



PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

June 24, 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 MAY 27, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

6. ZON-38056 - 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 10.21 acres at 6333 Fargo Avenue (APN 138-26-702-001), Ward 1 (Tarkanian).
7. ZON-38057 - 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 10.10 acres at 7101 Pinedale Avenue (APN 138-34-202-001), Ward 1 (Tarkanian).
8. ZON-38058 - 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 17.82 acres at 300 South Torrey Pines Drive (APNs 138-35-111-004 and 138-35-215-001), Ward 1 (Tarkanian).
9. ZON-38059 - 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 8.83 acres at 1100 Lena Street (APN 139-25-601-002), Ward 3 (Reese).
10. RQR-38143 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC - Required Review of a previously approved Special Use Permit (SUP-32148) THAT ALLOWED A 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE REQUIRED at 8950 West Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
11. 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).
12. VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a 10-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese).

PUBLIC HEARING ITEMS

13. 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).

14. 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).
15. 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).
16. VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING IS THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002 through 004, and 016, 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross).
17. VAR-38135 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK SNAVELY - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT FRONT YARD SETBACK IS REQUIRED on a 0.15 acres at 3812 Sunrise Avenue (APN 140-31-410-045), R-1 (Single Family Residential) Zone, Ward 3 (Reese)
18. VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 43 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
19. SUP-38194 - SPECIAL USE PERMIT RELATED TO VAR-38195 - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a Special Use Permit FOR A PROPOSED 473 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS THE MINIMUM REQUIRED, A 362-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND FOR ACCESS TO THE SITE FROM A 62-FOOT RIGHT-OF-WAY WHERE AN 80-FOOT WIDE RIGHT-OF-WAY IS THE MINIMUM REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
20. VAR-38114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Variance TO ALLOW A 12-FOOT, SIX-INCH TALL INCIDENTAL SIGN WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND A LOGO GREATER THAN 25 PERCENT OF THE TOTAL SIGN AREA at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
21. MSP-38116 - MASTER SIGN PLAN RELATED TO VAR-38114 - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-2619) at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
22. 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).
23. SUP-38137 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURA ENVIA - OWNER: THRIFTY PAYLESS, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW 60-FOOT DISTANCE SEPARATION FROM ANY PARCEL USED OR ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED; AN 820-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO ALLOW 900 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED, RESPECTIVELY at 3882 West Sahara Avenue (APN 162-06-813-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

24. SUP-38211 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
25. SUP-38213 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR AN 82 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,000 SQUARE-FOOT RETAIL ESTABLISHMENT at 5610 Centennial Center Boulevard (APN 125-27-411-011), T-C (Town Center) Zone [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation], Ward 6 (Ross).
26. SUP-38225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL P. JACKSON - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).
27. SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, HSRV GENERAL WL, LLC, SSRV GENERAL WL, LLC - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho Drive (APNs 139-29-201-005 and 139-29-612-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
28. SUP-38240 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: F. QUENTIN BROWN - Request for a Special Use Permit FOR A 80 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 6101 West Lake Mead Boulevard (APN 138-23-702-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
29. SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
30. SUP-38244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB FORT APACHE, LLC - OWNER: LAKES PLAZA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 9101 West Sahara Avenue, Suites #108 and #109 (APN 163-08-121-010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
31. SUP-38245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC - A request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 5655 Centennial Center Boulevard, Suite #170 (APN 125-27-411-013), [SC-TC (Service Commercial-Town Center) Special Land Use Designation] Zone, Ward 6 (Ross).
32. SUP-38251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FATPAK, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT TAVERN, LIMITED at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial), Ward 5 (Barlow).
33. SDR-38236 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED RENOVATION OF AN EXISTING CITY PARK on 59.37 acres at 3333 West Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

34. DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

35. DIR-37955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

CITIZENS PARTICIPATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF MAY 27, 2010



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-38056 - 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 10.21 acres at 6333 Fargo Avenue (APN 138-26-702-001), Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

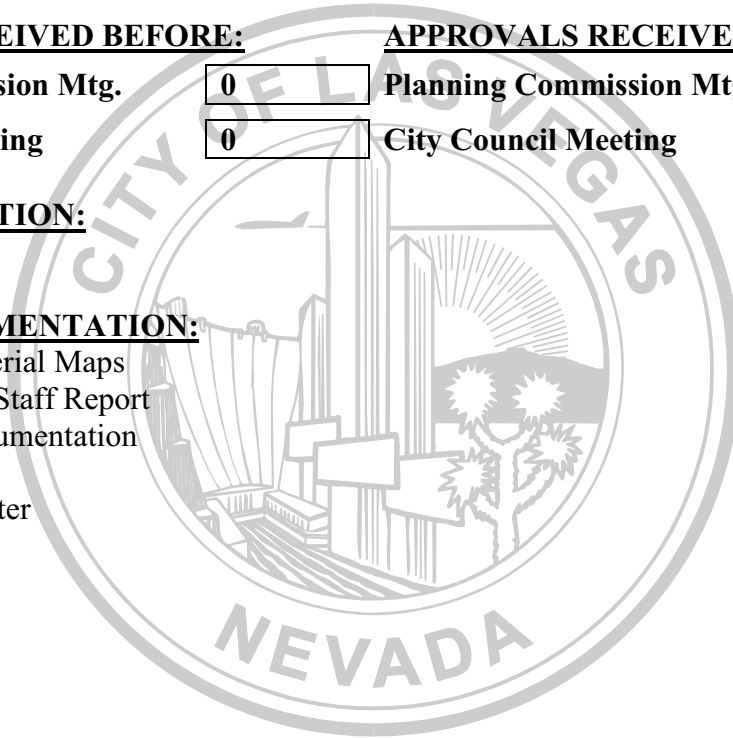
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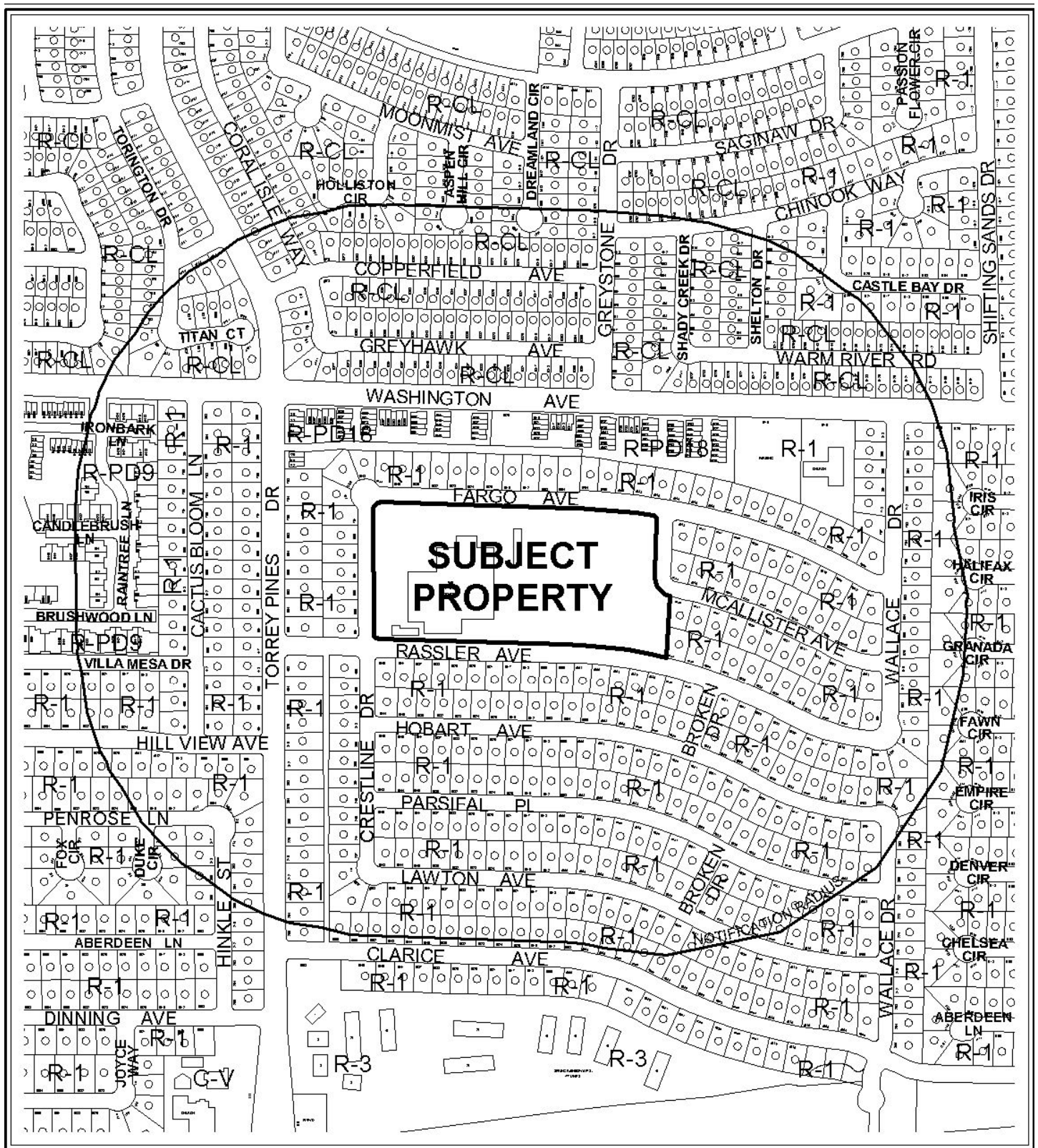
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





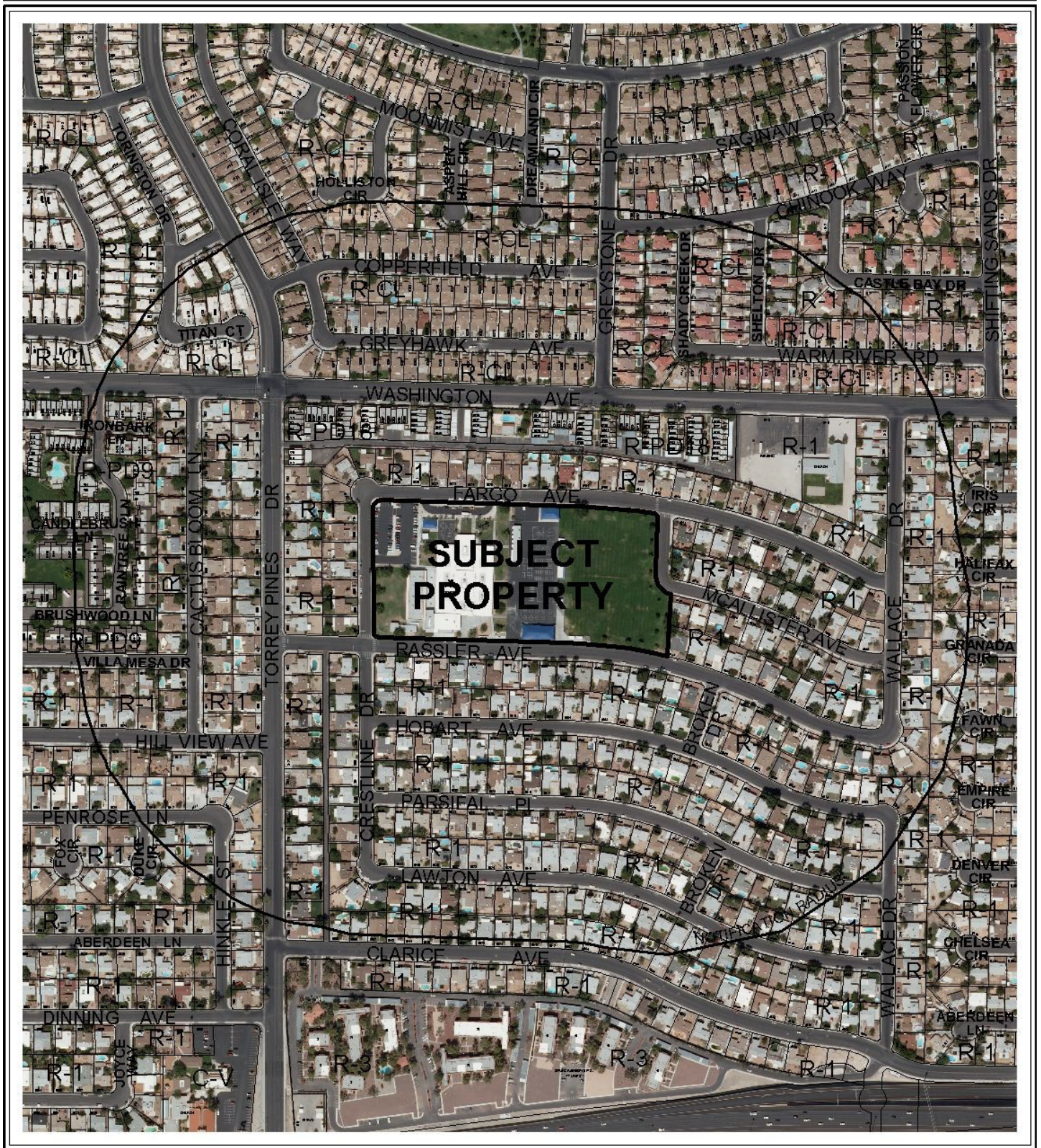
CASE: ZON-38056

RADIUS: 1000 FT

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

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





CASE: ZON-38056

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-38056** APN: 138-26-702-001

Name of Property Owner: Clark County School District

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: _____

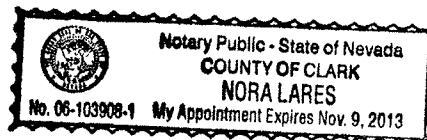
Signature of ^{REPRESENTATIVE} Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 6333 Fargo Avenue
 Project Name Vail Pittman Elementary School Proposed Use No Change
 Assessor's Parcel #(s) 138-26-702-001 Ward # 1
 General Plan: existing PF proposed _____ Zoning: existing R-1 proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.21 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Clark County School District Contact Linda Perri
 Address 2832 E. Flamingo Road Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121-5205
 E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 South Fourth Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89031
 E-mail Address _____

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

REPRESENTATIVE

Property Owner Signature*

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

Print Name Andrew P. Reed

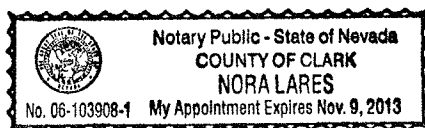
Subscribed and sworn before me

This 11th day of May, 20 10

Nora Jones

Notary Public in and for said County and State

Revised 10/27/08

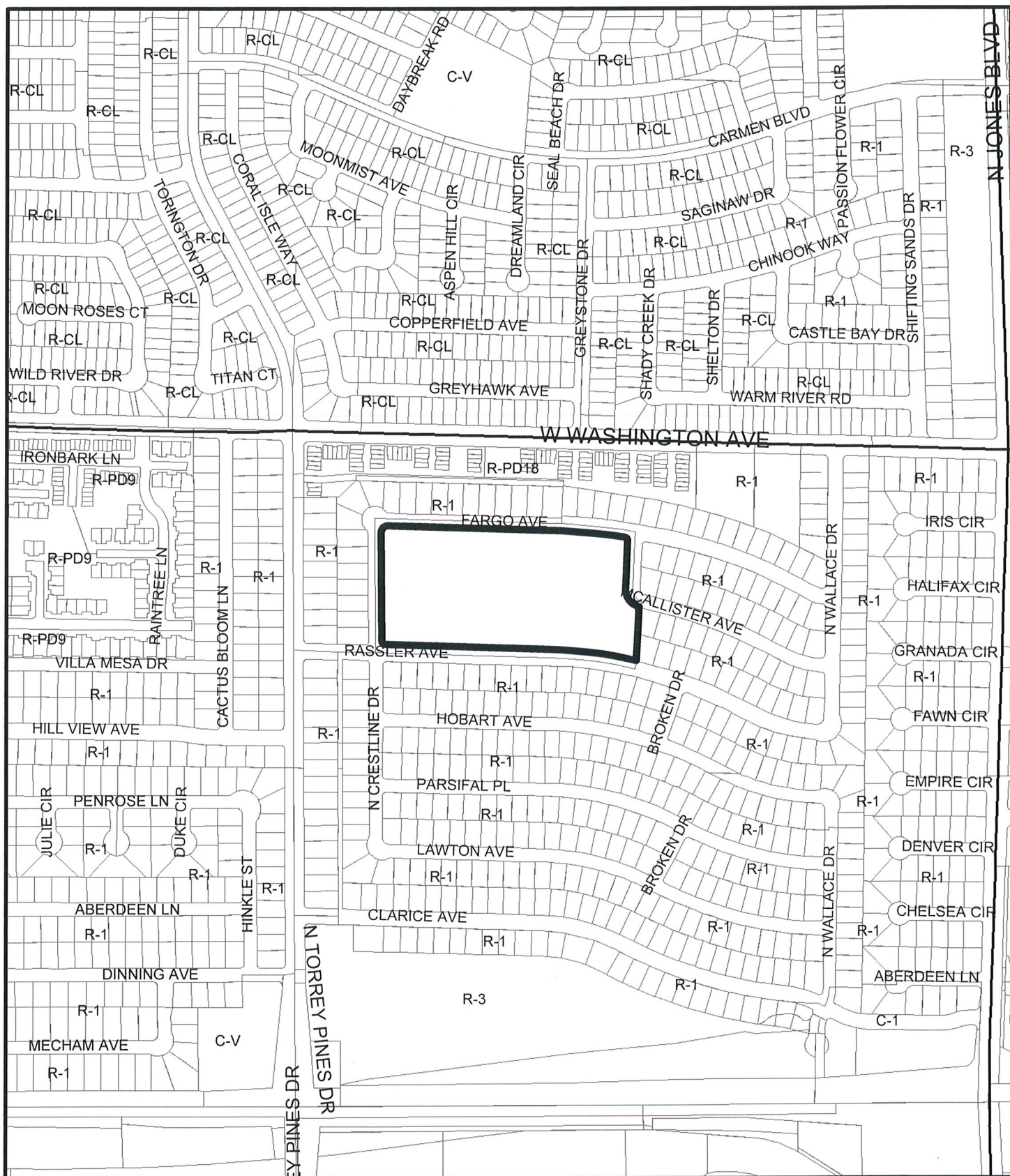


FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 38056</u>
Meeting Date:	<u>6-24-10</u>
Total Fee:	<u>N/A</u>
Date Received:*	
Received By:	<u>A Reed</u>

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

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



From R-1 to C-V

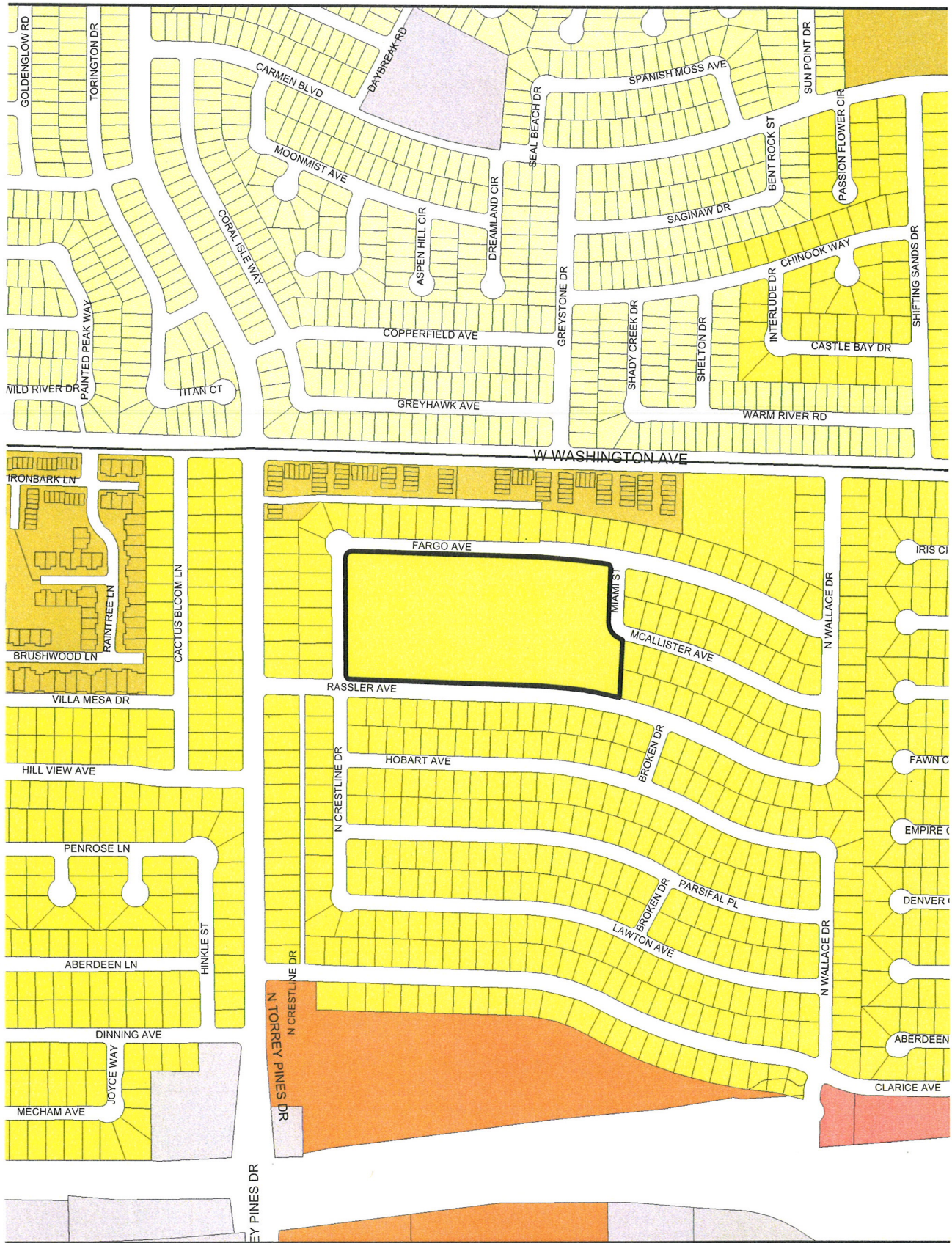
Data Current as of: April 27, 2010

ZON-38056



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





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

From R-1 To C-V

Data Current as of: April 27, 2010

ZON-38056



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. 702-229-9301



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

April 27, 2010

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

RE: Application ZON-38056
Assessors Parcel Number 138-26-702-001

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.

