



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

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

February 11, 2010
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 JANUARY 14, 2010
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.

PUBLIC HEARING ITEMS

6. **SUP-37017 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON et al** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR, WITH SERVICE BAY DOORS FACING THE PUBLIC RIGHT-OF-WAY on .44 acres at 1501 West Carey Avenue (APN 139-21-102-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
7. **SUP-37068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB WITHIN AN EXISTING 17,425 SQUARE-FOOT BUILDING at 3190 West Sahara Avenue (APN 162-05-403-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
8. **VAC-36979 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.** - Petition to Vacate a 20-foot public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)
9. **VAC-36980 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.** - Petition to Vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)

DIRECTOR'S BUSINESS:

10. **ABEYANCE - DIR-36987 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Progress report by the Planning & Development Department regarding the City's Sustainability Initiative

CITIZENS PARTICIPATION:

11. 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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF JANUARY 14, 2010



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-37017 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON et al - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR, WITH SERVICE BAY DOORS FACING THE PUBLIC RIGHT-OF-WAY on .44 acres at 1501 West Carey Avenue (APN 139-21-102-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 03/17/2010

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

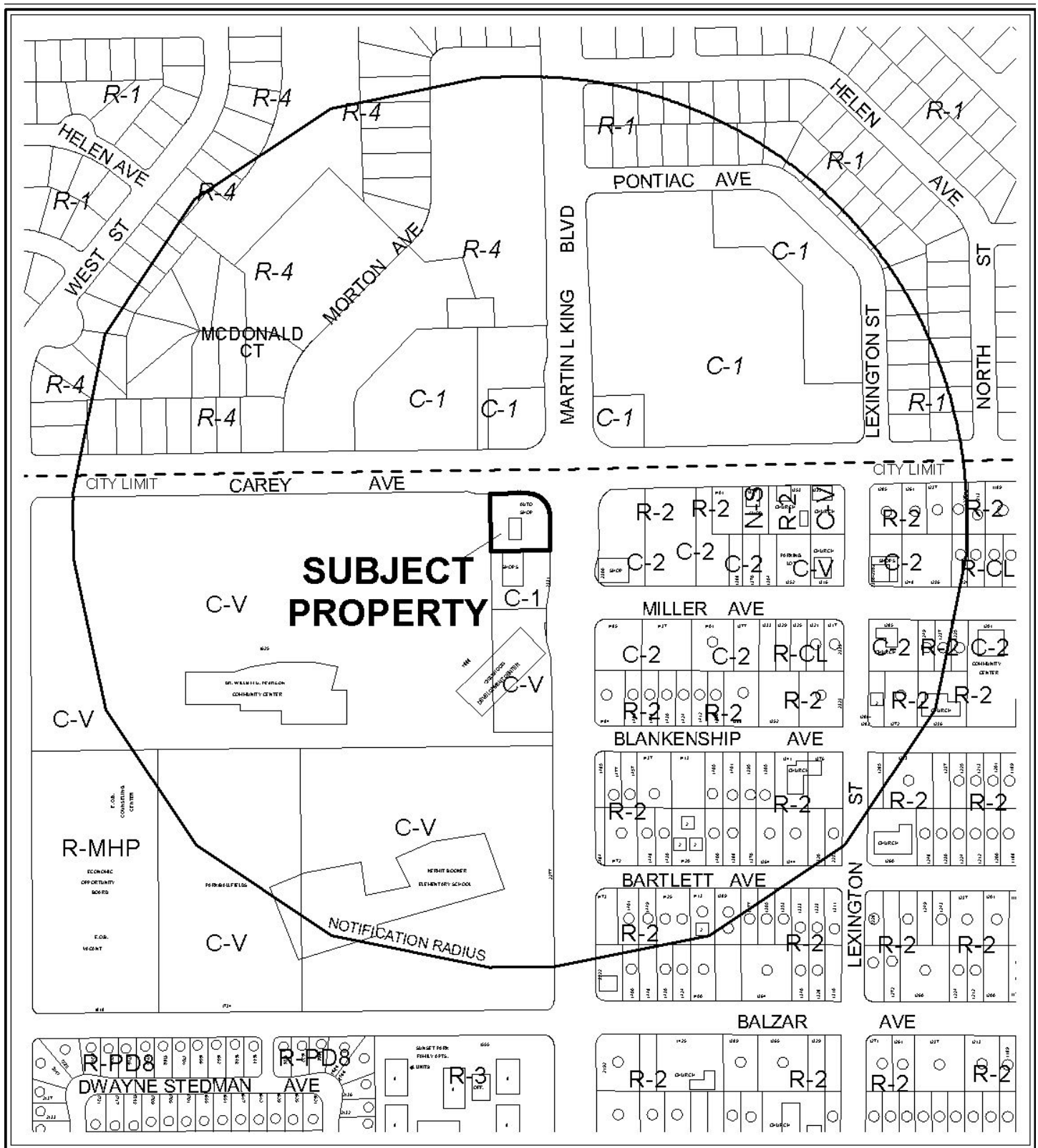
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

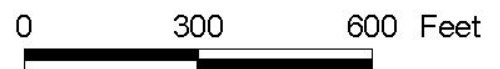
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: SUP-37017

RADIUS: 1000 FT

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





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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-37017 - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Repair Garage, Minor 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 existing chain link fence shall be repaired within 30 days of approval, and maintained in good condition thereafter.

Public Works

4. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Martin L King Boulevard widening project and any other public improvement projects adjacent to this site.

SUP-37017 - Staff Report Page One
February 11, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Auto Repair Garage, Minor to be located at 1501 West Carey Avenue. Currently, the site consists of an existing garage facility of 1,392 square feet with two service bays facing the public right-of-way. Previously, the site was occupied by a nonconforming Auto Garage, Major, which went out of business as of 03/18/08. The nonconforming status subsequently expired and a new Special Use Permit is required. Staff is recommending denial of the request because of the use of chain link fencing, which is aesthetically incompatible with surrounding development, and because the use cannot meet minimum Special Use Permit requirement #2 in Title 19.04.10. If denied, the proposed use will not be permitted at this proposed location.

ISSUES

- The existing garage facility has service bays facing the public right-of-way and has an existing chain link fence that is used to secure the rear and side of the garage facility.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
04/25/07	A deed was recorded for change of ownership.
<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (G03-01050) was issued for a Garage-Major Auto at 2399 North Martin L. King Boulevard. The license was marked out of business on 03/18/08.
c. 1966	The existing Auto Garage was constructed.

<i>Pre-Application Meeting</i>	
12/02/09	A pre-application meeting was held to discuss the application submittal requirements for an Auto Repair Garage, Minor use. Topics included: • A discussion regarding the proximity to North Las Vegas, resulting in the Special Use Permit request being denied a Project of Regional Significance. • The on-site parking requirement, which requires five spaces, plus one space for each 200 square feet of gross floor area. • A waiver would have to be requested because of minimum Special Use Permit requirement #2 which states: "Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties."

SUP-37017 - Staff Report Page Two
February 11, 2010 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
01/07/10	Staff conducted a site visit and observed the following: • An existing vacant garage facility was on the property with abandoned trucks located at the rear of the property. • An existing chain link fence is used for screening the east and south portion of the property. • The widening construction project for Martin Luther King Boulevard was being done along the perimeter of the property on the Martin Luther King Boulevard side.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Repair Garage	MXU (Mixed Use - Downtown Land Use)	C-1 (Limited Commercial)
North	Convenience Store	City of North Las Vegas	City of North Las Vegas
South	Vacant building	MXU (Mixed Use - Downtown Land Use)	C-1 (Limited Commercial)
East	Undeveloped	MXU (Mixed Use - Downtown Land Use)	R-2 (Medium Low Density Residential) / C-2 (General Commercial)
West	Community Center	PF (Public Facility)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (105 Feet)	X		Y
Las Vegas Redevelopment Plan (Downtown Redevelopment Area)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

AO

SUP-37017 - Staff Report Page Three
February 11, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	145 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	72 Feet 48 Feet 66 Feet 24 Feet	Y
Max. Lot Coverage	50%	11%	Y
Max. Building Height	N/A	15 Feet	Y

Per Title 19.08.

Parking Requirement – Use the other table							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair Garage, Minor	1,392 SF	5 spaces plus 1:200 SF	11	1	11	1	Y
TOTAL	1,392 SF		12		12		Y
Loading Spaces		1			1		Y

Waivers		
Requirement	Request	Staff Recommendation
Per Title 19.04.010 Auto Repair Garage, Minor condition #2 “openings to the service bays shall not face public right-of-way.”	To allow the openings of the existing service bays to face public right-of-way.	Denial

SUP-37017 - Staff Report Page Four
February 11, 2010 - Planning Commission Meeting

ANALYSIS

According to Title 19, an “Auto Repair Garage, Minor” is defined as “a facility for the performance of minor repair and service of vehicles of 10,000 pounds gross vehicle weight or less.” The subject site is independently parceled and has ample space for on-site parking. Located on the west side of the building and on the south of the building is a chain link fence used for security. Chain link fencing is not a permitted fencing material except as temporary construction fencing or unless approved as part of an overall site review, per Title 19.12.075 (H). However, the applicant wishes to keep the existing fencing and distribute the onsite parking perpendicular to the west wall of the site and perpendicular to the north property line. The existing chain link fence is in poor condition, and is not compatible with surrounding development. If approved, a condition has been added to require that the fence be repaired and maintained.

The hours of operation for the facility will be from 8:00 a.m. from 6:00 p.m., Monday through Saturday. The subject site was previously occupied by a nonconforming Auto Repair Garage, Major use. This garage ceased operation 03/18/08, and the nonconforming status expired one year later; therefore, a new Special Use Permit for the proposed use is required. The proposed use does not comply with the requirements of Title 19 because it does not meet minimum Special Use Permit requirements and chain link fencing is not a permitted fencing material. The use cannot therefore be conducted in a manner that is compatible with existing and surrounding land uses; therefore, staff recommends denial of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. “The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Auto Repair Garage, Minor use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses because of the use of chain link fencing.

- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site has ample space on-site for parking that makes it physically suitable for the proposed Auto Repair Garage, Minor use.

SUP-37017 - Staff Report Page Five
February 11, 2010 - Planning Commission Meeting

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Access to the site is via Carey Avenue and Martin Luther King Boulevard. Both are designated as 100-foot Primary Arterials by the Master Plan of Streets and Highways. These thoroughfares are capable of accommodating the traffic flow created by the site and the use.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed Auto Repair Garage Minor cannot meet minimum Special Use Permit requirement #2 for the use in Title 19.04.10 stating that opening a service bays should not face the public right-of-way.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED 118

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 1501 W. Carey
 Project Name Pete's Auto Services Proposed Use C1
 Assessor's Parcel #(s) 139-21-102-004 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed _____
 Commercial Square Footage 3242 Floor Area Ratio _____
 Gross Acres 0.44 Lots/Units 0 Density _____
 Additional Information _____

PROPERTY OWNER KimTari R. Fortson Contact (702) 788
 Address 729 Miller Avenue Phone: 524-6715 Fax: _____
 City North Las Vegas State Nevada Zip 89030
 E-mail Address _____

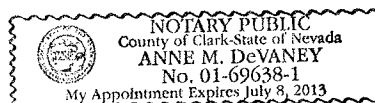
APPLICANT Calvin Peterson Contact _____
 Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
 City N Las Vegas State NV Zip 89032
 E-mail Address Cepeterson@cox.net

REPRESENTATIVE Calvin Peterson Contact _____
 Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
 City N. Las Vegas State NV Zip 89032
 E-mail Address Cepeterson@cox.net

Property Owner Signature* [Signature]
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Preliminary Maps.
 Print Name KimTari R. Fortson

Subscribed and sworn before me
 This 21st day of December, 2009.
Anne M. DeVane

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	SUP-37017
Meeting Date:	<u>2/11/2010</u>
Total Fee:	<u>1030.00</u>
Date Received:	<u>12/22/09</u>
Received By:	<u>MREX</u>

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
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 Additional Information _____

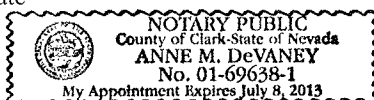
PROPERTY OWNER Tonya A. Fortson Contact _____
 Address 2011 Goldhill Avenue Phone: 702-648-7939 Fax: _____
 City LAS VEGAS, State NV Zip 89106
 E-mail Address _____

APPLICANT Calvin Peterson Contact _____
 Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
 City N. Las Vegas State NV Zip 89032
 E-mail Address cepetereson@cox.net

REPRESENTATIVE Calvin Peterson Contact _____
 Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
 City N. Las Vegas State NV Zip 89032
 E-mail Address cepetereson@Cox.net

Property Owner Signature* Tonya A. Fortson
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Tonya A. Fortson
 Subscribed and sworn before me
 This 21st day of December, 2009.
Anne M. DeVane

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-37017
Meeting Date:	<u>2/11/2010</u>
Total Fee:	<u>1030.00</u>
Date Received*:	<u>12/22/09</u>
Received By:	<u>M REX</u>

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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General Plan: existing proposed Zoning: existing C1 proposed
Commercial Square Footage 3242 Floor Area Ratio
Gross Acres 0.44 Lots/Units 0 Density
Additional Information

PROPERTY OWNER KimTari, Tonya, Robbilyn Fortson Contact Robbi
Address 2011 Goldhill Avenue Phone: 646-7255 Fax:
City Las Vegas State NV Zip 89106
E-mail Address robbilynfortson@aol.com

APPLICANT Calvin Peterson Contact
Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
City N. Las Vegas, NV State NV Zip 89032
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REPRESENTATIVE Calvin Peterson Contact
Address 316 Purple Passion Ave Phone: 375-8012 Fax: 987-5892
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E-mail Address Cepeterson@cox.net

Property Owner Signature* Robbilyn P. Fortson
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

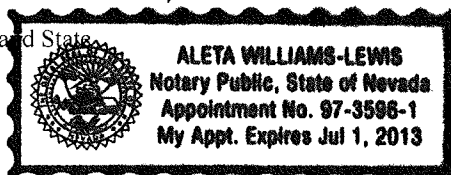
Print Name Robbilyn P. Fortson

Subscribed and sworn before me

This 7th day of December, 20 09.

Aleta Williams Lewis

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-37017
Meeting Date:	<u>2/11/2010</u>
Total Fee:	<u>1030.00</u>
Date Received:	<u>12/22/09</u>
Received By:	<u>MREX</u>

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37017** APN: 139-21-102-004

Name of Property Owner: KimTari R. Fortson

Name of Applicant: Calvin Peterson

Name of Representative: Calvin Peterson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

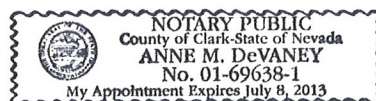
Signature of Property Owner: [Signature]

Print Name: KimTari R. Fortson

Subscribed and sworn before me

This 21st day of December, 2009

Anne M. DeVaney
Notary Public in and for said County and State



RECEIVED



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37017** APN: 139-21-102-004

Name of Property Owner: Tonya A. Fortson

Name of Applicant: Calvin Peterson

Name of Representative: Calvin Peterson

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: Tonya A. Fortson

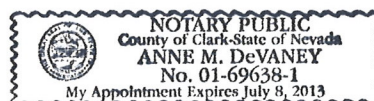
Print Name: Tonya A. Fortson

Subscribed and sworn before me

This 21st day of December, 2009

Anne M. Devaney

Notary Public in and for said County and State



RECEIVED

DEC 22 2009



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37017** APN: 139-21-102-004

Name of Property Owner: KimTari, Tonya, Robbilyn Fortson

Name of Applicant: Calvin Peterson

Name of Representative: Calvin Peterson

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): _____

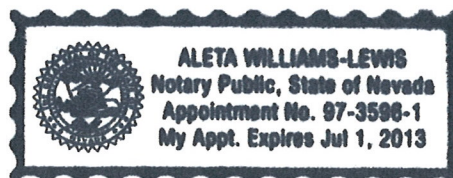
APN: _____

Signature of Property Owner: Robbilyn P. Fortson

Print Name: Robbilyn P. Fortson

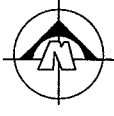
Subscribed and sworn before me

This 7th day of December, 2009
Aleta Williams-Lewis
Notary Public in and for said County and State



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DEC 22 2009

Project:		Drawing Title:	
Scale: EACH SHEET		Address:	
Phase: CDS	Date: 11.06.2009	1501 W. CAREY AVE., LAS VEGAS, NV 89115	
Tel: (702) 351-5185		Owner:	
Drawn: FRANCISCO IBARRA		Sheet No. A-03	
Rev.		Date	
Appr.		Issues & Rev.	



