DESIGNER
DAVID GREEN
SKETCH NO
SIEGEL09

DATE
08-06-2008
VOLTAGE
VERIFY

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISION DATES
11 11-02-2009 DAG
12
13
14
15
16
17
18
19
20

CLIENT APPROVAL

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

VAR-36578
12/17/09 PC

SIGN TYPE	#	ILLUMINATED	STYLE	SQ. FT.
C1	9	NO	FREESTANDING	6
D	1	NO	FREESTANDING	32

SIGN ANALYSIS TABLE

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NOV 03 2009

JOB INFORMATION
SIEGEL SUITES
SAHARA
2825 & 2829 W. SAHARA
LAS VEGAS, NV 89102

SALESPERSON
MARK WHITEHOUSE
DESIGNER
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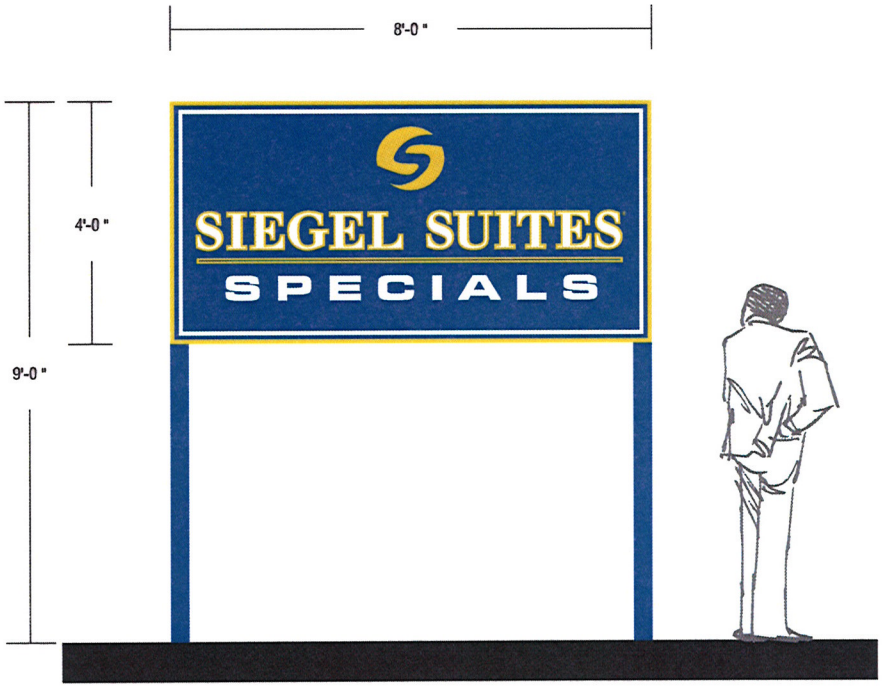
VAR-36578
12/17/09 PC



D **DOUBLE FACED NON-ILLUMINATED WOOD SIGN WITH GRAPHICS**
SCALE 1/2" = 1'

RECEIVED

NOV 03 2009

JOB INFORMATION
SIEGEL SUITES
SAHARA
2825 & 2829 W. SAHARA
LAS VEGAS, NV 89102

SALESPERSON MARK WHITEHOUSE
DESIGNER DAVID GREEN
SKETCH NO SIEGEL09

DATE 08-06-2008
VOLTAGE VERIFY

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

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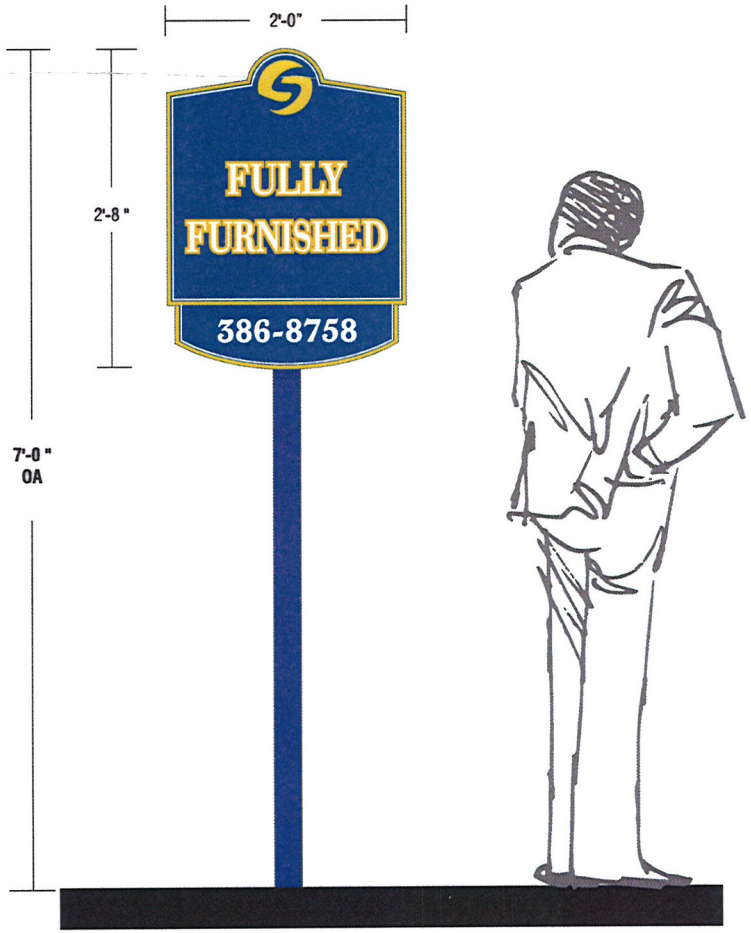
SAN DIEGO, CA 92123-1520

VAR-36578
12/17/09 PC



C1 DOUBLE FACED NON-ILLUMINATED POST MOUNTED DISPLAY
SCALE 1"=1'

RECEIVED

NOV 03 2009

JOB INFORMATION
SIEGEL SUITES
SAHARA
2825 & 2829 W. SAHARA
LAS VEGAS, NV 89102

SALESPERSON
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TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

VAR-36578
12/17/09 PC



VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
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DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36578 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

ultrasigns
ELECTRICAL ADVERTISING

Justification Letter

To: City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101
Phone (702) 229-6196
Attn; Yorgo

From: Mark Whitehouse
Ultrasigns
10 Research Lane
Las Vegas, NV 89101
Phone (702) 336-3336 (cell)

Re: Siegel Suites Sahara 2825 and 2829 W Sahara LVNV 89102

To Whom It May Concern:

We are submitting for a Sign Variance for Siegel Suites located at 2825 and 2829 W Sahara LVNV 89102

The Signage package will include all signs on the property.

The Variance is for the following;
-Allow ten freestanding signs where one is allowed.
-Reduce separation distance between signs (10) on same side of the street from 100' to 50, 52, 55, and 80'.

The nine amenity signs are non-illuminated and are only 7' overall height, the "specials" sign is 9' overall height these signs display different amenities on the property and do not contribute to any visual clutter. Each sign is only five square feet and is not clearly visible to adjacent properties. All signs are non-illuminated.

Thank you, in advance for you consideration of this submittal.

Regards,

Mark Whitehouse

RECEIVED
NOV 03 2009

VAR-36578
12/17/09 PC

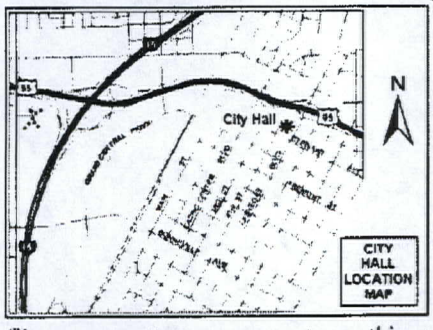
9025 BALBOA AVENUE, SUITE 150 • SAN DIEGO, CA • 92123 • TEL (858) 569-1400 • FAX (858) 569-1453

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 04 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-36578

Planning Commission Meeting of 12/17/2009

Case: VAR-36578

16205416025
CUMMINGS FAMILY TRUST
3025 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

RECEIVED
DEC - 7 2009

16P

JAV0511 89102

DEC-7-2009 10:41A FROM:PKC (702)367-3827 TO:3857268 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



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VAR-36578

Planning Commission Meeting of 12/17/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

Case: VAR-36578
16205415027
GREENE TIMON S
3022 EL CAMINO AVE #27
LAS VEGAS NV 89102-4056

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DEC - 7 2009

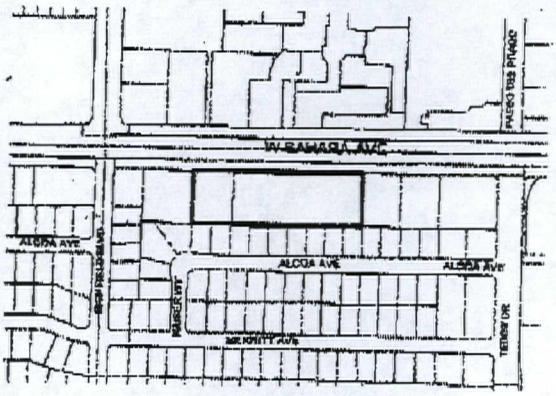
LAVDS11 89102

16P

Application Information

VAR-36578 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC - Request for a Variance TO ALLOW TEN EXISTING FREESTANDING SIGNS WHERE ONE IS ALLOWED AND TO ALLOW A DISTANCE SEPARATION OF 50 TO 80 FEET WHERE 100 FEET FROM FREESTANDING SIGN TO FREESTANDING SIGN IS REQUIRED on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)

Application Location



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

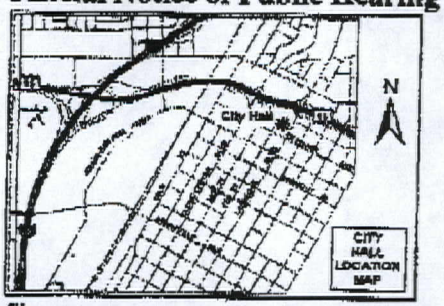
Public Hearing Information

Meeting:	Planning Commission
Date:	***December 17, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

[redacted] 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



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VAR-36578
Planning Commission Meeting of 12/17/2009

PRESORTED FIRST CLASS

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0004279218 DEC 04 2009
MAILED FROM ZIP CODE 89101

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DEC - 8 2009

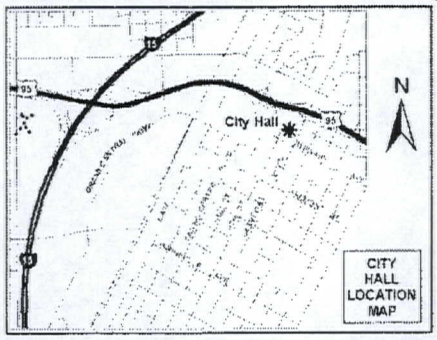
Case: VAR-36578
16208503001
CALCATERRA FAMILY TRUST ETAL
P O BOX 400
MENLO PARK CA 94026-0400

16 P

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

Return Service Requested

Official Notice of Public Hearing



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VAR-36578

Planning Commission Meeting of 12/17/2009

Case: VAR-36578
16208114033
BORDENAVE EDWARD A JR & LOUISE O
3013 KINGS WAY
LAS VEGAS NV 89102-5925

JAVD511 89102

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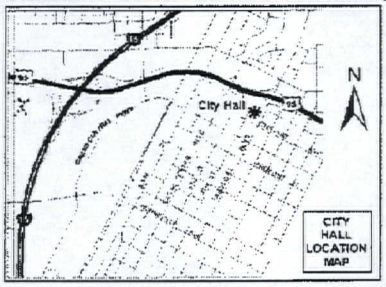
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36578

Planning Commission Meeting of 12/17/2009

Case: VAR-36578

16208511066
DORSEY PATRICIA E
7901 GOTHIC AVE
LAS VEGAS NV 89117-1345

JAVDE11 89117

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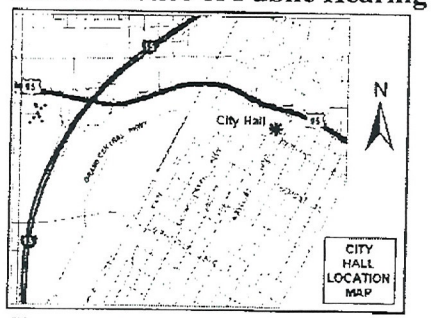
DEC - 7 2009

168

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



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36578

Planning Commission Meeting of 12/17/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

Case: VAR-36578

16208501002
LEVY JEANNE FAMILY TRUST
7800 SILVER PLATEAU AVE
LAS VEGAS NV 89128-2655

JAVDS11 89128

RECEIVED
DEC - 7 2009

16A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

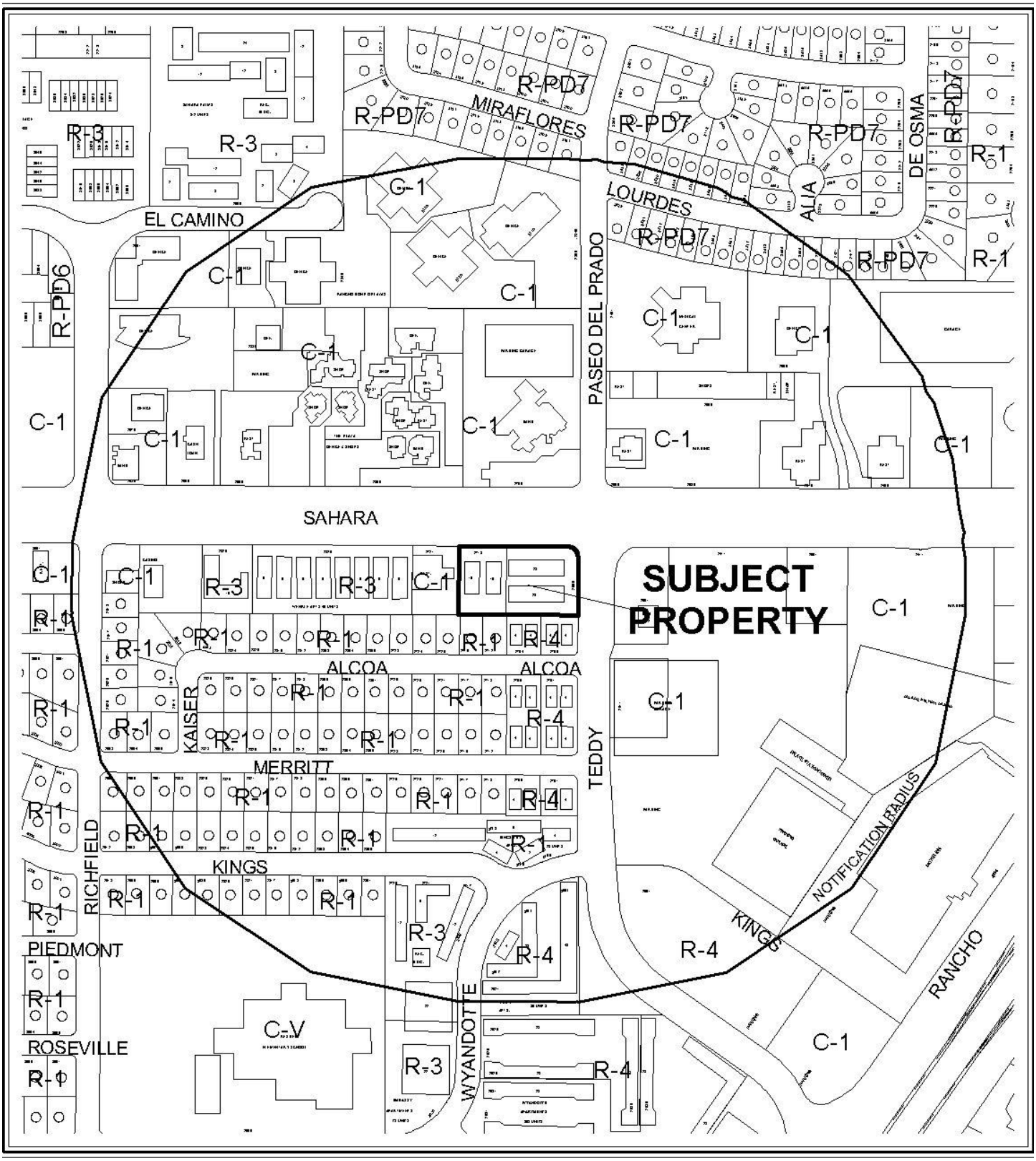
SUBJECT:
VAR-36579 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC - Request for a Variance TO ALLOW FOUR EXISTING AND ONE PROPOSED FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED; TO ALLOW FIVE FREESTANDING SIGNS WHERE ONE IS ALLOWED; TO ALLOW A 35-FOOT TALL SIGN WHERE 12 FEET IS ALLOWED; TO ALLOW A 289 SQUARE-FOOT SIGN WHERE 48 SQUARE FEET IS ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF 17 TO 25 FEET WHERE 100 FEET FROM FREESTANDING TO FREESTANDING SIGN IS REQUIRED on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)

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:
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-36579**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



CASE: **VAR-36579**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36579 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, 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.

2. All required building permits and final inspections for existing signs shall be obtained within 30 days of the date of final approval and all proposed signage shall be permitted prior to construction and receive a final inspection.

3. Any non-permitted signage not part of this Variance application shall be removed within ten (10) days of the date of final approval.

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

Public Works

5. The proposed signs shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The sign bases shall not be located within existing or proposed public sewer or drainage easements.

BTS

VAR-36579 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

There are a total of four existing signs and one proposed sign on the subject site. The applicant is requesting a Variance to allow five freestanding signs where one is allowed; to allow five freestanding signs to have a one-foot setback where five feet is the minimum required; to allow a 35-foot tall sign where 12 feet is allowed, to allow a 289 square-foot sign where 48 square feet is allowed; and to allow a distance separation of 17 to 25 feet where 100 feet from freestanding to freestanding sign is required on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue. The applicant has presented no evidence of unique or extraordinary circumstances and the request is deemed to be a self imposed hardship that could be rectified by proposing signage for the site that meets Title 19.14 standards. Due to the intensity and excessive number of signs requested with this application, staff cannot support this request and is recommending denial of the requested Variance. If denied, any existing signs would have to be removed or properly permitted to conform to Title 19.

ISSUES

- The applicant has created a self-imposed hardship by proposing signage that exceeds the standards allowed by Title 19.
- A Code Enforcement case (#72103) for illegal signage at the subject site was opened on 11/19/08 and remains unresolved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/03/06	A deed was recorded for a change of ownership was recorded at 2500 Teddy Drive and 2713 West Sahara Avenue.
11/19/08	Code Enforcement processed a complaint (#72103) for illegal signage at 2500 Teddy Drive. Cod Enforcement has not resolved this complaint.
07/09/09	A Variance (VAR-34816) to allow five existing freestanding signs to have a one-foot setback where five feet is the minimum required; to allow five freestanding signs where signs where one is allowed; and to allow a distance separation of 17 to 25 feet where 100 feet from freestanding to freestanding sign is required on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue was withdrawn without prejudice.

Related Building Permits/Business Licenses	
1962	The County Assessor's office indicates a construction date of 1962.
01/10/07	A business license (#A07-00584) was re-issued for apartment rentals after a change of ownership at 2500 Teddy Drive.
01/07/08	A building permit (#105220) was issued to repair vehicle damage at 2500 Teddy Drive. The building permit was completed on 02/23/09.
Pre-Application Meeting	
10/22/09	A pre-application meeting was held where the submittal requirements and the following items were discussed: • Existing non-permitted freestanding signs. • Code Enforcement actions and status on the subject site.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
11/12/09	A field check was completed on the indicated date. The following items were noted: • The existing non-permitted signs were identified by Planning and Development.

Details of Application Request	
Site Area	
Net Acres	1.29 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments	SC (Service Commercial) & H (High Density Residential)	R-4 (High Density Residential)
North	Bank	SC (Service Commercial)	C-1 (Limited Commercial)
South	Apartments	H (High Density Residential)	R-4 (High Density Residential)
East	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant	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			
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

	Required	Provided	Deviation
Maximum Number	1 per street frontage	5 total	400%
Maximum Area	48 SF	1@289 SF 4@4.6 SF	502%
Maximum Height	12 Feet	1@35 Feet each 4@5 Feet each	192%
Minimum Setback	5 Feet	1 Foot	80%
Minimum Distance Separation	100 Feet	From North to South: 25, 25, 17 and 25 Feet	75%, 75%, 83% and 75%
Residential Protection Standards	200 Feet	N/A	N/A
Illumination	Internal /External	35-Foot Sign has internal and external and a message board	Internal /External

ANALYSIS

The subject application is requesting a total of five freestanding signs along the length of Teddy Drive. At the corner of Sahara Avenue and Teddy Drive, a 35-foot tall sign is proposed to be illuminated and will have an animated message board. All signs are double-faced signs that carry a commercial message (i.e. company name and logo). There are four existing five-foot tall freestanding signs and one proposed 35-foot tall freestanding signs. The signs fail to meet the height, square-footage, setback and minimum distance separation requirements of Title 19.14.

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 signage that exceeds the height, area, number of freestanding signs and sign separation requirements allowed by Title 19. Alternative number and design of signs 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 144

APPROVALS 1

PROTESTS 2

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Sahara Suites, LLC

Project Address (Location) 2500 Teddy Drive, Las Vegas, NV 89102

Project Name Siegel Suites Sahara **Proposed Use** _____

Assessor's Parcel #(s) 162-08-501-006, 162-08-501-007 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing R4 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.29 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sahara Suites, LLC **Contact** Michael Crandall

Address 3900 Paradise Rd., #101 **Phone:** (702) 947-8330 **Fax:** (702) 947-8313

City Las Vegas **State** NV **Zip** 89169

E-mail Address mcrandall@siegelcompanies.com

APPLICANT Siegel Companies, Inc. **Contact** Michael Crandall

Address 3900 Paradise Rd., #101 **Phone:** (702) 947-8330 **Fax:** (702) 947-8313

City Las Vegas **State** NV **Zip** 89169

E-mail Address mcrandall@siegelcompanies.com

REPRESENTATIVE Ultrasigns, Inc. **Contact** Mark Whitehouse

Address 10 Research Lane **Phone:** (702) 431-1729 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address mwhitehouse@ultrasigns.com

Property Owner Signature* _____

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

Print Name Stephen Siegel-President-Siegel Companies, Inc.

Subscribed and sworn before me

This 2nd day of November, 20 09.

_____

Notary Public in and for said County and State

S. COUCH
Notary Public State of Nevada
No. 04-88092-1
My appt. exp. Jan. 25, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-36579
Meeting Date:	12/17/09
Total Fee:	$830
Date Received:*	11/3/09
Received By:	

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NOV 03 2009

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36579** APN: 162-08-501-006, 162-08-501-007

Name of Property Owner: Sahara Suites, LLC

Name of Applicant: Siegel Companies, Inc.

Name of Representative: Ultrasigns, Inc.

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: Stephen G. Siegel

Subscribed and sworn before me

This 2nd day of November, 20 09

_____

Notary Public in and for said County and State

S. COUCH
Notary Public State of Nevada
No. 04-88092-1
My appt. exp. Jan. 23, 2013

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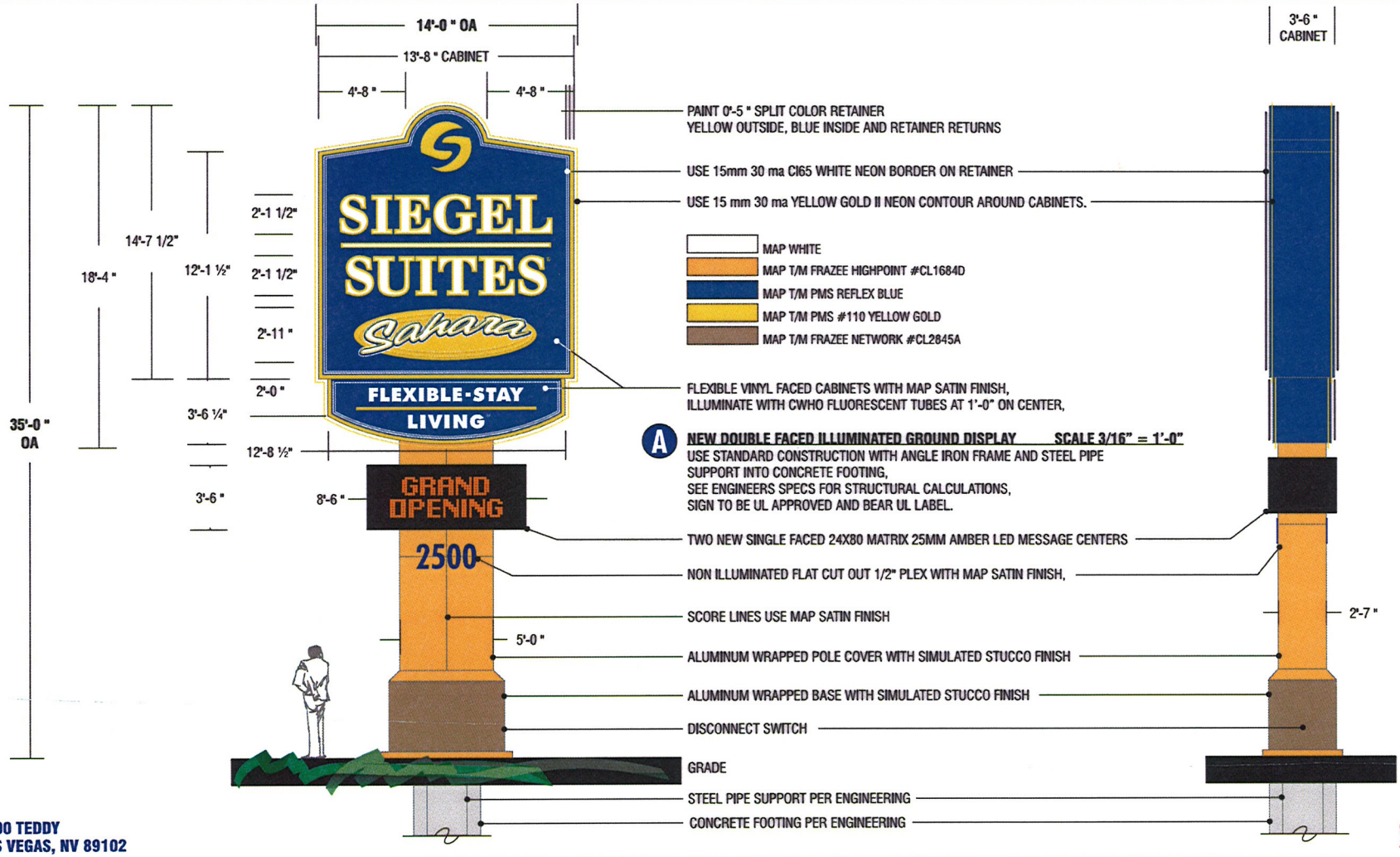