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



07101-001-06-09

ZON-38056

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-38057 - 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 10.10 acres at 7101 Pinedale Avenue (APN 138-34-202-001), Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

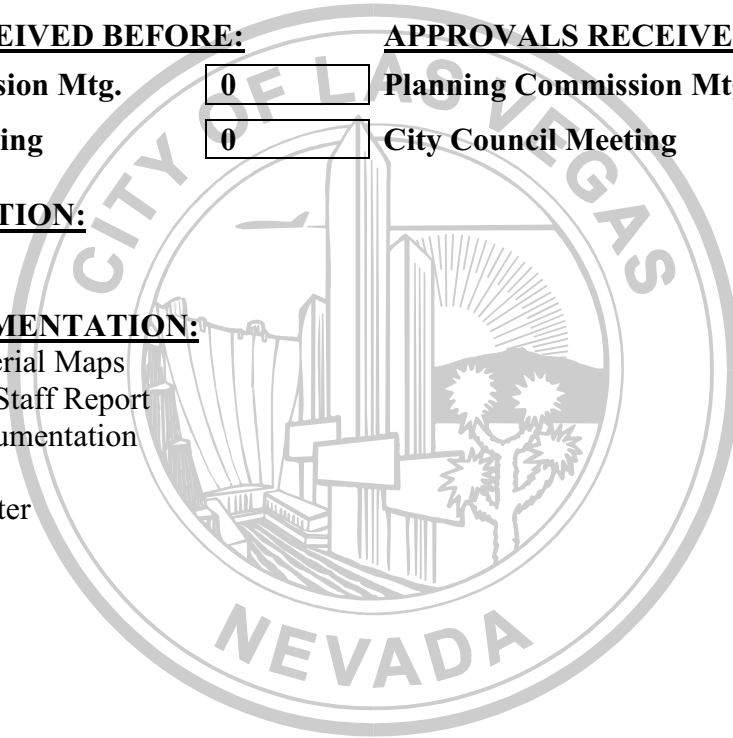
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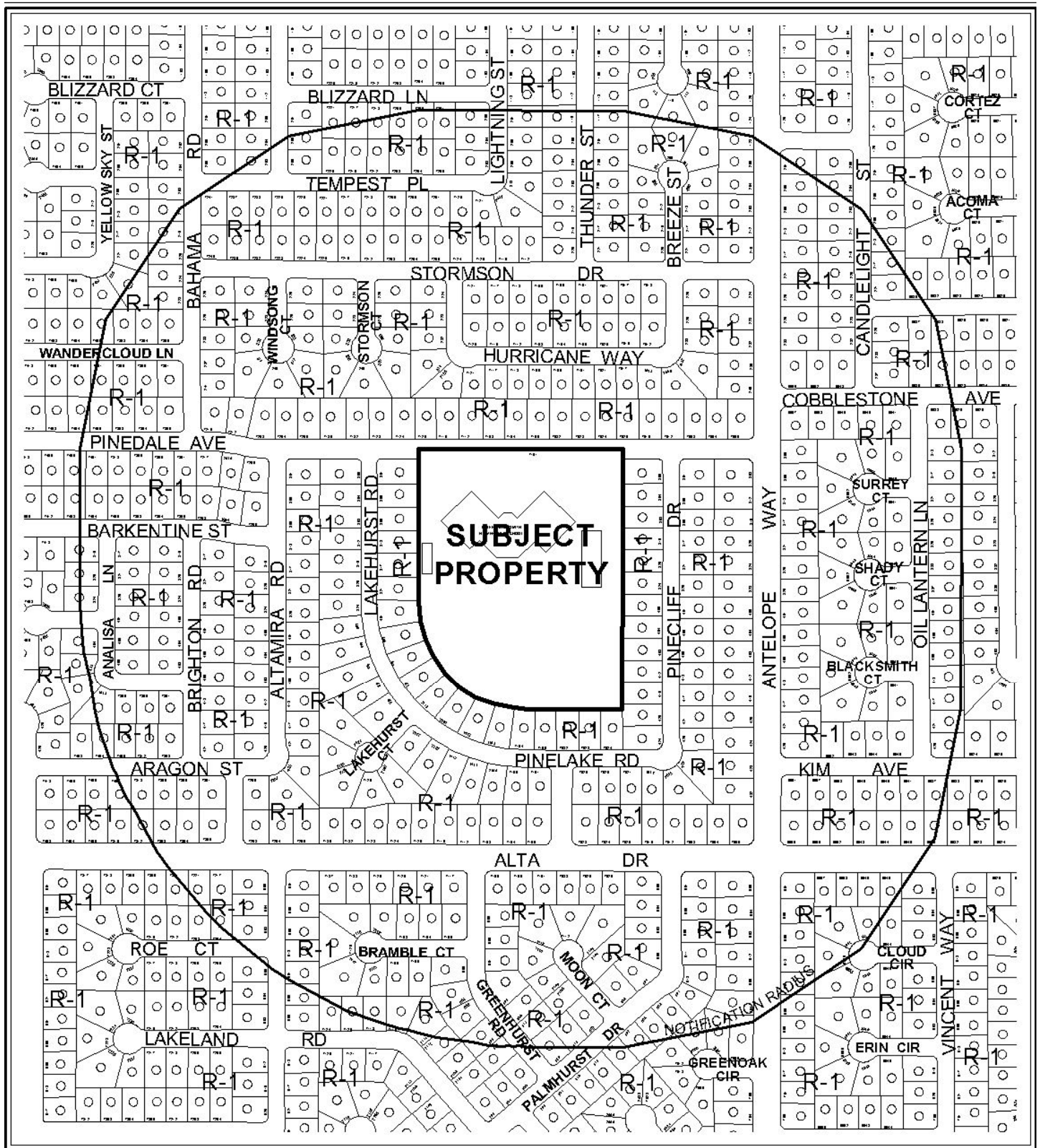
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: ZON-38057

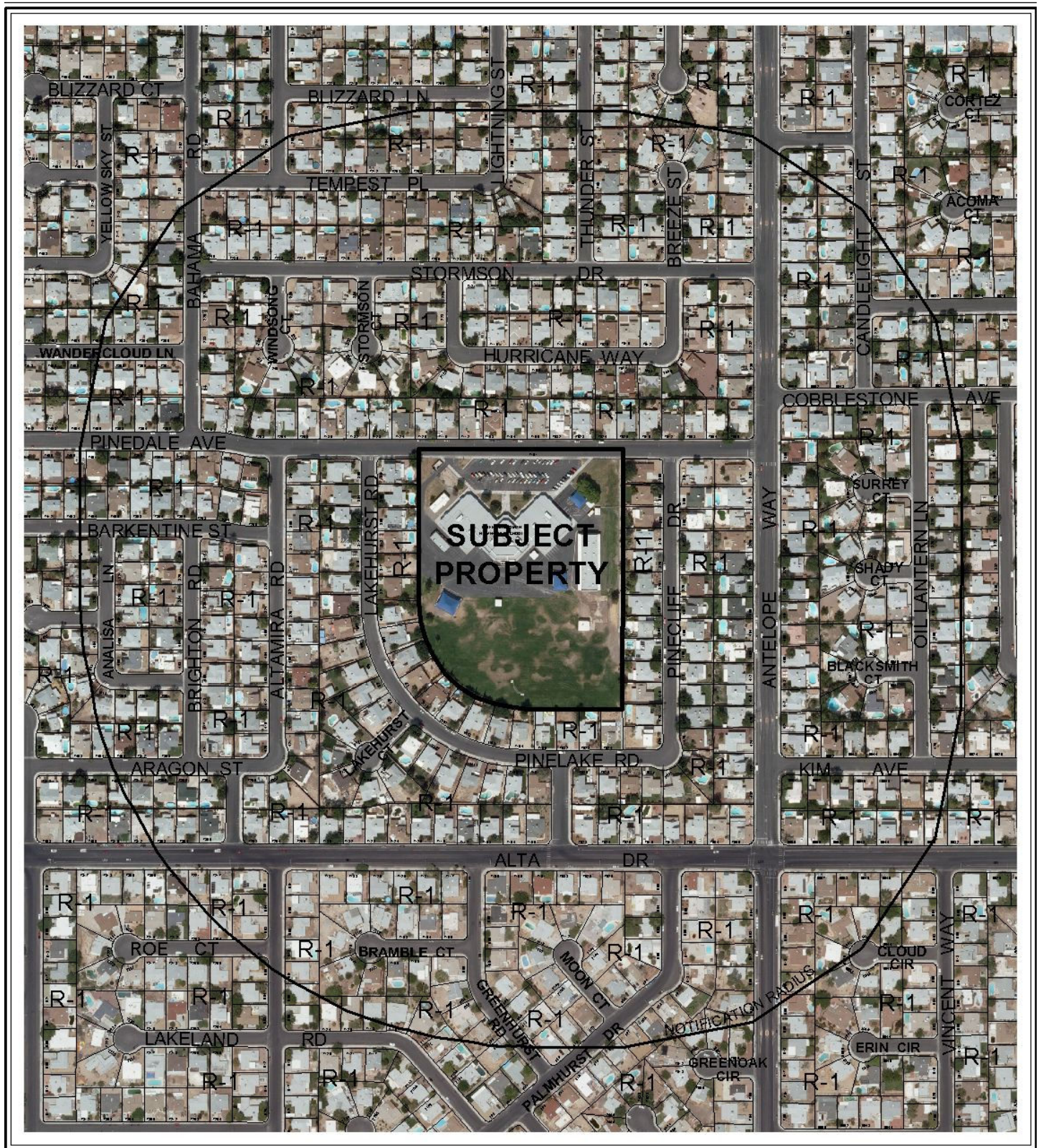
RADIUS: 1000 FT

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

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

0 400 800 Feet





CASE: ZON-38057

RADIUS: 1000 FT

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

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

0 400 800 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38057** APN: 138-24-202-001

Name of Property Owner: Clark County School District

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: _____

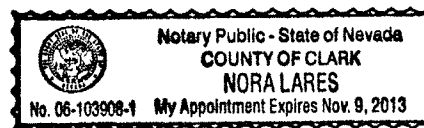
Signature of ^{REPRESENTATIVE} Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 20 10

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 7101 Pinedale Avenue
 Project Name Helen Marie Smith Elementary School Proposed Use No Change
 Assessor's Parcel #(s) 138-34-202-001 Ward # 1
 General Plan: existing PF proposed _____ Zoning: existing R-1 proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.10 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Clark County School District Contact Linda Perri
 Address 2832 E. Flamingo Road Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121-5205
 E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 South Fourth Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89031
 E-mail Address _____

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

REPRESENTATIVE
 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

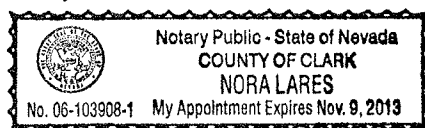
Subscribed and sworn before me

This 11th day of May, 20 10.

Norfares

Notary Public in and for said County and State

Revised 10/27/08

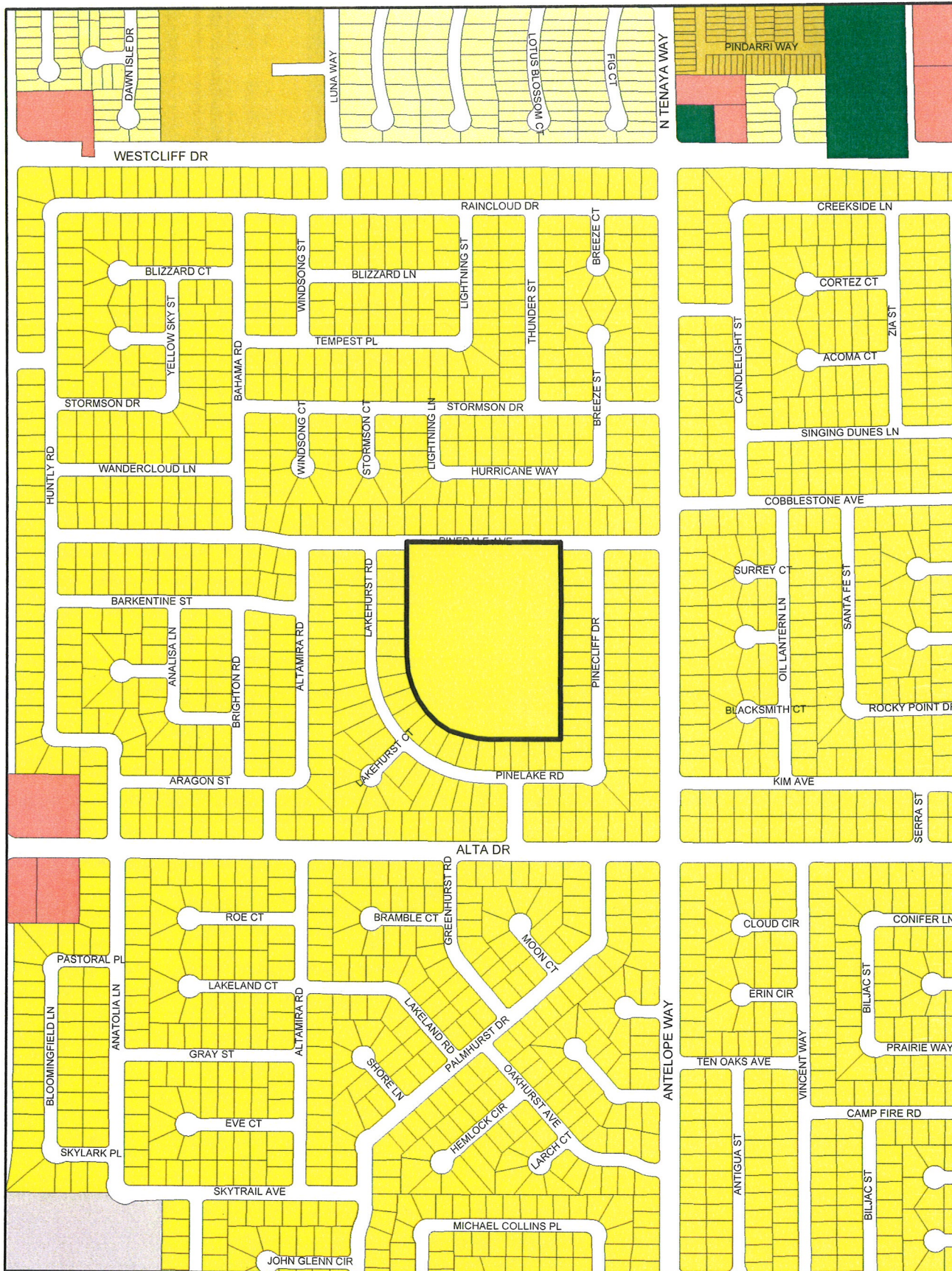


FOR DEPARTMENT USE ONLY

Case #	<u>38057</u>
Meeting Date:	<u>6-24-10</u>
Total Fee:	<u>N/A</u>
Date Received:*	
Received By:	<i>Andy Reed</i>

*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



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
	C-PB		R-5		C-1		M
	P-C						

From R-1 To C-V

Data Current as of: April 27, 2010

ZON-38057



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





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 27, 2010

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

RE: Application ZON-38057
Assessors Parcel Number 138-34-202-001

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.

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-38057

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-38058 - 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 17.82 acres at 300 South Torrey Pines Drive (APNs 138-35-111-004 and 138-35-215-001), Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

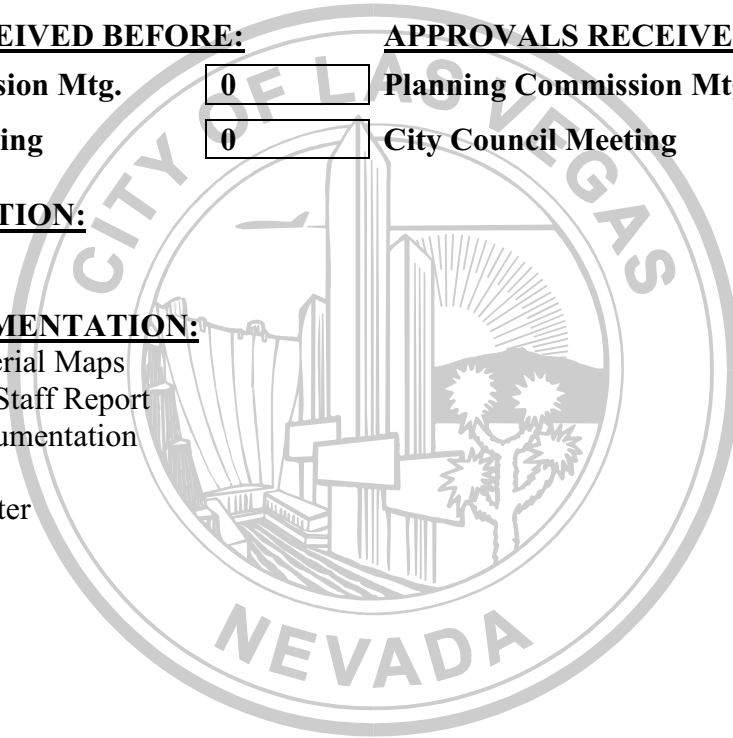
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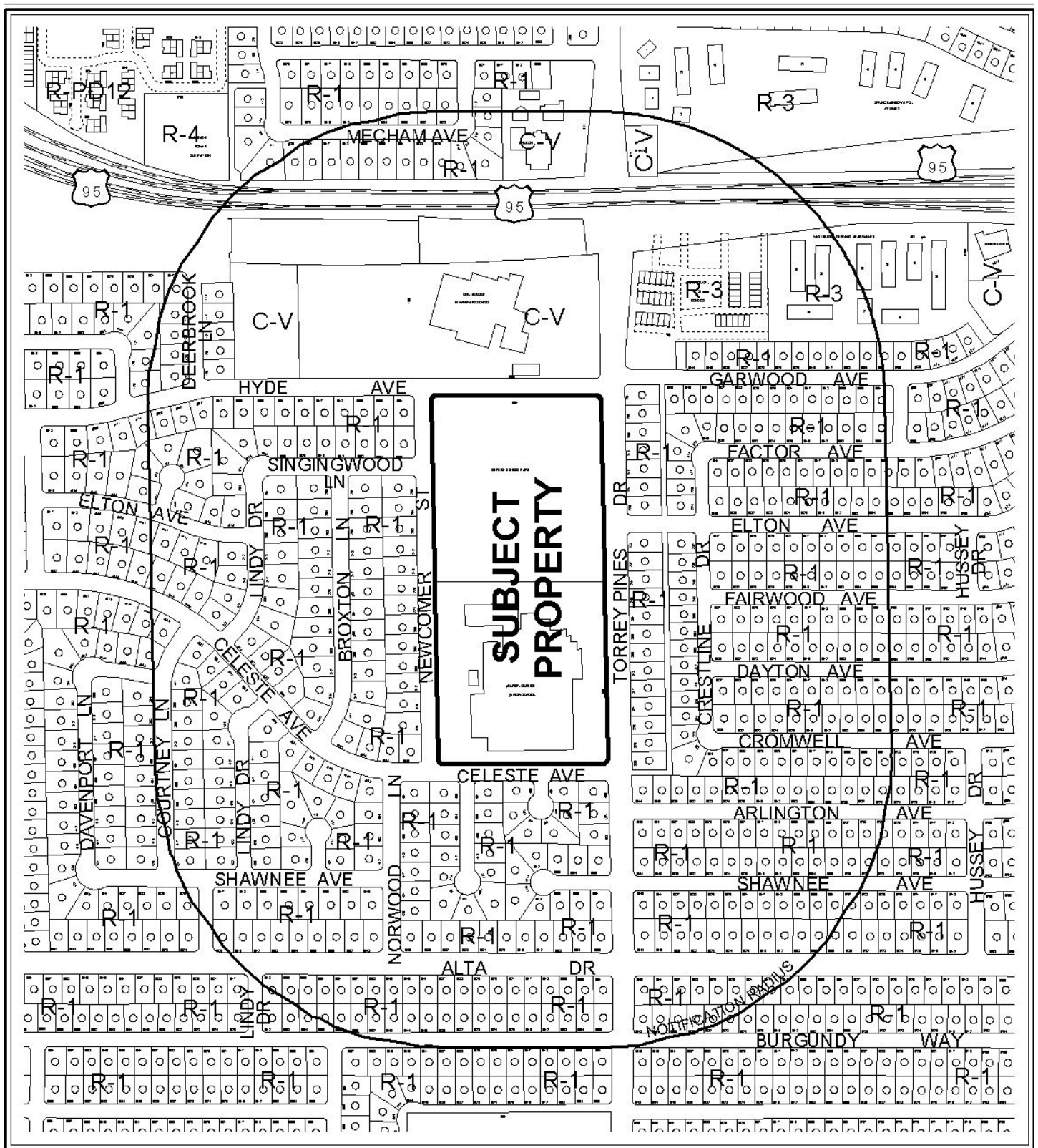
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: ZON-38058

RADIUS: 1000 FT

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

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





CASE: **ZON-38058**

RADIUS: 1000 FT

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

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

0 400 800 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38058** APN: 138-35-111-004 and 138-35-215-001

Name of Property Owner: Clark County School District

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: _____

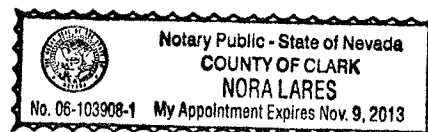
Signature of ^{REPRESENTATIVE} Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 300 South Torrey Pines Drive
 Project Name Garside Junior High School Proposed Use No Change
 Assessor's Parcel #(s) 138-35-111-004 and 138-35-215-001 Ward # 1
 General Plan: existing PF proposed _____ Zoning: existing R-E proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 17.82 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Clark County School District Contact Linda Perri
 Address 2832 E. Flamingo Road Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121-5205
 E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 South Fourth Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89031
 E-mail Address _____

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

REPRESENTATIVE
 Property Owner Signature* Andy 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

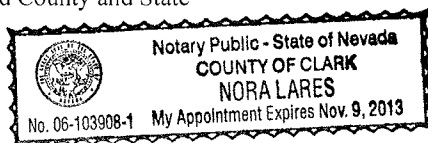
Subscribed and sworn before me

This 11th day of May, 20 10.