PARKING ANALYSIS

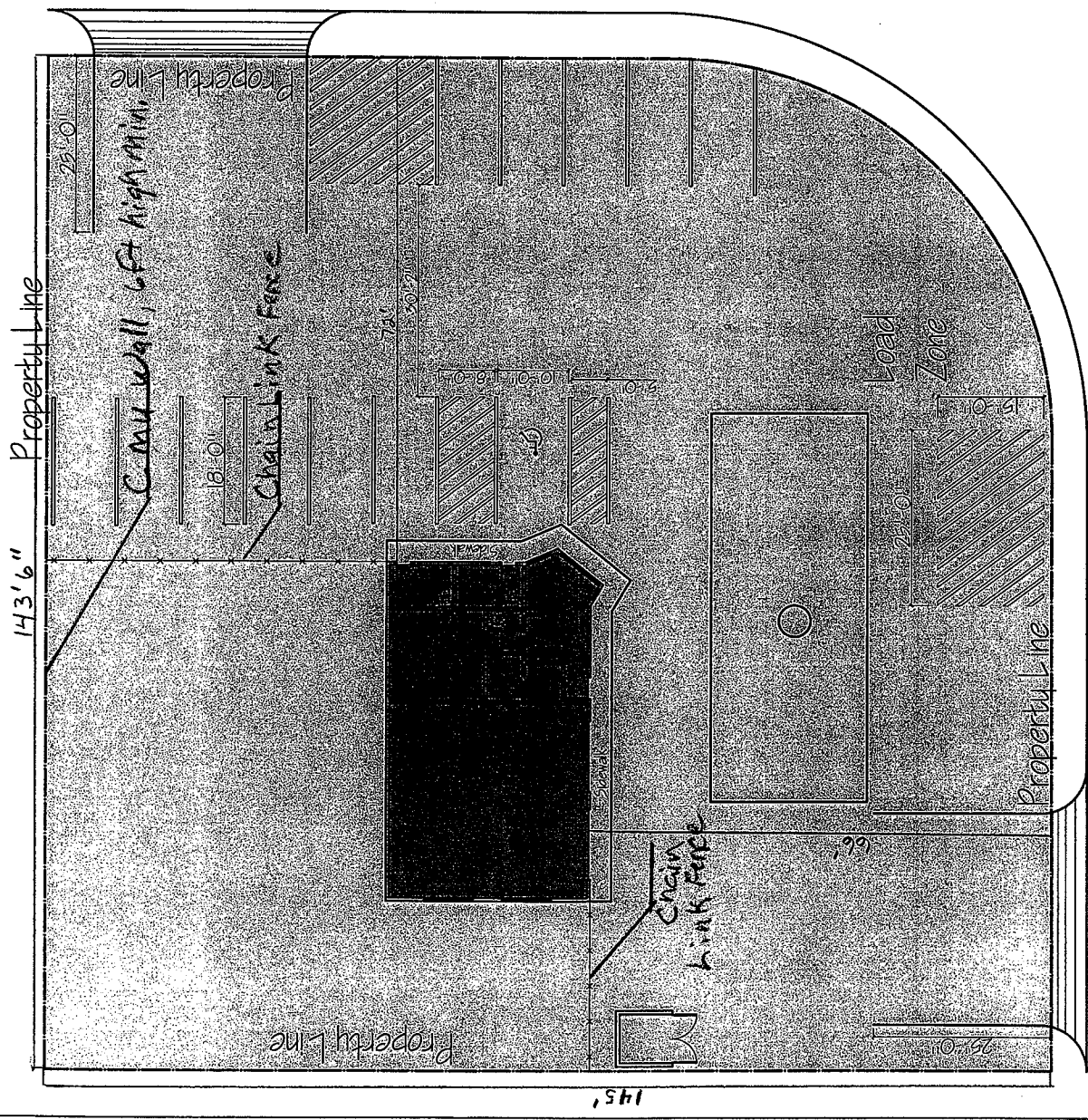
TOTAL AREA=548 sf
 $(548 / 200) = 2.74 = 3$

TOTAL PARKINGS REQUIRED = 5+3
 HANDICAP PARKINGS = 1 (MINIMUM)

11 REGULAR PARKINGS PROVIDED
 1 HANDICAP PARKINGS PROVIDED

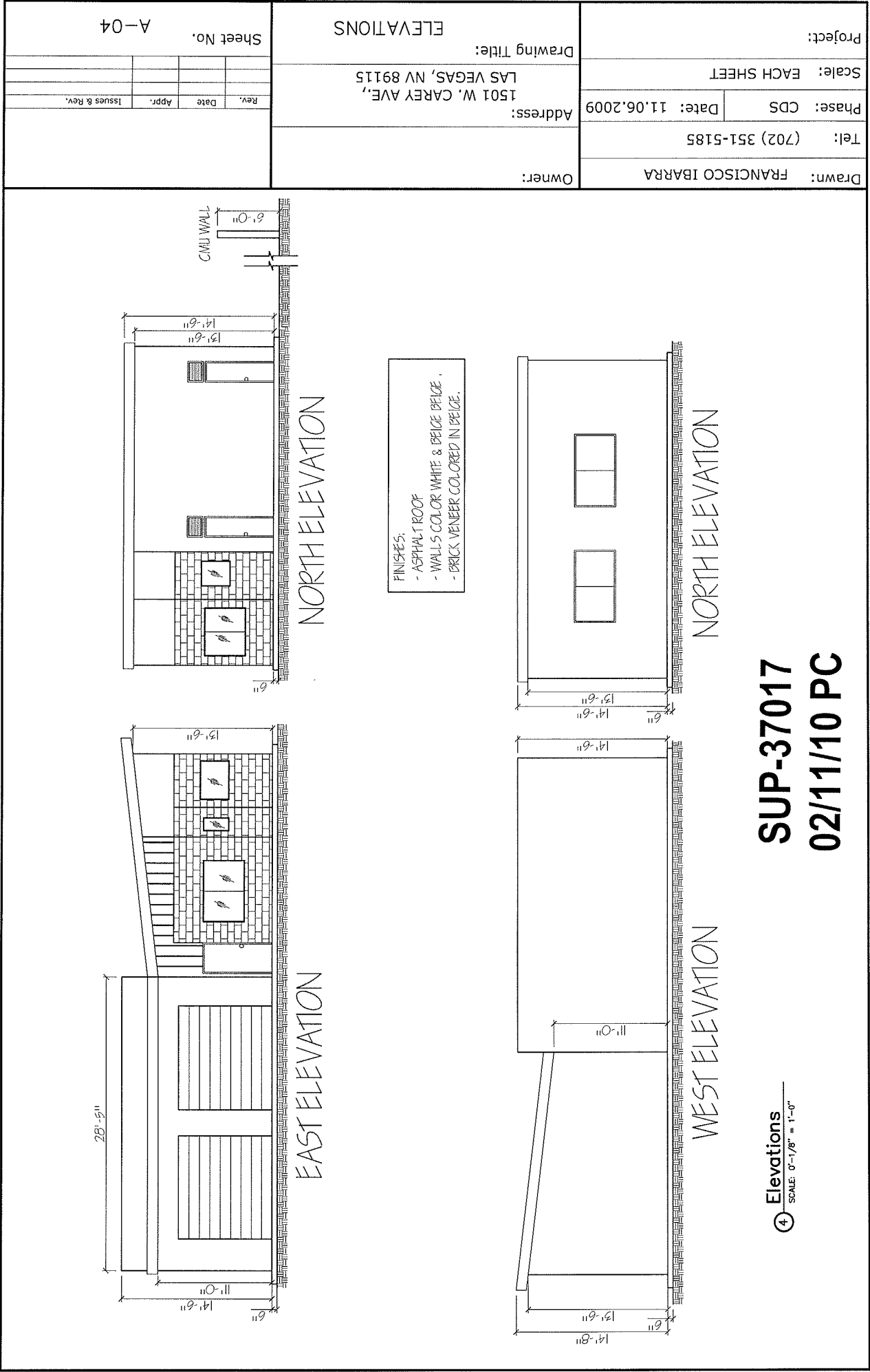
FIVE SPACES PLUS ONE SPACE FOR EACH 200 SF OF GROSS FLOOR AREA

RECEIVED
 JAN 22 2010

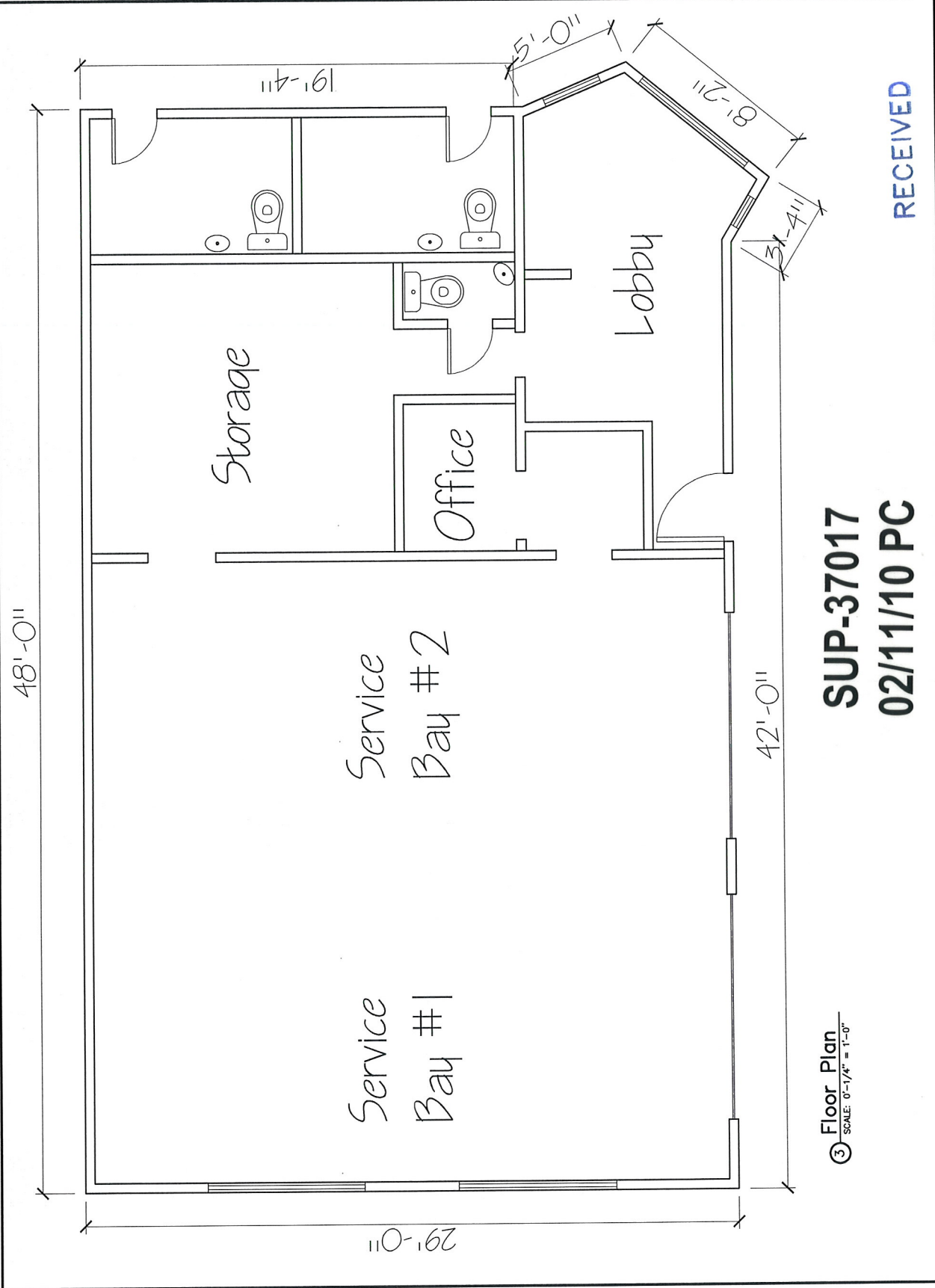


**SUP-37017
 REVISED
 02/11/10 PC**

RECEIVED
DEC 22 2009



Project:		Scale: EACH SHEET	
Phase: CDS		Date: 11.06.2009	
Tel: (702) 351-5185		Drawn: FRANCISCO IBARRA	
Owner:		Address: 1501 W. CAREY AVE., LAS VEGAS, NV 89115	
Drawing Title: FLOOR PLAN		Sheet No. A-02	
Rev.	Date	Appr.	Issues & Rev.