2500 TEDDY
LAS VEGAS, NV 89102

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NOV 03 2009

JOB INFORMATION
SIEGEL SUITES - SAHARA
ADDRESS VARIES...
SEE ADDRESS ABOVE
LAS VEGAS, NV 89102

SALESPERSON
MARK WHITEHOUSE
DESIGNER
DAVID GREEN
SKETCH NO
SIEGEL09

DATE
08-06-2008
VOLTAGE
VERIFY

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISION DATES
11 **11-02-2009 DAG**
12 **11-02-2009 DAG**
13
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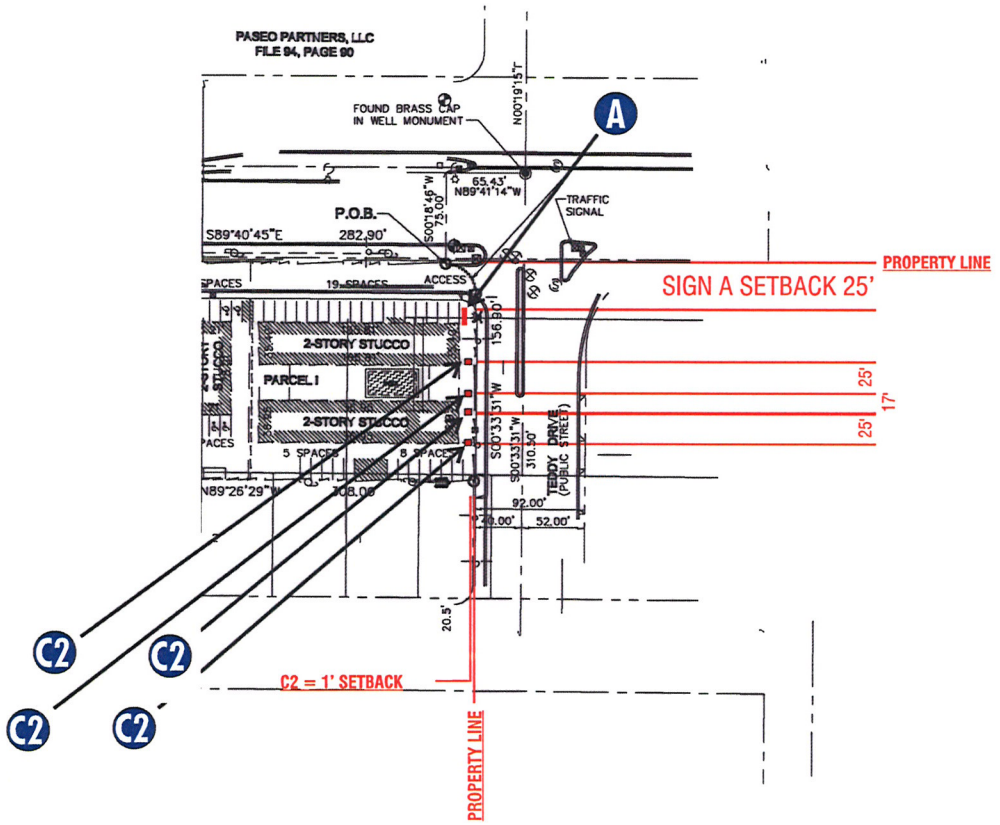
CLIENT APPROVAL

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

VAR-36579
12/17/09 PC



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NOV 03 2009

NORTH

SCALE 1"=100'

2500 TEDDY
LAS VEGAS, NV 89102

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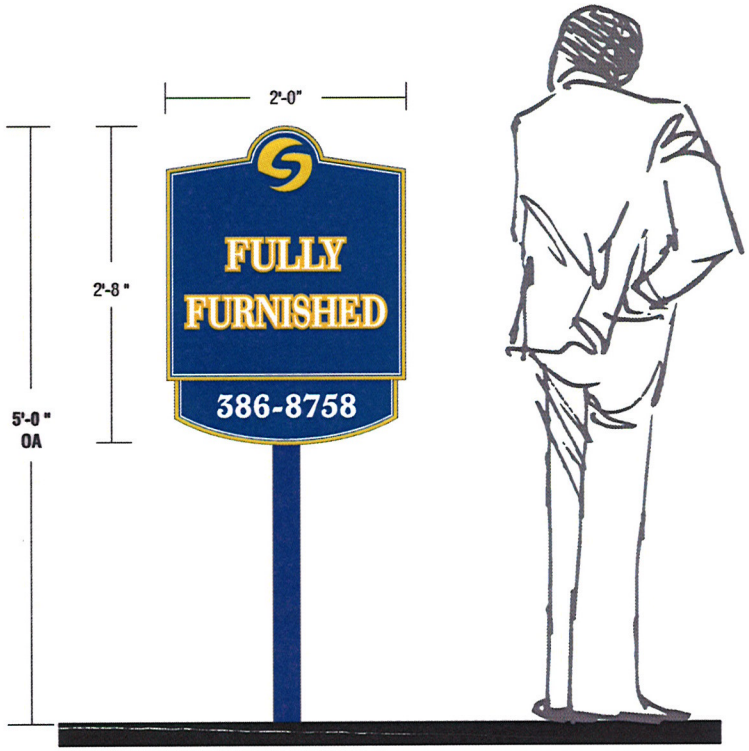

C2 DOUBLE FACED NON-ILLUMINATED POST MOUNTED DISPLAY
SCALE 1"=1'

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NOV 03 2009

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VAR-36579
12/17/09 PC

SIGN TYPE	#	ILLUMINATED	STYLE	SQ. FT.
A	1	YES	FREESTANDING	289
C2	4	NO	FREESTANDING	4

SIGN ANALYSIS TABLE

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NOV 03 2009

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LAS VEGAS, NV 89102

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VAR-36579
12/17/09 PC



VAR-36579 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



VAR-36579 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



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VAR-36579 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
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DECEMBER 17, 2009 PLANNING COMMISSION

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VAR-36579 - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC
2825 AND 2829 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

ultrasigns
ELECTRICAL ADVERTISING

Justification Letter

To: City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101
Phone (702) 229-6196
Attn; Yorgo

From: Mark Whitehouse
Ultrasigns
10 Research Lane
Las Vegas, NV 89101
Phone (702) 336-3336 (cell)

Re: Siegel Suites Sahara 2500 Teddy Ave. LVNV 89102

To Whom It May Concern:

We are submitting for a Sign Variance for Siegel Suites located at 2500 Teddy Drive. The Signage package will include all signs on the property.

The Variance is for the following;
-Allow a 35' High sign where 12' maximum is allowed.
-Increase the allowable square footage for a freestanding sign from 48' to 289'.
-Reduce setback from 5' to 1' on the amenity signage on Teddy (4 total).
-Allow five freestanding signs where two signs are allowed.
-Reduce separation distance between signs on same side of street from 100' to 17', 25', and 25'.

All identification signage in the area is between 30' and 40'. We feel that a higher sign is warranted on such a busy street therefore we are requesting a waiver for a sign height increase from 12' to 35' overall high. The sign will be consistent in design and nature to all the signs in the area. The building will block the view of the sign for the most part to the adjacent residential behind the property.

The four amenity signs are non-illuminated and are only 5' overall height, these signs display different amenities on the property and do not contribute to any visual clutter. Each sign is only five square feet and is not clearly visible to adjacent properties.

Thank you, in advance for you consideration of this submittal.

Regards,

Mark Whitehouse

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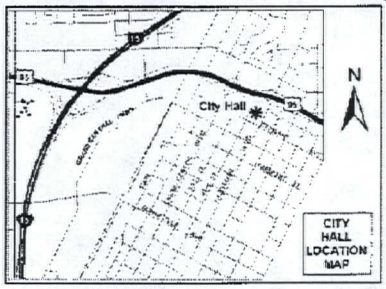
NOV 03 2009

VAR-36579
12/17/09 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-36579

Planning Commission Meeting of 12/17/2009

Case: VAR-36579

16208511066
DORSEY PATRICIA E
7901 GOTHIC AVE
LAS VEGAS NV 89117-1345

JAV0511 89117

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DEC - 7 2009

17P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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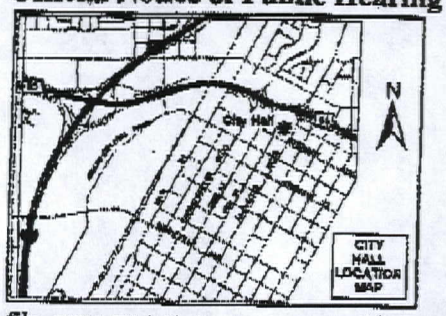
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

~~AR-36579~~
lanning Commission Meeting of 12/17/2009

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DEC – 8 2009

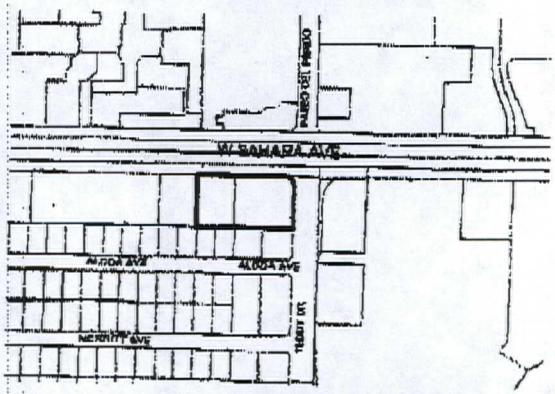
16208511050 Case: VAR-36579
CALCATERRA FAMILY TRUST
P O BOX 400
MENLO PARK CA 94026-0400

JAN0511 94025

Application Information

'AR-36579 - VARIANCE - PUBLIC HEARING - APPLICANT: IEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LC - Request for a Variance TO ALLOW FOUR EXISTING AND)NE PROPOSED FREESTANDING SIGNS TO HAVE A ONE-'OOT SETBACK WHERE FIVE FEET IS THE MINIMUM EQUIRED; TO ALLOW FIVE FREESTANDING SIGNS VHERE ONE IS ALLOWED; TO ALLOW A 35-FOOT TALL IGN WHERE 12 FEET IS ALLOWED; TO ALLOW A 289 QUARE-FOOT SIGN WHERE 48 SQUARE FEET IS LLOWED; AND TO ALLOW A DISTANCE SEPARATION OF 7 TO 25 FEET WHERE 100 FEET FROM FREESTANDING TO REESTANDING SIGN IS REQUIRED on 1.29 acres at 2500 eddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 nd 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***December 17, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ny 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 ritten 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 an Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 29-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

17 P

NO. 296 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
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DEC 04 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

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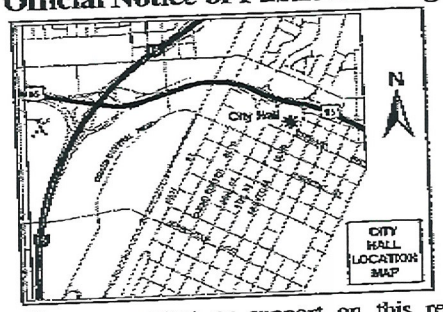

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36579

Planning Commission Meeting of 12/17/2009

Case: VAR-36579

16205815031
GRANT JANE M
2612 LOURDES AVE
LAS VEGAS NV 89102-4334

JAVD511 89102

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DEC - 7 2009

DEC. 7. 2009 3:41AM

17P

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

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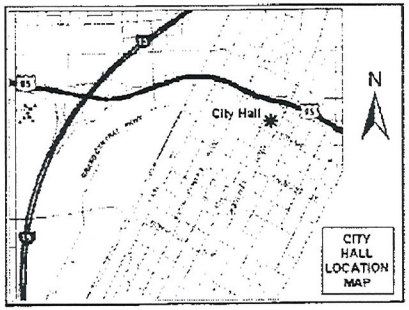
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36579

Planning Commission Meeting of 12/17/2009

Case: VAR-36579
16208501001
LEVY JEANNE FAMILY TRUST
7800 SILVER PLATEAU AVE
LAS VEGAS NV 89128-2655

JAV0511 89128

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Dec 07 09 02:48p Levy Commercial RE 702-932-2223

17A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

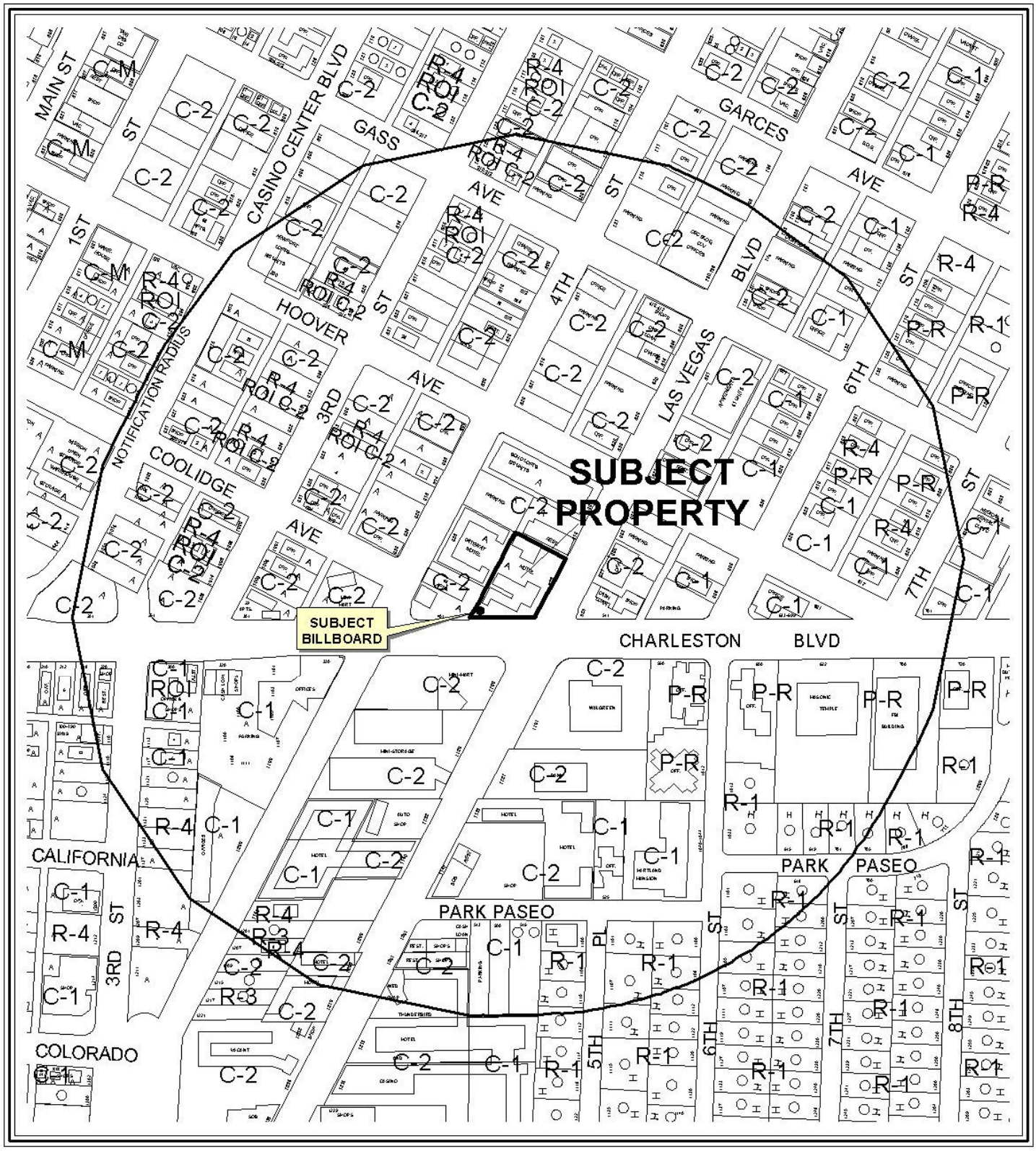
RQR-36373 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC. - Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT X 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 01/20/2010
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:
DENIAL

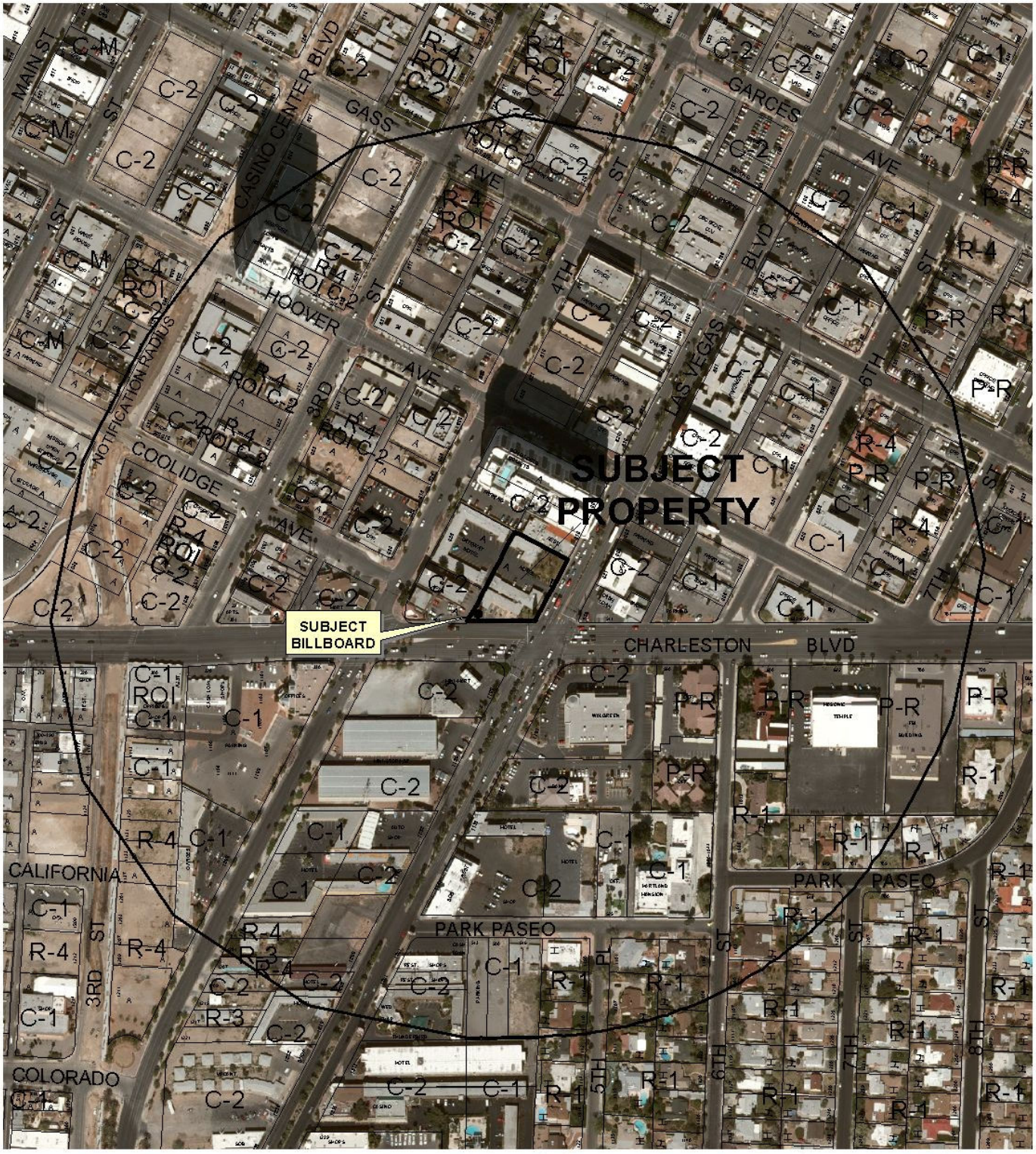
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-29727
6. Protest Postcards



CASE: **RQR-36373**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **RQR-36373**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



RQR-36373

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

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: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-36373 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.

** CONDITIONS **

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

Planning and Development

1. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

2. Special Use Permit U-0028-01 shall be reviewed on an agenda closest to May 16, 2012, at which time the City Council may require removal of the Off-Premise Sign. 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.

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. 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. 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.

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

RQR-36373 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is the sixth required review of a Special Use Permit (U-0028-01) that allowed a 28-foot by 24-foot Off-Premise Sign at 928 South Las Vegas Boulevard. The off-premise sign was constructed in 2001 and is in good condition, with some bird droppings on the pole. The sign otherwise meets Title 19 distance separation and zoning requirements. However, it fails to meet special area plan requirements established after the sign's construction and does not contribute to the goals of redevelopment in the area. Additionally, a previous condition of approval required the installation of bird deterrent devices on the sign; this condition has not been met. Staff therefore recommends denial. If this review is denied, the subject sign shall be removed from the property.

ISSUES

- This is the sixth review of the Special Use Permit for an Off-Premise Sign use (U-0028-01).
- The sign has been properly permitted and inspected.
- The sign does not meet a previous condition of approval requiring installation of bird deterrent devices.
- Current standards for the Las Vegas Boulevard Scenic Byway Overlay District prohibit off-premise signs within the Byway corridor.
- Current standards for the Arts District (Las Vegas Downtown Centennial Plan) require off-premise signs within the Arts District to be flush-mounted on a structure; these signs cannot be freestanding, roof-mounted or project past the walls or roof of a building.
- The existing off-premise sign is not aesthetically compatible with the surrounding uses and does not contribute in a positive manner to the scenic qualities of the Las Vegas Boulevard Scenic Byway as detailed in the Las Vegas Boulevard Scenic Byway Corridor Management Plan.
- The existing off-premise sign does not further an important objective of the Redevelopment Plan, which is "to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan."

RQR-36373 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
05/16/01	The City Council granted an appeal of the Planning Commission denial of a Special Use Permit (U-0028-01) for a proposed 45-foot tall, 14-foot by 48-foot Off-Premise Sign on the subject site, subject to review in one year. Staff recommended denial.
08/07/02	The City Council granted an appeal of the Planning Commission denial of a Required Review [U-0028-01(1)] of an approved Special Use Permit (U-0028-01), which allowed a 40-foot tall, 28-foot by 24-foot Off-Premise Sign on the subject site, subject to review in one year. Staff recommended denial.
11/19/03	The City Council granted an appeal of the Planning Commission denial of a Required Review (RQR-3024) of an approved Special Use Permit (U 0028-01), which allowed a 40-foot tall, 28-foot by 24-foot Off-Premise Sign on the subject site, subject to review in one year. Staff recommended denial.
05/05/04	The City Council adopted Ordinance No. 5694, thereby establishing the Las Vegas Boulevard Scenic Byway Overlay District and associated standards.
12/15/04	The City Council granted an appeal of the Planning Commission denial of a Required Review (RQR-5247) of an approved Special Use Permit (U-0028-01), which allowed a 40-foot tall, 28-foot by 24-foot Off-Premise Sign on the subject site, subject to review in one year. Staff recommended denial.
09/07/05	The City Council approved a Review of Condition (ROC-7358) Number 1 of a previously approved Required Review (RQR-5247) for the existing Off-Premise Sign to allow no illuminated neon on a sign in the Las Vegas Scenic Byway Overlay District where at least 75 percent of the total sign surface is required to contain neon. Staff recommended denial.
09/22/05	The Planning Commission approved a request for a Variance (VAR-8496) to allow an existing Off-Premise Sign with less than 75% neon or animated illumination to be located within the Las Vegas Boulevard Scenic Byway Overlay District on the subject site. Staff recommended denial.
01/03/07	The City Council tabled a Required Review (RQR-17518) of a previously approved Special Use Permit (U-0028-01), which allowed a 28-foot X 24-foot Off-Premise Sign on the subject site. The Planning Commission recommended approval. Staff recommended denial.
12/17/08	The City Council approved a Required Review (RQR-29727) of a previously approved Special Use Permit (U-0028-01), which allowed a 28-foot x 24-foot Off-Premise Sign on the subject site, subject to review in one year. The Planning Commission recommended approval. Staff recommended denial.
03/04/09	The City Council adopted Ordinance No. 6030, thereby modifying and consolidating review and approval procedures for signage within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway Overlay District.
10/16/09	Las Vegas Boulevard, from Washington Avenue to Sahara Avenue, was designated a National Scenic Byway due to its cultural, historic and nighttime scenic amenities and abundance of neon signage.

RQR-36373 - Staff Report Page Three
December 17, 2009 - Planning Commission Meeting

Related Building Permits/Business Licenses	
07/18/01	A building permit (#01013065) was issued for a 40-foot tall Off-Premise Sign at 928 South Las Vegas Boulevard. A final sign inspection was completed 09/24/01.
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	
11/12/09	A field check was conducted, during which staff found the following: • The Off-Premise Sign is in good condition, with no visible graffiti and a few bird droppings on the pole. • The sign is externally lit and is separated from the right-of-way by a chain link fence. • There are no bird deterrent devices on the sign. • Structural elements are adequately screened.

Details of Application Request	
Site Area	
Net Acres	0.68

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Motel	C (Commercial)	C-2 (General Commercial)
North	Restaurant	MXU (Mixed Use)	C-2 (General Commercial)
South	Convenience Store	C (Commercial)	C-2 (General Commercial)
East	Astrologer, Hypnotist or Psychic Arts & Sciences (vacant)	C (Commercial)	C-2 (General Commercial)
West	Apartments/ Motel	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan (18b – Las Vegas Arts District)	X		N
Redevelopment Plan Area	X		N

SS

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Redevelopment Area	X		N
Downtown Overlay District	X		N
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		N
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 19.14.100 and Title 19.06.140, the following standards apply to the subject request:

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way, within the Off-Premise Sign Exclusionary Zone or within the Las Vegas Boulevard Scenic Byway Overlay District	Not within the Exclusionary Zone. Located outside of public ROW within the LV Blvd. Scenic Byway Overlay District	N
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within the C-2 (General Commercial) Zoning District	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment 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	672 SF with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	Screened from view by sign panels	Y

Separation Distance (Off-Premise Signs)	At least 300 feet to another Off Premise Sign	460 feet from off-premise sign to the east (906 S. 6th Street), 460 feet from off-premise sign to the south (1120 S. LV Blvd.) and 470 feet from off-premise sign to the southwest (330 E. Charleston Blvd.)	Y
Separation Distance (Residential)	At least 300 feet to the nearest property line of a lot in any "R" zoned district	725 feet to R-1 zoned property to the southeast	Y
Other (18b The Arts District)	All Off-Premise Signs shall be directly mounted to and flush with the wall of a structure, and shall not be freestanding.	Freestanding sign permanently secured to ground	N

ANALYSIS

The subject site is zoned C-2 (General Commercial). An Off-Premise Sign is a permitted use in this district with the approval of a Special Use Permit. The Special Use Permit (U-0028-01) for this sign was obtained in 2001, prior to the establishment of standards for the Las Vegas Boulevard Scenic Byway Overlay District, which prohibit off-premise signs in this area.

This is the sixth review of the subject off-premise sign, which was constructed in 2001. The sign has been properly permitted and inspected. The sign also meets the basic dimensional and distance separation requirements of Title 19. However, staff has consistently recommended that the use be discontinued at this location based on its potential negative effect on redevelopment efforts in the area and more recently its incompatibility with the current requirements of the 18b Arts District and the Las Vegas Boulevard Scenic Byway Overlay District and Corridor Management Plan. Las Vegas Boulevard from Sahara Avenue to Washington Boulevard was designated a State Scenic Byway in November 2001 and attained National Scenic Byway status on October 16, 2009. One of the requirements for this designation was the adoption of a Corridor Management Plan, which calls for restoration of existing neon signs within the corridor and the removal or relocation of existing off-premise signs. The applicant obtained a Variance in 2005 to allow the sign not to contain illuminated and/or animated signage where standards of the Las Vegas Boulevard Scenic Byway Overlay District require at least 75 percent of the total sign surface area to contain illuminated signage.

Secondarily, the standards for 18b – Las Vegas Arts District of the Downtown Centennial Plan require off-premise signs to be flush-mounted on a structure. The existing off-premise sign is a freestanding structure enclosed within a chain link fence.