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08

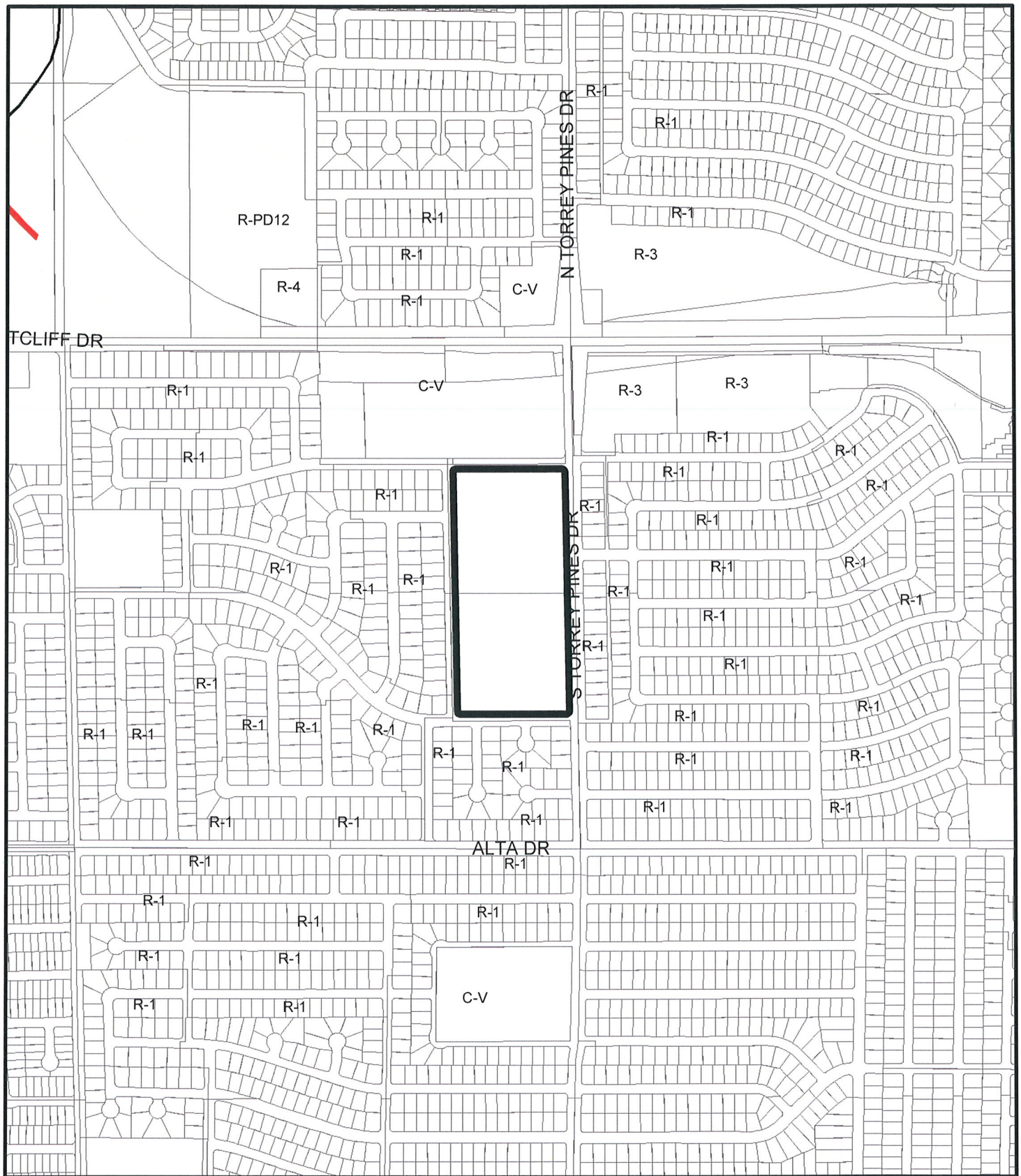


FOR DEPARTMENT USE ONLY

Case #	<u>38058</u>
ZON -	<u>38058</u>
Meeting Date:	<u>6-24-10</u>
Total Fee:	<u>N/A</u>
Date Received:*	
Received By:	<u>A. Reed</u>

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

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From R-E to C-V

ZON-38058

Data Current as of: April 27, 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



[illegible]

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-PB		R-4		C-D		C-M
	P-C		R-1		C-1		M

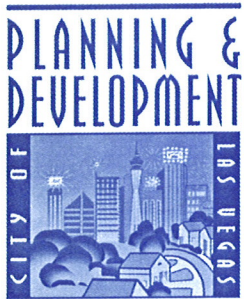
Data Current as of: April 27, 2010

ZON-38058



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Geographic Information System
Planning & Development Dept.
702-229-6301





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 27, 2010

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

RE: Application ZON-38058
Assessors Parcel Numbers 138-35-111-004

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

ZON-38058

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-38059 - 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 8.83 acres at 1100 Lena Street (APN 139-25-601-002), Ward 3 (Reese).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

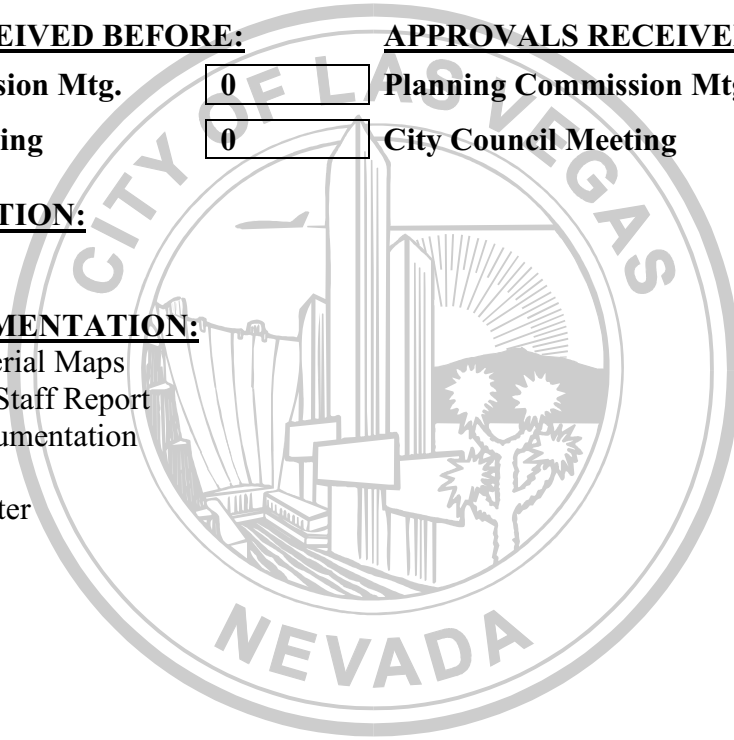
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38059** APN: 139-25-601-002

Name of Property Owner: Clark County School District

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: _____

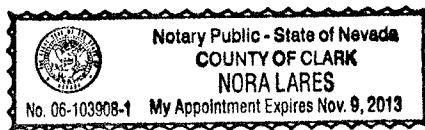
Signature of ^{REPRESENTATIVE} Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 2010

Nora Lares
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
Project Address (Location) 1100 Lena Street
Project Name C.C. Ronnow Elementary School Proposed Use No Change
Assessor's Parcel #(s) 139-25-601-002 Ward # 3
General Plan: existing PE proposed _____ Zoning: existing R-1 proposed C-V
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8.83 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Clark County School District Contact Linda Perri
Address 2832 E. Flamingo Road Phone: _____ Fax: _____
City Las Vegas State NV Zip 89121-5205
E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed
Address 731 South Fourth Street Phone: 229-6882 Fax: _____
City Las Vegas State NV Zip 89031
E-mail Address _____

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

REPRESENTATIVE

Property Owner Signature*

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

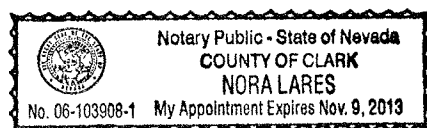
Print Name Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 2010

Nora Lares

Notary Public in and for said County and State



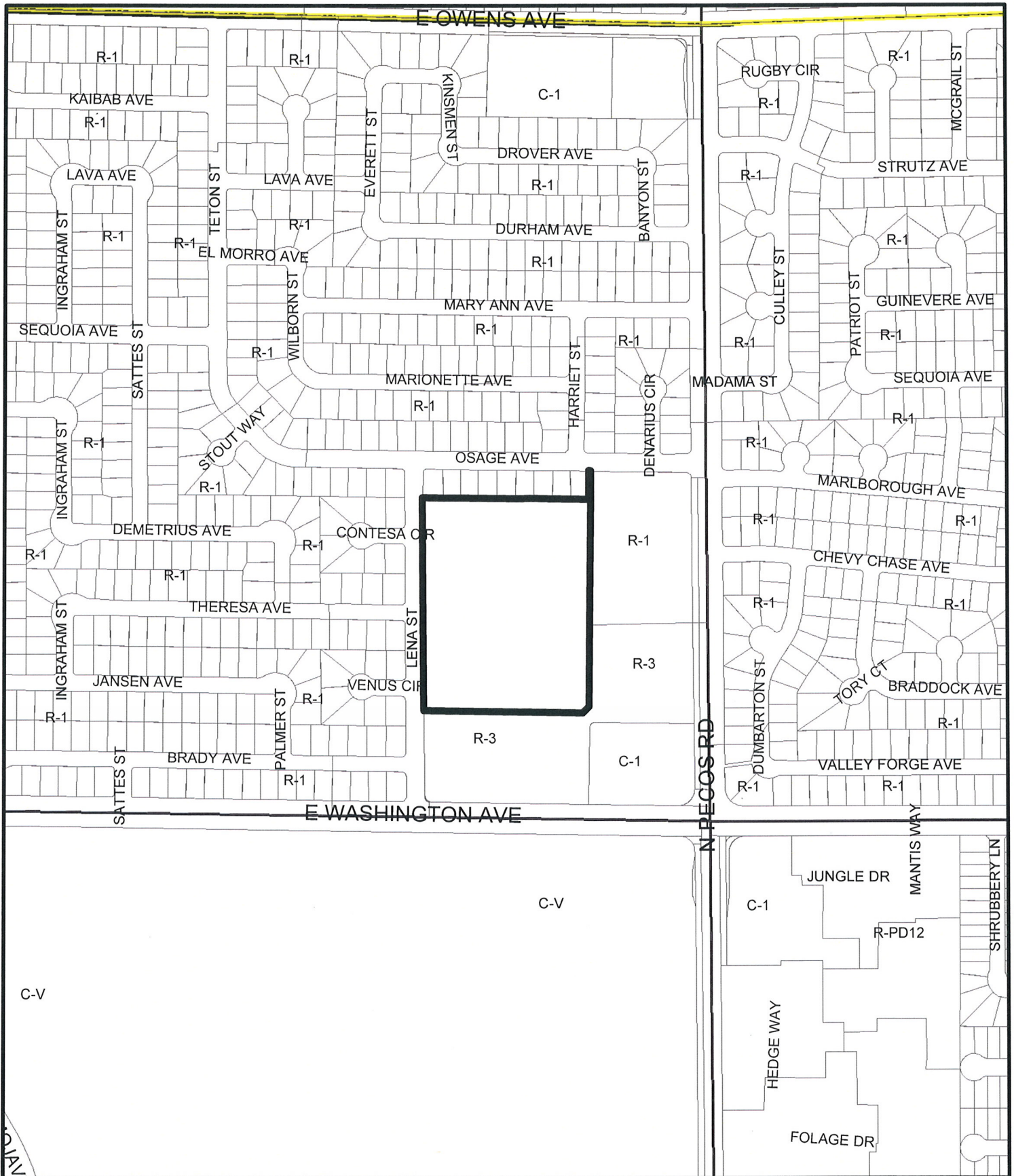
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-38059</u>
Meeting Date:	<u>6-24-10</u>
Total Fee:	<u>N/A</u>
Date Received:*	
Received By:	<u>A Reed</u>

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

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



From R-1to C-V

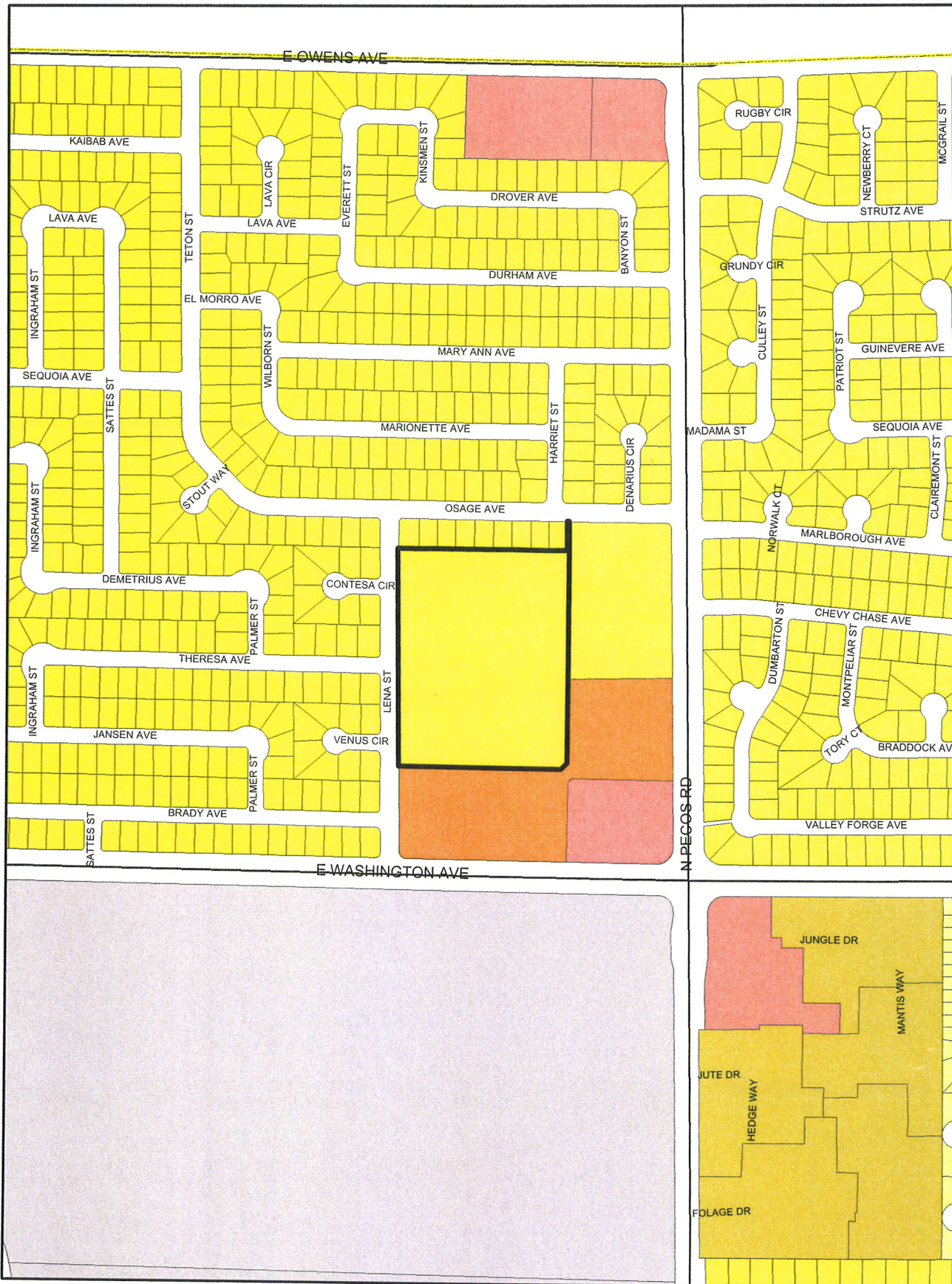
Data Current as of: April 27, 2010

ZON-38059



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 702-259-6301





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-PB		R-4		C-D		C-M
	P-C		R-5		C-1		M
	R-1						

From R-1to C-V

ZON-38059

Data Current as of: April 27, 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. 702-229-6501





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 27, 2010

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

RE: Application ZON-38059
Assessors Parcel Number 139-25-601-002

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-38059

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-38143 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC - Required Review of a previously approved Special Use Permit (SUP-32148) THAT ALLOWED A 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE REQUIRED at 8950 West Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

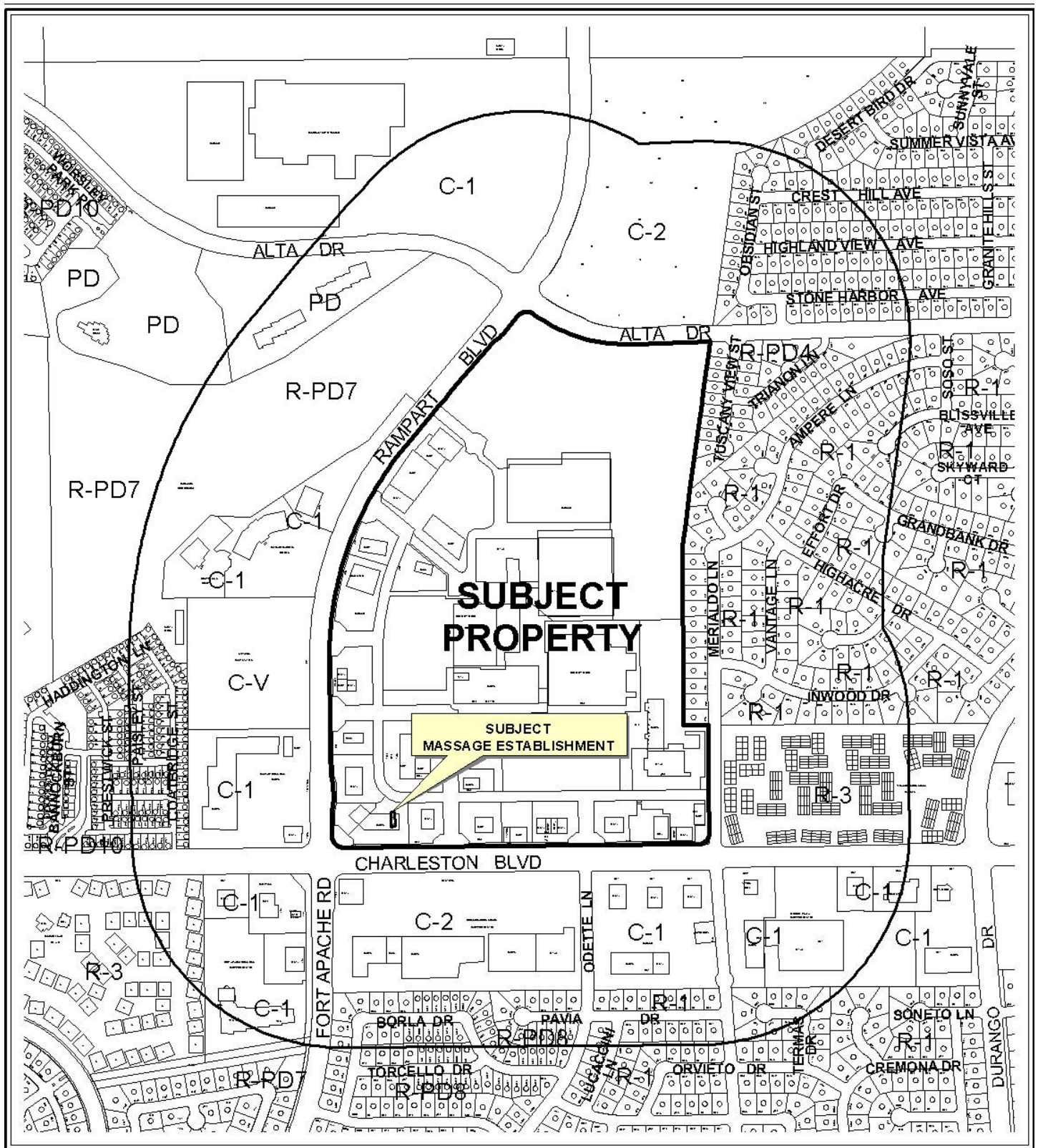
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-32148
6. Justification Letter

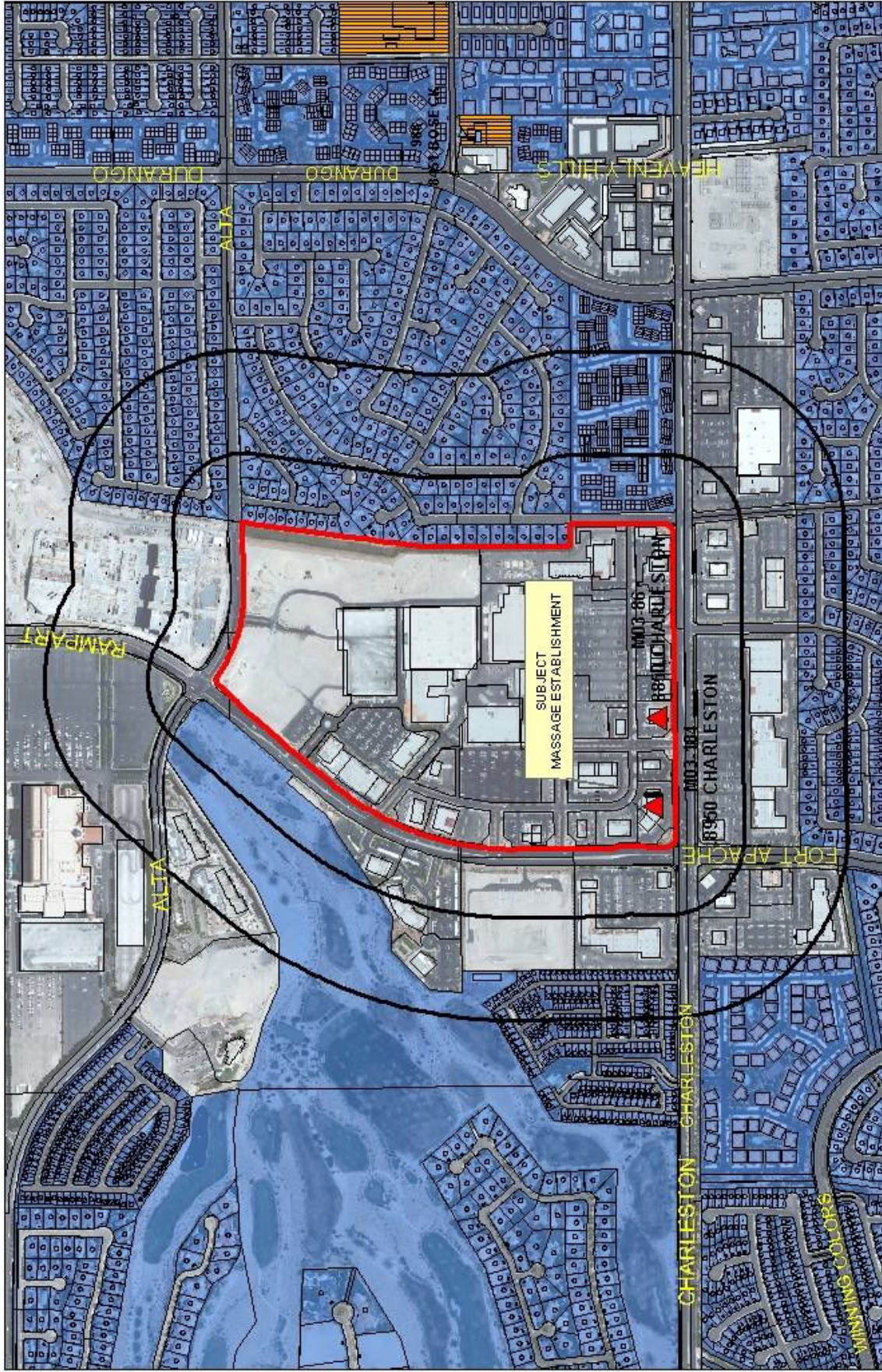


CASE: **RQR-38143**

RADIUS: 1000 FT

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





RQR-38143

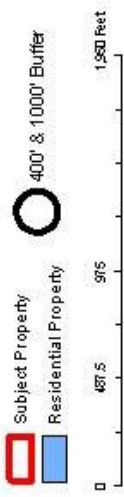
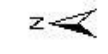
Business Licenses

-  Massage Establishment
-  Child Care/Children Facility

Protected Landuses

-  RELIGIOUS
-  CITY PARKS
-  SCHOOLS

-  Subject Property
-  Residential Property



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-38143** APN: 138-32-412-026

Name of Property Owner: JMK Boca Pad, LLC

Name of Applicant: Mr. Stephen L. Cook, Summerlin Massage NV, LLC

Name of Representative: Stephen Cook

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN:

Signature of Property Owner: _____

Print Name: John Kirkorian

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

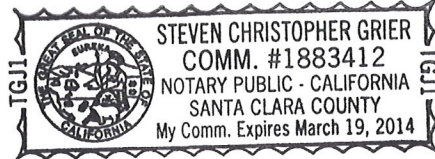
RECEIVED

APR 29 2010

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 9th
day of April, 20 10, by John Kirkorian

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



(Seal)

Signature

RECEIVED

APR 29 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SummertinMassage NV LLC dba Massage Envy - Boca Park
Project Address (Location) 8950 W. Charleston Blvd. #7 Las Vegas NV 89117
Project Name Massage Envy Proposed Use _____
Assessor's Parcel #(s) 138-32-412-026 Ward # 2
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER JMK Boca Pad, LLC Contact John Kirkorian
Address 1630 W. Campbell Ave. Phone: 408-379-7547 Fax: 408-379-9093
City Campbell State CA Zip 95008
E-mail Address john.kirkorian@gmail.com

APPLICANT Stephen Cook - Summertin Massage NV LLC Contact Stephen L. Cook
Address 19506 N 41st Ln Phone: 602-882-0898 Fax: 623-551-9668
City Glendale State AZ Zip 85308
E-mail Address SLCOOK@massageenvy.com

REPRESENTATIVE Stephen Cook Contact _____
Address Same as above 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 John Kirkorian

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

RQR-38143

Meeting Date:

6/24/10

Total Fee:

\$800

Date Accepted:

4/29/10

Accepted By:

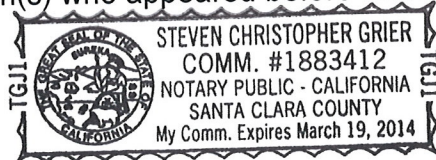
[Signature]

*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.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 9th
day of April, 2010, by John Kirkorian

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



(Seal)

Signature

Steven Grier

RECEIVED

APR 29 2010

APR 29 2010

RECEIVED

101144
BOCA PARK - PAD G
Perham
PERHAM ASSOCIATES, INC.
2200 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.940.8400 702.940.2222 FAX
06/07

This drawing is the property of Perham Associates, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Perham Associates, Inc. The information contained herein is confidential and proprietary to Perham Associates, Inc. and is not to be disclosed to any third party without the written consent of Perham Associates, Inc. The information contained herein is for informational purposes only and is not to be used for any other purpose.

