City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

## May 27, 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 APRIL 22, 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.

6. EOT-37908 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential)

General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

## ONE MOTION - ONE VOTE

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

7. ABEYANCE - RENOTIFICATION - SUP-37580 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC. - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 8500 West Cheyenne Avenue (APN 138-08-811-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). NOTE: THIS APPLICATION HAS BEEN AMENDED _____

8. ZON-37852 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 7.45 acres at 931 Franklin Avenue (APN 162-03-604-005), Ward 3 (Reese).

9. ZON-37853 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 9.50 acres at 1200 Mallard Street (APN 138-25-201-001), Ward 5 (Barlow)

10. ZON-37854 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 36.28 acres at 4601 West Bonanza Road (APN 139-30-401-001), Ward 5 (Barlow).

11. VAR-37980 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LILLY B. GUERRERO - Request for a Variance TO CREATE FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on 0.73 acres adjacent to the east side of Pecos Street, approximately 110 feet south of Sunrise Avenue (APN 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

12. RQR-37641 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Required Review of a previously approved Special Use Permit (SUP-27870) FOR AN EXISTING 4,344 SQUARE FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

13. SUP-37660 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM WESTERN VILLAGE PROPERTY, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 500 SQUARE-FOOT RETAIL ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

14. SUP-37904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: PQ LAS VEGAS, LLC - Request for a Special Use Permit FOR SIX PROPOSED SATELLITE DISHES THAT EXCEED 10 FEET IN DIAMETER AND 12 FEET IN HEIGHT at 495 South Main Street (APN 139-34-201-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

15. SUP-37905 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERGUSON MOTEL - OWNER: SONAL, INC. - Request for a Special Use Permit FOR 22-ROOM HOTEL, RESIDENCE UNITS WITHIN A 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow)

16. SUP-37922 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN EDUCATION GROUP - OWNER: MARY E. BULLARD REVOCABLE TRUST, ET AL - Request for a Special Use Permit FOR A 10,600 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY at 2750 Lake Sahara Drive (APN 163-08-502-002), C-1 (Service Commercial) Zone, Ward 2 (Wolfson)

17. SUP-37937 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALL STAR BAIL BONDS, INC. - OWNER: LSH, LP - Request for a Special Use Permit FOR A PROPOSED 1,807 SQUARE-FOOT BAILBOND SERVICE at 800 South 6th Street (APN 139-34-410-194), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

18. SUP-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

19. VAC-37529 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK AND JESUS MARTIN AND MARTHA PEDREGO - Petition to Vacate public rights-of-way generally located along the west side of Martin Luther King Boulevard, approximately 220 feet south of Carey Avenue, Ward 5 (Barlow)

20. VAC-37884 - VACATION - PUBLIC HEARING - APPLICANT: FC VEGAS 39, LLC - OWNER: FC VEGAS 39, LLC, ET AL - Petition to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue, Ward 3 (Reese)

21. SDR-37021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-18751) FOR A 779 SQUARE-FOOT ADDITION TO A 2,768 SQUARE-FOOT MUSEUM AND SITE MODIFICATIONS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

## PUBLIC HEARING ITEMS

22. ABEYANCE - GPA-37567 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese)

23. ABEYANCE - ZON-37568 - REZONING RELATED TO GPA-37567 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese)

24. VAR-37570 - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese)

25. VAR-37976 - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

26. SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese)

27. ABEYANCE - GPA-37823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

28. ABEYANCE - ZON-37824 - REZONING RELATED TO GPA-37823 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

29. SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

30. ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

31. GPA-36593 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic Properties Preservation Plan Element and revise the 2020 Master Plan

32. ZON-37634 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JALALA, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.23 acres at 630 South 11th Street (APN 139-34-811-009), Ward 3 (Reese)

33. ZON-37945 - REZONING - PUBLIC HEARING - APPLICANT: CENTRAL REFERRAL SERVICES - OWNER: WALKER FRED R TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), Ward 3 (Reese).

34. VAR-38104 - VARIANCE RELATED TO ZON-37945 - PUBLIC HEARING - APPLICANT: CENTRAL REFERRAL SERVICES - OWNER: WALKER FRED R TRUST - Request for a Variance TO ALLOW A 50-FOOT WIDE LOT WHERE A 60-FOOT WIDE LOT IS THE MINIMUM REQUIRED on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

35. SDR-37947 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-37945 AND VAR-38104 - PUBLIC HEARING - APPLICANT: CENTRAL REFERRAL SERVICES - OWNER: WALKER FRED R TRUST - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 808 SQUARE-FOOT OFFICE on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

36. VAR-37831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANDRA LIPPINCOTT - Request for a Variance TO ALLOW AN EXISTING 316 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.46 acres at 6791 Sierra Trail (APN 163-02-311-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

37. VAR-37837 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG 95, LLC - Request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO 47 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.52 acres at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

38. VAR-37850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Variance TO ALLOW A 31-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow).

39. SDR-37848 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37850 - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,338 SQUARE-FOOT PARSONAGE AND GUEST QUARTERS on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow)

40. VAR-37927 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEBRA D. MAZZA TRUST OF 2008 - Request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A 255 SQUARE FOOT PROPOSED ROOM ADDITION on 0.17 acres at 316 Brighton Road (APN 138-34-212-047), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

41. VAR-37943 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW 119 PARKING SPACES WHERE 338 ARE REQUIRED on 4.99 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony).

42. SDR-37942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37943 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT HIGH, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], and C-V (Civic) Zone [PROPOSED: PD (Planned Development) and C-V (Civic)], Ward 4 (Anthony).

43. VAR-38096 - VARIANCE RELATED TO SUP-37665 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 10 ADDITIONAL SPACES ARE REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson)

44. SUP-37665 - SPECIAL USE PERMIT RELATED TO VAR-38096 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Special Use Permit TO ADD A PROPOSED 608 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 2,450 SQUARE-FOOT BEAUTY SALON WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE AND A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson)

45. SUP-37739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOMA HERFI, INC. - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A XXXX SQUARE-FOOT PACKAGED LIQUOR OFF-SALE ESTABLISHMENT at 6955 North Durango Drive (APNs 125-20-215-269 and 270), T-C (Town Center) Zone, Ward 6 (Ross).

46. SUP-37871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRONIC TACOS - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,728 SQUARE-FOOT SUPPER CLUB at 1910 Village Center Circle, Suites #1 & #2 (APN 138-19-719-006), P-C (Planned Community) Zone, Ward 2 (Wolfson)

47. SUP-37885 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VANGUARD LOUNGE, LLC - OWNER:

A.W. HAM III TRUST - Request for a Special Use Permit FOR A PROPOSED 1,089 SQUARE FOOT TAVERN-LIMITED ESTABLISHMENT at 516 Fremont Street (APN 139-34-611-008), C-2 (General Commercial) Zone, Ward 5 (Barlow).

48. SUP-37892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY MIYAHIRA - Request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO ALLOW A 1,481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estate) Zone, Ward 4 (Anthony).

49. SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross).

50. SDR-37929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-37930 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Plot Plan Review (U-0139-98) FOR THE ADDITION OF A MAXIMUM 43-FOOT TALL, 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP TO AN EXISTING 2,714 CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDRARDS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross).

51. SUP-37949 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL INDEPENDENT LIVING HOMES, INC. - OWNER: CLESTER NELSON AND ODESSA NELSON - Request for a Special Use Permit FOR A PROPOSED 987 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1176 West Lake Mead Boulevard (APN 139-21-610-283 and 284), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

52. SUP-37951 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAVERS STORE/TVI - OWNER: WEC 97K-36 INVESTMENT TRUST - Request for a Special Use Permit FOR A 29,950 SQUARE-FOOT THRIFTSHOP at 8530 West Lake Mead Boulevard (APN 138-20-611-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

53. SUP-38028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BILLIARD PARLOR OR POOL HALL at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

54. SUP-38029 - SPECIAL USE PERMIT RELATED TO SUP-38028 - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

55. SDR-37946 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - Request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

## DIRECTOR'S BUSINESS:

56. ABEYANCE - TXT-37525 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to modify the descriptions, minimum standards and applicability of the Utility Transmission Lines use to meet NRS requirements, All Wards

57. ABEYANCE - DIR-37759 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

58. TXT-37855 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and the Town Center Development Standards Manual to update standards and applicable districts for the Motor Vehicle Sales (New) use

59. TXT-37903 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make various corrections and updates to the Downtown Centennial Plan

60. TXT-37978 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 to revise minimum setbacks for accessory structures

## CITIZENS PARTICIPATION:

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF MAY 27, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
ROLL CALL

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

## *AGENDA SUMMARY PAGE*
### PLANNING COMMISSION MEETING OF MAY 27, 2010

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 22, 2010

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

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF: MAY 27, 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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

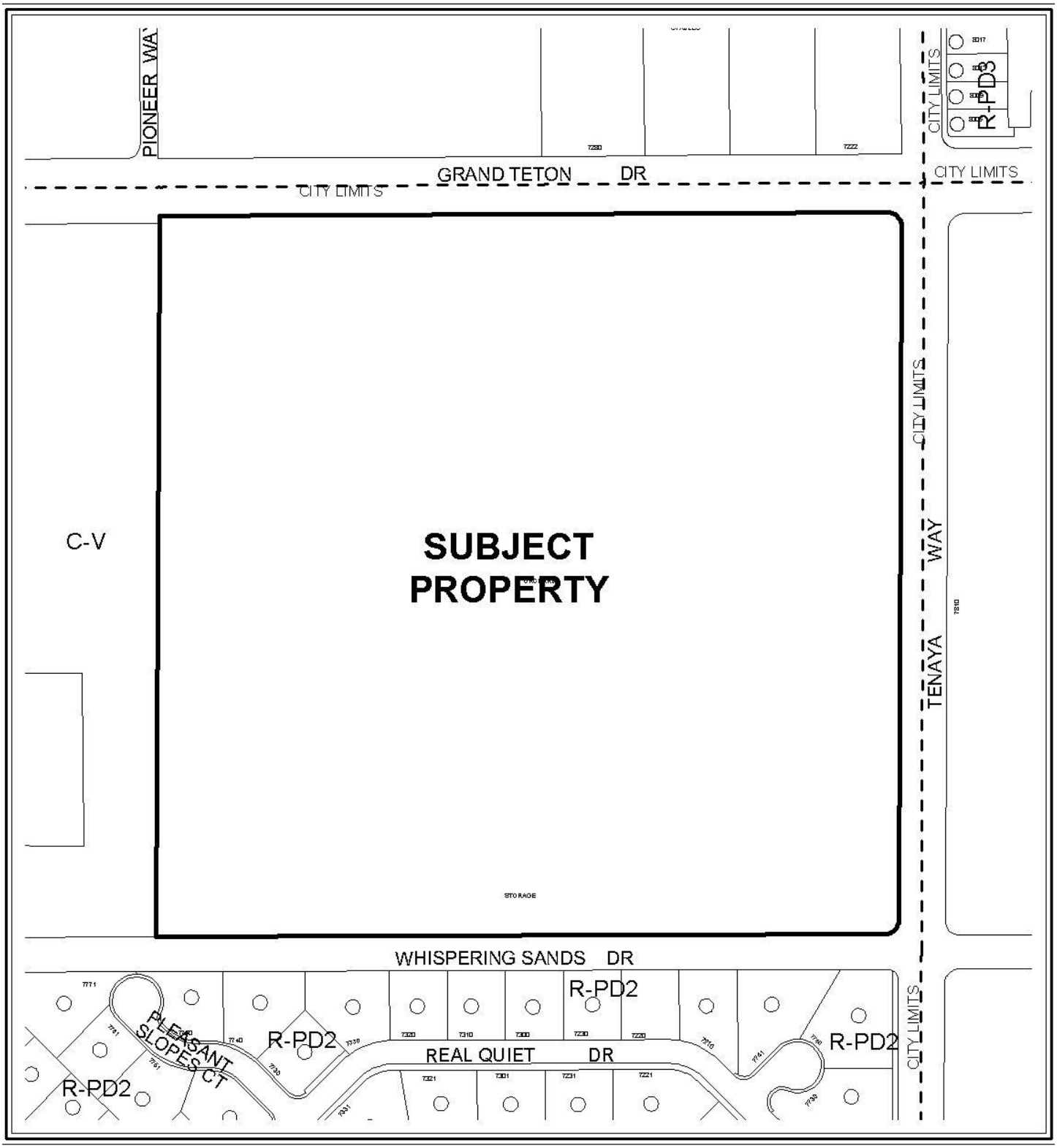
**SUBJECT:**
EOT-37908 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

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

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

**RECOMMENDATION:**
Staff recommends

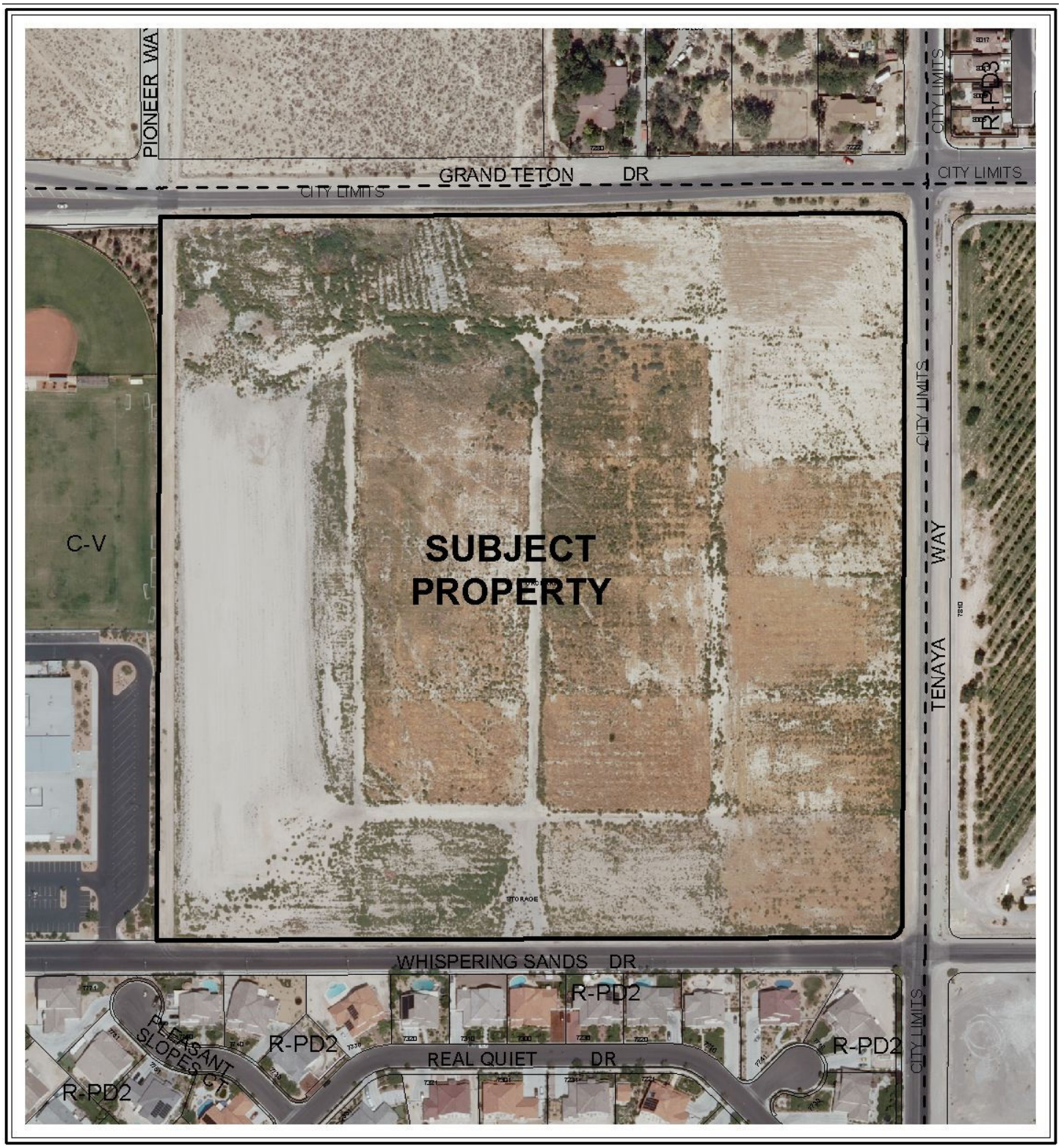
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-27226
6. Justification Letter




**CASE:** **EOT-37908**

**ZONING OF SUBJECT PROPERTY:**

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT- 2 UNITS PER ACRE)




0 200 400 Feet

**CASE:** **EOT-37908**

**ZONING OF SUBJECT PROPERTY:**

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT- 2 UNITS PER ACRE)

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37908** APN: 125-15-101-003

Name of Property Owner: SPINNAKER HOME IX L L C

Name of Applicant: Royal Construction

Name of Representative: TCE

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: STEPHEN B. AIZENBERG, PRESIDENT S.B.A. DEVELOPMENT INC. DBA ROYAL CONST. CO. MANAGING MEMBER

Subscribed and sworn before me

This 8th day of April, 2010

Stephanie H. Pauley

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
STEPHANIE H. PAULEY
My Appointment Expires
No: 09-11480-1 November 4, 2013

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Revised 11-14-06

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Extension Of Time for SDR-27226

**Project Address (Location)** Grand Teton Drive / Tenaya Way

**Project Name** Spinnaker Homes @ The Orchard **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-15-101-003 **Ward #** _____

**General Plan:** existing - proposed - **Zoning:** existing R-E proposed R-E

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

**Gross Acres** 40.16 **Lots/Units** 100 **Density** 2.49

**Additional Information** TMP-27023, ANX-19110

**PROPERTY OWNER** Spinnaker Home IX LLC **Contact** Ben Young

**Address** 4511 W. Cheyenne Suite #105 **Phone:** 873-7776 **Fax:** 873-7773

**City** Las Vegas **State** NV **Zip** 89032

**E-mail Address** byoung@spinnakerhomes.com

**APPLICANT** Royal Construction **Contact** Ben Young

**Address** 4511 W. Cheyenne Suite #105 **Phone:** 873-7776 **Fax:** 873-7773

**City** Las Vegas **State** NV **Zip** 89032

**E-mail Address** byoung@spinnakerhomes.com

**REPRESENTATIVE** TCE **Contact** Sonia Macias

**Address** 3277 E. Warm Springs Suite #200 **Phone:** 932-6125 **Fax:** 932-6129

**City** Las Vegas **State** NV **Zip** 89120

**E-mail Address** smacias@tce-lv.com

**Property Owner Signature*** _____

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

**Print Name** STEPHEN B. AIZENBERG, PRESIDENT S.B.A. DEVELOPMENT, INC. DBA ROYAL CONST. CO., MANAGING MEMBER

Subscribed and sworn before me

This 8th day of April, 20 10.

Stephanie H. Pauley

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
STEPHANIE H. PAULEY
My Appointment Expires
November 4, 2013
No: 09-11480-1

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Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | EOT-37908 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $300.00 |
| **Date Received:*** | ~~04~~ 04/09/10 |
| **Received By:** | Jonathan B. |

*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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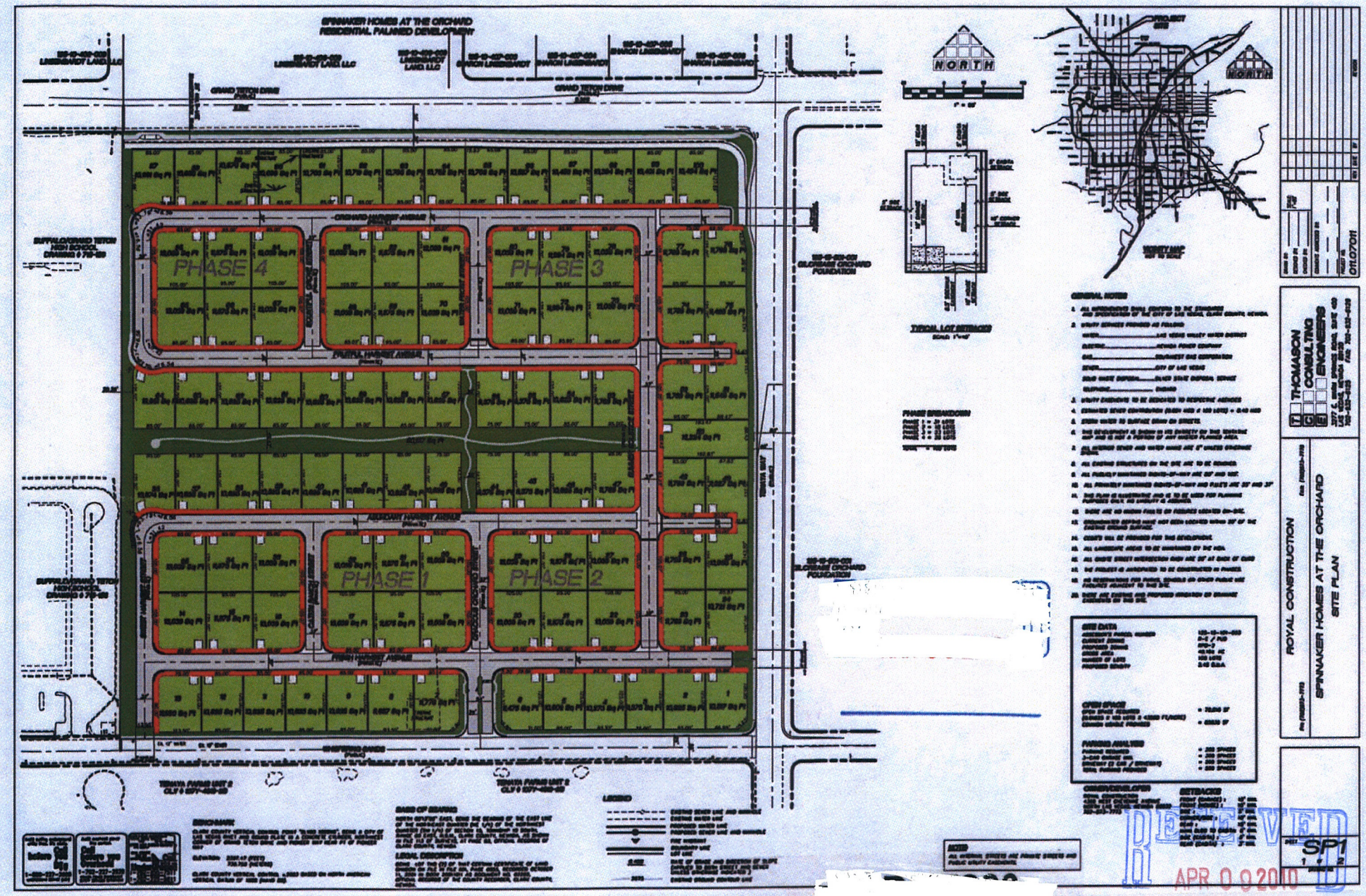
SPINNAKER HOMES AT THE ORCHARD
RESIDENTIAL PLANNED DEVELOPMENT
PHASE 4
PHASE 3
PHASE 1
PHASE 2
NORTH
GENERAL NOTES
SITE DATA
OPEN SPACE
PARKING ANALYSIS
SETBACKS
BENCHMARK
BASIS OF BEARING
LEGAL DESCRIPTION
LEGEND
THOMASON CONSULTING ENGINEERS
ROYAL CONSTRUCTION
SPINNAKER HOMES AT THE ORCHARD
SITE PLAN
SP1
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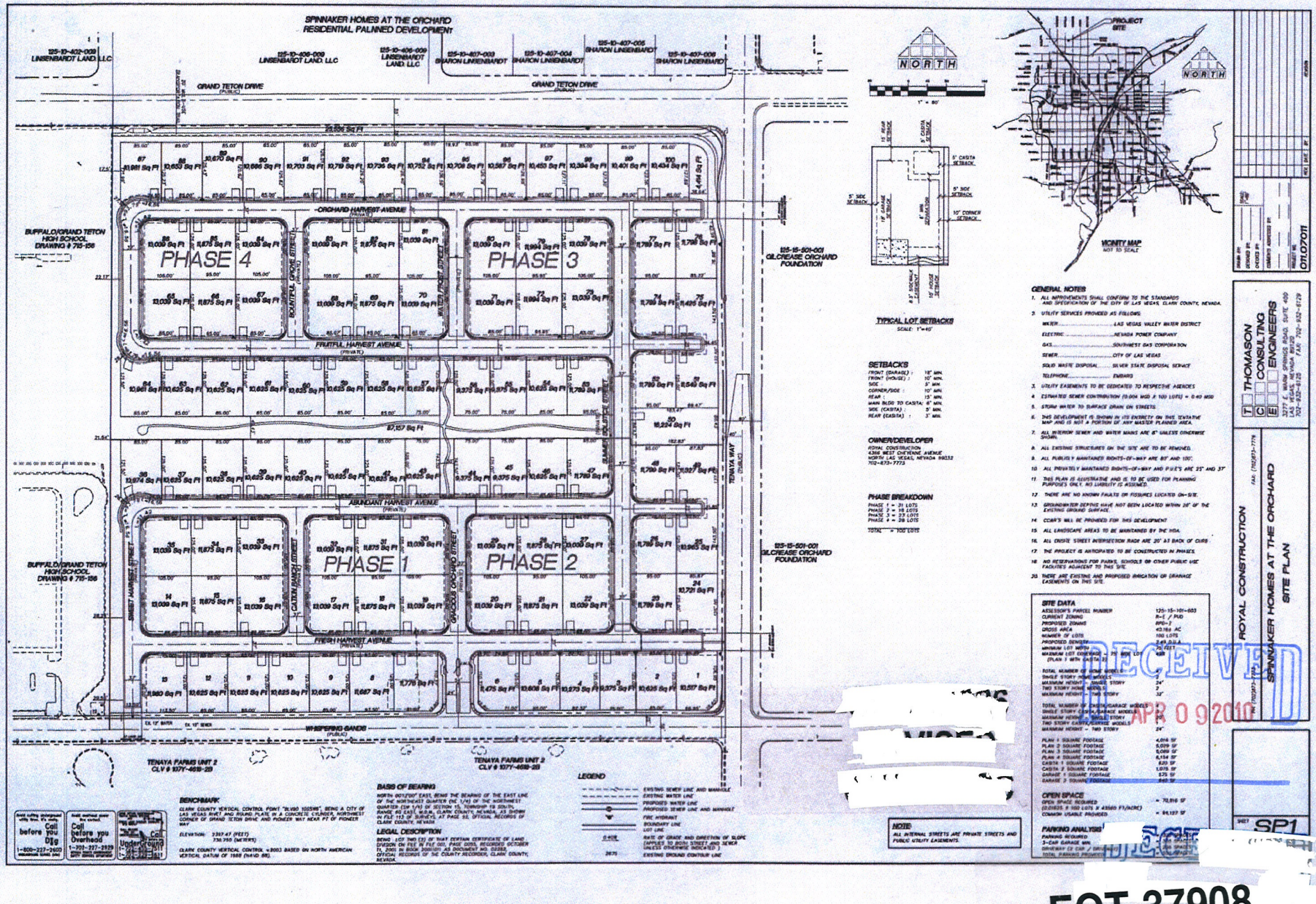
SPINNAKER HOMES AT THE ORCHARD
RESIDENTIAL PALANNED DEVELOPMENT
GRAND TETON DRIVE
ORCHARD HARVEST AVENUE
FRUITFUL HARVEST AVENUE
ABUNDANT HARVEST AVENUE
FRESH HARVEST AVENUE
WHISPERING SANDS
PHASE 1
PHASE 2
PHASE 3
PHASE 4
BUFFALO/GRAND TETON HIGH SCHOOL DRAWING # 715-156
125-15-501-001 GILCREASE ORCHARD FOUNDATION
TENAYA FARMS UNIT 2 CLV # 1071-405-29
TENAYA WAY
NORTH
VICINITY MAP
PROJECT SITE
TYPICAL LOT SETBACKS
SETBACKS
OWNER/DEVELOPER
ROYAL CONSTRUCTION
4368 WEST CHEYENNE AVENUE
NORTH LAS VEGAS, NEVADA 89032
702-873-7773
PHASE BREAKDOWN
PHASE 1 = 31 LOTS
PHASE 2 = 18 LOTS
PHASE 3 = 23 LOTS
PHASE 4 = 28 LOTS
TOTAL = 100 LOTS
GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER..... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC..... NEVADA POWER COMPANY
GAS..... SOUTHWEST GAS CORPORATION
SEWER..... CITY OF LAS VEGAS
SOLID WASTE DISPOSAL..... SILVER STATE DISPOSAL SERVICE
TELEPHONE..... EMBARQ
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (0.004 MGD X 100 LOTS) = 0.40 MGD
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. ALL EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 80' AND 100'.
10. ALL PRIVATELY MAINTAINED RIGHTS-OF-WAY AND P.U.E'S ARE 25' AND 37'
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
12. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
13. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 26' OF THE EXISTING GROUND SURFACE.
14. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT
15. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE HOA.
16. ALL ONSITE STREET INTERSECTION RADII ARE 25' AS BACK OF CURB
17. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES.
18. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.
19. THERE ARE EXISTING AND PROPOSED IRRIGATION OR DRAINAGE EASEMENTS ON THIS SITE.
SITE DATA
ASSESSOR'S PARCEL NUMBER 125-15-101-003
CURRENT ZONING R-E / PUD
PROPOSED ZONING RPD-7
GROSS AREA 43.166 AC
NUMBER OF LOTS 100 LOTS
PROPOSED DENSITY 2.49 D.U.A.
MINIMUM LOT WIDTH 70 FEET
MINIMUM LOT DEPTH 100 FEET
(PLAN 1 WITH CASITA) 75' MIN. LOT
TOTAL NUMBER OF HOME MODELS 4
SINGLE STORY HOME MODELS 2
MAXIMUM HEIGHT - SINGLE STORY 24'
TWO STORY HOME MODELS 2
MAXIMUM HEIGHT - TWO STORY 32'
TOTAL NUMBER OF FLOORPLANS/GARAGE MODELS 8
SINGLE STORY CASITA/GARAGE MODELS 4
MAXIMUM HEIGHT - SINGLE STORY 24'
TWO STORY CASITA/GARAGE MODELS 4
MAXIMUM HEIGHT - TWO STORY 32'
PLAN 1 SQUARE FOOTAGE 4,016 SF
PLAN 2 SQUARE FOOTAGE 5,009 SF
PLAN 3 SQUARE FOOTAGE 5,089 SF
PLAN 4 SQUARE FOOTAGE 6,154 SF
CASITA 1 SQUARE FOOTAGE 620 SF
CASITA 2 SQUARE FOOTAGE 1,075 SF
GARAGE 1 SQUARE FOOTAGE 525 SF
GARAGE 2 SQUARE FOOTAGE 840 SF
OPEN SPACE
OPEN SPACE REQUIRED = 70,816 SF
(0.01625 X 100 LOTS X 43560 FT/ACRE)
COMMON USABLE PROVIDED = 94,127 SF
PARKING ANALYSIS
PARKING REQUIRED
3-CAR GARAGE MIN.
DRIVEWAY (2 CAR / DWELLING UNIT)
TOTAL PARKING PROVIDED
BENCHMARK
CLARK COUNTY VERTICAL CONTROL POINT "BLVD 105'SW", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY
ELEVATION: 3397.47 (FEET)
736,750 (feet WRK)
CLARK COUNTY VERTICAL CONTROL +2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
BASIS OF BEARING
NORTH 00°12'00" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 113 OF SURVEYS, AT PAGE 55, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA
LEGAL DESCRIPTION
BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.
LEGEND
EXISTING SEWER LINE AND MANHOLE
EXISTING WATER LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE AND MANHOLE
FIRE HYDRANT
BOUNDARY LINE
LOT LINE
RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
EXISTING GROUND CONTOUR LINE
NOTE:
ALL INTERNAL STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.
THOMASON CONSULTING ENGINEERS
1375 E. WARM SPRINGS ROAD, SUITE 450
LAS VEGAS, NEVADA 89119
702-932-4125 FAX: 702-932-8179
ROYAL CONSTRUCTION
SPINNAKER HOMES AT THE ORCHARD
SITE PLAN
SHEET SP1
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SDR-27001

PLANNING & DEVELOPMENT

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

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

Josh
Kurt
Sonia
Status
File

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April 11, 2008

Mr. Ben Young
Spinnaker Home IX LLC
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

***RE: SDR-27226- SITE DEVELOPMENT PLAN REVIEW***

Dear Mr. Young:

Your request for a Site Development Plan Review for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on April 10, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

***Planning and Development***

1. Lots 95 and 96 on the Site Plan dated 3/11/08 shall be limited to one story or 20 feet, whichever is less.

2. Twenty (20) 24-inch box trees shall be added on the subject property exterior to the perimeter wall along Grand Teton as approved by the Department of Public Works.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/11/08 and 03/12/08, except as amended by conditions herein.

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Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

5. The standards for this development shall include a Minimum lot size of 9,375 square feet and Building height shall not exceed two stories or 32 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.

7. A revised elevation of the proposed block wall, indicating 20% contrasting block, shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for permits.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a perimeter block wall with 20% contrasting block.

12. Air conditioning units shall not be mounted on rooftops.

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

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14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

***Public Works***

16. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Grand Teton Drive and Tenaya Way prior to the issuance of any permits.

17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site prior to the issuance of any permits.

18. Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

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EOT-37908

20. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Emergency vehicle access/crash gated driveways shall be constructed in accordance with Standard Drawing #224.

21. The onsite streets shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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EOT-37908

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This action by the Planning Commission on **April 10, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***April 11, 2008.***

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:nl:clb

cc: Mr. Ben Young
Royal Construcion
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

Ms. Sonia Macias
TCE
3277 East Warm Springs Road
Las Vegas, Nevada 89120

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APR 0 9 2010
EOT-37908

THOMASON
CONSULTING
ENGINEERS

April 8, 2010 011-07011

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

**Reference: Spinnaker Homes at the Orchard**
**Extension of Time SDR-27226**
**APN #125-15-101-003**

On behalf of Spinnaker Homes IX LLC, we respectfully request your consideration of the attached extension of time for SDR-27226.

**Location:** The proposed site is located on Grand Teton Drive and Tenaya Way within Section 15, Township 19 South, Range 60 East.

At this time we are requesting for an extension of time for The Site Development Review was approved by Planning Commission on April 10, 2008 and is related to TMP-27023, which was approved by Planning Commission on May 8, 2008 and will expire in May 2012.

This request for an extension of time is to allow the developer to complete this project. This project has been delayed as a result of complex drainage issues that required extensive coordination with the CLV, Clark County, and CCRFCD. Also, due to the current economic situation the developer wishes to wait until the residential market improves to move forward with the construction of this project. The improvement plans are approved to mylar and the final map has been approved to mylar. The developer anticipates making use of the extension by analyzing the residential real estate market to determine the optimal time to move forward with this project.

If you need additional information or have any questions, please feel free to call me at 932-6125.

Sincerely,

Sonia Macias
Project Coordinator

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APR 09 2010
EOT-37908

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
ABEYANCE - RENOTIFICATION - SUP-37580 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC. - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 8500 West Cheyenne Avenue (APN 138-08-811-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

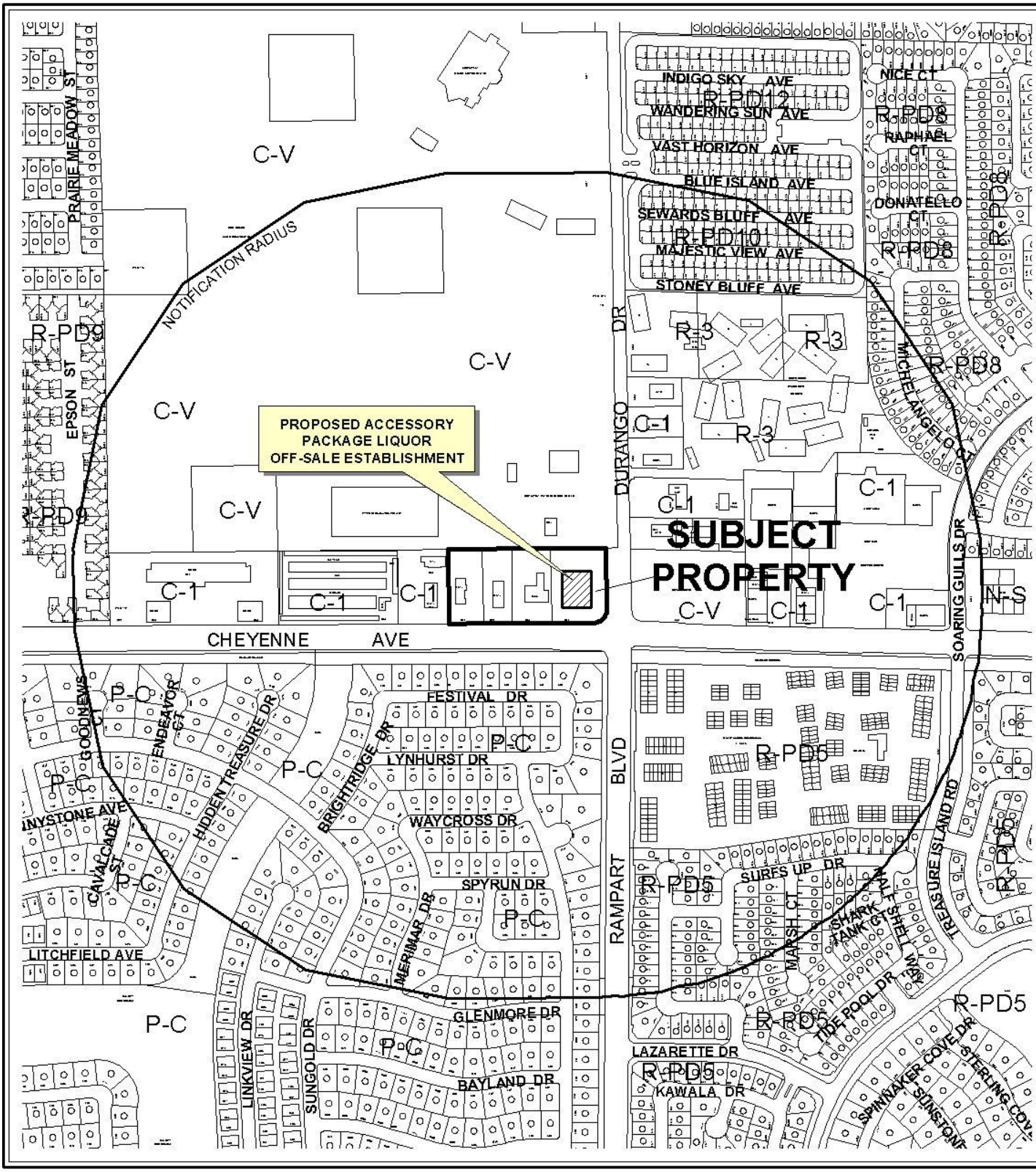
**NOTE:** THIS APPLICATION HAS BEEN AMENDED FROM A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE TO A 78 SQUARE FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **9** | **Planning Commission Mtg.** | **2** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards




0 500 1000 Feet

**CASE:** **SUP-37580**

**RADIUS:** 1000 FT

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

N




0 500 1000 Feet

**CASE:** **SUP-37580**

**RADIUS:** 1000 FT

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




**SUP-37580**

**Business Licenses**

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37580** APN: 138-08-811-004

Name of Property Owner: Waltrust Properties, Inc.

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 138-08-811-004

Signature of Property Owner: _____

Print Name: Robert M Silverman

Subscribed and sworn before me

This 23rd day of October, 2009

_____

Notary Public in and for said County and State

Revised 11-14-06

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

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MAR 04 2010

#4197

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP: Retail Establishment with Accessory Package Liquor Off-Sale

**Project Address (Location)** 8500 West Cheyenne Avenue

**Project Name** Walgreens **Proposed Use** Drug Store (existing)

**Assessor's Parcel #(s)** 138-08-811-004 **Ward #** 4

**General Plan:** existing XX proposed _____ **Zoning:** existing C-1 proposed _____

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

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

**Additional Information** _____

**PROPERTY OWNER** Waltrust Properties, Inc. **Contact** Rebecca Lidskin

**Address** 104 Wilmot Road, M.S. #1420 **Phone:** (847) 315-4651 **Fax:** (847) 315-4825

**City** Deerfield **State** IL **Zip** 60015

**E-mail Address** rebecca.lidskin@walgreens.com

**APPLICANT** Walgreen Co. **Contact** Rebecca Lidskin, Attorney

**Address** 104 Wilmot Road, M.S. #1420 **Phone:** (847) 315-4651 **Fax:** (847) 315-4825

**City** Deerfield **State** Illinois **Zip** 60015

**E-mail Address** Rebecca.Lidskin@walgreens.com

**REPRESENTATIVE** Lionel Sawyer & Collins **Contact** Jennifer Roberts

**Address** 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** jroberts@lionelsawyer.com

**Property Owner Signature*** _____

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

**Print Name** Robert M Silverman

Subscribed and sworn before me

This 23rd day of November, 2009.

_____

Notary Public in and for said County and State

"OFFICIAL SEAL"
SUZANNE L. COLLINS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/4/2010

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37580 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | |
| **Received By:** | 3/4/10 |

*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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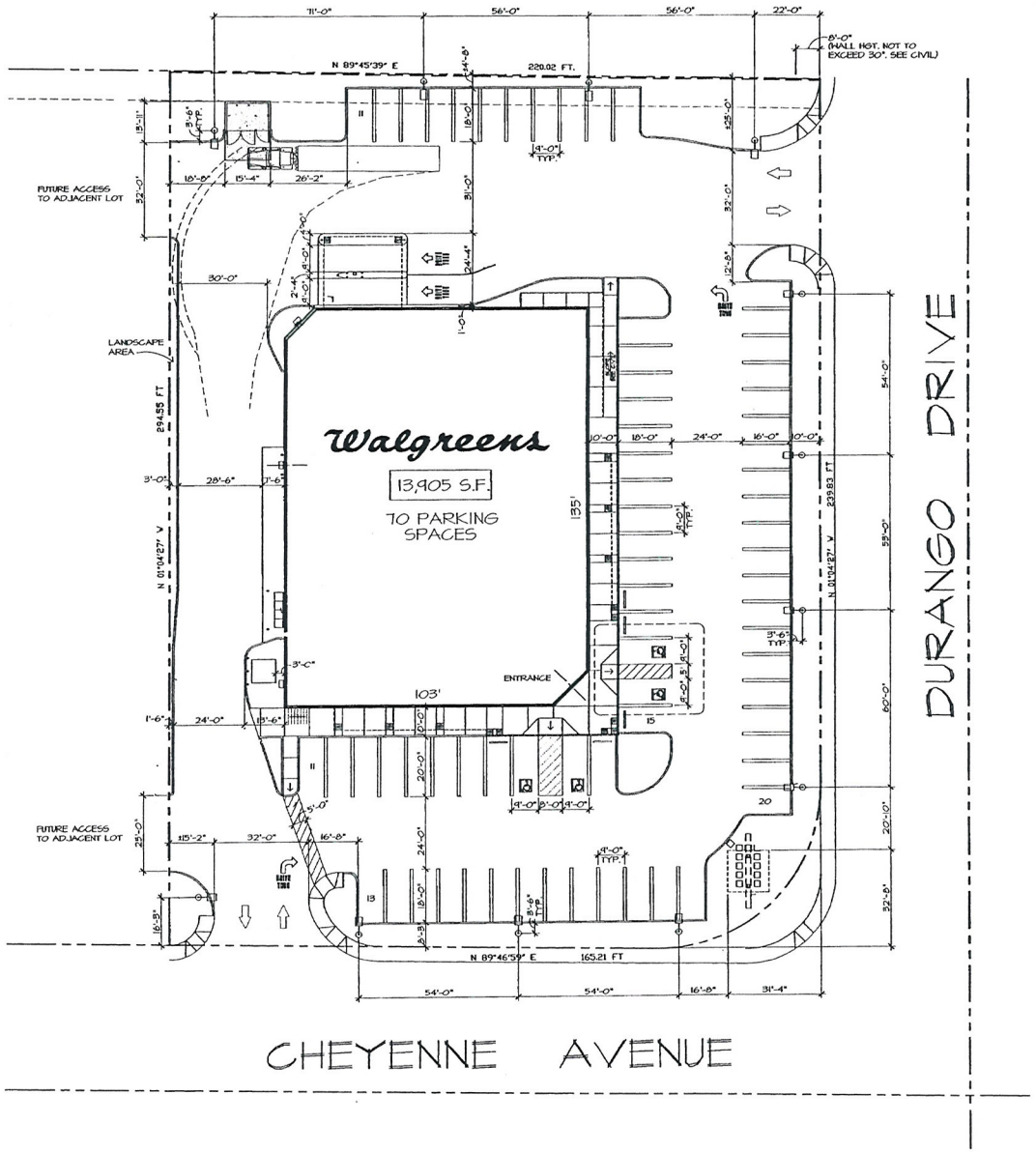
MAR 04 2010

Revised 10/27/08

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

#4197




SITE PLAN

SCALE: 1" = 20'-0"

north

**SUP-37580**

**04/22/10 PC**

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MAR 04 2010

**Walgreens**

FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105

| NO. | DATE | BY | DESCRIPTION | CON |
|---|---|---|---|---|

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF XXXXXXXX AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 04197

PROJECT NAME
WALGREENS STORE
8500 WEST CHEYENNE AVE.
LAS VEGAS, NV

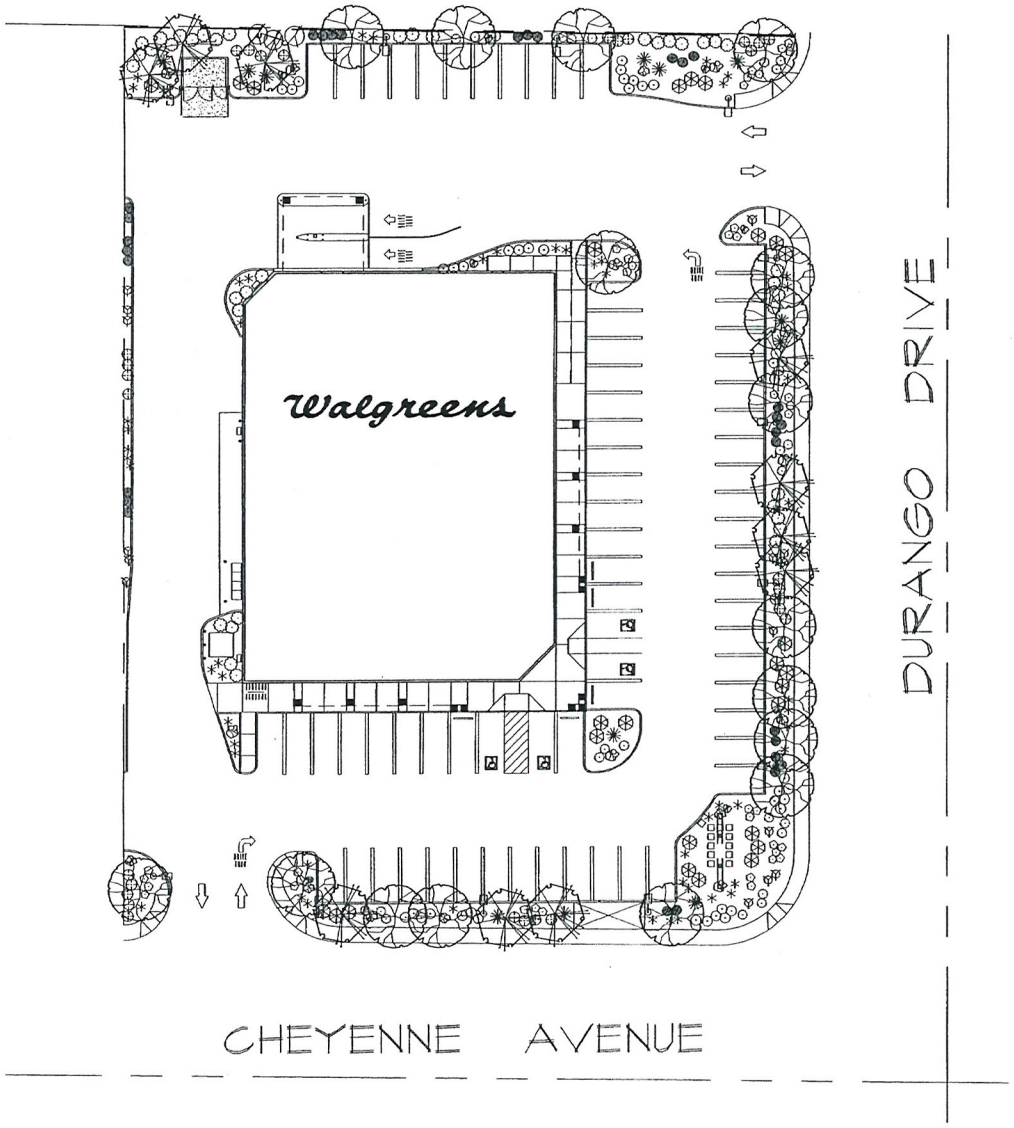
DRAWING TITLE
SITE PLAN

CADD PLOT: 4197-A01-BW-13NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:

SCALE: 1"=20'-0"
DRAWN BY: RH
DATE: 11-13-09
REVIEWED BY:

DRAWING NO. A0.1
OF DWGS.

TIM MICHALSKI 11/17/2009 3:18 PM S:\DOCUMENTS AND SETTINGS\MICHAT\DESKTOP\JAMIE\04197-A01-BW-13NOV09




LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NORTH

**Walgreens**

FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105

| NO. | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|

REVISIONS

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STORE NUMBER 04197

PROJECT NAME
WALGREENS STORE
8500 WEST CHEYENNE AVE.
LAS VEGAS, NV

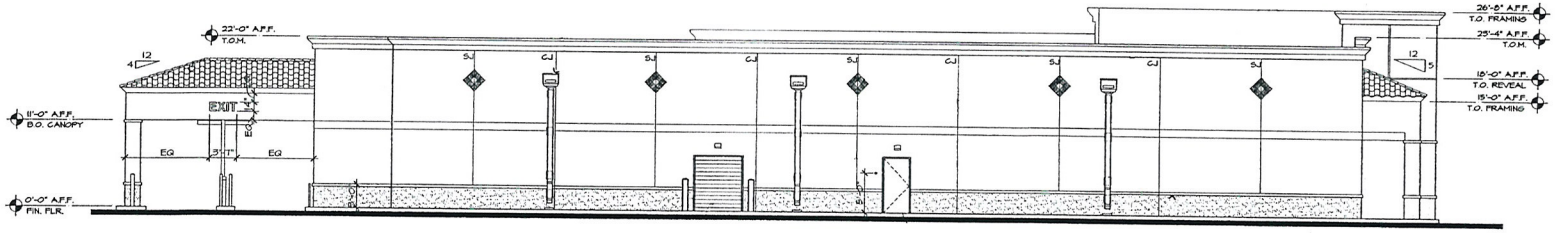
DRAWING TITLE
LANDSCAPE PLAN

| | | |
|---|---|---|
| CADD PLOT: 04197-L1-BW-13NOV09 | SCALE: 1"=20'-0" | DRAWING NO. |
| VOID PLOT: | DRAWN BY: RH | L1 |
| SUPERSEDES PLAN DATED: | DATE: 11-13-09 | |
| | REVIEWED BY: | OF DWGS. |

BM MCKALSH 11/17/2009 3:18 PM C:\DOCUMENTS AND SETTINGS\MCRA1\DESKTOP\JAME\04197-L1-BW-13NOV09

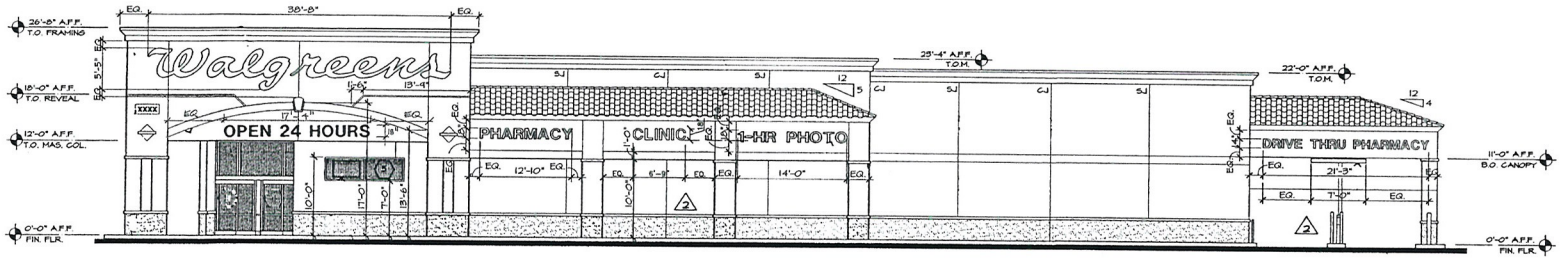
SUP-37580
04/22/10 PC

RECEIVED
MAR 04 2010



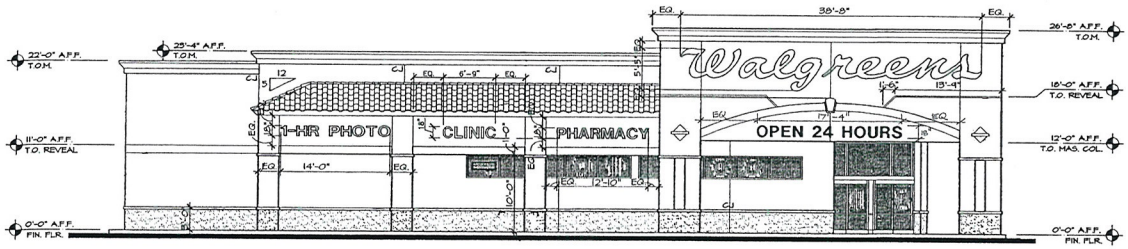

## WEST ELEVATION

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



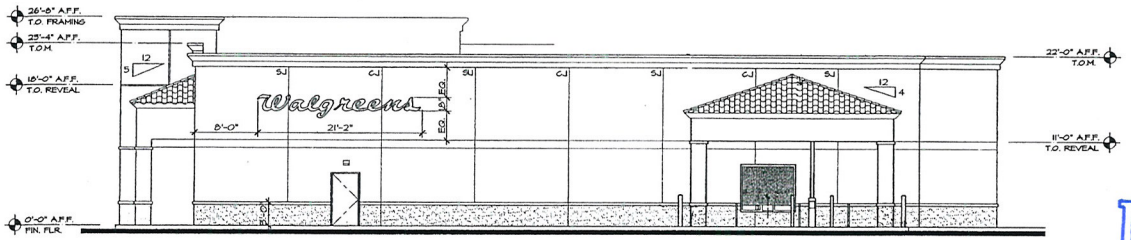

## EAST ELEVATION

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




## SOUTH ELEVATION

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




## NORTH ELEVATION

**SUP-37580**
**04/22/10 PC**

RECEIVED
MAR 04 2010

**Walgreens**
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-4616

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS'
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | BUILDING |
|---|---|
| NEW ☐ | NEW ☐ |
| REMODELING ☐ | EXISTING ☐ |
| RELOCATION ☐ | NEW SHELL ONLY ☐ |
| OTHERS ☐ | |

| NO. | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|

REVISIONS

CERTIFICATION AND SEAL

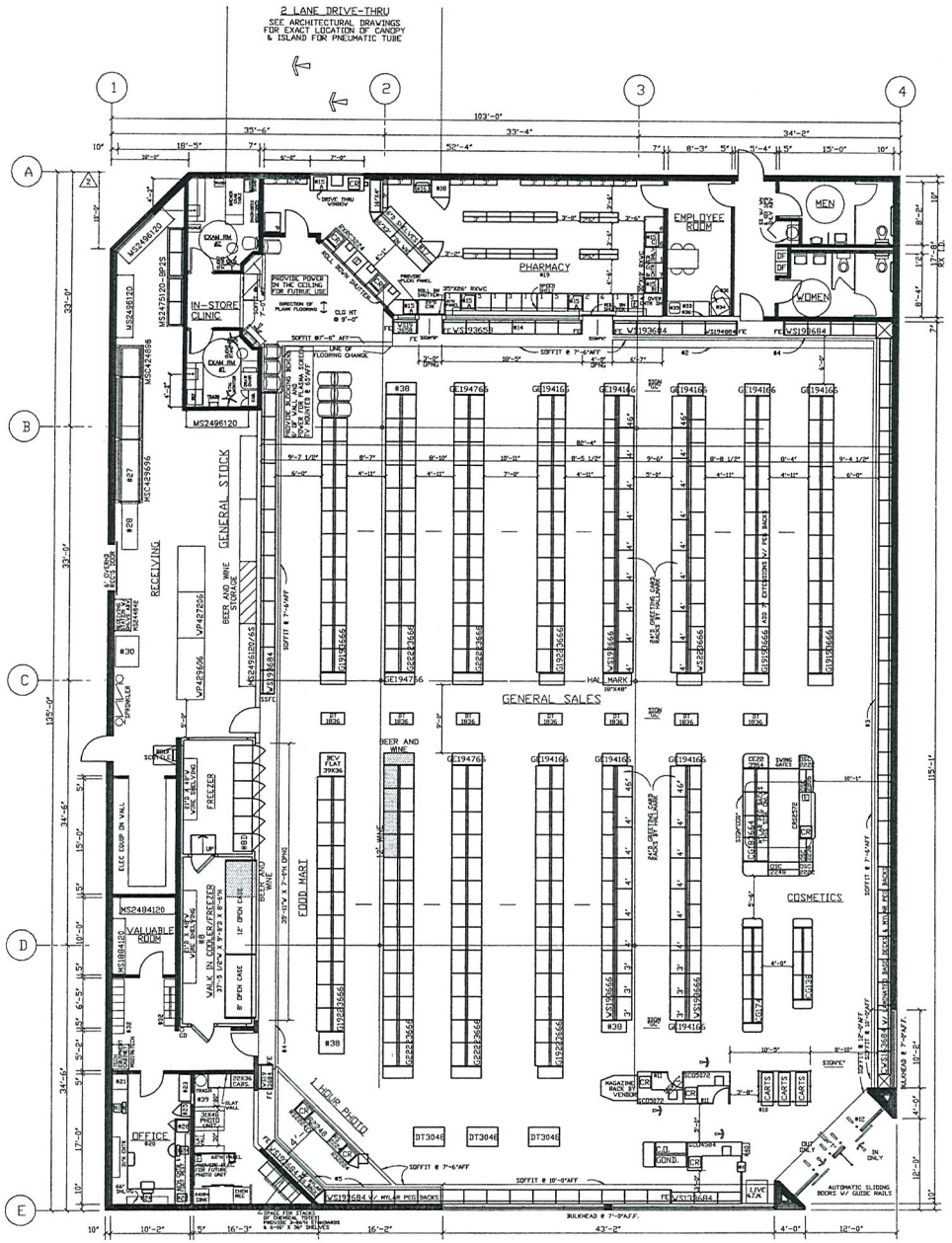
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 04197

PROJECT NAME
WALGREENS STORE
8500 WEST CHEYENNE AVE.
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATIONS

CADD PLOT: 04197-a21-02-11oct06
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: AS SHOWN
DRAWN BY: AMH
DATE: 11-12-96
REVIEWED BY: RWK
DRAWING NO. A2.1
OF DWGS.




LEGEND

BEER AND WINE SALES | BEER AND WINE STORAGE

OCCUPANCY LOAD

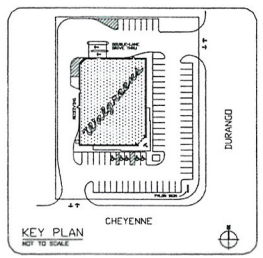
TOTAL OCCUPANCY: 414

TOTAL BEER/WINE SQUARE FEET

TOTAL BEER AND WINE SALES: 48 SQ. FT.

TOTAL SALES: 8997 SQ. FT.

% SALES FLOOR DEVOTED TO BEER AND WINE = .53%




FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR FINAL SITE PLAN

## INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND AISLE MARKERS @ 9'-6" AFF UNLESS OTHERWISE NOTED.

SIGN "C" CHECKOUT/THANK YOU
SIGN "E" ENTRANCE/EXIT
SIGN "L" LIQUOR/THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARDS
SIGN "COS" COSMETIC HANGING CUBE 8" X 8" X 30"H @ 8'-0" AFF
SIGN "SB" SAN BRUNO CHECKOUT LANE #
SIGN "N" SAN BRUNO PHOTO

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS.
SIGN "J" PICK UP PRESCRIPTIONS
SIGN "K" DROP OFF PRESCRIPTIONS
SIGN "O" CONSULTATION WINDOW

ATTACH SIGNS TO UNDERSIDE OF SOFFIT. REFER TO FIXTURE PLAN FOR SIGN LOCATION. PROVIDE (2) MOLLOY WALL ANCHORS PER SIGN. SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS.

## GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER
2. SECURITY MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. PLASTIC "S" CORNICE SPECIFIED ON THIS DRAWING TO BE SOFFIT MOUNTED.
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. REFRIGERATION: 3' SPACE BEHIND CASES
   A. MASTER-BILT: 3 DOOR MEDIUM TEMP CASE BMG-80; 84"W X 34.5"D X 78.5"H
   B. MASTER-BILT: 3 DOOR LOW TEMP CASE BLG-80; 84"W X 34.5"D X 78.5"H
   C. MASTER-BILT: 2 DOOR MEDIUM TEMP CASE BMG-52; 56"W X 34.5"D X 78.5"H
   D. MASTER-BILT: 2 DOOR LOW TEMP CASE BLG-52; 56"W X 34.5"D X 78.5"H
   E. MASTER-BILT: 2 DOOR BACK-UP BOX TLS-52; 56"W X 34.5"D X 78.5"H
   F. MASTER-BILT: WINE COOLER WMB-500; 70"W X 31"D X 76"H
   G. MASTER-BILT WALK-IN COOLER: PROVIDE
      ____ #1001 COOLMASTER DOORS 26 3/4" X 73" EACH AND
      6 #101 FREEZMASTER DOORS 26 3/8" X 73" EACH BY ANTHONY.
      A. __ DOORS<5> FOR EACH DOOR PROVIDE (7) "D BEV-O-FLOW GRAVITY SHELVES; UPPER (5) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS.
      B. __ DOORS<5> FOR EACH DOOR PROVIDE (7) 27"D ANTHONY WIRE SHELVES AND (4) 84" POSTS.
      C. __ DOORS<5> "D ROLLER CONVEYOR AT FLOOR LEVEL
      D. 6 DOORS<5> FOR EACH DOOR PROVIDE (8) 27"D ANTHONY SHELVES
      E. __ DOORS<5> FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
      F. __ DOORS<5> "D DOUBLE DECK ROLLER CONVEYOR
      G. __ DOORS<5> FOR EACH DOOR PROVIDE (2) MOBILE ICE MERCHANDISERS
8. ICE CHEST BY VENDOR; APPROX. 50 X 34 X 78
9. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
10. FREE STANDING CHECKOUTS TO HAVE A GATE AND 36"H SIDE SCREEN. PROVIDE A 6"H DARK BROWN VINYL BASE AT ALL CHECKOUTS
11. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
12. RX WAITING ROOM
    (6) SEATS
    (-) TABLE LAMP (WHEN SHOWN)
    (1) MAGAZINE RACK; LOCATE AT 42" AFF
    (2) PIECES OF ARTWORK 22X25 (SEE INTERIOR ELEVATION FOR LOCATION)
13. FIXED GLASS PANEL OPENING (SEE ARCH DWGS)
14. COMPUTER TERMINAL
    15a INTERCOM PLUS TERMINAL
    15b INTERCOM TERMINAL
    15c TRAINING TERMINAL
15. RX SINK AND CABINET
16. CRX CABINET
17. RX REFRIGERATOR
18. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
    #1 - RX 3 DRAWER VIAL UNIT
    #2 - RX 3 DRAWER FILE INSERT
    #3 - RX OPEN UNIT
    #4 - RX PRINTER CABINET
    #5 - RX 5 DRAWER FILE INSERT
    #7 - RX OPEN UNIT W/ CPU SHELF
    #8 - RX PRINTER INSERT
    #9 - RX COMMUNICATION CABINET

OFFICE:
19. PROVIDE TILED FLOOR & VINYL WALLCOVERING
20. UNDER COUNTER SHELF UNIT
21. COMPUTER PRINTER
22. LATERAL FILE
23. ADMINISTRATION TERMINAL
24. TILL LOCKER
25. SAFE

STOCKROOM:
26. GRAVITY CONVEYOR
27. NEST-A-FLEX CONVEYOR
28. POWER ROLLER CONVEYOR
29. BALER: 56"W X 34"D X 78"H

EMPLOYEE ROOM:
30. TV, VCR & BRACKET PROVIDED BY WALGREENS
31. EMPLOYEE LOCKERS: (1) 7'W & (1) 6'W X 18"D
32. 5'-0" W X 2'-0" EMPLOYEE COUNTER W/ CABINET
33. EMPLOYEE ROOM REFRIGERATOR
34. EMPLOYEE ROOM SINK (IN COUNTER)
35. 5'-0" MIRROR ON WALL ABOVE COUNTER

MISC:
36. ELECTRICAL OUTLET FOR FUTURE USE
37. VENDOR RACKS: REMOVE BASE DECK & SHOES; END PANEL TO REMAIN
38. PROVIDE OPENING FOR ONE WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
39. NEWSPAPER RACK BY VENDOR

| EXECUTIVE APPROVAL | | DATE |
|---|---|---|
| EXEC. VICE PRESIDENT DRUG STORE OPERATIONS | G.S.KRAISS | 08-26-96 |
| SR. VICE PRESIDENT FACILITIES DEVELOPMENT | W.A.SHIEL | 08-26-96 |
| VICE PRESIDENT DRUG STORE OPERATIONS | J.B.KARLIN | 08-26-96 |
| REGIONAL VICE PRESIDENT | | |
| SR. MANAGER PLANNING & DESIGN | J.C.MARK | 08-26-96 |

**Walgreens**

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL.
847-940-2500 60015

PROJECT DATA

| TYPE | | | | | |
|---|---|---|---|---|---|
| NEW LOCATION | ☒ | GENERAL SALES | ☒ | FOOD MART | ☒ |
| NEW LOCATION EXISTS BLDG. | ☐ | PHARMACY | ☒ | BEER | ☐ |
| REMODEL | ☐ | LIQUOR | ☐ | SECURITY | ☐ |
| | | 1 HOUR PHOTO | ☒ | 24 HOUR STORE | ☐ |

SQUARE FOOT AREA SUMMARY

| DEPARTMENT | | SALES | STOCK | SERVICE | TOTAL EXIST'G | TOTAL NEW |
|---|---|---|---|---|---|---|
| GEN SALES | EXIST | | | | | |
| | NEW | 8997 | 1621 | 1104 | | 11722 |
| CLINIC | EXIST | | | | | |
| | NEW | | | 274 | | 274 |
| BEER | EXIST | | | | | |
| | NEW | | | | | |
| 1 HR PHOTO | EXIST | | | | | |
| | NEW | 225 | | | | 225 |
| BSMT. | EXIST | | | | | |
| | NEW | | | | | |
| MEZZ-ANINE | EXIST | | | | | |
| | NEW | | | | | |
| RX & WAIT'G | EXIST | | | | | |
| | NEW | 984 | | | | 984 |
| FOOD MART | EXIST | | | | | |
| | NEW | 700 | | | | 700 |
| TOTAL EXIST | | | | | | |
| TOTAL NEW | | 10906 | 1621 | 1378 | | 13905 |

TOTAL AREA: FIRST FLOOR 13905 SQ. FT.
TOTAL AREA: OTHER LEVELS 0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS AND ALL LEVELS 13905 SQ. FT.
RX SHELVING LINEAL FEET 103 LIN. FT.
RX SQUARE FOOT AREA 799 SQ. FT.

FIXTURE MANUFACTURER

KIECHLER/MYERS ☐ MADIX/MYERS ☐ LOZIER/STOREKRAFT ☒

REVISIONS

| NO. | DATE | BY | DESCRIPTION | CONST. |
|---|---|---|---|---|
| D1 | 3-31-97 | CAB | REVISE D1 PER MDI | |
| 1 | 07/24/06 | JM | ADDED 3M STORE CLINIC RM'S (TO: REMOVE WINE WALL AT RX WAITING, SHORTEN CONF. VEYOR D 10', RESET AND NEW STOCK RM SHELVING<br>WALGREENS PROVIDES POWER, PHONE, DATA LINES, BUFFED IN PLUMBING, LIGHTING, I<br>GLAZING WHERE INDICATED AND FLOORING: "PINNACLE" WILL RESEARCH TYPE OF FLOORING "PINNACLE" PROVIDES THE DOMINING FINISH MATERIALS<br>ADDED PLANK FLOORING PER JM & RVP<br>REMOVED 3' SEC OF GONDOLA AND DMC GC AND ADDED SIX CHAIRS | |
| 2 | 01/26/07 | BL | UPDATE FIXTURES IN CLINIC PER CLINIC PROVIDER | |
| 3 | 06/25/08 | CAS | ADJUST CLINIC SCOPE ACCORDING TO CLINIC LAYOUT | |

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 04197

PROJECT NAME
WALGREENS STORE
8500 W. CHEYENNE AVE.
LAS VEGAS, NV
REMODEL

DRAWING TITLE
FIXTURE PLAN

CADD PLOT: 04197-D1-06-23JUN08
VOID PLOT: F04197D105
SUPERSEDES PLAN DATED:
SCALE: 1/8"=1'-0"
DRAWN BY: BELLAMY
DATE: 06/22/96
REVIEWED BY:
DRAWING NO. D1
OF DWGS.

**SUP-37580**
**04/22/10 PC**

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SUP-37580 - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC.
8500 WEST CHEYENNE AVENUE

03/18/10




SUP-37580 - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC.
8500 WEST CHEYENNE AVENUE

03/18/10




SUP-37580 - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC.
8500 WEST CHEYENNE AVENUE

03/18/10




SUP-37580 - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC.
8500 WEST CHEYENNE AVENUE

03/18/10

# LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
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MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com


January 26, 2010

**VIA FACSIMILE & HAND DELIVERY**

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

**RE:** ***Application for Special Use Permit***

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 8500 West Cheyenne Avenue. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect nearby properties, as this store is intersected by two major thoroughfares – Cheyenne Avenue and Durango Drive – and is adjacent to commercial and public facility uses. The nearby residential areas are adequately buffered by Cheyenne Avenue and a flood channel. There are other businesses in the general area that sale alcohol, including a convenience store, so the proposed use would not be unique to the area. The site also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

With this special use permit, Walgreens will remain competitive with similar businesses by offering patrons the option to purchase packaged beer, wine, or liquor for consumption off-premises. Since this use is commonly found at drug and retail grocery stores in Las Vegas, there would be no variable impact on other businesses by

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**SUP-37580**
**04/22/10 PC**

allowing Walgreens to sell alcohol for the convenience of its customers at this location.

Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Also, the location will not devote more than 10% of the retail floor space to the display or merchandising of alcoholic beverages.

Furthermore, Walgreen Co. is a well-established national company with shares traded on the New York Stock Exchange. The company has over 60 stores in southern Nevada that maintain a low impact on neighboring properties.

As Walgreens is currently operating and the addition of packaged beer, wine, and liquor for sale is compatible with the surrounding area, we respectfully request a special use permit for the addition of accessory "off-sale" packaged beer, wine, and liquor sales.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

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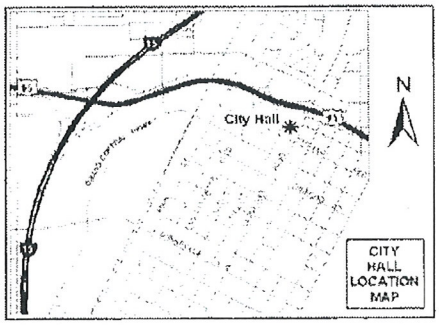
04/22/10 PC

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

**Return Service Requested**
**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580
13817512016
WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

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HIP

7022436477

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

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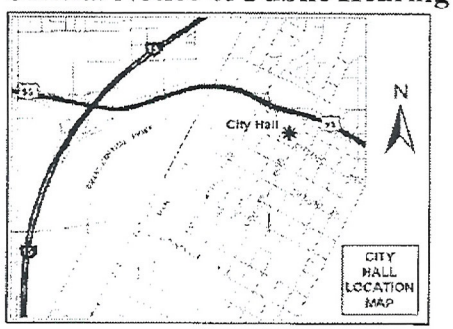


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

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02 1M $ 00.41⁴
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Case: SUP-37580

~~13816115009~~
DICKEY BILL JR & RUTH REV LIV TR
7805 LONESOME HARBOR AVE
LAS VEGAS NV 89131-5001

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City of Las Vegas
Planning & Development Department
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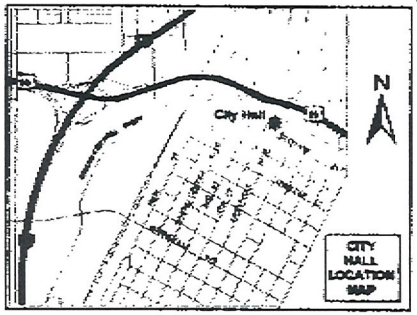


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13817512119
LEE ROBERT G & CAROL J
8525 WAYCROSS DR
LAS VEGAS NV 89134-8671

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HIP

04/12/2010 13:33 7024319795 JE PAGE 01

## Application Information

**SUP-37580 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC.** - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 8500 West Cheyenne Avenue (APN 138-08-811-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

There must be enough places to buy booze in this town without adding one more. This is close to a park, school & my condo I bought for my son. Please curb this kind of sales in our neighborhoods —

Mr. K. Davis

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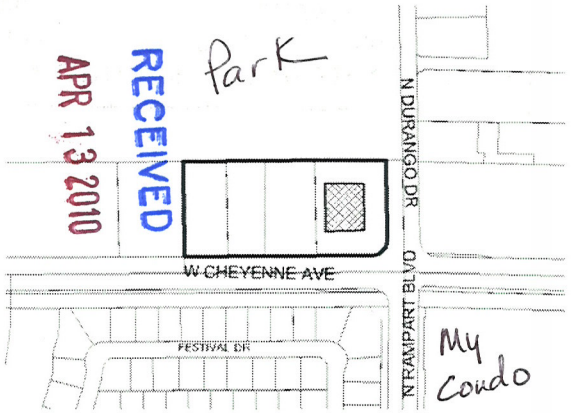
APR 13 2010

## Application Location




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

## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***April 22, 2010*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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

4/P

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

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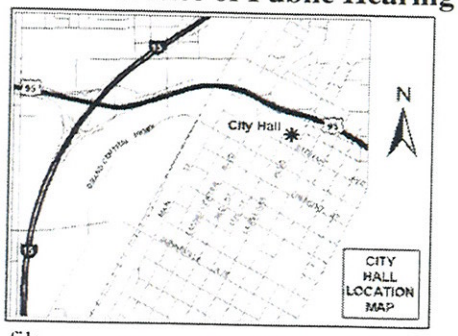


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13816120023
LEAVITT FAMILY TRUST
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

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Submitted after final agenda
Date 4/19/10
Item 41
P

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

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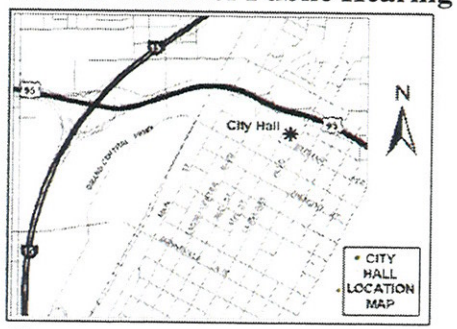


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13816120020
LEAVITT ROBERT A & PENELOPE N
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

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Date 4/19/10
Item 41p

City of Las Vegas
Planning & Development Department
Development Services Center
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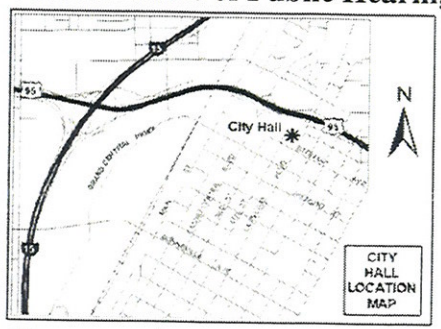
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13817510032
BAUER EDITH V VINES & DAVID J
3108 ENDEAVOR CT
LAS VEGAS NV 89134-8584

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Submitted after final agenda
Date 4/19/10
Item 41

City of Las Vegas
Planning & Development Department
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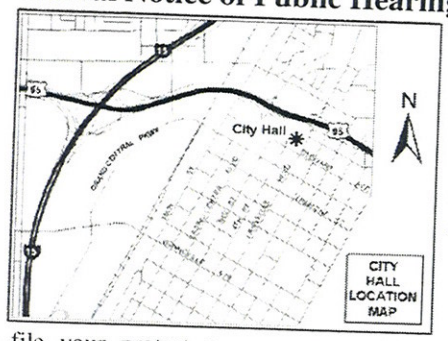


I oppose Because they just open a huge Wine Store in Baca Park & I heard Lee's Liq. also opening a store Near their ~~[illegible]~~, also Smiths & Albers have a nice selection, Wine, Beer, etc.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-37580**

Planning Commission Meeting of 4/22/2010

13817512053 Case: SUP-37580
KRAUSE VIRGINIA L TRUST
3021 MERIMAR DR
LAS VEGAS NV 89134-8659

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BAVDS11 89134

Submitted after final agenda
Date 4/14/10
Item 41p

APR-14-2010 11:23A FROM:

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Development Services Center
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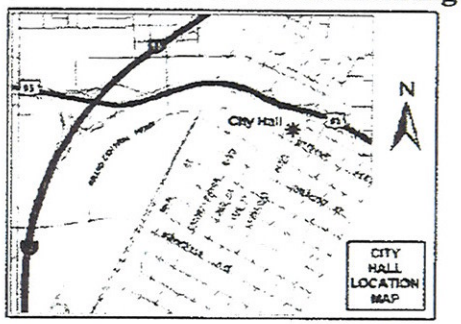


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13816120016
MAY WILLIAM M
10729 SPRUCEDALE AVE
LAS VEGAS NV 89144-4401

ENVOF11 89144

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APR 16 2010

Submitted after final agenda
Date 4/19/10
Item 4b

TO:3857268 P.1/1

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

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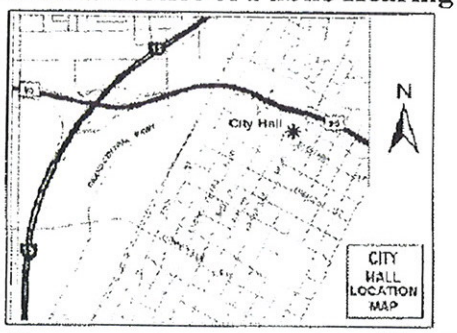


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580
13809313067
MURRIN 2003 FAMILY TRUST
1160 SOMERSET DR
SAN JOSE CA 95132-3043

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Submitted after final agenda
Date 4/20/10 Item 41 A

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

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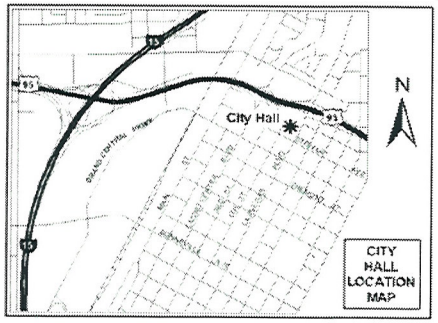


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-37580**

Planning Commission Meeting of 4/22/2010

Case: SUP-37580

13817512127
GOMSKI LEO & CECILIA TRUST
8516 SPYRUN DR
LAS VEGAS NV 89134-8668

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414

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

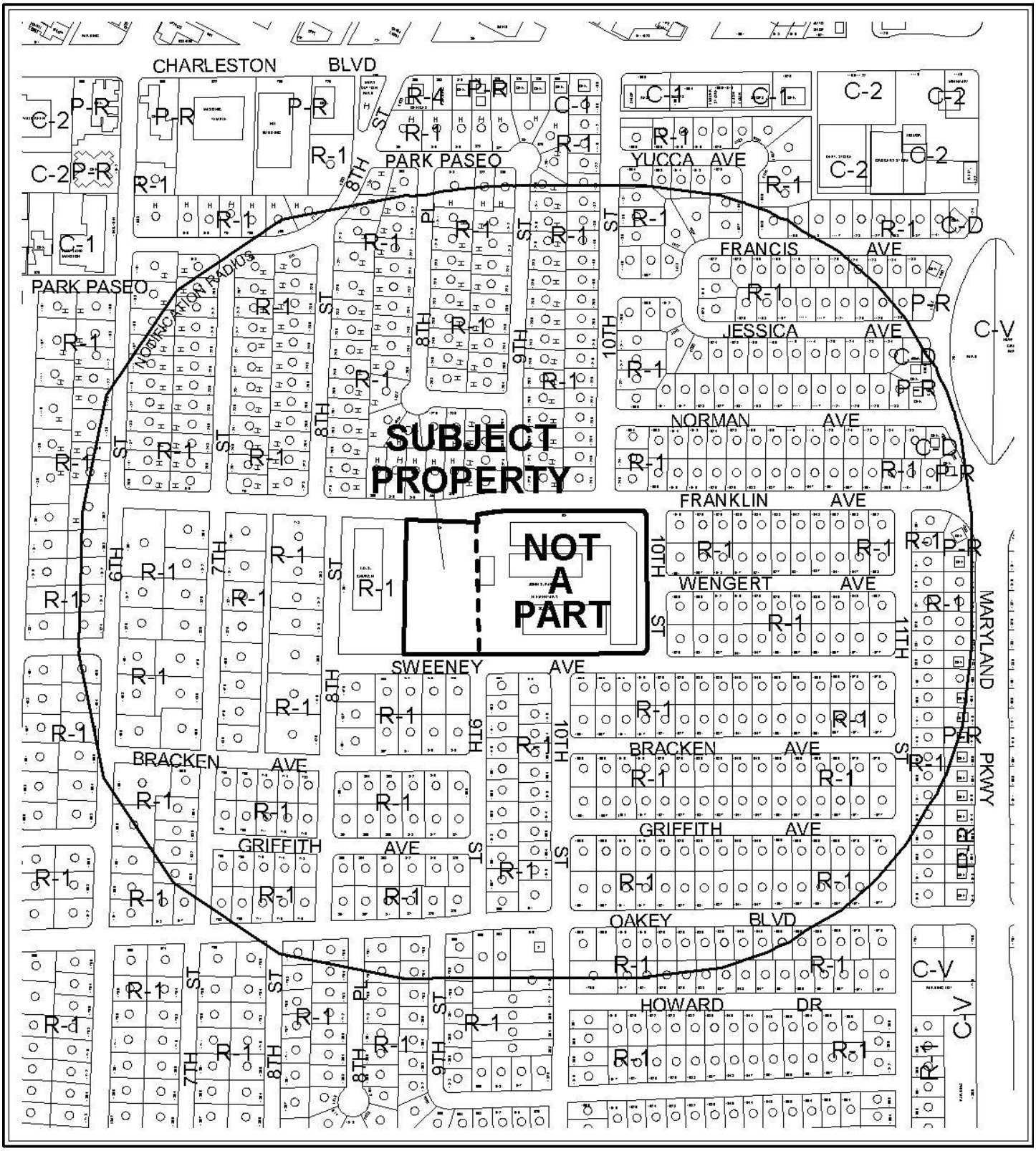
**SUBJECT:**
ZON-37852 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 7.45 acres at 931 Franklin Avenue (APN 162-03-604-005), Ward 3 (Reese). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 400 800 Feet

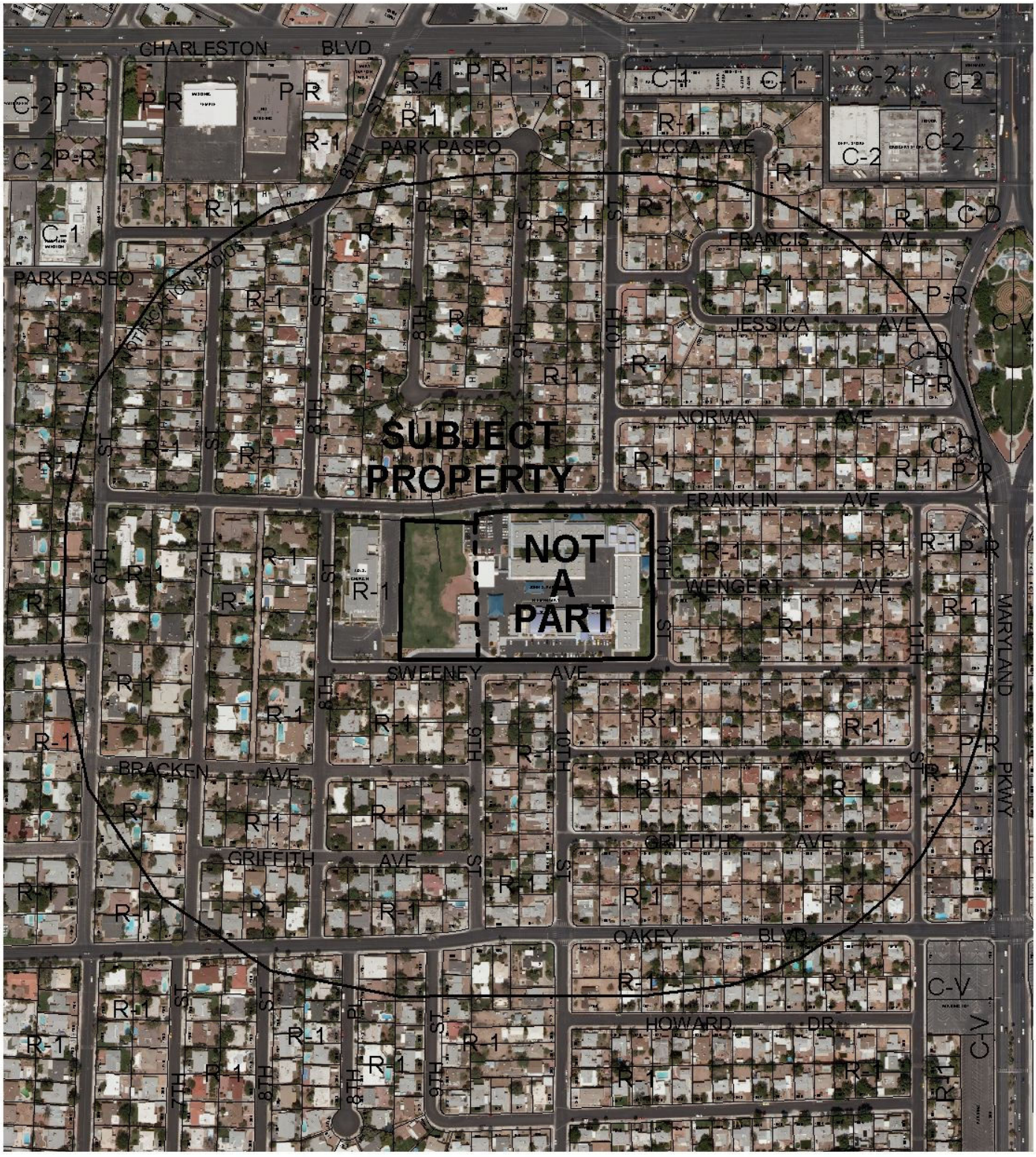
**CASE:** **ZON-37852**

**RADIUS:** 1000 FT

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

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

N




0 400 800 Feet

**CASE:** **ZON-37852**

**RADIUS:** 1000 FT

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

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-37852 APN: 162-03-604-005

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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:~~ REPRESENTATIVE Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 2nd day of April, 2010

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103906-1 My Appointment Expires Nov. 9, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 931 Franklin Avenue

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 162-03-604-005 **Ward #** 3

**General Plan:** existing PF proposed _____ **Zoning:** existing R-1 proposed C-V

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

**Gross Acres** 7.45 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** School Board of Trustees **Contact** Linda Perri

**Address** 2832 E. Flamingo Road **Phone:** 799-5214 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89121-5205

**E-mail Address** LKPERRI@interact.ccsd.net

**APPLICANT** City of Las Vegas **Contact** Andy Reed

**Address** 731 S. 4TH Street **Phone:** 229-6882 **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** Andrew P. Reed

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

**Print Name** ANDREW P. REED

Subscribed and sworn before me

This 2nd day of April, 2010.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103906-1 My Appointment Expires Nov. 9, 2013

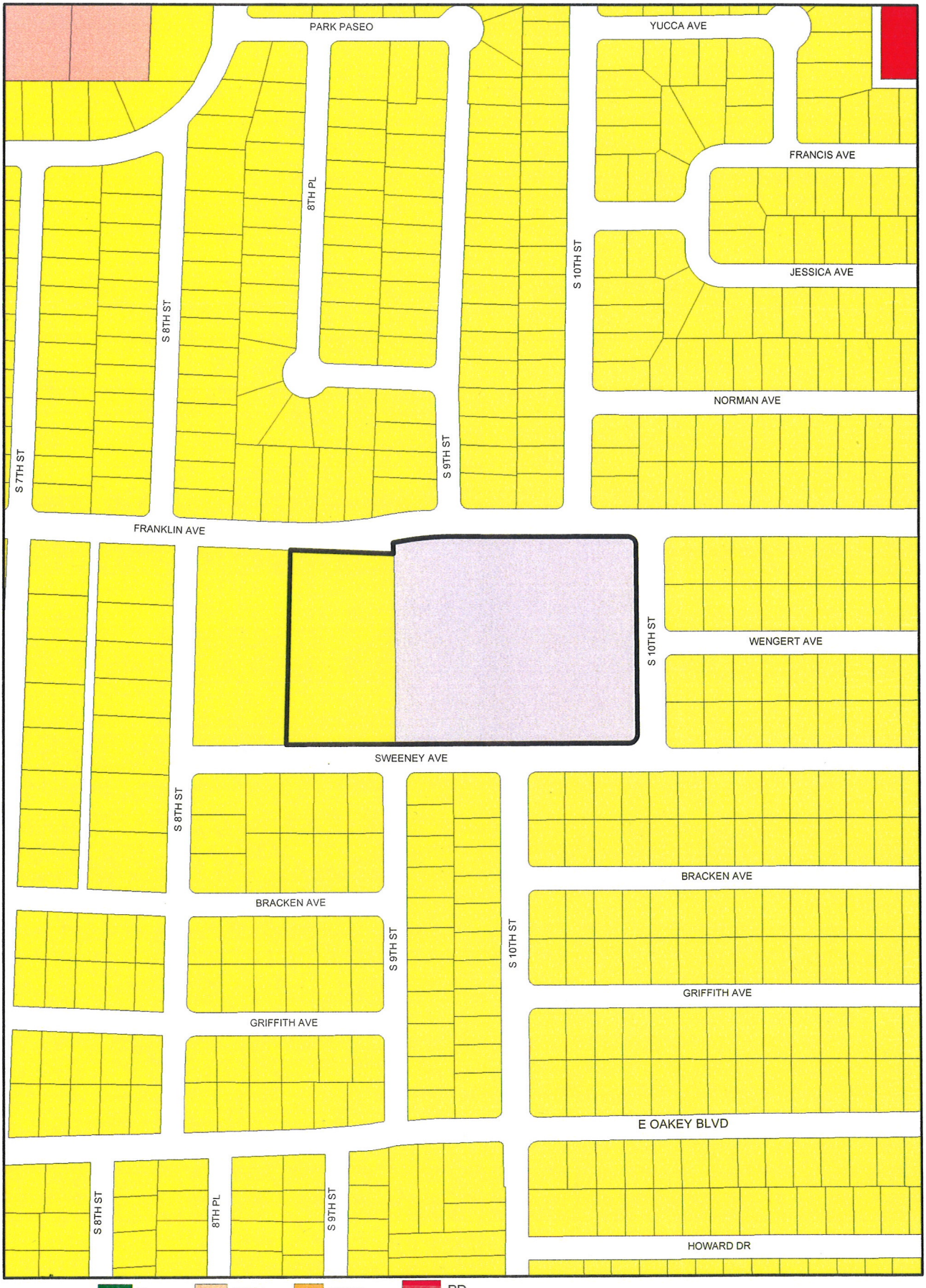
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-37852 |
| Meeting Date: | 5-27-10 |
| Total Fee: | N/A |
| Date Received:* | 4-7-10 |
| Received By: | A Reed |

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

Revised 10/27/08

# REZONING Parcel: 162-03-604-005




RECEIVED
APR 09 2010

ZONING

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

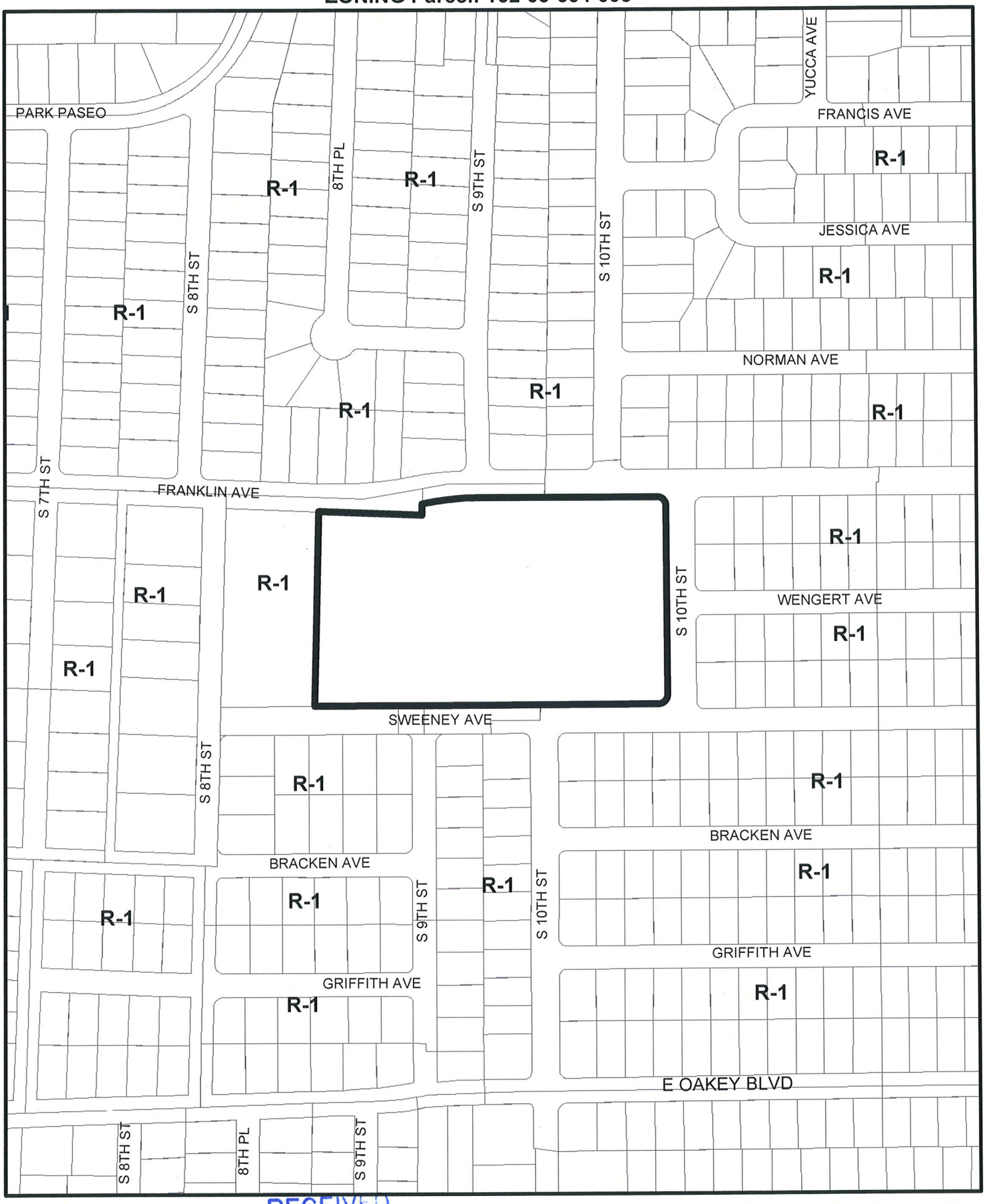
**ZON-37852 From R-1 to C-V**

Data Current as of: April 6, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept 702-229-6301

PLANNING & DEVELOPMENT

# ZONING Parcel: 162-03-604-005




RECEIVED

APR 09 2010

From R-1 to C-V

ZON-37852

Data Current as of: April 6, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

April 7, 2010

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

***RE: Application ZON-37852***
***Assessor's Parcel Number 162-03-604-005***

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
APR 09 2010

**ZON-37852**

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

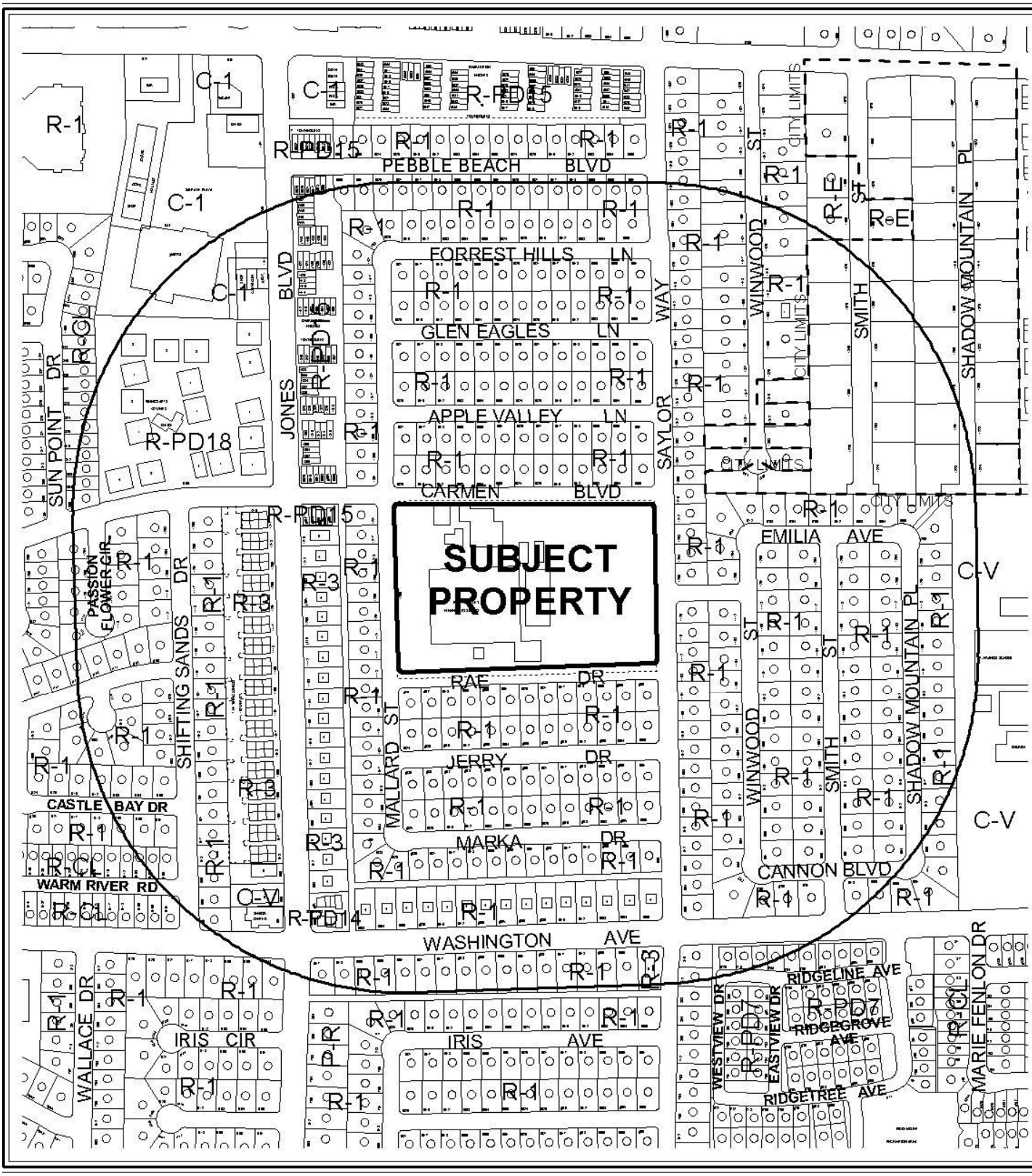
**SUBJECT:**
ZON-37853 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 9.50 acres at 1200 Mallard Street (APN 138-25-201-001), Ward 5 (Barlow). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 400 800 Feet

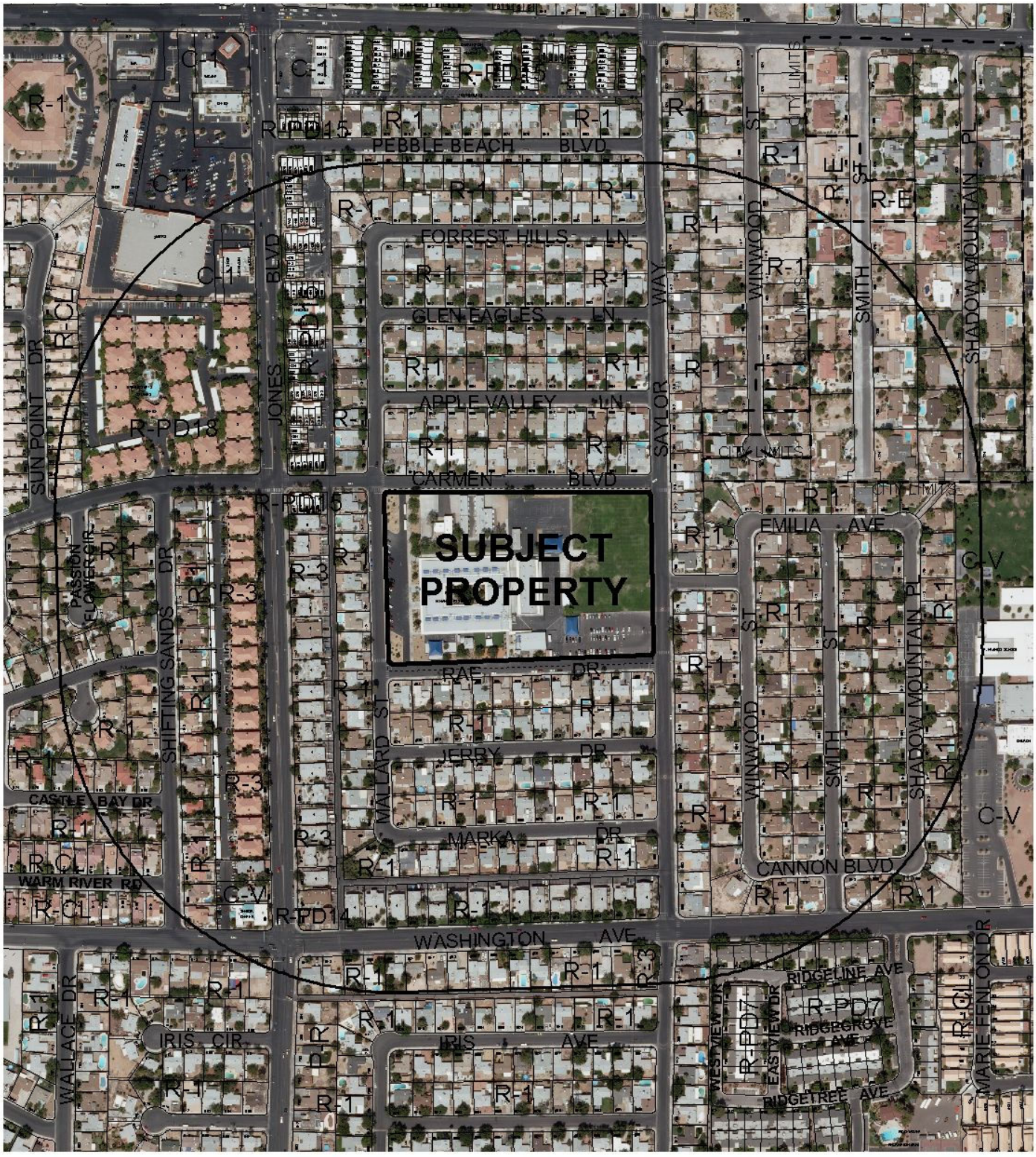
**CASE:** **ZON-37853**

**RADIUS:** 1000 FT

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

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

N




0 400 800 Feet

**CASE:** **ZON-37853**

**RADIUS:** 1000 FT

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

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-37853 APN: 138-25-201-001

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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: _____

REPRESENTATIVE

Signature of ~~Property Owner~~: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 2nd day of April, 20 10

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

_____

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 1200 Mallard Street

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 138-25-201-001 **Ward #** 5

**General Plan:** existing PF proposed _____ **Zoning:** existing R-1 proposed C-V

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

**Gross Acres** 9.50 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** School Board of Trustees **Contact** Linda Perri

**Address** 2832 E. Flamingo Road **Phone:** 799-5214 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89121-5205

**E-mail Address** LKPERRI@interact.ccsd.net

**APPLICANT** City of Las Vegas **Contact** Andy Reed

**Address** 731 S. 4TH Street **Phone:** 229-6882 **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** Andrew P. Reed

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

**Print Name** Andrew P. Reed

Subscribed and sworn before me

This 2nd day of April, 20 10.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

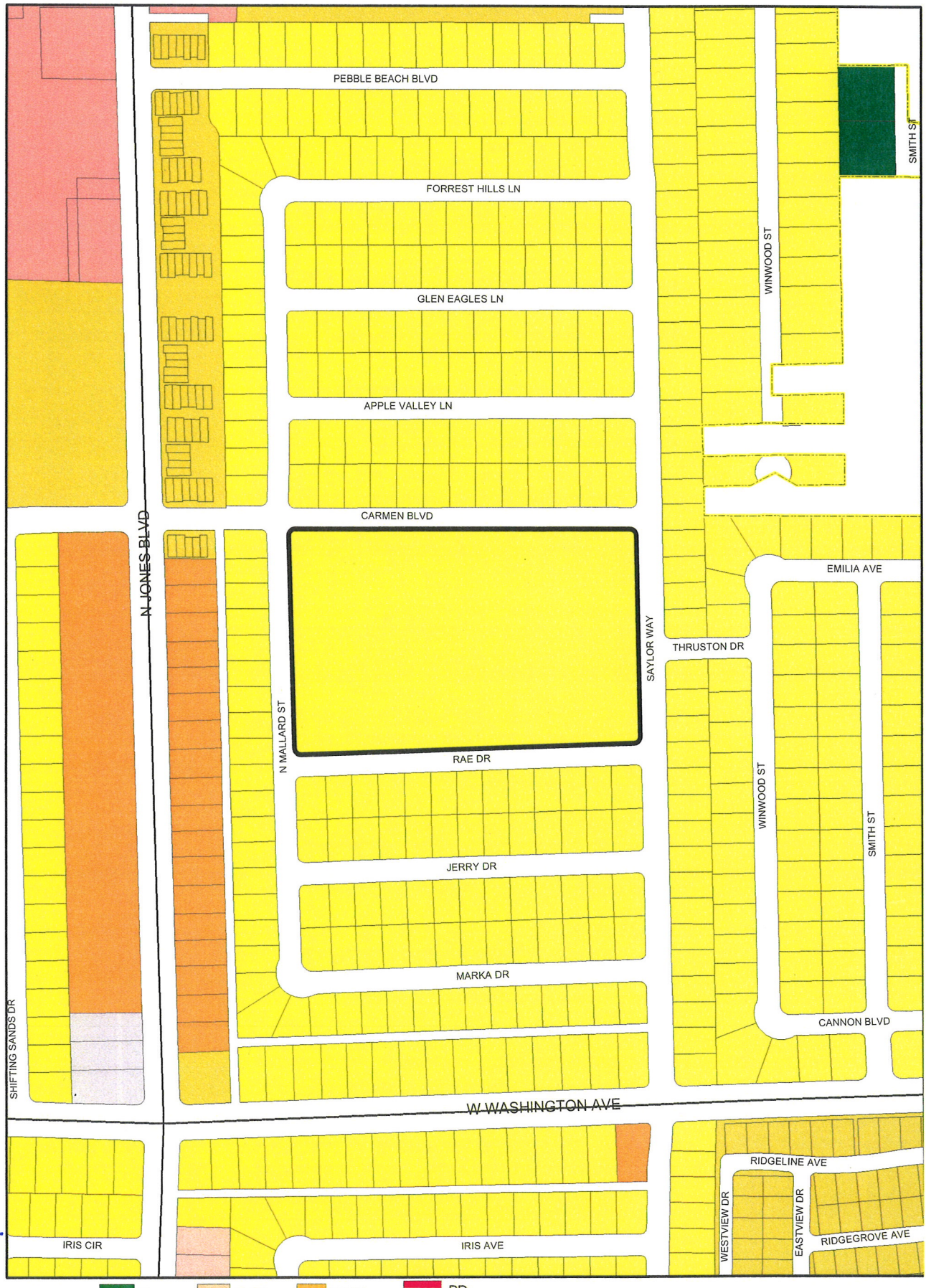
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-37853 |
| **Meeting Date:** | 5-27-10 |
| **Total Fee:** | N/A |
| **Date Received:*** | 4-7-10 |
| **Received By:** | Reed |

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

Revised 10/27/08

# REZONING Parcel: 138-25-201-001




RECEIVED
APR 09 2010

ZONING

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

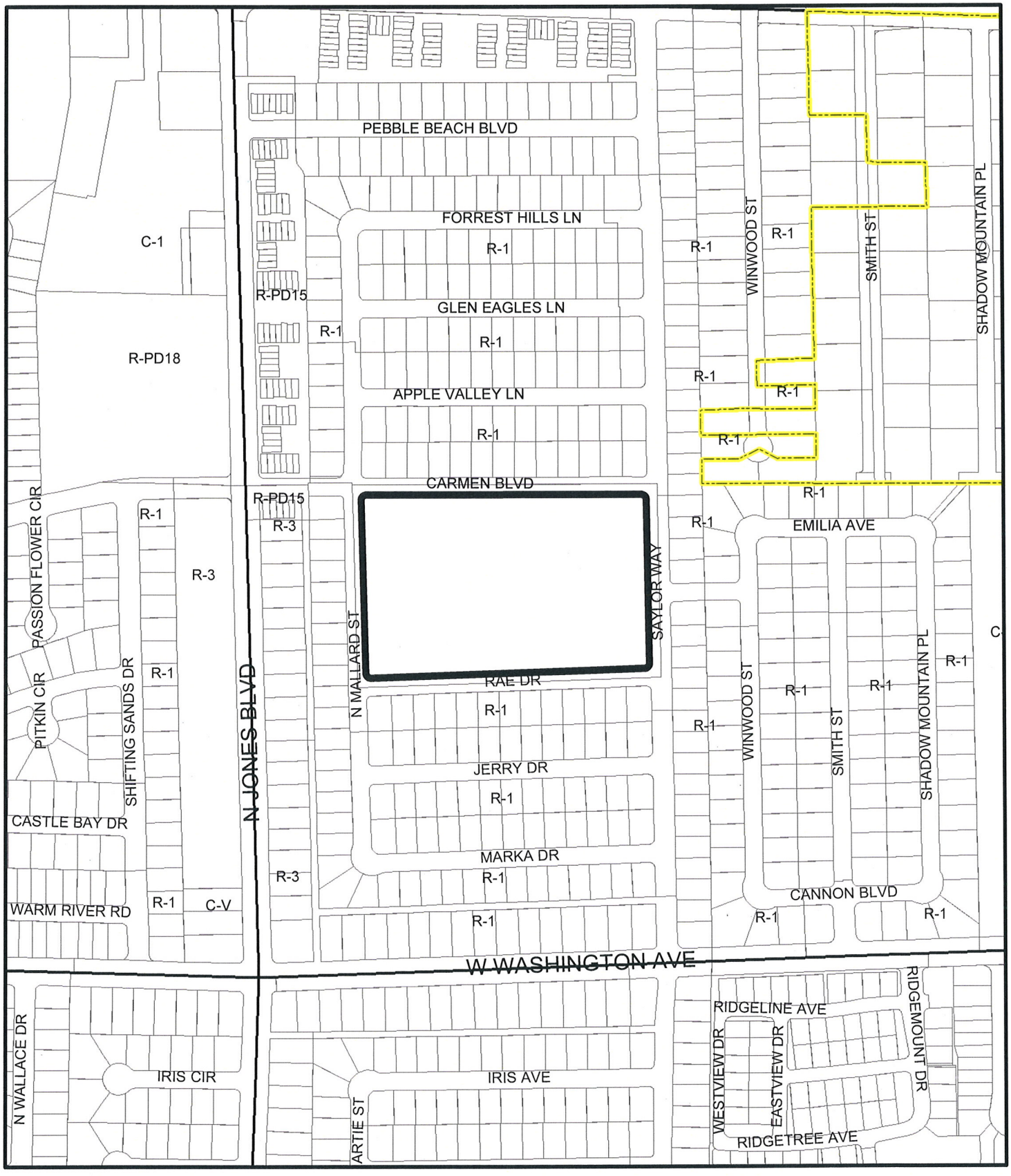
**ZON-37853 from R-1to C-V**

Data Current as of: April 6, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept 702-229-6301

PLANNING & DEVELOPMENT

## ZONING Parcel: 138-25-201-001




# From R-1 to C-V

# ZON-37853

RECEIVED
APR 09 2010

Data Current as of: April 7, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

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TTY 702-386-9108
www.lasvegasnevada.gov

April 7, 2010

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

***RE: Application ZON-37853***
***Assessor's Parcel Number 138-25-201-001***

Dear Mr. Gebeke:

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

Sincerely,

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

RECEIVED
APR 09 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

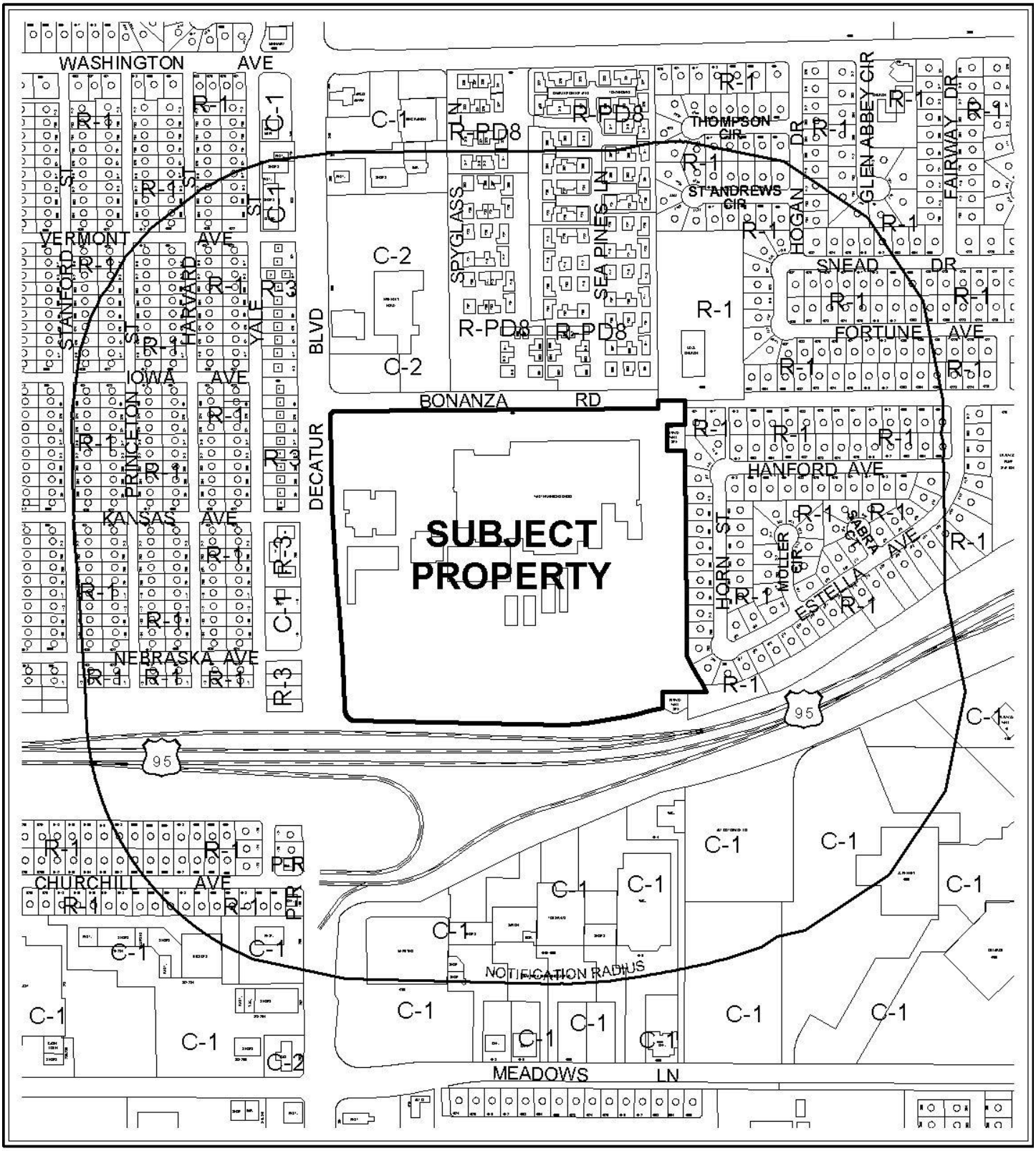
**SUBJECT:**
ZON-37854 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 36.28 acres at 4601 West Bonanza Road (APN 139-30-401-001), Ward 5 (Barlow). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 500 1000 Feet

**CASE:** **ZON-37854**

**RADIUS:** 1000 FT

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

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

N




0 500 1000 Feet

**CASE:** **ZON-37854**

**RADIUS:** 1000 FT

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

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-37854 APN: 139-30-401-001

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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: _____

REPRESENTATIVE

Signature of ~~Property Owner~~: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 2nd day of April, 2010

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

Nora Lares

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 4601 West Bonanza Road

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 139-30-401-001 **Ward #** 5

**General Plan:** existing PF proposed _____ **Zoning:** existing R-E proposed C-V

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

**Gross Acres** 36.28 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** School Board of Trustees **Contact** Linda Perri

**Address** 2832 E. Flamingo Road **Phone:** 799-5214 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89121-5205

**E-mail Address** LKPERRI@interact.ccsd.net

**APPLICANT** City of Las Vegas **Contact** Andy Reed

**Address** 731 S. 4TH Street **Phone:** 229-6882 **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** Andrew P. Reed

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

**Print Name** Andrew P. Reed

Subscribed and sworn before me

This 2nd day of April, 2010.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

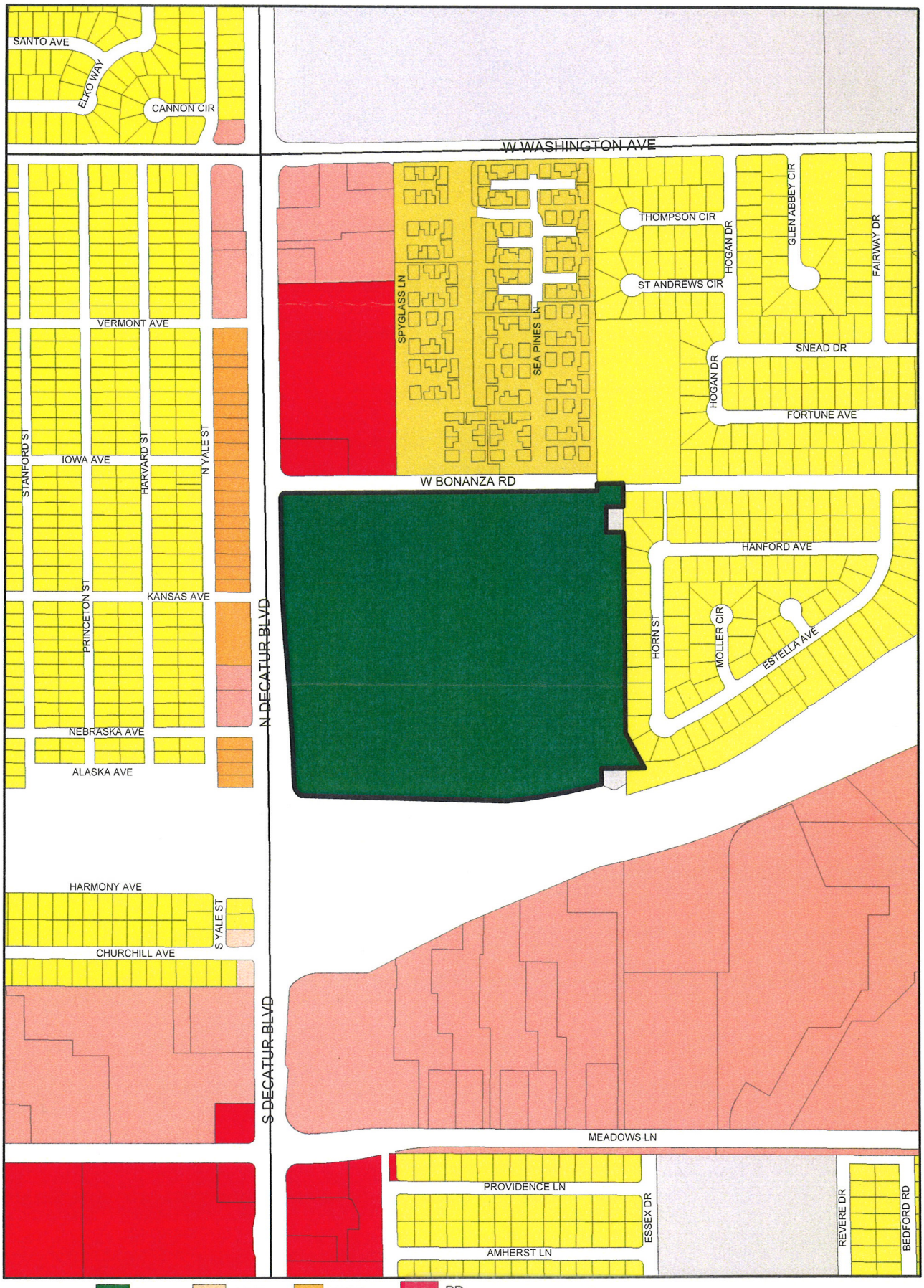
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-37854 |
| Meeting Date: | 5-27-10 |
| Total Fee: | N/A |
| Date Received:* | 4-7-10 |
| Received By: | A Reed |

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

Revised 10/27/08

# REZONING Parcel: 139-30-401-001




RECEIVED
APR 09 2010

**ZONING**

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

## From R-E to C-V

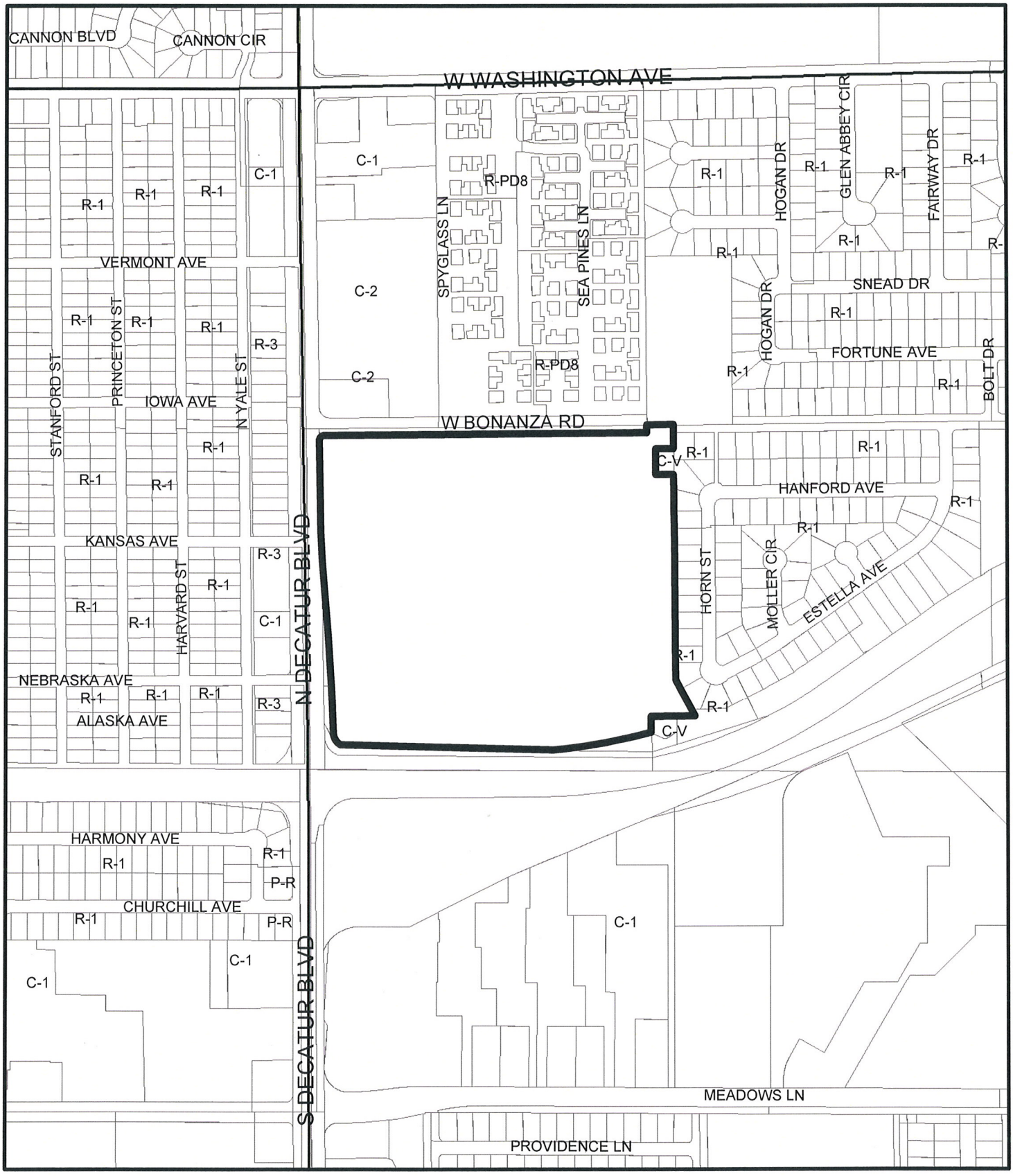
# ZON-37854

Data Current as of: April 6, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept 702-229-6301

PLANNING & DEVELOPMENT

# ZONING Parcel: 139-30-401-001




RECEIVED

APR 09 2010

## From R-E to C-V

## ZON-37854

Data Current as of: April 7, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

April 7, 2010

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

***RE: Application ZON-37854***
***Assessor's Parcel Number 139-30-401-001***

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
APR 09 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

**ZON-37854**

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

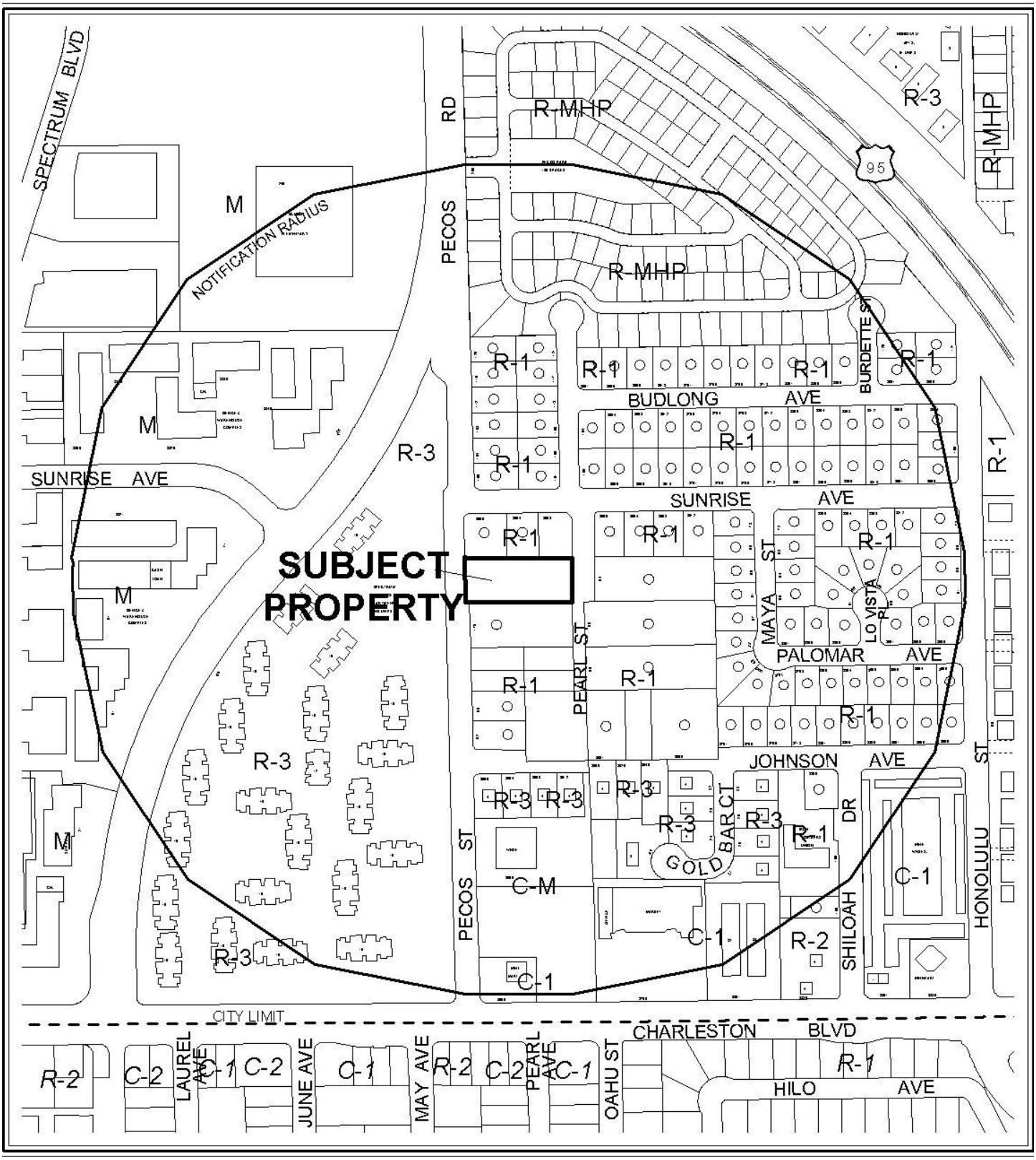
**SUBJECT:**
VAR-37980 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LILLY B. GUERRERO - Request for a Variance TO CREATE FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on 0.73 acres adjacent to the east side of Pecos Street, approximately 110 feet south of Sunrise Avenue (APN 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **VAR-37980**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **VAR-37980**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37980** APN: 140-31-401-008

Name of Property Owner: LILLY GUERRERO

Name of Applicant: LILLY GUERRERO

Name of Representative: GASPAR ANDRADE

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: Lilly By Guerrero

Print Name: LILLY GUERRERO

Subscribed and sworn before me

This 14th day of April, 20 10

Olga C Cantoral

Notary Public in and for said County and State

OLGA C. CANTORAL
Notary Public, State of Nevada
Appointment No. 05-95021-1
My Appt. Expires Jan. 20, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE LOT WIDTH

**Project Address (Location)**

**Project Name** PECOS & PEARL **Proposed Use** RESIDENTIAL

**Assessor's Parcel #(s)** 140-31-401-008 **Ward #**

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

**Commercial Square Footage** N/A **Floor Area Ratio**

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

**Additional Information**

**PROPERTY OWNER** LILLY GUERRERO **Contact**

**Address** 4500 N. CERRITOS DR. **Phone:** (562) 506-8095 **Fax:**

**City** LONG BEACH **State** CA **Zip** 90807

**E-mail Address**

**APPLICANT** LILLY GUERRERO **Contact**

**Address** 4500 N. CERRITOS DR **Phone:** (562) 506-8095 **Fax:**

**City** LONG BEACH **State** CA **Zip** 90807

**E-mail Address**

**REPRESENTATIVE** GASPAR ANDRADE **Contact**

**Address** 3157 BATAVIA DR. **Phone:** 821-6699 **Fax:**

**City** LAS VEGAS, NV 89102 **State** NV **Zip** 89102

**E-mail Address** gandrade390@gmail.com

**Property Owner Signature*** Lilly By Guerrero

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

**Print Name** LILLY GUERRERO

Subscribed and sworn before me

This 14th day of April, 2010.

Olga C. Cantoral

Notary Public in and for said County and State

OLGA C. CANTORAL
Notary Public, State of Nevada
Appointment No. 05-95021-1
My Appt. Expires Jan. 20, 2013

*FOR DEPARTMENT USE ONLY*

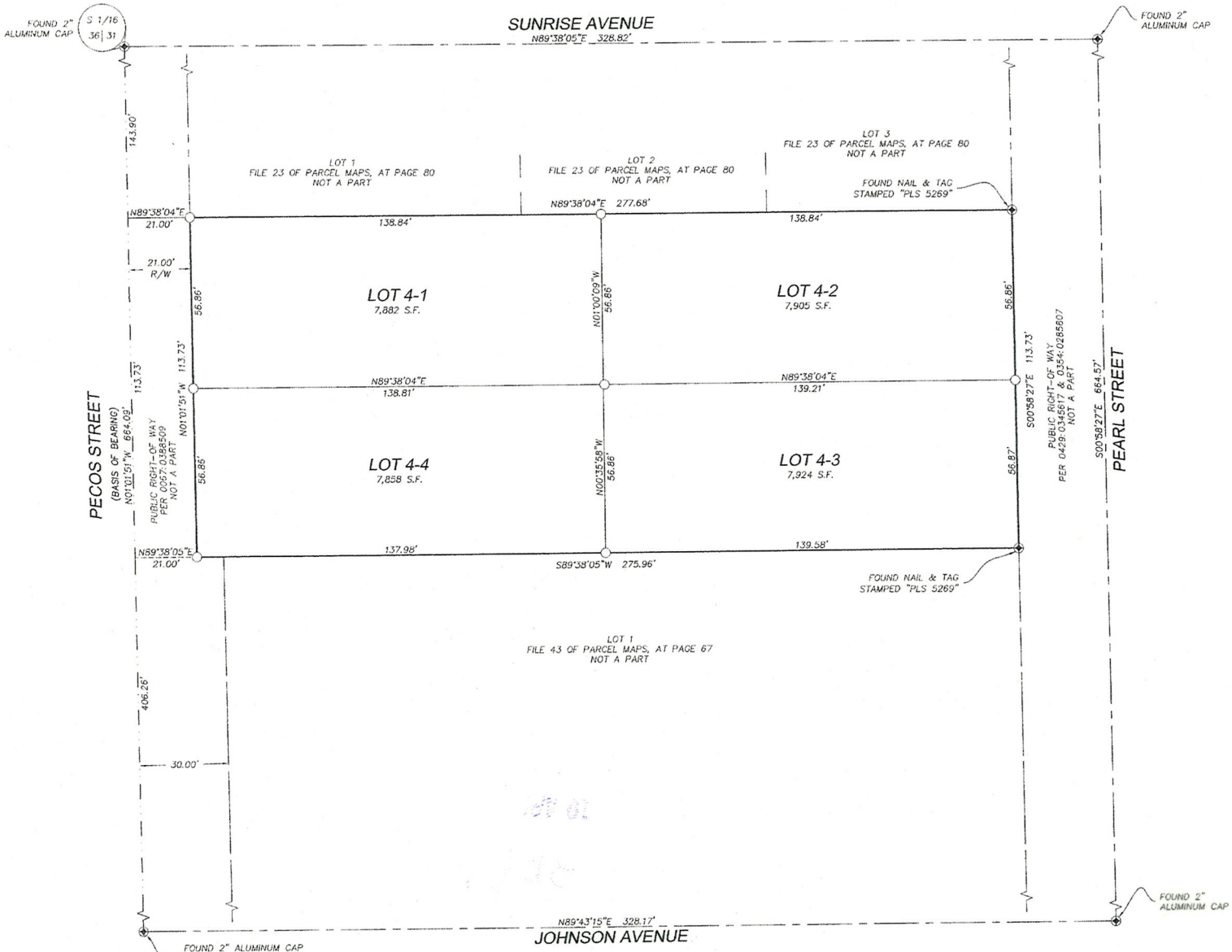
| | |
|---|---|
| Case # | VAR-37980 |
| Meeting Date: | 5-27-10 |
| Total Fee: | 830- |
| Date Received:* | 4.14.10 |
| Received By: | |

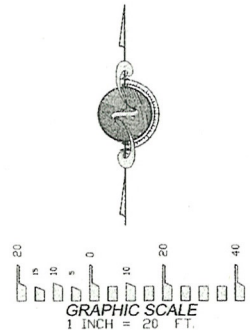
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

# PARCEL MAP

LOT 4 AS RECORDED IN FILE 23 OF PARCEL MAPS, AT PAGE 80, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW /14) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.




## LEGEND

- SUBJECT PROPERTY LINE
- LOT LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- FOUND MONUMENTATION AS DESCRIBED
- SET 5/8 REBAR WITH ALUMINUM CAP STAMPED "PLS 16201"

RECEIVED
10 APR 15 PM 4:29
PLANNING AND DEVELOPMENT

**VAR-37980**

MSG Surveying
3277 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
HTTP://WWW.MSGSURVEYING.COM

| | |
|---|---|
| Date: | 25-JAN-08 |
| Drawn By: | D. ENGELSEN |
| Checked By: | M. SMITH |
| Job Number: | PECOS/JOHNSON |
| Sheet No. | 2 OF 2 |

April 14, 2010

**City of Las Vegas**
731 S. Fourth Street
Las Vegas, Nevada 89101

**Re: (APN# 140-31-401-008)**

To Whom It may concern,

On behalf of Lilly B. Guerrero, I'm submitting herewith a Waiver of standards to allow for 56 foot wide lots where 65 foot wide lots are the minimum required on property adjacent to the east side of Pecos Road, approximately 125 feet South of Sunrise Avenue,
(APN# 140-31-401-008)

We feel this project will enhance the area and the approval of this project will not have a negative effect on the environment, or general welfare of the public or
surrounding area.