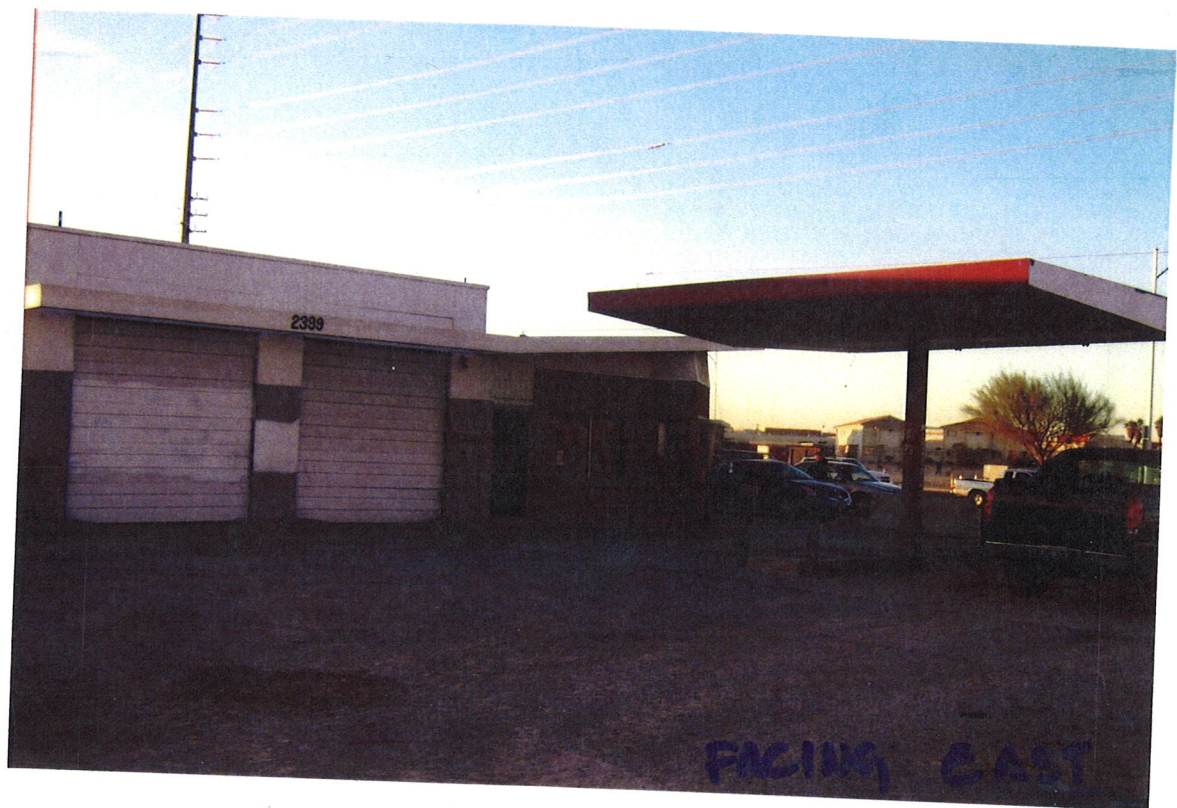
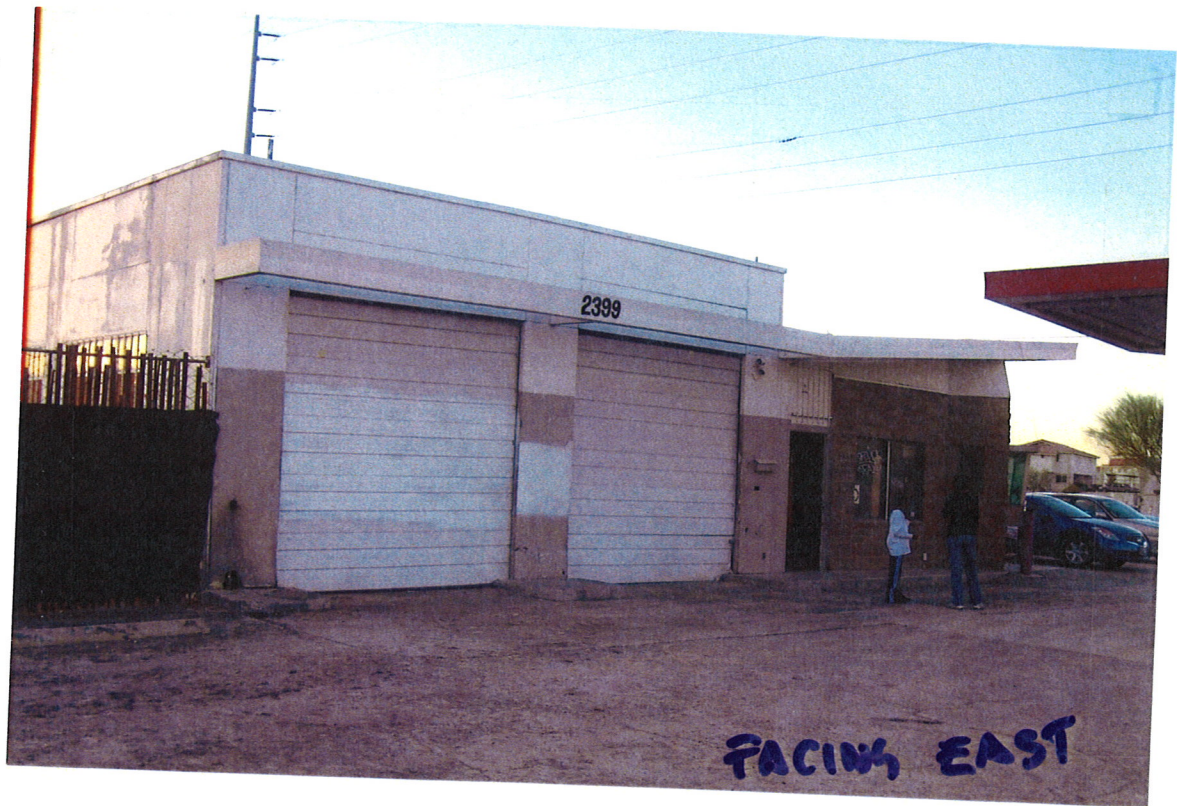


③ Floor Plan
SCALE: 0'-1/4" = 1'-0"

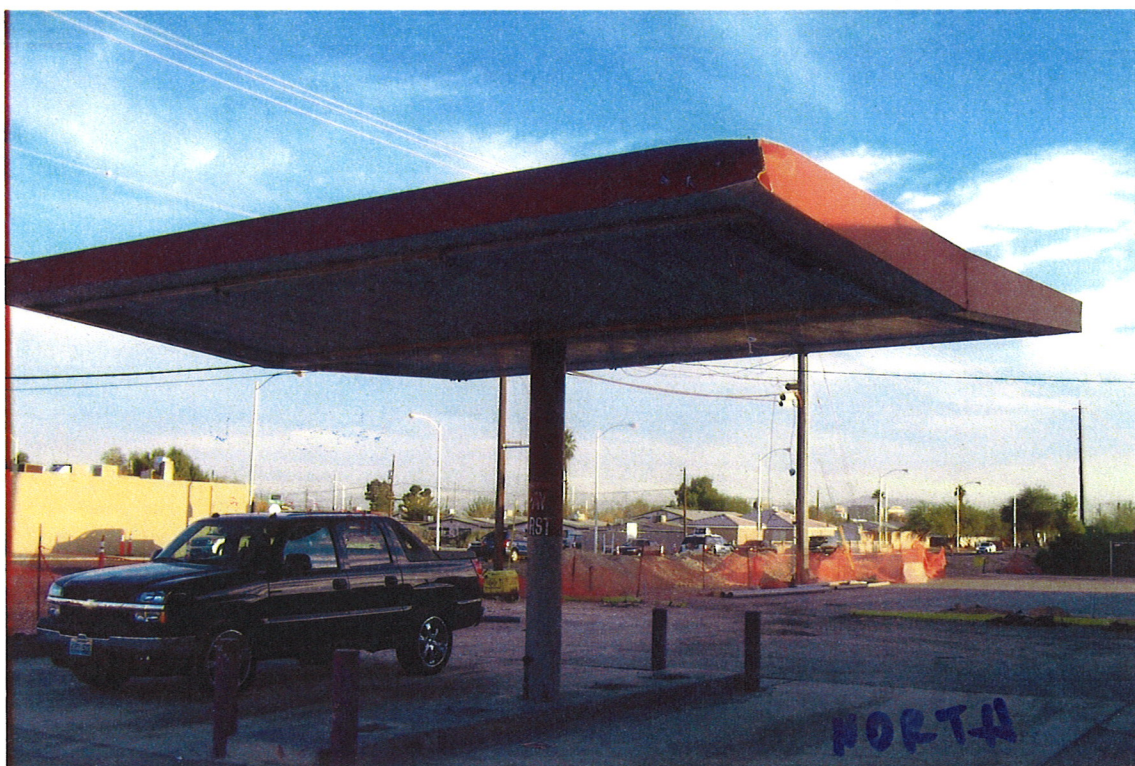
SUP-37017
02/11/10 PC

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DEC 22 2009



SUP-37017
02/11/10 PC



SUP-37017
02/11/10 PC



SUP-37017
02/11/10 PC



SUP-37017
02/11/10 PC



SUP-37017
02/11/10 PC



**SUP-37017 - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON ET AL
1501 WEST CAREY AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**SUP-37017 - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON ET AL
1501 WEST CAREY AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



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FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



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FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**SUP-37017 - APPLICANT: CALVIN PETERSON - OWNER: KIMTARI FORTSON ET AL
1501 WEST CAREY AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10

JUSTIFICATION LETTER

Las Vegas, Friday, January 22, 2010

To whom it may concern:

- I would like to apply for a Special Use Permit for an Auto Repair Garage Minor in a C-1 Zone (Limited Commercial District) as permitted under the City of Las Vegas “**Auto Repair Garage, Minor** : A facility for the performance of minor repairs and services are limited to electronic tune-ups, brake repairs(including drum turning), air conditioning repairs, generators and starter repairs, tire repairs, front end alignments, smog testing, lubrication, selling/installing minor parts and accessories and other similar activities.”
- The Auto Repair Shop will have four to five employees.
- I plan to open six days a week from 8 a.m. to 6 p.m. Monday to Saturday.
- The shop was licensed before as a gas station with auto repair.
- After the Special Use Permit is approved and the City of Las Vegas issues us a license I will apply for a Garage License with the Nevada DMV.
- The shop area is 538 sq ft and a total building area of 1392 sq ft for the entire building, and we have 11 regular parking spaces plus 1 (one) van accessible handicap and is already set up as a Auto Repair Facility with two bays but we need to apply to waive the requirement that states “ Openings to the service bays shall not face public right-of way and shall be designed to minimize the visual intrusion into adjoining properties” because the bays at this building face Martin Luther King Blvd and I will also keep the fence with its cover on the property and the fence door will remain open during business hours.
- The length in time for which the permit is sought is indefinite since I plan to stay in this type of business for as long as I am permitted.
- I also believe that by allowing us to work under a Special Use Permit at this busy and neglected location on Carey Ave. and Martin Luther King Blvd. we could be providing services for many citizens and their minor auto and tire needs who now have to drive all the way to Las Vegas Blvd and Lake Mead or even further down to find a competitive price and good products.
- I hope my permit is approved so I can start my business as soon as possible.

X 

Calvin Peterson
Owner

SUP-37017
REVISED
02/11/10 PC

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JAN 22 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-37068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITHIN AN EXISTING 17,425 SQUARE-FOOT BUILDING at 3190 West Sahara Avenue (APN 162-05-403-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 03/17/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

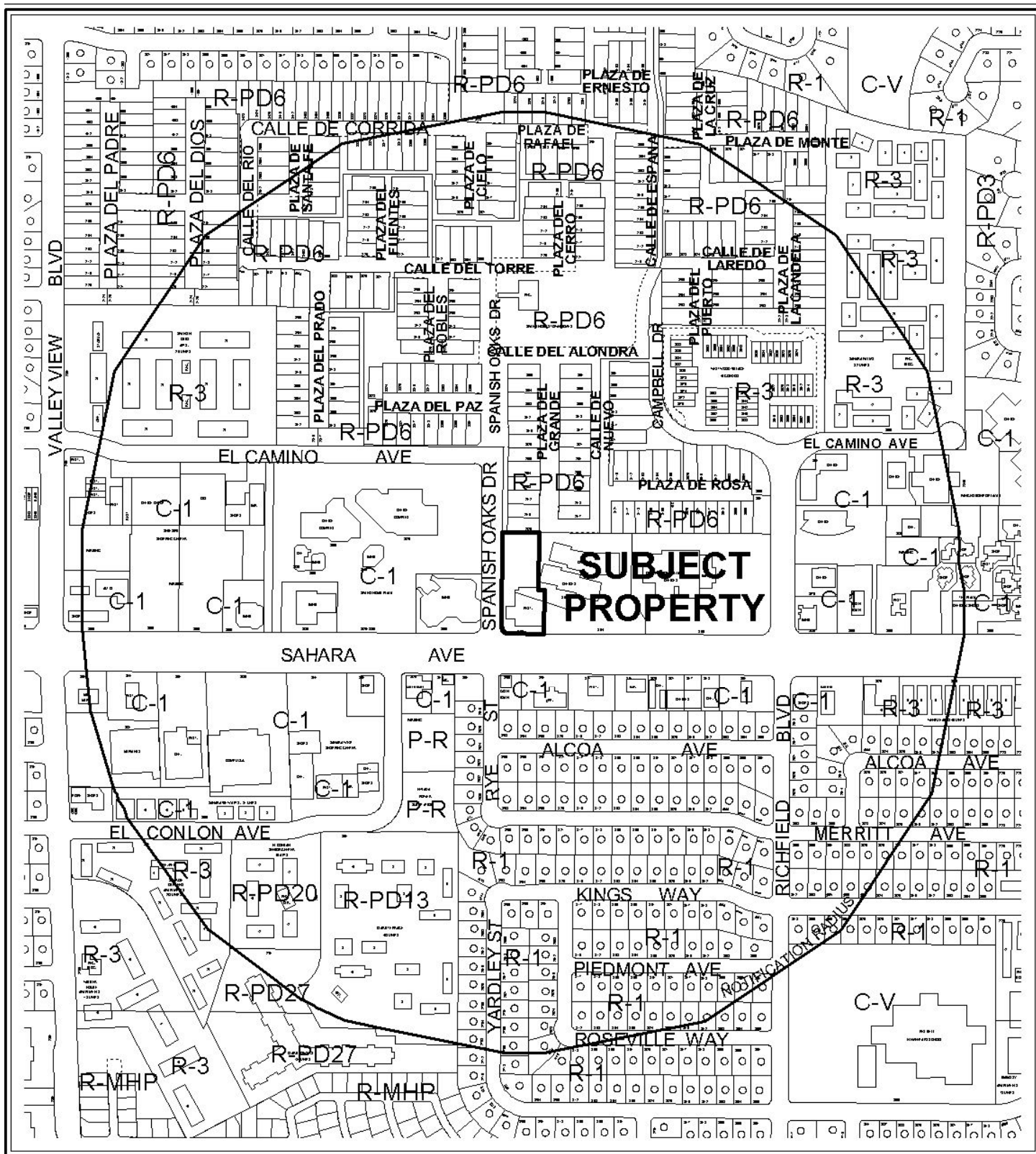
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RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

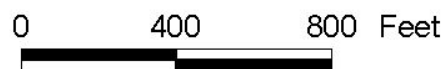
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Approval Postcards

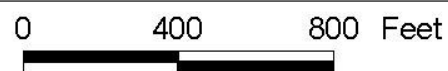


CASE: **SUP-37068**

RADIUS: 1500 FT

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





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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER:
SPANISH VILLAS AT SAHARA, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-37068 - Staff Report Page One
February 11, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Supper Club use within an existing 17,425 square-foot building located at 3190 West Sahara Avenue. The Supper Club use meets the minimum requirements of Title 19.04. The building was previously utilized as a nonconforming Liquor Establishment (Tavern), but the business license became inactive as of June 30, 2008, and the nonconforming status subsequently expired. The proposed Supper Club use meets all Title 19.04 Minimum Special Use Permit Requirements and can be conducted in a manner that is compatible with the surrounding uses; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between Oakey Boulevard on the north, Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single-Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission and staff recommended approval.

SUP-37068 - Staff Report Page Two
February 11, 2010 - Planning Commission Meeting

10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard. Planning Commission and staff recommended approval.
6/15/07	The City Council approved the request for a Variance (VAR-18984) to Variance to allow a 10-foot front yard setback where 20 feet is the minimum setback is required. Planning Commission recommends approval whereas, staff recommended denial.
06/06/07	The City Council approved the request for a Site Development Plan Review (SDR-18693) for a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with drive-through, a 14,550 square-foot general retail establishment with drive-through and a waivers to allow perimeter landscape buffer widths of five feet along the south property line; six feet along the west property line where 15 feet is the minimum required and to allow interior landscape buffer width of six feet where eight feet is the minimum required along the north property line. Planning Commission recommended approval, whereas staff had recommended denial.
<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (L16-00034) was issued for a Tavern at 3190 West Sahara Avenue. The license has been inactive as of 06/30/08.
12/05/96	A building permit (#96024014) was issued for a Tenant Improvement remodel at 3190 West Sahara Avenue. The project was completed on 02/02/99.
12/11/01	A building permit (#01021445) for Non-Work Certificate of Occupancy was issued at 3190 West Sahara Avenue. The project was completed on 12/12/01.
<i>Pre-Application Meeting</i>	
11/16/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Supper Club were discussed. The topics included: • Floor plans must depict seating; 125 seats separated from the bar are required for a Supper Club. • Site and Floor Plans are inconsistent as to the east side of the building. • Ensure that property lines are correctly displayed on plans • No waivers required. • ADA parking shall be required to meet current standards.
<i>Neighborhood Meeting</i>	
A meeting was not held, nor was one required.	
<i>Field Check</i>	
01/07/10	Plants and trees are missing within the landscaping areas and islands.