Rev	Date	By	Description
1	06-07	AK	BOCA PARK - PAD G

BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

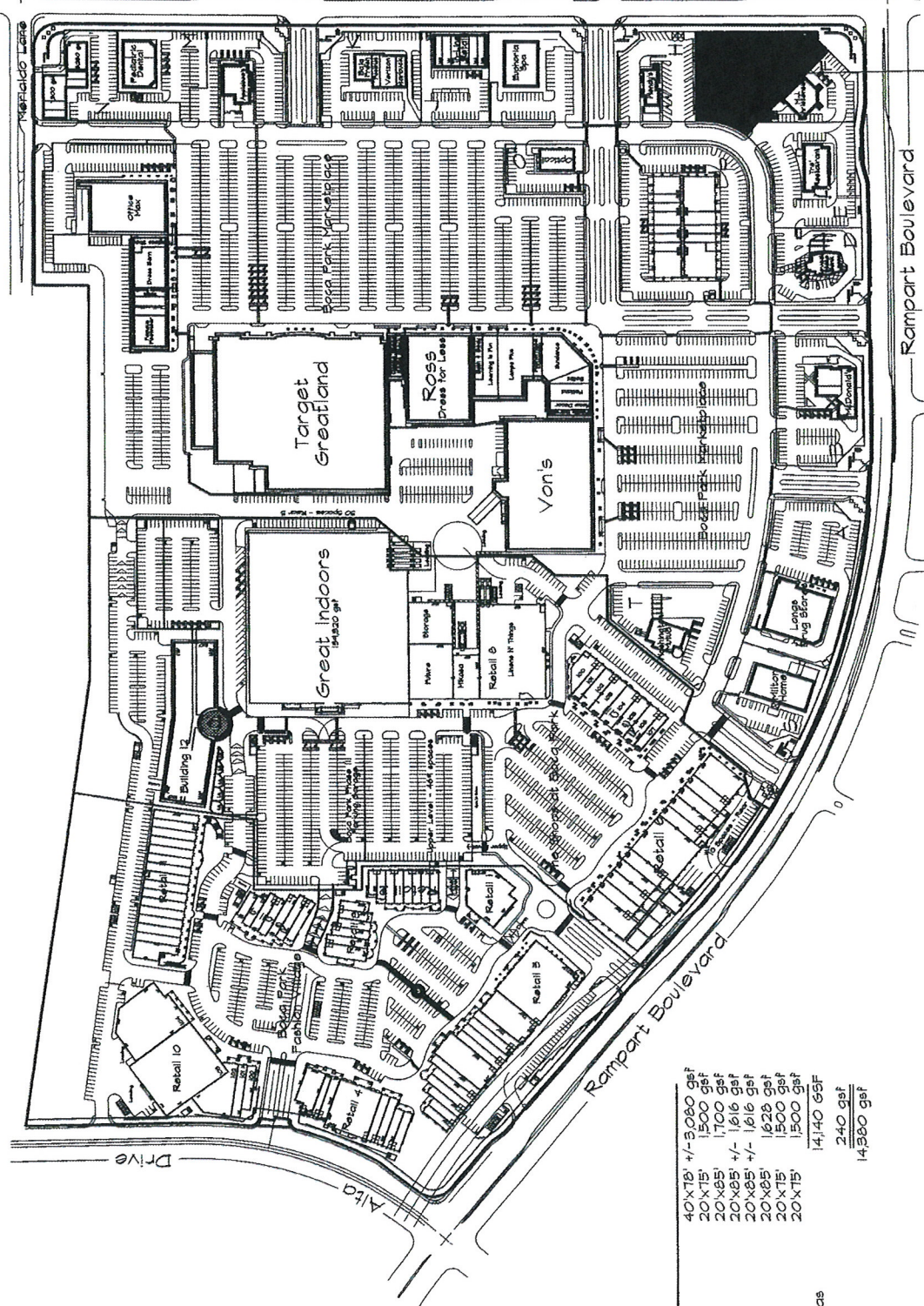
Drawn/Checked By
R.N./J.R.
Date
12-28-01
Project Number
101144
Sheet Number

A-1.0

RQR-38143

OVERALL SITE PLAN

SCALE: NTS



Building - 6	40'x75'	+/- 3,080 gsf
Suite - 100	20'x75'	1,500 gsf
Suite - 102	20'x85'	1,700 gsf
Suite - 103	20'x85'	+/- 1,616 gsf
Suite - 104	20'x85'	+/- 1,616 gsf
Suite - 105	20'x85'	1,628 gsf
Suite - 106	20'x75'	1,500 gsf
Suite - 107	20'x75'	1,500 gsf
Suite - 108	20'x75'	1,414 gsf
Total Suite Areas		240 gsf
Common		14,380 gsf
Total Area		



CHARLESTON BOULEVARD

RQR-38143

APR 29 2010

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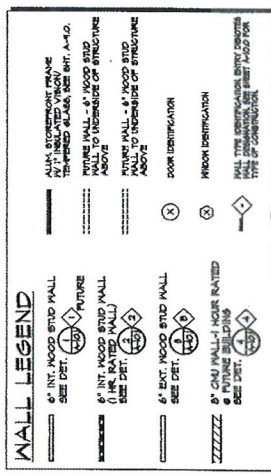
Drawn/Checked By
C.N. / J.R.

Date
12-28-01

Project Number
101144

Sheet Number

A-2.0



NOTES TO CONTRACTOR:

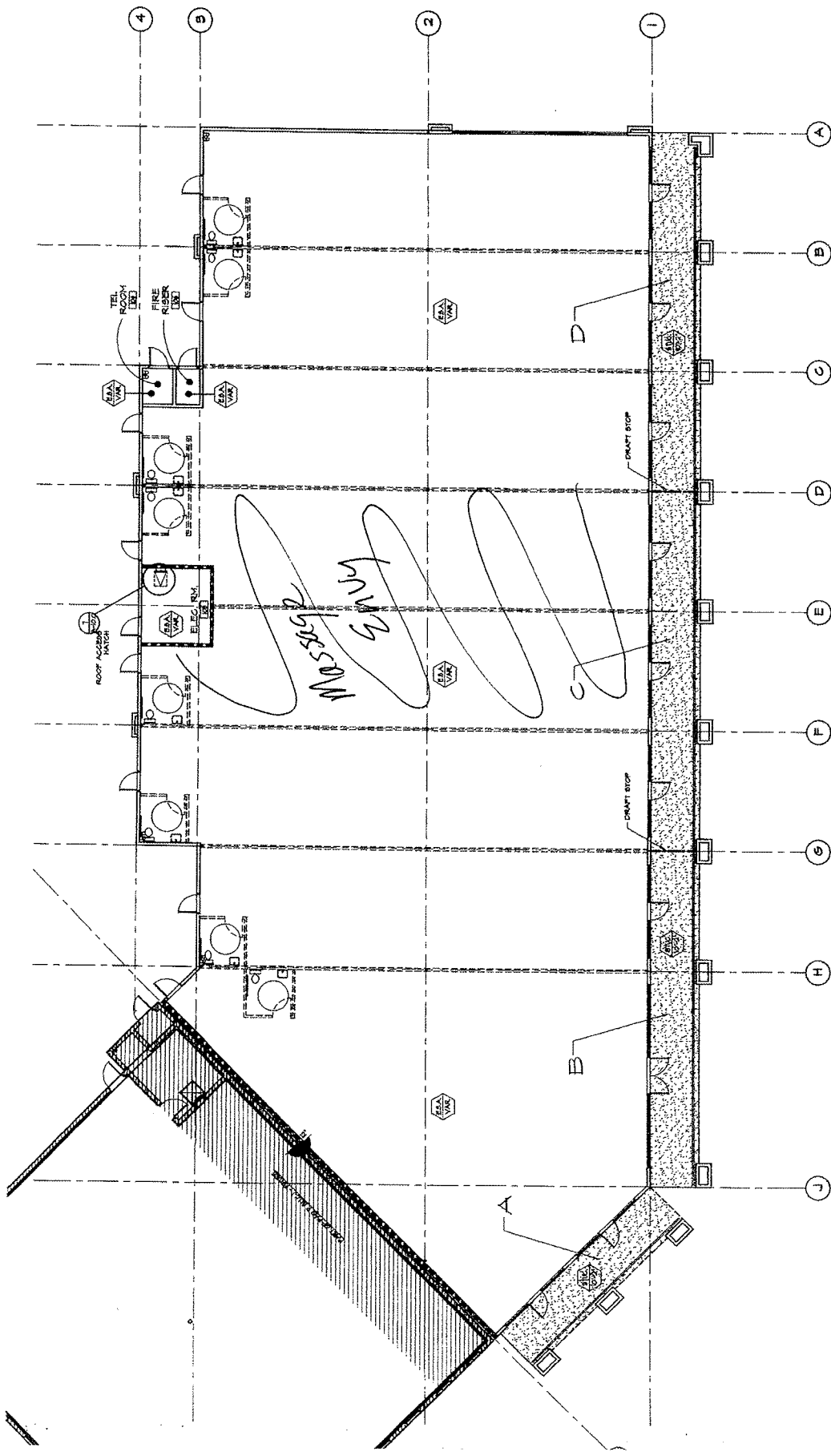
1. SUBMIT SHOP DRAWINGS OF FORMS, TIEBARS, AND BRACKETS FOR ARCHITECT'S REVIEW AND APPROVAL.
2. SUBMIT SHOP DRAWINGS OF PRE-PACKAGED AND PRECAST CONCRETE STRUCTURAL REINFORCEMENT FOR ARCHITECT'S REVIEW AND APPROVAL.
3. SUBMIT SHOP DRAWINGS OF AUTOMATIC WIRE SPLICING SYSTEM FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL.
4. SUBMIT SHOP DRAWINGS OF ROOF JOIST UNITS WITH PRECAST CONCRETE SLABS FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. IN CASE OF ANY DISCREPANCY OR UNCLEAR ITEM ON PLAN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH HIS PRIOR TO REVISION.

GENERAL NOTES:

1. ALL WORKS SHALL CONFORM WITH ALL THE PROVISIONS OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE PLUMBING CODES AND ALL APPLICABLE MECHANICAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF ALL SUCH CODES AND ORDINANCES.
2. FOR DOOR AND WINDOW TYPES, SEE SCHEDULE 1 DETAILS.
3. SEE SHEET A-1.0.
4. FOR WALL TYPES AND CONSTRUCTION DETAILS SEE SHEET A-1.0.2.
5. ALL DIMENSIONS ARE TO FACE OF MOOD BOARD UNLESS NOTED OTHERWISE.
6. USE #3 REINFORCING RESISTANT TO STEEL BOND IN REINFORCING WHERE CONCRETE OCCURS.
7. REINFORCING AND DRAFTSMAN'S REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE TYPICAL REINFORCING DETAIL DRAWINGS, L-1.
8. FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE ONLY. THE FINISH FLOOR SHALL BE DETERMINED BY THE ARCHITECT FOR ALL AREAS, FINISH SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE.
9. ALL EXTERIOR WALLS TO BE 24" D.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
10. ALL INTERIOR WALLS TO BE 24" D.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
11. ALL POSITIVE PRESSURE IN REINFORCING SHALL BE 80% POSITIVE TENSILE STRENGTH OF BAR. TYPED "C" SHALL BE USED TO IDENTIFY ALL REINFORCING BARS. ALL REINFORCING SHALL BE IDENTIFIED BY ALL INTERSECTIONS OF REINFORCING.
12. ALL REINFORCING SHALL BE IDENTIFIED BY ALL INTERSECTIONS OF REINFORCING.

FLOOR PLAN

RQR-38143
TYPE OF CONNECTION



REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

CEILING LEGEND

ANSI/ASH	DESCRIPTION
[Symbol]	CEILING MATERIAL
[Symbol]	CEILING HEIGHT
[Symbol]	EXTERIOR STUCCO CEILING
[Symbol]	INTERIOR STUCCO CEILING
[Symbol]	PROPOSED CEILING HEIGHT
[Symbol]	PROPOSED ROOF STRUCTURE
[Symbol]	SEE GENERAL NOTES
[Symbol]	STUCCO ROOF - SEE PLAN FOR CEILING DET.

NOTE:
8" HIDE CONTIGUOUS ROOF VENT IN JAY RIDGE x 648 AND A NET FREE VENT AREA OF 28.00 SQ. IN. 1/2 FT. W.D.

ATTIC VENTILATION ANALYSIS (PER U.B.C. (BOB.9))

ZONE	VENT AREA	ATTIC AREA	VENT REQ'D. (UBC)	VENT PROVIDED
A	8"	41,472 SQ. IN.	41,472 / 180 = 230.40 SQ. IN.	28,000 SQ. IN. / 2 FT. (44'-9") = 56,000 SQ. IN.
B	8"	48,968 SQ. IN.	48,968 / 180 = 272.04 SQ. IN.	28,000 SQ. IN. / 2 FT. (44'-9") = 56,000 SQ. IN.

- NOTES**
1. REFER TO ARCHITECTURAL FLOOR PLANS FOR WALL TYPES AND WINDOW SIZES.
 2. ALL CEILING HEIGHTS CALL-OUTS MUST BE MINIMUM 7'0" TO 7'6".
 3. TYPICAL JELLY OBSERVATION.
 4. CEILING CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE A WORKABLE INSTALLATION IN ORDER TO PROVIDE A WORKABLE INSTALLATION.

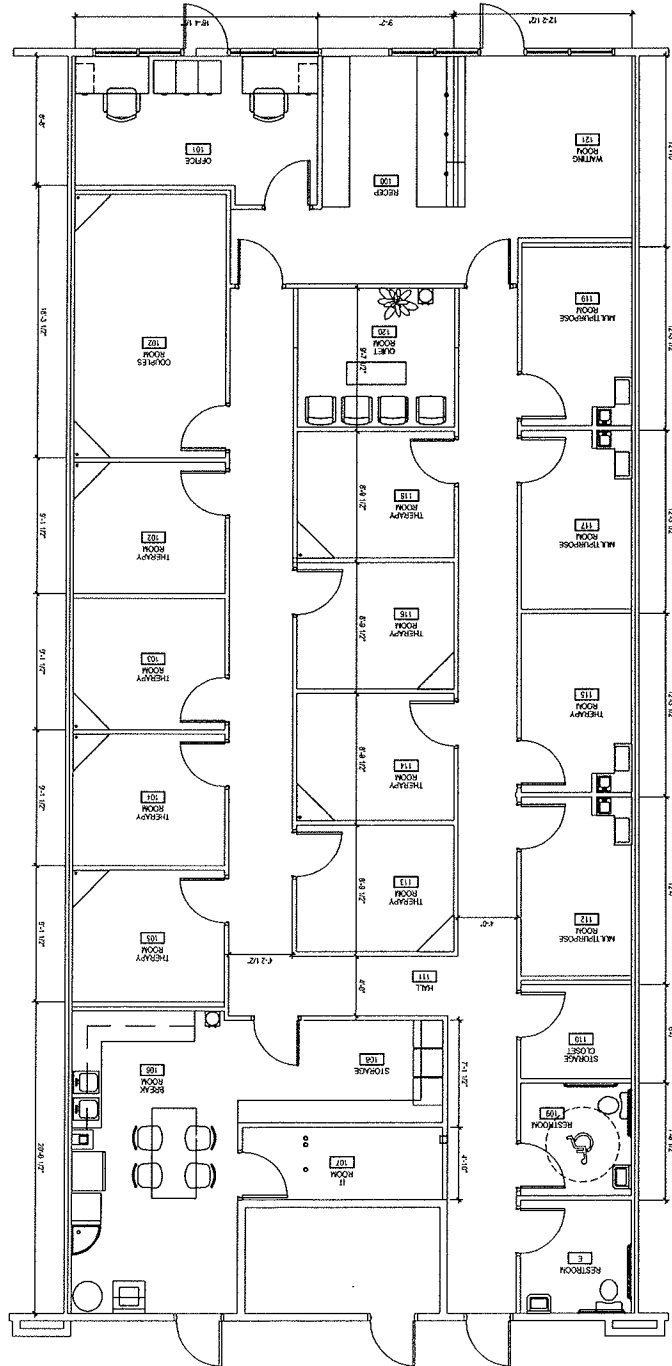
RECEIVED 12-28-01
PROJECT NUMBER 101144
DATE 12-28-01
APR 29 2010
RQR-38143

RQ-R-38143

APR 29 2010

RECEIVED

Message Entry - Boca Park
8950 W. Charleston



BOCA PARK - PAD G

Perlmutter
 PERLMUTTER ARCHITECTS, INC.
 2200 CORPORATE CIRCLE
 HENDERSON, NEVADA 89074
 702.960.4000 702.932.3322 fax

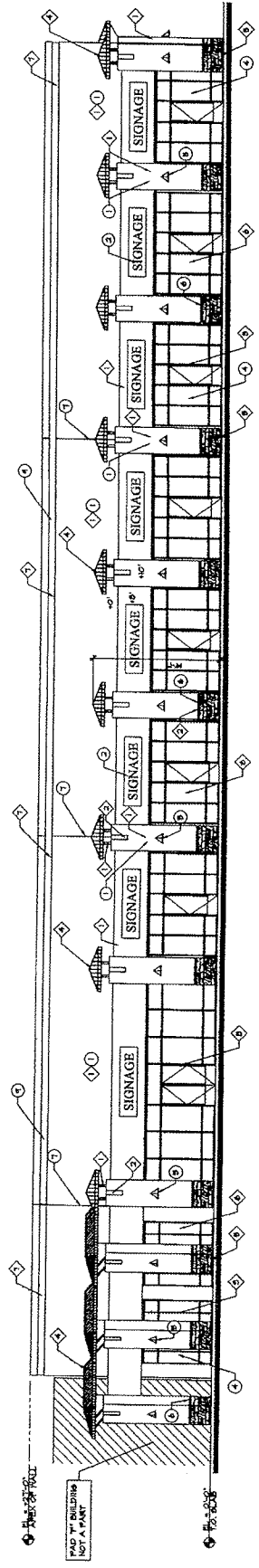
Sheet

This drawing is prepared by the Architect and is to be used only for the project and site indicated. It is not to be used for any other project or site without the written consent of the Architect. The Architect assumes no responsibility for the construction of the project or for the safety of the project. The Architect is not responsible for the construction of the project or for the safety of the project.

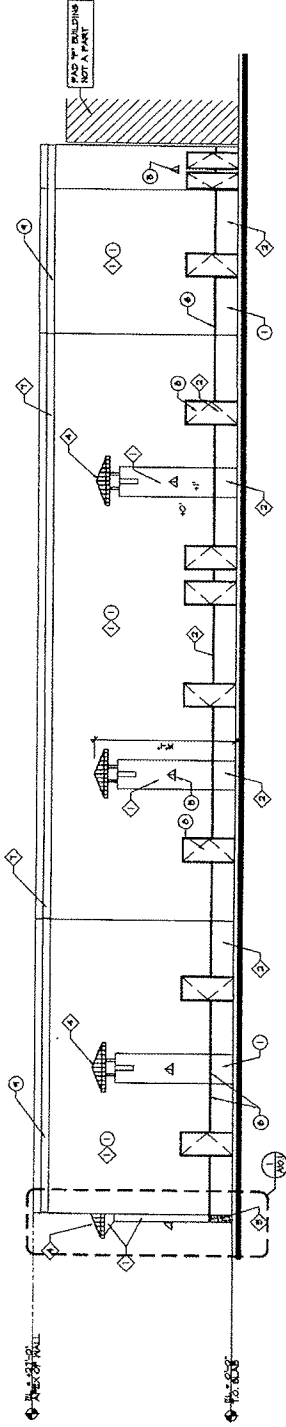
Rev	Date	By	Description
1	01-01-00	CR	ISSUE FOR PERMIT

BOCA PARK - PAD G
 INTERCAPITAL DEVELOPMENT
 NEC Charleston and Rampart
 Las Vegas, Nevada

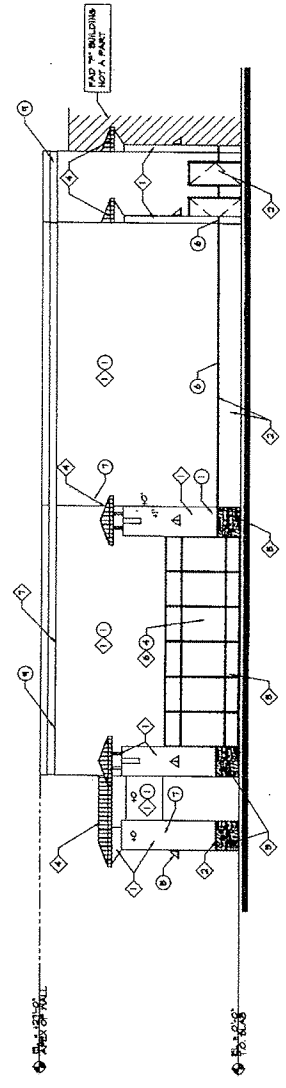
Drawn/Checked by
 R.N. / J.R.
 Date
 12-28-01
 Project Number
 101144
 Sheet Number
 A-E-C



A SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



B NORTH ELEVATION
 SCALE 1/8" = 1'-0"



C EAST ELEVATION

- EXTERIOR FINISH SCHEDULE**
- 1 EXTERIOR STUCCO FINISH OVER 1/2" THICK MECHANICAL / FLOOD STOPS
 - 2 SIGNAGE BY OTHERS
 - 3 ALUMINUM FRAMES - SEE COLOR PALETTE SCHEDULE
 - 4 INSULATED GLASS
 - 5 EXTERIOR LIGHT FIXTURES
 - 6 SIGNAGE - 24" HIGH - BLACK
 - 7 2" PLASTER REVEAL - DET.
 - 8 HOLLOW METAL DOOR FRAME
 - 9 1/2" PLASTER REVEAL

COLOR PALETTE SCHEDULE

1 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
2 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
3 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
4 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
5 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
6 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
7 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
8 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE
9 EXTERIOR STUCCO	101 BAY TONKIN'S TAUPE

RECEIVED
 APR 29 2010

RQR-38143



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

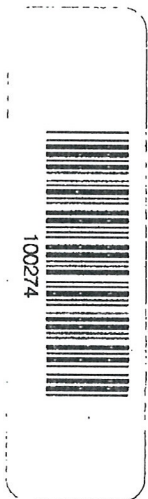
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

March 19, 2009

Mr. John Kirkorian
JMK Boca Pad, LLC
1630 West Campbell Avenue
Campbell, California 95008

RE: SUP-32148 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 18, 2009

Dear Mr. Kirkorian:

The City Council at a regular meeting held March 18, 2009 APPROVED the request for a Special Use Permit FOR A PROPOSED 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE ESTABLISHMENT TO REMAIN OPEN UNTIL 10:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE REQUIRED at 8950 West Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited Commercial) Zone. NOTE: BUSINESS HOURS WAIVER WITHDRAWN. The Notice of Final Action was filed with the Las Vegas City Clerk on March 19, 2009. This approval is subject to:

Planning & Development

1. There shall be a review in one year at a public hearing of the Planning Commission.
2. Conformance to all minimum requirements under LVMC Title 19.04.010 for Massage Establishment use, including parking requirements.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued for the principal use of Massage Establishment on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A Waiver from Title 19.04.010 is hereby approved, to allow a distance separation of less than 1,000 feet from another Massage Establishment.

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APR 29 2010

RQR-38143
Printed with environmentally friendly soy ink.