FINDINGS

Although the subject off-premise sign was constructed prior to adoption of a Corridor Management Plan for the Las Vegas Boulevard Scenic Byway, this plan calls for the removal or relocation of existing off-premise signs within the Scenic Byway in order to preserve the cultural and historic heritage of neon signage along Las Vegas Boulevard. Second, the sign also does not comply with current requirements for off-premise signage in the 18b Las Vegas Arts District. Third, the continued existence of the sign does not further goals for redevelopment of the area through streetscape and building improvements. A 41-story mixed-use development is planned for the property immediately to the west of the subject site. The existing off-premise sign is incongruous with respect to new developments such as these. Last, the sign does not comply with Condition #6 of the previous review (RQR-29727), which required bird deterrent devices to be installed on the sign within 30 days of final approval by the city.

The immediate area has changed from the time the sign was constructed for the reasons stated above, and therefore the subject sign is no longer harmonious and compatible with the surrounding land uses. Staff recommends denial of this review, subject to a three year review if approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 387

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition I Request Revision

Project Address (Location) 928 Las Vegas Blvd

Project Name Gateway Motel **Proposed Use** off promise sign

Assessor's Parcel #(s) 139-34-410-165 **Ward #** 5

General Plan: existing GC proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Gateway Motel **Contact** David Jhawar

Address 1775 N Warm Springs Rd **Phone:** 8015211775 **Fax:** 8015219741

City Salt Lake City **State** Ut **Zip** 84116

E-mail Address _____

APPLICANT Reagan National Advertising **Contact** Dewey Reagan

Address 1775 N Warm Springs Rd **Phone:** 8015211775 **Fax:** 8015219741

City Salt Lake City **State** UT **Zip** 84116

E-mail Address dewey@reaganusa.com

REPRESENTATIVE Reagan National Advertising **Contact** Dewey Reagan

Address 1775 N Warm Springs Rd **Phone:** 8015211775 **Fax:** 8015219741

City Salt Lake City **State** Ut **Zip** 84116

E-mail Address _____

Property Owner Signature* Dewey Reagan

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

Print Name Dewey Reagan

Subscribed and sworn before me

This 23 day of September, 2009.

Cheryl Jenson

Notary Public in and for said County and State

CHERYL A. JENSON
NOTARY PUBLIC - STATE OF UTAH
1002 E. MILL ST.
BOUNTIFUL, UT 84010
My Comm. Exp. 12/05/2011

FOR DEPARTMENT USE ONLY

Case #	RQR-36373
Meeting Date:	12/17/09
Total Fee:	$500 —
Date Received:*	10/13/09
Received By:	

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

RECEIVED
OCT 13 2009

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-36373** APN: 139-34-410-165

Name of Property Owner: Gateway Motel Inc

Name of Applicant: Reagan National Advertising

Name of Representative: Dewey Reagan

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: Dewey Reagan

Print Name: Dewey Reagan

Subscribed and sworn before me

This 23 day of September, 2009

Cheryl Jenson

Notary Public in and for said County and State

CHERYL A. JENSON
NOTARY PUBLIC - STATE OF UTAH
1002 E. MILL ST.
BOUNTIFUL, UT 84010
My Comm. Exp. 12/05/2011

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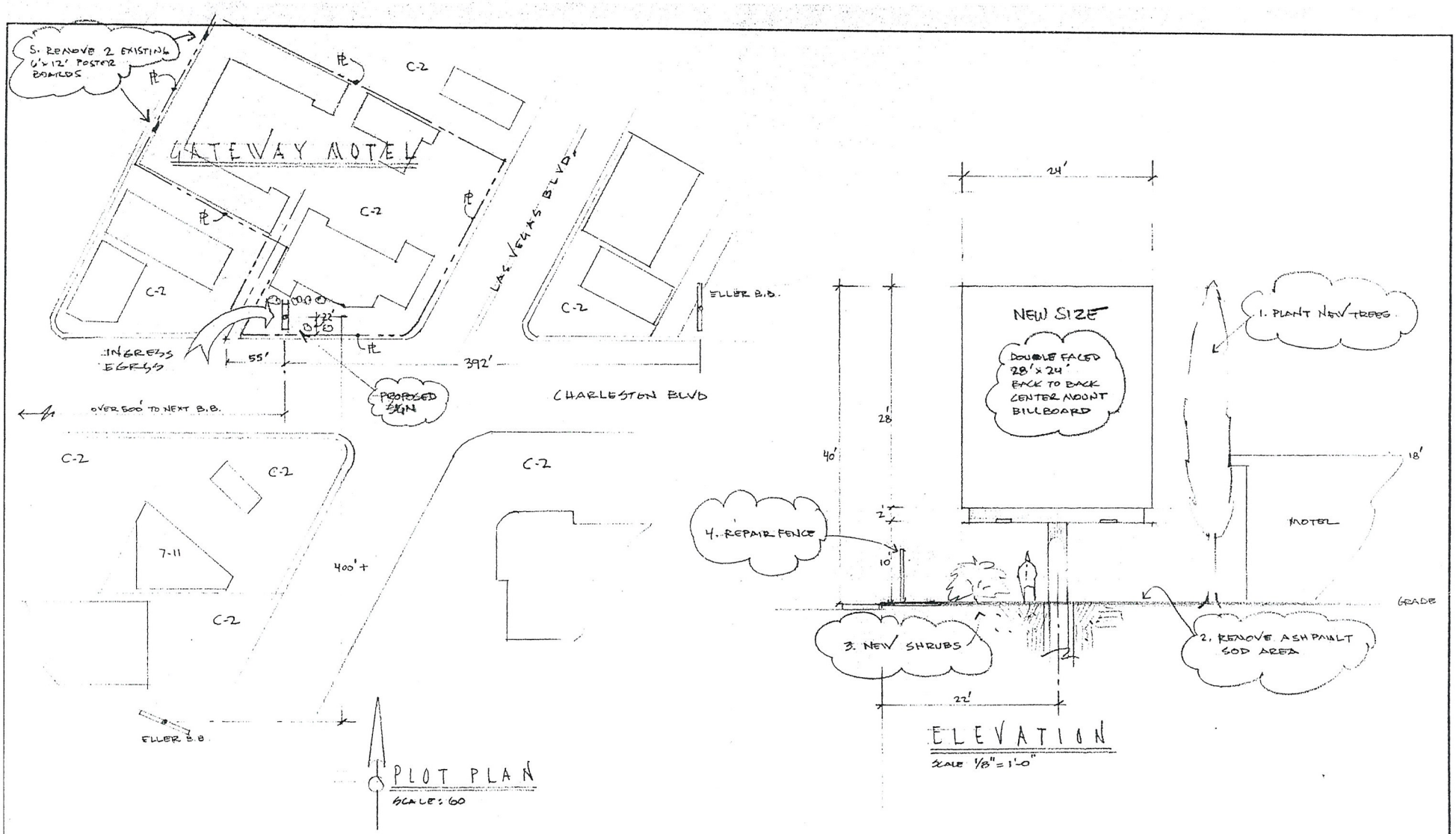
OCT 13 2009



REAGAN NATIONAL ADVERTISING

7181 S. INDUSTRIAL LV NV 89118 · 702-361-3904

OWNER:
GATEWAY MOTEL
928 LVBS LV NV 89109

SCALE: NOTED | APPROVED BY: | DRAWN BY LCC

RECEIVED RQR-36373
OCT 13 2009 12/17/09 PC



RQR-36373 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09



RQR-36373 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09



RQR-36373 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09

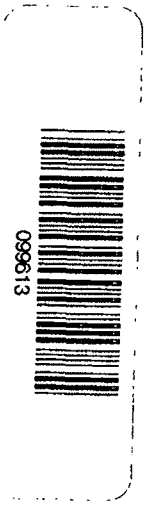
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 14, 2009

Mr. David Jhwar
Gateway Motel, Inc.
PO Box 20453
Las Vegas, Nevada 89112-2453

RE: RQR-29727 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Jhwar:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required One-Year Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 24-FOOT X 28-FOOT OFF-PREMISE SIGN (BILLBOARD) at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0028-01), if approved.

2. This Special Use Permit shall be reviewed in one year, as close to 12-17-09 as possible. The applicant shall be responsible for notification costs of the review. At that time, the Billboard sign may be required to be removed.

3. The Off-Premise Sign (Billboard) 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 (Billboard).

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 (Billboard).

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0028-01) shall be expunged and a new Off-Premise Sign (Billboard) shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RQR-36373

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12/17/09 PC

6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Andy Bilanzich
Regan National Outdoor Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116

RQR-36373
12/17/09 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
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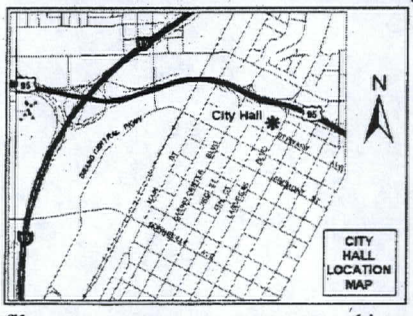

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-36373

Planning Commission Meeting of 12/17/2009

Case: RQR-36373

13934410114
WESTWIND TRUST
2714 WESTWIND RD
LAS VEGAS NV 89146-5458

JAVD511 89146

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18P

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

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Official Notice of Public Hearing

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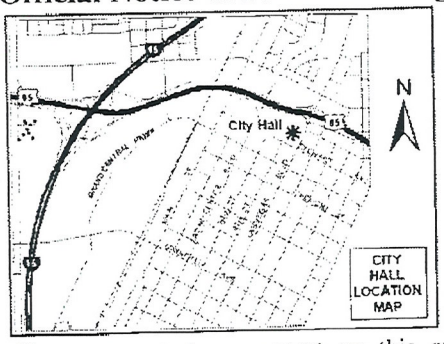

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-36373

Planning Commission Meeting of 12/17/2009

Case: RQR-36373

13934412084
SHEN JOHN CHEN & ANITA M
1214 BLUE HERON CIR
ANTIOCH IL 60002-6402

JAVDS11 60002

19P

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
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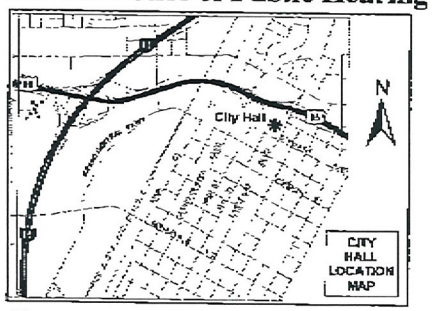
DEC 04 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-36373

Planning Commission Meeting of 12/17/2009

Case: RQR-36373
13934410151
KOPPE GREGORY A SEPARATE FAM TR
711 S 4TH ST #205
LAS VEGAS NV 89101-6763

JAVD511 89101

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

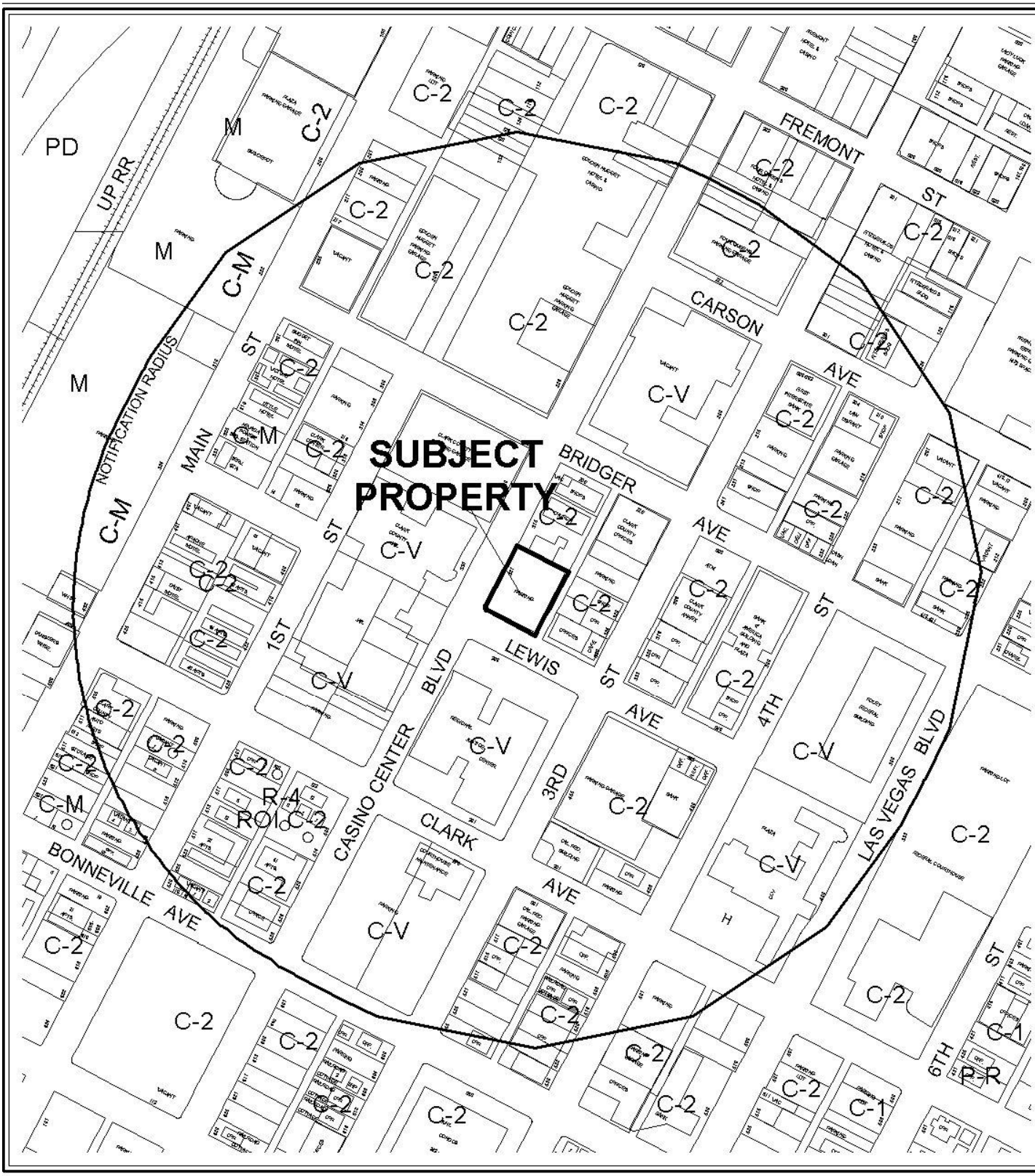
SUP-36551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC - Request for a Special Use Permit FOR A PROPOSED 1,079 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #105 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 01/20/2010
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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



0 300 600 Feet

CASE: **SUP-36551**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-36551**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36551 - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Bailbond Service 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. No temporary signage such as; banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.

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

SUP-36551 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service located at 321 South Casino Center Boulevard, Suite #105 in the ground level commercial portion of the Lewis Center Parking Garage. The applicant is proposing to operate a 1,079 square-foot Bailbond Service office at the subject location. Currently, the site consists of 17,900 square feet of vacant multi-tenant spaces within a commercial center located within the Office Core District of the Downtown Centennial Plan. The Office Core District is the primary area of legal and court-related professional functions. The proposed Bailbond Service is compatible and harmonious with the existing surrounding land uses, and is located within close proximity of the courthouse and other judicial facilities found in the Office Core District; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
01/24/63	The Board of City Commissioners approved zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site. The Planning Commission recommended approval on 01/22/63.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, including the subject site. Planning Commission and staff recommended approval.
01/05/05	The City Council approved an Extension of Time (EOT-5631) for a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
02/21/07	The City Council approved a Special Use Permit (SUP-18695) for a Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. Planning Commission and staff recommended approval.
03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Planning Commission and staff recommended approval.

05/07/08	The City Council approved request for an Extension of Time (EOT-27576) for an approved Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Staff recommended approval.
Related Building Permits/Business Licenses	
05/03/05	A building permit (#05002805) was issued for Certificate of Completion for a Parking Garage at 321 South Casino Center Boulevard under plan check number C-127-03. Related permits were issued for electrical, plumbing, and on-sites hardscapes for the subject site under this plan check number. A final inspection was completed on 07/10/07.
11/30/06	A permit for Civil Improvement Plans (#18394) was issued for Lewis Center Parking Garage.
07/27/09	A business license (P02-01067) was issued for a parking lot at 321 south Casino Center. The business license is still active.
10/15/09	A business license (P02-01068) was issued for a parking lot at 321 south Casino Center. The business license is still active.
Pre-Application Meeting	
10/13/09	A pre-application meeting was held and the application requirements for a Special Use Permit for a Bailbond Service were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
11/12/09	During a routine site inspection staff observed: • There is adequate space for the proposed location of the facility; the facility will not interfere with on-site parking or circulation. • The subject site contains a commercial shopping plaza with mainly vacant multi-tenant spaces.

Details of Application Request	
Site Area	
Gross Acres	.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Garage	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Offices, Retail	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facility)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 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

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	122 Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 Zero Lot Line 10 Feet 15 Feet 20 Feet	 Zero Lot Line Zero Feet 18 Feet Zero Feet	 Yes Yes* Yes Yes*
Max. Lot Coverage	NA	100%	NA
Max. Building Height	NA	120 Feet	NA
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*Waivers of the Downtown Centennial Plan were granted to address side and rear setback deficiencies with the Approval of SDR-1298.

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
General Retail	17,900 SF	1/175	102	1	413	10	Y
Bailbond Service	2,703 SF	1/300	9				
TOTAL			**112**		**423**		

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The above table is used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This is a request for a Special Use Permit for a Bailbond Service office within an existing 17,900 square-foot multi-tenant commercial center located at 321 South Casino Center Boulevard, Suite #105. The subject site is located in the Office Core district of the Downtown Centennial Plan. Development within this overlay district is exempt from the automatic application of the standard parking requirements. The proposed use as a Bailbond Service requires a Special Use Permit within the C-2 (General Commercial) zone. There are no special conditions or minimum requirements related to the proposed use as a Bailbond Office. The proposed use is compatible and harmonious with the existing surrounding land uses and meets Title 19 requirements; 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 surrounding land use is intended for this and other similar types of office, commercial, and retail uses. The proposed use as a Bailbond Service is harmonious with the surrounding development. The location of the proposed business adjacent to the Regional Justice Center is further appropriate to the Bailbond use.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The site is physically suitable for the type and intensity of land use proposed, as this area of downtown is designated for this and other similar uses.

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 Bailbond Service will be within the ground level commercial portion of a parking garage structure that will be accessed solely from Casino Center Boulevard, which is identified on the Master Plan of Streets and Highways as an 80-foot Secondary Collector. This road has adequate capacity to serve 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."**

   The proposed Bailbond Service is a state licensed business and the site would be subject to inspections. Therefore, approved would not compromise public health and safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use will conform to all conditions of Title 19.04 associated with the propose Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 71

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: CASINO CENTER PARKING PLAZA

Project Address (Location) 321 S. CASINO CENTER #105

Project Name LEWIS ST. GARAGE **Proposed Use** BAIL BONDS

Assessor's Parcel #(s) 139-34-201-020 **Ward #** 3

General Plan: existing X proposed X **Zoning:** existing C-2 proposed

Commercial Square Footage 1079 **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER OAK BROOK REALTY & INVESTMENTS III LLC **Contact** KEVIN PLENCNER

Address 1000 ROYCE **Phone:** 630-268-4000 **Fax:** 630-268-4444

City OAK BROOK TERRACE **State** IL **Zip** 60181

E-mail Address KVPLNCH@AOL.COM

APPLICANT OAK BROOK REALTY & INVESTMENTS III LLC **Contact**

Address SAME AS ABOVE **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE KEVIN PLENCNER **Contact**

Address SAME AS ABOVE **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

Property Owner Signature* K-2

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

Print Name KEVIN PLENCNER

Subscribed and sworn before me

This 23rd day of NOV., 20 09

Karen S. Stupeck

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN S. STUPECK
Appt. No. 08-8027-1
My Appt. Expires June 4, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36551
Meeting Date:	12-17-09
Total Fee:	1030.00
Date Accepted:	11/2/09
Accepted By:	

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36551** APN: _____

Name of Property Owner: OAK BROOK REALTY & INVESTMENTS, II LLC

Name of Applicant: OAK BROOK REALTY & INVESTMENTS II, LLC

Name of Representative: KEVIN PCENCNER

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: KEVIN PCENCNER

Subscribed and sworn before me

This 23rd day of NOV., 2009

Karen S. Stupeck

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN S. STUPECK
Appt. No. 08-8027-1
My Appt. Expires June 4, 2012

TENANT IMPROVEMENT FOR UNIT #105
LOCATED AT THE FIRST FLOOR OF
CASINO CENTER PARKING PLAZA
321 CASINO CENTER BOULEVARD
LAS VEGAS, NEVADA

OAKBROOK REALTY & INVESTMENT, LLC
8100 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181

ARCHITECT
PRINCIPAL DESIGN PROFESSIONAL
THOMAS J. O'NEILL
ARCHITECTURE DESIGN & DEVELOPMENT
2160 W. CHARLESTON BLVD.
SUITE J
LAS VEGAS, NV 89102
TELEPHONE: 702-382-0427
FAX: 702-382-9952
EMAIL: add@lvcm.com

MECHANICAL & PLUMBING ENGINEER
MOE KAZEMEINI, MSME, P.E.
PRECISION DESIGN GROUP
6275 MCLEOD DRIVE
SUITE 6
LAS VEGAS, NV 89120
TELEPHONE: 702-307-0912
FAX: 702-307-0913
EMAIL: moe@pd-group.net

ELECTRICAL ENGINEER
NOSRAT ROUHANI, P.E.
NRC ENGINEERS, INC.
3320 WYNN ROAD
SUITE D
LAS VEGAS, NV 89102
TELEPHONE: 702-248-1592
FAX: 702-3248-1593
EMAIL: nosrat@nrceng.com

GENERAL CONTRACTOR
RICK RAINEY
MILLENNIUM CONSTRUCTION INC.
3900 S. HUALAPAI WAY
SUITE 140
LAS VEGAS, NV 89147
TELEPHONE: 702-533-6423
FAX: 702-688-6438
EMAIL: rickrainey@mcinv.net

GENERAL NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. ANY DEVIATIONS FROM STAMPED AND APPROVED CONTRACT DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE ARCHITECT WILL VOID THE ARCHITECTS RESPONSIBILITY FOR THE PROJECT.
3. INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS-DO NOT SCALE DRAWINGS.
4. WHERE NECESSARY, THE SUB-CONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC. TO THE ARCHITECT FOR APPROVAL AND FOR ANY CHANGES AND OR SUBMITTAL
5. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE SAFETY, AND ZONING CODE ISSUES.
6. THE CONTRACTOR SHALL DIRECT ALL INQUIRIES TO THE ARCHITECT REGARDING PLAN CLARIFICATIONS AND SUBMITTALS.
7. CONSTRUCTION TECHNIQUES SHALL CONFORM WITH ALL LOCAL CODES AND ALL APPLICABLE HANDICAPPED ACCESSIBILITY CODEDS (FEDERAL AND LOCAL)
8. ALL PRODUCTS AND SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND OR DETAILS.
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS BIRFORE STARTING CONSTRUCTION
10. FAILURE TO COMPLY WITH THE ABOVE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS WILL VOID THE ARCHITECTS RESPONSIBILITY FOR SAID PART OR MEANING OF THE ABOVE NOTES. FAILURE TO MAKE THE ARCHITECT AWARE OF AND /OR FAILURE TO SUBMIT TO THE ARCHITECT FOR APPROVAL ANY CHANGES, SUMMITTALS, REVISIONS TO CONSTRUCTION DOCUMENTS SHALL ALSO VOID THE ARCHITECTS RESPONSIBILITY FOR SAID CHANGES, SUBMITTALS OR REVISIONS.
11. ALL FINISHES ARE OWNER SELECT U.N.O

CODE ANALYSIS

SCOPE OF WORK: BUILDING PERMIT FOR BAILBONDS OFFICE TENANT IMPROVEMENT OF UNIT #105 AT EXISTING GROUND LEVEL OF EXISTING GARAGE BUILDING.

CODES USED: 2006 I.B.C., 2006 IECC/IPC/IMC, 2005 NEC, ICC/ANSI A117.1-2003

ZONING: C-1/C-2 DOWNTOWN OVERLAY

GROSS SITE AREA: 24,500 SQ. FT.

EXISTING BUILDING CONSTRUCTION TYPE: 1A

NEW T.I. SHELL CONSTRUCTION TYPE: 1A

OCCUPANCY GROUP: B (BUSINESS)

FLOOR AREA

TENANT #105 = 1,079 SQ. FT.

ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

OCCUPANCY LOADS (BUSINESS @ 1 PER 100 SQ FT.):

TENANT #105 = 11

EXITS REQ'D & PROVIDED (PER I.B.C. TABLE 1018.1): 2

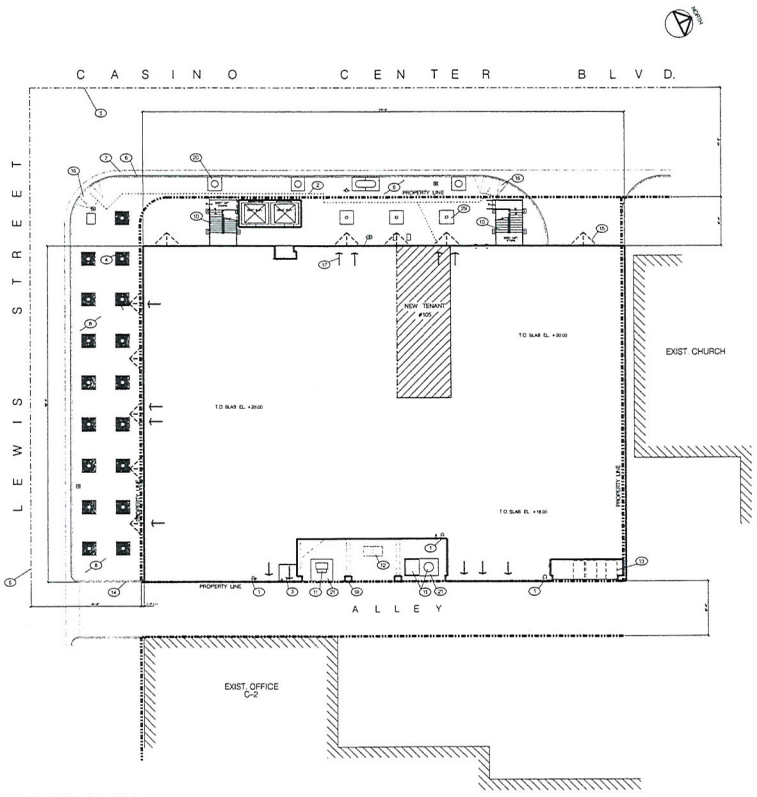
FIRE SPRINKLERS: PROVIDED @ GROUND FLOOR

PARKING REQ'D: 1,079 SQ. FT. @ 1/1000 = 5 SPACES

PARKING PROVIDED: 426 SPACES PROVIDED (INCLUDING 8 REGULAR HC SPACES & 2 VAN HC SPACES

PLUMBING ANALYSIS

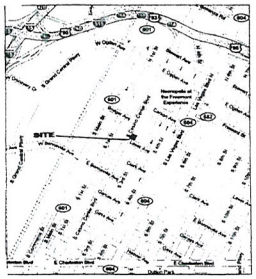
AREA	OCCUPANCY	# OF OCCUPANTS	M.W.C.	W.W.C.	U.W.C.	M.LAV.	W.LAV.	U.LAV.
COMMON AREA	NA	1	0	0	1	0	0	1
TENANT #100	B	17	0 FUTURE	0 FUTURE	2 FUTURE	0 FUTURE	0 FUTURE	2 FUTURE
TENANT #105	B	11	1 UNISEX TOILET RM. TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					
TENANT #110	B	11	1 FUTURE UNISEX TOILET RM. TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					
TENANT #115	B	8	1 FUTURE UNISEX TOILET RM. TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					



SITE PLAN

1" = 20'

VICINITY MAP



KEYNOTES

1. EXIST. DRAINS FROM ABOVE
2. ACCESSIBLE HC ROUTE
3. EXIST. FIRE RISER RM.
4. EXIST. CAST IRON GRATES AT EXIST. TREE WELLS
5. CENTERLINE OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. GUTTER
8. EXIST. CONC. SIDEWALK
9. NOT USED
10. EXIST. STAIRS
11. EXIST. NEVADA POWER EQUIP.
12. EXIST. NEVADA POWER STEEL HATCH (AT GRADE) FOR ACCESS TO VAULT
13. TRASH CONTAINERS
14. EXIST TOP OF CONC. CURB IS FLUSH W/EXIST. TOP OF ALLEY SURFACE
15. EXIST. BANNER FRAME ABOVE
16. EXIST. HC CURB RAMP
17. LOCATION OF EXIST. EXIT DOORS
18. NOT USED
19. EXIST. CONC. COL.
20. EXIST. CONC. GRATES AT EXIST. TREE
21. EXIST. 6" HIGH CONC. PAD FOR EQUIP.