Thank you for your consideration of this request. Should you have any questions, Please feel free to contact me at 821-6699

Gaspar Andrade

RECEIVED
APR 15 2010

**VAR-37980**

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

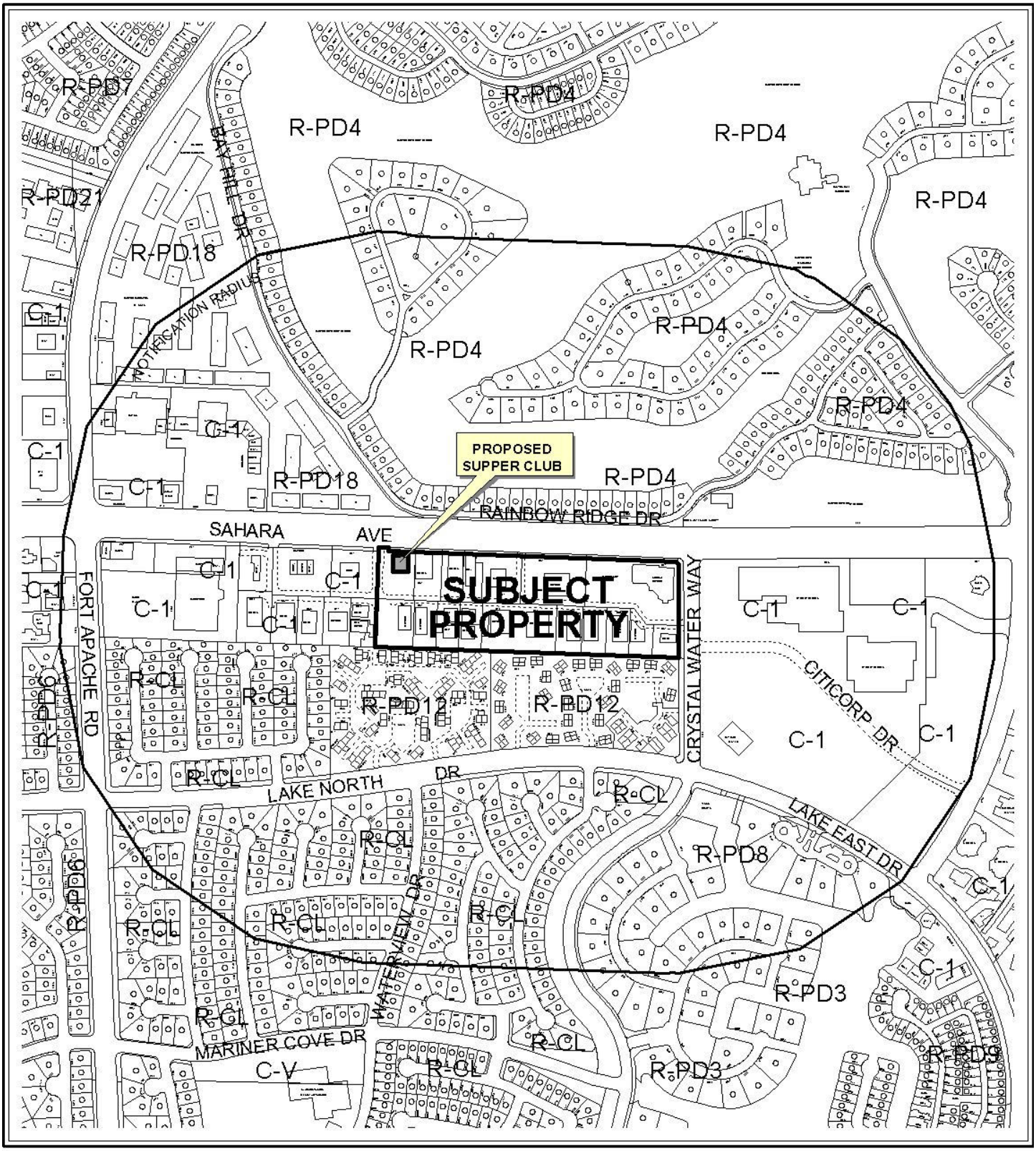
**SUBJECT:**
RQR-37641 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Required Review of a previously approved Special Use Permit (SUP-27870) FOR AN EXISTING 4,344 SQUARE FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

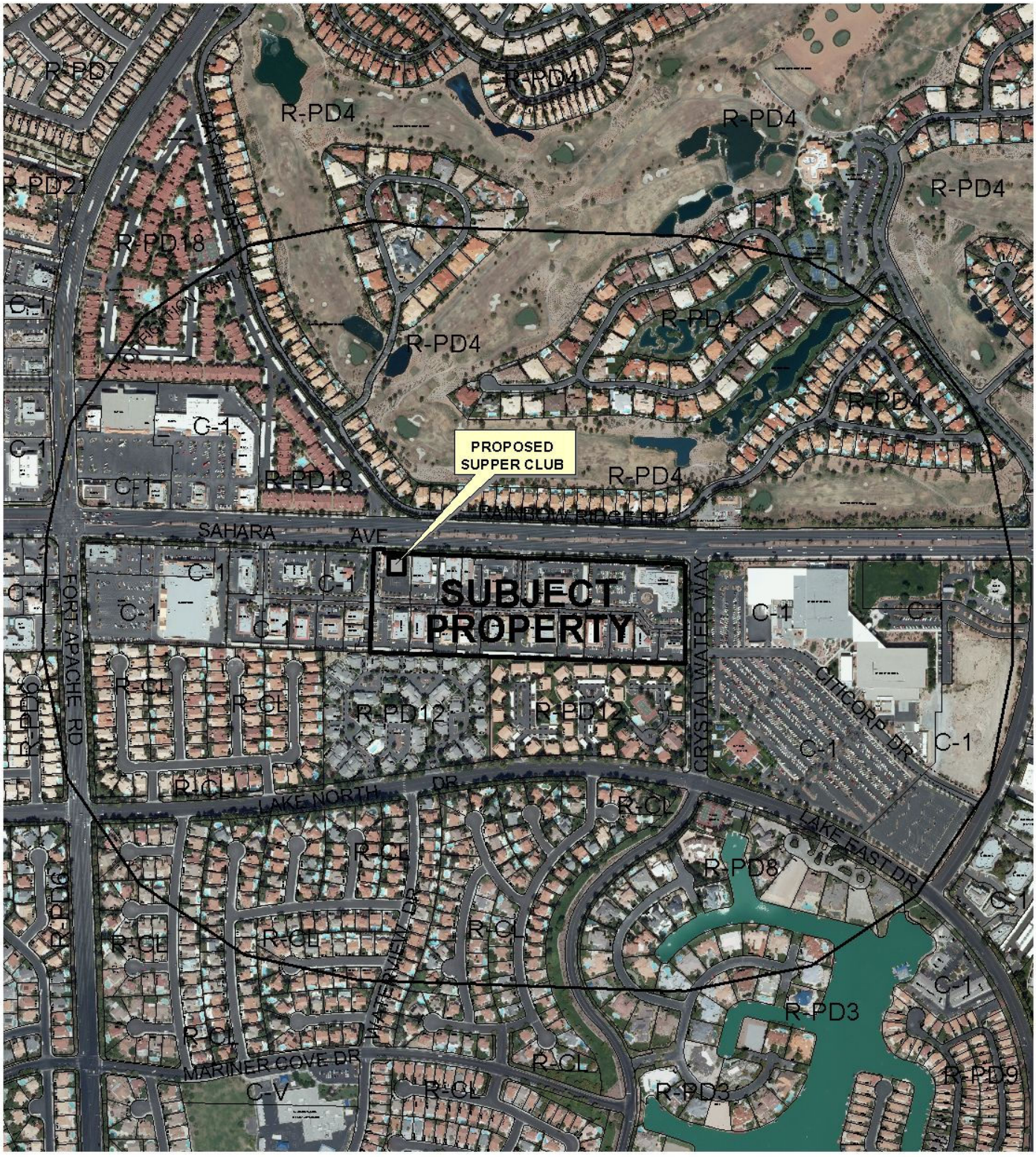
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos




**CASE:** **RQR-37641**

**RADIUS:** 1500 FT

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



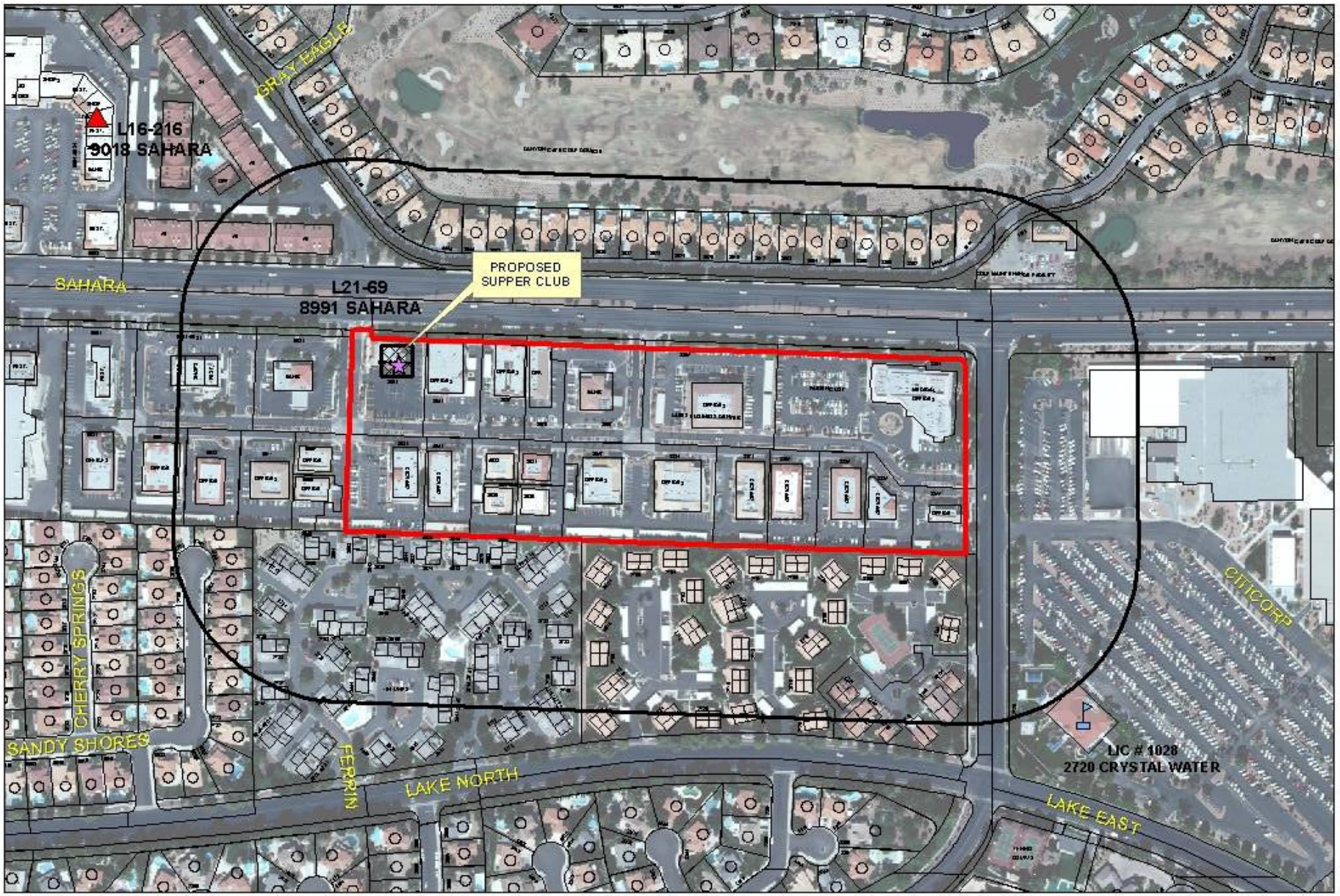

0 500 1000 Feet

**CASE:** **RQR-37641**

**RADIUS:** 1500 FT

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

N




**RQR-37641**

## Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3764 APN: 163-08-120-032

Name of Property Owner: MRA, LLC

Name of Applicant: MINA'S BALLROOM & RESTAURANT, INC.

Name of Representative: MINA ALFARA

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MINA ALFARA

Subscribed and sworn before me

This 11 day of March, 2010

_____
Notary Public in and for said County and State

County of Clark
State of Nevada

DALE A. ORANGES
Notary Public, State of Nevada
Appointment No. 05-107201-1
My Appt. Expires Jul 6, 2010

RECEIVED
MAR 11 2010

Revised 11-14-06

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

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** MINA'S BALLROOM & RESTAURANT, INC.

**Project Address (Location)** 8991 WEST SAHARA AVENUE

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 163-08-120-032 **Ward #** 2

**General Plan:** existing SC proposed _____ **Zoning:** existing C-1 proposed _____

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

**Gross Acres** 0.97 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** MRA, LLC **Contact** 702-285-2418

**Address** 2300 WHISPERING HILLS CIRCLE **Phone:** 702-285-9152 **Fax:** 702 285 9152

**City** LAS VEGAS **State** NV. **Zip** 89117

**E-mail Address** Ulyanin2003@yahoo.com

**APPLICANT** MINA ALFAFARA **Contact** 702-285-2418

**Address** 2300 WHISPERING HILLS CIR. **Phone:** 702-285-9152 **Fax:** 702 285 9152

**City** LAS VEGAS **State** NV. **Zip** 89117

**E-mail Address** ulyanin2003@yahoo.com

**REPRESENTATIVE** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** Mina Al-fafara.

Subscribed and sworn before me

This 11 day of March, 20 10

Notary Public in and for said County and State

County of Clark
State of Nevada.

RECEIVED
MAR 11 2010

DALE A. ORANGES
Notary Public, State of Nevada
Appointment No. 06-107201-1
My Appt. Expires Jul 6, 2010

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | RQR-37641 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $800.00 |
| **Date Accepted:** | 03/11/10 |
| **Accepted By:** | Jonathan B. |

*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.

Assessor's COPY

20071228-0004976

R.P.T.T.: $9,812.40
APN: 163-08-120-032

Title Order No. 5115011130
Escrow No. 5115011130-JC

**WHEN RECORDED MAIL TO:**
MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117
**MAIL TAX STATEMENTS TO:**
Same as Above

12/28/2007 14:08:41
Requestor:
OLD REPUBLIC TITLE COMPANY OF NEVADA
Debbie Conway DAC
Clark County Recorder Pgs: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

MRA, LLC, a Nevada Limited Liability Company,

that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated December 19th, 2007

J&J Real Estate Holdings, LLC,
a Nevada Limited Liability Company

By: _____
Jennifer Lund, Manager

By: _____
Jill Manasse, Manager

Page 1 of 2 **GRANT, BARGAIN AND SALE DEED**

State of Nevada
County of Clark

This instrument was acknowledged before me on 19th day of December, 2007 by Jennifer Lund and Jill Manasse as Managers of J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company.

Signature of notarial officers

NOTARY PUBLIC
State of Nevada
IO CAMPO
No. 99-51972-1
My Appointment Expires Dec. 7, 20

Page 2 of 2 **GRANT, BARGAIN AND SALE DEED**

**EXHIBIT A**

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Parcel 1:

Being a portion of Lot 1 of Lakes Business Center as shown by map on file in Book 60 of Plats, Page 43 and a portion of Lot B per map on file in Book 51, Page 44 of Parcel Maps, in the Office of the County Recorder of said County situated in the Northwest Quarter (Nw 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 8, said point also being on the centerline of West Sahara Avenue, being 75.00 feet wide half Street width as per map recorded in File 51, Page 44 of Parcel Maps;

Thence along the Northerly line thereof, said line also being the centerline of said West Sahara Avenue, South 87°54'33" East, 1302.08 feet to a point on said line, said point being a point on the Northerly prolongation of the Westerly line of said Lot 1;

Thence departing said centerline, along the Northerly prolongation of said Westerly line, South 2°05'27" West, 75.00 feet to a point on the Southerly right-of-way line of West Sahara Avenue said point also being the point of beginning;

Thence along said right-of-way line South 87°54'33" East, 173.43 feet to a point on said line, said point being the Northwest corner of that certain parcel of land as per map recorded in File 82, Page 91 of Surveys;

Thence departing said right-of-way line, along the Westerly line of said parcel in File 82, Page 91 of Surveys, South 02°05'27" West, 244.16 feet to a point on the centerline of that certain 40.00 foot wide private street, ingress/egress easement, public utility easement and City of Las Vegas sewer easement;

Thence along said line, and the Westerly prolongation thereof, North 87°54'33" West, 173.43 feet to a point on the Westerly line of Lot 1 as per map recorded in File 72, Page 99 of Surveys;

Thence along said line, North 02°05'27" East, 244.16 feet to the true point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded September 2, 1998 in Book 980902 as Instrument No. 01779, of Official Records.

Parcel 2:

Together with a non-exclusive easement for ingress and egress as set forth in the Covenants, Conditions and Restrictions and Reservation of Easements recorded February 17, 1994, in Book 940217 as Instrument No. 00384 of Official Records, Clark County, Nevada.

Assessor's COPY

## PROJECT TEAM

OWNER: MRA LLC
CONTACT: MINA ALFAFARA
TEL. (702) 285-2418 FAX: 255-9152
2300 WHISPERING HILLS CIRCLE,LAS VEGAS,NV 89117

ARCHITECT: TIM BLISH
TIM BLISH ,ARCHITECT
2375 EAST TROPICANA STE.#4, LAS VEGAS,NV 89119
TEL. (702)739-9987 FAX: 7398522

GENERAL CONTRACTOR:
FM CONTRACTING NV LIC #0055418
PROJECT MGR VINCENT FLORES
1400 CASA DEL REY CT. LAS VEGAS,NV 89117
CELL: (702)415-6265 FAX: 878-1798

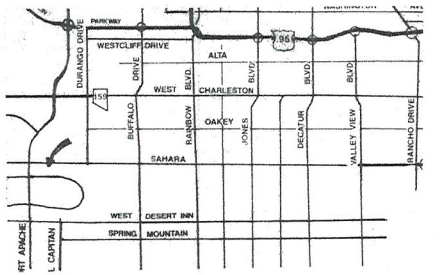
CIVIL ENGINEER:
GEOFFREY BILLINGSLEY
AZIMUTH ENGINEERING
16 WEST PACIFIC AVE. STE 11
HENDERSON,NEVADA 89015
VOC. (702) 564-8544 FAX: 564-7564

STRUCTURAL ENGINEER: Not required.

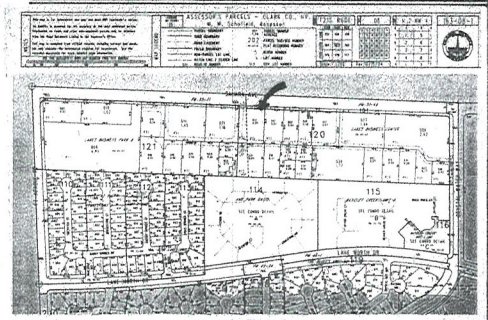
MECHANICAL DESIGN:
TIM BLISH,ARCHITECT
MECHANICAL CONTRACTOR
ABSOLUTE AIR NV LIC# 60020

PLUMBING DESIGN:
TIM BLISH,ARCHITECT
PLUMBING CONTRACTOR
TBA

ELECTRICAL DESIGN:
LEO
ALPHA ELECTRIC, LLC NV LIC #69081
5258 S.EASTERN AVE #201, LAS VEGAS,NV 89119
TEL. (702) 235-5771 FAX: 597-3911

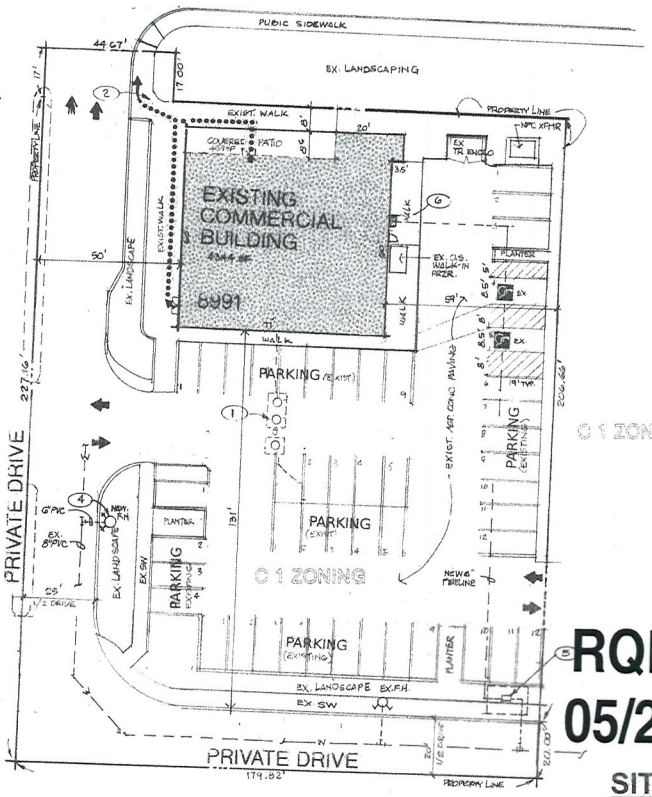



## VICINITY MAP



SAHARA AVE

## ASSESSOR'S MAP APN=163-08-120-032




## PARKING ANALYSIS

PARKING REQUIRED:
PUBLIC AREAS = 2776 SF/50 = 56 SPACES
REMAINING AREA = 1568 SF/200 = 8 SPACES
TOTAL REQUIRED = 64 SPACES
SPACES SHOWN ON LOT= 48 SPACES

OTHER SPACES ARE ACCESSIBLE IN THE COMPLEX.

BUILDING AREA: 4,344 SF GROSS

| | |
|---|---|
| DINING ROOM & LOUNGE | 2836 GROSS SF |
| KITCHEN | 1236 GROSS SF |
| RESTROOM | 272 GROSS SF |

## SITE PLAN NOTES

1. EXISTING 1200 GAL GREASE INTERCEPTOR TO REMAIN. SEE CALCULATION BASED ON TABLE 10-3 OF THE 2006 UPC AS AMENDED BY THE CLV.
2. EXISTING ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY.
5. EXISTING FIRE HYDRANT.
4. NEW FIRE HYDRANT TO BE PROVIDED. SEE CIVIL ENGINEERING (C.E.) DRAWINGS FOR PLAN AND DETAILS.
5. NEW DETECTOR-CHECK VALVE(DCDA) ASSEMBLY AND FIRE LINE TO BUILDING. SEE C.E. DRAWINGS FOR PLAN AND DETAILS.
6. NEW FIRE SPRINKLER RISER ROOM. SEE FIRE SPRINKLER PROTECTION DRAWINGS BY TOHERS FOR PLAN AND DETAILS.

## 2006 IBC CODE ANALYSIS

NAME: NEW IMPROVEMENTS for MINA'S BALLROOM & RESTAURANT

ADDRESS: 8991 WEST SAHARA AVE., LAS VEGAS,NV
APN = 163-08-120-032

PROJECT DESCRIPTION:
NEW INTERIOR PARTITIONS AND FINISHES, NEW POWER AND LIGHTING, NEW H.V.A.C. UNITS, MAKE-UP AIR AND EXHAUST HOODS WITH DUCTING, NEW PLUMBING AND GAS PIPING.

CODES:
ORIGINALLY CONSTRUCTED UNDER 1997 UBC
AS AMENDED BY THE CITY OF LAS VEGAS
IMPROVEMENTS UNDER THE 2006 IBC
IN ADDITION:
2003 NFPA 1 FIRE CODE
2006 UNIFORM MECHANICAL CODE
2006 UNIFORM PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INT'L ENERGY CONSERVATION CODE
2006 IBC ADMINISTRATIVE CODE

ZONING: C-1
PARKING REQUIRED
PUBLIC AREAS = 2776 / 50 = 56 SPACES
REMAINING AREA = 1568 / 200 = 8 SPACES
TOT = 64 SPACES
SPACES SHOWN ON PLOT = 48 SPACES
OTHER SPACES AVAILABLE IN THE COMPLEX.

TYPE OF CONSTRUCTION: TYPE V - B
FIRE SPRINKLER PROTECTION : YES
New system to be installed. Required due to occupancy load exceeding 100 in an "A" occupancy.

HEIGHT : 20'
STORIES : SINGLE STORY

BUILDING AREA: 4,344 SF GROSS ALLOWABLE = 6,000 SF
TENANT SPACE : SAME AS BUILDING
DINING ROOM & BAR 2776 GROSS SF
KITCHEN 1236 GROSS SF
RESTROOM 332 GROSS SF

OCCUPANCY CLASS: A-2
OCCUPANCY LOADS:
DINING RM 2776 / 15 = 185
KITCHEN 1236 / 200 = 7
RESTROOM 332 / 100 = 4
TOTAL (149) EXIST. 2 EXISTING (129) NEW 2 NEW

## CITY OF LAS VEGAS

## DRAWING INDEX

| SHEET | DESCRIPTION |
|---|---|
| T.1 | COVER SHEET,SITE PLAN, CODE ANALYSIS |
| C.1 - C.5 | CIVIL ENGINEERING/WATER PLAN |
| T.2 | FLOOR PLAN & NOTES. |
| T.2a | SCHEDULES, DETAILS |
| DEMO.1 | DEMOLITION PLAN |
| T.3 | REFLECTED CEILING PLAN & DETAILS |
| K.1 | HEALTH DEPT.NOTES, KITCHEN EQUIPT SCHEDULE |
| IECC.1 | ENERGY CODE ENVELOPE ANALYSIS |
| M.1 | MECHANICAL PLAN (EXISTING) |
| M.2 | HOOD PLAN |
| M.3 | DETAILS |
| M.4 | IECC CALC., ROOF PLAN AND NOTES. |
| M.5 | HOOD DETAILS |
| P.1 | PLUMBING PLAN |
| P.2 | PLUMBING DETAILS |
| E.1 | ELECTRICAL |
| E.2 | ELECTRICAL |
| FP | FIRE SPRINKLER PROTECTION PLANS BY OTHERS |

**RQR-37641**
**05/27/10 PC**

RECEIVED
MAR 11 2010

## SITE PLAN

SCALE: 1" = 20'-0"

NORTH

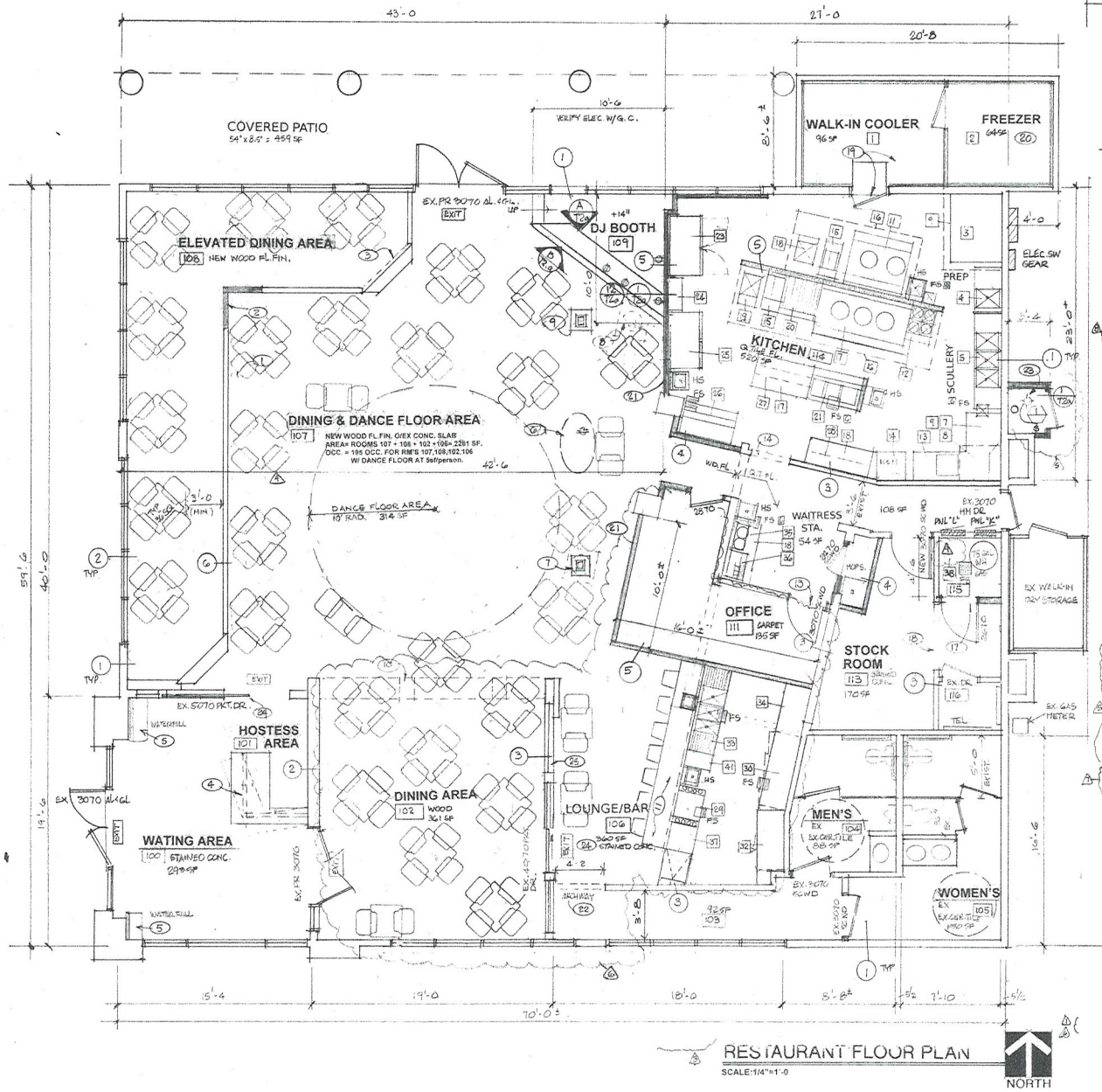
4/9/08 REVISED PER SITE PLAN
4/24/08 REVISED PER DEPT. COMMENTS
4/24/08 NOT APPROVED BUS. HOURS
4/28/08 REVISED BUS. HOURS
8/29/08 REVISED ANGLES TO BLDG. P.P.
8/29/08 REVISED PARKING PLAN
C.E. AND F.P. DELETED.

FM CONTRACTING, LLC
NV License # 0055418
Residential & Commercial
1400 Casa Del Rey Ct. PH: (702) 416-6265
Las Vegas, NV. 89117 Fax: (702) 878-1798

IMPROVEMENTS for
MINA'S BALLROOM & RESTAURANT
8991 WEST SAHARA AVE.
LAS VEGAS,NEVADA 89117

TIM BLISH
REGISTERED ARCHITECT
2375 EAST TROPICANA #4
LAS VEGAS,NEVADA 89119
739-9987 FAX:739-9391

T.1




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

NORTH

BUILDING AREA: 4,344 SF GROSS

DINING AREA,LOUNGE, WAITING = 2713 SF
KITCHEN & ACCESS. = 1236 SF
RESTROOMS = 272 SF

## PLAN NOTES

1. EXISTING 2 X 6 EXTERIOR WALLS W/R-19 INSULATION.
2. EXISTING STOREFRONT, 1/2" INSULATED TINTED GLASS.
3. EXISTING MET.STUD/GYPBD. PARTITION(S).
4. NEW 3-5/8" X 25 GA MET.STUD PARTITIONS W/ SOUND INSULATION.
5. NEW 6" X 25 GA MET STUD/GYP.BD. PARTITION(S).
6. EXISTING 1/2 PARTITION W/ W.I. RAILING.
1. REMOVE EXISTING RAMP, SEE DEMO.1 PLAN.
2. PROVIDE NEW RAILING SECTION. MATCH EXISTING.
3. PROVIDE NEW OPENING, RE-INSTALL STEPS TO MATCH OTHER STEPS.
4. NEW HOSTESS COUNTER. SEE OWNER.
5. NEW PRE-FAB. SELF CONTAINED WATER-FALL FEATURE. PROVIDE POWER AS REQUIRED SEE OWNER
6. NEW WATER FEATURE. SELF-CONTAINED. PROVIDE POWER AS REQ'D. SEE OWNER & G.C.
7. REMOVE EXISTING COLUMN COVER. SEE OWNER FOR NEW DESIGN DETAILS.
8. REMOVE EXISTING "DUMMY" COLUMN.
9. PROVIDE NEW COLUMN FEATURE. SEE OWNER & G.C. MATCH (4)
10. REMOVE EXISTING COUNTER AND GLASS SHELVING.
11. NEW COUNTER & EQUIPMENT. SEE OWNER & G.C.
12. EXISTING COUNTER TO REMAIN. SEE OWNER
13. PROVIDE NEW DOOR & FRAME.
14. PROVIDE NEW ARCH OPENING TO KITCHEN. VERIFY WIDTH OF OPENING.
15. FRAME-IN EXISTING OPENING. FINISH TO MATCH ADJACENT SURFACES.
16. NEW DJ BOOTH W/RAISED SECTION OF FLOOR.
17. PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM. MET.STUD & GYP.BD. W/INSULATION. NOTE COMBUSTION AIR DUCT TO ROOF.
18. NEW FRAMED ARCHWAY OPENING IN EXISTING MET. STUD/GYP.BD. WALL.
19. NEW RAISED FLOOR AS PROVIDE BY THE COOLER/FRZR SUPPLIER. PROVIDE AN INTERIOR RAMP AS REQUIRED
20. NEW INSULATED WALL PANELS AND CEILING PANELS NEW MECHANICAL PLAN FOR H.V.A.C SYSTEMAS PROVIDED BY THE MANUFACTURER.
21. FINISH DINING ROOM SIDE TO MATCH PREVIOUS EXISTING DECOR. CONSULT WITH GENERAL CONTRACTOR.
22. EXTEND ARCH OPENING TO PROVIDE CLOSURE ABOVE AT CEILING LINE.
23. NEW FIRE SPRINKLER RISER ROOM. SEE SHEET T2.5 FOR DETAILS. REFERENCE: MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERING DRAWINGS.
24. PROVIDE DOOR PULLS FOR THE EXISTING SLIDING DOORS. PER ACCESSIBILITY REQ'MTS. IF NOT PROVIDED, DOORS ARE TO REMAIN OPEN DURING BUSINESS HOURS
1. NEW INSULATED 3070 x 1-3/4" H.M. & FRAME. WITH LOCKSET, THRESHOLD , WEATHER STRIPPING. LABEL DOOR "RISER ROOM".
25. REPLACE EXISTING FABRIC PANELS W/ TEMP.GL. PANELS. SEE OWNER.

## EQUIPMENT SCHEDULE

| item | req | Description | Manufacturer | Model |
|---|---|---|---|---|
| 1. | 1. | Walk in cooler | u s cooler | custom |
| 2. | 1 | Walk in freezer | u s cooler | custom |
| 3. | 1 | Baking oven | American range | M 2 |
| 4. | 1 | 1 tub prep sink | paramount | custom |
| 5. | 1 | 3 tub sink | paramount | custom |
| 6. | 5 | Floor sinks | | fs1262 |
| 7. | 1 | Clean table | s s custom | fm6-302 |
| 8. | 1 | Dish washer | knight | kle-175-gm |
| 9. | 1 | Typ 1 hood | by contractor | custom |
| 10. | 1 | Floor sink | | fs-1262 |
| 11. | 1 | Wok - 2 hole | town | TE2SS |
| 12. | 1 | 4-burner range with oven | American range | AR-4 |
| 13. | 1 | Soil table | paramount | DTSS60-4BR |
| 14. | 1 | ice machine | manitowoc | Q-450 |
| 15. | 2 | Fryers | American range | AF-2545-591 |
| 16. | 1 | Type 1 hood | by contractor | custom |
| 17. | 1 | Wok - 3 hole | master range | TE—3 SS |
| 18. | 1 | Work table | paramount | FM6-320 |
| 19. | 2 | Stock pots | American range | ARSP- 18 |
| 20. | 1 | Char broiler | American range | AECB-34 |
| 21. | 1 | 3 hole steam table | supreme metal | SW-3E-120 |
| 22. | 5 | Hand sinks | Advance | 7-PS-80 |
| 23. | 1 | 2 door freezer | True | T-49F |
| 24. | 1 | Shelves | paramount | custom |
| 25. | 1 | 2 door refrigerator | True | T-49 |
| 26. | 1 | Sandwich unit | true | TSS-U-48-10 |
| 27. | 1 | Over shelf w/heat lamp | | |
| 28. | 1 | Shelves | | |
| 29. | 1 | Bev. Disp | supreme metals | SLI-12-36-7 |
| 30. | 1 | Bev. cooler | true | TBB-24-72G |
| 31. | 1 | Blend station w/dump | supreme metal | SL-RS-15 |
| 32. | | 2DOOR REFRIG. | | 20"LONG |
| 33. | 1 | 3 COMP. sink | supreme metal | SLB-S3C |
| 34. | 1 | Glass door refrig. | | 48" LONG |
| 35. | 1 | COFFEE MAKER | | |
| 36. | 1 | SODA DISPENSER | | |
| 37 | 1 | GLASS WASHER | | |
| 38 | | | | |

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RQR-37641
05/27/10 PC

1 REMOVED REVISED FL. PLAN 4/29/08
2 REVISED DOOR LOCATIONS 4/29/08
3 REVISED ROOF NOTE UP 5/6/08
4 REVISED OCC. LOAD 5/20/08
5 REVISED DOOR SCHEDULE 5/23/08
6 REVISED REVISED DOOR SCHEDULE ADD 1 DOOR TO PLAN 5/29/08

FM CONTRACTING, LLC
1400 Cora Del Rey Ct. PH: (702) 456-6265
Las Vegas, NV. 89117 Fax: (702) 876-1798

IMPROVEMENTS for
MINA'S BALLROOM & RESTAURANT
8991 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117

TIM BLISH
REGISTERED ARCHITECT
739-9887 4370 EAST TROPICANA #4
FAX-739-9888 LAS VEGAS NEVADA 89119

10/23/08
5/1/08

T.2

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

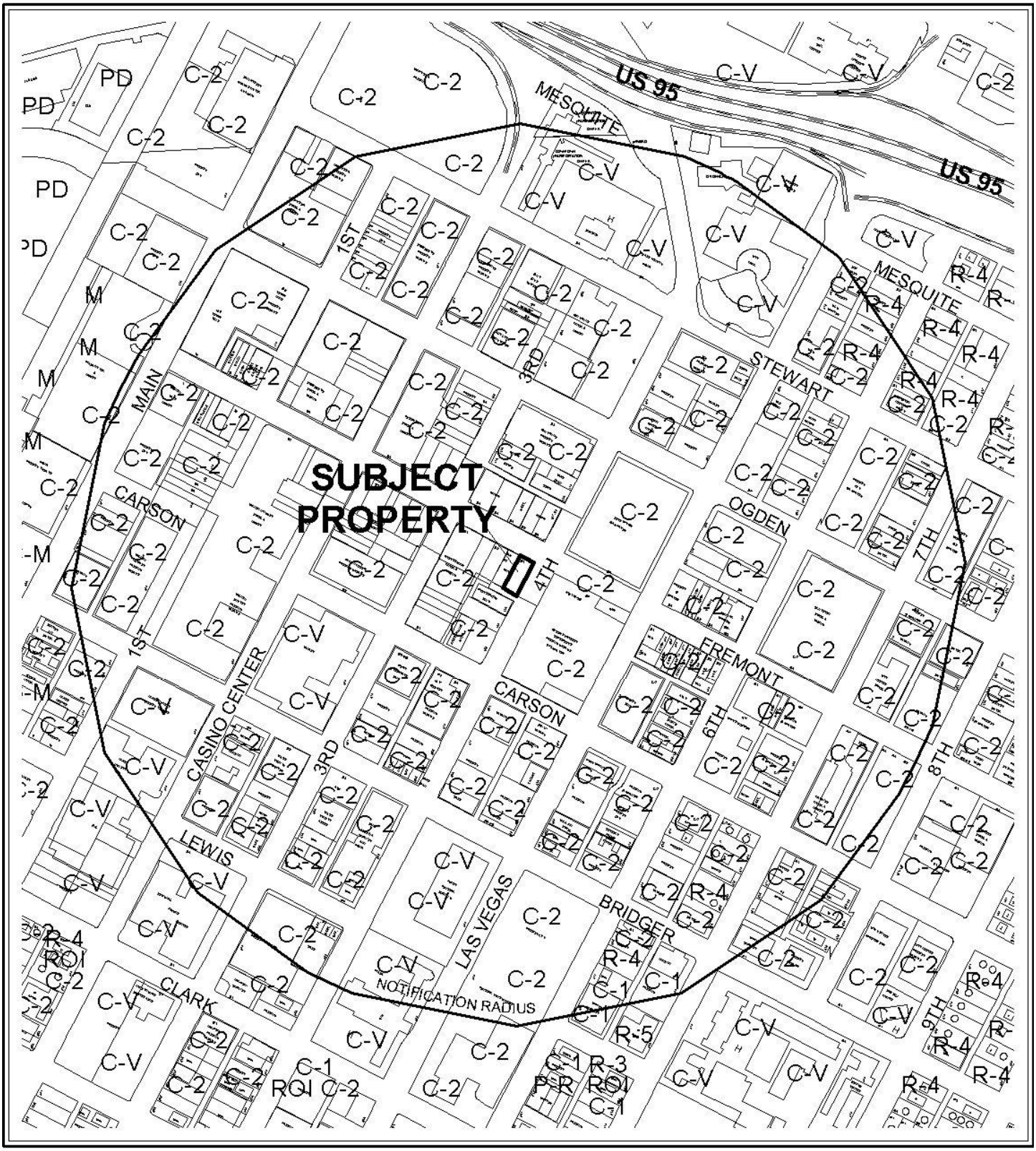
**SUBJECT:**
SUP-37660 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L"CHAIM WESTERN VILLAGE PROPERTY, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 500 SQUARE-FOOT RETAIL ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



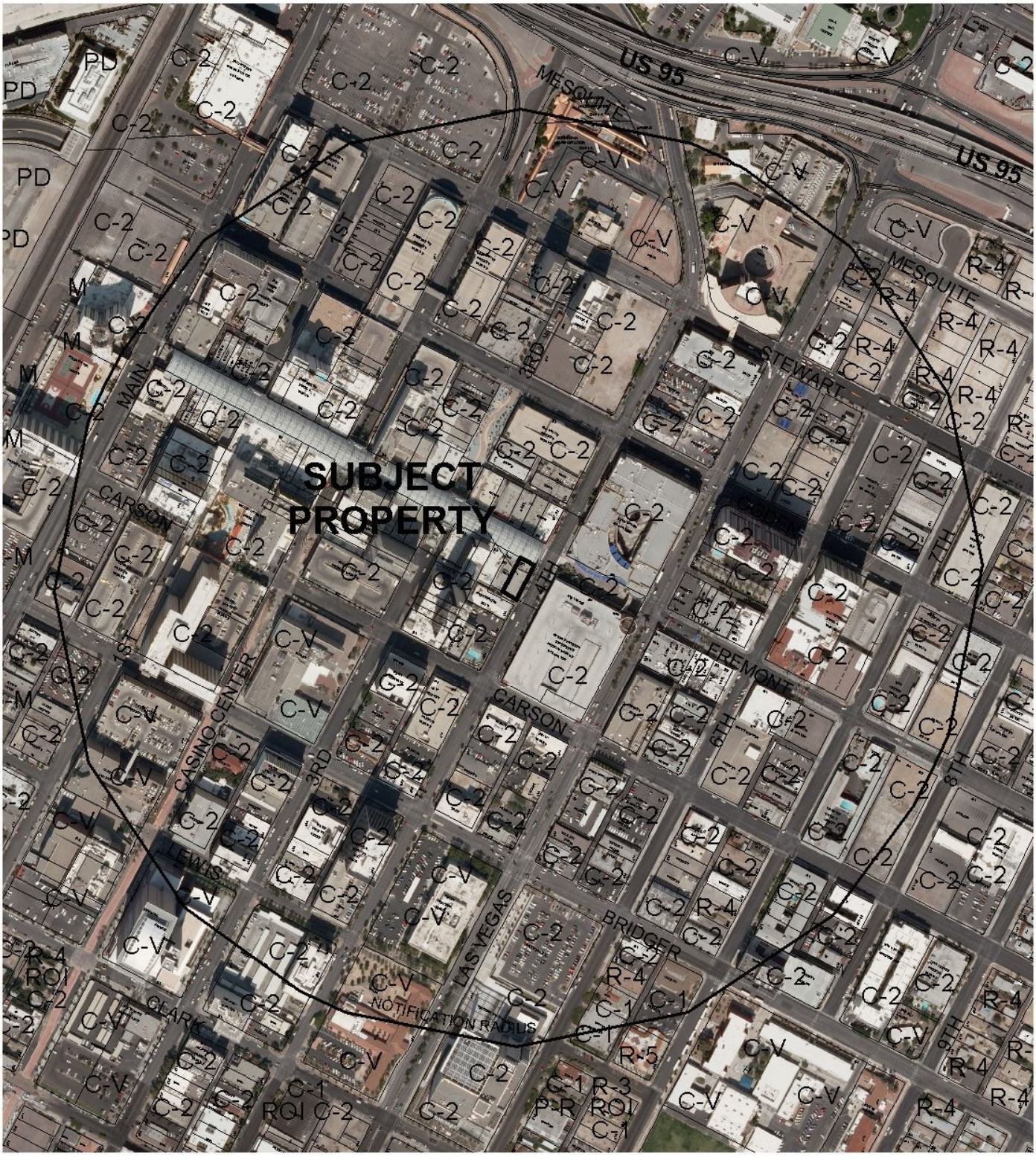

**CASE:** **SUP-37660**

**RADIUS:** 1500 FT

0 500 1000 Feet

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N




**CASE:** **SUP-37660**

**RADIUS:** 1500 FT

0 500 1000 Feet

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37660** APN: 139-34-610-010

Name of Property Owner: L'chaim Western Village LLC

Name of Applicant: HAIM GABAY

Name of Representative: NIEVES ALVAREZ

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HAIM GABAY

Subscribed and sworn before me

This 12th day of March, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN VALDEZ
Appt. No. 03-81899-1
My Appt. Expires June 15, 2011

RECEIVED
MAR 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** CRAZY ELY WESTERN VILLAGE

**Project Address (Location)** 321-323 FREMONT ST LAS VEGAS NV 89101

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 139-34-610-010 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** L'chaim Western Village **Contact** _____

**Address** 6130 W. FLAMINGO RD #402 **Phone:** (702)743-1304 **Fax:** (702)382-7005

**City** LAS VEGAS **State** NV **Zip** 89103

**E-mail Address** haimgabay@hotmail.com

**APPLICANT** Haim Gabay **Contact** _____

**Address** 6130 W. FLAMINGO RD #402 **Phone:** 743-1304 **Fax:** 382-7005

**City** LAS VEGAS **State** NV **Zip** 89103

**E-mail Address** haimgabay@hotmail.com

**REPRESENTATIVE** Nieves Alvarez **Contact** _____

**Address** 6130 W. FLAMINGO RD #402 **Phone:** 287-2048 **Fax:** 382-7005

**City** LAS VEGAS **State** NV **Zip** 89103

**E-mail Address** nelly0112@hotmail.com

**Property Owner Signature*** _____

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

**Print Name** Haim Gabay

Subscribed and sworn before me

This 19th day of February, 2010.

Corinne Claypool

State of Nevada County of Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CORINNE CLAYPOOL
Appt. No. 90-2012-1
My Appt. Expires July 16, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-37660 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | $1,280 |
| **Date Received:*** | 3/15/10 |
| **Received By:** | Bos. |

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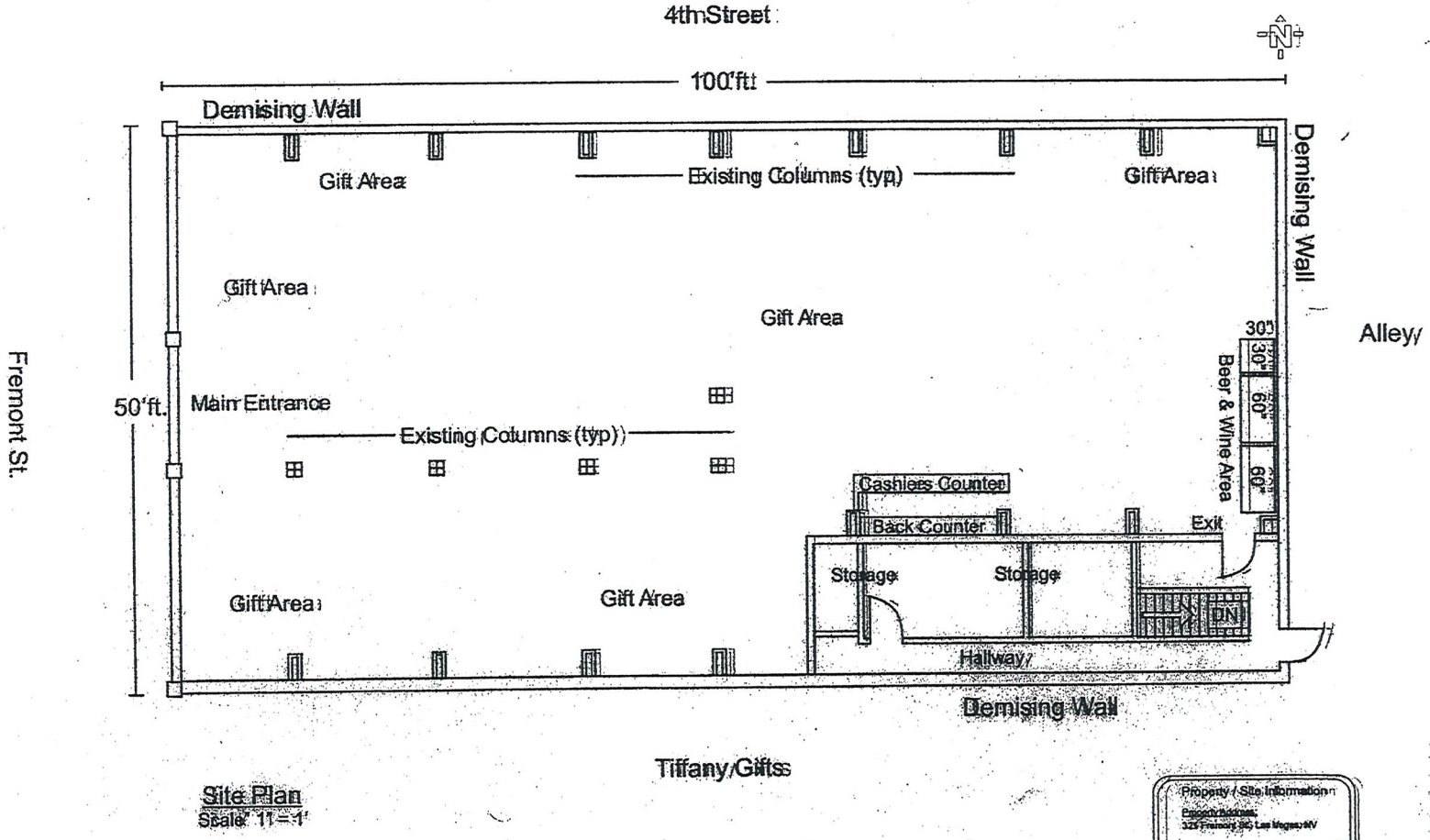
MAR 15 2010

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

Revised 10/27/08

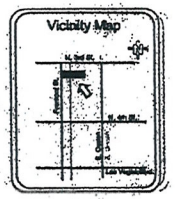
# Crazy Ely Western Village LLC

3211 Fremont Street
Las Vegas, NV




Site Plan
Scale: 1" = 1'

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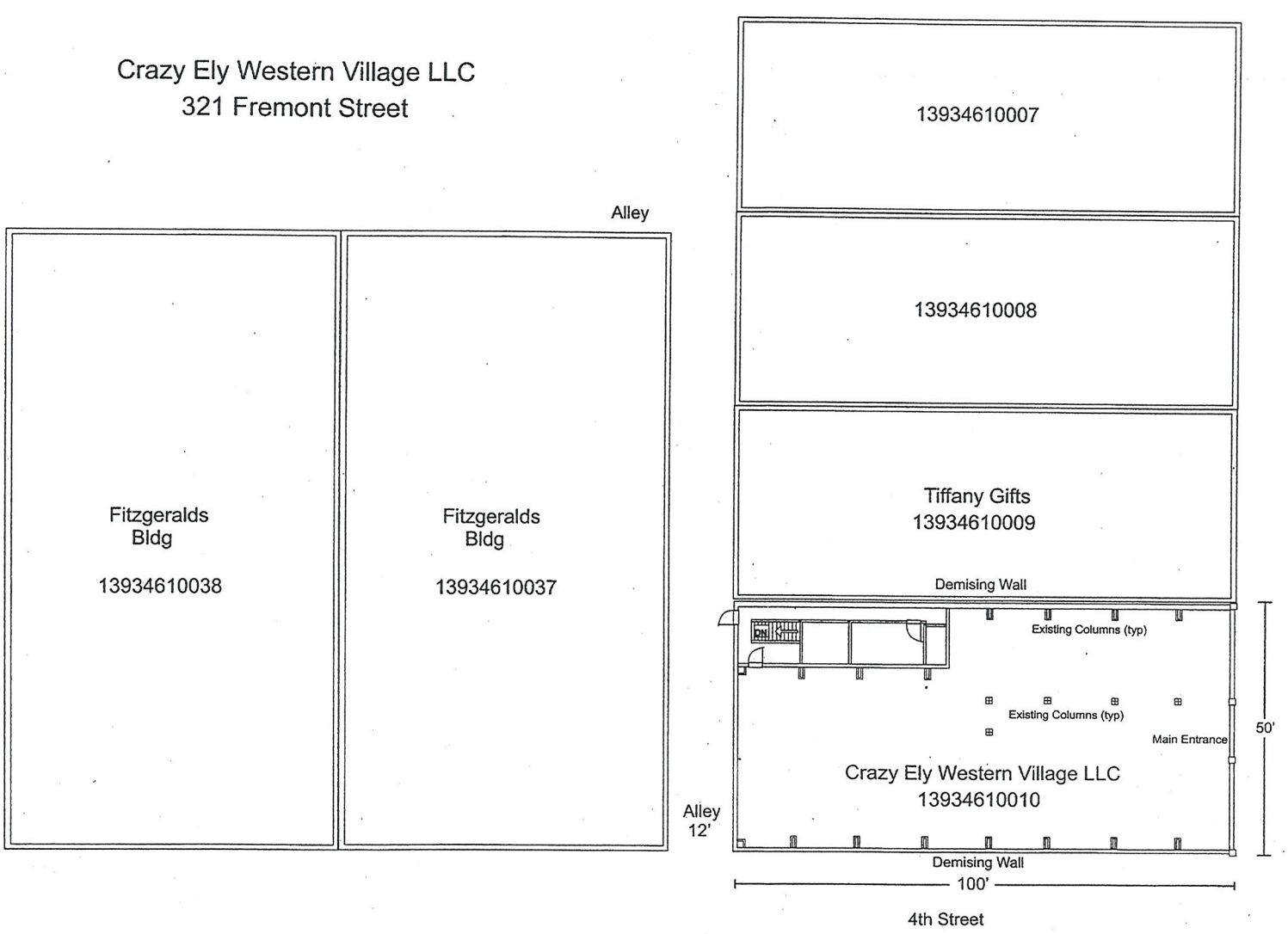
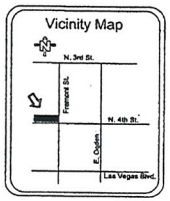
**SUP-37660**
**05/27/10 PC**

Crazy Ely Western Village LLC
321 Fremont Street




Property / Site Information
Property Address:
321 Fremont St., Las Vegas, NV
Parcel No.: 13934610010
Zoning C1
Existing Retail Area: 5000 sq ft.




Site Plan
SCALE: ½"- 10.0'

**SUP-37660**
**05/27/10 PC**

RECEIVED
MAR 15 2010

**CRAZY ELY WESTERN VILLAGE LLC**
321 FREMONT ST
LAS VEGAS NV 89101
MARCH 12, 2010

TO WHOM IT MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC IS AN EXISTING RETAIL GIFT/CONVENIENCE STORE. WE ARE APPLYING FOR A SPECIAL USE PERMIT ON PACKAGE LIQUOR OFF SALE ESTABLISHMENT IN ORDER TO ENHANCE OUR PRODUCTIVITY AND OUR BOTTOM LINE.

THANK YOU

HAIM GABAY
MANAGER

**SUP-37660**
**05/27/10 PC**

RECEIVED
MAR 15 2010

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

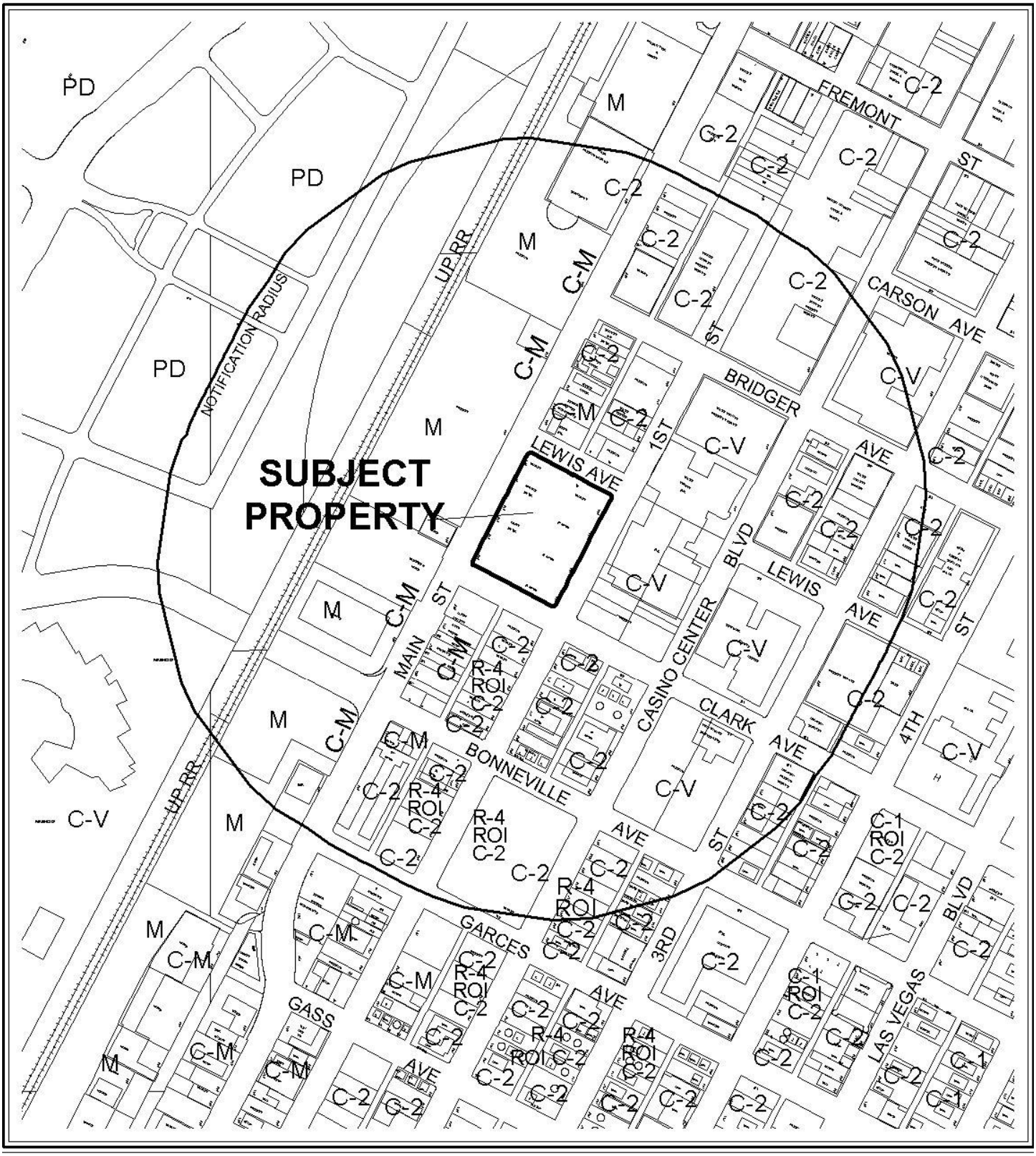
**SUBJECT:**
SUP-37904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: PQ LAS VEGAS, LLC - Request for a Special Use Permit FOR SIX PROPOSED SATELLITE DISHES THAT EXCEED 10 FEET IN DIAMETER AND 12 FEET IN HEIGHT at 495 South Main Street (APN 139-34-201-022), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **SUP-37904**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N




0 300 600 Feet

**CASE:** **SUP-37904**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-37904 APN: 139-34-201-022

Name of Property Owner: P Q Las Vegas LLC

Name of Applicant: Forest City

Name of Representative: JMA Architecture Studios (Cherie L. Guzman, Assoc. AIA)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DIMITRI VAZELAKIS

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On April 5, 2010 (Date) before me, Lisa M. Stevens, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Dimitri Vazelakis (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

LISA M. STEVENS
Commission # 1843392
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2013

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Statement of Financial Interest

Document Date: — Number of Pages: 1

Signer(s) Other Than Named Above: —

**Capacity(~~ies~~) Claimed by Signer(~~s~~)**

Signer's Name: Dimitri Vazelakis

- ☐ Individual
- ☒ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: PQ Las Vegas, LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 495S. 1st Street Las Vegas, NV 89101

**Project Name** CLV City Hall Building **Proposed Use** Satellites

**Assessor's Parcel #(s)** 139-34-201-022 **Ward #** 3

**General Plan:** existing C proposed C **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** 303,085 s.f. **Floor Area Ratio** 1.6

**Gross Acres** 4.2 acres **Lots/Units** n/a **Density** n/a

**Additional Information**

**PROPERTY OWNER** PQ Las Vegas LLC **Contact** Dimitri Vazelakis

**Address** 50 Public Square, Suite 1140 **Phone:** (212) 486-4444 **Fax:** (213) 488-9308

**City** Cleveland **State** OH **Zip** 44113

**E-mail Address** dimitrivazelakis@forestcity.net

**APPLICANT** Forest City Commercial Development **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street, Suite 110 **Phone:** (213) 416-2200 **Fax:** (213) 488-9308

**City** Los Angeles **State** CA **Zip** 90051

**E-mail Address** dimitrivazelakis@forestcity.net

**REPRESENTATIVE** JMA Architecture Studios **Contact** Cherie L. Guzman

**Address** 10150 Covington Cross Drive **Phone:** (702) 731-2033 **Fax:** (702) 731-2039

**City** Las Vegas **State** NV **Zip** 89144

**E-mail Address** cguzman@jmaarch.com

**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** DIMITRI VAZELAKIS

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-37904 |
| **Meeting Date:** | 5/27/10 PC |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 4/09/10 |
| **Received By:** | M. Howe |

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

Revised 10/27/08

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

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On April 5, 2010 (Date) before me, Lisa M. Stevens, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Dimitri Vazelakis (Name(s) of Signer(s))
,

LISA M. STEVENS
Commission # 1843392
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2013

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa M Stevens (Signature of Notary Public)

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Application/Petition Form - Special Use Permit

Document Date: — Number of Pages: 1

Signer(s) Other Than Named Above: —

**Capacity(~~ies~~) Claimed by Signer(~~s~~)**

Signer's Name: Dimitri Vazelakis
- ☐ Individual
- ☒ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: PQ Las Vegas, LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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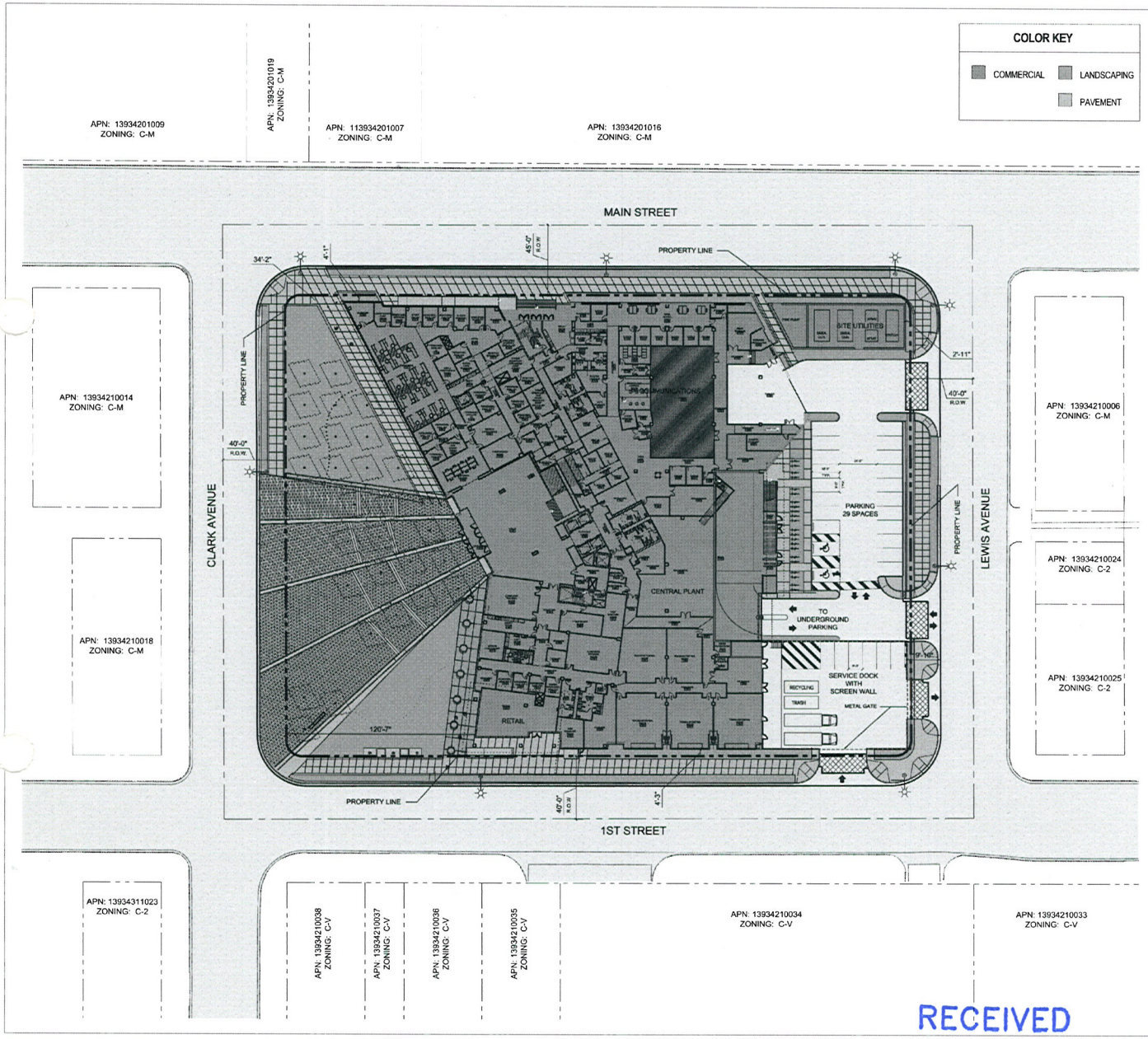



## SITE DATA

### SITE ANALYSIS:

| | |
|---|---|
| PROPOSED SITE (NET): | 2.71 ACRES (118,173 SF) |
| PROPOSED SITE (GROSS) | 4.20 ACRES (182,728 SF) |
| A.P.N. # | 139-34-201-022 |
| CURRENT ZONING: | C-2 |
| PROPOSED ZONING: | C-2 |
| GRADE LEVEL BUILDING AREA: | 59,414 S.F. |
| LOT COVERAGE: | 50.2 % |
| F.A.R.: | 1.6 |

### COMMERCIAL DATA:

| | |
|---|---|
| RETAIL AREA: | 1,545 S.F. |
| OFFICE AREA: | 301,540 S.F. |
| TOTAL GROSS SQ/FT. | 303,085 S.F. |

### PARKING ANALYSIS:

| | |
|---|---|
| BASEMENT LEVEL PARKING PROVIDED | 47 SPACES |
| GRADE LEVEL PARKING PROVIDED | 35 SPACES |
| TOTAL PARKING PROVIDED | 82 SPACES |
| ACCESSIBLE PARKING INCLUDED | 5 SPACES |
| (VAN PARKING) INCLUDED | 2 SPACES |
| TOTAL LOADING PRIVIDED | 2 SPACES |

## VICINITY MAP




NORTH
SCALE: 1" = 30'


SWA
580 Broadway, Suite 200
Laguna Beach
CA 92651
voice: (949) 497 5471
fax: (949) 494-7961

ELKUS | MANFREDI
ARCHITECTS
[address] 300 A STREET
BOSTON MASSACHUSETTS 02210
[tel] 617-426-1300

jma
10150 Covington Cross Drive Las Vegas, NV 89144
p 702.791.0303 f 702.791.2638 www.jmainc.com

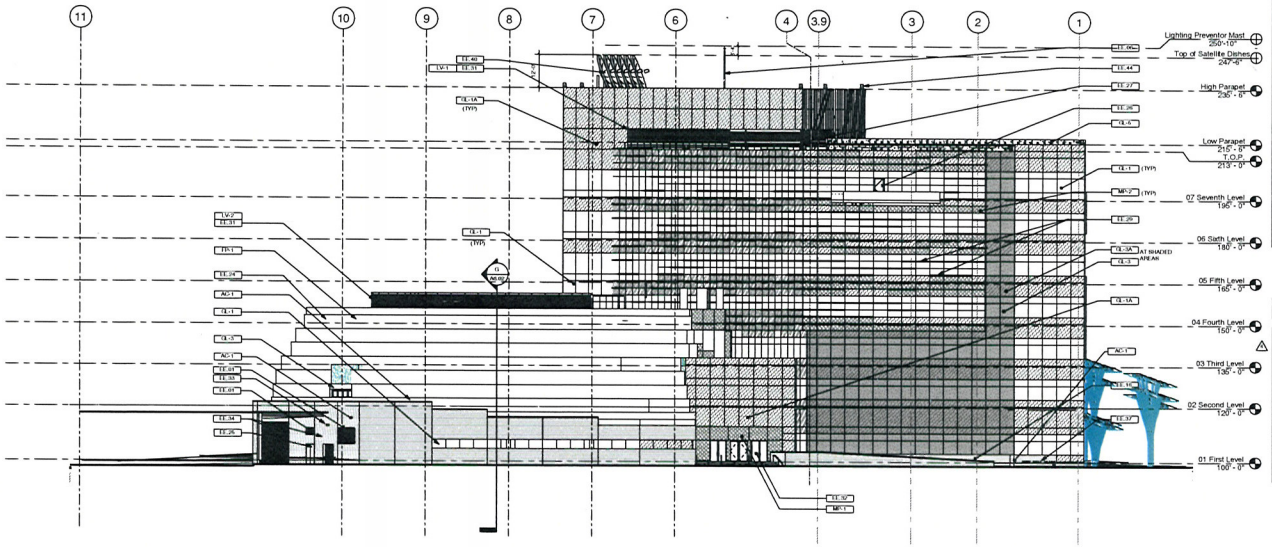

**LAS VEGAS CITY HALL**
PROJECT #: 200703315
CITY OF LAS VEGAS
APRIL 9, 2010

OVERALL
SITE PLAN

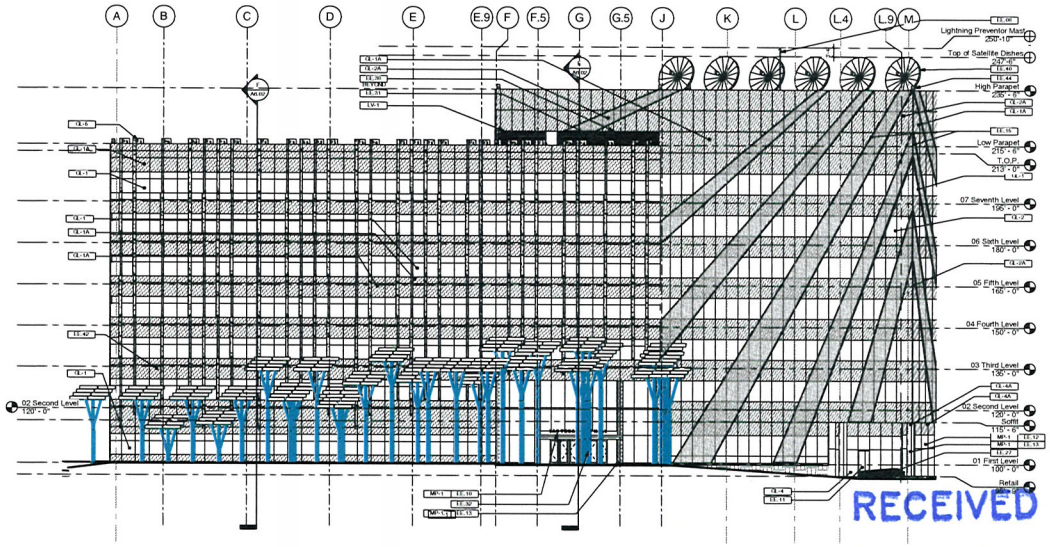
**A1.00**

RECEIVED
APR 09 2010

# SUP-37904




A OVERALL WEST EXTERIOR ELEVATION
1/16" = 1'-0"




B OVERALL SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

## EXTERIOR ELEVATION LEGEND

- VISION GLASS - GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 34% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY). GLAZING AT PEDESTRIAN LEVELS (IE: LOBBY AND RETAIL SPACES) NO REFLECTIVE GLAZING ALLOWED - REFER TO GLAZING SCHEDULE
- METAL PANEL - COLOR = SILVER - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
  METAL PANEL, TYPE 2 COLOR = CHAMPAGNE - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
- SPANDREL GLAZING
- 50% HORIZONTAL FRIT GLASS
- FIBERGLASS PANELS - COLOR = CHAMPAGNE - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
- CMU WALL

### MATERIAL SCHEDULE

| KEY | DESCRIPTION |
|---|---|
| AC-1 | CONCRETE MASONRY UNITS- VERIFY COLOR AND PATTERN WITH DESIGN ARCHITECT |
| FP-1 | FIBERGLASS PANELS WITH STAGGERED VERTICAL JOINTS - PANELS WIDTH NOT TO EXCEED 10 FEET IN LENGTH - PANEL JOINTS ARE NOT TO ALIGN VERTICALLY |
| GL-1 | VISION GLASS - BASIS: VISTACYN VNE 1-40 |
| GL-1A | SPANDREL GLASS: BASIS: AS GL-1 W/ SOLID DARK GRAY FRIT ON #4 SURFACE- VITRACON VNE 1-40 W - VIRABRIAN VISION SOLID GRAY FRIT |
| GL-2 | VISION GLASS - (SUN PAYS)- VITRACON VNE 1-40 40% DOT PATTERN (VIRABRIAN 6006 WHITE) ON #2 SURFACE |
| GL-2A | SPANDREL GLASS: (SUN PAYS)- BASIS: AS GL-2 W/ 40% DOT PATTERN- VIRABRIAN 6006, WHITE) ON #2 SURFACE |
| GL-3 | VISION GLASS - (WEST ELEVATION + SKYLIGHT)- VITRACON VNE 1-40 40% DOT PATTERN (VIRABRIAN 6006, VISN GRAY) ON #2 SURFACE |
| GL-3A | SPANDREL GLASS: BASIS: AS GL-3 W/ VIRABRIAN VISN SOLID GRAY FRIT |
| GL-4 | BUILDING ENTRANCES / FENESTRATION VITRINES: CLEAR LOW-E GLAZING |
| GL-4A | SPANDREL GLASS: BASIS: AS GL-4 W/ VIRABRIAN VISN SOLID GRAY FRIT |
| GL-5 | LAMINATED GLASS ITEM |
| LV-1 | ALUMINUM LOUVER - COLOR - SILVER |
| LV-2 | ALUMINUM LOUVER - COLOR TO MATCH MP-2 |
| MP-1 | METAL PANEL - COLOR - SILVER |
| MP-2 | METAL PANEL - COLOR - CHAMPAGNE |

### EXTERIOR ELEVATION NOTES

| KEY | DESCRIPTION |
|---|---|
| EE.01 | MECHANICAL LOUVER - VERIFY SIZE WITH MECHANICAL DRAWINGS |
| EE.06 | ROOF MOUNTED LIGHTNING PREVENTOR MAST - COORDINATE LOCATION W/ ELEC. & MECH. |
| EE.09 | POWDER COATED STEEL HANDRAIL |
| EE.10 | ALUMINUM LETTERS MOUNTED TO GLASS BLADE |
| EE.11 | EXPANSION/RETHMIC JOINT |
| EE.12 | METAL CANOPY |
| EE.13 | METAL COLUMN COVER ENCLOSURE |
| EE.15 | EDGE BLADE |
| EE.16 | CMU CONTROL JOINT PER DETAIL 5/A6.05.3 |
| EE.24 | VERTICAL JOINTS AT RANDOM SPACING |
| EE.25 | PAINTED HOLLOW METAL DOOR AND FRAME |
| EE.26 | ALUMINUM AND GLASS DOOR |
| EE.27 | PAINTED STEEL PIPE GUARDRAIL |
| EE.29 | MULLION CAP |
| EE.30 | STEEL TUBE FRAME |
| EE.31 | ALUMINUM LOUVERS |
| EE.32 | ENTRY DOORS |
| EE.33 | LIGHT FIXTURE |
| EE.34 | INSULATED OVERHEAD COILING DOOR |
| EE.37 | METAL TRIANGLE |
| EE.40 | ROOF MOUNTED SATELLITE DISH - OWNER FURNISHED OWNER INSTALLED (NIC - SEPARATE PERMIT REQUIRED) |
| EE.42 | PHOTOVOLTAIC TILES - CONCRETE TILE - COLOR: BY ALL THE DAVIS COLOR- SANDSTONE |
| EE.44 | CANTILEVERED LIGHT POST ELECTRICAL DRAWINGS |

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**City Hall Building**
Core and Shell Package
Las Vegas, Nevada
City of Las Vegas

ELKUS | MANFREDI

Issued for: Core and Shell Package
Date: July 2, 2009

Revisions

| | | |
|---|---|---|
| A | Building Department Comments | 7/30/09 |
| B | Building Department Comments | 8/31/09 |
| 4 | Addendum 3 | 11/5/09 |

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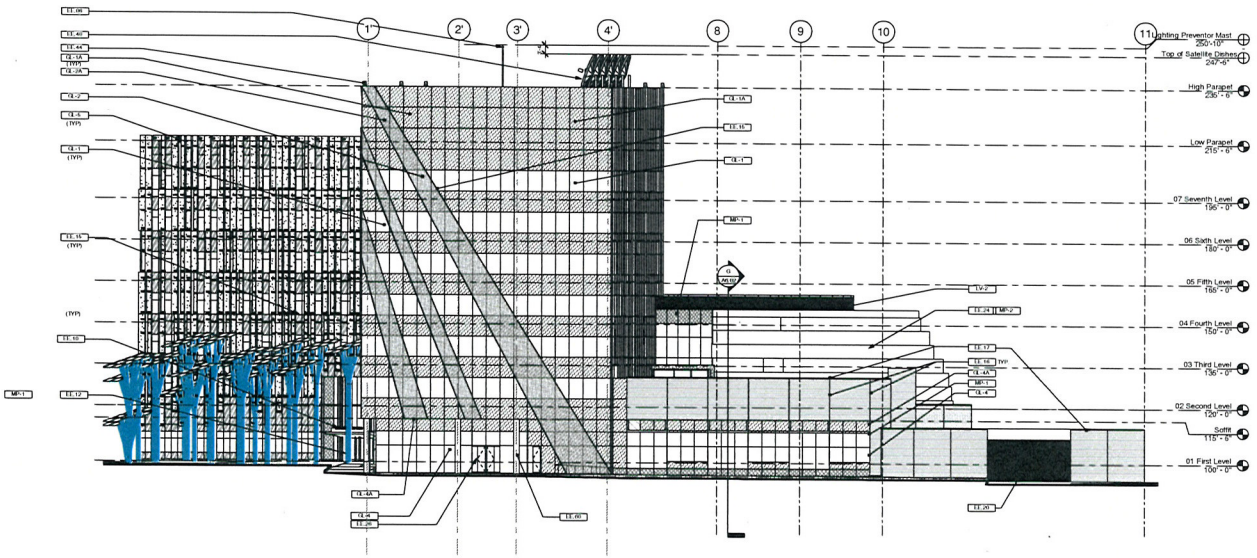
Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.

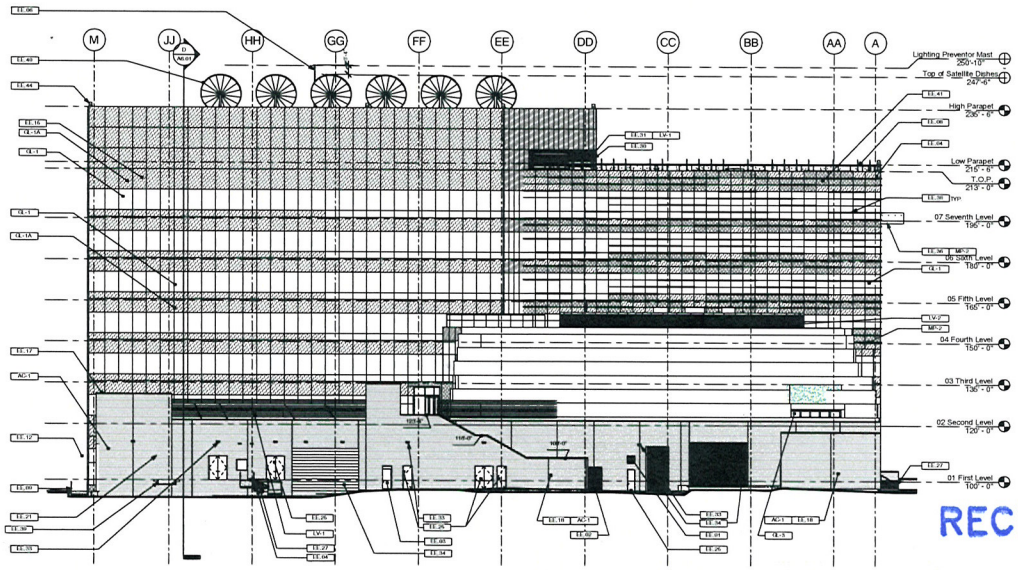
Project Number: 200703315

Overall Exterior Elevations

A5.01




C OVERALL EAST EXTERIOR ELEVATION
1/16" = 1'-0"




D OVERALL NORTHEAST EXTERIOR ELEVATION
1/16" = 1'-0"

## EXTERIOR ELEVATION LEGEND

- VISION GLASS - GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 34% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY) GLAZING AT PEDESTRIAN LEVELS (IE: LOBBY AND RETAIL SPACES) NO REFLECTIVE GLAZING ALLOWED - REFER TO GLAZING SCHEDULE
- METAL PANEL - COLOR = SILVER - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
  METAL PANEL TYPE 2 COLOR = CHAMPAGNE - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
- SPANDREL GLAZING
- 50% HORIZONTAL FRIT GLASS
- FIBERGLASS PANELS - COLOR = CHAMPAGNE - CUSTOM COLOR TO MATCH ARCHITECTS SAMPLE
- CMU WALL

| MATERIAL SCHEDULE | |
|---|---|
| KEY | DESCRIPTION |
| AC-1 | CONCRETE MASONRY UNITS- VERIFY COLOR AND PATTERN WITH DESIGN ARCHITECT |
| GL-1 | VISION GLASS (BASE): VITRACON VNE1-46 |
| GL-1A | SPANDREL GLASS: BASE AS GL-1 W/ SOLID DARK GRAY FRIT ON #4 SURFACE - VITRACON VNE1-46 W/ VITRAPAN VP44 SOLID GRAY FRIT |
| GL-2 | VISION GLASS: (SUN RAYS)- VITRACON VNE1-46 40% DOT PATTERN (VITRAPAN 6006 WHITE) ON #2 SURFACE |
| GL-2A | SPANDREL GLASS: (SUN RAYS)- BASE AS GL-2 W/ 40% DOT PATTERN VITRAPAN 6006 WHITE) ON #2 SURFACE |
| GL-3 | VISION GLASS: (WEST ELEVATION + SKYLIGHT)- VITRACON VNE1-46 40% DOT PATTERN (VITRAPAN 6006, VP66 GRAY) ON #2 SURFACE |
| GL-4 | BUILDING ENTRANCES + STOREFRONT VITRINES- CLEAR LOW-E GLAZING |
| GL-4A | SPANDREL GLASS: BASE AS GL-4 W/ VITRAPAN VP66 SOLID GRAY FRIT |
| GL-5 | LAMINATED GLASS FINS |
| LV-1 | ALUMINUM LOUVER- COLOR - SILVER |
| LV-2 | ALUMINUM LOUVER- COLOR TO MATCH MP-2 |
| MP-1 | METAL PANEL- COLOR - SILVER |
| MP-2 | METAL PANEL- COLOR - CHAMPAGNE |

| EXTERIOR ELEVATION NOTES | |
|---|---|
| KEY | DESCRIPTION |
| EE.01 | MECHANICAL LOUVER - VERIFY SIZE WITH MECHANICAL DRAWINGS |
| EE.02 | POWDER COATED STEEL GATE |
| EE.03 | ELEVATOR |
| EE.04 | STAIR |
| EE.05 | ROOF MOUNTED LIGHTNING PREVENTOR MAST- COORDINATE LOCATION W/ ELEC. & STRUCT. |
| EE.06 | TINTED BIRDLIGHT TO MATCH DOOR |
| EE.09 | POWDER COATED STEEL HANDRAIL |
| EE.10 | ALUMINUM LETTERS MOUNTED TO CLEAR BLADE |
| EE.12 | METAL CANOPY |
| EE.16 | EDGE BLADE |
| EE.19 | SMC CONTROL JOINT PER DETAIL 5/A9.00(C) |
| EE.17 | MASONRY COPING (COLOR TO MATCH CMU FIELD COLOR) |
| EE.18 | SINGLE PLY ROOFING SYSTEM |
| EE.20 | ROLLING STEEL GATE WITH LOUVERS LV-1 |
| EE.21 | STEEL TUBE HEADER |
| EE.24 | VERTICAL JOINTS AT RANDOM SPACING |
| EE.25 | PAINTED HOLLOW METAL DOOR AND FRAME |
| EE.26 | ALUMINUM AND GLASS DOOR |
| EE.27 | PAINTED STEEL PIPE GUARDRAIL |
| EE.30 | STEEL TUBE FRAME |
| EE.31 | ALUMINUM LOUVERS |
| EE.33 | LIGHT TEXTURE |
| EE.34 | INSULATED OVERHEAD COILING DOOR |
| EE.36 | CANTILEVERED TERRACE - TYPE 2 METAL PANEL |
| EE.39 | HORIZONTAL MULLION CAP |
| EE.39 | LOADING DOOR |
| EE.40 | ROOF MOUNTED SATELLITE DISH - OWNER FURNISHED OWNER INSTALLED (NIC - SEPARATE PERMIT REQUIRED) |
| EE.41 | METAL PANELS - COLOR TO MATCH MP-2 |
| EE.44 | CERTIFICATION LIGHT PER ELECTRICAL DRAWINGS |
| EE.60 | RECESSED FIRE DEPARTMENT KNOX BOX MOUNTED AT 72" AFF |

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City Hall Building
Core and Shell Package
Las Vegas, Nevada
City of Las Vegas

ELKUS | MANFREDI

Issued for: Core and Shell Package
Date: July 2, 2009

Revisions

| | | |
|---|---|---|
| A | Building Department Comments | 7/20/09 |
| B | Building Department Comments | 9/21/09 |
| 4 | Addendum 3 | 11/5/09 |

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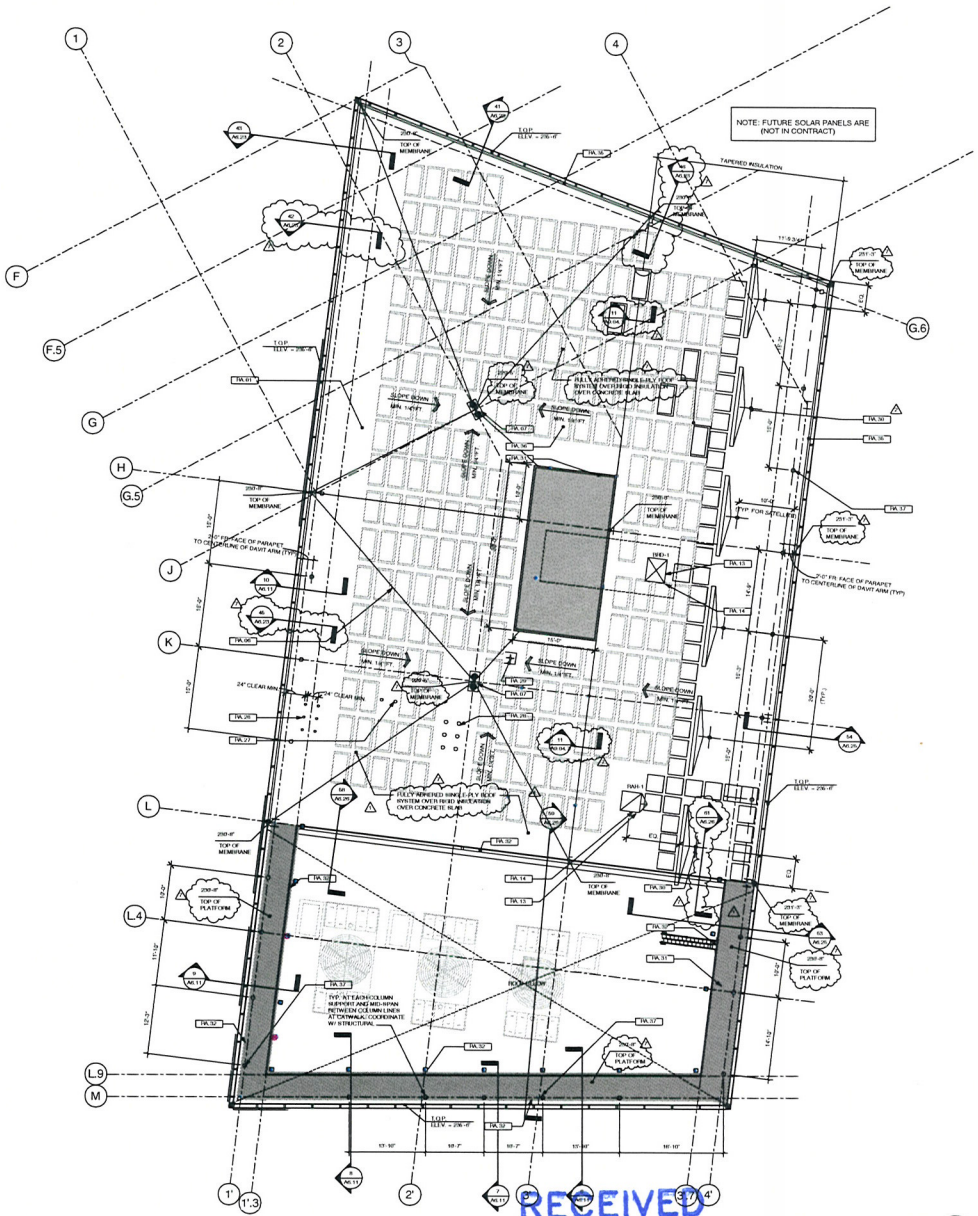
Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.

Project Number: 200703315

Overall Exterior Elevations

A5.02




1 HIGH ROOF PLAN
1/8" = 1'-0"

## PLAN GENERAL NOTES

| | |
|---|---|
| GFA.01 | CONTRACTOR SHALL VERIFY THAT ROOF EQUIPMENT, VENTS, AND FLUES SHALL NOT PROTRUDE ABOVE ENCLOSURES |
| GFA.02 | ALL FLOOR PLAN PENETRATION LOCATIONS AND ELEVATIONS SHALL BE COORDINATED WITH ENGINEERING (STRUCTURAL, MP&E) DRAWINGS BEFORE CONCRETE SLAB IS POURED |
| GFA.03 | ALL DIMENSIONS SHOWN ON PLANS ARE TO FACE OF RATED UNLESS NOTED OTHERWISE |
| GFA.04 | DO NOT SCALE DRAWINGS |
| GFA.06 | REFER TO DETAIL 1 ON SHEET A9.00 & 1 FOR STANDPIPE CABINET DETAIL AND DETAIL 2 ON SHEET A9.00 & 1 FOR FIRE DEPARTMENT KNOX DETAIL |
| GFA.07 | REFER TO SHEET G1.01 AND G2.02 FOR PARTITION TYPES |

## ROOF GENERAL NOTES

| | |
|---|---|
| GRF.01 | CONTRACTOR SHALL VERIFY THAT ROOF EQUIPMENT, VENTS, AND FLUES SHALL NOT PROTRUDE ABOVE ENCLOSURES |
| GRF.04 | CONTRACTOR TO COORDINATE ACTUAL SIZE OF ALL ROOF PENETRATIONS WITH THE ACTUAL SIZE OF THE EQUIPMENT BEING INSTALLED |
| GRF.05 | CONTRACTOR TO COORDINATE ACTUAL SIZE OF ALL ROOF PENETRATIONS SO AS NOT TO INTERFERE WITH MAJOR STRUCTURAL MEMBERS |
| GRF.07 | REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF ELEMENT INFORMATION |
| GRF.08 | ALL ROOF CRICKETS TO BE FORMED WITH TAPERED INSULATION |
| GRF.09 | CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ROOF DRAINS AS NOT TO INTERFERE WITH ANY STRUCTURAL MEMBER. LEADERS SHALL BE LOCATED TO CLEAR A SLOPE AS REQUIRED BY APPLICABLE CODES |
| GRF.10 | FOR ROOF RATED INSULATION, REFER TO SPECIFICATIONS REGARDING THE MINIMUM THICKNESS AND R-VALUES |
| GRF.11 | SINGLE-PLY ROOF MEMBRANE TO BE MECHANICALLY ATTACHED UNLESS OTHERWISE NOTED |

## ROOF PLAN SPECIFIC NOTES

| KEY | DESCRIPTION |
|---|---|
| RA.01 | SINGLE-PLY ROOFING SYSTEM |
| RA.06 | TAPERED CONCRETE CRICKET |
| RA.07 | ROOF OVERFLOW DRAIN, REFER TO PLUMBING DRAWINGS - SEE DETAIL 9/A9.04.2 |
| RA.13 | BUILT-UP CURB REFER TO STRUCTURAL DRAWINGS |
| RA.14 | MECHANICAL EQUIPMENT- REFER TO MECHANICAL DRAWINGS |
| RA.26 | BOILER FLUES |
| RA.27 | WATER HEATER FLUES |
| RA.28 | COMBUSTION AIR DUCTS |
| RA.29 | ROOF MOUNTED LIGHTNING PREVENTOR MAST- REFER TO ELECTRICAL DRAWINGS - PROVIDE STRUCTURAL STEEL SUPPORT |
| RA.30 | TYPICAL SATELLITE DISH MOUNT: 18"X18"X1" STL PLATE WELDED TO 12"X12" STEEL TUBE, MIN. 24" ABOVE ROOF SURFACE, LAG TO STRUCTURAL ATTACHMENT TYP. - SATELLITE DISH FURNISHED BY OWNER AND INSTALLED BY OWNER |
| RA.31 | ANTENNA PLATFORM 42" BELOW TOP OF PARAPET AND 24" ABOVE ROOF |
| RA.32 | 42" HIGH GUARDRAIL |
| RA.36 | PARAPET WALL |
| RA.38 | PHOTOVOLTAIC ROOF MOUNTED SOLAR PANELS (N.I.C.) |
| RA.37 | DAVIT ARM BASE - COORDINATE LOCATION WITH STRUCTURAL |

HIGH ROOF KEY

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SUP-37904


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**City Hall Building**
Core and Shell Package
Las Vegas, Nevada

City of Las Vegas

ELKUS | MANFREDI

Issued for: Core and Shell Package
Date: July 2, 2009

Revisions
1 Addendum 1 9/7/09
2 Addendum 1 9/15/09
7 Bulletin 3 4/15/10


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Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.


Project Number: 200703315

Partial High Roof Plan - Area B

A2.09B

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elevated architecture

April 13, 2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Attn: Planning Staff
Re: New City Hall Building
**Justification Letter**
**Special Use Permit**
JMA No. #200703315

Apn: #139-34-201-022

Dear Sir or Madam:

We are respectfully requesting a Special Use Permit application for satellite dishes that will be located on the roof of the new City of Las Vegas City Hall building. The project consists of 6 satellite dishes which do not meet two conditions. The first condition not met is, when satellite dishes are located on a rooftop, they shall be located and screened so as to minimize visual impact from other properties in the area. The second condition not met is, satellite dishes shall not exceed 10 feet in diameter, nor 12 feet in height when the dish is vertically positioned. The approximate size of each dish is 16 feet in diameter and 18 feet high.

This development is bound by Main Street to the West, First Street to the East, Lewis Avenue to the North and Clark Avenue to the South. The site is within the Downtown Centennial Plan (Office Core) and the Downtown Redevelopment Plan (Commercial) with a Commercial (C) general plan designation and is currently zoned C-2 (General Commercial District).

Thank you in advance for your time and consideration regarding this application. If you should have any questions or concerns regarding this application, please do not hesitate to call our office.

Sincerely,

Cherie L. Guzman, Assoc. AIA
Strategic Development Director

G:\2007\200703315 City Hall Building\00 Project Information\Entitlements\Entitlements for the Satellite Dishes 2010\CLV_Satellite_LTR_Justification_April 13-2010.doc

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SUP-37904
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City of Las Vegas Agenda Item No.: **15.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

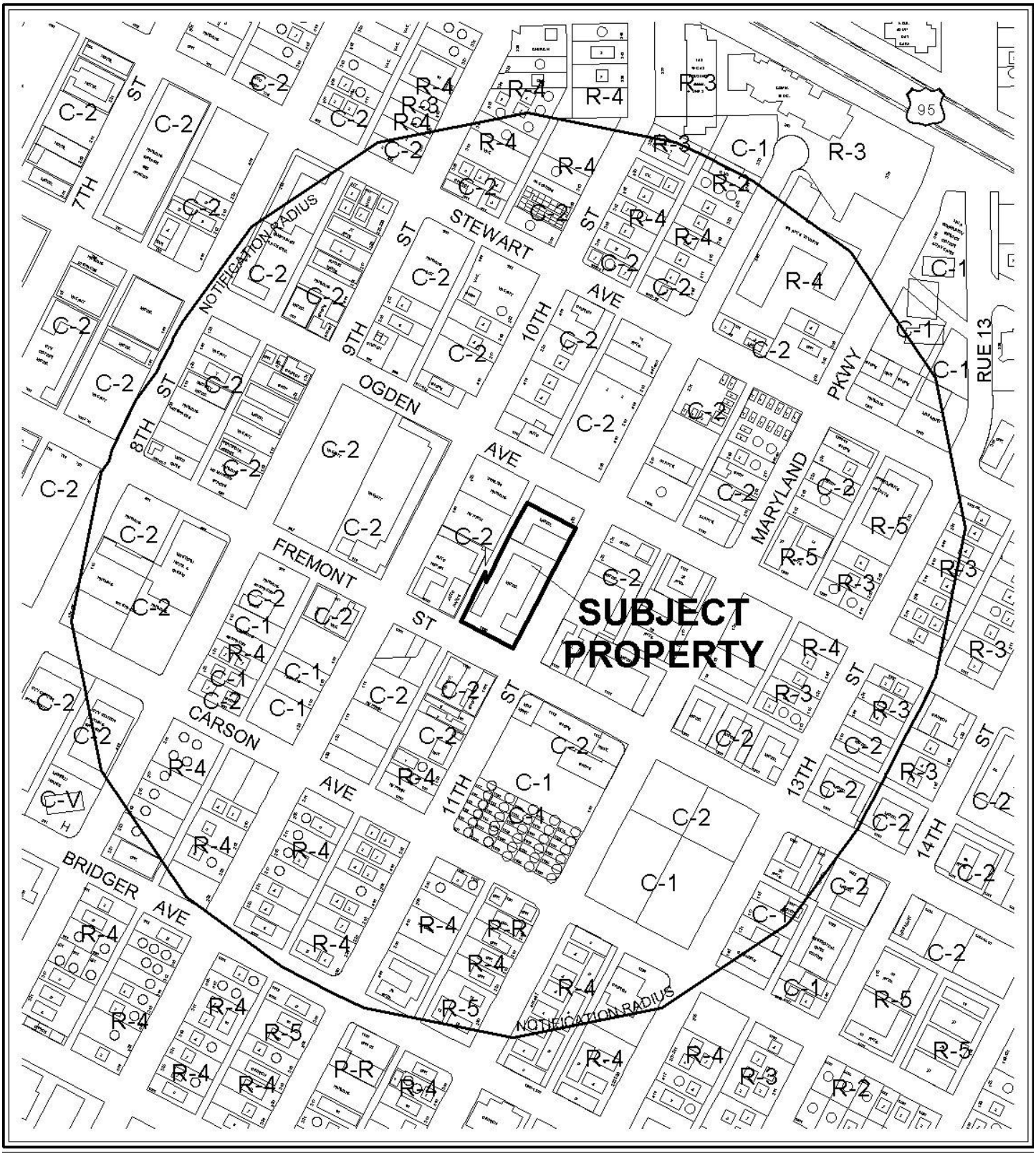
**SUBJECT:**
SUP-37905 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERGUSON MOTEL - OWNER: SONAL, INC. - Request for a Special Use Permit FOR 22-ROOM HOTEL, RESIDENCE UNITS WITHIN A 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **SUP-37905**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)




**CASE:** **SUP-37905**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-37905 APN: _____

Name of Property Owner: SONAL, INC.

Name of Applicant: FERGUSON MOTEL

Name of Representative: RAKESH A. PATEL

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: AMARATBHAI R. PATEL

Subscribed and sworn before me

This 29th day of March, 20 10

_____

Notary Public in and for said County and State

REBEKAH SALOMON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-13
Certificate No: 09-11190-1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 1028 Fremont Street, Las Vegas, NV 89101

**Project Name** Ferguson Motel **Proposed Use** Hotel, Residence

**Assessor's Parcel #(s)** 139-35-211-025 / 139-35-211-026 **Ward #** 5

**General Plan:** existing C proposed N/A **Zoning:** existing C-2 proposed N/A

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

**Gross Acres** 1.12 **Lots/Units** 68 Units **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sonal, Inc. **Contact** Rakesh Patel

**Address** 1028 Fremont Street **Phone:** (702) 672-0576 **Fax:** (702) 676-1292

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

**E-mail Address** rakeshniyati@yahoo.com

**APPLICANT** Ferguson Motel **Contact** Rakesh Patel

**Address** 1028 Fremont Street **Phone:** (702) 672-0576 **Fax:** (702) 676-1292

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

**E-mail Address** rakeshniyati@yahoo.com

**REPRESENTATIVE** Rakesh Patel **Contact** Rakesh Patel

**Address** 1028 Fremont Street **Phone:** (702) 672-0576 **Fax:** (702) 672-0576

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

**E-mail Address** rakeshniyati@yahoo.com

**Property Owner Signature*** _____

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

**Print Name** Amaratbhai R Patel / President

Subscribed and sworn before me

This 29th day of March, 2010.

Rebekah Salomon

Notary Public in and for said County and State

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-37905 |
| Meeting Date: | 05/27/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 04/09/10 |
| Received By: | |

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

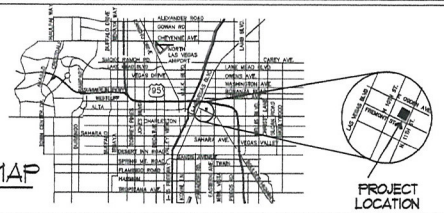
Revised 10/27/08

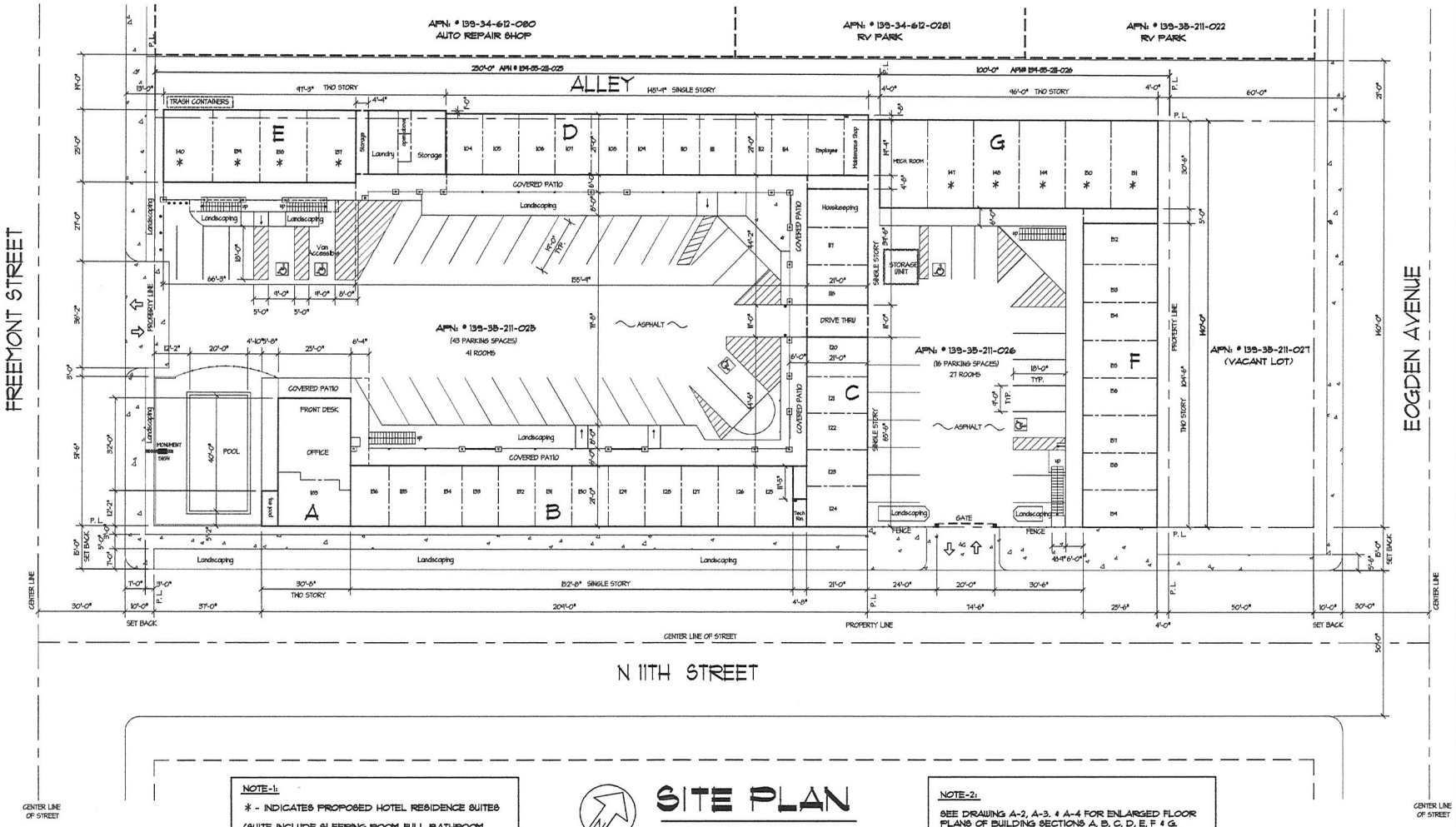
REBEKAH SALOMON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-13
Certificate No: 09-11190-1

APN: # # 139-35-211-025 & # 139-35-211-026
ZONING: C-2 - COMMERCIAL MOTEL
AREA: 0. 83 ACRE + .23 ACRE = 1.06 ACRES TOTAL
UNITS: 41 + 27 = 68 UNITS TOTAL
PARKING: 43 + 16 = 59 PARKING SPACES TOTAL

# FERGUSONS MOTEL
# 1028 FREMONT STREET
# LAS VEGAS, NEVADA

VICINITY MAP




NOTE-1:
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES
(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)
TOTAL 22 PROPOSED, SEE FLOOR PLAN FOR DETAILS

## SITE PLAN

SCALE:- 1" = 16'-0"

P. L. = PROPERTY LINE

NOTE-2:
SEE DRAWING A-2, A-3, & A-4 FOR ENLARGED FLOOR PLANS OF BUILDING SECTIONS A, B, C, D, E, F & G.

| NO. | DATE | REVISION | APPVD. |
|---|---|---|---|

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Jerry Miceli
Architect
9315 W. Sunset Road, Suite 100
Las Vegas, Nevada 89148
Ph. (702) 431-1241 Fax. (702) 431-1976

FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

SITE PLAN

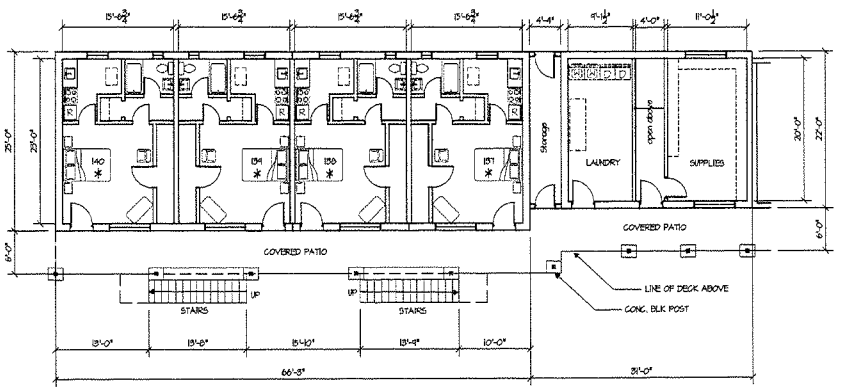
JOB NO. 2101
DRAWN BY. CP
CHECKED BY. .
DATE. 4-04-2010

A-1

SUP-37905
REVISED

RECEIVED
APR 20 2010

Tue Apr 20 11:29:32 2010



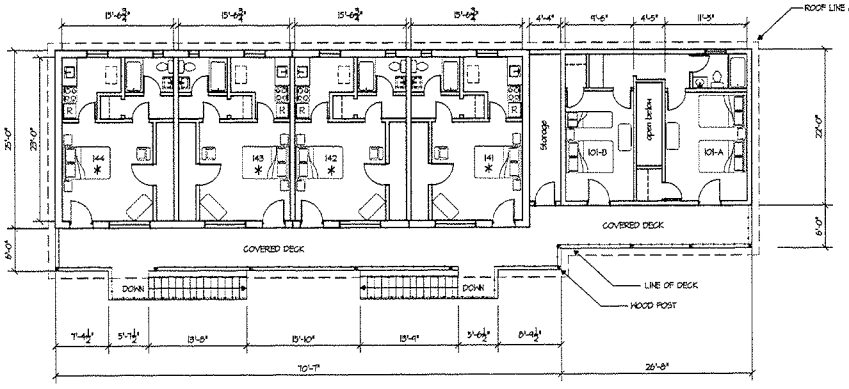

## FIRST FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"

NOTE:

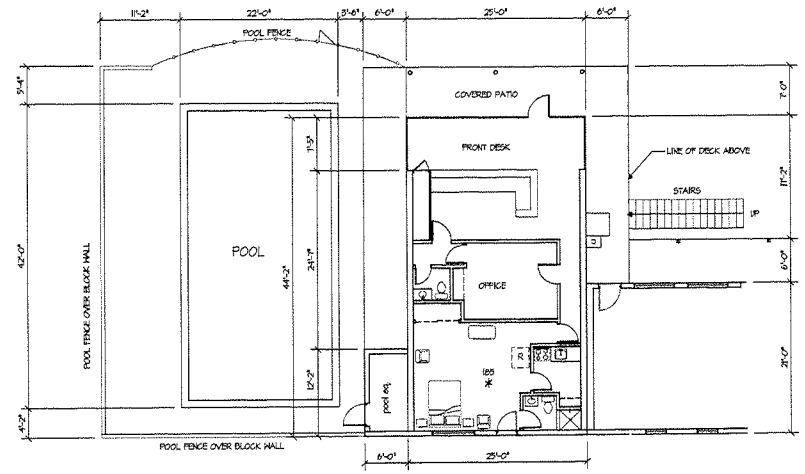
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)



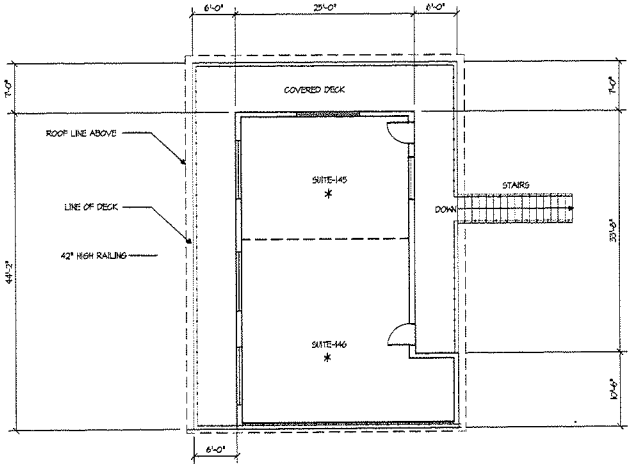

## SECOND FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"




## FIRST FLOOR PLAN: SECTION-"A"

SCALE:- 1" = 8'-0"




## SECOND FLOOR PLAN: SECTION-"A"

SCALE:- 1" = 8'-0"

RECEIVED

APR 09 2010

SUP-37905

| NO. | DATE | REVISION | APPRD. |
|---|---|---|---|

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Jerry Miceli Architect
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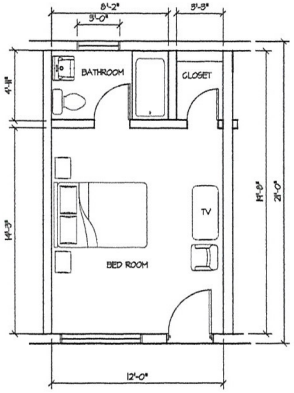
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

PLAN A & E

JOB NO. 2101
DRAWN BY. CP
CHECKED BY. .
DATE. 3-04-2010

A-2




## TYPICAL MOTEL ROOM PLAN

SCALE:- 1" = 4'-0"




## FLOOR PLAN: SECTION-"B", "C" & "D"

SCALE:- 1" = 8'-0" SINGLE STORY

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SUP-37905

| NO. | DATE | REVISION | APPRD. |
|---|---|---|---|
| | | | |

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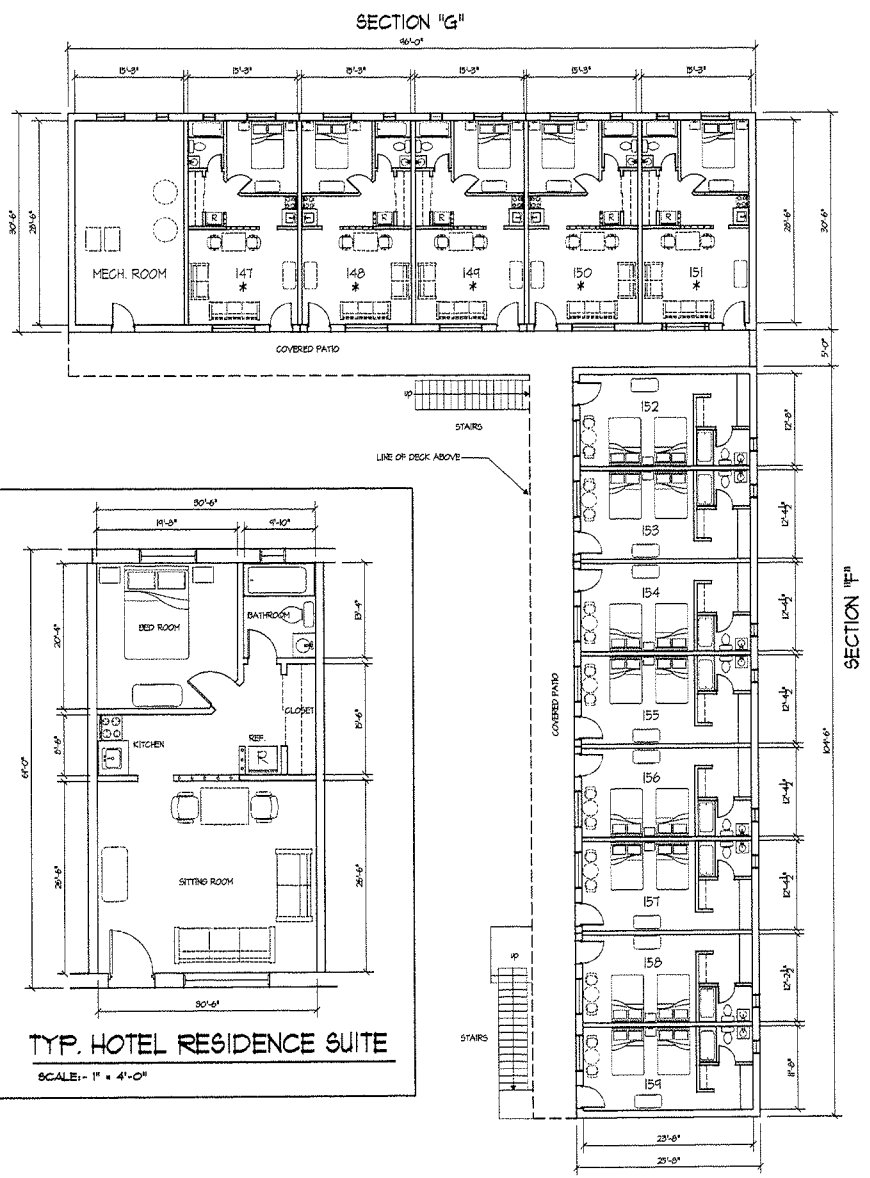
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: s 139-35-211-025 & APN: 139-35-211-026)

PLAN B-C-D

JOB NO. 2101
DRAWN BY. CP
CHECKED BY. .
DATE. 3-04-2010

A-3

Sat Apr 03 16:04:08 2010



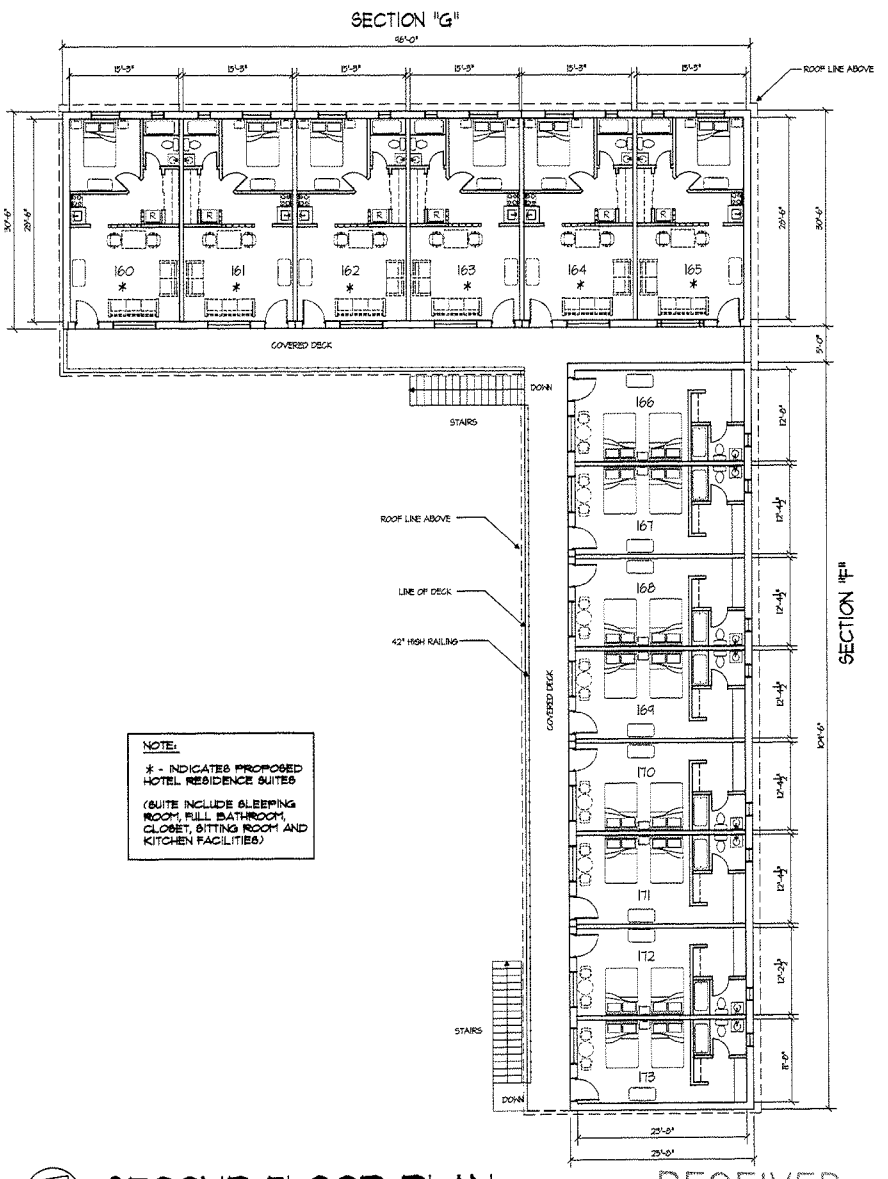

TYP. HOTEL RESIDENCE SUITE

SCALE:- 1" = 4'-0"

FIRST FLOOR PLAN

SECTION-"F", & "G"

SCALE:- 1" = 8'-0"




NOTE:

* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)

SECOND FLOOR PLAN

SECTION-"F", & "G"

SCALE:- 1" = 8'-0"

RECEIVED

APR 09 2010

| NO. | DATE | REVISION | APPR'D. |
|---|---|---|---|

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Jerry Miceli
Architect
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Las Vegas, Nevada 89148
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FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

PLAN
F & G

JOB NO. 2101
DRAWN BY. CP
CHECKED BY.
DATE. 4-04-2010

A-4

SUP-37905




NORTH ELEVATION - FREEMONT STREET




SOUTH ELEVATION - OGEDEN AVENUE




PARTIAL EAST ELEVATION - N 11TH STREET




WEST ELEVATION - ALLEY




MONUMENT SIGN - FREEMONT STREET



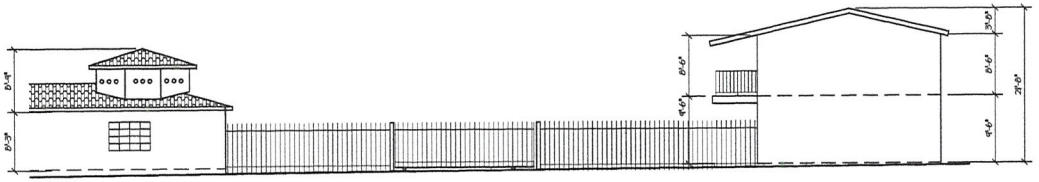

PARKING LOT & LANDSCAPE




INSIDE ELEVATION- SECTION F & G

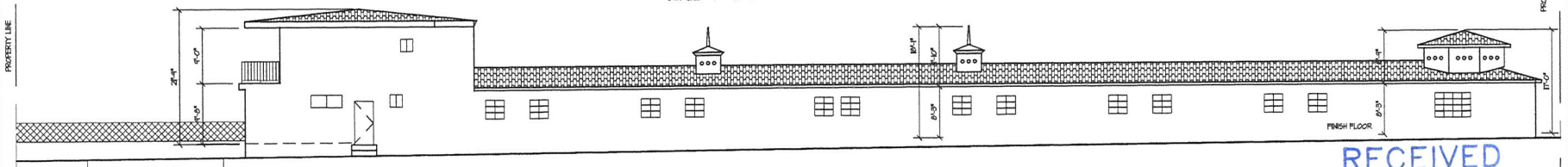



OFFICE BLDG ELEVATION



EAST ELEVATION - 11TH ST - CONT.

SCALE:- 1" = 8'-0"




EAST ELEVATION - 11TH ST

SCALE:- 1" = 8'-0"

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APR 09 2010

| NO. | DATE | REVISION | APPVD. |
|---|---|---|---|
| | | | |

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Jerry Miceli
Architect
9315 W. Sunset Road, Suite 100
Las Vegas, Nevada 89148
Ph. (702) 431-1241 Fax. (702) 431-1936

FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: s 139-35-211-025 & APN: 139-35-211-026)

Elevation Photos

| | |
|---|---|
| JOB NO. | 2101 |
| DRAWN BY. | CP |
| CHECKED BY. | . |
| DATE. | 4-04-2010 |

A-5

Sat, Apr 03 16:40:10 2010

SUP-37905

# FERGUSONS MOTEL

*1028 Freemont street, Las Vegas, Nevada 89101*
*Phone: (702) 382-3500, Fax: (702) 676-1292*

*April 4, 2010*

***LETTER OF JUSTIFICATION***

*RE:* ***SPECIAL USE PERMIT – HOTEL, RESIDENCE – C-2 COMMERCIAL***
*FOR APN # 139-35-211-025 (41 UNITS) AND APN # 1359-35-211-026 (27 UNITS) MOTEL*

*Fergusons Motel is located at 1028 Freemont Street in the City of Las Vegas. The project sits on two parcels, 41 Units on APN 139-35-211-025 originally built in1946 and 27 Units on APN 139-35-211-026 originally built in 1956. The property is currently zoned for C-2 Commercial for Hotel, Motel or Hotel suites.*

*There are a total of 68 rooms. All rooms are directly accessible from the parking area. 22 rooms consist of suites which include kitchen facilities and sitting rooms in addition to the sleeping room, full bathroom and closet. The remaining 46 rooms have a sleeping room, full bathroom and closet. Currently all room provide a temporary lodging with a rental period of less than one week.*

*I am requesting the city of Las Vegas to grant a SPECIAL USE PERMIT to Fergusons Motel to use the 22 suites as HOTEL RESIDENCE thus changing the use from "Hotel, Motel or Hotel suites" to "Hotel, Residence". (Suite no. 137, 138, 139, 140, 142, 142, 143, 144,145, 146, 147, 148, 149, 150, 151,160, 161, 162, 163, 164, 165 and 185) These suites are suitable for long term occupancy. The remaining 46 rooms will remain as Motel suites. The facility also provides onsite maid & linen services, telephones and maintenance staff for the upkeep of the property.*

*Fergusons Motel provides very economical temporary lodging to the residents of city who are very much in need of short term lodging. Many of them do not even own a car and rely on public transportation.*

*The recession has really hurt the citizens of Vegas. The occupancy of the motel is down by 50%. Many people are looking for temporary lodging for a week or more. With the approval of the Special Use Permit, I will be better able to meet the requirements of our guests. I also feel that the motel is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City & County's policies and regulations.*

*Looking forward for you cooperation.*

RECEIVED
APR 09 2010

*Sincerely,*

*Amarat R. Patel – President*
*Sonal Inc.*
*dba Fergusons Motel*

SUP-37905

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

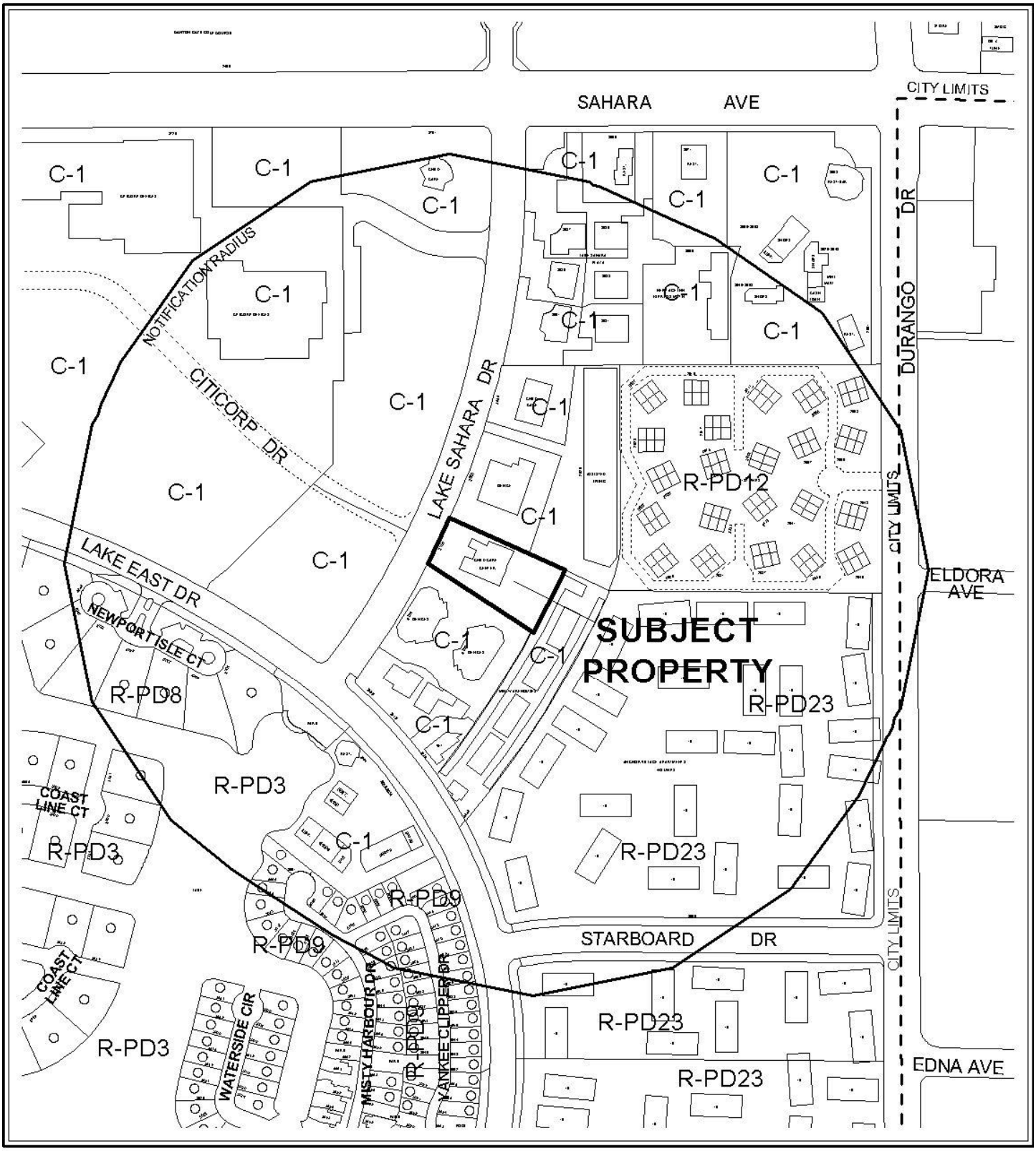
**SUBJECT:**
SUP-37922 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN EDUCATION GROUP - OWNER: MARY E. BULLARD REVOCABLE TRUST, ET AL - Request for a Special Use Permit FOR A 10,600 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY at 2750 Lake Sahara Drive (APN 163-08-502-002), C-1 (Service Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **SUP-37922**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **SUP-37922**

**RADIUS:** 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37922** APN: 163-08-502-002

Name of Property Owner: Security Financial Bancorp Inc - 50 Percent Ownership

Name of Applicant: Security Financial Bancorp Inc - Richard Heymann

Name of Representative: WESTAR Architects - Dee Frandsen

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: Richard Heym

Print Name: Richard Heymann, SCC

Subscribed and sworn before me

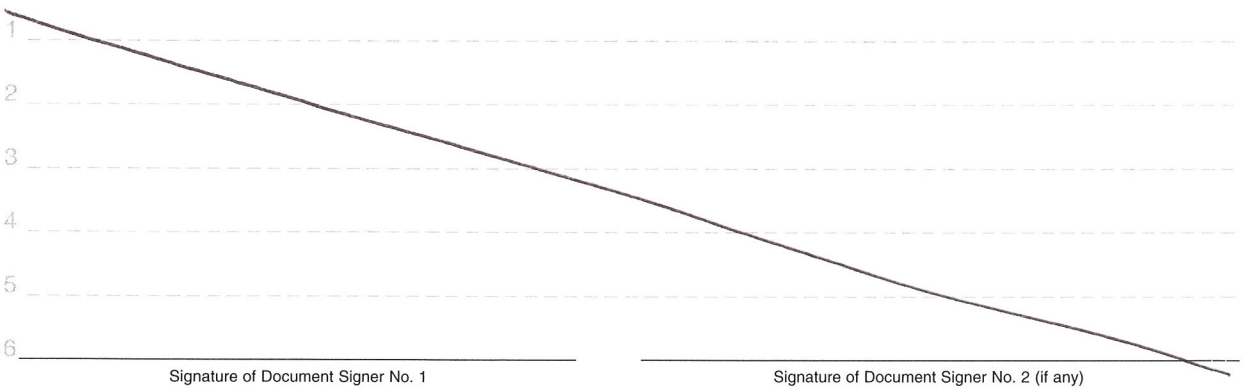
This _____ day of _____, 20____

_____

Notary Public in and for said County and State

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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



Signature of Document Signer No. 1 | Signature of Document Signer No. 2 (if any)

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 14 (Date) day of April (Month), 20 10 (Year), by
(1) Richard R. HEYMANN – (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and
(2) N / A (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Casie N Smith
Signature of Notary Public

CASIE N. SMITH
Commission # 1784304
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2011

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Statement of financial interest
Document Date: 4/14/10 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

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

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# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37922** APN: 163-08-502-002

Name of Property Owner: Mary E. Bullard Revocable Trust - 50 Percent Ownership

Name of Applicant: Mary E. Bullard Revocable Trust - Mary Bullard

Name of Representative: WESTAR Architects - Dee Frandsen

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: Mary E. Bullard, Trustee

Print Name: MARY E. BULLARD, TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20____

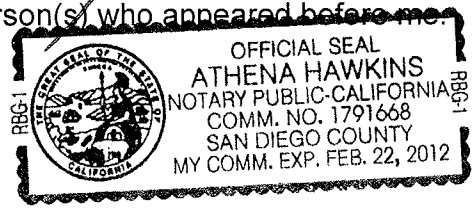
SEE ATTACHMENT FOR OFFICIAL NOTARIZATION

_____

Notary Public in and for said County and State

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 16th day of April, 2010, by Mary E Bullard, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




(Seal)

Signature _____

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 2750 Lake Sahara Drive, Las Vegas, Nevada 89117

**Project Name** American Education Group Lexis Prep School **Proposed Use** Private School

**Assessor's Parcel #(s)** 163-08-502-002 **Ward #** 2

**General Plan:** existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

**Commercial Square Footage** 10,600 **Floor Area Ratio** _____

**Gross Acres** 1.37 **Lots/Units** One **Density** 18% Lot Coverage

**Additional Information** Present use of building ia a Day Care Center. SUP is for the change of use to a Private Preparatory School, grades K through 8

**PROPERTY OWNER** Mary E. Bullard Revocable Trust **Contact** Mary Bullard

**Address** 2685 Piantino Circle 1 **Phone:** (619) 284-0900 **Fax:** _____

**City** San Diego **State** CA **Zip** 92108

**E-mail Address** mbullard@san.rr.com

**APPLICANT** Mary E Bullard Revocable Trust **Contact** Mary Bullard

**Address** 2685 Piantino Circle 1 **Phone:** (619) 284-0900 **Fax:** _____

**City** San Diego **State** CA **Zip** 92108

**E-mail Address** mbullard@san.rr.com

**REPRESENTATIVE** WESTAR Architects **Contact** Dee Frandsen

**Address** 701 Bridger Avenue, Suite 400 **Phone:** (702) 878-0000 **Fax:** (702) 878-8430

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

**E-mail Address** dfrandsen@wagnarchitects.com

**Property Owner Signature*** Mary E. Bullard, Trustee

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

**Print Name** MARY E. BULLARD, TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHMENT FOR OFFICIAL NOTARIZATION

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37922 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | $1030 |
| **Date Received:*** | 4/12/10 |
| **Received By:** | |

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 2750 Lake Sahara Drive, Las Vegas, Nevada 89117

**Project Name** American Education Group Lexis Prep School **Proposed Use** Private School

**Assessor's Parcel #(s)** 163-08-502-002 **Ward #** 2

**General Plan:** existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

**Commercial Square Footage** 10,600 **Floor Area Ratio** _____

**Gross Acres** 1.37 **Lots/Units** One **Density** 18% Lot Coverage

**Additional Information** Present use of building ia a Day Care Center. SUP is for the change of use to a Private Preparatory School, grades K through 8

**PROPERTY OWNER** Security Financial Bancorp Inc. **Contact** Richard Heymann

**Address** P.O Box 9704 **Phone:** (858) 756-1005 **Fax:** (858) 756-3038

**City** Rancho Sana Fe **State** CA **Zip** 92067-4704

**E-mail Address** heymann@cox.net

**APPLICANT** Security Financial Bancorp Inc **Contact** Richard Heymann

**Address** P.O. Box 9704 **Phone:** (858) 756-1005 **Fax:** (858) 756-3038

**City** Rancho Sana Fe **State** CA **Zip** 92067-4704

**E-mail Address** heymann@cox.net

**REPRESENTATIVE** WESTAR Architects **Contact** Dee Frandsen

**Address** 701 Bridger Avenue, Suite 400 **Phone:** (702) 878-0000 **Fax:** (702) 878-8430

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

**E-mail Address** dfrandsen@wagnarchitects.com

**Property Owner Signature*** _____

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

**Print Name** Richard Heymann, Sec

Subscribed and sworn before me

This 14 day of April, 20 10.