Mr. John Kirkorian
SUP-32148 – Page Two
March 19, 2009

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

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Stephen L. Cook
Summerlin Massage NV, LLC
19506 North 41st Street
Glendale, Arizona 85308

Mr. Mike Sanderson
7175 #174 West Lake Mead Blvd.
Las Vegas, Nevada 89128

RECEIVED

APR 29 2010

RQR-38143

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

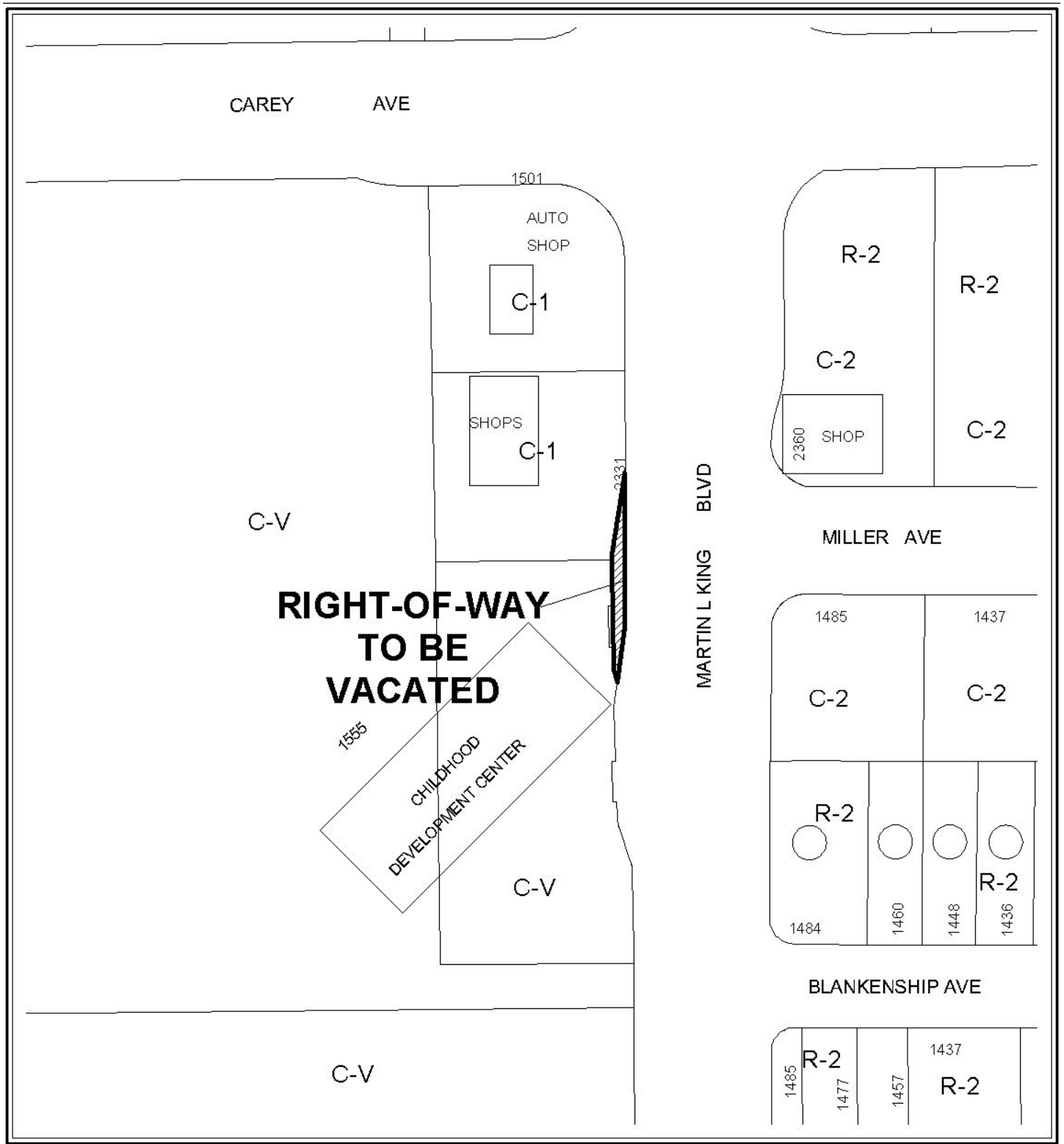
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

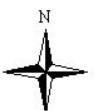
BACKUP DOCUMENTATION:

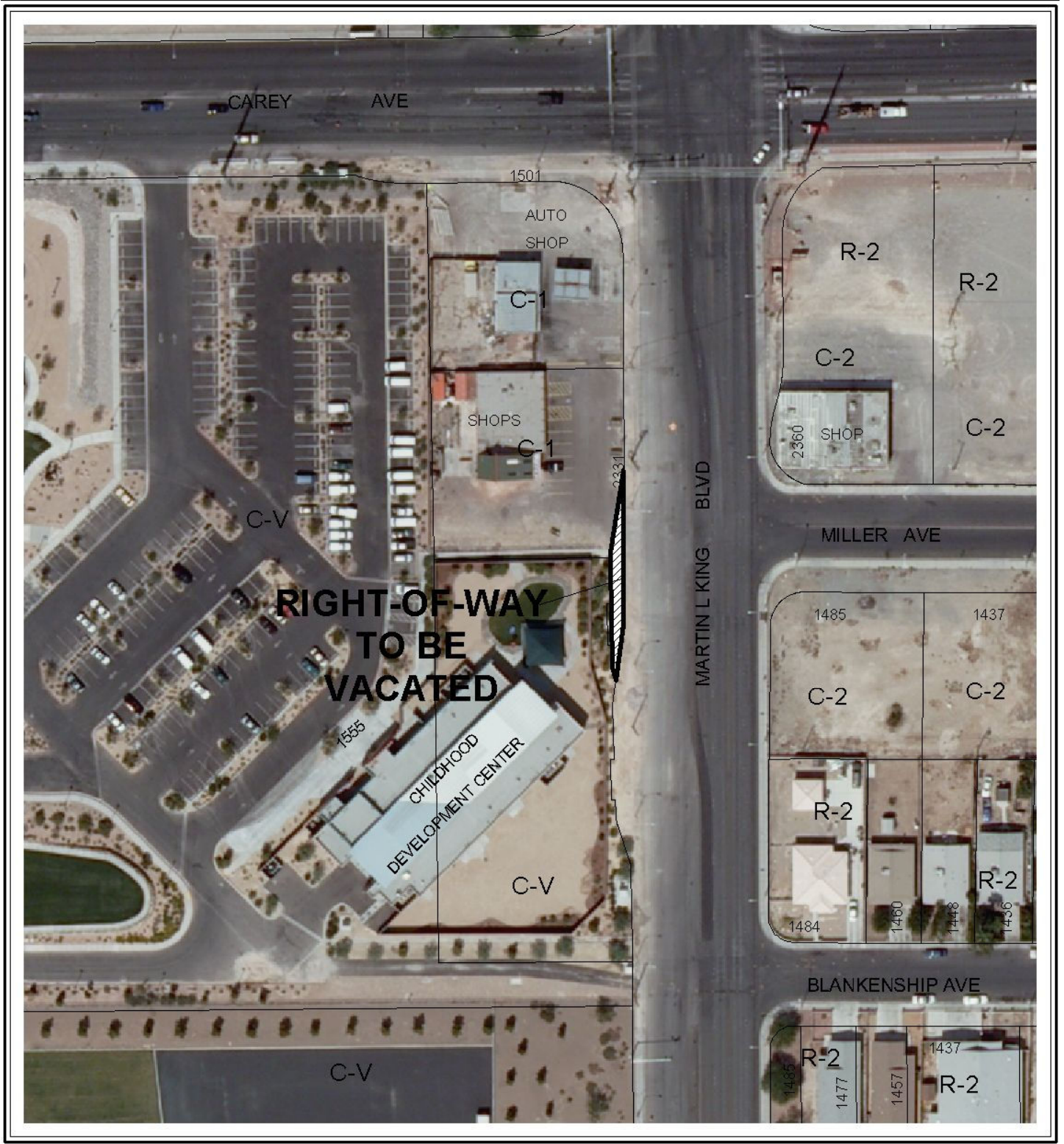
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-37529

0 100 200 Feet





CASE: VAC-37529





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: Carol Carter

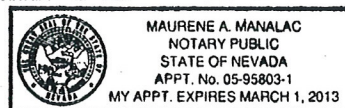
Print Name: Carol Carter, Assistant Director
Real Property Management

Subscribed and sworn before me

This 1 day of March, 2010

[Signature]

Notary Public in and for said County and State



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 Kryn 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.

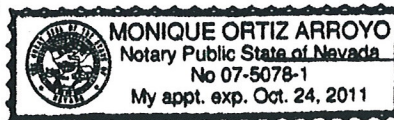
Print Name Carol Carter, Assistant Director

Subscribed and sworn before me

This 23 day of February, 20 11

Notary Public in and for said County and State

COPY



FOR DEPARTMENT USE ONLY

Case #	<u>VAE- 37529</u>
Meeting Date:	<u>4/22/06</u>
Total Fee:	<u>1000.00</u>
Date Accepted:	<u>2/25/06</u>
Accepted By:	<u>M REX</u>

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

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



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
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.



15901-005-06-09

VAC-37529
04/22/10 PC

RECEIVED

FEB 26 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a 10-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese).

SET DATE: 07/07/2010

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

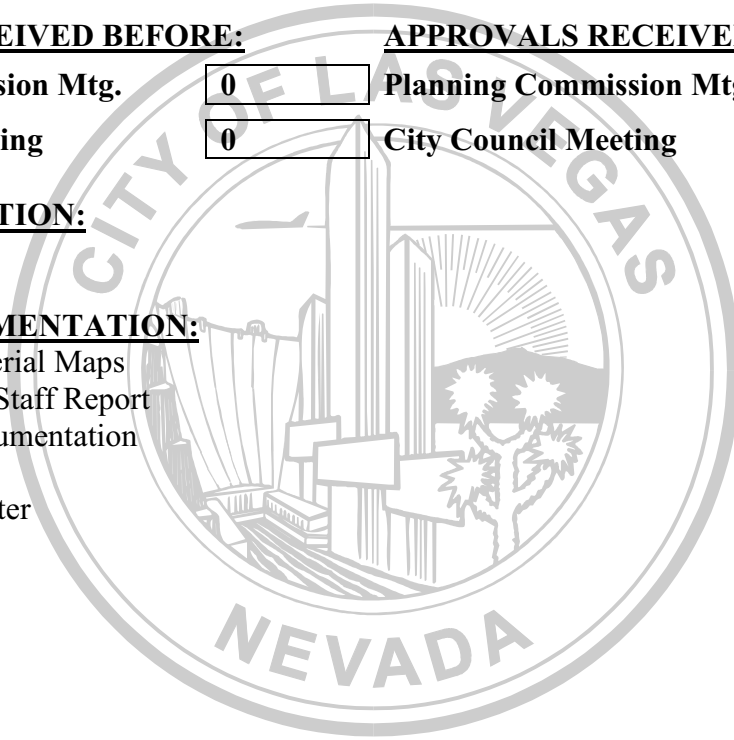
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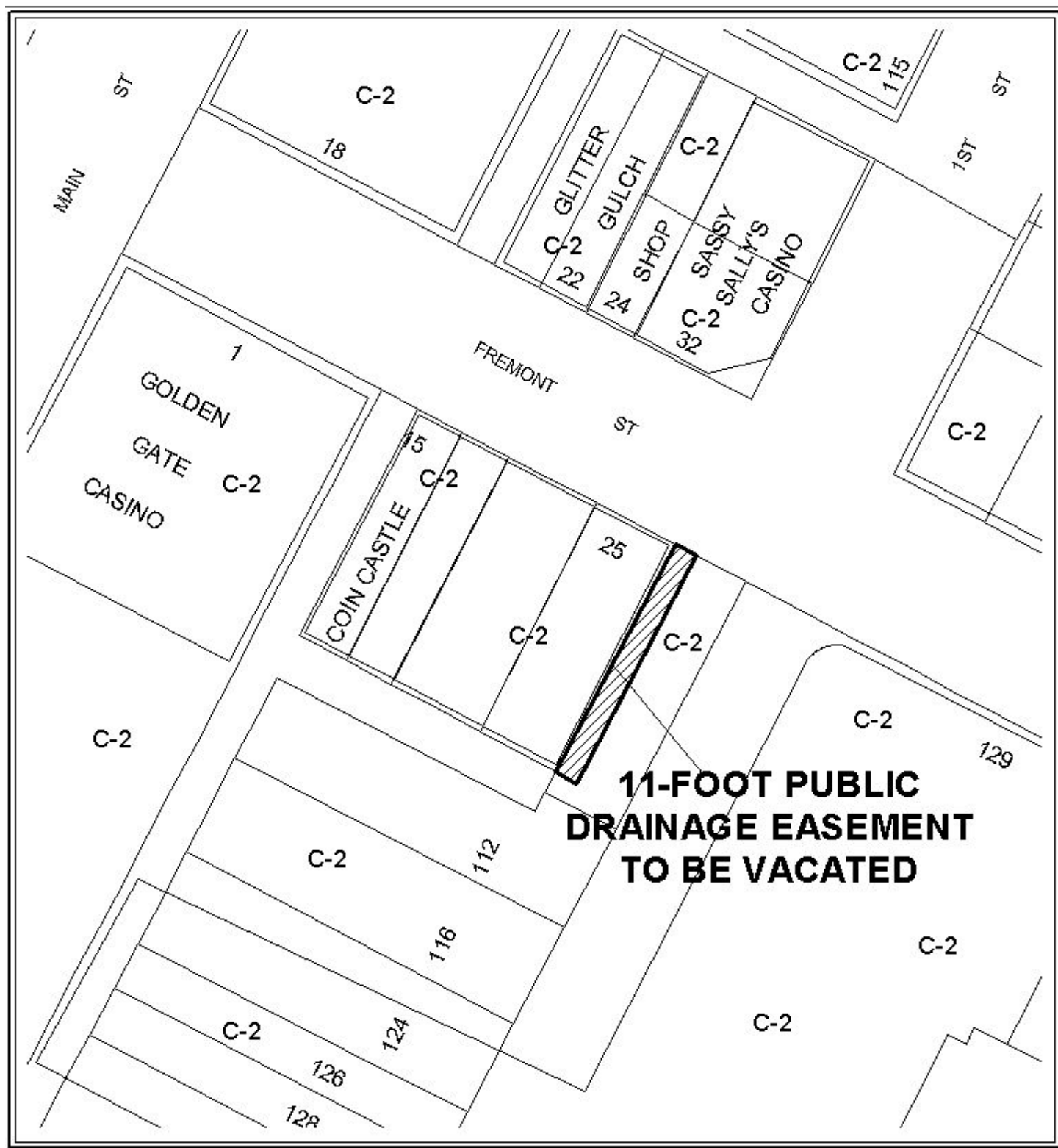
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

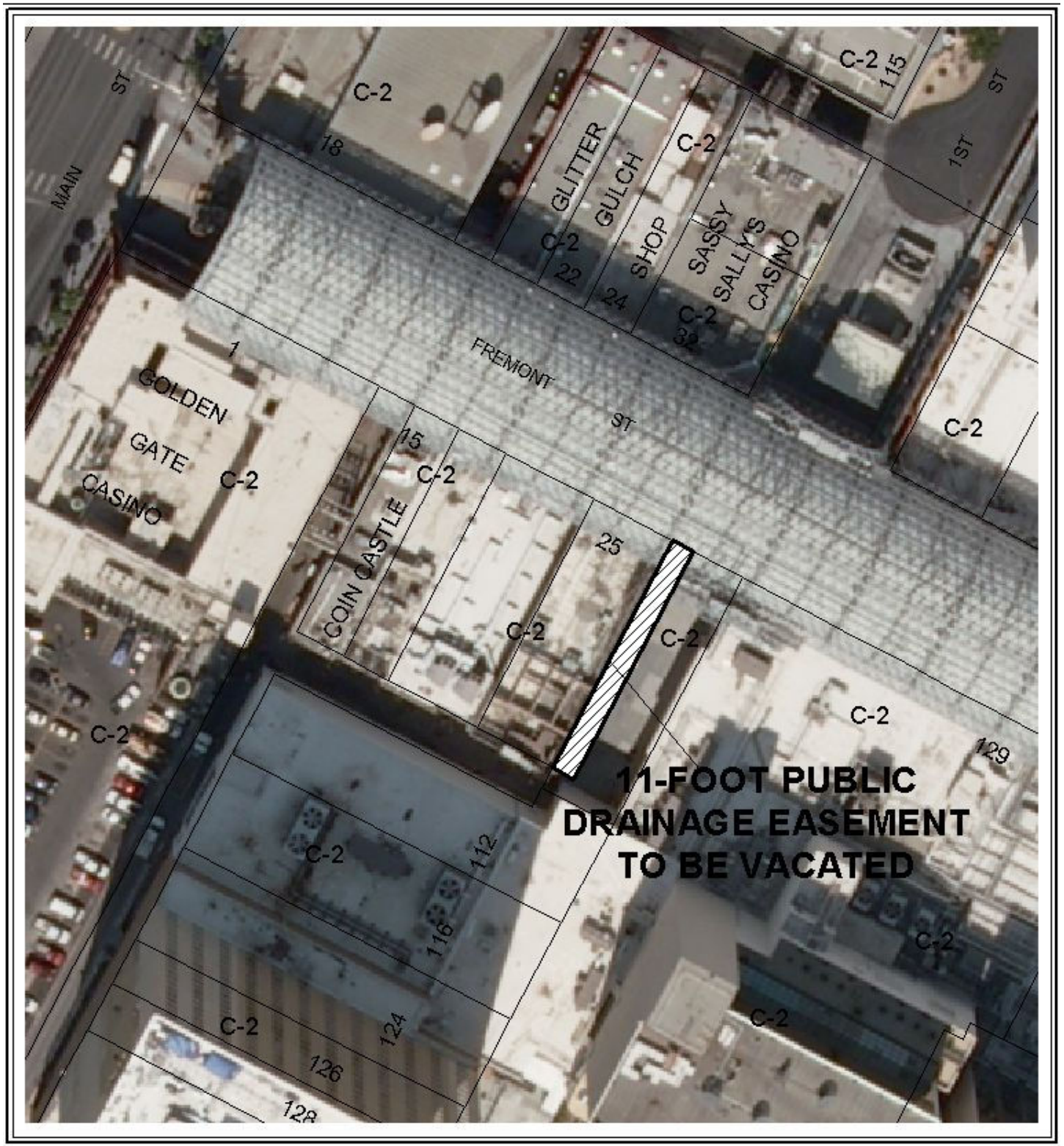




0 100 200 Feet

CASE: VAC-38252





CASE: **VAC-38252**





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-38252** APN: 139-34-111-038

Name of Property Owner: Abraham Schiff

Name of Applicant: Abraham Schiff

Name of Representative: John Erickson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

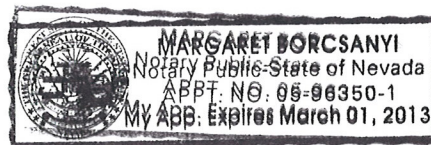
Print Name: John Erickson

Subscribed and sworn before me

This 11th day of May, 2010

Margaret Borcsanyi

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of storm drainage easement
 Project Address (Location) 25 Fremont Street
 Project Name Vacation of 1st Street & Fremont easment Proposed Use Commercial/retail
 Assessor's Parcel #(s) 139-34-111-038 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Easement to be replaced by alternate easement on the east boundary
of subject parcel

PROPERTY OWNER Abraham Schiff Contact _____
 Address 1004 New Road Phone: (702) 433-9696 Fax: (702) 434-0615
 City Northfield State NJ Zip 08225
 E-mail Address _____

APPLICANT Abraham Schiff Contact _____
 Address 1004 New Road Phone: (702) 433-9696 Fax: (702) 434-0615
 City Northfield State NJ Zip 08225
 E-mail Address _____

REPRESENTATIVE John R. Erickson Contact _____
 Address 1349 W. Galleria Drive, Suite 200 Phone: (702) 433-9696 Fax: (702) 434-0615
 City Henderson State NV Zip 89014
 E-mail Address jerickson@woodserickson.com

Property Owner Signature* John Erickson, Council

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

Print Name John R. Erickson

Subscribed and sworn before me

This 11th day of May, 2010.

Margaret Borcsanyi

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-38252</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>1000.00</u>
Date Received:*	<u>05/11/10</u>
Received By:	<u>Jonathan B.</u>

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

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

APN: 139-34-111-037

LANDSCAPE &/OR CONCRETE
10.00' PUBLIC DRAINAGE ESMT TO BE PRIVATELY MAINTAINED
74LF 18" PUBLIC CLASS III SD @ 1.51%
2'x2' AREA DRAIN GRATE=20.13 INV THRU=16.16
69LF 18" PUBLIC CLASS III SD @ 1.51%
EX. DRAINAGE EASEMENT (TO BE VACATED)
APPROVED BUT NOT CONSTRUCTED (RELOCATED)
LANDSCAPE &/OR CONCRETE
(2)2'x3' AREA DRAIN GRATE=19.30 6" SD TO BE CONNECTED
6" INV=17.29± 18" INV=16.70
STALL 10" CLEANOUT W/ TRAFFIC-RATED LID; INV=2015.03 (END OF PUBLIC LINE; PRIVATE LATERAL TO CONTINUE)
10'x5' LVVWD UTILITY ESMT

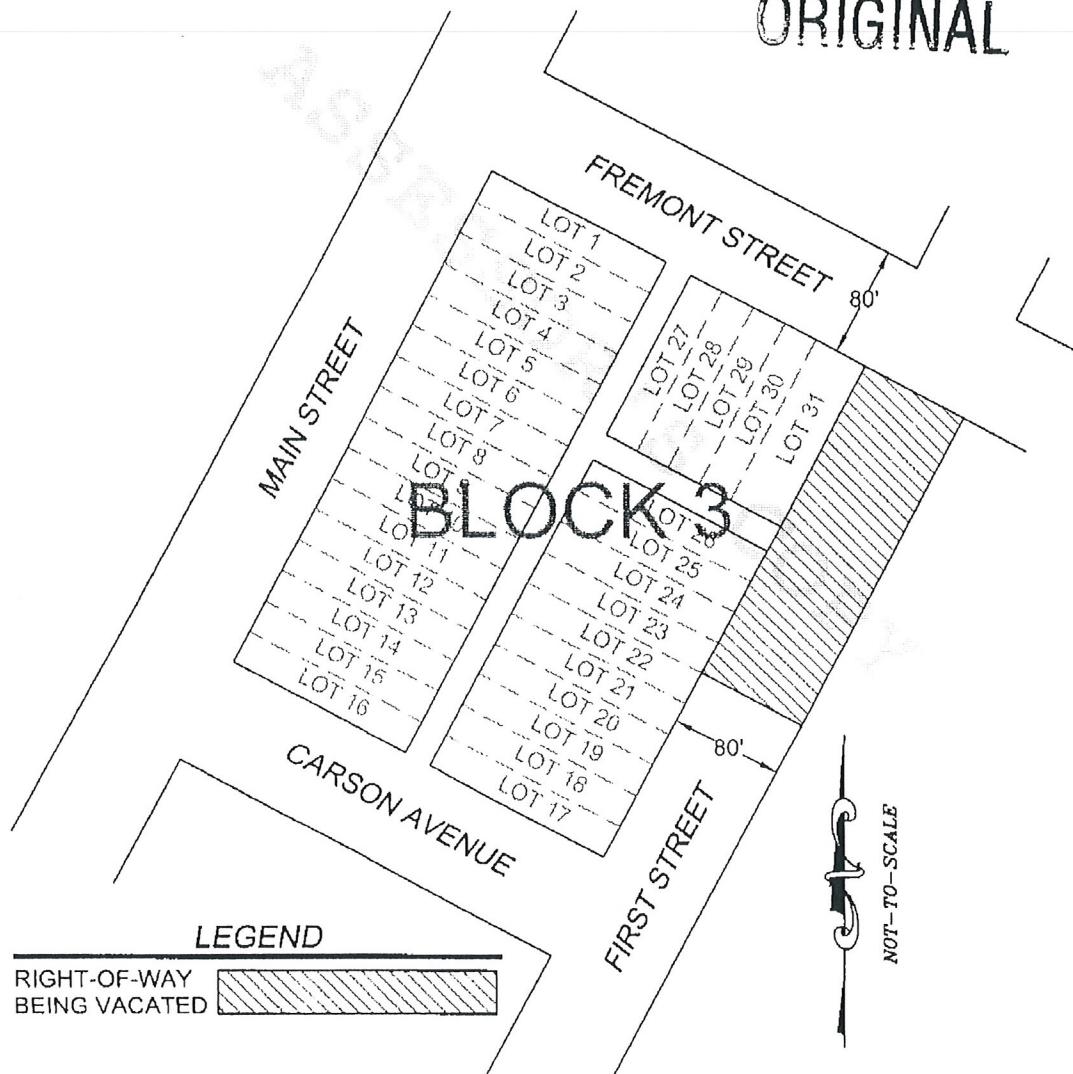
CONSTRUCT SDMH RIM=20.7± 18" INV(W)=14.54 18" INV(S)=14.54 18" INV(E)=14.34
APPROVED BUT NOT CONSTRUCTED (RELOCATED)
EX. 12" SD: PLUG @ EX. SDMH & ABANDON IN PLACE
EX. SDMH RIM=(20.05) 12" INV(S)=(14.33) 18" INV(S)=15.40 12" INV(N) OUT=(14.15) DEPTH=4.90'
EXISTING STAGE TO BE RELOCATED
PRIVATE STORM DRAIN TO BE RELOCATED (SEE BLDG PLUMBING PLANS) & TO BE PRIVATELY MAINTAINED
CONNECT EX. 6" SD
EX SDMH RIM=(2020.25) EX 6" INV(W)=(2016.55) EX 12" INV(S)=(2016.27)
EXISTING STRUCTURE TO BE DEMOLISHED
FIRST STREET R/W VACATION
LIMITS OF EXISTING AC PAVEMENT TO BE REMOVED

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FT

VAC-38252

VAC-8589
NE 1/4, NW 1/4, SEC 34, T20S, R61E, MDM
BOOK 1 OF PLATS, PAGE 37
VACATE PORTION OF FIRST STREET
SOUTH OF FREMONT STREET

ORIGINAL



RECEIVED
MAY 11 2010

VAC-38252

R. Glen Woods**
John R. Erickson*
Brian C. Whitaker†
Aaron R. Maurice
Jason M. Wiley††
Travis J. Wright**
Bryan D. Dixon
Scott R. Taylor
Ammon E. Chase
Justin S. Hepworth
Andrew B. Platt

*Also Admitted in Utah
†Also Admitted in California
††Also Admitted in Arizona
**Also Admitted in Iowa
**Also Admitted in Nebraska

 WOODS ERICKSON
WHITAKER & MAURICE LLP

A T T O R N E Y S A T L A W

1349 West Galleria Drive,
Suite 200
Henderson, NV 89014

Telephone:
702.433.9696

Telefax:
702.434.0615

Web site:
www.woodserickson.com

May 11, 2010

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

Re: Justification Letter to Accompany a Vacation of storm drainage easement
generally located vacated First Street and Freemont Street
APN: 139-34-111-038

Dear Sir or Madam:

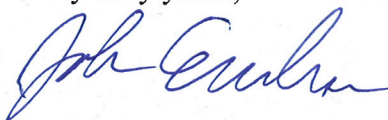
Woods Erickson Whitaker & Maurice LLP on behalf of our client Abraham Schiff and Schiff Enterprises LLC, respectfully requests your consideration and approval of the subject application to allow for the vacation of a disused storm drainage easement allowing redevelopment along the Fremont Street Experience.