LIST OF DRAWINGS

A-1 EXISTING SITE PLAN
A-2 EXISTING FIRST FLOOR PLAN
A-3 NEW TENANT IMPROVEMENT FLOOR PLAN, REFLECTED CEILING PLAN, SCHEDULES & DETAILS
A-4 HANDICAPP ACCESSIBLE DETAILS & SPECS
A-5 DETAILS

M1.01 MECHANICAL PLAN
P1.01 PLUMBING PLAN
EQ.01 SPECIFICATIONS & LEGEND
E1.01 ELECTRICAL PLAN

RECEIVED
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REVISIONS	BY

TENANT IMPROVEMENT FOR UNIT #105
CASINO CENTER PARKING PLAZA
321 CASINO CENTER BLVD.
LAS VEGAS, NV

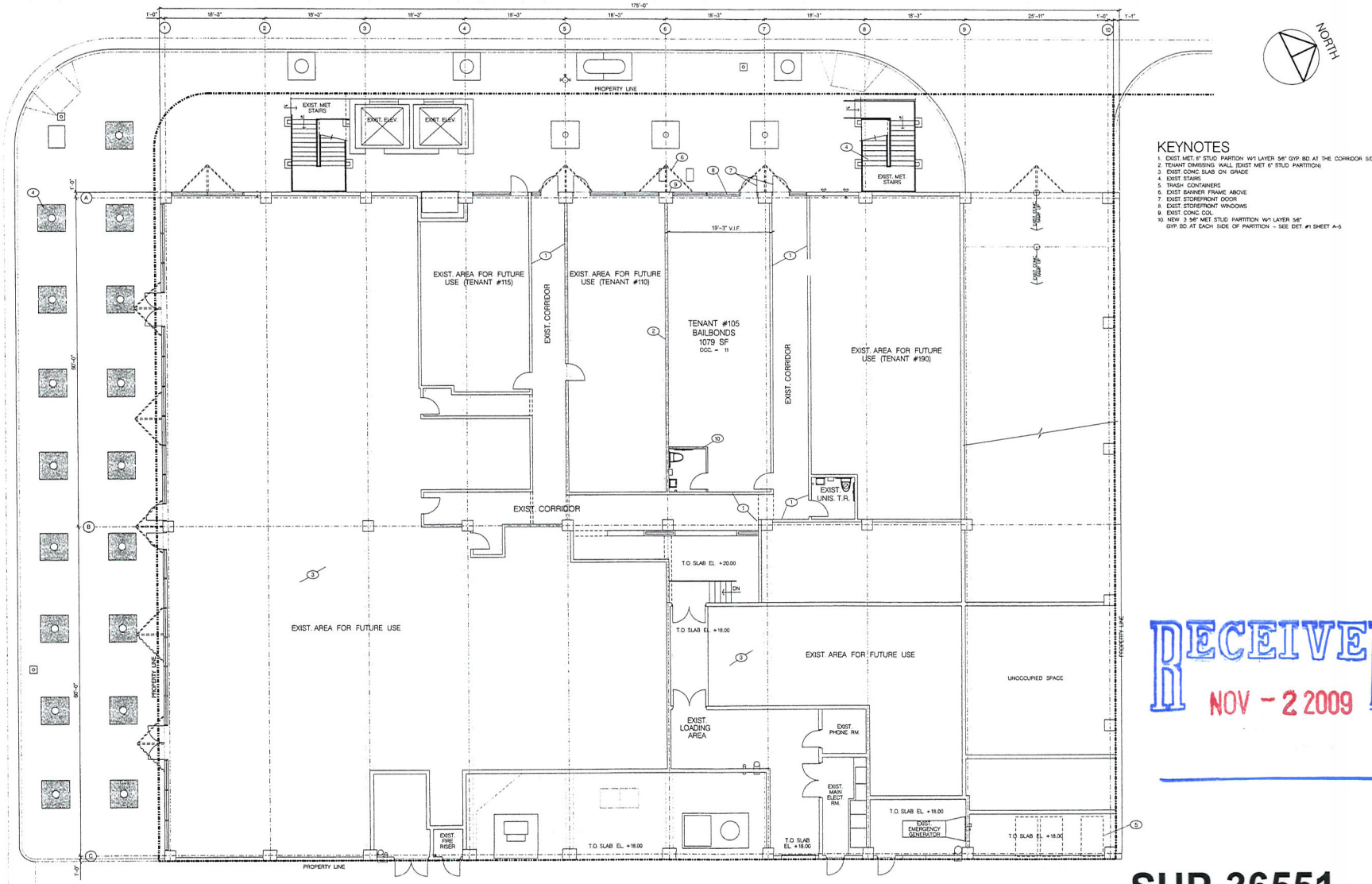
OAKBROOK REALTY & INVESTMENT, LLC

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN, NOTES & LIST OF DRAWINGS

Date: 8 /3 /09
Scale: 1" = 20'-0"
Drawn:
Job:
Sheet: A-1 OF

SUP-36551
12/17/09 PC



KEYNOTES

1. EXIST. MET. 6" STUD. PARTION W/1 LAYER 5/8" GYP. BD. AT THE CORRIDOR SIDE
2. TENANT DIMISSING WALL. (EXIST MET. 6" STUD. PARTITION)
3. EXIST. CONC. SLAB ON GRADE
4. EXIST. STAIRS
5. TRASH CONTAINERS
6. EXIST. BANNER FRAME ABOVE
7. EXIST. STOREFRONT DOOR
8. EXIST. STOREFRONT WINDOWS
9. EXIST. CONC. COL.
10. NEW. 3 5/8" MET. STUD PARTITION W/1 LAYER 5/8" GYP. BD. AT EACH SIDE OF PARTITION – SEE DET. #1 SHEET A-5

NORTH

RECEIVED
NOV - 2 2009

SUP-36551
12/17/09 PC

FIRST FLOOR PLAN
1/8" = 1'-0"

REVISIONS	BY

TENANT IMPROVEMENT FOR UNIT #105
CASINO CENTER PARKING PLAZA
321 CASINO CENTER BLVD.
LAS VEGAS, NV

OAKBROOK REALTY & INVESTMENT, LLC

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-6952

3760 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

EXISTING FIRST FLOOR PLAN

Date: 8 /3 /09
Scale: 1/8" = 1'-0"
Drawn:
Job:
Sheet: A-2 OF



SUP-36551 - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD, SUITE #105
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09



SUP-36551 - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD, SUITE #105
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09

OAKBROOK REALTY AND INVESTMENT, LLC

October 29, 2009

Las Vegas Redevelopment Agency

City Hall

400 Stewart Ave

2nd Floor

Las Vegas, NV 89101

Re: Justification Letter

Dear Planning and Development Department,

We are submitting a special use permit application for a bail bonds office at 321 S. Casino Center, #105.

Our original special use permit for #105 expired in March, because of delays in getting plans completed for the building permit. We inherited the original special use approval through our purchasing of the property last year. The criteria of harmonious and compatibility with the surrounding neighborhood, type and intensity of the proposal and public, health and welfare has not changed since the original special use approval that expired.

Please call me at 847-609-4663 with any questions.

Sincerely,

Kevin Plencner

RECEIVED
NOV - 2 2009

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36551
12/17/09 PC

OAKBROOK
REALTY AND INVESTMENT,
LLC

October 30, 2009

RE: Parking Requirements Special Use Permit

To Whom It May Concern:

#105, is the first floor of a multi story parking garage which has a total of 419 parking spaces. In regard to ADA requirements, access for the handicapped is provided via ramps and elevators.

Sincerely,

Kevin Plencner

RECEIVED
NOV - 2 2009

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36551
12/17/09 PC

SUP- 36551

OAKBROOK REALTY AND INVESTMENT, LLC

November 2, 2009

Re: 321 Casino center Suite 110 Parking Provisions

To Whom It May Concern:

Suite 110 (1024 square feet) is located on the first floor of a six story mixed use parking/ food service/ retail structure. The first floor is mixed use food service, retail and office. The remaining five floors provide 419 parking spaces of which 10 are designated as handicap accessible parking.

All handicap accessible parking spaces are easily reached by two elevators which are within 20 feet of the handicap accessible spaces on each level. These elevators are equipped with standby power from an emergency generator which has already been installed and is fully operational.

There are 10 handicap accessible spaces within the garage. There are the 2 closest spaces to the elevators on each level; levels 2-6. ADA requires a minimum of 9 for a facility with 401 to 500 spaces.

Please call me at 847-609-4663 with any questions.

Sincerely,

Kevin Plencner

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36551
REVISED
12/17/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

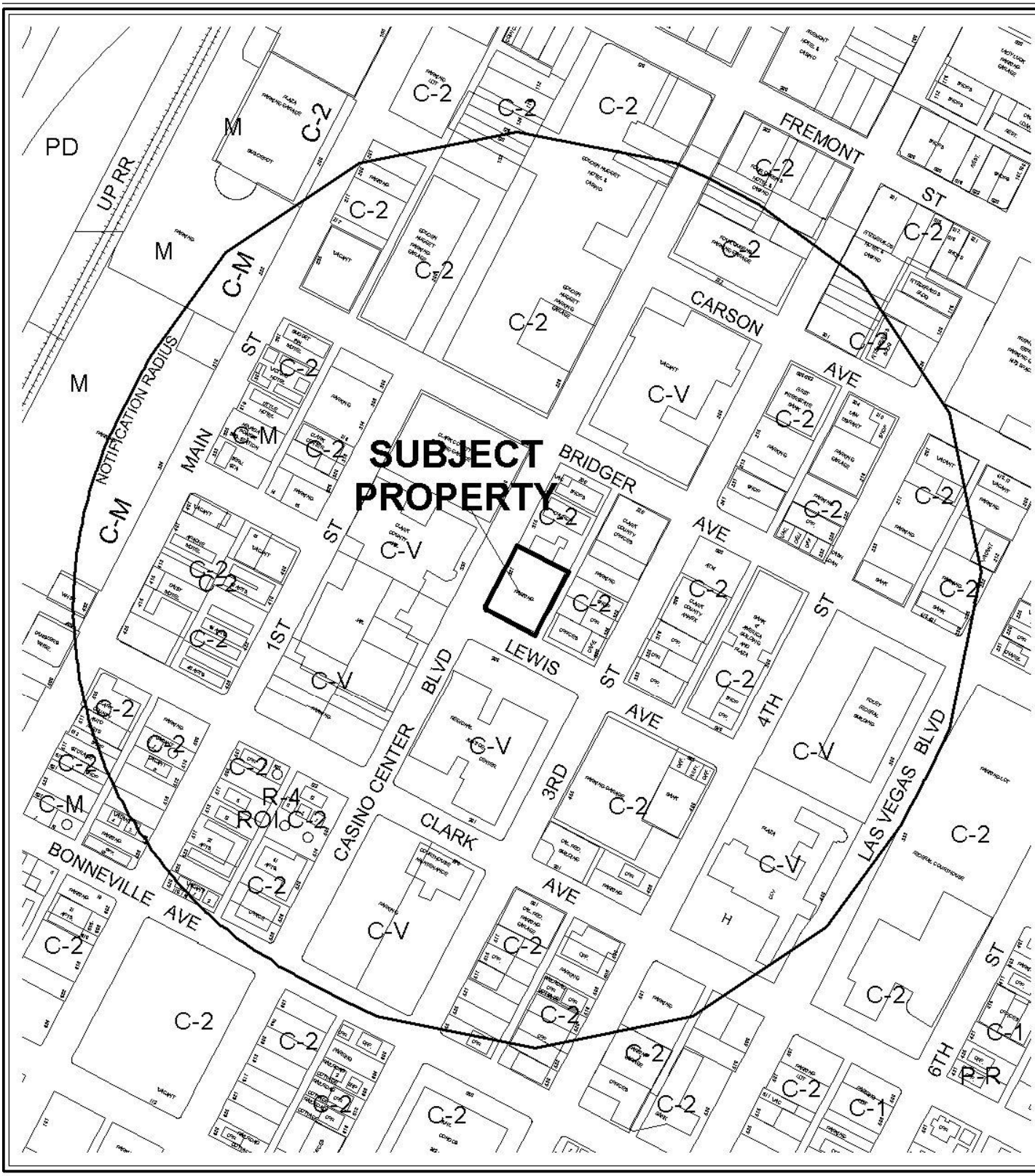
SUP-36552 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC - Request for a Special Use Permit FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 01/20/2010
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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



CASE: **SUP-36552**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **SUP-36552**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36552 - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Bailbond Service 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. No temporary signage such as; banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.

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

SUP-36552 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service located at 321 South Casino Center Boulevard, Suite #110 and #115 in the ground level commercial portion of an existing parking garage. The applicant is proposing to operate a 1,624 square-foot Bailbond Service office at the subject location. Currently, the site consists of 17,900 square feet of vacant multi-tenant spaces within a commercial center located within the Office Core District of the Downtown Centennial Plan. The Office Core District is the primary area of legal and court-related professional functions. The proposed Bailbond Service is compatible and harmonious with the existing surrounding land uses, and is located within close proximity of the courthouse and other judicial facilities found in the Office Core District; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
01/24/63	The Board of City Commissioners approved zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site. The Planning Commission recommended approval on 01/22/63.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, including the subject site. Planning Commission and staff recommended approval.
01/05/05	The City Council approved an Extension of Time (EOT-5631) for a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
02/21/07	The City Council approved a Special Use Permit (SUP-18695) for a Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. Planning Commission and staff recommended approval.
03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Planning Commission and staff recommended approval.

05/07/08	The City Council approved request for an Extension of Time (EOT-27576) for an approved Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Staff recommended approval.
Related Building Permits/Business Licenses	
05/03/05	A building permit (#05002805) was issued for Certificate of Completion for a Parking Garage at 321 South Casino Center Boulevard under plan check number C-127-03. Related permits were issued for electrical, plumbing, and on-sites hardscapes for the subject site under this plan check number. A final inspection was completed on 07/10/07.
11/30/06	A permit for Civil Improvement Plans (#18394) was issued for Lewis Center Parking Garage.
07/27/09	A business license (P02-01067) was issued for a parking lot at 321 south Casino Center. The business license is still active.
10/15/09	A business license (P02-01068) was issued for a parking lot at 321 south Casino Center. The business license is still active.
Pre-Application Meeting	
10/13/09	A pre-application meeting was held and the application requirements for a Special Use Permit for a Bailbond Service were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
11/12/09	During a routine site inspection staff observed: • There is adequate space for the proposed location of the facility; the facility will not interfere with on-site parking or circulation. • The subject site contains a commercial shopping plaza with mainly vacant multi-tenant spaces.

Details of Application Request	
Site Area	
Gross Acres	.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Garage	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Offices, Retail	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facility)	C-V (Civic)

SUP-36552 - Staff Report Page Three
December 17, 2009 - Planning Commission Meeting

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 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

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	122 Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 Zero Lot Line 10 Feet 15 Feet 20 Feet	 Zero Lot Line Zero Feet 18 Feet Zero Feet	 Yes Yes* Yes Yes*
Max. Lot Coverage	NA	100%	NA
Max. Building Height	NA	120 Feet	NA
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*Waivers of the Downtown Centennial Plan were granted to address side and rear setback deficiencies with the Approval of SDR-1298.

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
General Retail	17,900 SF	1/175	102	1	413	10	Y
Bailbond Service	2,703 SF	1/300	9				
TOTAL			**112**		**423**		

AO

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The above table is used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This is a request for a Special Use Permit for a Bailbond Service office within an existing 17,900 square-foot multi-tenant commercial center located at 321 South Casino Center Boulevard, Suite #105. The subject site is located in the Office Core district of the Downtown Centennial Plan. Development within this overlay district is exempt from the automatic application of the standard parking requirements. The proposed use as a Bailbond Service requires a Special Use Permit within the C-2 (General Commercial) zone. There are no special conditions or minimum requirements related to the proposed use as a Bailbonds office. The proposed use is compatible and harmonious with the existing surrounding land uses and meets Title 19 requirements; 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 surrounding land use is intended for this and other similar types of office, commercial, and retail uses. The proposed use as a Bailbond Service is harmonious with the surrounding development. The location of the proposed business adjacent to the Regional Justice Center is further appropriate to the Bailbond use.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The site is physically suitable for the type and intensity of land use proposed, as this area of downtown is designated for this and other similar uses.

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 Bailbond Service will be within the ground level commercial portion of a parking garage structure that will be accessed solely from Casino Center Boulevard, which is identified on the Master Plan of Streets and Highways as an 80-foot Secondary Collector. This road has adequate capacity to serve 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."**

   The proposed Bailbond Service is a state licensed business, and the site would be subject to inspections. Therefore, approved would not compromise public health and safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use will conform to all conditions of Title 19.04 associated with the proposed Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 71

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: CASINO CENTER PARKING PLAZA

Project Address (Location) 321 S. CASINO CENTER #110-115

Project Name LEWIS ST. GARAGE **Proposed Use** BAIL BONDS

Assessor's Parcel #(s) 139-34-201-020 **Ward #** 3

General Plan: existing X proposed X **Zoning:** existing C-2 proposed _____

Commercial Square Footage 1624 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER OAK BROOK REALTY & INVESTMENT II, LLC **Contact** KEVIN PLENCHER

Address 1000 ROYCE **Phone:** 630-268-4000 **Fax:** 630 268 4444

City OAKBROOK TERRACE **State** IL **Zip** 60181

E-mail Address KVPLNCH@AOL.COM

APPLICANT OAK BROOK REALTY & INVESTMENTS II, LLC **Contact** K

Address SAME AS ABOVE **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE KEVIN PLENCHER **Contact** _____

Address SAME AS ABOVE **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* K-2

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

Print Name KEVIN PLENCHER

Subscribed and sworn before me

This 23rd day of NOV., 2009

Karen S. Stupek

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN S. STUPEK
Appt. No. 08-8027-1
My Appt. Expires June 4, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36552
Meeting Date:	12/17/09
Total Fee:	1,030.00
Date Accepted:	11/2/09
Accepted By:	

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36552 APN: _____

Name of Property Owner: OAK BROOK REALTY & INVESTMENTS II, LLC

Name of Applicant: OAK BROOK REALTY & INVESTMENTS II, LLC

Name of Representative: KEVIN PLENCNER

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: K-2

Print Name: KEVIN PLENCNER

Subscribed and sworn before me

This 23rd day of NOV., 2009

Karen S. Stupeck

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN S. STUPECK
Appt. No. 08-8027-1
My Appt. Expires June 4, 2012

TENANT IMPROVEMENT FOR UNIT #110
LOCATED AT THE FIRST FLOOR OF
CASINO CENTER PARKING PLAZA
321 CASINO CENTER BOULEVARD
LAS VEGAS, NEVADA

OAKBROOK REALTY & INVESTMENT, LLC
8100 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181

ARCHITECT
PRINCIPAL DESIGN PROFESSIONAL
THOMAS J. O'NEILL
ARCHITECTURE DESIGN & DEVELOPMENT
2160 W. CHARLESTON BLVD.
SUITE J
LAS VEGAS, NV 89102
TELEPHONE: 702-382-0427
FAX: 702-382-9952
EMAIL: add@lvcm.com

MECHANICAL & PLUMBING ENGINEER
MOE KAZEMEINI, MSME, P.E.
PRECISION DESIGN GROUP
6275 MCLEOD DRIVE
SUITE 6
LAS VEGAS, NV 89120
TELEPHONE: 702-307-0912
FAX: 702-307-0913
EMAIL: moe@pd-group.net

ELECTRICAL ENGINEER
NOSRAT ROUHANI, P.E.
NRC ENGINEERS, INC.
3320 WYNN ROAD
SUITE D
LAS VEGAS, NV 89102
TELEPHONE: 702-248-1592
FAX: 702-3248-1593
EMAIL: nosrat@nrceng.com

GENERAL CONTRACTOR
RICK RAINEY
MILLENNIUM CONSTRUCTION INC.
3900 S. HUALAPAI WAY
SUITE 140
LAS VEGAS, NV 89147
TELEPHONE: 702-533-6423
FAX: 702-688-6438
EMAIL: rickrainey@mcinv.net

GENERAL NOTES
1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. ANY DEVIATIONS FROM STAMPED AND APPROVED CONTRACT DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE ARCHITECT WILL VOID THE ARCHITECTS RESPONSIBILITY FOR THE PROJECT.
3. INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS-DO NOT SCALE DRAWINGS.
4. WHERE NECESSARY, THE SUB-CONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC. TO THE ARCHITECT FOR APPROVAL AND FOR ANY CHANGES AND OR SUBMITTAL
5. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE SAFETY, AND ZONING CODE ISSUES.
6. THE CONTRACTOR SHALL DIRECT ALL INQUIRES TO THE ARCHITECT REGARDING PLAN CLARIFICATIONS AND SUBMITTALS.
7. CONSTRUCTION TECHNIQUES SHALL CONFORM WITH ALL LOCAL CODES AND ALL APPLICABLE HANDICAPPED ACCESSIBILITY CODEDS (FEDERAL AND LOCAL)
8. ALL PRODUCTS AND SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND OR DETAILS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS BAFORE STARTING CONSTRUCTION.
10. FAILURE TO COMPLY WITH THE ABOVE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS WILL VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID PART OR MEANING OF THE ABOVE NOTES. FAILURE TO MAKE THE ARCHITECT AWARE OF AND /OR FAILURE TO SUBMIT TO THE ARCHITECT FOR APPROVAL ANY CHANGES, SUBMITTALS, REVISIONS TO CONSTRUCTION DOCUMENTS SHALL ALSO VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID CHANGES, SUBMITTALS OR REVISIONS.
11. ALL FINISHES ARE OWNER SELECT U.N.O.

CODE ANALYSIS
SCOPE OF WORK: BUILDING PERMIT FOR BAILBONDS OFFICE TENANT IMPROVEMENT OF UNIT #110 AT EXISTING GROUND LEVEL OF EXISTING GARAGE BUILDING.

CODES USED: 2006 I.B.C., 2006 IECC/UPC/UMC, 2005 NEC, ICC/ANSI A117.1-2003

ZONING: C-VC-2 DOWNTOWN OVERLAY

GROSS SITE AREA: 24,500 SQ. FT.

EXISTING BUILDING CONSTRUCTION TYPE: 1A

NEW T.I. SHELL CONSTRUCTION TYPE: 1A

OCCUPANCY GROUP: B (BUSINESS)

FLOOR AREA:

TENANT #110 = 1,024 SQ. FT.

ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

OCCUPANCY LOADS (BUSINESS @ 1 PER 100 SQ. FT.)