_____

Notary Public in and for said County and State

*FOR DEPARTMENT USE ONLY*

| |
|---|
| **Case #** |
| **Meeting Date:** |
| **Total Fee:** |
| **Date Received:*** |
| **Received By:** |

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

Revised 10/27/08

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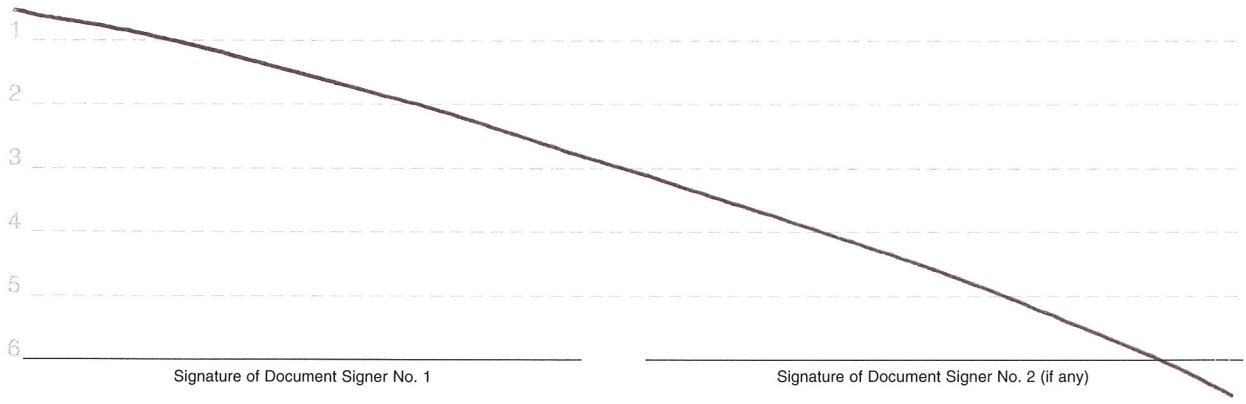
☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)




Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 14 (Date) day of April (Month), 20 10 (Year), by

(1) Richard Heymann —,
Name of Signer

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

(and

(2) N/A,
Name of Signer

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

Signature _____
Signature of Notary Public

CASIE N. SMITH
Commission # 1784304
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2011

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Application/Petition Form

Document Date: 4/14/10 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

| RIGHT THUMBPRINT OF SIGNER #1 | RIGHT THUMBPRINT OF SIGNER #2 |
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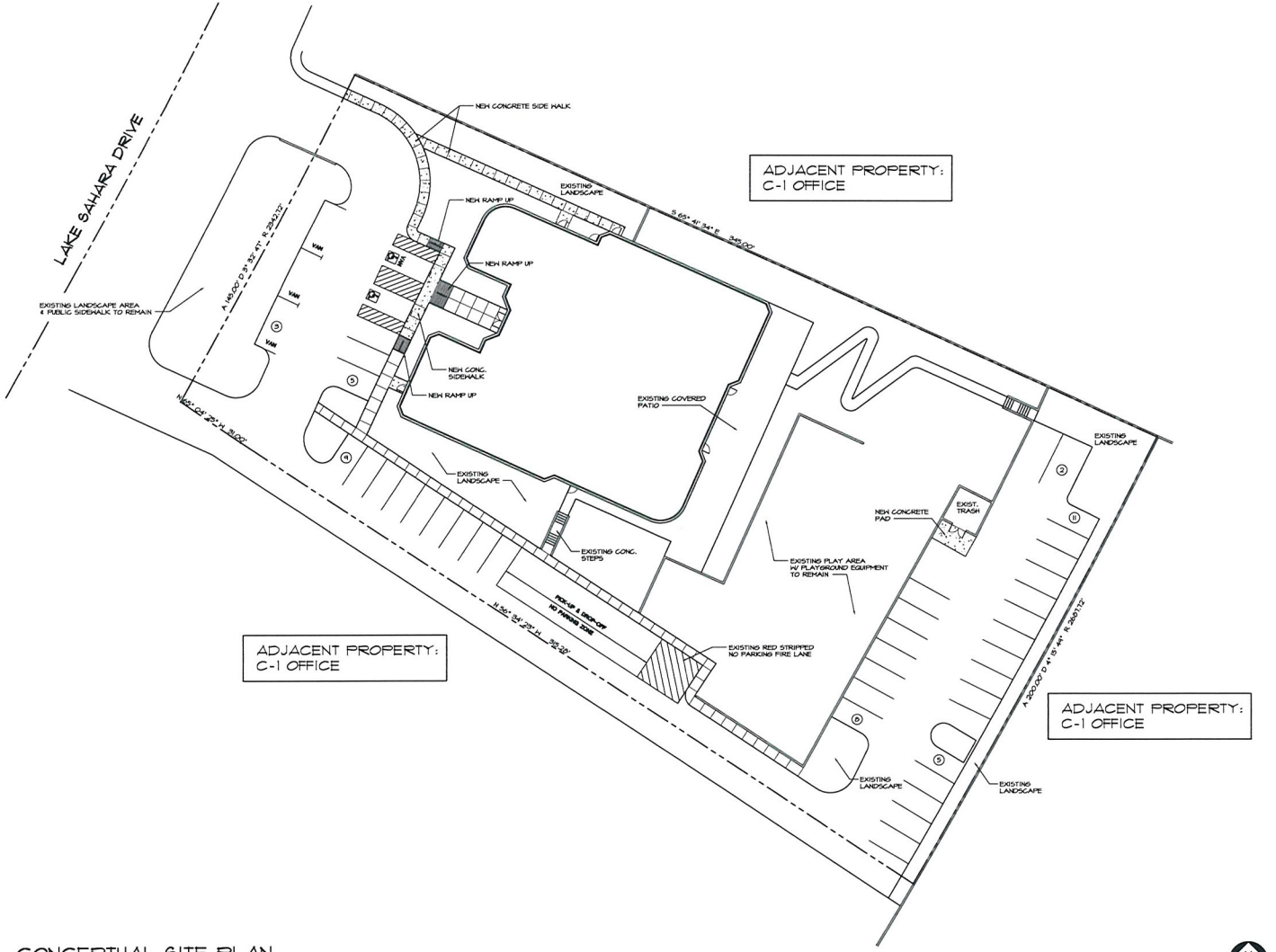
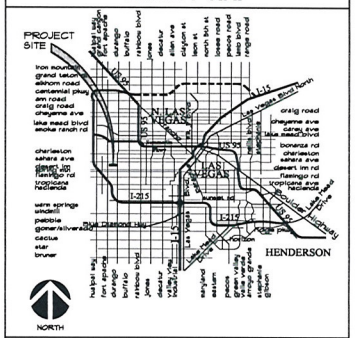


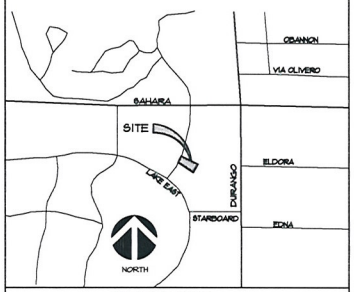

## CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

## VICINITY MAP




## LOCATION MAP




## SITE DATA

| | |
|---|---|
| TOTAL SITE AREA: | 1.37 ACRES |
| ZONING: | LIMITED COMMERCIAL DISTRICT (C-1) |
| OCCUPANCY CLASSIFICATION: | E (EDUCATIONAL GROUP) |
| LANDSCAPING: | NO CHANGE |
| STREET ACCESS: | EXISTING |
| SETBACKS: | APPROVED BY EXISTING<br>NO CHANGE |
| PARKING: | PARKING REQUIRED PER TITLE 19.04<br>LAND USE TABLE<br>3 PARKING SPACES PER CLASSROOM<br>11 CLASSROOMS x 3 = 33 SPACES REQ.<br>PROVIDED - 38 STANDARD<br>2 ACCESSIBLE<br>3 VAN<br>TOTAL 43 SPACES |
| BUILDING SIZE: | +/- 10,000 SQ. FT. |

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WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
711 Bridger Avenue, Las Vegas, NV. 89101 ph 702.678.2000 fax 702.678.8430

RECEIVED
APR 12 2010

A REMODEL FOR:
AMERICAN EDUCATION GROUP
LEXIS PREPARATORY SCHOOL LAS VEGAS
2750 LAKE SAHARA DRIVE
LAS VEGAS, NEVADA 89117

DR1 - SITE PLAN

# SUP-37922

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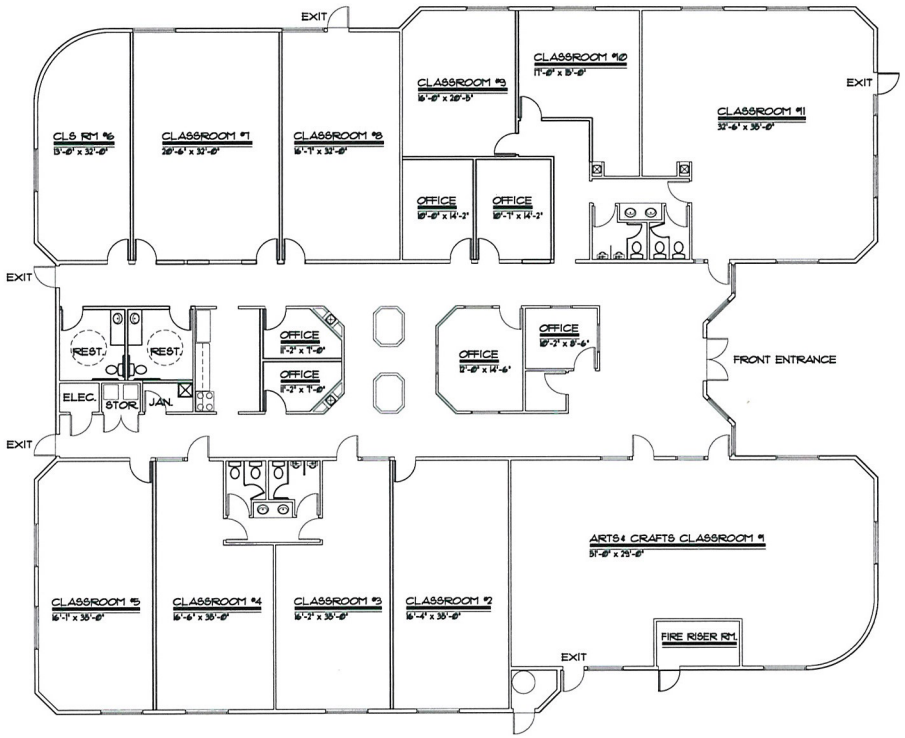


## CONCEPTUAL FLOOR PLAN

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

NORTH

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 Bridger Avenue, Las Vegas, NV. 89101 ph 702.878.0200 fax 702.878.8430

RECEIVED
APR 12 2010

A REMODEL FOR:
AMERICAN EDUCATION GROUP
LEXIS PREPARATORY SCHOOL LAS VEGAS
2750 LAKE SAHARA DRIVE
LAS VEGAS, NEVADA 89117

DR2 - FLOOR PLAN

**SUP-37922**

Architecture
Interior Design
WESTAR
ARCHITECTS

April 12, 2010

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: American Education Group
Lexis Preparatory School
2750 Lake Sahara Drive
Las Vegas, Nevada 89117
APN 163-08-502-002

To Whom It May Concern,

Please accept this letter as justification for the above referenced property.
Our client, American Education Group of Grand Rapids, Michigan is seeking to purchase the 'Mini-Skool' Day Care Center located at 2750 Lake Sahara Drive, Las Vegas, Nevada.
Our client is requesting a Special Use Permit to change the property referenced above from a day care center to a private school with grades K through 8.

The existing building will be brought up to current codes.
There will be no additions to the size of the building.

Exterior improvements will include re-stripe and seal existing parking lot. Add required accessible parking spaces with accessible aisles and accessible ramps as required.
The dead landscaping located at the East parking lot will be removed and replaced with trees and plants as required by City of Las Vegas, Title 19 Zoning Code.
Exterior walls will be repaired as necessary and repainted colors to match or complement surrounding buildings.

Interior improvements will include the installation of an Automatic Fire Sprinkler System.
Remodel of existing restrooms to make ADA compliant and up-grade all plumbing fixtures.

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**SUP-37922**

3900 Meadows Lane suite, 220 Las Vegas, NV., 89107 phone: 878.0000 fax: 878.8430 email: info@wagnarchitects.com

Building Area = 10,600 square feet

Parking Requirements per Title 19.04 'Land Use Table'

3 Parking Spaces per Classroom.
11 Classrooms x 3 spaces = 33 Parking Spaces are required.
43 Parking Spaces are provided.
Pick-Up and Drop-Off Area shown on Site Plan (66'-0" x 18'-0"), located on South side Parking Area.

Thank you for your consideration in this matter.

Yours truly,
WESTAR Architects

Dee Frandsen
Project Manager

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SUP-37922

3900 Meadows Lane suite, 220 Las Vegas, NV., 89107 phone: 878.0000 fax: 878.8430 email: info@wagnarchitects.com

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

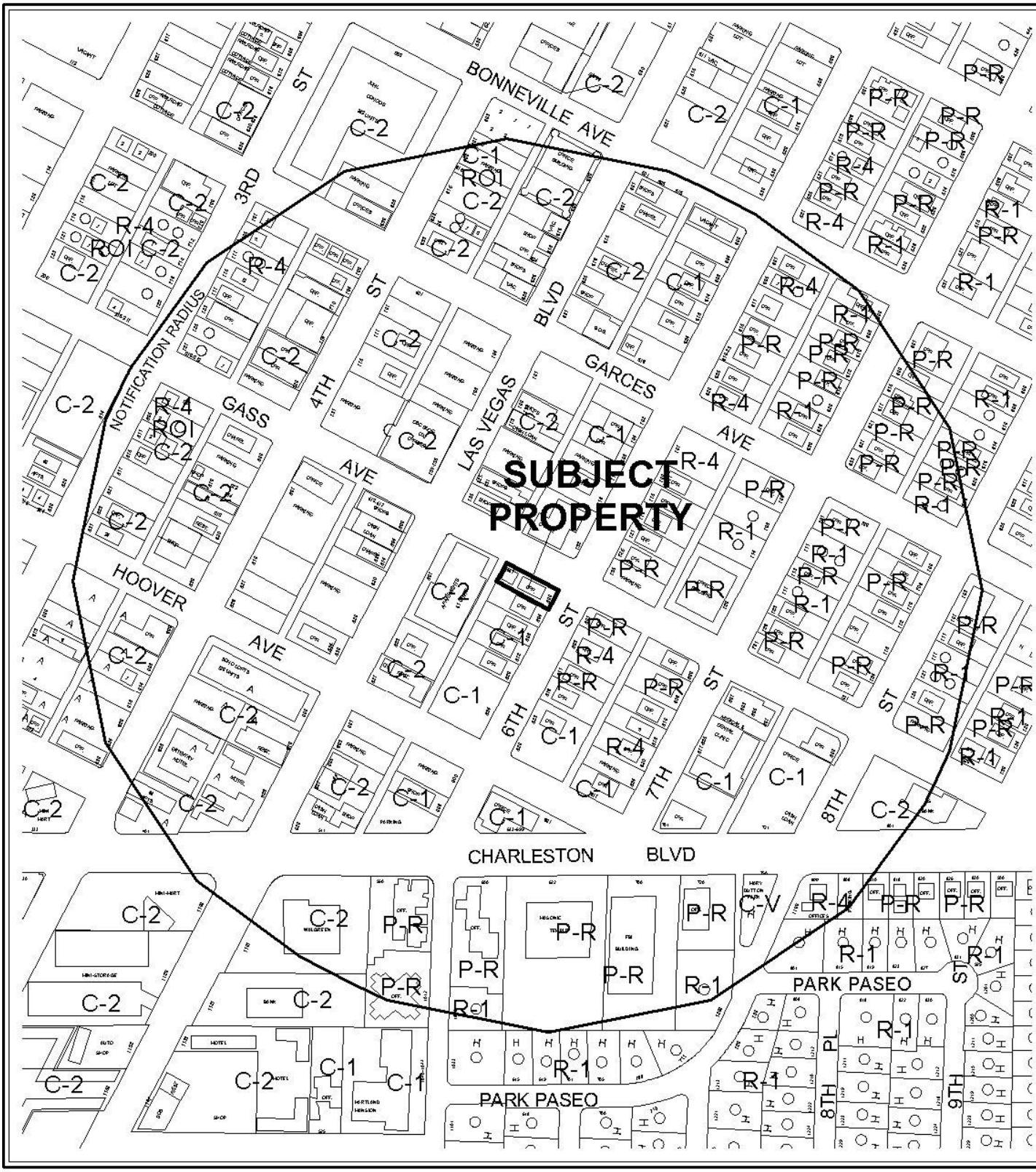
**SUBJECT:**
SUP-37937 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALL STAR BAIL BONDS, INC. - OWNER: LSH, LP - Request for a Special Use Permit FOR A PROPOSED 1,807 SQUARE-FOOT BAILBOND SERVICE at 800 South 6th Street (APN 139-34-410-194), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



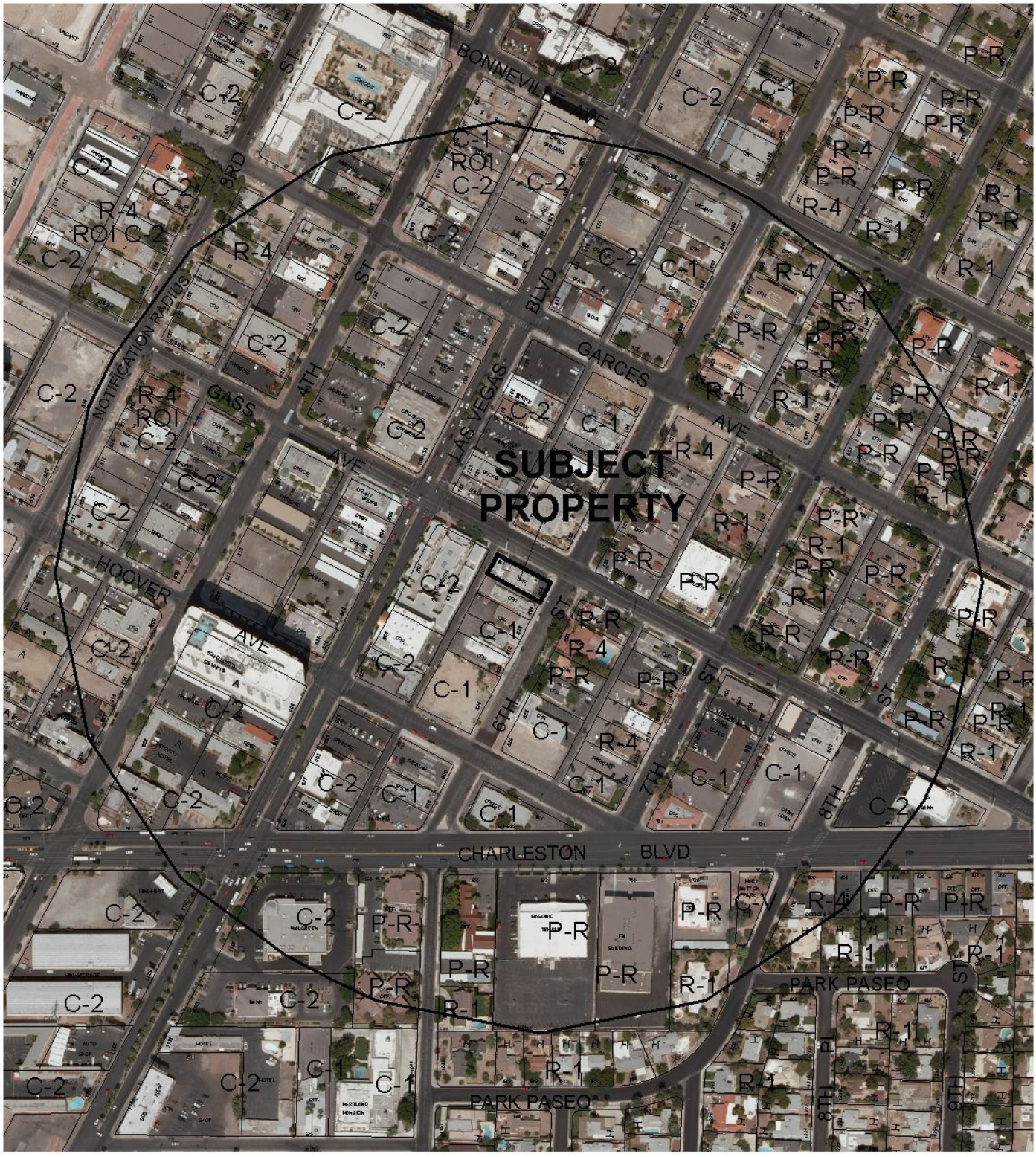

0 300 600 Feet

**CASE:** **SUP-37937**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **SUP-37937**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37937** APN: 139-34-410-194

Name of Property Owner: LSH

Name of Applicant: SHAWN W. MAYFIELD

Name of Representative: LEA ENGINEERING

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: (three RDS)

Print Name: STEPHEN HARPE-TRUSTEE FOR LSH

Subscribed and sworn before me

This 9th day of March, 2010

Wendy Whitmore

Notary Public in and for said County and State

WENDY WHITMORE
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 09-7-2011
Certificate No: 96-3006-1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SPECIAL USE PERMIT

**Project Address (Location)** 551 GASS AVE

**Project Name** ALLSTAR BAIL BOND **Proposed Use** _____

**Assessor's Parcel #(s)** 139-34-410-194 **Ward #** _____

**General Plan:** existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

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

**Gross Acres** 0.16 **Lots/Units** 1 **Density** 6.25

**Additional Information** _____

**PROPERTY OWNER** LSH **Contact** STEPHEN HEMPE

**Address** PO BOX 60933 **Phone:** (702) 210-7614 **Fax:** _____

**City** BOULDER CITY **State** NV **Zip** 89006-0933

**E-mail Address** _____

**APPLICANT** SHAWN W. MAYFIELD **Contact** _____

**Address** 2414 HIGH VISTA DR **Phone:** (702) 596-5043 **Fax:** _____

**City** HENDERSON **State** NV **Zip** 89014

**E-mail Address** _____

**REPRESENTATIVE** LEA ENGINEERING **Contact** PETYA BALOVA

**Address** 823 LAS VEGAS BLVD. SOUTH **Phone:** (702) 682-1706 **Fax:** (702) 385-2899

**City** LAS VEGAS **State** NV **Zip** 89101

**E-mail Address** petya@lea-engineering.com

**Property Owner Signature*** _____ Trustee

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

**Print Name** STEPHEN HAMPE - TRUSTEE FOR LSH

Subscribed and sworn before me

This 9th day of March, 20 10.

Wendy Whitmore

Notary Public in and for said County and State

WENDY WHITMORE
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 09-7-2011
Certificate No: 96-3006-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37937 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 4/13/10 |
| **Received By:** | JMcC |

*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.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

## BASIS OF BEARING

NORTH 89° 52' 34" WEST – THE CENTER LINE OF GASS STREET, AS SHOWN ON PLAT BOOK 1, PAGE 51, CLARK COUNTY RECORDS, NEVADA.

## LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS LOT 31 AND LOT 32, OF BLOCK 20 OF SOUTH ADDITION SUBDIVISION, AS RECORDED IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

## FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X", DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

## ZONING REQUIREMENTS

ZONING CLASSIFICATION: C-1
LAND USE PLAN: MIXED USE

## OWNER

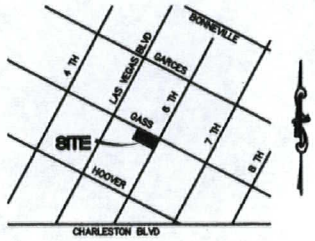
LSH
PO BOX 60633
BOULDER CITY
NV 89006-0633

## APN 139-34-410-194

AREA: 0.16 ACRES NET

## PARKING SPACES

REQUIRED: ONE SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
2,828 SQ. FT. TOTAL AREA
REQUIRED: 10 SPACES
PROVIDED: 9 ON-SITE SPACES
(1 HC SPACE)




VICINITY MAP
N.T.S.




## LEGEND

- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- CURB AND GUTTER
- EXISTING BLOCK WALL
- EXISTING BUILDING
- LOT LINE
- EXISTING STREET LIGHT
- POWER POLE
- SIGN
- FIRE HYDRANT
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FEET
- TRASH DUMPSTER
- CONCRETE AREA
- ADA ACCESS

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APR 21 2010

SUP-37937
REVISED

| NO | DATE | BY | REVISION |
|---|---|---|---|
| 1 | 3/29/10 | PB | PER STAFF COMMENTS |
| 2 | 4/21/10 | PB | PER STAFF COMMENTS |

LEA
LAND ENGINEERING ASSOCIATES
9979-B Charleston Blvd
Las Vegas, NV 89117
Phone: 702-341-1040
www.LEAengineering.com

ALLSTAR BAIL BONDS
SITE PLAN

800 SOUTH 6TH AVE
LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 03/29/10
JOB #: 10-003
APN: 139-34-410-194
SECTION 34 T 20S R 61E
SCALE: 1" = 20'

SHEET #
SP
1 OF 1




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APR 13 2010
SUP-37937

April 12, 2010

City Las Vegas
Planning and Zoning Department
823 South 4th Avenue
Las Vegas, NV 89101

**Re: LETTER OF INTENT FOR A SPECIAL USE PERMIT**
**APN 139-34-410-194**

The purpose of this letter is to request a Special Use Permit, on behalf of the owner, for a bailbond service in a 1,807 building, on an area of 0.44 acres net, located at 800 South Sixth Street. The Assessor's Parcel Number is 139-34-410-194. Bailbond service is defined as an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

The property is currently zoned C-1 (Limited Commercial District). Bailbond service requires a Special Use Permit application. The Future Land Use map shows the property in the Mixed Use planning area. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The property consists of two office buildings, one 1,021-square foot one-story building, and a 1,807-square foot building. There are currently six on-site parking spaces. The parcel is fully improved and no construction is proposed at this time. The parcel borders Gass Avenue and Sixth Street, which are fully improved public streets with curb, gutter and sidewalk. There is an existing 6-foot CMU block wall along the southerly property line. The buildings height is approximately 14 feet. There are 3-foot wide planters along the northerly and the easterly face of the buildings.

The bailbonding service, All Star Bail Bonds, Inc. will occupy the existing 1,807-square foot building. The company will have eight full time licensed employees. The office will be open seven days a week, 24 hours a day.

Currently, All Star Bail Bonds, Inc. is licensed in the State of Nevada, and has the following four locations:

- 501 South First Street, City of Las Vegas, which the company is required to vacate, due to proposed CLV Public Works street improvements
- 223 Water Street, City of Henderson
- 1852 Civic Center Drive, City of North Las Vegas, and
- Laughlin

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APR 15 2010

SUP-37937



823 Las Vegas Blvd. So., #500 Las Vegas, NV 89101 Office: 702.385.3343 Fax: 702.385.2899

The proposed use will not be detrimental to the health, safety or welfare of the community, nor will cause additional traffic congestion. This use is compatible with the existing uses of the surrounding businesses, and it will not affect the value of the surrounding properties.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova, P.E.

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APR 13 2010

**SUP-37937**



823 Las Vegas Blvd. So., #500 Las Vegas, NV 89101 Office: 702.385.3343 Fax: 702.385.2899

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

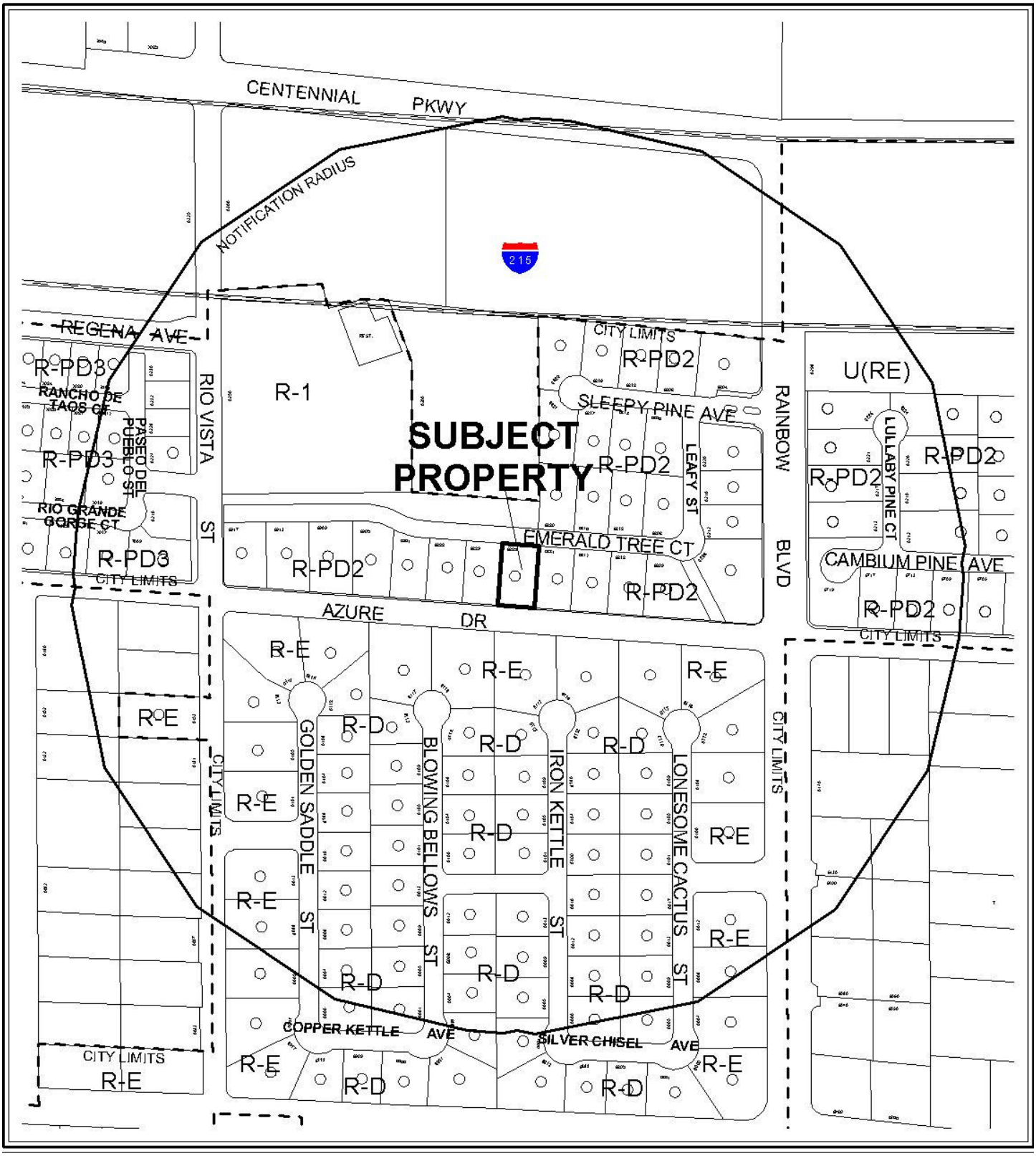
**SUBJECT:**
SUP-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



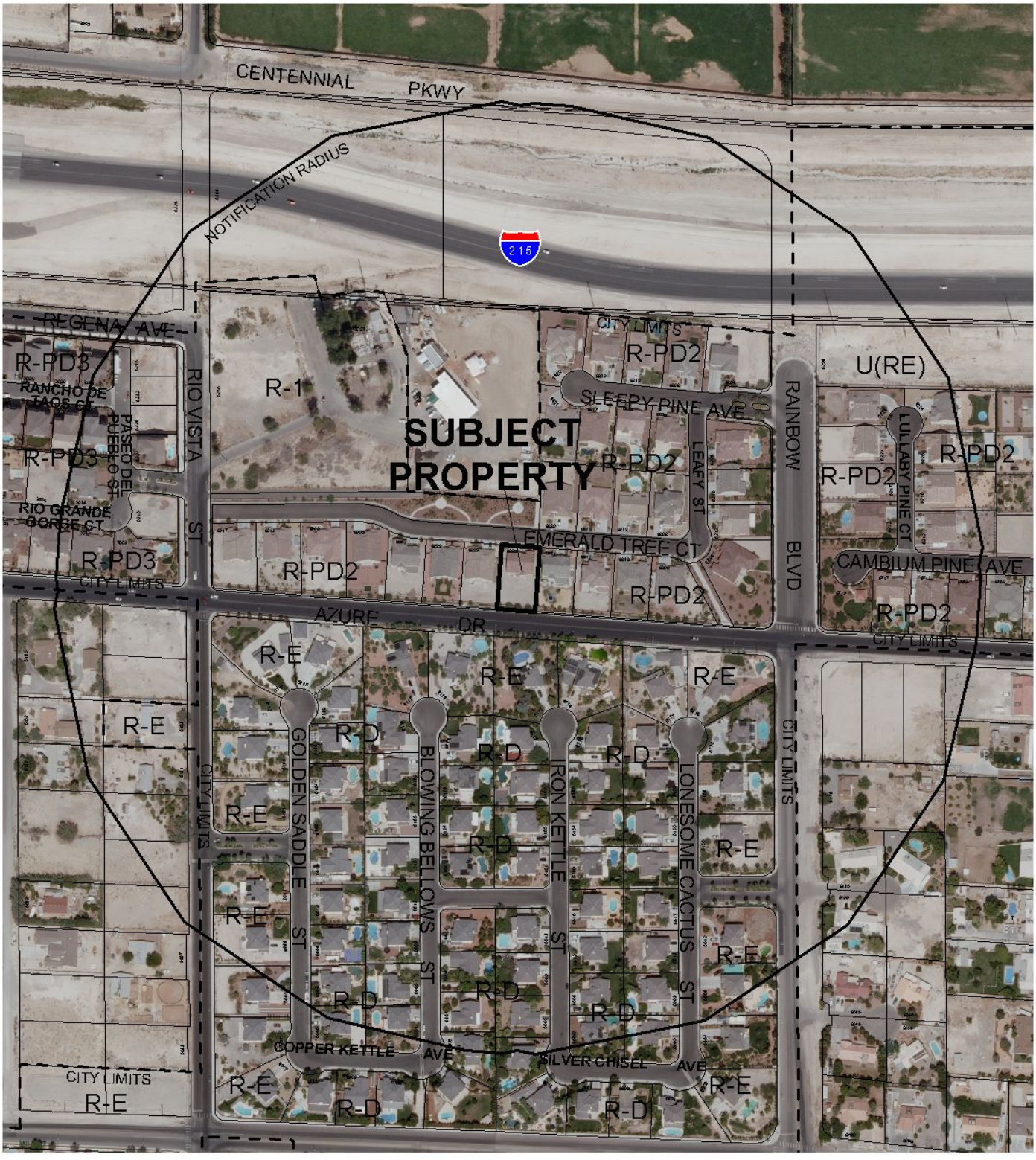

0 300 600 Feet

**CASE:** **SUP-37939**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N




0 300 600 Feet

**CASE:** **SUP-37939**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37939** APN: 125-27-510-021

Name of Property Owner: Robert & MARY GRACE AMATO

Name of Applicant: Robert Amato & Mary Amato

Name of Representative: Robert Amato

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert Amato

Subscribed and sworn before me

This 19th day of March, 2010

Bonnie Furnell

Notary Public in and for said County and State

Bonnie Furnell
Notary Public
State of Nevada
Date Appointment Exp: 12-12-2010
Certificate No: 07-1682-1

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Robert & MARYGRACE AMATO

**Project Address (Location)** 6825 EMERALD TREE COURT LV. NV. 89130-7908

**Project Name** AMATO GUEST HOUSE **Proposed Use**

**Assessor's Parcel #(s)** 125-27-510-021 **Ward #** 6

**General Plan:** existing _____ proposed _____ **Zoning:** existing R-PD2 proposed _____

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

**Gross Acres** 0.28 **Lots/Units** 21 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Robert & MARY GRACE AMATO **Contact** (702) 355-8372

**Address** 6825 EMERALD TREE COURT **Phone:** 355-8372 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89130

**E-mail Address** THE BUILDER 911 @ HOTMAIL.COM

**APPLICANT** Robert & MARYGRACE AMATO **Contact** _____

**Address** 6825 EMERALD TREE COURT **Phone:** 355-8372 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89130

**E-mail Address** THE BUILDER 911 @ HOTMAIL.COM

**REPRESENTATIVE** Robert AMATO **Contact** _____

**Address** 6825 EMERALD TREE COURT **Phone:** 355-8372 **Fax:** _____

**City** LAS VEGAS **State** NV. **Zip** 89130

**E-mail Address** THE BUILDER 911 @ HOTMAIL.COM

**Property Owner Signature*** _____

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

**Print Name** Robert Amato

Subscribed and sworn before me

This 19th day of March, 2010.

Bonnie Funnell

Notary Public in and for said County and State

Bonnie Funnell
Notary Public
State of Nevada
Date Appointment Exp: 12-12-2010
Certificate No: 07-1682-1

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37939 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 04/13/10 |
| **Received By:** | Jonathan B. |

*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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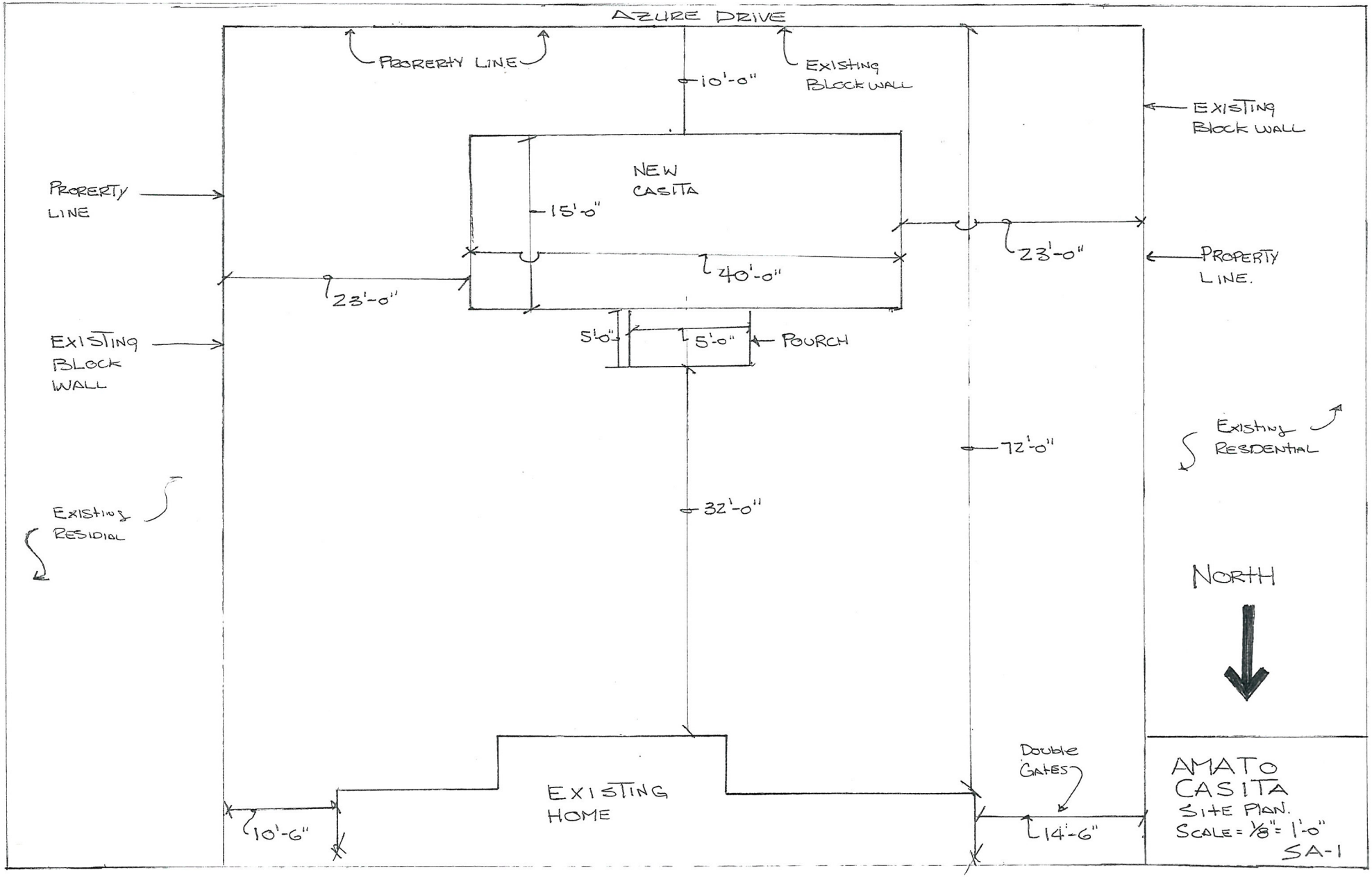
APR 13 2010

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




EMERALD TREE COURT.

**SUP-37939**

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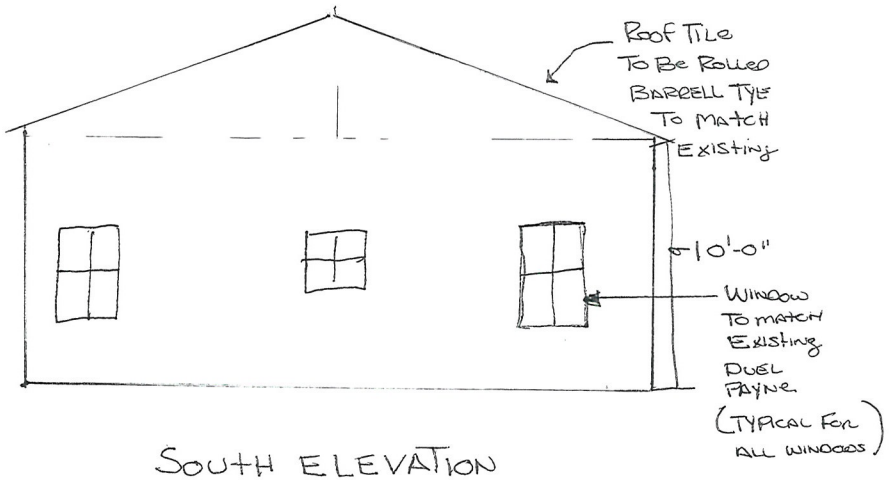
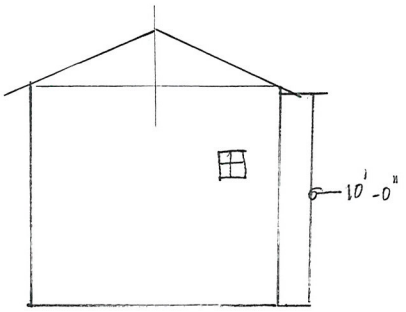
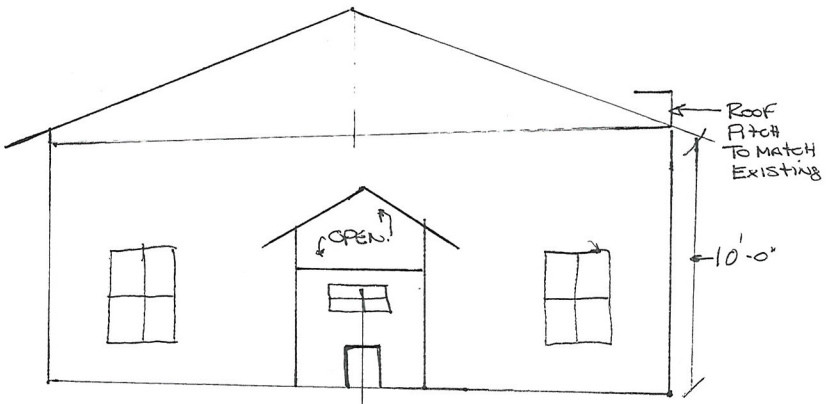
APR 1 5 2010



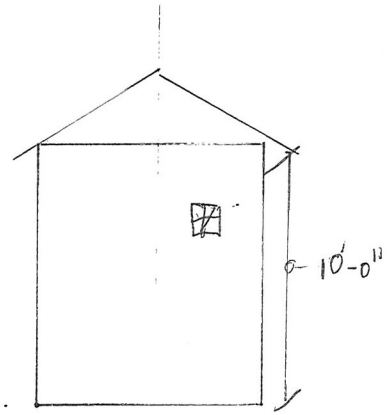

South Elevation




East Elevation.




North Elevation




West Elevation.

Blue
Notes:

Building
To be Wood
Frame

(3) Part Stucco
over Lath.

Color To
Match Existing
Home.

Window To Be
Duel Payne
Style To Match
Existing
Home.

Roof Tile
& Pitch To
Match Existing

North.

AMATO
CASTIA
Scale = 1/8" = 1'-0"

A-1

**SUP-37939**

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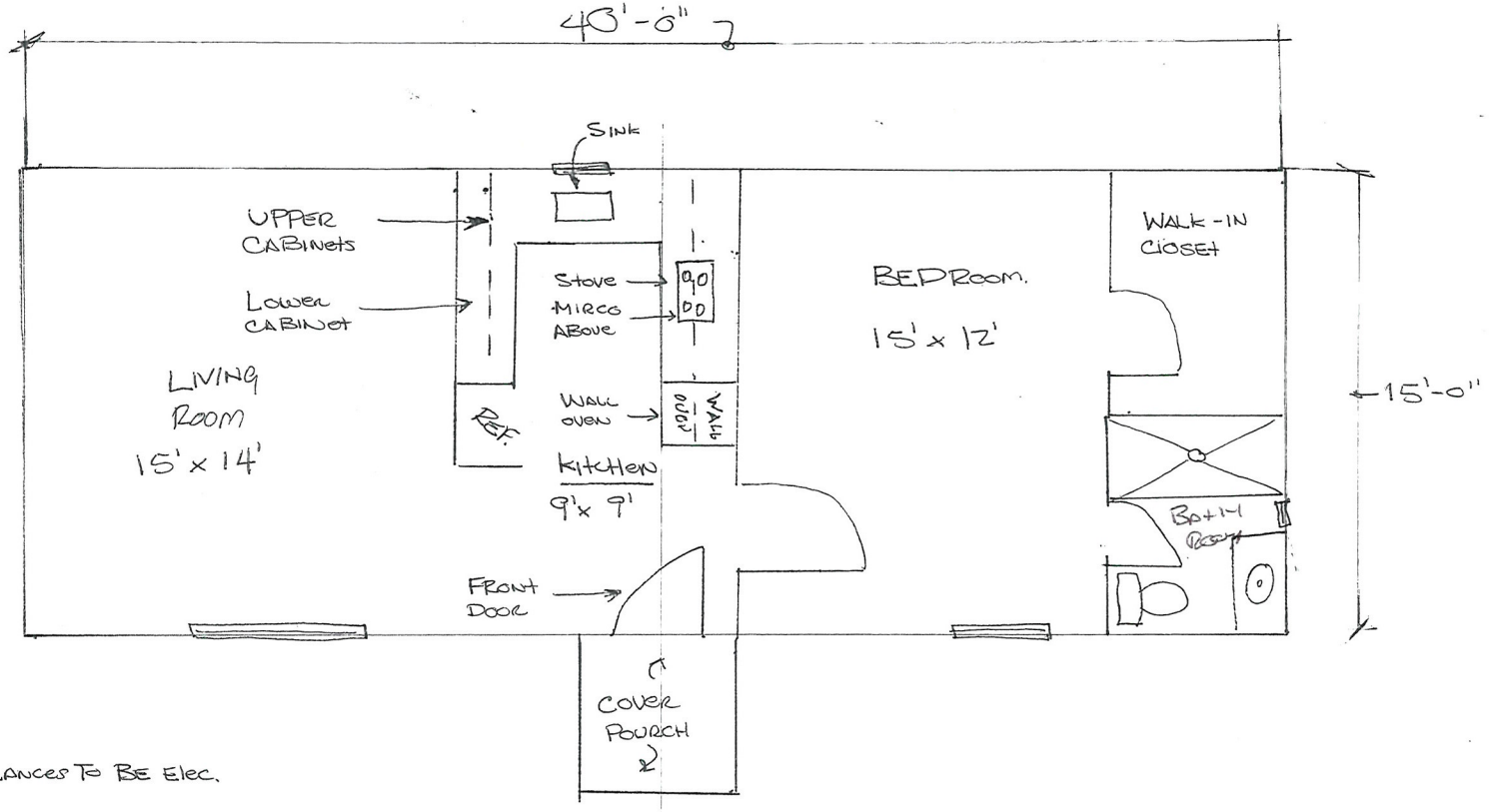
APR 13 2010




NOTES:

1) ALL APPLIANCES TO BE ELEC.
2) ALL EXISTIOR FINISH TO MATCH EXISTING HOME.
3) HEIGHT NOT TO EXCESS 15'-0"

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

TOTAL SQFT = 600±

AMATO
CASITA
FLOOR PLAN
SCALE 1/4" = 1'-0"
A-2

RECEIVED
APR 13 2010
SUP-37939


SUP-37939

March 18 2010

Robert Amato
6825 Emerald Tree Ct.
Las Vegas, NV 89130

Dear Sir or Madam,

This letter is being written regarding the Amato Purposed guest house located at 6825 Emerald Tree ct in Las Vegas Nevada, with in the county of Clark and the APN being 125-27-510-021. We would like to build this guest house, so that when our elderly parents and relatives come to visit they can have a space of their own that does not consist of going up and down stairs, because all of our bedrooms are up stairs and they can are not able to fluidly maneuver the stairs because of their age.

Thank you for your consideration.



Robert Amato

RECEIVED
APR 13 2010
SUP-37939

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

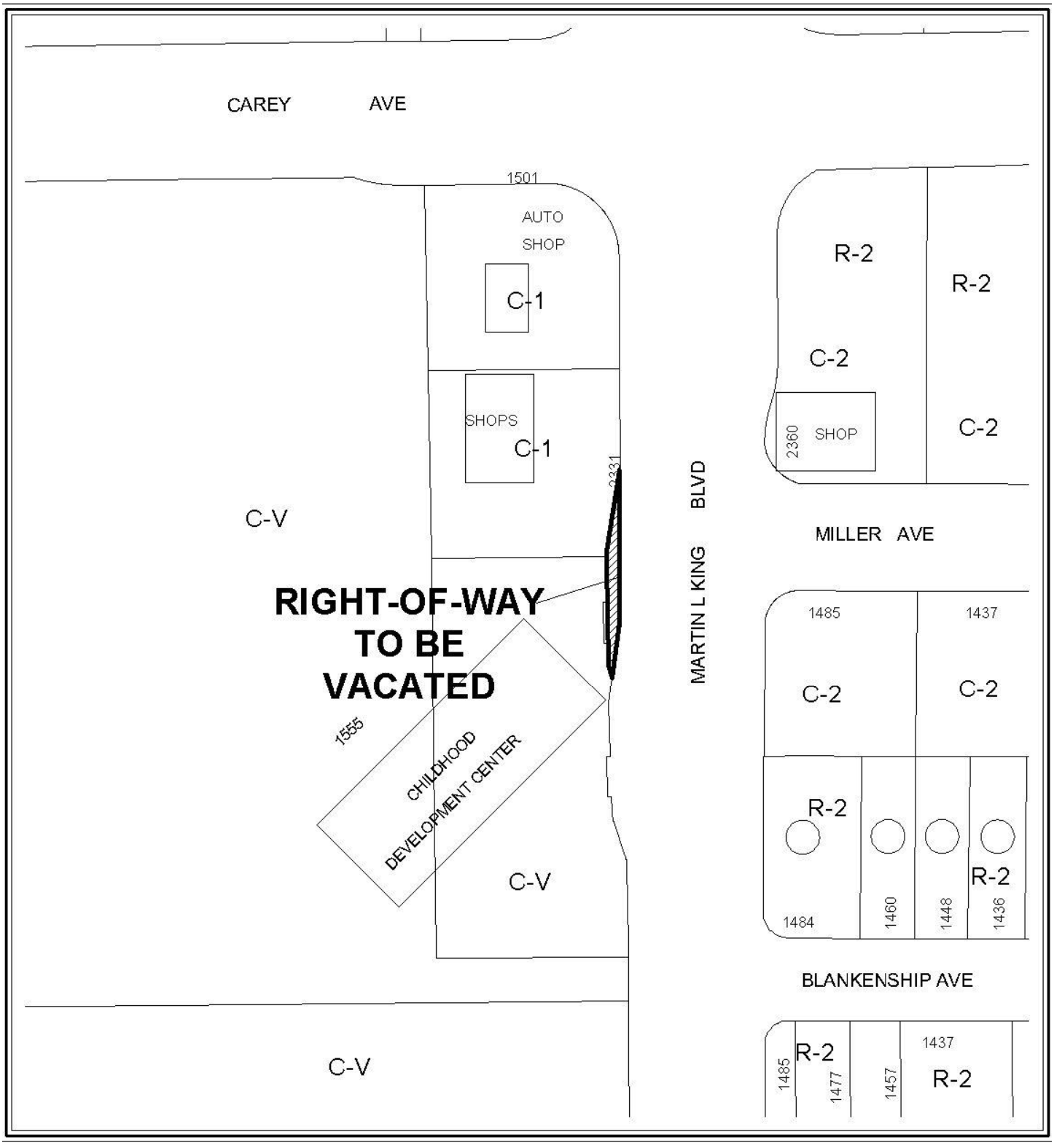
**SUBJECT:**
VAC-37529 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK AND JESUS MARTIN AND MARTHA PEDREGO - Petition to Vacate public rights-of-way generally located along the west side of Martin Luther King Boulevard, approximately 220 feet south of Carey Avenue, Ward 5 (Barlow). Staff recommends APPROVAL.

**SET DATE: 06/16/2010**
**C.C.: 07/07/2010**

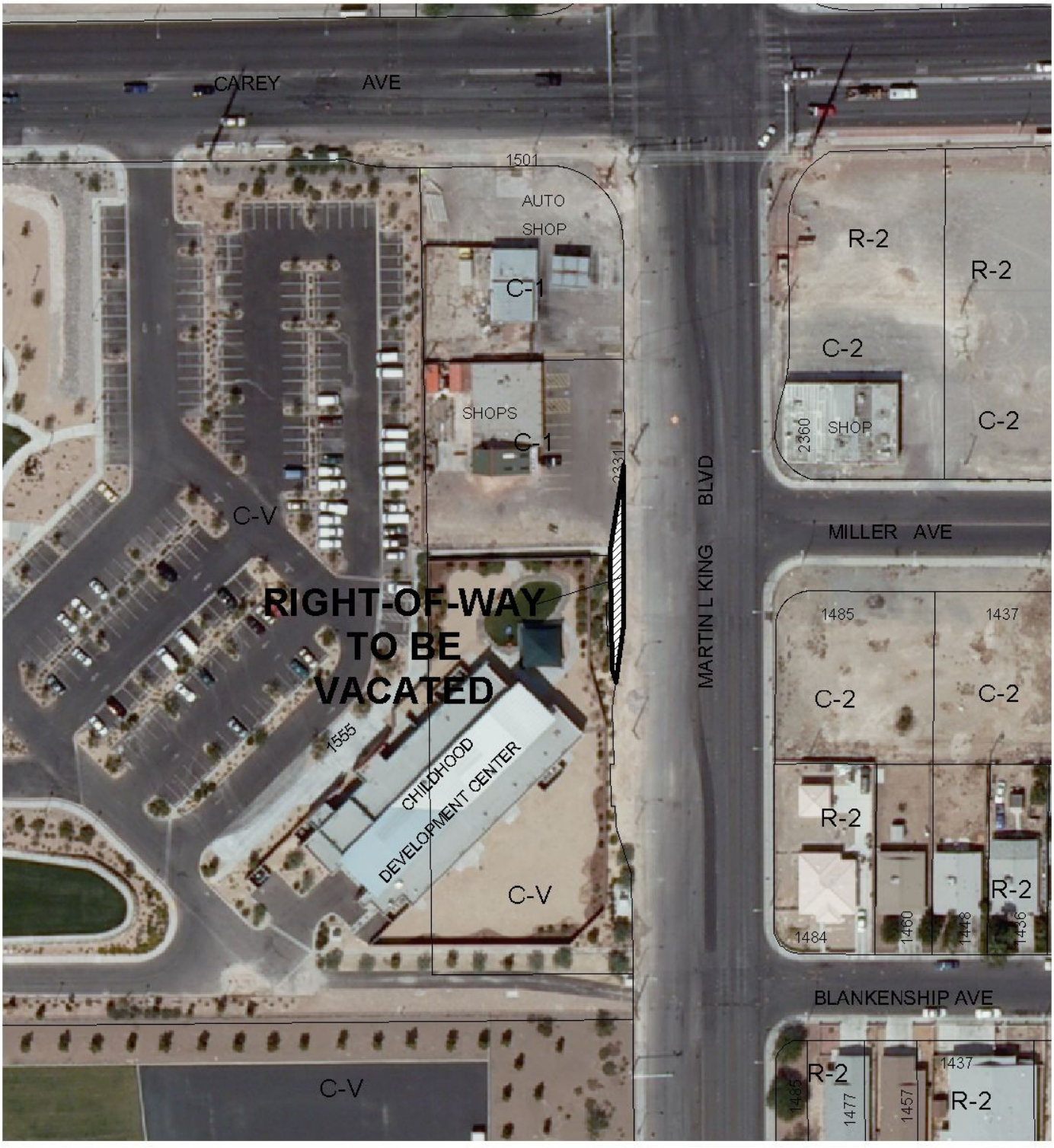
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




**CASE:** **VAC-37529**




0 100 200 Feet

**CASE:** **VAC-37529**

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-37529 APN: 139-21-199-022, 027

Name of Property Owner: County of Clark

Name of Applicant: City of Las Vegas Public Works Department

Name of Representative: Kevin Cerny

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: Carel Carter

Print Name: Carel Carter, Assistant Director
Real Property Management

Subscribed and sworn before me

This 1 day of March, 2010

Notary Public in and for said County and State

MAURENE A. MANALAC
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-95803-1
MY APPT. EXPIRES MARCH 1, 2013



COPY

RECEIVED
MAR 08 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VACATION

**Project Address (Location)** 2331 North Martin Luther King Boulevard

**Project Name** Martin Luther King Boulevard Improvement Project **Proposed Use** _____

**Assessor's Parcel #(s)** 139-21-199-022,027 **Ward #** 5

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

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

**Gross Acres** .03 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** County of Clark **Contact** Krymn Williams

**Address** 500 South Grand Central Parkway, 4th floor **Phone:** 702-455-5289 **Fax:** 455-5817

**City** Las Vegas **State** NV **Zip** 89155

**E-mail Address** Williams@co.clark.nv.us

**APPLICANT** City of Las Vegas Public Works Dept. **Contact** Kevin Cerny

**Address** 731 South 4th Street **Phone:** 229-1228 **Fax:** 382-8551

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

**E-mail Address** KCerny@lasvegasnevada.gov

**REPRESENTATIVE** Kevin Cerny **Contact** X

**Address** 731 South 4th Street **Phone:** 229-1228 **Fax:** 382-8551

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

**E-mail Address** KCerny@lasvegasnevada.gov

**Property Owner Signature*** Carol Carter

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

**Print Name** ~~Carol Carter~~, ~~Assistant Director~~

Subscribed and sworn before me

This 23 day of February, 20 10

Notary Public in and for said County and State

COPY

MONIQUE ORTIZ ARROYO
Notary Public State of Nevada
No 07-5078-1
My appt. exp. Oct. 24, 2011

RECEIVED
FEB 26 2010

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAC-37529 |
| Meeting Date: | 4/21/2010 |
| Total Fee: | 1000 ~~00~~ |
| Date Accepted: | 2/25/2010 |
| Accepted By: | M REX |

*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.




VAC-37529 - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK AND JESUS MARTIN AND MARTHA PEDREGO
MARTIN L KING BOULEVARD NEAR CAREY AVENUE

03/18/10



VAC-37529 - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK AND JESUS MARTIN AND MARTHA PEDREGO
MARTIN L KING BOULEVARD NEAR CAREY AVENUE

03/18/10

DEVELOPMENT
SERVICES
CENTER

Public Works Department
Engineering Planning

731 S. Fourth Street
Las Vegas, NV 89101

Voice 702-229-6541
FAX 702-382-8551
TTY 702-386-9108

January 15, 2010

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Re: Martin Luther King Boulevard Improvement Project
Alta Drive to Carey Avenue
Las Vegas, Nevada
APN: 139-21-199-022,027

Dear Planning Department:

Please vacate the proposed bus turnout that is located on the above referenced road parcel numbers. It has been discovered that there is a conflict with existing Las Vegas Valley Water District facilities and the proposed bus turnout area. It has been determined that it is more cost efficient to relocate the proposed bus turnout, rather than to relocate the existing Water District facilities.

If you have any questions, please contact **Kevin Cerny, Right-of-Way Agent, at 229-1228**. Thank you for your cooperation.

Sincerely,

Kevin Cerny

Kevin Cerny
Right-of-Way Agent

Las Vegas City Council
Oscar B. Goodman
Mayor
Gary Reese, Ward 3
Mayor Pro Tem
Steve Wolfson, Ward 2
Lois Tarkanian, Ward 1
Steven D. Ross, Ward 6
Ricki Y. Barlow, Ward 5
Stavros S. Anthony, Ward 4

City Manager
Elizabeth N. Fretwell

Public Works Director
Jorge Cervantes
P.E., P.T.O.E.

**VAC-37529**
**04/22/10 PC**

RECEIVED

FEB 26 2010

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

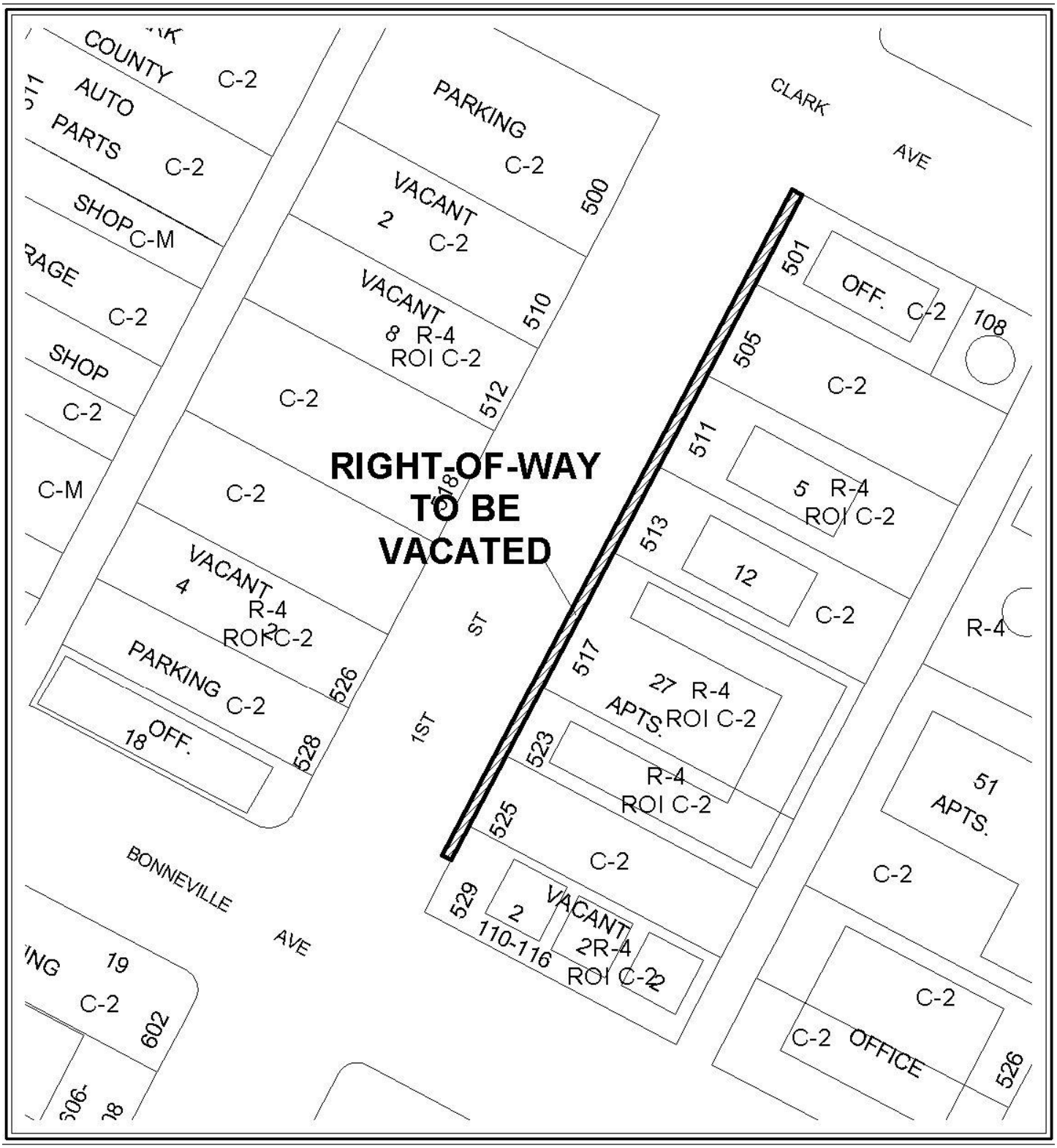
**SUBJECT:**
VAC-37884 - VACATION - PUBLIC HEARING - APPLICANT: FC VEGAS 39, LLC - OWNER: FC VEGAS 39, LLC, ET AL - Petition to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue, Ward 3 (Reese). Staff recommends APPROVAL.

**SETD ATE: 06/16/2010**
**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 80 160 Feet

**CASE:** **VAC-37884**

N




0 80 160 Feet

**CASE:** **VAC-37884**

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-37884** APN: 139-34-311-023, 025-031

Name of Property Owner: FC Vegas 39, LLC

Name of Applicant: FC Vegas 39, LLC

Name of Representative: Dimitri Vazelakis

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 names(s) of the person or persons with whom the city Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dimitri G. Vazelakis

Subscribed and sworn before me

This _____ day of _____ ,20 ____

_____

Notary Public in and for said County and State

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APR 07 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-37884 APN: 139-34-311-023, 025-031

Name of Property Owner: Livework, LLC

Name of Applicant: FC Vegas 39, LLC

Name of Representative: Dimitri Vazelakis

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 names(s) of the person or persons with whom the city Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Mitchell

Subscribed and sworn before me

This 2 day of April ,20 10

_____

Notary Public in and for said County and State

SARAH MOORE NOTARY PUBLIC STATE OF NEW YORK NO. 01MO6213730 QUALIFIED IN NEW YORK COUNTY

RECEIVED APR 07 2010

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-37884** APN: 139-34-311-023, 025-031

Name of Property Owner: FC Vegas 20, LLC

Name of Applicant: FC Vegas 39, LLC

Name of Representative: Dimitri Vazelakis

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 names(s) of the person or persons with whom the city Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dimitri G. Vazelakis

Subscribed and sworn before me

This _____ day of _____ ,20 ____

_____

Notary Public in and for said County and State

RECEIVED
APR 07 2010

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On March 23, 2010 (Date) before me, Lisa M. Stevens, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Dimitri Vazelakis (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa M Stevens (Signature of Notary Public)

LISA M. STEVENS
Commission # 1843392
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2013

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: — Number of Pages: 2

Signer(s) Other Than Named Above: —

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Dimitri Vazelakis
- ☐ Individual
- ☒ Corporate Officer — Title(s): Authorized Rep.
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: FC Vegas 20, LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM



**Application/Petition For:** VACATION

**Project Address (Location)** First Street between Bonneville Ave & Clark

**Project Name** First Street Vacation **Proposed Use** N/A

**Assessor's Parcel #(s)** 139-34-311-023, 025-031 **Ward #** 3

**General Plan:** existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** N/A **Lots/Units** N/A **Density** N/A

**Additional Information** VAC-30172

**PROPERTY OWNER** Livework, LLC **Contact** David J Mitchell

**Address** 41 E. 60th Street **Phone:** 212-486-4444 **Fax:**

**City** New York **State** NY **Zip** 10021

**E-mail Address** djm@mitchellholdings.com

**APPLICANT** FC Vegas 39, LLC **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street **Phone:** 213-416-2274 **Fax:**

**City** Los Angeles **State** CA **Zip** 90015

**E-mail Address** dimitrivazelakis@forestcity.net

**REPRESENTATIVE** VTN Nevada **Contact** Kathy Dancho

**Address** 2727 S. Rainbow Blvd. **Phone:** 702-253-2469 **Fax:** 702-362-2597

**City** Las Vegas **State** NV **Zip** 89146

**E-mail Address** kathyd@vtnnv.com

**Property Owner Signature*** _____

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

**Print Name** David Mitchell

Subscribed and sworn before me

This 2nd day of April, 20 10.

_____

Notary Public in and for said County and State

SARAH MOORE NOTARY PUBLIC NO. 01MO6213730 QUALIFIED IN NEW YORK COUNTY STATE OF NEW YORK

RECEIVED APR 07 2010

Revised 10/21/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAC-37884 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $1000.00 |
| **Date Received:*** | 04/07/10 |
| **Received By:** | Jonathan B. |

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM



**Application/Petition For:** VACATION

**Project Address (Location)** First Street between Bonneville Ave & Clark

**Project Name** First Street Vacation **Proposed Use** N/A

**Assessor's Parcel #(s)** 139-34-311-023, 025-031 **Ward #** 3

**General Plan:** existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** N/A **Lots/Units** N/A **Density** N/A

**Additional Information** VAC-30172

**PROPERTY OWNER** FC Vegas 20, LLC **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street **Phone:** 213-416-2274 **Fax:**

**City** Los Angeles **State** CA **Zip** 90015

**E-mail Address** dimitrivazelakis@forestcity.net

**APPLICANT** FC Vegas 39, LLC **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street **Phone:** 213-416-2274 **Fax:**

**City** Los Angeles **State** CA **Zip** 90015

**E-mail Address** dimitrivazelakis@forestcity.net

**REPRESENTATIVE** VTN Nevada **Contact** Kathy Dancho

**Address** 2727 S. Rainbow Blvd. **Phone:** 702-253-2469 **Fax:** 702-362-2597

**City** Las Vegas **State** NV **Zip** 89146

**E-mail Address** kathyd@vtnnv.com

**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** Dimitri G. Vazelakis

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

RECEIVED
APR 07 2010

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAC-37884 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $1000.00 |
| **Date Received:*** | 04/07/10 |
| **Received By:** | Jonathan B. |

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM



**Application/Petition For:** VACATION

**Project Address (Location)** First Street between Bonneville Ave & Clark

**Project Name** First Street Vacation **Proposed Use** N/A

**Assessor's Parcel #(s)** 139-34-311-023, 025-031 **Ward #** 3

**General Plan:** existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** N/A **Lots/Units** N/A **Density** N/A

**Additional Information** VAC-30172

**PROPERTY OWNER** FC Vegas 39, LLC **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street **Phone:** 213-416-2274 **Fax:**

**City** Los Angeles **State** CA **Zip** 90015

**E-mail Address** dimitrivazelakis@forestcity.net

**APPLICANT** FC Vegas 39, LLC **Contact** Dimitri Vazelakis

**Address** 949 South Hope Street **Phone:** 213-416-2274 **Fax:**

**City** Los Angeles **State** CA **Zip** 90015

**E-mail Address** dimitrivazelakis@forestcity.net

**REPRESENTATIVE** VTN Nevada **Contact** Kathy Dancho

**Address** 2727 S. Rainbow Blvd. **Phone:** 702-253-2469 **Fax:** 702-362-2597

**City** Las Vegas **State** NV **Zip** 89146

**E-mail Address** kathyd@vtnnv.com

**Property Owner Signature*** _____

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

**Print Name** Dimitri G. Vazelakis

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

RECEIVED
APR 07 2010

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAC-37889 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | $ 1000.00 |
| **Date Received:*** | 04/07/10 |
| **Received By:** | Jonathan B. |

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On March 23, 2010 (Date) before me, Lisa M. Stevens, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Dimitri Vazelakis (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

LISA M. STEVENS
Commission # 1843392
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2013

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: — Number of Pages: 2

Signer(s) Other Than Named Above: —

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Dimitri Vazelakis
☐ Individual
☒ Corporate Officer — Title(s): Authorized Rep.
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: FC Vegas 39, LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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APR 07 2010

vtn nevada
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PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

3/30/2010
W.O. 7118-A-2

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

**RE: JUSTIFICATION FOR VACATION OF FIRST STREET**

On behalf of our client, FC Vegas 39, LLC, FC Vegas 20, LLC, and LiveWork LLC (collectively "FCLW"), VTN Nevada respectfully submits this vacation application to vacate the east 6 feet of First Street between Bonneville Avenue and Clark Avenue.

FCLW intends to master plan the entire 2 city blocks bisected by First Street between Bonneville Avenue and Clark Avenue. The vacation will allow for continuity throughout the project located within the downtown re-development area. Further, the vacation request is being submitted pursuant to the terms of the Bonneville-Clark connector Agreement and Right of Entry Agreement which is being negotiated between FCLW and the City staff.

We appreciate your consideration of this request. Should you have any questions or concerns please contact me at 702-873-7550.

Sincerely,

VTN NEVADA

David Edwards, P.E.
Principal

RECEIVED
APR 07 2010
VAC-37884

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

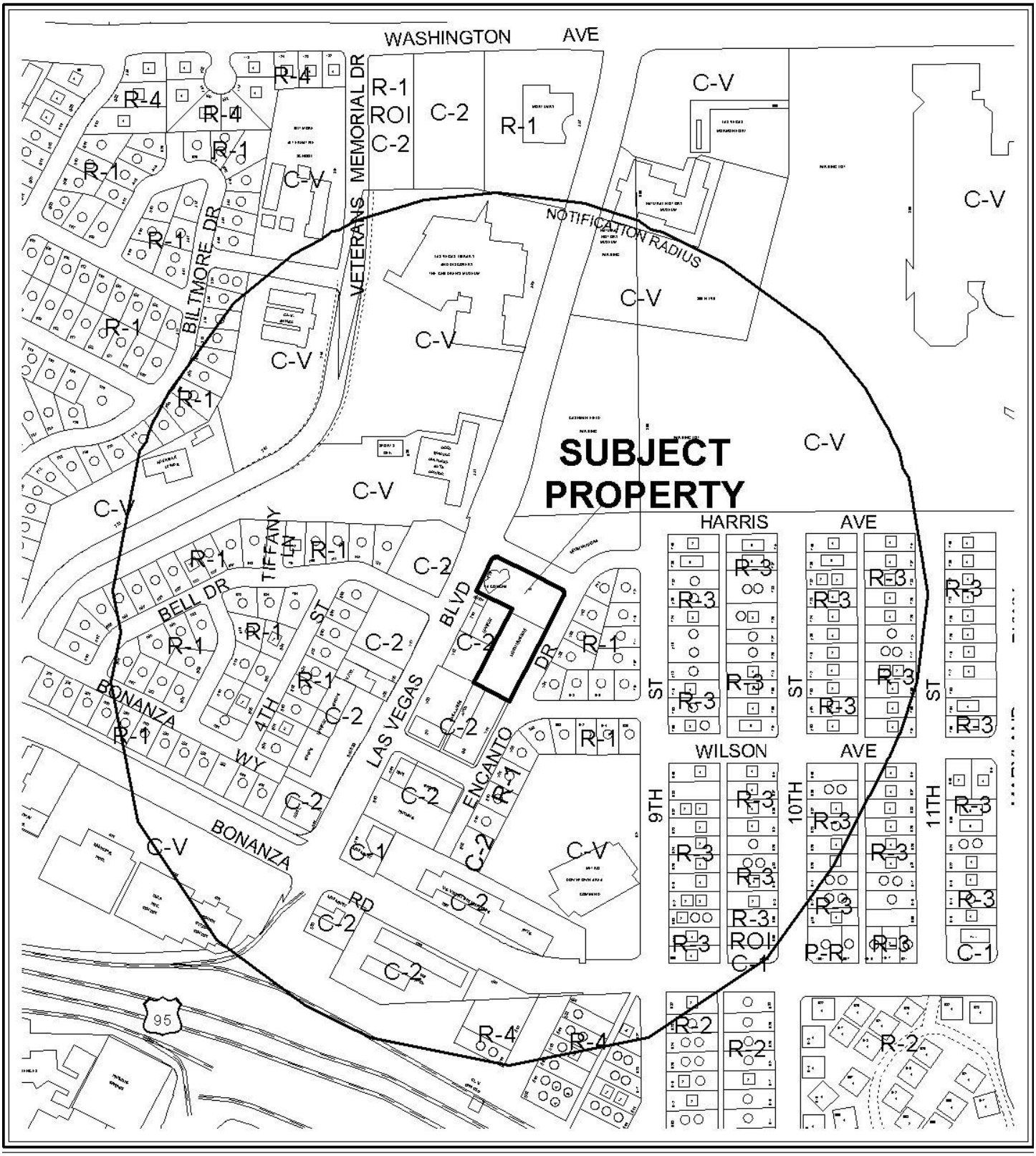
**SUBJECT:**
SDR-37021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-18751) FOR A 779 SQUARE-FOOT ADDITION TO A 2,768 SQUARE-FOOT MUSEUM AND SITE MODIFICATIONS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **VAR-37022 AND SDR-37021**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **VAR-37022 AND SDR-37021**

**RADIUS:** 1000 FT

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37021** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin YoAkum

Subscribed and sworn before me Robin YoAkum

This 14th day of April, 2010

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Neon Museum

**Project Address (Location)** 770 Las Vegas Boulevard North

**Project Name** La Concha Rehabilitation **Proposed Use** Museum

**Assessor's Parcel #(s)** 139-27-812-045 and 139-27-805-005 **Ward #** 5

**General Plan:** existing C-V proposed C-V **Zoning:** existing C-V proposed C-V

**Commercial Square Footage** 3547 **Floor Area Ratio** .07%

**Gross Acres** 1.19 **Lots/Units** lot 12 **Density**

**Additional Information**

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

**Address** 400 E Stewart Ave **Phone:** **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address**

**APPLICANT** Neon Museum **Contact** Dorothy Wright

**Address** 400 E Stewart Ave **Phone:** 332-7366 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** dorothy0205@cox.net

**REPRESENTATIVE** WESTAR Architects **Contact** Pat Klenk

**Address** 701 Bridger Ave Suite 400 **Phone:** 878-0000 **Fax:** 878-8430

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** pklenk@wagnarchitects.com

**Property Owner Signature*** Robin Yoakum

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

**Print Name** Robin YOAKUM

Subscribed and sworn before me Robin Yoakum

This 14th day of April, 20 10.

Christina Strong

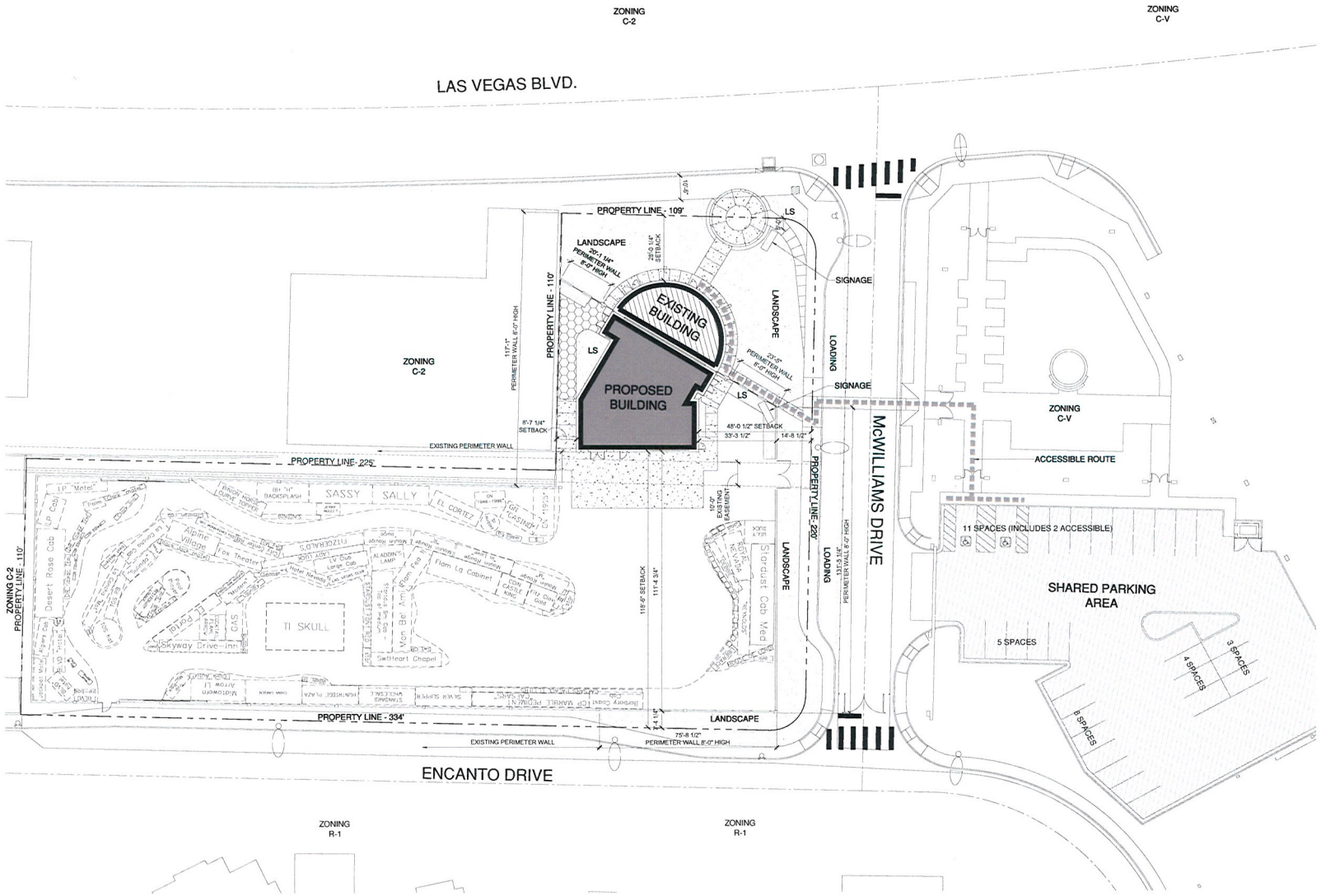
Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-37021 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 04/13/10 |
| **Received By:** | |

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




ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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PLAN NORTH

TRUE NORTH

# NEON MUSEUM VISITOR CENTER

0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

## SITE INFORMATION

| | |
|---|---|
| MUNICIPALITY | CITY OF LAS VEGAS |
| ASSESSORS PARCEL NUMBER(APN) | 139-27-812-045, 139-27-805-005 |
| CURRENT ZONING | CIVIC DISTRICT (C-V) |
| SITE AREA | +/- 1.19 ACRES - 48,741 S.F. |
| SITE COVERAGE - BUILDING | 0.07% |
| F.A.R. | 0.07% |
| SITE COVERAGE - LANDSCAPE | 79.2% |

| LANDSCAPE AREA | |
|---|---|
| LANDSCAPE AROUND BUILDING | 8,066 S.F. |
| LANDSCAPE IN BONEYARD (SIGN AREA) | 30,544 S.F. |
| TOTAL LANDSCAPE S.F. | 38,610 S.F. |

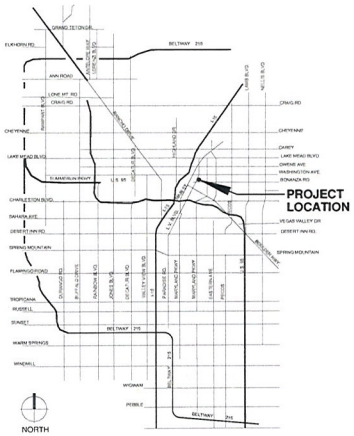
| BUILDING AREA | |
|---|---|
| EXISTING BUILDING (FOOTPRINT) | 1,096 S.F. |
| NEW BUILDING ADDITION (FOOTPRINT) | 2,451 S.F. |
| TOTAL BUILDING S.F. | 3,547 S.F. |

PARKING REQUIRED

1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA

| | |
|---|---|
| 3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE) | 12 SPACES |
| SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE) | 31 SPACES |

## VICINITY MAP




SCHEMATIC DESIGN

WESTAR ARCHITECTS

WESTAR Architectural Group/Nevada, Inc
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0300 FAX: (702) 878-8430
www.westararchitects.com

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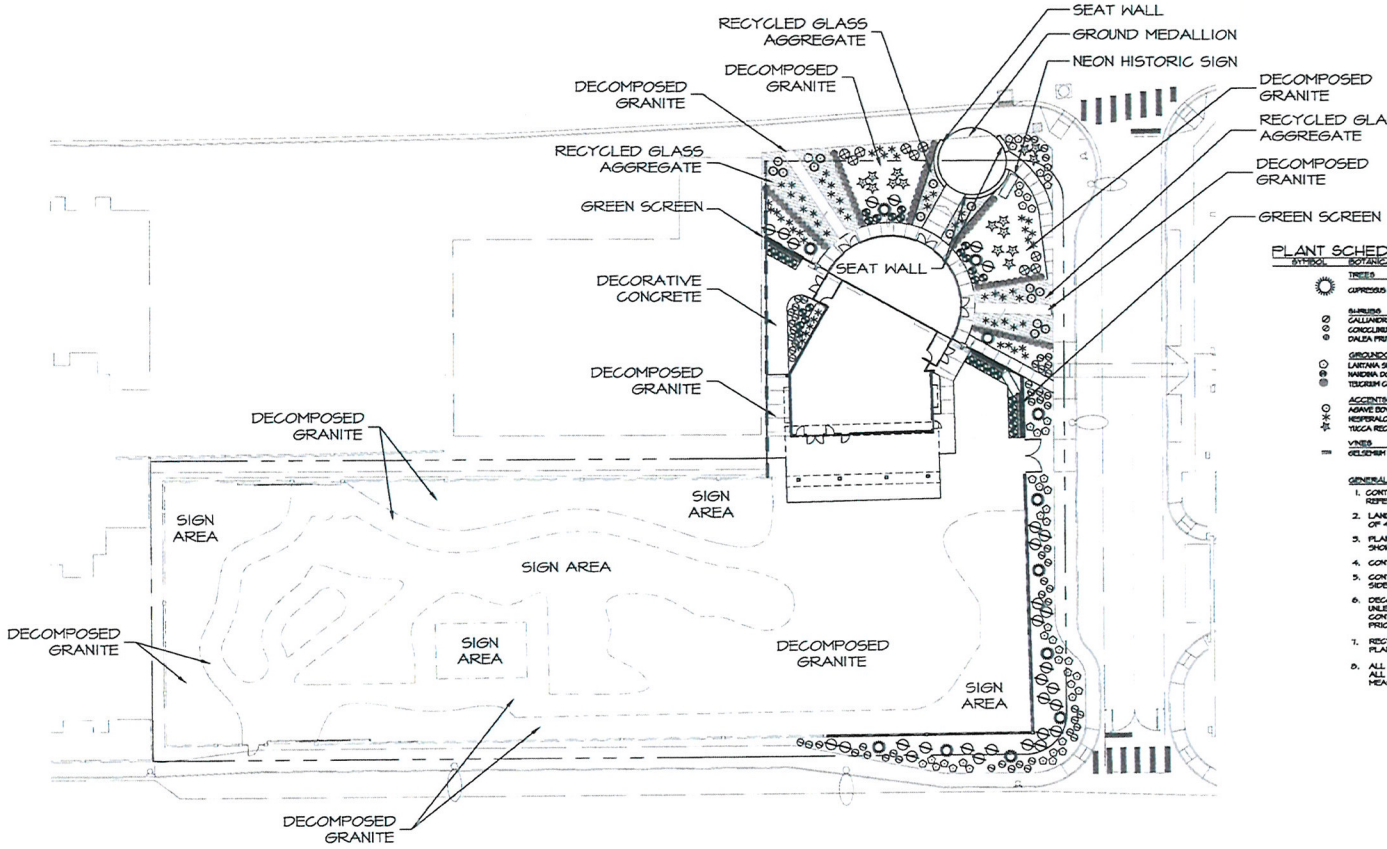
DATE: April 20, 2010 at 4:35pm PROJECT NUMBER: 09049 FILE NAME: SHT-site plan.dwg
WAS LAST MODIFIED BY TED/NOAH: Cesar Aleman

**VAR-37022**
**SDR-37021**

# NEON MUSEUM VISITOR CENTER

SCALE: 1" = 20'

## LANDSCAPE PLAN




## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS |
|---|---|---|---|---|---|
| | **TREES** | | | | |
| | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 12 | 36" BOX | |
| | **SHRUBS** | | | | |
| | CALLIANDRA CALIFORNICA | FAIRY DUSTER | 30 | 5 GAL | |
| | CONSOLIDEA (EUPATORIUM) GREGGII 'DOOTHILL' | DOOTHILL EUPATORIUM | 36 | 5 GAL | |
| | DALEA PENTSTEMONS 'SIERRA RISERA | BLAGE DALEA | 9 | 5 GAL | |
| | **GROUNDCOVERS** | | | | |
| | LANTANA SPECIES 'NEW GOLD' | NEW GOLD LANTANA | 46 | 5 GAL | |
| | NANDINA DOMESTICA 'HARBOR DWARF' | SPREADING HEAVENLY BAMBOO | 31 | 5 GAL | |
| | TEUCRIUM CHAMAEDRYS 'PROSTRATUM' | PROSTRATE GERMANDER | 76 | 5 GAL | |
| | **ACCENTS** | | | | |
| | AGAVE BOVICORNITA | COW'S HORN AGAVE | 16 | 5 GAL | |
| | HESPERALOE PARVIFLORA 'RED' | RED YUCCA | 61 | 5 GAL | |
| | YUCCA RIGIDIFOLIA | HEDGING YUCCA | 15 | 5 GAL | |
| | **VINES** | | | | |
| | GELSEMIUM SEMPERVIRENS | CAROLINA JESSAMINE | 13 | 5 GAL | |

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/4" MINUS, COLOR: "MOHAVE GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
7. RECYCLED GLASS AGGREGATE, SIZE: 60% SIZE #2 40% SIZE #3, COLOR: "FOREST MIX", 2" DEPTH TYPICAL IN PLANTING BEDS.
8. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL FAN PALMS SHALL BE SKINNED WITHIN 3 FEET OF THE LAST FROND. ALL PALM TREE HEIGHTS TO BE MEASURED FROM TOP OF ROOT BALL TO THE LOWEST GREEN FROND.

## LANDSCAPE PLANTNG PLAN

SCALE: 1" = 20'

PLAN NORTH  TRUE NORTH

**VAR-37022**

**SDR-37021**

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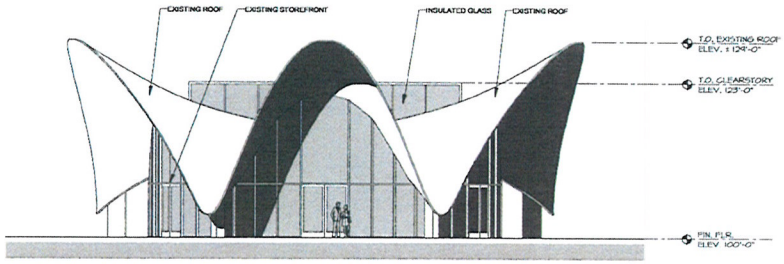
APR 13 2010

J W ZUNINO
LANDSCAPE ARCHITECTURE
LAS VEGAS
CARLSBAD

**SCHEMATIC DESIGN**

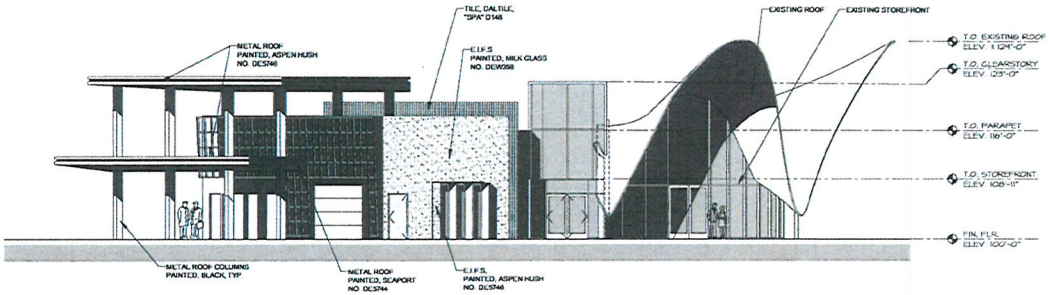
WESTAR ARCHITECTS

DATE: April 13, 2010 at 9:39am  PROJECT NUMBER: 09049  FILE NAME: 185-pl.dwg
WAS LAST MODIFIED BY TECHNICIAN: amm




## ELEVATION NO. 1

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




## ELEVATION NO. 2

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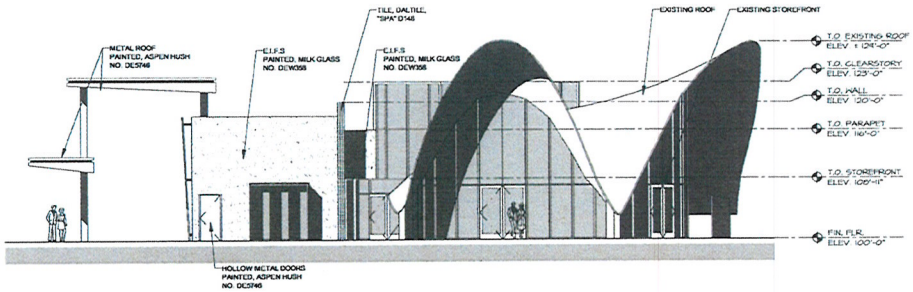


## ELEVATION NO. 3

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

# NEON MUSEUM VISITOR CENTER

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

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**VAR-37022**

**SDR-37021**

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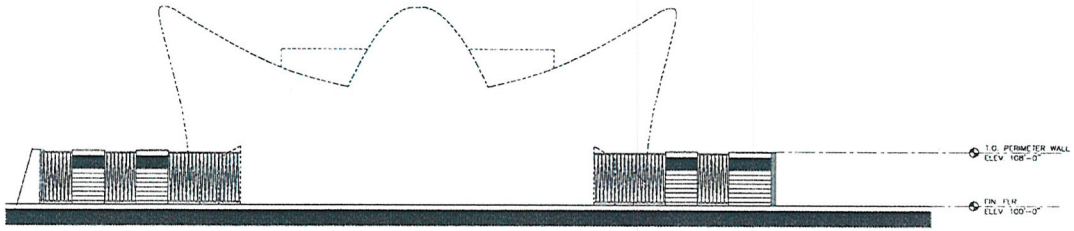
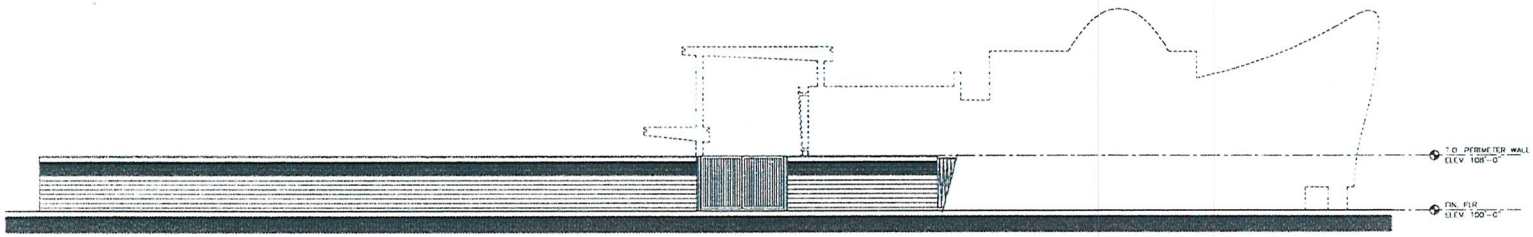
THE neon MUSEUM Las Vegas

# NEON MUSEUM VISITOR CENTER




ELEVATION NO. 1

SCALE 1/8" = 1'-0"

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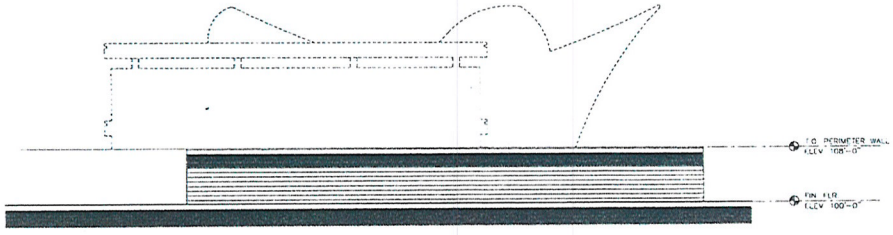


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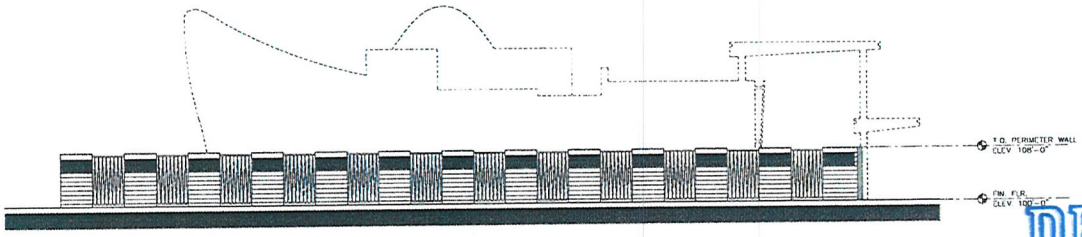


ELEVATION NO. 5

SCALE 1/8" = 1'-0"

NOTE: ELEVATION NUMBERS SAME AS BUILDING ELEVATION CALLOUTS

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REVISED APR 22 2010

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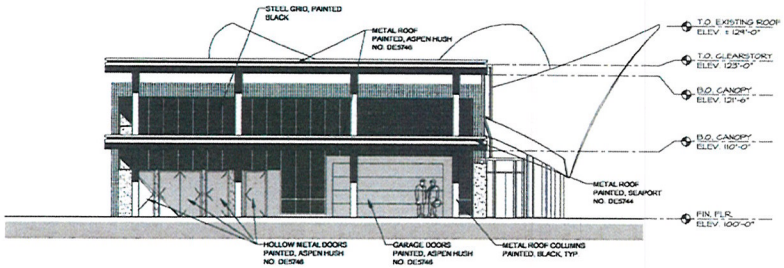
**VAR-37022**

**SDR-37021**

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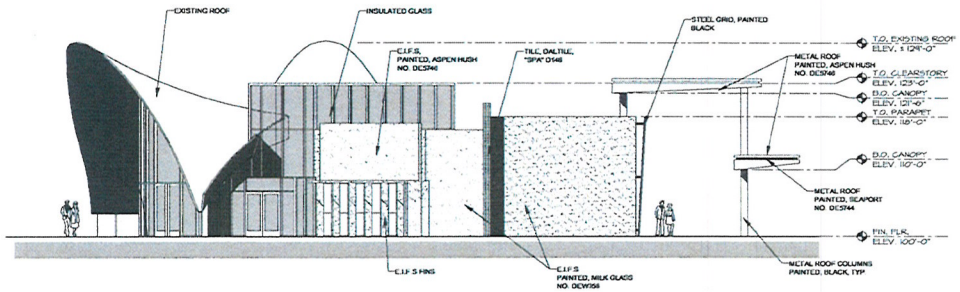


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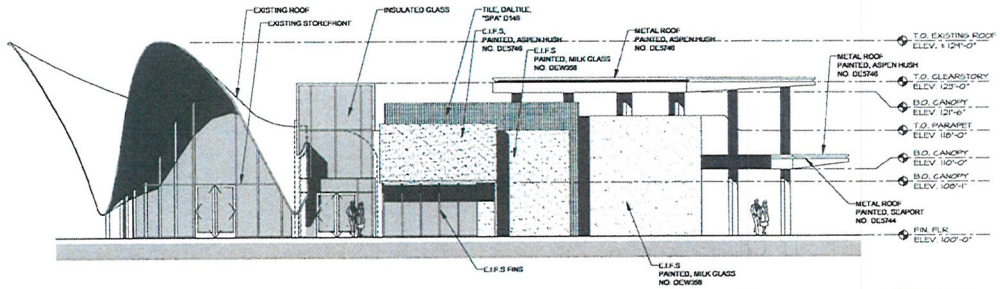


## ELEVATION NO. 6

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

THE neon MUSEUM Las Vegas

# NEON MUSEUM VISITOR CENTER

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

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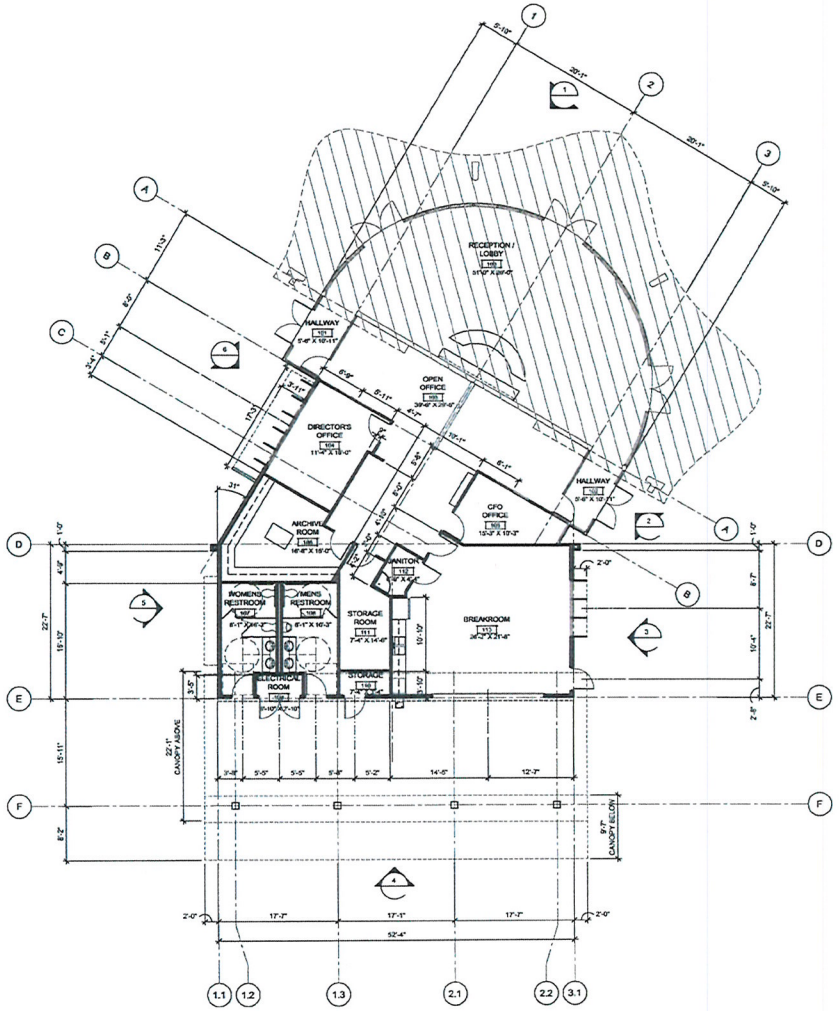
VAR-37022

SDR-37021




## ARCHITECTURAL FLOOR PLAN

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

PLAN NORTH

TRUE NORTH

VAR-37022

SDR-37021

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THE neon MUSEUM Las Vegas

# NEON MUSEUM VISITOR CENTER

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

## INFORMATION

| | |
|---|---|
| MUNICIPALITY | CITY OF LAS VEGAS |
| ASSESSORS PARCEL NUMBER(APN) | 139-27-812-045, 139-27-805-005 |
| CURRENT ZONING | CIVIC DISTRICT (C-V) |
| SITE AREA | +/- 1.19 ACRES - 48,741 S.F. |
| SITE COVERAGE - BUILDING | 0.07% |
| F.A.R. | 0.07% |

EXISTING BUILDING

BUILDING AREA (SINGLE STORY)

| | |
|---|---|
| EXISTING BUILDING (FOOTPRINT) | 1,096 S.F. |
| NEW BUILDING ADDITION (FOOTPRINT) | 2,451 S.F. |
| TOTAL BUILDING S.F. | 3,547 S.F. |

OCCUPANT LOAD PER I.B.C (OFFICE 1 PER 100 SF.)

| | |
|---|---|
| 100 - LOBBY 1,096 S.F. | 11 OCC. |
| 101 - HALLWAY 70 S.F. | 1 OCC. |
| 102 - HALLWAY 69 S.F. | 1 OCC. |
| 103 - OPEN OFFICE 721 S.F. | 7 OCC. |
| 104 - DIRECTOR OFFICE 200 S.F. | 2 OCC. |
| 105 - CFO ROOM 125 S.F. | 1 OCC. |
| 106 - ARCHIVE ROOM 221 S.F. | 2 OCC. |
| 107 - WOMEN'S RESTROOM 141 S.F. | 2 OCC. |
| 108 - MEN'S RESTROOM 136 S.F. | 2 OCC. |
| 109 - ELECTRICAL ROOM 26 S.F. | 1 OCC. |
| 110 - STORAGE ROOM 31 S.F. | 1 OCC. |
| 111 - STORAGE ROOM 122 S.F. | 1 OCC. |
| 112 - JANITOR 33 S.F. | 1 OCC. |
| 113 - BREAKROOM 574 S.F. | 6 OCC. |
| TOTAL OCCUPANT LOAD | 39 OCC. |

## SCHEMATIC DESIGN

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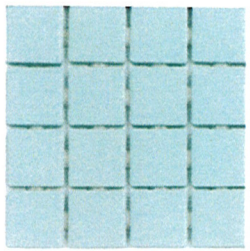
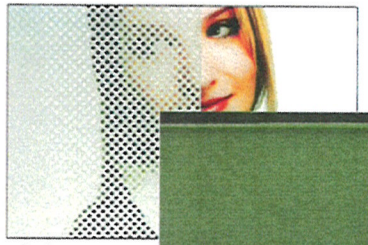
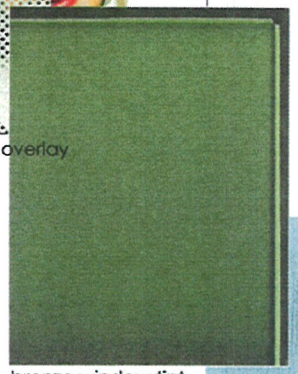


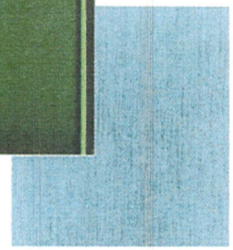
1 x 1 decorative
porcelain tile



window screen overlay



bronze window tint



window mullion finish



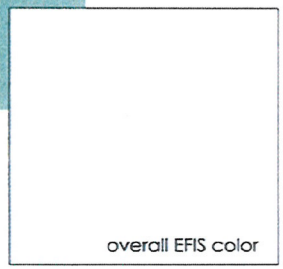
accent EFIS color



door paint



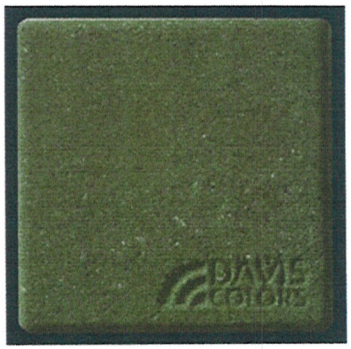
exposed structural metal paint



overall EFIS color



EFIS texture only




integral concrete color

**VAR-37022**

**SDR-37021**

THE neon MUSEUM Las Vegas

# NEON MUSEUM VISITOR CENTER

## MATERIALS

SCHEMATIC DESIGN

WESTAR ARCHITECTS

RECEIVED
APR 13 2010

WESTAR ARCHITECTS

**LETTER OF JUSTIFICATION**

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER

The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

The project meets all the Title 19A requirements as delineated in the original planning action (SDR-37021, VAR -37022 and Var-37023). An additional wavier and exception may be required for tree placement to maintain the original, historically documented environment for the La Concha portion of the building. No other variations from the City's regulations or policies are being sought.

RECEIVED
APR 13 2010

VAR-37022

SDR-37021



WESTAR Architectural Group/Nevada, Inc.
701 Bridger Ave., Suite 400 • Las Vegas, NV 89101 • Phone: 702.878.0000 • Fax: 702.878.8430
1216 Arch Street, Suite 3C • Philadelphia, PA 19107 • Phone: 215.531.7480 • Fax: 215.531.7479
www.wagnarchitects.com

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

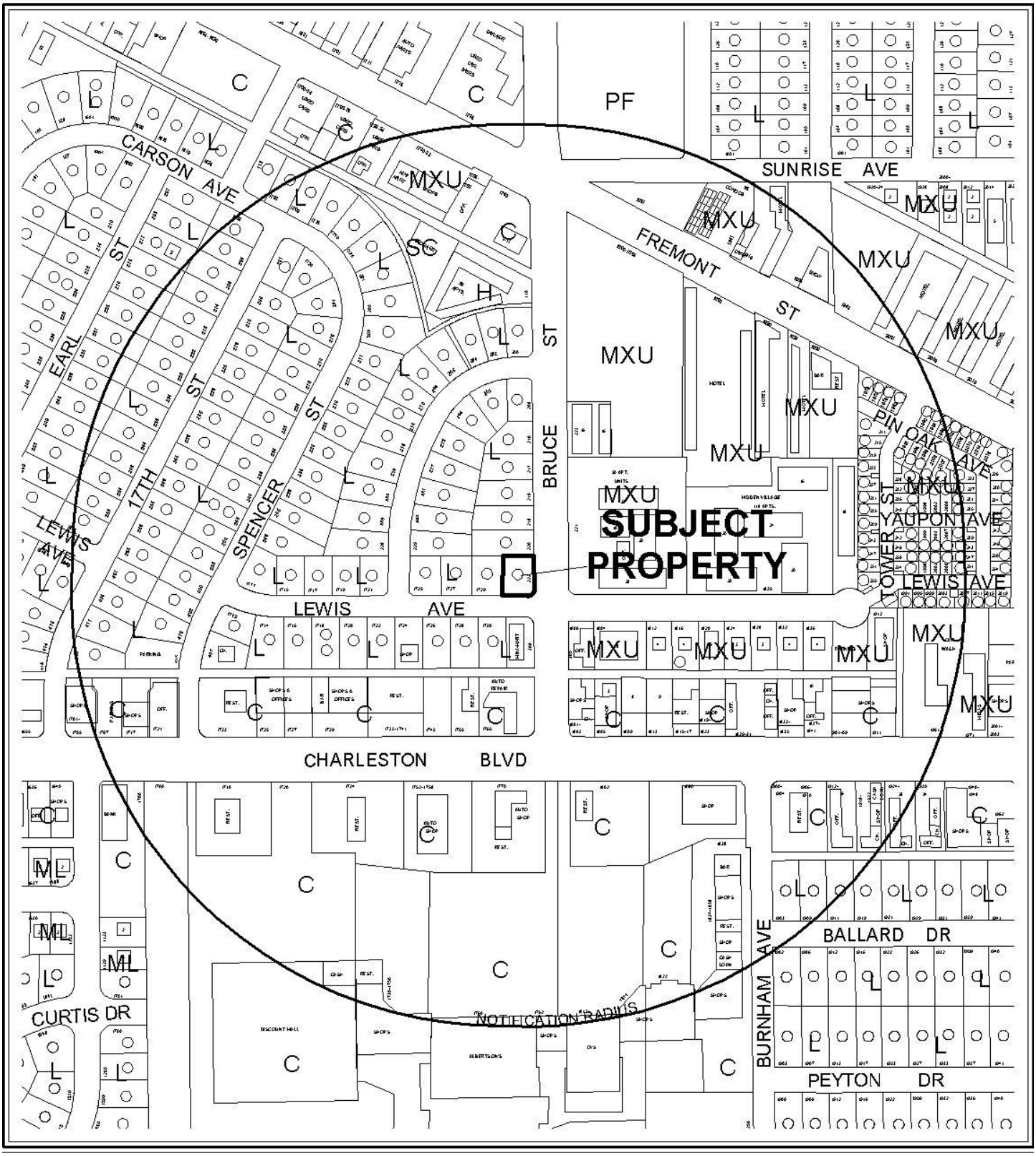
**SUBJECT:**
ABEYANCE - GPA-37567 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese).

**C.C.: 07/07/2010**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **2** | **Planning Commission Mtg.** | **3** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Supporting Documentation




0 300 600 Feet

**CASE:** **GPA-37567**

**RADIUS:** 1000 FT

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

**PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:**
O (OFFICE)

N




0 300 600 Feet

**CASE:** **GPA-37567**

**RADIUS:** 1000 FT

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

**PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:**
O (OFFICE)

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-37567** APN: 139.35.413.100

Name of Property Owner: JUDITH PEÑA

Name of Applicant: JUDITH PEÑA

Name of Representative: KME ARCHITECTS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JUDITH Peña

Subscribed and sworn before me

This 3rd day of MARCH, 2010

ROSSANA B. GOMEZ

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Judith Pena

**Project Address (Location)** 222 South Bruce Street

**Project Name** Pena Tenant Improvement **Proposed Use** Business

**Assessor's Parcel #(s)** 139-35-413-100 **Ward #** 3

**General Plan:** existing 1750 proposed _____ **Zoning:** existing R-1 proposed P-R

**Commercial Square Footage** _____ **Floor Area Ratio** 1:4

**Gross Acres** 0.16 **Lots/Units** _____ **Density** _____

**Additional Information** Structure is Existing. In an effort to create new jobs we are requesting a rezoning of the existing R-1 to P-R

**PROPERTY OWNER** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**APPLICANT** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** _____

**REPRESENTATIVE** KME Architects LLC **Contact** Kelvin Haywood

**Address** 231 West Charleston Blvd **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**Property Owner Signature*** _____

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

**Print Name** JUDITH PENA

Subscribed and sworn before me

This 3rd day of March, 20 10.

Rossana B Gomez

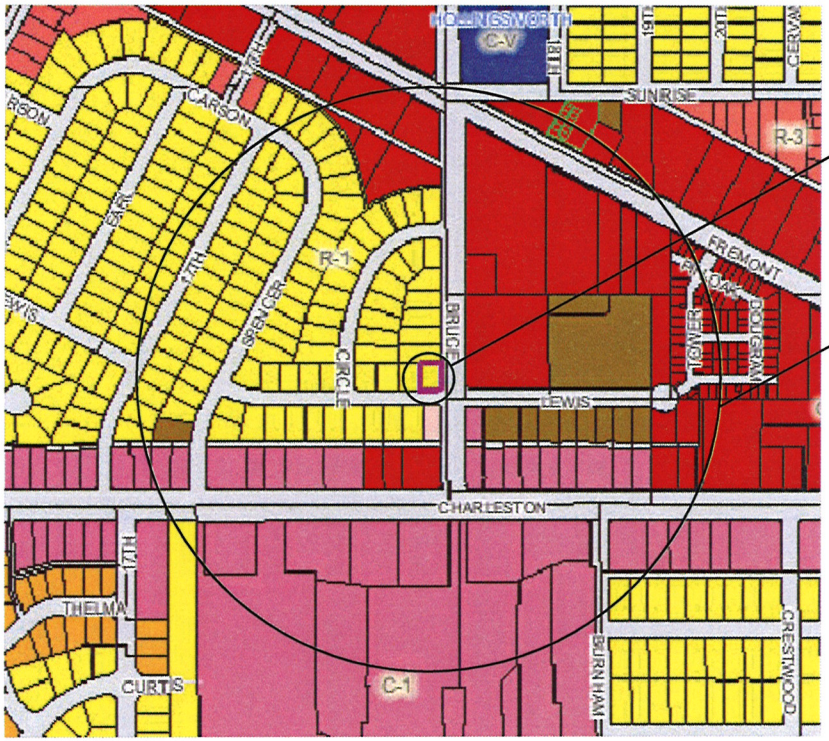
Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA-57567 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | $2,000 |
| **Date Received:*** | 3/4/10 |
| **Received By:** | |

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




APN # 139-35-413-100
CURRENTLY ZONED FOR R-1
PROPOSED ZONE P-R

1000' RADIUS

1 LOCATION MAP
AZ1.00 SCALE:1:200

RECEIVED
MAR 0 4 2010

GPA-37567
04/22/10 PC

kme ARCHITECTS
231 west charleston boulevard
suite one fourty
las Vegas, NV 89102
office: 702.868.2088
fax: 702.868.2089
web: www.kmearchitects.com

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PROJECT:
PENA DEVELOPMENT
222 S. BRUCE STREET
LAS VEGAS, NV 89101

SHEET TITLE:
LOCATION MAP

| REVISIONS | DATE |
|---|---|
| | |

DRAWN: KDH
DATE: 02-23-2010
JOB NO: 2009-033
SCALE: AS INDICATED

SHEET
AZ1.00

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
ABEYANCE - ZON-37568 - REZONING RELATED TO GPA-37567 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese).

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37568** APN: 139-35-413-100

Name of Property Owner: JUDITH PENA

Name of Applicant: JUDITH PENA

Name of Representative: KME ARCHITECTS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JUDITH PENA

Subscribed and sworn before me

This 3rd day of MARCH, 20 10

ROSSANA B. GOMEZ

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Judith Pena

**Project Address (Location)** 222 South Bruce Street

**Project Name** Pena Tenant Improvement **Proposed Use** Business

**Assessor's Parcel #(s)** 139-35-413-100 **Ward #** 3

**General Plan:** existing 1750 proposed _____ **Zoning:** existing R-1 proposed P-R

**Commercial Square Footage** _____ **Floor Area Ratio** 1:4

**Gross Acres** 0.16 **Lots/Units** _____ **Density** _____

**Additional Information** Structure is Existing. In an effort to create new jobs we are requesting a rezoning of the existing R-1 to P-R

**PROPERTY OWNER** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**APPLICANT** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** _____

**REPRESENTATIVE** KME Architects LLC **Contact** Kelvin Haywood

**Address** 231 West Charleston Blvd **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**Property Owner Signature*** _____

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

**Print Name** JUDITH PENA

Subscribed and sworn before me

This 3rd day of MARCH, 20 10.

ROSSANA B GOMEZ

Notary Public in and for said County and State

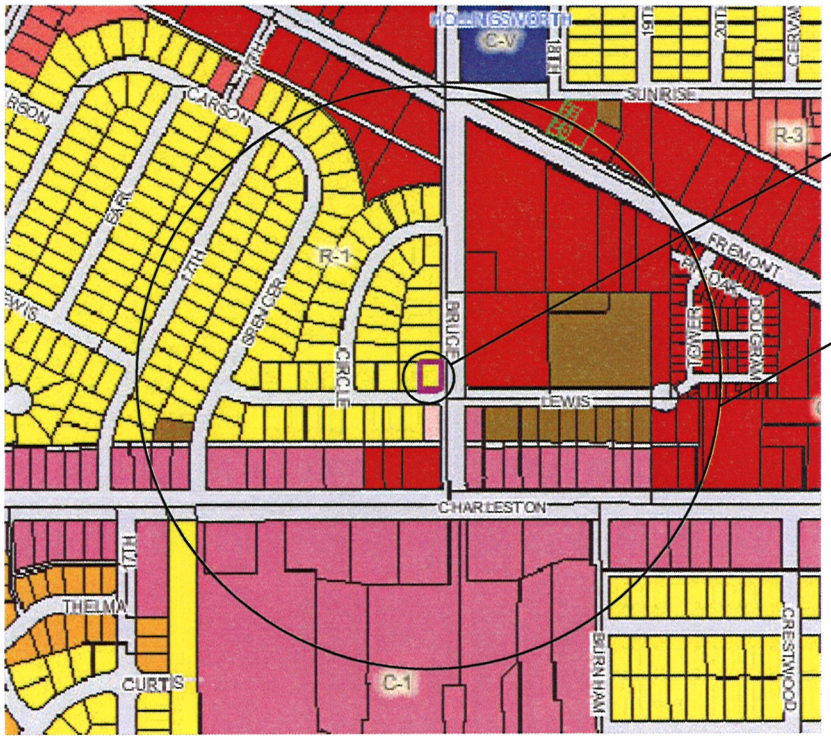
ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-37569 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | $1200.00 |
| **Date Received:*** | 3/4/10 |
| **Received By:** | |

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

Revised 10/27/08




APN # 139-35-413-100
CURRENTLY ZONED FOR R-1
PROPOSED ZONE P-R

1000' RADIUS

1 LOCATION MAP
AZ1.00 SCALE:1:200

N

RECEIVED
MAR 04 2010

ZON-37568
04/22/10 PC

kme ARCHITECTS
231 west charleston boulevard
suite one fourty
las Vegas, NV 89102
office: 702.888.2088
fax: 702.888.2099
web: www.kmearchitects.com

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PROJECT:
PENA DEVELOPMENT
222 S. BRUCE STREET
LAS VEGAS, NV 89101

SHEET TITLE:
LOCATION MAP

| REVISIONS | DATE |
|---|---|
| | |

DRAWN: KDH
DATE: 02-23-2010
JOB NO: 2009-033
SCALE: AS INDICATED

SHEET
AZ1.00

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
VAR-37570 - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37570** APN: 139-35-413-100

Name of Property Owner: JUDITH PENA

Name of Applicant: JUDITH PENA

Name of Representative: KME ARCHITECTS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JUDITH PENA.

Subscribed and sworn before me

This 3rd day of MARCH, 2010

ROSSANA B. GOMEZ

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Judith Pena

**Project Address (Location)** 222 South Bruce Street

**Project Name** Pena Tenant Improvement **Proposed Use** Business

**Assessor's Parcel #(s)** 139-35-413-100 **Ward #** 3

**General Plan:** existing 1750 proposed _____ **Zoning:** existing R-1 proposed P-R

**Commercial Square Footage** _____ **Floor Area Ratio** 1:4

**Gross Acres** 0.16 **Lots/Units** _____ **Density** _____

**Additional Information** Structure is Existing. In an effort to create new jobs we are requesting a rezoning of the existing R-1 to P-R

**PROPERTY OWNER** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**APPLICANT** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** _____

**REPRESENTATIVE** KME Architects LLC **Contact** Kelvin Haywood

**Address** 231 West Charleston Blvd **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**Property Owner Signature*** _____

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

**Print Name** JUDITH PENA

Subscribed and sworn before me

This 3rd day of March, 20 10.

Rossana B Gomez

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-37570 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | 830.00 |
| **Date Received:*** | 3/4/10 |
| **Received By:** | |

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

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
VAR-37976 - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-37976 APN: 139 35 413 100

Name of Property Owner: Judith Pena

Name of Applicant: Judith Pena

Name of Representative: KME Architects

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
APR 14 2010

Signature of Property Owner: _____

Print Name: JUDITH PENA

Subscribed and sworn before me

This 14th day of April, 2010

ROSSANA B GOMEZ

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Residential Adjacent Setback

**Project Address (Location)** 222 South Bruce Street

**Project Name** Pena Rezoning **Proposed Use** Business

**Assessor's Parcel #(s)** 139-35-413-100 **Ward #** 3

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

**Commercial Square Footage** 1890 **Floor Area Ratio** 1:4

**Gross Acres** .16 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Judith Pena **Contact** Kelvin haywood

**Address** 222 S. Bruce **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** NV **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**APPLICANT** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** NV **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**REPRESENTATIVE** KME Architects **Contact** Kelvin Haywood

**Address** 231 W Charleston , Suite 140 **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** NV **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**Property Owner Signature*** _____

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

**Print Name** JUDITH PENA

Subscribed and sworn before me

This 14th day of April, 20 10.

ROSSANA B GOMEZ

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Apot. Expires Aug. 18, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-37976 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | $830 |
| **Date Received:*** | 4/14/10 |
| **Received By:** | Romero |

RECEIVED
APR 14 2010

*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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

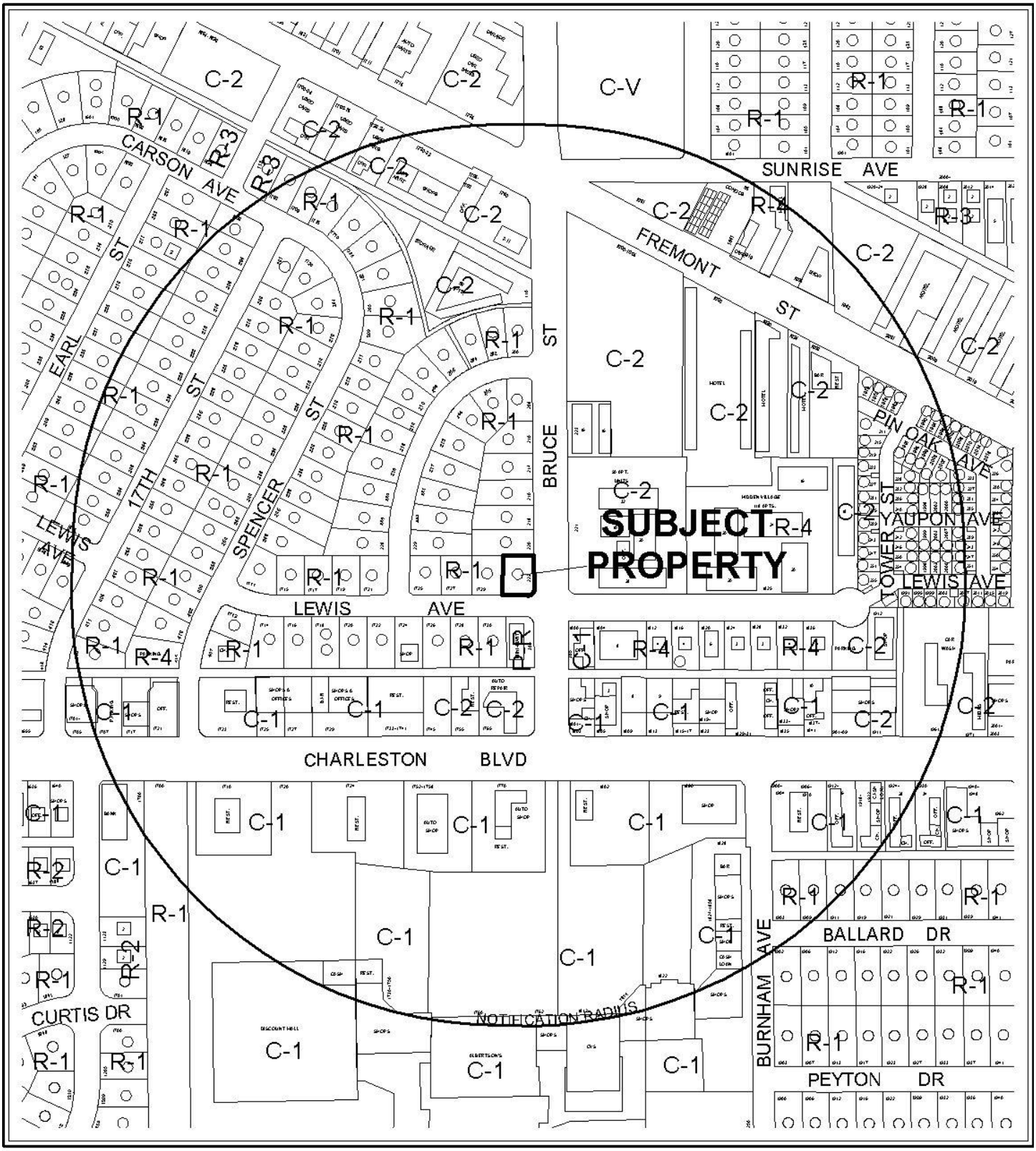
**SUBJECT:**
SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - ZON-37568, VAR-37570, VAR-37976 and SDR-37569
2. Conditions and Staff Report - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569
3. Supporting Documentation
4. Photos - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569
5. Justification Letter - GPA-37567, ZON-37568, VAR-37570 and SDR-37569
6. Concern Letter - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569




**CASE:** **ZON-37568;VAR-37570;VAR-37976 AND SDR-37569**

0 300 600 Feet

**RADIUS:** 1000 FT

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

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

N




**CASE:** **ZON-37568;VAR-37570;VAR-37976 AND SDR-37569**

0 300 600 Feet

**RADIUS:** 1000 FT

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

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37569** APN: 139-35-413-100

Name of Property Owner: Judith Pena

Name of Applicant: Judith Pena

Name of Representative: KME Architects

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JUDITH PENA

Subscribed and sworn before me

This 23 day of February, 2010

Rossana Gomez

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Judith Pena

**Project Address (Location)** 222 South Bruce Street

**Project Name** Pena Tenant Improvement **Proposed Use** Business

**Assessor's Parcel #(s)** 139-35-413-100 **Ward #** 3

**General Plan:** existing 1750 proposed _____ **Zoning:** existing R-1 proposed P-R

**Commercial Square Footage** _____ **Floor Area Ratio** 1:4

**Gross Acres** 0.16 **Lots/Units** _____ **Density** _____

**Additional Information** Structure is Existing. In an effort to create new jobs we are requesting a rezoning of the existing R-1 to P-R

**PROPERTY OWNER** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**APPLICANT** Judith Pena **Contact** Kelvin Haywood

**Address** 222 South Bruce Street **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** _____

**REPRESENTATIVE** KME Architects LLC **Contact** Kelvin Haywood

**Address** 231 West Charleston Blvd **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

**City** Las Vegas **State** Nevada **Zip** 89102

**E-mail Address** kelvin@kmearchitects.com

**Property Owner Signature*** _____

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

**Print Name** JUDITH PENA

Subscribed and sworn before me

This 23 day of February, 2010.

Rossana Gomez

Notary Public in and for said County and State

ROSSANA B. GOMEZ
Notary Public, State of Nevada
Appointment No. 09-11658-1
My Appt. Expires Aug. 18, 2013

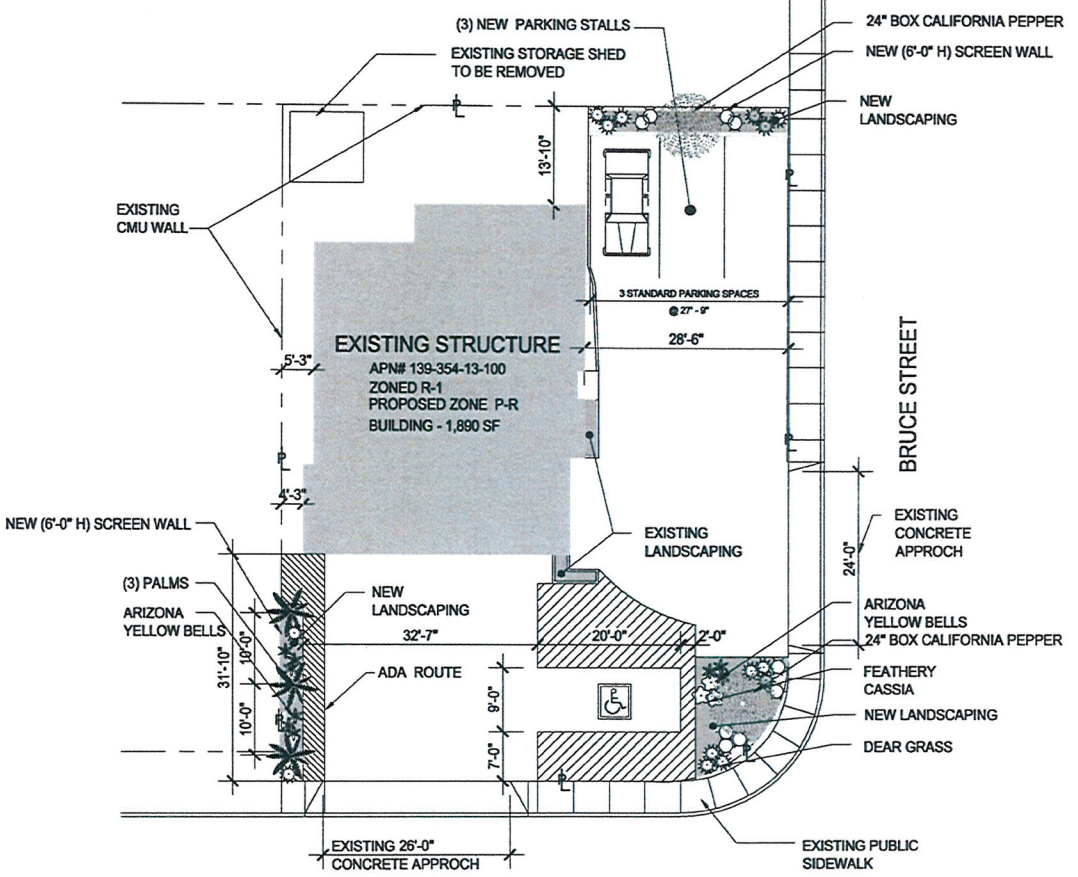
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR 37569 |
| Meeting Date: | 4/22/10 |
| Total Fee: | $1030 |
| Date Received:* | 3/4/10 |
| Received By: | |

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

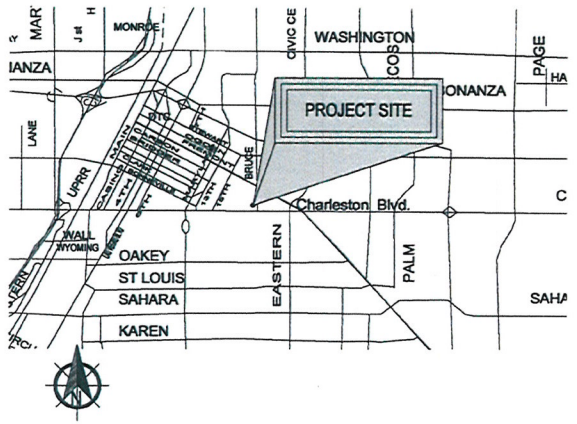
Revised 10/27/08

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

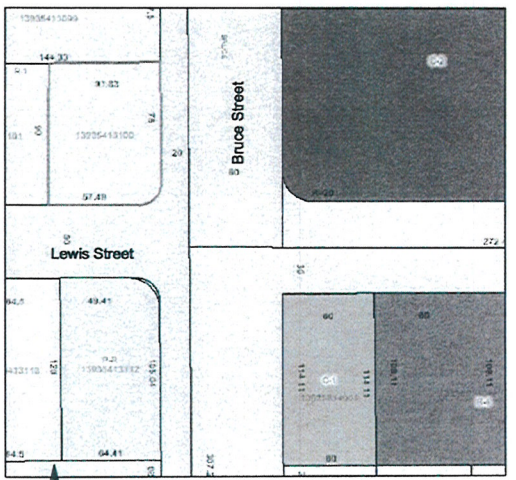



RECEIVED
APR 14 2010

1 AS1.00 SITE / LANDSCAPE PLAN
SCALE:1/16"=1'-0"




Location Map




Zoning Map

## PARKING CALCULATION
PER TITLE 19.04 & (TABLE 19.10)

OCCUPANCY CLASSIFICATION: B - BUSINESS

| EXISTING BUILDING (ADDRESS) | CALCULATION RATIO | SQUARE FOOTAGE | PARKING REQUIRED |
|---|---|---|---|
| 222 SOUTH BRUCE STREET | 1/300 | 1,890 S.F. | 7 |

| | |
|---|---|
| TOTAL PARKING SPACES REQUIRED: | 7 |
| TOTAL STREET PARKING SPACES PROVIDED: | 6 |
| TOTAL ONSITE PARKING SPACES PROVIDED: | 4 |
| TOTAL PARKING SPACES PROVIDED: | 10 |
| HANDICAP PARKING SPACES REQUIRED: | 1 |
| HANDICAP PARKING SPACES PROVIDED: | 1 |

## SITE PLAN NOTES

1. ALL SLOPES IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5%, WITH CROSS SLOPES TO NOT EXCEED 2%.
2. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 2% IN ALL DIRECTIONS.

**VAR-37570**

**VAR-37976**

**SDR-37569**

kme architects
231 west charleston boulevard
suite one fourty
las vegas, NV 89102
office: 702.886.2088
fax: 702.886.2099
web: www.kmearchitects.com
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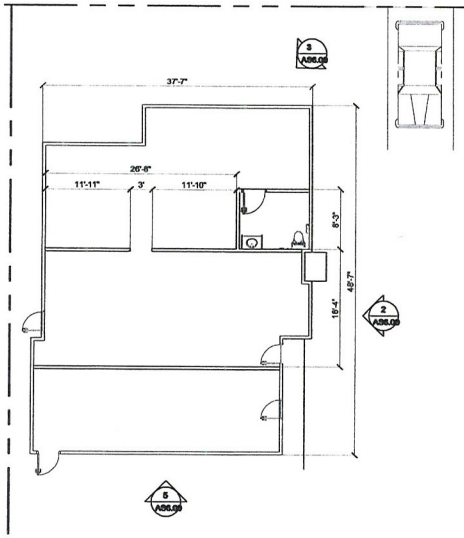
PROJECT: PENA DEVELOPMENT
222 S. BRUCE STREET
LAS VEGAS, NV 89101

SHEET TITLE: VICINITY MAP, REFERENCE SITE PLAN,LANDSCAPE, INDEX AND ANALYSIS

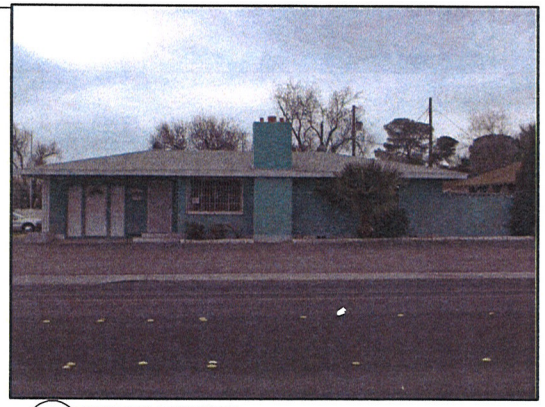
| REVISIONS | DATE |
|---|---|
| | |

DRAWN: KDH
DATE: 03-23-2010
JOB NO: 2009-053
SCALE: AS INDICATED

SHEET AS1.00




1 FLOOR PLAN
AS6.00 SCALE:1/16"=1'-0"



2 EAST ELEVATION
AS1.00 SCALE: NTS



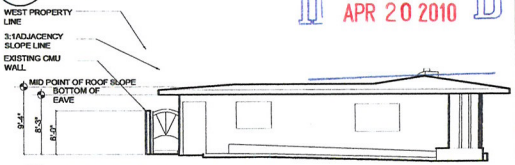
4 PARTIAL WEST ELEVATION
AS1.00 SCALE: NTS



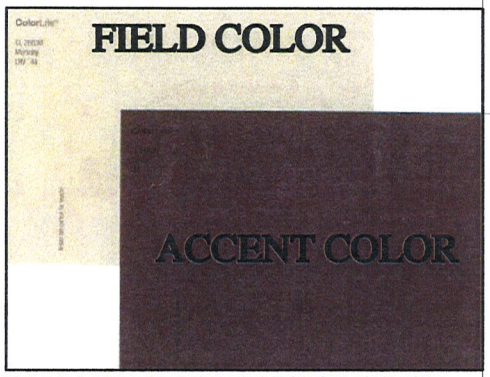

3 PARTIAL NORTH ELEVATION
AS1.00 SCALE: NTS



5 SOUTH ELEVATION
AS1.00 SCALE: NTS




6 ELEVATION
AS6.00 SCALE:1/16"=1'-0"




PROPOSED EXTERIOR PAINT COLORS

RECEIVED
APR 20 2010


kme ARCHITECTS
231 west charleston boulevard
suite one fourty
las Vegas, NV 89102
office: 702.888.2088
fax: 702.888.2089
web: www.kmearchitects.com


© KME Architects LLC 2010

PROJECT:
PENA DEVELOPMENT
222 S. BRUCE STREET
LAS VEGAS, NV 89101

SHEET TITLE:
SITE PLAN AND SITE ELEVATIONS

| REVISIONS | DATE |
|---|---|
| | |

DRAWN: KDH
DATE: 04-19-2010
JOB NO: 2009-033
SCALE: AS INDICATED

SHEET
AS6.00

GPA-37567 ZON-37568
VAR-37570 VAR-37976
SDR-37569 REVISED



GPA-37567, ZON-37568, VAR-37570, VAR-37976 & SDR-37569 – APPLICANT/OWNER: JUDITH PENA
222 SOUTH BRUCE STREET

03/18/10



GPA-37567, ZON-37568, VAR-37570, VAR-37976 & SDR-37569 – APPLICANT/OWNER: JUDITH PENA
222 SOUTH BRUCE STREET

03/18/10



GPA-37567, ZON-37568, VAR-37570, VAR-37976 & SDR-37569 – APPLICANT/OWNER: JUDITH PENA
222 SOUTH BRUCE STREET

03/18/10

kme ARCHITECTS

March 22, 2010

Planning and Development Department
731 South 4th Street
Las Vegas Nevada 89101

Attn: Planning & Development Department

Re: Pena Office Conversion, GPA-37567 (APN 139-35-413-100)

Justification Letter

*Kelvin Haywood*
*President*

*Melvin Green*
*Principal*

*Emanuele Arguelles*
*Principal*

Dear Planning Department,

KME Architects, LLC, on behalf of our client Judith Pena, is pleased to submit this request to rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District ( R-1)* to *Professional Offices and Parking (P-R).* We additionally request a 0'-0" feet waiver for Landscape on the South and East side of the property where 15'-0" is required and a waiver for all landscape requirements due to the lot constraints. Making the site smaller would create an undue hardship on the applicant due to the existing conditions.