The purpose of the vacation is to eliminate the encumbrance on the subject parcel. The easement is not currently in use. Moreover, the easement will not serve any purpose in the future by virtue of its being isolated and by its replacement with an alternative storm drainage easement at the edge of the subject parcel and parcel 139-34-210-032.

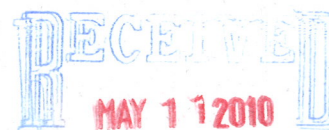
Approval of this action will not harm the public because the easement is not currently in use and future storm drainage needs will be met with another easement which will be maintained at private expense.

We appreciate your consideration of this application. Please schedule these items for the next available meeting date. Should you have any questions, or require additional information, please call.

Very truly yours,



John R. Erickson



VAC-38252

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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). Staff recommends DENIAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

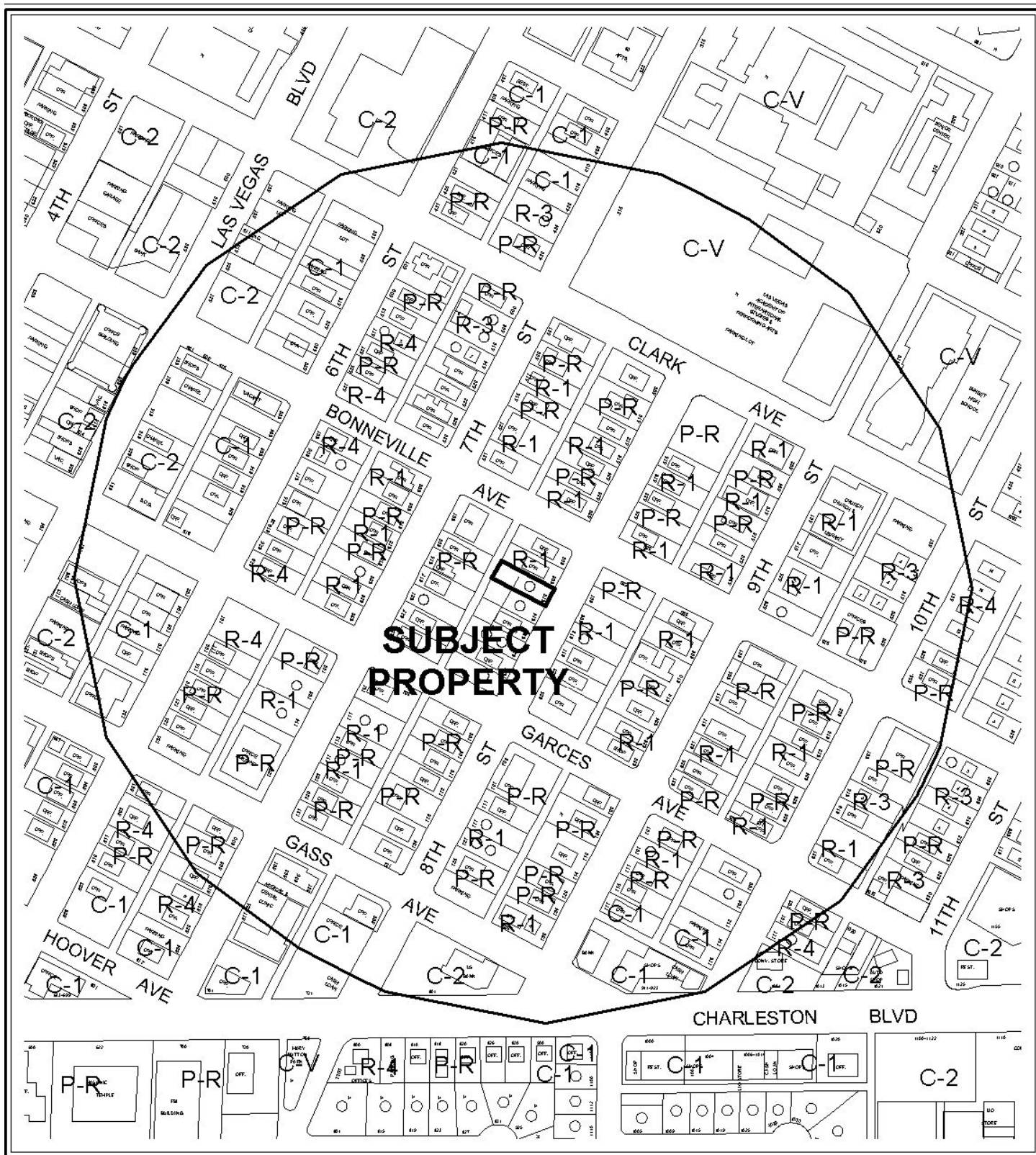
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-37945, VAR-38104 and SDR-37947
2. Conditions and Staff Report - ZON-37945, VAR-38104 and SDR-37947
3. Supporting Documentation
4. Photos – ZON-37945, VAR-38104 and SDR-37947
5. Justification Letter – ZON-37945, VAR-38104 and SDR-37947

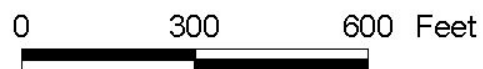


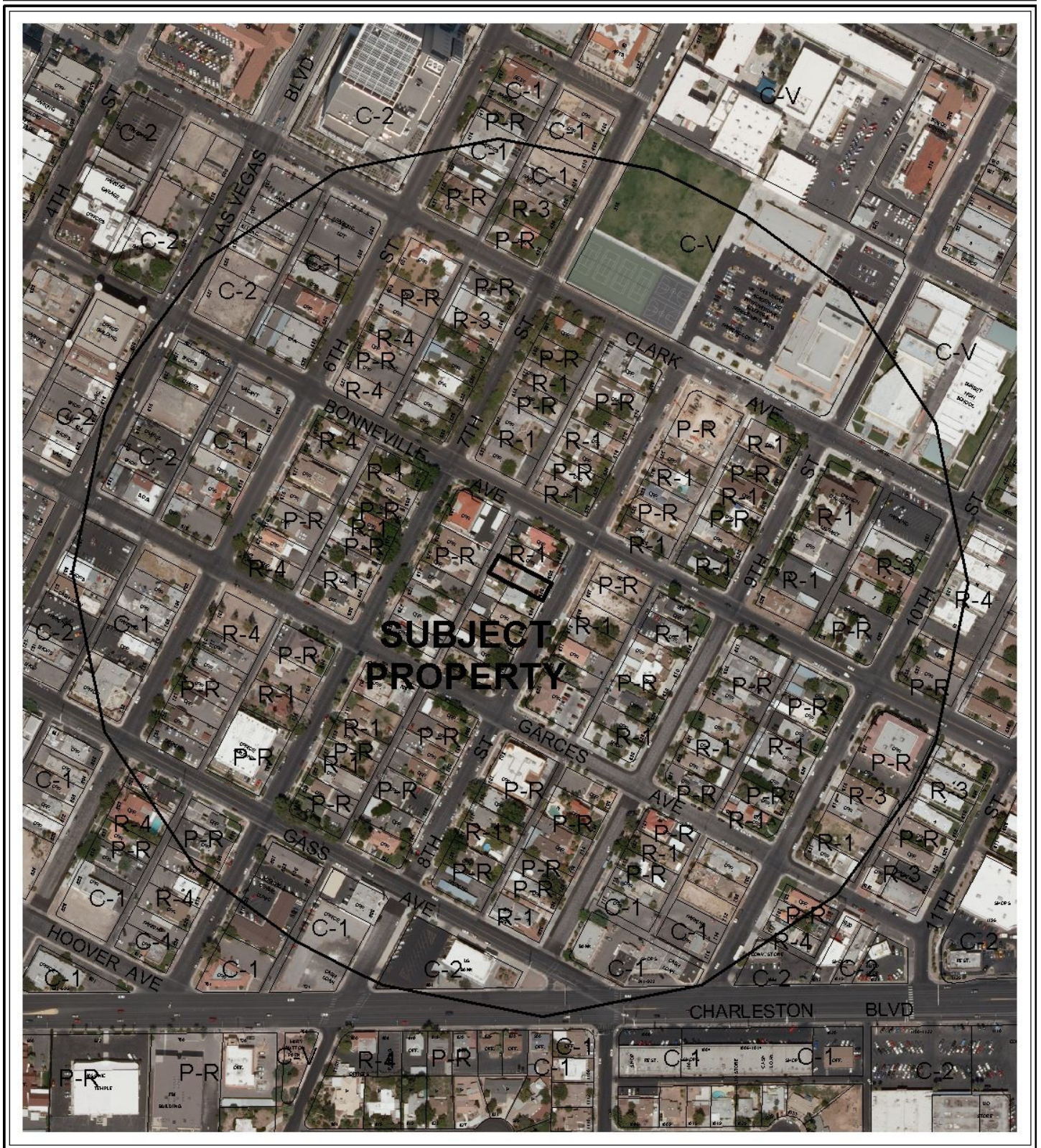
CASE: ZON-37945; VAR-38104 AND SDR-37947

RADIUS: 1000 FT

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

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



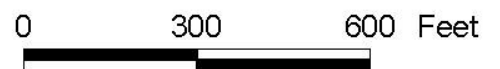


CASE: ZON-37945; VAR-38104 AND SDR-37947

RADIUS: 1000 FT

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37945** APN: 139-34-810-024

Name of Property Owner: WALKER FRED & TRUST

Name of Applicant: CONNIE J INMAN

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

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: _____

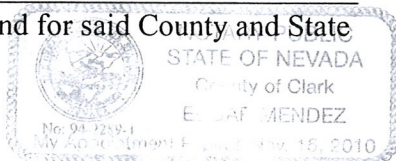
Signature of Property Owner: X

Fred Walker Trustee
Print Name: X FRED WALKER TRUSTEE

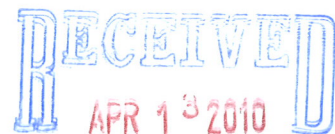
Subscribed and sworn before me

This 13th day of April, 2010

Notary Public in and for said County and State



Revised 11-14-06



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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Connie J. Inman
 Project Address (Location) 610 S. 8th Street
 Project Name Central Referral Service Proposed Use B, Business
 Assessor's Parcel #(s) 139-34-810-024 Ward # 3 - Gary Reese
 General Plan: existing 1000 proposed _____ Zoning: existing R-1 proposed P-R
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Walker Fred R Trust Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

APPLICANT Connie J. Inman Contact _____
 Address 1660 Duneville Street Phone: (702) 476-1099 Fax: _____
 City Las Vegas State NV Zip 89146

REPRESENTATIVE KME Architects Contact Emanuele Arguelles
 Address 231 W. Charleston Phone: (702) 888-2088 Fax: (702) 888-2089
 City Las Vegas State NV Zip 89102

Property Owner Signature* [Signature]

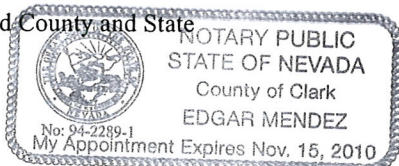
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name * FRED WALKER TRUSTER

Subscribed and sworn before me

This 13th day of April, 20 10

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-37945</u>
Meeting Date:	<u>5/27/10</u>
Total Fee:	<u>\$1,200</u>
Date Received:*	<u>4/13/10</u>
Received By:	<u>Romeo</u>

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

RECEIVED
APR 13 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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). Staff recommends DENIAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Documentation – ZON-37945, VAR-38104 and SDR-37947
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38104** APN: 139-34-810-024
Name of Property Owner: WALKER FRED TRUST
Name of Applicant: CONNIE INMAN
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

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *

Print Name: *

Subscribed and sworn before me

This 13th day of April, 2010

[Signature]
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Connie J. Inman
 Project Address (Location) 610 S. 8th Street
 Project Name Central Referral Service Proposed Use B. Business
 Assessor's Parcel #(s) 139-34-810-024 Ward # 3 - Gary Reese
 General Plan: existing 1000 proposed _____ Zoning: existing R-1 proposed P-R
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Walker Fred R Trust Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

APPLICANT Connie J. Inman Contact _____
 Address 1660 Duneville Street Phone: (702) 476-1099 Fax: _____
 City Las Vegas State NV Zip 89146

REPRESENTATIVE KME Architects Contact Emanuele Arguelles
 Address 231 W. Charleston Phone: (702) 888-2088 Fax: (702) 888-2089
 City Las Vegas State NV Zip 89102

Property Owner Signature* Fred Walker Trustee

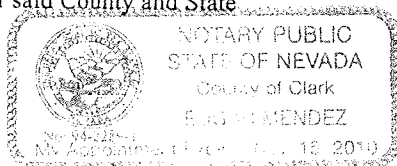
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name FRED WALKER TRUSTEE

Subscribed and sworn before me

This 13th day of April, 20 10

Notary Public in and for said County and State

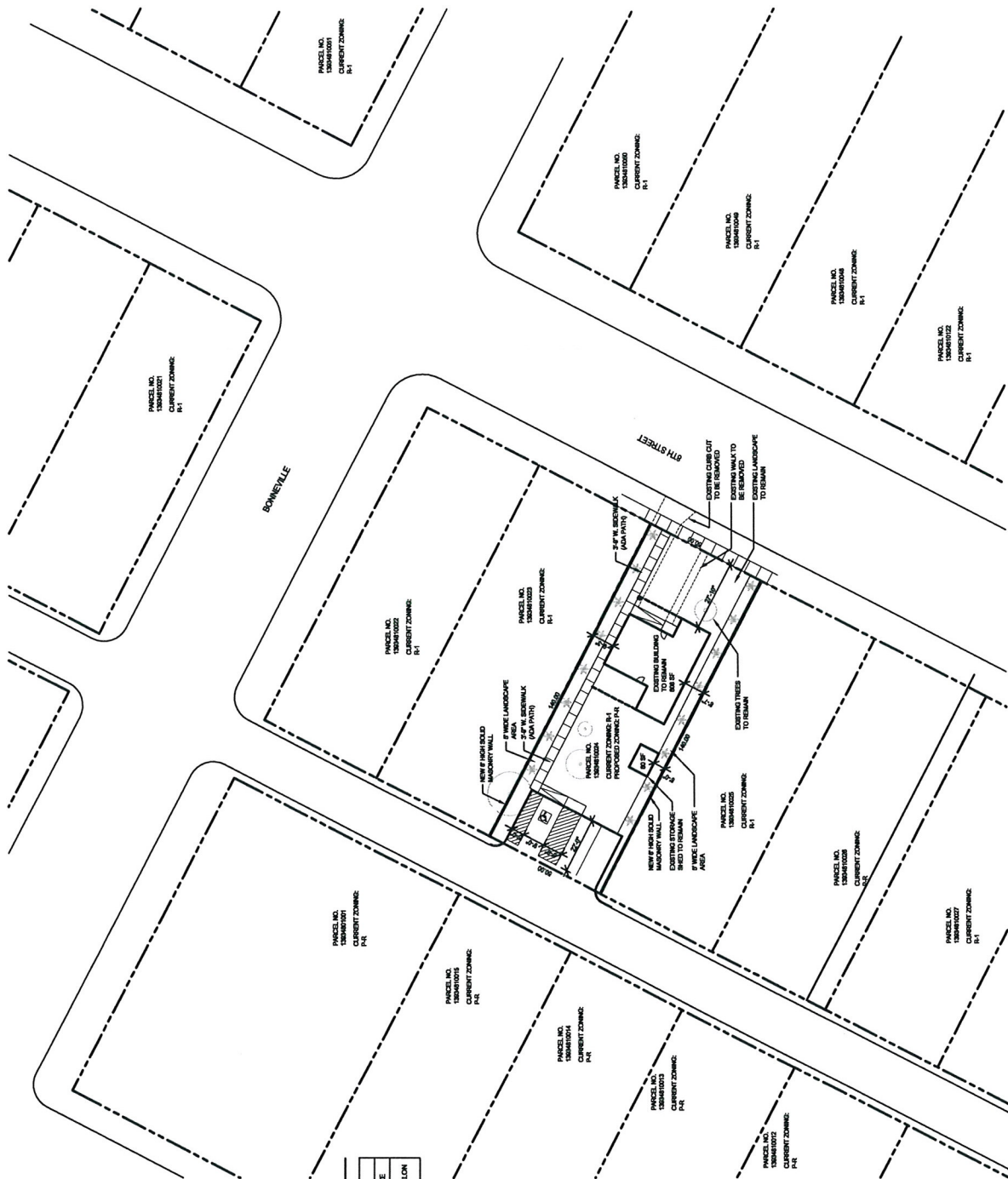


FOR DEPARTMENT USE ONLY

Case # <u>VAR-38104</u>
Meeting Date: <u>5-27-10</u>
Total Fee: <u>830.00</u>
Date Received:* <u>4-27-10</u>
Received By: <u>[Signature]</u>

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

SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	10	TECOMA	ARIZONA YELLOW BELLS	5 GALLON



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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). Staff recommends DENIAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Documentation - ZON-37945, VAR-38104 and SDR-37947
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37947** APN: 139-34-810-024

Name of Property Owner: WALKER FRED R TRUST

Name of Applicant: CONNIE J INHAM

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: X

Print Name: * RUD WALKER TRUST

Subscribed and sworn before me

This 13th day of April, 20 10

Notary Public in and for said County and State

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Connie J. Inman
 Project Address (Location) 610 S. 8th Street
 Project Name Central Referral Service Proposed Use B. Business
 Assessor's Parcel #(s) 139-34-810-024 Ward # 3 - Gary Reese
 General Plan: existing 1000 proposed _____ Zoning: existing R-1 proposed P-R
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Walker Fred R Trust Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

APPLICANT Connie J. Inman Contact _____
 Address 1660 Duneville Street Phone: (702) 476-1099 Fax: _____
 City Las Vegas State NV Zip 89146

REPRESENTATIVE KME Architects Contact Emanuele Arguelles
 Address 231 W. Charleston Phone: (702) 888-2088 Fax: (702) 888-2089
 City Las Vegas State NV Zip 89102

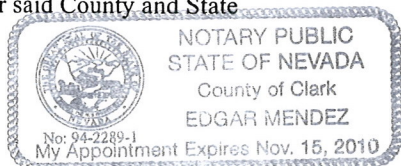
Property Owner Signature* Fred Walker Trustee

Print Name FRED WALKER TRUSTEE

Subscribed and sworn before me

This 13th day of April, 20 10

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-37947</u>
Meeting Date:	<u>5/27/10</u>
Total Fee:	<u>\$1030</u>
Date Received:*	<u>4/13/10</u>
Received By:	<u>Romeo</u>

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

RECEIVED
APR 13 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING IS THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002 through 004, and 016, 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