TENANT #110 = 11

EXITS REQ'D & PROVIDED (PER I.B.C. TABLE 1014.1): 2

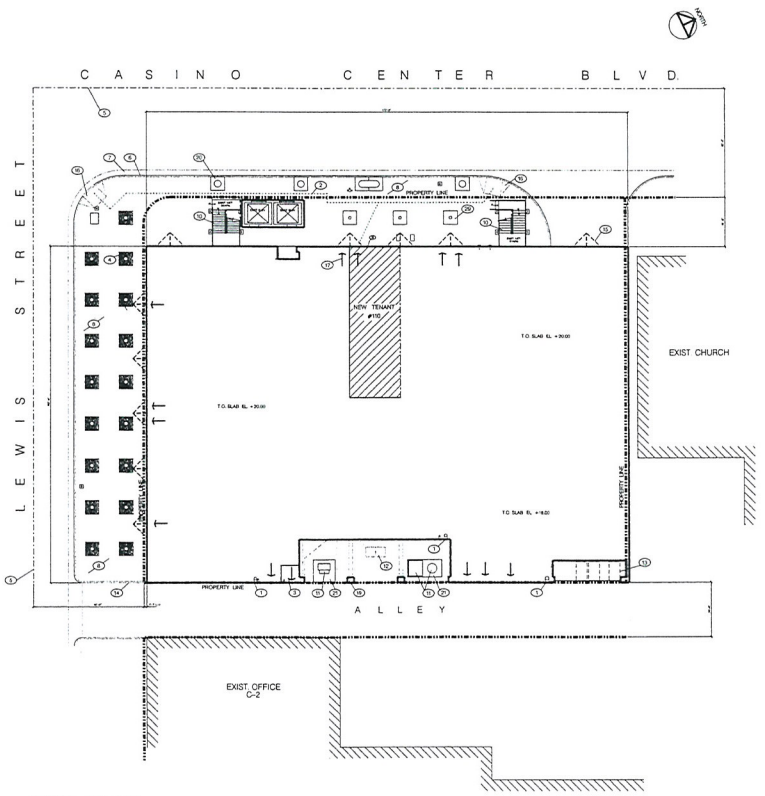
FIRE SPRINKLERS: PROVIDED @ GROUND FLOOR

PARKING REQ'D: 1,024 SQ. FT. @ 4/1000 = 5 SPACES

PARKING PROVIDED: 426 SPACES PROVIDED (INCLUDING 8 REGULAR H/C SPACES & 2 VAN H/C SPACES

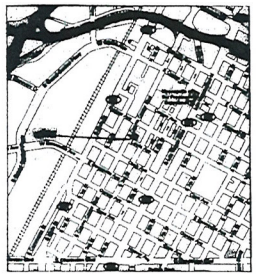
PLUMBING ANALYSIS

AREA	OCCUPANCY	# OF OCCUPANTS	M.W.C	W.W.C	U.W.C	M.LAV.	W.LAV	U.LAV.
COMMON AREA	NA	1	0	0	1	0	0	1
TENANT #100	B	17	0 FUTURE	0 FUTURE	2 FUTURE	0 FUTURE	0 FUTURE	2 FUTURE
TENANT #105	B	11	1 FUTURE UNISEX TOILET RM TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					
TENANT #110	B	11	1 UNISEX TOILET RM TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					
TENANT #115	B	8	1 FUTURE UNISEX TOILET RM TO BE PROVIDED PER IBC [P] 2902.2 EXCEPTION 2					



SITE PLAN

1" = 20'

VICINITY MAP


KEYNOTES
1. EXIST. DRAINS FROM ABOVE
2. ACCESSIBLE H/C ROUTE
3. EXIST. FIRE RISER RM.
4. EXIST. CAST IRON GRATES AT EXIST. TREE WELLS
5. CENTERLINE OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. GUTTER
8. EXIST. CONC. SIDEWALK
9. NOT USED
10. EXIST. STAIRS
11. EXIST. NEVADA POWER EQUIP.
12. EXIST NEVADA POWER STEEL HATCH (AT GRADE) FOR ACCESS TO VAULT
13. TRASH CONTAINERS
14. EXIST TOP OF CONC. CURB IS FLUSH W/EXIST. TOP OF ALLEY SURFACE
15. EXIST. BANNER FRAME ABOVE
16. EXIST. H/C CURB RAMP
17. LOCATION OF EXIST EXIT DOORS
18. NOT USED
19. EXIST. CONC. COL.
20. EXIST. CONC. GRATES AT EXIST. TREE
21. EXIST. 6" HIGH CONC. PAD FOR EQUIP

LIST OF DRAWINGS

A-1 EXISTING SITE PLAN
A-2 EXISTING FIRST FLOOR PLAN
A-3 NEW TENANT IMPROVEMENT FLOOR PLAN, REFLECTED CEILING PLAN, SCHEDULES & DETAILS
A-4 HANDICAPP ACCESSIBLE DETAILS & SPECS
A-5 DETAILS

M1.01 MECHANICAL PLAN
P1.01 PLUMBING PLAN
EG.01 SPECIFICATIONS & LEGEND
E1.01 ELECTRICAL PL

RECEIVED
NOV - 2 2009

REVISIONS	BY

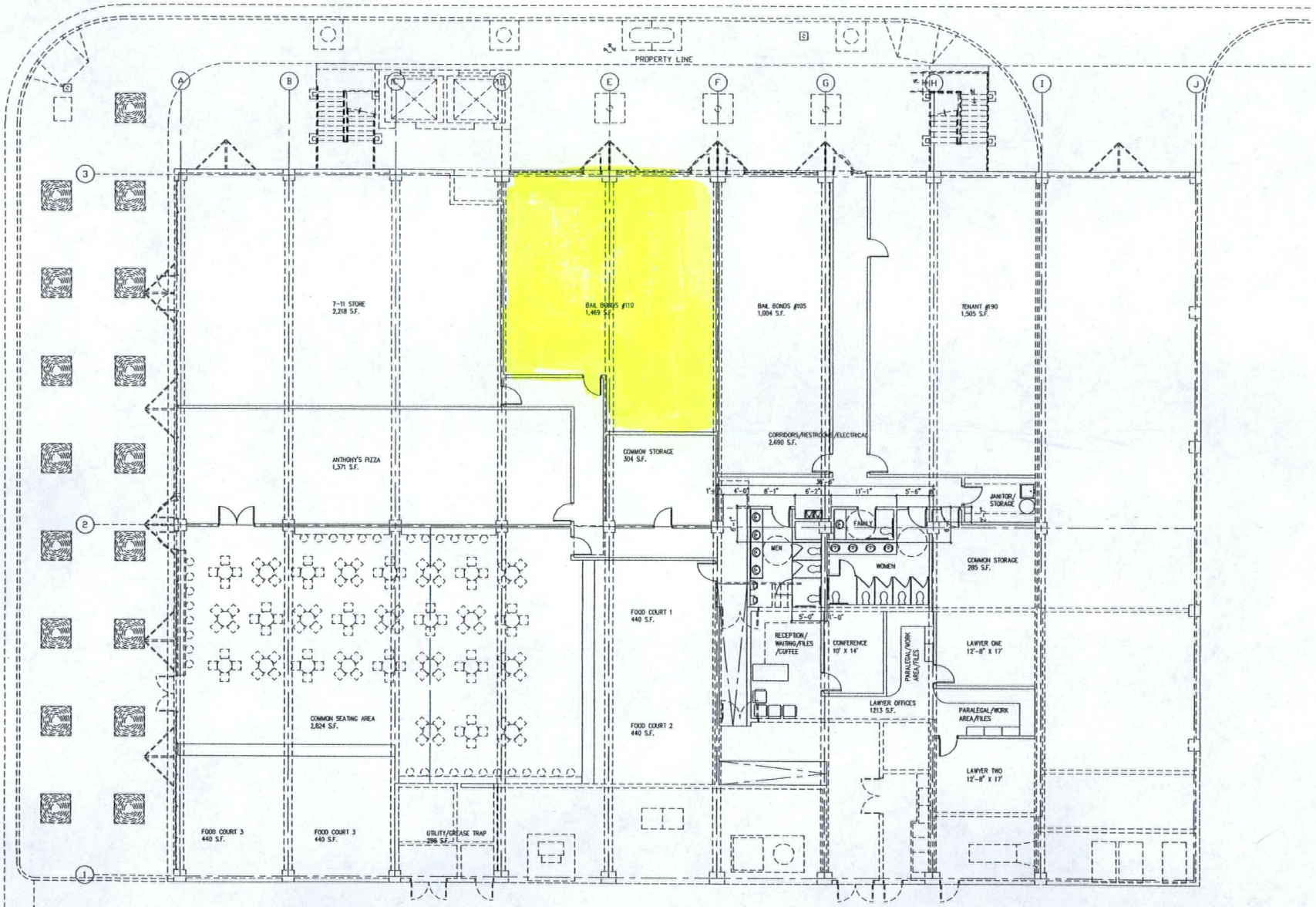
TENANT IMPROVEMENT FOR UNIT #110
CASINO CENTER PARKING PLAZA
321 CASINO CENTER BLVD.
LAS VEGAS, NV
OAKBROOK REALTY & INVESTMENT, LLC

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN, NOTES & LIST OF DRAWINGS

Date: 8 /4 /09
Scale: 1" = 20'-0"
Drawn:
Job:
Sheet: A-1 OF

SUP-36552
12/17/09 PC



OVERALL FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

NORTH

Drawings as Instruments of Service are the sole property of the Architect, and any use or reproduction in whole or in part without his written consent is strictly prohibited.

Drawings and Specifications remain the sole property of the Design Professional.

Copies of the Drawings and Specifications retained by the Client may be used only for his use and for occupying the Project for which they were prepared and not for the construction of any other Project.

CONSULTANT

REVISION # DESCRIPTION
DATE

PROJECT TITLE

CASINO CENTER OFFICE COMPLEX

CASINO CENTER and LEWIS

LAS VEGAS, NV

DOUGLAS G PURVIS ARCHITECT, LTD.
ARCHITECTURE

2545 Quail Wood Court
Henderson, NV 89074
Tel 702.876.9690 Fax 702.876.9691
email:dougl@purvisarchtech.com

PROJECT NO. 09.019
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 11.18.09

DOUGLAS G. PURVIS REGISTERED No. 2340 ARCHITECT STATE OF NEVADA

SHEET TITLE

OVERALL FLOOR PLAN

SHEET NUMBER

A1.1

SUP-36552 RECEIVED
REVISED NOV 23 2009
12/17/09 PC



SUP-36552 - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD, SUITE #110
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09

OAKBROOK
REALTY AND INVESTMENT,
LLC II

November 23, 2009

Las Vegas Redevelopment
City Hall
400 Stewart Ave 2nd Floor.
Las Vegas NV. 89101

Re: Justification Letter

Dear Planning & Development Department;

We are submitting special use permit application for a bail bonds office at 321 S. Casino Center, # 110 and 115.

Our original special use permit for #110 expired in March, because of delays in getting plans completed for our building permit. We inherited the original use approval through our purchasing of the property last year. The criteria of harmonious and compatibility with the surrounding neighborhood, type and intensity of the proposal and public, health and welfare has not changed since the original special use approval that expired.

Please cal me at 847-609-4663 with any questions.

RECEIVED
NOV 23 2009

Sincerely,

Kevin Plencner
Oakbrook Realty & Investments II

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36552
REVISED
12/17/09 PC

OAKBROOK
REALTY AND INVESTMENT,
LLC II

November 23, 2009

Re: Parking Requirements Special Use Permit

To whom it may concern:

#110 and 115 is the first floor of a multi story parking garage which has a total of 419 parking spaces. In regard to ADA requirements, access for the handicapped is provided via ramps and elevators.

Please call me at 847-609-4663 with any questions.

Sincerely,

Kevin Plencner
Oakbrook Realty & Investments II

RECEIVED
NOV 23 2009

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36552
REVISED
12/17/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

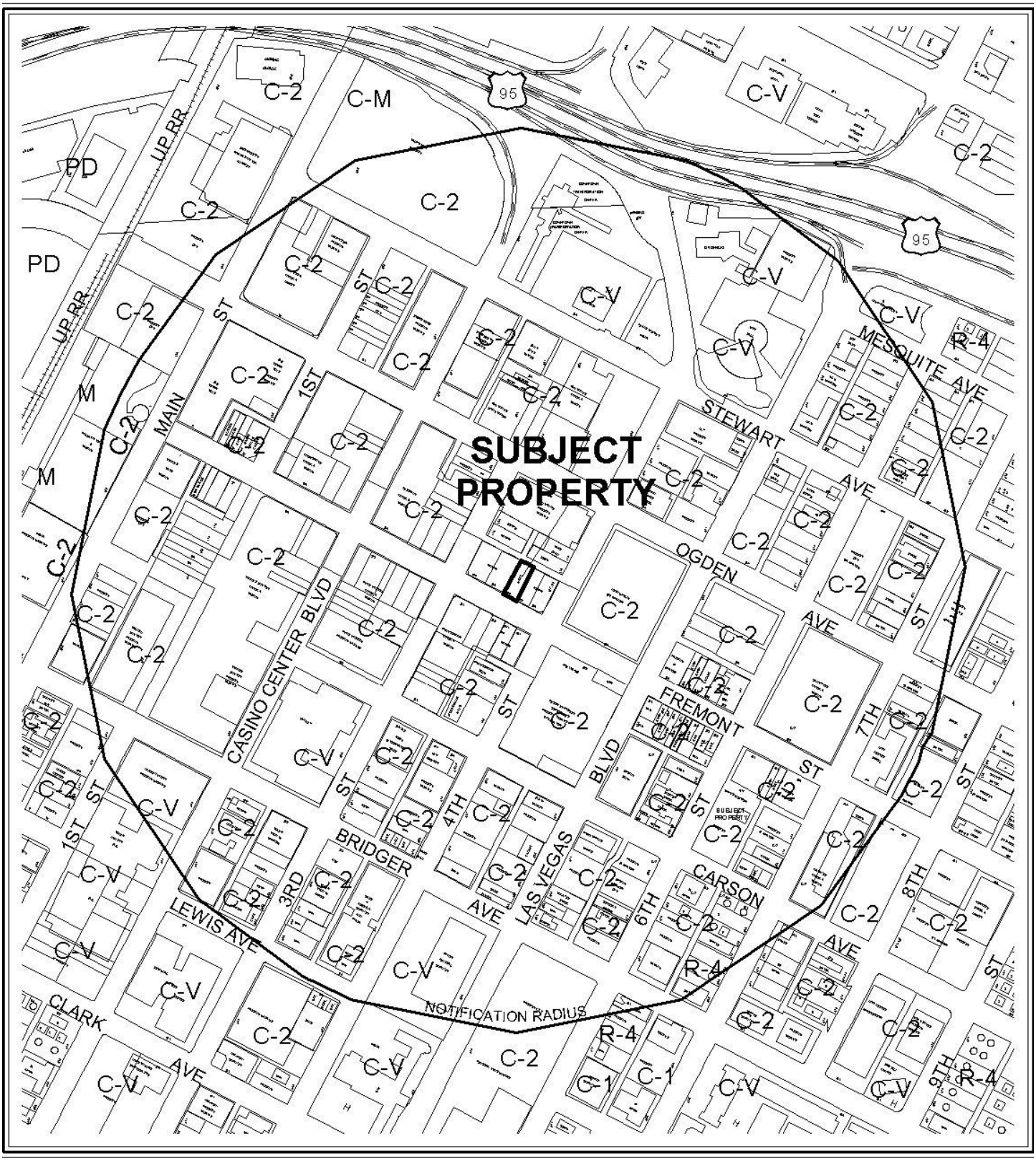
SUP-36558 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: H S FAMILY, LP - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 5,166 SQUARE-FOOT RETAIL ESTABLISHMENT at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 01/20/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



0 400 800 Feet

CASE: **SUP-36558**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



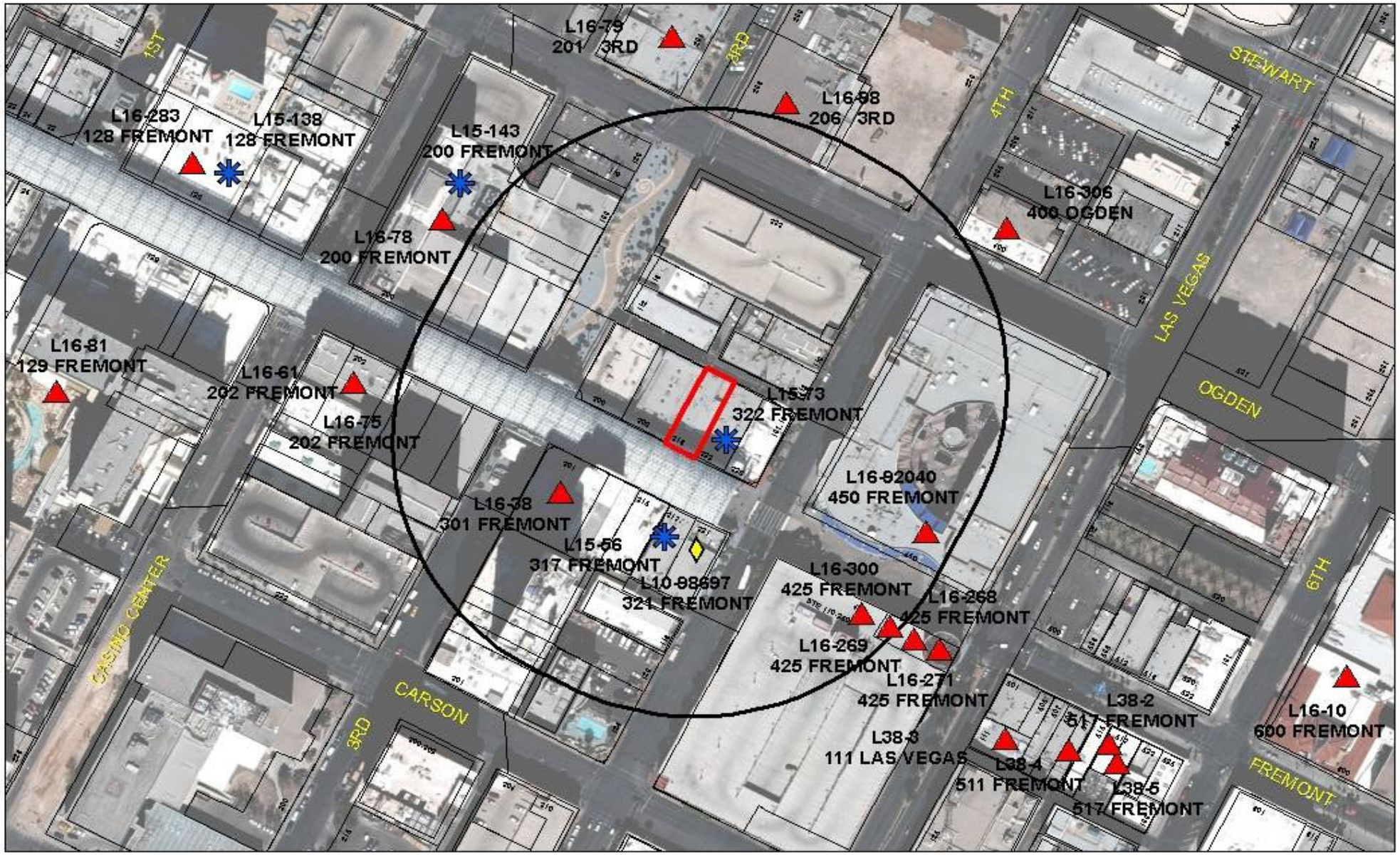
0 400 800 Feet

CASE: **SUP-36558**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-36558

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: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36558 - APPLICANT: HAIM GABAY - OWNER: H S FAMILY, LP

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler Off-Sale 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. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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-36558 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Beer/Wine/Cooler Off-Sale use within an existing 5,166 square-foot retail establishment at 316 Fremont Street. The Beer/Wine/Cooler Off-Sale use will be ancillary to the existing retail store. No Waivers are needed as a part of this request. The sale of individual containers is consistent with previous approvals in the area and is a common business practice for merchants along this portion of Fremont Street. This request meets all minimum Special Use Requirements and can be conducted in a compatible and harmonious manner within the existing retail store and with similar uses along Fremont Street; therefore staff is recommending approval of this application.

ISSUES

- The sale of individual containers of any size of beer or wine coolers is appropriate at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bound by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission and staff recommended approval of the request.
01/24/95	The Board of Zoning and Adjustment approved a request for a Variance (V-0187-94) to allow a 197 square-foot freestanding sign where 150 square feet is the minimum area allowed; and to allow the sign to a height of 46 feet where 40 feet is the maximum height allowed at 316 Fremont Street.
Related Building Permits/Business Licenses	
05/22/89	A Building Permit (#89023441) was issued for interior demolition at 316 Fremont Street. The permit was marked inactive on 11/18/92.
02/15/95	A Building Permit (#95367306) was issued for two illuminated sign cabinets at 316 Fremont Street. The permit was finalized on 03/09/95.
05/30/02	A Building Permit (#2009676) was issued for a sign at 316 Fremont Street. The permit was expired on 12/21/03.
12/23/03	A Building Permit (#3027066) was issued for a sign at 316 Fremont Street. The permit was finalized on 02/11/04.

02/27/04	A Building Permit (#4004356) was issued for a tenant improvement at 316 Fremont Street. The permit was expired on 12/04/05.
09/17/09	A Business License (#C05-02665) was issued for a Tobacco Dealer at 316 Fremont Street. This license is still active.
	A Business License (#C15-00379) was issued for a Convenience Store at 316 Fremont Street. This license is still active.
Pre-Application Meeting	
10/19/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for Beer/Wine/Cooler Off-Sale establishment were discussed. Topics included: • The submittal of application materials, meeting dates, and deadlines were discussed. • No Waivers are required as a part of the request.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
11/12/09	During a routine site inspection staff observed a well maintained convenience store.

Details of Application Request	
Site Area	
Gross Acres	0.14 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	General Retail	C (Commercial)	C-2 (General Commercial)
North	General Retail	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	General Retail	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District – (Central Casino Core)	X		Y
A-O (Airport Overlay) District – (200-foot)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails – Tortoise Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (3,500 Square Feet or More)	5,166 SF	1:175 GFA	30	2			
TOTAL			30	2	Zero		N

ANALYSIS

This request is for a Special Use Permit for a proposed Beer/Wine/Cooler Off-Sale use within an existing 5,166 square-foot retail establishment at 316 Fremont Street. The applicant indicates that they will sell beer and wine as an additional item within their existing retail store. The sale of individual containers is consistent with previous approvals in the area and is a common business practice for merchants along this portion of Fremont Street. The subject site is located within the Las Vegas Downtown Centennial Plan area, which is not subject to the automatic application of parking requirements. Adequate parking is located in several parking structures within walking distance to Fremont Street. The proposed Beer/Wine/Cooler Off-Sale use requires the approval of a Special Use Permit within a C-2 (General Commercial) zoning designation. No Waivers are needed as a part of this request. The proposed Beer/Wine/Cooler Off-Sale Establishment meets all applicable requirements of Title 19, the General Plan and all other applicable plans; therefore, staff is recommending approval of this request.

JB

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 Beer/Wine/Cooler Off-Sale use is ancillary to an existing retail establishment, which is adjacent to similar uses along Fremont Street. The addition of a Beer/Wine/Cooler Off-Sale Establishment use within this area is compatible with the existing and future land uses as specified by the General Plan.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is currently operated as a retail establishment. Similar alcohol related uses are common in this area of the City. The subject site is physically suitable to accommodate the proposed use.

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

   The proposed Beer/Wine/Cooler Off-Sale Establishment use is located on Fremont Street and 4th Street which are both defined as 80-foot Secondary Collectors, as defined by the Master Plan of Streets and Highways. The location of the subject site is not accessed by vehicular traffic as it is located under the Fremont Street Experience canopy. The site will be accessed primarily by pedestrian traffic.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Beer/Wine/Cooler Off-Sale use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 190

APPROVALS 1

PROTESTS 0

JB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: CRAZY ELY WESTERN VILLAGE LLC DBA (COYOTE)

Project Address (Location) 316 FREMONT ST LV NV 89101

Project Name COYOTE **Proposed Use** BEER/WINE/COOLER OFF-SALE

Assessor's Parcel #(s) 139-34-510-025 **Ward #** 5

General Plan: existing C proposed — **Zoning:** existing C2 proposed —

Commercial Square Footage 6500 **Floor Area Ratio** 5500

Gross Acres 0.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HS FAMILY LP % HSCHMIDT **Contact** _____

Address 714 LACY LN **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address _____

APPLICANT HAIM GABAY **Contact** _____

Address 6130 W. FLAMINGO RD # 402 **Phone:** 702 743-1304 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address haimgabay@hotmail.com

REPRESENTATIVE NUEVOS ALVAREZ **Contact** _____

Address 3944 Lonely Heart Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89115

E-mail Address nellyalv12@hotmail.com

Property Owner Signature* _____ Trustee

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

Print Name Vern J Christensen

Subscribed and sworn before me

This 26th day of October, 2009.

Shari High

Notary Public in and for said County and State

SHARI HIGH
Notary Public, State of Nevada
Appointment No. 05-97773-1
My Appt. Expires June 6, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP 36558
Meeting Date:	12.17.09
Total Fee:	$1,280.—
Date Received:*	11.3.09
Received By:	JFA

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36558** APN: 139.34.510.025

Name of Property Owner: HS FAMILY LP V. H SCHMIDT.

Name of Applicant: HAIM GABAY

Name of Representative: NIEVES ALVAREZ

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Vern Christensen Trustee

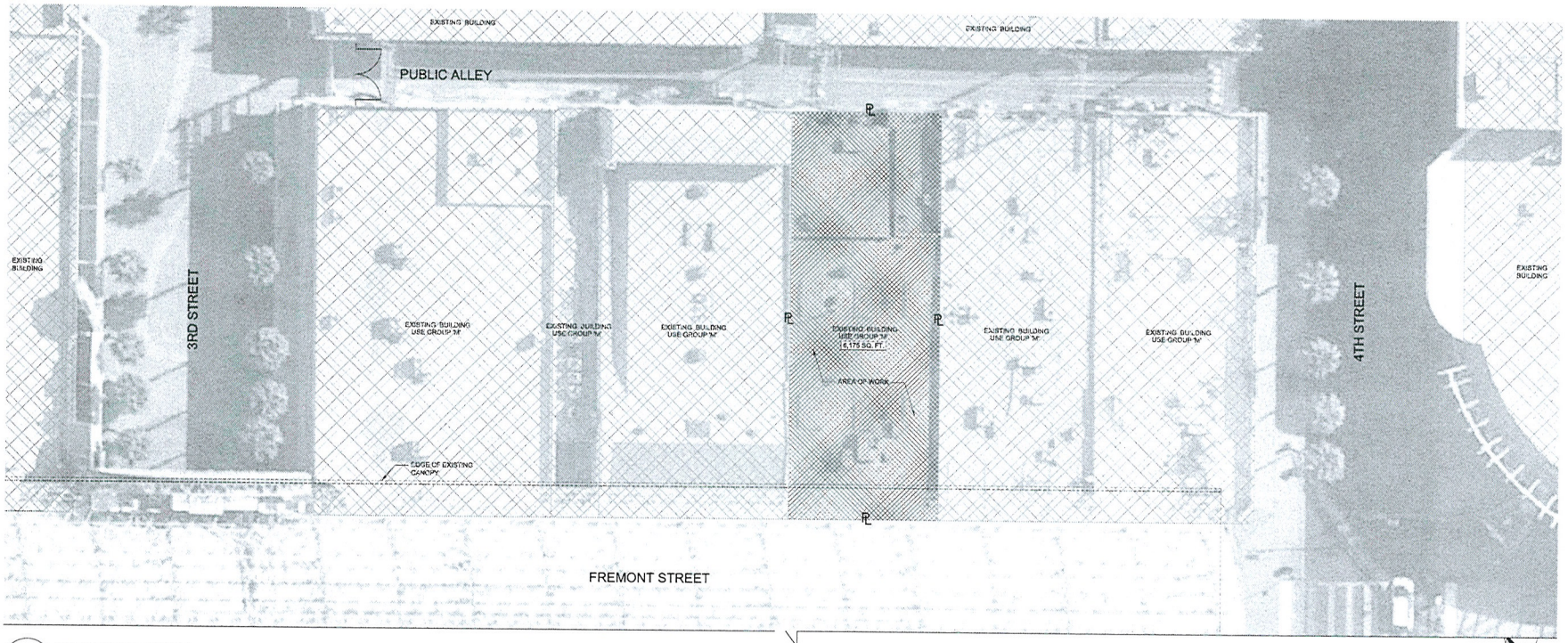
Print Name: Vern J Christensen

Subscribed and sworn before me

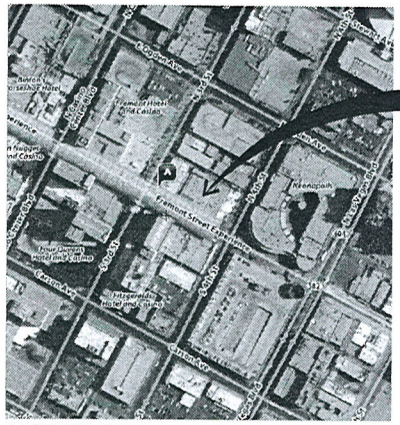
This 26th day of October, 2009

Shari High
Notary Public in and for said County and State

SHARI HIGH
Notary Public, State of Nevada
Appointment No. 05-97773-1
My Appt. Expires June 6, 2013



1 AS1.01 EXISTING SITE PLAN
SCALE:1/16"=1'-0"



VICINITY MAP
NO SCALE

RECEIVED
NOV 03 2009

231 west charleston boulevard
suite one fourty
las vegas, NV 89102
office: 702.868.2068
fax: 702.868.2069
web: www.tkgstudio.com

PROJECT
COYOTE INTERIOR REMODEL
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

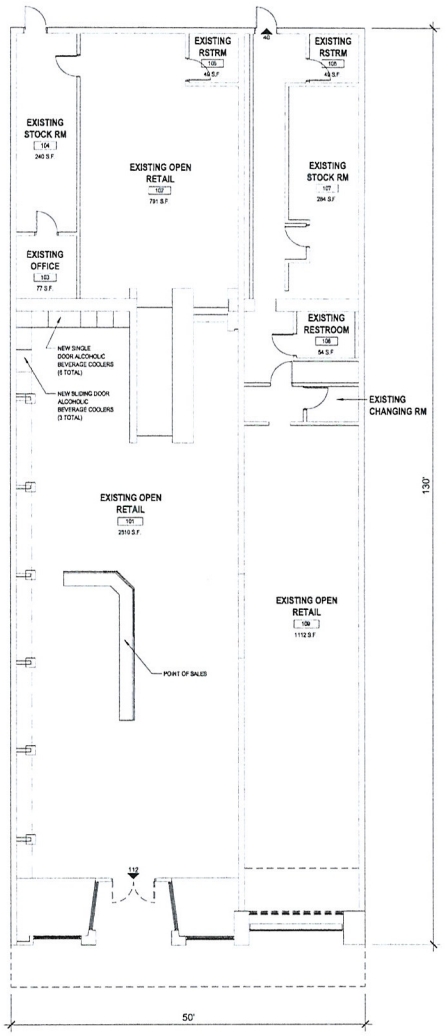
SHEET TITLE
DESIGN REVIEW - EXISTING SITE PLAN

REVISIONS	DATE
ORIGINAL SUBMITTAL	09/21/09

DATE: 09-21-2009
SCALE: AS INDICATED
DRAWN: D. YORKE
JOB NO: 09-040

SHEET
AS1.01

SUP-36558
12/17/09 PC



1 EXISTING FLOOR PLAN
A1.00 SCALE:1/8"=1'-0"

NEW TENANT IMPROVEMENT - OCCUPANT LOAD

OCCUPANCY LOAD:

101 - EXISTING OPEN RETAIL	= 2510	SF/30	=	83	occs.
102 - EXISTING OPEN RETAIL	= 791	SF/30	=	26	occs.
103 - EXISTING OFFICE	= 77	SF/100	=	1	occs.
104 - EXISTING STOCK ROOM	= 240	SF/300	=	1	occs.
105 - EXISTING RESTROOM	= 49	SF/100	=	1	occs.
106 - EXISTING RESTROOM	= 49	SF/100	=	1	occs.
107 - EXISTING STOCK ROOM	= 284	SF/300	=	1	occs.
108 - EXISTING RESTROOM	= 54	SF/100	=	1	occs.
109 - EXISTING OPEN RETAIL	= 1112	SF/30	=	37	occs.
NEW TOTAL INTERIOR FLOOR AREA: 5,166 SF				152	occs.