SUP-37068 - Staff Report Page Three
February 11, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Residential	L (Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)
South	Offices, Restaurant, Cash Loan	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office, Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office Complex, Bank	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center (Existing)	104,462 SF						
TOTAL SPACES REQUIRED			305		396		Y*
TOTAL (Including Handicapped)			297	8	381	15	Y*

**The subject site is part of the Spanish Villas commercial center, which shares parking throughout. The proposed use does not increase the parking requirement for the site.*

RG

SUP-37068 - Staff Report Page Four
February 11, 2010 - Planning Commission Meeting

ANALYSIS

The proposed Supper Club use meets all Minimum Special Use Permit Requirements of Title 19.04, including the separation of the bar and restaurant areas and the minimum 125 seats required within the restaurant area. The subject site is part of the existing Spanish Villas commercial center, with a recorded reciprocal parking and access easement throughout the entire center. The proposed Supper Club use has the same parking requirement as the previous use, which was a Liquor Establishment (Tavern), with adequate parking provided on-site and handicapped parking spaces provided on the adjacent property along the east side of the building.

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 subject site is zoned C-1 (Limited Commercial). The Supper Club use is permitted with an approval of the Special Use Permit and it is consistent with the General Plan Service Commercial Land Use designation. Therefore, the proposed use will be harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is physically suitable for the type and intensity of the proposed Supper Club 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.”**

Site access is provided from Sahara Avenue, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways; and from Spanish Oaks Drive, a 70-foot right-of-way. These streets provide adequate access to and from the subject property.

SUP-37068 - Staff Report Page Five
February 11, 2010 - Planning Commission Meeting

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed Supper Club use meets all minimum requirements of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 527

APPROVALS 11

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RE-OPEN SUPERCLUB w/ Addition
 Project Address (Location) 3190 W. SAHARA
 Project Name ZODIAC Proposed Use SUPERCLUB
 Assessor's Parcel #(s) 162-05-403-001 Ward # _____
 General Plan: existing C-1 proposed C-1 Zoning: existing C-1 proposed C-1
 Commercial Square Footage 18,178 Floor Area Ratio 36%
 Gross Acres 1.03 + 2.72 = 3.75 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER SPANISH VILLAS AT SAHARA, LLC Contact HOWARD MANN
 Address 11620 WILSHIRE BLVD #800 Phone: 310-477-6944 Fax: 310-473-0595
 City LOS ANGELES State CALIF Zip 90045
 E-mail Address hmann@JLMREALTY.COM

APPLICANT LOVETT COMPANIES Contact BRENT LOVETT
 Address 2340 PASEO DEL PRADO D206 Phone: 702-966-5432 Fax: 702-441-8838
 City LAS VEGAS State NV Zip 89102
 E-mail Address BRENT@LOVETT.TV

REPRESENTATIVE N/A Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Howard S. Mann

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

Print Name HOWARD S. MANN

Subscribed and sworn before me on the basis of satisfactory evidence to be the person who appeared before me
 This 1st day of December, 2009

Elena Ong Dizon

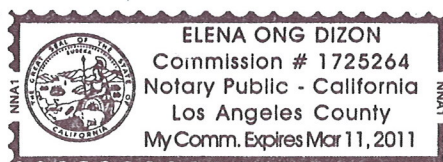
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-37068
 Meeting Date: 02/11/10
 Total Fee: \$1280.00
 Date Accepted: 12/30/09
 Accepted By: CVV

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

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





THE CONTRACTOR SHALL OBTAIN AND VERIFY ALL BUILDING AND EXISTING RECORDS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REV.	DATE	BY	REVISION

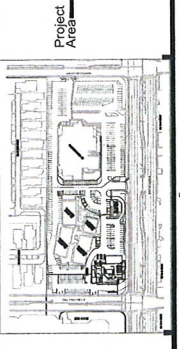
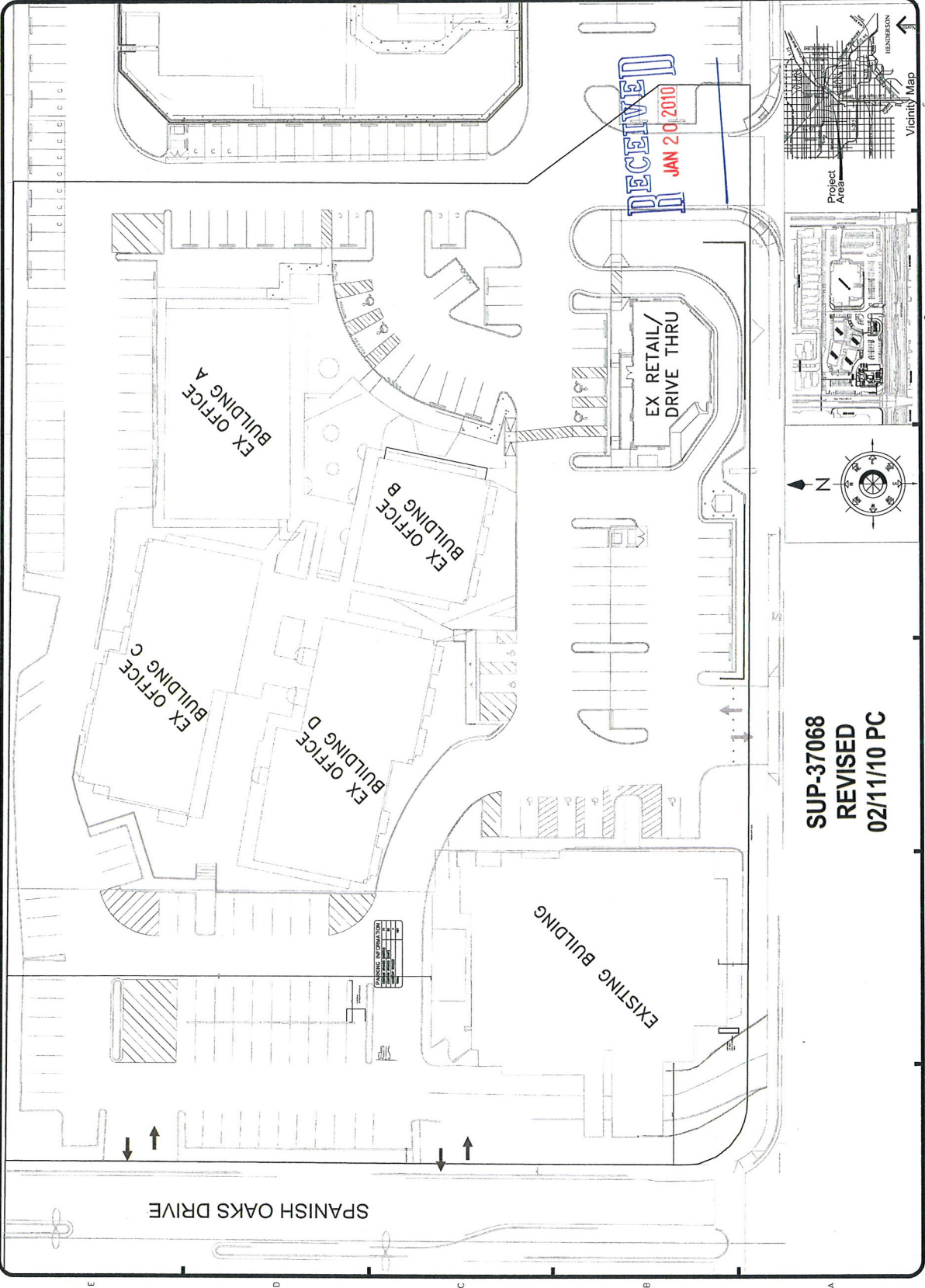


Site Plan
 3190 West Sahara Ave
 Las Vegas, Nevada 89102
Zodiac

DESIGNED BY: Brent Lovett
 CHECKED BY: Brent Lovett
 DATE ISSUED: Aug 1 2009
 JOB NUMBER: 2009-1258
 SCALE: as noted

THIS PLAN HAS BEEN PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXHIBIT TO HIS APPLICATION FOR A PERMIT TO CONSTRUCT UNDER THE CITY OF LAS VEGAS, NEVADA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SHEET #
G-01



SUP-37068
REVISED
02/11/10 PC

SHEET #
A-04

THESE PLANS ARE PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXERCISE TO HIS AUTHORIZED LICENSE UNDER THE ARCHITECTURE ACT, CHAPTER 482, 483 & 484, NRS. NO. 600,000 PLANS PREPARED BY: Brent L. Lovett

DESIGNED BY: Brent Lovett
CHECKED BY: Brent Lovett
DATE ISSUED: Aug 1 2009
JOB NUMBER: 2009-1258
SCALE: as noted

Elevations
Zodiac
3190 West Sahara Ave
Las Vegas, Nevada 89102



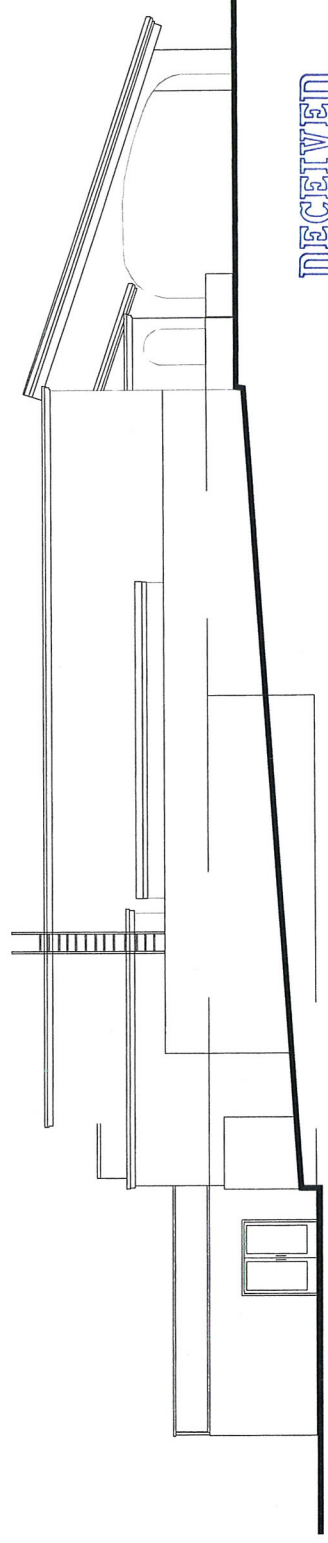
REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL OBTAIN AND VERIFY ALL PERMITS AND NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

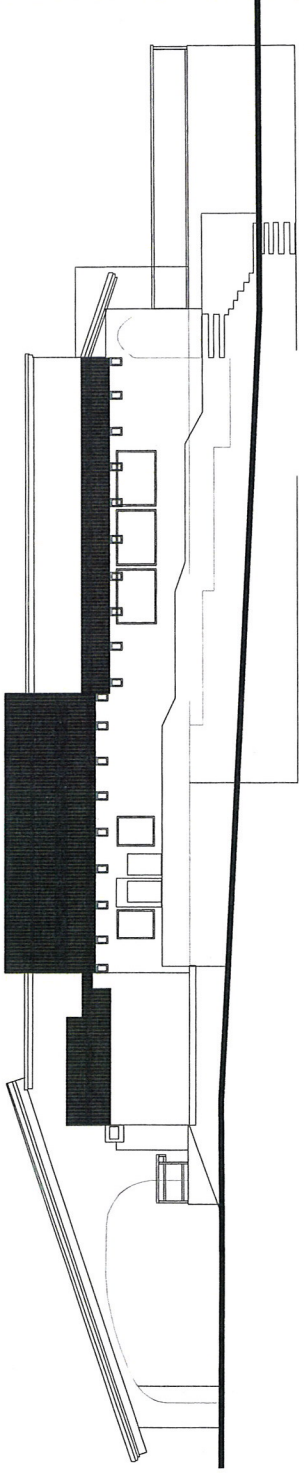
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SUP-37068
REVISED
02/11/10 PC

NORTH ELEVATION



SOUTH ELEVATION



REV.	DATE	BY:	REVISION:

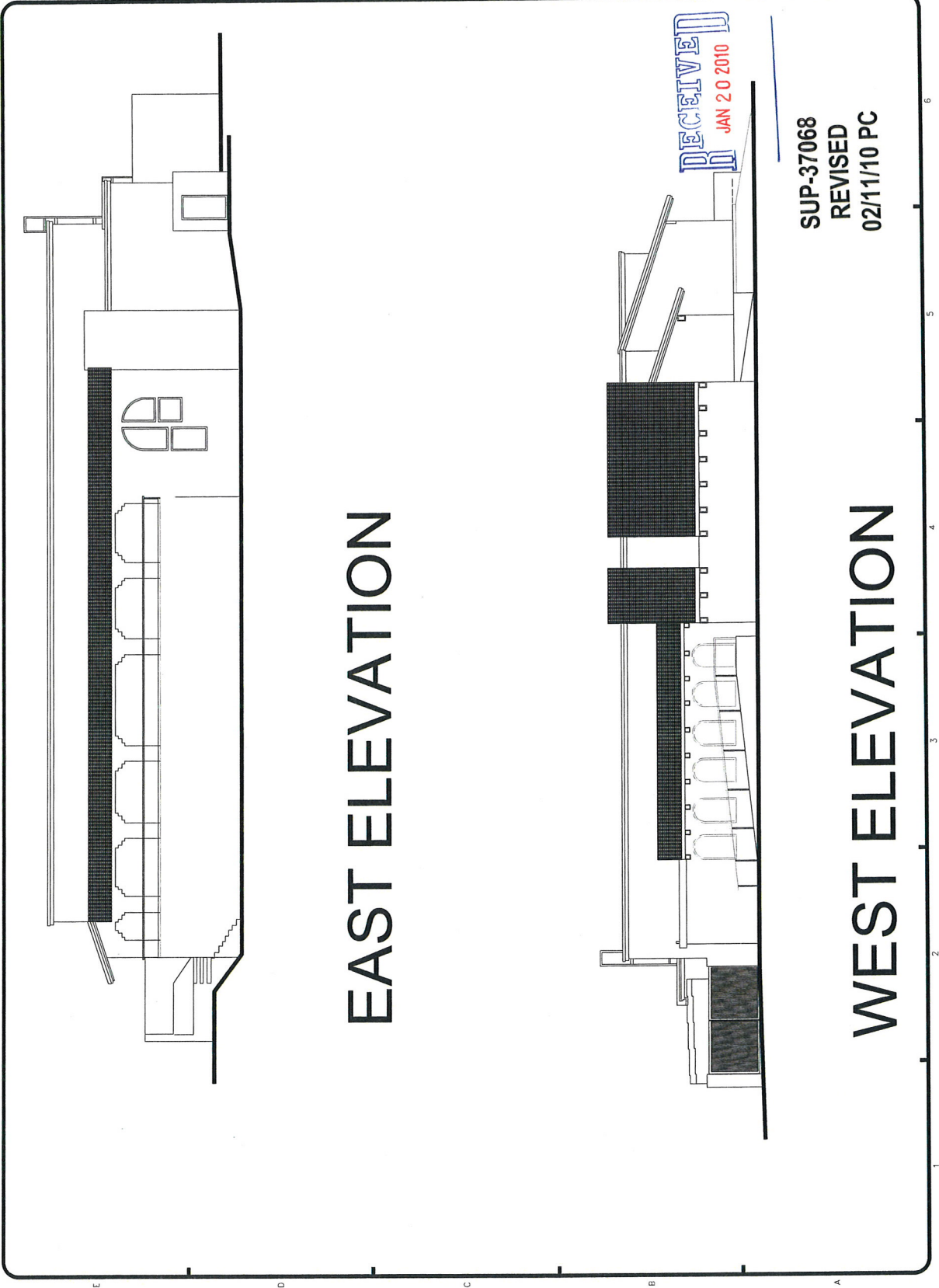


Elevations
Zodiac
 3190 West Sahara Ave
 Las Vegas, Nevada 89102

DESIGNED BY: Brent Lovett
 CHECKED BY: Brent Lovett
 DATE ISSUED: Aug 1 2009
 JOB NUMBER: 2009-1258
 SCALE: as noted

THESE PLANS ARE PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EQUIPMENT TO BE USED IN CONNECTION WITH THE CONTRACT. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND APPROPRIATE LICENSES UNDER THE ALABAMA CONSTRUCTION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE LICENSES UNDER THE ALABAMA CONSTRUCTION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE LICENSES UNDER THE ALABAMA CONSTRUCTION CODE.