Mrs. Pena, a long time residence of Las Vegas, intends to improve the existing 1,890 SF home into a small tax business and/or an attorney's office. These offices will have normal office hours of 8am – 5pm Monday through Friday. Secondly, there will be no excessive amount of paper or other material that would cause the site to need a larger trash receptacle. The owner is in the process of obtaining a letter from Republic Service that will state normal residential service will continue for this address. Lastly, the majority of the clients will be by appointment so as not to cause any additional need for parking along the street. The previous use for this existing house was a church / place of worship and the parking lot was previously paved to provide for parking spaces.

The surrounding properties are General Commercial District (C-2) on the NE side, Limited Commercial District (C-1)/Apartment Residence District (R-4) at the SE Corner, and Professional Offices and Parking (P-R) on the SW Corner. The rezoning of parcel 139.35.413.100 will fit in with the existing zoning layout without causing any additional stress or traffic to the neighborhood. Lastly we request a waiver of Landscape conditions as the site is .16 acres (6,969sf) which is approximately 73% lot coverage.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely Yours,

Kelvin Haywood
President

GPA-37567 ZON-37568
VAR-37570 SDR-37569

RECEIVED
MAR 24 2010



231 west charleston boulevard suite one forty, las vegas Nevada 89102 □ office. 702.888.2088 | fax. 702.888.2089 □ website: www.kmearchitects.com

# Boulder Dam Homesite Addition Association & Residential Park Inc

1909 East Mesquite Avenue Las Vegas, Nevada 89101-3309
Donald Fondriasopolous / President

RECEIVED
MAR 19 2010

Att: Kelvin Haywood:

Re: property ar 222 Bruce where applications filed incl; SDR-37569 - GPA-37567

It is our understanding this property was an illegal conversion to a duplex for residential purposes which caused excessive occupancy and behavioral patterns, neighborhood disturbances, illegal activities and eventually a 2008 property foreclosure.

The current applications indicate an effort to upgrade the property for professional purposes only and thereby improving the neighborhood . It is our understanding that the request for a reduction in parking spaces from six to four spaces allows the developer/applicant to perform a lesser amount of landscaping. It would appear that these renovations would greatly improve this property from it's present condition. We would ask and encourage the applicant to select a suitable exterior paint job that blends in with the existing neighborhood surroundings and not look like a property in downtown Havana, Cuba or Tijuana, Mexico.

At this time we see no further involvement or attendance required by this organization in regards to this property mentioned or it's applicants.

Sincerely,
Donald Fondriasopolous/President-Resident Agent.
dedward@ttlv.net

cc/ Robert Levrant - City Planning & Neighborhood Services
Robert Taylor - Block Captain 1701 E Cedar Avenue
Carlo Poliak - U.S.Senator Candidate

GPA-37567
ZON-37568
VAR-37570
SDR-37569

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

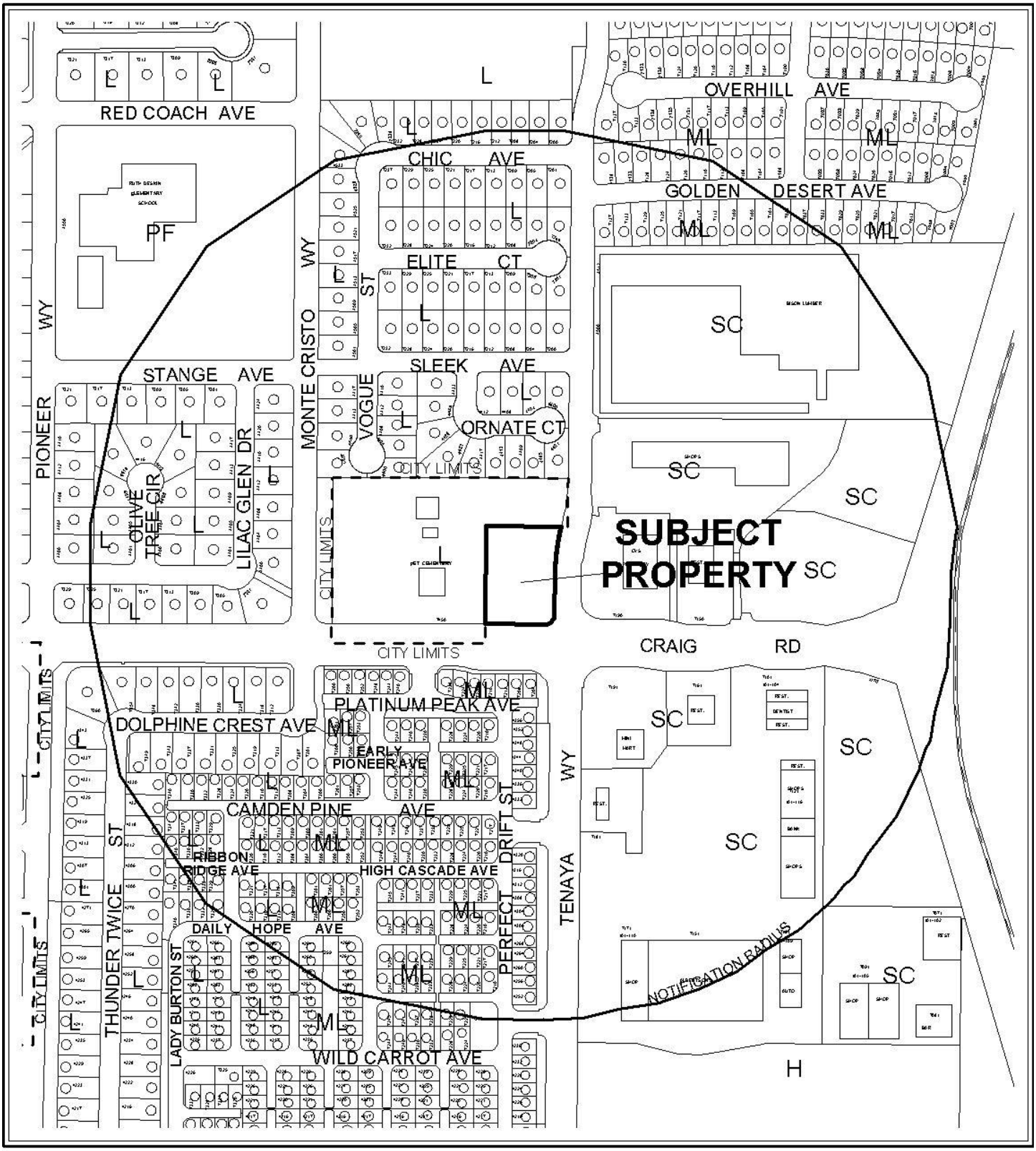
**SUBJECT:**
ABEYANCE - GPA-37823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Supporting Documentation




0 300 600 Feet

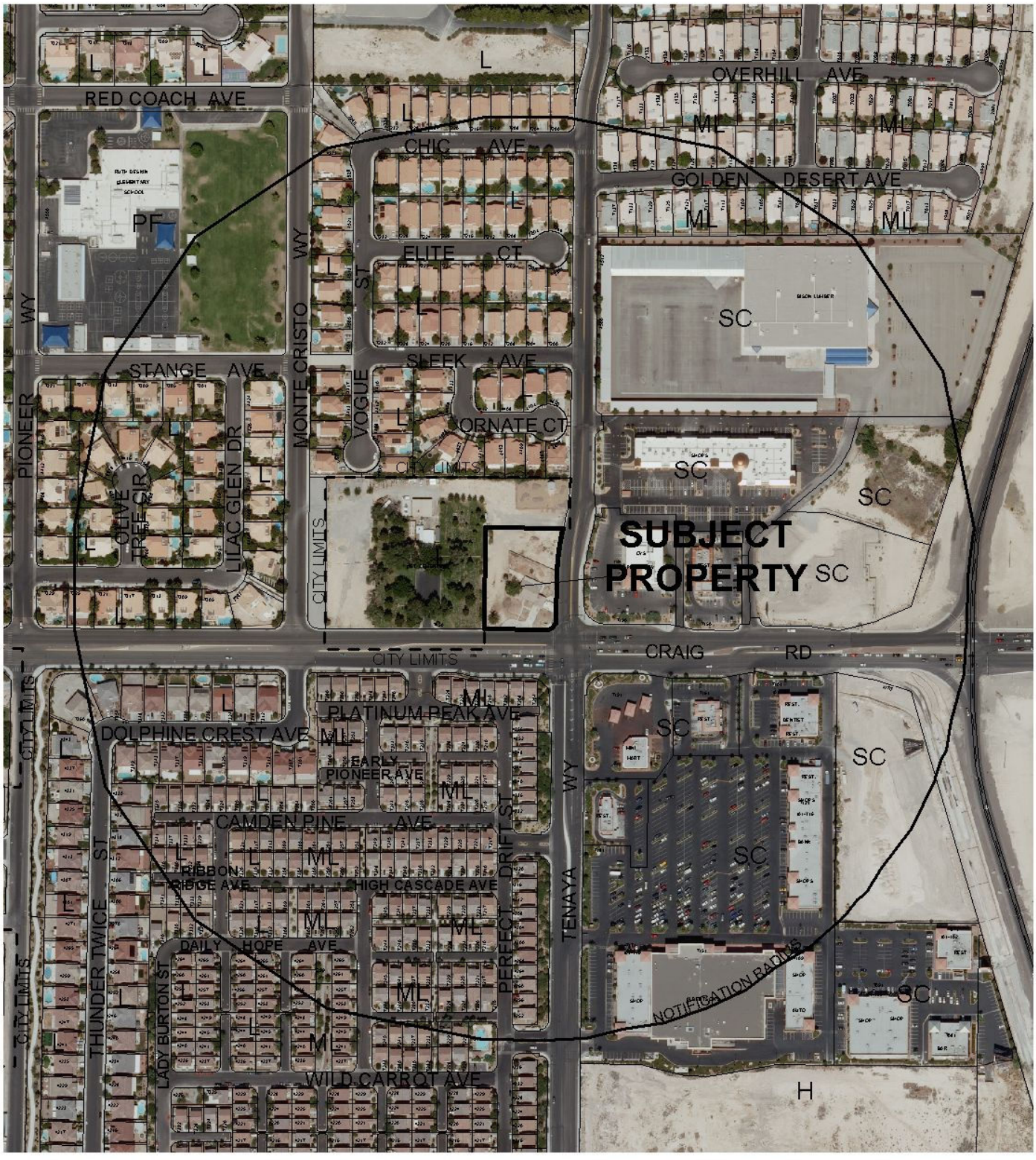
**CASE:** **GPA-37823**

**RADIUS:** 1000 FT

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

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

N




0 300 600 Feet

**CASE:** **GPA-37823**

**RADIUS:** 1000 FT

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

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

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-37823** APN: 138-03-201-009

Name of Property Owner: CT-1 LLC

Name of Applicant: CT-1 LLC

Name of Representative: Warren B Hardy II

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

This 31 day of March, 20 10

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

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** 7204 W. Graig Road

**Project Name** Financial Institution **Proposed Use** Bank

**Assessor's Parcel #(s)** 138-03-201-009 **Ward #** 4

**General Plan:** existing L proposed SC **Zoning:** existing R-E proposed C-1

**Commercial Square Footage** _____ **Floor Area Ratio** 4195sf

**Gross Acres** 1.0 net **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

**City** Las Vegas **State** Nv **Zip** 89103

**E-mail Address** alison@crestridgellc.com

**APPLICANT** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

**City** Las Vegas **State** Nv **Zip** 89103

**E-mail Address** _____

**REPRESENTATIVE** The Hardy Consulting Group **Contact** Warren Hardy

**Address** 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:** (702) 543-4098

**City** Las Vegas **State** Nv **Zip** 89118

**E-mail Address** wbhardy2@gmail.com

**Property Owner Signature*** Bradley C Shultis

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

**Print Name** Bradley C Shultis

Subscribed and sworn before me

This 2 day of April, 20 10.

Notary Public in and for said County and State

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

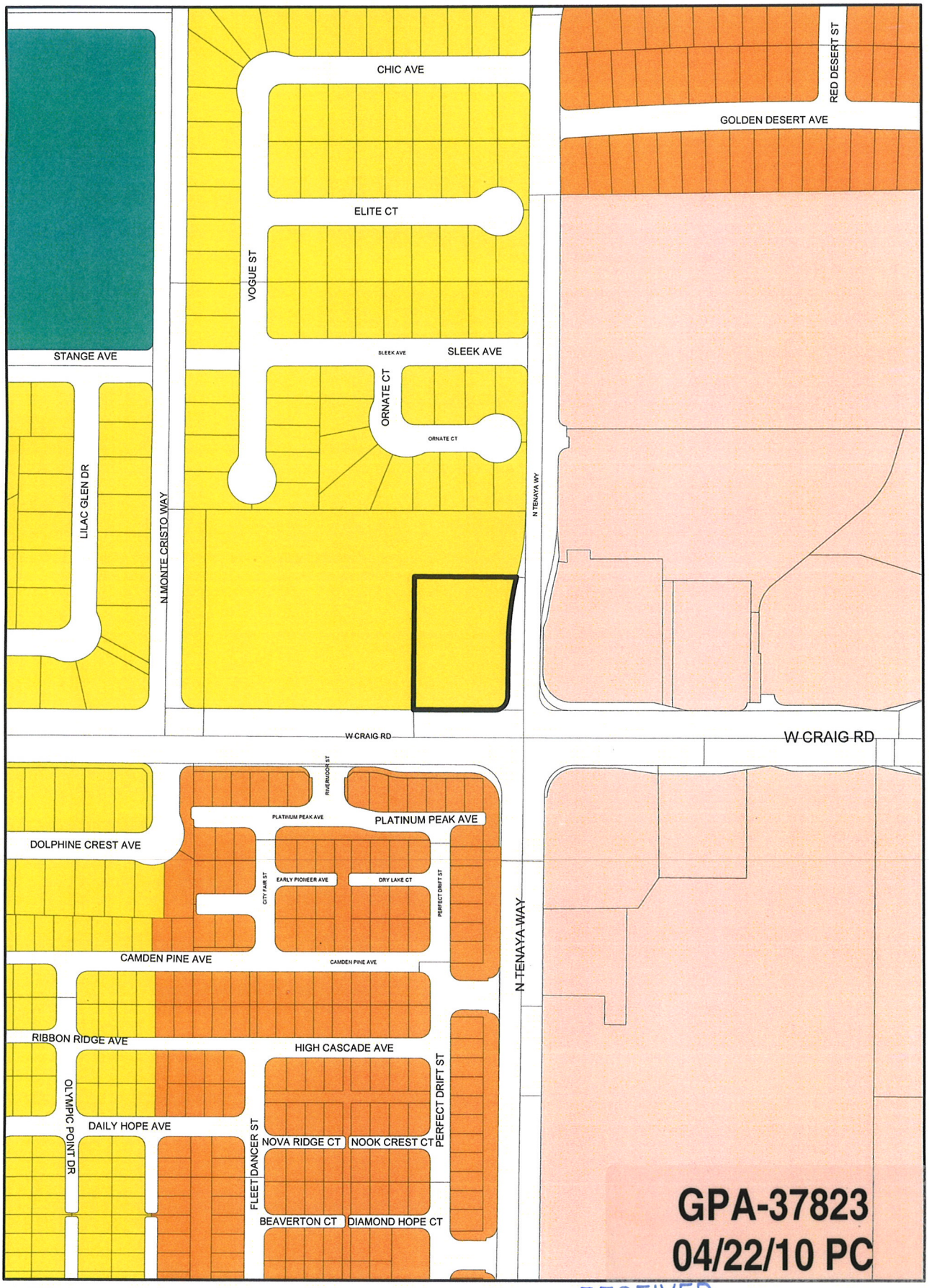
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | GPA-37823 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | 1,550 |
| **Date Received:*** | 4/2/10 |
| **Received By:** | |

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

Revised 10/27/08

# GENERAL PLAN AMENDMENT Parcel: 138-03-201-009




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

RECEIVED
APR 02 2010

From L to SC

Data Current as of: March 31, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301

PLANNING & DEVELOPMENT

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
ABEYANCE - ZON-37824 - REZONING RELATED TO GPA-37823 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37824** APN: 138-03-201-009

Name of Property Owner: CT-1 LLC

Name of Applicant: CT-1 LLC

Name of Representative: Warren B Hardy II

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shutts

Print Name: Bradley Shutts

Subscribed and sworn before me

This 31 day of March, 20 10

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Re- Zoning

**Project Address (Location)** 7204 W. Graig Road

**Project Name** Financial Institution **Proposed Use** Bank

**Assessor's Parcel #(s)** 138-03-201-009 **Ward #** 4

**General Plan:** existing L proposed SC **Zoning:** existing R-E proposed C-1

**Commercial Square Footage** _____ **Floor Area Ratio** 4195 sf

**Gross Acres** 1.0 net **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

**City** Las Vegas **State** Nv **Zip** 89103

**E-mail Address** alison@crestridgellc.com

**APPLICANT** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

**City** Las Vegas **State** Nv **Zip** 89103

**E-mail Address** _____

**REPRESENTATIVE** The Hardy Consulting Group **Contact** Warren Hardy

**Address** 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:** (702) 543-4098

**City** Las Vegas **State** Nv **Zip** 89118

**E-mail Address** wbhardy2@gmail.com

**Property Owner Signature*** Bradley Shultis

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

**Print Name** Bradley Shultis

Subscribed and sworn before me

This 22 day of April, 20 10.

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

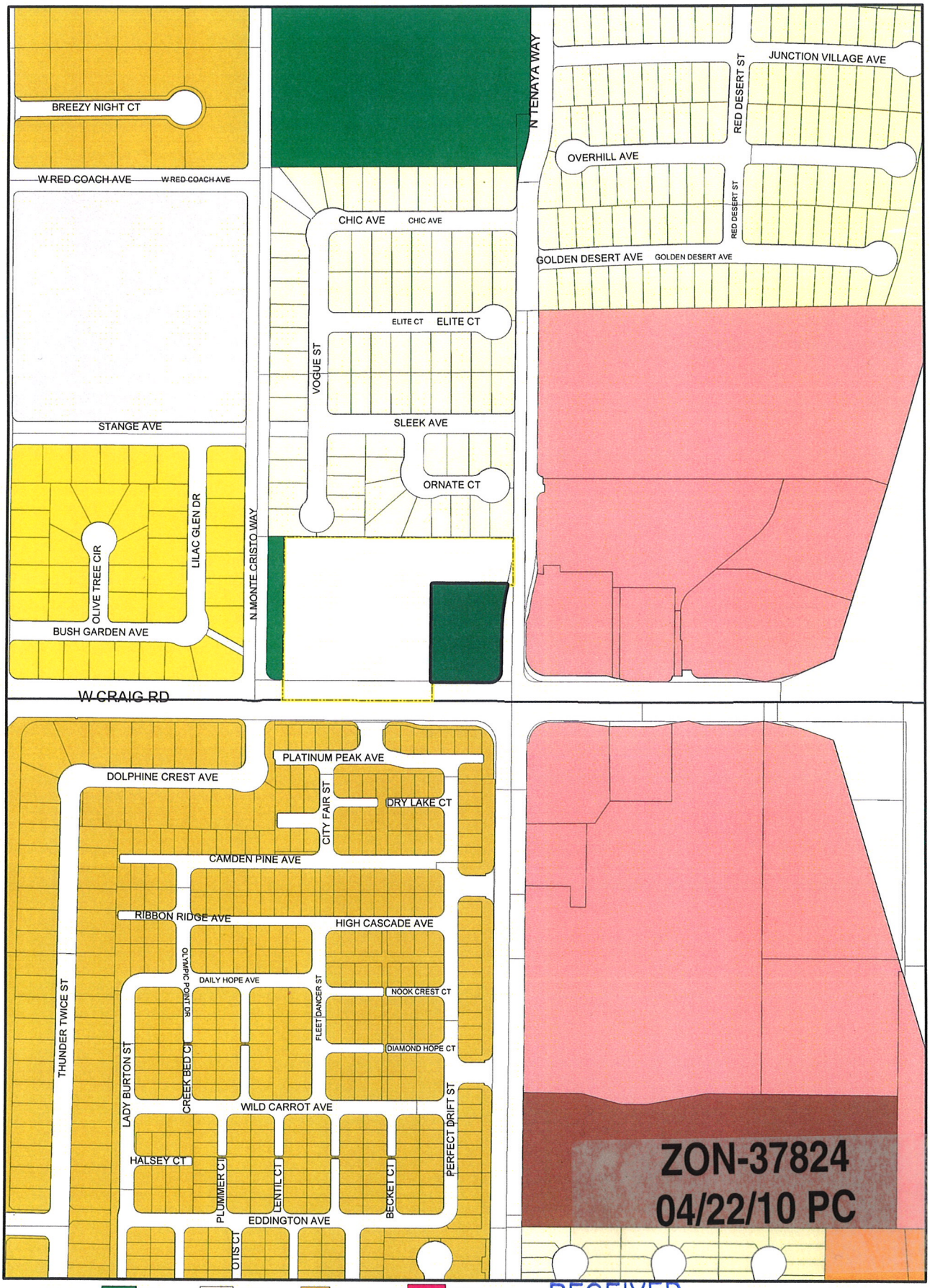
| | |
|---|---|
| **Case #** | ZON-37824 |
| **Meeting Date:** | 4-22-10 |
| **Total Fee:** | 1,200 |
| **Date Received:*** | 4-2-10 |
| **Received By:** | |

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

Revised 10/27/08

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

# REZONING Parcel: 138-03-201-009




**ZONING**

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

RECEIVED
APR 02 2010

**From R-E to C-1**

Data Current as of: April 2, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301

PLANNING & DEVELOPMENT

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

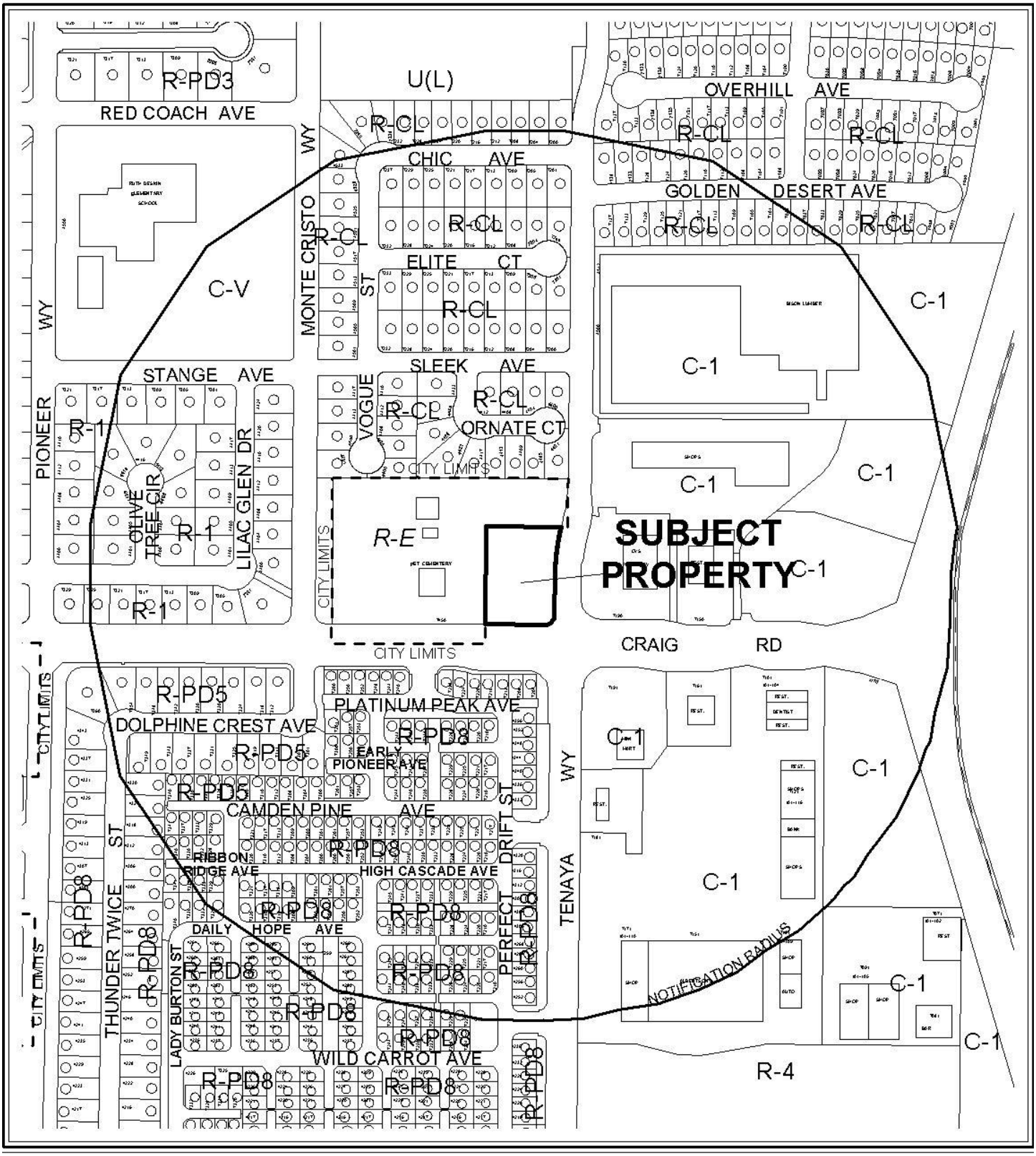
**SUBJECT:**
SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - ZON-37824 and SDR-37940
2. Conditions and Staff Report - GPA-37823, ZON-37824 and SDR-37940
3. Supporting Documentation
4. Photos - GPA-37823, ZON-37824 and SDR-37940
5. Justification Letter - GPA-37823, ZON-37824 and SDR-37940
6. Protest Postcards and Email Protest - GPA-37823, ZON-37824 and SDR-37940




0 300 600 Feet

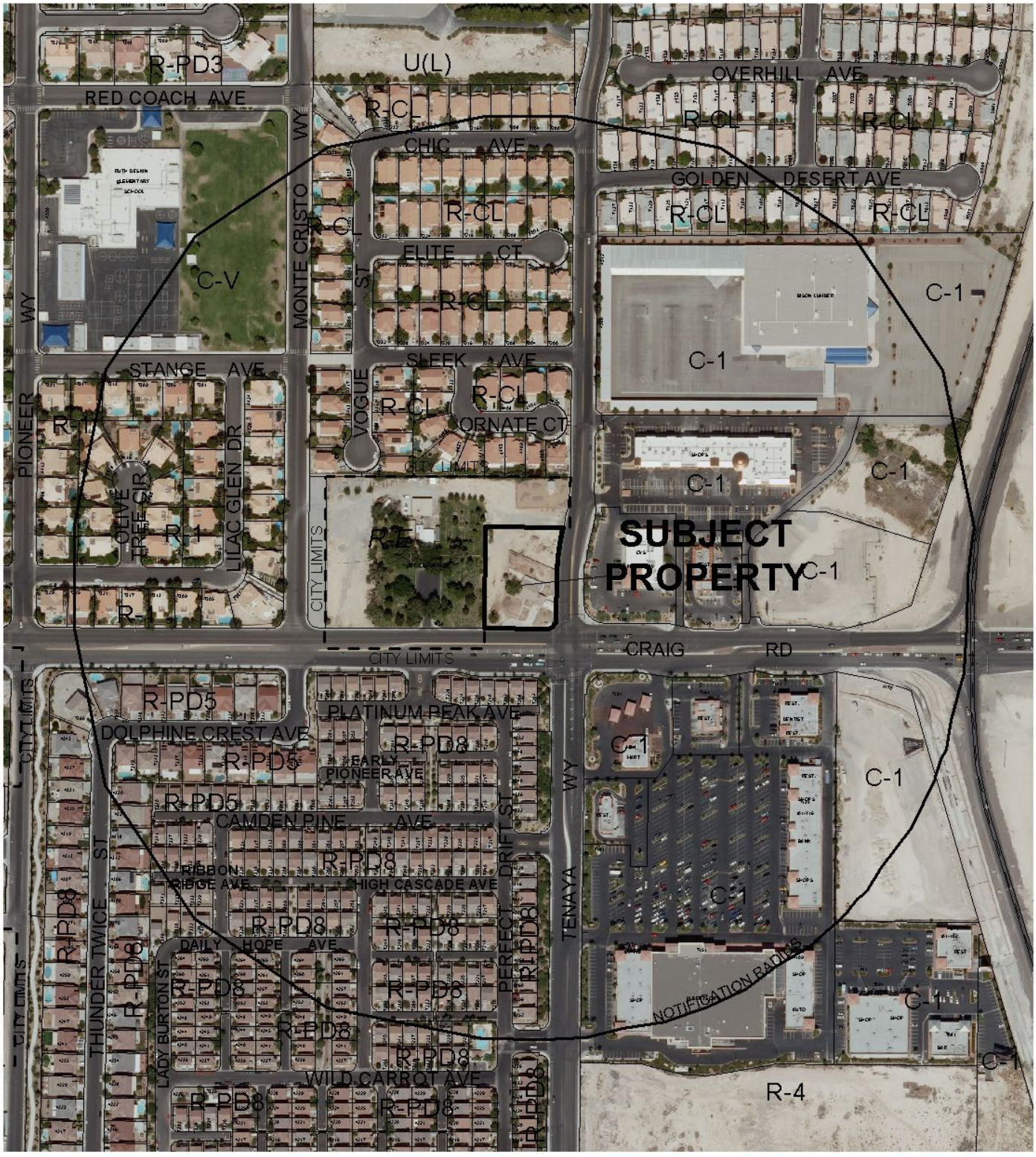
**CASE:** **ZON-37824 AND SDR-37940**

**RADIUS:** 1000 FT

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

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

N




0 300 600 Feet

**CASE:** **ZON-37824 AND SDR-37940**

**RADIUS:** 1000 FT

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

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37940** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren B Hardy

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shultis

Print Name: Bradley Shultis

RECEIVED
APR 13 2010

Subscribed and sworn before me

This 13 day of April, 20 10

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

Notary Public in and for said County and State

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan

**Project Address (Location)** 7204 W. Craig Rioad

**Project Name** Financial Institution **Proposed Use** Neighborhood Bank

**Assessor's Parcel #(s)** 138-03-201-009 **Ward #** 4

**General Plan:** existing I proposed SC **Zoning:** existing R-E proposed C-1

**Commercial Square Footage** 4195 sf **Floor Area Ratio**

**Gross Acres** 1.0 net **Lots/Units** **Density**

**Additional Information**

**PROPERTY OWNER** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89103

**E-mail Address** alison@crestridgellc.com

**APPLICANT** CT-1, LLC **Contact** Alison Miller

**Address** 4375 Polaris Ave, #4 **Phone:** (702) 304-1936 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89103

**E-mail Address** alison@crestridgellc.com

**REPRESENTATIVE** The Hardy Consulting Group, LLC **Contact** Warren Hardy

**Address** 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89118

**E-mail Address** wbhardy2@gmail.com

**Property Owner Signature*** Bradley Shultis

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

**Print Name** Bradley Shultis

Subscribed and sworn before me

This 12 day of April, 20 10.

Notary Public in and for said County and State

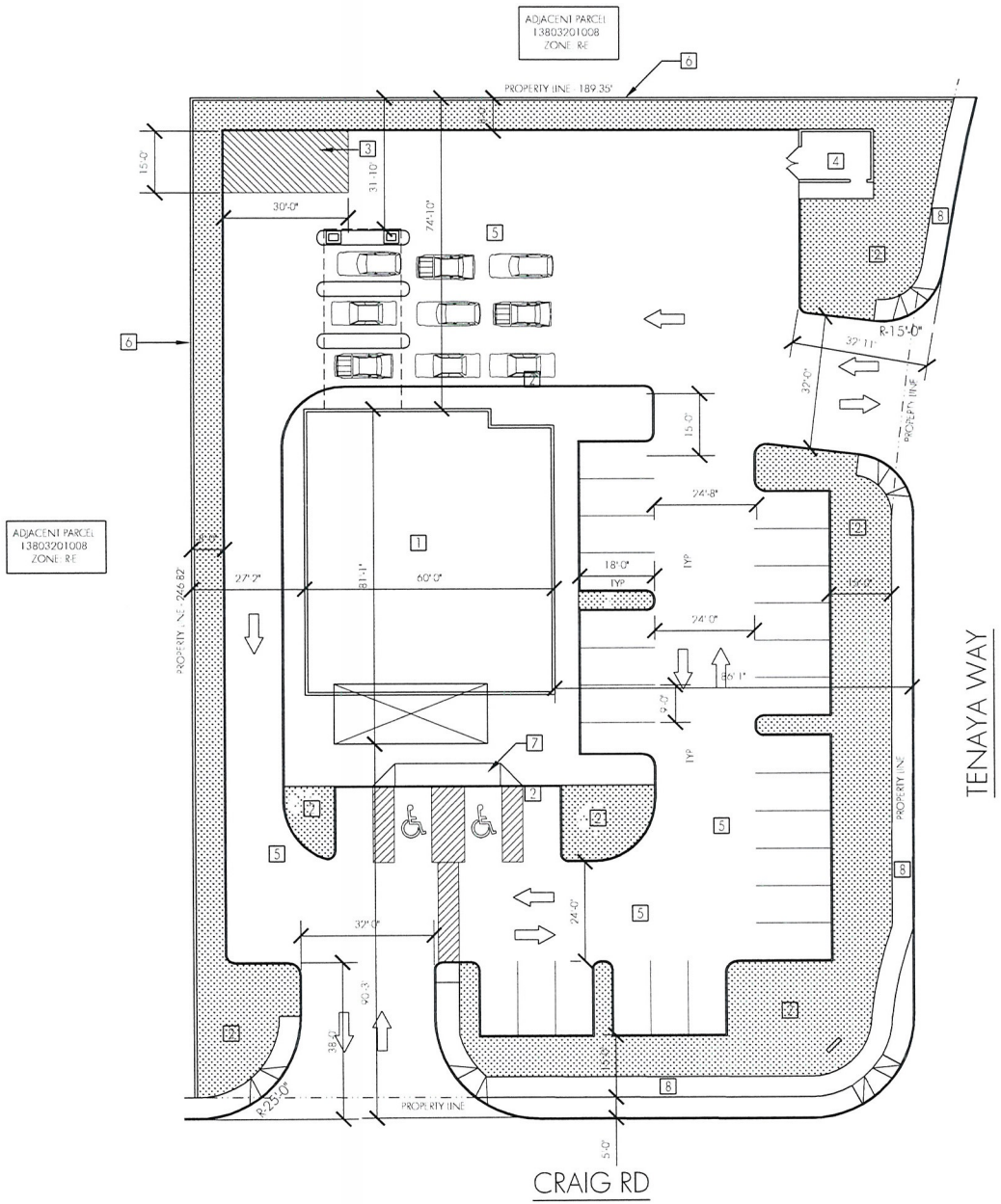
ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-37940 |
| **Meeting Date:** | 5-27-10 |
| **Total Fee:** | 1030 |
| **Date Received:*** | 4.12.10 |
| **Received By:** | |

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



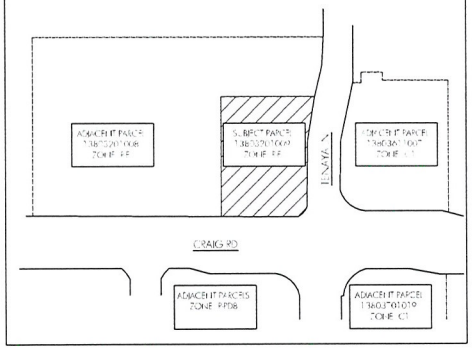

## SITE DATA

| | |
|---|---|
| PARCEL | 13803201009 |
| ADDRESS | 7204 W CRAIG RD |
| JURISDICTION | LAS VEGAS, 89129 |
| ZONING | RI |
| SUBDIVISION | PARCEL MAP FILE 105 PAGE 42 |
| LOT SIZE | 1 ACRE |
| F.A.R. | 1.15.71 |
| BUILDING SIZE | 4,195 SF |
| PARKING | |
| REQUIRED | 4/1000 SF = 17 STALLS |
| PROVIDED | 30 STALLS |

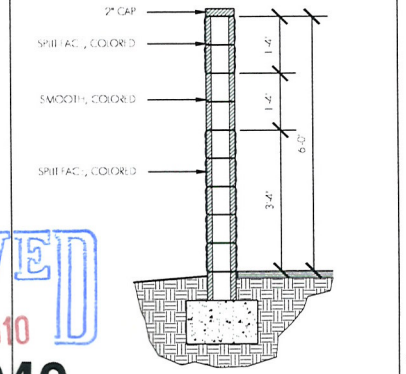
## KEYNOTES

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

## SITE MAP




## PROPOSED PERIMETER MASONRY WALL SECTION

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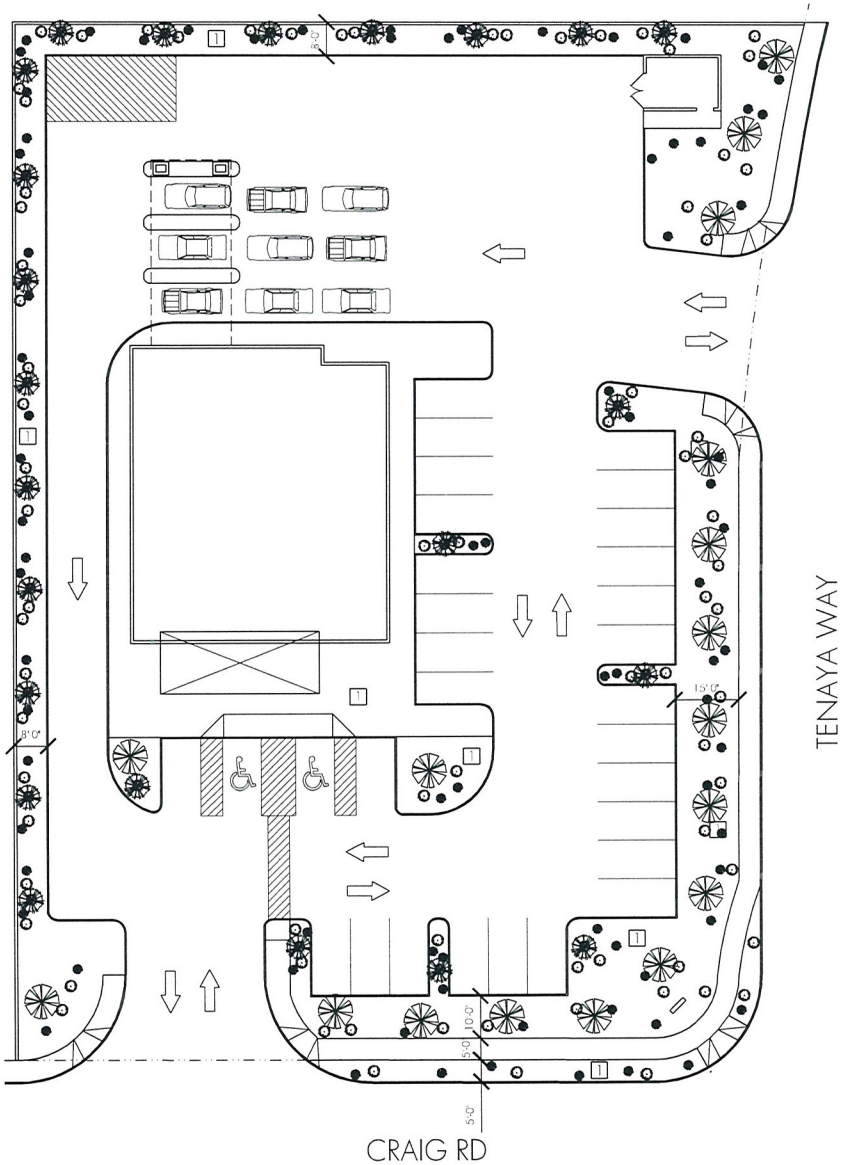
APR 13 2010
SDR-37940

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

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010




## PLANT LEGEND

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

## KEYNOTES

1. GROUNDCOVER: GRANITE MULCH

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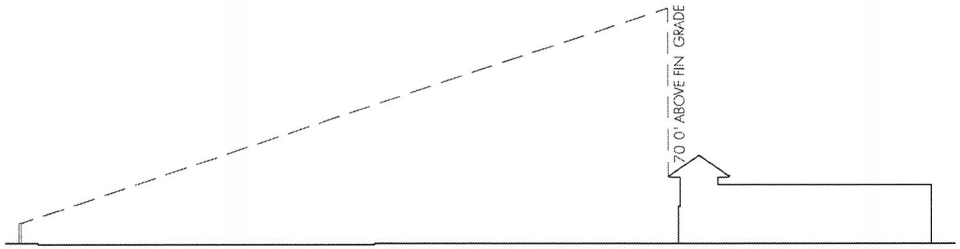
APR 13 2010

**SDR-37940**

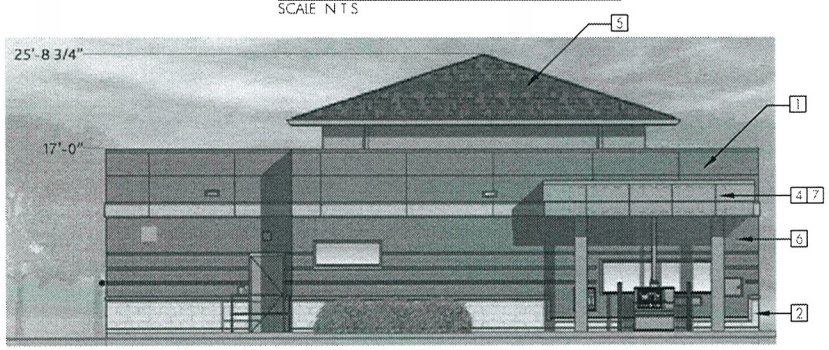
LANDSCAPE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

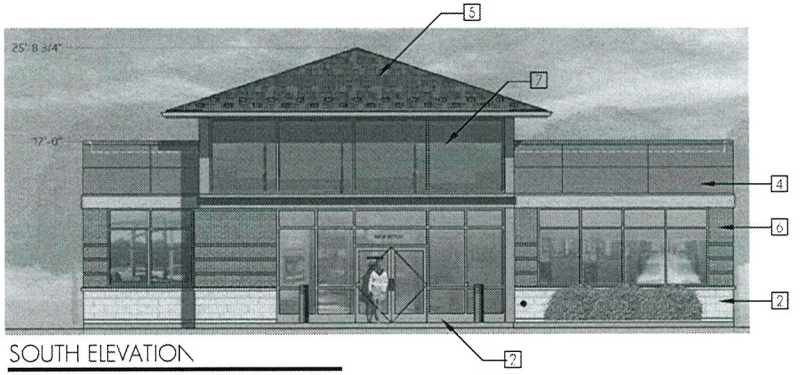
CT-1, LLC | RBA ARCHITECTURE
April 6, 2010



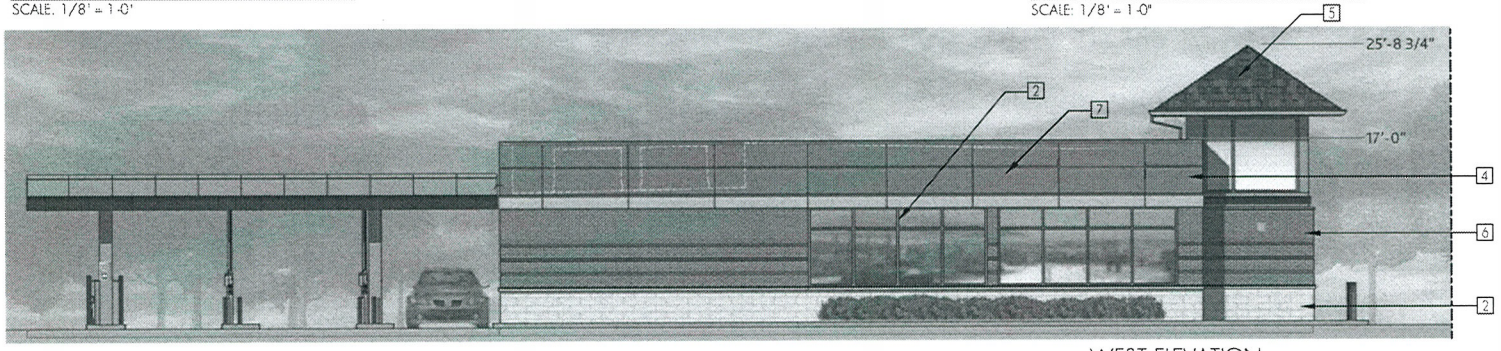

3:1 SITELINE DIAGRAM
SCALE: N.T.S.



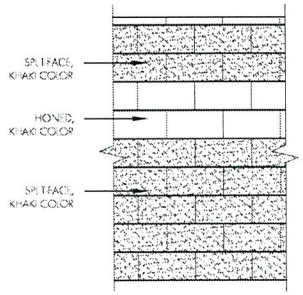

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



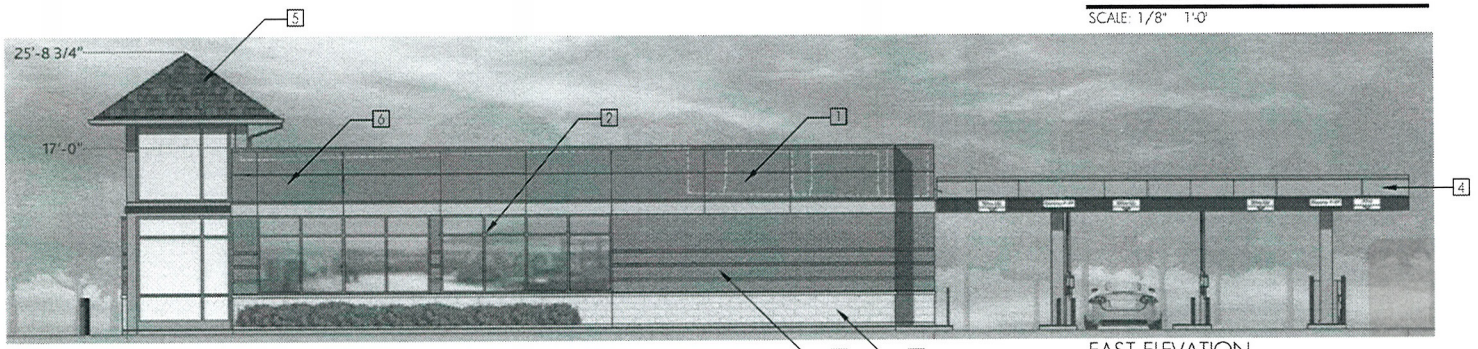

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




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




TYPICAL PERIMETER CMU WALL ELEV
SCALE: 1/2" = 1'-0"




EXTERIOR ELEVATIONS SCALE: AS NOTED

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

## KEYNOTES

| | |
|---|---|
| 1 | EXTERIOR CEMENT PLASTER PAINTED RUST |
| 2 | ALUMINUM STOREFRONT SILVER |
| 3 | TILE VENEER TAN BRICK |
| 4 | EXTERIOR CEMENT PLASTER PAINTED GREY |
| 5 | CONCRETE ROOF TILE BROWN |
| 6 | TILE VENEER RED BRICK |
| 7 | SIGNAGE |

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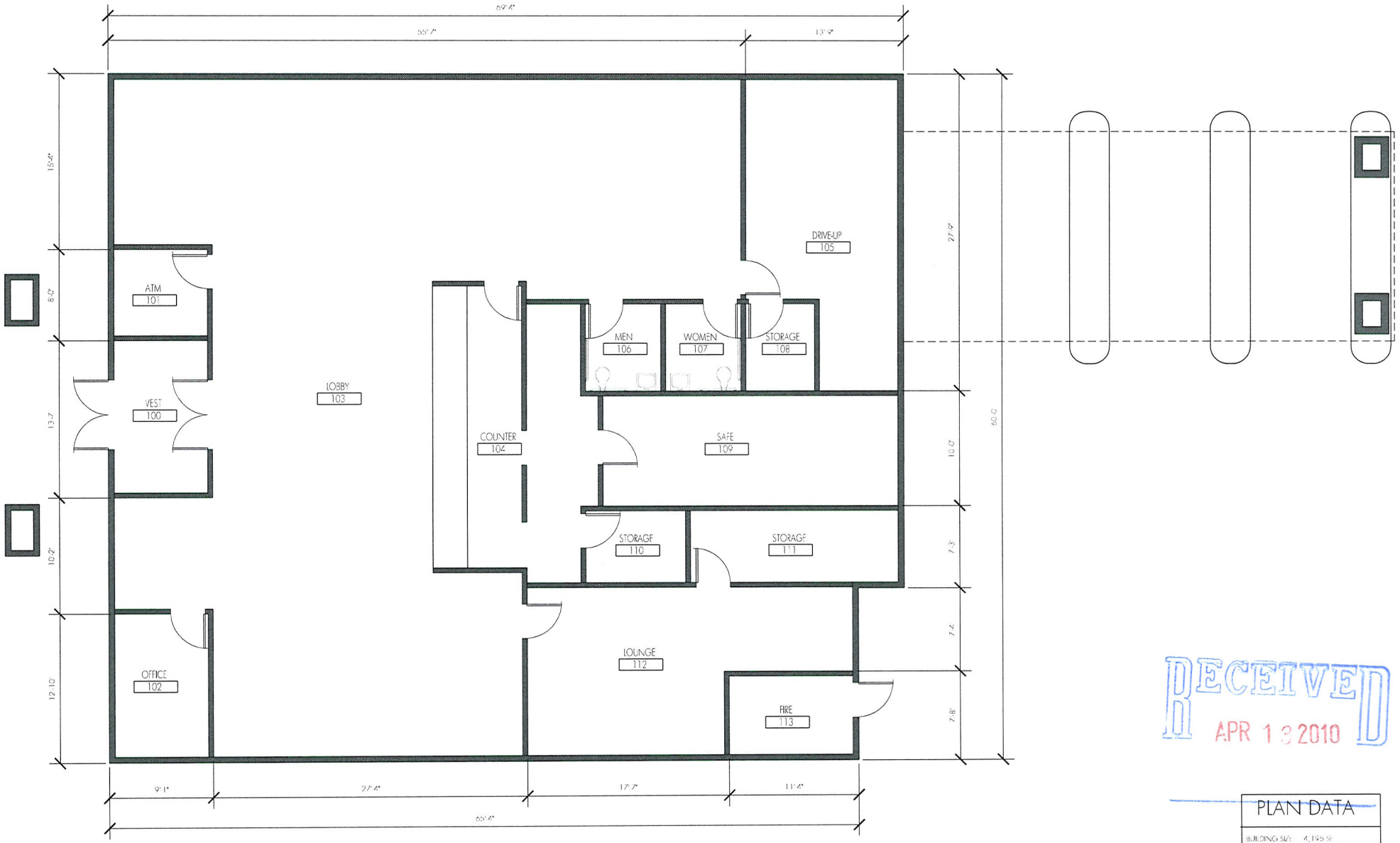
APR 13 2010

**SDR-37940**

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
Apr' 6, 2010

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APR 13 2010

PLAN DATA

BUILDING SIZE: 4,195 SF
OCCUPANCY: 42 PERSONS

**SDR-37940**

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

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

**THE HARDY CONSULTING GROUP**

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

March 31, 2010

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

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

To whom it may concern;

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

The proposed use of this property is a full service bank facility at 4195 Square Feet with a drive through. It is planned as a traditional neighborhood bank operation with normal hours of operation. The principles on CT-1 LLC have successfully developed these types of projects in the past.

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

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel an office use designation on the subject property on the Northwest corner will complement the current zoning and general plan designations on the north and southeast corners.

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19.

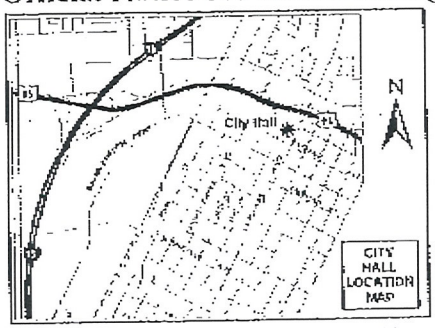
RECEIVED
APR 13 2010
GPA-37823
ZON-37824
SDR-37940

APR-13-2010 07:05 FROM-NTS HQ +2956607 T-688 P.001/001 F-775

lning & Development Department
elopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

**Return Service Requested**

**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

**A-37823 & ZON-37824**

ning Commission Meeting of 4/22/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAL SERVICE PITNEY BOWES

02 1M $ 00.41⁴

0004279218 APR 09 2010

MAILED FROM ZIPCODE 89101

Case: GPA-37823

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

RECEIVED
APR 13 2010

29-30 P

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

RECEIVED
APR 13 2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
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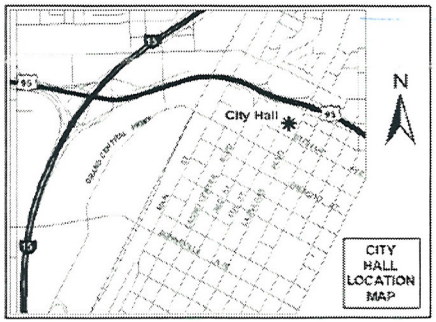
APR 09 2010
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-37823 & ZON-37824**

Planning Commission Meeting of 4/22/2010

This would be a vile outrage, an insult to the neighborhood residents and those with relatives and pets buried in the cemetary. Furthermore, the new shopping center across the street provides more than sufficient facilities for business opportunities.

Case: GPA-37823
13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

If this were to pass, I will vigorously contribute to, defeat every political candidate who failed to kill this insult

Alan A Silverman

M-30
P

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**

ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

**C.C.: 07/07/2010**

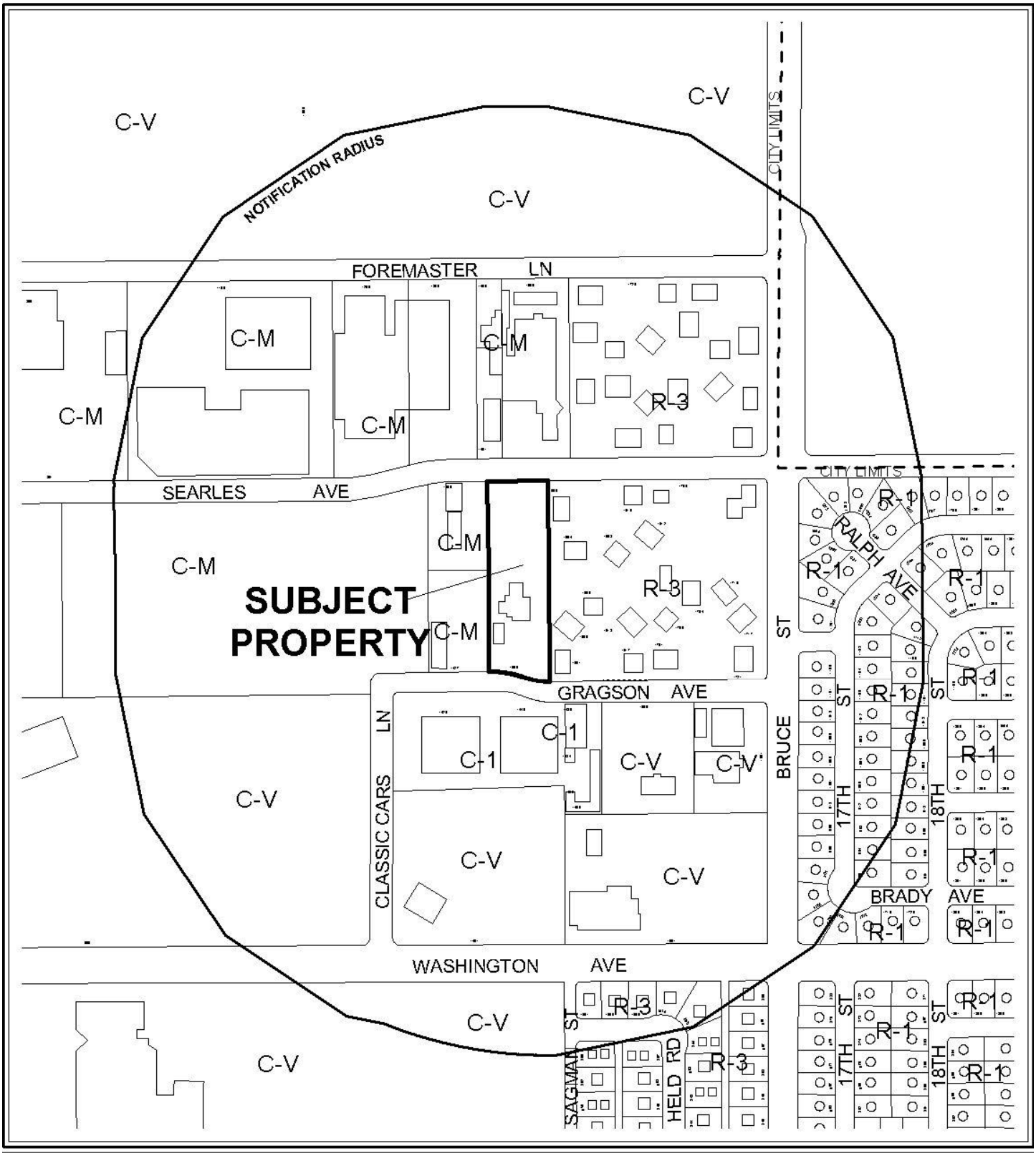
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

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



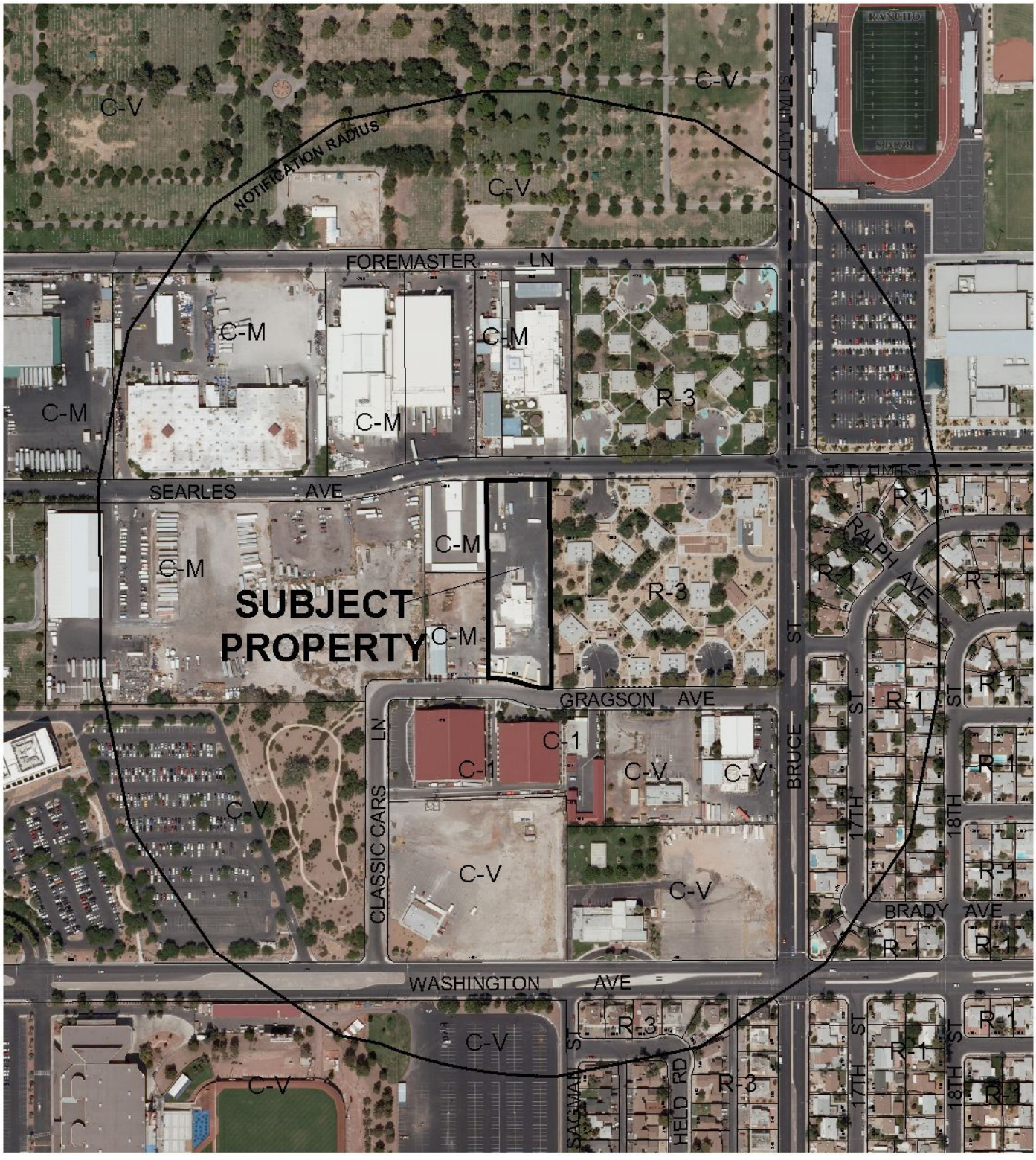

0 300 600 Feet

**CASE:** **SDR-37613**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-M (COMMERCIAL/INDUSTRIAL)

N




0 300 600 Feet

**CASE:** **SDR-37613**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-M (COMMERCIAL/INDUSTRIAL)

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37613** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr, LLP

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4 day of March, 2010

_____

Notary Public in and for said County and State

CLARK CTY

BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Modification to previously approved SDR-35195

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5- Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** ~~4444 South Valley View Drive LLC~~ Four Fours LLC **Contact** Jay Nady

**Address** 4444 South Valley View Drive LLC **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi CO. **Contact** Jay Nady

**Address** 4444 South Valley View Drive **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** Ballard Spahr, LLP **Contact** Bill Curran

**Address** 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

**City** Las Vegas **State** NV 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

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

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of March, 20 10.

Bonnie J. Wittig

Notary Public in and for said County and State

CLARK CTY

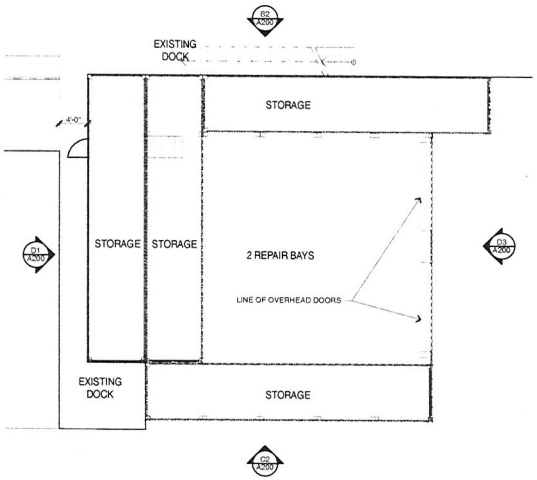
BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SDR #37613 |
| **Meeting Date:** | 4/22/10 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 3/9/10 |
| **Received By:** | |

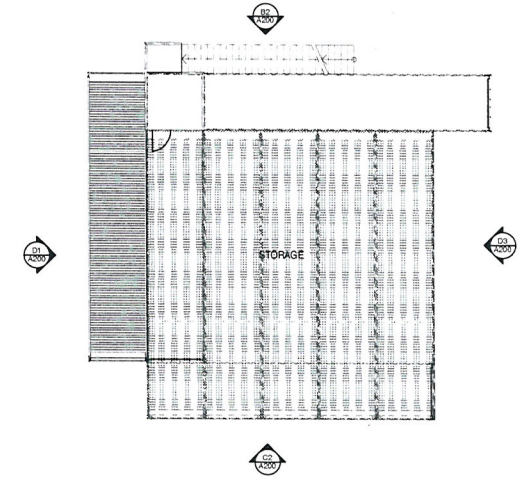
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



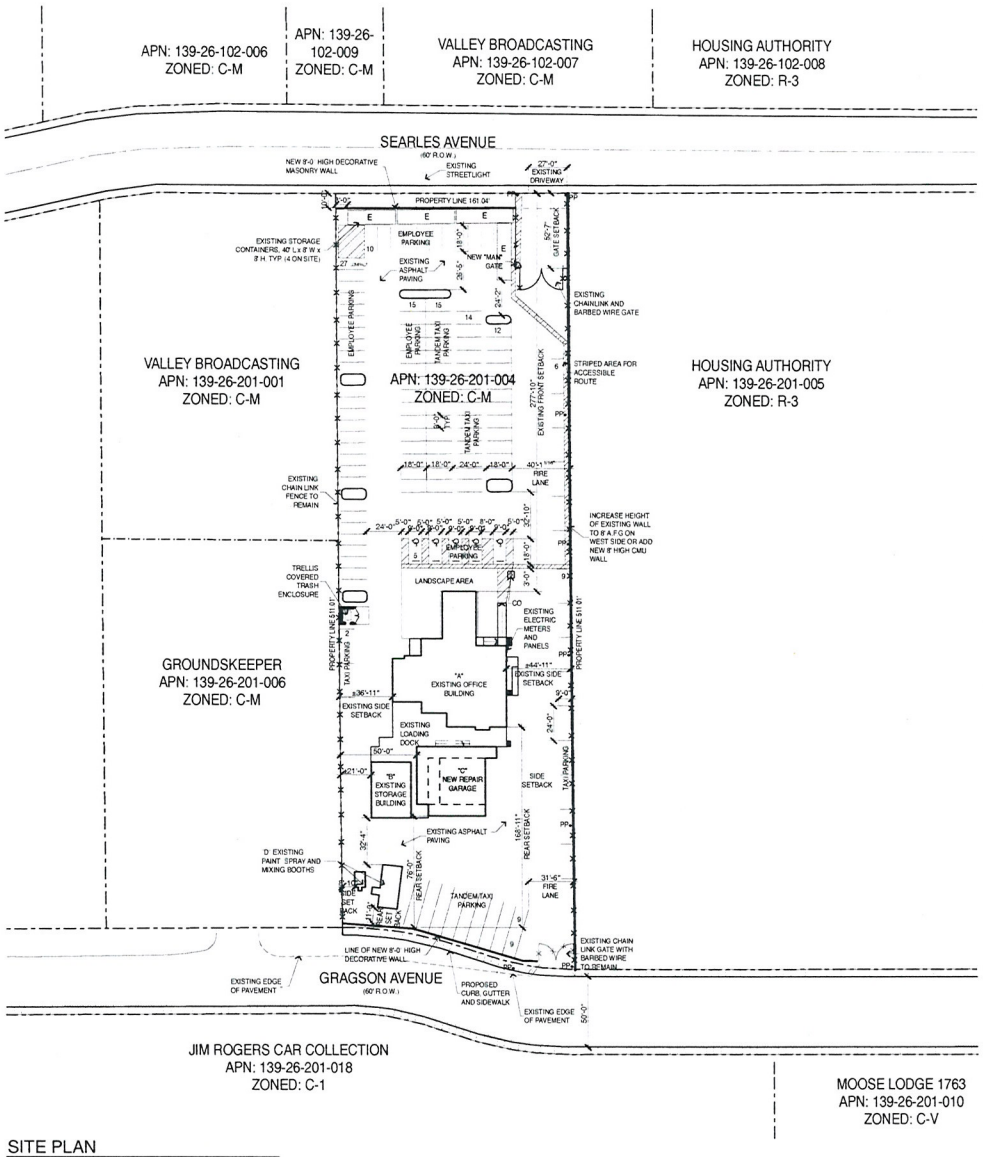

FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



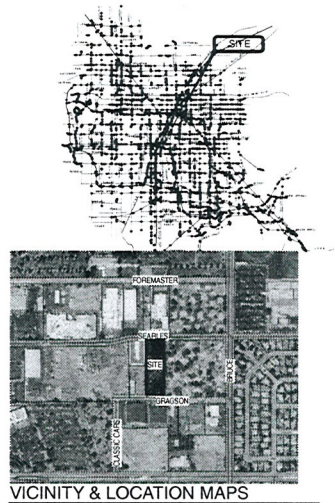

SECOND FLOOR PLAN

1/8" = 1'-0"




SITE PLAN

1" = 40'




VICINITY & LOCATION MAPS

## Site and Project Information

### SITE DATA

| | |
|---|---|
| PARCEL NUMBER | 139-26-201-004 |
| JURISDICTION | CITY OF LAS VEGAS - 89101 |
| EXISTING GENERAL PLAN | LIGHT INDUSTRIAL RESEARCH |
| EXISTING ZONING | C-M |
| PROPOSED USE | TAXI LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE |
| SITE AREA | 82,283 SF<br>1.89 GROSS ACRES |

SETBACKS - (PRINCIPAL STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 10'-0" | 277'-10" |
| INTERIOR SIDE | 10'-0" | 36'-11", 44'-11" |
| REAR | 20'-0" | 168'-11" |

SETBACKS - (ACCESSORY STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 10'-0" | 470'-6" |
| INTERIOR SIDE | 8'-0" | 8'-0", 50'-0" |
| REAR | 8'-0" | 76'-0" |

| | |
|---|---|
| MAX HEIGHT | N/A |
| ACTUAL HEIGHT | 28'-6" |
| LOT COVERAGE ALLOWED | N/A |
| ACTUAL LOT COVERAGE | 10.7% |
| % OF OUTSIDE STORAGE ALLOWED | 5% |
| ACTUAL % OF OUTSIDE STORAGE | 1.6% |

### BUILDING INFORMATION

| | |
|---|---|
| CODE | 2006 INTERNATIONAL BUILDING CODE |
| CONSTRUCTION TYPE | VB |
| OCCUPANCY | B/F-S-1 |
| FIRE SPRINKLERS PROVIDED | NO |

BUILDING AREAS:

| | |
|---|---|
| A EXISTING OFFICE BUILDING (± 16' HIGH) | 4,400 SF |
| B EXISTING STORAGE BUILDING (± 16' HIGH) | 1,100 SF |
| C NEW REPAIR GARAGE (28'-6" HIGH) | 3000 SF (1st) + 2000 SF (2nd) = 5,000 SF |
| D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH) | 300 SF |
| E STORAGE CONTAINER (8' X 40') TYP. OF 4 (± 8' HIGH) | 1,280 SF |
| TOTAL | 12,080 SF |

### PARKING AREA

| BUILDING AREA | REQUIRED PARKING | PROVIDED |
|---|---|---|
| # OF EMPLOYEES ON LARGEST SHIFT | 66 | 66 |
| # OF TAXIS @ MAXIMUM CAPACITY | 67 | 67 |
| STANDARD PARKING SPACES PROVIDED | | 93 |
| COMPACT PARKING SPACES PROVIDED | | (26.3%) 35 |
| HANDICAPPED SPACES PROVIDED | | 5 |
| TOTAL PARKING | | 133 |

A Cab Taxi Company

Site Development Review

1500 Searles Avenue

Las Vegas, Nevada 89101

**SDR-37613**

**REVISED**

RECEIVED

MAR 26 2010

City of Las Vegas Site Development Review Submittal 03.09.10

City of Las Vegas Site Development Review Submittal (Rev.) 03.22.10

SITE PLAN AND FLOOR PLAN

AS100

09.065 A Cab Taxi Company

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1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 40' 80'

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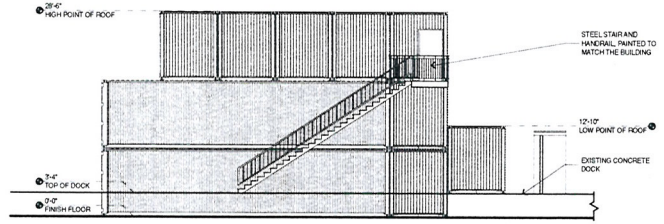
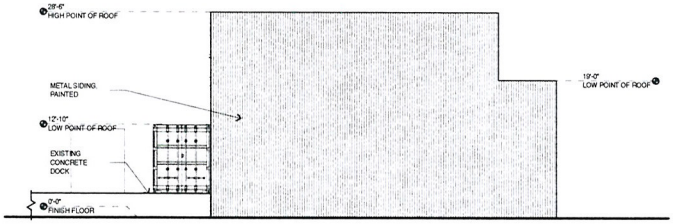
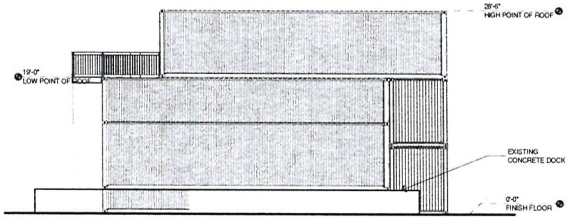


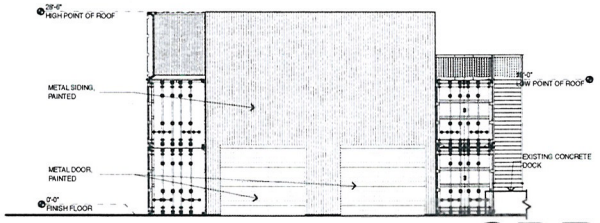

NORTH ELEVATION
1/8" = 1'-0"




SOUTH ELEVATION
1/8" = 1'-0"




WEST ELEVATION
1/8" = 1'-0"




EAST ELEVATION
1/8" = 1'-0"

# SDR-37613

# REVISED

EXTERIOR ELEVATIONS - AUTO REPAIR

A200

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A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

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0' 4' 8' 16'

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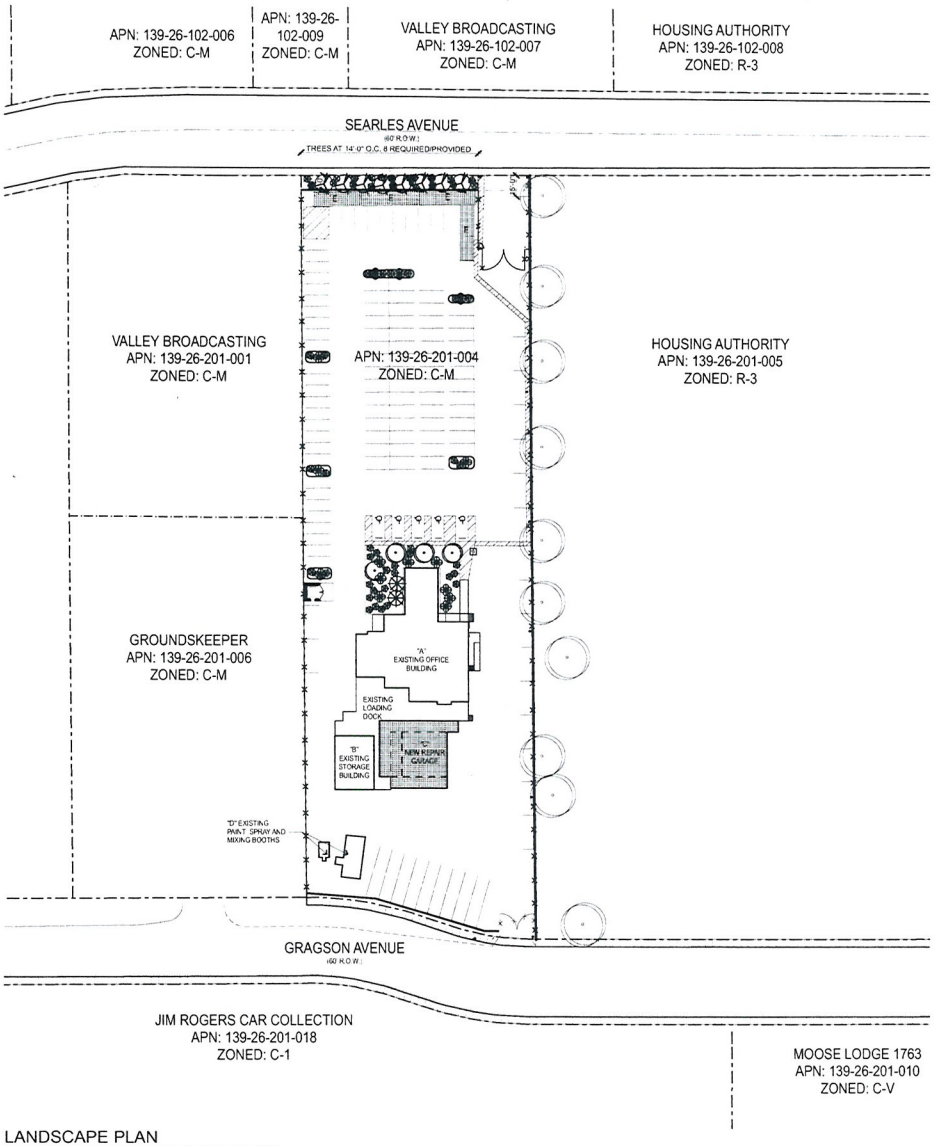


LANDSCAPE PLAN

1" = 40'

## LANDSCAPE SCHEDULE

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| TREES | | | |
| | HONEY LOCUST | prosopis | 24" Box |
| | SHOESTRING ACACIA | acacia stenophylla | 24" Box |
| | PURPLE ROBE LOCUST | robinia pseudoacacia | 24" Box |
| | MEDETERANIAN FAN PALM | chamaerops humilis | 24" Box |
| | EXISTING TREES | --- | --- |
| SHRUBS | | | |
| | TEXAS RANGER | leucophyllum frutescens 'Green Cloud' | 5 gal |
| | CREPE MYRTLE | lagerstroemia indica | 5 gal |
| GROUND COVER | | | |
| | LANTANA | lantana | 5 gal |
| | REGAL MIST FOUNTAIN GRASS | muhlenbergia capillaris 'regal mist' | 5 gal |
| ROCK MULCH | SIZE | COLOR | DEPTH |
| | 3/8" CRUSHED GRANITE | TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS | MIN. 2" DEEP |

## LANDSCAPE BUFFERS

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT (ADJ. TO ROW) | 15'-0" | 10'-0" |
| INTERIOR SIDE (ADJ. TO RESIDENTIAL) | 8'-0" | 0'-0" |
| INTERIOR SIDE (ADJ. TO INDUSTRIAL) | 8'-0" | 0'-0" |
| REAR (ADJ. TO ROW) | 15'-0" | 0'-0" |

# A Cab Taxi Company
## Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

PLANTING PLAN

L100

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0' 10' 40' 80'

City of Las Vegas Site Development Review Submittal 3.9.10

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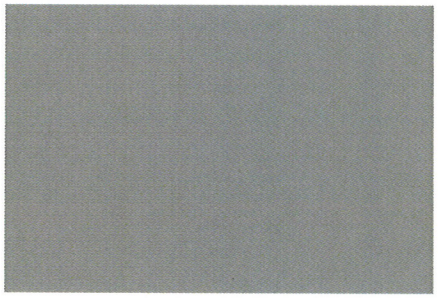

Prefinished Metal

Paint 1

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# A Cab Taxi Company

## Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

3.09.10

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SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10




SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



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SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
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SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
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SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10

APTUSArchitecture

March 9, 2010

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

**Re: A Cab Taxi Dispatch Center**
APN: 139-26-201-004
Major Modification to SDR-35195

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. The owner has agreed to increase the height of the wall with

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wrought iron fencing to 8'-0" on the east property line. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
GPA-36593 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic Properties Preservation Plan Element and revise the 2020 Master Plan. Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Staff Report
2. DRAFT Historic Properties and Neighborhoods Preservation Plan Element

**HISTORIC PROPERTIES AND NEIGHBORHOODS PRESERVATION PLAN ELEMENT**

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- APPENDIX B: Glossary of Terms
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- APPENDIX F: Quick Reference Chart of Designated Resources
- APPENDIX G: Maps (NOT INCLUDED IN DRAFT)

DRAFT

# Executive Summary Tasks

**Educate the public about the value of historic preservation in Las Vegas**

- Publish up-to-date informational brochures about historic, archaeological and paleontological resources within the City of Las Vegas boundaries.
- Initiate educational programs and events.
- Work with schools and libraries to develop an historic preservation curriculum.

**Advise the public with informed assistance programs**

- Provide technical assistance to owners of historic properties.
- Make informed recommendations regarding changes to historic properties and neighborhoods to the Historic Preservation Commission.
- Provide regular and up-to-date information to the public and City about potential historic properties and neighborhoods.

**Preserve historic resources**

- Maintain and update the existing inventory of significant historic neighborhoods and archaeological, paleontological and architectural properties that are over fifty (50) years old.
- Pursue all available funding to identify and preserve historic neighborhoods and archaeological, paleontological and architectural properties.
- Develop a program of adaptive reuse of vacant and/or abandoned buildings, and buildings of historic significance.

# Introduction

## Purpose

This element of the Las Vegas 2020 Master Plan ("Master Plan") establishes standards, goals, objectives, and policies for the protection of historic properties located within the City of Las Vegas legal boundaries. The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. No amendments were made to the original Historic Preservation Element until the adoption of the updated Historic Properties Preservation Plan Element on September 5, 2007. This revised Historic Properties and Neighborhoods Preservation Plan element addresses new concepts that have arisen regarding the broadened role of historic preservation and conservation.

The City of Las Vegas has many buildings, objects, districts and sites which have historical, archaeological, paleontological, cultural and/or architectural significance that should be preserved in order to appreciate the early development of the city. It is important for these resources to be preserved as a "living" part of the community, not just in text and photographs.

The early character of Las Vegas is represented by a wide range of resources that include not only monumental buildings such as the U.S. Post Office and Courthouse, Las Vegas High School

and prestigious homes, but also more common and functional buildings such as commercial and industrial buildings. Las Vegas also has a significant amount of Mid-Century Modern commercial buildings, and homes constructed during World War II and just after. These buildings are "coming of age" and need to be considered in the Historic Properties and Neighborhoods Preservation Plan.

Historic buildings and sites are inherently marketable elements of urban form that promote a community's distinct identity. The positive economic value of preserving historic urban areas for cultural and heritage tourism has long been substantiated. Historic downtowns perpetuate the character and ambience, creating an authentic experience for both residents and visitors that cannot be found elsewhere. Preservation not only has intrinsic value but can also stabilize and improve the value of adjacent buildings and promote neighborhood enhancement.

An additional economic rationale for historic preservation includes the benefits of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs. In addition, special local, state and/or federal tax incentives and grant funding may also be available. Preservation not only has intrinsic value but can also stabilize and improve the value of adjacent buildings and promote neighborhood enhancement.

New concepts in Historic Preservation have arisen since the first Historic Preservation Plan for Las Vegas was adopted in 1992. The preservation movement has evolved considerably since the first organized attempts in the United States to save a building in the early 1800s. The first preservationists concentrated on saving one community gem at a time, whereas modern preservation is now widely recognized as an integral component of Heritage Tourism, Smart Growth, environmental sustainability and economic redevelopment of downtowns. This updated Plan will include these concepts.

This element will provide a brief history of Las Vegas, a description of key laws protecting historic, archaeological and paleontological resources, an overview of our significant historic resources, an explanation of the historic preservation process, an outline of our city's goals, objectives and policies for historic preservation, and a plan for implementation. The Plan will be updated every five years in order to reflect the current issues affecting historic preservation.

## Enabling Legislation

In the United States, the concept of preserving a community's architectural past emerged during the decades preceding the Civil War, with efforts to preserve resources associated with significant figures and events in American History. Public concern over the possible loss of historic sites and buildings prompted Congress to adopt the Antiquities Act of 1906, offering protection to prehistoric and historic sites located on Federal properties.

A national policy of preserving historic resources of national significance for public use was established by the Historic Sites Act of 1935, which established the National Historic Landmark Program. This legislation empowered the Secretary of the Interior, acting through the National Park Service, to use the Historic American Buildings Survey to survey, document, evaluate,

acquire and preserve archaeological and historic sites. The National Historic Preservation Act of 1966 (NHPA) established the National Register of Historic Places as a list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology and culture. The following are more in depth descriptions of the key laws that protect cultural and paleontological resources today. For a more complete list, please see Appendix.

**The National Historic Preservation Act of 1966 (NHPA), as amended**
This federal law provides for a National Register of Historic Places to include districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture. Such places may have national, state or local significance. It establishes the administrative and legal context for the State Historic Preservation Offices to establish local historic preservation commissions. This allows local municipalities to participate in the national historic preservation program. The Act is designed to encourage the preservation and the wise use of our cultural resources.

The Act includes the creation of:

- National Policy, which establishes the policy of the United States Government regarding historic preservation to promote conditions in which historic properties can be preserved
- The National Register which gives power to the Department of Interior to establish, maintain and expand the National Register of Historic Places.
- State Historic Preservation Offices and State Historic Preservation Officers (SHPO) which establish the administration of the national historic preservation program at the state level and designate the responsibility of developing a statewide plan for preservation, surveying, and nominating properties to the National Register, providing technical support to federal, state and, local agencies and the public, review of federal undertakings that affect historic properties, and helping local governments become certified to participate in the program.
- The Certified Local Governments program which allow for the certification of local governments whose historic preservation programs meet specific standards further allowing the local government access to special grants-in-aid and technical assistance from the SHPO to assist with preservation activities.
- The Advisory Council on Historic Preservation (ACHP) which creates an independent federal agency responsible for advising the President and Congress on Historic Preservation matters.

**Paleontological Resources Preservation Act of 2009 (PRPA)**
The Paleontological Resources Preservation Act (PRPA) became law when President Barack Obama signed the Omnibus Public Lands Management Act (OPLA) of 2009. The Act requires the Secretaries of the Interior and Agriculture to manage and protect paleontological resources on Federal land using scientific principles and expertise. The OPLA-PRP includes specific provisions addressing management of these resources by the Bureau of Land Management (BLM), the National Park Service (NPS), the Bureau of Reclamation (BOR), the Fish and Wildlife Service (FWS), all of the Department of the Interior, and the U.S. Forest Service (USFS) of the Department of Agriculture.

The OPLA-PRP only applies to Federal lands and does not affect private lands. It provides authority for the protection of paleontological resources on Federal lands including criminal and civil penalties for fossil theft and vandalism. Consistent with existing policy, the OPLA-PRP also includes provisions allowing for casual or hobby collecting of common invertebrate and plant fossils without a permit on Federal lands managed by the BLM, the BOR, and the U.S. Forest Service, under certain conditions. Casual collecting is not allowed within the National Parks or other lands managed by the National Park Service.

**Archaeological Resources Protection Act of 1979 (ARPA), as amended**
The primary impetus behind the ARPA was the need to provide more effective law enforcement to protect public archeological sites. The Act recognized that archaeological resources are an irreplaceable part of America's heritage and that they were endangered increasingly because of the escalating commercial value of a small portion of the contents of archeological sites. The ARPA established requirements to protect archaeological resources and sites on public lands and Indian lands and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals. The Act also established civil and criminal penalties for the destruction or alteration of cultural resources. The U.S. Department of the Interior has issued regulations under the ARPA establishing definitions, standards, and procedures to be followed by all federal land managers in providing protection for archaeological resources located on public lands and Indian lands of the United States. In addition, the National Park Service has issued regulations under the ARPA for the curation of federally owned and administered collections.

**Nevada Revised Statutes**
The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session.

**NRS 278 Planning and Zoning**
This chapter within the Nevada Revised Statutes provides for the establishment of municipal zoning ordinances.

**NRS 278.160 Subject matter of master plan**
This section requires the city of Las Vegas to prepare and adopt a comprehensive, long-term general plan for the physical development of the city, which must also include a Historical Properties Preservation Plan, and Historic Neighborhood Preservation Plan.

**NRS 384.005 Establishment of historic districts by a city or a county**
This section provides for the establishment of zoning ordinances that govern an historic district, and the establishment of an historic preservation commission.

1. Any county or city may establish a historic district for the purpose of promoting the educational, cultural, economic and general welfare of the public through the preservation, maintenance and protection of structures, sites and areas of historic interest and scenic beauty.

2. If the historic district is established, the board or governing body may adopt any ordinances it determines are in the best interest of the historic district in accordance with the criteria delineated above. An ordinance establishing a historic district must: (a) Contain criteria which substantially achieve the preservation and rehabilitation of buildings of historic significance to the district; and (b) Provide for a designated review board with the power to review proposed alterations to structures within the district.

**The Zoning Code of the City of Las Vegas**

The Zoning Code of the City of Las Vegas was adopted by City Council in March 24, 1997, as part of the Municipal Code of the City of Las Vegas, adopted in 1983. The Zoning Code was adopted pursuant to the provisions of the Nevada Revised Statutes (NRS), including NRS Chapter 278: Planning and Zoning.

The Zoning Code was established to promote the public health, safety and welfare, and coordinate and ensure the execution of the City's General Plan through effective, efficient, and equitable implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission (HPC). Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.

The purpose of the ordinance is to establish guidelines and responsibilities of the HPC. Through this action, the Historic Preservation Commission was deemed responsible for developing, coordinating and implementing programs for the preservation of buildings, structures, places, sites and districts in the city of historic, cultural, or architectural significance. The ordinance also provides for the designation of structures, landmarks, historic sites and districts.

The powers, duties and activities of the HPC include the following:

- Reviewing applications for the designation of Landmarks, Historic Properties and Historic Districts, and making recommendations to the Planning Commission concerning those applications.
- Reviewing and making decisions concerning applications for the proposed construction, alteration, demolition or removal of any structure associated with a Landmark or Historic Property or located on property within an Historic District.
- Making recommendations to the City Council concerning the use of public or private funds to promote the preservation properties and districts within the City, including the acquisition of property or interests in property.
- Recommending appropriate changes to the General Plan and to local development regulations in order to promote historic preservation.
- Cooperating with property owners to formulate appropriate design guidelines for alteration and construction within Historic Districts.

- Initiating and conducting detailed studies and surveys of properties, structures, and areas within the City to assess their potential for designation in order to formulate an Historic Preservation Plan for the City.
- Developing and participating in public information activities in order to increase public awareness of the value of historic preservation.
- Performing such other functions as will encourage or further the interests of historic preservation.

**Certified Local Government (CLG)**
The City of Las Vegas achieved CLG status in 1998. The CLG program is a partnership among local governments, the Nevada State Historic Preservation Office (SHPO), and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program. By 1992, the City had met the requirements for achieving this status, such as the development of an Historic Preservation Plan, Historic Preservation Commission, and Historic Preservation Ordinance. The City of Las Vegas Historic Preservation Ordinance is included in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION. The purpose of the ordinance is to establish guidelines for the HPC.

**The State Historic Preservation Office (SHPO)**
The Nevada State Historic Preservation Office is a state agency created by the National Historic Preservation Act. The National Park Service (NPS) administers, reviews, and provides the majority of funding for the Nevada SHPO programs. The SHPO also administers the Commission for Cultural Affairs grants, NPS grants, National and Nevada State Registers of Historic Places, the historical marker program, and the Comstock Historic District Commission.

The State Historic Preservation Office provides many important services to local governments and historic preservation commissions such as assisting with development of historic preservation programs; advising and assisting in federal, state and local historic preservation projects; participating in the review of federal, state and local undertakings that may affect historic properties; and, providing public information, education, training, and technical assistance in historic preservation. For more information on the Nevada SHPO, visit www.nevadaculture.org/shpo.

## Relationship to the City of Las Vegas Master Plan 2020

The Master Plan 2020, "Master Plan," was adopted by City Council in September 2000, and consists of a policy document and a series of specific plans, or elements. The broad policy structure in the Master Plan is intended to direct the actions of the City regarding land use and development over the period from 2000 to 2020. In preparing this element, the City of Las Vegas has considered how policies stipulated in the Master Plan direct future decisions affecting the protection of historic resources in Las Vegas. Where appropriate, this Historic Preservation Element reflects the concurrence of City policy with these other policy sets.

**The Relationship to Master Plan 2020 Policy Sections:**

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

The *2006 City of Las Vegas Strategic Planning Guide*, supports historic preservation with the following priorities:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

## The Planning Process

On March 3, 2006 the HPC voted to begin the revision process for the existing Historic Preservation Plan, initially adopted by City Council on April 1, 1992. A team made up of staff from the Department of Planning and Development met on a bi-weekly basis to coordinate and facilitate the Task Force meetings, and discuss how best to incorporate comments from the task force members into the new plan.

Considerable input was provided by the Task Force committee. The committee was made up of two groups of individuals: a Technical Advisory Committee of members within the historic preservation community, and a City Staff committee with representatives from several city departments. These groups met three times to discuss goals and objectives for the Historic Properties Preservation Plan Element and address applicable standards and deficiencies in the present plan. The planning process resulted in the revised and updated Historic Properties Preservation Plan Element. Two public meetings were also held. Below is a list of all Task Force and public meetings:

- 8/16/06 First Task Force meeting

- 9/20/06 Second Task Force meeting
- 10/18/06 Third Task Force meeting
- 10/18/06 Open House at Downtown Senior Services Center (DSSC)
- 2/28/07 Final draft submitted to Historic Preservation Commission for review
- 3/28/07 HPC approved final draft
- 3/27/07 Public meeting for General Plan Amendment
- 4/26/07 Planning Commission recommended approval of GPA-19426 to City Council
- 6/6/07 City Council approved GPA-19426.
- 9/5/07 City Council adopted Ordinance #5931

The first draft of the plan was completed October 4, 2006 for internal review. The second draft was completed October 12 and distributed to Task Force members and the City of Las Vegas Historic Preservation Commission for review. A third draft was completed on January 24, 2007 and distributed to city department heads for review. The final draft was completed on March 28, 2007, after all comments were received from the Task Force, city department heads and the public.

# Background

## Planning Context

**The Historic Preservation Commission**
On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas (now the Zoning Code of the City of Las Vegas) to add an historic preservation ordinance, and establish the Historic Preservation Commission (HPC).

The HPC is an 11-member advisory group made up of citizens knowledgeable in historic preservation, construction, history, planning, architecture, archaeology and real estate. The purpose of the HPC is to promote the preservation of historic resources within the City of Las Vegas, including, but not limited to cultural heritage resources, buildings, structures, sites and objects through education and action.

**Nevada Revised Statutes (NRS) 278.160, "Subject matter of master plan,"** requires that the City of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the City of Las Vegas Master Plan 2020, must include an Historic neighborhood preservation plan, which shall include a plan to identify and inventory historic neighborhoods and a statement of methods to encourage the preservation of historic neighborhoods. The Master Plan must also include an Historical Properties Preservation Plan, which shall include an inventory of significant historical, archaeological, paleontological and architectural properties as defined by the city, and a statement of methods to encourage the preservation of those properties.

**Nevada Comprehensive Preservation Plan 2004**
The Nevada Comprehensive Preservation Plan was prepared by the Nevada State Historic Preservation Office and adopted by the National Park Service in 2003. The plan establishes

historic preservation goals for the state and is used to prioritize grant applications and SHPO projects. Local, state, and federal agencies use the document to help them focus preservation activities in their jurisdictions.

**City of Las Vegas Neighborhood and Special Area Plans:**

- Beverly Green/Southridge Neighborhood Plan, adopted by City Council August 2003
- Downtown Centennial Plan, last amended September 2009
- Downtown North Plan, last amended November 2008
- Floyd Lamb Park Master Plan, adopted by City Council April 2007
- John S. Park Neighborhood Plan, adopted by City Council December 2001
- Scenic Byway Corridor Management Plan, last amended November 2008
- West Las Vegas Plan, last amended July 2009

## Existing Conditions

Currently, there are twenty-three designated historic resources within the city of Las Vegas which include *buildings, structures, sites, districts* and *objects*. These resources are listed either on the City of Las Vegas Historic Property Register, the state Register of Historic Places, the National Register of Historic Places, or a combination of these three. The type of designation of an historic resource is a result of the resources' level of significance and association with local, state or national history. Each designated resource in Las Vegas has an association with Las Vegas history, as provided below in the Brief History of Las Vegas section. For a chart of designated historic resources, please see Appendix.

Of the twenty-three historic resources, the U.S. Post Office and Courthouse, Fifth Street School, Westside School, Lorenzi Park, Floyd Lamb Park at Tule Springs and Woodlawn Cemetery are owned by the city.

Historic *buildings* include private residences or homes that have been converted for use as professional offices such as the Frank Wait, Morelli, Smith and Henderson houses, schools such as the Westside and Fifth Street Schools and the Las Vegas High School administration building and gymnasium (now Las Vegas Academy), and commercial and public buildings such as the Huntridge Theater, Moulin Rouge Hotel, and the U.S. Post Office and Courthouse.

The Bonanza Road Underpass is the only designated *structure* in Las Vegas, and the Eureka Locomotive is the only designated *object* at this time; although, an inventory of historic signs located at the Neon Museum has been completed and may result in designation of certain signs in the future.

Historic *sites* are defined as locations that are associated with a significant historic or pre-historic event or pattern of events and can include archaeological and paleontological sites. Designation of an historic site does not require that a building or structure, or ruins of a structure, remain on the site. Designated historic sites within Las Vegas include the Woodlawn Cemetery, the Las Vegas Mormon Fort, and portions of the Old Spanish Trail. Designated archaeological sites in Las Vegas include Tule Springs, as mentioned above, and the Springs Preserve.

Currently there are no designated paleontological sites in Las Vegas; however, the city of Las Vegas is working with community groups, local, state, tribal and federal jurisdictions and agencies on a proposal to designate the Upper Las Vegas Wash area as an Urban National Park Unit. The Las Vegas City Council approved a resolution (R-78-2009) supporting the designation on November 18, 2009.

The Upper Las Vegas Wash contains significant paleontological fossils demonstrative of the Pleistocene Ice Age, including Columbian Mammoth, Ground Sloth, American Lion, Camelops, Bison and ancient species of Horse. The fossil findings appear to contain the longest continuous section of Pleistocene strata in North America, spanning important global climate cooling and warming episodes in the desert Southwest.

A vision for the Upper Las Vegas Wash includes state-of-the-art visitor facilities and amenities, working field sites that can accommodate public interaction, paleontology curation facilities, and interpretive displays. The facility could become a significant educational resource for school age children, as well as university students.
The remaining designated resources are historic *districts*. Designated districts within the city of Las Vegas include the John S. Park, Las Vegas High School and Berkley Square Neighborhood Historic Districts, and Floyd Lamb Park at Tule Springs and Lorenzi Park. A district is typically defined by a substantial concentration of properties, buildings or structures with historic boundaries such as roadways, subdivision plat boundaries or other property lines or physical features. A district can consist of a residential neighborhood, commercial area, or one parcel with several buildings and structures such as Floyd Lamb Park at Tule Springs and Lorenzi Park.

Nevada Revised Statute Chapter 278 further defines an historic neighborhood as a subdivided or developed area that consists of 10 or more residential dwelling units where at least two-thirds of the units are 40 or more years of age and have been identified by a governing body as having a distinctive character or traditional quality.[1]

Local designation protects historic resources by city zoning ordinance, making it a requirement for the Historic Preservation Commission to review any work on a building within the district boundaries that requires a building permit. The Berkley Square and Las Vegas High School Neighborhood Historic Districts are listed on the National Register only, which provides very limited protection for historic resources. As a result, the Las Vegas High School Neighborhood historic district is changing rapidly with new development and is threatened with delisting. This would eliminate certain financial opportunities for business owners who wish to restore their buildings.

For a complete list of designated historic resources with designation status and locations, see Appendix: Designated Historic Resources.

## Brief History of Las Vegas

Prehistoric Las Vegas

[1] Abbreviated from NRS 278.

Several scientific studies have been conducted in the northwest area of the valley at what is now known as the Upper Las Vegas Wash. A report titled, "Pleistocene Studies in Southern Nevada," completed by the Nevada State Museum in 1967, states that mammoths, horses, camels, bison and sloths inhabited this are until as late as 11,000 years ago. Significant fossil evidence has been found concentrated in this area and others near historic sources of natural water or drainage pathways.

Although several different cultural sequences have been proposed for the Mojave Desert, most archaeologists agree that the earliest cultures were Paleo-Indian. By the beginning of the Early Archaic, around 7,000 years ago, deserts had become extremely dry. This period was marked by new smaller projectile point styles that were being manufactured along with the previous styles.

Around 3,000 years ago, towards the end of the Archaic Period, increased moisture due to climate change allowed populations to capitalize more on wild plants such as grains and seeds as suggested in the increase of grinding stones and other milling equipment. Intensification of subsistence indicates increased population across southern Nevada and surrounding areas. Underground storage of food was typical during this period until the introduction of ceramics allowed for more efficient storage capabilities.

The Ceramic Period began roughly 1,000 years ago, and is marked by the introduction of pottery, as well as the adoption of the bow and arrow. In the Moapa and Virgin valleys, the Virgin Anasazi initially built pithouse structures, but later house structures consisted of above-ground buildings. They practiced irrigation farming along the rivers and collected wild food resources as a supplement. Although Puebloan influence was mainly concentrated along the Virgin and Muddy rivers, their presence was felt in the Las Vegas area.

Similar in nature to Anasazi cultural developments, the Patayan Tradition (Mojave) evolved from the previous Archaic Period. Between AD 1000 and 1500, these Mojave people lived and made pottery in the Las Vegas Valley.

The third culture group inhabiting this area was the Southern Paiute, who were the only residents remaining here at European contact. They occupied this region and engaged in hunting, gathering, and foraging, supplemented by horticulture. Fields were commonly found at many of major springs throughout Las Vegas Valley. The Paiute played important roles at the early ranches of the area, and today maintain a base in the City, the Las Vegas Paiute Colony, on land provided to them by Helen Stewart.

Historic Las Vegas

The first successful European crossing of the Mojave Desert was done by Spanish missionaries and explorers in 1776. They forged a trail beginning in present day Santa Fe, New Mexico and ending in Los Angeles, California. The trail through Southern Nevada, now called the Old Spanish Trail, was completed in 1826 by Jedediah Smith.

Mexican trader Antonio Armijo led a 60-man commercial caravan along the Spanish Trail to Los Angeles in 1829. This was the first caravan to pass through the Las Vegas valley. The abundant artesian spring water discovered here shortened the Spanish Trail to Los Angeles, and eased rigors for traders. On May 13, 1844, John C. Fremont camped at Las Vegas Springs as he led an overland expedition west. Fremont was the first to record Las Vegas, which means "The Meadows" in Spanish, on an American map.

A rough wagon road soon developed along the Spanish Trail between Salt Lake City and southern California often used heavily by wagons to deliver mining supplies and equipment. Located roughly midway along the trail, the Las Vegas valley became a natural stop-off point for travelers to re-stock supplies and water from the Las Vegas Springs. Today, the Old Spanish Trail is disappearing in Las Vegas due to development, but portions of it have been recorded as being significant archaeological and historic sites in the Las Vegas valley. The locations of these sites are restricted to protect the resource.

In 1855, a group of Mormon missionaries established a settlement about four miles east of Big Springs, now the Springs Preserve, where they constructed an adobe brick fort. The mission was terminated in 1857 due to internal dissension and difficulties in converting the native population. Until the early 1900s, mining and agriculture were the predominant industries in southern Nevada, although there were a few large ranches in the area. Octavius Decatur Gass had developed a marginally successful ranching and farming operation around the abandoned Mormon Fort that had been built in 1855. In 1879, after struggling for several years with the desert environment, Gass had become significantly in debt. He persuaded a man named Archibald Stewart to loan him $5,000 which Gass never paid back.

Archibald and his wife, Helen, became the new owners of the ranch in 1880 and ran it quite successfully until Archibald was murdered at the nearby Kiel Ranch over an unsettled dispute. Helen Stewart suddenly found herself alone with four children, another on the way, and a 960 – acre ranch to manage.

The Railroad

In anticipation of a railroad passing through town, Helen began to purchase more land, and in 1902, Montana Senator William Clark, soon to be owner of the San Pedro, Los Angeles and Salt Lake Railroad Company, purchased the 1,800 acre Stewart ranch to make way for the completion of the tracks between Salt Lake City and Las Angeles. Speculators began purchasing vast amounts of land resulting in two competing townships. The first township was established by an engineer and surveyor named John T. McWilliams, who purchased eighty acres of government land just west of the railroad tracks. In early 1905, the town, advertised as "The Original Las Vegas Townsite," consisted of approximately 150 buildings including saloons, boarding houses, homes, and stores stocked with mining supplies as well as an ice house.

The second site was located on the east side of the tracks and was named Clark's Las Vegas Townsite for the new owner of the railroad, Senator William Clark. The railroad held a land auction in May of 1905. The lots included the area between present day Stewart Avenue, Garces Avenue, Main, and Fifth Streets. Approximately half of the available 1,200 lots were sold within

the first two days, many purchased by speculators from Los Angeles and Salt Lake City. The most valuable lots included those closest to the train depot located at the intersection of Main and Fremont Streets.

The railroad company soon built permanent structures that included the Mission style Railroad Depot in 1906, and several workshops and auxiliary buildings (all demolished). Between 1909 and 1911, the railroad company also constructed 64 cottages in a modest bungalow style for mid-level employees on four square blocks in downtown. The cottages represented the earliest "company housing" in Las Vegas. Most of the cottages have been demolished; however, four have been moved to the Springs Preserve, and one has been moved to the Clark County Heritage Museum.

During this time, development was slow on the west side of the tracks. The depot, and consequently the freight loading and unloading ramps, was located on the east side of the tracks, making it difficult for carts to cross over the embankment. Children from McWilliams' Townsite had to cross the railroad tracks to get to school in Clark's Townsite, prompting the construction of the Westside School in 1922. Competition from Clark's townsite and the inconvenient access to transportation and necessary mining and ranching supplies caused the McWilliams' townsite to lose favor and eventually dwindle to a few small tents and buildings. Today, the original townsite area is known as the "Old Westside," which is located to the northwest of the I-95 and I-15 freeway interchange. The Pioneer Trail, a vehicle and pedestrian trail with interpretive markers, winds visitors through this historic area.

Fremont Street became the town center with a bank, post office, retail shops and hotels occupying approximately the first two and one-half blocks. The remaining buildings from this time include the Nevada Hotel (1905), now the Golden Gate, and the Victory Hotel (1910), formerly the Lincoln Hotel. The remaining blocks of Fremont Street between Third and Fifth Streets were developed as Las Vegas' first exclusive residential area. These homes, built mostly in the Bungalow style with Craftsman details, were demolished during the 1930s and 1940s for commercial expansion. The industrial and commercial district developed mostly along the railroad tracks while the rest of the city consisted of quiet residential streets.

However, it was not long before the city began to expand, extending the original grid eastward. Developers began to plat subdivisions as early as 1905, selling individual lots as they were purchased. Many of these homes were built in the popular Bungalow style, as well as Spanish Eclectic, Tudor and Colonial Revival styles. Some of the early subdivisions include the Bucks Subdivision, Fairview Tract, and the Grandview, Wardie, South and Hawkins' Additions. Building within these subdivisions was slow with minimal population and water facilities to support them until the building boom period in the late 1920s.

The Federal Years

In the late 1920s, talk of building the Boulder Dam enticed thousands of laborers and their families to relocate, looking for work on the dam. This project was the largest in Las Vegas to receive federal funding. Construction began in 1931 and was to have a significant impact on the economic and physical development of Las Vegas. While the rest of the country was suffering

heavily during the Great Depression, Las Vegas boomed in 1931 as Nevada repealed gambling prohibition and liberalized its divorce laws, shortening residency requirements from three months to only six weeks. Las Vegas' new residents spent their hard-earned pay in gambling clubs, called, "sawdust joints," that began to open up on Fremont Street. So much growth was anticipated that the Las Vegas High School (now Las Vegas Academy) was built far from town on Seventh Street and Bridger Avenue in 1931. The Las Vegas High School is extremely important as a beautiful example of Art Deco architecture and Las Vegas' only large scale building of this kind.

Other federal funding allowed for the paving of public streets, improvements and expansions to the city's infrastructure, and recreational and public facilities in and near the downtown area between 1933 and 1934. Remaining examples are the U.S. Post Office and Courthouse (1933), and the Bonanza Road (Clark Ave) railroad underpass (1936). All of these factors served to extricate Las Vegas from its economic dependency on the railroad.

Significant architecture flourished in the 1930s in Las Vegas. Spanish Eclectic and Mission styles, then popular in the West and Southwest, are represented by the Fifth Street School (1936), and residences such as the Henderson (1930) and Smith (1931) homes.

The Tudor Revival is represented best in the area surrounding the Las Vegas High School, showcased by the Church of Jesus Christ of Latter Day Saints (LDS) Las Vegas Regional Family History Center (1932).

Also in the 1930s was the beginning of the signature style of neon signage in downtown Las Vegas. On Fremont Street, signs reflected the architectural and cultural trends of the day rather than the buildings, which tended to have narrow fronts with modest decoration. Competition for the pedestrian eye forced signage to evolve from a simple painting on the wooden storefront to entire neon "wraps" which covered whole facades of Fremont Street businesses by the 1950s. The exuberant clustering of animated neon and lights gave Fremont Street its distinct urban identity not experienced on "the Strip." This era is considered to be the highlight of Las Vegas' neon, with the Binion's hotel and casino being one of the survivors.

World War II

During World War II, the population of Las Vegas again increased significantly as people came to find work at the military bases and industrial plants in the area. The Las Vegas Army Airforce Gunnery School (later Nellis Air Force Base), opened in 1941, and Basic Magnesium Incorporated in the Basic Townsite (Henderson) opened in 1942. Housing construction could not keep up, and families were doubling up in houses, apartments and motels. In West Las Vegas, churches, businesses, nightclubs, hotels and casinos were built. As African American entertainers performing on the Strip were not allowed to stay there, boarding houses on the Westside served as hotels.

In 1941, President Roosevelt signed an amendment to the Federal Housing Act creating Title VI, making possible the mass construction of FHA financed homes. In order to qualify for Title VI, a town had to be declared a defense area, which Las Vegas was in 1941. The three major Las

Vegas neighborhoods built with Title VI financing are the Biltmore, Huntridge and Mayfair, all located near downtown. These neighborhoods were built specifically to house non-commissioned officers, civilian employees of the air base and Basic Magnesium, and their families.

Residential architecture in the 1940s and 50s evolved from the popular Revival styles of the 1930s to the more modest Minimal Traditional and Ranch styles. Minimal Traditional style homes were small with very little decorative detailing or exaggerated features. A natural progression was the Ranch style, the ultimate in streamline residential design. Although the Ranch style took its early cues from the Craftsman and Prairie styles, the Ranch is recognized as a sub-category of the International style, or Modern Movement, so popular for commercial and public buildings. Long and low with wide overhanging eaves and ribbon windows, the "rambling" Ranch style was well suited to the sprawling suburban subdivisions and the more casual lifestyle of the postwar era. Many remaining examples of Minimal Traditional and Ranch style homes are located in the John S. Park Neighborhood Historic District. Good examples of a modest version of the Modern Ranch can be found in the Berkley Square Neighborhood Historic District.

Post War

By 1950, the population of Las Vegas had increased to 24,624, tripling again from 1940. The downtown commercial area was no longer considered to be the central focus of community life. Residents became more dependent upon the automobile and motor court style motels, still seen today on East Fremont Street and Las Vegas Boulevard, began to spring up along major thoroughfares, catering to tourists. It was during this time that the Strip began to develop in a large way, mainly because at that time it was the main highway to Los Angeles. The popularity of gaming, dependency upon the automobile, limited downtown parking, smaller lot sizes, and lower tax rates resulted in larger resort casinos locating along the Strip.

During the 1950s the city was focused on growth, looking for additional ways to increase jobs and attract tourists. In 1950, the government announced plans to begin testing nuclear weapons on a portion of the Las Vegas Bombing and Gunnery Range at Frenchman and Yucca flats, approximately ninety miles north of Las Vegas. Aside from providing employment, the city invited tourists to stay and visit the blasts. Hotels sponsored all-night parties and a myriad of attractions from specialized drinks to business establishments were prefaced with "Atomic."

The 1960s and 1970s brought more residential development throughout the City. A leapfrog pattern of development left large areas of vacant land. This was a result of the improved network of roads and has led to the diffusion of housing, employment and services. Present day downtown Las Vegas has a different appearance than 40 years ago. The function of the downtown area (Fremont Street) has shifted from commercial uses to tourism. Many residential areas were eliminated for commercial development and transportation.

Las Vegas Today

Rising property values, changing development patterns, and rapid growth in the downtown area provides a continual threat to many original historic structures, along with the overall historic context of the area. It is important for the City to identify significant historic buildings, sites and structures so that available resources can be assigned to the preservation of our community gems. An important step toward this direction is the current focus on neighborhood preservation. The City of Las Vegas Department of Planning and Development and the Department of Neighborhood Services are continually working with registered neighborhood associations to inform property owners about historic designation. If the residents support such a move, the city will assist them in determining the potential eligibility of their neighborhood to be listed as an historic district.

## Designation of Historic Resources

Before an historic resource can be formally listed on an historic register, detailed field investigations and analytic procedures must be completed to uncover certain pertinent facts about the resource. For a building, one will research the architect, the date and methods of construction, the type of materials, previous owners, location of the building, and other factors. This information can be used to build associations with significant historic or pre-historic events, persons, architectural styles or methods of construction. Prior to such investigations, all resources must be considered potentially significant, unless there is evidence that meeting at least one of the criteria is unlikely.

The National Register of Historic Places, a division of the National Park Service under the U.S. Department of the Interior, is the nation's inventory of historic places worthy of preservation. The National Register has established criteria for evaluation under the National Historic Preservation Act of 1966, as amended, which provides a threshold of significance. Beyond this threshold, it is usually possible from existing data to assess the general level of resource sensitivity. Sensitivity takes into account resource quantity, resource quality, and the susceptibility of the resource to adverse impacts. The City of Las Vegas Historic Preservation Ordinance modeled its criteria for evaluation after the National Register's (see below for lists of National Register and City of Las Vegas criteria for evaluation).

Once the resource is linked to a significant aspect of history, it is judged based on its remaining level of *historic integrity*. This is the ability of a property to physically convey its significance. To be officially designated, a resource must not only be shown to be significant under the local, state or national criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a resource's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. The following is a list of the seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

National Register Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

b) that are associated with the lives of persons significant in our past; or

c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) that have yielded, or may be likely to yield, information important in prehistory or history.

The City of Las Vegas Criteria for Evaluation

The City of Las Vegas HPC uses similar criteria to recognize significant historic resources. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under the following criteria (for Historic District and Property criteria, please see Title 19.06.090):

a) It meets the criteria for listing on the State or National Register of Historic Places.

b) It is determined to be of exceptional significance and expresses a distinctive character because:

(i) A significant portion of it is at least fifty (50) years old;

(ii) It is reflective of the City's cultural, social, political or economic past; and

iii) Either:

A. It is associated with a person or event significant in local, state or national history; or

B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

**Historic Designation Process**

The process of Historic Designation on the city of Las Vegas Historic Property Register

Designation of a Landmark, Historic Property or Historic District on the city of Las Vegas Historic Property Register is usually initiated by the owner(s) or authorized representative of the property(s) proposed for designation.

Upon receipt of an application for an individual property, the Historic Preservation Officer (HPO) reviews all documents for submittal to the HPC at the next available regularly scheduled meeting. The HPC is given 30 days to review before the official public hearing is scheduled. The HPC evaluates the application with respect to the criteria for historic designation as defined in the Title 19 Zoning Code Chapter 09.06.090, and makes a recommendation to the Planning Commission.

Upon receipt of a recommendation from the HPC, a public hearing is scheduled for Planning Commission review. The Planning Commission can vote to adopt or modify the HPC recommendation, recommend denial to the Las Vegas City Council, or remand the request to the HPC for further proceedings.

If the application isn't remanded to the HPC, the recommendation is scheduled for a public hearing before the City Council. The City Council can vote to approve or deny the application, modify the Planning Commission recommendation, or remand the request to the HPC for further proceedings. The City Council action is final, however there is an appeal process.

The process and requirements for designation of an historic district are very similar to that of an individual property as defined in the Title 19 Zoning Code; however, the Planning & Development Department recommends additional steps prior to submitting an application to the HPC:

**Step 1: Appoint neighborhood representative.** Typically historic district designation is initiated by a representative such as an individual or board member of a registered neighborhood association appointed by neighborhood residents and property owners. The HPO will coordinate with the representative(s) throughout the entire process.

**Step 2: First public meeting.** Planning staff will host a public meeting to discuss neighborhood goals and objectives, the designation process, benefits of designation and any existing historical studies related to the area. If no studies exist, the HPO will also discuss funding options to have a study completed.

If at this meeting a majority of the neighborhood expresses support for moving forward, the HPO will coordinate with the neighborhood representative(s) on developing a designation plan.

It is important to note that the HPO assesses the support for historic designation throughout the entire process. If at any time the HPO feels that a majority of property

owners object, he or she will meet with the neighborhood representative(s) to reevaluate the request for designation.

**Step 3: Second public meeting.** Planning staff will host a second public meeting to develop a plan for historic district designation. The plan will outline the responsibilities of Planning staff and neighborhood representative(s), determine the boundaries of the proposed district, and provide a timeline for each step. The plan will be adopted by City Council before funding is acquired for necessary historical studies.

**Step 4: Complete historical study.** Planning staff will explore all funding options to complete an historic resource survey and inventory of the proposed district.

**Step 5: Third public meeting.** Planning staff will host a third meeting to discuss the findings of the historical study and again discuss the implications of designation with residents and property owners. If at this meeting the neighborhood expresses support for moving forward, staff will schedule a "Design Guideline Charette."

**Step 6: Public Design Guideline Charette.** If the proposed district is found eligible for listing on the city of Las Vegas Historic Property Register, the HPO will meet with residents and property owners to develop design guidelines for the proposed district. The purpose of the charette is to explain the process for review of proposed work, and what types of work can be done. Plan and elevation sketches will be used to develop hypothetical situations. It is here that property owners can choose to adopt the General Design Guidelines used by the Historic Preservation Commission, or more specific guidelines that address the significant architecture of the proposed district.

**Step 7: Submit application to HPC.** The neighborhood representative(s) will submit the application to the HPO. It is at this point that the process as defined by the Title 19 Zoning Code Chapter 09.06.090 resumes.

For a detailed outline of the requirements and criteria for historic designation of properties on the city of Las Vegas Historic Property Register, please refer to the Title 19 Las Vegas Zoning Code, Chapter 19.06.090 Historic Designation.

## Historic Signs

The significance of iconic neon signage to Las Vegas' historic identity as a tourist destination cannot be overstated. The evolution of signage design in Las Vegas is often considered as more important than the buildings themselves for the signs' reflection of contemporary architectural, marketing, cultural and technological trends. Las Vegas Boulevard from Sahara Avenue to Washington Avenue was designated in 2009 as a National Scenic Byway for its display of iconic neon signage, among other historic attributes.

In Las Vegas, signage was very particular to the setting: for example, signage on Fremont Street tended to become more and more complex, introducing an increasing amount of neon and

animation as well as becoming larger and taller. The narrow lot widths restricted signs to increasing in height or wrapping the façade of the actual building. In contrast, signage on the Strip, where expansive acreage permitted free-standing casinos and hotels to be set back from the highway behind vast parking lots, was installed on top of tall poles to attract the motoring tourists as they sped by.

Historic signs allow the past to speak to the present in ways that buildings by themselves do not. Multiple surviving historic signs on the same building can indicate several periods in its history or use. In this respect, signs are like archaeological layers that reveal different periods of human occupancy and use.

Historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached, or the property on which they stand. Furthermore, in an age of uniform franchise signs and generic plastic "box" signs, historic signs often attract by their individuality: by a clever detail, a daring use of color and motion, or a reference to particular people, shops, or events.

The cultural significance of signs combined with their often transitory nature makes the preservation of historic signs difficult. The City of Las Vegas Historic Preservation Ordinance allows for the designation of signs under the definition of "structure." An historic survey and inventory of the neon sign collection at the Neon Museum was completed in 2007 using an Historic Preservation Fund grant. Several signs were found to be eligible for listing on the National Register of Historic Places. The City of Las Vegas has identified the importance of preserving our historic signage, and encourages innovative and contextual sign design by creating mandatory sign design guidelines for the Entertainment Overlay, Downtown Casino Core, and Scenic Byway Corridor Management Plan.

# Analysis

## Issues in Historic Preservation

The practice of historic preservation faces considerable challenges as a result of rising land values, the rapid growth of cities and ever-expanding highway system. Proponents argue that the adaptive reuse of historic buildings promotes Smart Growth ideals, and land and materials conservation. In addition, preservation of historic downtowns and neighborhoods promotes cultural heritage tourism, economic revitalization and community pride. However, the concern for considering the rights of private property owners in the historic designation process emerges, and the Historic Preservation Commission works diligently to educate and assist property owners in making the best decision for them. The following are the most current and pressing issues facing historic preservation today:

<u>Adaptive reuse</u>

Adaptive reuse is a process that adapts buildings for new uses while retaining the historic features that make the building unique. When the original use of a structure changes is no longer required or viable, the opportunity arises to change the primary function of the structure. In Las

Vegas, the Westside School is home to a radio station, the Fifth Street School has been completely restored for use as a cultural center and city office space, and the U.S. Post Office and Courthouse is under construction to be reused as a museum. Many historic homes in the Las Vegas High School neighborhood, like the Henderson House, have been adapted for professional use.

Adaptive reuse is seen by many as a key factor in land conservation and reducing the amount of sprawl. For those who prescribe to the smart growth concept, it is more efficient and environmentally responsible to redevelop older buildings closer to urban cores than it is to build new construction on faraway greenfield sites. Another positive result is the economic value of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs. In addition, state and/or federal tax incentives and grant funding may also be available.

In many cases, the environmental benefits of adaptive reuse of historic buildings outweigh new construction. Historic buildings contain embodied energy, which is defined as the amount of energy associated with extracting, processing, manufacturing, transporting and assembling building materials. Adaptive reuse preserves this embodied energy and reduces the need for raw materials. According to the 2007 report, "Making the Case: Historic Preservation as Sustainable Development," by Patrice Frey, demolition of housing produces an average of 115 lbs of waste per square foot, while demolition of commercial buildings generates approximately 155 lbs of waste per square foot. Adaptive reuse can help reduce the estimated 19.7 million tons of waste generated by residential demolition annually in the United States alone.

The Recent Past

The "recent past" is a term commonly used to describe historic and architectural resources constructed or designed in the past 50 years and are generally associated with "Modernism," or, the "Modern movement" of architecture and design. The significant buildings, landscapes, and sites of the Modern movement and the important architectural, social, and cultural resources of the past 50 years are among the most underappreciated and vulnerable aspects of our nation's heritage. Federal, state, and local preservation programs typically exclude properties less than 50 years from historic designation programs and review processes. This leaves many historically and culturally significant properties unprotected from demolition or other adverse treatments.

In architecture, Modernism is generally defined as a design language with emphases on form rather than ornament, structure and materials rather than picturesque constructions, and the rational and efficient use of space. In the United States, Modernism flourished beginning in the 1930s, and encompassed individual design movements with their own individual ways of expressing Modern ideals. These include the International, Expressionist, Brutalist, New Formalist, and even Googie movements, to name a few. Technical innovation, experimentation, and rethinking the way humans lived in and used the designed environment, whether buildings or landscapes, were hallmarks of Modern architectural practice.

Properties associated with the Modern movement may be considered significant because they represent the emergence of an automobile-oriented society and the development of the Post War suburbs. Modernism bloomed in America during a period of unparalleled growth and changes.

One of the most challenging tasks in Modern and recent past preservation and rehabilitation efforts is addressing experimental, obsolete, or difficult to rehabilitate materials, technologies and manufacturing processes. In some cases, the buildings materials and systems have proven to be less durable than older building materials. Many Modern building materials and systems are not necessarily "green," nor were they intended to last beyond 50 years. Repair is often difficult and replacement in kind may be impossible. Because of these issues, it is important to develop a definition of significance for mid-century resources in Las Vegas. A goal of the HPC is to complete a "Recent Past Historic Context" for Las Vegas in order to inventory existing resources and determine priorities for preserving them.

Historic Building Codes

The City of Las Vegas has approximately 15,500 buildings that will turn 50 in the next ten years, an additional 8,500 that will turn 50 in the next twenty years, and 18,400 in the next 30 years. Many of these buildings were built to comply with an earlier building code or with no code, yet are often still safe and sound. With some exceptions, these buildings continue to be occupied, used and maintained. Conversions and rehabilitation projects play an integral role in the creation of decent, affordable housing.

Many of the historic buildings in Las Vegas will be eligible for listing on the local, state or national registers, making the property owners eligible for certain financial benefits for the rehabilitation of their business. However, it can be difficult for property owners when rehabilitation projects are required to bring buildings into compliance with current building codes for new construction. For new buildings, complying with the construction code is a straightforward process. Materials to be used, processes to be followed, and safety standards to be met are clearly stated, and the cost of compliance is predictable. It is much less so in the case of existing buildings.

Until recently, there were three model codes generally used in the U.S.: 1) The *BOCA National Building Code* and related codes, developed and published by the Building Officials and Code Administrators International (BOCA); 2) The *Standard Building Code* and related codes, developed and published by the Southern building Code Congress International (SBCCI); and, 3) The *Uniform Building Code* and related codes, developed and published by the International Conference of Building Officials (ICBO). These three model code organizations got together to develop a single set of model codes, first published in the year 2000, and referred to as the *International Codes*: *International Building Code, International Plumbing Code, International Mechanical Code,* and others. Still more recently, the National Fire Protection Association (NFPA) has begun to develop its own model building code, designated NFPA5000. The city of Las Vegas, along other local jurisdictions, formally adopted the *International Building Code* (IBC) in 2003, and again in 2006 for the updated version.

All building codes refer to standards that control the quality of materials and the designs of systems used in buildings, the loads that building elements must resist, and other aspects of building design and construction. These standards are developed by a wide variety of organizations that have technical expertise in each subject.

The model codes, as well as the standards they reference, are modified and updated from time to time, depending on new materials, new technology, and improved information on building failures due to various causes such as natural disasters, environmental effects, and normal wear and tear. In addition to technical updates these modifications sometimes reflect shifts in priorities for public spending.

While traditionally the requirements in the codes were intended to meet goals of health, safety, welfare and property protection, they have been expanded in recent years to include other societal goals. Some of these goals are energy conservation, accessibility, disaster mitigation, historic preservation, and affordability.

One result of the periodic updating and expansion of the codes is that buildings built before the current building codes were enacted are probably not in full compliance. In many cases, the requirements for new structures cannot be met in existing buildings such as ceiling height requirements, egress window requirements, and corridor and doorway width requirements.

Communities have had to develop special codes to deal with existing buildings for general safety. The city of Las Vegas Department of Building and Safety relies on the method outlined in Chapter 34 of the International Building Code (IBC); however, code officials have worked with property owners in the past to develop ordinances based on individual groups' needs.

For instance, on January 17, 2007, the Las Vegas City Council adopted amendments to the 2006 IBC that included ordinances for Live/Work Units. These ordinances were adopted specifically for property owners within the Arts District neighborhood in order to accommodate the adaptive reuse of older industrial buildings into live/work loft-style units.

Another example is an amendment to the 1997 Uniform Administrative Code, also adopted on January 17, 2007. This amendment for professional office conversions was adopted specifically for property owners in and around the Las Vegas High School neighborhood, and allows for conversion of residential buildings less than 1500 square feet to professional office without having to meet the requirements of the IBC for commercial buildings (if only minor exterior remodeling is proposed.)

The U.S. Post Office and Courthouse is serving as an example for the use of existing building codes for city buildings. The City of Las Vegas Building & Safety Department is working with the architects of the rehabilitation project by reviewing the architect's proposed solutions to any items that will not meet the current IBC standards.

Smart Growth and Sustainability

Historic Preservation is an invaluable component of sustainability and the planning concept of smart growth. The governing ideas of smart growth identify a set of policies governing transportation and land use planning policy for urban areas that benefits communities and preserves the natural environment.

The principles of historic preservation, like smart growth, are rooted in history, culture, stewardship of the built environment, conservation of open space, and creating a sense of place

for each community. Smart growth advocates land use patterns that are compact, transit-oriented, walkable, bicycle-friendly, and include mixed-use development with a range of housing choices. This philosophy keeps density concentrated in the center of a town or city, combating urban sprawl.
A major issue with historic preservation and sustainability is the installation of energy efficient materials, green technology systems and infrastructure on historic resources and landscapes. The conservation and improvement of our existing built resources, including re-use of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial; however, eco-friendly improvements cannot be implemented at the expense of the historic materials or features that define the resource's historic significance. Loss of historic integrity can threaten de-listing of resources, thereby eliminating options for future grant funding. There are many ways to incorporate eco-friendly materials into historic fabric and landscapes without compromising integrity. The city of Las Vegas and Nevada State Historic Preservation Office are charged with providing technical information to parties wishing to undergo these types of projects.

The U.S. Green Building Council's (USGBC) green building certification program, Leadership in Energy and Environmental Design (LEED), has developed a new rating system called LEED for Neighborhood Development, or LEED-ND. It merges principles of smart growth, new urbanism, and green building into a standard for neighborhoods and awards points based on a community's location and environmentally responsible and sustainable-design components. LEED-ND recognizes many of the characteristics inherent in historic neighborhoods, such as dense land use, access to jobs, housing, public transit, schools, parks, and public spaces are consistent with sustainable development.

In addition, changes to the LEED rating system in 2009 supports historic preservation by offering credits weighted according to Life Cycle Assessment (LCA) criteria. LCA is a holistic, scientific approach that evaluates a building's energy intake and expenditure over the course of its lifetime. LEED 2009 also allows for exemptions of historic districts, and prohibits the demolition of part or all of any federal-, state-, or locally-listed historic building unless the demolition has been approved by the local historic preservation review board.

Neighborhood Conservation Districts
Neighborhood conservation districts are areas with a distinct physical character that have preservation or conservation as the primary goal. Within the city of Las Vegas there are unique and distinctive older residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the community and are worthy of preservation and protection. Many of these districts may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts; however, they warrant special land-use attention based on other distinctive characteristics.
Accomplished through the adoption of a zoning overlay or independent zoning district, conservation districts provide a means of preserving the physical attributes of a neighborhood by addressing changes that could adversely affect its architectural character. Neighborhoods protected under this approach often include a high concentration of older structures that share a cohesive quality through a common architectural style or building form such as a World War II subdivision, or because they date from a particular period of times. Sometimes a neighborhood,

although historic, may not be eligible for designation as an historic district due to incompatible alterations and loss of integrity, or residential support for stricter controls is lacking.

In a neighborhood conservation district, physical changes to a neighborhood, such as the construction of additions, new buildings, and demolitions are generally subject to review and approval by a specially-appointed design review committee separate from an historic preservation commission. However, in contrast to historic preservation laws, alterations to existing structures tend to be subject to more lenient standards of review or, in some cases, excused from review altogether. New construction, additions and alterations are frequently evaluated under standards that emphasize compatible development in terms of size or massing rather than specific architectural features.

The City of Las Vegas has not used this tool for conserving older neighborhoods as of yet. Authority to enact conservation district laws typically comes from power delegated to local communities through state enabling statutes; however, the city of Las Vegas may implement neighborhood conservation districts as zoning overlays. It can be a good tool for protecting older neighborhoods against inappropriate infill or commercial encroachment.

City Preservation Incentives

In many cases, it can be more cost-effective for a property owner to demolish and replace an historic building with one that maximizes the use of the land it sits on. Because of this, infill development can have an enormous impact on historic neighborhoods, irreparably damaging its historic nature. To combat this, some cities have developed incentives to preserve buildings that are listed on an historic property register. For example, the city of Monterey, California, has developed several incentives that originate with the Planning Department for the Cannery Row Conservation District that include streamlined review processes and reduction or waiver of fees.

The City of Las Vegas offers grant funding for projects historic in nature through the Centennial Commission. The grant funding is received through the sale of commemorative Centennial license plates, and is administered by the Centennial Board. Projects must promote or preserve some historic feature or commemorate the history of the city of Las Vegas, or promote cultural heritage tourism in Las Vegas. Individuals can apply for funding to restore their buildings according to certain guidelines and standards.

Cultural Heritage Tourism

Historic buildings can have a positive economic impact in redevelopment planning. These resources are inherently marketable elements of urban form that promote a community's distinct identity. More than one-fourth of U.S. tourists visit cultural and historic sites every year. Historic downtowns perpetuate the character and ambience, creating an authentic experience for both residents and visitors that cannot be found elsewhere.

The HPC has partnered with the Las Vegas Convention and Visitor's Association (LVCVA) to participate in the National Trust's Heritage Travel, Inc. website (www.heritagetravelinc.com). This allows the city and LVCVA to post information about significant historic sites in the city and Clark County, and link them to related attractions or points of interest.

The city of Las Vegas has partnered with several organizations to assist with funding and implementation of heritage tourism sites within the city. Among these sites are the Neon Museum, located in the Cultural Corridor, in downtown Las Vegas. The La Concha Motel lobby was recently moved from the Strip and restored to serve as the museum's lobby and headquarters for the Las Vegas National Scenic Byway. Visitors can tour several acres of historic neon signs in the "Boneyard." An extension of the Neon Museum is the "Signs on Sticks" project. This consists of newly restored neon signs installed in the median of Las Vegas Boulevard between Sahara and Washington Avenues.

Another heritage tourism site is the U.S. Post Office and Courthouse, constructed in 1931. The building is currently undergoing a complete restoration for reuse as the Las Vegas Museum of Organized Crime and Law Enforcement, or "The Mob Museum." The museum will focus on the impact of organized crime on Las Vegas and the United States. Completion is set for Spring 2011.

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- Creation of local historic districts stabilizes, and often increases residential and commercial property values.
- Increases in property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skills levels, creates more jobs and results in more local business than does new construction.
- Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists.
- Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.
- Historic rehabilitation vs. new construction can result in a cost savings of 3 to 16 percent.
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the availability of centrally located housing.

Cultural Diversity

As diverse as American culture is, so too is the diversity of historic properties that express this rich cultural legacy. Our definition of historic properties has evolved to encompass a much broader interpretation of American history, one that acknowledges the contribution of immigrant populations and ethnic minorities.

Cultural diversity is a recent term, but with origins in the historic preservation movement when the treatment of archaeological remains of American Indians and protection of antiquities of the

American Southwest began to be considered. Today, the term is used to denote the changing ethnic composition of the United States through immigration, and to describe the enduring cultural groups that live in definable ethnic communities.

The protection of cultural properties of groups other than American Indians gathered momentum in the 1960s in response to the civil rights movement and increasing interest from cultural groups to preserve their heritage.

Until recently, the historic preservation community quantified its progress in the area of cultural diversity by the number of projects undertaken, and the number of cultural groups that associated themselves with the preservation movement. Today, preservationists are more concerned with ensuring that cultural groups communicate what resources are important to them, how the resources should be protected, and who should be empowered with the management of the resources. Increasingly, cultural groups are working with existing preservation organizations to establish their own heritage organizations and programs.

Las Vegas is home to several ethnic groups. Some, such as the African American, American Indian, Hispanic and Asian cultures, have been here for generations upon generations. These groups have contributed greatly to the growth, development and culture of Las Vegas, and preservation of historic resources associated with these contributions is extremely important for future generations to be able to interpret the history of Las Vegas properly.

Environmental Review and Section 106

In the National Historic Preservation Act (NHPA) of 1966, Congress established a comprehensive program to preserve the historical and cultural foundations of the Nation as a living part of community life. Section 106 of NHPA is crucial to that program, because it requires consideration of historic preservation in the multitude of Federal actions that take place nationwide. Federal agencies are responsible for initiating Section 106 review and coordinate the review with the State Historic Preservation Officer. Federal agencies are required to consider the effects of their actions on historic properties and provide the Advisory Council on Historic Preservation an opportunity to comment on Federal projects prior to implementation.

Section 106 review encourages, but does not mandate, preservation; however, it does ensures that preservation values are factored into Federal agency planning and decisions. Because of Section 106, Federal agencies must assume responsibility for the consequences of their actions on historic properties and be publicly accountable for their decisions.