BUILDING EGRESS ANALYSIS:

BASED ON THE 2006 I.B.C.
BUILDING EXITS REQUIRED

CRITERIA:
ALL PORTIONS OF THE BUILDING OCCUPIED SIMULTANEOUSLY EXCEPT :

- STORAGE ROOMS
- TOILET ROOMS
- CORRIDORS
- MECHANICAL AND ELECTRICAL ROOMS

EGRESS WIDTH MULTIPLIERS IS .20 PER IBC T1005.1
APPROVED UNDER PERMIT #: _____

OCCUPANT LOAD =	152
EXITS PROVIDED =	2
MIN. REQ. EXIT WIDTH = 152 X .20 =	30.40"
WIDTH PROVIDED =	108.0"

RECEIVED
NOV 03 2009

tkg
231 west charleston boulevard
suite one fourty
las vegas, NV 89102
office 702.868.2088
fax: 702.868.2089
web: www.tkgstudio.com

PROJECT:
COYOTE INTERIOR REMODEL
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

SHEET TITLE:
EXISTING FLOOR PLAN

REVISIONS	DATE
1 ORIGINAL SUBMITTAL	09-21-09

DATE: 09-21-2009
SCALE: AS INDICATED
DRAWN: D. YORKE
JOB NO: 09-040

SHEET
A1.00

SUP-36558
12/17/09 PC



SUP-36558 - APPLICANT: HAIM GABAY - OWNER: H S FAMILY, LP
316 FREMONT STREET
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

CRAZY ELY WESTERN VILLAGE LLC
DBA COYOTE
316 FREMONT ST
LAS VEGAS NV 89101
SEPTEMBER 27, 2009

TO WHOM IT MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC DBA **(COYOTE)** IS AN EXISTING RETAIL/GIFTCONVENIENCE STORE.
WHERE WE WILL SELL BEER AND WINE PRODUCTS (OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR PRODUCTIVITY AND OUR BOTTOM LINE.

THANK YOU

HAIM GABAY

RECEIVED
NOV 03 2009

SUP-36558
12/17/09 PC

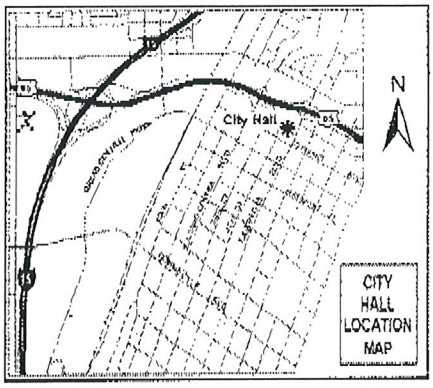
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279216 DEC 04 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-36558

Planning Commission Meeting of 12/17/2009

Case: SUP-36588
13934613203
SEYMOUR RAYMOND P & JOETTA B
14 MANDARIN
IRVINE CA 92604-3631

160511 32604

RECEIVED
DEC - 8 2009

21A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

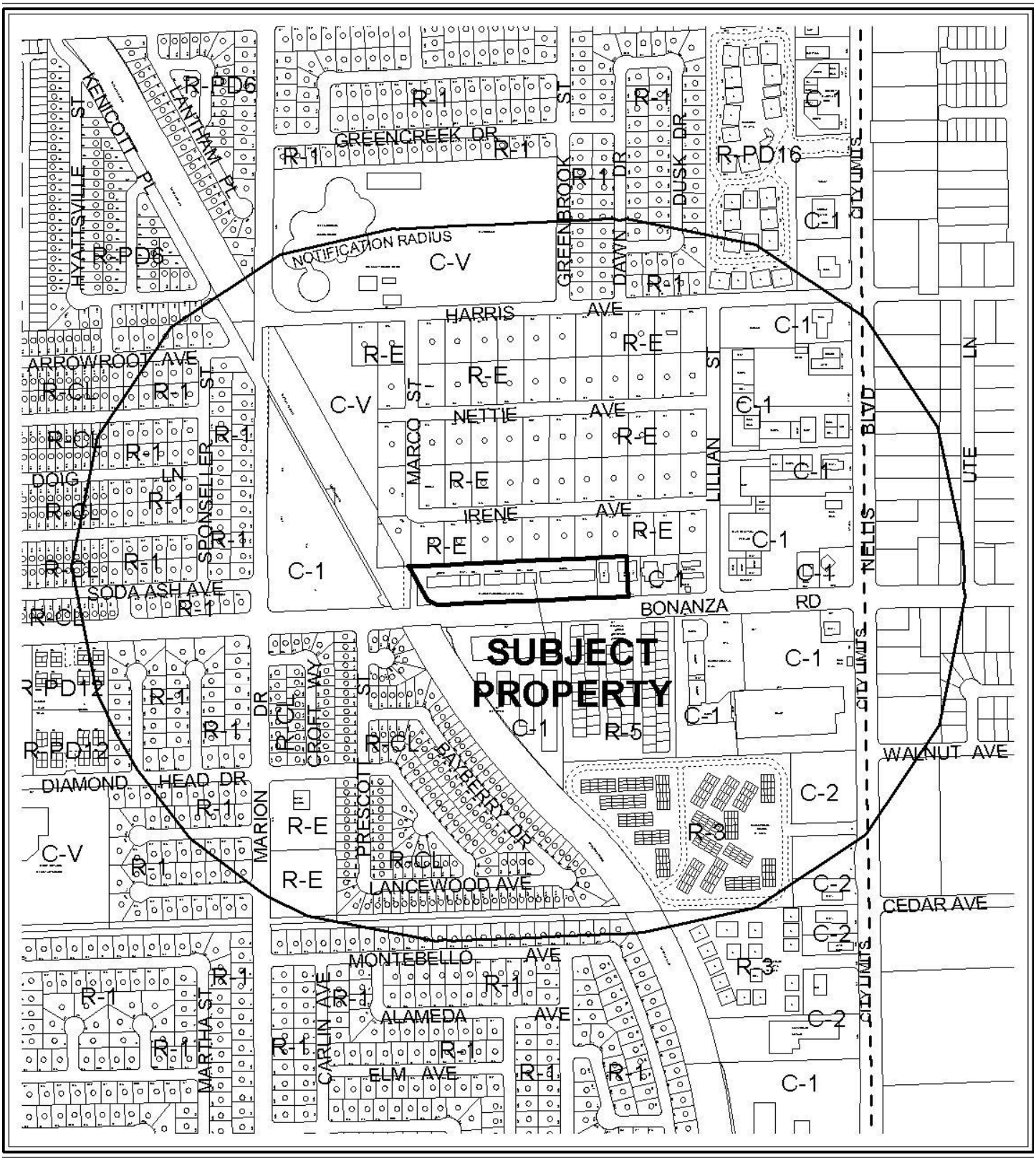
SUBJECT:
SUP-36564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 195-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 4800 East Bonanza Road, Suite #9 (APN 140-29-801-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 01/20/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

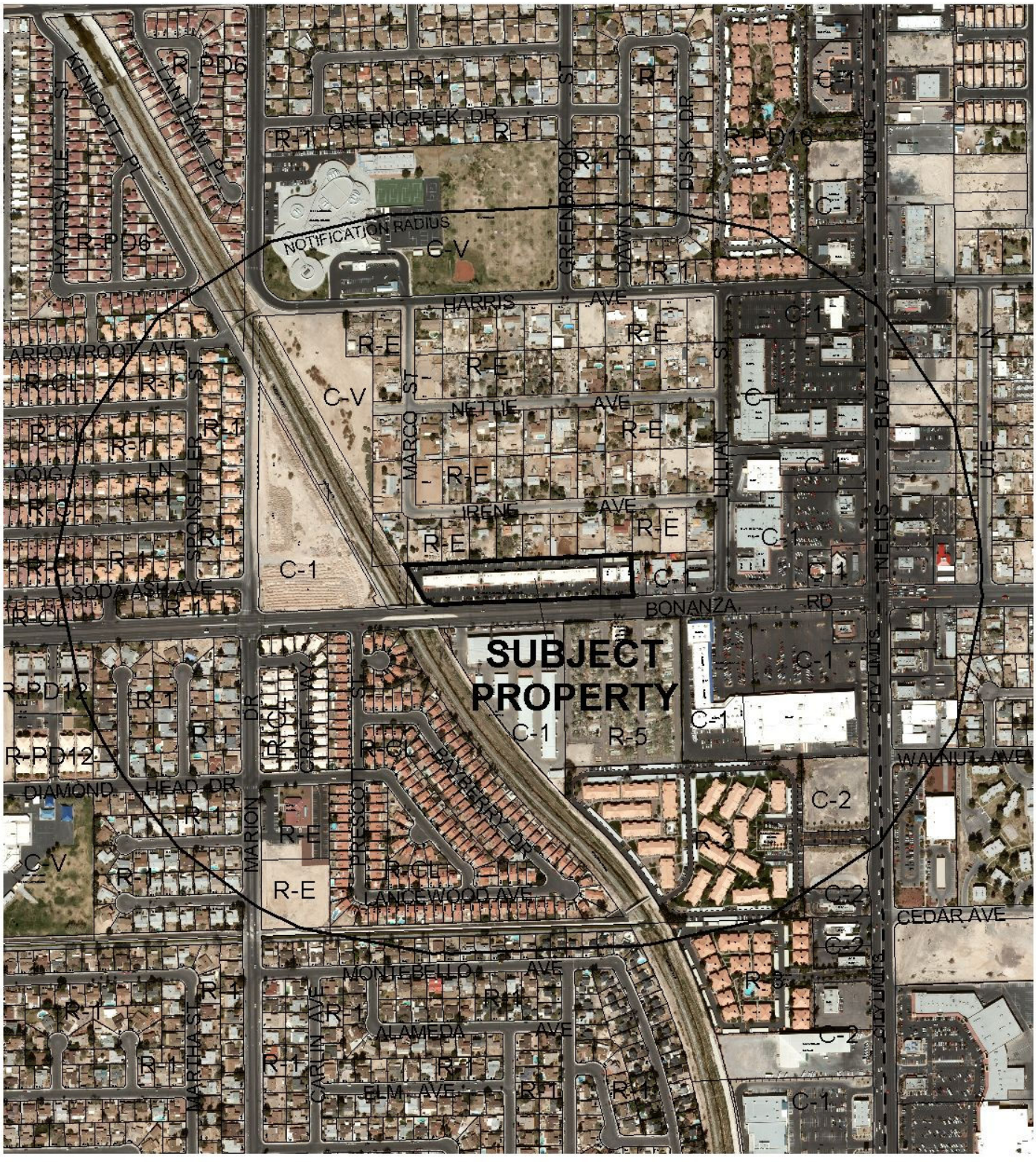
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



CASE: **SUP-36564**

RADIUS: 1500 FT

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



0 500 1000 Feet

CASE: **SUP-36564**

RADIUS: 1500 FT

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

N



SUP-36564

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36564 - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, 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 Beer/Wine/Cooler On-Sale Establishment use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All beer and wine coolers shall remain in their original manufacture's configuration of four– or six– packs.

4. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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.

SUP-36564 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment with a Waiver to allow a 195-foot distance separation from an existing school, within an existing restaurant at 4800 East Bonanza Road, Suite #9. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant. Since the proposed use fails to meet the Title 19.04.010 minimum Special Use Permit requirement, which requires a 400-foot distance separation from a school, staff recommends denial of the request. If denied the restaurant will be unable to serve alcoholic beverages.

ISSUES

- The proposed use fails to meet the minimum 400-foot distance separation requirement from a school.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
06/13/63	The Board of Commissioners approved a reclassification of property (Z-0093-63) from R-R (Rural Residence) to R-E (Residence Estates) on property generally located between Pecos Drive on the west, Owens Avenue on the north, Nellis Boulevard on the east and Charleston Boulevard on the south. The Planning Commission recommended approval of the request.
09/24/85	The City Council approved a request for a Plot Plan Review (Z-0043-85) for a proposed Child Care Center for approximately 115 children on property located on the north side of Bonanza Road, west of Lillian Street. The Planning Commission recommended approval of the request.
01/11/99	The City Council approved a request for a Rezoning (Z-0082-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on property located on the north side of Bonanza Road, approximately 800 feet east of Marion Drive. The Planning Commission recommended denial of the request.
02/11/99	The Planning Commission approved a request for a Site Development Plan Review [Z-82-98(1)] for a proposed 31,144 square-foot commercial center on property located on the north side of Bonanza Road, approximately 800 feet east of Marion Drive.
Related Building Permits/Business Licenses	
07/19/99	A Building Permit (#99014004) was issued for On-site Improvements at 4800 East Bonanza Road. This permit was finalized on 12/30/99.
	A Building Permit (#99014001) was issued for New Office/Retail Building #1 at 4800 East Bonanza Road. This permit was finalized on 12/30/99.

JB

08/17/99	A Building Permit (#99016367) was issued for a Retaining Wall at 4800 East Bonanza Road. This permit was finalized on 12/30/99.
03/23/00	A Building Permit (#5380) was issued for a Tenant Improvement at 4800 East Bonanza Road, Suite #9. This permit was expired on 12/09/00.
06/05/00	A Building Permit (#10799) was issued for a Sign at 4800 East Bonanza Road, Suite #9. This permit was expired on 12/09/00.
04/17/06	A Business License (#R07-00420) was issued for a Restaurant with seating fewer than 45 at 4800 East Bonanza Road, Suite #9. The license was marked out on 04/27/07.
05/16/07	A Business License (#R07-00770) was issued for a Restaurant with seating fewer than 45 at 4800 East Bonanza Road, Suite #9. The license is still active.
Pre-Application Meeting	
10/16/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for Beer/Wine/Cooler on Sale were discussed. Topics included: • Title 19.04 Minimum Special Use Permit requirements • Application materials • Meeting dates and deadlines
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one conducted.	
Field Check	
11/12/09	A field check was conducted by staff. A well maintained retail development was observed.

Details of Application Request	
Site Area	
Gross Acres	3.17 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Development	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
South	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residences	H (High Density Residential)	R-5 (Apartment)
East	Commercial Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Las Vegas Wash (Drainage Channel)	PF (Public Facilities)	ROW

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

ANALYSIS

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment with a Waiver to allow a 195-foot distance separation from an existing school, within an existing restaurant at 4800 East Bonanza Road, Suite #9. The proposed Beer/Wine/Cooler On-Sale use is ancillary to the existing restaurant use and will require no additional on-site parking. The proposed use fails to meet the minimum Special Use Permit requirement listed in Title 19.04.010, which requires a 400-foot distance separation from a school, therefore; staff recommends denial 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 land use cannot be conducted in a manner which is harmonious and compatible with the existing surrounding land uses, which is substantiated by the requested Waiver of Title 19.04.010 standards to allow a 195-foot distance separation from a school where 400 feet is required.

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 of land use proposed; however, it does not meet distance separation requirements from other protected uses.

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

The subject site is accessed from Bonanza Road, a 100-foot Primary Arterial as designated by 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."**

   The proposal conforms to the goals and objectives of the General Plan. As such, it will not endanger the public health, safety, or welfare of the populace.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use fails to meet the minimum Special Use Permit requirement listed in Title 19.04.010, which requires a 400-foot distance separation from a school.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 590

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Liquor license

Project Address (Location) 4800 E. Bonanza Rd #9 Las Vegas NV 89110

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 140-29-801-011 **Ward #** 3

General Plan: existing SC **proposed** _____ **Zoning: existing** C-1 **proposed** _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Bonanza Sunrise LLC **Contact** c/o Gatski Commercial Real Estate

Address 4755 Dean Martin Dr **Phone:** 221-8226 **Fax:** 221-1256

City Las Vegas **State** NV **Zip** 89103

E-mail Address pamela@gatskicommercial.com

APPLICANT Maricarmen Soria/Casa Fiaquepaq **Contact** _____

Address 4800 E. Bonanza Rd #9 **Phone:** 581-1197 **Fax:** _____

City Las Vegas **State** NV **Zip** 89110

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Robert L. Moore

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

Print Name _____ AS OWNER'S REPRESENTATIVE

Subscribed and sworn before me

This 2 day of DECEMBER, 2009.

Jamie J. Wingard

Notary Public in and for said County and State

JAMIE J. WINGARD
Notary Public State of Nevada
No. 04-91153-1
My appt. exp. Aug. 1, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36564
Meeting Date:	12/17/09
Total Fee:	
Date Received:*	12/04/09
Received By:	

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

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DEC 04 2009

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36564** APN: 140-29-801-011

Name of Property Owner: Bonanza Sunrise LLC c/o Gatski Commercial

Name of Applicant: Casa Tlaquepaque

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 w th 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 Offic al 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: Robert L. Moore, As Owners Representative.

Subscribed and sworn before me

This 2 day of DECEMBER, 2009

Janie J. Wingard

Notary Public in and for said County and State

JAMIE J. WINGARD
Notary Public State of Nevada
No. 04-91153-1
My appt. exp. Aug. 1, 2012

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EXHIBIT "A"
SITE PLAN

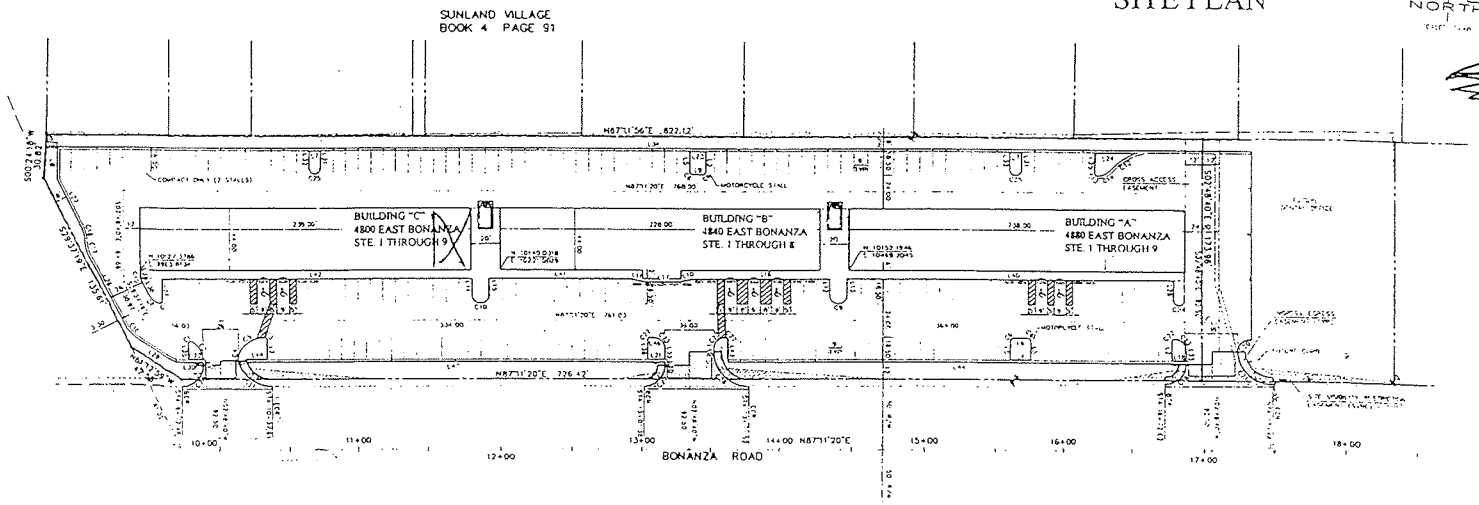

EXHIBIT A
SITE PLAN FOR BUSINESS RETAIL CENTER

PROJECT SUMMARY

NET SITE AREA	3.14 ACRES
MAXIMUM BUILDING AREA	30,072
LAND TO BUILD RATIO	22%
PARKING REQUIRED	168
PARKING PROVIDED	228
ACCESSIBLE PARKING REQUIRED	7

PHYSICAL ADDRESS:

BUILDING "A"
4880 EAST BONANZA
STE. 1 THROUGH 9

BUILDING "B"
4840 EAST BONANZA
STE. 1 THROUGH 8

BUILDING "C"
4800 EAST BONANZA
STE. 1 THROUGH 9

SEAGULL PARK
BONANZA EAST PLAZA
LAS VEGAS, NEVADA
A COMMERCIAL PROJECT BY:
SEAGULL PARK LLC,
A NEVADA LIMITED LIABILITY COMPANY.

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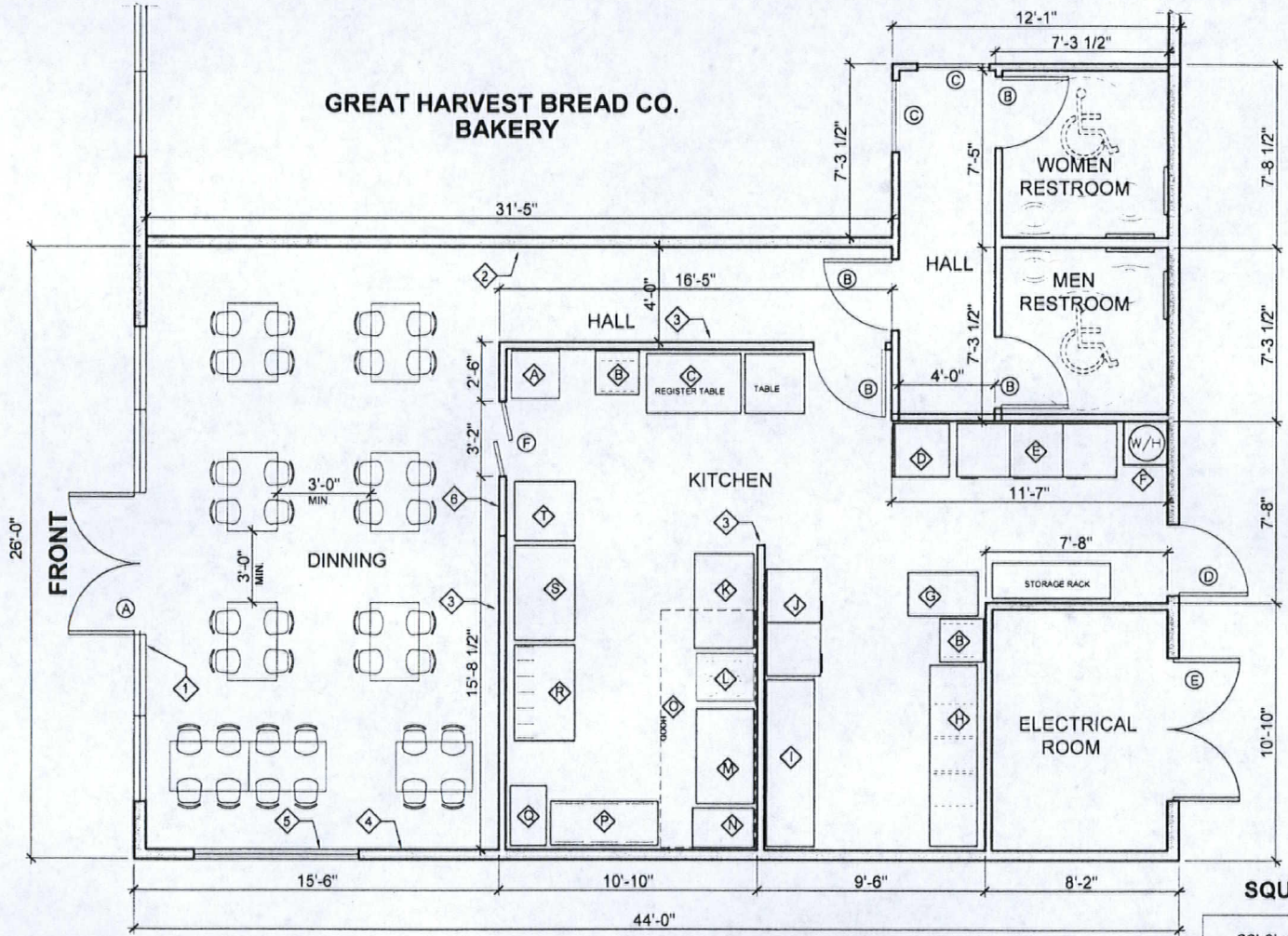
NOV 03 2009

SUP-36564
12/17/09 PC

GREAT HARVEST BREAD CO.
BAKERY



KITCHEN EQUIPMENT	
LETTER	EQUIPMENT
A	FOUNTAIN SODA DISPENSER
B	HAND SINK
C	REGISTER TABLE
D	1 GLASS DOOR COOLER
E	3 DOOR FREEZER
F	WATER HEATER
G	ICE MACHINE
H	THREE COMPARTMENTS SINK
I	FOOD PREPARATION TABLE
J	2 DOOR FREEZER
K	WORK TABLE
L	BURNER
M	GRILL
N	FRYER
O	HOOD (ABOVE)
P	FOOD WARMER
Q	FOOD TABLE
R	SANDWICH/CABINET TABLE
R	SANDWICH/CABINET TABLE
S	PLATES/ UTENSIL TABLE
S	CUSTOMERS SERVICE TABLE

SQUARE FOOTAGE

26'-0' x 44'-0" = 1,144 S.F.
MAX. ALLOWABLE OCCUPANCY:
45 SEATED

DOORS

- (A) EXIST. DOUBLE 3'-0" x 6'-8" EXTERIOR DOOR
- (B) INTERIOR 3'-0" x 6'-8" EXTERIOR DOOR
- (C) ADJACEN TENANT 3'-0" X 6'-8" DOOR
- (D) EMERGENCY EXIT 3'-0" X 6'-8" DOOR
- (E) METAL RATING DOUBLE 3'-0" X 6'-8" DOOR
- (F) PONY DECORATIVE DOUBLE DOOR

LEGEND:

1. EXISTING WINDOW & ENTRY / EXIT DOOR ASSEMBLY
2. DISMISSED WALLS
3. NON-BEARING WALLS.
4. EXTERIOR BUILDING WALL.
5. EXIST. FIXED WINDOW.
6. 32" HIGH ATTENDING COUNTERTOP.