SHEET #
A-03



EAST ELEVATION

WEST ELEVATION

SUP-37068
REVISED
02/11/10 PC

RECEIVED
JAN 20 2010

REV.	DATE	BY	REVISION

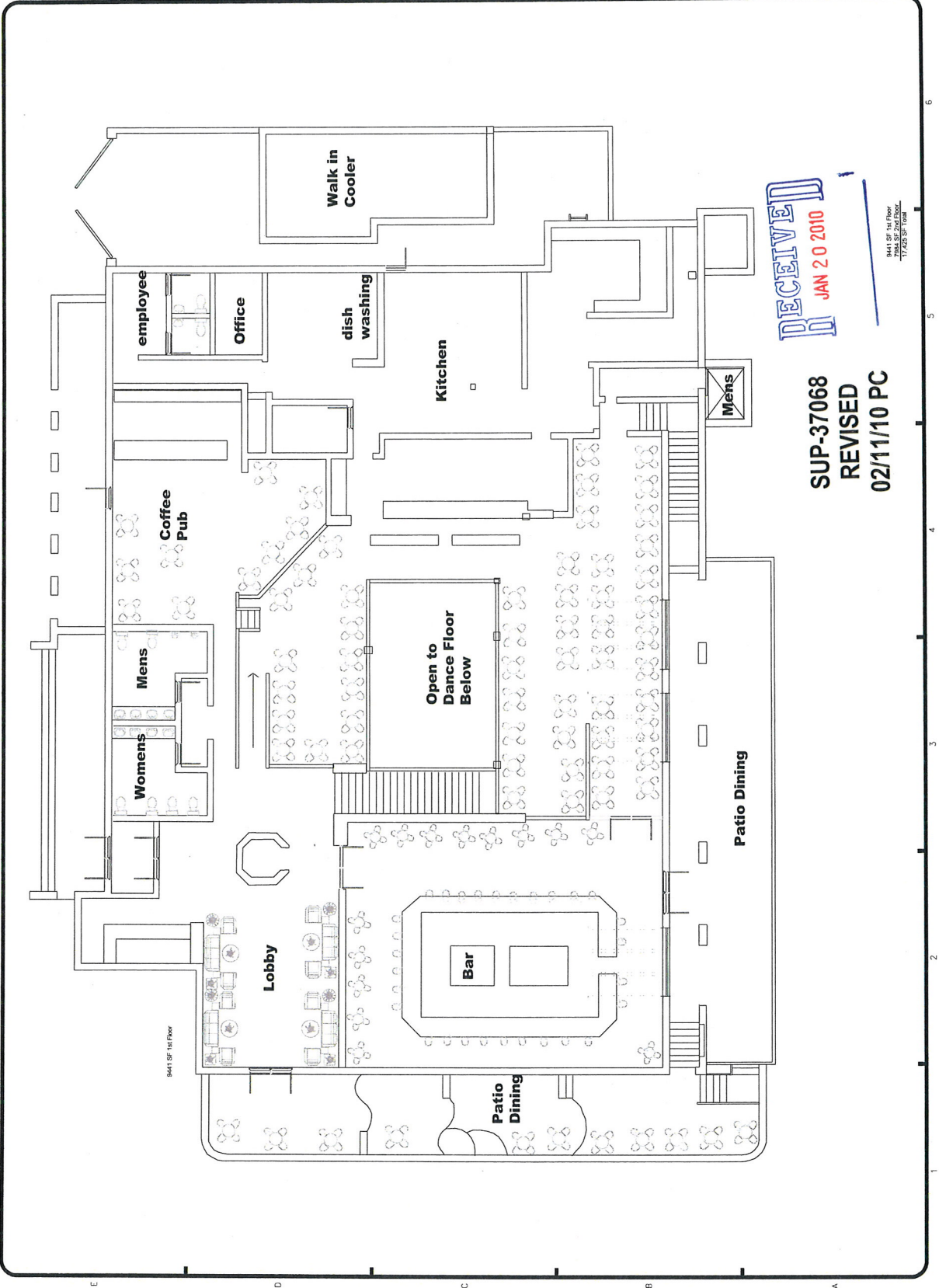


1st Floor Plan
Zodiac
 3190 West Sahara Ave
 Las Vegas, Nevada 89102

DESIGNED BY: Brent Lovett
 CHECKED BY: Brent Lovett
 DATE ISSUED: Aug 1 2009
 JOB NUMBER: 2009-1258
 SCALE: as noted

THIS PLAN HAS BEEN PREPARED & SUBMITTED BY THE CONTRACTOR AS AN ADDITION TO HIS 629 550 FOR WORK UNDER THE AS AN ADDITION TO HIS 629 550 FOR WORK UNDER THE AUTHORITY OF THE CONTRACTOR. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

SHEET #
A-01



RECEIVED
JAN 20 2010

SUP-37068
REVISED
02/11/10 PC

8441 SF 1st Floor
 7745 SF 2nd Floor
 17,425 SF Total

REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS FACILITY.

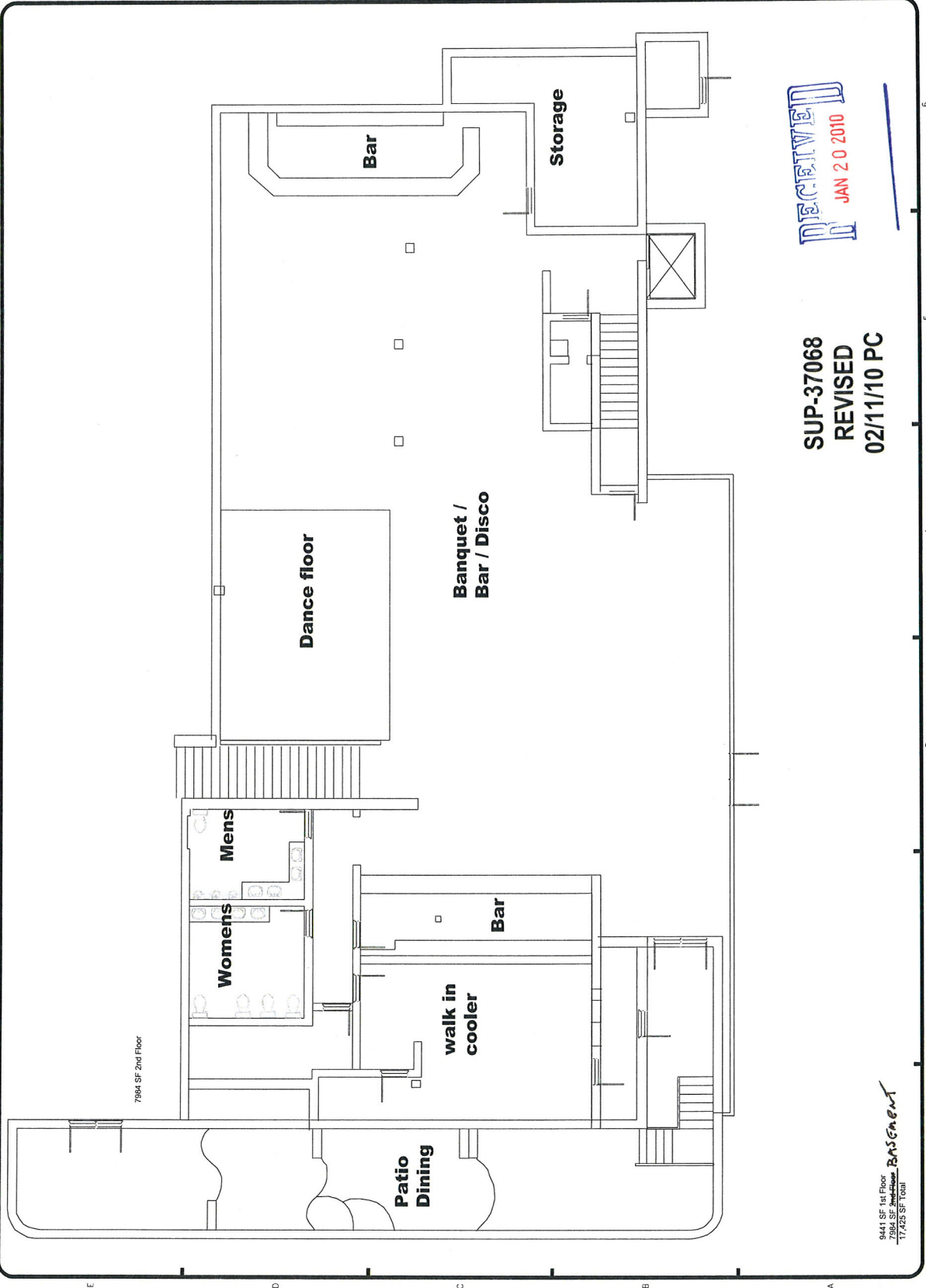


Basement Plan
Zodiac
 3190 West Sahara Ave
 Las Vegas, Nevada 89102

DESIGNED BY: Brent Lovett
 CHECKED BY: Brent Lovett
 DATE ISSUED: Aug 1 2009
 JOB NUMBER: 2009-1258
 SCALE: as noted

THIS PLAN WAS PREPARED BY THE CONTRACTOR AS AN EXPLANATION TO HIS CONTRACTING LICENSE CATEGORY AUTHORIZED UNDER NRS 624. NO PROFESSIONAL SEAL OR SIGNATURE OF A REGISTERED ARCHITECT OR ENGINEER IS REQUIRED FOR THIS PLAN.

SHEET #
A-02





SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10



SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10



SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10



SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10



SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10



SUP-37068 - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC
3190 WEST SAHARA AVENUE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10

Project Location: 3190 West Sahara Ave
Assessor's Parcel #: 162-05-403-001
Date: January 12, 2010
Case Number: SUP-37068
Contact: Brent E. Lovett
(702) 966-5432
Special Use Permit
Sheet 1 of 1

1. JUSTIFICATION LETTER

The use permit requested is to re-open an supper club at the location of the Vacant Port Tack location, an supper club which operated out of this location for over 25 years.. The current site was constructed for the Port Tack Restaurant. The site has currently been vacant for over 2 years.

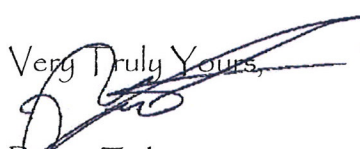
The Location will seat over 125 in its dining areas, and 30 in the bar area. The location can also accommodate 75 in its banquet area for weddings and parties.

The site and area will be greatly improved with the new 2 million dollar renovation. The Zodiac will employ over 50 employees and add to the redevelopment of the Sahara West center area.

The business intends to do 75% of its business between 5pm and 11pm, at which time the surrounding areas office business is vacant. Due to past experience with this area, no parking issues are expected.

The current zoning approved in 2007 for a 4 story 50,000 sf office tower will not be going forward due to economic conditions.

Very Truly Yours,


Brent E. Lovett

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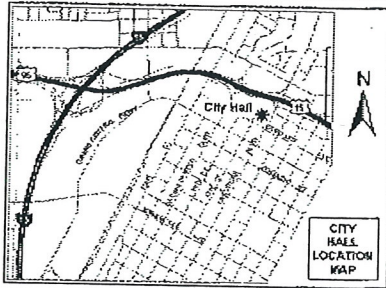
SUP-37068
REVISED
02/11/10 PC

Zodiac

2340 Paseo Del Prado D 205
Las Vegas, Nevada 89102
(702) 966-5432
Fax (702) 441-8838

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-37068

Planning Commission Meeting of 2/11/2010

PRESORTED
FIRST CLASS



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PRINCETON NJ 08540-5852

Case: SUP-37068

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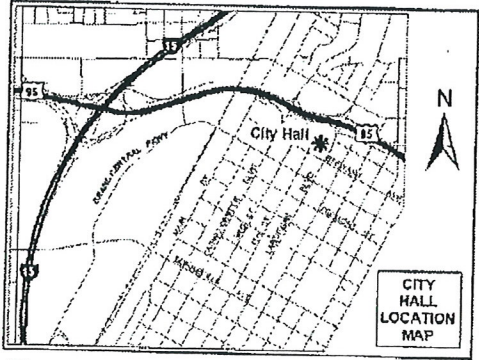
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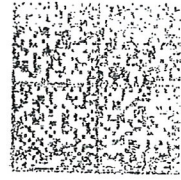
10 08:24

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

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FIRST CLASS



UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 LAS VEGAS, NV
\$0.00
FEB 01 2010 14:12
MAILED FROM ZIP CODE 89101

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FEB 01 2010

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☐

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SUP-37068

Planning Commission Meeting of 2/11/2010

*due to increased
night traffic
primarily*
898.3225

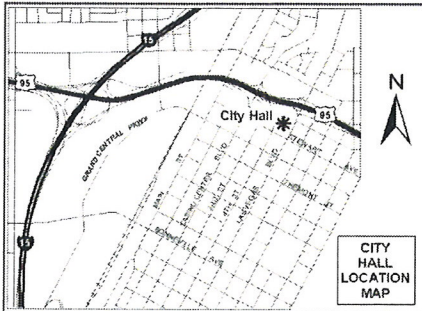
16205410006 Case: SUP-37068
OVERTURF THOMAS A LIVING TRUST
3451 E RENO AVE
LAS VEGAS NV 89120-1294

[Signature]

#7P

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-37068

Planning Commission Meeting of 2/11/2010

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MAILED FROM ZIP CODE 89101
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PITNEY BOWES

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PLANNING AND
DEVELOPMENT

16205317009
PETITTI FAMILY TRUST
3016 CALLE DE LAREDO
LAS VEGAS NV 89102-4038

Case: SUP-37068

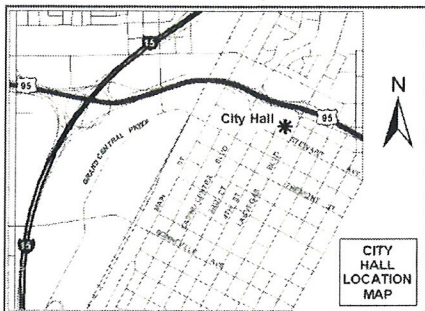
KAVDS11 AS102



#7P

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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Planning Commission Meeting of 2/11/2010

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DEVELOPMENT
Case: SUP-37068

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OEHLER C F FAMILY TRUST
2824 MERRITT AVE
LAS VEGAS NV 89102-6087

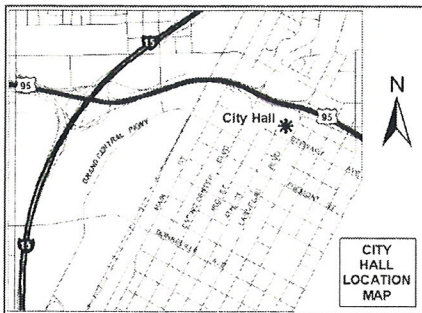
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



I OPPOSE
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PLANNING AND
DEVELOPMENT

Case: SUP-37068
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LAS VEGAS NV 89102-4007

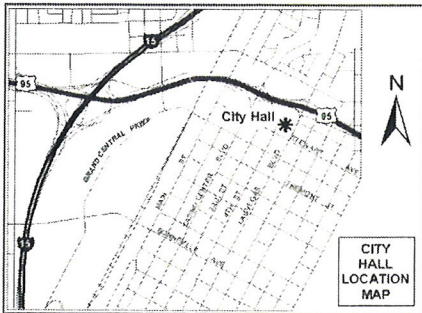
KAVDS11 AS102



#7A

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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Yes ☒