The City of Las Vegas has received several million dollars from the Southern Nevada Public Lands Management Act (SNPLMA). This act allows the Bureau of Land Management (BLM) to sell public land within a specific boundary around Las Vegas, Nevada. The city applies for funding from the sale of these lands for capital improvements, conservation initiatives, land acquisitions, and to develop parks, trails and natural areas.

In addition, the city receives approximately $11 million dollars annually from the Community Development Block Grant (CDBG) program which originates with the U.S. Department of Housing and Urban Development. The CDBG entitlement program allocates annual grants to

larger cities and urban counties for affordable housing. The city of Las Vegas Neighborhood Services Department has developed a Memorandum of Understanding (MOU) with the State Historic Preservation Office (SHPO) to provide guidance on which activities and projects will require SHPO consultation.

The city also receives funding from the Nevada Department of Transportation (NDOT) through the Transportation Enhancement program, a Federal-Aid Highway fund administered by the Federal Highway Administration (FHWA). To streamline the administration of these and other funds, the FHWA has developed the Stewardship program which allows local governments to design and administer construction with the oversight of NDOT.

Another source of federal funds is the American Recovery and Reinvestment Act (ARRA) of 2007. The Act was designed to stimulate the economy and specifies appropriations for a wide range of federal programs. The city of Las Vegas will receive funding for infrastructure improvement, much of which will occur in areas with historic properties.

Each one of these projects that the city has received funding for may be subject to a Section 106 Review because of federal involvement. The federal agency that initiates the review is required to obtain comment by the State Historic Preservation Office (SHPO) regarding the project. In turn, the SHPO will seek comment from the local Historic Preservation Officer, if the municipality is a Certified Local Government (CLG).

Although not necessarily difficult, these reviews require extensive interagency coordination, and can add significant costs and additional time to a project. These factors need to be considered as early as possible in the planning stages. Every CLG is entitled to comment on projects happening within their jurisdiction, so it is extremely important to involve the Historic Preservation Officer as early as possible.

Education

Although the city has improved public outreach for historic preservation tremendously, this will always be an ongoing and important issue. Public outreach and educational projects are invaluable tools to garner support for preservation activities. The HPC applies for grant funding each year through the Nevada State Historic Preservation Office to pay for printed and recorded materials such as walking tour brochures, newsletters and lectures. These materials are available on the city website, and are distributed at community centers, libraries, educational and cultural facilities, and community events. Each year the HPC sponsors informational booths at events such as the Culture and History Fair. The Historic Preservation Officer is on hand at these and other community events to meet with individuals who are interested in learning about their historic neighborhood or property, and the process of designation.

Within the preservation community, important strides have been made in the process of collecting prehistoric artifacts and historical data and memorabilia which now reside in local museums. There are several historic collections, and historical associations and non-profit preservation organizations have been formed which actively promote protection and preservation of Las Vegas' heritage.

It is important that the community recognizes that there is a heritage to preserve, that they are part of it, and that they understand the importance of contributing to its preservation through either volunteering time or donating funds. The process of making our past as interesting as the present must start with education.

The Advisory Role of the HPC

The HPC takes a proactive role in the preservation of our city's historic and cultural resources. The HPC facilitates the planning efforts required to promote the preservation of structures and sites which have and will have historic significance in the near future. One of the primary responsibilities of the HPC is the development, coordination, and implementation of programs for the preservation of buildings, structures, places, sites and districts of historic and archaeological significance. As such, the HPC forwards recommendations to the City Council regarding certain improvements and sites in the city for designation as landmarks or historic sites, and/or districts. The HPC is also responsible for assisting owners of historic properties with technical information about appropriate methods of preservation and restoration of their properties.

Capital Improvement Plan (CIP)

The City of Las Vegas Capital Improvement Plan is the city's multiyear planning document that identifies and prioritizes the need for a variety of public improvements. The CIP identifies individual project scopes, schedules and funding, and provides order and continuity to the repair, replacement, construction or expansion of the City's capital assets. The CIP is funded on an annual basis, and includes revenues from other government entities, bond issues, charges for services, and transfers from other City of Las Vegas funds.

The CIP process begins early each year when each department submits individual project requests to the Budget and Finance Division. Each request is evaluated for completeness and accuracy, fiscal impact, and available funding sources. The CIP is then integrated with the City's Strategic Plan, which is the primary policy document used to guide future growth and development. Recommendations are then submitted to the City Manager.

The Historic Preservation Commission can make recommendations to the City of Las Vegas Planning and Development Department for future CIP projects. The City currently owns six historic properties, including the Westside School, Fifth Street School, the U.S. Post Office and Courthouse, Woodlawn Cemetery, Lorenzi Park and Floyd Lamb Park at Tule Springs (Tule Springs Ranch). CIP funding can be used for improvements and maintenance to city-owned historic buildings, as well as property acquisition.

## Status Analysis

The following matrix provides status information regarding the original goals and objectives listed in the Historic Preservation Plan from 1992. A column to represent whether the specific action has been completed, and a column for implementation, have been added. A more detailed summary of Historic Preservation successes is included below.

| ACTION SUMMARY | FY OF IMPLEMENTATION | COMPLETE YES/NO | IMPLEMENTATION |
|---|---|---|---|
| Develop guidelines and criteria to identify historic sites and districts. | 1992 | YES | Ongoing. Over 1300 buildings have been surveyed since 2002. See Successes: Historic Resource Survey and Inventory, pg. 26. |
| Develop a program to nominate historic resources to the National Register of Historic Places. | 1993 | YES | Ongoing. HPC's budget includes funding to complete nominations. See Successes: Historic Designation, pg. 25. |
| Develop and maintain a list of ethnic groups and their historic role in forming the community character. | 1993 | NO | See: Policy 1.2 of revised Goals, Objectives and Policies, pg. 27 and Recommendations, pg. 28. |
| Identify and maintain an inventory of historic properties. | 1992 | YES | Ongoing. Over 1300 buildings have been surveyed since 2002. See Successes: Historic Resource Survey and Inventory, pg. 26. |
| Recommend to City Council historic districts and sites. | 1993 | YES | Ongoing. Four historic properties or districts have been designated on the City of Las Vegas Historic Property Register since 2003. See Successes: Historic Designation, pg. 25. |
| Update the Historic Preservation Chapter of the Las Vegas Municipal Code to provide for the City becoming a Certified Local Government. | 1994 | YES | CLG status achieved in 1998. |
| Establish programs to interpret Las Vegas cultural history and promote public interest and support. | 1993 | YES | Ongoing. The HPC sponsors two yearly events, has renewed the newsletter, and has published three historic walking tour brochures since 2003. See Public Outreach, pg.25. |
| Promote the contents and locations of historical collections in Las Vegas and southern Nevada. | 1993 | YES | Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25. |
| Promote the culture of Las Vegas and southern Nevada through museums and libraries. | 1992 | YES | Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25. |
| Identify, develop and distribute information about State of Nevada Historic Preservation Incentives. | 1993 | YES | Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25. |
| Develop a program to implement federal incentives pertaining to historic preservation. | 1992 | NO | The SHPO administers the Federal Historic Preservation Tax Credit program. |

| | | | |
|---|---|---|---|
| Provide City strategy for the adaptive reuse of historic vacant and/or abandoned buildings. | 1992 | NO | See Policy 3.2, pg. 27, and Recommendations, pg. 28. |
| Develop City Zoning Ordinance amendments to facilitate adaptive reuse of historic buildings. | 1994 | NO | See Policy 3.2, pg. 27, and Recommendations, pg. 28. |
| Develop comprehensive design guidelines for new construction or existing building improvements that will preserve the historical and architectural quality of designated neighborhoods, districts, sites and landmarks. | 1994 | YES | John S. Park Neighborhood Historic District Guidelines approved by HPC September 2006. |

**Successes**

Historic Designation

Since the HPC was created in 1991, much has been accomplished. Thirteen historic properties or districts have been designated on the City of Las Vegas Historic Property Register, three have been designated on the Nevada State Register of Historic Places, and eight on the National Register of Historic Places for a total of over 400 buildings, structures or sites. In 2006 the HPC received a $75,000 grant from the Centennial Commission for various historic preservation projects, including preparation of nomination reports for submittal to the National Register of Historic Places.

Public Outreach

The HPC has significantly increased its public outreach efforts, bringing the importance and urgency of historic preservation to the public forefront with frequent media releases, community events, the creation of the HPC website, the resurrection of the newsletter, publications, walking tours and historic markers. The newsletter, brochures and other publications are widely distributed to local cultural facilities, and are available on the website. The HPC website lists information on each designated historic property with links to local and national preservation resources. In addition, the HPC now has a recognition program for individuals or groups who make exceptional efforts in the spirit of historic preservation.

Funding

The HPC has vigorously pursued grant funding and private donations to save and restore our community gems such as the U.S. Post Office and Courthouse, the Westside School, and the relocation of the railroad cottages and the La Concha Motel lobby.

Historic Resource Survey and Inventory

Each year the Planning and Development department applies for funding from the Historic Preservation Fund (HPF) grant. This grant originates with the National Park Service and is administered by the State Historic Preservation Office. The city is typically awarded around $40,000 annually for historic resource surveys and inventories of historic neighborhoods. In recent years, the Biltmore, Huntridge, Mayfair, Berkley Square and Southridge neighborhoods, and the downtown wedding chapels have been surveyed. The data collected is used to identify neighborhoods or areas within Las Vegas that may be eligible for listing on the National Register

of Historic Places. For instance, the Berkley Square neighborhood was determined eligible after an HPF survey and was designated on the National Register of Historic Places in October 2009.

The city of Las Vegas will continue to apply for the annual HPF grant in order to maintain an inventory of historic resources. This information is invaluable to community planning efforts and procurement of grant funding for many types of projects, including sustainability initiatives, and redevelopment and infrastructure improvement funding.

Coordination

With the help of city staff, coordination between the HPC and other city departments and elected officials has greatly improved:

- In 2005 the Planning & Development and Leisure Services Departments' staff worked with Clark County staff to implement the Pioneer Trail, a six-mile pedestrian trail that winds through historic West Las Vegas.
- In 2005 the city approved the Neighborhood Action Plan process which facilitates the designation of historic neighborhoods. Neighborhood associations work with the Neighborhood Services and Planning & Development Departments to make historic preservation an optional component of their neighborhood action plans.
- In 2006 Planning and Building staff developed a more efficient and fully automated way to add Historic Preservation Officer review to a more comprehensive list of types of building permit applications for historic properties.
- In 2007 Planning staff developed a database within Geographic Information Systems that identifies all properties that are fifty years or older, and whether the properties have been surveyed for eligibility to the National Register of Historic Places. The data assists other city departments and government agencies with planning and implementing federally-funded projects.
- The process of updating the Historic Preservation Element involved valuable input from several city departments, including Neighborhood Services, Cultural Division, Office of Business Development, Building and Safety, Field Operations, Leisure Services and Public Works. It is the common goal of all departments within the City of Las Vegas that our significant historic resources be preserved in a manner which is consistent with the Master Plan goals, and that is not counterproductive.

# Implementation

The Historic Preservation Element provides as inclusive a resource as possible for city officials and the public regarding the current state of historic preservation in Las Vegas, the issues that affect this, and what options there are available to use historic preservation tools to improve our communities. The following "Goals, Objectives and Policies" are also included in the Master Plan 2020 policy document.

**Goal:** Promote the educational, cultural, economic, and general welfare of the public through the identification, preservation, maintenance and protection of structures, sites, neighborhoods

and districts of significant historic, architectural, archaeological and paleontological interest within Las Vegas.

**Objective 1**: Promote the preservation, maintenance and protection of structures, sites, neighborhoods and districts of historic and prehistoric interest within Las Vegas.

**Policy 1.1**: That the city pursues all available state and federal grant funding pertaining to Historic Preservation.

**Policy 1.2**: That the city promotes the identification and preservation of significant cultural resources within communities of diverse ethnic backgrounds which illustrate the historic role and contributing character of population identities within Las Vegas.

**Policy 1.3**: That the city promotes a stewardship program to oversee historic resources.

**Objective 2**: Encourage community participation in the preservation planning process to achieve public understanding and support of preservation concepts and the value of cultural resources to the community.

**Policy 2.1**: That the Historic Preservation Commission meetings are open to the public, and that commissioners be accessible to the public during preservation related events.

**Policy 2.2**: That the city promotes public education of historic preservation by distribution of information through media releases, publications, and events.

**Objective 3**: Promote and encourage the rehabilitation and reuse of historic resources.

**Policy 3.1**: That an inventory of buildings, structures, sites, objects, neighborhoods and districts that are over fifty (50) years old will be consistently updated and maintained.

**Policy 3.2**: That the city develop guidelines for reuse of historic structures, including the scope of modifications and the use and extent of exterior business signage. (From Reurbanization Policy 1.4.2)

**Objective 4**: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

**Policy 4.1**: That the city promote design guidelines for historic preservation as developed by federal agencies such as the National Park Service.

**Policy 4.2:** That the city meets the requirements for an Historic Properties Preservation Plan as set forth in NRS 278.160 1.d.

**Objective 5**: Facilitate coordination and cooperation between the Historic Preservation Commission and other city departments, local and regional historic preservation, archeological and museum organizations.

**Policy 5.1**: That the HPC provide consistent and up-to-date information to other city departments about historic resources that are potentially eligible or have been determined eligible to the local, state or national register(s) of historic places so as to support the goals as outlined in other Master Plan 2020 policies.

## Recommendations

Input from the public, research and experience have provided the city with an in-depth understanding of the issues facing historic preservation, not only in Las Vegas, but in the United States. This element provides recommendations based on an analysis of these issues. The recommendations are specific to the issues and any unfulfilled goals and objectives from the 1992 plan.

Action items have been categorized according to short (1 year) , medium (2-3 years), long-term (5 years), or ongoing implementation goals. It is anticipated that most recommended tasks can be accomplished within a five year period.

| Issue | Actions | Term |
|---|---|---|
| Adaptive Reuse | Complete feasibility assessment of all vacant buildings over fifty years old for potential for acquisition and reuse. | Long |
| | Research available grant funding for adaptive reuse, affordable housing, historic preservation, etc. | Ongoing |
| Historic Building Codes | The Building and Safety Department, with input from the HPC, shall review future code revisions or amendments for appropriate adoption by this jurisdiction. | Ongoing |
| Smart Growth and Sustainability | Adopt a policy for adaptive reuse of existing and historic buildings. | Medium |
| Conservation Districts | Investigate the possibility of creating a conservation district for residential neighborhoods that may not qualify as historic districts. | Medium |
| City Preservation Incentives | Investigate the development of a streamlined pre-application review process | Medium |

| | | |
|---|---|---|
| | Investigate Parking requirement adjustments | Medium |
| | Investigate subsidies in certain permit or application fees | Medium |
| | Investigate property tax reductions based on historic use of property (i.e. residential property tax vs. commercial) | Medium |
| Heritage Tourism | Develop a heritage tourism plan for Las Vegas that promotes the downtown historic areas as authentic historic experiences. | Medium |
| | Develop and preserve existing resources through promotion and financial incentives. | Ongoing |
| | Develop heritage partnerships and networks with local, state, and national historic preservation organizations. | Short |
| | Develop business and history partnerships by encouraging local business to incorporate heritage tourism in their business activities. | Short |
| Cultural Diversity | Within historic neighborhoods and areas, work with Neighborhood Services Department to develop working relationships with key organizations and community groups. | Ongoing |
| | Continue to conduct historic resource surveys of ethnic neighborhoods or individual buildings and publish the findings. | Ongoing |
| | Promote the nomination of significant buildings or neighborhoods to the Planning Commission and City Council. | Ongoing |
| | Work with the Neighborhood Services Department to attend neighborhood meetings to educate homeowners of the benefits of historic preservation. | Ongoing |
| Environmental Review and Section 106 | Compile all existing historic resource surveys for database. | Short |
| | Complete an historic resource survey of the entire city. | Long |
| | Educate key staff regarding the Section 106 process. | Short |

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| | | |
|---|---|---|
| | Develop a process for all city departments that requires initial review of potential Section 106 projects by the Historic Preservation Officer. | Short |
| Education | Create additional historic brochures and newsletters. | Ongoing |
| | Work with the Clark County School District to create an historic preservation curriculum for grade and high schools. | Medium |
| The Advisory Role of the HPC | Increase the presence and accessibility of the HPC members at public events. | Ongoing |
| City of Las Vegas Capital Improvement Plan (CIP) | Make recommendations to the City of Las Vegas Planning and Development Department for future CIP projects. | Ongoing |
| | Work with Public Works Department to review CIP project list annually. | Ongoing |

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# Appendix X: Stewardship Agreement

STEWARDSHIP AGREEMENT FOR CITY-OWNED HISTORIC RESOURCES

Stewardship means planning and taking the necessary actions over the long term to successfully preserve and protect the resources for which we have the privilege of caring. Good stewardship also requires managing resources to help educate and revitalize communities, while maintaining the character that makes Las Vegas a desirable place to live.

The city of Las Vegas recognizes its responsibility for owning and managing heritage resources and is committed to being a better steward through implementation of the following policies. Because the city of Las Vegas currently owns and operates several historic properties it is incumbent on the city to be a good steward.

These properties fall broadly into several categories:

1. Districts: composed of several buildings with a definable boundary. Some districts share boundaries with city-owned parks and are programmed by the city of Las Vegas Department of Leisure Services.
2. Buildings: composed of individual buildings that are either used for cultural purposes and/or leased to non-profit organizations. These buildings can be programmed by the Office of Cultural Affairs.
3. Sites: composed of archaeological and paleontological sites or cemeteries.
4. Structure: composed of bridges, signs, water towers, etc.

All city-owned historic properties that are listed on the city of Las Vegas Historic Property Register are protected by the Las Vegas Zoning Code, Title 19.06.090: Historic Designation. This chapter outlines the duties and powers of the Historic Preservation Commission (HPC), which include review of any development affecting properties listed on the register, and providing recommendations to the Las Vegas City Council regarding same. The HPC can assist with this stewardship program by providing technical assistance, as well as assistance with decisions about restoration objectives, how the property will be interpreted or used, and modifications to buildings and landscape.

**STEWARDHIP ACTION ITEMS**

1. Use city-owned sites to promote community involvement, stewardship and education in heritage preservation and development.

2. Develop and implement an Historic Resources Stewardship Plan component of the Historic Properties Preservation Plan Element for city-owned properties. The plan will set the vision for resource management and establish a unified approach to management, funding, research and education and heritage tourism development. The components of this plan should include as follows:

a. The city's vision and over-arching preservation goals including the rationale for acquiring and managing additional resources.
b. Funding options through CIP and recommendations for annual funding levels to accomplish preservation program objectives.
c. Heritage tourism and education opportunities.
d. Annual site visits for historic sites conducted by HPO and PW/FO to identify and assist in resolving any problems, monitor the level of ongoing maintenance and to discuss future preventative maintenance needs with city staff and facility maintenance managers.
e. Cyclical maintenance plan for immediate and long-term care of city historic buildings and sites. Completed plan will include inspection schedules, recommendations for appropriate materials and procedures, as well as projected budgets for the prescribed work. The HPO will provide guidance by offering technical preservation resources, cyclical and preventive maintenance checklists, sample templates for schedules and inspection forms.
f. All work will be performed according to the *Secretary of the Interior's Standards*.

3. Each city-owned property will have a specific stewardship plan that addresses, on a site-specific level, resource management, funding, ongoing research and education and heritage tourism development that is unique to each site. Site-specific stewardship plans should address, as a minimum, the following components:

a. Survey of the heritage resource or HSR/HABS/HAER report (documentation and physical survey)
b. Historical context.
c. Evaluation of significance (Eligibility for national, state and local registers).
d. Plan for immediate stabilization and protection.
e. Plan for restoration and/or adaptive reuse including funding.
f. Programming plan (education, heritage tourism, and revenue generating events).
g. Maintenance plan.

# Appendix X: Glossary of Terms

**Abandoned Shipwreck Act:** Federal law vesting title to abandoned shipwrecks found in state territorial waters, thereby enabling the preservation of historic shipwrecks.

**Advisory Council on Historic Preservation (ACHP):** Independent federal agency responsible for implementing the Section 106 review process.

**Affirmative maintenance:** Requirement in historic preservation ordinances that a building's structural components are maintained.

**Alteration:** Any aesthetic, architectural, mechanical, or structural change or addition to the exterior surface of any significant part of a designated property.

**American Indian Religious Freedom Act (AIRF):** Legislation passed by Congress intended to protect and preserve the traditional religious rights of American Indians, Eskimos, Aleuts, and

Native Hawaiians. The Act requires federal agencies to consider the effects of their programs on places and practices of religious importance to American Indians, Eskimos, and Native Hawaiians.

**Americans with Disabilities Act (ADA):** Law prohibiting discrimination to persons with disabilities, by requiring, among other things, that places generally open to the public, such as restaurants and hotels, be made accessible. Special rules apply to historic buildings and facilities.

**Antiquities Act:** Established the first national historic preservation policy and gave the President the authority to set aside significant historic resources located on federally controlled lands as "national monuments" to be managed by federal agencies.
**Approval authority:** The HPC or the HPO, as given by the City of Las Vegas.

**Archaeological and Historic Preservation Act (AHPA):** Requires federal agencies to provide for the preservation of historical and archeological data which might otherwise be lost or destroyed as the result of any federally licensed activity or program causing an alteration of terrain.

**Archeological Resources Protection Act (ARPA):** Primary federal statute governing archeological resources. The Act fosters cooperation and exchange of information between interested parties, and establishes civil and criminal penalties for the destruction or alteration of cultural resources.

**Area of significance:** the aspect of history a property represents that makes it eligible for designation on an historic property register. A property may meet the criteria under more than one area of significance.

**Architectural significance:** Importance of a property based on physical aspects of its design, materials, form, style, or workmanship.

**Associated structure/feature:** An outbuilding or landscape feature associated with an historic resource.

**Association:** Link of an historic property with an historic event, activity, or person. Also, the quality of integrity through which an historic property is linked to a particular past time or place.

**Boundaries:** Lines delineating the geographic extent or area of an historic property.

**Boundary description:** A precise description of the lines that bound an historic property.

**Boundary justification:** An explanation of the reasons for selecting the boundaries of an historic property.

**Building:** A resource such as a house, barn, store, hotel, factory, or warehouse, having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.

**Building code:** Law setting forth minimum standards for the construction and use of buildings to protect the public health and safety.

**Certificate of Appropriateness (COA):** Certificate issued by a preservation commission to indicate its approval of an application to alter, demolish, move, or add on to a protected resource.

**Certified Local Government:** A city or town that has met specific standards enabling participation in certain National Historic Preservation Act programs.

**Charitable contribution:** A donation to a charitable organization whose value may be deducted from gross income for purposes of determining how much tax is owed.

**Compatibility:** A pleasing visual relationship between elements of a property, building or structure; among properties, buildings and structures; or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

**Contributing structure:** Building or structure in historic district that generally has historic, architectural, cultural, or archeological significance, and represents the historic context of the district.

**Criteria:** Standards set by the National Park Service by which it determines the eligibility of a resource for the National Register of Historic Places. The City of Las Vegas defers to these standards to evaluate properties for listing in the State and National Register of Historic Places.

**Criteria Considerations:** Additional eligibility standards, defined by the National Register of Historic Places, set for certain kinds of properties, such as cemeteries, reconstructed or relocated buildings or structures, or properties less than 50 years old.

**Cultural affiliation:** Archaeological or ethnographic culture to which a collection of sites, resources, or artifacts belong.

**Cultural resource:** Structures, buildings, features (roads, ditches, bridges, etc), and historic and prehistoric archaeological sites.

**Demolition:** The act or process that destroys a structure or feature associated with a designated property.

**Demolition by neglect:** Process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety.

**Design:** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Designation:** Act of identifying historic structures and districts subject to regulation in historic preservation ordinances or other preservation laws.

**Determination of eligibility:** An action through which the eligibility of a property for National Register listing is confirmed without actual listing in the National Register. Nominating authorities and federal agencies commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private property owners have objected to National Register listing.

**Distinctive Character:** The distinguishing architectural and aesthetic characteristics of a Landmark or Historic Property, or those generally found throughout an Historic District, which fulfill the criteria for designation.

**Easement (preservation or conservation):** Partial interest in property that can be transferred to a nonprofit organization or governmental entity by gift or sale to ensure the protection of an historic resource and/or land area in perpetuity.

**Economic hardship:** Extreme economic impact on individual property owner resulting from the application of an historic preservation law.

**Eligible property:** Property that meets the criteria for inclusion in the National Register of Historic Places, or City of Las Vegas Historic Property Register, but is not formally listed.

**Eminent domain:** The right of government to take private property for a public purpose upon payment of "just compensation."

**Enabling law:** Law enacted by a state setting forth the legal parameters by which local governments may operate. Source of authority for enacting local preservation ordinances.

**Environmental Assessment or Impact Statement (EA or EIS):** Document pre-pared by state or federal agency to establish compliance with obligations under federal or state environmental protection laws to consider impact of proposed actions on the environment, including historic resources.

**Federal Land Policy Management Act (FLPMA)**: A United States federal law that governs the way in which the public lands administered by the Bureau of Land Management are managed.

**Guidelines:** Interpretative standards or criteria that are generally advisory in form.

**Historic context:** A compilation of information about historic properties that share a common theme, geographic area, and time period. The development of this information serves as a foundation for decisions about planning, identification, evaluation, registration, and treatment of historic properties.

**Historic District:** An area with definable and legal boundaries that generally includes within a significant concentration of properties linked by architectural style, historical development, or a past event, and that has been designated pursuant to the city of Las Vegas historic preservation ordinance because of its particular historic, architectural, archeological, or cultural significance.

**Historic Neighborhood:** A subdivided or developed area that consists of 10 or more residential dwelling units where at least two-thirds of the units are 40 or more years of age and have been identified by a governing body as having a distinctive character or traditional quality.[2]

**Historic Property:** A site or structure designated pursuant to the city of Las Vegas historic preservation ordinance that is worthy of preservation because of its particular historic, architectural, archeological, or cultural significance.

**Historic Sites, Buildings, and Antiquities Act (Historic Sites Act):** Builds upon the Antiquities Act to organize most of the national parks, monuments, and historic sites under the responsibility of the National Park Service (NPS).

**Integrity:** The unimpaired authenticity of a property's historic or prehistoric identity, evidenced by surviving physical characteristics.

**Listing:** The formal entry of a property in the city, state or National Register of Historic Places.

**Keeper of the National Register:** Individual in the National Park Service responsible for the listing in and determination of eligibility of properties for inclusion in the National Register of Historic Places.

**Land trust:** A nonprofit organization engaged in the voluntary protection of land for the purpose of providing long-term stewardship of important resources, whether historical, archeological, or environmental, through the acquisition of full or partial interests in property.

**Land use:** General term used to describe how land is or may be utilized or developed, whether for industrial, commercial, residential or agricultural purposes, or as open space.

**Landmark:** A site or structure designated pursuant to a local preservation ordinance or other law that is worthy of preservation because of its particular historic, architectural, archeological, or cultural significance.

**National Environmental Policy Act (NEPA):** Primary federal law requiring consideration of potential impacts of major federal actions on the environment, including historic and cultural resources.

**National Historic Landmark (NHL):** Property included in the National Register of Historic Places that has been judged by the Secretary of the. Interior to have "national significance in American history, archaeology, architecture, engineering and culture."

**National Historic Preservation Act (NHPA):** The federal law that encourages the preservation of cultural and historic resources in the United States.

[2] Abbreviated from NRS 278.

**National Register of Historic Places:** Official, non-regulatory inventory of "districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.

**Native American Graves and Protection and Repatriation Act (NAGPRA):** Federal law providing for the repatriation of Native American human skeletal material and related sacred items and objects of cultural patrimony.

**Nevada State Register of Historic Places:** Official, non-regulatory inventory of "districts, sites, buildings, structures, and objects significant in Nevada history, architecture, archaeology, engineering and culture.

**Noncontributing:** A building, site, structure, or object that does not add to the historic significance of a property or district.

**Object:** A construction, artistic in nature, or technologically significant, relatively small in scale, and simply constructed, such as a statue, train engine, or sign.

**Ordinary Maintenance and Repair:** Regular or usual care, upkeep, repair or replacement of any portion of an existing property, building or structure in order to maintain a safe, sanitary and stable condition.

**Owner:** The person(s) listed in the property records of Clark County as having fee ownership of an individual parcel or property.

**Paleontological Resources Preservation Act (PRPA):** Requires the Secretaries of the Interior and Agriculture to manage and protect paleontological resources on Federal land using scientific principles and expertise.

**Paleontology:** is the study of prehistoric life through fossil remains, including organisms' evolution and interactions with each other and their environments.

**Period of significance:** The span of time during which a property attained the significance that makes it eligible for listing on the state or National Register of Historic Places.

**Physical characteristics:** Visible and tangible attributes of an historic property or group of historic properties.

**Prehistoric:** Related to the period before recorded history.

**Property type:** A grouping of properties defined by common physical and associative attributes.

**Police power:** The inherent authority residing in each state to regulate, protect, and promote the public health, safety, morals, and general welfare.

**Property:** One or more structures or other improvements, or an archeological site, associated with a particular parcel or location.

**Public Buildings Cooperative Use Act:** Federal law governing the construction, acquisition, and management of space by the General Services Administration for use by federal agencies.

**Resource:** Any building, structure, site, or object that is part of or constitutes an historic property.

**Resource type:** The general category of property, building, structure, site, district, or object.

**Rehabilitation tax credit:** Twenty percent federal income tax credit on expenses for the substantial rehabilitation of historic properties.

**Revolving fund:** Fund established by a public or nonprofit organization to purchase land or buildings or make grants or loans to facilitate the preservation of historic resources.

**Section 106:** Provision in National Historic Preservation Act that requires federal agencies to consider effects of proposed undertakings on properties listed or eligible for listing in the National Register of Historic Places.

**Section 4(f):** Provision in Department of Transportation Act that prohibits federal approval or funding of transportation projects that require "use" of any historic site unless (1) there is "no feasible and prudent alternative to the project," and (2) the project includes "all possible planning to minimize harm."

**Significant:** With reference to a property, building or structure, means having aesthetic, architectural or historical qualities of critical importance to its consideration in connection with the designation of property.

**Site:** Location of a significant event, a prehistoric or historic occupation or activity, or building or structure, whether standing, ruined, or vanished, where the location itself possesses significance independent of the value of any existing structure at that location.

**Site plan:** Proposed plan for development submitted by the property owner for review by a planning board or other governmental entity that addresses issues such as the siting of structures, landscaping, pedestrian and vehicular access, lighting, signage, and other features.

**State Historic Preservation Officer (SHPO):** Official appointed or designated, pursuant to the National Historic Preservation Act, to administer a state's historic preservation program.

**Stewardship Program:** A program that involves trained volunteers working with the historic preservation officer to protect historic resources by regularly visiting sites and recording changes.

**Structure:** A functional resource constructed for purposes other than to provide shelter, such as a bridge, windmill, or silo.

**"Taking" of property:** Act of confiscating private property for governmental use through "eminent domain" or by regulatory action.

**Tax abatement:** A reduction, decrease, or diminution of taxes owed, often for a fixed period of time.

**Tax assessment:** Formal determination of property value subject to tax.

**Tax credit:** A "dollar for dollar" reduction on taxes owed.

**Tax deduction:** A subtraction from income (rather than taxes) that lowers the amount upon which taxes must be paid.

**Tax exemption:** Immunity from an obligation to pay taxes, in whole or in part.

**Tax freeze:** A "freezing" of the assessed value of property for a period of time.

**Transferable development right (TDR):** Technique allowing landowners to transfer right to develop a specific parcel of land to another parcel.

**Undertaking:** Federal agency actions requiring review under Section 106 of the National Historic Preservation Act.

**Zoning:** Act of regulating the use of land and structures according to district. Laws generally specify allowable use for land, such as residential or commercial, and restrictions on development such as minimum lot sizes, set back requirements, maximum height and bulk, and so forth.

# Appendix X: Historic Resource Protection Laws

**Federal Land Policy Management Act (FLPMA), as amended**
(Pub.L. 94-579). A United States federal law that governs the way in which the public lands administered by the Bureau of Land Management are managed. The law was enacted in 1976 by the 94th Congress. In the FLPMA, Congress recognized the value of the public lands, declaring that these lands would remain in public ownership. The law protects paleontological resources on federal land. The law is found in the United States Code under Title 43.

**American Indian Religious Freedom Act (1978), as amended**
Legislation passed by Congress intended to protect and preserve the traditional religious rights of American Indians, Eskimos, Aleuts, and Native Hawaiians. The Act (42 USC 1996) requires federal agencies to consider the effects of their programs on places and practices of religious importance to American Indians, Eskimos, and Native Hawaiians. Although the Act resulted in

some governmental policy changes, no regulations were ever issued. The AIRFA was amended (42 USC 1996a) to allow the use of peyote for ceremonial purposes.

**Antiquities Act (1906), as amended**

The first piece of U.S. legislation providing protection for any kind of cultural or natural resource. The Act (16 USC 431-433) established the first national historic preservation policy and gave the President the authority to set aside historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest located on federally controlled lands as "national monuments" to be managed properly by federal agencies. The regulations assign responsibility over lands to different federal agencies: the U.S. Department of Agriculture (USDA) has responsibility for lands within forest reserves, the U.S. Army has responsibility over lands within military reservations, and the U.S. Department of the Interior (DOI) has responsibility over all other lands owned or controlled by the federal government. The full suite of regulations promulgated by the DOI is available at 43 CFR 3.

**Archaeological and Historic Preservation Act (1974), as amended**

Legislation that amended the Reservoir Salvage Act of 1960 requiring federal agencies to provide for the preservation of historical and archeological data which might otherwise be lost or destroyed as the result of any federally licensed activity or program causing an alteration of terrain. This Act (16 USC 469-469c-2) greatly expanded the number of federal agencies that had to take archeological resources into account when executing, funding, or licensing projects; previously the Reservoir Salvage Act had required such attention only of federal agencies that constructed reservoirs and related structures (e.g., U.S. Army Corps of Engineers and the Bureau of Reclamation). The full suite of regulations promulgated by the National Park Service (NPS) under the AHPA is available at 36 CFR 79.

**Historic Sites, Buildings, and Antiquities Act (Historic Sites Act), as amended**

Legislation building upon the earlier Antiquities Act to organize most of the national parks, monuments, and historic sites under the responsibility of the National Park Service (NPS). The Act (16 USC 461-467) declared a national policy of preserving historic sites, buildings, and objects of national significance for public use. Provisions of the Act are implemented through the NPS regulations available at 36 CFR 1-65.

**Native American Graves Protection and Repatriation Act (NAGPRA), as amended**

Legislation (25 USC 3001-3013) requiring federal agencies to consult with the appropriate Native American Tribes prior to the intentional excavation of human remains and funerary objects. The regulations establish a process for determining the rights of lineal descendants and Indian tribes and Native Hawaiian organizations to certain Native American human remains, funerary objects, sacred objects, or objects of cultural patrimony with which they are affiliated. The full suite of regulations promulgated by the National Park Service (NPS) under NAGPRA is available at 43 CFR 10.

**Executive Order 11593: Protection and Enhancement of the Cultural Environment**

Executive Order 11593 was issued by President Nixon on May 13, 1971, directing federal agencies to inventory their cultural resources and establish policies and procedures to ensure the

protection, restoration, and maintenance of federally owned sites, structures, and objects of historical, architectural, or archaeological significance.

**Executive Order 13007: Indian Sacred Sites**
Executive Order 13007 was issued by President Clinton on May 24, 1996, directing federal agencies, to the extent practicable and allowed by law, to allow Native Americans to worship at sacred sites located on federal property and to avoid adversely affecting the physical integrity of such sites.

**Executive Order 13175: Consultation and Coordination with Indian Tribal Governments**
Executive Order 13175 was issued by President Clinton on November 6, 2000, directing federal agencies to coordinate and consult with Indian tribal governments whose interests might be directly and substantially affected by activities on federally administered lands.

**Executive Order 13287: Preserve America**
Executive Order 13287 was issued by President G.W. Bush on March 3, 2003, directing federal agencies to actively advance the protection, enhancement, and contemporary use of the historic properties owned by the federal government. It also encouraged agencies to establish partnerships with state, tribal, and local governments and the private sector to use these resources for economic development (e.g., tourism) and other public benefits.

# Appendix X: Designated Historic Resources

## List of Designated Historic Resources within the City of Las Vegas

Each designated site is numbered according to its location on the "Historic Places" map, Appendix: Maps, unless marked "Address Restricted."

#1*) "Big Springs," The Las Vegas Springs (c. 1880)*
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 12/14/1978

*"Big Springs," The Las Vegas Springs (prehistoric and historic archaeological resource)*
Location of archaeological resources are Site Restricted*
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 12/14/1978

#2) *Clark Avenue (Bonanza Road) Underpass (1936)*
E. Bonanza Road and Union Pacific Railroad Tracks
Listed on National Register of Historic Places 1/18/2004

*Eureka Locomotive (1875)*
Location of locomotive is Site Restricted
Listed on National Register of Historic Places 1/12/1995

#3) *"Fifth Street School," Las Vegas Grammar School (1936)*
401 S. Fourth StreetListed on the City of Las Vegas Historic Property Register 2/19/1992
Listed on the National Register of Historic Places 5/20/1988

#4) *Floyd Lamb Park at Tule Springs (Tule Springs Ranch) (c. 1910)*
9200 Tule Springs Road
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 9/23/1981
Listed on the city of Las Vegas Historic Property Register 1/9/2008

#5) *Frank Wait House (c. 1930)*
901 Ogden Street
Listed on City of Las Vegas Historic Property Register 6/3/1994

#6) *Henderson House (1930)*
704 S. Ninth Street
Listed as contributing resource to Las Vegas High School Neighborhood Historic District 1/30/91
Listed individually on City of Las Vegas Historic Property Register 8/20/2006

#7) *Huntridge Theatre (1946)*
1208 E. Maryland Parkway
Listed on the Nevada State Register of Historic Places 1/15/1999
Listed on the National Register of Historic Places 7/22/1993

#8) *Jay Dayton Smith House (1930)*
624 S. Sixth Street
Listed on the National Register of Historic Places 2/20/1987

#9) *John S. Park Neighborhood Historic District (1931 - )*
Bounded by Park Paseo, Ninth Street, Franklin Avenue & Fifth Place (see also map, Appendix)
Listed on City of Las Vegas Historic Property Register 3/19/2003
Listed on the National Register of Historic Places 5/16/2003

#10) *La Concha Motel Lobby (1961)*
770 N. Las Vegas Boulevard
Listed on the city of Las Vegas Historic Property Register 8/1/2007

#11) *Las Vegas High School Administration Building & Gymnasium (Las Vegas Academy) (1931)*
315 S. Seventh Street
Listed on the City of Las Vegas Historic Property Register 4/2/2003
Listed on the National Register of Historic Places 9/24/1986

#12) *Las Vegas High School Neighborhood Historic District (1928 - )*

Bounded by E. Bridger Avenue, S. Ninth Street, E. Gass Street and S. Sixth Street (see also map, Appendix)
Listed on the National Register of Historic Places 1/30/1991

#13) *Las Vegas Mormon Fort (1855)*
900 N. Las Vegas Boulevard
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 2/1/1972

#14) *Las Vegas Mormon Fort Boundary Increase (1855)*
900 N. Las Vegas Boulevard
Listed on the National Register of Historic Places 2/12/1978

#15) *Lorenzi Park Historic District (1949)*
720 Twin Lakes Drive
Listed on the city of Las Vegas Historic Property Register 5/20/2009.

#16) *Mesquite Club* (1961)
702 E. St. Louis Avenue
Listed on the city of Las Vegas Historic Property Register 5/20/2009

#17) *Morelli House (1959)*
814 Bridger Avenue
Listed on the Nevada state Register of Historic Places 10/1/2001
Listed on the City of Las Vegas Historic Property Register 3/8/2007

#18) *Moulin Rouge Hotel (1955)*
900 W. Bonanza Road
Listed on the City of Las Vegas Historic Property Register 6/17/1992
Listed on the National Register of Historic Places 12/22/1992

*Old Spanish Trail - Mormon Road Historic District (1829 – 1848)*
From California border to Arizona, across Southern Nevada
Location of remaining trail segments are Site Restricted*
Listed on the National Register of Historic Places 8/22/2001

*Tule Springs Archaeological Site (prehistoric archaeological resource)*
Location of archaeological resources are Site Restricted*
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 4/20/1979

#19) *U.S. Post Office and Courthouse (1931)*
301 Stewart Avenue
Listed on the City of Las Vegas Historic Property Register 4/2/2003
Listed on the Nevada state Register of Historic Places 5/15/2002

Listed on the National Register of Historic Places 2/10/1983

#20) *"Westside School," Las Vegas Grammar School, Branch No. 1 (1922, 1948)*
330 W. Washington Avenue
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 4/2/79

#21) *Woodlawn Cemetery (1913)*
1500 N. Las Vegas Boulevard
Listed on the National Register of Historic Places 11/21/06

*Federal law prohibits disclosure of the locations of archaeological sites.

# Appendix X: Potentially Eligible Historic Resources

Apache Hotel/Binions (1931)
128 Fremont Street

Binion House (1940)
2040 W. Bonanza Road

Blakey Apartments (1932)
201 S. Sixth Street

Christensen House (c. 1930)
500 Van Buren Avenue

El Cortez Hotel and Casino (1941)
600 Fremont Street

Fremont Street Motor Courts (c. 1920 – 1957)

Golden Gate Casino (1905)
1 Fremont Street

Historic signs

Johnny Tocco's Boxing Gym (1942)
9 W. Charleston Boulevard

Upper Las Vegas Wash
(boundaries to come)

DRAFT

St. Luke's Episcopal Church (1925)
832 N. Eastern Avenue
Original location: Sixth St. and Carson Ave.
Moved to Boulder City (year unknown)
Moved to current location (year unknown)

Victory Motel (1911)
307 S. Main Street

Wengert House/State Bar of Nevada (1938)
600 E. Charleston Boulevard

## Appendix X: Maps (NOT INCLUDED IN DRAFT)

Designated Historic Resources within the City of Las Vegas
Las Vegas High School Neighborhood Historic District
John S. Park Neighborhood Historic District
Future Historic Properties

DRAFT

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

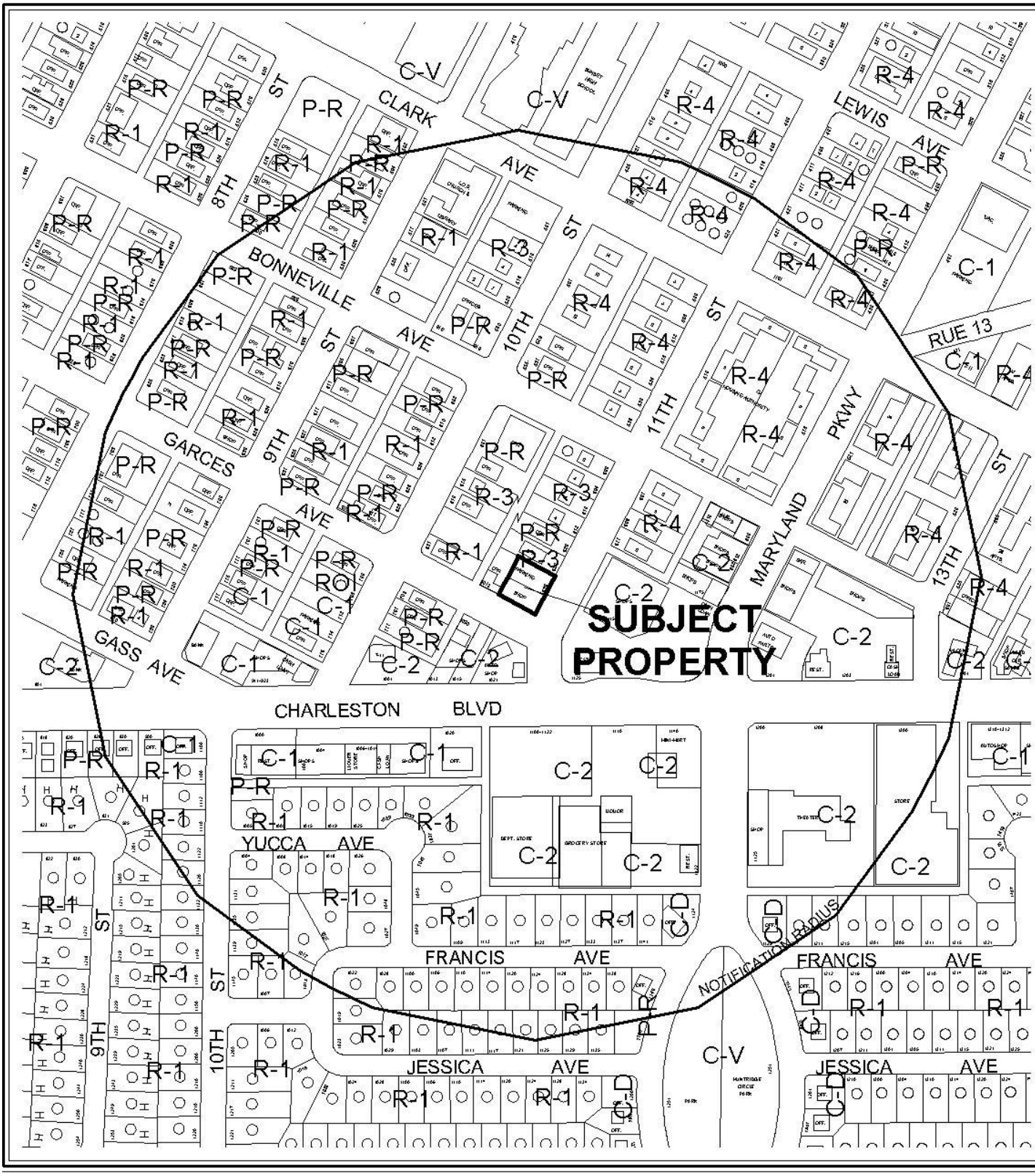
**SUBJECT:**
ZON-37634 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JALALA, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.23 acres at 630 South 11th Street (APN 139-34-811-009), Ward 3 (Reese). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




0 300 600 Feet

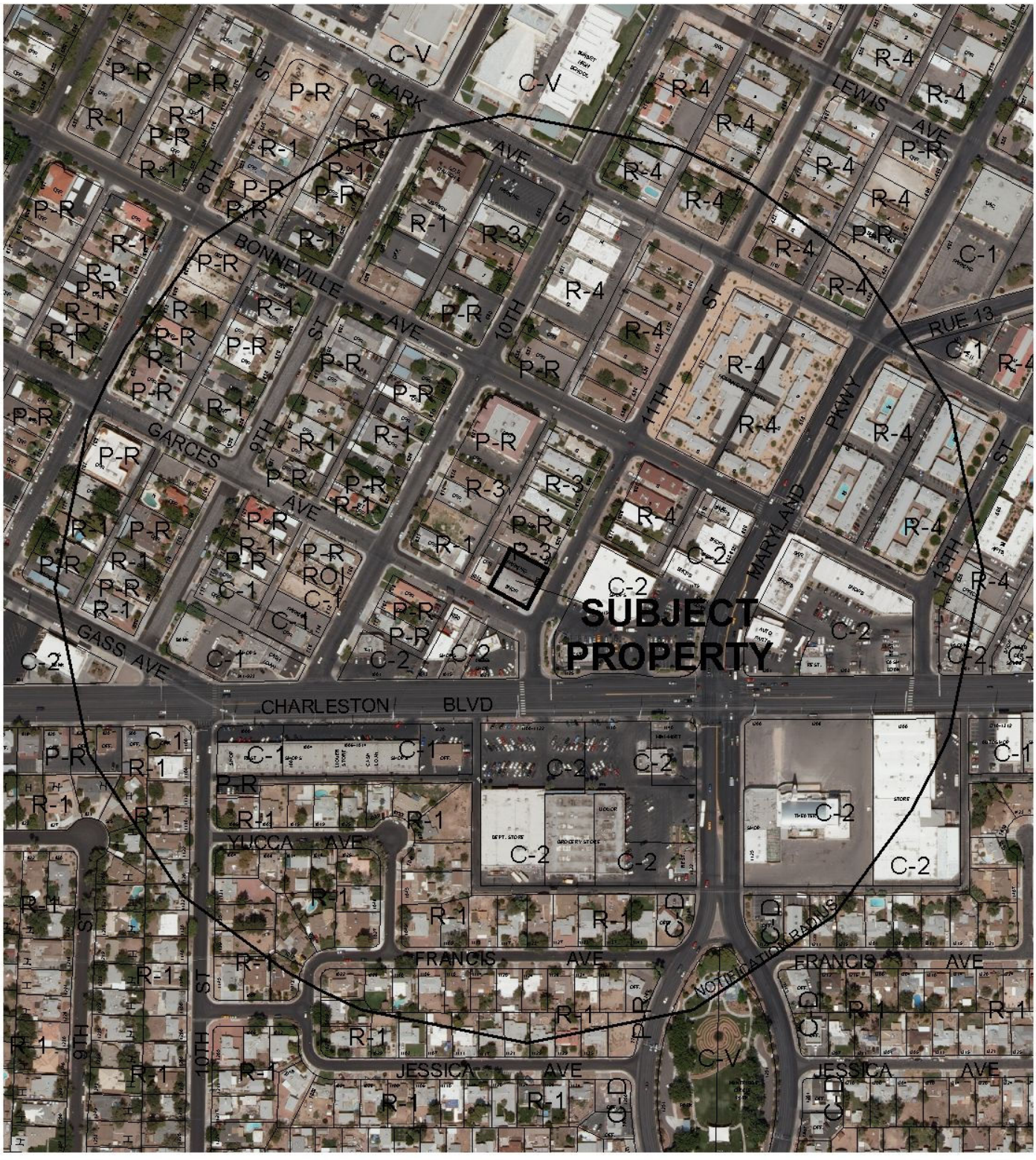
**CASE:** **ZON-37634**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** R-3 (MEDIUM DENSITY RESIDENTIAL)

**PROPOSED ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N




0 300 600 Feet

**CASE:** **ZON-37634**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** R-3 (MEDIUM DENSITY RESIDENTIAL)

**PROPOSED ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37634** APN: 139-34-811-009

Name of Property Owner: FARID A. JALALA

Name of Applicant: FARID A. JALALA

Name of Representative: FARID A. JALALA

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: 139-34-811-009

Signature of Property Owner: Farid Ahmad Jalala

Print Name: FARID A. JALALA

Subscribed and sworn before me

This 9th day of MARCH, 2010

D.S. Watson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D.S. WATSON
No: 09-11647-1
My Appointment Expires Dec. 1, 2013

RECEIVED
MAR 10 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** REZONING

**Project Address (Location)** 630 S. 11th Street, LAS VEGAS NV. 89101

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 139-34-811-009 **Ward #** _____

**General Plan:** existing C proposed _____ **Zoning:** existing R3 proposed C2

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

**Gross Acres** 0.2299 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** FARID A JALALA **Contact** FARID A. JALALA

**Address** 1219 N. TUSTIN AVE **Phone:** 714-666-2000 **Fax:** 714-632-8567

**City** ANAHEIM **State** CA **Zip** 92807

**E-mail Address** JALALAF@AGSSECURITY.COM

**APPLICANT** SAME AS ABOVE **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** SAME AS ABOVE **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** FARID A. JALALA

Subscribed and sworn before me

This 9th day of March, 2010.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D.S. WATSON
No: 09-11647-1
My Appointment Expires Dec. 1, 2013

*FOR DEPARTMENT USE ONLY*

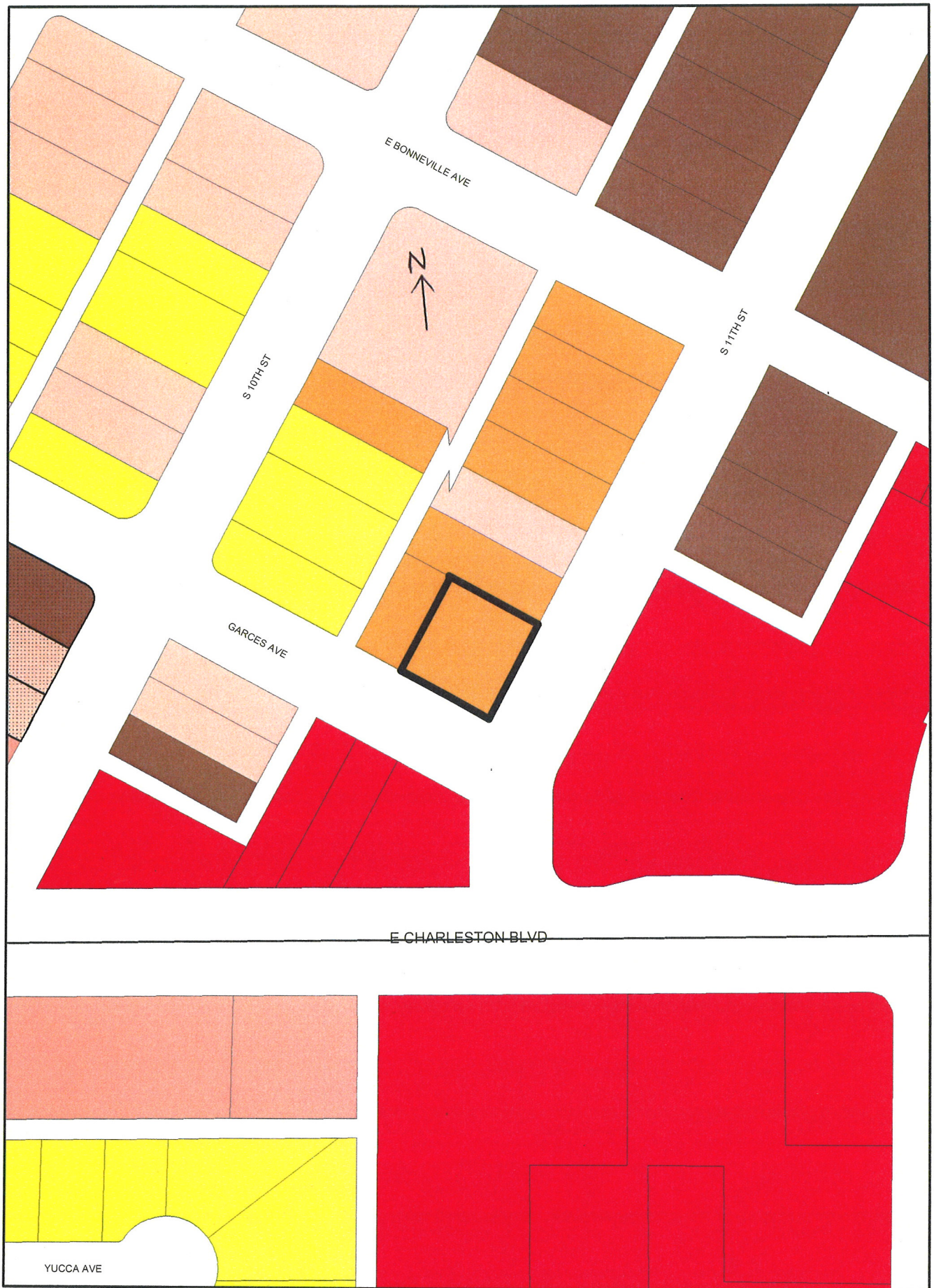
| | |
|---|---|
| Case # | ZON-37634 |
| Meeting Date: | 5/27/10 |
| Total Fee: | $1200 |
| Date Received:* | 3/10/2010 |
| Received By: | MREX |

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

Revised 10/27/08

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

REZONING Parcel: 139-34-811-009




ZONING

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

**ZON-37634 From R-3 to C-2**

**05/27/10 PC**

Data Current as of: March 9, 2010

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System. Planning & Development Dept. 702-229-6301

PLANNING & DEVELOPMENT

RECEIVED
MAR 10 2010

# Advantage Guard Services Inc

**866-PATROL-9**

## Rezoning for 630 South 11th Street, Las Vegas, NV89101

To: Planning Division

731 South Fourth Street

Las Vegas, NV 89101

This letter is to request Zone change for 630 south 11th Street, Las Vegas from R3 to C2. This property has been used as retail store gambling book store for more than 25 years. As you can see all the properties around the subject property are zoned commercial. The subject property is surrounded by shopping center, retail store, office building, Dealer ships and Restaurants.

We have a company called Advantage Guard Services Inc. We have been in business for more than ten years based in California. We also have offices in Washington DC, Maryland, and Virginia. We provide security officers to guard businesses and provide surveillance cameras and equipments for sale to the public. We provide standing security guards to protect our clients from thefts, vandalism. Most of our employees are working in the fields. This building will be used for administrative purposes and retail store to sell surveillance system & cameras and equipments to public. There will not be over night security guard stationed in this location. The office hours are Mon- Friday 8am to 5pm possibly later hours in summer time if necessary. The subject property has its own gated parking lot which can accommodate about 15-20 cars.

We are not making any structural changes to the building the building will remain the same with exception of cosmetic changes like paint and clean up. We are requesting to change the Zoning from R3 to C2 as soon as possible. This project will create at least 200-300 new permanent jobs in the city of Las Vegas. If you have any additional questions please contact me at 714-715-9395.

Sincerely

Farid Jalala

Owner

March/10/2010

RECEIVED
APR 27 2010

ZON-37634
REVISED

1219 N. Tustin Ave, Anaheim, California, 92807
Tel(714)666-2000 Fax(714)632-8567

# Advantage Guard Services Inc.

## Business Description:

Advantage Guard Services, Inc. is a fully licensed, bonded and insured corporation that provides professional uniformed guard and patrol services throughout the Washington DC Metro area and Southern California. With over 10 years of professional services and experience, Advantage Guard Services is dedicated to providing the superior guard service for all of our clients by working together to develop and promote a comprehensive safety and security program. Advantage Guard Service inc. was established in 2001.

Advantage Guard Services has excellent communication with local law enforcement agencies that help us deliver better service to our clients. We credit our accomplishments to proper management, training and supervision of our officers and the development and execution of sensible security programs. We firmly believe that the training, selection and placement of our personnel are an integral part in producing superior customer service and quality.

We are uniquely qualified to provide you with professional uniformed guard services, while maintaining the trust and confidence your organization deserves. Managerial experience and proper guard training has been a key to successfully providing quality guard service.

Advantage Guard Services Inc. and its uniformed personnel are fully certified and/or licensed in accordance with local and federal regulations. Certification and licensing are issued by State Approved Criminal Justic Schools and Training academies.

Advantage Guard Services, Inc. provide highly trained security guards and vehicle patrol services to stop and prevent crimes from happening.If you manage any type of property, you are aware that theft, vandalism, burglary, or other crimes can happen when you least expect them. That's why is of utmost importance to provide the proper level of security to safeguard your assets while providing you and your employees with peace of mind. Whether you are considering additional security for your business or your community, trained secuirty officers from Advantage Guard Services will provide the safety and security you need. Our professional security guards and special police officers will carry out a variety of duties to ensure your safety.

Advantage Guard Services employs only qualified candidates to ensure your maximum protection. We send all our security guards to Criminal Justice Approved Training schools depending on where they live, so they can obtain the best training possible.

Advantage Guard Services is fully insured and bonded with professional and liablity insurance coverage. Available by request, you will receive a certificate of insurance naming your corporation as a certificate holder. All our insurance coverage currently meets or exceeds all local and federal requirements.

RECEIVED
APR 27 2010

ZON-37634
REVISED

**Who We Serve:**

We are able to provide the appropriate level of expertise and experience depending on each property. We provide security for:

- Retail Stores
- Colleges& Universities
- Shopping Centers
- Apartments
- Warehouses
- Charter and Private Schools
- Malls
- Auto Dealerships
- Construction Sites
- Retirement Homes
- Healthcare Facilities

If you want to more about us, you can visit us at www.agssecurity.com

RECEIVED
APR 27 2010

**ZON-37634**
**REVISED**

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

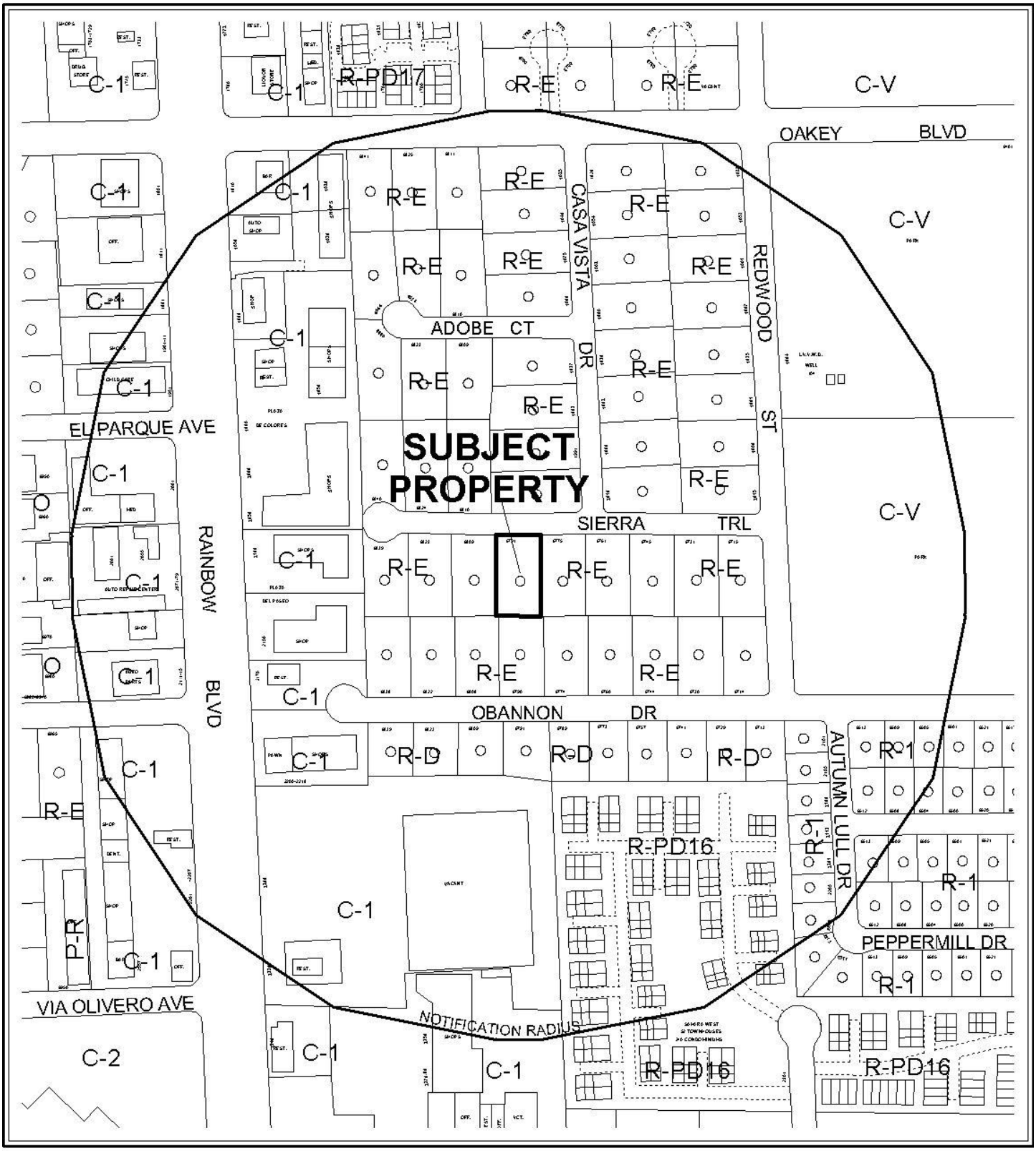
**SUBJECT:**
VAR-37831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANDRA LIPPINCOTT - Request for a Variance TO ALLOW AN EXISTING 316 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.46 acres at 6791 Sierra Trail (APN 163-02-311-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




**CASE:** **VAR-37831**

**RADIUS:** 1000 FT

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

0 300 600 Feet




0 300 600 Feet

**CASE:** **VAR-37831**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37831** APN: 163-02-311-006

Name of Property Owner: Sandra Lippincott

Name of Applicant: Same

Name of Representative: Brent and Patricia Conrad

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: Sandra Lippincott

Print Name: Sandra Lippincott

Subscribed and sworn before me

This 26 day of March, 2010

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KEVIN J. MACKEY
Appt. No. 05-97015-1
My Appt. Expires April 28, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Sandra Lippincott

**Project Address (Location)** 6791 Sierra Trail L.V., NV.

**Project Name** Shed **Proposed Use** Storage

**Assessor's Parcel #(s)** 163-02-311-006 **Ward #** 1

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

**Commercial Square Footage** N/A **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** Sandra Lippincott **Contact** _____

**Address** 6791 Sierra Trail **Phone:** 873-4369 **Fax:** _____

**City** Las Vegas **State** NV. **Zip** 89146

**E-mail Address** _____

**APPLICANT** same as above **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** Brent + Patricia Conrad **Contact** 379-3060 / 400-3261

**Address** 5336 Elkhorn Road **Phone:** 645-0969 **Fax:** 656-3556

**City** LAS Vegas **State** NV **Zip** 89131

**E-mail Address** wbc12@cox.net

**Property Owner Signature*** Sandra Lippincott

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

**Print Name** SANDRA LIPPINCOTT

Subscribed and sworn before me

This 26 day of March, 20 10.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KEVIN J. MACKEY
Appt. No. 05-97015-1
My Appt. Expires April 28, 2013

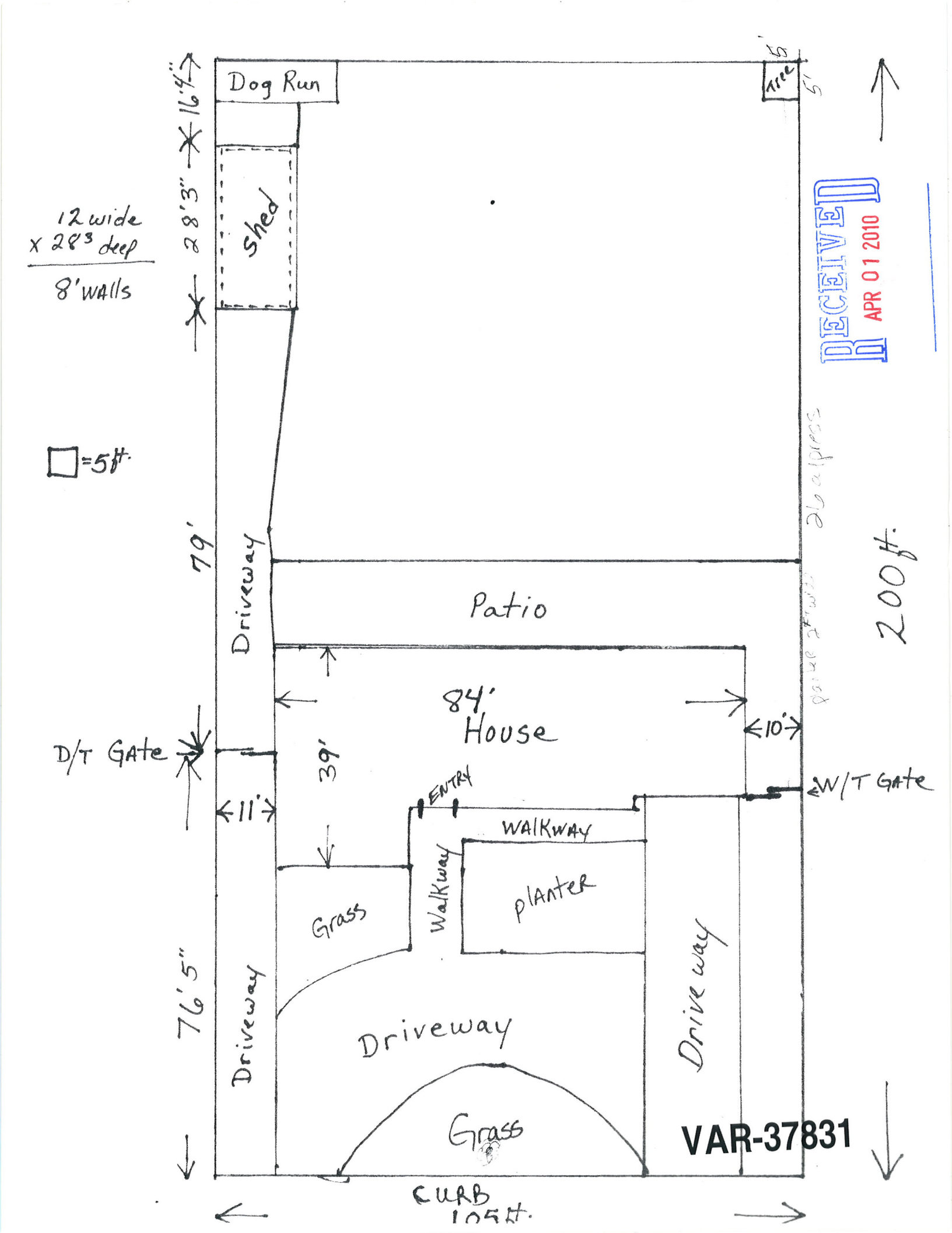
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-37831 |
| Meeting Date* | 05/27/10 |
| Total Fee: | $830.00 |
| Date Received:* | 04/01/10 |
| Received By: | |

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

Revised 10/27/08

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



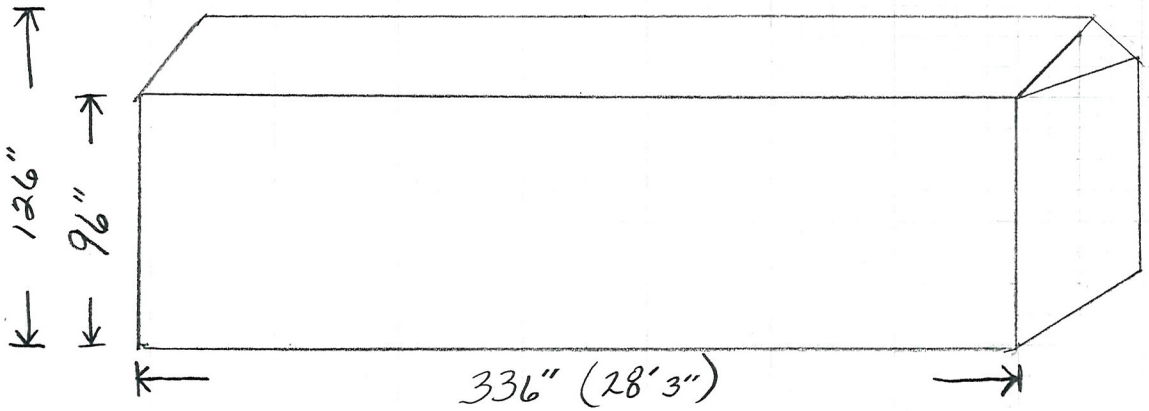

RECEIVED
APR 01 2010

VAR-37831

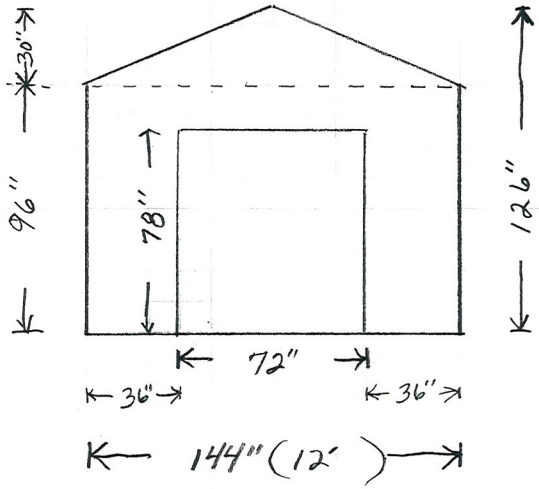
Shed @ rear of property

Stucco sided
Grey tile roof

WEST SIDE




North side



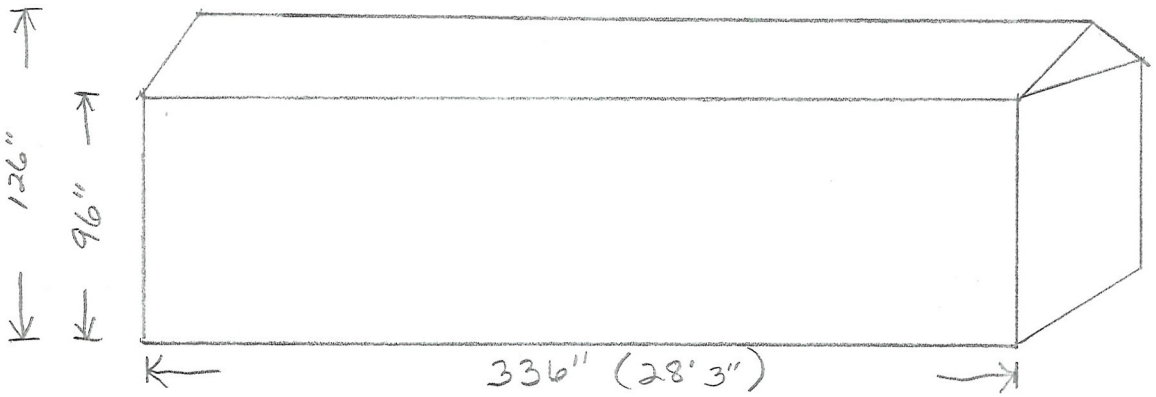

**VAR-37831**

RECEIVED
APR 01 2010

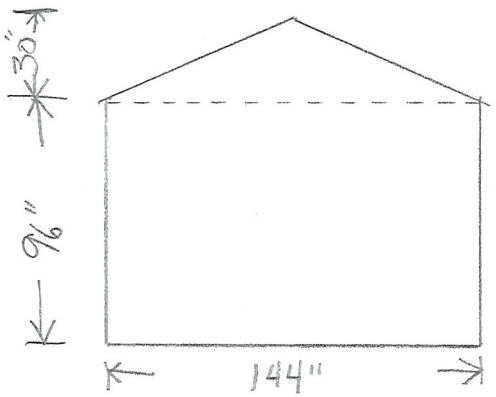
Stucco Sided
Tile Roof

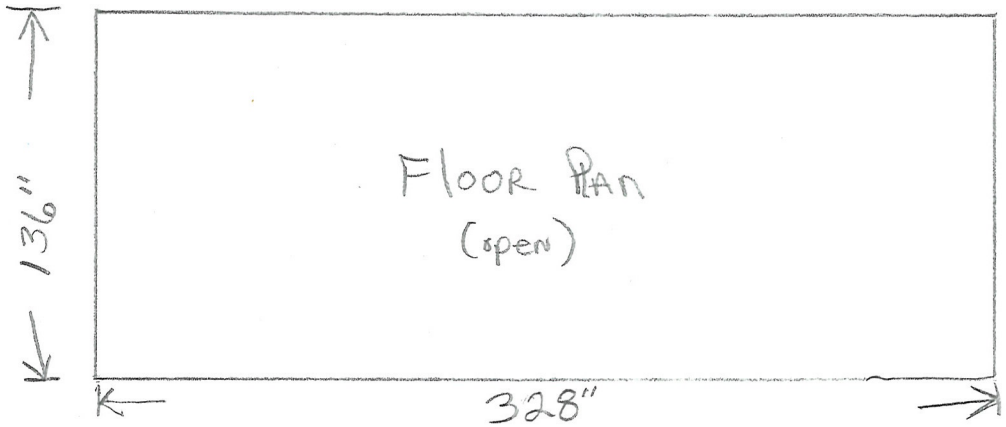
Shed @ Rear of property

EAST Side




South side




Floor Plan
(open)

VAR-37831

RECEIVED
APR 01 2010









RECEIVED
APR 09 2010

VAR-37831

RECEIVED
09 2010

VAR-37831

March 31, 2010

RE: 6791 Sierra Trail
Las Vegas, NV

To City of Las Vegas,

While I am representing my mother Sandra Lippincott, in regards to the existing storage facility located on her property, we have learned that a variance is needed to keep this building in compliance with the City of Las Vegas. The building has been located in the southeast corner of her property since 1979. My father had the shed built back when the parcel was located in the County, but has since been annexed into the City. We have searched for a copy of the original permit to no avail, and due to the fact that he passed away in 2005, have little doubt that we will find it. I understand that a neighbor has filed a complaint regarding this matter, but knowing he has lived next door for 19 years with no mention of disapproval, cannot understand why at this time his has made a complaint. We are trying to correct this matter by requesting a variance. The shed has been improved since originally built, by adding stucco finish and a tile roof to match the new roof and siding of the main home structure. We did find the copy of the permit issued by the City of Las Vegas when my father had the home reroofed in 1996, therefore showing he was the type of person to do things by correct standards.

We feel that asking my mother to have the shed moved to a different location on the property would cause her further financial hardship, as she has not the income to do so. Any suggestions regarding this matter would greatly be appreciated.

Thank you for your help,

Patricia L Conrad

Patricia Conrad

702-400-3261

RECEIVED
APR 01 2010
VAR-37831

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

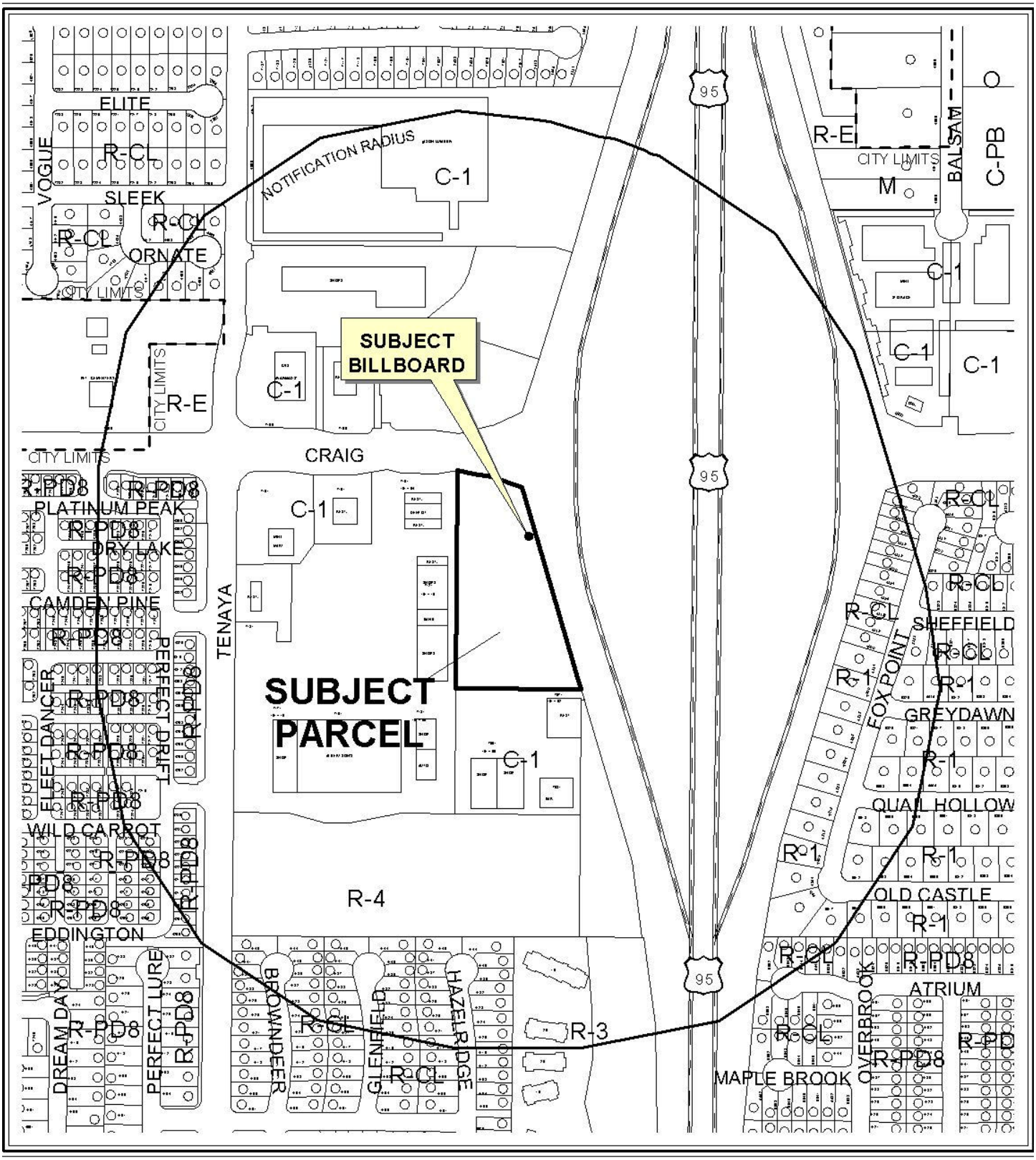
**SUBJECT:**
VAR-37837 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG 95, LLC - Request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO 47 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.52 acres at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




**CASE:** **VAR-37837**

**RADIUS:** 1000 FT

0 400 800 Feet

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

N




**CASE:** **VAR-37837**

**RADIUS:** 1000 FT

0 400 800 Feet

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

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37837** APN: 138-03-701-003

Name of Property Owner: Craig 95 L.L.C

Name of Applicant: Craig 95 L.L.C

Name of Representative: Ali Kaveh

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: Ali Kaveh

Print Name: Ali Kaveh

Subscribed and sworn before me

This 10 day of February, 20 10

Andrea Toussaint

Notary Public in and for said County and State

ANDREA TOUSSAINT
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-29-2011
Certificate No: 07-3795-1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM Variance

**Application/Petition For:** Craig 95 L.L.C

**Project Address (Location)** 7075 W Craig Rd

**Project Name** Craig 95 L.L.C **Proposed Use** OFF premise sign

**Assessor's Parcel #(s)** 138-03-701-003 **Ward #** 4

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

**Commercial Square Footage** 15,000 **Floor Area Ratio** _____

**Gross Acres** 3.5 **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Craig 95 L.L.C **Contact** Ali Kaveh

**Address** 3824 S. Jones #F **Phone:** 277-0194 **Fax:** 251-0918

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** Kaveh1769@gmail.com

**APPLICANT** Craig 95 L.L.C **Contact** Ali Kaveh

**Address** 3824 S. Jones #F **Phone:** 277-0194 **Fax:** 251-0918

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** Kaveh1769@gmail.com

**REPRESENTATIVE** Ali Kaveh **Contact** Ali Kaveh

**Address** 3824 S. Jones #F **Phone:** 277-0194 **Fax:** 251-0918

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** Kaveh1769@gmail.com

**Property Owner Signature*** _____

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

**Print Name** Ali Kaveh

Subscribed and sworn before me

This 11 day of February, 20 10.

_____

Notary Public in and for said County and State

ANDREA TOUSSAINT
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-29-2011
Certificate No: 07-3795-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR 37837 |
| Meeting Date: | 5.27.10 |
| Total Fee: | $830.00 |
| Date Received:* | 4.1.10 |
| Received By: | JFA |

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

Revised 10/27/08




VICINITY MAP

## SITE NOTES

| | DESCRIPTION |
|---|---|
| 1. | VEHICLE AND VAN ACCESSIBLE PARKING SIGNS SEE DETAIL 1A/AS.2. |
| 2. | LOADING ZONE SIGN SEE DETAIL 1B/AS.2. |
| 3. | TRASH ENCLOSURE (SPLIT FACE CMU) SEE DETAIL 4/AS.2. |
| 4. | EXPOSED AGGREGATE SIDEWALK WITH JOINTS AT 45 DEG. AND 10'-0" O.C. (BROWN AGGREGATE) W/ A CURB (BROWN COLOR) |
| 5. | ACCESSIBLE ROUTE SHALL NOT EXCEED 5% SLOPE AND 2% CROSS SLOPE. |
| 6. | PAINTED WHITE STRIPING 4" WIDE. |
| 7. | HANDICAPPED PARKING SYMBOL 4'X4' PAINTED BLUE WITH WHITE BACKGROUND. |
| 8. | 6'-0" PRECAST CONCRETE BUMPERS. |
| 9. | 5'-0" PUBLIC SIDEWALK. |
| 10. | LANDSCAPING AREA SEE LANDSCAPING PLANS. |
| 11. | SIDEWALK. |
| 12. | NEW ASPHALT PAVING SEE CIVIL PLANS. |
| 13. | SITE WALL SEE DETAIL 3/AS.2 |
| 14. | CMU/RAILING WALL DESIGN PER SERENE ESTATES |
| 15. | POLE MOUNTED SITE LIGHTING. |
| 16. | EXISTING STREET LIGHTING. |
| 17. | DECORATIVE STAMPED COLORED CONCRETE. |
| 18. | 13" AFF RAISED STONE PLANTER - CULTERED STONE CJ/ 8" CMU |
| 19. | 18" AFF WROUGHT IRON PLANTER - DRILL AND EPOXY INTO CONCRETE AROUND OPEN PLANTER |
| 20. | FOR RAMP INFORMATION - SEE DETAILS 3/A1.2 & 5/A1.2 - SEE CIVIL FOR GRADES |
| 21. | TRASH ENCLOSURE (SPLIT FACE CMU) SEE DETAILS/AS.2 |

## GENERAL NOTES

1. SEE CIVIL PLANS FOR SITE DESIGN, UTILITIES, BUILDING LAYOUT AND GRADING.
2. SEE ELECTRICAL PLANS FOR SITE LIGHTING.
3. BUILDINGS, FENCES, WALLS & ENCLOSURES ETC REQUIRE A SEPARATE PERMIT AND APPLICATION.

## SITE ANALYSIS

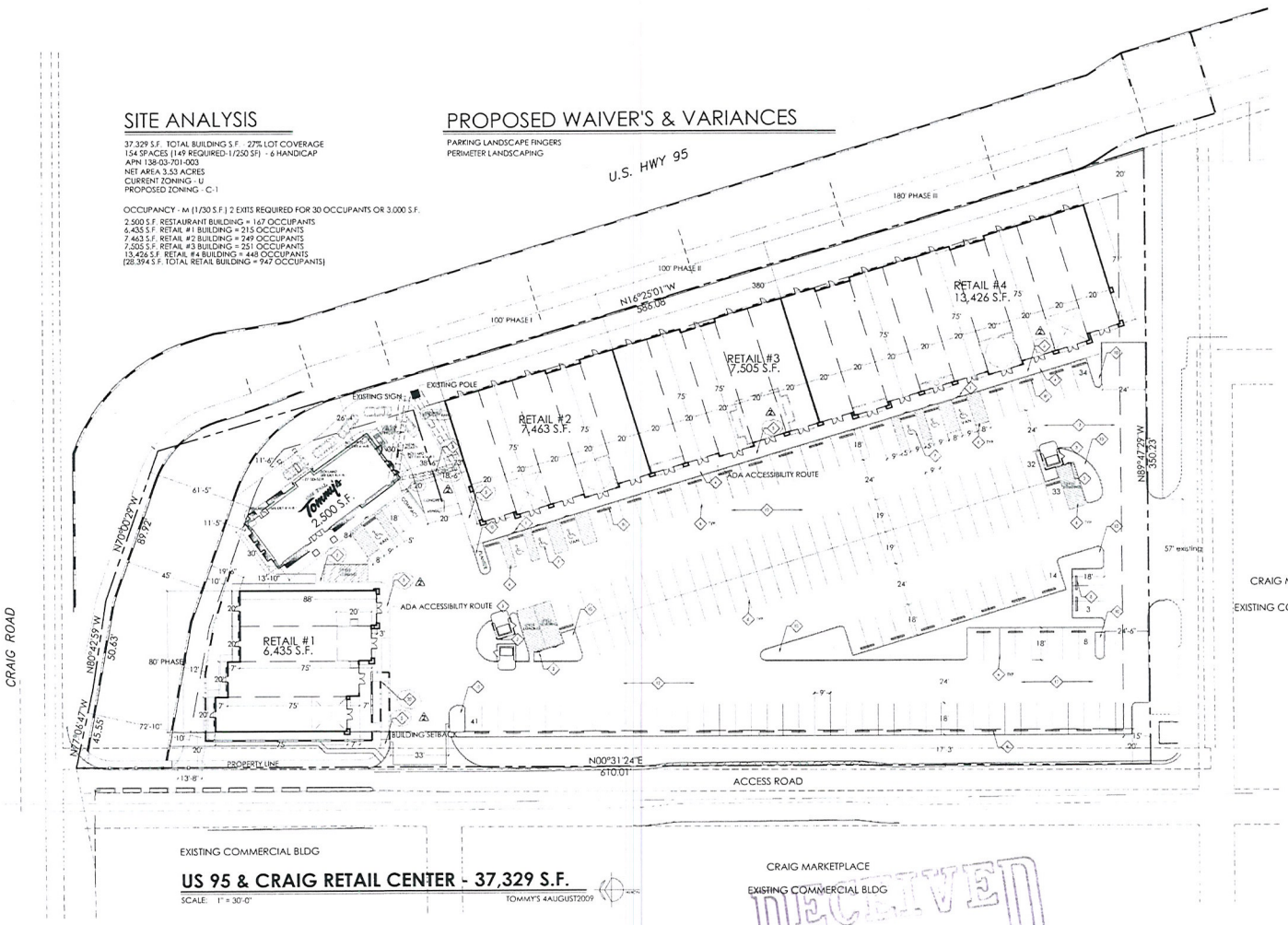
37,329 S.F. TOTAL BUILDING S.F. - 27% LOT COVERAGE
154 SPACES (149 REQUIRED-1/250 SF) - 6 HANDICAP
APN 138-03-701-003
NET AREA 3.53 ACRES
CURRENT ZONING - U
PROPOSED ZONING - C-1

OCCUPANCY - M (1/30 S.F.) 2 EXITS REQUIRED FOR 30 OCCUPANTS OR 3,000 S.F.

2,500 S.F. RESTAURANT BUILDING = 167 OCCUPANTS
6,435 S.F. RETAIL #1 BUILDING = 215 OCCUPANTS
7,463 S.F. RETAIL #2 BUILDING = 249 OCCUPANTS
7,505 S.F. RETAIL #3 BUILDING = 251 OCCUPANTS
13,426 S.F. RETAIL #4 BUILDING = 448 OCCUPANTS
[28,394 S.F. TOTAL RETAIL BUILDING = 947 OCCUPANTS]

## PROPOSED WAIVER'S & VARIANCES

PARKING LANDSCAPE FINGERS
PERIMETER LANDSCAPING




## US 95 & CRAIG RETAIL CENTER - 37,329 S.F.

SCALE: 1" = 30'-0" TOMMY'S 4AUGUST2009

RECEIVED
APR 01 2010

VAR-37837

9-18-09 NEVADA REGISTERED NO. 24

SITE & FLOOR PLAN
OWNER / DEVELOPER
PLATINUM REALTY & DEVELOPMENT 251-0218
3324 S. JONES BLVD. #9103
LAS VEGAS, NEVADA 89103

GREGORY J MOORE
ARCHITECT
1569 FOOTHILLS VILLAGE DR HENDERSON NEVADA 89012
702 873 0182 888 346 0750 (F)

US 95 & CRAIG ROAD
RETAIL CENTER
US 95 AND CRAIG ROAD
LAS VEGAS NEVADA

A-1




## SITE NOTES

| | DESCRIPTION |
|---|---|
| 1. | VEHICLE AND VAN ACCESSIBLE PARKING SIGNS SEE DETAIL 1A/AS.2 |
| 2. | LOADING ZONE SIGN SEE DETAIL 1B/AS.2 |
| 3. | TRASH ENCLOSURE (SPLIT FACE CMU) SEE DETAIL 4/AS.2 |
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| 5. | ACCESSIBLE ROUTE SHALL NOT EXCEED 5% SLOPE AND 2% CROSS SLOPE |
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## GENERAL NOTES

1. SEE CIVIL PLANS FOR SITE DESIGN, UTILITIES, BUILDING LAYOUT AND GRADING
2. SEE ELECTRICAL PLANS FOR SITE LIGHTING
3. BUILDINGS, FENCES, WALLS & ENCLOSURES ETC. REQUIRE A SEPARATE PERMIT AND APPLICATION

## SITE ANALYSIS

37,329 S.F. TOTAL BUILDING S.F. - 27% LOT COVERAGE
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APN 138-03-701-003
NET AREA 3.53 ACRES
CURRENT ZONING - U
PROPOSED ZONING - C-1

OCCUPANCY - M (1/30 S.F.) 2 EXITS REQUIRED FOR 30 OCCUPANTS OR 3,000 S.F.

2,500 S.F. RESTAURANT BUILDING = 167 OCCUPANTS
6,435 S.F. RETAIL #1 BUILDING = 215 OCCUPANTS
7,463 S.F. RETAIL #2 BUILDING = 249 OCCUPANTS
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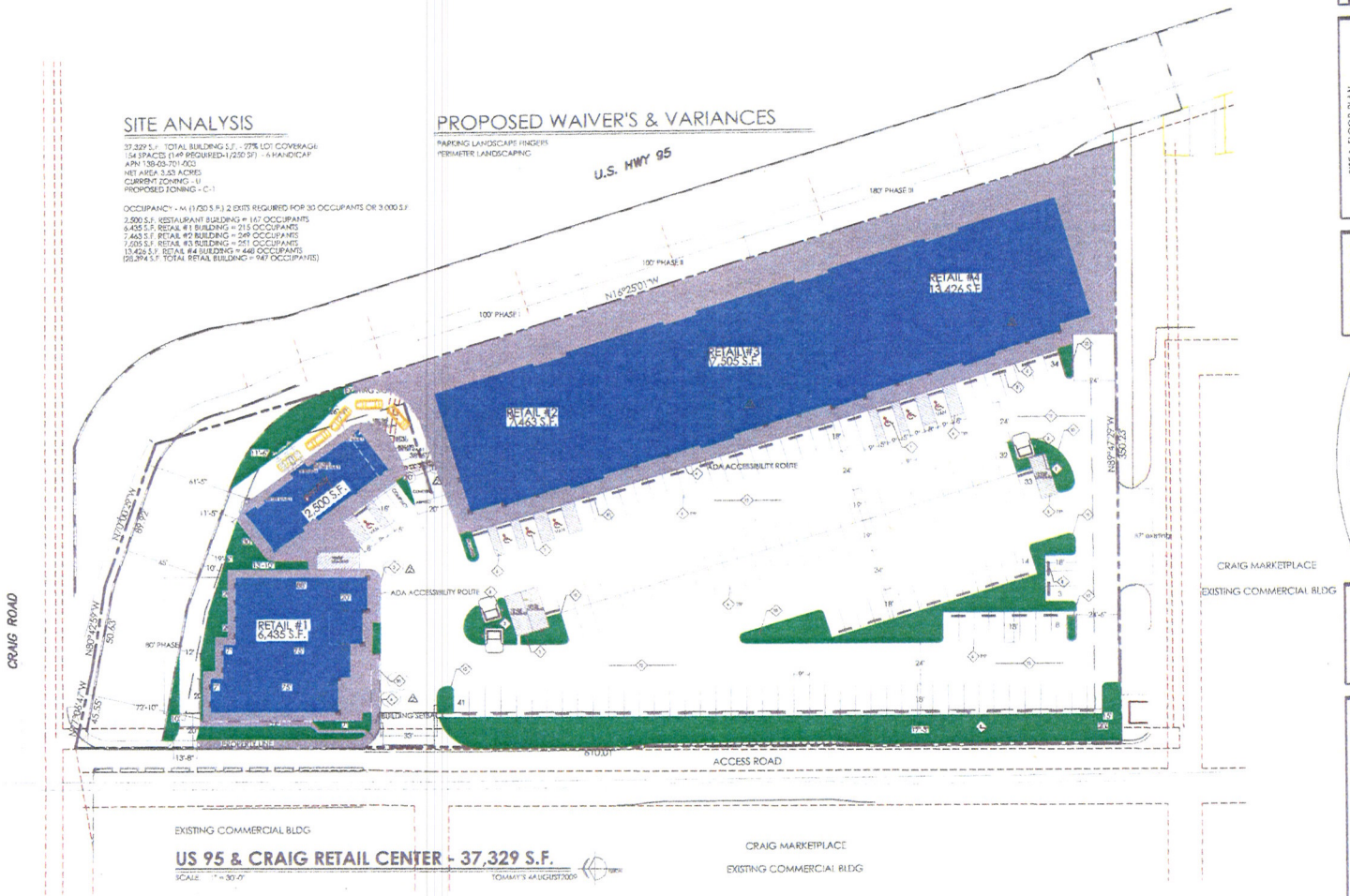
13,426 S.F. RETAIL #4 BUILDING = 448 OCCUPANTS
(28,394 S.F. TOTAL RETAIL BUILDING = 947 OCCUPANTS)

## PROPOSED WAIVER'S & VARIANCES

PARKING LANDSCAPE FINGERS
PERIMETER LANDSCAPING




US 95 & CRAIG RETAIL CENTER - 37,329 S.F.

SCALE: 1" = 30'-0"

TOMMY'S 4 AUGUST 2009

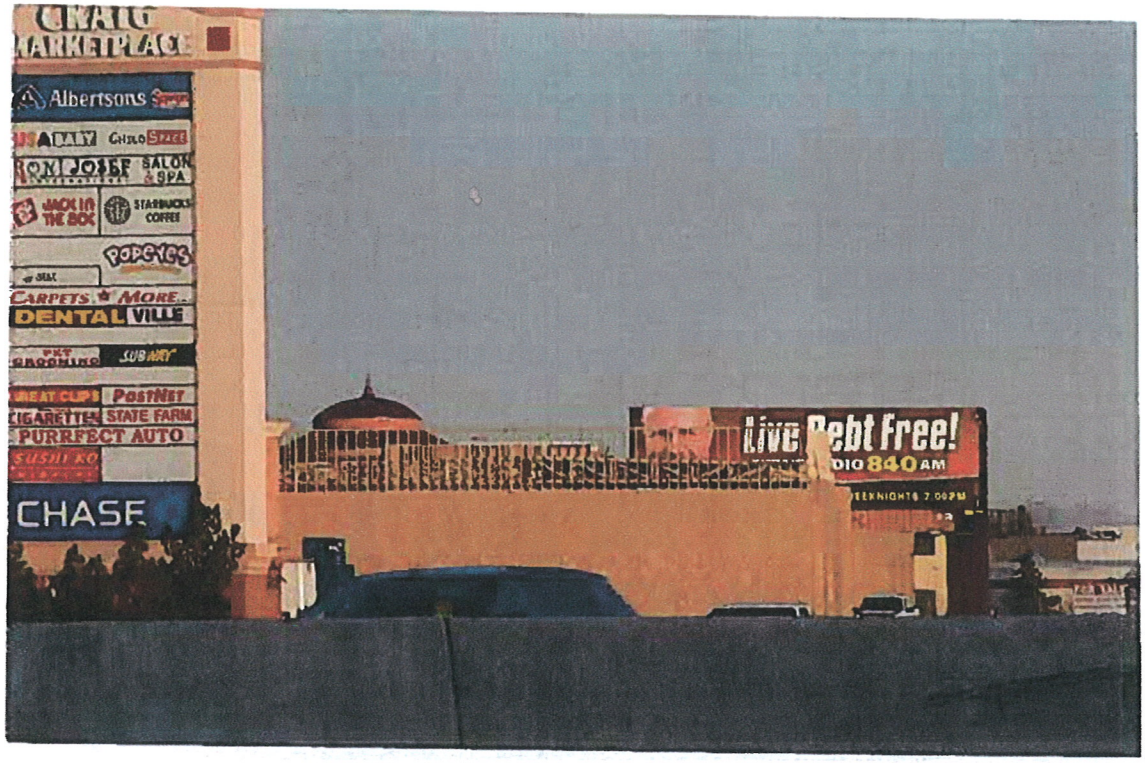
SITE & FLOOR PLAN

OWNER / DEVELOPER
PLATINUM REALTY & DEVELOPMENT 251-0216
3824 S. JONES BLVD. #F
LAS VEGAS NEVADA 89103

GREGORY J MOORE

US 95 & CRAIG ROAD
RETAIL CENTER
US 95 AND CRAIG ROAD
LAS VEGAS, NEVADA

RECEIVED
APR 07 2010







VAR-37837

RECEIVED
APR 07 2010

**PLATINUM REALTY and DEVELOPMENT**

Acquisition – Development – Leasing - Management

April 5, 2010

**RE: Craig 95, LLC**

To Whom It May Concern:

Due to the fact that the above referenced project is in a one hundred year flood zone. We had to raise the building pad by seven feet in order to meet FEMA, NDOT & City of Las Vegas requirements. As a result our building is blocking a portion of the existing billboard. Attached is a photo showing the building that is blocking the billboard.

We are requesting to raise the billboard on the photo attached, seven feet to regain visibility. We are not relocating the billboard, just raising it for proper exposure.

Should there be any questions please contact me at (702) 251-0218.

Thank you,

Alireza Kaveh
Craig 95, LLC

RECEIVED
APR 07 2010
VAR-37837

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
VAR-37850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Variance TO ALLOW A 31-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37850** APN: 138-14-703-009

Name of Property Owner: Saint mary catholic church

Name of Applicant: _____

Name of Representative: Dr. Nabih Helmi

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Nabih F. Helmi

Print Name: Nabih F. Helmi

Subscribed and sworn before me

This 22nd day of March, 2010

Gina Baez State of Nevada

Notary Public in and for said County and State County of Clark

GINA BAEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-01-2013
Certificate No: 10-1102-1

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VERIANCE

**Project Address (Location)** 6170 W CARTIER

**Project Name** Multi Purpose Building & Guest House **Proposed Use** Guest House-Meeting Room

**Assessor's Parcel #(s)** 138-14-703-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** St mary coptic church **Contact** MEHDI Owligie

**Address** 1651 Bel Castro ST **Phone:** 286-5700 **Fax:** 222-0987

**City** Lv **State** NV **Zip** 89117

**E-mail Address** owligie@AOL.com

**APPLICANT** ST. mary coptic church **Contact** SAME

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** NABih - Helmi MD **Contact** _____

**Address** 2121 E WARM SPRINGS Rd #2039 **Phone:** 369-8007 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89119

**E-mail Address** _____

**Property Owner Signature*** Nabih F. Helmi

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

**Print Name** Nabih F. Helmi

Subscribed and sworn before me

This 22nd day of March, 20 10.

Gina Baez state of nevada county of clark

Notary Public in and for said County and State

GINA BAEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-01-2013
Certificate No: 10-1102-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-37850 |
| **Meeting Date:** | 5/27 |
| **Total Fee:** | $830 |
| **Date Received:*** | 4/2/10 |
| **Received By:** | Bus |

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

Revised 10/27/08

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

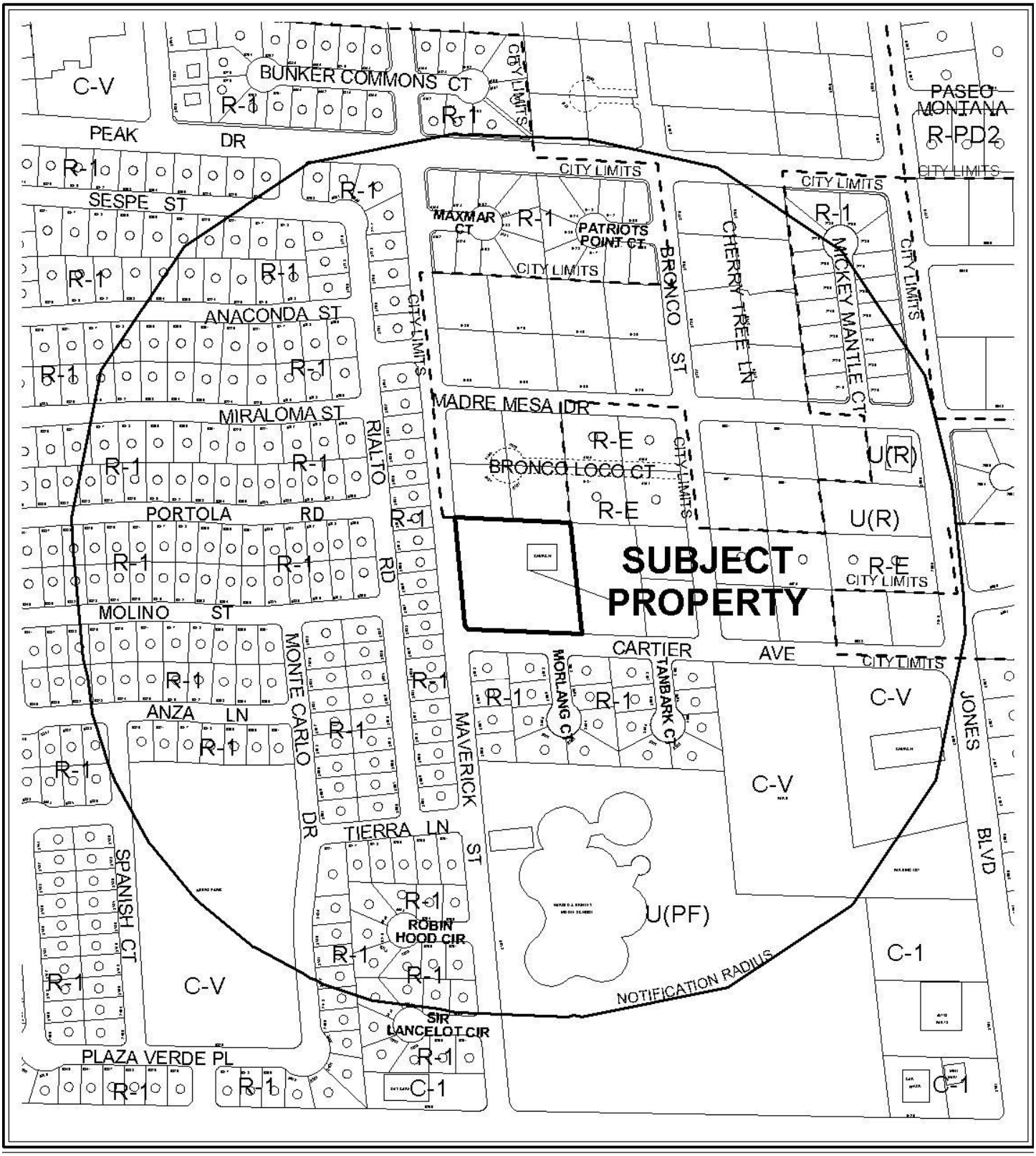
**SUBJECT:**
SDR-37848 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37850 - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,338 SQUARE-FOOT PARSONAGE AND GUEST QUARTERS on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-37850 and SDR-37848
2. Conditions and Staff Report - VAR-37850 and SDR-37848
3. Supporting Documentation
4. Photos - VAR-37850 and SDR-37848
5. Justification Letter - VAR-37850 and SDR-37848




0 300 600 Feet

**CASE:** **VAR-37850;SUP-37849 AND SDR-37848**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **VAR-37850;SUP-37849 AND SDR-37848**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37848** APN: 138-14-703-009

Name of Property Owner: Saint mary coptic church

Name of Applicant: _____

Name of Representative: Dr. Nabih Helmi

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: 138-14-703-008

Signature of Property Owner: Nabih F. Helmi

Print Name: Nabih F. Helmi

Subscribed and sworn before me

This 23rd day of March, 2010

Gina Baez State of Nevada County of Clark

Notary Public in and for said County and State

GINA BAEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-01-2013
Certificate No: 10-1102-1

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 6170 W Cartier

**Project Name** Multi Purpose Building & Guest House **Proposed Use** _____

**Assessor's Parcel #(s)** 138-14-703-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** St Mary Coptic Church **Contact** Mehdi Owliaie

**Address** 1651 Belcastro St **Phone:** 286-5700 **Fax:** 222-0987

**City** LV **State** NV **Zip** 89117

**E-mail Address** owliaie@aol.com

**APPLICANT** St Mary Coptic Church **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** Nabih Helmi MD. **Contact** _____

**Address** 2121 E Warm Springs Rd #2039 **Phone:** 369-8007 **Fax:** _____

**City** LV **State** NV **Zip** 89119

**E-mail Address** _____

**Property Owner Signature*** Nabih F. Helmi

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

**Print Name** Nabih F. Helmi

Subscribed and sworn before me

This 22nd day of March, 20 10.

Gina Baez state of nevada county of clark

Notary Public in and for said County and State

GINA BAEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-01-2013
Certificate No: 10-1102-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-37848 |
| **Meeting Date:** | 5/27 PC |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 4/2/10 |
| **Received By:** | BnS |

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

Revised 10/27/08

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

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A/C. | AIR CONDITIONER | EQUIP. | EQUIPMENT | O/C | OVER |
| A.F.F. | ABOVE FINISH FLOOR | E.W.C. | ELECTRIC WATER COOLER | O.C. | ON CENTER |
| ALT. | ALTERNATE | EXT. | EXTERIOR | OPP. | OPPOSITE |
| ALUM. | ALUMINUM | EXTG. | EXISTING | ORIG. | ORIGINAL |
| APPX. | APPROXIMATE | F.D. | FLOOR DRAIN | PLY. | PLYWOOD |
| @ | AT | F.F. | FINISH FLOOR | R. | RADIUS |
| BS. | BASE | FIN. | FINISH | REF. | REFERENCE |
| BRT. | BRITCH | FLR. | FLOOR | REINF. | REINFORCE |
| BLDG. | BUILDING | FRP | FIBERGLASS REINFORCED PANEL | S.F. | SQUARE FEET |
| BLKG. | BLOCKING | GFRC | GLASS FIBER REINFORCED CONCRETE | SQ. | SQUARE INCHES |
| B/U | BUILT-UP | GFRP | GLASS FIBER REINFORCED PLASTIC | SIM. | SIMILAR |
| CEM. | CEMENT | GYP.BD. | GYPSUM BOARD | SH & P | SHELF and POLE |
| C. | CENTERLINE | H.C. | HANDICAPPED | SPC. | SPACE |
| CMU | CONCRETE MASONRY UNIT | HR. | HOUR | SQ. | SQUARE |
| COL. | COLUMN | HT. | HEIGHT | STD. | STANDARD |
| CONC. | CONCRETE | INSUL. | INSULATION | STRUCT. | STRUCTURAL |
| CONT. | CONTINUOUS | INT. | INTERIOR | T & G | TONGUE and GROOVE |
| DBL. | DOUBLE | LAM. | LAMINATED | T.O. | TOP OF |
| DIAG. | DIAGONAL | L.P. | LOW POINT | T.O.J. | TOP OF JOIST |
| DIV. | DIVISION | MAX. | MAXIMUM | T.P.H. | TOILET PAPER HOLDER |
| DIR. | DIRECTION | MIN. | MINIMUM | TYP. | TYPICAL |
| DTP. | DOUBLE TOP PLATE | MTL. | METAL | VERT. | VERTICAL |
| E.F.S. | EXTERIOR FINISH SYSTEM | N.I.C. | NOT IN CONTRACT | W/ | WITH |
| E.I.F.S. | EXTERIOR INSULATED FINISH SYSTEM | NO. | NUMBER | W/O | WITHOUT |
| EL. | ELEVATION | NRS. | NEVADA REVISED STATUTES | W.R. | WATER RESISTANT |

# PROPOSED PRIEST & GUEST QUARTERS FOR ORTHODOX CHURCH

## CODE ANALYSIS

CODE USED – 2006 IBC/IRC, 2006 UMC, 2006 UPC & 2005 NEC. ANSI 2003

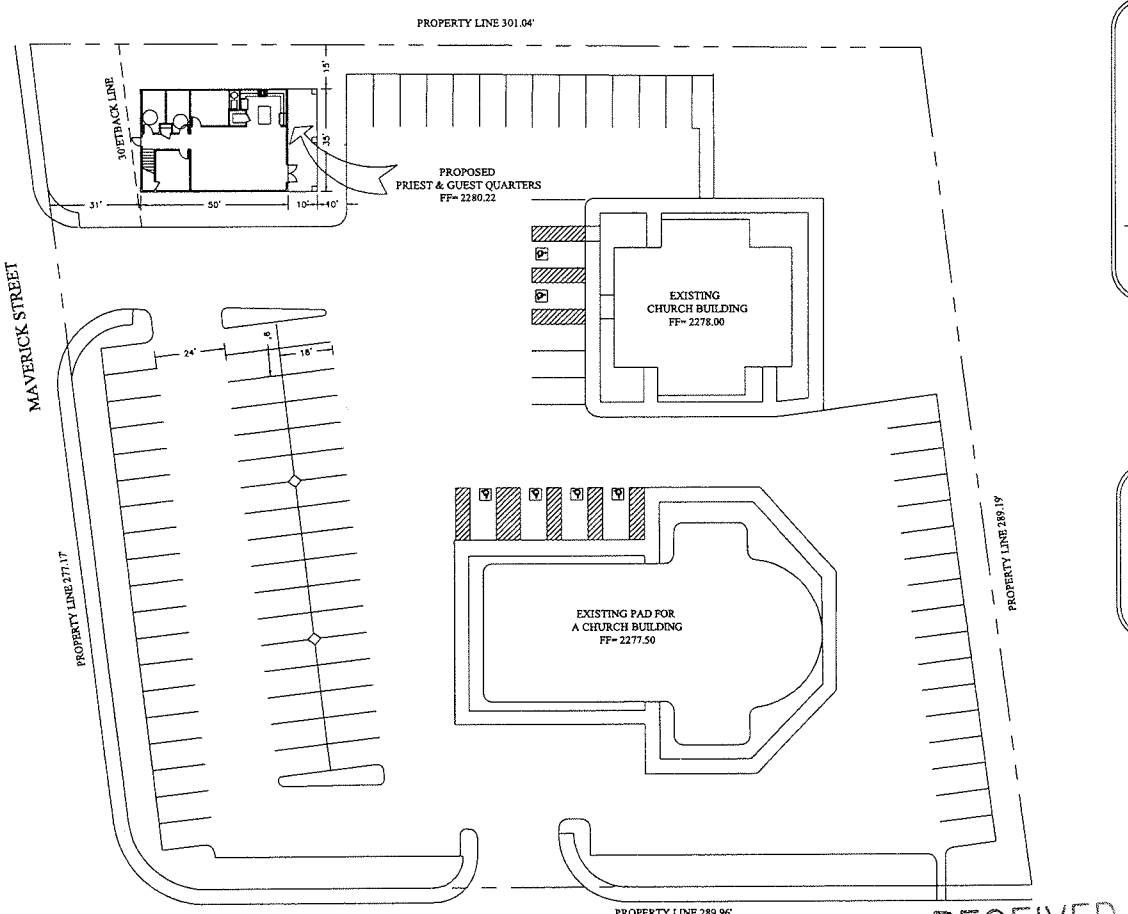
| | |
|---|---|
| JURIDICTION: | CITY OF LAS VEGAS |
| OCCUPANCY: | B/R |
| TYPE OF CONSTRUCTION: | V–B |
| FIRE PROTECTION: | NO FIRE SPRINKLERS |
| 1ST. FLOOR AREA: | 1,697 SQ.FT |
| 2ND. FLOOR AREA: | 1,641 SQ.FT |
| TOTAL FLOOR AREA: | 3,338 SQ.FT |

CURRENT ZONING = RE

LOT SIZE 1.9 AC

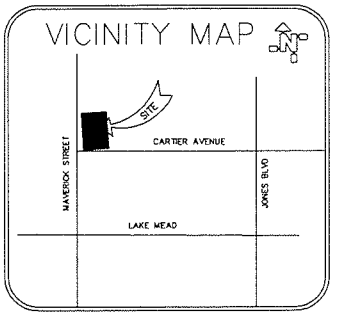
PARKING:

HC ACCESSIBLE = 5
VAN ACCESSIBLE = 1
PARKING SPACES = 87
TOTAL PARKING PROVIDED = 93




SITE PLAN
SCALE: 1"=20'-0"

## VICINITY MAP




## PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
6170 W.CARTIER AVENUE
LAS VEGAS NV

APN# 138-14-703-009

## SHEET INDEX


A0 COVER SHEET / SITE PLAN

ARCHITECTURAL

A1 FLOOR PLAN
A2 BUILDING ELEVATIONS
A3 BUILDING SECTIONS
A4 ROOF PLAN
A5 REFLECTED CEILING PLAN
A6 ARCHITECTURAL DETAILS
A7 ARCHITECTURAL DETAILS


Nevada Licensed Contractor, Lic. # 71494

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

RECEIVED
APR 12 2010

VAR-37850 SUP-37849
SDR-37848 05/27/10 PC

| | |
|---|---|
| PROPOSED PRIEST & GUEST QUARTERS FOR ORTHODOX CHURCH | |
| CONTRACTOR: M.O.CONSTRUCTION LLC | |
| LIC.# 71494 | TEL: (702) 286-5798 — DATE: 03/29/10 |
| DRAWING NAME: COVER SHEET & SITE PLAN | |
| DRAWN BY: JKVN | TEL: (702) 245-8498 — DRAWING NO.: A0 |

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A/C | AIR CONDITIONER | EQUIP | EQUIPMENT | OC | OVER |
| A.F.F. | ABOVE FINISH FLOOR | E.W.C. | ELECTRIC WATER COOLER | OC | ON CENTER |
| ALT | ALTERNATE | EXT | EXTERIOR | OPE | OPEN |
| ALUM | ALUMINUM | EXTG | EXISTING | OPE | OPPOSITE |
| APPX | APPROXIMATE | F.D. | FLOOR DRAIN | PLY | PLYWOOD |
| B | BASE | F.F. | FINISH FLOOR | R | RADIUS |
| BET | BETWEEN | FIN | FINISH | RCP | REGISTER |
| BLDG | BUILDING | FLR | FLOOR | RFT | REFERENCE |
| BLKG | BLOCKING | F.P.P. | FIBERGLASS REINFORCED PANEL | S.T. | SQUARE FEET |
| B/U | BUILT-UP | G.F.R.P. | GLASS FIBER REINFORCED CONCRETE | SC | SQUARE INCHES |
| CEM | CEMENT | G.F.R.P. | GLASS FIBER REINFORCED PLASTIC | SIM | SIMILAR |
| C | CENTERLINE | GYP.BD | GYPSUM BOARD | SH & P | SHELF and POLE |
| CMU | CONCRETE MASONRY UNIT | H.C. | HANDICAPPED | SPY | SPACE |
| COL | COLUMN | HR | HOUR | SQ | SQUARE |
| CONC | CONCRETE | HT | HEIGHT | STD | STANDARD |
| CONT | CONTINUOUS | INSUL | INSULATION | STRUCT | STRUCTURAL |
| DBL | DOUBLE | INT | INTERIOR | T & G | TONGUE and GROOVE |
| DIAG | DIAGONAL | LAM | LAMINATED | T.O. | TOP OF |
| DIM | DIMENSION | L.P. | LOW POINT | T.O.J. | TOP OF JOIST |
| DIR | DIRECTION | MAX | MAXIMUM | T.P.H. | TOILET PAPER HOLDER |
| DIP | DOUBLE TOP PLATE | MIN | MINIMUM | TYP | TYPICAL |
| E.I.F.S. | EXTERIOR FINISH SYSTEM | M.TL | METAL | VERT | VERTICAL |
| E.I.F.S. | EXTERIOR INSULATED FINISH SYSTEM | N.I.C. | NOT IN CONTRACT | W/ | WITH |
| EL | ELEVATION | NO | NUMBER | W/O | WITHOUT |
| | | NRS | NEVADA REVISED STATUTES | WR | WATER RESISTANT |

## CODE ANALYSIS

CODE USED - 2006 IBC/IRC, 2006 UMC, 2006 UPC & 2005 NEC, ANSI 2003

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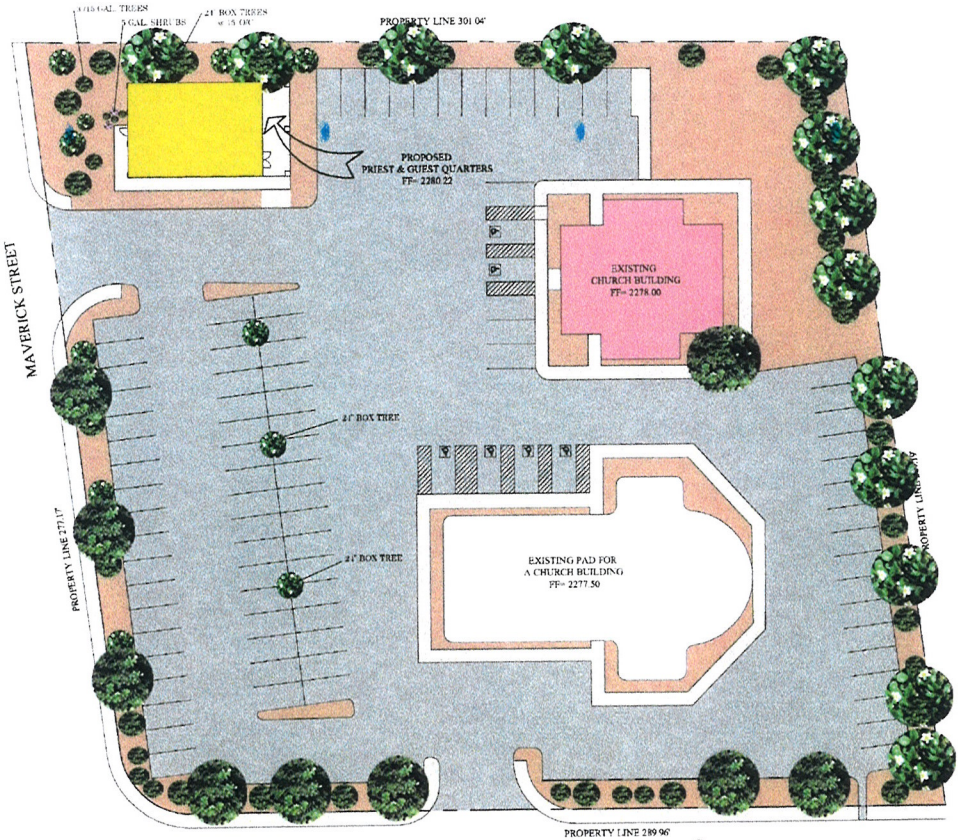
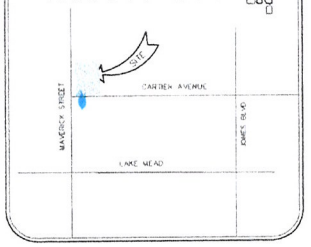



SITE PLAN
SCALE: 1"=20'-0"

## VICINITY MAP




## PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
6170 W CARTIER AVENUE
LAS VEGAS NV

APN# 138-14-703-009

## SHEET INDEX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A7 ARCHITECTURAL DETAILS


Nevada Licensed Contractor Lic. # 71494

Authorized Signature

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

| | |
|---|---|
| PROPOSED PRIEST & GUEST QUARTERS FOR ORTHODOX CHURCH | |
| CONTRACTOR: M.O.CONSTRUCTION LLC | |
| SCALE: 71494 | TEL: (702) 286-5700 DATE: 03/29/10 |
| DRAWING NAME: COVER SHEET & SITE PLAN | |
| DRAWN BY: HVN | TEL: (702) 245-[illegible] DRAWING NO.: A0 |

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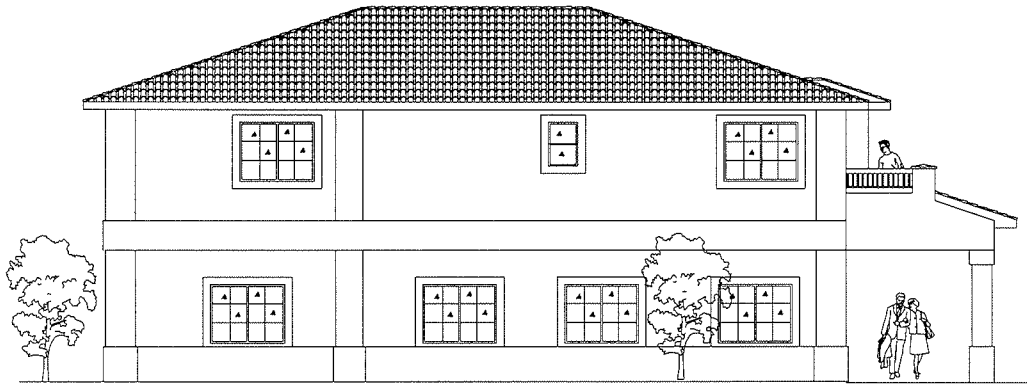
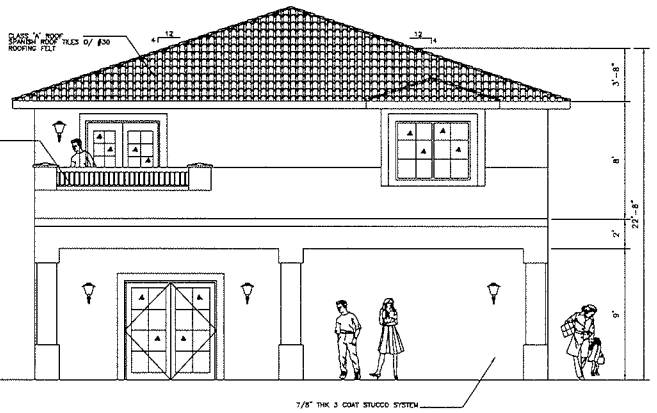
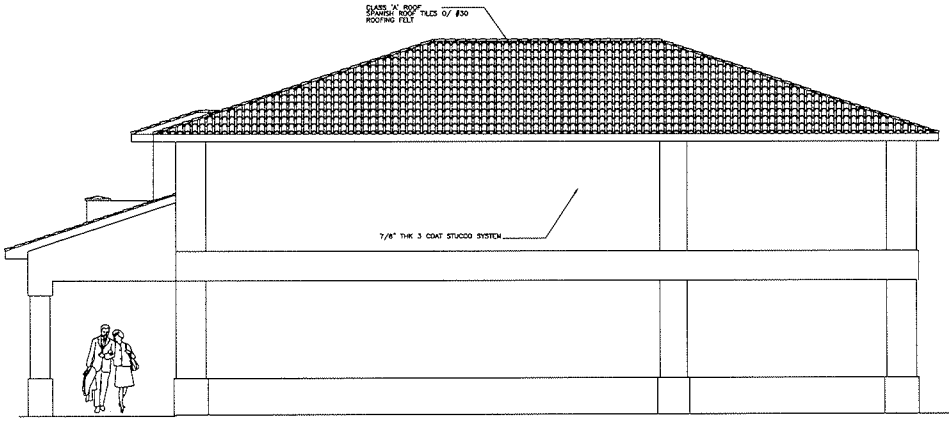
VAR-37850 SUP-37849
SDR-37848 05/27/10 PC



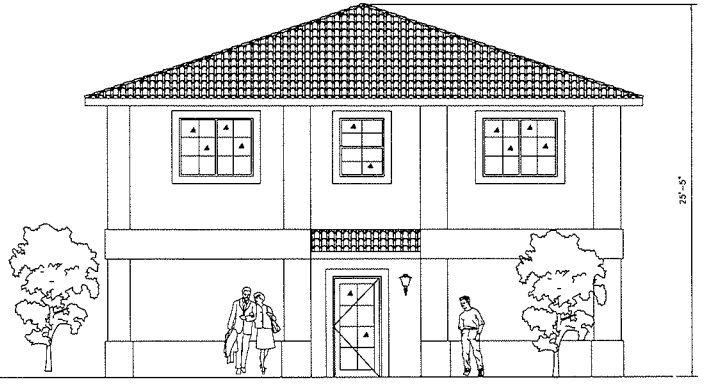
**SOUTH ELEVATION**
SCALE: 1/4"=1'




**EAST ELEVATION**
SCALE: 1/4"=1'




**NORTH ELEVATION**
SCALE: 1/4"=1'




**WEST ELEVATION**
SCALE: 1/4"=1'

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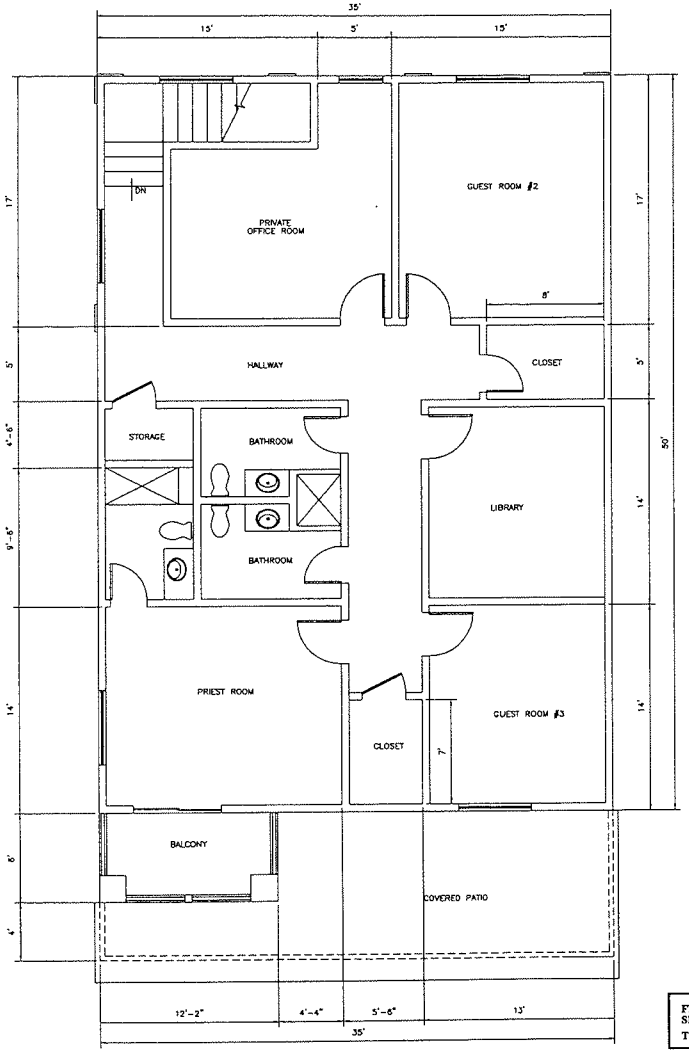
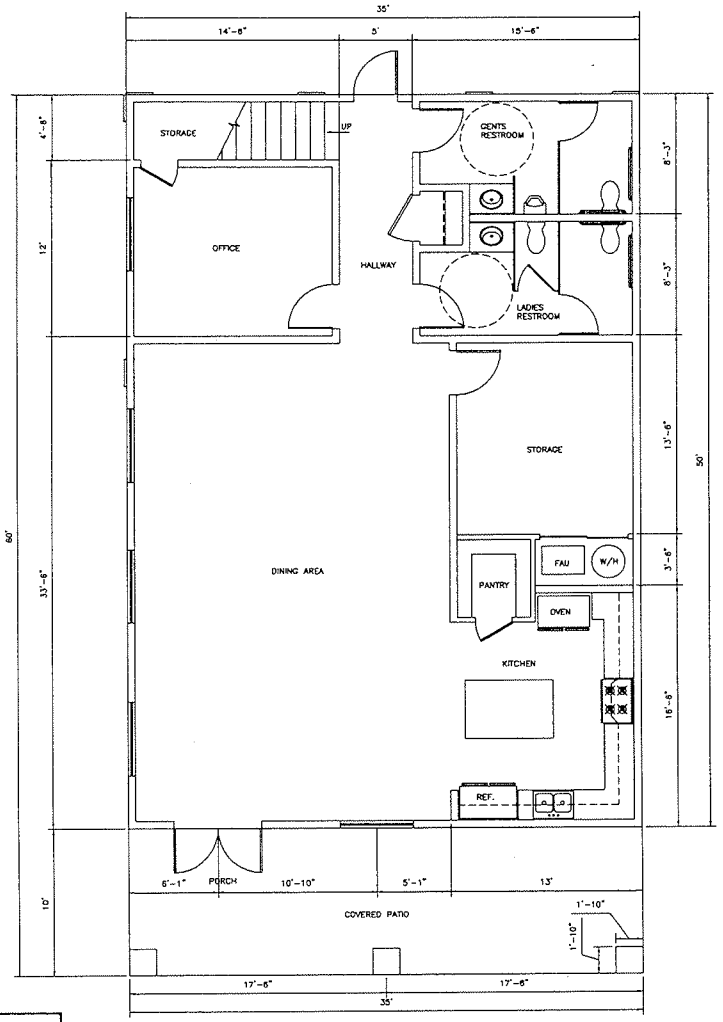
APR 02 2010

**VAR-37850 SUP-37849**
**SDR-37848 05/27/10 PC**

| PROPOSED PRIEST & GUEST QUARTERS FOR ORTHODOX CHURCH | | |
|---|---|---|
| CONTRACTOR: M.O.CONSTRUCTION LLC | | |
| TITLE: | TEL: | DATE: 03/01/10 |
| DRAWING NAME: BUILDING ELEVATIONS | | |
| DRAWN BY: RVN | TEL: (702) 227-4382 | DRAWING NUM: A1 |




**SECOND FLOOR PLAN**
SCALE: 1/4"=1' (FLOOR AREA = 1641 sq.ft.)




| | |
|---|---|
| FIRST FLOOR AREA | = 1697 sq.ft. |
| SECOND FLOOR AREA | = 1641 sq.ft. |
| TOTAL FLOOR AREA | = 3338 sq.ft. |

**FIRST FLOOR PLAN**
SCALE: 1/4"=1' (FLOOR AREA = 1697 sq.ft.)

RECEIVED
APR 02 2010

**VAR-37850 SUP-37849**
**SDR-37848 05/27/10 PC**

| | |
|---|---|
| PROPOSED PRIEST & GUEST QUARTERS FOR ORTHODOX CHURCH | |
| CONTRACTOR: M.O.CONSTRUCTION LLC | |
| PLAN | TEL: DATE: 03/01/10 |
| DRAWING NAME: FIRST FLOOR PLAN | |
| DRAWN BY: RVN TEL: (702) 227-4382 | DRAWING NUM: A2 |



# St. Mary Coptic Orthodox Church

Las Vegas - Nevada

Letter of Justification

APN#138-14-703-009

To the City of Las Vegas Development Department:

As you know, we were approved for three buildings with Clark County. We've completed all three pads including all utilities, drive ways, parking lot, landscape, and all off-side improvements in our first phase. Since then, our property has been annexed into the city and our entitlements have expired. So we respectfully ask for the renewal of the same. Since our congregation has grown, we are in need of more space to go to a two story with no windows on the North Side. We also need to be fifteen feet of the adjacent property line, considering all utilities in place. Not to mention, going further south will interfere with our drive way.