FLOOR PLAN NOTES:

1. 3'-0" MIN. DISTANCE BETWEEN SEATING TABLES ANY DIRECTION.
2. WATER HEATER SHALL BE PLACED ON AN 18" HIGH PLATFORM.
3. PROVIDE SAFETY GLAZING AS REQ. PER IBC: AT HAZARDOUS LOCATIONS. SLIDING OR SWING DOORS, TUB AND/OR SHOWER ENCLOSURES.
4. TOILET ROOMS TO COMPLY WITH CLEAR FLOOR SPACE FOR NON- RESIDENTIAL TOILETS ROOMS FOR INDIVIDUAL USE AND CLEAR SPACE FOR WATER CLOSETS PER ANSI 4.16.2 FIG. 28, ANSI 4.13.6 FIG. 25, ANSI 4.24.5 FIG. 32 AND ANSI 4.2.3 FIG 3a
5. PROVIDE ONE HOUR FIRE-RESISTANT CONSTRUCTION THROUGHUOT.
6. IF FIRE HYDRANTS, FIRE EXTINGUISHING SYSTEM, FIRE ALARM SYSTEM, ON SITE FIRE, WATER AND FUEL TANKS, PLANS MUST BE APROVED BY FIRE DEPARTMENT BEFORE INSTALLATION.
7. DOOR OPERATIONS.- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE AGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, IBC 1008.1.9
8. DOOR HARDWARE SHALL COMPLY WITH IBC 1008.1.8 AND ANSI A117.1 SECTION 404.2.6 REQUIREMENTS.
9. BATROOMS AREA IS COMPATIBLES WITH ADJACENT TENANT.

RECEIVED
0

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

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DEC - 4 2009

#	DATE:	BY:	REMARKS:

SHEET TITLE: FLOOR PLAN

PROJECT: TLAQUEPAQUE
PROJECT ADDRESS: 4800 E. BONANZA RD. STE 9 LAS VEGAS, NV. 89110
TENANT: MARICARMEN SORIA CELL: 702-581-1157

DATE: NOV.-09
SCALE: 1/4"=1'-0"

A1.0

SUP-36564
REVISED
12/17/09 PC



SUP-36564 - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC
4800 EAST BONANZA ROAD, SUITE #9
DECEMBER 17, 2009 PLANNING COMMISSION

11/12/09

To whom it may concern.

With this letter I'm asking for a permit of especial use. You see I own a Mexican food restaurant two years ago I asked for the permit but it was denied, and because I don't have the permit I can not sell alcoholic beverages and because of that I lost costumer's and the way the economy is I'm close to losing the restaurant and my house because I don't get money and I have a family to support it is very hard because I'm not getting much money, and that is the reason I'm writing this letter to ask for your help so I can get permits, and if you could give me permission to sell at least two or three beers for each customer so that way I can gain a couple of more customers and not lose the restaurant and my house so I plea you to please have some mercy and grant me my permit .

A **waiver** to allow **a 195-foot** distance separation from a school /child care facility
Where 400 feet is required"
I want you guys to know that this is not a **bar or cantina this is a family restaurant**
Then I need you guys to please give me the beer license because my customers
Are asking me it we have any beer and I say we don't and the customers go away.

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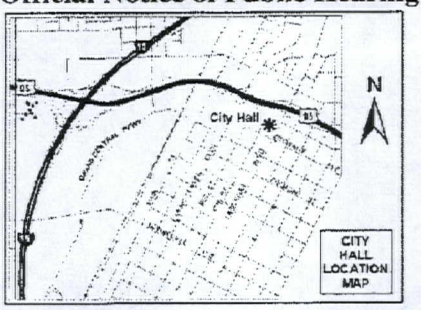
Thank you very much.
Sincerely.

SUP-36564
REVISED
12/17/09 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-36564

Planning Commission Meeting of 12/17/2009

Case: SUP-36564
14029810009
KLAUMENZER THOMAS W & CAMMAE H
4833 IRENE AVE
LAS VEGAS NV 89110-2408

JAV0511 89110

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DEC - 7 2009

22P

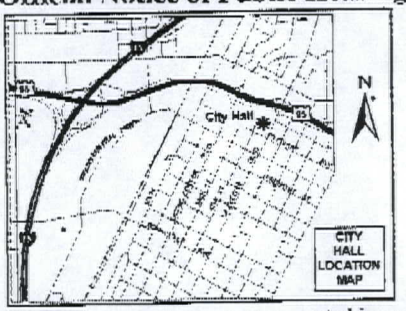
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 04 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36564

Planning Commission Meeting of 12/17/2009

Case: SUP-36564
14032512005
AMERSON FAMILY TRUST
2901 VISTA DEL SOL
LAS VEGAS NV 89120-3612

JAV0511 89120

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p.1
0000000
Dec 08 09 08:13a BROWN

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

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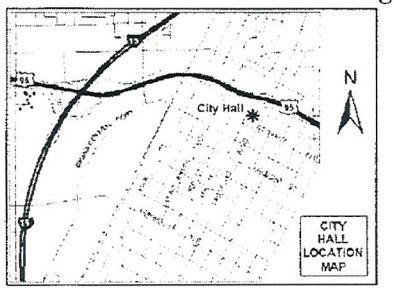
Return Service Requested
Official Notice of Public Hearing



We Don't need Beer or Wine around Schools! The Kids have enough to deal with. Why do you even ask this of the people in this area! Would you put a school next to a BAR! NO
Would you ask the Richy People this SAME thing NO!

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-36564
Planning Commission Meeting of 12/17/2009

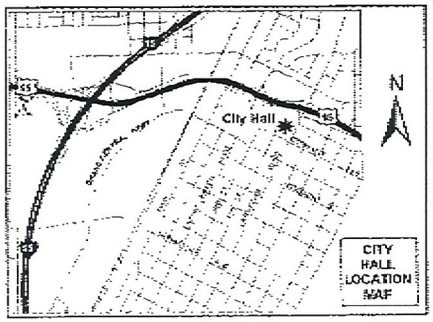
Case: SUP-36564
14032111068
BROWN EVA JANE
4629 KATHLEEN CT
LAS VEGAS NV 89110-3474

JAVDS11 89110

22P

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



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36564

Planning Commission Meeting of 12/17/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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MAILED FROM ZIP CODE 89101

Case: SUP-36564
14032515021
JONES FAYEANN F & FRANCIS E
501 BAYBERRY DR
LAS VEGAS NV 89110-3459

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DEC - 8 2009

JANDS11 89110

22P

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

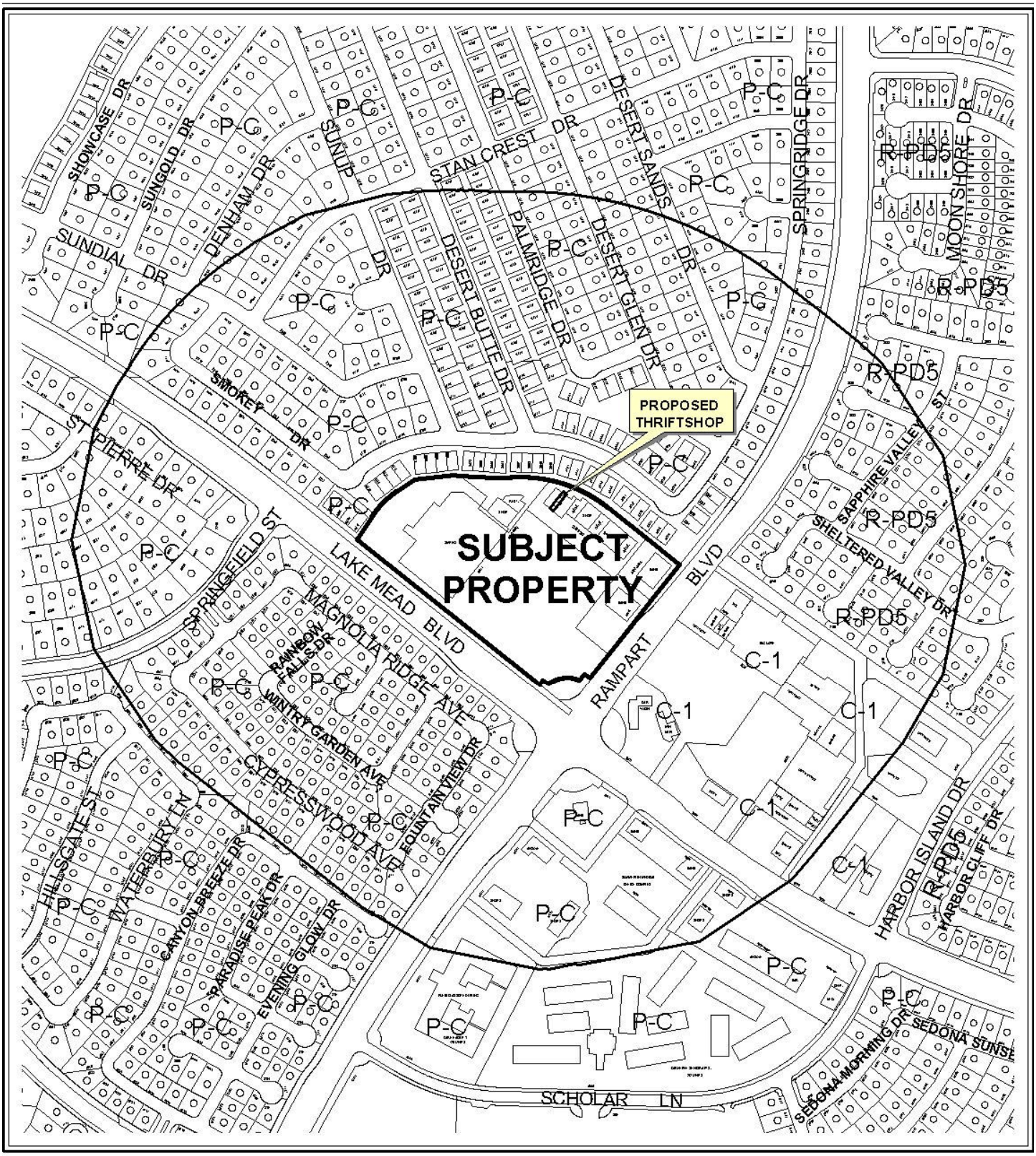
SUP-36571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC - Request for a Special Use Permit TO ADD A THRIFT SHOP (JEWELRY) USE WITHIN AN EXISTING 900 SQUARE-FOOT JEWELRY STORE at 2235 North Rampart Boulevard (APN 138-20-522-003), P-C (Planned Community) Zone, Ward 4 (Anthony)

IF APPROVED, C.C.: 01/20/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

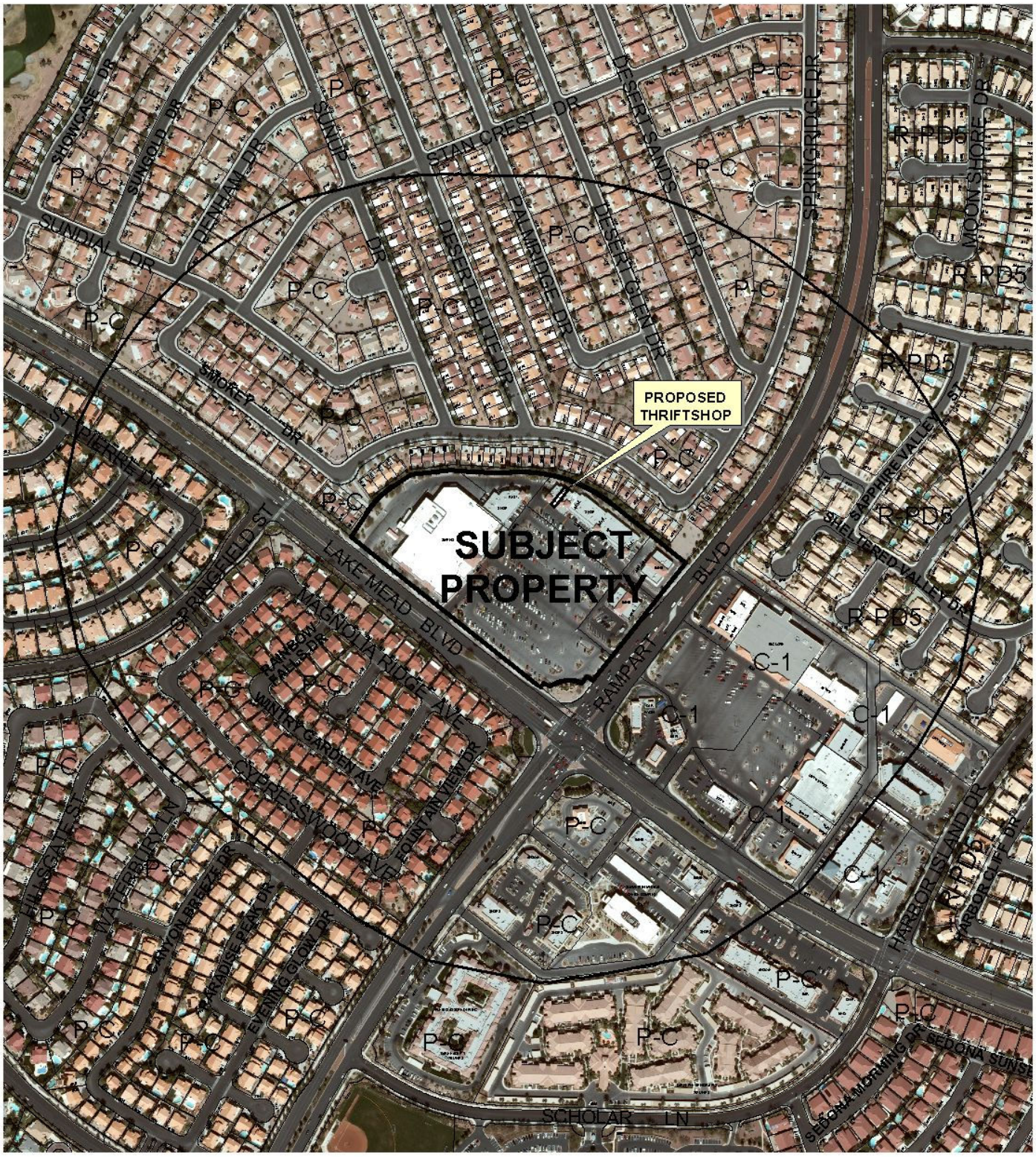
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-36571**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



0 500 1000 Feet

CASE: **SUP-36571**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36571 - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop 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. The hours of operation shall be from 9:00 a.m. to 5:30 p.m. Monday through Saturday.

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

SUP-36571 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit to add a Thrift Shop (Jewelry) use within an existing 900 square-foot Jewelry Store at 2235 North Rampart Boulevard. The tenant space is located within an existing 121,582 square-foot shopping center. 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 minimum Special Use Permit requirements for a Thrift Shop use, as set forth by Title 19.04. 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 the use at this location.

ISSUES

- The subject site is located in Sun City Summerlin, with permitted uses per the Summerlin Development Standards. The Thrift Shop use is most appropriate as there are no other categories within the standards that specifically allow second-hand sales of merchandise. As there are no specific requirements listed for the use within the Summerlin Development Standards, the use requirements of Title 19.04 are applied.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
09/15/98	A deed was recorded for a change in ownership at 2235 North Rampart Boulevard.
Related Building Permits/Business Licenses	
11/19/94	A business license (J01-01333) was issued for a Jewelry Sales, New use at 2235 North Rampart Boulevard. The license is currently active.
11/07/07	The Planning & Development Department approved a building permit (101115) for an interior remodel tenant improvement at 2211 North Rampart Boulevard. The permit received final approval on 12/10/07.
Pre-Application Meeting	
10/16/09	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	
11/12/09	Staff conducted a field inspection and noted a well maintained shopping center.

GK

SUP-36571 - Staff Report Page Two
December 17, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	11.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
North	Multi-Family Residences	Duplex Home (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
South	Shopping Center	VC (Village Commercial) Summerlin Land Use Designation	P-C (Planned Community)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residences	SF-3 (Single Family Detached) Summerlin Land Use Designation	P-C (Planned Community)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Sun City Summerlin	X		Y
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

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	121,582 SF	1:250	478	9	624	14	
TOTAL			487		638		Y

GK

ANALYSIS

The subject site is located in Sun City Summerlin, with permitted uses per the Summerlin Development Standards. The Thrift Shop use is most appropriate as there are no other categories within the standards that specifically allow second-hand sales of merchandise. As there are no specific requirements listed for the use within the Summerlin Development Standards, the use requirements of Title 19.04 are applied.

The applicant is proposing to establish a Thrift Shop use within an existing 121,582 square-foot shopping center. The proposed Thrift Shop use will be located within an existing 900 square-foot tenant space. The applicant is proposing to buy and sell used jewelry, which is consistent with the Thrift Shop use defined in Title 19.04. The applicant currently owns a Jewelry Sales, New establishment at this location. The Thrift Shop use will be ancillary to the Jewelry Sales, New use. The addition of a Thrift Shop use within this shopping center 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 use is compatible with the Commercial Sun City Summerlin Land Use Designation and is located within an existing shopping center. 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 Thrift Shop use will be in conjunction within an existing shopping center, 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 Rampart Boulevard and Lake Mead Boulevard, which are designated as 100-Foot Primary Arterials by the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this Thrift Shop 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.**

   The proposed Thrift Shop use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 525

APPROVALS 2

PROTESTS 3

GK

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2235 North Rampart Blvd., Las Vegas, NV 89128

Project Name Summerlin Jewelers **Proposed Use** Thriftshop (Jewelry)

Assessor's Parcel #(s) 13820522003 **Ward #** 4

General Plan: existing SC proposed — **Zoning:** existing ~~P-C~~ proposed —

Commercial Square Footage 900 sq. ft. **Floor Area Ratio** _____

Gross Acres 1.53 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Patton Rampart LLC **Contact** Michael Patton/David Patton

Address 41 Corporate Park, Suite 250 **Phone:** 949-852-0266 **Fax:** 949-660-8906

City Irvine **State** California **Zip** 92606

E-mail Address _____

APPLICANT Summerlin Enterprises, Inc. dba Summerlin Jewelers **Contact** Lawrence H. Minden

Address 2235 North Rampart Blvd. **Phone:** 702-243-8240 **Fax:** 702-242-8242

City Las Vegas **State** NV **Zip** 89128

E-mail Address summent@yahoo.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Michael D Patton

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

Print Name Michael D. Patton

Subscribed and sworn before me

This 22 day of October, 2009

Diana Lynn

Notary Public in and for said County and State

Orange, CA

DIANA LYNN
Commission # 1699208
Notary Public - California
Orange County
My Comm. Expires Oct 17, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP 36571
Meeting Date:	12.17.09
Total Fee:	$1,080.-
Date Accepted:	11.3.09
Accepted By:	JFA

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

APP # SUP36571

Case Number: SUP-36571 APN: _____

Name of Property Owner: PATTON RAMPART, LLC

Name of Applicant: SUMMERLIN JEWELERS

Name of Representative: LAWRENCE H. MINDEN

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: Michael D Patton - Mgr Member

Print Name: MICHAEL D. PATTON

DIANA LYNN
Commission # 1699208
Notary Public - California
Orange County
My Comm. Expires Oct 17, 2010

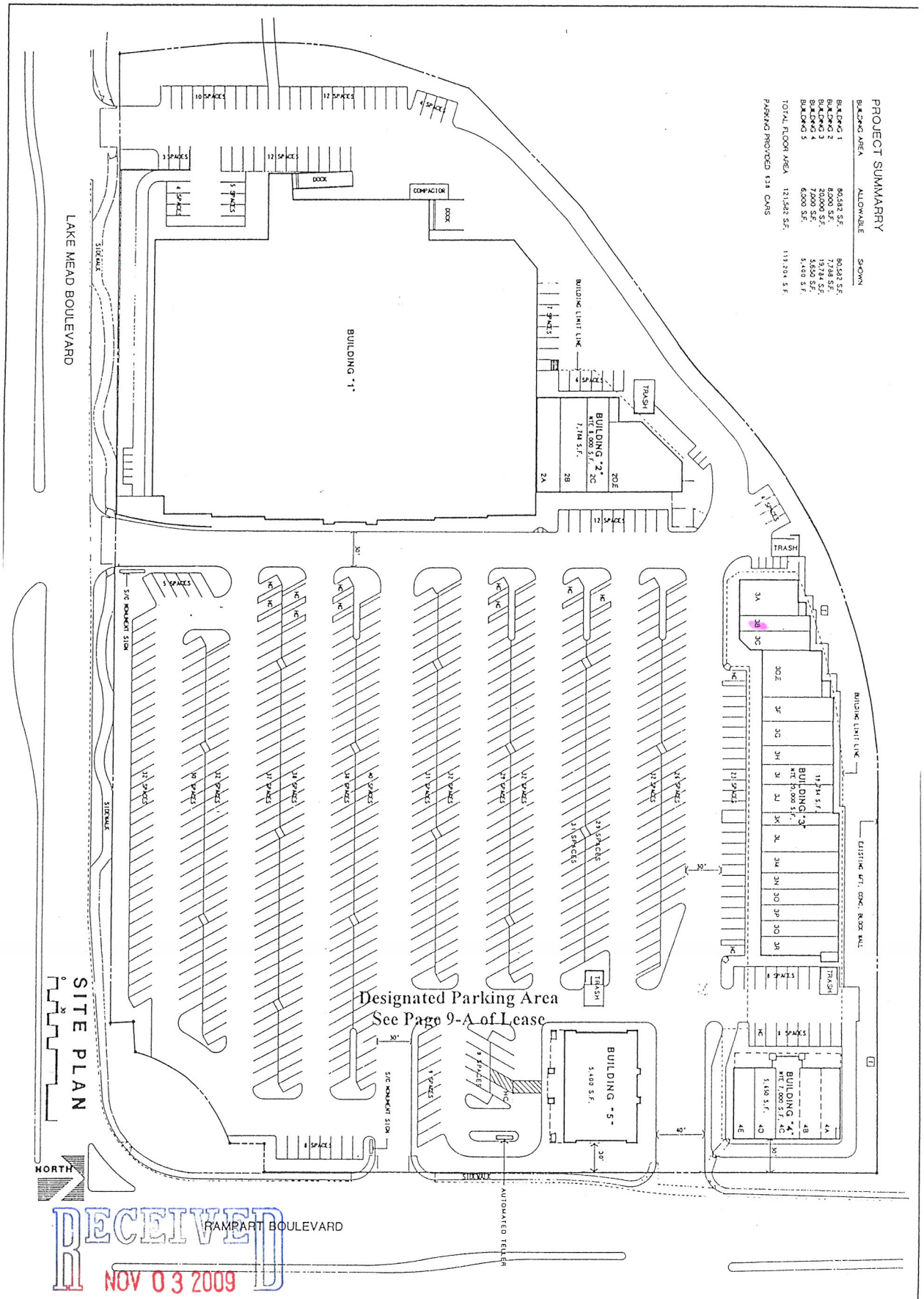
Subscribed and sworn before me

This 2 day of Nov., 2009

Diana Lynn, Orange County, CA

Notary Public in and for said County and State

NOV 0 9 2009



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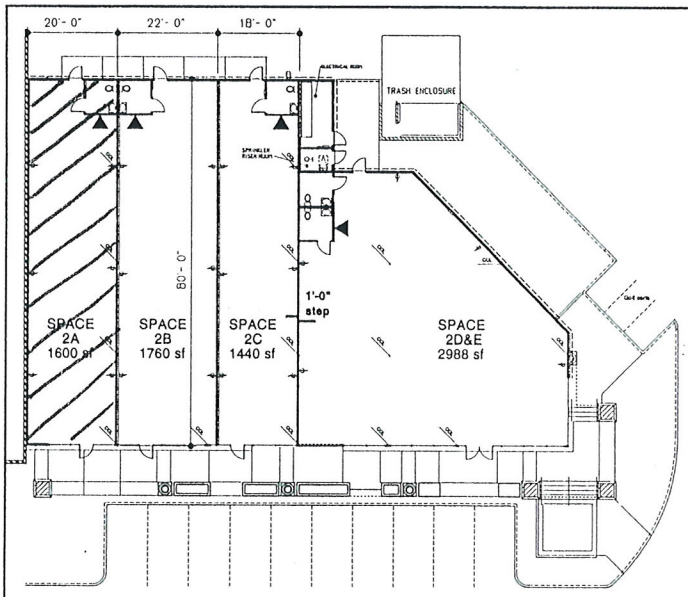
NOV 03 2009

SUP-36571
12/17/09 PC

DATE : 12/14/95

SITE PLAN EXHIBIT " A-1 "

NORTH WEST CORNER OF RAMPART BLVD. & LAKE MEAD BLVD., LAS VEGAS, NEVADA



BUILDING #2 FLOOR PLAN

7,788 SQ. FT. (NET)



ELECTRICAL RECEPTACLE

TELEPHONE J BOX

SHEAR WALLS

COL — COLUMN IN WALL

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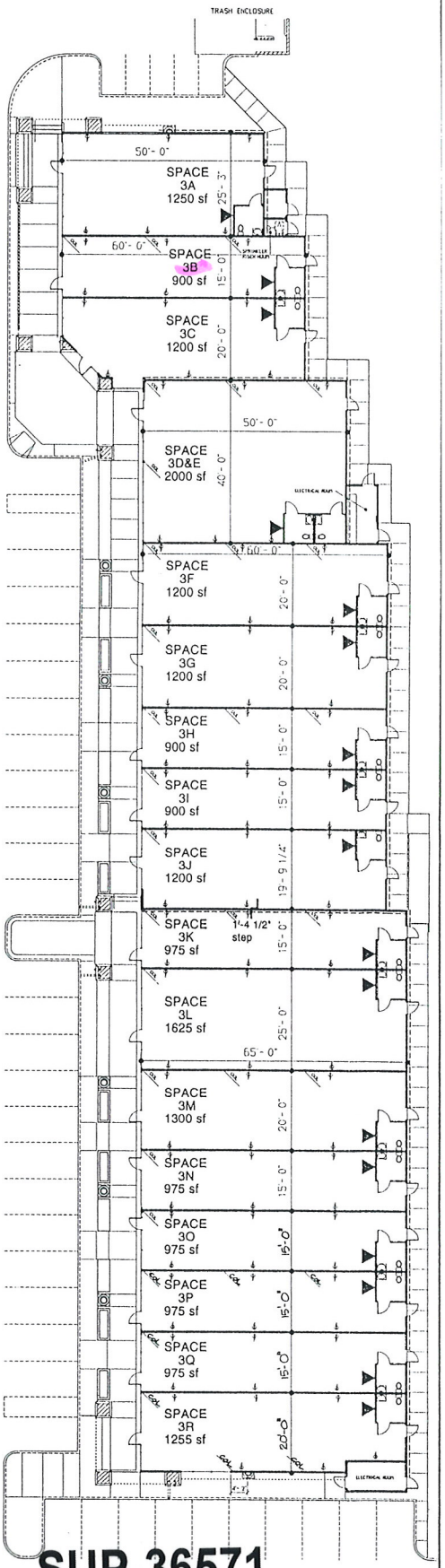
BUILDING #3 FLOOR PLAN

19,805 SQ. FT. (NET)



SUP-36571

12/17/09 PC

DATE :

PLAN IS SCHEMATIC AND SUBJECT TO CHANGES DUE TO FIELD CONDITIONS

FLOOR PLAN EXHIBIT " A-2 "

NORTH WEST CORNER OF RAMPART BLVD. & LAKE MEAD BLVD., LAS VEGAS, NEVADA



SUP-36571 - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC
2235 NORTH RAMPART BOULEVARD
DECEMBER 17, 2009 PLANNING COMMISSION

00/00/09

SUMMERLIN JEWELERS
2235 North Rampart Boulevard
Las Vegas, Nevada 89128
(702) 243-8240 telephone
(702) 243-8242 facsimile
www.summerlinjewelers.com

October 8, 2009

VIA FACSIMILE AND FIRST CLASS MAIL

City of Las Vegas
Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Special Use Permit Application #SUP 36571
Justification Letter

Dear Sir/Madame:

Summerlin Enterprises, Inc., dba Summerlin Jewelers is a third-generation retail jewelry store established in October 1994. We sell and repair all types of jewelry including gold, platinum, silver and costume jewelry, along with precious and semi-precious gemstones. We also design custom jewelry. We are proud members of the Las Vegas Better Business Bureau, Las Vegas Chamber of Commerce, and IJO (Independent Jewelers Organization).