I SUPPORT
this Request

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I OPPOSE
this Request

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SUP-37068

Planning Commission Meeting of 2/11/2010

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PLANNING AND
DEVELOPMENT

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COADY/MCGINTY 1986 TRUST
2857 PARADISE RD #2601
LAS VEGAS NV 89109-9034

Case: SUP-37068

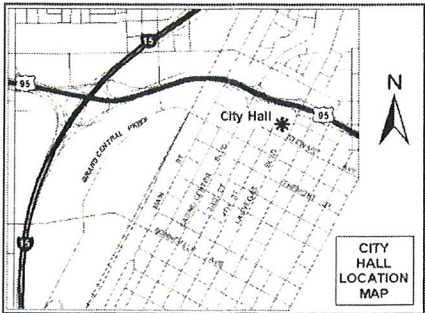
KAVDS11 AS109



#7A

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

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I SUPPORT
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I OPPOSE
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SUP-37068

Planning Commission Meeting of 2/11/2010

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PLANNING AND
DEVELOPMENT

16205411008
RIORDAN MICHAEL & JOANN
3325 CALLE DEL TORRE
LAS VEGAS NV 89102-3905

Case: SUP-37068

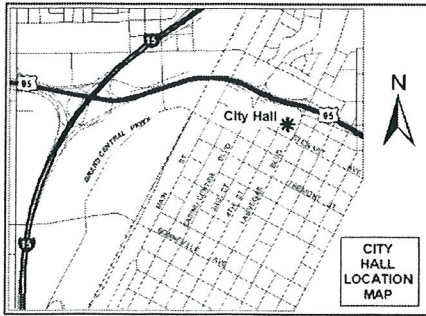
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#7A

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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SUP-37068

Planning Commission Meeting of 2/11/2010

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KAKER FRANK
P O BOX 28518
LAS VEGAS NV 89126-2518

Case: SUP-37068

KAVDS11 A9126



#7A

Application Information

SUP-37068 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: LOVETT COMPANIES - OWNER: SPANISH
VILLAS AT SAHARA, LLC - Request for a Special Use Permit
FOR A SUPPER CLUB WITHIN AN EXISTING 17,425 SQUARE-
FOOT BUILDING at 3190 West Sahara Avenue (APN 162-05-403-
001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

A NICE RESTAURANT WOULD
ENHANCE THE AREA AND OFFER
AN ADDITIONAL EATING ESTABLISH-
MENT, WHICH IS NEEDED.

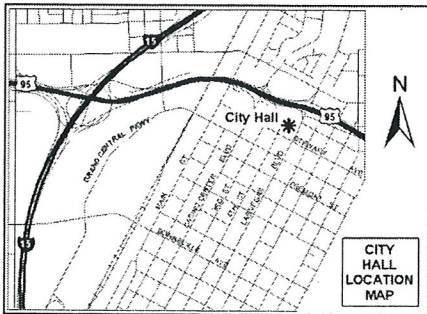
THE PRESENT CLOSED STRUCTURE
IS AN EYE SORE AND DISTRACTS
FROM THE NEIGHBORHOOD.

Handwritten signature: J. A. Leuter

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37068

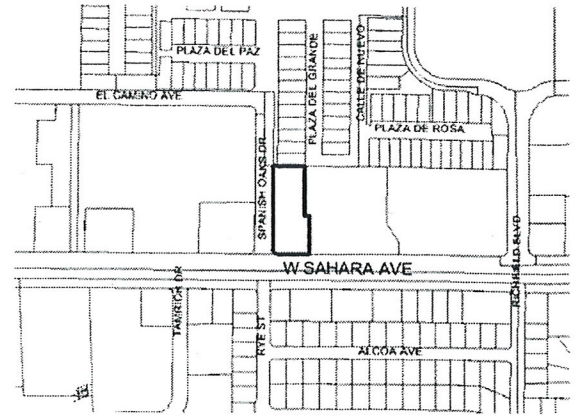
Planning Commission Meeting of 2/11/2010

(SEE OVER)

KAUDS11 AS102



Application Location

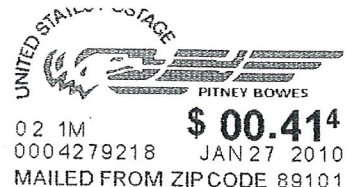


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 11, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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FIRST CLASS



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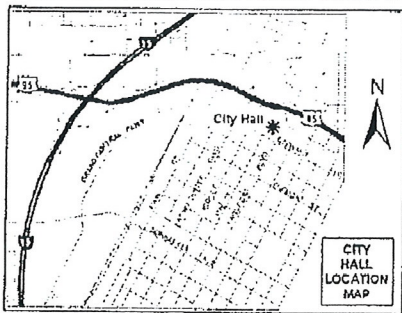
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Case: SUP-37068
16205413052
LEHRTER HERBERT A & PATRICIA TRS
2200 PLAZA DEL ROBLES
LAS VEGAS NV 89102-4034

#7 A

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

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**I SUPPORT
this Request**



**I OPPOSE
this Request**

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SUP-37068

Planning Commission Meeting of 2/11/2010

16208501002
LEVY JEANNE FAMILY TRUST
7800 SILVER PLATEAU AVE
LAS VEGAS NV 89128-2655

Case: SUP-37068

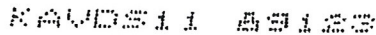
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Mieczysław Laskowski 7028971245

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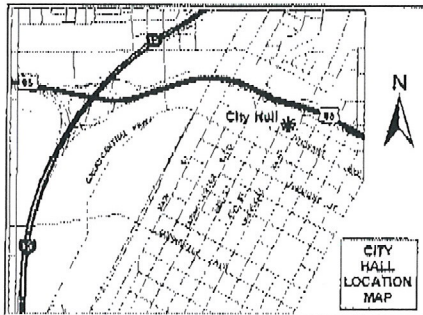
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Case: SUP-37068

#7A

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

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☒ I SUPPORT
this Request



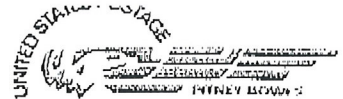
☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37068

Planning Commission Meeting of 2/11/2010

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385-7268
Fax to:

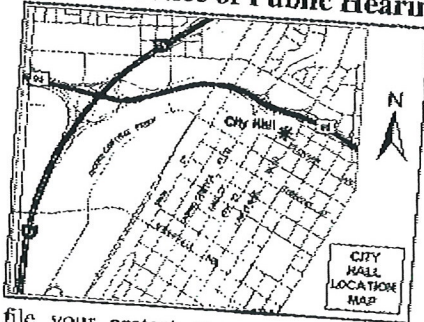
16205412006
FOYT ELIZABETH ANN
2216 PLAZA DEL PRADO
LAS VEGAS NV 89102-3914

Case: SUP-37068

#7A

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

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I SUPPORT
this Request



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this Request

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SUP-37068

Planning Commission Meeting of 2/11/2010

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JAN 29 2010

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KENNEDY MARTHA P
3108 ROSEVILLE WY
LAS VEGAS NV 89102-0126

Case: SUP-37068

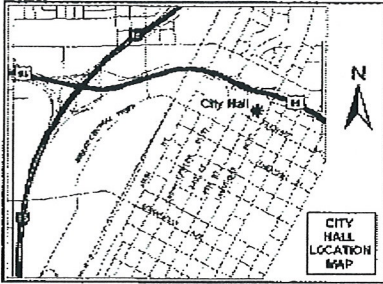
KAUES11 89102



#7A

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

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I SUPPORT
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I OPPOSE
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SUP-37068

Planning Commission Meeting of 2/11/2010

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JAN 27 2010

MAILED FROM ZIPCODE 89101

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JAN 29 2010

16205317017

Case: SUP-37068

TYRE R & C LIVING TRUST

2777 PARADISE RD #3502

LAS VEGAS NV 89109-0403

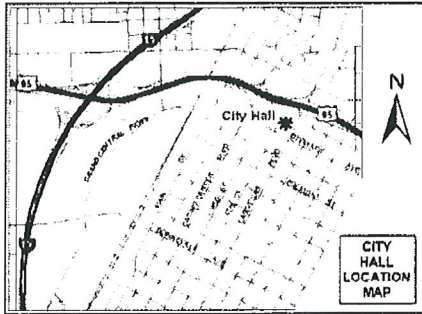
RAVDS11 AS109

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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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I SUPPORT
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I OPPOSE
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Please use available blank space on card for your comments.

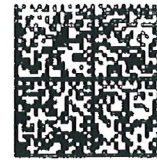
SUP-37068

Planning Commission Meeting of 2/11/2010

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JAN 29 2010

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UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

*BUT NOT ENOUGH INFO —
IS THIS UPSCALE OR A DIVE?
WE HAVE HAD DOPE IN THE
PAST. WITH THE MURDERS,
AND FIGHTS IN PARKING LOT.
THAT GO WITH CANTINAS AND
SALSA MUSIC. YOU NEED
TO HAVE MORE INFO AS DO US
VERY NEARBY HOMEOWNERS.
BEFORE YOU APPROVE!!*

16205416025
CUMMINGS FAMILY TRUST
3025 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

Case: SUP-37068

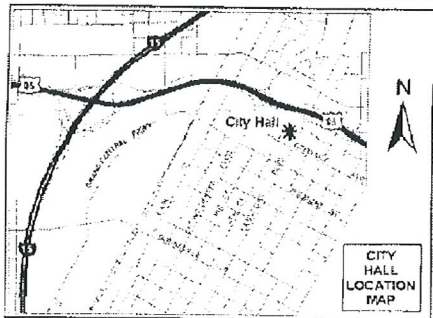
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#7A

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) 220-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37068

Planning Commission Meeting of 2/11/2010

RECEIVED

JAN 29 2010

16205315043

Case: SUP-37068

LEVY LOIS TRS

2011 PLAZA DE CIELO
LAS VEGAS NV 89102-4016

RAVDS11 55102

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#7A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAC-36979 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C. - Petition to Vacate a 20-foot public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)

SET DATE: 03/03/2010

C.C.: 03/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

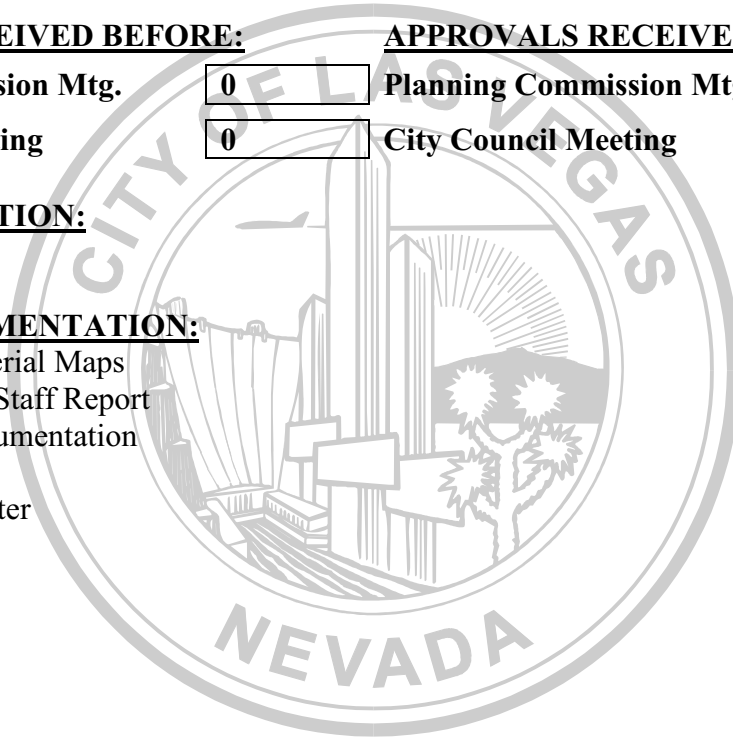
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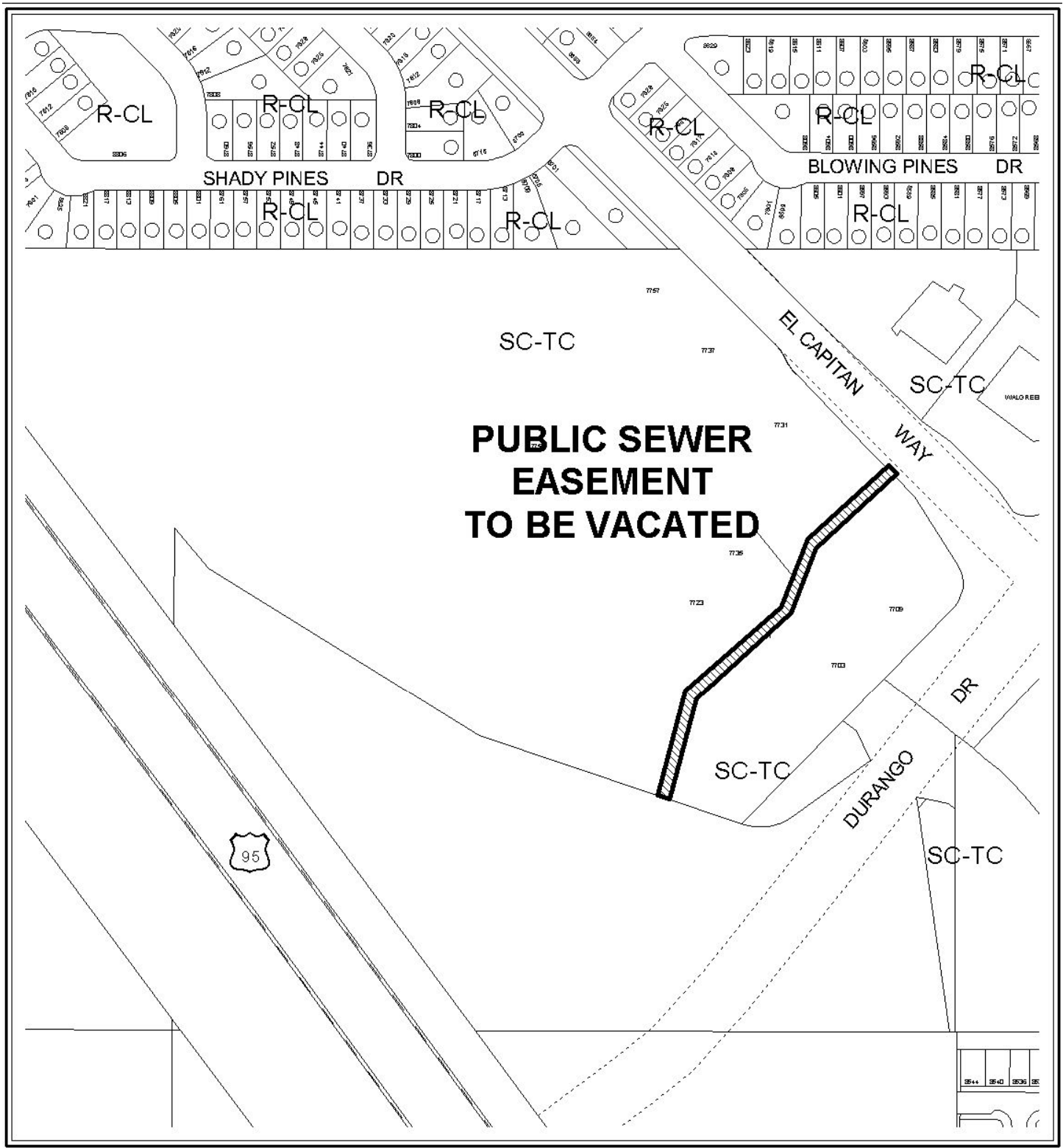
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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





CASE: VAC-36979

0 200 400 Feet





CASE: VAC-36979

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-36979 – APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.**

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

1. The limits of this Petition of Vacation shall be the twenty-foot wide Public sewer Easement generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080814:00794 and as shown on “The Final Map of Caroline's Court” on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-36979 - Staff Report Page One
February 11, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject property is currently under construction, and is generally located at the northwest corner of El Capitan Way and Durango Drive. This request proposes to vacate a 20-foot wide public sewer easement on the property. The Vacation is necessary to facilitate construction of a commercial development. The easement will be relocated along with the associated sewer line, making this easement unnecessary. As the proposed Vacation will remain consistent with Condition of Approval Number 31 of a previously approved Site Development Plan Review (SDR-20496), which required public sewer easements for all public sewers not located within existing public street right-of-way, staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard. Staff recommended approval.
12/07/98	City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. Planning Commission and staff recommended approval.
05/27/05	A deed was recorded for a change in ownership.
04/26/07	Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. Planning Commission and staff recommended approval.
07/11/07	City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.