Sincerely,

Farid, L. Farid, MD
Secretary/Director of Saint Mary Coptic Orthodox Church

**VAR-37850 SUP-37849**
**SDR-37848 05/27/10 PC**

P.O. Box 95786, Las Vegas, NV 89193

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

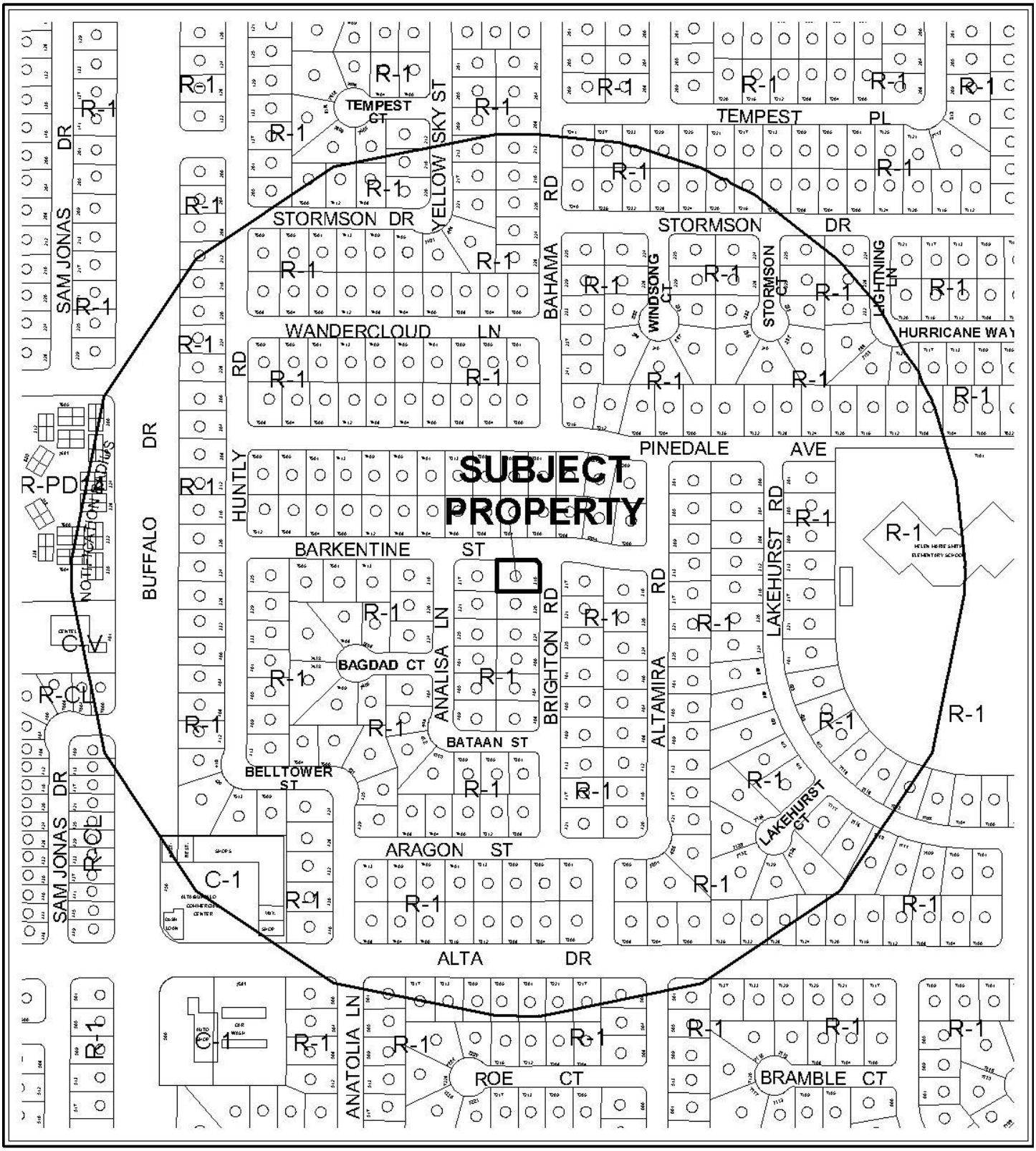
**SUBJECT:**
VAR-37927 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEBRA D. MAZZA TRUST OF 2008 - Request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A 255 SQUARE FOOT PROPOSED ROOM ADDITION on 0.17 acres at 316 Brighton Road (APN 138-34-212-047), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



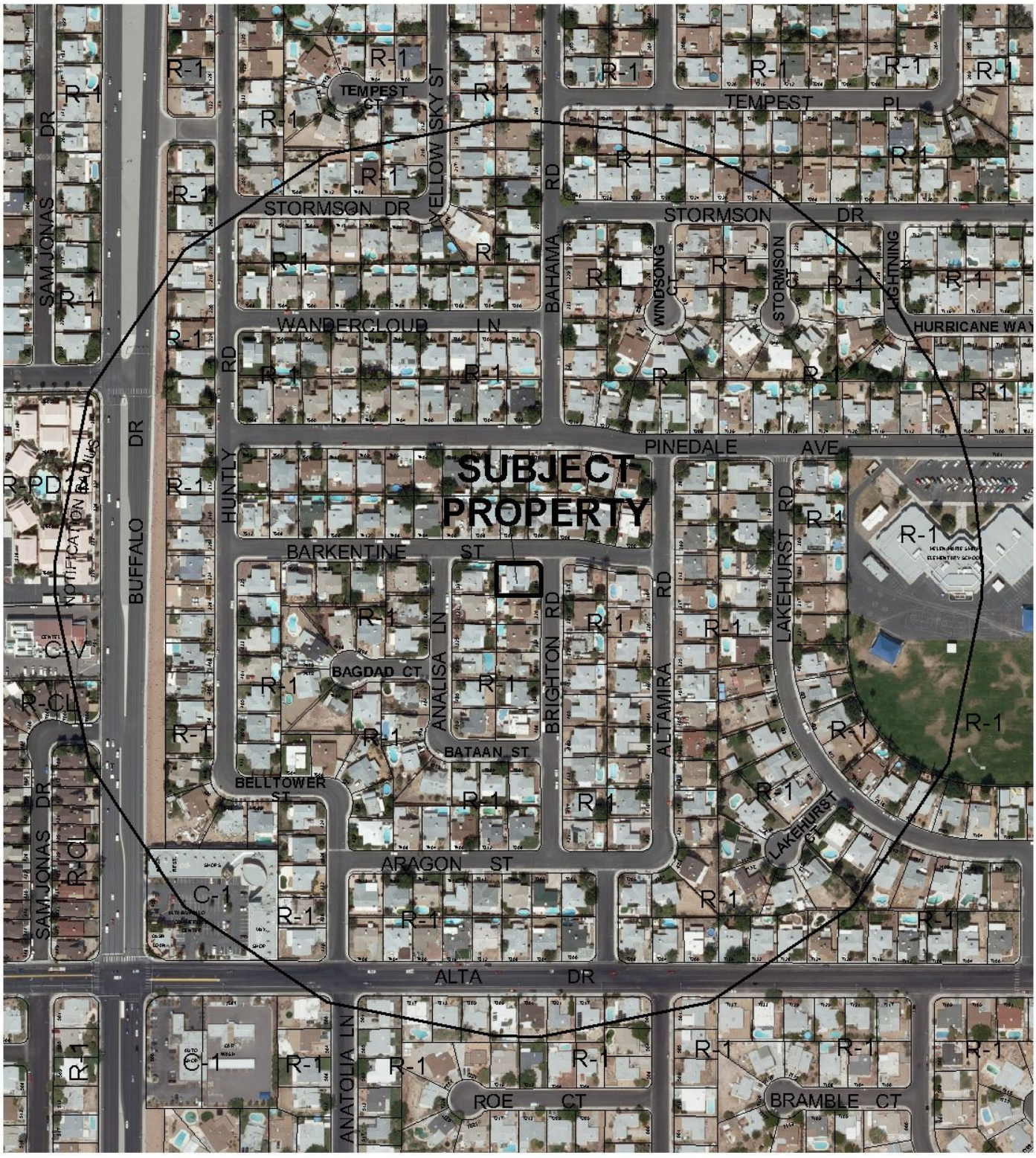

0 300 600 Feet

**CASE:** **VAR-37927**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **VAR-37927**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37927** APN: 138-34-212-047

Name of Property Owner: Debra D MAZZA

Name of Applicant: S.A.

Name of Representative: Allen Hughes Jr

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Debra Mazza

Print Name: DEBRA MAZZA

Subscribed and sworn before me

This 24 day of FEBRUARY, 2011

Peter L Creary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PETER L. CREARY
No: 99-9425-1
My Appointment Expires Nov. 21, 2011

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE

**Project Address (Location)** 316 BRIGHTON

**Project Name** MAZZA ROOM ADDITION **Proposed Use** _____

**Assessor's Parcel #(s)** 138-34-212-047 **Ward #** _____

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

**Commercial Square Footage** N/A **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** Debra D. MAZZA **Contact** _____

**Address** 316 BRIGHTON RD **Phone:** 321-4411 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89145

**E-mail Address** dbrandani@yahoo.com

**APPLICANT** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** ALLEN HUGHES **Contact** _____

**Address** 4045 S. BUFFALO #101 **Phone:** 307-0424 **Fax:** 362-4488

**City** LAS VEGAS **State** NV **Zip** 89147

**E-mail Address** _____

**Property Owner Signature*** Debra Mazza

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

**Print Name** DEBRA MAZZA

Subscribed and sworn before me

This 24 day of FEBRUARY, 20 10.

Peter L. Creary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PETER L. CREARY
No: 99-9425-1
My Appointment Expires Nov. 21, 2011

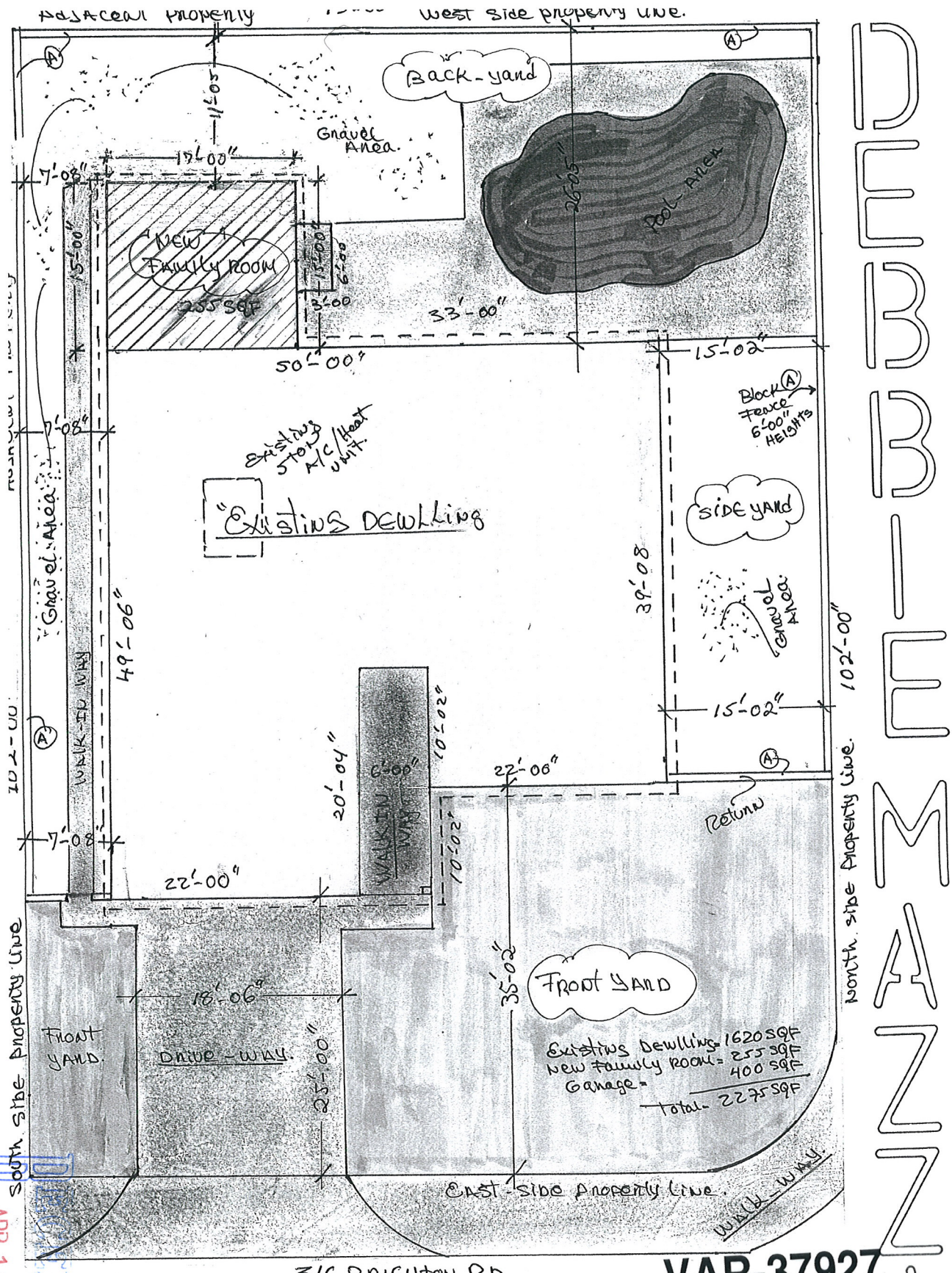
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-37927 |
| Meeting Date: | 5-27-10 |
| Total Fee: | $30 — |
| Date Received:* | 4-12-10 |
| Received By: | |

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

Revised 10/27/08

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




# DEBBIE MAZZA

316 BRIGHTON RD

VAR-37927

# SITE PLAN

SCALE= 1/8"-00" = 1'-00"

LANDSCAPING — GREEN
PAVEMENT AREA - GRAY
RESIDENTIAL BUILDINGS - YELLOW

DEBBIE MAZZA
316 BRIGHTON RD
LAS VEGAS NV 89145

NORTH SIDE OF PROPERTY.

SHEET #1

A

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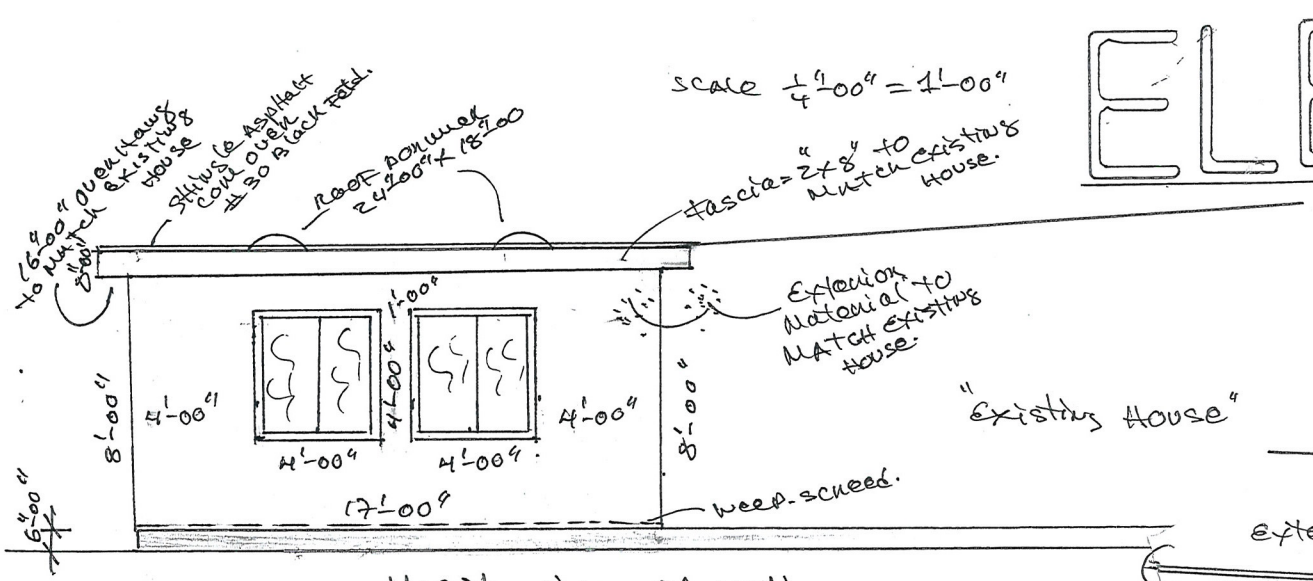
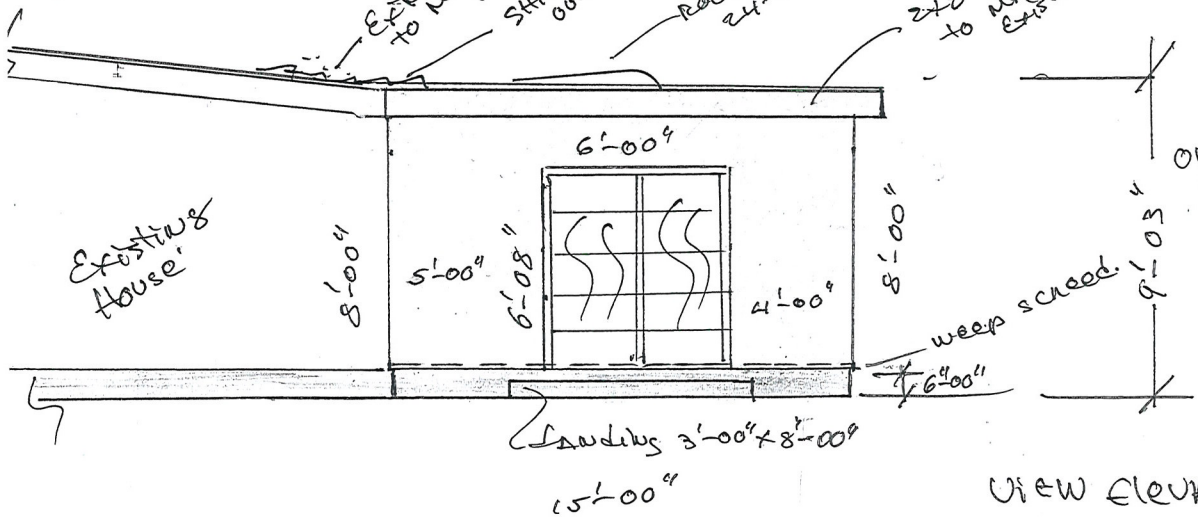
APR 12 2010

# ELEVATION



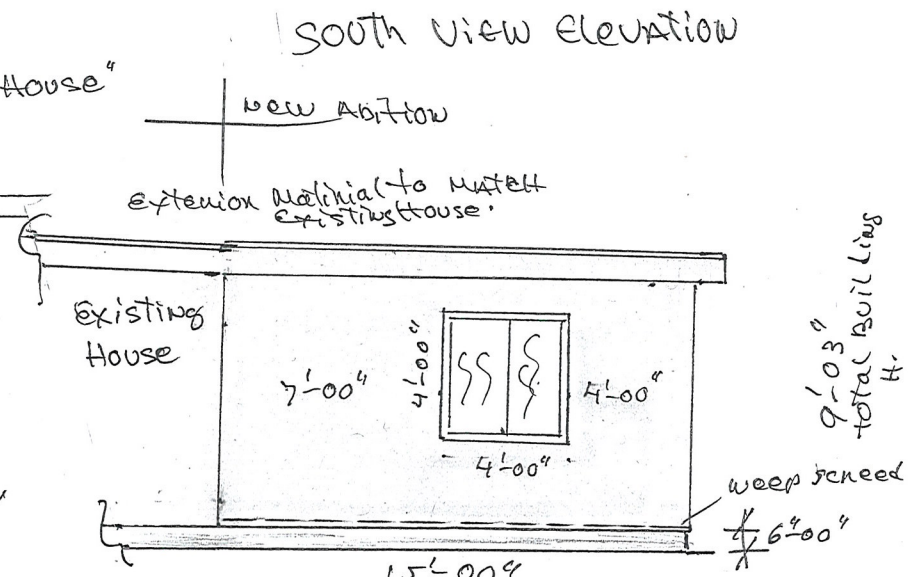

West view elevation

scale $\frac{1}{4}$"-00" = 1'-00"




View Elevation

SOUTH View Elevation




DEBBIE MAZZA
316 BRIGHTON RD
Las Vegas N.V 89145

VAR-37927

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APR 12 2010

SHEET #2

# FOUNDATION PLAN

# FLOOR PLAN

scale 1/4"=1'-0"

## Foundation Notes

Prior to pouring concrete. the foundation excavation shall be inspected by the city inspector.
All J bolt shall be in place/anchor bolts.
see architectural drawings for all site work.
continuous concrete footings shall have 2 #4 Reeban cont - reinforcing.

5/8" x 12" anchor bolts @ 3'-00" o.c Maximum spacing 12"00" MAX. From Plate end 2 bolt per Plate Board 2"00" x 3'-00" square Plate washers.

4"00" concrete slab @ 4'500 P.S.I over 2'00" sand type over water proof Membrane over 2'-00" sand type.



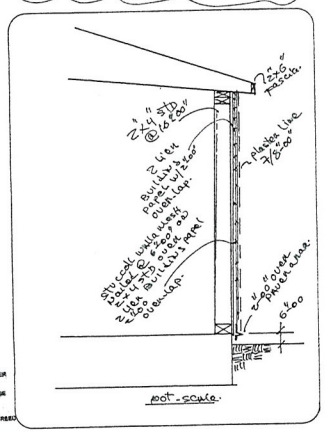

## Window Schedule

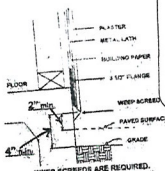
| SYMB | QTY | SIZE | TYPE |
|---|---|---|---|
| A | 1 | 4'00"x6'-00" | Horizontal slider vinyl type .32 U factor 2 ble pane. |
| B | 2 | 4'00"x4'-00" | |

## Door Schedule

| SYMB | QTY | SIZE | TYPE |
|---|---|---|---|
| C | 1 | 6'00"x6'-08" | Horizontal slider vinyl type .35 U factor 2 ble pane. |

## Detail at weep screed



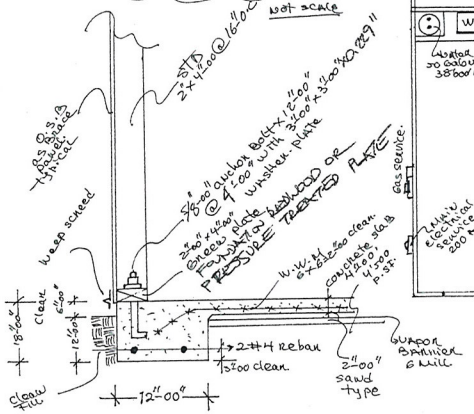

## "Typical Foundation Plan"

scale 1/4"=1'-00"




## Exterior Bearing Wall

not-scale

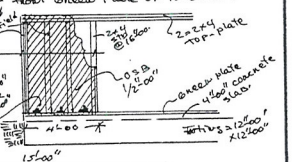


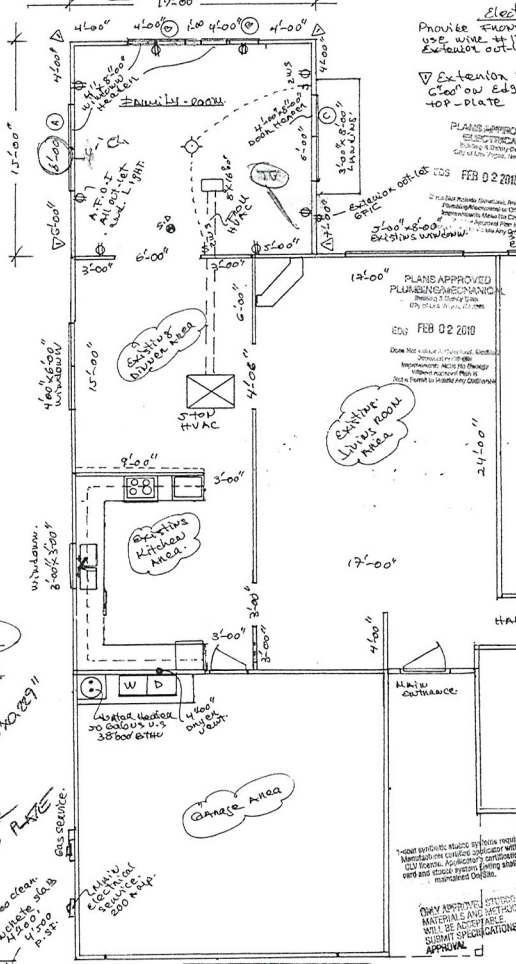

## Electrical Notes

Provide from main panel 20 amp/arc fault bet 1st. for out-let use wire #12-2 w/ ground. also provide smoke det and one exterior out-let ground F.I

## Shear Wall

Exterior wall cover with osb 1/2" nailed w/#8 nail 6"00" on edge - 8"00" on field front Gneew plate up to 2=2x4 top-plate




**CONTRACTOR**

These plans are prepared and submitted by the contractor as an instrument of service to obtain a building permit. The contractor licensed category authorized under NRS 624.

BUENOS AIRES A/C & HEATING, INC.

0051456 A Unlimited C-21
Contractor License Number

Carlos Avenarela
Plans Prepared by — Signature

OWNER: "Debbie Mazza"

ADDRESS: 316 Brighton Rd
Las Vegas - N.V - 89145.

PROPOSED: 15'-00"x17-00" "Family Room Addition"

CONTACT: 702-321-4411

DATE: 01-10-10

SHEET #: 2 OF 3

VAR-37927

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DATE 02 / 24 / 10

TO : PLANNING AND DEVELOPMENT DEPARTMENT

FROM : ALLEN HUGHES JR. / DEBBI MAZZA

SUBJECT : JUSTIFICATION LETTER

I Allen Hughes Jr. owner of AN T Enterprise Inc. and representative for Debbi Mazza, are asking for a variance at the property at 316 Brighton Rd, Las Vegas, Nv 89128.
The variance needed at the home is for a room addition. The measurements are roughly 17'x 15', and will be located in the back of the home. The total number of family members is five. The latest addition is a young baby girl. The family would like to add- on to have a game room for the children.
The need for a variance is due to the distance from the addition to the back wall of the property line. Normal zoning requirements for habitable space is 15feet but with the needed size of the room the space will be shorted by four feet. Making the distance 11feet from the wall.
We ask first that you allow this due to the pool that already exist, with the shorten distance. But secondly, because of the size of the lot and others who have already received the variance in this particular neighborhood.
We understand the aim in creating a standard for residential properties, But feel in our case and this neighborhood we would not be creating a nuisance or eyesore but in fact, a nice compliment to the home. With the additional space being within means of square footage of the neighborhood.

Finally, in adding an aid to the decision process, we will give these addresses of those who have added additional space to their homes:

7308 PINEDALE
416 HUNTLY
501 SAM JONAS
7305 RAINCLOUD
7309 ARAGON
7301 BLIZZARD

RECEIVED
APR 12 2010

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

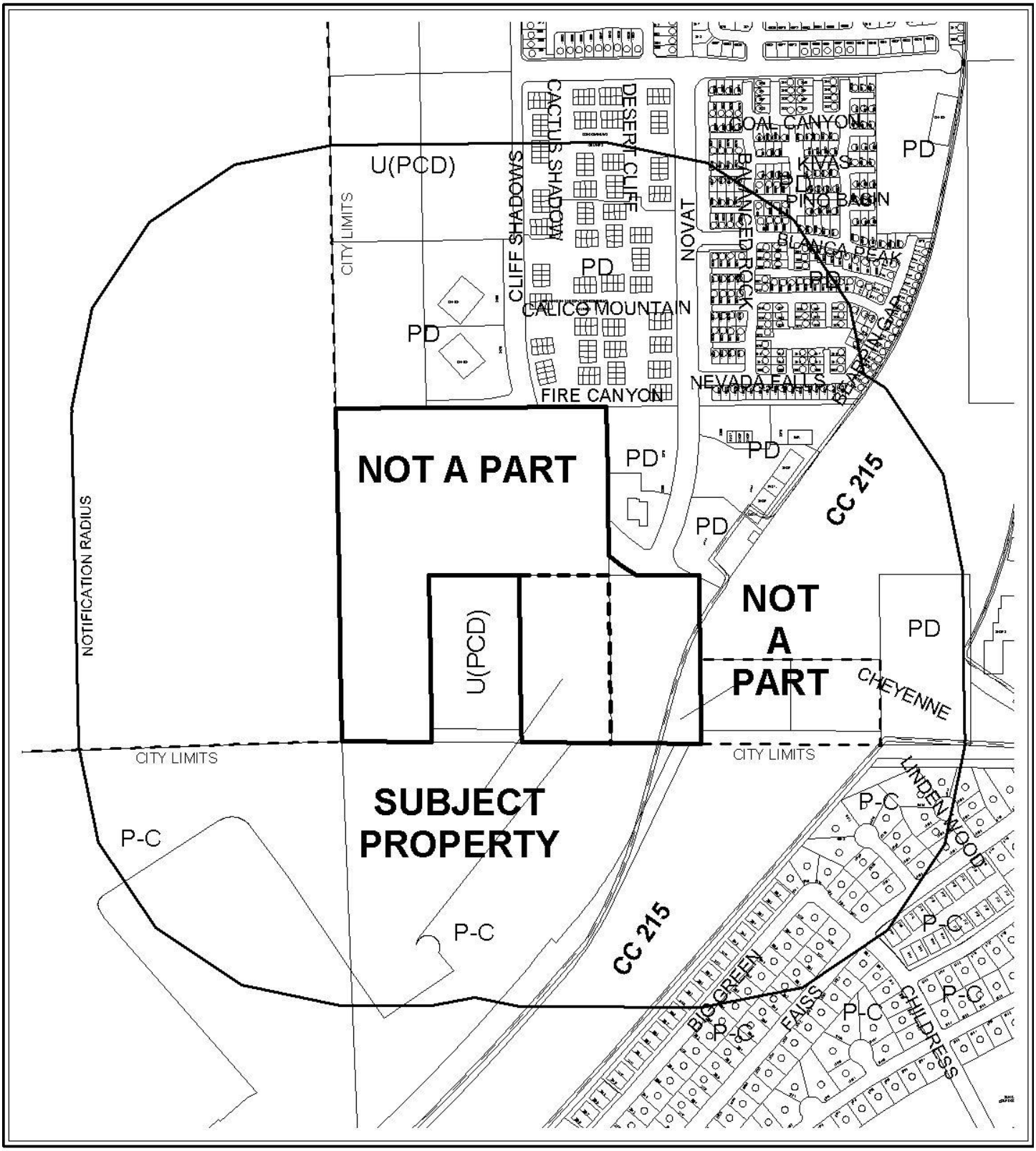
**SUBJECT:**
VAR-37943 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW 119 PARKING SPACES WHERE 338 ARE REQUIRED on 4.99 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Supporting Documentation




**CASE:** VAR-37943

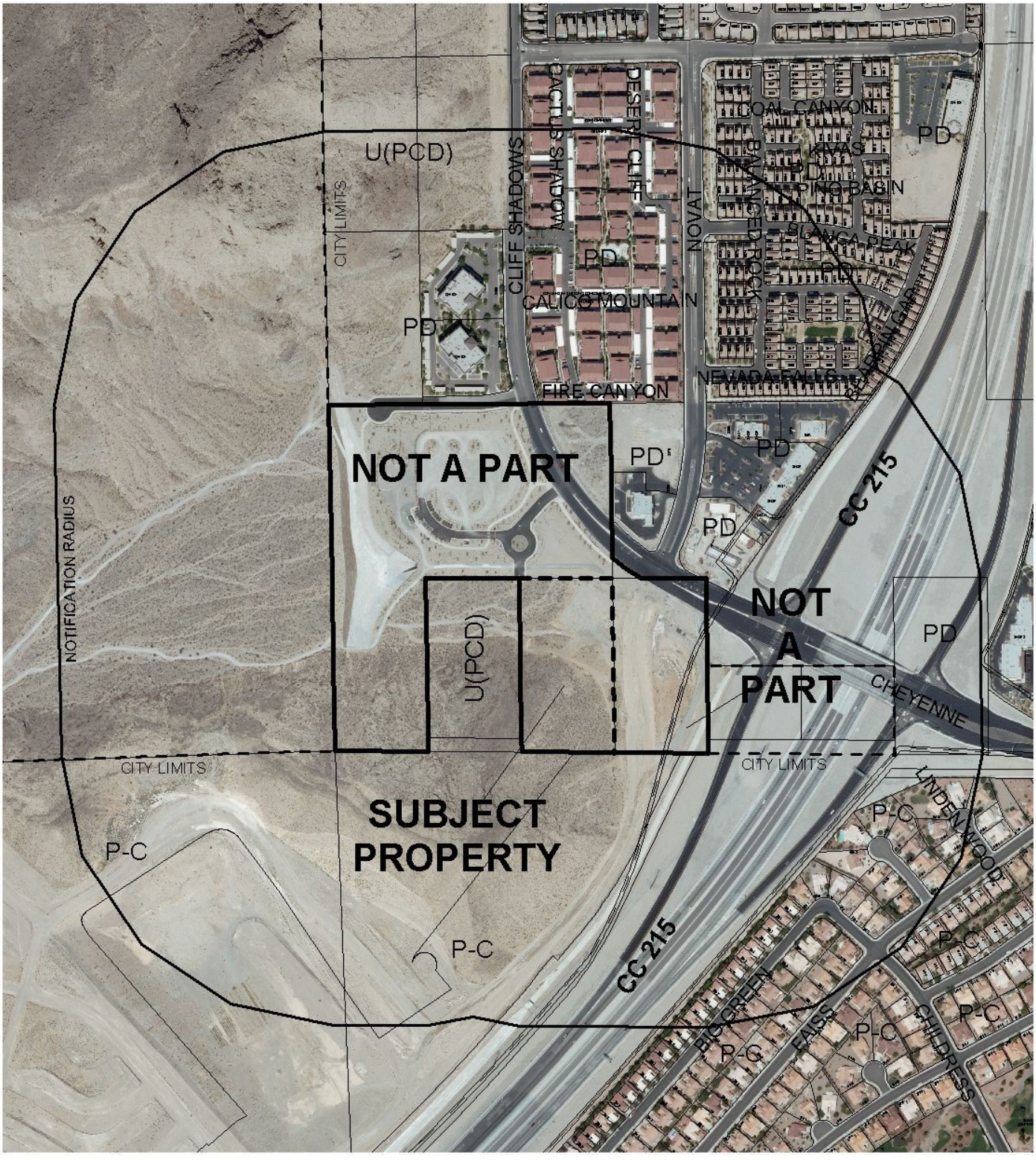
**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]




0 400 800 Feet

**CASE:** VAR-37943

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37943** APN: 137-12-401-011 & 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAUL M. GAULD, PRESIDENT

Subscribed and sworn before me

This 12th day of APRIL, 20 10

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80748-1
My Appt. Expires March 15, 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE FOR PARKING

**Project Address (Location)** CLIFF SHADOWS & NOVAT

**Project Name** ICLV PRAYER MOUNTAIN **Proposed Use** _____

**Assessor's Parcel #(s)** 137-12-401-011 & 137-12-410-003 **Ward #** 4

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

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

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

**Additional Information** _____

**PROPERTY OWNER** CHURCH INTERNATIONAL LV **Contact** _____

**Address** 8100 WEST CLIFF DR. **Phone:** (702) 242-2273 **Fax:** (702) 673-4771

**City** LAS VEGAS **State** NV **Zip** 89145

**APPLICANT** CHURCH INTERNATIONAL LV **Contact** _____

**Address** 8100 WEST CLIFF DR. **Phone:** (702) 242-2273 **Fax:** (702) 673-4771

**City** LAS VEGAS **State** NV **Zip** 89145

**REPRESENTATIVE** SOUTHWEST ENGINEERING **Contact** MICHAEL CASANOVA

**Address** 3610 N. RANCHO DR. **Phone:** (702) 648-9700 **Fax:** (702) 648-4143

**City** LAS VEGAS **State** NV **Zip** 89130

**Property Owner Signature*** _____

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

**Print Name** PAUL M. GOLLET, PRESIDENT

Subscribed and sworn before me

This 12th day of APRIL, 20 10.

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | VAR-37943 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | $830 |
| **Date Received:*** | 4/13/10 |
| **Received By:** | |

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

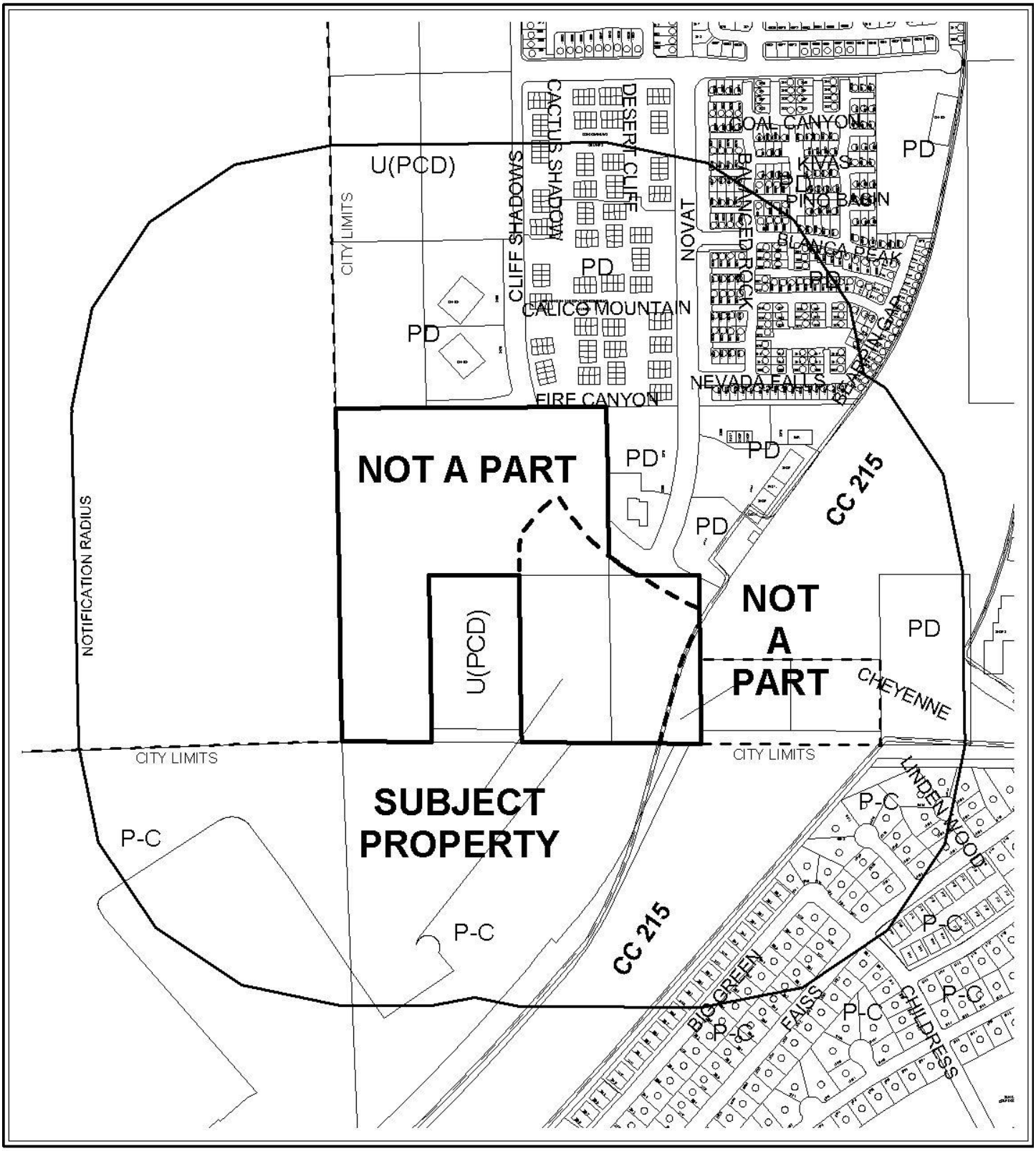
**SUBJECT:**
SDR-37942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37943 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT HIGH, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], and C-V (Civic) Zone [PROPOSED: PD (Planned Development) and C-V (Civic)], Ward 4 (Anthony). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-37943 and SDR-37942
2. Conditions and Staff Report - VAR-37943 and SDR-37942
3. Supporting Documentation
4. Photos - VAR-37943 and SDR-37942
5. Justification Letter - VAR-37943 and SDR-37942




**CASE:** **SDR-37942**

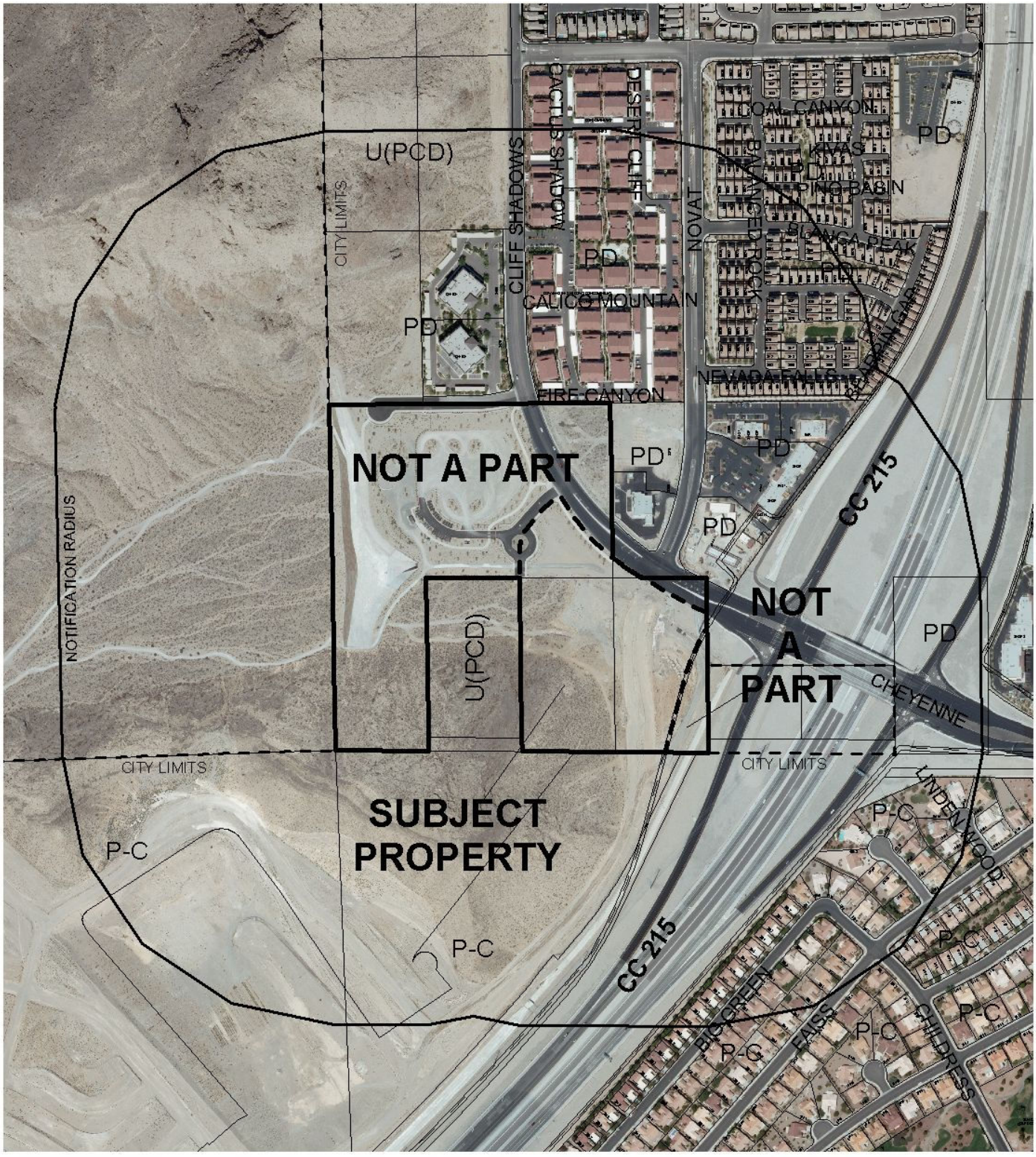
**RADIUS:** 1000 FT

0 400 800 Feet

**ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [ PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [ P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE [PF (PARK/SCHOOL/RECREATION/OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

N




**CASE:** SDR-37942

**RADIUS:** 1000 FT

0 400 800 Feet

**ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [ PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [ P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE [PF (PARK/SCHOOL/RECREATION/OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:**
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37942** APN: 137-12-401-011 & 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAUL M. GAULEY PRESIDENT

Subscribed and sworn before me

This 12th day of April, 2010

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37942** APN: 137-12-401-001 & 040

Name of Property Owner: USA/CLV LEASE

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 2nd day of April, 2010

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SITE DEVELOPMENT PLAN REVIEW

**Project Address (Location)** CLIFF SHADOWS & NOVAT

**Project Name** ICLV PRAYER MOUNTAIN **Proposed Use**

**Assessor's Parcel #(s)** 137-12-401-011 137-12-410-003 **Ward #** 4

**General Plan:** existing I proposed PF **Zoning:** existing PCD proposed PF

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 5.36 **Lots/Units** 1 **Density**

**Additional Information**

**PROPERTY OWNER** CHURCH INTERNATIONAL LV **Contact**

**Address** 8100 WEST CLIFF DR. **Phone:** (702) 242-2273 **Fax:** (702) 673-4771

**City** LAS VEGAS **State** NV **Zip** 89145

**APPLICANT** CHURCH INTERNATIONAL LV **Contact**

**Address** 8100 WEST CLIFF DR. **Phone:** (702) 242-2273 **Fax:** (702) 673-4771

**City** LAS VEGAS **State** NV **Zip** 89145

**REPRESENTATIVE** SOUTHWEST ENGINEERING **Contact** MICHAEL CASANOVA

**Address** 3610 N. RANCHO DR. **Phone:** (702) 648-9700 **Fax:** (702) 648-4143

**City** LAS VEGAS **State** NV **Zip** 89130

**Property Owner Signature*** _____

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

**Print Name** PAUL M. GOULET, PRESIDENT

Subscribed and sworn before me

This 12th day of April, 20 10.

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SDR-37942 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 4/13/10 |
| **Received By:** | |

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SITE DEVELOPMENT PLAN REVIEW

**Project Address (Location)** CLIFF SHADOWS & NOVAT

**Project Name** ICLV PRAYER MOUNTAIN **Proposed Use** _____

**Assessor's Parcel #(s)** 137-12-401-001 & 040 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** USA / CLV LEASE **Contact** ROBIN YOAKUM

**Address** WASHINGTON DC **Phone:** (702) 229-1022 **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**APPLICANT** CHURCH INTERNATIONAL LV **Contact** _____

**Address** 8100 WEST CLIFF DR. **Phone:** (702) 242-2273 **Fax:** (702) 673-4771

**City** LAS VEGAS **State** NV **Zip** 89145

**REPRESENTATIVE** SOUTHWEST ENGINEERING **Contact** MICHAEL CASANOVA

**Address** 3610 N. RANCHO DR. **Phone:** (702) 648-9700 **Fax:** (702) 648-4143

**City** LAS VEGAS **State** NV **Zip** 89130

**Property Owner Signature*** Robin Yoakum

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

**Print Name** Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 12th day of April, 20 10.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-37912 |
| **Meeting Date:** | 5/27/10 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 4/13/10 |
| **Received By:** | |

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

INTERNATIONAL

**8100 Westcliff Drive, Las Vegas, NV 89145**

To: Mr. Doug Rankin, Planning Manager
City of Las Vegas

March 22, 2010

From: Janet Kennedy, Administrator
International Church of Las Vegas

Re: Application # ZON-31062/MOD-30617/SDR-30614

Dear Mr. Rankin,

As you know, ICLV has been processing our site plan, architectural drawings, and elevations through a very lengthy process going back to October of 2008. We have had many meetings with staff and the neighbors, as well as Planning Commission hearings and meeting with individual Council members.

We have heard the concerns of our neighbors, staff, and council members and are re-submitting plans which have reduced the project to two (2) similarly sized buildings of 2 floors above grade totaling approximately 52,140 square feet, and a basement in one building with a square footage of 14,052 square feet for a total of 66,192 square feet for both buildings. You will note that what was once an 89,000 square foot building design with an 85-foot tower now has a substantially smaller size square footage with a maximum height of 35 feet which is within the guidelines of the Hillside Ordinance and the Lone Mountain West Master Plan.

In addition, what was an application requiring a number of variances is now lessened to requiring only two variances for additional off-site parking and for wall height. Previously we had requested variances for building height and site disturbance, but those requests are now being withdrawn as they are no longer necessary.

We feel that we have made considerable changes to demonstrate to the surrounding residents our willingness to become good neighbors and support the community. We would request officially that we be able to proceed to Council for final review. This of course requires meetings with staff as is necessary and we look forward to scheduling neighborhood meetings as well.

**VAR-37943**
**SDR-37942**

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
VAR-38096 - VARIANCE RELATED TO SUP-37665 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 10 ADDITIONAL SPACES ARE REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-38096 APN: 163-06-816-037

Name of Property Owner: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER LLC

Name of Applicant: _____

Name of Representative: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Receivership Estate of Village Square Shopping Ctr. LLC

Print Name: David Lewkes, Court Appointed Receiver

Subscribed and sworn before me

This 11th day of March, 2011

Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE PARKING

**Project Address (Location)** 9410 W Sahara #140, Las Vegas, NV 89117

**Project Name** Rivi Salon **Proposed Use** Massage Establishment

**Assessor's Parcel #(s)** 163 068 16 037 **Ward #** 2

**General Plan: existing** _____ **proposed** _____ **Zoning: existing** C-1 **proposed** C-1

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

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

**Additional Information** _____

**PROPERTY OWNER** Receivership Estate of Village Sq. Shopping Ctr, LLC **Contact** MARGARET ZIEDIN

**Address** 3800 Howard Hughes Pkwy #1200 **Phone:** 796-7900 **Fax:** 796-7920 (702)

**City** LAS VEGAS **State** NV **Zip** 89169

**E-mail Address** m.ziedin@empire.com

**APPLICANT** Rivka Hershcovich **Contact** _____

**Address** 3518 Spring Shower **Phone:** 702 285 **Fax:** _____

**City** Las Vegas **State** NV DIST **Zip** 89147

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

Receivership Estate of Village Sq. Shopping Ctr, LLC

**Property Owner Signature*** _____

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

Print Name DAVID JEUKES

Subscribed and sworn before me

This 10th day of March, 20 10.

Laurene Del Palma

Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

**FOR DEPARTMENT USE ONLY**

| | |
|---|---|
| Case # | VAR-38096 |
| Meeting Date: | 6/24/10 |
| Total Fee: | $30.00 |
| Date Received:* | 4-27-10 |
| Received By: | |

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **44.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

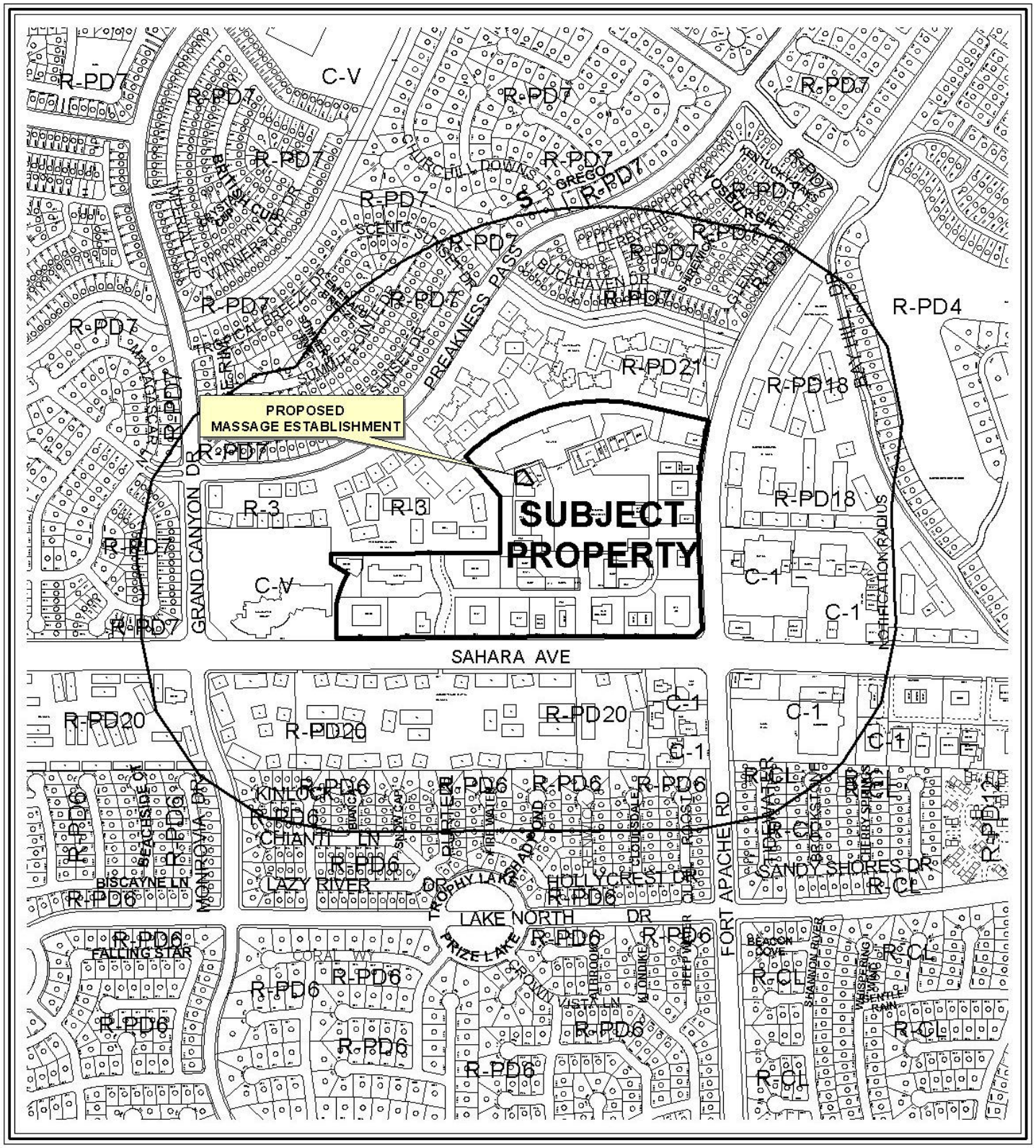
**SUBJECT:**
SUP-37665 - SPECIAL USE PERMIT RELATED TO VAR-38096 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Special Use Permit TO ADD A PROPOSED 608 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 2,450 SQUARE-FOOT BEAUTY SALON WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE AND A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Special Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



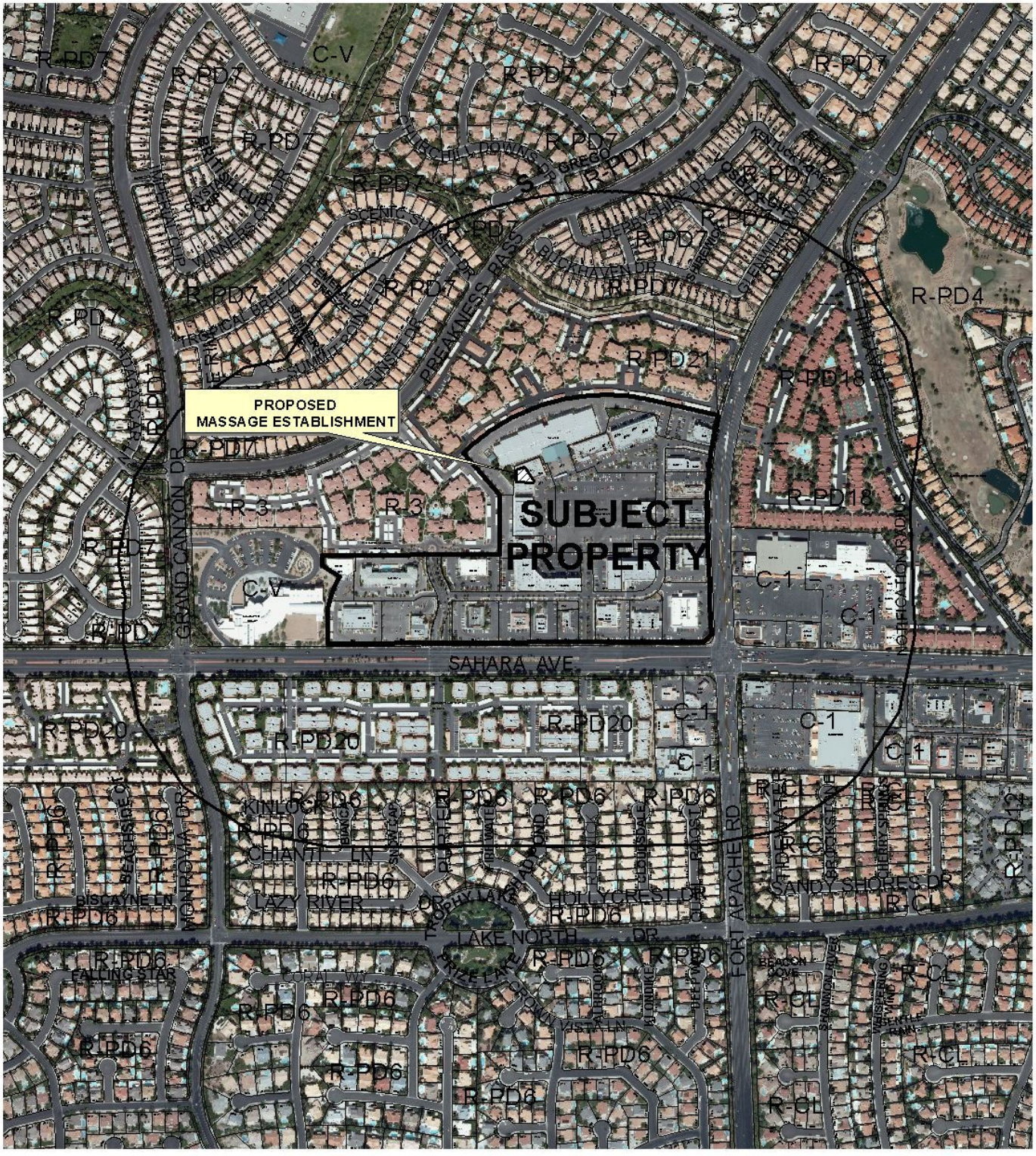

0 500 1000 Feet

**CASE:** **SUP-37665**

**RADIUS:** 1000 FT

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

N



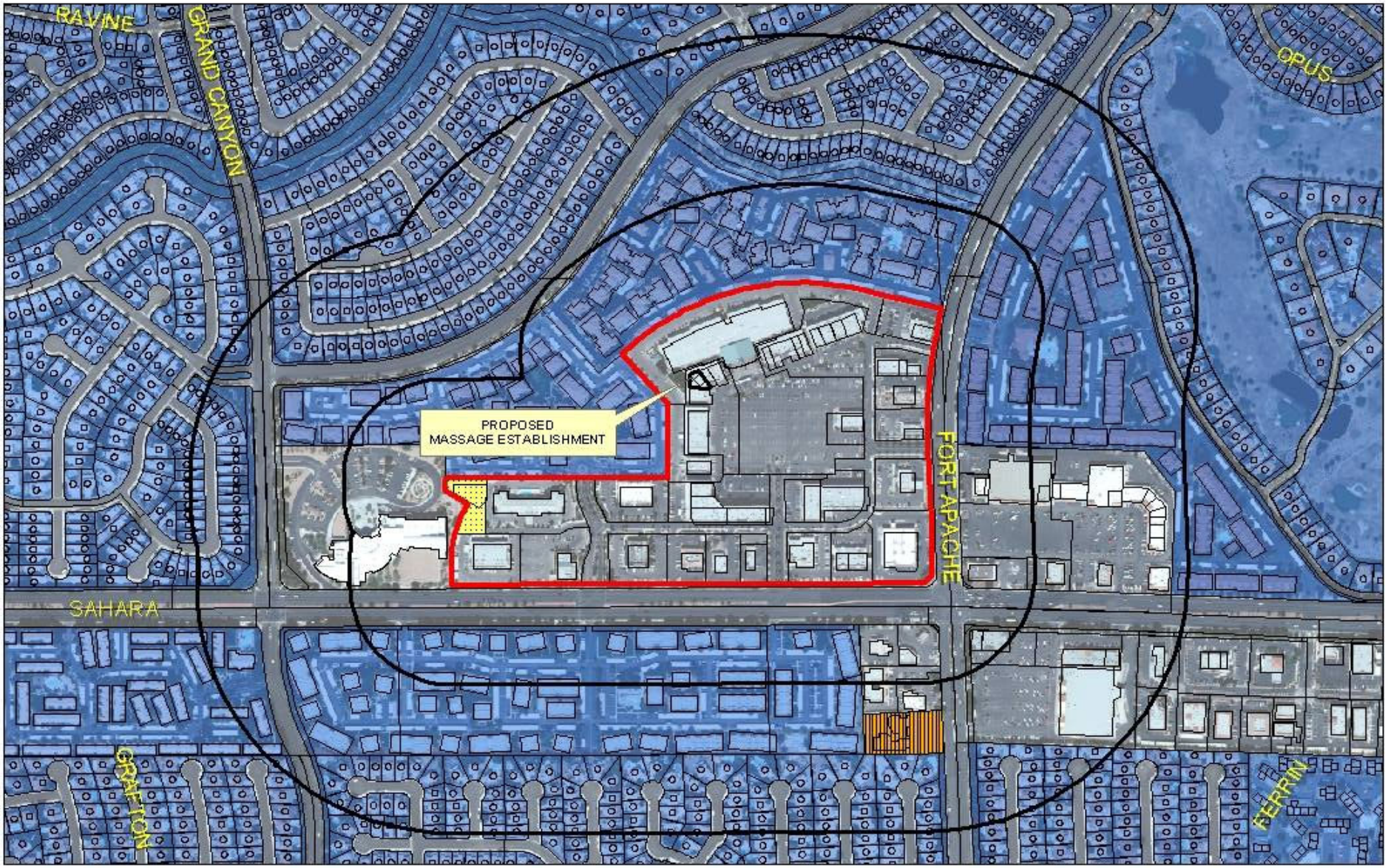

0 500 1000 Feet

**CASE:** **SUP-37665**

**RADIUS:** 1000 FT

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

N




**SUP-37665**

**Business Licenses**

- Massage Establishment
- Child Care/ Children Facility

**Protected Landuses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer

0 330 660 1,320 Feet

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number SUP-37665 APN: 16306816037

Name of Property Owner: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC

Name of Applicant: Rivka Hershcovicz

Name of Representative: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Receivership Estate of Village Square Shopping Ctr. LLC

Print Name: David Jenkes, Court Appointed Receiver

Subscribed and sworn before me

This 11th day of March, 2010

Laurene Palma
Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

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MAR 16 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Massage Establishment

**Project Address (Location)** 9410 W Sahara #140, Las Vegas, NV 89117

**Project Name** Rivi Salon **Proposed Use** Massage Establishment

**Assessor's Parcel #(s)** 163 068 16 037 **Ward #** 2

**General Plan: existing** ____ **proposed** ____ **Zoning: existing** C-1 **proposed** C-1

**Commercial Square Footage** 2,450 **Floor Area Ratio** ____

**Gross Acres** ____ **Lots/Units** ____ **Density** ____

**Additional Information** ____

**PROPERTY OWNER** RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC (TOV) **Contact** MARGARET ZIEDIN

**Address** 3800 HOWARD HUGHES PKWY #1200 **Phone:** 796-7900 **Fax:** 796-7220 (702)

**City** LAS VEGAS **State** NV **Zip** 89169

**E-mail Address** m.ziedin@tmpre.com

**APPLICANT** Rivka Hershcovic **Contact** ____

**Address** 3518 Spring Shower **Phone:** 702 295 **Fax:** ____

**City** Las Vegas **State** NV DIST **Zip** 89147

**E-mail Address** ____

**REPRESENTATIVE** ____ **Contact** ____

**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

Receivership Estate of Village Sq. Shopping Ctr, LLC

**Property Owner Signature*** [signature] Court Appointed Receiver David Jeukes

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

**Print Name** DAVID JEUKES

Subscribed and sworn before me

This 10th day of March, 20 10.

[signature] Laurene Delpalma

Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

**FOR DEPARTMENT USE ONLY**

| | |
|---|---|
| Case # | SUP-37665 |
| Meeting Date: | May 27 2010 |
| Total Fee: | $1030.00 |
| Date Received:* | 3/16/10 |
| Received By: | M. Howe |

*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

Revised 10/27/08

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MAR 16 2010

**RIVI SALON AND BOUTIQUE**
**9410 W. SAHARA #140**
**LAS VEGAS, NEVADA 89117**

April 22, 2010

To Whom It May Concern.

RE: Variance for Parking and Special Use Permit for Massage Establishment use.

I am in the process of acquiring a business license for a Massage Establishment at 9410 W. Sahara Avenue; suite 140, where I have an existing 2,450 square foot Beauty Salon. I am seeking to gain approval of the Special Use Permit for a massage establishment. In addition to the Special Use Permit application, we would like to request for a waiver for the Massage Establishment to be located within 400 feet of synagogue and parcel zoned for residential use. The hours of operation is between 8am to 9pm. There will be 5 massage rooms within the suite. AND TOTAL OF 608 SQFT.

We are also applying for a parking variance. The Massage Establishment use requires 10 additional parking spaces, in addition to existing Beauty Salon. There was a previous variance ( VAR-37295), for parking within Village Square Shopping Center. Currently, there are 2,112 parking spaces provided on site, where 2,476 parking spaces are required. With the Massage Establishment, this will add 10, more parking spaces will increase the required parking to 2,486 spaces. AND

Thank you,

Rivka Herscovicz
Salon Owner

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APR 29 2010

**SUP-37665**
**VAR-38096**

City of Las Vegas Agenda Item No.: **45.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
SUP-37739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOMA HERFI, INC. - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A XXXX SQUARE-FOOT PACKAGED LIQUOR OFF-SALE ESTABLISHMENT at 6955 North Durango Drive (APNs 125-20-215-269 and 270), T-C (Town Center) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **407** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37739** APN: 125.20.215.021

Name of Property Owner: Samir Toma

Name of Applicant: Durango Market

Name of Representative: Nathan Taylor

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: Samir Toma

Subscribed and sworn before me

This 23 day of February, 2010

Cynthia Love Clark Nevada

Notary Public in and for said County and State

CYNTHIA LOVE
NOTARY PUBLIC - STATE OF NEVADA
Date Appointment Exp: 07-05-11
Certificate No: 03-79701-1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** DURANGO MARKET

**Project Address (Location)** 6955 N. DURANGO, LV, NV 89149

**Project Name** DURANGO MARKET **Proposed Use** _____

**Assessor's Parcel #(s)** 125-20-215-270 **Ward #** 6

**General Plan:** existing _____ proposed _____ **Zoning:** existing T-C proposed TC

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

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

**Additional Information** _____

**PROPERTY OWNER** Samir Toma **Contact** _____

**Address** 14747 Wildcat PL **Phone:** 619-992-5784 **Fax:** _____

**City** JAMUL **State** CA **Zip** 91935

**E-mail Address** _____

**APPLICANT** _____ **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** TAYLOR CONSULTING GROUP **Contact** NATHAN TAYLOR

**Address** P.O. BOX 750521 **Phone:** 280.6175 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89136

**E-mail Address** NATHAN@THETAYLORCONSULTINGGROUP.COM

**Property Owner Signature*** _____

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

**Print Name** Samir Toma

Subscribed and sworn before me

This 23 day of February, 2010.

Cynthia Love

Notary Public in and for said County and State Clark, Nevada

CYNTHIA LOVE
NOTARY PUBLIC - STATE OF NEVADA
Date Appointment Exp: 07-05-11
Certificate No: 03-79701-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-37739 |
| Meeting Date: | 05/27/10 |
| Total Fee: | 1280.00 |
| Date Received:* | 03/22/10 |
| Received By: | C.D. Vann |

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

Revised 10/27/08

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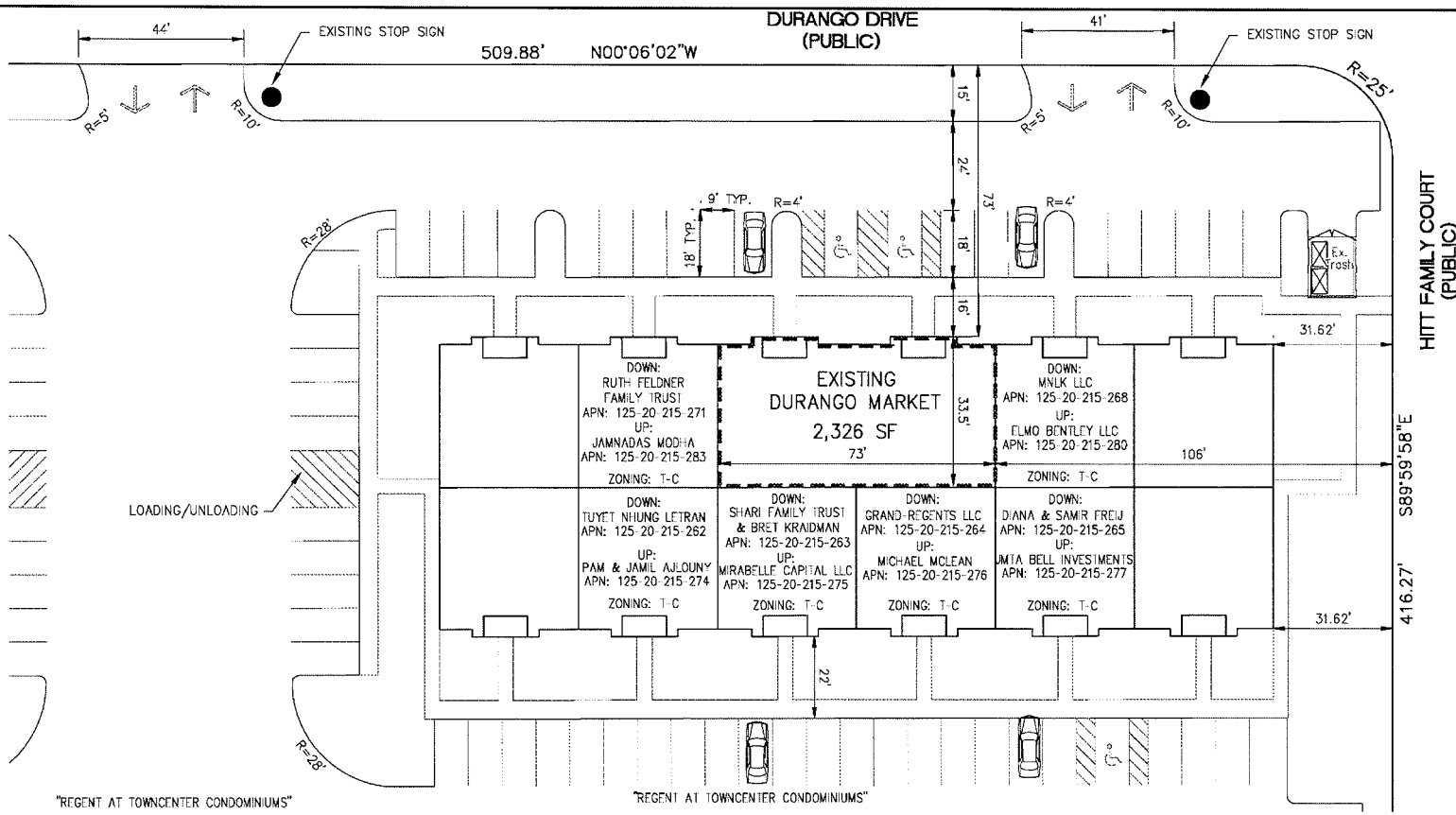


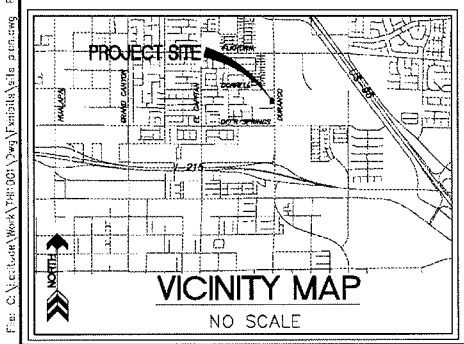


## VICINITY MAP

NO SCALE

## LEGEND

- BACK OF CURB
- EDGE OF PAVEMENT
- PROJECT BOUNDARY
- INGRESS/EGRESS ARROWS
- FREESTANDING SIGN
- HANDICAP PARKING STALL

## SITE DATA

| | | |
|---|---|---|
| ASSESSOR PARCEL NUMBERS | = | 125-20-215-269 |
| | = | 125-20-215-270 |
| EXISTING ZONING | = | T-C |
| TOTAL BUILDING AREA | = | 2,326 SF |

NORTH

0 30 60

FEET

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MAR 22 2010

| NO. | DESCRIPTION | DATE | BY | APP. |
|---|---|---|---|---|

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-5582

# TOMA HERFI, INC.

# DURANGO MARKET SITE PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. TH1001.000

SP-BW

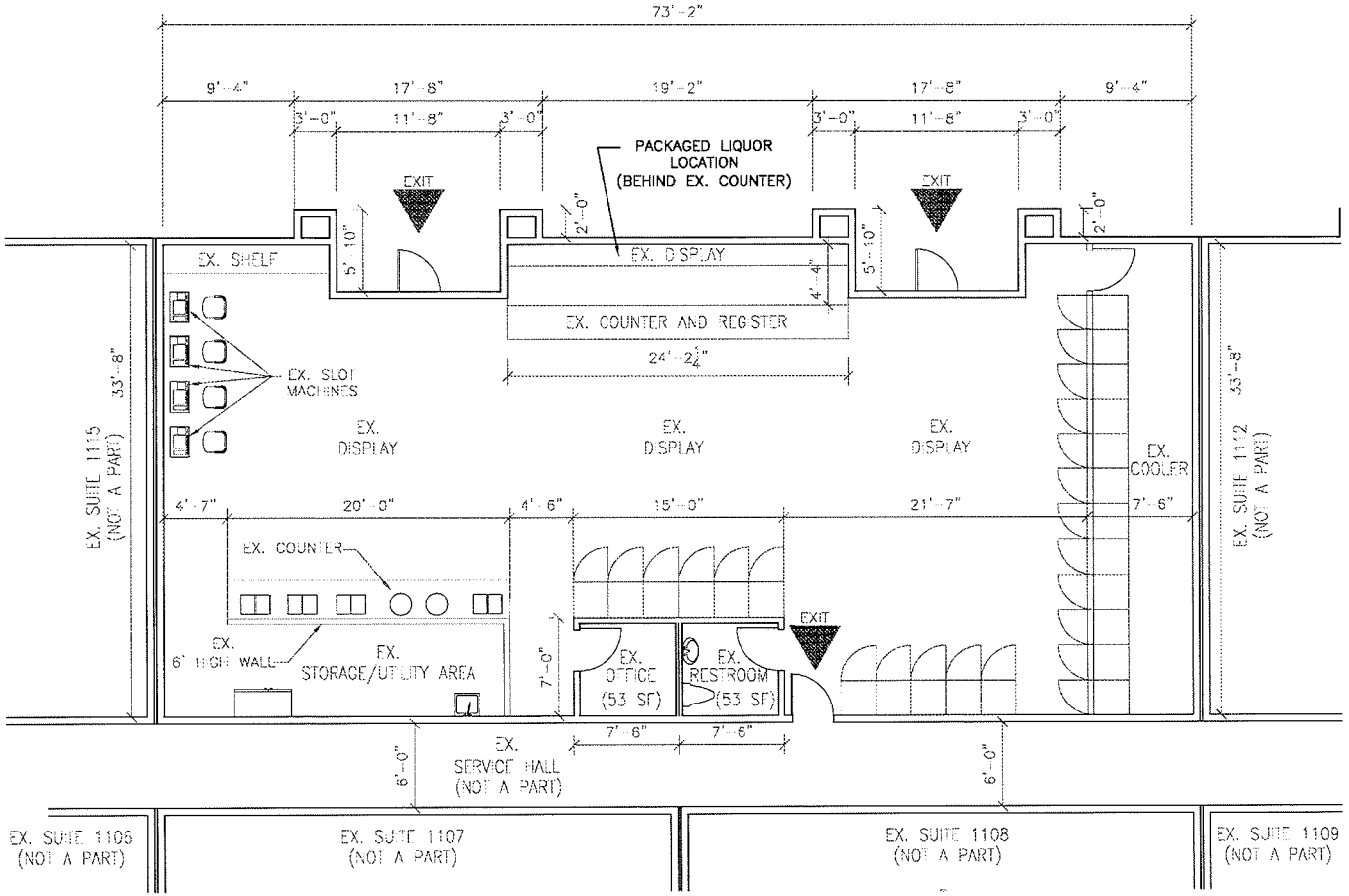
SHEET 1 OF 4

File: C:\Latitude\Work\TH1001\Dwg\Exhibits\site plan.dwg Feb 24, 2010 07:56

SUP-37739

## OCCUPANCY LOAD

| | | |
|---|---|---|
| PREVIOUSLY APPROVED TOTAL BUILDING AREA: | = | 2,326 |
| PROPOSED TOTAL BUILDING AREA (UNCHANGED): | = | 2,326 |
| OCCUPANY LOAD FACTOR (SF PER OCCUPANT): | = | 30 |
| MAXIMUM OCCUPANY LOAD: | = | 77 |




## FLOOR PLAN

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

| NO. | DESCRIPTION | DATE | BY | APP. |
|---|---|---|---|---|
| | | | | |


LATITUDE CONSULTING LLC
CIVIL ENGINEERING AND PLANNING
2577 AIRCAN VOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-3382


TOMA HERFI, INC.

DURANGO MARKET
FLOOR PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
C-FOLDER: DCL
PROJECT NO: TH1001.000

FP-BW
SHEET 3 OF 4

File: C:\Vehicles\Work\TH1001\Dwg\Exhibits\Floor Plans.dwg Feb 24, 2010 - 07:53

**SUP-37739**

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TAYLOR CONSULTING GROUP, LLC

GOVERNMENT AFFAIRS & LAND USE CONSULTANTS

February 18, 2010

City of Las Vegas Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

To Whom It May Concern:

We are respectfully submitting this application for a Special Use Permit/Variance of distance restrictions with the department of Planning & Development. This permit is for Toma Herfi, Inc. dba Durango Market, located at 6955 N. Durango Drive, Suite 114, Las Vegas, NV 89149.

Our SUP/~~Variance~~ is for a conversion of the existing liquor license use. We seek to have Durango Market's Liquor License changed from a Beer/Wine License to a Package Liquor License. Originally, this was the preferred use by my client, however when the original application was submitted they did not move forward on the Package Liquor use.

Currently, Durango Market has 2 employees, and operates during the hours of: 8:00am - 10:00pm.

This application meets all current City of Las Vegas codes and regulations. We respectfully ask for your approval of this SUP/Variance for the sole purpose of operating a convenience store with Package Liquor.

Respectfully,

Nathaniel Taylor

Eddie Marogi

**SUP-37739**

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

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MAR 22 2010

Next HOA meeting 10/23/09 4 P.M.

The petition is for the purpose of allowing Durango Market to sell hard alcoholic beverages.

This petition is to support Durango Market to obtain an amendment to its license to allow it to sell hard alcoholic beverages and to dispute the objections of the HOA Regent at Town Center.

We the undersigned do agree with Durango Market and support its decision to sell hard alcoholic beverages.

| Print Name | Signature | Address |
|---|---|---|
| David Bush | [signature] | 6916 Winter Ridge Las Vegas 89149 |
| [illegible] | [signature] | 1125 [illegible] |
| Corey LaFlora | [signature] | 7900 Smokey Ridge Ct. L.V. 89131 |
| Deon Kinchen | [signature] | 8921 Ethan Patrick L.V. NV. 89149 |
| Ramona Thomas | Ramona Thomas | 8921 Ethan Patrick L.V. NV 89149 |
| Tim Swanson | [signature] | 9303 Gilcrease L.V. NV 89149 |

Chris Voss [signature] 9522 Grandview Spring Ave W, NV 89166

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MAR 22 2010

6A

| Print Name | Signature | Address |
|---|---|---|
| Josh James | [illegible] | 8524 Copperidge Ave |
| James R. Smith | [illegible] | 2498 Pueblo Canyon Ave. |
| Mark Allen | [illegible] | 8049 Eurovail St |
| Jen Yanik | [illegible] | 6955 N Durango #3082 |
| Erin Turner | [illegible] | 8941 Carter Montgomery Ave. LV, NV 89149 |
| Verleda Burge | [illegible] | 9745 Grand Teton Dr Las Vegas, NV 89146 |
| Veronica Bor | [illegible] | 92341 Gran Montgomery Vegas NV 89148 |
| Jay Lewis | [illegible] | 16411 Bayshore lane HB, CA 92649. |
| Steve | [illegible] | 6955 N Durango [illegible] |
| Janie | [illegible] | [illegible] 32541 |
| Rick | [illegible] | 89148 5554 Jacobs Fields L. LV |
| Amy Tolman | [illegible] | 6680 Farm Road 89131 |
| Roshon Williams | [illegible] | 10151 Dorrell Lane #2166 Las Vegas NV 89166 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Richard Dunaway | Richard Dunaway | 6955 N. Durango Bldg 2 Apt 1010 |
| Missy Warrick | Missy Warrick | 8961 Blanche Ct 89149 |
| Roger Hernandez | [illegible] | #2074 6955 N. Durango Dr 89149 |
| Amanda Nance | Amanda Nance | 8905 Tumblewood Av 89143 |
| Luke Enackson | [illegible] | 9745 Grand Teton Dr Las Vegas NV. 89149 |
| Justin Monroe | [illegible] | 9120 Entrancing Ave. LV. NV. 89149 |
| Ken Turner | [illegible] | 6955 N. Durango Bldg 3 Apt 3084 LV, NV 89149 |
| Omar Tejeda | [illegible] | 9163 W Denver Sky Av Las Vegas NV 89142 |
| James Hahn | [illegible] | 6841 Moshi St LV. 89166 |
| Tony Moore | [illegible] | 9145 Echelon point Dr 1122 |
| Eric Forsstrom | Eric [illegible] | 9232 Jadecrest Dr. LV. NV. 89134 |
| Joe Campise | Joe Campise | 9028 Patrick Henry Las Vegas |
| Mike Green | [illegible] | 3231 Tecata Dr Las Vegas |

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MAR 22 2010

13A

| Print Name | Signature | Address |
|---|---|---|
| Amanda Rogers | Amanda Rogers | 6955 N. Durango #1002 |
| Michelle Addona | Michelle Addona | 6955 N Durango Las Vegas, NV 89149 |
| Thomas Mazintas | [illegible] | 8941 David Allen Ct LV, NV 89149 |
| George Lopez | [illegible] | 6955 N. Durango L. Offices |
| Victor Garcia | [illegible] | 2751 E Bonanza RD 89101 |
| Christy Tarraf | [illegible] | 8948 Snowtrack Ave 89149 |
| Dustin Billinsky | Dustin Billinsky | 9425 Shadowgate Cr. 89148 |
| Rachel Stricklan | Rachel Stricklan | 6955 N. Durango #2097 |
| Bill Eskew | William Eskew | 5825 Egan Crest Dr. Las Vegas, NV. 89149 |
| Shawn Hutchings | S. Hutchings | 9000 Old River L.V. NV 89149 |
| Abou Bacar Toure | [illegible] | 6701 Bluebell Garden St LV, NV 89149 |
| Madreia Crawford | Madreia Crawford | 6744 Biltmore Gardens LV NV 89149 |
| Alicia Campbell | [illegible] | 9024 Barnwell Las Vegas, NV |

13A

| Print Name | Signature | Address |
|---|---|---|
| Jace Rose | [illegible] | 8917 Wolf Dancer Ave. |
| Felicia Reed | Felicia Cat | 9009 Barnwell Ave LV NV 89149 |
| Mr Keith Hamlin | Mr Keith Hamlin | 9444 Kingsley Ct |
| Jason Brown | [illegible] | 9529 Grand Grove |
| Heather Swanson | [illegible] | 9579 Grand Grove |
| Steven Z | [illegible] | 6955 N. Durango |
| B. Whitehead | | |
| Gary [illegible] | Alitha Williams | |
| Sheila Joy Burford | Sheila Joy Burford | 9153 Umberland Ave. 89149 |
| Chris Powlesland | Chris Powlesland | 9745 Grand Teton |
| Kelly Ford | Kelly Ford | 7628 Tender Tassle St Lasvegas 89149 |
| Ed DeMeo | Eddie DeMeo | 8112 Cimarron Ridge LV NV 89128 |
| GERAD BUMBERA | Gerad Bumbera | 1213 Silver Prospect L.V. N.V. 89128 |

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MAR 22 2010

11A

| Print Name | Signature | Address |
|---|---|---|
| Rozario Love | Rozario Love | 6500 W. Charleston |
| PAUL MATIJEVICH | Paul Matijevich | 6490 ALBINA CREEK ST. |
| Mari Stutz | [illegible] | 9564 Patrick Henry |
| Valeria Toledo | Valeria Toledo | 7644 Broad Hill 89149 St. |
| [illegible] | [illegible] | 89149 9157 Accomplishment |
| Jacklyn Boyd | J Boyd | 7136 Cabin 89149 Fever St LAS Vegas |
| Sylvester Sigler | Sylvester Sigler | 8063 Sierra Vista DR 6 LAS Vegas NV 89169 |
| Luke Stewart | Luke Stewart | Regent Apt. 1094 N. Durango Dr. Las Vegas, NV 89149 |
| Danny Ramirez | Danny Ramirez | 8128 North Buffalo Dr. |
| Brandon Meyer | Brandon E Meyer | 1723 Candice St 89149 |
| GALLY WEAVER | [illegible] | 9145 Echelon point Dr. LVNV |
| Shawn Offenbacher | [illegible] | 9161 Sconce Ct |
| Grey Hill | Grey Hill | 9025 Old River Ave Las Vegas, NV 89149 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Joey Perez | | 5765 N. Durango Dr |
| Marco Corona | | 7105 Regal Valley L.V NV 89149 |
| Brandon Osborne | | 7852 Garden Rock St Las Vegas, NV 89149 |
| Gretchen Ford-Wilkes | | 6955 N Durango Las Vegas NV 89149 |
| JAM Fraser | | 7016 Bijonist Las Vegas NV 89149 |
| JAY Montes | | 9337 Dorch Lane. L.V. Nevada. 89149 |
| Joey T. Cotton | | 9315 Avon Park Ave |
| Lovelle Beckem | | LV NV 89122 6621 Melissa |
| Marissa Demster | | 9301 Grand Gate street |
| JOE MERCADANTE | | 9332 Garden Springs 89149 |
| Lee Posey | | 692-N 12th St |
| Marco Dunete | | 8953 Aurora Bay Court |
| Randall Murillo | | 7812 Silver Holland Las Vegas, NV, 8913. |

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MAR 22 2010

13A

| Print Name | Signature | Address |
|---|---|---|
| Paul Archuit | [signature] | 6935 China Ridge Ct |
| John Shaughnessy | [signature] | 6955 N Durango |
| Rob Gough | [signature] | 9157 fish tail |
| Jacquelinne Gutierrez | [signature] | 9157 fish tail. |
| Phillip Weaver | Philip Weaver | 3790 S. Torrey Pines |
| CHRISTINA CALHOUN | Christina Calhoun | 6718 KOSTNER ST |
| ALEX ORLANDO | [signature] | 9076 BUSHY TAIL AVE UNIT 103 LV, NV 89149 |
| Mike Brockroft | [signature] | |
| JEFF McDONALD | [signature] | 9851 Twilight Walk LV NV 89144 |
| JACOB DAVIS | [signature] | 7715 GATSBY HOUSE ST. LV. 89166 |
| Dean Smith | DEON SMITH | 968 [illegible] W LVV |
| CRAIG MATTHEWS | Craig Matthews | 6833 - RELIC LAV, NV |
| Tyler Schroder | [signature] | 7208 Bon Day Reef Ct Lasvegas NV. 89104 |

12A

| Print Name | Signature | Address |
|---|---|---|
| Cody Wombold | Cody Wombold | 7208 Bombay reef court Las Vegas NV 89109 |
| Cody Leoni | [illegible] | 6901 Gothic 89149 Marigold |
| Russell Kahre | Russell Kahre | 8250 Grand Canyon Dr |
| Jon Williamson | Jon Williamson | 6643 McDoggle Ave LV NV 89166 |
| Michelle Helton | Michelle Helton | 6955 N. Durango Apt 2067 |
| Marcus Carter | [illegible] | same |
| Rachel Hayes | [illegible] | Same |
| Jim Scott | [illegible] | 7813 MARBLE DOE ST. LAS VEGAS, NV, 89149 |
| Mike Moore | Mike Moore | 6867 Momentus ST Las Vegas N.V. 89149 |
| Stephanie Wallace | Stephanie Wallace | 8573 Melocactus Las Vegas N.V. ~~[illegible]~~ 89149 |
| Venus Powers | Venus Powers | 17420 Eldamere Cleve ON 44128 |
| Janis Persha | Janis Persha | 8313 Valley Stream LV NV 89131 |
| Billy Barker | [illegible] | 7041 Knob Creek St. |

RECEIVED

MAR 22 2010

11A

| Print Name | Signature | Address |
|---|---|---|
| Joshua Sandoval | [illegible] | 8540 Amaryllis Hill Ave |
| Leonel Garcia | Leonel Garcia | 8540 Amaryll Ave |
| Chris Jones | [illegible] | 6904 Golden Marigold Dr. |
| DAVID JONES | [illegible] | 6904 GOTHIC MARIGOLD ST. |
| Jess Stewart | [illegible] | 9432 White Ridge |
| DeVonta Jackson | [illegible] | 8920 Attic Grace ave |
| Roxanne Minnick | [illegible] | 9121 Umberland 89149 |
| CAROL Kindler | [illegible] | 9121 Umberlan 89149 |
| SERGIO GARCIA | Sergio Garcia | 9545 CABOT FALLS AVE LAS VEGAS NV 89149 |
| RICHARD Webb | Richard Webb | 6955 N Durango dr. North Las Vegas NV 89149 |
| Javier Gallegos | [illegible] | 6955 N Durango LV NV. 89149 Apr 30 94 |
| Jeremy Kasnick | [illegible] | 9303 Gilcrease Ave #1159 Las Vegas, NV. 89149 |
| Joaquin H | Joaquin Hamon | 6955 North Drugro Drive. 1050 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Norm Stalzer | [signature] | 10425 NU-WAV KAIV L.V. NV. 89124 |
| Oscar Winthrop | [signature] | 6839 Rohling BOULDER 89149 |
| Phaedra Mixon | [signature] | 9145 Echelon Pt Dr. #1017 LV NV 89149 |
| Alfreda Evans | Alfreda Evans | 6717 Bluebell Garden LV NV 89149 |
| Tami Mowrey | [signature] | 7820 Slendermint ct 89149 |
| Brandee Renning | [signature] | 7641 Morning Water St. LV, NV 89149 |
| Misty Collett | Misty Collett | 7630 Racel St. LV, NV. 89131 |
| Dion Saddlen | Dion Saddlen | 9148 Patrick Henry Ave 89149 |
| India Kimberling | [signature] | 9204 wild Peach ct 89149 |
| Robert Gitlitz | [signature] | 9745 Grand Teton #3092 LV NV 89166 |
| Aaron Ribas | [signature] | 9312 Thunderfalls ct LV NV 89149 |
| Lanita Antonio | Lanita Antonio | 6995 N. Durango dr. #2113 Las Vegas 89149 |
| Terry Hamblet | [signature] | P.O. Box 34777 LV NV 89133 |

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| Print Name | Signature | Address |
|---|---|---|
| Francisco Mendoza | [signature] | 9473 Milkweed Canyon 89166 |
| Betty Saguanpory | [signature] | 9433 Grandview |
| JOHN COLLINS | [signature] | 9712 SIENNA VALLEY AVE 89149 |
| Jen Wallace | [signature] | 9457 Solitude Canyon Las Vegas, NV 89149 |
| Patrick Lee | [signature] | 10635 Troy Mountain Ave Las Vegas, NV 89166 |
| John Gallagher | [signature] | 1708 Cabin Fever St LV NV 89149 |
| Emogene Brathers | [signature] | 1307 Stonehedge Ct. Ontario, CA 91762 |
| John Drennen | [signature] | 6879 Momentos LV NV 89149 |
| Quint Zuhlke | [signature] | 3874 E. Delling Crt LV, NV 89104 |
| Judith Crenshaw | [signature] | 7222 Regent Pond Las Vegas NV. 89166 |
| DAN HACKELL | [signature] | 7628 GARDEN ST LV, NV 89149 |
| Chris Lawrence | [signature] | 7216 Robins Roost St, Las Vegas NV. 89131 |
| Ceil Nugent | [signature] | 9473 Havasu Canyon LV. NV. 89166 |

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| Print Name | Signature | Address |
|---|---|---|
| Ryan Wilson | | 9323 Horseshoe Bend Ave Las Vegas, NV 89149 |
| Ray Cooper | | 5724 N Grand Canyon LV NV 89149 |
| MARK RINK | | 8290 W. SAHARA AVE LAS VEGAS NV 89149 |
| WALTER WITTER | | 7852 Garden Rock 89149 |
| Michele Ridout | Michele Ridout | Durango 3097 89149 |
| Irene Tobiason | Irene Tob | 6955 N. Durango #1112 LV, NV 89149 |
| Mark Sadman | | 8625 Grand Pine 89143 |
| Tamara Fleming | Tamara Fleming | 8112 Cimarron Ridge DR LV NV 89128 |
| David Schandt | | 6955 N Durango ST LV NV 89149 |
| Bobbi Tsatse | | 6955 N. Durango LV NV 89149 |
| Cindy Castere | Cindy Castere | 6955 N. Durango LV NV 89149 |
| Kathi Russo | Kathi Russo | 6955 N Durango LV NV 89149 |
| Glenda Legakes | Glenda Legakes | 6955 Durango #1012 LV. NV. 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| DONITA PALMER | Donita Palmer | 6955 DURANGO The Regent |
| Edward Lehman | [illegible] | 9016 Spotted Trail Ave. 89149 |
| Kelli Soles | Kelli Soles | 9020 Donnella 89149 |
| Vicktor Mitchell | Vicktor Mitchell | 6955 Durango The Regent |
| Delnicro Wright | Delnicro Wright | 3550 Paradise 89115 |
| Brittney Mays | Brittney | 3550 Paradise 89115 |
| Brandy Massey | [illegible] | 6955 N Durango The Regent |
| Robert Hayes | [illegible] | 8005 [illegible] LV NV 89131 |
| Marc Williams | [illegible] | Donoble lane L.N N.V 89131 |
| Erica Jackson | Erica Jackson | 89149 8556 Pinellia |
| Katherine Kinney | Katherine Kinney | 6955 N Durango #2111 |
| Milton Ham | Milton Ham | 19255 S. Stirling Hill RD |
| Courtney LeFear | Courtney LeFear | 6955 N. Durango LV, NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| FRED R PALILEO | [signature] | 6454 ALBINA CREEK ST LV, NV 89149 |
| Michael Wheeler | [signature] | 6901 GOTHIC MARIGOLDS LAS VEGAS, NV. |
| GINA RUAN | [signature] | 9132 ALPINE GROVE AVE LAS VEGAS, NV. 89149 |
| Jason Simpson | [signature] | 8945 Brian Christopher Ave Las Vegas NV 89149 |
| Danny Malan | [signature] | 8955 N. Durango #1075 LV, NV 89149 - 6955 |
| Crystal Wiley | [signature] | 9315 Avon Park LV NV 89149 |
| Dorcas Grey | [signature] | 9321 Palomino Ranch LV NV 89030 |
| Cheryl Williams | [signature] | 4421 S. Owens LV NV 89149 |
| RYAN TAYLOR | [signature] | 7144 ANTIQUE OLIVE ST 89149 |
| Cara Williams | [signature] | 8204 STREAMER CIRC 89145 |
| Coleman Harris | [signature] | 2116 Bachelor Court 89128 |
| D. Payne | [signature] | #3085 89149 6955 N DURANGO |
| Juan | [signature] | 1105 Tomasian ct 89002 |

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| Print Name | Signature | Address |
|---|---|---|
| Tammi McCabe | Tammi McCabe | 6809 Sweet Pecan St LV NV 89149 |
| Ryan Harney | Ryan Harney | 6955 N Durango. Lv NV 89149 |
| Armando Flores | Armando Flores | 6955 N. Durango |
| Tasha Washington | Tasha Washington | 8153 Starling View Ct L.V. NV 89166 |
| Benny K. Mahan | Benny Mahan | 9232 longhornfall Ct. LV, NV 89149 |
| Colby Smith | [illegible] | 8919 mossy Hollow LV NV 89149 |
| MANGEL | [illegible] | 9241 LONGHORN FALLS LAS VEGAS 89149 |
| Rick Corbus | [illegible] | 6905 N Campbell Rd LL NV 89149 |
| BOBBI CORBUS | Bobbi Corbus | 6905 N. Campbell Rd. Las Vegas NV 89149 |
| JASON BOWER | Jason Bower | 6955 N. Durango #2091 Las Vegas, NV 89149 |
| EJ McCabe | [illegible] | 6809 Sweet Pecan |
| Jazlyn Gaspard | [illegible] | 2951 Siena Heights Henderson, NV 89052 |
| Brandy Davis | Brandy Davis | 9100 Bushy Tail Ave LV NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Tor Hanson | [signature] | 6929 Chinn Ridge Ct Las Vegas, NV 89149 |
| Clemente Polk | Clemente Polk | 6929 Riget Apts. Las Vegas, NV. 81149 |
| Aisha Mitchell | [signature] | 9113 Craven Avenue Las Vegas, NV 89149 |
| Darren Mitchell | [signature] | 9113 Craven Avenue Las Vegas, NV 89149 |
| Jason J Dow | [signature] | 9144 Craven Ave. LV NV. 89149 |
| Travas Henderson | Travas Henderson | 9413 Sandy Reef Ave LV NV 89147 |
| Keith Oyama | [signature] | 10639 Foggy Glen Ave. LV NV 89135 |
| Anna Miranda | [signature] | 6955 Regent 20401. |
| Derek Shaves | [signature] | 6955 N. Durango Dr. |
| Judd Melton | [signature] | 7416 Fencerow St Las Vegas NV 89131 |
| Houston Bradford | Houston Bradford | 1307 W. Stonecrop Ontario, CA 91262 |
| David Cassaro | [signature] | 6875 Montoro St. Las Vegas NV 89149 |
| Vinny Barni | [signature] | 7409 Royal Crystal St Las Vegas NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Kelli Gomez | Kelli Gomez | 9056 Patrick Henry Ave LV NV |
| Rudy Zepeda | Rudy Zepeda | 11812 agure ocean Ave LV NV. 89166 |
| Dante Riley | [illegible] | 3572. Tobel Springs |
| Tracy Stanley | [illegible] | 7025 Knob Creek #103 |
| Josh Hylton | Josh Hylton | 9016 Patrick Henry ave. |
| Melissa Davis | Melissa Davis | 9016 Patrick Henry ave. |
| Silvia Tiraada | S. Tiraado | 6955 N Durango Dr 1078 |
| Johnny Szewczyk | [illegible] | 6643 Weeping Pine 89149 |
| William Meligan | [illegible] | 8250 N. GRAND CANYON DR UNIT 1051 LV, NV 89166 |
| RYAN MASSEY | [illegible] | 6955 N. Durango Dr Las vegas NV 89149 |
| Hadiza Gines | [illegible] | 6874 Relic St. lv, nv 89149. |
| Charon Williams | [illegible] | 6955 N. Durango |
| Harold Sheppard | Harold Sheppard | 11 same. |

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| Print Name | Signature | Address |
|---|---|---|
| EBONY POLLK | Ebony Pollk | 6955 N. DURANGO LV NV 89149 |
| NATHANIEL Hill | Nathaniel Hill | 7873 Ellendale St. Las Vegas, NV 89149 |
| Karen Ryan | Karen Ryan | 6955 N. Durango 1115-212 Las Vegas, NV 89149 |
| GREG FIDANCE | [illegible] | 8912 Discovery Rock |
| Burk Boschetto | [illegible] | 6855 DESERT ISLAND Las Vegas 89149 |
| Tahirah Williams | [illegible] | 6709 Kostner St LV NV 89149 |
| MARK Williams | Martelius Williams | 6709 Kostner St LV NV 89149 |
| Tami Ruckdaschel | [illegible] | 9145 Echelon Point RD. LV NV 89149 |
| DWAINE Sanders | [illegible] | 9303 Gilcrease AVE. |
| Steve Devany | [illegible] | 7025 Knob Creek St #103. LV. 89149 |
| [illegible] | Janet Goodhue | 7313 Dusty Cloud LV NV 89149 |
| Paula Gifford | [illegible] | 6905 Trace Hollow St. Las Vegas 89149 |
| Roy Brooks | Roy Brooks | 9615 HALEY LAS VEGAS, NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Allyson Vela Cruz | | 9145 Echelon Point 1008 LV NV 89149 |
| JACKIE TAYLOR | | REGENT Apt 3302 6555 N. DURANGO DR |
| STEPHANIE BUTLER | | 7034 Riva Ridge LV NV 89149 |
| Rod Chatfee | | 9303 Gulcrease Ave #1080 LV, NV 89149 |
| Kendall Arden | Kendall Arden | 9017 High Horizon LV NV 89149 |
| Christy Map | Christy Map | 9017 High Horizon LV NV 89149 |
| Spencer Eaton | Spencer Eaton | 8527 Mystique Ct, Las Vegas, NV. 89149 |
| AARON MACK | | 9551 HAVASU CANYON AVE LV, NV 89178 |
| Sharon Breaux | | 6812 Sweet Recon St LV NV 89149 |
| Andre Williams | Andre Willi | 6812 Sweet Recon St LV NV 89149 |
| Joel Garcia | | 6864 Pipil LV NV 89166 |
| Chris Hagood | | 9335 White Waterfall Ave Las Vegas, NV 89149 |
| ANDREW HERNANDEZ | A | 6816 MYSTIC PLAINCK LV, NV, 89149. |

11A

| Print Name | Signature | Address |
|---|---|---|
| Maxine Harran | Maxine Harran | 6840 Armistead LV NV 89149 |
| J. Evans | [illegible] | 9145 Ekhelon Point Dr LV, NV 89149 |
| Scott McDonald | [illegible] | 4141 HAZEIRIDGE VEGAS NV 89129 |
| Shameka Anderson | [illegible] | ↓ |
| T. Bixby | [illegible] | 9116 CRAVEN 89149 |
| Heath Morzinski | Heath Morzinski | 7633 Sonora view 89149 |
| Peter Morrillo | [illegible] | 7605 Seda CT LAS Vegas NV 89149 |
| Lorenzo Derasmo | [illegible] | 9745 Grand Teton Dr. #3009, 89166, Las Vegas |
| [illegible] | [illegible] | 8414 W Farm Rd Las Vegas 89131 |
| Cecilia Hernández | Cecilia Hdez | 6180 Donal Nelson LV 89131 |
| Travis Ayre | [illegible] | 10151 W. Dorrel Lane 89166, LV. |
| [illegible] | [illegible] | 8249 Brilliant Pompon pl. |
| Melina Jatzek | [illegible] | 10219 Headrick Dr. Las Vegas 89166 |

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| Print Name | Signature | Address |
| --- | --- | --- |
| Jon Delgado | | 9145 Dorrell Ln. Las Vegas NV. 89149 |
| Dawn Belisle | | 9145 Dorrell Ln Las Vegas NV 89149 |
| Tamethius Beard | | 8916 Attic Grace Las Vegas 89149 |
| Christine Karen | | 6667 Matisse Ave Las Vegas NV 89131 |
| RAY DODGE | | 10732 KNICKERBOCKER AVE LV NV 89166 |
| Jeff Groom | | 7175 N. Durango #250 L.V. NV. 89149 |
| Mary Miranda | | 10397 K Allen Ave Las Vegas Nev |
| Dustin Burton | | 9303 Gilcrease LV, NV 89149 |
| Bryan Mosser | | 7106 Brighton Village LV, NV 89166 |
| Chris Benites | | 9425 Santana Siesta LV NV 89166 |
| Krista Benites | | 9425 Santan Siesta LV NV 89166 |
| Ron Parrish | | 6955 N Durango 202 |
| MATT MOODY | | 9325 Harbor Stream Las Vegas NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Lorna Dunaway | [illegible] | Regent Regent 6955 N Durango Yes |
| Richard Dunaway | [illegible] | Las Vegas Nv 89149 |
| ~~Jeffery Brown~~ | J. Brown | Regent 89143 |
| Wendell Lucas | [illegible] | 7528 cliff Peaks Las Vegas NV 89149 |
| Timothius Beard | [illegible] | 8916 ATTIC Grace Ave Las Vegas 89149 |
| William Rossol | William Rossol | 6842 Relic st. LV. NV. 89149 |
| Martin Ramos | [illegible] | 6955 N. Durango #1107 Regents Las Vegas, NV. 89149 |
| Jennifer Lindsey | [illegible] | 6955 N. Durango #1107 Regents Las Vegas NV. 89149 |
| Joseph De la Cruz | [illegible] | 6955 N. Durango #1107 Las Vegas, NV. 89149. |
| José Campos | José Campos | 1401 N Lamb AT PT 175 las vegas NV 89110 |
| Efrain S Rodriguez | Efrain S Rodriguez | 2234 Crawford St. Apt. 5 Nor las vegas NV. 89030 |
| Marcus Winn | [illegible] | 8401. W. Charleston Zip 89117 |
| JOANNE, DAN FILIPPONE | Joanne Filippone | REGENT 6955 N. DURANGO DR. APT 2038 |

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| Print Name | Signature | Address |
|---|---|---|
| JEREMY BRONSTEIN | Jeremy Bronstein | 9303 Gilcrease AVE LAS VEGAS 89149 |
| PATTY SHOGREN | Patty Shogren | 4820 Grey Wolf #101 Las Vegas, NV 89149 |
| Mike LaCasse | Mike LaCasse | 9124 Clover Ave LV NV 89149 |
| Nick Foi | Nicholas Foi | 6955 N Durango Dr #1071 LV NV 89149 |
| ROBERT KINAW | Robert L. Kinlaw | 9303 GILCREASE AVE UNIT 1215 L. V. NEV 89149 |
| Vonsheila Reed | Von Sheila Reed | 6955 N Durango Las Vegas NV. 2059 |
| MEGAN DIAMOND | Megan D | 9745 Grand Teton Dr Las Vegas NV 89166 |
| JUAN FOTO | | 1477 S. KENTWELL APT 93 S.B. C.A 92324 |
| HELEN ROJAS | | 3660 PEAK HOLLOW CT LAS VEGAS, NV 89147 |
| Teresa MAYS | Teresa Mays | 6955 N. Durango Dr. unit 1048 Las Vegas, NV 89149 |
| Hugo Morales | Hugo Morales | 7340 Misty Glow Court |
| Tammy Brown | | 9182 Dorrell LV NV 89129 |
| Paul Reynolds | Paul Reynolds | 6648 tropicaire st |
| Ed Doyle | | 7216 Silver Valley St LV NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Chris Graham | [signature] | 7412 Beguiling CT Las Vegas NV 89149 |
| CSILLA PÉNTEK | [signature] | 9745 GRAND TETON LV, NV 89166 |
| SCOTT BOUTIN | [signature] | 7065 Knob Creek ST 161 Las Vegas NV, 89149 |
| [illegible] | [signature] | 2837 Lovely Ring. |
| William E Dante JR | [signature] | 9325 HAMPSTEAD Hills Las Vegas NV 89149 |
| Willie Foreman | [signature] | 8359 Tamar Sage Ct Las Vegas 89149 |
| Anthony Windom | [signature] | 9016 DORRELL LN Las Vegas Nv 89149 |
| Anthony Realmuto | [signature] | 6955 N Durango Las Vegas 89149 #1057 Regent Apt |
| Courtney DelValle | [signature] | 6955 N Durango Las Vegas Nevada |
| Jacci Taylor | [signature] | 6955 N Durango Dr Unit 3030 LV NV 89149 |
| VIVIAN CATAO | [signature] | 2375 E Tropicana Ave 8-183 Las Vegas, NV 89119 |
| Joel Bello | [signature] | 9057 Captivating AVE Las Vegas NV 89149 |
| Karsha Fox | [signature] | 9128 Craven Ave Las Vegas NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Cindy Nunn | Cindy Nunn | 79207 Farralon Ridge Ct. LV NV 89149 |
| Stacia Mehl | Stacia Mehl | 7621 Fabled Filigree St Las Vegas, NV 89149 |
| Sheila Leech | Sheila Leech | 9936 Sharp Ridge Las Vegas NV 89149 |
| Thomas Surman | [illegible] | 9145 Echelon Pt. Dr. #2078 Las Vegas NV 89149 |
| Robert & Macie Corey | [illegible] Macie Corey | 6955 N. Durango Dr 3101 Las Vegas, NV 89149 |
| Cary Marshall | [illegible] | 9132 Craven Ave 89149 |
| Anthony Farrar | [illegible] | 6958 N. Durango 3876 89149 |
| Steven Grizzell | [illegible] | 7837 Dry Dust ct. 89149 |
| Reyes, A | [illegible] | 3724 Crescent Canyon St. |
| Chason Hellman | [illegible] | 9324 - Mountain Rise Ave. |
| Tiffany Samuel | Tiffany Samuel | 7148 Forest Frost St LV, NV 89149 (702) 234-3292 |
| Lisa Estep | Lisa Estep | 8909 Trucking Springs LV NV 89149 |
| Brett Davis | [illegible] | 6905 Campbell LV NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Joanna Stock | Joanna Stock | 9136 Spirit Canyon Las Vegas NV 89149 |
| Kevin Konie | Kevin N. Konie | 7119 Noble Range St Las Vegas NV 89149 |
| Paul Hiles | Paul Hiles | 6955 Regent 89149 |
| Kristine Mazintas | K. Mazintas | 8941 David Allen Ct LV, NV 89149 |
| Jin Hee Moss | Jr. Moss | 1620 Palmal Way LV NV 89128 |
| Crystal Alcantara | Crystal Alcantara | 7400 Cedargula Las Vegas, NV 89131 |
| Brad Gomez | B. Gomez | 9056 Patrick Henry Ave Las Vegas 89149 |
| Donna Petts | [illegible] | 848 N. Rainbow blvd #106 Las Vegas, NV 89107 |
| Daniel Downes | [illegible] | 4952 Grey Mesa Las Vegas, NV 89149 |
| Aaron McDiel | [illegible] | 9119 Willowbridge 89149 |
| Dave Frankl | [illegible] | 7609 Duet Springs St LV NV 89149 |
| Joni Urie | Joni Urie | 9382 Olympia Falls LV, NV 89149 |
| Mike Urie | Mike Urie | 9382 Olympia Falls LV, NV, 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| CHRIS SCHAEFER | [signature] | 7837 MONTOUR FALLS 89149 |
| Alyson Williams | [signature] | 10938 Florence Hills LV NV 89149 |
| Christine Williams | [signature] | 6955 N Durango Dr. Ste 1115-217 Las Vegas, NV 89149 |
| James Lassiter | [signature] | 9543 Sunshade CT 89147 |
| Sheree Lassiter | [signature] | 9543 Sunshade CT 89147 |
| Michael Forage | [signature] | 10324 High Bridge CT LAS VEGAS NV 89160 |
| MARK Postley | [signature] | 9854 Gold Cake Cv 89149 |
| Brett Coffers | [signature] | 7717 Granberg Ct. LV, NV 89131 |
| John Flinn | [signature] | 8980 High Horizon Las Vegas, NV 89149 |
| [signature] Ton LaBranch | [signature] | 9145 Echelon Point Dr. 1055 Las Vegas, NV 89149 |
| Allen Herle | [signature] | 7024 Caribou Ridge St #102 LV NV 89149 |
| Renee Bernier | [signature] | 7024 Caribou Ridge St #102 LV NV 89149 |
| ~~Allen Herle~~ | [signature] | |
| Nicole Horwitz | [signature] | 7824 Territorial St LV NV 89149. |

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| Print Name | Signature | Address |
|---|---|---|
| Erik W Roberts | [signature] | 6955 N Durango Drive LV NV 89149 |
| Lydia Lundberg | [signature] | 9473 Havasu Canyon LV, NV 89146 |
| Anthony Rogers | [signature] | 8939 Mossy Hollow LV NV 89149 |
| Tanishe Brookter | Tanishe Brookter | 9303 Gilcrease LV, NV 89149 |
| Duncan Rolice | [signature] | 3220 Villa Pisani LV NV 89031 |
| Curtis Ficarrotta | [signature] | 9317 Palmer House Ave. Las Vegas NV 89149 |
| Chris Higgins | [signature] | 7652 Fabled Firigree 89149 |
| Brandon Dial | [signature] | 6955 N Durango #2015 89149 |
| Anthony Abuan | [signature] | 6955 N. Durango #1110 89149 |
| Jeff Vandever | [signature] | 8500 N. Grand Canyon R. Las Vegas NV. 89166 |
| Noelani Westall | Noelani Westall | 8912 Sheep Ranch Ct. Las Vegas, NV 89143 |
| Leisa Glans | [signature] | 8557 Alocasia Ct. LV, NV 89149 |
| Gary Mathews | [signature] | 3906 Tower Dr 89101 |

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| Print Name | Signature | Address |
|---|---|---|
| Sal Vereen | [signature] | 7628 Tiny Tortoise St. 89149 |
| Elliott Chase Frobey | [signature] | 9353 Cranesbill Ct |
| Joshua T Hylton | [signature] | 9016 Patrick Henary ave 89149 |
| Dianna Donovan | [signature] | 8993 Old River Ave L.V. NV 89149 |
| Marcus Carter | [signature] | 6955 N. Durango Apt. 2059 89149 |
| Dayma Bonilla | [signature] | 6955 N. Durango Apt 2047 89149 |
| Elaine Harmon | [signature] | 6955 N. Durango Dr Unit 1060 |
| TOM Hagan | [signature] | 6955 N. DURANGO DR. Apt 1036 89149 |
| KARON BROWN | [signature] | 6955 N. DURANGO DR. Apt 1088 89149 |
| Jonaz Taduran | [signature] | 6955 N. Durango Dr. Apt 2075 |
| HEATHER RAMBERG | [signature] | 995 6930 Relic St. LV NV 89149 |
| [signature] | [signature] | 7342 Tanglewood 89166 |
| Alina Felish | [signature] | 7140 Jensen St 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| HARRY RENNER | Harry Renner | 6656 BILTMORE PLAZA 89149 |
| Jeff. Lodwick | | 9145 Echelon Pto 89149 |
| Tom Catichait | | 7613 Tiny Tortoise CASVegas nv 89149 |
| JOSH NEMEROW | | 7204 BLUESHIRE CT LV, NV 89149 |
| TOM DAPPEN | Tom Dappen | 6955 N DURANGO D.R. # 1037 89149 |
| Mary Lopez | Mary Lopez | 7859 ASKEW 89166 |
| Kathy Sutton | | 2423 Grande Vista ave. Oakland CA 94601 |
| MORGAN KOSNOSKI | | 8109 PANDOR ST LV, NV 89131 |
| Joshua Hatfield | Joshua Hatfield | 8451 Quarentina Ave LV NV 89149 |
| Chris weld | | 8129 Tilkani Dr LV NV 89166 |
| Nicholas Taraborrelli | N.J. | 6912 Gothic Marigold ST L.V NV 89166 |
| CARLA PIETROSANO | Carla Pietrosano | 9012 DORRELL L.V. 89149 |
| Jameel. JOHNSON | Jameel Johnson | 7185 S. CAMPBELL |

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| Print Name | Signature | Address |
|---|---|---|
| Billy Griffith | [illegible] | 9117 CRANE AVE. L.V., NEV. 89149 |
| Ashley Martin | [illegible] | 1150 Durango Dr 89130 |
| Melissa Meyer | Melissa M. | 6955 N. Durango dr. Apt#3100 |
| Diana Kopanos | [illegible] | 7128 Antique Olive L.V N.V 89149 |
| Lissa Ofelso | [illegible] | 9060 Entrancing LV. 89149 |
| Rafael Villareal | [illegible] | 1900 E. Tropicana NV LV 89119 |
| Jacob Hughes | [illegible] | 6816 Armistead St. LV 89149 |
| James McKern | [illegible] | 6816 Armistead st 89149 |
| Calder Kurcz | [illegible] | 6955 N. Durango 89149 |
| Jesus V | Jesus [illegible] | 1001 INTERLUDE |
| KAREN WARREN | Karen Warren | 9303 Gilcrease Ave #1213 89149 |
| HAZEL GONZALES | [illegible] | 9303 Horseshoe Basin Ave 89149 |
| Laura Miller | [illegible] | 8272 Brilliant Pompon Pl LV NV 89166 |

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| Print Name | Signature | Address |
|---|---|---|
| Leonard Whiteside | L Whiteside | 8272 Brilliant Pompon PL Las Vegas NV 89166 |
| Sahar Korkees | Sahar Korkees | 8064 Starling View Court Las vegas NV 89166 |
| Tom Pender | | 8993 Dorrell LN LV, NV 89149 |
| Randy Berry | | 9303 Gilcrease LV NV 89149 |
| DeAndre Baker | | " |
| Ray Zeree | | |
| Ziad Elias | | |
| Sandra Vanderford | | 6955 N Durango LN NV 89149 |
| Lachylle Fortune | | 8924 Jennifer Ann 89149 |
| | | |
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| Print Name | Signature | Address |
|---|---|---|
| Lorraine Thomas | | |
| Camille Ealy | | 6829 N. Campbell Ave |
| Kevin Milgram | | 6541 Macdoogle St. |
| Nancy McMahan | | 6705 Blueben Garden |
| Karen Meissner | | 7555 Hecham Ave L.V. 89129 |
| Kyle Fleming | | 2300 Rock Springs |
| Sue Kubiak | | 9303 Gil Ave |
| Ed Kolesh | | 10553 Laurelwood Lake Ave |
| Stacy Henderson | | 8925 Jamie Lee 89149 |
| Mahmud Ahmad | | 10736 Arsdale |
| Chris Meier | | 316 Harbor Gulf Ct |
| Shawn Robinson | | 3305 Morning Wind |
| David Lee | | 7820 Golden Talon |

12A

| Print Name | Signature | Address |
|---|---|---|
| Horvorish Collins | [illegible] | 8932 David Allen Ct |
| Romey Lea | Romey Lea | 8931 Appleton |
| Kent Henry | Kent Henry | 8943 |
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City of Las Vegas Agenda Item No.: **46.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

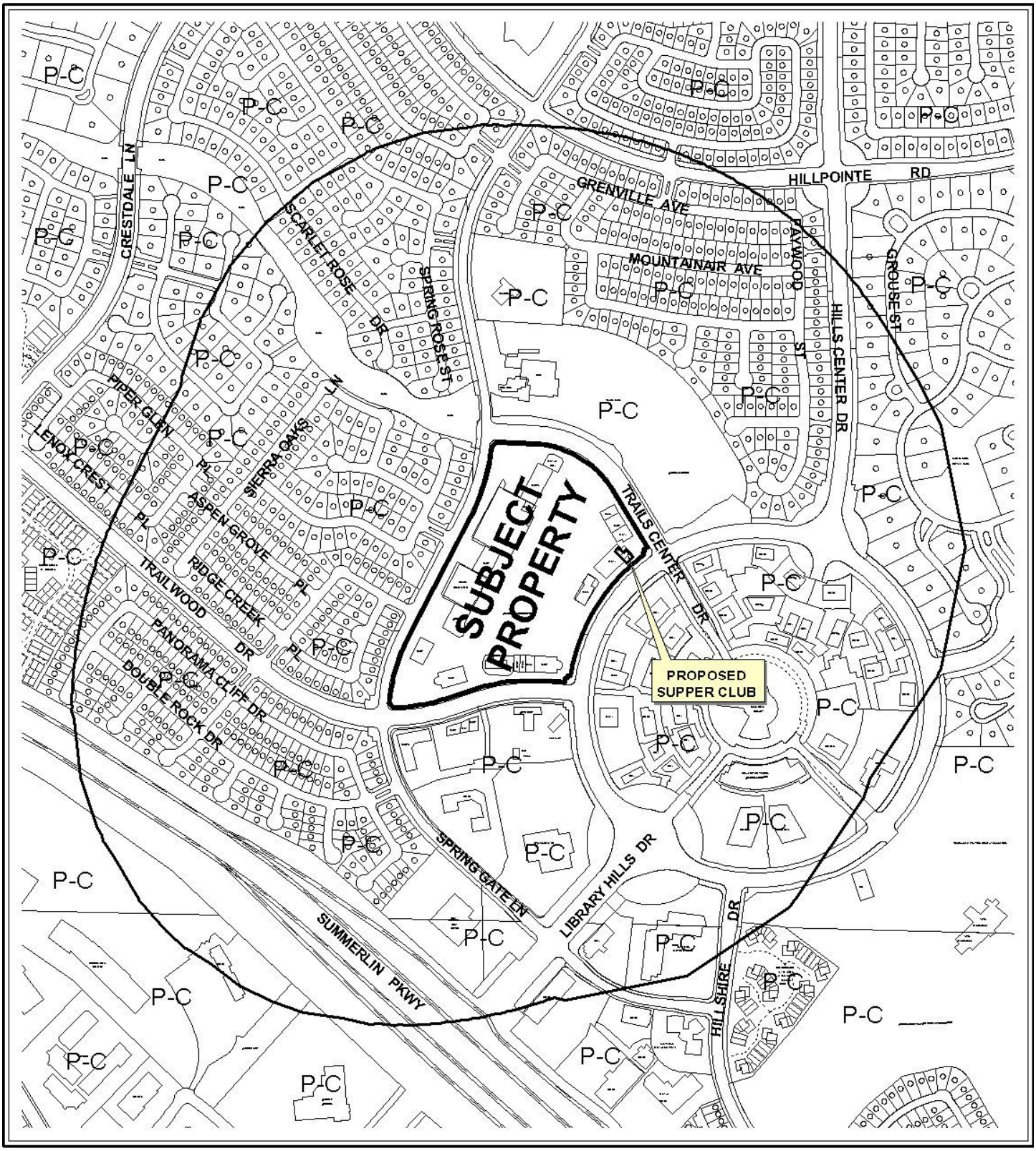
**SUBJECT:**
SUP-37871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRONIC TACOS - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,728 SQUARE-FOOT SUPPER CLUB at 1910 Village Center Circle, Suites #1 & #2 (APN 138-19-719-006), P-C (Planned Community) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 500 1000 Feet

**CASE:** **SUP-37871**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)

N




0 500 1000 Feet

**CASE:** **SUP-37871**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)

N




**SUP-37871**

**Business Licenses**

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37871** APN: 138-19-719-006

Name of Property Owner: Trails Village Center Company

Name of Applicant: Chronic Tacos

Name of Representative: Kolesar & Leatham, Chtd. - Attn: Benjamin J. Volmer, Esq.

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: _____

**TRAILS VILLAGE CENTER COMPANY,**
**a Nevada Partnership**

**By its Managing Partner:**
~~**Investment Properties II, LLC,**~~
**a Nevada limited liability company**

**By:** _____
**James A. Christensen**
**Managing Member**

Signature of Property Owner: _____

Print Name: BY: JAMES A. CHRISTENSEN

Subscribed and sworn before me

This 17th day of March, 2010

_____
Notary Public in and for said County and State

JUDITH COLLINS
Commission # 1858627
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2013

RECEIVED
APR 06 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP: Supper Club Restaurant Establishment

**Project Address (Location)** 1910 Village Center Circle, Suite 1, Las Vegas, NV 89134

**Project Name** Chronic Tacos **Proposed Use** PC

**Assessor's Parcel #(s)** 138-19-719-006 **Ward #** 2

**General Plan:** existing SC proposed SC **Zoning:** existing PC proposed PC

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

**Gross Acres** 17.64 A.P. **Lots/Units** _____ **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** Trails Village Center Company **Contact** Sherri Lombardi

**Address** 1970 Village Center Circle, Suite 7 **Phone:** (702) 228-0816 **Fax:** (702) 228-1708

**City** Las Vegas **State** NV **Zip** 89134

**E-mail Address** investprop@earthlink.net

**APPLICANT** Chronic Tacos **Contact** Jed Feller

**Address** 11009 Cherwell Ct **Phone:** (702) 401-6656 **Fax:** (702) 466-5664

**City** Las Vegas **State** NV **Zip** 89144

**E-mail Address** drgrin373@yahoo.com

**REPRESENTATIVE** Kolesar & Leatham, Chtd. **Contact** Benjamin J. Volmer, Esq.

**Address** 3320 W. Sahara Ave., Suite 380 **Phone:** (702) 362-7800 **Fax:** (702) 362-9472

**City** Las Vegas **State** NV **Zip** 89102

**E-mail Address** bvolmer@klnevada.com

TRAILS VILLAGE CENTER COMPANY, BY

**Property Owner Signature*** _____

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

**Print Name** JAMES A. CHRISTENSEN, MANAGING MEMBER OF INVESTMENT PROPERTIES II, LLC, AND LLC

Subscribed and sworn before me

This 17th day of March, 2010.

Judith Collins

WHO IS THE MANAGING MEMBER OF TRAILS VILLAGE CENTER GENL. PARTNERSHIP

Notary Public in and for said County and State

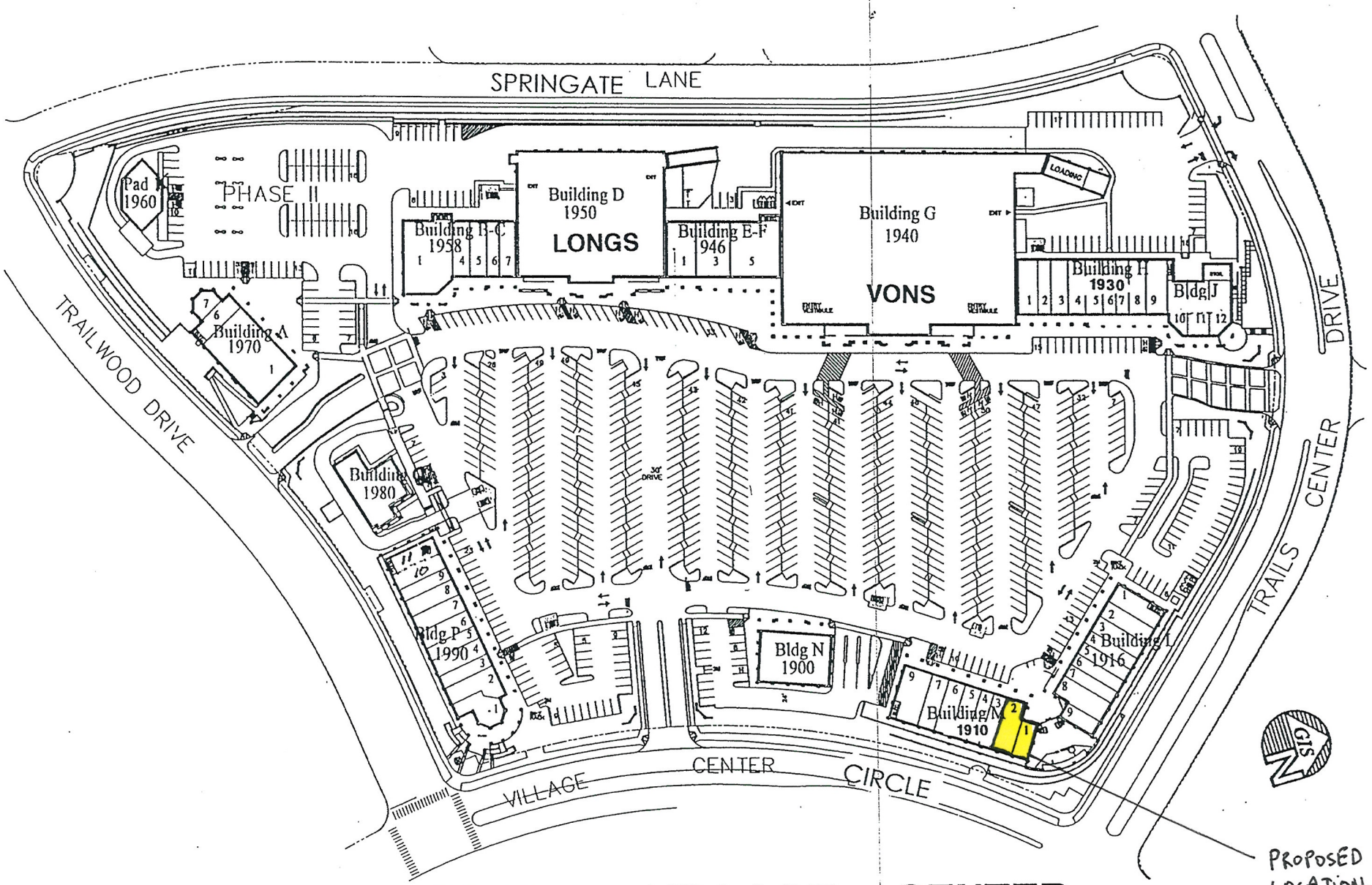
Revised 10/27/08

JUDITH COLLINS
Commission # 1858627
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37871 |
| **Meeting Date:** | 05-27-10 |
| **Total Fee:** | $1,030.00 |
| **Date Received:*** | 4/6/10 |
| **Received By:** | |

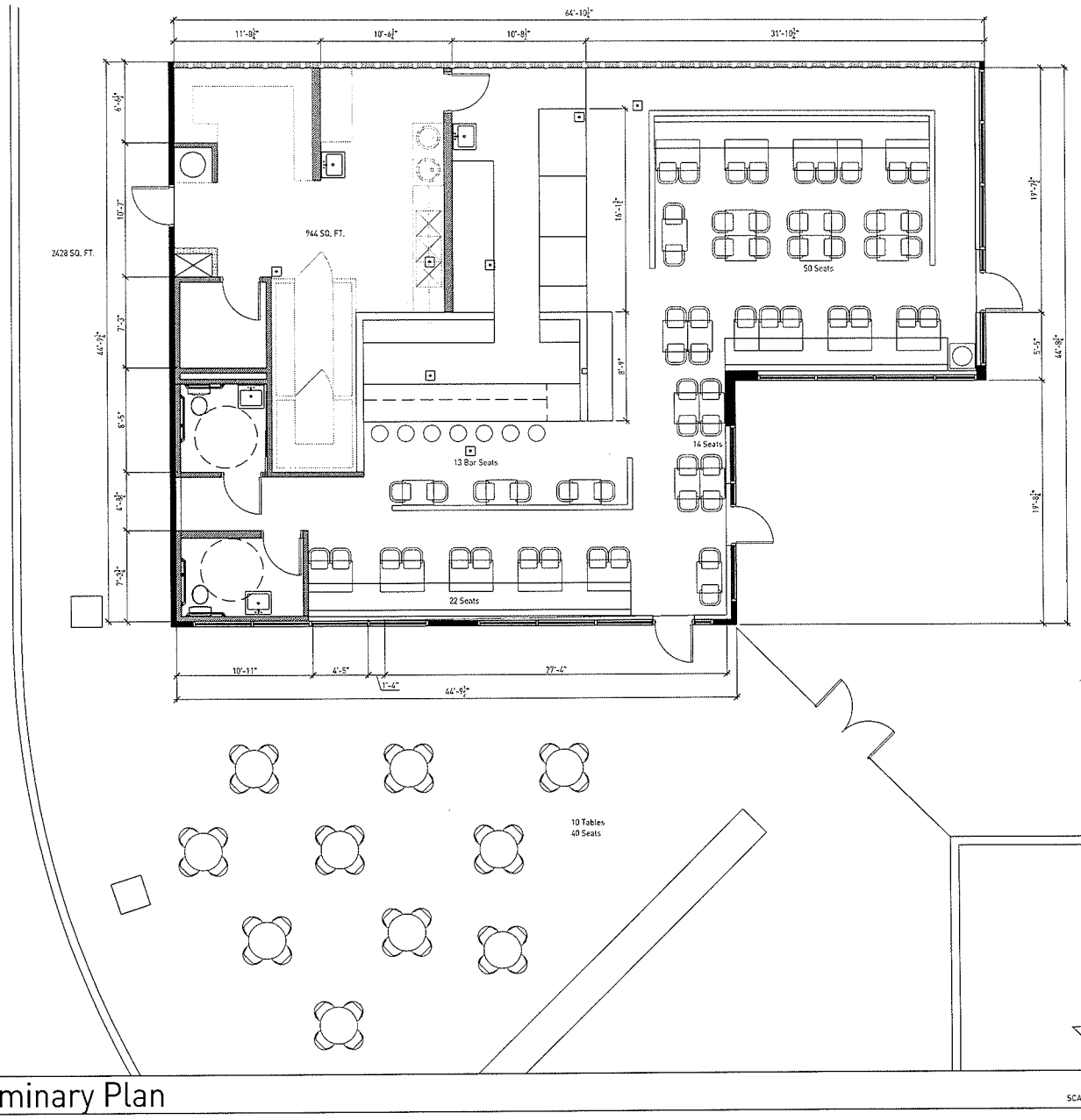
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.




# TRAILS VILLAGE CENTER

SUP-37871

RECEIVED
APR 06 2010




| | |
|---|---|
| INDOOR RESTAURANT SEATING | 86 |
| OUTDOOR RESTAURANT SEATING | 40 |
| 10 TABLES @ 4 PER TABLE | |
| TOTAL RESTAURANT SEATING | 126 |
| | |
| BAR SEATING | 13 |
| TOTAL SEATS | 139 |
| | |
| INSIDE PUBLIC AREA 1,476 SF | |
| 15 SF/OCCUPANT | 98 |
| OCCUPANTS | |

PARKER SCAGGIARI
interiors | architecture
3841 W Charleston Blvd. • Suite 100 • Las Vegas, NV 89102
T 702.733.7759 F 702.733.9802 • www.psvegas.com

Preliminary Plan Concept
FIRST FLOOR

CHRONIC TACO
1910 VILLAGE CENTER CIRCLE SUITE I

REVISIONS

ID1.0

RECEIVED
SUP-37871
APR 06 2010

Preliminary Plan

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

BENJAMIN J. VOLMER, ESQ.
bvolmer@klnevada.com

LAW OFFICES
KOLESAR & LEATHAM, CHTD.
WELLS FARGO FINANCIAL CENTER
3320 WEST SAHARA AVENUE
SUITE 380
LAS VEGAS, NEVADA 89102

TELEPHONE
702/362-7800
FAX
702/362-9472
www.klnevada.com

April 14, 2010

***VIA HAND-DELIVERY***

City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

**Re: Supplement to Special Use Permit Application for:**

| | |
|---|---|
| **Applicant:** | **Chronic Summerlin, LLC, d/b/a Chronic Tacos** |
| **APN:** | **138-19-719-006** |
| **Business Location:** | **Trails Village Center, Summerlin**<br>**1910 Village Center Circle, Suite 1**<br>**Las Vegas, NV 89134** |

Dear Sir/Madam:

This firm represents Chronic Summerlin, LLC, a Nevada limited liability company, doing business as Chronic Tacos (the "Applicant"). Enclosed, please find our firm check in the amount of $250.00 for additional fees to process the Special Use Permit Application. Per your request, please also find an updated version of the Justification Letter with the hours of operation for the business.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

**KOLESAR & LEATHAM, CHTD.**

Benjamin J. Volmer, Esq.

BJV:lhw
Enclosures: as stated

cc: Dr. Jed Feller (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

**SUP-37871**
**REVISED**

717584 (7781-1)

Pursuant to Sections 6.50.210-230 of the Las Vegas Municipal Code, the Applicant desires to open and operate a Chronic Tacos restaurant establishment within the Trails Village Center of Summerlin. Please note that the business will include sales of alcoholic beverages for on-premises consumption at tables/booths and within a separate bar/lounge area. Full-course meals will be available during all hours the bar area is open to the public and the restaurant operation will be the principal portion of the business. Currently, the business is planning to operate everyday between the hours of 6:00 AM and 11:00 PM. Please note that the business will include outside dining as indicated on the enclosed floor plan.

The introduction of alcohol sales at the business location will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties within the Trails Village Center. No additional public services, utilities, parking or waivers should be necessary to accommodate the Applicant's proposed business operations at the location. Further, as an upscale restaurant establishment, the business will provide a benefit to the community and the neighboring businesses within the Trails Village Center of Summerlin.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

**KOLESAR & LEATHAM, CHTD.**

Benjamin J. Volmer, Esq.

BJV:lhw
Enclosures: as stated

cc: Dr. Jed Feller (w/out encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
David G. Alleman, Esq. (w/out encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)



**SUP-37871**
**REVISED**

RECEIVED
APR 15 2010

City of Las Vegas Agenda Item No.: **47.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

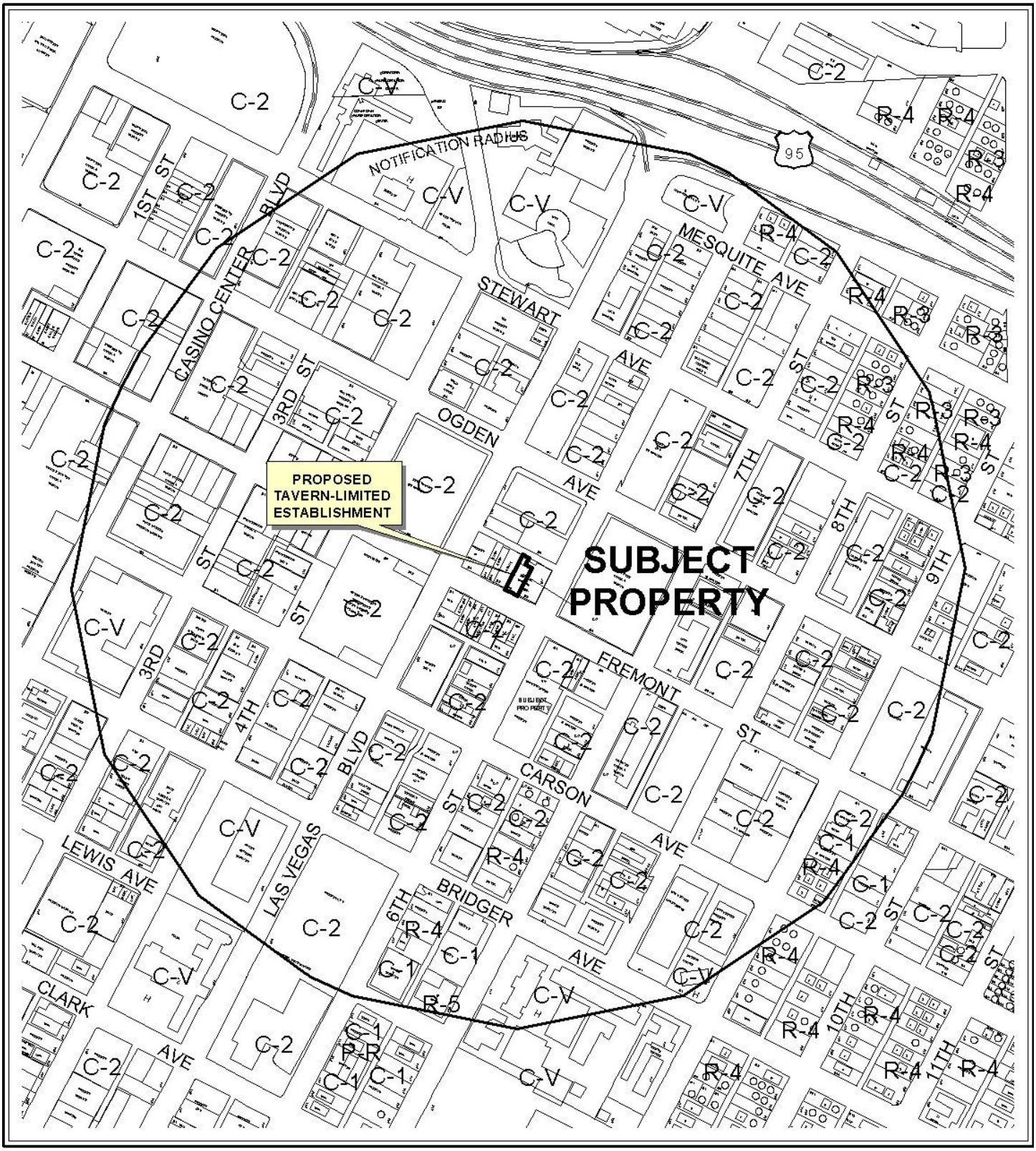
**SUBJECT:**
SUP-37885 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VANGUARD LOUNGE, LLC - OWNER: A.W. HAM III TRUST - Request for a Special Use Permit FOR A PROPOSED 1,089 SQUARE FOOT TAVERN-LIMITED ESTABLISHMENT at 516 Fremont Street (APN 139-34-611-008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 400 800 Feet

**CASE:** **SUP-37885**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N




0 400 800 Feet

**CASE:** **SUP-37885**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37885** APN: A portion of 139-34-611-008

Name of Property Owner: HAM A W III Trust (Artemus Ham III)

Name of Applicant: Vanguard Lounge, LLC

Name of Representative: Jennifer Wheatley

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: A. W. Ham III, Trustee

Print Name: ARTEMUS W. HAM III, TRUSTEE

Subscribed and sworn before me

This 7th day of APRIL, 2010

Jana Shore

Notary Public in and for said County and State

JANA SHORE
Notary Public, State of Nevada
Appointment No. 01-71602-1
My Appt. Expires Sept. 13, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special use permit

**Project Address (Location)** 516 Fremont Street

**Project Name** Vanguard Lounge **Proposed Use** Bar

**Assessor's Parcel #(s)** A portion of 139-34-611-008 **Ward #** 5

**General Plan:** existing C proposed _____ **Zoning:** existing C-2 proposed _____

**Commercial Square Footage** 2,416 **Floor Area Ratio** _____

**Gross Acres** .13 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** A W Ham III Trust **Contact** _____

**Address** 2008 Gray Eagle Way, ~~Las Vegas, NV~~ **Phone:** 732-8334 **Fax:** _____

**City** Las Vegas **State** Nevada **Zip** 89117

**E-mail Address** _____

**APPLICANT** Vanguard Lounge, LLC **Contact** Jennifer Wheatley

**Address** 2637 Starfish Ct. **Phone:** 702-419-6339 **Fax:** _____

**City** Las Vegas **State** Nevada **Zip** 89128

**E-mail Address** Jennifer@wheatleyenterprises.org

**REPRESENTATIVE** Same as Above **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

**Property Owner Signature*** A.W. Ham III, Trustee

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

**Print Name** ARTEMUS W. HAM III, TRUSTEE

Subscribed and sworn before me

This 7th day of APRIL, 20 10.