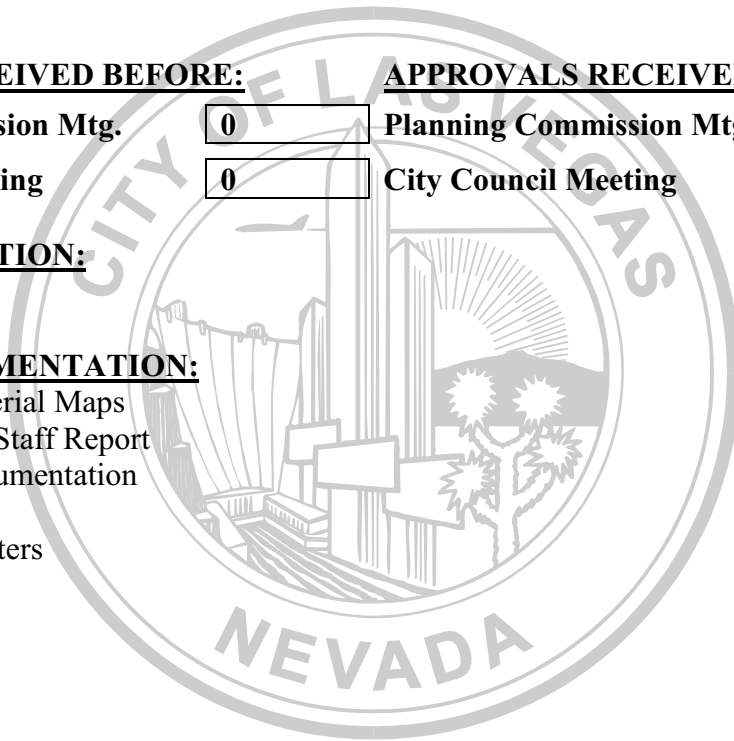
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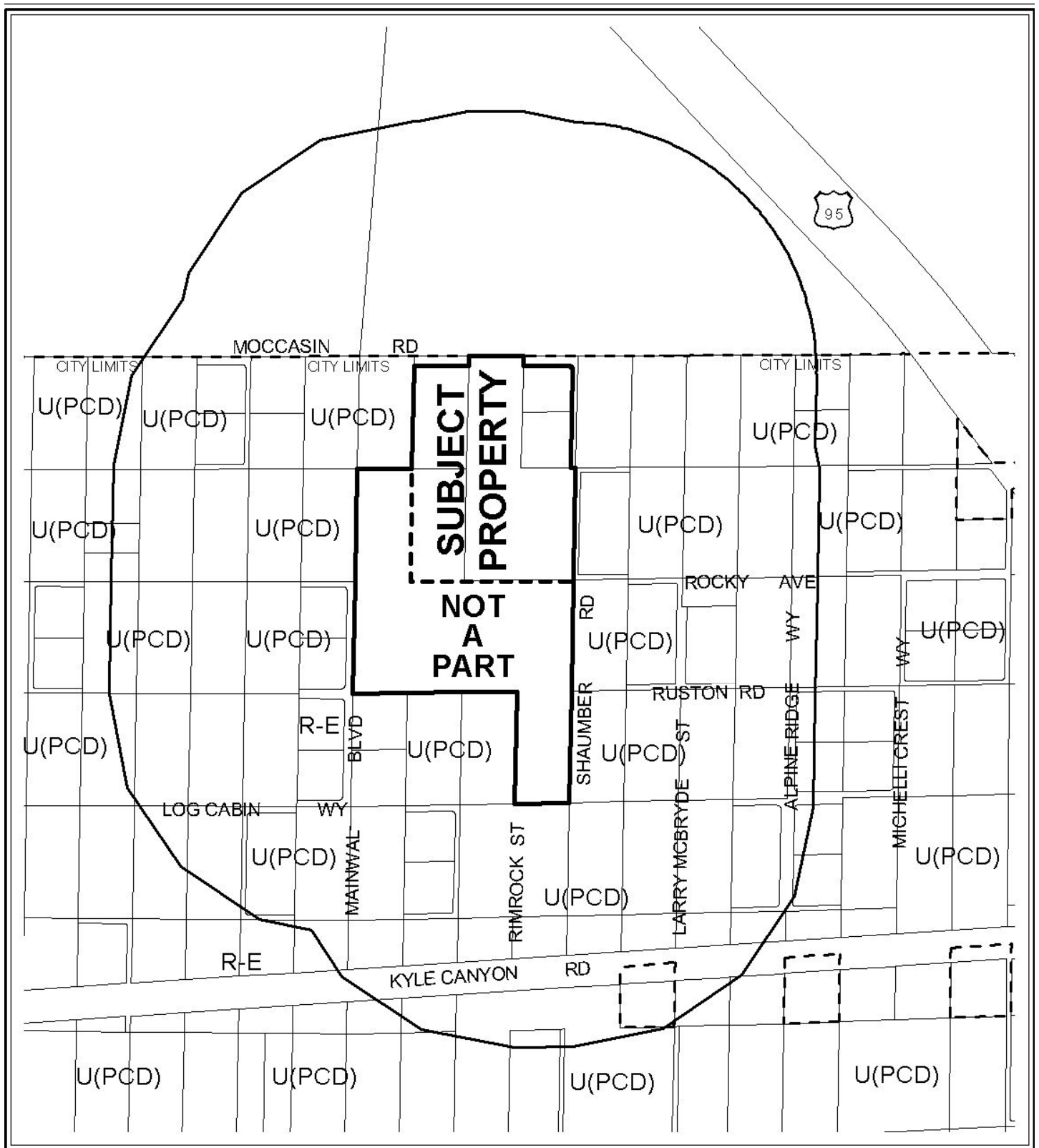
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





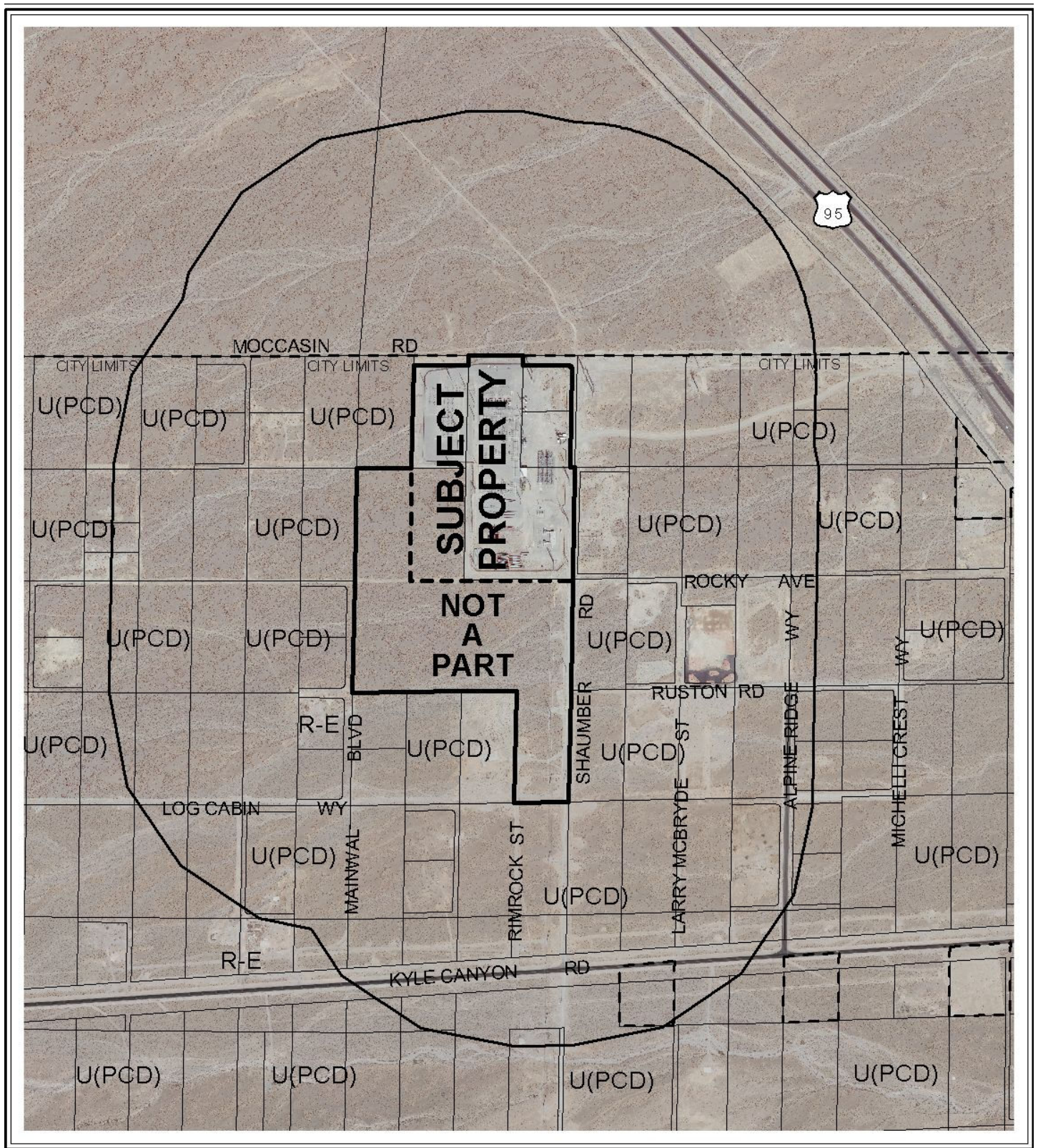
CASE: **VAR-38103**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 700 1400 Feet





CASE: VAR-38103

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 700 1400 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38103** APN: See attached list

Name of Property Owner: NV Energy

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski

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: _____

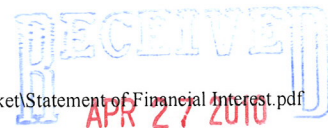
Signature of Property Owner: *James R. Saavedra*

Print Name: James R. Saavedra

Subscribed and sworn before me

This 6th day of APRIL, 20 10

[Signature]
Notary Public in and for said County and State



NORTHWEST SUBSTATION APN's

<u>PARCEL NUMBER</u>	<u>OWNER</u>
126-01-101-002	NV ENERGY
126-01-101-003	NV ENERGY
126-01-101-004	NV ENERGY

RECEIVED
APR 27 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38103** APN: 126-01-101-016; portion of 126-01-201-016

Name of Property Owner: BLM (USA)

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski (NV Energy)

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

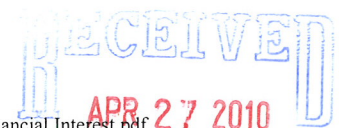
APN: _____

Signature of Property Owner: _____

Print Name: James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 2010
Cynthia L. Skromak
Notary Public in and for said County and State



NORTHWEST SUBSTATION APN's

<u>PARCEL NUMBER</u>	<u>OWNER</u>
126-01-101-002	NV ENERGY
126-01-101-003	NV ENERGY
126-01-101-004	NV ENERGY

RECEIVED
APR 27 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wall Variance
Project Address (Location) 10625 Moccasin Road
Project Name Northwest Electrical Substation Proposed Use Electrical Substation
Assessor's Parcel #(s) 126-01-101-016; Part of 126-01-201-016 Ward # 6
General Plan: existing PCD proposed PF Zoning: existing U & C-V proposed C-V
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 20 ac. Lots/Units _____ Density _____
Additional Information Wall Variance for both the retaining wall portion & the screen wall
portion of the same wall.

PROPERTY OWNER BLM (USA) Contact Thomas Dombrowski
Address 4701 N. TURKEY PINES DR. Phone: (702) 515-5000 Fax: (702) 515-5155
City Las Vegas State NV Zip 89146
E-mail Address _____

APPLICANT NV Energy Contact Thomas Dombrowski
Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
City Las Vegas State NV Zip 89146
E-mail Address TDombrowski@nvenergy.com

REPRESENTATIVE Same as above Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* James R. Saavedra

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

Print Name James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 20 10.

Cynthia L. Skromak

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39103</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>030.00</u>
Date Received:	<u>4/27/10</u>
Received By:	<u>JT M...</u>

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

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wall Variance
Project Address (Location) 10625 Moccasin Road
Project Name Northwest Electrical Substation Proposed Use Electrical Substation
Assessor's Parcel #(s) See attached list Ward # 6
General Plan: existing PCD proposed PF Zoning: existing U & C-V proposed C-V
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8.37 AC Lots/Units _____ Density _____
Additional Information Wall Variance for both the retaining wall portion & the screen wall
portion of the same wall.

PROPERTY OWNER NV Energy Contact Thomas Dombrowski
Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
City Las Vegas State NV Zip 89146
E-mail Address TDombrowski@nvenergy.com

APPLICANT NV Energy Contact Thomas Dombrowski
Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
City Las Vegas State NV Zip 89146
E-mail Address TDombrowski@nvenergy.com

REPRESENTATIVE Same as above Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

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 JAMES R. SAAVEDRA

Subscribed and sworn before me

This 6th day of APRIL, 20 10

[Signature]

Notary Public in and for said County and State



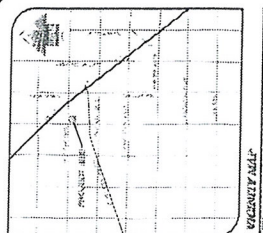
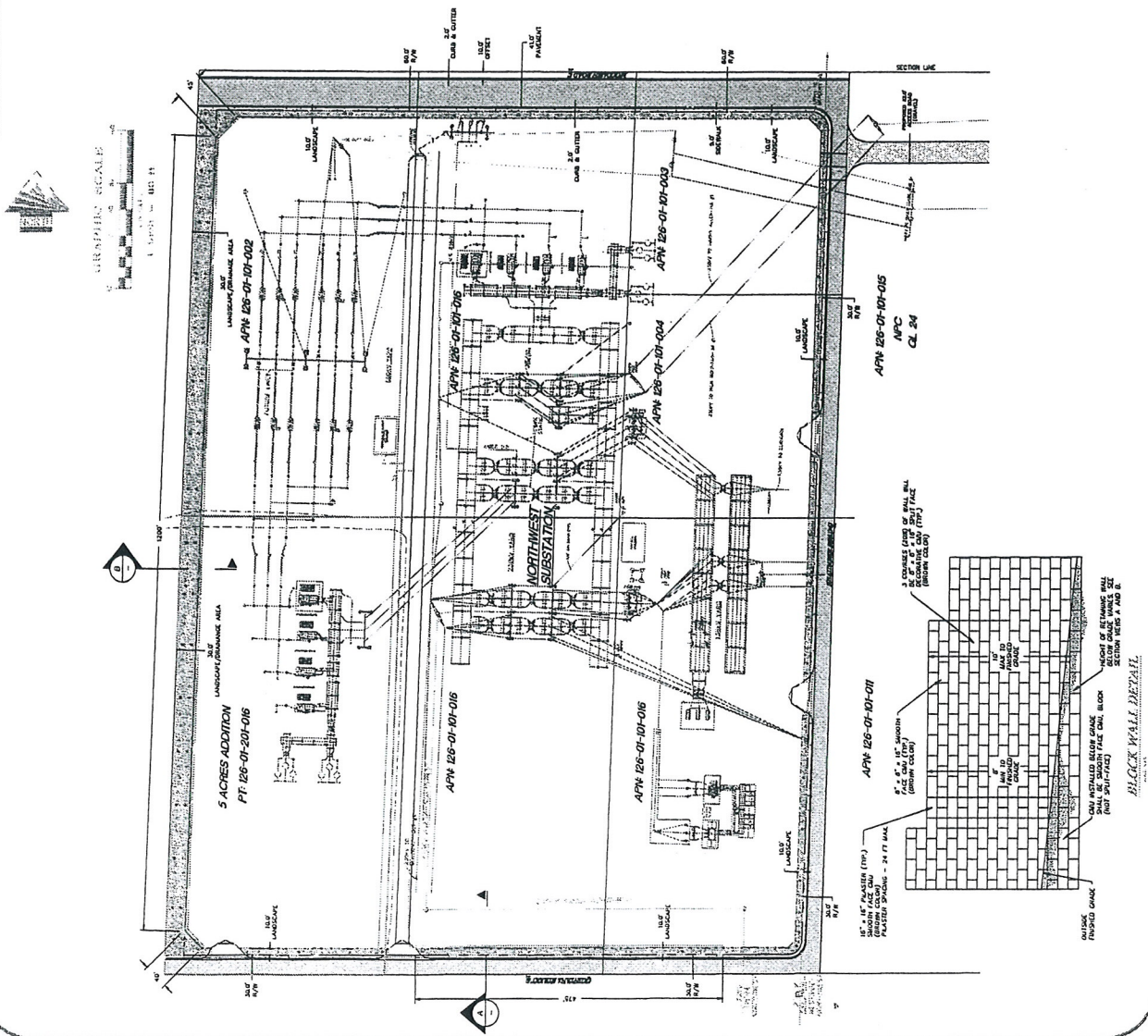
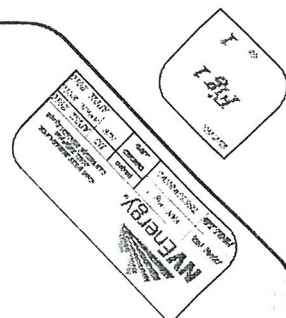
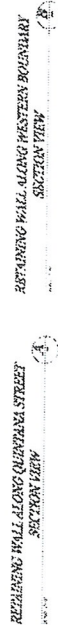
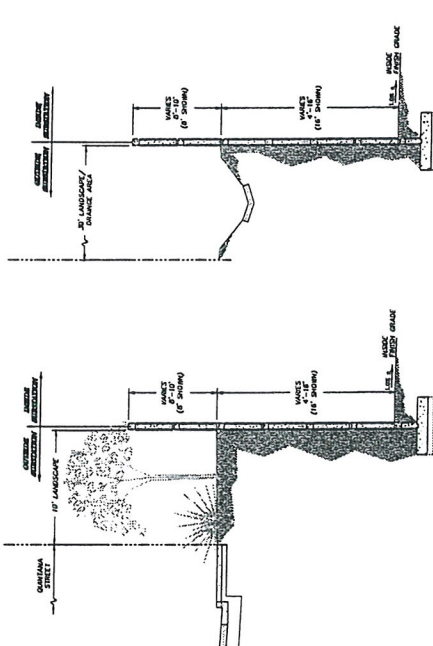
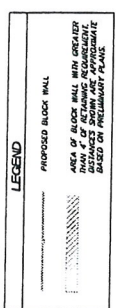
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38103</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>4/27/10</u>
Received By:	<u>[Signature]</u>

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

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

[illegible]



April 4, 2010

Margo Wheeler, AICP
Director, City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Wall Variance for NV Energy's Northwest Electrical Substation (APN's – 126-01-101-002; 126-01-101-003; 126-01-101-004; 126-01-101-016; portion of 126-01-201-016)

Dear Ms. Wheeler:

NV Energy requests a "Wall Variance" for the perimeter wall surrounding our Northwest Electrical Substation, located at 10625 Moccasin, which is in the remote north area of the valley. On August 19, 2009, NV Energy received a NOFA for SDR-34710 for this project, which included approval for an 8' high decorative screen wall to be placed around the perimeter of the entire existing and the expanded substation footprint. We are currently in the review/comment stage of our Drainage Study submission with the Department of Public Works. At this point, we must resolve a severe grade transition issue in order to complete the Drainage Study approval process, and we've recognized that it would be best to pursue a Wall Variance at this time. We're requesting both a retaining wall and screen wall height variance and that the two walls be used in combination, with the screen wall on top of the retaining wall, in order to mitigate the severe grade transition.

Section 19.12.075 – "Wall Standards" in the Las Vegas Title 19 Zoning Code indicates that the maximum height of a screen wall is 8' high, and maximum height of a retaining wall is 4' high.

- (1) We're requesting a 2' variance in the screen wall height, varying the wall height from the code required 8' height to a 10' height in order to accommodate the difference between grade change along the outside the wall.

Comment -- As the existing grade outside of the perimeter wall changes along its length, the wall design must be stepped periodically to accommodate this grade transition. During this transition there are periods where the wall will naturally have a height of 10'. Due to the existing grades at this site, the entire screen wall surrounding the substation will require this variance to accommodate this condition. While this is a 25% increase in code height requirement, the resulting slight increase in height would also provide some additional screening of electrical equipment, and there be will no impact to the surrounding community.

- (2) We're requesting a 12' variance in the retaining wall height, varying the wall height from the code required 4' height to a 16' height and used in combination with the screen wall.

Comment – This property has severe existing grade transitions throughout its length. In order to mitigate this while maintaining a relatively level substation interior footprint a retaining wall is necessary. The variance in the retaining wall height from 4' to 12' high would occur for 475' along the south wall and for 1285' along the west wall.

VAR-38103

APR 27 2010

This substation facility contains 500/230 & 138 kV electrical lines and equipment, and the approved expansion of this facility will involve the addition of 500 kV & 230 kV electrical equipment, ranging in height from 50'-100', and four new poles, approximately 50'-60' tall. The layout of the approved expansion electrical equipment requires a specific area or footprint in order to meet the National Electrical Safety Code requirements. In order to accommodate this substation footprint, our property size eliminates the potential to provide accommodating slopes or even multiple retaining walls (stepbacks as the code references). As a result, it's important to note that the lower grade created from this proposed retaining/screen wall combination transition will be on the interior of the substation, so the visual height of this wall (up to 26' high) will not be seen from outside the substation; and there will be no impact to the surrounding community.

Your review and consideration of this request is appreciated. Should you have any questions or require additional information, please call me at 702-402-2620.

Thank you for your time and consideration.

Sincerely,



Thomas Dombrowski
Sr. Land Use Consultant
NV Energy
402-2620

VAR-38103

APR 27 2010



Date: April 2, 2010

To: City of Las Vegas Planning & Development Department

Subject: Nevada Power Company, d/b/a NV Energy, Acceptable Authorized Signatures

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Secretary of the Planning Commission, on May 5, 2009 from Paul Kaleta that provided the following.

As of the date of issuance of this letter, Herbert Goforth is an Executive, Technical Services & Support of both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Executives are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$1,000,000.

As of the date of issuance of this letter, James R. Saavedra is Director, Land Services for both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Directors are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$500,000.

In addition to the above authority, certain transactions binding the Company require signature by leadership employees, as follows:

Land Services Director signature or higher is required for:

- (a) Relinquishments of easement granted on private property or rights contained in government patent rights;
- (b) Grants of easements; and
- (c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 5, 2010.

If you have any questions or desire any additional information please contact me at 402-2620.

Respectfully yours,

A handwritten signature in black ink that reads "Thomas Dombrowski".