VAC-36979 - Staff Report Page Two
February 11, 2010 - Planning Commission Meeting

07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. Planning Commission recommended approval; staff recommended denial.
04/23/09	Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.
06/25/09	Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	City Council approved an Extension of Time (EOT-34762) for a previously approved Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center with waivers to deviate from Town Center Standards to allow a six foot wide landscape buffer on the south property line where eight feet is required; to allow zero feet of perimeter landscape buffer adjacent to the multi-use transportation trail along the north and west property lines where 15 feet is required; to allow zero feet of perimeter landscape buffer adjacent to a drive-through aisle where 10 additional feet are required; and to allow a drive-through aisle on three sides of a fast food building where only two sides are allowed on the subject site. Staff recommended approval.

VAC-36979 - Staff Report Page Three
February 11, 2010 - Planning Commission Meeting

09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09.
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
12/02/09	City Council approved a Special Use Permit (SUP-36111) for a proposed 2,155 square-foot Restaurant with Drive-Through on the subject site. Planning Commission recommended approval. Staff recommended denial.
12/02/09	City Council approved a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through on the subject site. Planning Commission and staff recommended denial.
12/02/09	City Council approved a Variance (VAR-36338) to allow zero loading zones where one is required on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive. Planning Commission recommended approval. Staff recommended denial.
12/02/09	The City Council approved a Review of Condition (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site. Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
12/27/07	An application for a building permit (#26225) for a certificate of occupancy for a retail building at 7751 North El Capitan Way was submitted. The permit has not yet been issued.
04/25/08	An application for a building permit (#27890) for a certificate of occupancy for a restaurant at 7741 North El Capitan Way was submitted. The permit has not yet been issued.
09/16/08	A building permit (#25179) was issued for the overall shopping center site buildings and clock tower at 7737 North El Capitan Way. A final inspection has not been completed.
10/02/08	Civil improvement Mylar plans (#28917) were approved for Fast Food 'A' pad at 7737 North El Capitan Way.
10/23/08	Building permits (#100093, 100094, 100096, 100097, 100098, 100100, 100103 and 100104) were issued for shells of Buildings A, B, C, D, E, F, G, and Major 'A' at 7703 North El Capitan Way. No final inspections have been completed to date.

VAC-36979 - Staff Report Page Four
February 11, 2010 - Planning Commission Meeting

10/23/08	A building permit (#100105) was issued for a 39-foot tall clock tower at 7741 North El Capitan Way. A final inspection has not been completed.
10/23/08	A building permit (#124282) was issued for grading of the overall shopping center site at 7741 North El Capitan Way. A final inspection has not been completed.
09/02/09	A building permit (#138111) was issued for a water tank at 7779 North El Capitan Way. A final inspection has not been completed.
09/16/09	A Wall/Fence permit (#146507) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
09/18/09	A Wall/Fence permit (#147013) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
11/03/09	A building permit (#150594) was issued for a pylon sign and monument sign at 7757 El Capitan Way. A final inspection has not been completed.
12/01/09	A building permit (#152215) was issued for a wall sign at 7751 North El Capitan Way. A final inspection has not been completed.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
01/07/10	Staff conducted a field check and noted the site to be under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	25.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

GK

VAC-36979 - Staff Report Page Five
February 11, 2010 - Planning Commission Meeting

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

LEGAL DESCRIPTION

The above property is legally described as situated in the City of Las Vegas, Clark County, Nevada lying on a portion of the SW ¼ of the NE ¼ along the west line of the Northeast Quarter of Section 17, Township 19 South, Range 60 East, M.D.M., as shown on the Official Plat of Caroline's Court, in the Office of the Clark County Recorder in Book 141 of Plats on Page 98.

ANALYSIS

A) Planning discussion

This is a petition to Vacate a 20-foot wide public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive. The applicant previously dedicated a public sewer easement with the approval of a Civil Drawing Plan Review (#27341). This approval fulfilled Condition of Approval Number 31 of a previously approved Site Development Plan Review (SDR-20496), which required public sewer easements for all public sewers not located within existing public street right-of-way. The applicant is proposing to relocate the previously approved easement to another location on the site. As the proposed Vacation is consistent with the Conditions of Approval of Site Development Plan Review (SDR-20496), and the current easement is no longer needed in this location, staff recommends approval of the request.

B) Public Works discussion

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

VAC-36979 - Staff Report Page Six
February 11, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 28

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of 20' Public Sewer Easement
 Project Address (Location) El Capitan Way & Durango Drive
 Project Name Caroline's Court Proposed Use _____
 Assessor's Parcel #(s) 125-17-612-001 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing T-C proposed _____
 Commercial Square Footage 238,693 Floor Area Ratio _____
 Gross Acres 23.62 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER CAROLINE'S COURT, LLC Contact JACOB KHAKSHOURI
 Address 10877 Wilshire Blvd, Suite 1407 Phone: (310) 208-7770 Fax: (310) 208-7885
 City Los Angeles State CA Zip 90024
 E-mail Address jacob@dkoby.com

APPLICANT CAROLINE'S COURT, LLC Contact JACOB KHAKSHOURI
 Address 10877 Wilshire Blvd, Suite 1407 Phone: (310) 208-7770 Fax: (310) 208-7885
 City Los Angeles State CA Zip 90024
 E-mail Address jacob@dkoby.com

REPRESENTATIVE JPL ENGINEERING, INC. Contact JAMES LOPEZ
 Address 5096 W. Post Road Phone: (702) 898-6269 Fax: (702) 650-6260
 City Las Vegas State NV Zip 89118
 E-mail Address james@jplengineeringinc.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

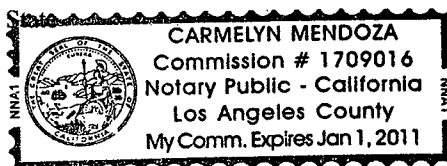
Print Name JACOB KHAKSHOURI

Subscribed and sworn before me

This 15th day of January, 20 10

Carmelyn Mendoza

Notary Public in and for said County and State



Case # <u>VAC-36979</u>
Meeting Date: <u>2/11/10</u>
Total Fee: <u>\$1,000</u>
Date Received* <u>1/20/10</u>
Received By: <u>[Signature]</u>

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

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STATEMENT OF FINANCIAL INTEREST

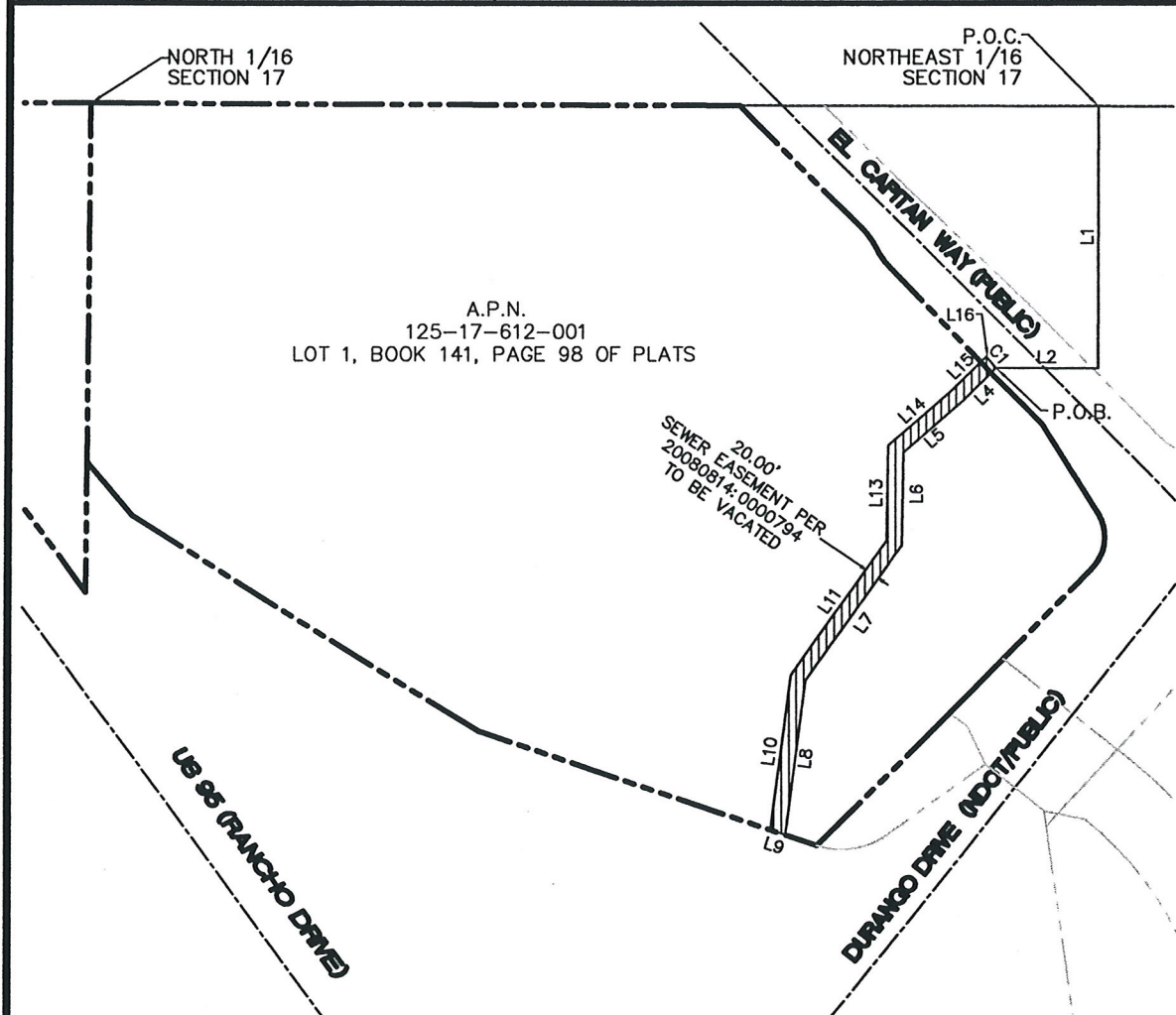
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COPY

JPL ENGINEERING INC.

5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

**APN: 125-17-612-001
CAROLINES COURT
20' SEWER EASEMENT VACATION
EXHIBIT A**

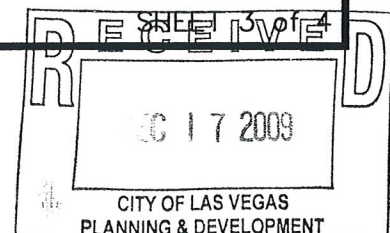


LEGEND

N.A.P. NOT A PART
A.P.N. ASSESSOR'S PARCEL NO.
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT-OF-WAY

----- CENTERLINE
----- PROPERTY LINE
▨ AREA TO BE DEDICATED
(14,456 sq.ft.)

**VAC-36979
02/11/10 PC**



COPY

JPL ENGINEERING INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

APN: 125-17-612-001
CAROLINES COURT
20' SEWER EASEMENT VACATION
EXHIBIT A

LINE TABLE

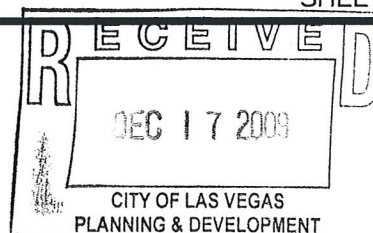
<i>LINE</i>	<i>LENGTH</i>	<i>BEARING</i>
L1	347.75	S00°10'21"W
L2	136.55	N89°49'33"W
L4	64.35	S45°27'18"W
L5	101.64	S48°54'12"W
L6	123.79	S00°55'00"W
L7	220.19	S34°55'09"W
L8	206.94	S07°31'57"W
L9	20.39	N71°16'58"W
L10	207.85	N07°31'57"E
L11	218.94	N34°55'09"E
L13	126.57	N00°55'00"E
L14	109.94	N48°54'12"E
L15	64.97	N45°27'18"E
L16	6.85	S43°33'59"E

CURVE TABLE

<i>CURVE</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>TANGENT</i>	<i>DELTA ANGLE</i>
C1	13.21	100.00	6.61	7°34'02"

SHEET 4 of 4

VAC-36979
02/11/10 PC





**VAC-36979 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36979 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36979 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36979 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



VAC-36979 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10

COPY

CAROLINE'S COURT, LLC
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024
Tel 310.208.7770
Fax 310.208.7885

January 15, 2010

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

Re : Vacation/Abandonment of Public Sewer Easement
APN 125-17-612-001
Northwest corner of El Capitan Way & Durango Drive
City of Las Vegas

Dear Staff:

Caroline's Court, LLC submits this Vacation/Abandonment application for a property, with APN 125-17-612-001, located generally in the northwest corner of El Capitan Way & Durango Drive on approximately 23.62 acres in the City of Las Vegas, Nevada.

During the planning and civil engineering process, it was necessary to relocate the sewer line(s) and necessary easement. The original sewer line was located and dedicated per approved plans (CLV DWG 107Y4969, Plan 27341). Revised plans have been submitted to reflect the new position of the sewer line and dedication of the proposed easement and should be approved shortly.

Should you have any questions regarding this request, please feel free to contact me at (310) 208-7770.