Notary Public in and for said County and State

JANA SHORE
Notary Public, State of Nevada
Appointment No. 01-71602-1
My Appt. Expires Sept. 13, 2013

*FOR DEPARTMENT USE ONLY*

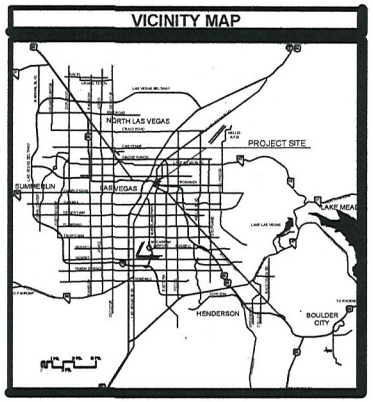
| | |
|---|---|
| Case # | SUP 37895 |
| Meeting Date: | 5.27.10 |
| Total Fee: | $1,280.- |
| Date Received:* | 4.7.10 |
| Received By: | JA |

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

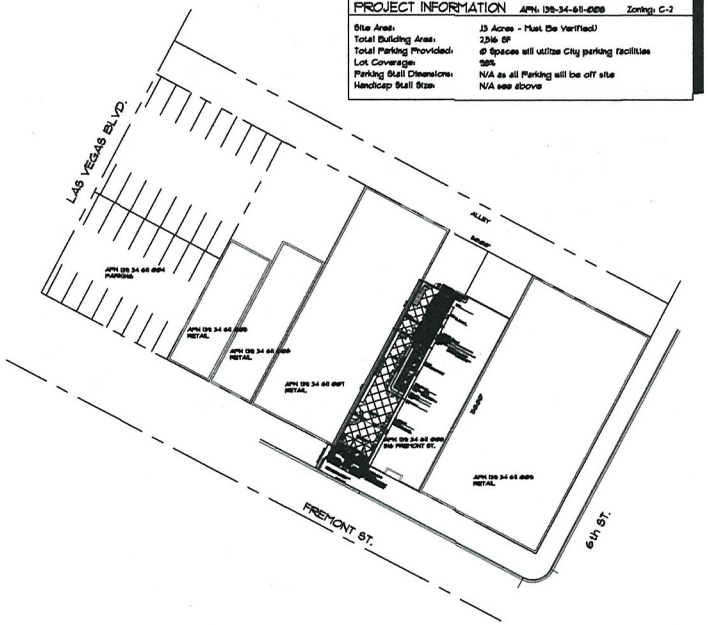
Revised 10/27/08

RECEIVED
APR 0 7 2010

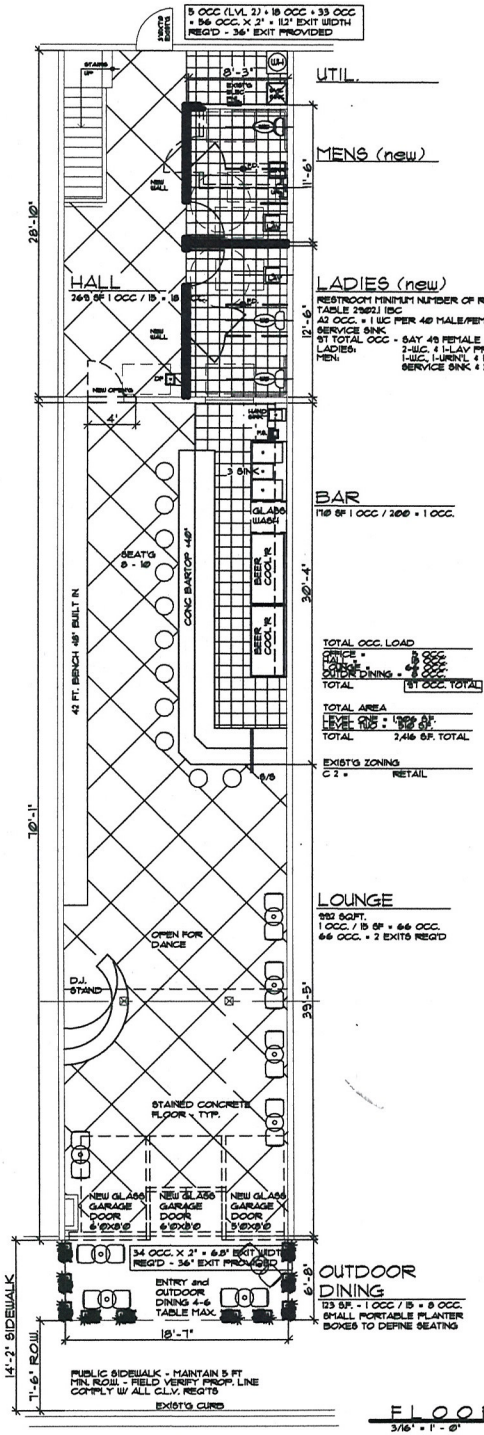
## VICINITY MAP

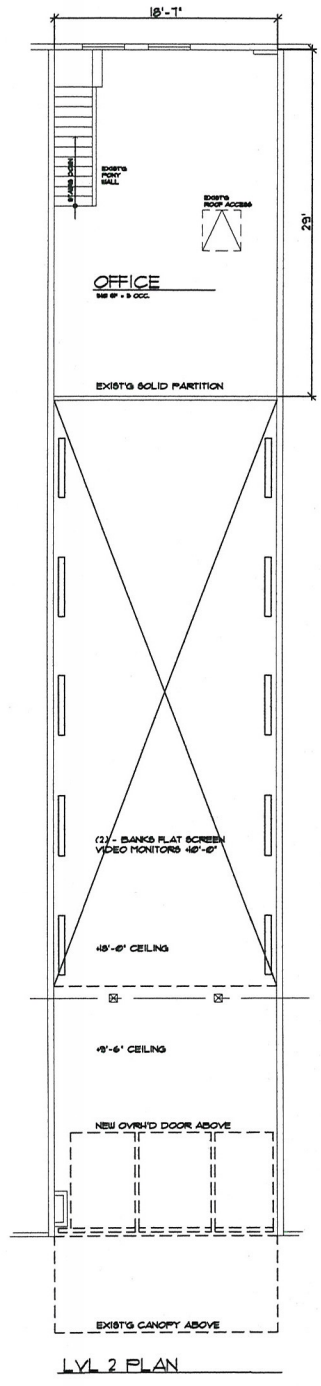



| PROJECT INFORMATION | APN: 139-34-611-008 Zoning: C-2 |
|---|---|
| Site Area: | .13 Acres - Must Be Verified) |
| Total Building Area: | 2,516 SF |
| Total Parking Provided: | 0 Spaces will utilize City parking facilities |
| Lot Coverage: | 98% |
| Parking Stall Dimensions: | N/A as all Parking will be off site |
| Handicap Stall Size: | N/A see above |




SITE PLAN
1" = 30'-0"




LVL 2 PLAN

FLOOR PLANS
3/16" = 1' - 0"

HART HOMES, INC.
P.O. BOX 61926
LAS VEGAS NV 89160
702.575.8215
LIC # 51064

VANGUARD LOUNGE
516 Fremont St.
LAS VEGAS NV

Preliminary Design

PROJ No.:
DATE: 14 MAR 2010
DRAWN BY:
CHECKED BY:
DWG. No: A-1.0

SUP-37885

April 5, 2010

We are interested in converting 516 Fremont Street into a Lounge with a bar. The space has been vacant for over a year. The previous tenant had a guitar shop. We are interested in converting it into a bar and making all the necessary improvements to meet code. No food will be served at this location. Maximum occupancy will be 97 people as state on the plans. We are looking to provide a really cool place with a great vibe downtown. We will be the first Lounge/Bar that will be offering outdoor seating in the front. We feel that this will be a huge draw to our location since we are on the north side of the street that gets all of the sun. We will have around 10-15 employees. We plan on starting the hours of operation from 2:00 pm-2:00 am Sunday-Wednesday and 2:00 pm-4:00 am Thursday-Saturday. We are going to have live entertainment Thursday-Sunday with DJ's. We will have the proper security on the nights we do have live entertainment. We have no onsite parking so our patrons will be using the surrounding parking garages along Fremont and the metered spots along 6th street. We do understand that 50% of our sign will have to be neon. We are already working with a few sign companies getting quotes with those specifications. Upon receipt of our Special Use Permit we are applying for the Limited Tavern License. We have all our applications ready to submit and have met with a couple of the officers in their office to go over our paperwork to make sure we are ready to go and we are all set. I would really like to get the place open before all the big events come into the downtown area such as Helldorado.

We chose 516 Fremont Street due to the fact it is located inside the Entertainment District. We understand there is a need for more businesses in this area especially bars and restaurants. With our lounge concept, and extended hours we believe that it will draw a numerous amount of people in the community, and visitors to the Entertainment District.

Thank you,

Andrew Wheatley
Vanguard Lounge, LLC

Jennifer Wheatley
Vanguard Lounge, LLC

RECEIVED
APR 07 2010

SUP-37885

City of Las Vegas Agenda Item No.: **48.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

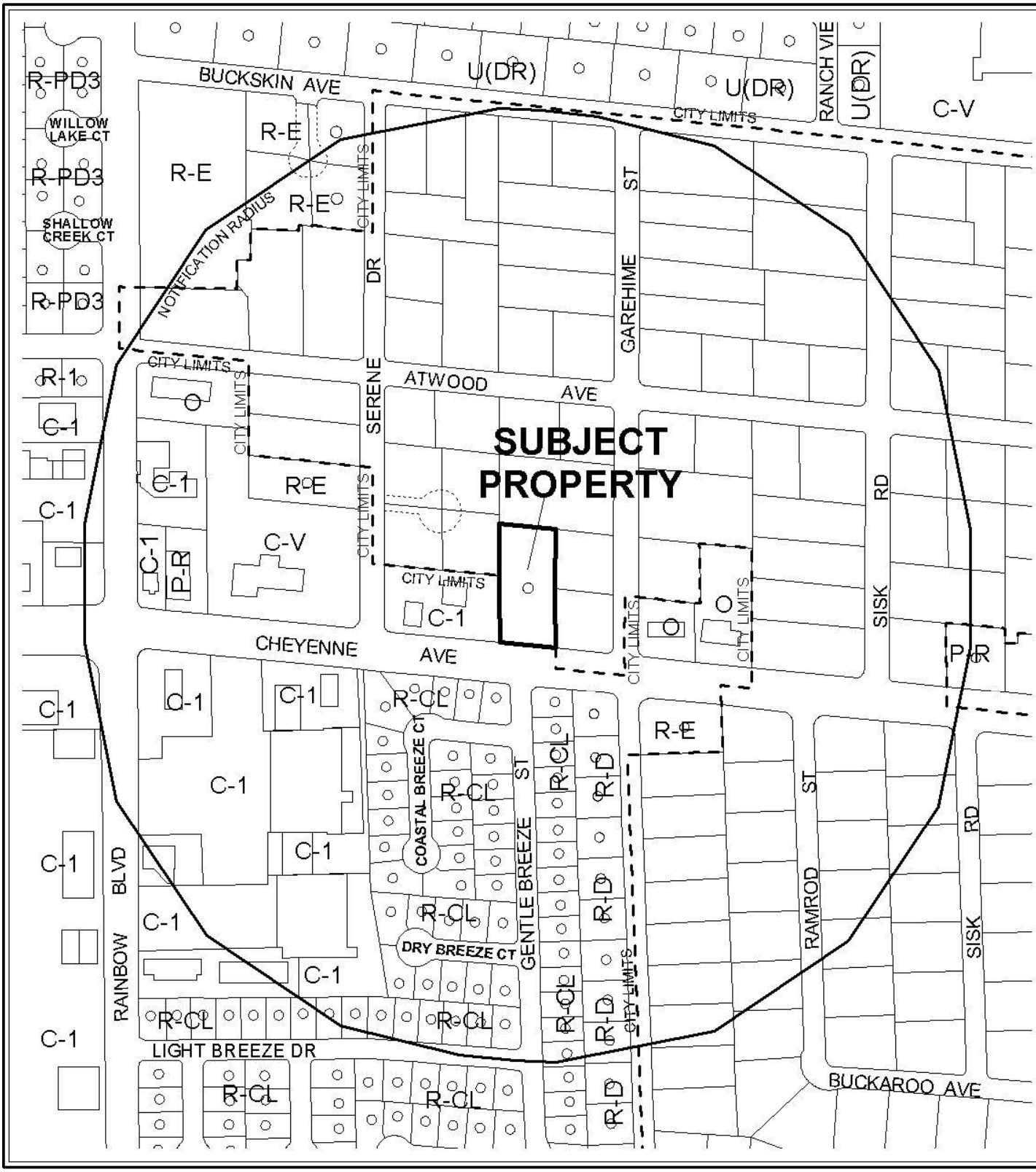
**SUBJECT:**
SUP-37892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY MIYAHIRA - Request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO ALLOW A 1,481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estate) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



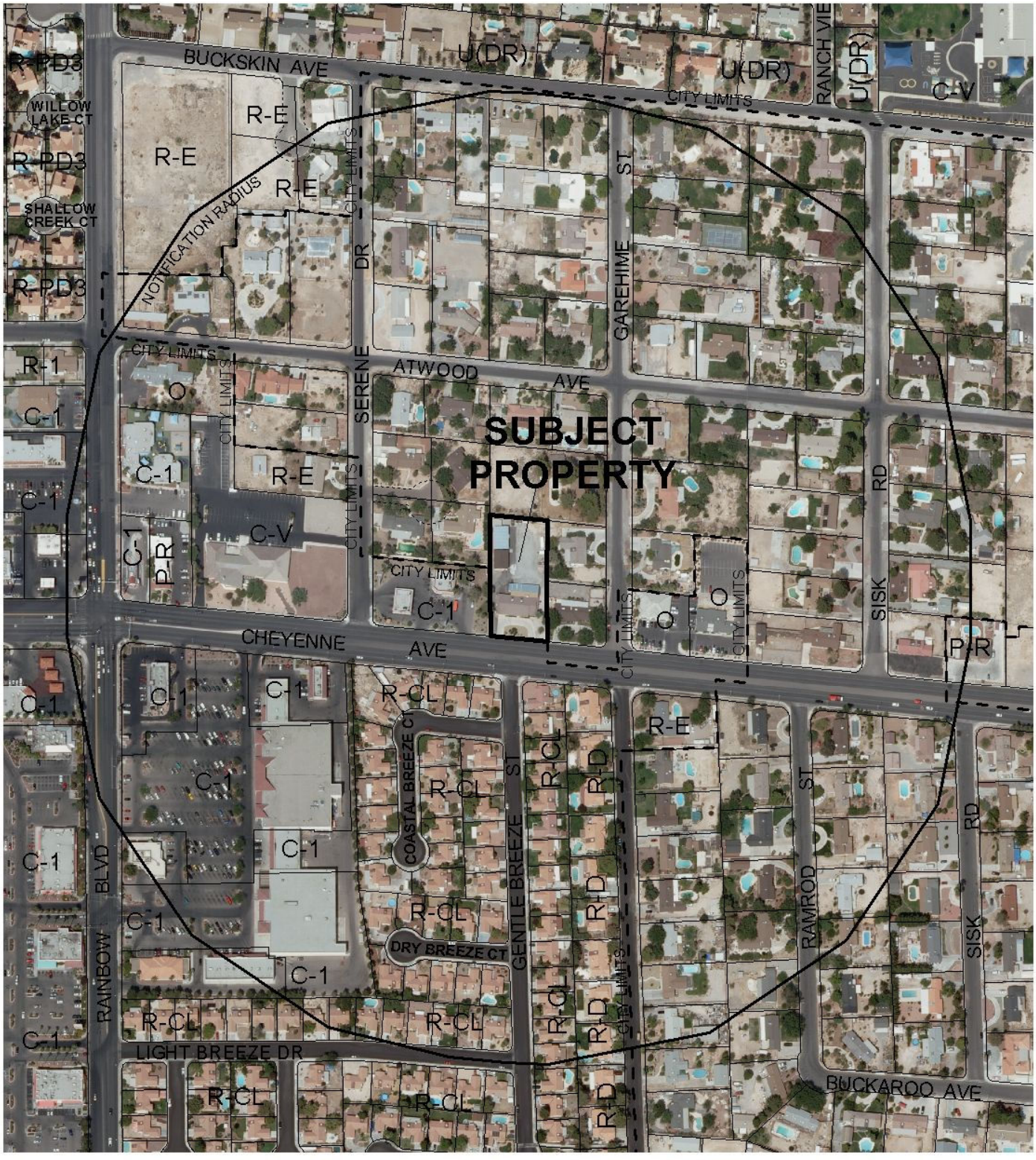

0 300 600 Feet

**CASE:** **SUP-37892**

**RADIUS:** 1000 FT

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

N



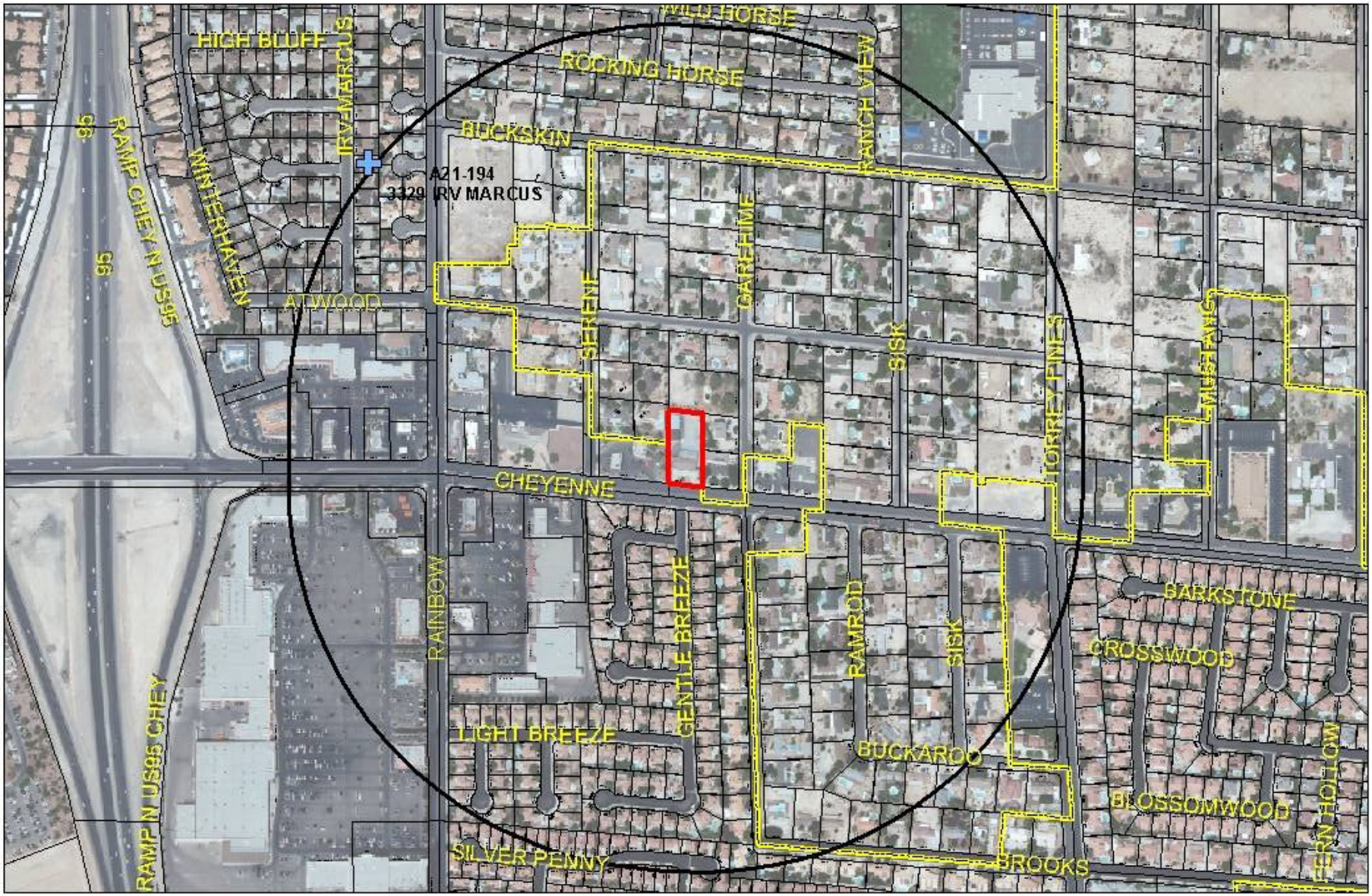

0 300 600 Feet

**CASE:** **SUP-37892**

**RADIUS:** 1000 FT

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

N




**SUP-37892**

**Business Licenses**

- Group Residential Care Facility
- Halfway House for Drug and Alcohol Abusers
- Facility for Transitional Living for Released Offenders

Subject Property

1500 Feet Buffer

0 365 730 1,460 Feet

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37892** APN: 138-11-406-012

Name of Property Owner: Paitaka, Tasey Miyahira

Name of Applicant: Pat & Tasey Miyahira

Name of Representative: Geoff Robbins

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: Tasey Miyahira

Print Name: PAITAKA P. MIYAHIRA. Tasey Miyahira

Subscribed and sworn before me

This 15th day of April, 2010

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 6640 West Cheyenne Ave.

**Project Name** OHANA ADULT GROUP CARE **Proposed Use** Adult Group Care

**Assessor's Parcel #(s)** 138-11-406-012 **Ward #** _____

**General Plan:** existing XRE proposed _____ **Zoning:** existing RE proposed Special Use

**Commercial Square Footage** 3508 **Floor Area Ratio** _____

**Gross Acres** 1.58 **Lots/Units** 10 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** PAITAKA, Tasky Miyahira **Contact** PAT

**Address** 8455 Stange Ave **Phone:** 2891743 **Fax:** _____

**City** LV **State** NV **Zip** 89129

**E-mail Address** kuauboy@yahoo.com

**APPLICANT** Paitaka, Tasey Miyahira **Contact** PAT

**Address** P.O. Box 33054 **Phone:** 2891743 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89133

**E-mail Address** kuauboy@yahoo.com

**REPRESENTATIVE** Geoff Robbins **Contact** Geoff Robbins

**Address** 1722 Primerose Path **Phone:** 376 2518 / 453 0300 **Fax:** _____

**City** LV **State** NV. **Zip** 89108

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 18th day of March, 20 10.

Suzanne Fifield

Notary Public in and for said County and State Clark/NV

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

RECEIVED
APR 08 2010

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-37892 |
| **Meeting Date:** | 05/27/10 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 04/08/10 |
| **Received By:** | Jonathan B. |

*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

## SITE INFORMATION

ZONING APN No 138-114-00112
EXISTING R1 TO SPECIAL USE PERMITT.

AREA (Approximate, to be verified)
Net Area: 46,068.75 SF ÷ 43,560 SF =
1.58 ACRES

PARKING REQUIREMENTS

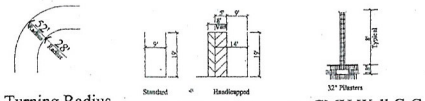
| Parking Calculations (per Code) | Required | Provided |
|---|---|---|
| Parking Ratio: | | |
| Parking Required: | | |
| PARKING PROVIDED: | 17 SPACES | |

SETBACKS
Front:
Rear: EXISTING
Side:
Corner Street Side:

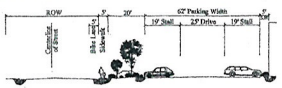
BUILDING HEIGHT
Allowed: 30' MAX
Provided: 16'-0"

BUILDING COVERAGE
Allowed:
Provided: 11%

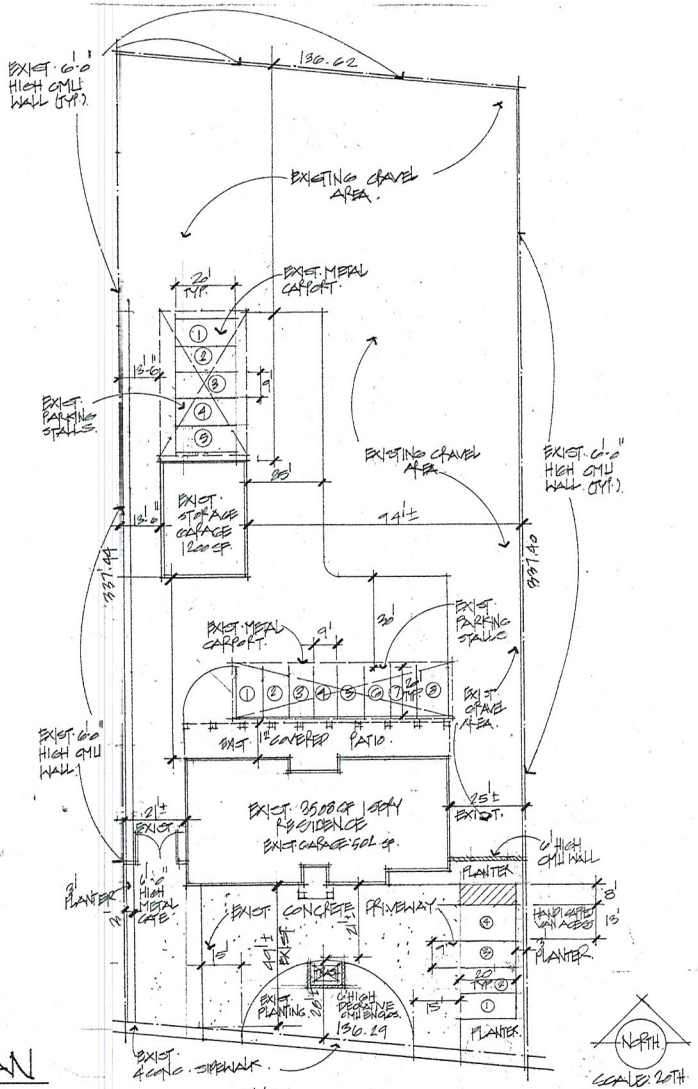
BUILDING AREAS
EXIST. RESIDENCE = 3508 SF
EXIST. GARAGE = 502 SF
EXIST. STORAGE/GAR. = 1200 SF.
TOTAL 5210 SF




Fire Turning Radius | Typical Parking Spaces | CMU Wall C-C




Typical Street/Landscape Section A-A




SITE PLAN

RECEIVED
APR 08 2010

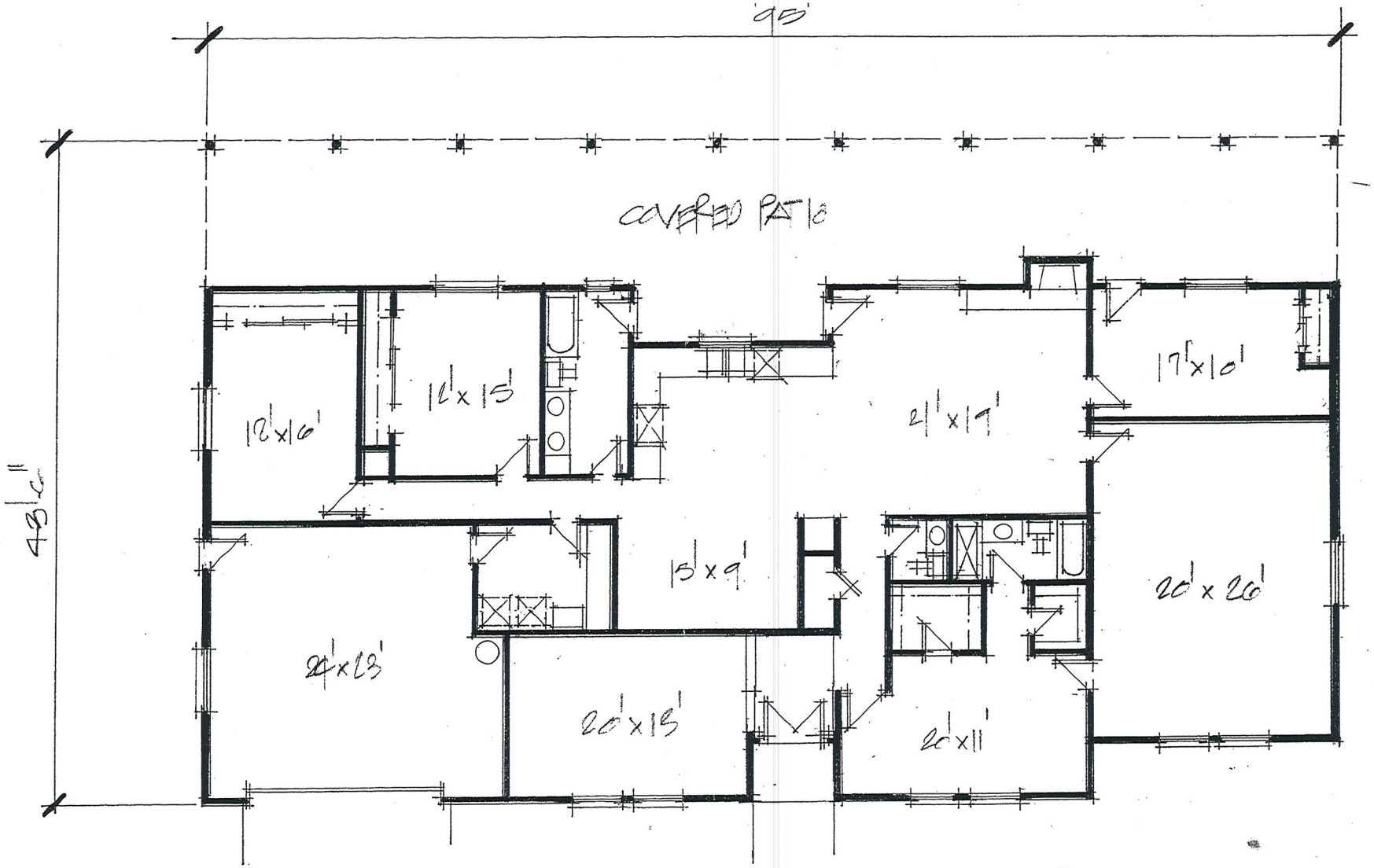
SUP-37892

OHANA ADULT DAY CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.


Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weinberg
56 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 558-9736


3.16.10

1 of 4




PRELIM FLOOR PLAN 3502 SQ. FT + (500 SF. GARAGE)

RECEIVED
APR 08 2010
SUP-37892

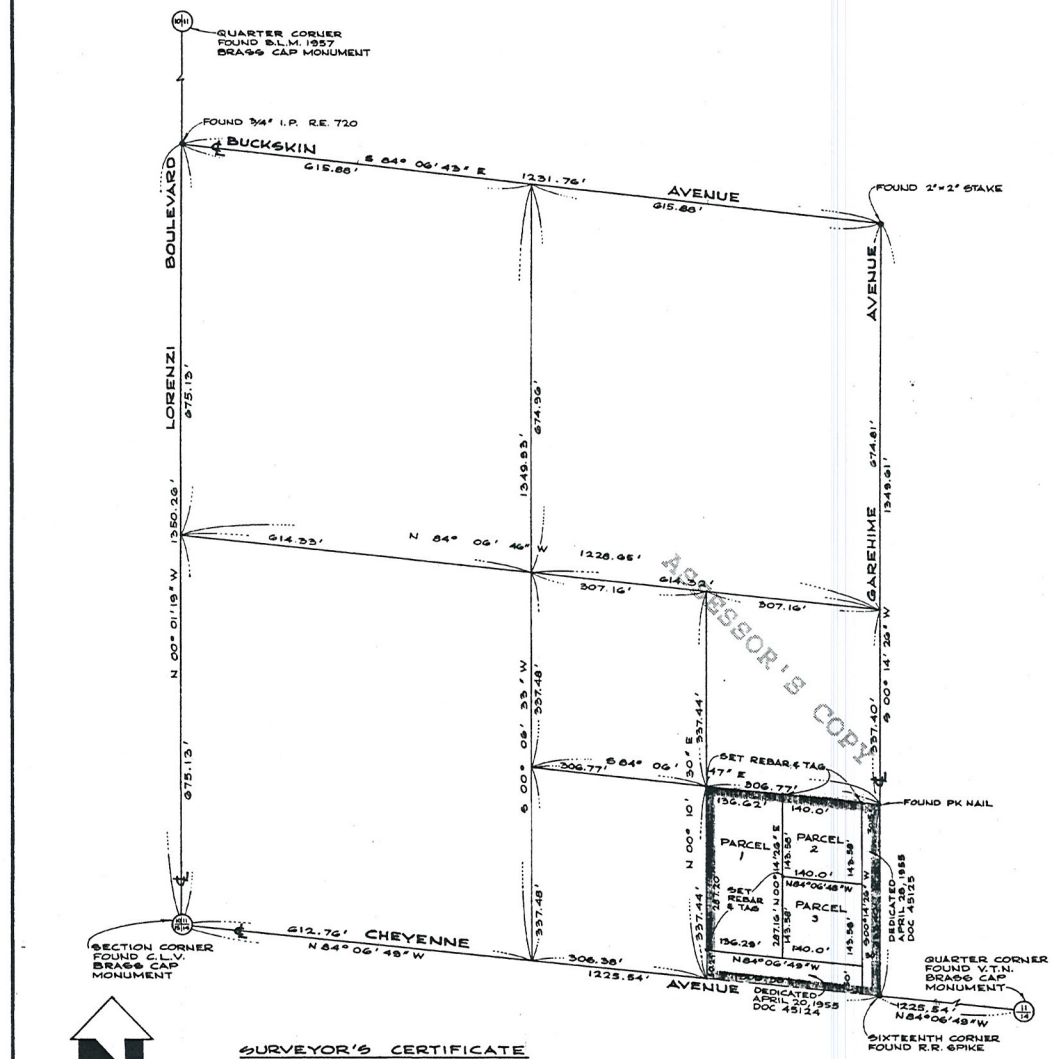
DRAWING NUMBER PARCEL FILE 2 PAGE 14

PEEL PROTECTIVE BACKING TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND PULL TO ADHERE.

PLAN HOLD CORPORATION • TORRANCE • CALIFORNIA

Book 414

373049




SCALE
1" = 100'
FEBRUARY 1974

## SURVEYOR'S CERTIFICATE

I, NORTON K. EARLE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS MAP ACCURATELY DELINEATES A SURVEY MADE BY MYSELF ON 9 JAN 1974, AT THE REQUEST OF TASS C. & LOIS I. HARDIN & DOES CONSTITUTE A SUBDIVISION AS DEFINED BY NEVADA STATUTES. THE MONUMENTS SHOWN ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Norton K Earle
LAND SURVEYOR CERTIFICATE NO. 2678
NORTON K EARLE

REGISTERED LAND SURVEYOR NORTON K. EARLE No. 2678 STATE OF NEVADA

## BASIS OF BEARING

THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 - N 84°06'49"W AS SHOWN ON FILE 25 PAGE 2 AND FILE 29 PAGE 40, RECORDS OF CLARK COUNTY.

## OWNER'S CERTIFICATE & DEDICATION

WE, TASS C. HARDIN AND LOIS I. HARDIN, OWNERS OF THE LEGALLY DESCRIBED PROPERTY HAVE CAUSED THESE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND STREETS AS SHOWN, AND DO HEREBY OFFER AND DEDICATE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITIES TO THE PUBLIC UTILITY AGENCIES.

Tass C Hardin — TASS C. HARDIN
Lois I Hardin — LOIS I. HARDIN
FEBRUARY 14, 1974 — DATE

## ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }
ON THIS 14th DAY OF FEBRUARY 1974, TASS C. HARDIN AND LOIS I. HARDIN PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Margie M. Evans MARGIE M. EVANS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES JAN. 29, 1978

MARGIE M. EVANS
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Jan. 29, 1978

## UTILITY AGENCIES & COMPANIES

WE THE HEREIN NAMED PUBLIC UTILITY AGENCIES & COMPANIES DO HEREBY APPROVE THE GRANT OF EASEMENTS AS SHOWN ON THIS MAP.

| | |
|---|---|
| George Massa GEORGE MASSA CENTRAL TELEPHONE COMPANY | 2/13/74 DATE |
| PHILLIP B. HUGHES NEVADA POWER COMPANY | 2/13/74 DATE |
| RICHARD H. BRADSHAW SOUTHWEST GAS CORPORATION | 2/12/74 DATE |
| Jerry Kelley JERRY KELLEY CLARK COUNTY SANITATION DISTRICT | 2/13/74 DATE |
| M. R. Walsh HYRON R. WALSH LAS VEGAS VALLEY WATER DISTRICT | 2/13/74 DATE |
| James Barrett JAMES BARRETT CLARK COUNTY FIRE DEPARTMENT | 2/14/74 DATE |
| James Wren-Jarvis JAMES WREN-JARVIS CLARK COUNTY HEALTH DEPARTMENT | 2/13/74 DATE |

## APPROVALS

APPROVED THIS 18TH DAY OF MARCH 1974 BY THE CLARK COUNTY PLANNING COMMISSION. APPROVED FOR SUBDIVISION PURPOSES.

David M. Cox
DAVID M. COX - CHAIRMAN

APPROVED AND ACCEPTED THIS 20TH DAY OF MARCH 1974, BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, NEVADA. APPROVED FOR SUBDIVISION PURPOSES.

Tom Wiesner — TOM WIESNER, CHAIRMAN
Loretta Bowman — ATTEST: LORETTA BOWMAN, COUNTY CLERK

MS-23-74

| | |
|---|---|
| PARCEL MAP FOR<br>TASS C. AND LOIS I. HARDIN<br>6620 W. CHEYENNE AVENUE - LAS VEGAS | NO. 373049<br>RECORDED AT THE REQUEST OF<br>TASS C. HARDIN<br>DATE 4-2-74 AT 9:45 A.M.<br>FILE 2 PAGE 14<br>OF PARCEL MAPS<br>OFFICIAL RECORDS BOOK NO. 414<br>CLARK COUNTY, NEVADA RECORDS |
| SE¼ OF THE SE¼ OF THE SW¼ OF THE SW¼ OF SECTION 11, T.20S., R.60E. M.D.M.<br>CLARK COUNTY, NEVADA | PAUL E. HORN, RECORDER<br>FEE $2.50 DEPUTY G.V. |
| NORTON K. EARLE & ASSOCIATES<br>LAND SURVEYORS & MINERAL SURVEYORS | |

FILE 2 PAGE 14

ASSESSOR'S COPY
RECEIVED
APR 08 2019

SUP-37892

Tuesday, April 06, 2010

To Whom It May Concern:

We would like to apply for a Special Use Permit for a proposed Group Residential Care Facility located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108. The proposed use is located 1481 feet away from another Group Residential Care Facility, which is not consistent with condition #7 listed in Title 19.04. The required footage distance of 1,500 linear feet from a current adult care facility is not met. We are 19' short. The home will be located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108. The home will be called Ohana (Family) Care Manor and will house 10 adults and 3 staff members. It will be open 24 hours a day, 7 days a week.

According to the April 2nd, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policy makers on edge. In 2008, although Nevada's population grew 1.4 percent that year, the Census Bureau estimated that the number of residents age 65 and older increased by 3.9 percent. In short, this article addresses the immediate and upcoming urgent need for adult care facilities such as the one we are proposing. See attached article.

We feel that given the location of our proposed facility, it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. The landscaping will be such that it will be very attractive and enhance the surrounding neighborhood. The manor will also provide employment opportunities at a time when so many in the work force are being let go or laid off.

The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Please consider our request as there will come a time that our parents, grandparents and even ourselves will need some assistance as we become senior citizens.

Thank you in advance for your consideration of this project.

Paitaka P. Miyahira
Property Owner

Tasey Miyahira
Property Owner

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APR 08 2010
SUP-37892

Letter from Neighbor on East
Michael, Pamela Hardin
Glad to see this project coming

Tuesday, April 06, 2010

To Whom It May Concern:

We currently own the 2 adjacent properties to the east of the proposed Adult Care facility on 6640 West Cheyenne Avenue. Our addresses are 3235 N. Garehime and 6620 West Cheyenne Avenue.

We are not opposed to this proposal. We feel this will help our property values and enhance the neighborhood.

Thank you,

Michael Hardin

Pamela Hardin

RECEIVED
APR 08 2010

City of Las Vegas Agenda Item No.: **49.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37930** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc.

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 6341 W Lone Mountain Road, Las Vegas NV 89130

**Project Name** Gurdwara Baba Deep Singh, Inc. **Proposed Use** Temple

**Assessor's Parcel #(s)** 138-02-501-002&014 **Ward #** 6

**General Plan:** existing L proposed NA **Zoning:** existing R-E proposed R-E

**Commercial Square Footage** 27,313 **Floor Area Ratio**

**Gross Acres** 3.12 **Lots/Units** 2 **Density**

**Additional Information** PMP-37721- One Lot Parcel map in process, U-139-98 issued

**PROPERTY OWNER** Gurdwara Baba Deep Singh, Inc. **Contact** Sukhjit P Singh, President

**Address** 6341 W Lone Mountain Road **Phone:** (702) 839-1890 **Fax:**

**City** Las Vegas **State** NV **Zip** 89130

**E-mail Address** lvgurdwara@gmail.com

**APPLICANT** Sukhjit P Singh, President **Contact**

**Address** 9515 Crooked Wood Avenue **Phone:** 702-287-0341 **Fax:**

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** tony_singh65@hotmail.com

**REPRESENTATIVE** Lee A Bigelow, Architect **Contact**

**Address** 3903 Kohler Way **Phone:** (702) 526-2520 **Fax:**

**City** North Las Vegas **State** NV **Zip** 89032

**E-mail Address** leeabig@cox.net

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP 37930 |
| **Meeting Date:** | 5.27.10 |
| **Total Fee:** | $1,030.- |
| **Date Received:*** | 4.12.10 |
| **Received By:** | HA |

**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** SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 2010.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

*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.

City of Las Vegas Agenda Item No.: **50.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

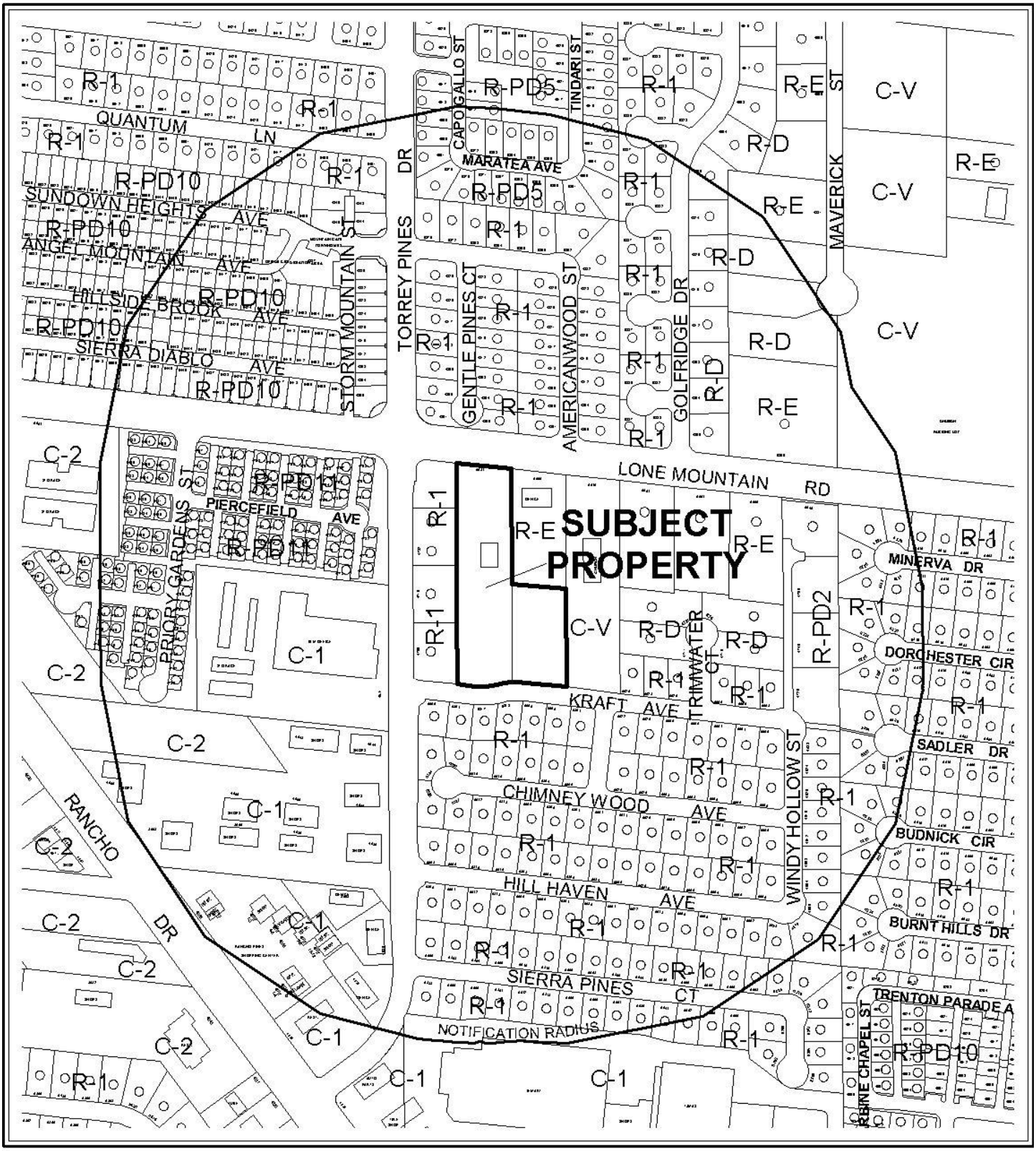
**SUBJECT:**
SDR-37929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-37930 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Plot Plan Review (U-0139-98) FOR THE ADDITION OF A MAXIMUM 43-FOOT TALL, 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP TO AN EXISTING 2,714 CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDRARDS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

**C.C.: 07/07/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-37930 and SDR-37929
2. Conditions and Staff Report - SUP-37930 and SDR-37929
3. Supporting Documentation
4. Photos - SUP-37930 and SDR-37929
5. Justification Letter - SUP-37930 and SDR-37929



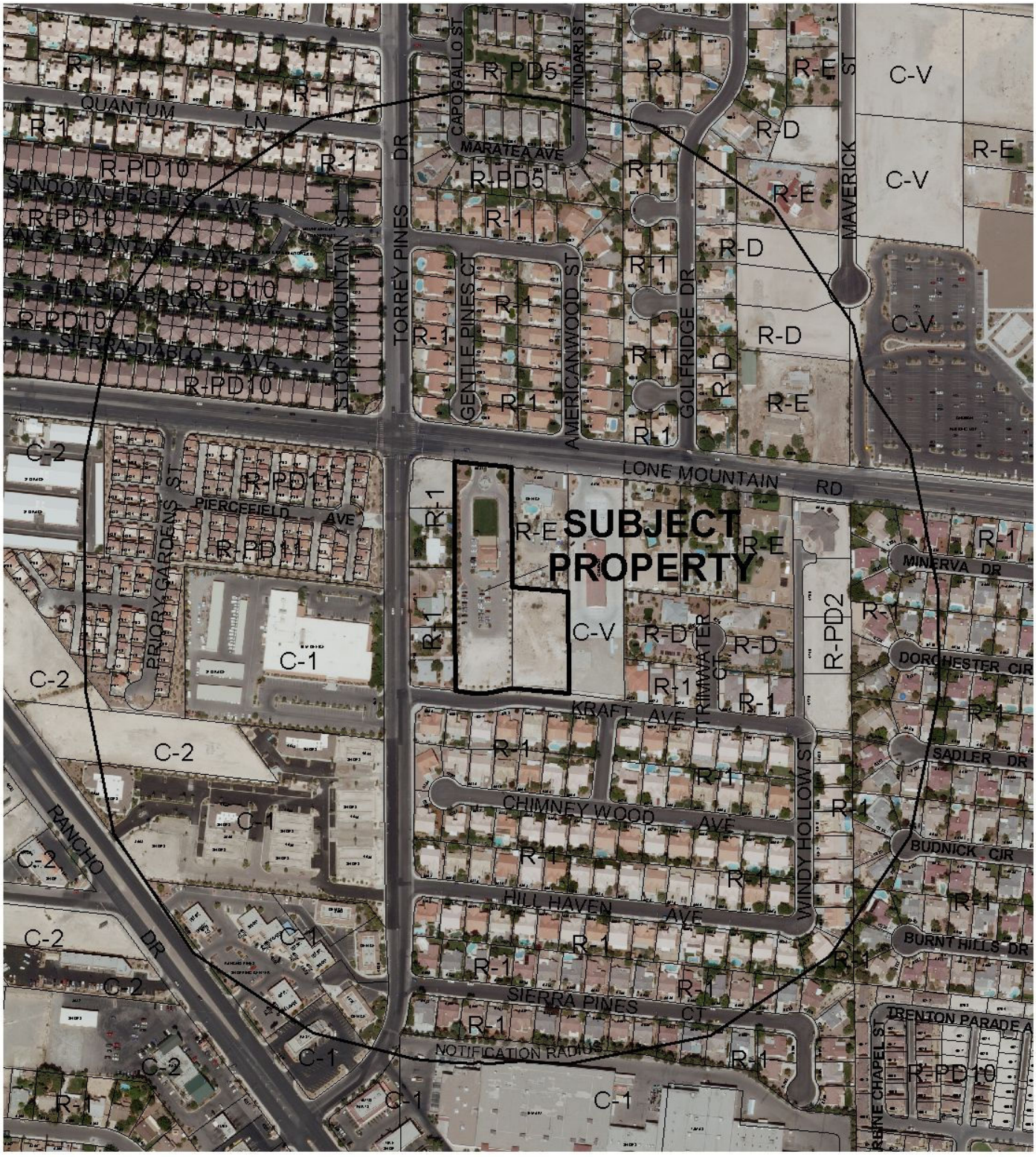

0 400 800 Feet

**CASE:** **SUP-37930 AND SDR-37929**

**RADIUS:** 1000 FT

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

N




0 400 800 Feet

**CASE:** **SUP-37930 AND SDR-37929**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37929** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc.

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 6341 W Lone Mountain Road, Las Vegas NV 89130

**Project Name** Gurdwara Baba Deep Singh, Inc. **Proposed Use** Temple

**Assessor's Parcel #(s)** 138-02-501-002&014 **Ward #** 6

**General Plan:** existing L proposed N/A **Zoning:** existing R-E proposed R-E

**Commercial Square Footage** 27,313 **Floor Area Ratio**

**Gross Acres** 3.12 **Lots/Units** 2 **Density**

**Additional Information** PMP-37721- request for One Lot Parcel map is in process

**PROPERTY OWNER** Gurdwara Baba Deep Singh, Inc. **Contact** Sukhjit P Singh, President

**Address** 6341 W Lone Mountain Road **Phone:** (702) 839-1890 **Fax:**

**City** Las Vegas **State** NV **Zip** 89130

**E-mail Address** lvgurdwara@gmail.com

**APPLICANT** Sukhjit P Singh, President **Contact**

**Address** 9515 Crooked Wood Avenue **Phone:** 702 287-0347 **Fax:**

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**E-mail Address** tony_singh65@hotmail.com

**REPRESENTATIVE** Lee A Bigelow, Architect **Contact**

**Address** 3903 Kohler Way **Phone:** (702) 526-2520 **Fax:**

**City** North Las Vegas **State** NV **Zip** 89032

**E-mail Address** leeabig@cox.net

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No: 09-10983-1
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***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR 37929 |
| **Meeting Date:** | 5.27.10 |
| **Total Fee:** | $1,030.- |
| **Date Received:*** | 4.12.10 |
| **Received By:** | JJA |

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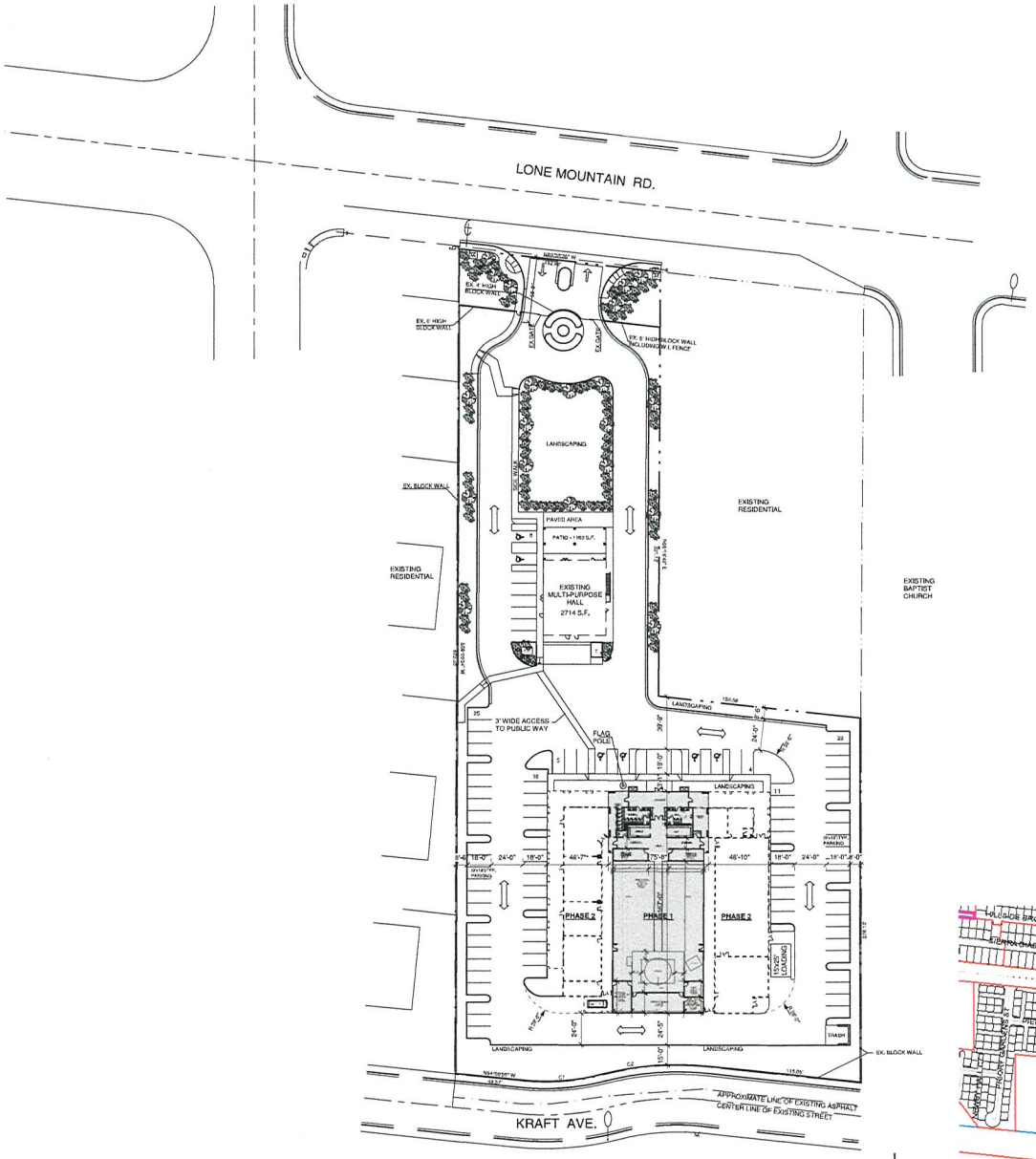



ARCHITECTURAL SITE PLAN
Scale: 1" = 40 ft

## CODE ANALYSIS

| ANALYSIS ITEMS: | CODE REFERENCE: |
|---|---|
| 1. OCCUPANCY CLASSIFICATION - A-3 | IBC CHAPTER 3 |
| 2. TYPE OF CONSTRUCTION - V-B | IBC CHAPTER 6 |
| 3. FIRE SPRINKLERS - YES TYPE: WET | IBC 504, 506, 903 |
| 4. HEIGHT - ALLOWABLE 40' - ACTUAL 20' | IBC 504, AND TABLE 503 |
| 5. STORIES - ALLOWABLE 1 - ACTUAL: 1 | IBC 504, AND TABLE 503 |
| 6. AREA: ALLOWABLE 6,000 UNLIMITED | TABLE 503 SECTION 507.6 |

7. PHASE 1 BUILDING FOOT PRINT = 11,900 SQ. FT.
PHASE 1 BUILDING AREA = 10,953 SQ. FT.
PHASE 1 COVERED PATIO AREA = 947 SQ. FT.

8. OCCUPANT LOAD **PHASE 1**: IBC 1004, TAGLE 1004.1.1
DARBAR HALL - 1:7 5,230/7 = 747.14
AUDIO VISUAL - 1:100 161/100 = 1.61
PARSAD PREP - 1:200 166/200 = 0.83
AKHAND PATH - 1:100 585/100 = 5.85
SUKHASAN - 1:100 334/100 = 3.34
INFANT/KID GUARDIANS - 1:7 442/7 = 63.14

**PHASE 1** TOTAL ASSEMBLY AREAS OCCUPANY = 821.91

9. EXITS - REQUIRED: 1/49 = 1 PROVIDED: 5 — IBC 1015, TABLE 1015.1

10. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS — TABLES 601, 602
X <5' = 1 HOUR
5' ≤ X <10' = 1 HOUR
10' ≤ X <30' = 0
X ≥30' = 0

LOCATION ON PROPERTY:
NORTH 70'
EAST 115'
SOUTH 38' PLUS PUBLIC R.O.W.
WEST 115'

11. PLUMBING FIXTURES REQUIRED
1 - WC PER 150 MALE - 3 REQUIRED
1 - WC PER 75 FEMALE - 6 REQUIRED
1 - LAV PER 200 MALE & FEMALE - 3 REQ'D
1 - DF PER 1,000 - 1 REQUIRED
1 - SERVICE SINK - 1 REQUIRED

PLUMBING FIXTURES PROVIDED
3 WATER CLOSETS - 3 URINALS
6 WATER CLOSETS
4 LAVATORIES
2 DRINKING FOUNTAINS
1 SERVICE SINK

12. SPECIAL INSPECTIONS REQUIRED - NONE — IBC CHAPTER 17

13. CODE YEAR / TYPE:
CURRENT ADMINISTRATIVE CODE, 2006 INTERNATIONAL BUILDING CODE, 2005 NATIONAL ELECTRICAL CODE, 2006 UNIFORM PLUMBING CODE, 2006 UNIFORM MECHANICAL CODE, 2006 INTERNATIONAL ENERGY CODE WITH THEIR RESPECTIVE AMENDMENTS.

14. PARKING:
1 SPACE FOR EACH 100 SQ. FT. IN GATHERING ROOM
EXISTING BUILDING - 872 / 100 = 8.72 SPACES
NEW BUILDING - 5,230 / 100 = 52.3 SPACES

TOTAL PARKING REQUIRED = 67 SPACES
TOTAL PARKING PROVIDED = 91 SPACES

1 LOADING SPACE REQUIRED
1 LOADING SPACE PROVIDED

15. PHASE 2 - TOTAL BUILDING FOOTPRINT = 27,313 SQ. FT.
PHASE 2 - TOTAL BUILDING AREA = 24,183 SQ. FT.
PHASE 2 - TOTAL COVERED PATIO AREA = 3,130 SQ. FT.

16. OCCUPANT LOAD: **PHASE 2**: IBC 1004, TABLE 1004.1.1
LANGAR HALL - 1:15 3552/15 = 236.8
MULTI PURPOSE - 1:7 2924/7 = 417.71
MEDIA - 1:100 958/100 = 9.58
FIRST AID - 1:100 316/100 = 3.16
CONFERENCE - 1:15 571/15 = 38.06
OFFICE - 1:100 360/100 = 3.60
KITCHEN - 1:200 1561/200 = 7.81

**PHASE 2** - TOTAL ASSEMBLY AREAS OCCUPANY = 716.72

17. EXITS - REQUIRED: 1/49 = 1 PROVIDED: 9 — IBC 1015, TABLE 1015.1

18. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS — TABLES 601, 602
X <5' = 1 HOUR
5' ≤ X <10' = 1 HOUR
10' ≤ X <30' = 0
X ≥30' = 0

LOCATION ON PROPERTY:
NORTH 70'
EAST 68'
SOUTH 38' PLUS PUBLIC R.O.W.
WEST 68'

19. **PHASE 1 & PHASE 2**
TOTAL OCCUPANCY - 1,538.63
PLUMBING FIXTURES REQUIRED
1 - WC PER 150 MALE - 6
1 - WC PER 75 FEMALE - 11
1 - LAV PER 200 MALE & FEMALE - 4
1 - DF PER 1,000 - 2
1 - SERVICE SINK - 1

PLUMBING FIXTURES PROVIDED
3 WATER CLOSETS - 3 URINALS
6 WATER CLOSETS
4 LAVATORIES
2 DRINKING FOUNTAINS
1 SERVICE SINK




VICINITY MAP
N.T.S.

PROJECT LOCATION

**SUP-37930**
**SDR-37929**
**REVISED**

RECEIVED
APR 23 2010

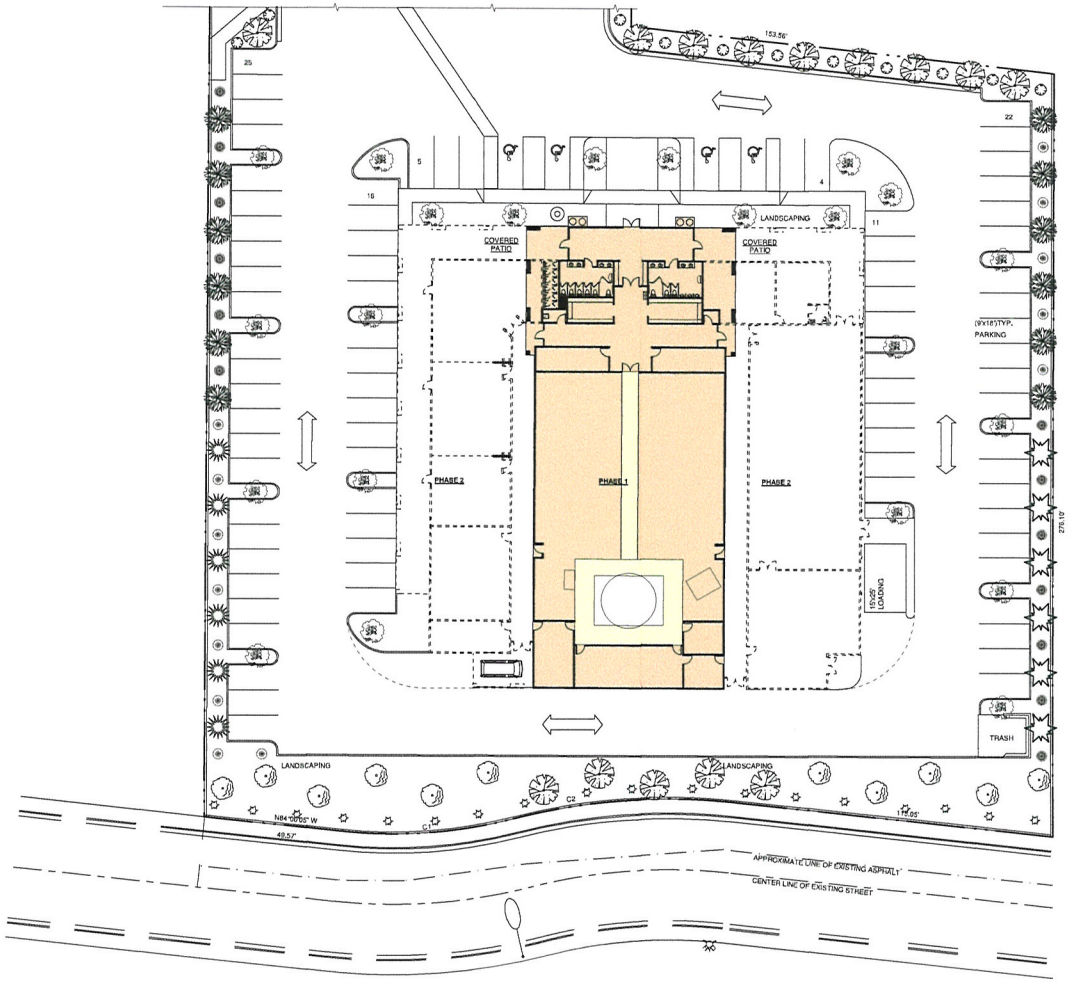
DATE
4 MAR 2010
1 22 APR 2010
2
3
4
5

PRELIMINARY NOT FOR CONSTRUCTION

**GURDWARA BABA DEEP SINGH**
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

Lee Abigelow Architect
3363 Keller Way
N. Las Vegas, NV 89032
Tel. (702) 396-2999
Fax (702) 649-0127

SHEET NUMBER
PR-1

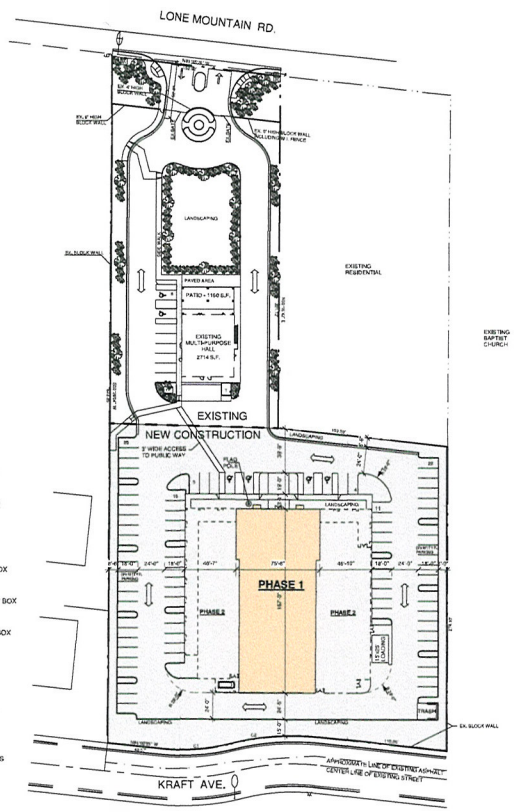



PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 20 ft

## PLANT LEGEND

- WAXED PRIVET - 14 - 24" BOX
- AFRICAN SUMAC - 12 - 24" BOX
- MODESTO ASH - 22 - 24" BOX
- RED CREPE MYRTLE - 8 - 24" BOX
- ORNAMENTAL PLUMB - 11 - 24" BOX
- PINK CREPE MYRTLE - 9 - 24" BOX
- TEXAS CLOUD - 11 - 5 GAL
- GOLD LANTANA - 13 - 5 GAL
- PURPLE LANTANA - 13 - 5 GAL
- STAR JASMINE - 18 - 5 GAL

MINERAL GOLD - DECOMPOSED GRANITE IN ALL PLANTING AREAS




ARCHITECTURAL SITE PLAN
Scale: 1" = 50 ft




VICINITY MAP
N.T.S.

NORTH

**SUP-37930**
**SDR-37929**
**REVISED**

RECEIVED
APR 23 2010

| DATE | 4 MAR 2010 |
|---|---|
| 1 | 22 APR 2010 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE VISUAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS BEFORE PROCEEDING WITH THE WORK. (SPEC 2010-20)

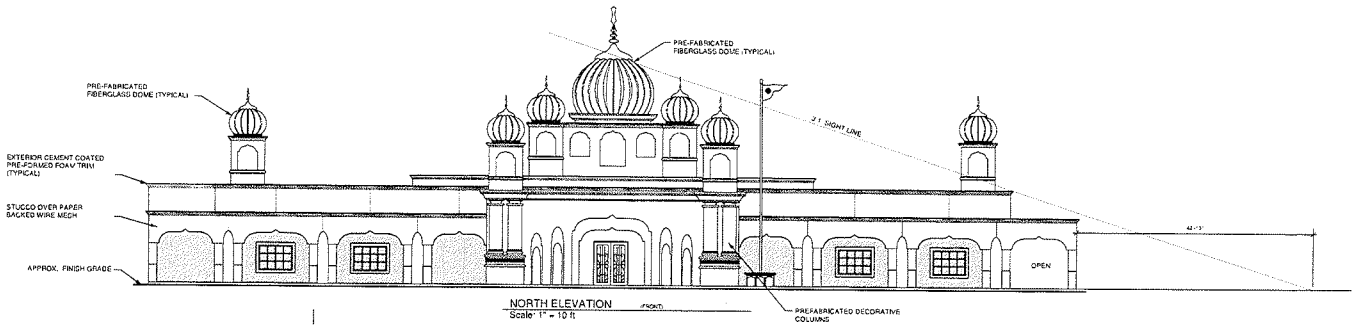
**GURDWARA BABA DEEP SINGH**
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

SEAL

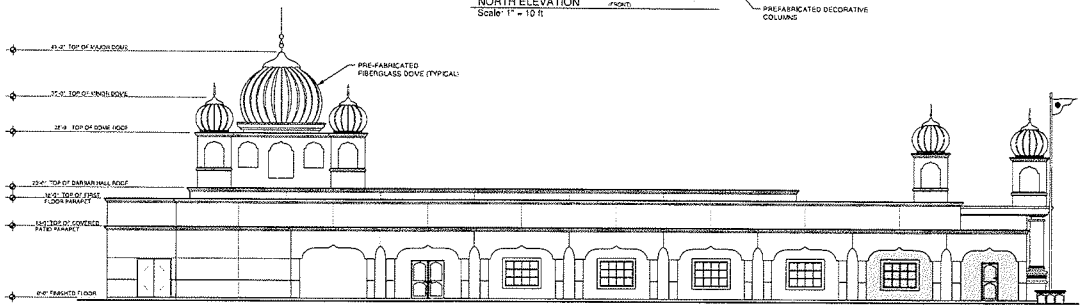
PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect
beadlg@aol.net
Tel. (702) 658-2020
Fax (702) 658-2010
3363 Keller Way
N. Las Vegas, NV 89032

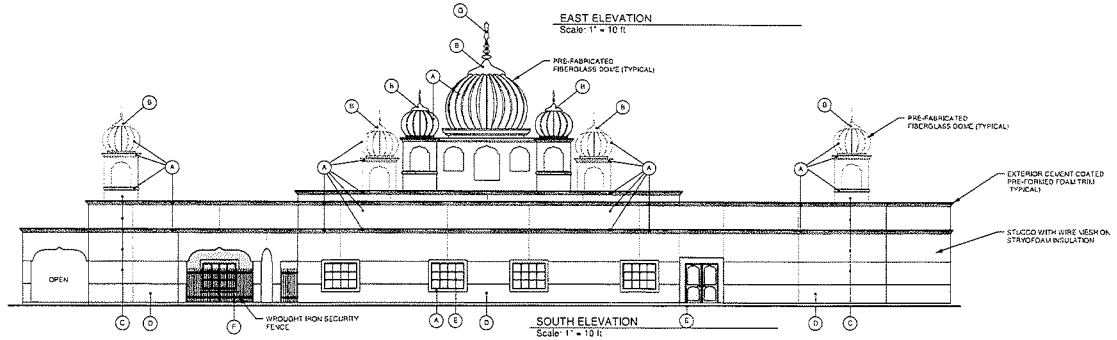
SHEET NUMBER
L-1



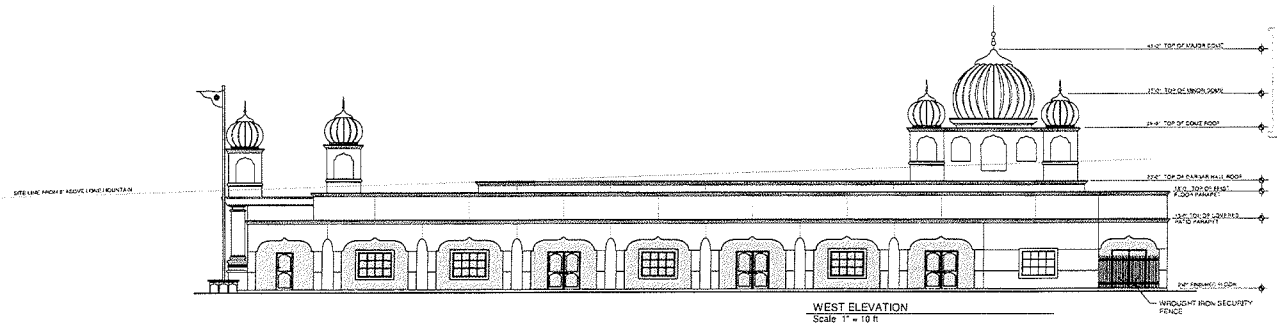

NORTH ELEVATION
Scale: 1" = 10 ft




EAST ELEVATION
Scale: 1" = 10 ft




SOUTH ELEVATION
Scale: 1" = 10 ft




WEST ELEVATION
Scale: 1" = 10 ft

## COLOR SCHEDULE

**SEE SOUTH ELEVATION FOR COLOR NOTATIONS**

A PREFABRICATED FIBERGLASS DOME
DECORATIVE FOAM TRIM AND WINDOW SURROUNDS
PREFABRICATED DECORATIVE COLUMNS
GLIDDEN PAINT - WHITE ON WHITE GLC26

B PREFABRICATED FIBERGLASS DOME CAP
GLIDDEN PAINT - AZTEC GOLD GLY28

C 100 GRIT STUCCO PRIMARY COLOR
GLIDDEN PAINT - CAFE LATTE GLN16

D 100 GRIT STUCCO ACCENT COLOR
GLIDDEN PAINT - LEATHER BROWN GLN26

E ALUMINUM: VINYL WINDOWS AND DOORS
WHITE

F WROUGHT IRON SECURITY FENCING
GLIDDEN PAINT - ONYX BLACK GLN62

G KHANDA
GLIDDEN PAINT - SMOKY CHARCOAL GLN48

APR 12 2010

# SUP-37930
# SDR-37929

DATE 12 APR 2010

1
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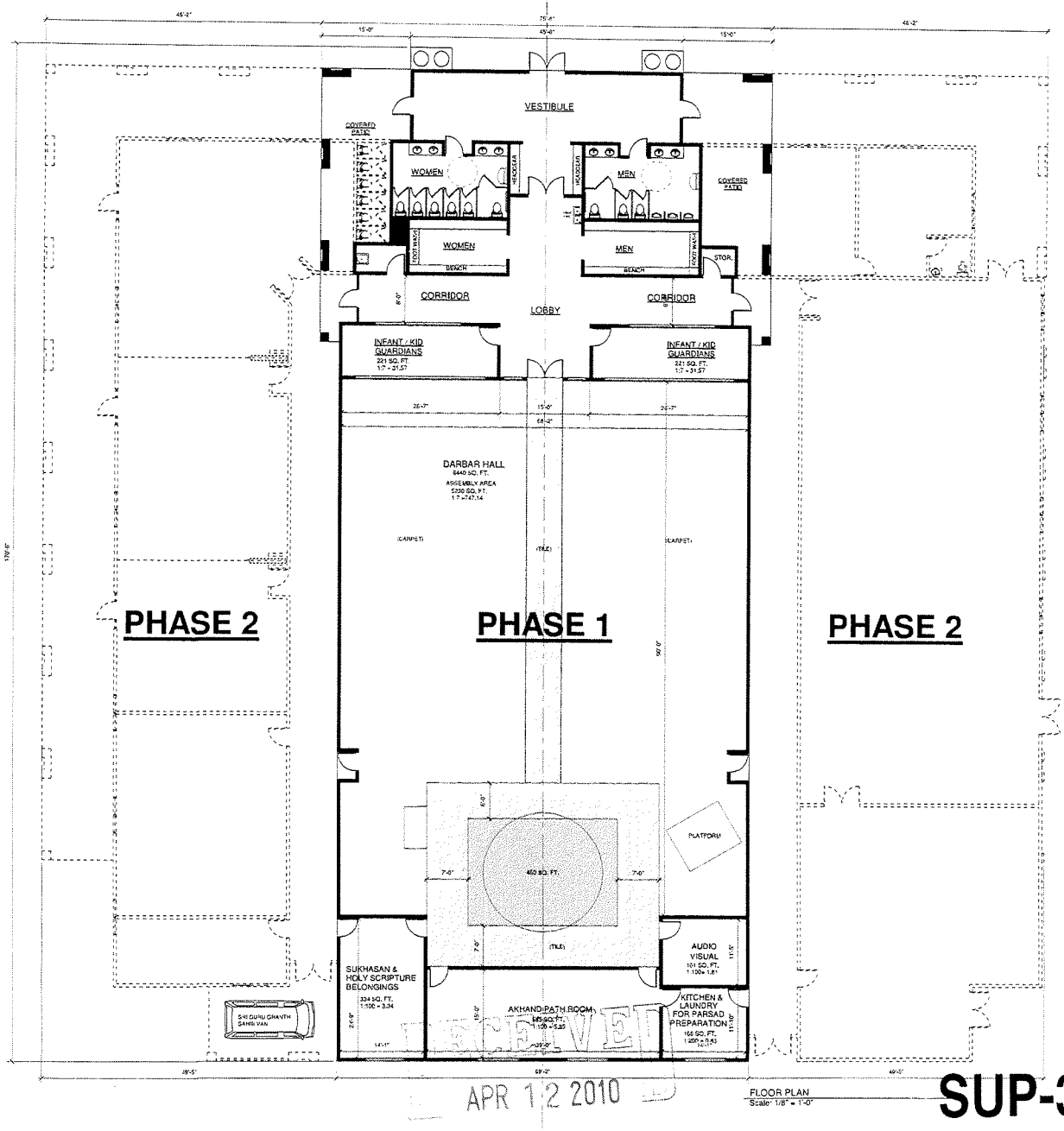
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

Lee Bigelow Architect
leebig@cox.net
3003 Kohler Way
N. Las Vegas, NV 89032
Tel: (702) 526-2620
Fax: (702) 526-5122

SHEET NUMBER
PR-3




FLOOR PLAN
Scale: 1/8" = 1'-0"

RECEIVED
APR 12 2010

**SUP-37930**
**SDR-37929**

DATE 4 MAR 2010

GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect

PR-2

# MATERIAL BOARD FOR GURDWARA BABA DEEP SINGH

100 GRIT STUCCO / PRIMARY COLOR

GLIDDEN PAINT

CAF'E LATTE - GLN16

100 GRIT STUCCO / ACCENT COLOR

GLIDDEN PAINT

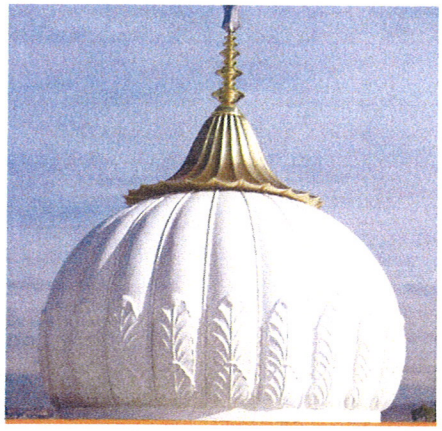
LEATHER BROWN - GLN26

WINDOWS & DOORS
WHITE - ALUMINUM / VINYL
WITH CLEAR GLASS

WROUGHT IRON SECURITY FENCING

GLIDDEN PAINT

ONYX BLACK - GLN62



KHANDA
GLIDDEN PAINT
SMOKY CHARCOAL - GLN48

PREFABRICATED FIBERGLASS DOME CAP
GLIDDEN PAINT
AZTEC GOLD - GLY28

PREFABRICATED FIBERGLASS DOME
GLIDDEN PAINT
WHITE ON WHITE - GLC26

RECEIVED
APR 12 2010

**SUP-37930**
**SDR-37929**

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ਵੇਗ ਤੇਗ ਫਤਹਿ
GURDWARA BABA DEEP SINGH JI (SHAHEED)
6341 W. Lone Mountain Rd. • Las Vegas, NV 89130 • Telephone: (702) 839-1890
(Contributions Tax Exemption No. 88-0395798)
www.lasvegasgurdwara.com

March 15, 2010 Revised April 23, 2010

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

***Subject:*** ***Gurdwara Baba Deep Singh (Sikh Temple) 6341 W Lone Mountain Road Site Development Plan Review, Special Use Permit for Extension and Waiver in Development Standards***
***APN Numbers 138-02-501-002 & 138-02-501-014***

To Whom It May Concern:

On behalf of Las Vegas Sikh Community, we respectfully submit the subject application for your consideration. The proposed site currently Zoned R-E is approximately 3.12 Acre, generally located on 6341 W Lone Mountain Road and is bordered by a Baptist Church and Single Family Residence to the East, A Vacant Lot and Four Single Family Residences to the West, Lone Mountain Road to the North and Kraft Avenue to the South.

We intend to extend the existing Sikh Temple as necessitated by the growth of Sikh Community in Las Vegas area. The extension includes Building of approx. 5,300 sq. ft prayer hall. Ancillary facilities to the religious activities such as formal education programs, community kitchen and other recreational as well as social activities will constitute total proposed building area of approximately 24,200 sq. ft. The proposed extension shall be undertaken two phases as shown on plans. The proposed extension justifies Title 19 requirements in the following manner-

1) The site is suitable for type and intensity of the land use proposed.
2) The Proposed development is compatible with the Current Zoning and adjacent development
3) Site is directly accessed from Lone Mountain Road and do not negatively impact adjacent roadways and /or traffic. Onsite circulation also meets fire department standards
4) Building and landscaping materials are intended to blend with the surroundings.
5) Building design will create an aesthetically pleasing and desirable structure in the neighborhood
6) The overall design will meet with the public health, safety, welfare to the surrounding area as well as meet overall objectives of the City's General Plan, Policies and Standards.

A waiver in development standards is also requested for an existing concrete sidewalk, in the landscape area on west side of property, leading to the existing opening in the wall into the residence where the priest is living. A gate will be added in the opening.

Should you have any further questions, please do not hesitate to call at 702-287-0347

Sincerely,
Gurdwara Baba Deep Singh, Inc.

Sukhjit "Tony" Singh
President

**SUP-37930**
**SDR-37929**
**REVISED**

RECEIVED
APR 23 2010

City of Las Vegas Agenda Item No.: **51.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

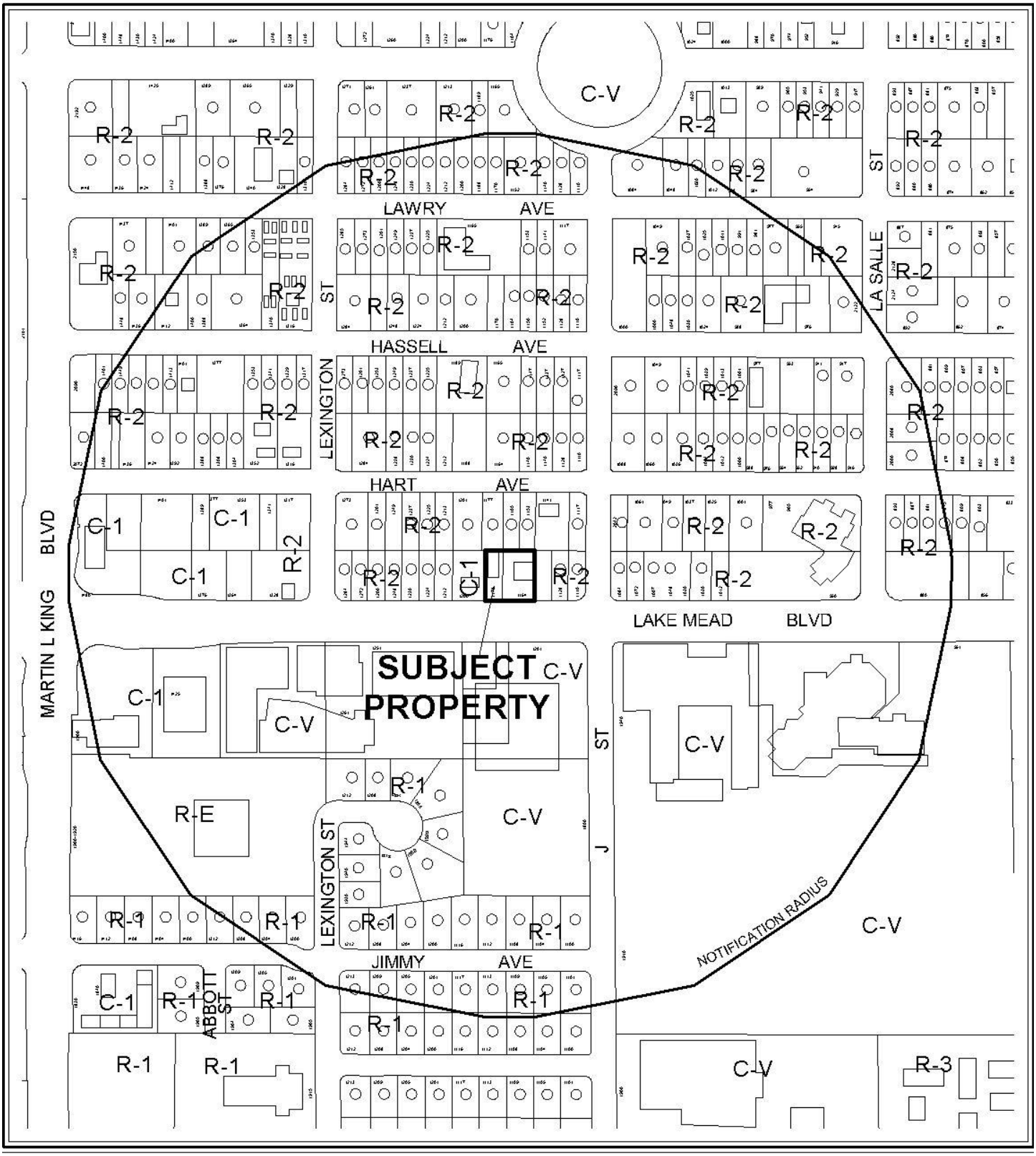
**SUBJECT:**
SUP-37949 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL INDEPENDENT LIVING HOMES, INC. - OWNER: CLESTER NELSON AND ODESSA NELSON - Request for a Special Use Permit FOR A PROPOSED 987 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1176 West Lake Mead Boulevard (APN 139-21-610-283 and 284), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



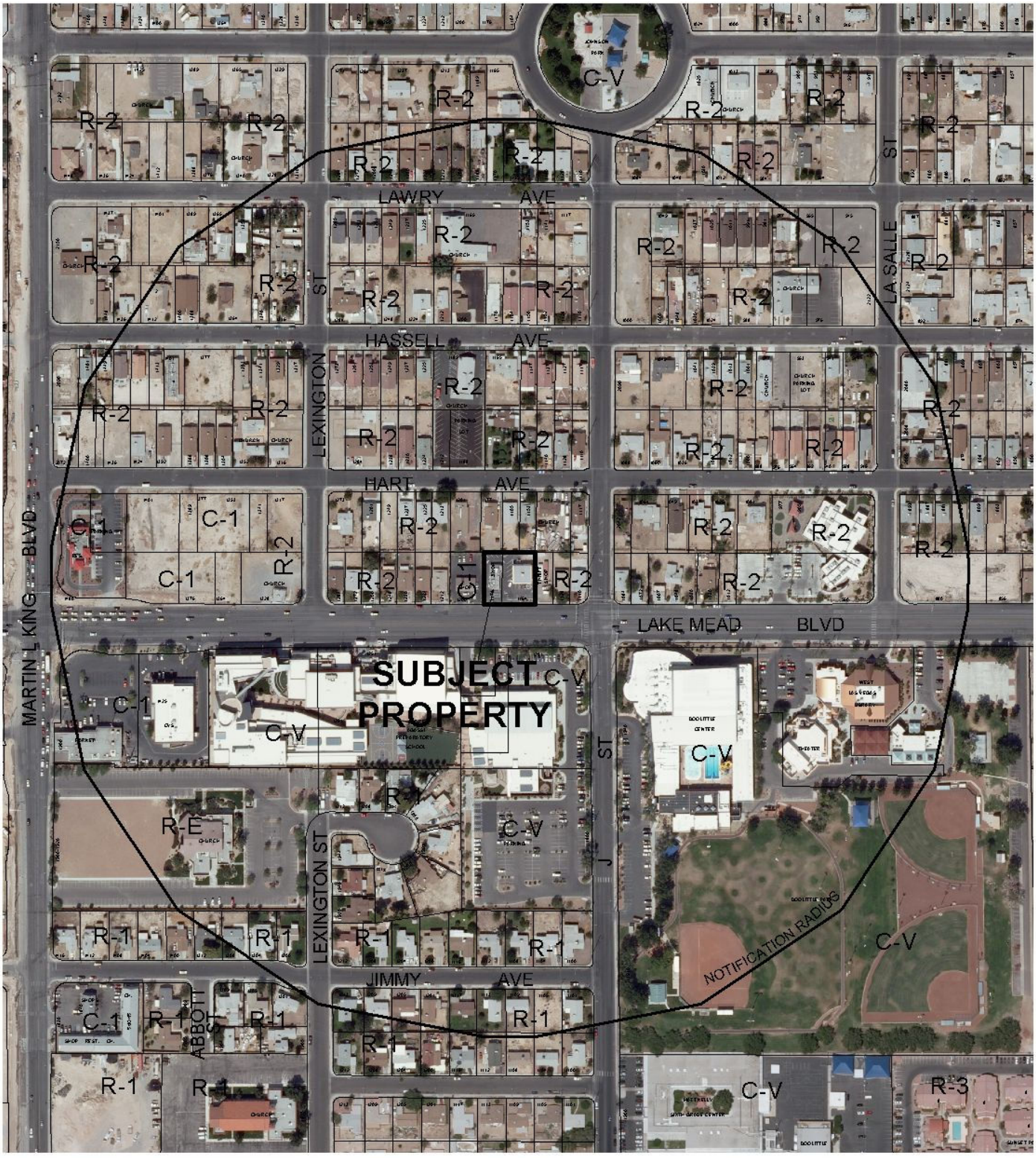

0 300 600 Feet

**CASE:** **SUP-37949**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **SUP-37949**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37949** APN: _____

Name of Property Owner: Clesteré Odessa Nelson

Name of Applicant: Valerie D. Bell

Name of Representative: Valerie D. Bell (Bell Independent Living Homes Inc.)

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Odessa Nelson

Print Name: Odessa Nelson

Subscribed and sworn before me

This 13th day of April, 2010

Laurie Alderman

Notary Public in and for said County and State

LAURIE ALDERMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-9-2013
Certificate No: 97-3895-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 1176 W. Lake Mead LV, NV. 89106

**Project Name** Bell Independent Living Homes Inc. **Proposed Use** Social Service provider

**Assessor's Parcel #(s)** 139-21-610-284 **Ward #** _____

**General Plan:** existing MXU proposed _____ **Zoning:** existing C2 proposed _____

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

**Gross Acres** 0.11 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Chester & Odessa Nelson **Contact** _____

**Address** 1164 W. Lake Mead 89106 **Phone:** 642-6788 **Fax:** _____

**City** Las Vegas NV. **State** NV. **Zip** 89106

**E-mail Address** _____

**APPLICANT** Bell Independent Living Homes Inc **Contact** Yavette D. Bell

**Address** 1176 W. Lake Mead **Phone:** 636-1300 **Fax:** 642-6968

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** YaveHedBell@yahoo.com

**REPRESENTATIVE** Bell Independent Living Homes Inc **Contact** YaveHed. Bell

**Address** 1176 W. Lake Mead **Phone:** 636-1300 **Fax:** 6426968

**City** Las Vegas **State** NV. **Zip** 89106

**E-mail Address** YaveHed.Bell@yahoo.com

**Property Owner Signature*** Odessa Nelson

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

**Print Name** Odessa Nelson

Subscribed and sworn before me

This 13th day of April, 20 10.

Laurie Alderman

Notary Public in and for said County and State

LAURIE ALDERMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-9-2013
Certificate No: 97-3895-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-37949 |
| Meeting Date: | 5-27-10 |
| Total Fee: | $1,030.00 |
| Date Received:* | 4-13-10 |
| Received By: | |

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

Revised 10/27/08

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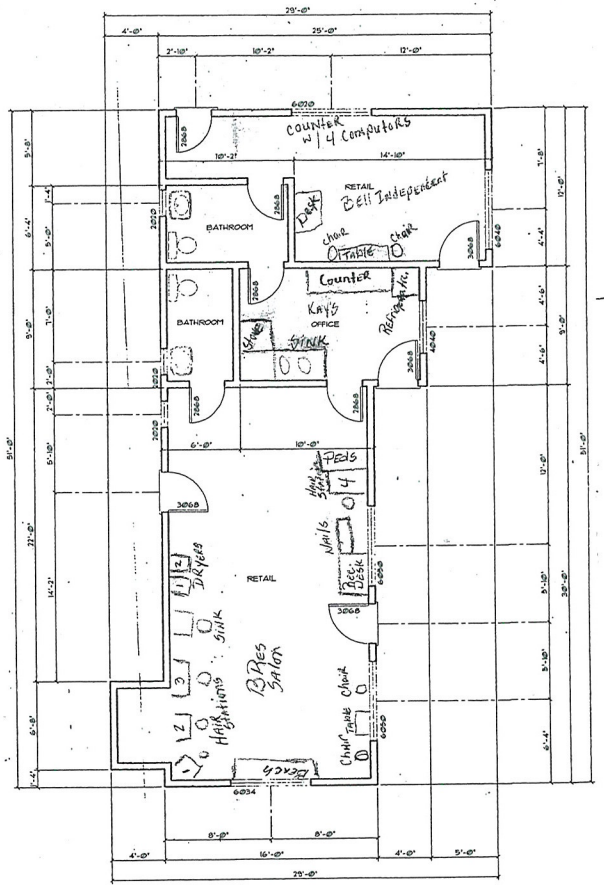
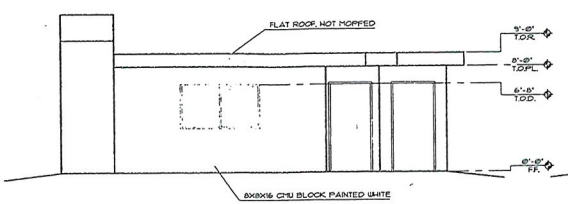
APR 13 2010

SUP-37949



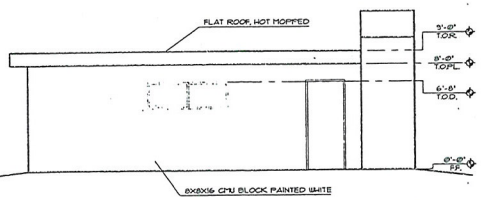

FLOOR PLAN

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



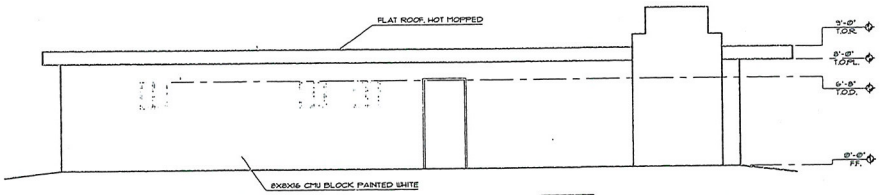

SOUTH ELEVATION

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



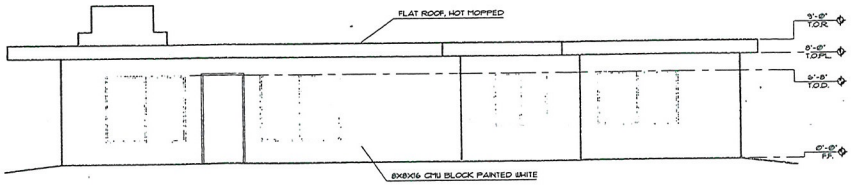

NORTH ELEVATION

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




WEST ELEVATION

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




EAST ELEVATION

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

SUP-37949

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APR 13 2010




RECEIVED
APR 13 2010

**SUP-37949**




**SUP-37949**

RECEIVED
APR 13 2010

Sunday, April 11, 2010
3:21 PM




SUP-37949

RECEIVED
APR 13 2010

Sunday, April 11, 2010
3:25 PM




RECEIVED
APR 13 2010

**SUP-37949**

Justification Letter

Bre's Hair & Nail Solutions
I Yavette D. Bell , the owner and only Licensed cosmetologist in the salon. I will not be hiring for hair dressers or nail techs. The use of the salon is mainly for the maintenance of my at risk kids. I need to ensure that there hair and nails are done for job interviews etc.
I also want my kids to take notice to the correct way to take care of there hair, nails and feet.

The kids will also learn how to clean, empty trash, the upkeep of tile floors, clean bathrooms, dust, clean windows, and properly sanitizing the salon.
This will help my young ladies and men obtain jobs in the future as janitors, housekeepers, office cleaners etc.
If I have to do the kids hair and or nails, it will be done after 5pm.

Kay's Kafe'
I Yavette D. Bell, The owner of Kay' Kafe'. The Kafe' will be delivery only & will cater to the surrounding business of 89106 area. My husband will run the Kafe', Mon.- Fri. 9-5pm.
There will be one kid in the Kafe' with him per day. The same kid will assist him for the week.
The kids will learn to prepare foods in a safe and clean area and learn how to run a register and balance out at the end of the day. The kids will learn to speak to clients on the phone in a professional way. They will learn how to take inventory and order more supplies. The on the job training the kids will receive from Kay's Kafe' will help them in the future obtain good paying jobs in the food industry.

Bell Independent Living Homes Inc.
I Yavette D. Bell the owner and operator of Bell I.L. H. Inc.
I will run my business from the back office, were I will take calls and faxes only. The business does not have foot traffic at all. The business is a non profit organization , that will assist at risk youth in the community. All assistance is free to the child. There will be no more than 2 kids a day on the property. The same 2 kids for the whole week. The age of the kids will range from 15 to 18.
The purpose of the program is to be a mentor to at risk youth in the community and ensure they finish school and get a G.E.D. or a Diploma. Helping kids with home work, getting assistance for college, getting a job, finding positive people to surround themselves with, and just assist them daily to ensure there success in life. The office will be open Mon. - Fri. 9-5pm . The kids will ride to the office with ms. Yavette D. Bell because they don't drive. If they have to take to bus to get to other appointments there is a bus stop in front of the office.
This is my way of standing up to the plate and being another mentor in the community for our at risk youth, To ensure no kids are left behind and our future leaders are educated in every possible way.

Bre's, Kay's & Bell I. L. H. Inc. are ran by Ms. Yavette D. Bell and her husband only. There are no other workers or employees.



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SUP-37949

Clester & Odessa Nelson
1164 W. Lake Mead
Las Vegas, Nevada 89106

Ref:
Parcel # 139-21-610-284

We Clester & Odessa Nelson , owners of 1164 and 1176 W. Lake Mead,
Agree to share the parking at 1164 W. Lake Mead with Yavette D. Bell @
1176 W. Lake Mead. The Business @ 1176 W. Lake Mead does not need
more than the 4 parking stalls that are assigned to the 1176 W. Lake Mead Building ,
But in the event more parking is needed we agree to share the parking.

Yavette D. Bell - Renter

Clester & Odessa Nelson - Owners

Beverly Salhanick - Property attorney

SUP-37949

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APR 13 2010

City of Las Vegas Agenda Item No.: **52.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

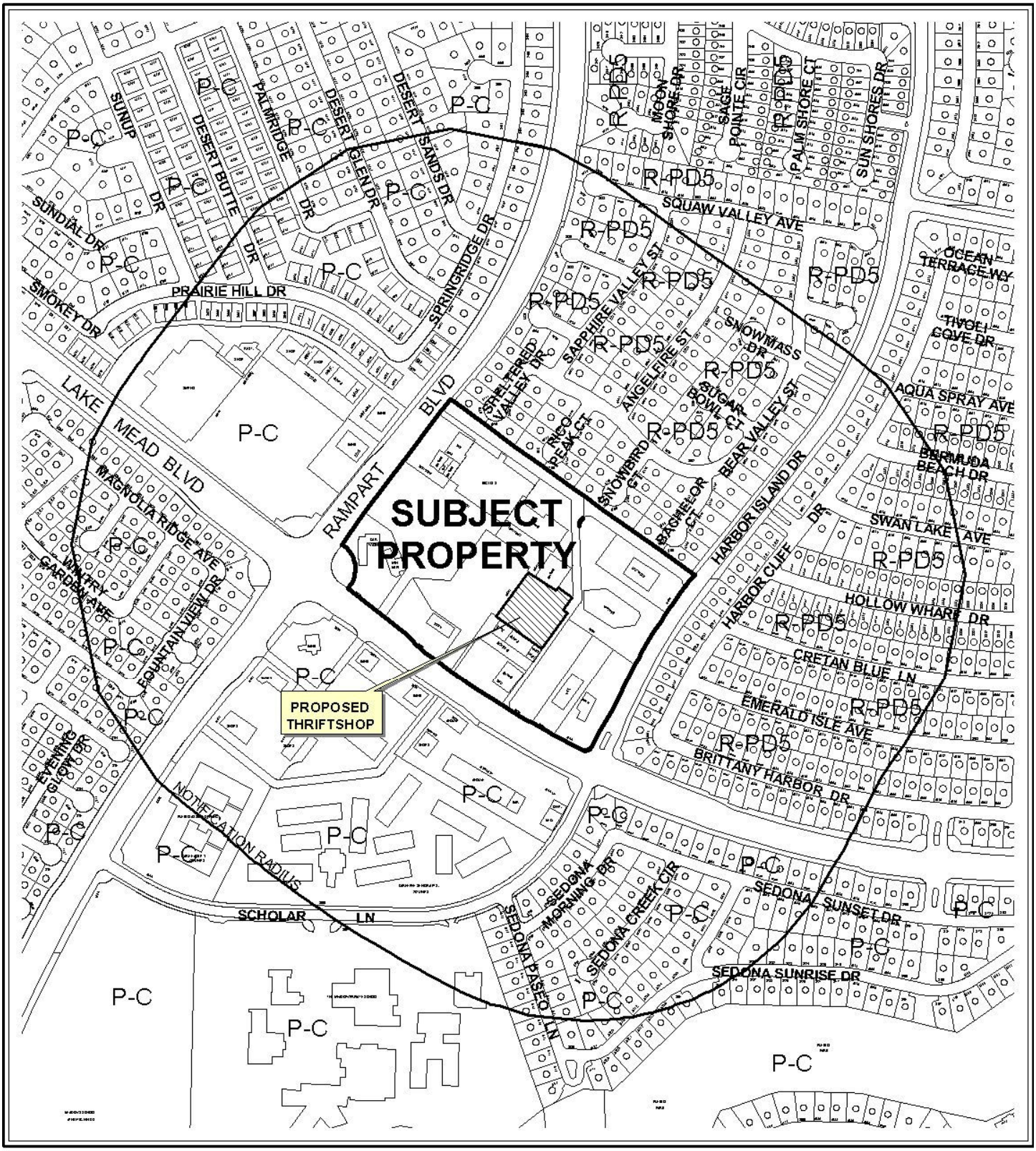
**SUBJECT:**
SUP-37951 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAVERS STORE/TVI - OWNER: WEC 97K-36 INVESTMENT TRUST - Request for a Special Use Permit FOR A 29,950 SQUARE-FOOT THRIFTSHOP at 8530 West Lake Mead Boulevard (APN 138-20-611-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




**CASE:** **SUP-37951**

**RADIUS:** 1000 FT

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




**CASE:** **SUP-37951**

**RADIUS:** 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37951** APN: 138-20-611-001

Name of Property Owner: WEC 97-K Investment Trust dba American Home Self Storage I, Ltd.

Name of Applicant: SAVERS STORES / TVI INC.

Name of Representative: MITCH JOHNSON

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

____ Yes __X__ No

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

City Official: NA

Partner(s): NA NA

APN: 138-20-611-001

Signature of Property Owner: WEC 97-K Investment Trust AKA American Home Self Storage I, Ltd By [signature], President AHSS Inc

Print Name: RAYMOND J. KANE

Subscribed and sworn before me

This 13th day of April, 2010

Mary Jabin

Notary Public in and for said County and State

MARY JABIN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-30-2012

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

APN: 138-20-611-001

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SAVERS STORES / TVI LP

Project Address (Location) 9530 W. LAKE MEAD BLVD

Project Name SAVERS Proposed Use THRIFT

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing X proposed THRIFT Zoning: existing C-1 proposed C-1 w/ THRIFT special use

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

dba American Home Self Storage I, Ltd.

**PROPERTY OWNER** WEC 97-K ↗ Contact Raymond J. Kane

Address 3700 Thanksgiving Tower 1601 Elm Street Phone: (214) 777-4290 Fax: (214) 777-4299

City Dallas State Tx Zip 75201

E-mail Address rkane@krcl.com

**APPLICANT** SAVERS STORE / TVI INC Contact MITCH JOHNSON

Address 11400 SE 6th Street Phone: 425-456-1767 Fax: —

City Bellevue State WA Zip 98004

E-mail Address MWJOHNSON@SAVERS.COM

**REPRESENTATIVE** SAVER STORES / TVI Contact MITCH JOHNSON

Address SEE ABOVE Phone: — Fax: —

City SEE ABOVE State — Zip —

E-mail Address —

WEC 97-K DBA American Home Self Storage I Ltd
Investment Trust

Property Owner Signature* By: Raymond J. Kane Assistant

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

Print Name RAYMOND J. KANE ATTY IN

Subscribed and sworn before me

This 13th day of April, 20 10.

Mary Jabin

Notary Public in and for said County and State

MARY JABIN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-30-2012

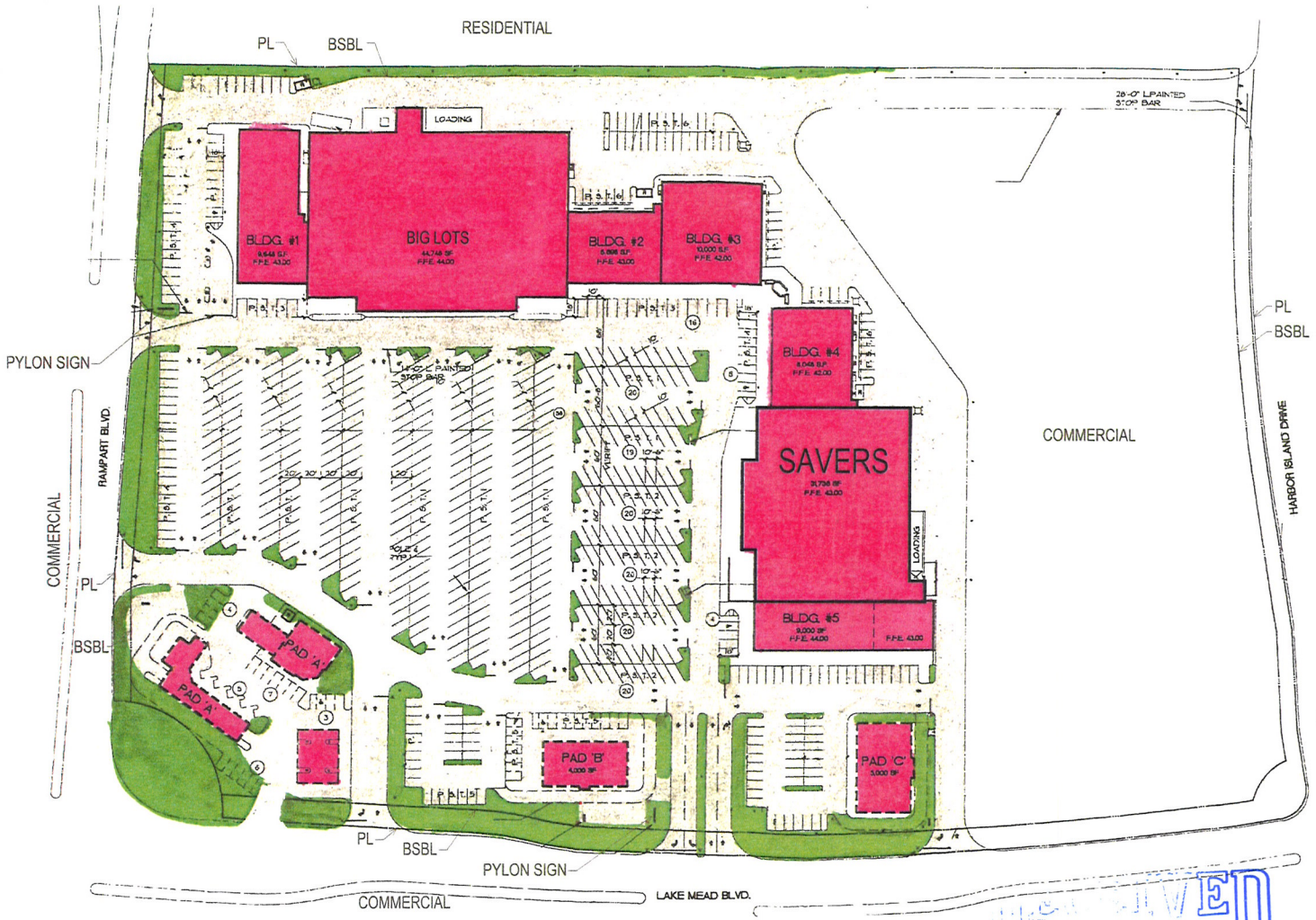
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP 3795 / |
| Meeting Date: | 5/27/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 4/13/10 |
| Received By: | Mike Howe |

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

Revised 10/27/08

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




NORTH

SCALE: 1' = 50'

PL - PROPERTY LINE
BSBL - BUILDING SETBACK LINE
- EXISTING BUILDING
- ADA PARKING

## SITE DATA:

| | |
|---|---|
| SITE AREA: | 11.75 ACRES |
| Big Lots: | 44,746 SF |
| Savers: | 31,736 SF |
| Building #1: | 9,648 SF |
| Building #2: | 6,696 SF |
| Building #3: | 10,000 SF |
| Building #4: | 8,048 SF |
| Building #5: | 9,000 SF |
| Pad 'A': | 3,500 SF |
| Pad 'B': | 4,000 SF |
| Pad 'C': | 5,000 SF |
| Total Building Area: | 132,376 SF |
| Building Site Coverage | 25.9% |
| Parking Stall Type 1: | 323 |
| Parking Stall Type 2: | 100 |
| Parking Stall Type 3: | 22 |
| Parking Stall Type 4: | 80 |
| Parking Stall Type 5: | 76 |
| Parking Stall Type 6: | 53 |
| ADA Parking Stalls: | 10 |
| Total Parking Spaces: | 663 |
| Parking Ratio: | 0.8 : 250 SF |

**PARKING PROVIDED:**
663
**PARKING REQUIRED:**
@ 1:250 529

RECEIVED
APR 23 2010




savers

LAS VEGAS
Lake Mead and Rampart
Las Vegas, NV

DATE: 10-05-09

STORE NUMBER: tbd

FILE PATH: F:\SHARE\Store Planning & Development\010 2010 Capital Projects\02 New Stores

AREA: 31,600 SF

| | |
|---|---|
| RETAIL: | 24,380 SF |
| NON-RETAIL: | 7,220 SF |
| SALES FLOOR: | 23,800 SF |
| PRODUCTION: | 4,790 SF |
| OFFICES: | 235 SF |
| OSD: | 330 SF |

DEPT INFO:

| | |
|---|---|
| WOMEN: | 8,649 sf |
| MEN: | 3,800 sf |
| KIDS: | 2,470 sf |
| SHOES: | 1,180 sf |
| FURNITURE: | 1,378 sf |
| MISCEL: | 1,470 sf |
| BED & BATH: | 963 sf |
| BOOKS: | 660 sf |
| JEWELRY: | 90 sf |
| TOTAL ACCESSIBLE: | 20,660 SF |

APPROVAL:

| | |
|---|---|
| INITIAL: | |
| MERCH: | |
| SP&D | |
| FINAL: | |

REVISIONS:

SHEET TITLE:
SITE PLAN

C-1

**SUP-37951**
**REVISED**

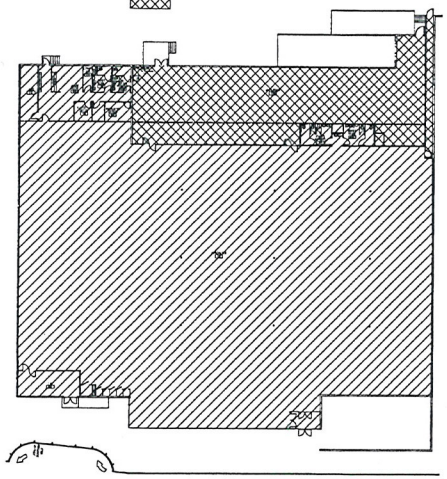
## OCCUPANCY:

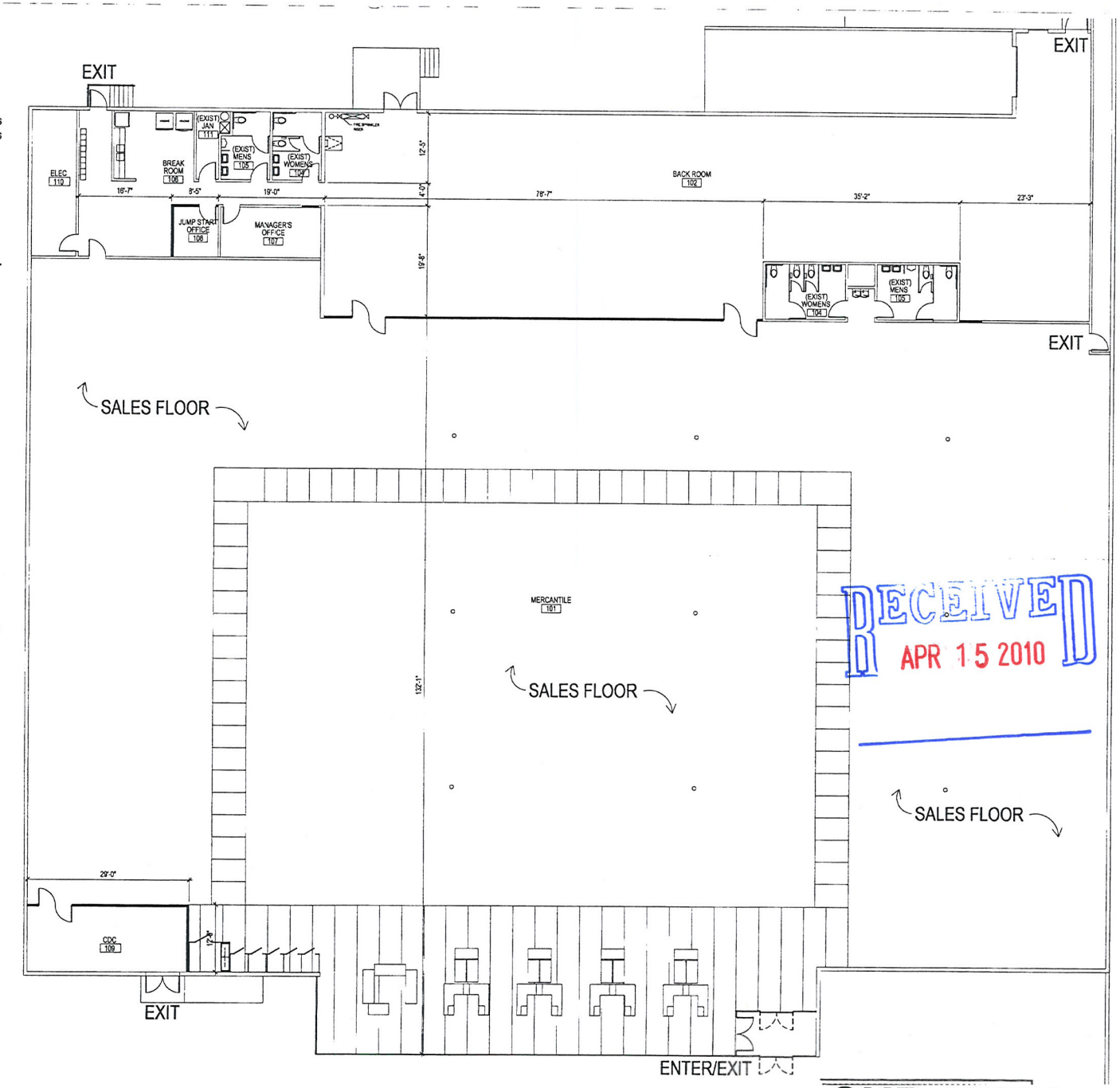
| Occupancy Type | Area | Max Occupants |
|---|---|---|
| Retail: M | 26,786 SF | 1:30 SF = 892.9 Max Occupants |
| Storage: S-1 | 4,950 SF | 1:300 SF = 16.5 Max Occupants |

## LEGEND:

Retail

Storage






NORTH

RECEIVED
APR 15 2010

SUP-37951

savers

LAS VEGAS
Lake Mead and Rampart
Las Vegas, NV

DATE: 10-05-09

STORE NUMBER: tbd

FILE PATH: F:\SHARE\Store Planning & Development\010 2010 Capital Projects\02 New Stores

AREA: 31,736 SF

| | |
|---|---|
| RETAIL: | 24,380 SF |
| NON-RETAIL: | 7,220 SF |
| SALES FLOOR: | 23,800 SF |
| PRODUCTION: | 4,790 SF |
| OFFICES: | 235 SF |
| OSD: | 330 SF |

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| MISCEL: | 1,470 sf |
| BED & BATH: | 963 sf |
| BOOKS: | 660 sf |
| JEWELRY: | 90 sf |
| TOTAL ACCESSIBLE: | 20,660 SF |

APPROVAL:

| | |
|---|---|
| INITIAL: | |
| MERCH: | |
| SP&D | |
| FINAL: | |

REVISIONS:

SHEET TITLE

FIXTURE PLAN

SD-1

# Justification Letter

To the City of Las Vegas

RECEIVED
APR 13 2010

This letter will serve as the required Justification Letter submitted concurrently with the Pre-Application Conference Request Form to the Planning and Development Department of the City of Las Vegas. 'Savers' is requesting a 'Special Use Permit' that will allow 'Savers' to open a new store in the City of Las Vegas. The subject space is located at 8530 W. Lake Mead Blvd, Las Vegas, NV. This existing structure is approximately 29,950 SF and its prior use was a retail drug store (former Rite Aid) located in a Neighborhood Retail Shopping Center. 'Savers' Retail Thrift Stores is proposing to lease/Re-use of this space. The current zoning for this shopping center is C-1 and the Las Vegas Zoning/Land Use code requires a 'Special Use Permit' to allow Thrift Retailers to operate in the C-1 zoning.

'Savers' Stores is a national chain of Retail Thrift stores with over 240 locations in the US, Canada and Australia. Currently there are 5 stores in the metro Las Vegas area. A typical 'Savers' Store is approximately 22K to 30K square foot in size and operates as a retailer of second hand apparel and household goods. A typical 'Savers' Store will carry approximately the following second hand merchandise: Women's apparel/shoes/accessories (40%), Men's apparel/shoes/accessories (20%), Children's apparel/shoes/accessories (10%) and miscellaneous household goods (bed, bath, kitchen items), furniture (30%). 'Savers' Stores operates much like other Soft-goods retailer providing goods and merchandise to its surrounding community. 'Savers' is a great complimentary use in a Neighborhood Shopping Center that provides convenient retail shopping and personal services and is consistent with services in commercial and neighborhood centers.

'Savers' proposed re-use of the existing structure requires minor tenant improvement work. The majority of the work will be limited to painting, new interior finishes/partitions, interior lighting upgrades, HVAC repairs, and restroom remodeling and door and window modifications. There will be no site work, landscape or exterior building additions proposed or required for the 'Savers' adaptive re-use of the space. The proposed work will minimally impact existing land, water or other natural resources and environmental conditions.

'Savers' use will provide a retail service, adaptive use of an existing building, and promotes the re-use/recycling of apparel and merchandise. The 'Special Use Permit' approval will allow for this use.

**SUP-37951**

City of Las Vegas Agenda Item No.: **53.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
SUP-38028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BILLIARD PARLOR OR POOL HALL at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Supporting Documentation

1 More copy

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38028** APN: 13925405009

Name of Property Owner: DI PROPERTIES INC

Name of Applicant: LUIS CASTILLO

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: S. Ehamka

Print Name: SAM E HAMIKA

Subscribed and sworn before me

This 26 day of March, 2010

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

1 Note copy

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** BILLIARD HALL

**Project Address (Location)** 3050 E. BONANZA RD STE # 190

**Project Name** THE OFFICE VILLAR CLUB **Proposed Use** C-1, C-2

**Assessor's Parcel #(s)** 139-25-405-009 **Ward #** _____

**General Plan:** existing _____ proposed C-1 **Zoning:** existing _____ proposed C-2

**Commercial Square Footage** 50,093 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** D I properties inc **Contact** _____

**Address** 790 N. Eastern Ave **Phone:** _____ **Fax:** _____

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

**E-mail Address** Smhamika@yahoo.com

**APPLICANT** Luis Castillo **Contact** _____

**Address** 809 E. Cartier Apt "C" **Phone:** 449-2775 **Fax:** _____

**City** No Las Vegas **State** NV **Zip** 89030

**E-mail Address** _____

**REPRESENTATIVE** Construction By Juan Cruz **Contact** Juan Cruz

**Address** 3305 E. Tonopah Ave **Phone:** 448-0149 **Fax:** 399-2727

**City** No Las Vegas **State** NV **Zip** 89030

**E-mail Address** JCConstructionNV@Hotmail.com

**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** _____

Subscribed and sworn before me

This 26 day of March, 20 10.

[signature]

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-38028 |
| **Meeting Date:** | 6/24/10 |
| **Total Fee:** | $1030 |
| **Date Received:*** | 4/20/10 |
| **Received By:** | [signature] |

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

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **54.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

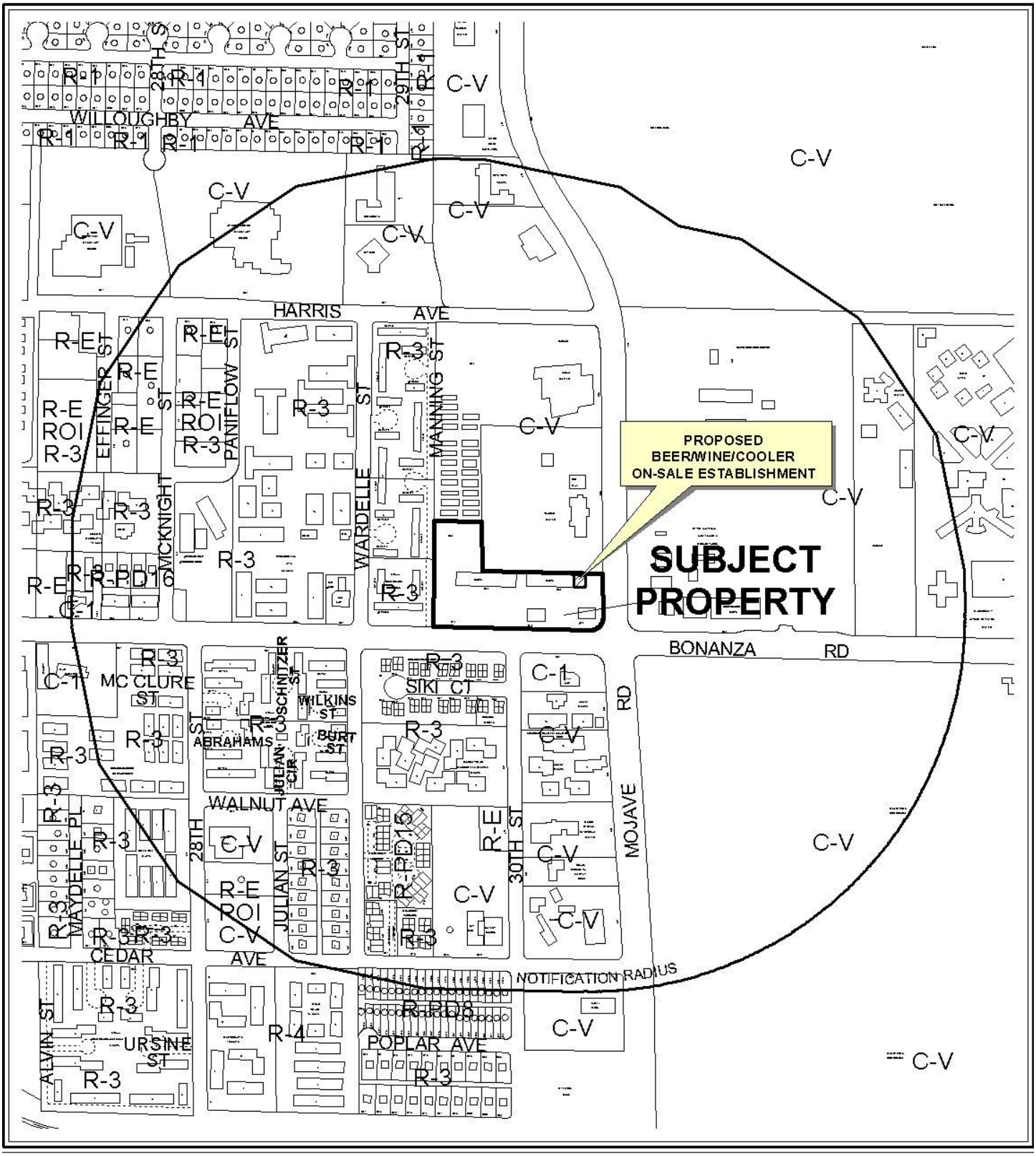
**SUBJECT:**
SUP-38029 - SPECIAL USE PERMIT RELATED TO SUP-38028 - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**IF APPROVED, C.C.: 07/07/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps - SUP-38028 and SUP-38029
2. Conditions and Staff Report - SUP-38028 and SUP-38029
3. Supporting Documentation
4. Photos - SUP-38028 and SUP-38029
5. Justification Letter - SUP-38028 and SUP-38029




0 500 1000 Feet

**CASE:** **SUP-38028 AND SUP-38029**

**RADIUS:** 1500 FT

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




0 500 1000 Feet

**CASE:** **SUP-38028 AND SUP-38029**

**RADIUS:** 1500 FT

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




**SUP-38029**

**Business Licenses**

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

1 Mole Cert 7

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38029** APN: _____

Name of Property Owner: DI PROPERTIES INC

Name of Applicant: Luis Castillo

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: S. Ehamka

Print Name: SAM E HAMIKA

Subscribed and sworn before me

This 26 day of March, 2010

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

1 Note copy

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** BEER / WINE / COOLER ON-SALE ESTABLISHMENT

**Project Address (Location)** 3050 E. BONANZA RD STE # 190

**Project Name** THE OFFICE VILLAR CLUB **Proposed Use** _____

**Assessor's Parcel #(s)** 139-25-405-009 **Ward #** _____

**General Plan:** existing _____ proposed C-1 **Zoning:** existing _____ proposed C-2

**Commercial Square Footage** 50,093 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** D I properties inc **Contact** _____

**Address** 790 N. Eastern Ave **Phone:** _____ **Fax:** _____

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

**E-mail Address** Smhamika@yahoo.com

**APPLICANT** LUIS CASTILLO **Contact** _____

**Address** 809 E. CARTIER APT "C" **Phone:** 449-2775 **Fax:** _____

**City** No LAS VEGAS **State** NV **Zip** 89030

**E-mail Address** _____

**REPRESENTATIVE** CONSTRUCTION BY JUAN CRUZ **Contact** JUAN CRUZ

**Address** 3305 E. TONOPAH AVE **Phone:** (702) 448-0149 **Fax:** (702) 399-2727

**City** No LAS VEGAS NV, 89030 **State** NV **Zip** 89030

**E-mail Address** JCCONSTRUCTIONONV@HOTMAIL.COM

**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** _____

Subscribed and sworn before me

This 26 day of March, 20 10.

[signature]

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

*FOR DEPARTMENT USE ONLY*

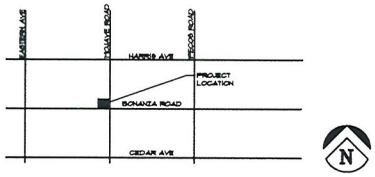
| | |
|---|---|
| **Case #** | SUP-38029 |
| **Meeting Date:** | 6/24/10 |
| **Total Fee:** | $1280 |
| **Date Received:*** | 4/20/10 |
| **Received By:** | [signature] |

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

Revised 10/27/08

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

## VICINITY MAP




## PROJECT

# TENANT IMPROVEMENT FOR
# THE OFFICE VILLAR CLUB
# AT
## 3050 BONANZA ROAD SUITE 190
## LAS VEGAS, NV. 89101

## PROJECT DATA

| | |
|---|---|
| ASSESSOR'S PARCEL NUMBER: | 139-25-405-008 |
| SHELL BUILDING CONSTRUCTION TYPE: | V-B |
| OCCUPANCY GROUP: | A-2 |
| SPRINKLERED: | NO |
| AREA OF TENANT IMPROVEMENT: | 4,488 SF |
| OCCUPANT LOAD: | 108 |

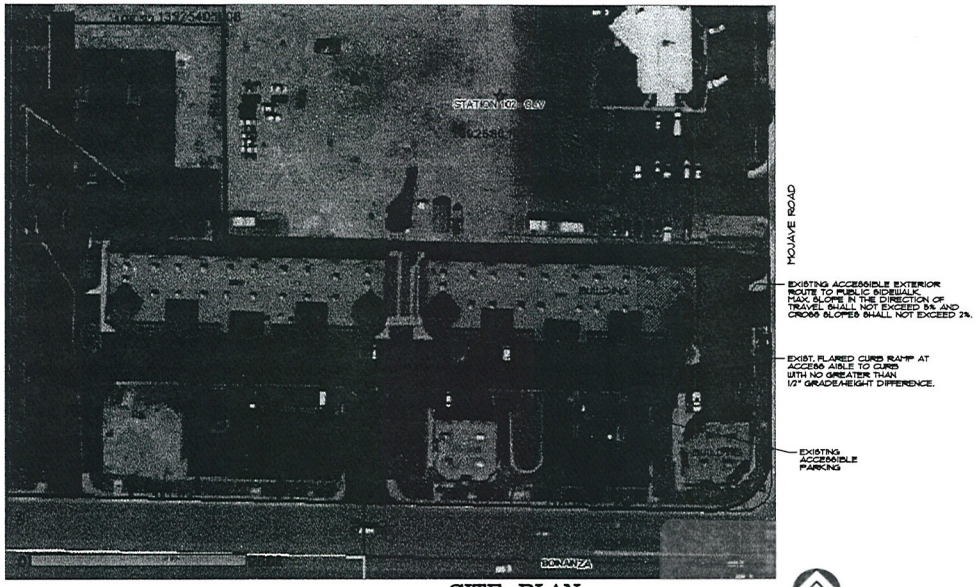
## PARKING ANALYSIS

| | |
|---|---|
| UD 1/250 PARKING | 540/93 SF. EQUALS 201 SPACES REQUIRED |
| 11 SHOPPING CENTER USE | GENERAL RETAIL STORE, OTHER GREATER THAN 35000 SF. GROSS FLOOR AREA |
| 12 TOTAL SPACES FOR CENTER | 215 PROVIDED PER ORIGINAL SITE DESIGNER |
| 13 TOTAL SF. FOR CENTER | 540/93 |

| | |
|---|---|
| PARKING REQUIRED PER LAS VEGAS PLANNING CODE 19.04 TABLE 2 FOR BILLIARD PARLOR/POOL HALL | 2 PARKING SPACES PER BILLIARD TABLE |
| PARKING REQUIRED | TOTAL NUMBER OF POOL TABLES = 15<br>TOTAL PARKING = 36 SPACES |
| PARKING REQUIRED PER LAS VEGAS PLANNING CODE 19.04 TABLE 2 FOR TAVERN | One space for each 50 square feet of public seating and waiting area (including areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required. |
| PARKING REQUIRED | SEATING=684 SF. 1:50 FOR 684 SF. = 14 SPACES<br>REMAINING GROSS FLOOR AREA=3804 SF. = 19 SPACES<br>TOTAL SPACES REQUIRED = 33 SPACES<br>GRAND TOTAL = 69 SPACES |

RECEIVED
APR 20 2010

## PROJECT LOCATION




SITE PLAN

NOT TO SCALE

SUP-38028

SUP-38029

## EXITING ANALYSIS

TOTAL SQUARE FOOTAGE = 4,488 S.F. (APPROX.)