Request/Intended Use of the Property: In addition to selling and repairing jewelry, we respectfully request permission to accept jewelry on consignment from our customers, and to buy all types of used jewelry from the public. This requires a Special Use Permit/Class 3 Second-Hand Dealers Privileged License.

Number of Employees: We currently employ eight (8) employees.

Officers/Owners of the Corporation: Lawrence and Diana Minden
Goldsmith: Alejandro Meza
Bookkeeper: Amy Goodroad
Sales Manager: Steven Goodroad
Sales Associates: Nancy Jorgenson, Melissa Goodroad, and Lyndsey Ritchie

SUP-36571
REVISED
12/17/09 PC

NOV 0 9 2009

Hours of Operation: Our regular hours of operation are Monday through Saturday, 9:00 a.m. to 5:30 p.m. During the Christmas holiday, we extend our hours as needed.

Existing Similar Uses Owned or Operated by the Application: None

Any Required State Licenses Specific to the Use Requested: None

Findings: A Special Use Permit allowing Summerlin Jewelers to accept consignment jewelry from its customers, and permitting the purchase of used jewelry will not disturb the existing surrounding land uses or future surrounding land uses. Our store is physically suitable for this type of special use. Streets providing access to the property are adequate to meet the requirements of our proposed use. Approval of a Special Use Permit will not be inconsistent with or compromise the public health, safety, and welfare of the overall objective.

Respectfully submitted,

SUMMERLIN JEWELERS

Lawrence H. Minden, President

SUP-36571
REVISED
12/17/09 PC

NOV 0 9 2009

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
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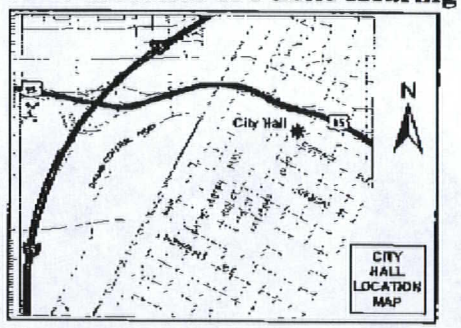
DEC 04 2009
MAILED FROM ZIPCODE 89101

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-36571

Planning Commission Meeting of 12/17/2009

Case: SUP-36571

13820611005
YERUSHALMI PROPERTIES L L C
2400 WESTERN AVE
LAS VEGAS NV 89102-4816

RECEIVED
DEC - 7 2009

JAV0511 89102

12/07/2009 10:13 FAX 382 3307 The Jewelers Western

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

PRESORTED FIRST CLASS

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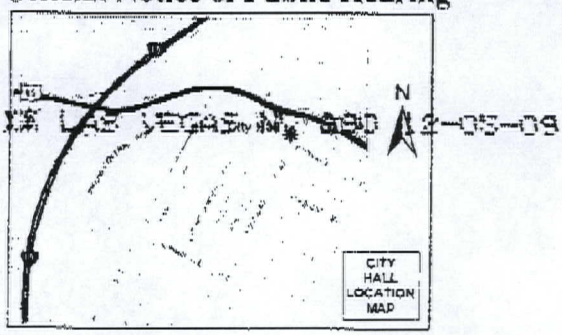
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36571

Planning Commission Meeting of 12/17/2009

Case: SUP-36571
13820520011
WARNER MICHAEL & DINA M
3069 N OAK CIR
BOOMFIELD CO 80020-1054

JAVOS11 80020

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DEC - 8 2009

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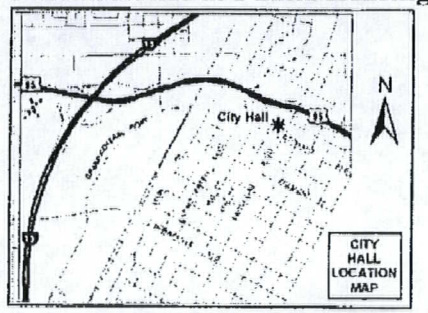
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36571

Planning Commission Meeting of 12/17/2009

Case: SUP-36571
13820518003
ROESNER KENT W & YOLANDA LIV TR
2105 RICO PEAK
LAS VEGAS NV 89128-7634

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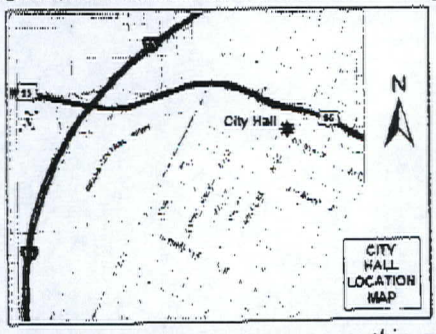
23p

Dec 06 09 06:00a Yogi 702-233-8825 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



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36571
Planning Commission Meeting of 12/17/2009

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Case: SUP-36571
13817812024
SCHUG MICHAEL L & BARBARA
2424 PALMRIDGE DR
LAS VEGAS NV 89134-8877

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12/05/2009 22:45 17022428459 PAGE 01

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

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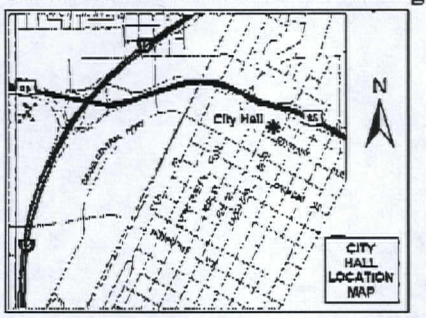
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36571

Planning Commission Meeting of 12/17/2009

Case: SUP-36571
13821117039
OMOHUNDRO TIPTON T & C L FAM TR
2113 SNOWBIRD CT
LAS VEGAS NV 89128-7622

JAV0511 89128

RECEIVED
DEC - 8 2009

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:

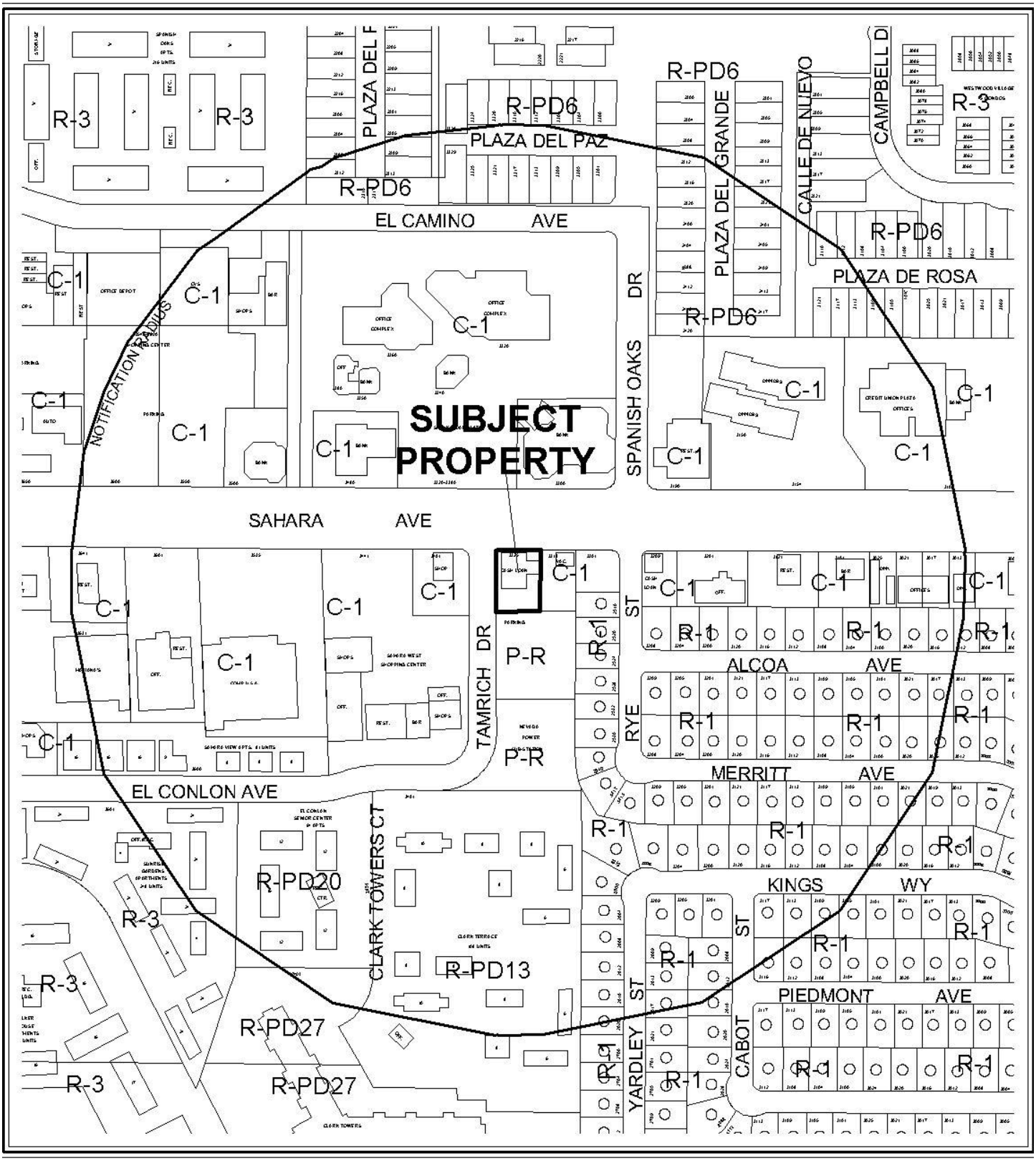
SUP-36588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 3,288 SQUARE-FOOT BAILBOND SERVICE at 3325 West Sahara Avenue (APN 162-08-103-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 01/20/2010
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:
DENIAL

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



0 300 600 Feet

CASE: **SUP-36588**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-36588**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36588 - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST

** 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 Bailbond Service 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.

GK

SUP-36588 - Staff Report Page One
December 17, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a Bailbond Service within an existing 3,288 square-foot vacant building at 3325 West Sahara Avenue. The Bailbond Service is not an appropriate or compatible use in this area, approximately 80 feet to the east of a single-family residential subdivision. This use would be more appropriately located in proximity to the Office Core District in the Downtown Centennial Plan area, where judicial and correctional facilities are located. Therefore, staff is recommending denial of the subject application. If this application is denied, the proposed Bailbond use cannot be located at the subject site, 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	
11/28/88	A deed was recorded for a change in ownership at 3325 West Sahara Avenue.
Related Building Permits/Business Licenses	
07/09/02	The Planning & Development Department approved a building permit (541186) for a monument sign at 3325 West Sahara Avenue. The permit received final approval on 08/20/02.
06/14/04	A business license (F02-00271) was issued for a cash loan business at 3325 West Sahara Avenue. The license was marked out of business on 07/14/09.
Pre-Application Meeting	
09/30/09	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	
11/12/09	A field check was completed on the indicated date. The following items were observed by Planning and Development staff. • Staff observed a well maintained, vacant building.

Details of Application Request	
Site Area	
Net Acres	0.35

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Parking Lot	SC (Service Commercial)	P-R (Professional Office and Parking)
East	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Automobile Rental	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 200 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:

Previous Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Finance Institution, Specified	3,288 S.F.	1:250	13	1	9	2	
TOTAL			14		11		
Proposed Parking Requirement							
Bailbond	3,288 S.F.	1:300	10	1	9	1	
TOTAL			11		10		N*

**The subject site is parking impaired, per Title 19.10.*

ANALYSIS

The applicant is proposing to establish a Bailbond Service use within an existing 3,288 square-foot vacant retail/office building. The use will operate seven days a week, 24 hours a day. The site is a parking impaired development per Title 19.10.010(C). The previous use at 3325 West Sahara Avenue was a Financial Institution, Specified, which required 14 parking spaces and provided 11 parking spaces. The proposed Bailbond Service use requires 11 parking spaces. However, to provide a van accessible handicap space as required by current Title 19.10 standards, the applicant must eliminate one parking stall for an additional access aisle. The parking requirment for a Bailbond Service use will not increase the parking impairment of the site.

The Bailbond Service is not an appropriate or compatible use, as it is located close to single-family residences on the east of the subject site. The use fails to comply with Objective 2.2 of the Las Vegas Master Plan 2020. Objective 2.2 seeks compatibility between low density residential land uses within mature neighborhoods to exist in close proximity to non-residential land uses, by incorporating appropriate design or buffer elements to mitigate adverse visual, audible or aesthetic impacts. The proposal for a Bailbond use operated 24-hours per day close to residentially zoned properties will not mitigate these adverse impacts, but rather increase them. The use would be more appropriately located in proximity to the Office Core District in the Downtown Centennial Plan area, where judicial and correctional facilities are located. The addition of a Bailbond Service use will negatively affect the existing adjacent land uses; therefore, staff is recommending denial of this Special Use Permit 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 use is compatible with the SC (Service Commercial) General Plan designation and is located within an existing retail/office building. However, the use cannot be conducted in a manner that is harmonious and compatible with the surrounding residential uses to the east of the subject property.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed Bailbond Service use will be located in 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 Sahara Avenue, which is designated as a 100-Foot Primary Arterial by the Master Plan of Streets and Highways, and Tamrich Drive, a 60-Foot Collector street. The streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Bailbond Service use fails to comply with Objective 2.2 of the Las Vegas Master Plan 2020. Objective 2.2 seeks compatibility between low density residential land uses within mature neighborhoods to exist in close proximity to non-residential land uses, by incorporating appropriate design or buffer elements to mitigate adverse visual, audible or aesthetic impacts. The proposal for a Bailbond use operated 24-hours per day close to residentially zoned properties will not mitigate these adverse impacts, but rather increase them.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Bailbond Service use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 190

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 3325 W. Sahara

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-08-103-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .37 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Jack and Maxine Cason Family Trust **Contact** Jack Cason

Address 2200 S. Highland Dr. **Phone:** 382-5866 **Fax:** 898-4308

City LV **State** NV **Zip** 89102

E-mail Address Ropfer@ccim.net

APPLICANT Jasen Rensbeck **Contact** _____

Address 726 Casino Ctr #210 **Phone:** 505-0569 **Fax:** 434-3332

City LV **State** NV **Zip** 89101

E-mail Address Vegasbail@earthlink.net

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Jack Cason

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

Print Name Jack Cason

Subscribed and sworn before me

This 28TH day of October, 2009

Carol J. Shivers

Notary Public in and for said County and State

CAROL J. SHIVERS
Notary Public State of Nevada
No. 92-3850-1
My appt. exp. July 23, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-36588
Meeting Date:	12/17/09
Total Fee:	1080.00
Date Accepted:	11/4/09
Accepted By:	MREX

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36588** APN: 162-08-103-001

Name of Property Owner: Jack and Maxine Cason Family Trust

Name of Applicant: Jason Reusbeck

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: Jack Cason

Print Name: Jack Cason

Subscribed and sworn before me

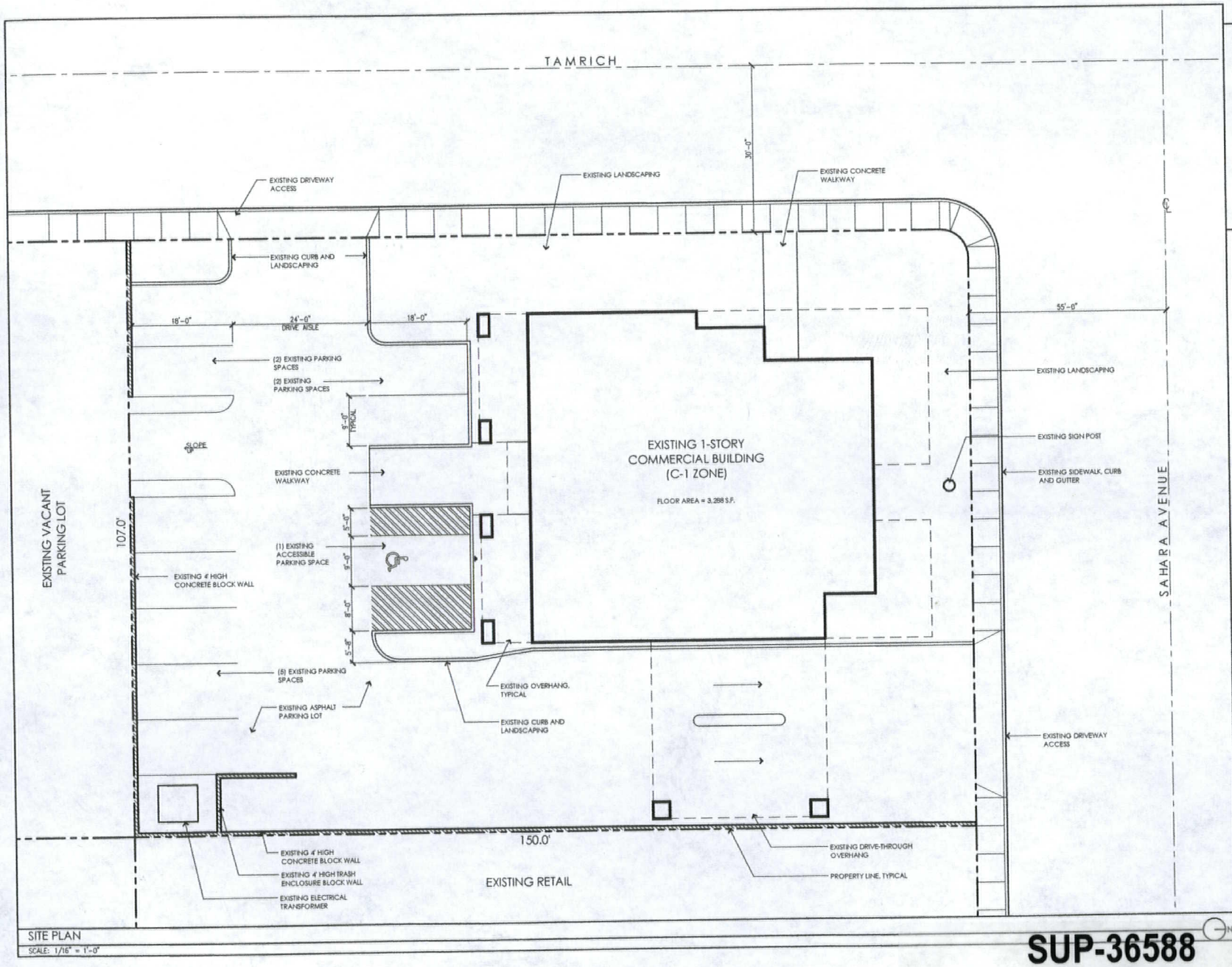
This 28TH day of October, 2009

Carol J. Shivers

Notary Public in and for said County and State

CAROL J. SHIVERS
Notary Public State of Nevada
No. 92-3850-1
My appt. exp. July 23, 2012

RECEIVED
NOV 04 2009



SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

SCALE: n/a

PROPERTY ADDRESS:	3325 W. SAHARA AVENUE LAS VEGAS, NV 89102
PROPERTY APN:	162-08-103-001
ZONING:	C-1
PROPOSED USE:	BAIL BOND SERVICE
LOT SIZE:	16,050 SF
BUILDING AREA:	3,288 S.F.

PARKING ANALYSIS

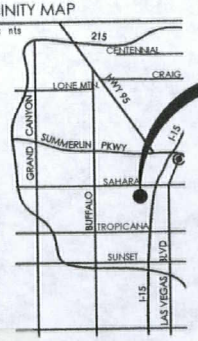
SCALE: n/a

PARKING REQUIRED:	1:300 S.F. = 11 SPACES
PARKING PROVIDED:	10 SPACES (INCLUDING 1 ACCESSIBLE)

jasonstrod [architecture]

PROJECT: VEGAS BAIL
3325 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89102

VICINITY MAP
SCALE: nts

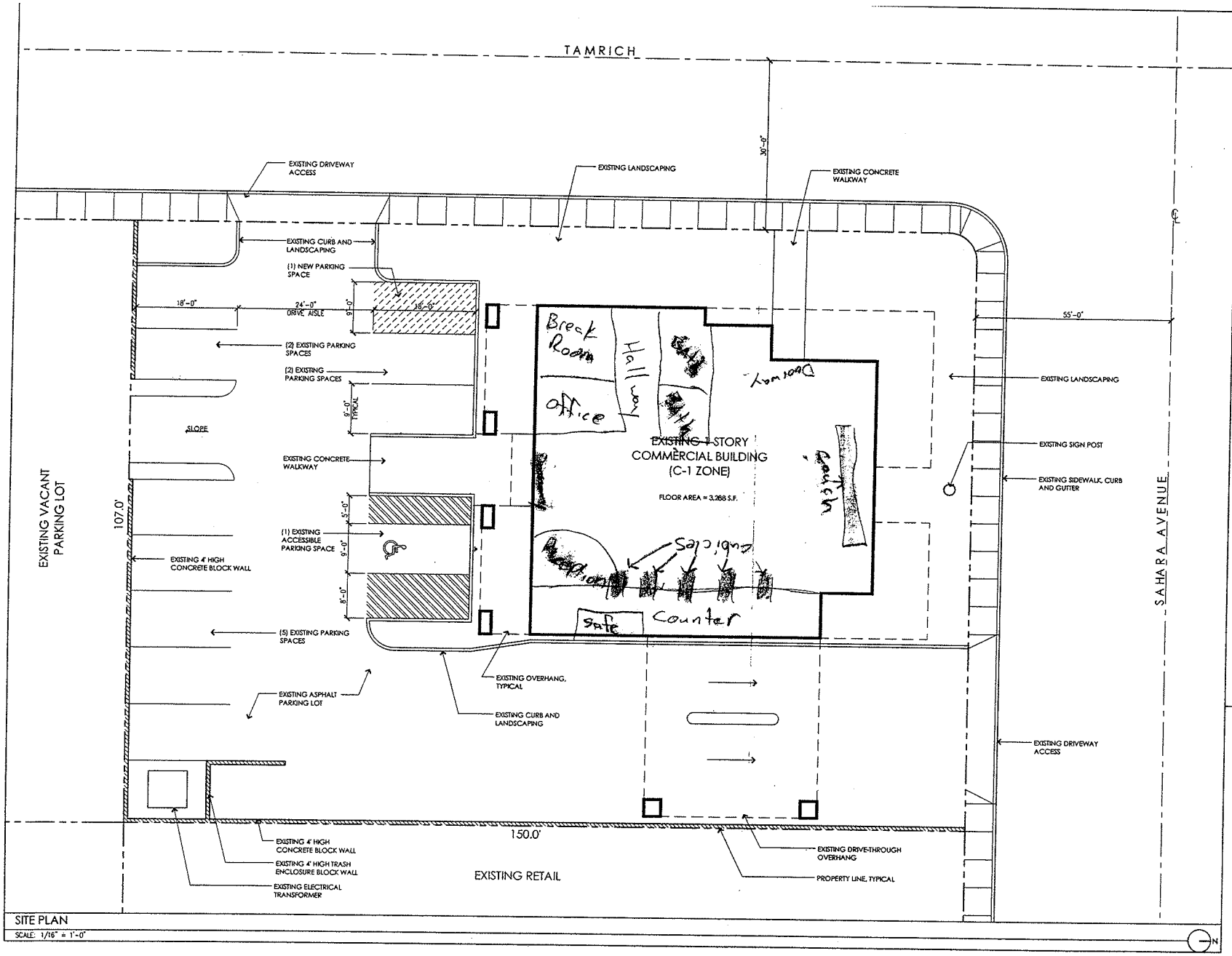


SPECIAL USE PERMIT

DATE: 10.15.09

SUP-36588
REVISED
12/17/09 PC

NOV 12 2009



SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

SCALE: n/a

PROPERTY ADDRESS:	3325 W. SAHARA AVENUE LAS VEGAS, NV 89102
PROPERTY APN:	162-08-103-001
ZONING:	C-1
PROPOSED USE:	BAIL BOND SERVICE
LOT SIZE:	16,050 SF
BUILDING AREA:	3,268 S.F.

jasonstrodl [architecture]

PARKING ANALYSIS

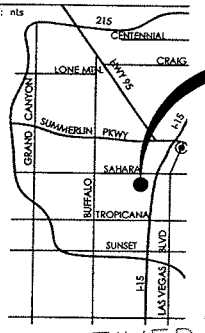
SCALE: n/a

PARKING REQUIRED:	1:300 S.F. = 11 SPACES
PARKING PROVIDED:	11 SPACES (INCLUDING 1 ACCESSIBLE)

JASON E. STRODL REGISTERED NO. 5562 10-12-09 ARCHITECT STATE OF NEVADA

PROJECT: VEGAS BAIL
3325 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89102

VICINITY MAP
SCALE: nts



SPECIAL USE PERMIT
DATE: 10.15.09

RECEIVED
NOV 04 2009

SUP-36588
12/17/09 PC



SUP-36588 - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST
3325 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09



SUP-36588 - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST
3325 WEST SAHARA AVENUE
DECEMBER 17, 2009 PLANNING COMMISSION

11/13/09

VEGAS BAIL
726 CASINO CENTER CENTER #210
LASVEGAS, NV 89101
Phone: 702-228-2245
Fax 702-434-3332

September 23, 2009

Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Subject: Justification Letter

Dear Planning & Development,

Vegas Bail is requesting a special use permit for the address at 3325 W. Sahara. Vegas Bail is the #1 leading growing Bail Bond Office in the city. Our office stands out from the rest do to our professional, fast and friendly service. We would like to move to a bigger office and move to central office to accomodate our clients. We would like to take over the existing building and the structure would stay the same.

We would like to thank you for your time and consideration in this permit. If you have any questions please feel free to call me at 702-505-0569.

Sincerely,

Jasen Reasbeck
Owner

SUP-36588
REVISED
12/17/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

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

SUBJECT:
ABEYANCE - 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: DECEMBER 17, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - 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
December 17, 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

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/05/09	The Planning Commission held this item in abeyance at the applicant's request to allow additional time for city staff the review the amendment.

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 land 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

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 17, 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