Very truly yours,



Jacob Khakshouri
Manager

VAC-36979
02/11/10 PC
REVISED

RECEIVED
JAN 20 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAC-36980 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C. - Petition to Vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)

SET DATE: 03/03/2010

C.C.: 03/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

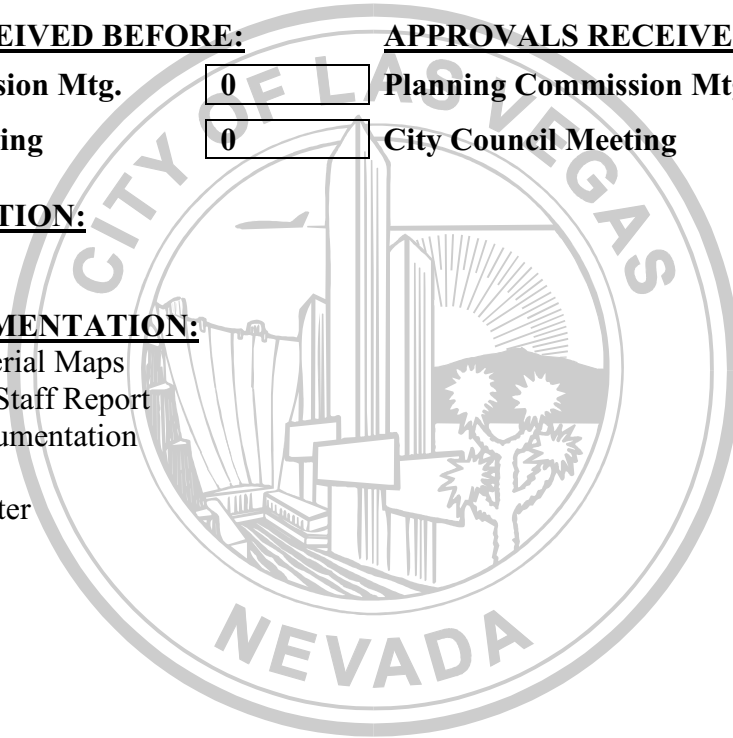
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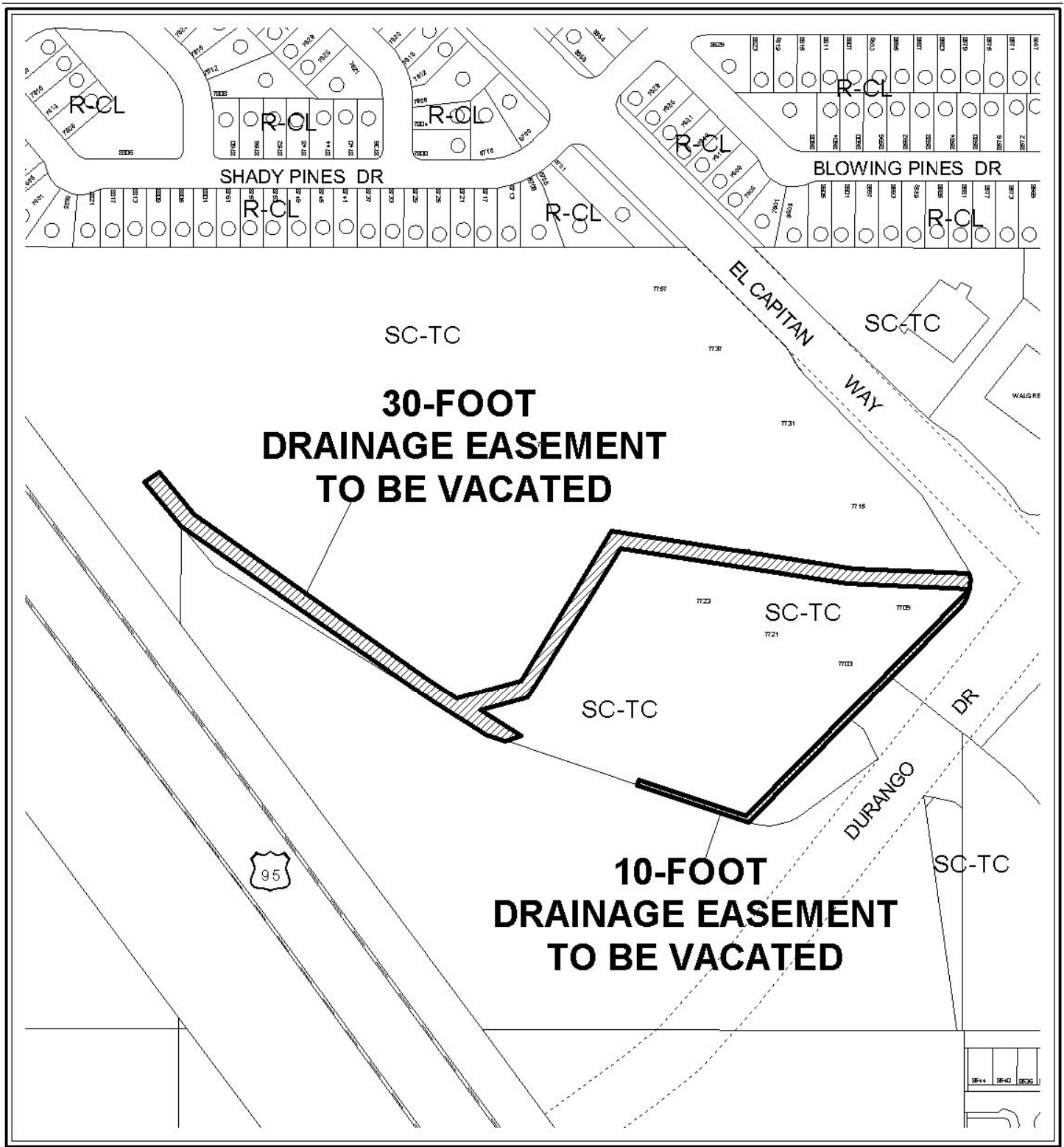
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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





CASE: VAC-36980

0 200 400 Feet





CASE: VAC-36980

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-36980 – APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.**

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

1. The limits of this Petition of Vacation shall be the Public drainage Easements generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080515:00580 and as shown on “The Final Map of Caroline's Court” on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-36980 - Staff Report Page One
February 11, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject property is currently under construction, and is generally located at the northwest corner of El Capitan Way and Durango Drive. This request proposes to vacate 10-foot wide and 30-foot wide public drainage easements, on the property. The Vacations are necessary to facilitate construction of a commercial development. The easements will be relocated elsewhere on the property, making the current easements unnecessary. As the proposed Vacation will remain consistent with Condition of Approval Number 36 of a previously approved Site Development Plan Review (SDR-20496), which required the applicant to provide and improve all drainage easements recommended in the approved drainage study, staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard. Staff recommended approval.
12/07/98	City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. Planning Commission and staff recommended approval.
05/27/05	A deed was recorded for a change in ownership.
04/26/07	Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. Planning Commission and staff recommended approval.
07/11/07	City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.

GK

VAC-36980 - Staff Report Page Two
February 11, 2010 - Planning Commission Meeting

07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. Planning Commission recommended approval; staff recommended denial.
04/23/09	Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.
06/25/09	Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	City Council approved an Extension of Time (EOT-34762) for a previously approved Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center with waivers to deviate from Town Center Standards to allow a six foot wide landscape buffer on the south property line where eight feet is required; to allow zero feet of perimeter landscape buffer adjacent to the multi-use transportation trail along the north and west property lines where 15 feet is required; to allow zero feet of perimeter landscape buffer adjacent to a drive-through aisle where 10 additional feet are required; and to allow a drive-through aisle on three sides of a fast food building where only two sides are allowed on the subject site. Staff recommended approval.

VAC-36980 - Staff Report Page Three
February 11, 2010 - Planning Commission Meeting

09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
12/02/09	City Council approved a Special Use Permit (SUP-36111) for a proposed 2,155 square-foot Restaurant with Drive-Through on the subject site. Planning Commission recommended approval. Staff recommended denial.
12/02/09	City Council approved a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through on the subject site. Planning Commission and staff recommended denial.
12/02/09	City Council approved a Variance (VAR-36338) to allow zero loading zones where one is required on a portion of 25.03 acres at the northwest corner of El Capitan Way and Durango Drive. Planning Commission recommended approval. Staff recommended denial.
12/02/09	City Council approved a Review of Condition (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site. Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
12/27/07	An application for a building permit (#26225) for a certificate of occupancy for a retail building at 7751 North El Capitan Way was submitted. The permit has not yet been issued.
04/25/08	An application for a building permit (#27890) for a certificate of occupancy for a restaurant at 7741 North El Capitan Way was submitted. The permit has not yet been issued.
09/16/08	A building permit (#25179) was issued for the overall shopping center site buildings and clock tower at 7737 North El Capitan Way. A final inspection has not been completed.
10/02/08	Civil improvement Mylar plans (#28917) were approved for Fast Food 'A' pad at 7737 North El Capitan Way.
10/23/08	Building permits (#100093, 100094, 100096, 100097, 100098, 100100, 100103 and 100104) were issued for shells of Buildings A, B, C, D, E, F, G, and Major 'A' at 7703 North El Capitan Way. No final inspections have been completed to date.

VAC-36980 - Staff Report Page Four
February 11, 2010 - Planning Commission Meeting

10/23/08	A building permit (#100105) was issued for a 39-foot tall clock tower at 7741 North El Capitan Way. A final inspection has not been completed.
10/23/08	A building permit (#124282) was issued for grading of the overall shopping center site at 7741 North El Capitan Way. A final inspection has not been completed.
09/02/09	A building permit (#138111) was issued for a water tank at 7779 North El Capitan Way. A final inspection has not been completed.
09/16/09	A Wall/Fence permit (#146507) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
09/18/09	A Wall/Fence permit (#147013) was issued for perimeter and retaining walls at 7741 North El Capitan Way. A final inspection has not been completed.
11/03/09	A building permit (#150594) was issued for a pylon sign and monument sign at 7757 El Capitan Way. A final inspection has not been completed.
12/01/09	A building permit (#152215) was issued for a wall sign at 7751 North El Capitan Way. A final inspection has not been completed.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
01/07/10	Staff conducted a field check and noted that the site was under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	25.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

VAC-36980 - Staff Report Page Five
February 11, 2010 - Planning Commission Meeting

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

LEGAL DESCRIPTION

The above property is legally described as situated in the City of Las Vegas, Clark County, Nevada lying on a portion of the SW ¼ of the NE ¼ along the west line of the Northeast Quarter of Section 17, Township 19 South, Range 60 East, M.D.M., as shown on the Official Plat of Caroline's Court, in the Office of the Clark County Recorder in Book 141 of Plats on Page 98.

ANALYSIS

A) Planning discussion

This is a petition to vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive. The applicant previously dedicated a public drainage easement with the approval of a Civil Drawing Plan Review (#27341). This approval fulfilled Condition of Approval Number 36 of a previously approved Site Development Plan Review (SDR-20496), which required the applicant to provide and improve all drainage easements recommended in the approved drainage study. The applicant is proposing to relocate the previously approved easement to another location on the site. As the proposed Vacation is consistent with the Conditions of Approval of Site Development Plan Review (SDR-20496), staff recommends approval of the request.

B) Public Works discussion

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

VAC-36980 - Staff Report Page Six
February 11, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 28

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: Vacation of 30' and 10' Drainage Easements
 Project Address (Location) El Capitan Way & Durango Drive
 Project Name Caroline's Court Proposed Use _____
 Assessor's Parcel #(s) 125-17-612-001 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing T-C proposed _____
 Commercial Square Footage 238,693 Floor Area Ratio _____
 Gross Acres 23.62 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER CAROLINE'S COURT, LLC Contact JACOB KHAKSHOURI
 Address 10877 Wilshire Blvd, Suite 1407 Phone: (310) 208-7770 Fax: (310) 208-7885
 City Los Angeles State CA Zip 90024
 E-mail Address jacob@dkoby.com

APPLICANT CAROLINE'S COURT, LLC Contact JACOB KHAKSHOURI
 Address 10877 Wilshire Blvd, Suite 1407 Phone: (310) 208-7770 Fax: (310) 208-7885
 City Los Angeles State CA Zip 90024
 E-mail Address jacob@dkoby.com

REPRESENTATIVE JPL ENGINEERING, INC. Contact JAMES LOPEZ
 Address 5096 W. Post Road Phone: (702) 898-6269 Fax: (702) 650-6260
 City Las Vegas State NV Zip 89118
 E-mail Address james@jplengineeringinc.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* Jacob Khakshouri

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

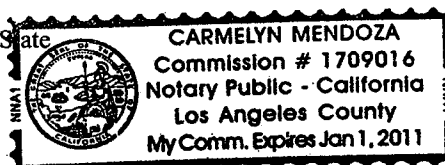
Print Name JACOB KHAKSHOURI

Subscribed and sworn before me

This 15th day of January, 20 10

Carmelyn Mendoza

Notary Public in and for said County and State



Case #	<u>VAC-36980</u>
Meeting Date:	<u>2/11/10</u>
Total Fee:	<u>\$1,000</u>
Date Received:*	<u>1/20/10</u>
Received By:	<u>[Signature]</u>

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

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

STATEMENT OF FINANCIAL INTEREST

f:\depot\Application Packet\Statement of Financial Interest.doc

JPL ENGINEERING INC.

5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

APN: 125-17-612-001

CAROLINES COURT

10' DRAINAGE EASEMENT VACATION

EXHIBIT A

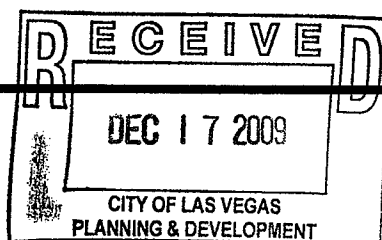
LINE TABLE

LINE	LENGTH	BEARING
L1	591.86	S00°10'27"W
L2	11.64	N44°36'26"E
L3 (R)	60.00	S78°57'00"E
L4	168.90	S44°36'26"W
L5	101.20	S44°33'02"W
L6	247.57	S44°36'42"W
L7	203.27	N71°16'58"W
L8	10.00	N18°43'02"E
L9	197.00	S71°16'58"E
L10	241.30	N44°36'42"E
L11	101.20	N44°33'02"E
L12	190.43	N44°36'26"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	35.14	60.00	18.09	33°33'22"

VAC-36980
02/11/10 PC



SHEET 4 of 4



**VAC-36980 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36980 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36980 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



**VAC-36980 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION**

01/07/10



VAC-36980 - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.
NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
FEBRUARY 11, 2010 PLANNING COMMISSION

01/07/10

COPY

CAROLINE'S COURT, LLC
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024
Tel 310.208.7770
Fax 310.208.7885

January 15, 2010

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

Re : Vacation/Abandonment of Public Drainage Easement
APN 125-17-612-001
Northwest corner of El Capitan Way & Durango Drive
City of Las Vegas

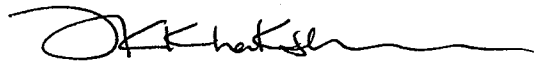
Dear Staff:

Caroline's Court, LLC submits this Vacation/Abandonment application for a property, with APN 125-17-612-001, located generally in the northwest corner of El Capitan Way & Durango Drive on approximately 23.62 acres in the City of Las Vegas, Nevada.

During the planning and civil engineering process, it was necessary to relocate the public drainage easement. The original public drainage easements were located and dedicated per approved plans (CLV DWG 107Y4969, Plan 27341). Revised plans have been submitted to reflect the new position of the drainage easement and dedication of the proposed easement and should be approved shortly.

Should you have any questions regarding this request, please feel free to contact me at (310) 208-7770.

Very truly yours,



Jacob Khakshouri
Manager

VAC-36980
02/11/10 PC
REVISED

RECEIVED
JAN 20 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - DIR-36987 - DIRECTORS BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Progress report by the Planning &
Development Department regarding the City's Sustainability Initiative

NO ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

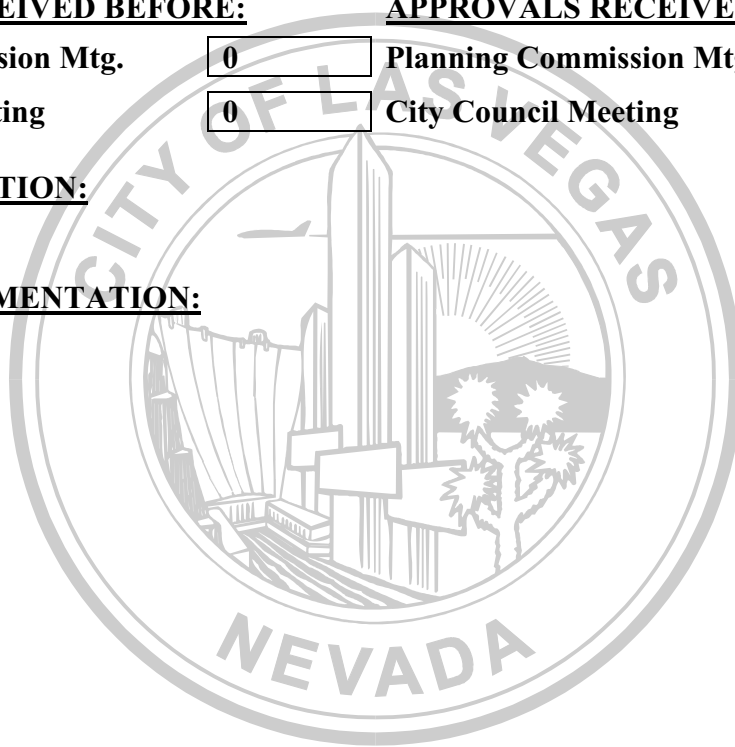
0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

NONE



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 11, 2010

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