MEANS OF EGRESS

OCCUPANT LOAD TOTAL= 168 OCCUPANTS
TOTAL EGRESS WIDTH REQUIRED= 0.3 x 168 = 50.2 INCHES
TOTAL EGRESS WIDTH PROVIDED= 108 INCHES (PER IBC TABLE 1005.1, EGRESS WIDTH OF DOORS = 36")

MAXIMUM LENGTH OF EXIT TRAVEL = 250'-0" (IBC TABLE 1016.1)
MINIMUM NUMBER OF EXITS REQUIRED= 2 (IBC SECTION 1015)
NUMBER OF EXITS PROVIDED = 3
MINIMUM WIDTH OF HALLS= 44" (IBC SECTION 1016.2)
MINIMUM CLEAR DOOR OPENING= 32" (IBC SECTION 1008.1.1)

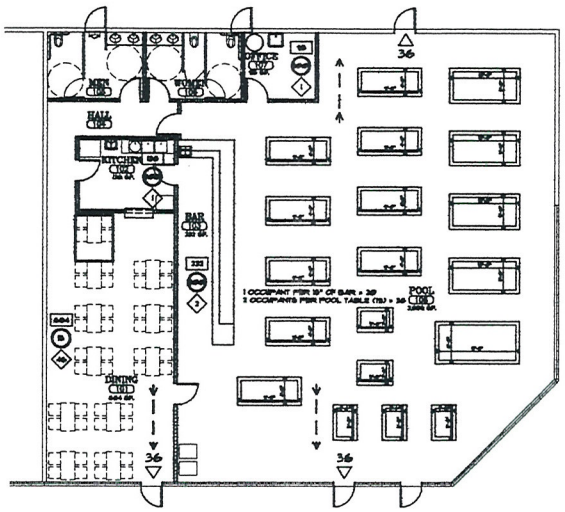
MEANS OF EGRESS

| ROOM NAME | SQ. FT/OCCUPANT | TOTAL OCC. |
|---|---|---|
| SEE PLAN | SEE PLAN | 168 |
| TOTAL | | 168 |

(PER IBC 2006 TABLE 1004.1.1, CHAPTER 10)

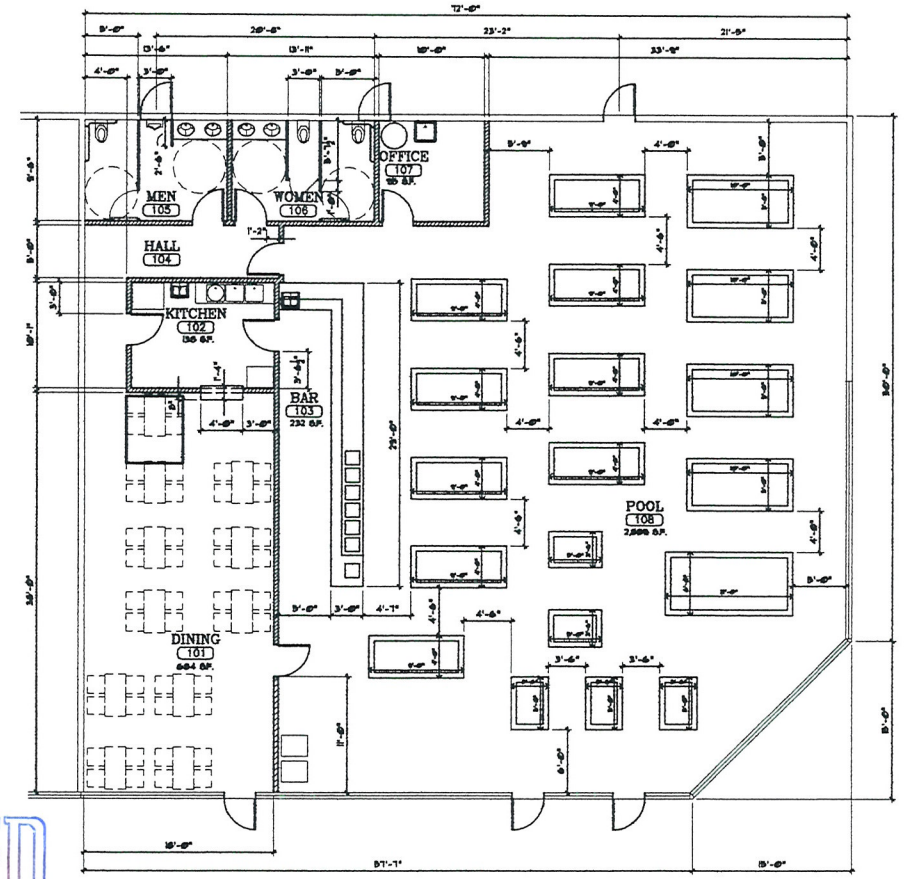
EXITING LEGEND

- XXX — AREA
- (XX) — OCCUPANT LOAD
- (X) — NUMBER OF OCCUPANTS
- X — EXITING QUANTITY
- ---<--- DENOTES PATH TO EXIT (250'-0" MAXIMUM)




EXITING PLAN

NOT TO SCALE




FLOOR PLAN

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APR 20 2010

SUP-38028
SUP-38029

Justification Letter

City of Las Vegas
Planning & Development Department

An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 45 or more people may be served with meals at any one time at tables or stools

CONSTRUCTION BY JUAN CRUZ
3305 E. TONOPAH AVE
N.LAS VEGAS NV,89030

Juan Cruz
04/13/10

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SUP-38028
SUP-38029

City of Las Vegas Agenda Item No.: **55.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

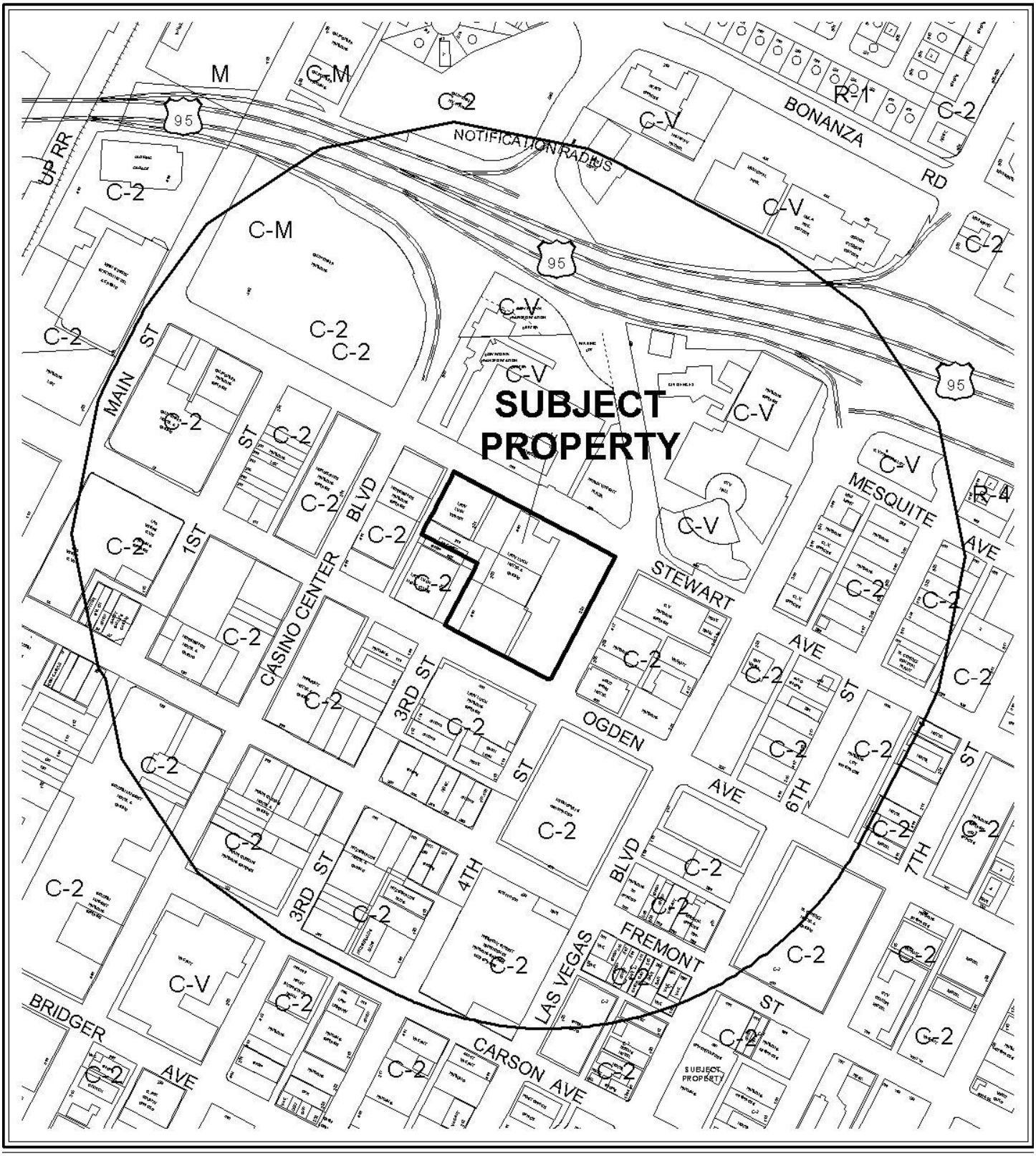
**SUBJECT:**
SDR-37946 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - Request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

**C.C.: 07/7/2010**

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

**RECOMMENDATION:**
Staff recommends

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



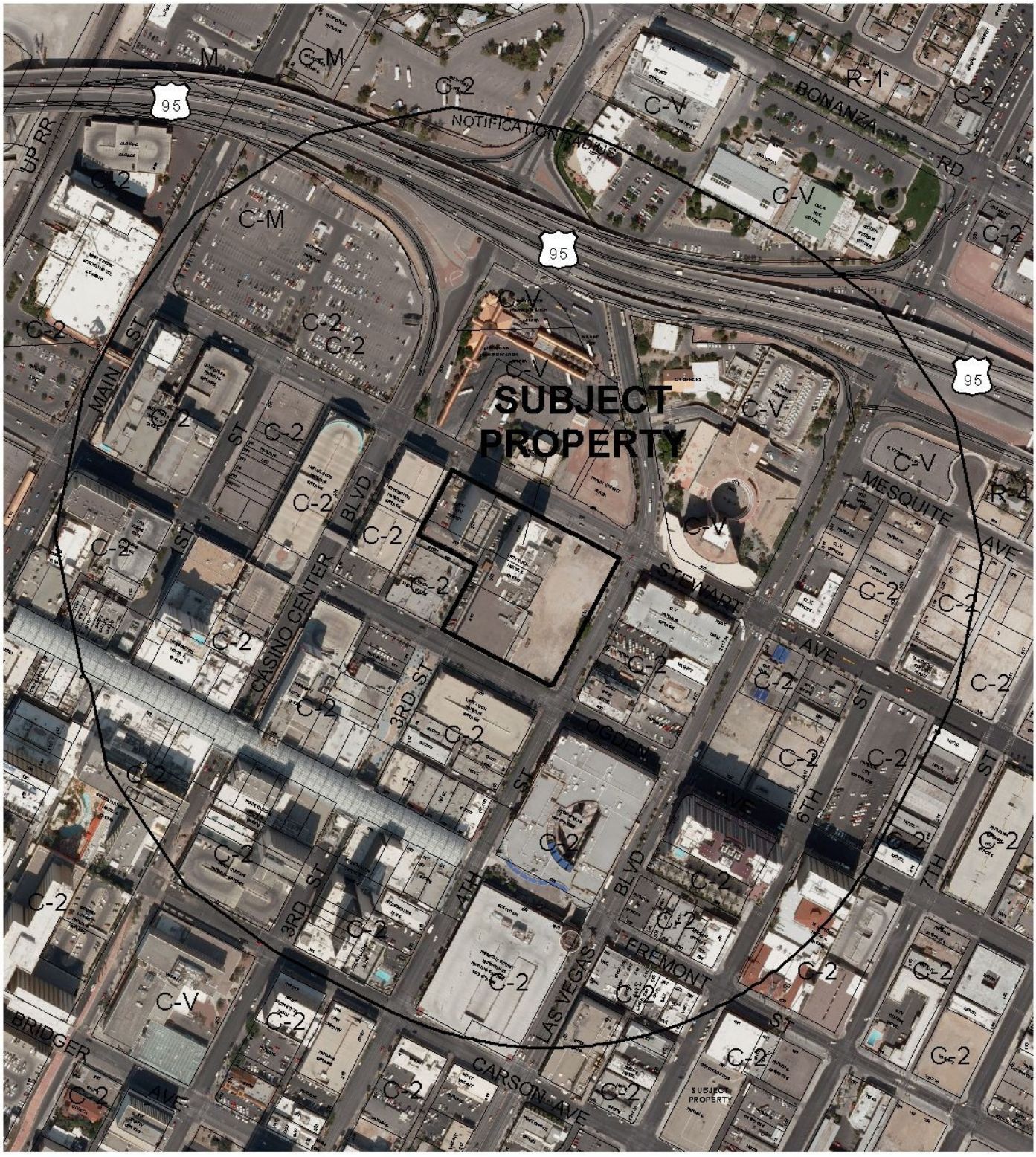

0 400 800 Feet

**CASE:** **SDR-37946**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

N




**CASE:** **SDR-37946**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

0 400 800 Feet

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-514-008

Name of Property Owner: 221 North 3rd Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ NP

Print Name: Nicholas V. Morosoff

Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

"Refer to attached for Notary"



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APR 13 2010

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

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

12th (Date) day of April (Month), 20 10 (Year), by

(1) Nicholas V. Morosoff (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature Denise del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

Place Notary Seal Above

## OPTIONAL

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# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-510-019 & 139-34-514-009

Name of Property Owner: 220 North 4th Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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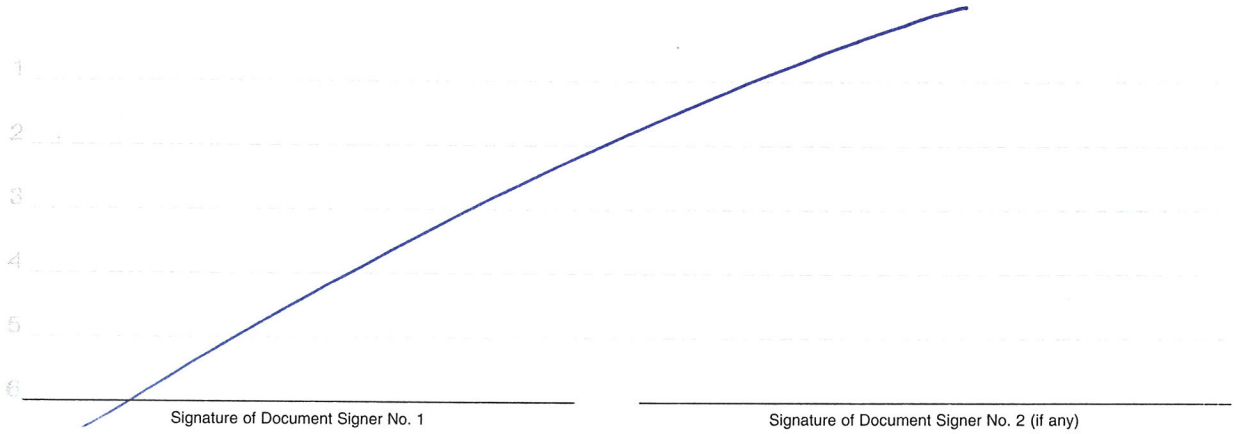

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County of Los Angeles

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Signature Denise Del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

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PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-37946 APN: 139-34-501-009 & 010

Name of Property Owner: 201 North 3rd Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature] #P

Print Name: Nicholas V. Morosoff
Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

_____
Notary Public in and for said County and State

Revised 11-14-06 "Refer to attached for Notary" f:\depot\Application Packet\Statement of Financial Interest.pdf

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# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-514-007

Name of Property Owner: CIM/LL Las Vegas, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____ NVF

Print Name: Nicholas V. Morosoff
Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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County of Los Angeles

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Signature of Notary Public

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 206 N. 3rd Street

**Project Name** Lady Luck **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-514-007 **Ward #** 5

**General Plan:** existing yes proposed ____ **Zoning:** existing yes proposed ____

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

**Gross Acres** 3.12 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** CIM/LL Las Vegas, LLC **Contact** Jeff Rosen

**Address** 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

**City** Los Angeles **State** CA **Zip** 90028

**E-mail Address** jrosen@cimgroup.com

**APPLICANT** Resort Gaming Group, LLC **Contact** Todd Kessler

**Address** 206 N. 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

**E-mail Address** todd@rgglv.com

**REPRESENTATIVE** ____ **Contact** ____

**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

**Property Owner Signature*** ____

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

**Print Name** Nicholas V. Manoloff Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08 "Refer to attached for Notary"

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR-37946 |
| Meeting Date: | 05/27/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 04/13/10 |
| Received By: | |

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

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Signature Denise del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 206 N. 3rd Street

**Project Name** Lady Luck **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-501-009 & 010 **Ward #** 5

**General Plan:** existing yes proposed ____ **Zoning:** existing yes proposed ____

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

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**Additional Information** ____

**PROPERTY OWNER** 201 North 3rd Street LV, LLC **Contact** Jeff Rosen

**Address** 6922 Hollywood Blvd 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

**City** Los Angeles **State** CA **Zip** 90028

**E-mail Address** jrosen@cimgroup.com

**APPLICANT** Resort Gaming Group, LLC **Contact** Todd Kessler

**Address** 206 N. 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

**E-mail Address** todd@rgglv.com

**REPRESENTATIVE** ____ **Contact** ____

**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

**Property Owner Signature*** ____

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

**Print Name** Nicholas V. Horcroft Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08 "Refer to attached for Notary"

*FOR DEPARTMENT USE ONLY*

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| Received By: | D. Vale |

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 206 N. 3rd Street

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**APPLICANT** Resort Gaming Group, LLC **Contact** Todd Kessler

**Address** 206 N. 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

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| Meeting Date: | 05/27/10 |
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| Received By: | C.V. |

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Signature Denise Del Rey
Signature of Notary Public

Place Notary Seal Above

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 206 N. 3rd Street

**Project Name** Lady Luck **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-514-008 **Ward #** 5

**General Plan:** existing yes proposed ____ **Zoning:** existing yes proposed ____

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

**Gross Acres** 3.12 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** 221 North 3rd Street LV, LLC **Contact** Jeff Rosen

**Address** 6922 Hollywood Blvd 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

**City** Los Angeles **State** CA **Zip** 90028

**E-mail Address** jrosen@cimgroup.com

**APPLICANT** Resort Gaming Group, LLC **Contact** Todd Kessler

**Address** 206 N. 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

**E-mail Address** todd@rgglv.com

**REPRESENTATIVE** ____ **Contact** ____

**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

**Property Owner Signature*** ____ NKF

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

**Print Name** Nicholas V. Horrocks, Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

"Refer to attached for Notary"

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-37946 |
| Meeting Date: | 05/27/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 04/13/10 |
| Received By: | C.J. Van |

*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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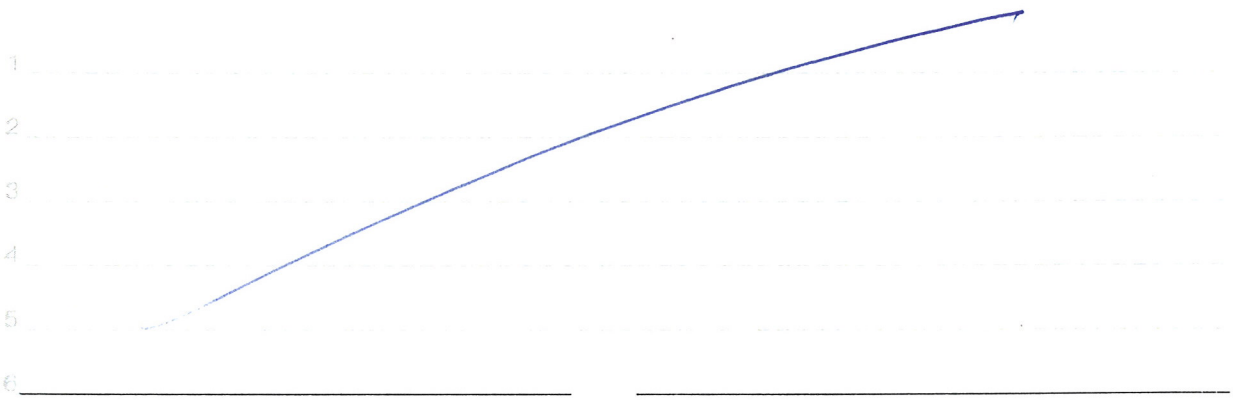
# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

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

12th day of April, 2010, by

(1) Nicholas V. Morosoff,

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

(and

(2) _____,

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

Signature Denise del Rey
Signature of Notary Public

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

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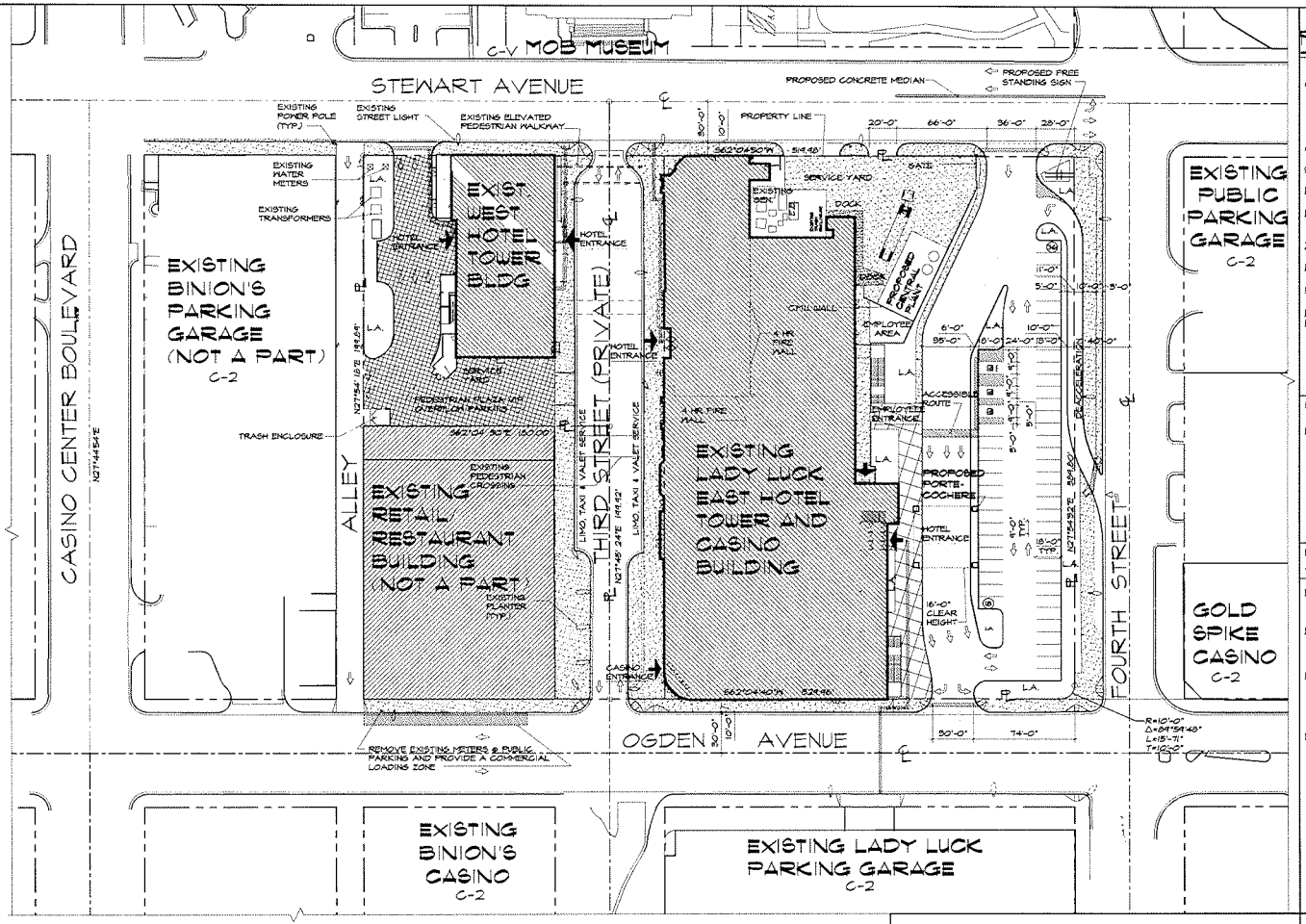



## CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

### LEGEND

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

## PROJECT DATA:

| | |
|---|---|
| ASSESSORS PARCEL NUMBER(S): | 139-34-514-009<br>139-34-514-008<br>139-34-514-007<br>139-34-512-013<br>139-34-501-009 |
| ACTION REFERENCE NUMBER(S): | - |
| GOVERNING JURISDICTION: | CITY OF LAS VEGAS |
| DEVELOPMENT CODE: | TITLE 19 |
| EXISTING LAND USE ZONE: | GENERAL COMMERCIAL DISTRICT (C-2) |
| ZONING OVERLAY DISTRICT(S): | N/A |
| LAND USE PLAN: | DOWNTOWN CENTENNIAL GATEWAY DISTRICT |
| SITE AREA: | 3.94 ACRES/ 171, 888 SQ. FT. |

BUILDING AREA:
EXISTING EAST TOWER AREA:

| | |
|---|---|
| BASEMENT: | 8, 744 SQ. FT. |
| 1ST FLOOR: | 55, 004 SQ. FT. |
| 2ND FLOOR: | 10, 451 SQ. FT. |
| 3RD FLOOR: | 42, 725 SQ. FT. |
| 4TH THROUGH 17 TH FLOOR: (11, 072 SQ. FT. X 13) = | 143, 936 SQ. FT. |
| EXISTING EAST TOWER TOTAL AREA: | 260, 860 SQ. FT. |
| EXISTING PEDESTRIAN BRIDGE AREA: | 1, 120 SQ. FT. |

BUILDING AREA:
EXISTING WEST TOWER AREA:

| | |
|---|---|
| BASEMENT: | 9, 847 SQ. FT. |
| 1ST FLOOR: | 11, 202 SQ. FT. |
| 2ND FLOOR: | 10, 456 SQ. FT. |
| 3RD FLOOR: | 9, 454 SQ. FT. |
| 4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) = | 198, 534 SQ. FT. |
| EXISTING WEST TOWER TOTAL AREA: | 239, 593 SQ. FT. |
| TOTAL BUILDING AREA: | 501, 813 SQ. FT. |
| FLOOR AREA RATIO: | 2.92 |

EAST TOWER:

| | |
|---|---|
| BUILDING HEIGHT: | 168'-0" |
| NUMBER OF STORIES: | 17 W/ BASEMENT |

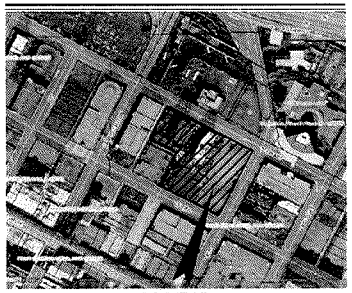
WEST TOWER:

| | |
|---|---|
| BUILDING HEIGHT: | 237'-0" |
| NUMBER OF STORIES: | 25 W/ BASEMENT |

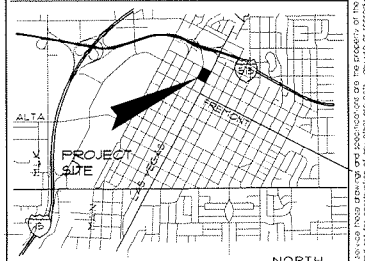
PARKING ANALYSIS:

| | |
|---|---|
| PARKING RECOMMENDED: 1 PER GUEST ROOM (654 X 1) = | 654 SPACES |
| EXISTING PARKING GARAGE: | 445 SPACES |
| PROPOSED SURFACE PARKING: | 54 SPACES |
| ACCESSIBLE PARKING PROVIDED: (INCLUDING ONE VAN & TWO ACCESSEBLE) | |
| TOTAL PARKING PROVIDED: | 499 SPACES |

## LOCATION MAP:




## VICINITY MAP

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f 415.937.8233
www.hfaistructural.com

project title:
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206 N. 3RD ST., LAS VEGAS, NEVADA 89101

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NOT FOR CONSTRUCTION
4-9-2010

sheet title:
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MTB/MT/AK
checked by: RCG
project no.: 09-150
revisions:

sheet no.
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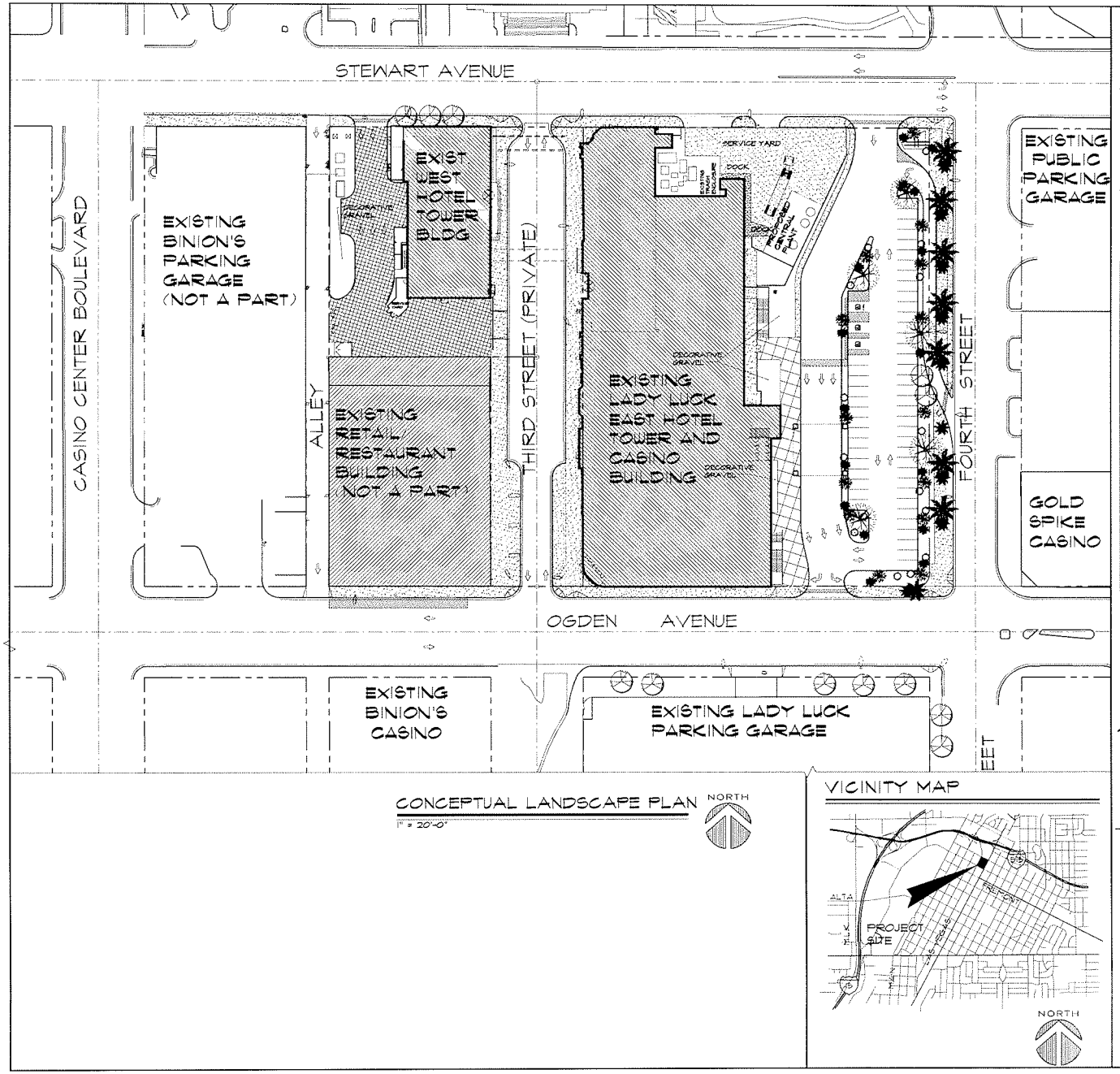


CONCEPTUAL LANDSCAPE PLAN

1" = 20'-0"

NORTH

VICINITY MAP




## MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

## PROPOSED LANDSCAPE LEGEND

| TREES SYM. | SIZE | QU | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | 24" BOX | 5 | CERATONIA SILIQUA | CAROB TREE |
| **SHRUBS** | **SIZE** | | **BOTANICAL NAME** | **COMMON NAME** |
| | 5 GAL. | 15 | LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER |
| | 5 GAL. | 15 | RAPHIOLEPIS INDICA | INDIAN HAWTHORN |
| | 5 GAL. | 15 | ROSMARINUS OFFICINALIS 'PROSTRATUS' | DWARF ROSEMARY |

## EXISTING LANDSCAPE LEGEND

EXISTING OAK TREE TO REMAIN

EXISTING MEXICAN FAN PALMS TO REMAIN

## ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 6 938 SQ. FT.

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CONCEPTUAL LANDSCAPE PLAN
LAND USE SUBMITTAL

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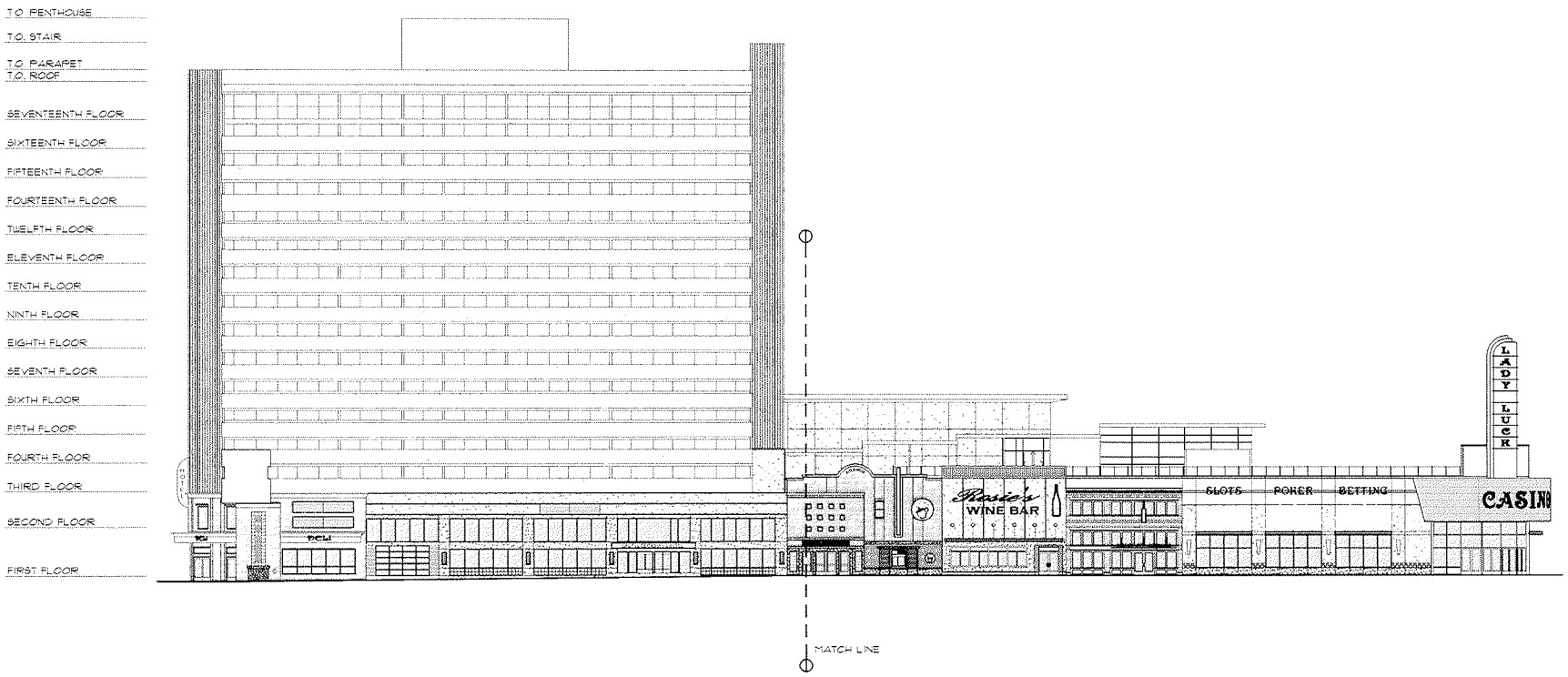
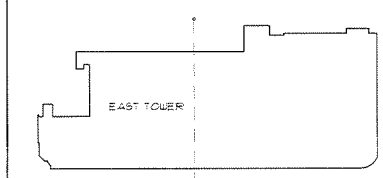



A / A6.11 EAST TOWER OVERALL WEST ELEVATION

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

KEY PLAN

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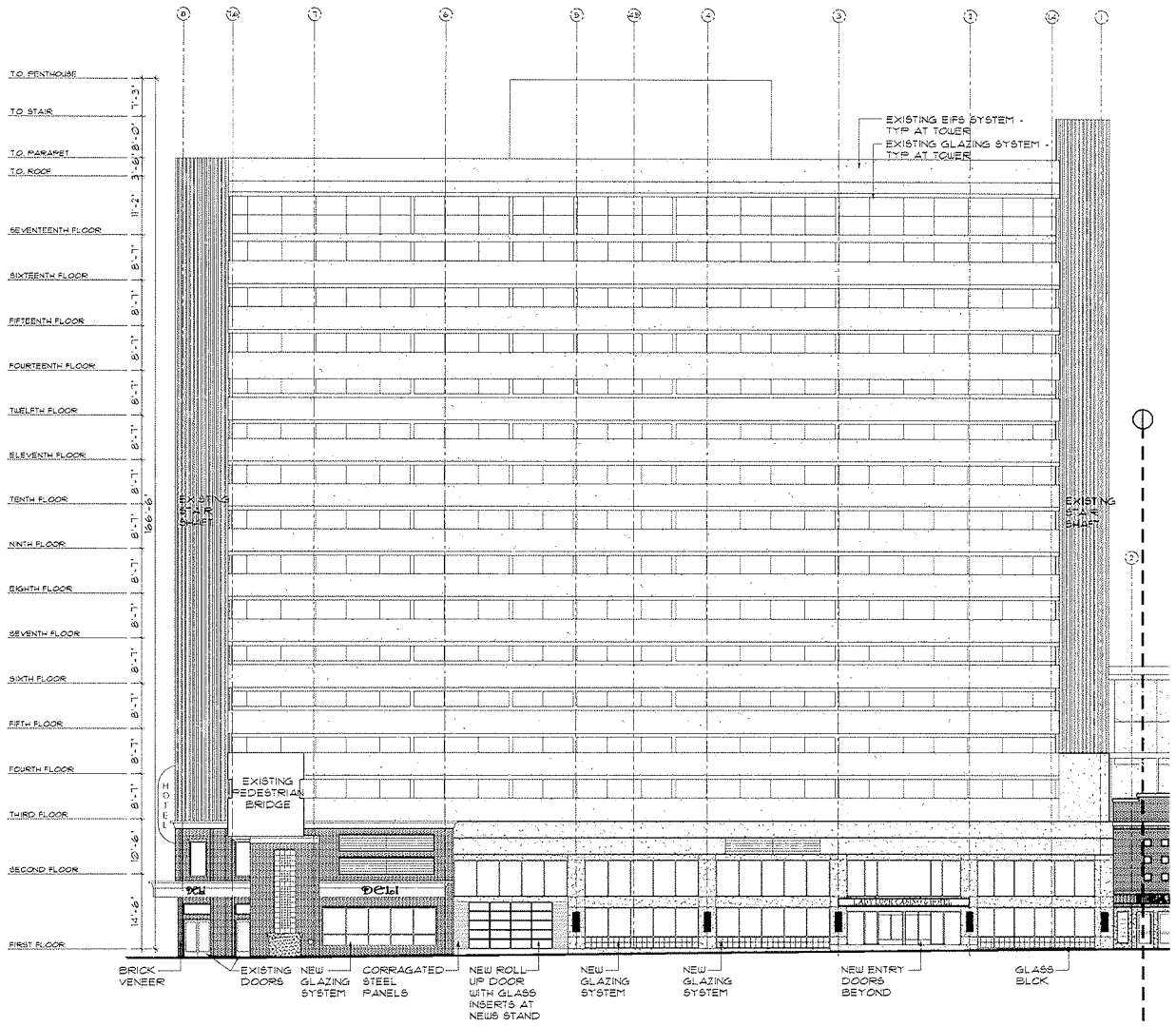


1 A6.11.1 EAST TOWER WEST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

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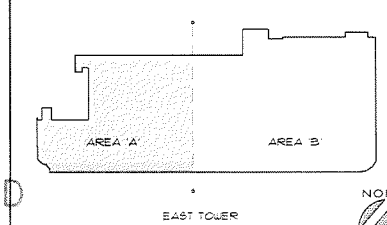


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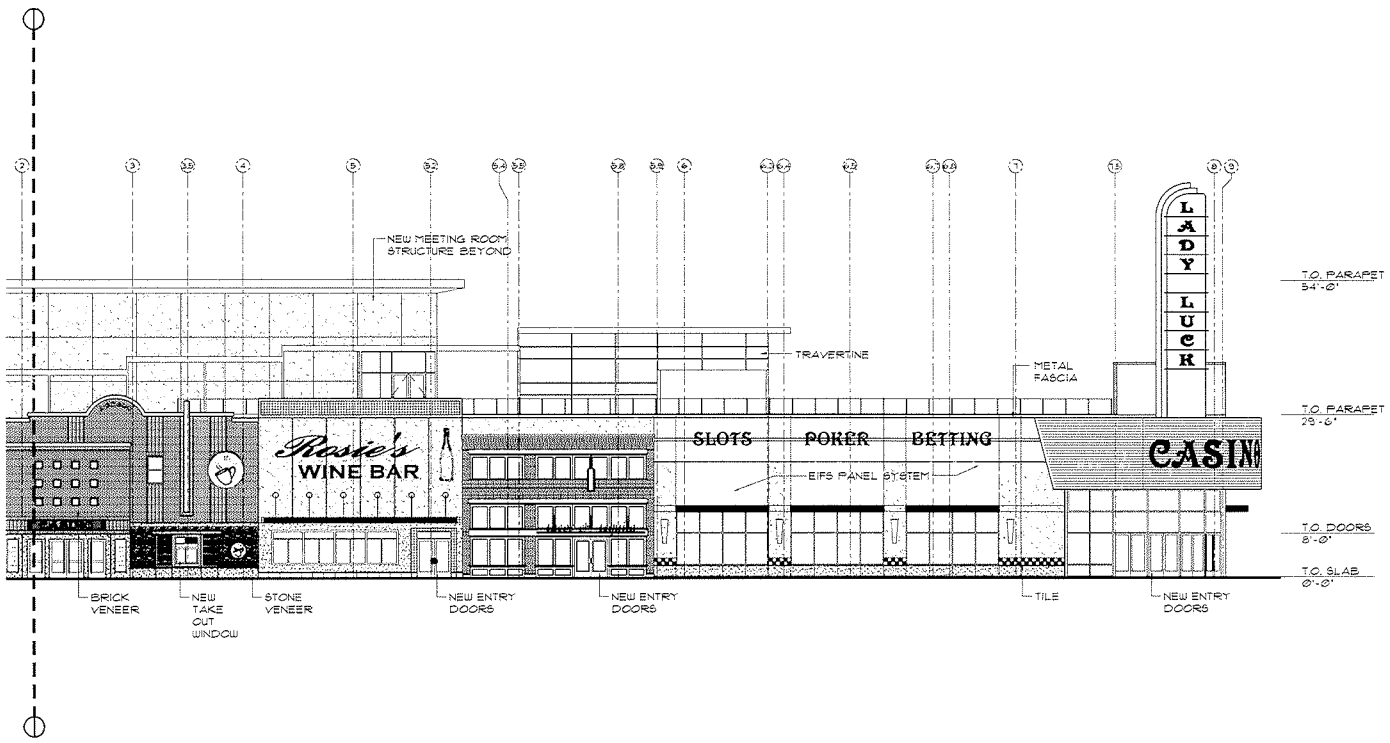


1 A6.11.2 EAST TOWER WEST ELEVATION - AREA 'B'

SCALE: 3/32"=1'-0"

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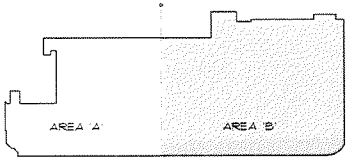


EAST TOWER

NORTH

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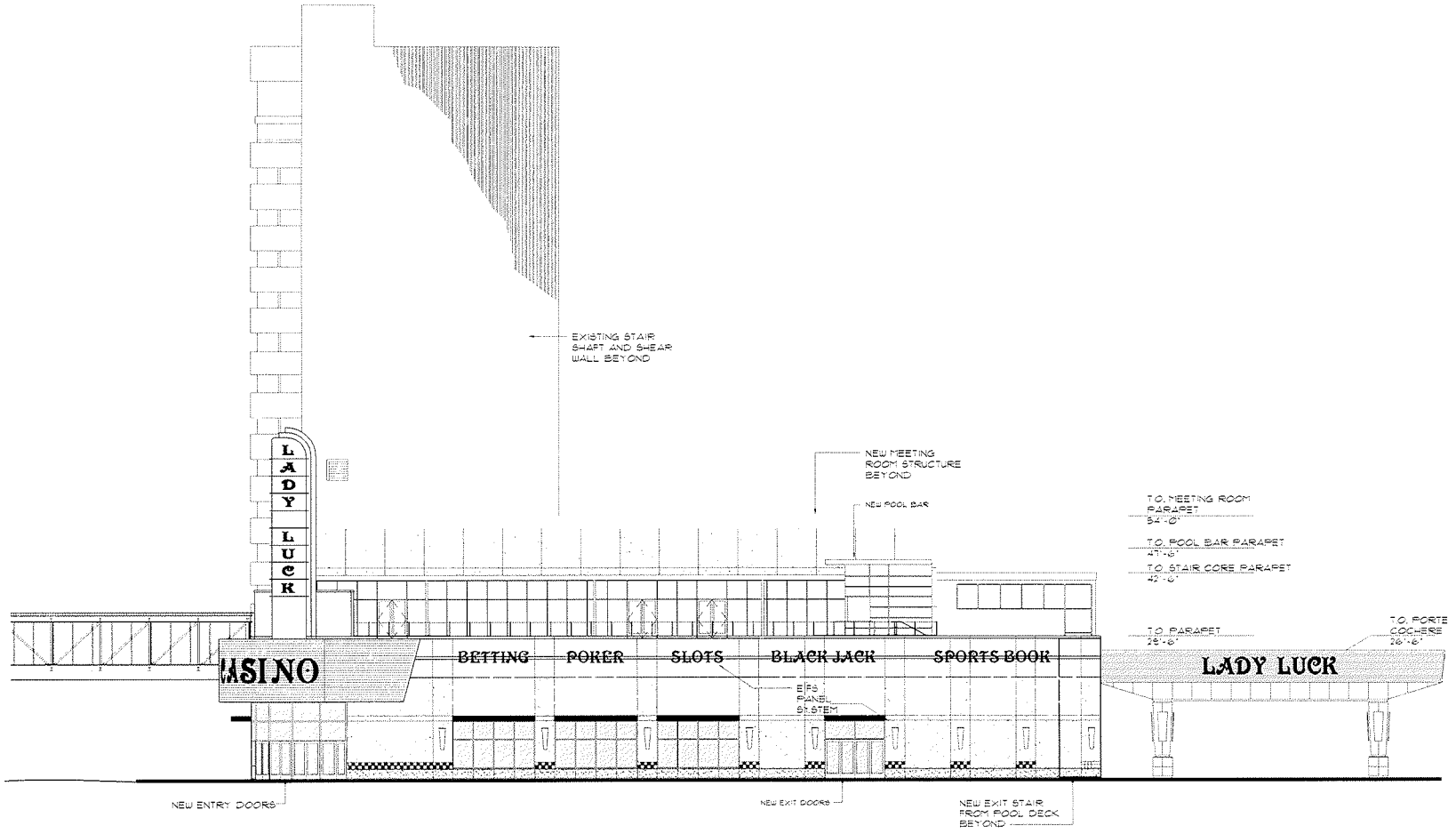


1 A6.12 EAST TOWER SOUTH ELEVATION
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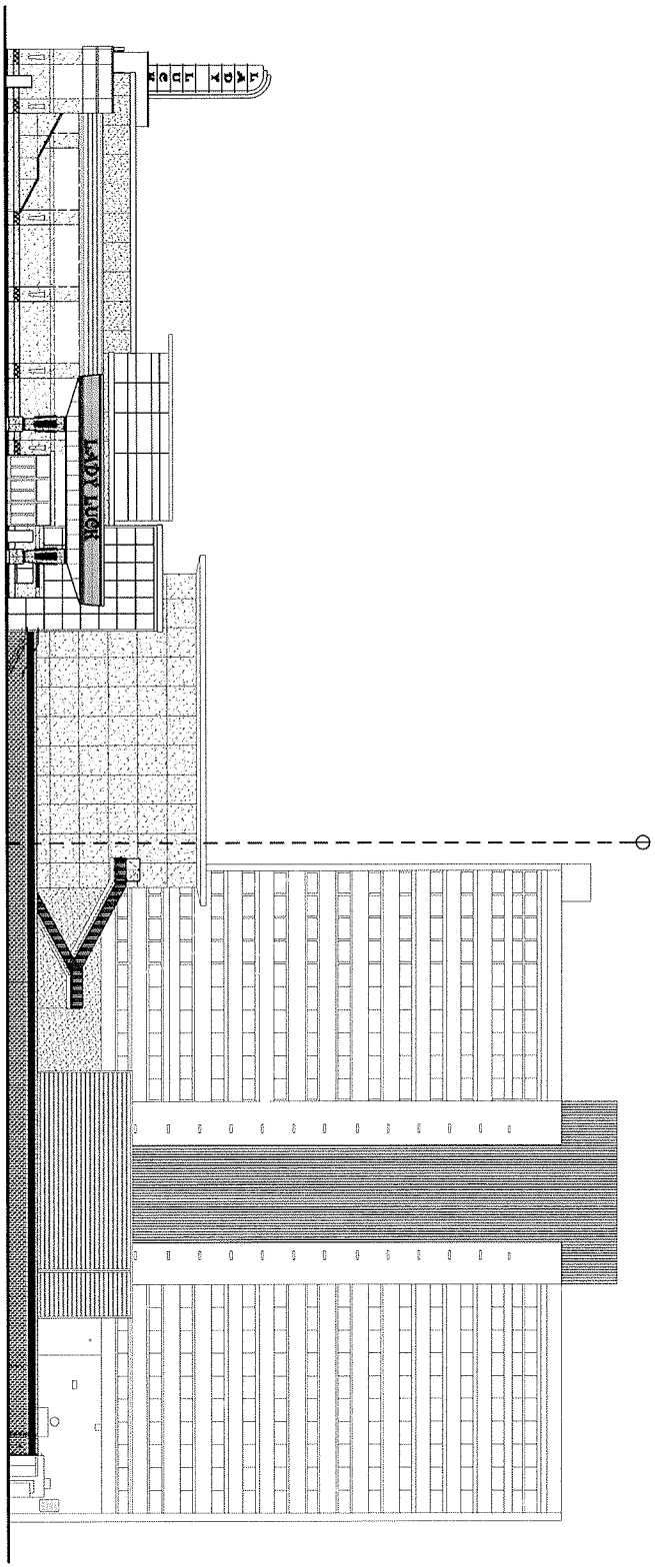


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EAST TOWER OVERALL EAST ELEVATION

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T.O. PARAPET
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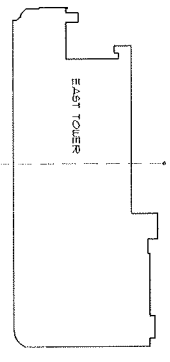
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

KEY PLAN

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checked by: RCC
project no: 09-150
revisions:

sheet no: A6.13 of sheets

sheet title: EAST TOWER - OVERALL EAST EXT. ELEVATIONS LAND USE SUBMITTAL

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revisions :

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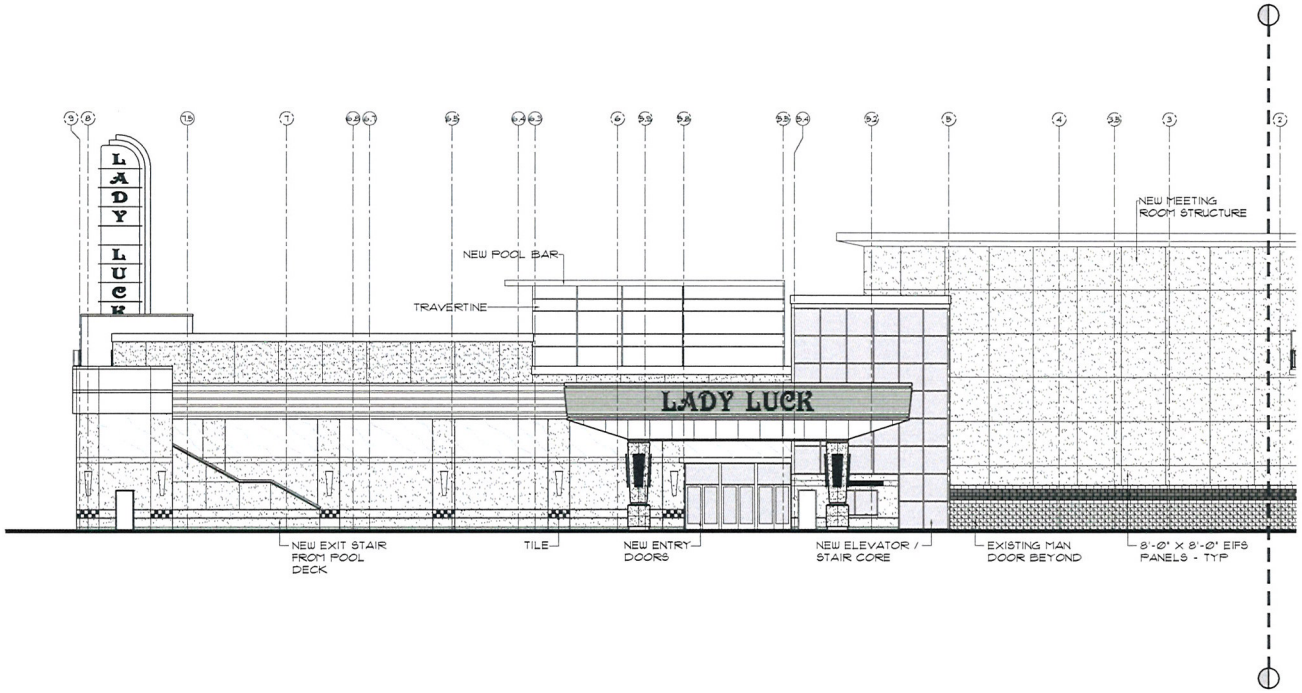


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1 / A6.13.2 EAST TOWER EAST ELEVATION - AREA 'B'

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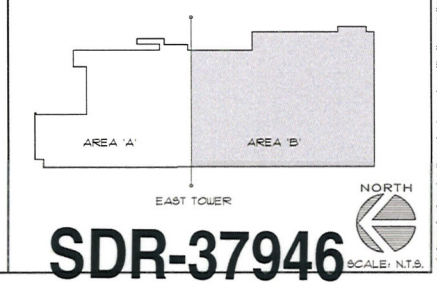


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project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title :
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'B' (LUS)

issue dates :

drawn by : KKG/MS/PT/AK
checked by : RCG
project no. : 09-150
revisions :

sheet no.
A6.13.2
of sheets

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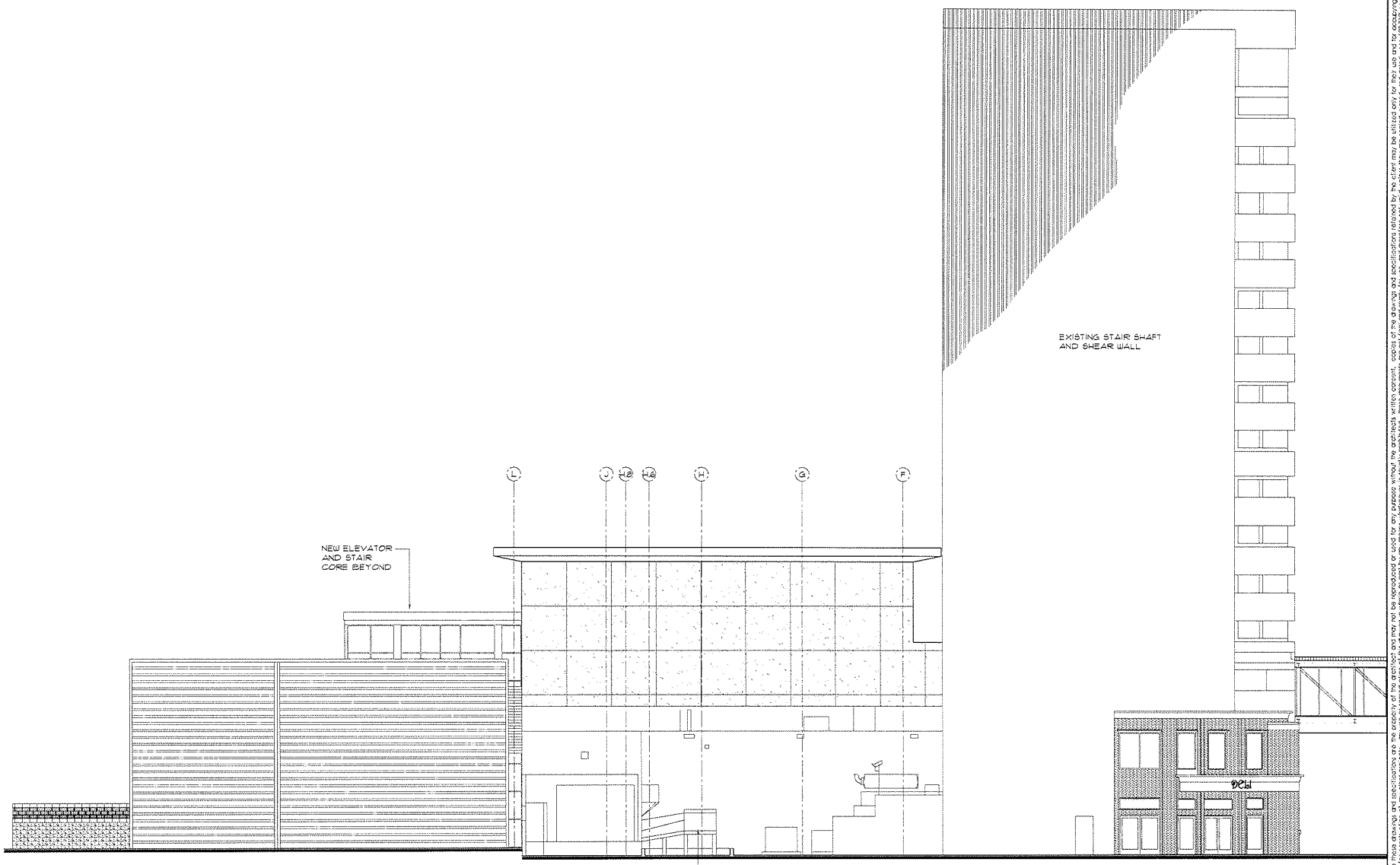


1 A6.14 EAST TOWER NORTH ELEVATION

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

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PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title:
EAST TOWER - NORTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:
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of sheets

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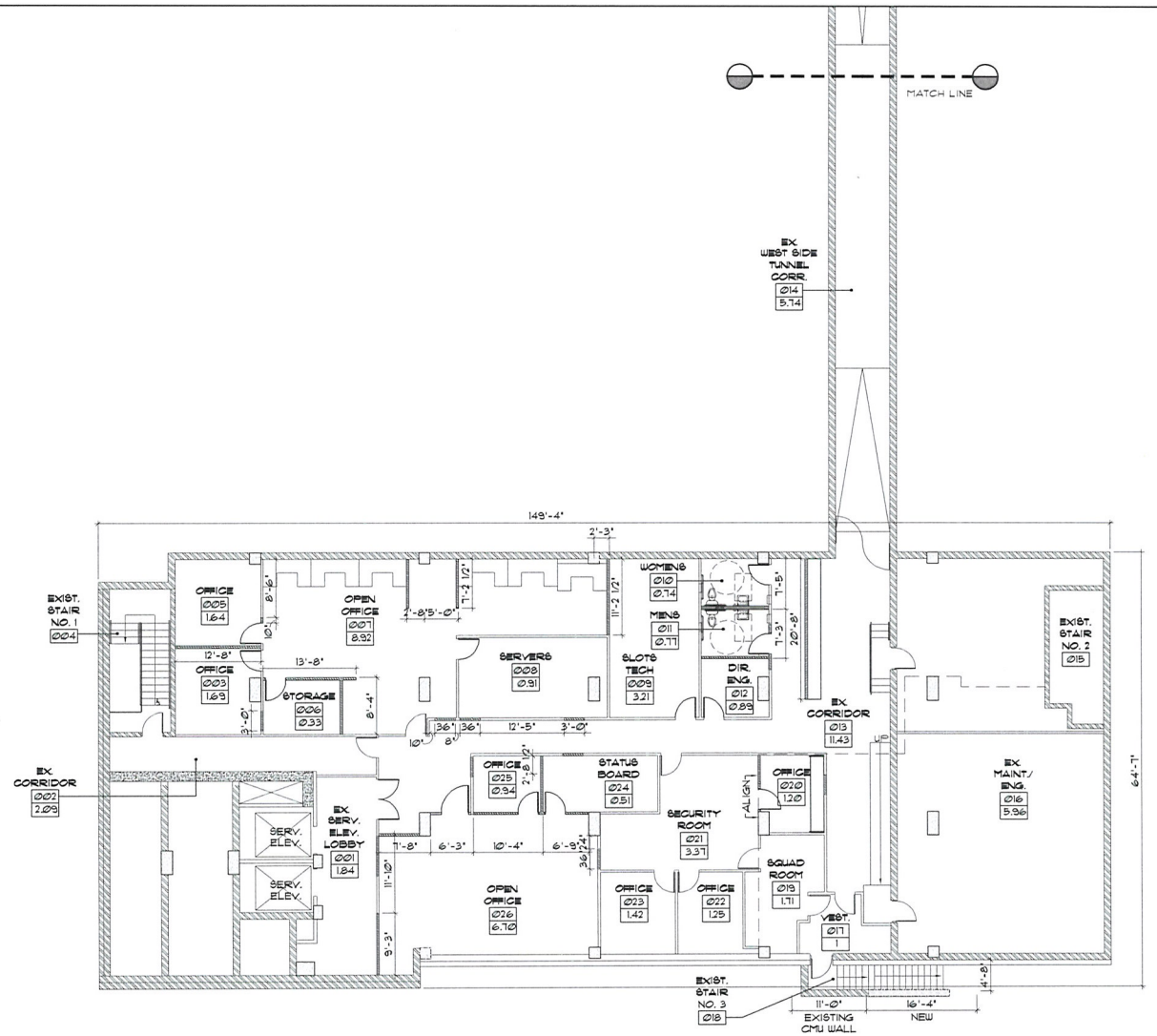


A A1.00 WEST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"
NORTH

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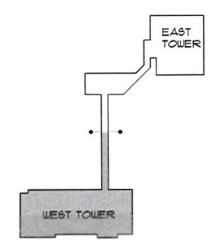
APR 13 2010

KEY PLAN

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SCALE: N.T.S.

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LAND USE SUBMITTAL

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revisions:

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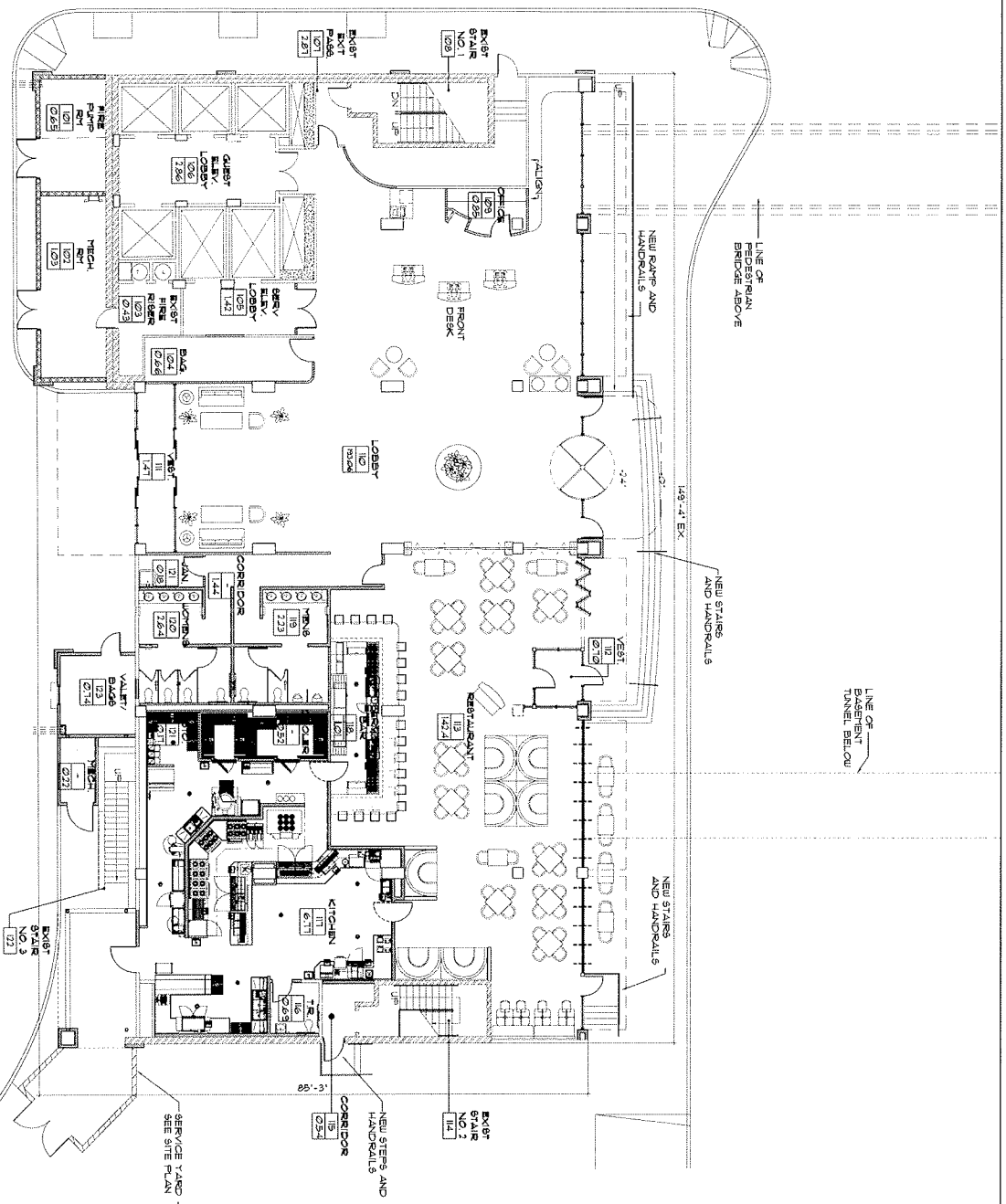


A1.01 WEST TOWER 1ST FLOOR PLAN

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

NORTH

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PRELIMINARY NOT FOR CONSTRUCTION 4-9-2010

project title: Lady Luck RENOVATION / EXPANSION 206 N. 3RD ST, LAS VEGAS, NEVADA 89101

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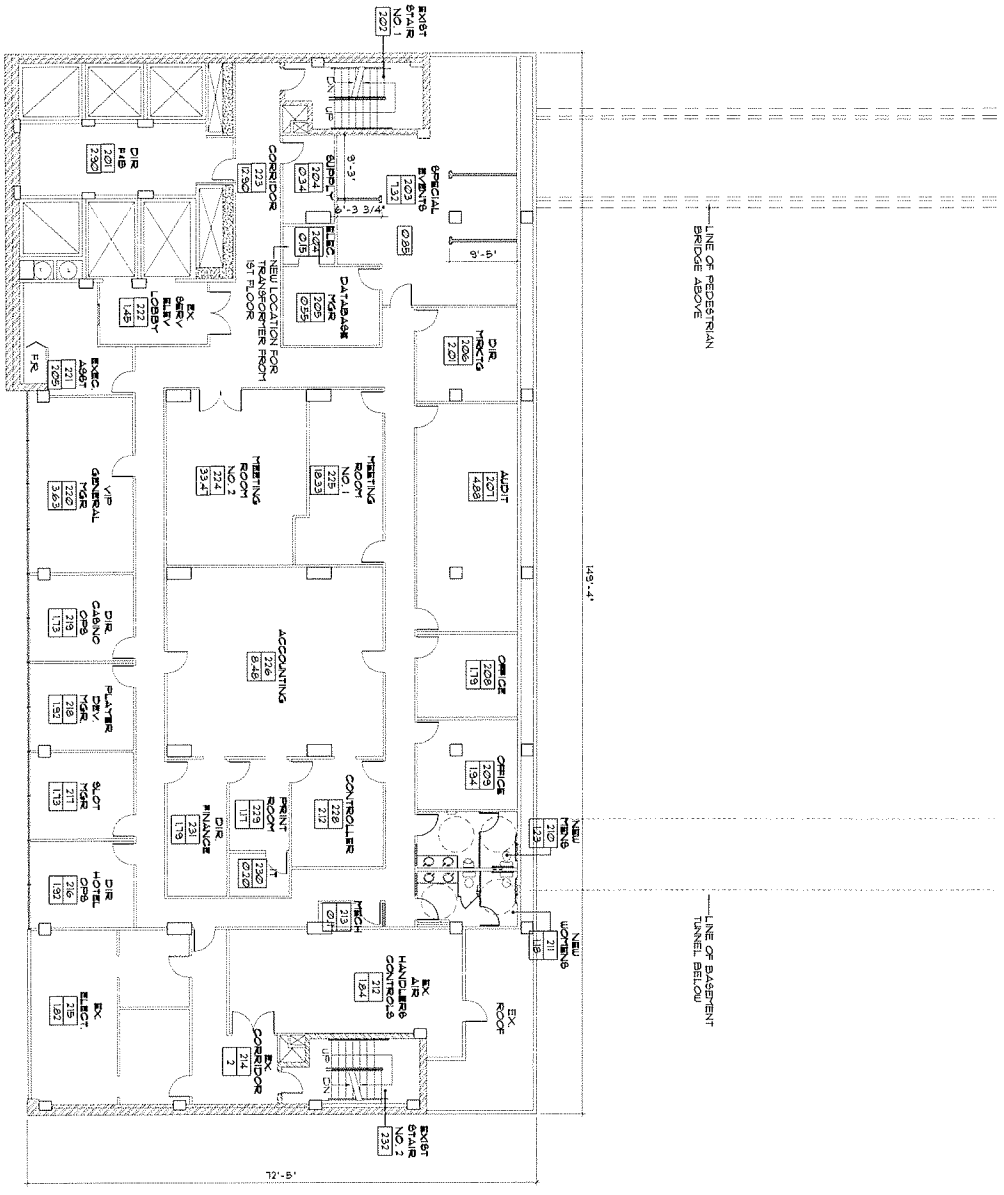


A1.02 WEST TOWER 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

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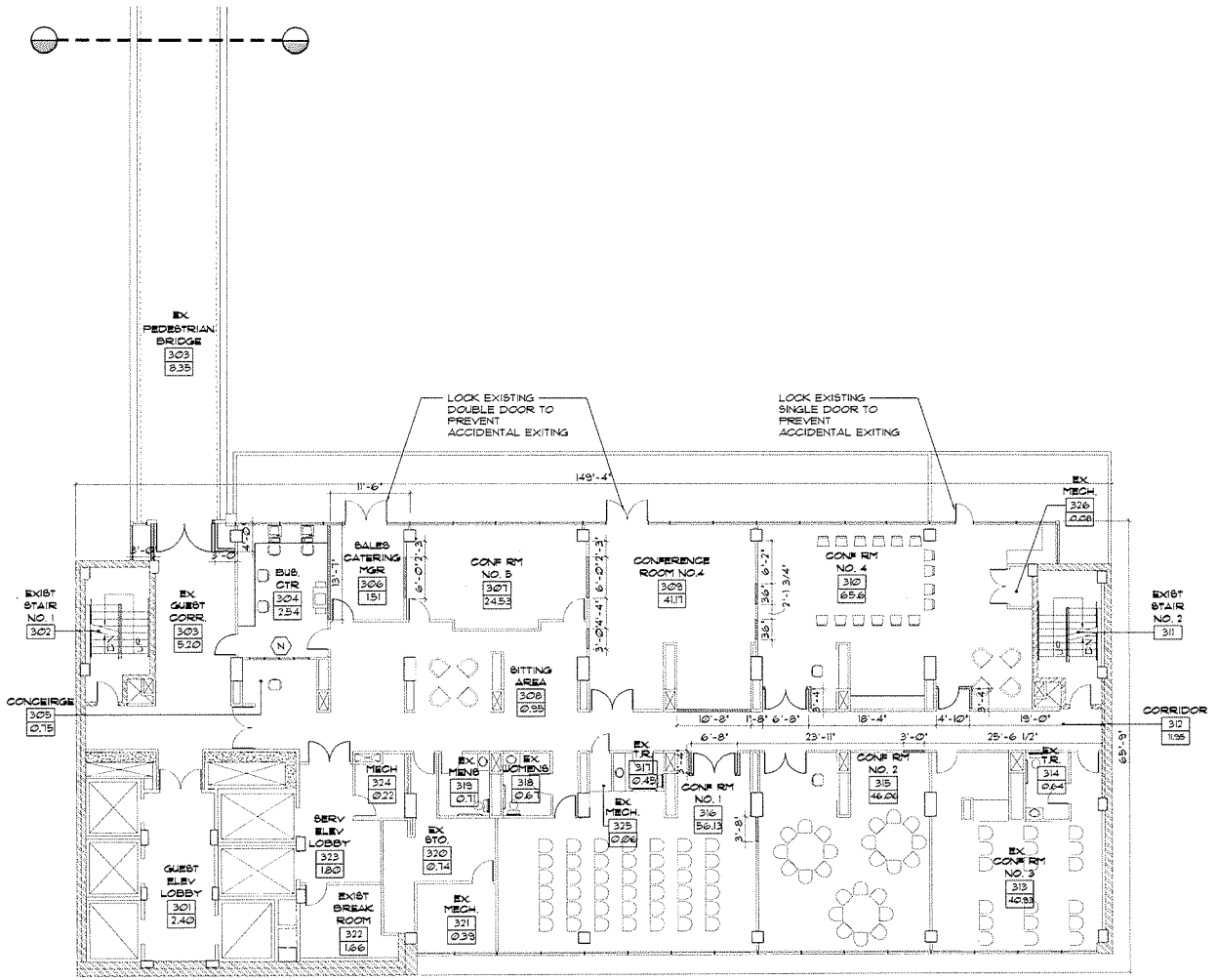
revisions:
sheet no.: A1.02
of sheets

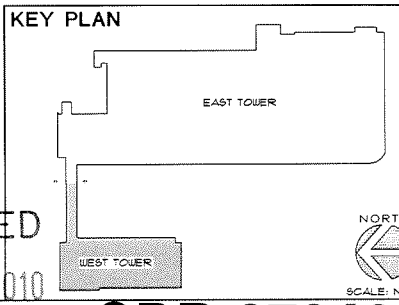



A1.03 WEST TOWER 3RD FLOOR PLAN

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

NORTH

KEY PLAN

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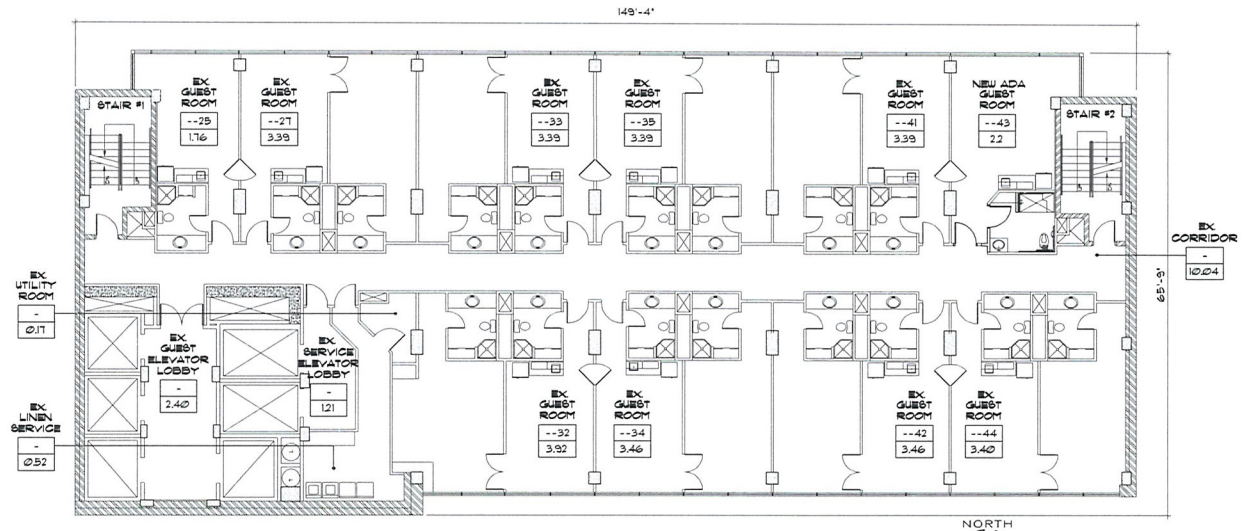
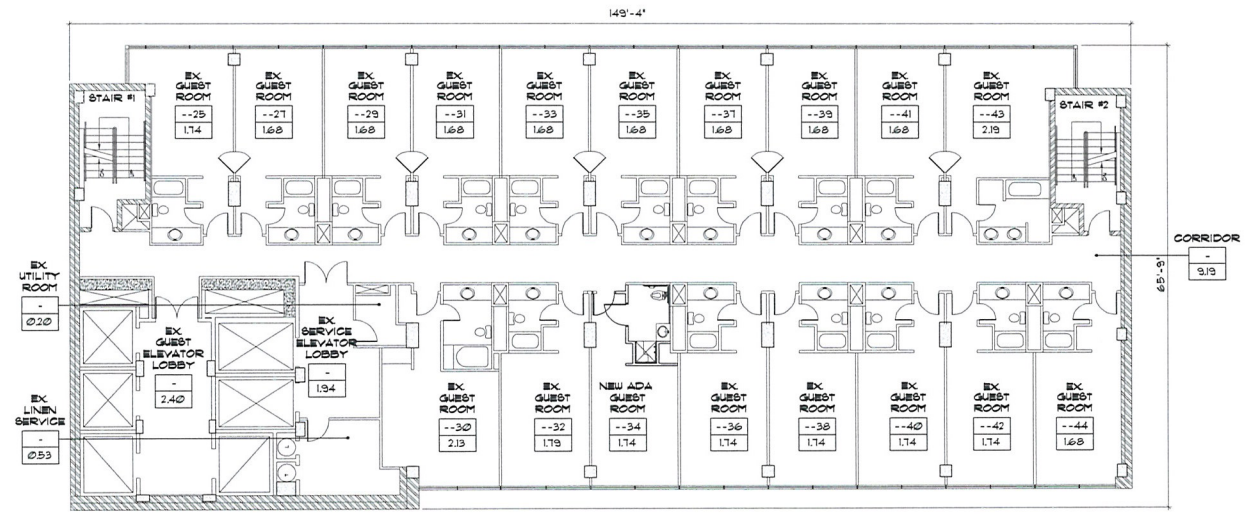



A / A1.04 WEST TOWER 4TH AND 5TH FLOOR PLAN

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




B / A1.04 WEST TOWER 6TH THRU 24TH FLOOR PLAN

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

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RENOVATION / EXPANSION
200 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title:
WEST TOWER- 4TH, 5TH AND 6TH THRU 24TH FLOOR PLANS
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MB/PT/AK
checked by: RCG
project no.: 09-150
revisions:

sheet no.
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of sheets

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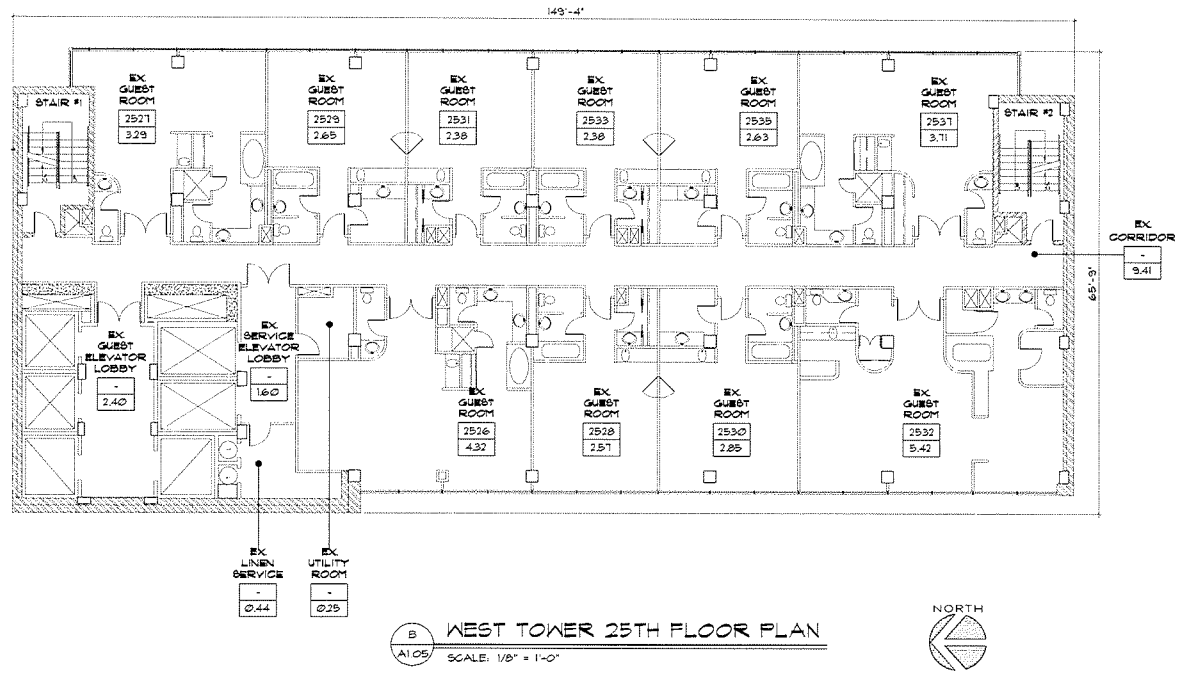


B / A1.05 WEST TOWER 25TH FLOOR PLAN

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

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25TH FLOOR PLAN

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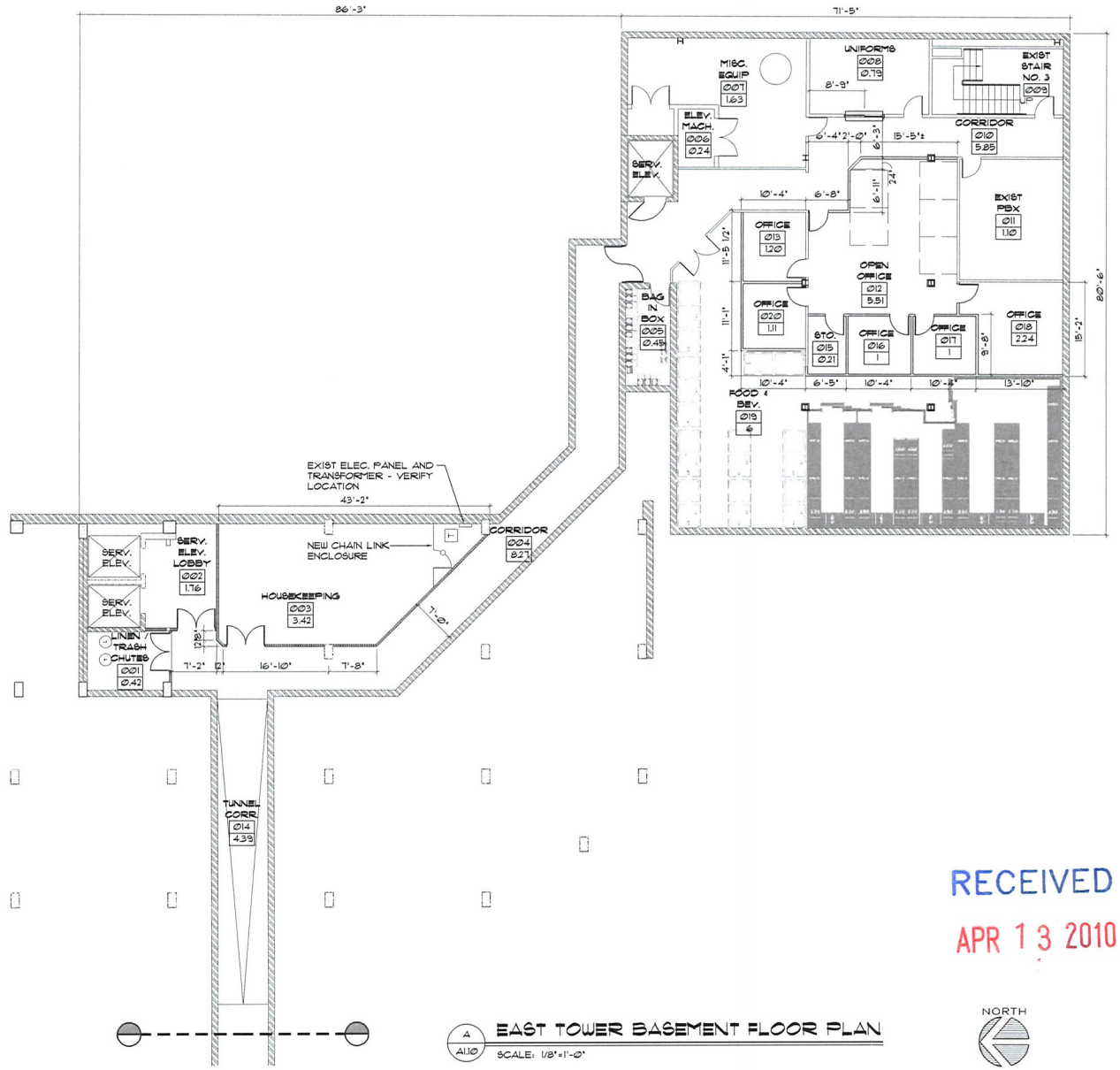


A / A1.10 EAST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

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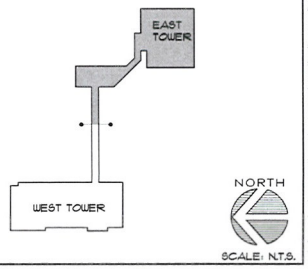


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Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title:
EAST TOWER
BASEMENT FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
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project no.: 09-150
revisions:

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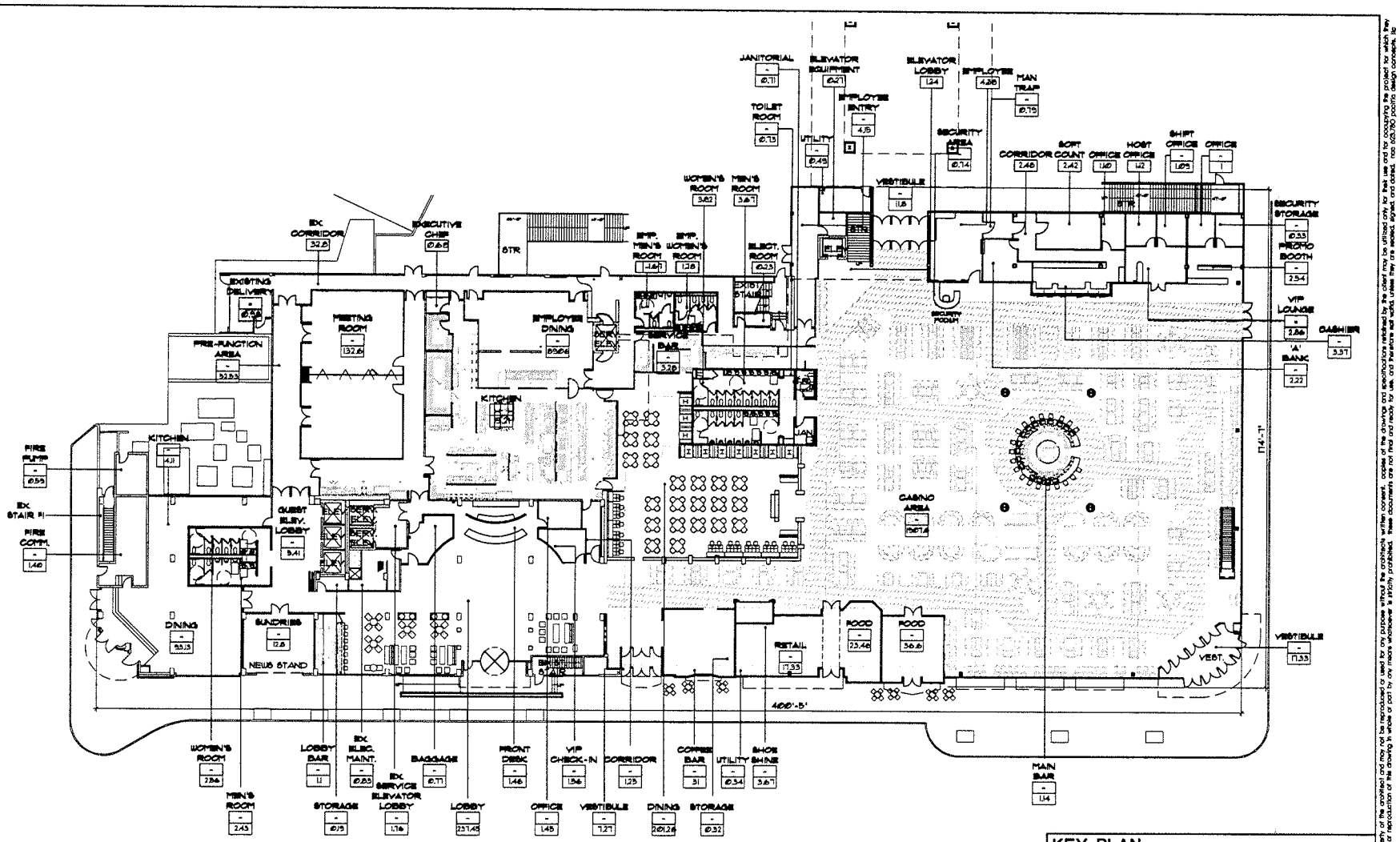


A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN

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

NORTH

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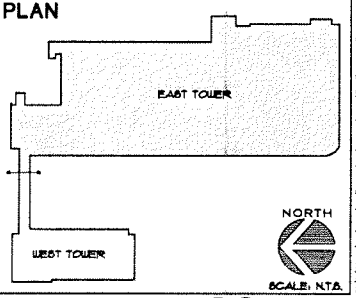
KEY PLAN

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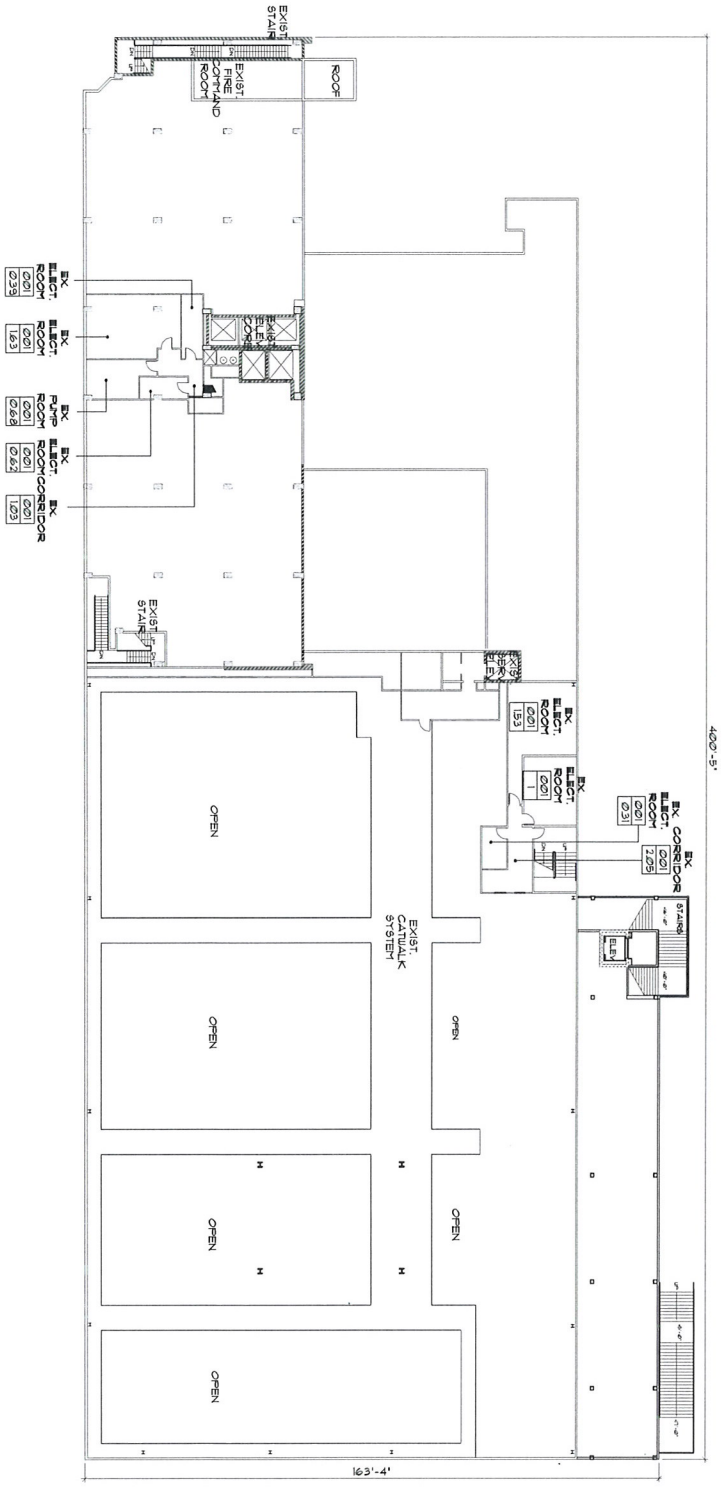


A A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

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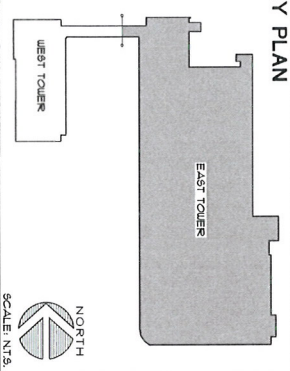
SDR-37946

KEY PLAN

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issue status:
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checked by: RCG
project no.: 09-150
revisions:

sheet title: EAST TOWER OVERALL 2ND FLOOR PLAN LAND USE SUBMITTAL

PRELIMINARY
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4-9-2010

project title: Lady Luck RENOVATION / EXPANSION
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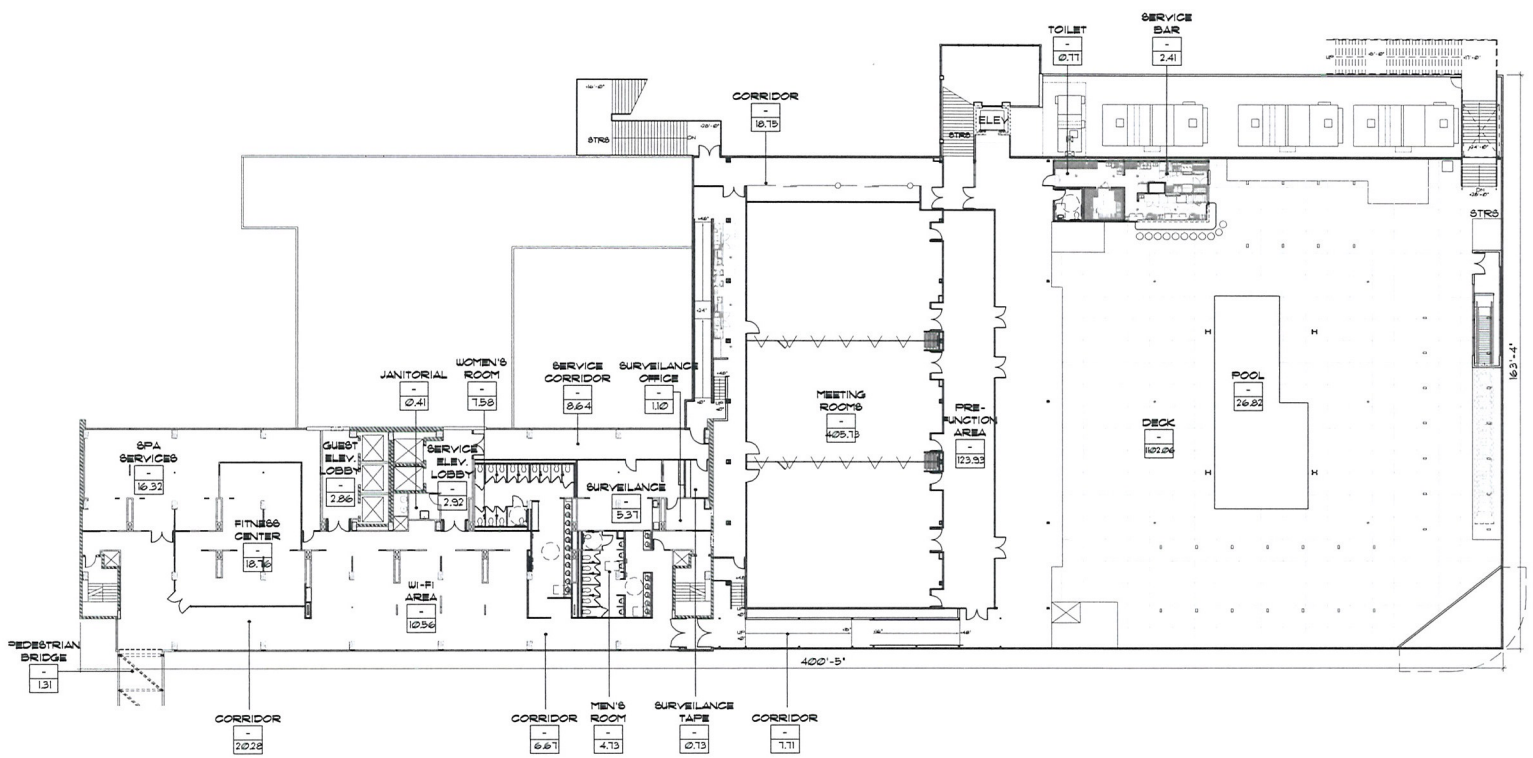


A1.13 EAST TOWER OVERALL 3RD FLOOR PLAN

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

NORTH

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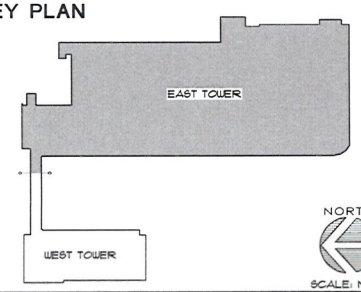
KEY PLAN

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EAST TOWER
OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

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checked by •
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project no. •
09-180
revisions •

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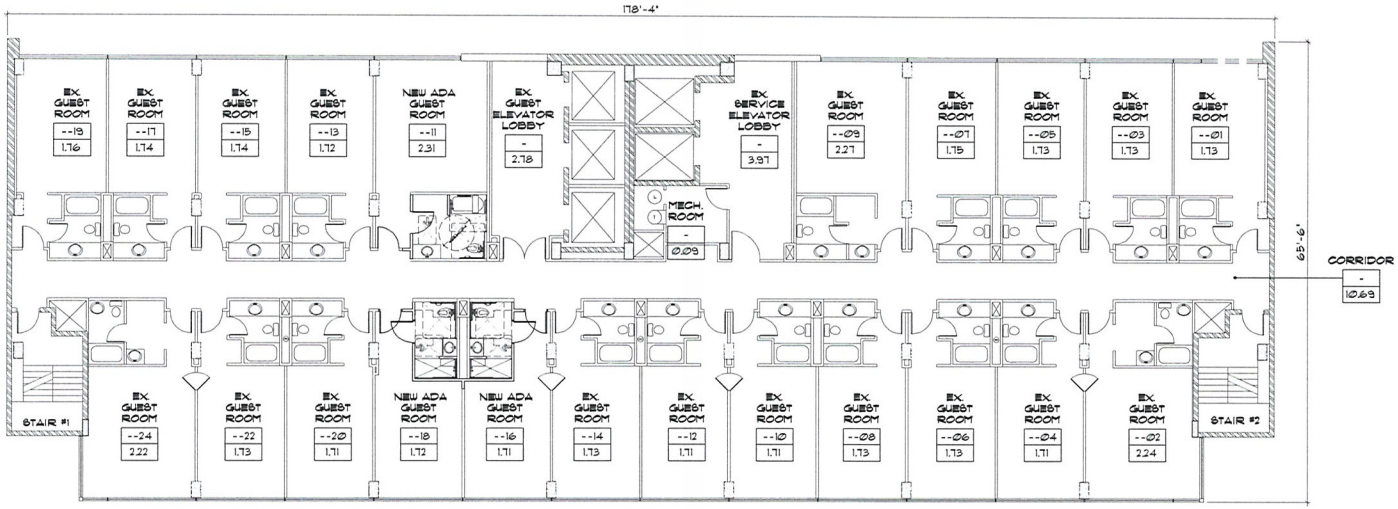
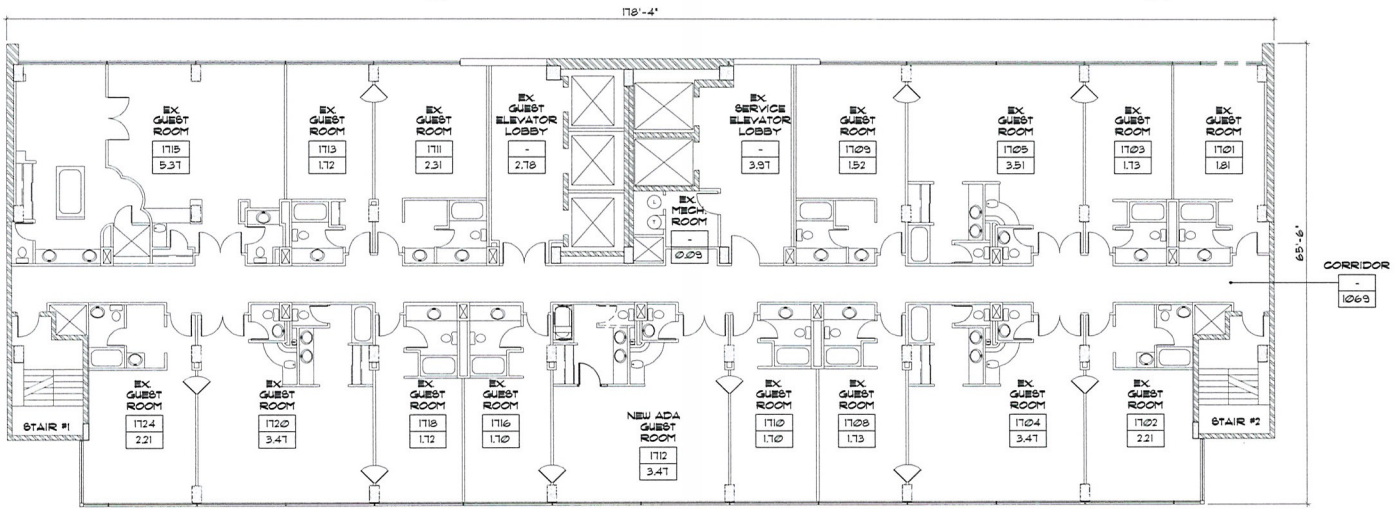



A A1.14 EAST TOWER 4TH THRU 16TH AND 17TH FLOOR PLAN

SCALE: 1/8" = 1-0"

NORTH




B A1.14 EAST TOWER 17TH FLOOR PLAN

SCALE: 1/8" = 1-0"

NORTH

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PRELIMINARY
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4-9-2010

sheet title:
EAST TOWER-4TH THRU 16TH AND 17TH FLOOR PLANS
LAND USE SUBMITTAL

issue dates:

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checked by: RCG
project no.: 09-150
revisions:

sheet no.
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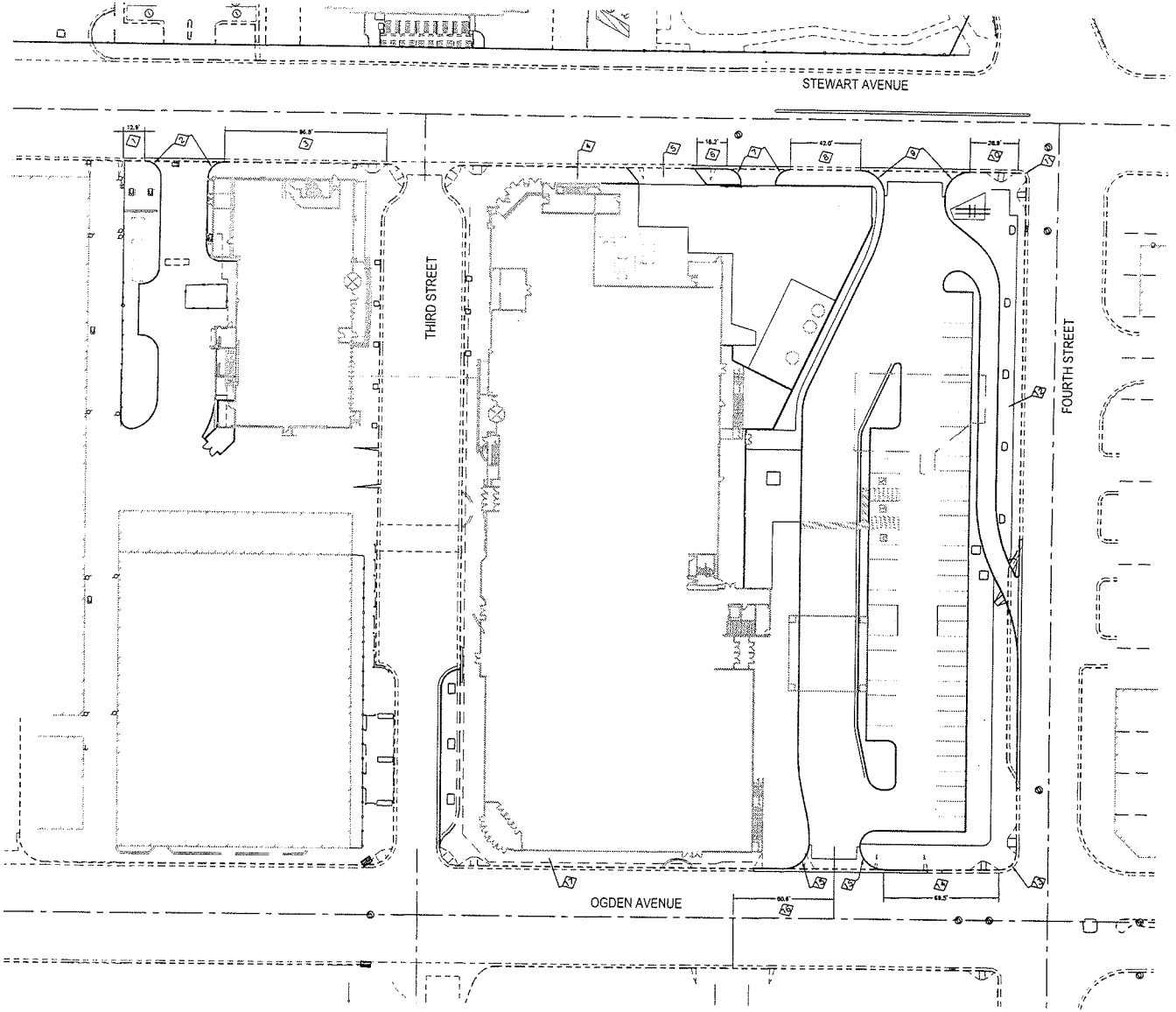
of sheets




SCALE: 1"=40'

40 20 0 40

WAIVER NOTES:

1. WAIVER FOR MINIMUM DISTANCE FROM ALLEY TO DRIVEWAY. CURRENTLY PROPOSED 12.9'.
2. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD §222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 8.3' FOR BOTH EGRESS AND INGRESS.
3. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD §222A REQUIRES 150' MINIMUM. CURRENTLY PROPOSED 86.8'.
4. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY EXISTING 9.4' TOTAL WIDTH.
5. WAIVER FOR CURB RETURN DRIVEWAY PER CCAUSD §222A. CURRENTLY PROPOSED 42' ANGULAR CUT DRIVEWAY FOR LOADING AREA.
6. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO DRIVEWAY. CURRENTLY PROPOSED 18.2'.
7. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD §222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 8.5' FOR BOTH EGRESS AND INGRESS FOR LOADING AREA.
8. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO DRIVEWAY. CURRENTLY PROPOSED 42'.
9. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD §222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 14.5' FOR BOTH EGRESS AND INGRESS.
10. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD §222A REQUIRES 150' MINIMUM. CURRENTLY PROPOSED 28.8'.
11. WAIVER FOR STREET INTERSECTION CURB RETURN PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN.
12. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY PROPOSED 14' TOTAL WIDTH.
13. WAIVER FOR STREET INTERSECTION CURB RETURN PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN.
14. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD §222A REQUIRES 150' MINIMUM. CURRENTLY PROPOSED 69.5'.
15. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD §222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 14.5' FOR BOTH EGRESS AND INGRESS.
16. WAIVER FOR 150' MINIMUM DISTANCE FROM CENTERLINE OF OPPOSING DRIVEWAYS. CURRENTLY PROPOSED 60.8'.
17. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY EXISTING 9.2' TOTAL WIDTH.

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Cardno WRG
LAS VEGAS
1999 JEFFREYS ST HENDERSON, NV 89052
TEL: (702) 990-2000 FAX: (702) 990-2005
www.cardnowrg.com
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

# WAIVER EXHIBIT
# LADY LUCK RENOVATION
## CIM / RESORT GAMING
## CITY OF LAS VEGAS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | | | |

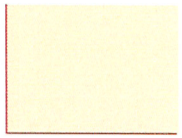
| | |
|---|---|
| DATE | 03-23-2010 |
| DRAWN | RAS |
| DESIGNED | RAS |
| CHECKED | DML |
| PROJECT # | 21080M500 |

SHEET TITLE: WAIVER EX.

SHEET NUMBER: EX-2

LAND USE #: —

SDR-37946



EFIS



Window Glazing



Canopy



Brick Veneer



Stone Veneer



Limestone



Window Glazing



Hardware



Metal Patina



Awning



Pavers



Tile



Tile



Glass Block



Metal Fascia



Awning



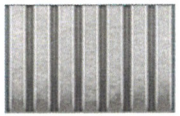
Travertine



Wood



Tile



Galvanized



Signage



Signage



Brick



Marble

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**SDR-37946**

# Lady Luck Exterior Color & Materials

BRESLIN BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR

pacificdesignconcepts PDC
architecture & planning

HFAI
HFA International

RESORT
GAMING GROUP

April 13, 2010

Flynn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009 &010

Dear Mr. Fagg:

Please accept this as our official justification letter for the SDR encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden. The Applications are FOR A SDR FOR A PROPOSED RENOVATION OF AN EXISTING NON-RESTRICTED GAMING FACILITY HOTEL/CASINO WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS; WAIVER OF THE PARKING SCREENING STANDARD; AND A WAIVER OF THE BUILD-TO-REQUIREMENT ALONG OGDEN AVENUE AND ALONG 4TH STREET on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. We believe our waivers and the proposed expansion and renovation are 'in-line' with the vision of the Centennial Plan and will further help change the face of downtown and spark the Renaissance that is currently stalled. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

The following is a summary of the highlights of the renovation we will undertake:

1. Adding approximately 8,533 SF of meeting space and 17,250 SF of pool/deck space on the roof of the existing casino on the corner of Ogden and 3rd St.

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206 N. 3RD STREET • LAS VEGAS, NV 89101
702.579.4890 (PH) • 702.312.3239 (FAX)
resortgaminggroup.com

2. We have demolished the 112 rooms that existed along 4th St which resulted in a reduction of approximately 41,000 SF and we will be removing 50 rooms in the 2 towers from its original construction and replacing it with a spa, a fitness room, bathrooms, public corridors and office space.
3. Renovating the remaining 634 rooms, casino and new retail to a much higher standard than previously existed.
4. Adding a new central plant.
5. Redesigning the existing loading dock along Stewart Ave so that trucks will no longer be required to back in from Stewart and now have a built in turn around.
6. Stripping the existing bridge between the east and west towers down to its structural elements. This includes trimming the parapet and soffit to minimal dimensions and changing the glass to a clear system so that it can be see through.
7. Adding a controlled surface parking lot with 51 spaces along 4th St., a porte-cochere along 4th St, a drop off/valet zone behind the west tower, per city request – changing the direction of the alley between 3rd St. and Casino Center and a request that the parking meters along Ogden b/w 3rd St. be returned to a Commercial Loading Zone during the day. This is all done in an attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have added 51 parking spaces while reducing the existing room base by 162 rooms.

As part of this justification letter, we would like to formally request three waivers to the Downtown Centennial Plan ("DCP"). They are as follows:

1. Downtown Gateway District Streetscape Design Standards, Sections A, B & C.

   We are requesting a waiver to the East/West and North/South street tree requirements as well as the requirement for a 5 foot amenity zone portion of the sidewalk along the north side of Ogden Avenue, the east side of 4th St. and the south side of Stewart Ave. Our request is based on the fact that the pre-existing conditions on Ogden and Stewart do not allow for expansion of the sidewalks or tree requirements due to fact that existing conditions conflict with trees/tree pits/tree canopies. Along 4th St. we are seeking a waiver of the tree distance requirements due to the fact that the existing tree distances are more than 30 feet and are not the species identified in the DCP.

   Additionally, there are other numerous minor civil waivers based on the new site plan that are identified and noted on the attached Civil Waiver Exhibit. Please note we have included a full size copy with our submittal.

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2. Downtown Gateway District Site Planning Standards, Sections A, E and G.

We are requesting a waiver to the 70% Building Frontage requirement along the north side of Ogden Avenue, the South side of Stewart Ave and along the east side of 4th St. Our request is based on the fact that we are not doing any renovations or expansion to the existing condition, which does not meet this requirement, and the overall renovation, in its entirety, provides the pedestrian environment required and spirit of the DCP.

We are requesting 2 minor encroachments along the south side of Stewart. A 10 inch encroachment on a small portion of the existing building between 3rd St and the alley to the west and a 6 inch encroachment on a small portion of the existing building between 4th St. and 3rd St. Our request will help the building frontage along Stewart Ave. conform to the architectural style/elements on 3rd St. Additionally, this will enhance the view for pedestrians who will be exiting and entering the Mob Museum.

We are also requesting a waiver to the undergrounding of utilities/power lines based on the existing conditions that exist along Stewart Ave. and other property lines.

3. Downtown Gateway District Parking and Related Standards, Section D.

We are requesting a waiver of the Parking Screening requirement along 4th St. due to its architectural non-conformity with our overall design as well as the fact that we will be installing landscaping along the buffer zone.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

SDR-37946

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APR 13 2010

City of Las Vegas Agenda Item No.: **56.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
ABEYANCE - TXT-37525 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to modify the descriptions, minimum standards and applicability of the Utility Transmission Lines use to meet NRS requirements, All Wards.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Proposed Amendment and Staff Report

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: MAY 27, 2010**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS**

## ** STAFF RECOMMENDATION(S) **

| *CASE NUMBER* | *RECOMMENDATION* | *REQUIRED FOR APPROVAL* |
|---|---|---|
| **TXT-37525** | Staff recommends APPROVAL. | N/A |

## ** PROPOSED AMENDMENT(S) **

1. Title 19.04.010 is hereby amended as follows:

**19.04.010 LAND USE TABLES**

**Table 2 – Utilities, Communications & Transportation**

| USE | RESIDENTIAL | | | | | | | | | | | | COMMERCIAL | | | | | | INDUSTRIAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Utility Transmission Lines | U | R-A | R-E | R-D | R-1 | R-CL | R-2 | R-3 | R-4 | R-5 | R-MH | R-MHP | P-R | N-S | O | C-D | C-1 | C-2 | C-PB | C-M | M |
| | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| | **Description:** Utility infrastructure providing electrical power, natural gas, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company. | | | | | | | | | | | | | | | | | | | | |
| | **Conditional Use Regulations:** 1. The location of routes for lines which are 15,000 volts or above must first be approved by the Planning Commission. 2. The location of routes for lines which transport natural gas that operates at 20 percent or more of the specified minimum yield strength of the material from which the line is constructed which has been approved for construction after October 1, 1991 by the state or federal government must first be approved by the Planning Commission. 3. The approval of a special use permit will serve as the method of compliance with NRS 278.145(2) reporting requirements. | | | | | | | | | | | | | | | | | | | | |
| | **On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site. | | | | | | | | | | | | | | | | | | | | |

2. Title 19.20.020 is hereby amended by adding hereto the term "Utility Transmission Lines" and its corresponding definition as follows:

"Utility Transmission Lines" means utility infrastructure that:

1. Provides electrical power, natural gas, telephone, or cable television; and
2. Is installed, operated and maintained by a municipality or a franchised utility company.74

DED

**Staff Report Page One**
**May 27, 2010 - Planning Commission Meeting**

# ** STAFF REPORT **

## APPLICATION REQUEST

This is a request to amend Table 2 of Title 19.04 and Title 19.20 to modify the descriptions, minimum standards and applicability of the Utility Transmission Lines use to meet NRS requirements.

## BACKGROUND INFORMATION

| *Related Relevant City Actions by P&D, Fire, Bldg., etc.* | |
|---|---|
| 11/19/08 | The City Council adopted Ordinance 6014, which was introduced as Bill No. 2008-50, to adopt the Public Services & Facilities Element of the Las Vegas 2020 Master Plan. The Planning Commission and staff recommended approval. |

Under existing use standards the Utility Transmission Lines use is defined as utility infrastructure providing electrical power, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company. This use does not have parking requirements.

In all standard zoning districts the use is conditionally permitted as follows:

- The location of routes for lines which are 15,000 volts or above must first be approved by the Planning Commission.

An applicant may request a deviation of the these requirements via the Special Use Permit process if they can demonstrate to the satisfaction of the City Council that the use can still be performed in a manner that is harmonious and compatible with surrounding present and future land uses; that the site is physically suitable and adequate access for the use exists; and that the approval would not be inconsistent with or compromise the public health, safety, or welfare objectives of the General Plan.

## ANALYSIS

The proposed modification to the description, definition and conditional use regulations of the Utility Transmission Lines use are relatively minor. The change in the description and definition will add the words “natural gas”, as one of the items identified as a utility transmission line. This change is the result of Recommendation 2 of the Las Vegas 2020 Master Plan Public Services & Facilities Element.

The amendment also proposes to make revisions to the Utility Transmission Lines code elements as follows:

- The description and definition will be amended to read: Utility infrastructure providing electrical power, natural gas, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company.
- Adds a condition that requires the location of routes for lines which transport natural gas that operates at 20 percent or more of the specified minimum yield strength of the material from which the line is constructed which has been approved for construction after October 1, 1991 by the state or federal government must first be approved by the Planning Commission.
- Add a condition that the submission of a special use permit will serve as the method of compliance with NRS 278.145(2) reporting requirements.

The proposed changes will fulfill Recommendation 2 of the Las Vegas 2020 Master Plan Public Services & Facilities Element and NRS 278.145, report of location of utility project. Additionally, the inclusion of natural gas in the description and definition will make it clear that natural gas is considered as a utility transmission line and therefore subject to the Utility Transmission Lines use's Special Use Regulations. For these reasons staff recommends approval of this amendment.

**FINDINGS**

The proposed text amendment will achieve the following:

- Make corrections and clarify various requirements resulting in an improved interpretation and implementation of the Zoning Ordinance;
- Bring the requirements for Utility Transmission Lines into line with the recommendations of the adopted the Public Services & Facilities Element of the Las Vegas 2020 Master Plan and NRS 278.145.

The following table summarizes all proposed changes:

| Code Requirements | Existing Regulations | Proposed Regulations |
|---|---|---|
| Title 19.04.010<br>Land Use Tables | • Utility Transmission Lines is a conditional use in all zoning districts<br><br>• Conditional Use Regulations require that schools be located on a collector street or larger. | • The description and definition will be amended to add natural gas.<br><br>• Minimum Special Use Permit Requirements for the location of routes for lines to transport natural gas<br><br>• Special Use Permit Requirements require the city to meet NRS 278.145(2) reporting requirements. |
| Title 19.20.020<br>Definitions – Words and Terms Defined | • There is no mention of "natural gas" in the definition for Utility Transmission Lines | • Adds "natural gas" to the definition for Utility Transmission Lines |

**NOTICES MAILED** NEWSPAPER ONLY

**APPROVALS** 0

**PROTESTS** 0

City of Las Vegas Agenda Item No.: **57.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: MAY 27, 2010

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

**SUBJECT:**
ABEYANCE - DIR-37759 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

**NO ACTION REQUIRED**

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

**RECOMMENDATION:**
Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**
NONE

City of Las Vegas Agenda Item No.: **58.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
TXT-37855 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and the Town Center Development Standards Manual to update standards and applicable districts for the Motor Vehicle Sales (New) use. Staff has NO RECOMMENDATION.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff has NO RECOMMENDATION

**BACKUP DOCUMENTATION:**
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **59.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
TXT-37903 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make various corrections and updates to the Downtown Centennial Plan. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Proposed Amendment and Staff Report
2. Proposed Downtown Centennial Standard Plan Modifications

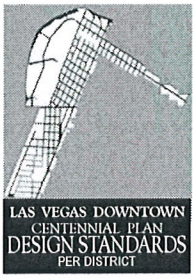
Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. **Parking Lot Access.**

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.




i. **On-Street Valet Parking.**

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. **Streetscape Standards.**

a. **Right-of-Way Improvements.**

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 12).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 13).

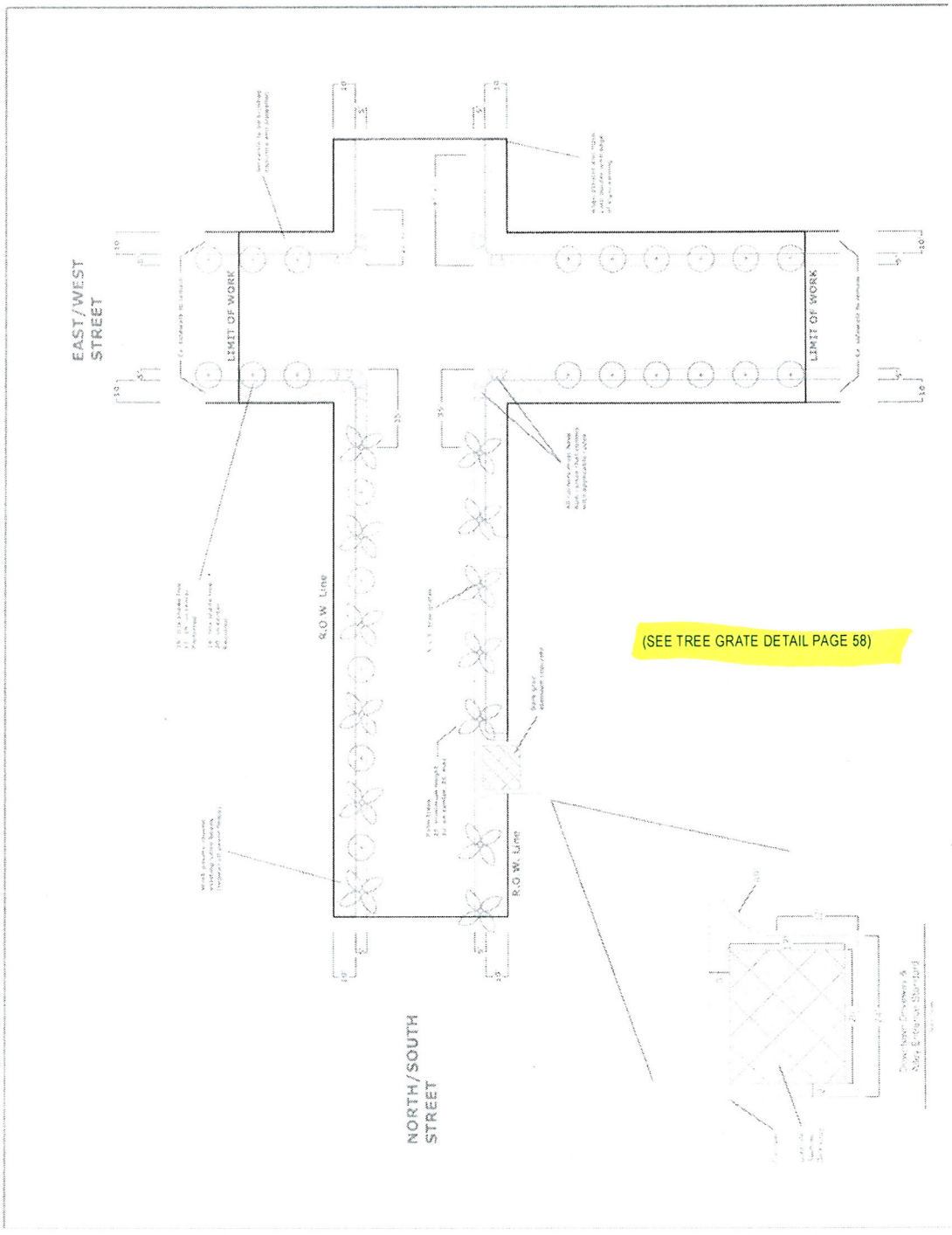
The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

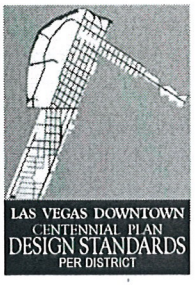
Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic

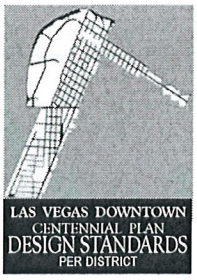
GRAPHIC 13: STREET HARDSCAPE TREATMENTS

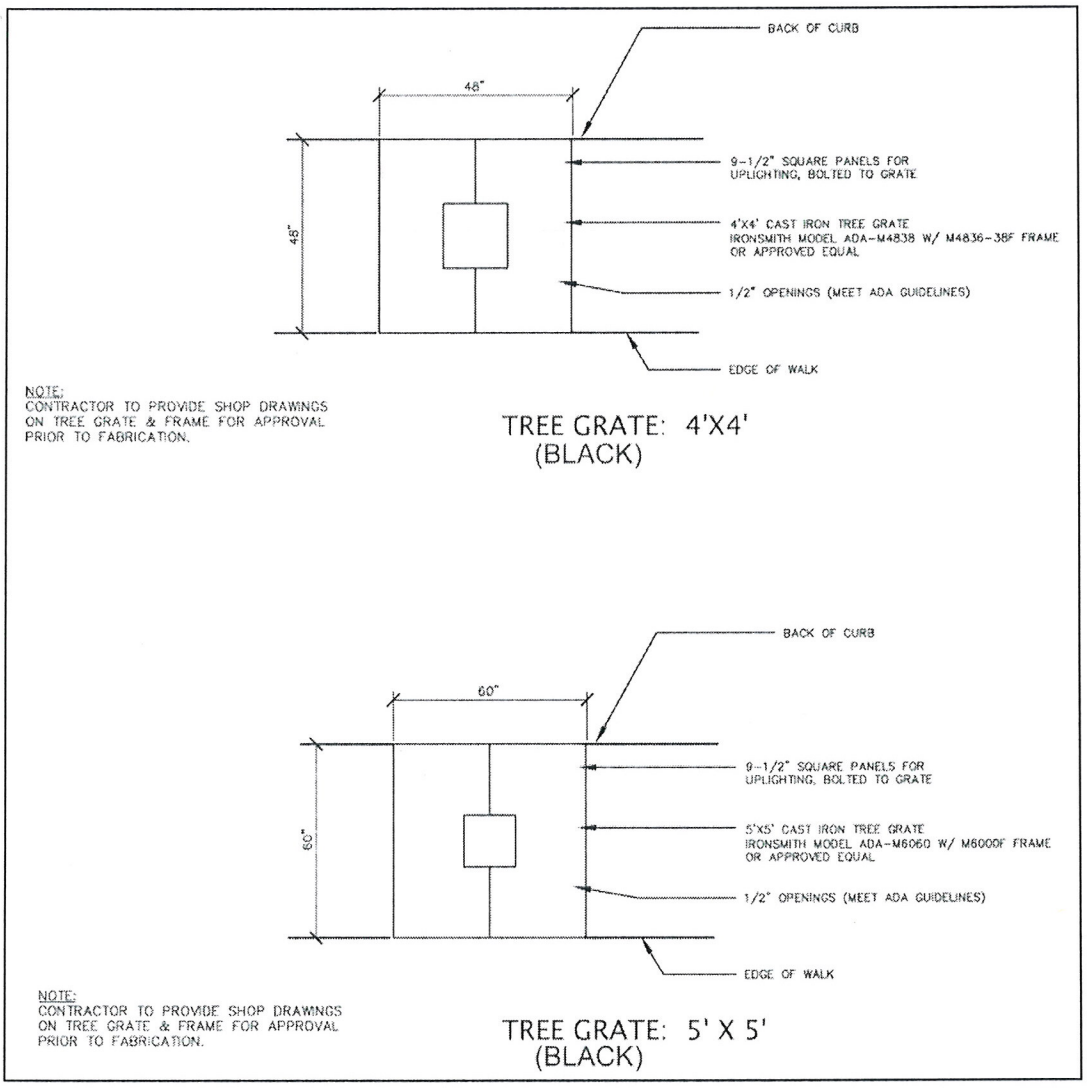



(SEE TREE GRATE DETAIL PAGE 58)

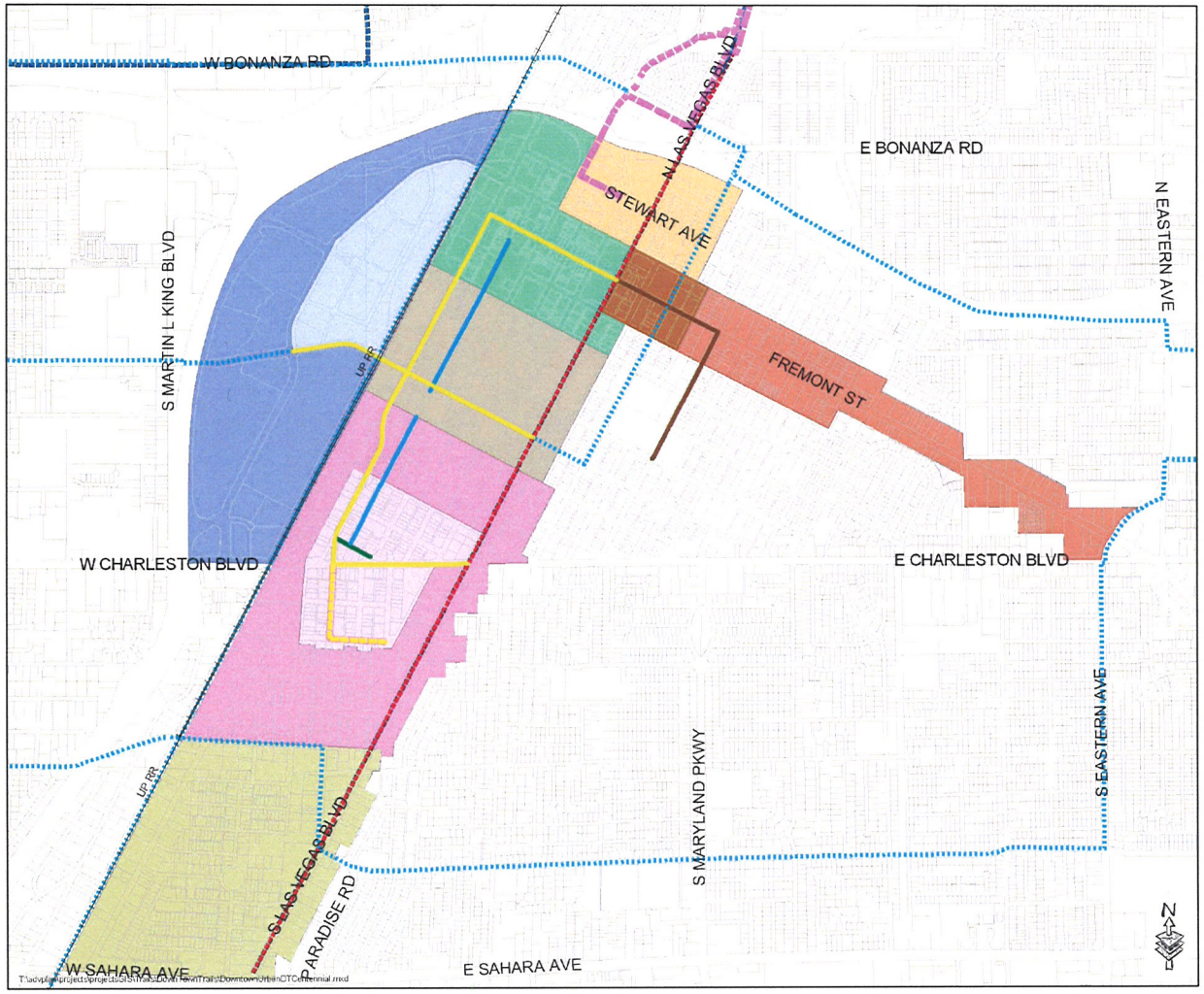


GRAPHIC 14: STREET HARDSCAPE TREATMENTS (TREE GRATE DETAIL)




* When required tree(s) that are larger than above openings, a similar designed tree grate may be used.




# City of Las Vegas

## Map 6

*Downtown Urban Pathways System*

### Downtown Trails

- Pioneer Trail
- Art Trail
- Boulder Plaza
- Entertainment Trail
- Multi-Use, Transportation
- Scenic Byway
- Cultural Corridor Trail
- Tortoise Trail

### Downtown Districts

- Office Core (117.39 Acres)
- Downtown Gateway (59.52 Acres)
- Downtown South (204.66 Acres)
- 18b Las Vegas Arts District (80.76 Acres)
- Parkway Center (210.14 Acres)
- Central Casino Core (107.55 Acres)
- Northern Strip Gateway (206.68 Acres)
- East Village (104.67 Acres)
- Fremont East District (25.16 Acres)
- Symphony Park (74.25 Acres)

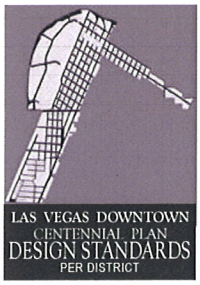
Adopted: Ordinance #5238, July 5th, 2000
Revised: GPA-2591, August 13th, 2003
Revised: GPA-3130, November 5th, 2003
Revised: Ordinance #5874, January 3rd, 2007
Revised: GPA-32130, February 18, 2009
Revised: Ordinance #6051, August 5, 2009

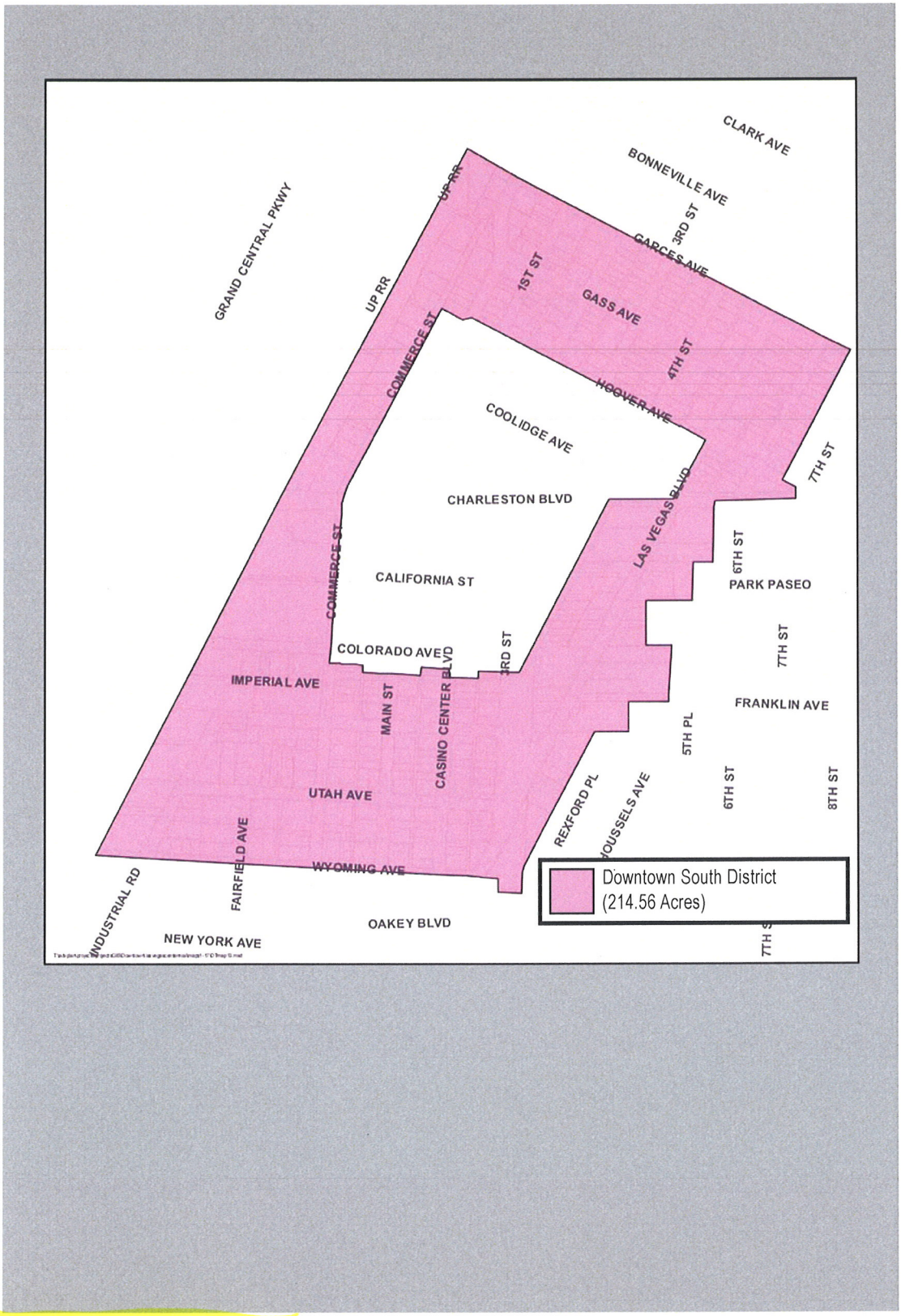
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

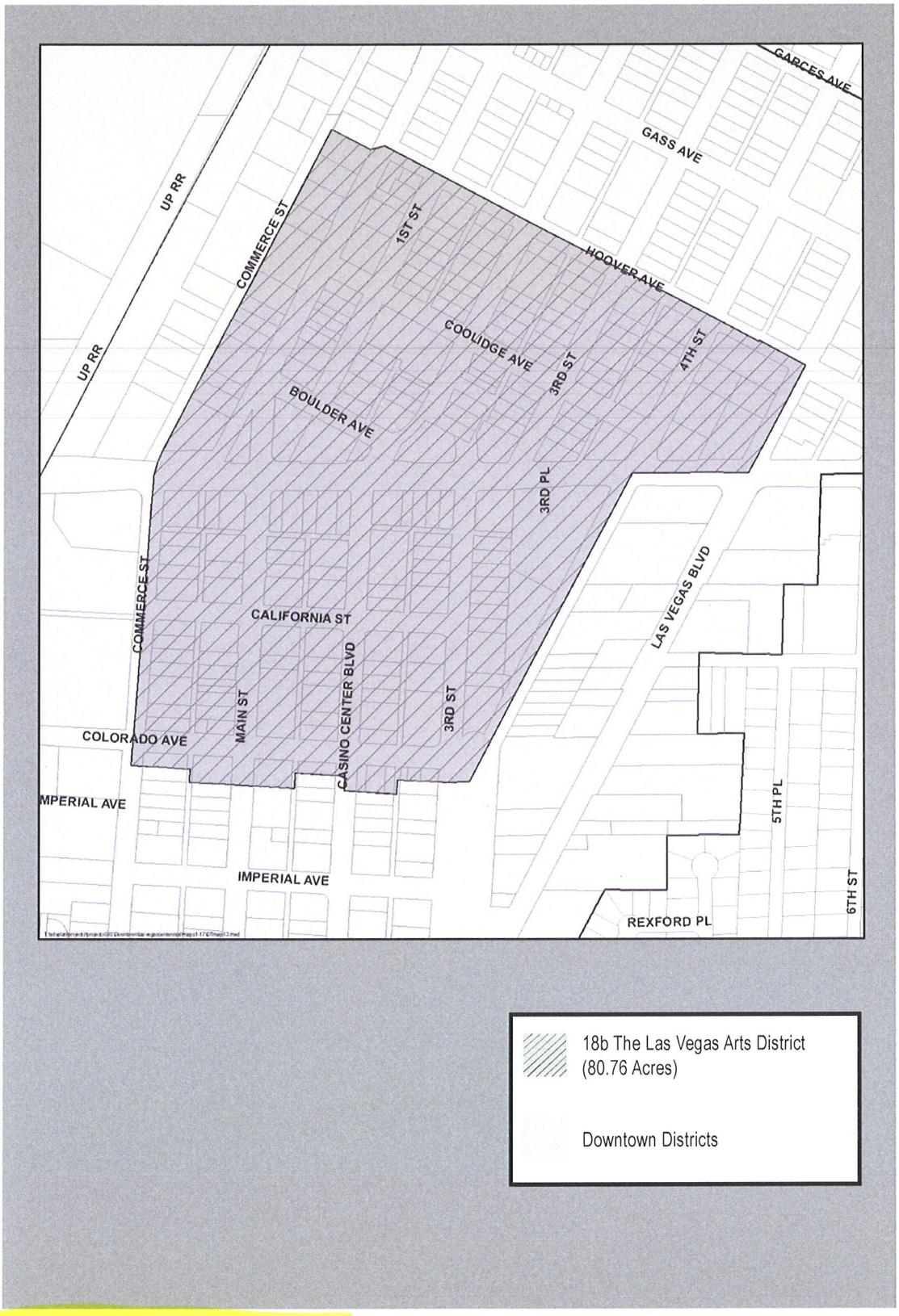
**Plotted Date: January 7, 2010**

LAS VEGAS DOWNTOWN CENTENNIAL PLAN URBAN DESIGN FRAMEWORK




MAP 12: DOWNTOWN SOUTH DISTRICT




MAP 13: 18b THE LAS VEGAS ARTS DISTRICT

City of Las Vegas Agenda Item No.: **60.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

**SUBJECT:**
TXT-37978 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 to revise minimum setbacks for accessory structures. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **61.**

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF MAY 27, 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