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

RECEIVED
APR 27 2010

VAR-38103

NV ENERGY

Officers

April 14, 2009

President and Chief Executive Officer	Michael W. Yackira
Vice President and Chief Accounting Officer	E. Kevin Bethel
Corporate Senior Vice President Service Delivery and Operations	Jeffrey L. Ceccarelli
Corporate Senior Vice President Energy Supply	Roberto R. Denis
Vice President Renewable Energy	Thomas R. Fair
Vice President Generation	Kevin C. Geraghty
Corporate Senior Vice President General Counsel & Secretary	Paul J. Kaleta
Vice President Internal Audit	Gary L. Lavey
Corporate Senior Vice President, Chief Financial Officer and Corporate Treasurer	William D. Rogers
Vice President, External Affairs	Mary O. Simmons
Corporate Senior Vice President Public Policy & External Affairs	Tony F. Sanchez III
Vice President, Marketing	Robert E. Stewart

APR 27 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-38135 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK SNAVELY
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT FRONT YARD SETBACK IS REQUIRED on a 0.15 acres at 3812 Sunrise Avenue (APN 140-31-410-045), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

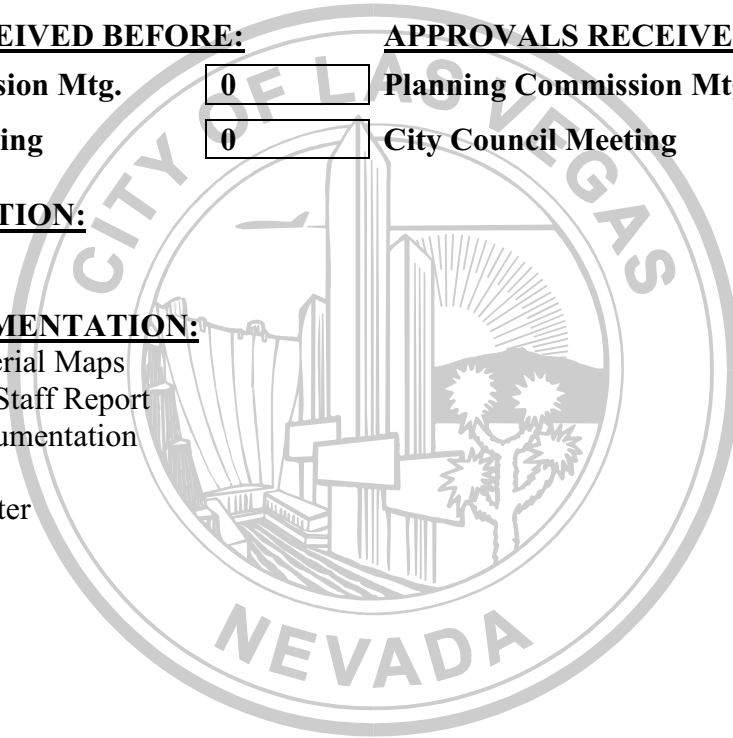
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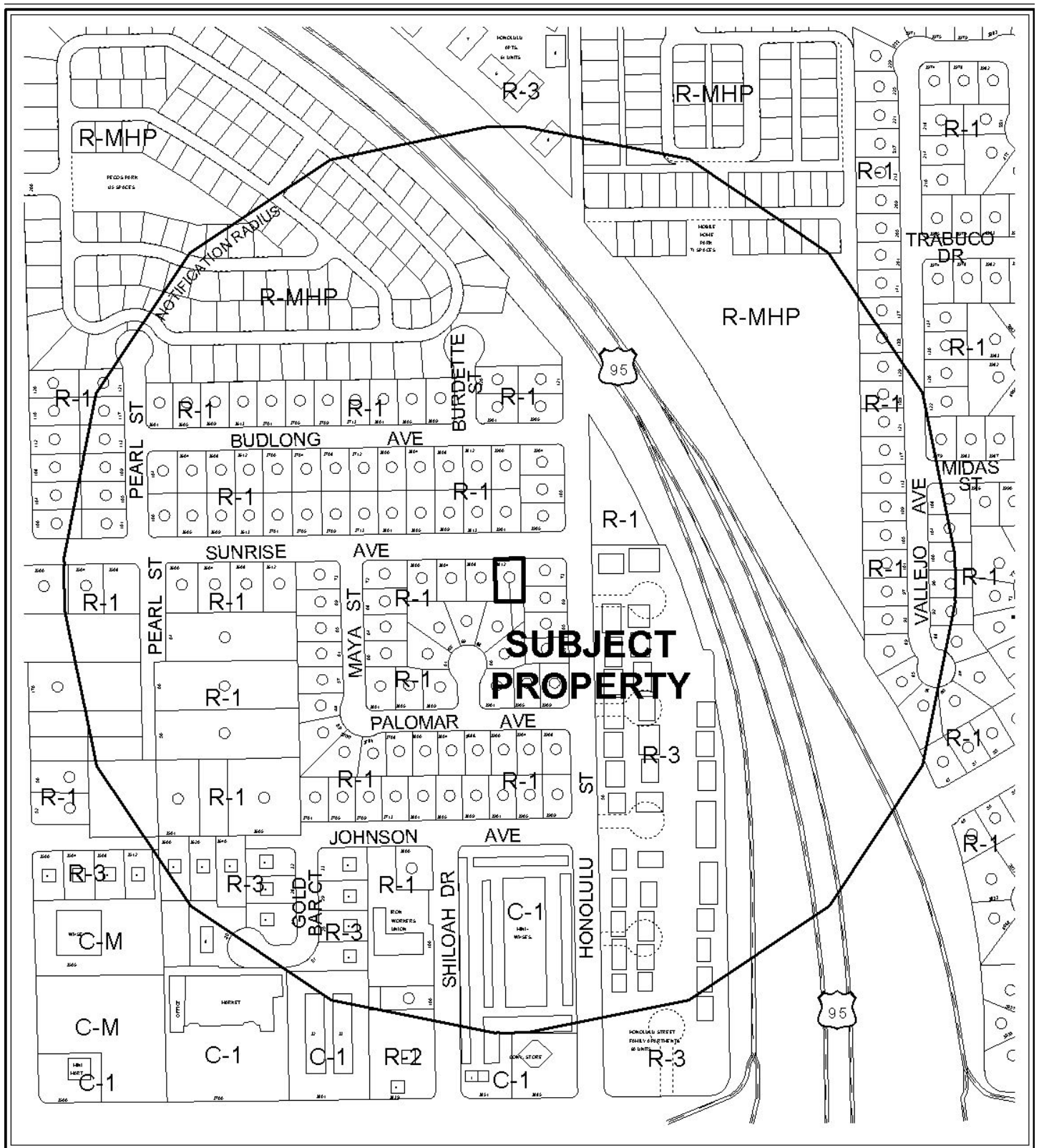
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **VAR-38135**

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: VAR-38135

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38135** APN: 140-31-410-045

Name of Property Owner: Mark Snavelly

Name of Applicant: same

Name of Representative: same

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

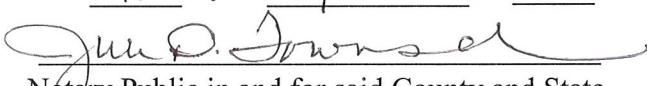
APN: _____

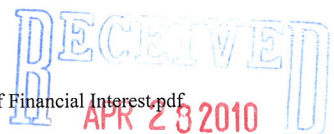
Signature of Property Owner: 

Print Name: Mark Snavelly

Subscribed and sworn before me

This 28 day of April, 2010


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance of 20' setback from front property line to 15'
 Project Address (Location) 3812 Sunrise ave
 Project Name Snaveley Garage Extension Proposed Use Storage / Workshop
 Assessor's Parcel #(s) 140-31-410-045 Ward #
 General Plan: existing proposed Zoning: existing R1 proposed R1
 Commercial Square Footage Floor Area Ratio
 Gross Acres 0.14 Lots/Units Density
 Additional Information

PROPERTY OWNER Mark Snaveley Contact same
 Address 3812 Sunrise ave Phone: (702) 438-8240 Fax:
 City Las Vegas State NV Zip 89110
 E-mail Address mssnaveley@yahoo.com

APPLICANT same Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

REPRESENTATIVE same Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

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 Mark Snaveley

Subscribed and sworn before me

This 28 day of April, 20 10

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38135</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>04/28/10</u>
Received By:	<u>Jonathan B.</u>

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

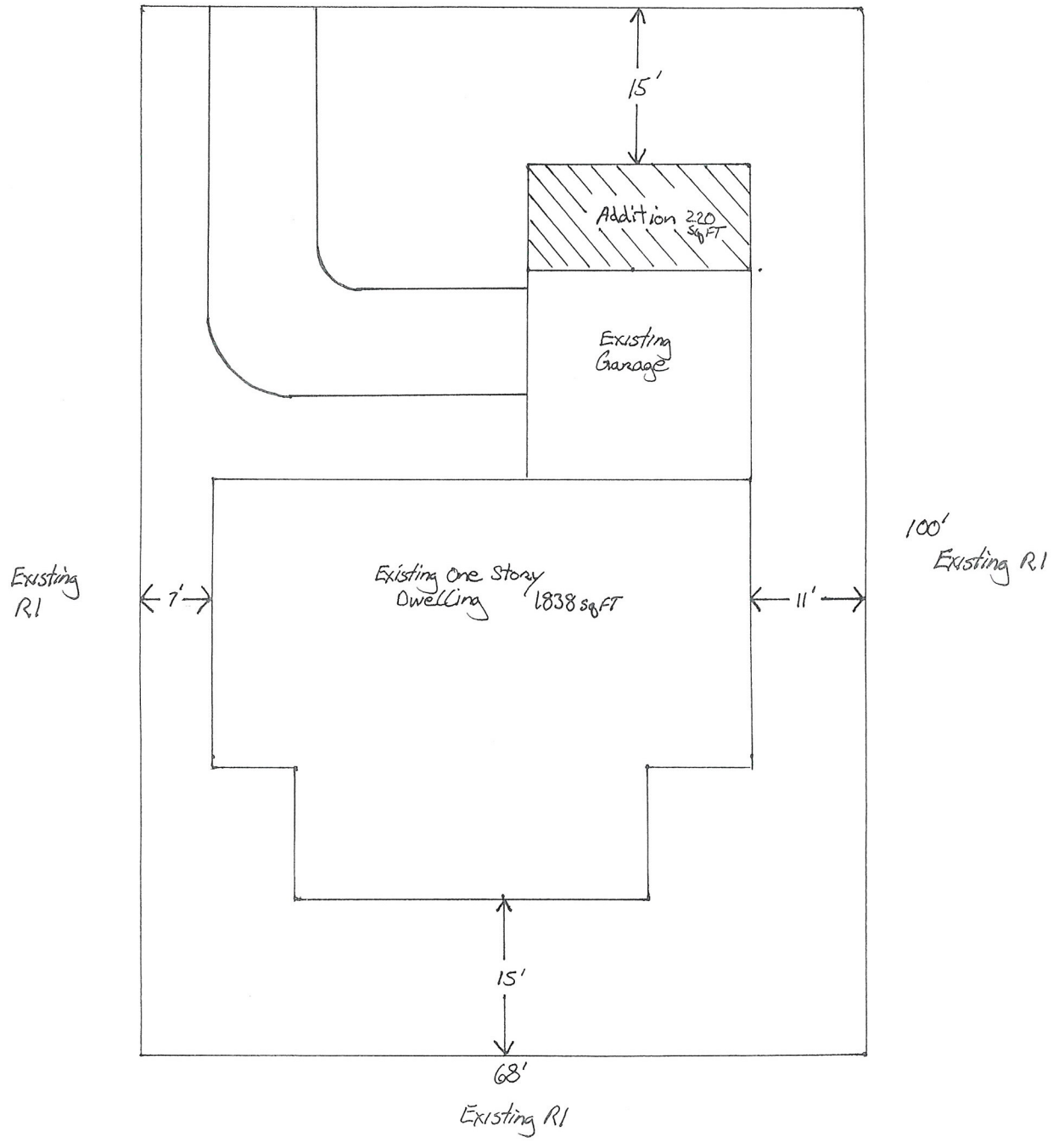
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1/4" = 2.5'

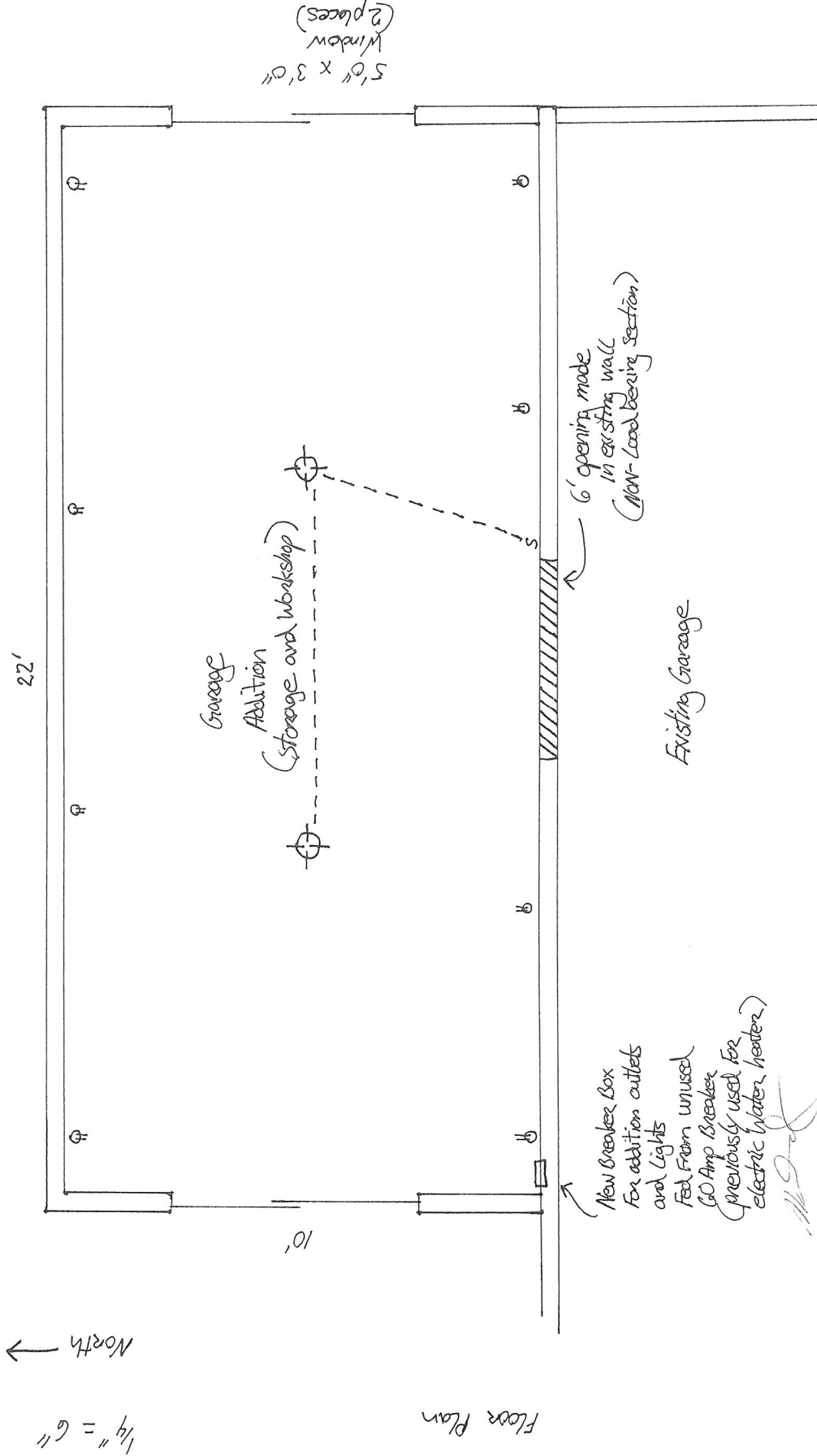
North ↑

3812 Sunrise Ave. Par No 140-31-410-045

Front Property Line

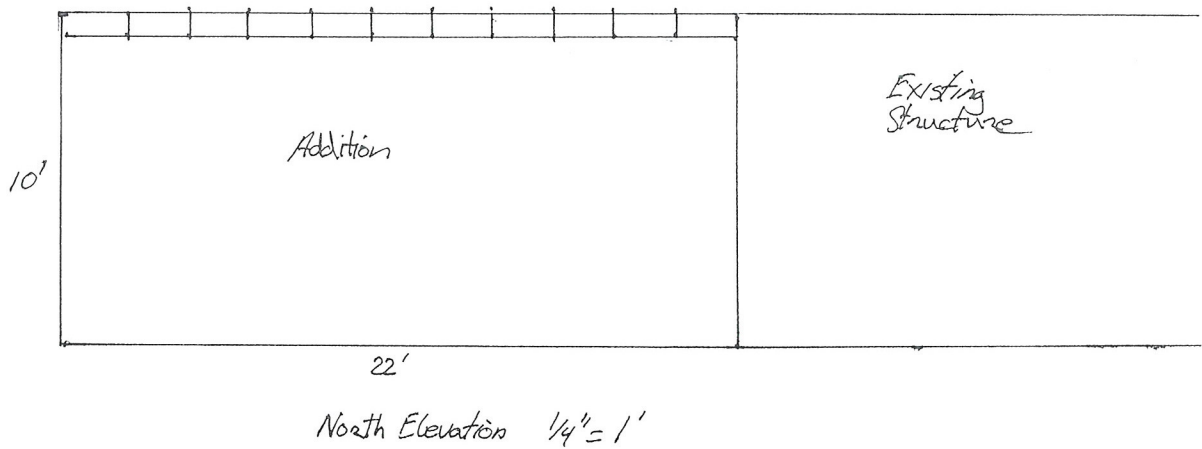
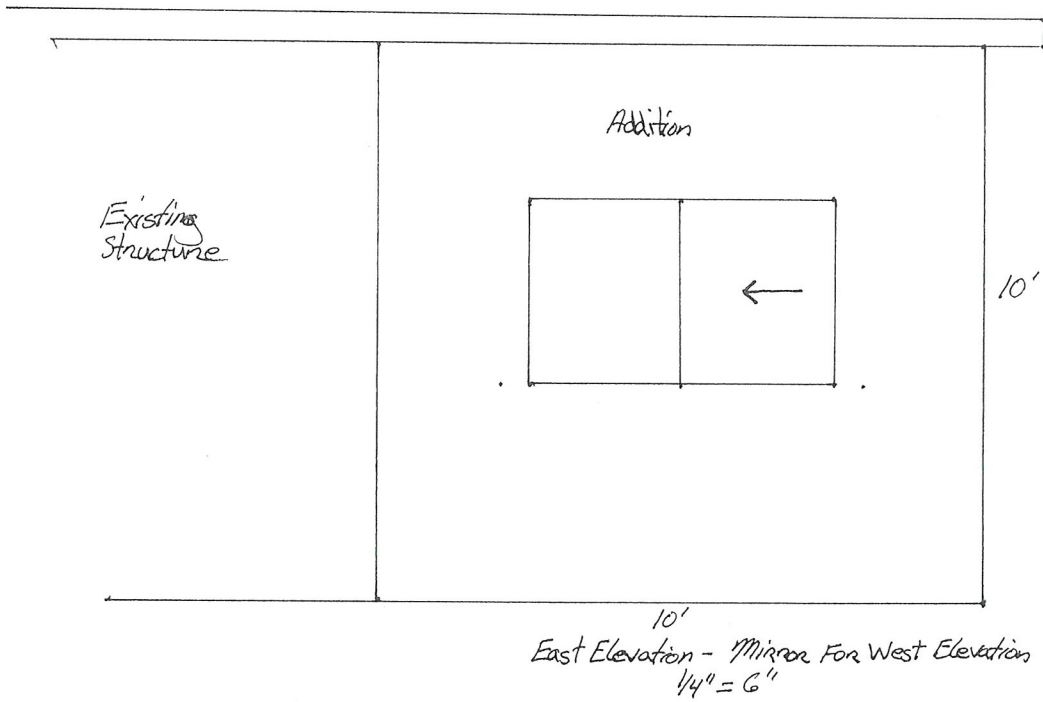


RECEIVED
APR 28 2010
VAR-38135



RECEIVED
APR 28 2010
VAR-38135

Extension Elevations



Exterior Walls
Stucco

Roof Covering
Roll Roofing
Torch Down
over 30lb felt
to match existing
Roof

[Signature]

RECEIVED
APR 28 2010
VAR-38135



VAR-38135

Justification Letter

Dear Planning Commission Member,

I, Mark Snavelly, am the owner of a single family residence located at 3812 sunrise Ave. I am requesting a variance to the minimum setback requirement which states that structures in my zoning must have at least a 20' setback from the front property line. The current closest part of the existing structure to the front property line depicted in the site plan has a 25' setback. My request is to extend the existing garage an additional 10' to the North towards the front property line. This would reduce my setback to 15.'

There are two adults and five children ages 3 to 27 living at this address and the added space is needed for storage and a workshop area. The current garage is "filled to capacity" as well as all available storage inside the house. There is no other suitable location on the property to expand into except to the North. The section of the lot depicted in the site plan is a low use area of yard and could be utilized to provide relief to a very crowded household.

My intention is to match the current style of the house as shown in the included elevation picture. Roof line and exterior will be constructed to match the existing garage for visual consistency.

There are similar setbacks for other houses in this neighborhood. For example, 3805 Sunrise has an 18 foot setback, 73 Honolulu, which is next door to me, has a 15 foot setback on the Sunrise Ave side, and 72 Maya, which is four houses West of mine, also has a 15 foot setback on the Sunrise Ave side.

I believe that this project will not detract from the use, purpose, or appearance of the project site or the surrounding neighborhood. I do not believe that this project will be a detriment to the public good, affect natural resources, or significantly violate the intention or purpose of any city ordinance or resolution.

Sincerely,

Mark Snavelly

RECEIVED
APR 28 2010
VAR-38135

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 43 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

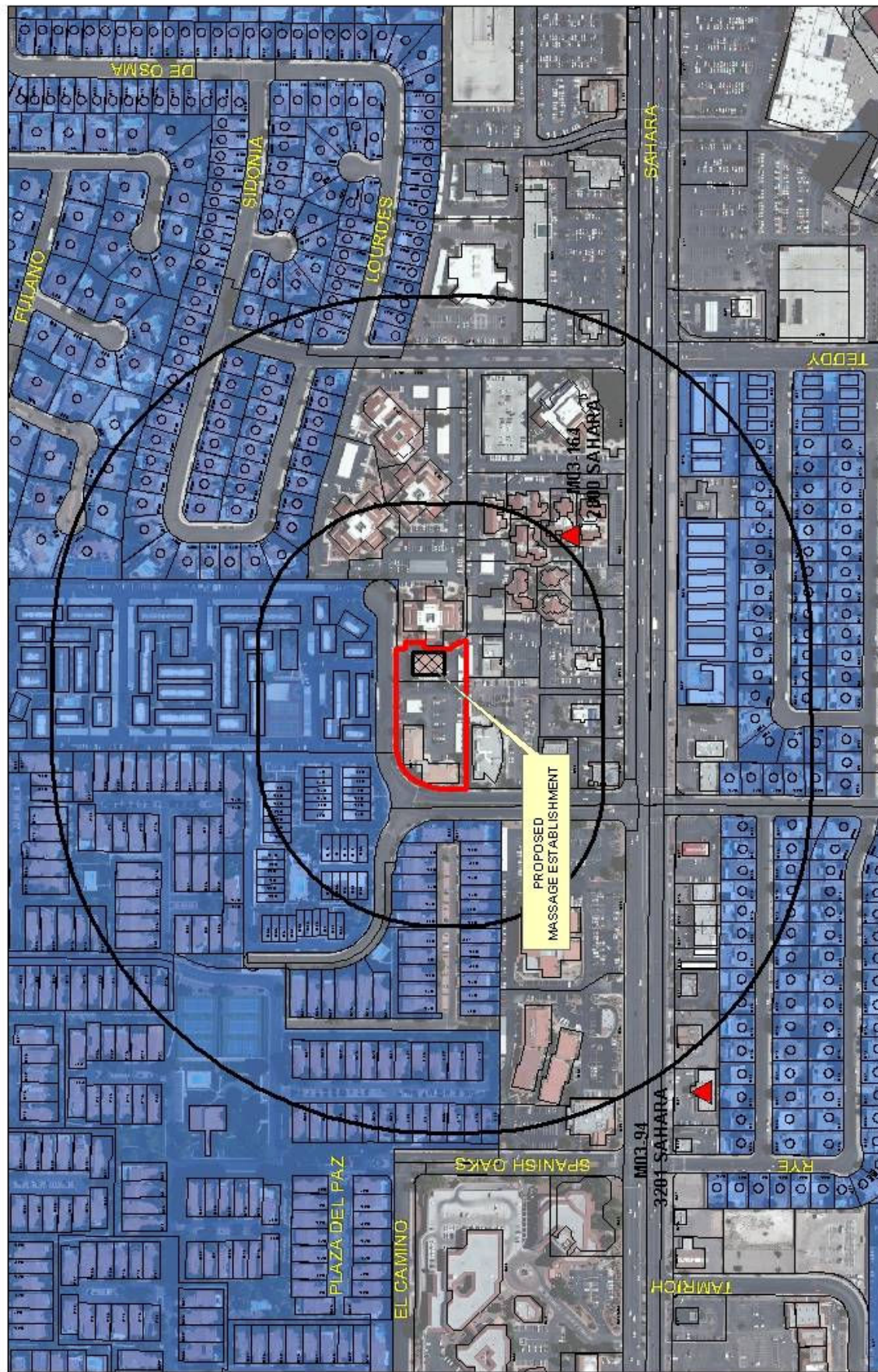
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps – VAR-38195 and SUP-38194
2. Conditions and Staff Report – VAR-38195 and SUP-38194
3. Supporting Documentation
4. Photos – VAR-38195 and SUP-381294
5. Justification Letter – VAR-38195 and SUP-38194





VAR-38195 AND SUP-38194

Business Licenses

- Mass age Establis hment
- Child Care/
- Children Facility

Protected Landuses

- RELIG IO US
- CITY PARKS
- SCHO OLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number. **VAR-38195** APN: 162-05-801-011

Name of Property Owner: La Jolla Plaza II LLC

Name of Applicant: Steven Kozmary

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: _____

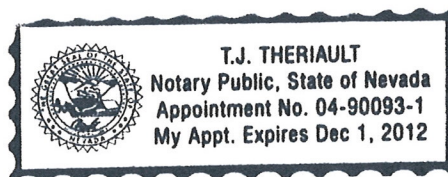
Signature of Property Owner: _____

Print Name: Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 20 10

[Signature]
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location) 2851 El Camino Avenue #200, Las Vegas NV 89102
 Project Name Kozmary Center for Pain Management Proposed Use Massage - Medical
 Assessor's Parcel #(s) 162-05-801-011 Ward # _____
 General Plan: existing S-C proposed _____ Zoning: existing C-1 proposed N/A
 Commercial Square Footage 8,860 Floor Area Ratio _____
 Gross Acres 0.47 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER La Jolla Plaza II LLC Contact Steven Kozmary
 Address 2851 El Camino Avenue Phone: (702) 567-4810 Fax: (702) 380-3212
 City Las Vegas State NV Zip 89102
 E-mail Address md@kozmary.com

APPLICANT Steven Kozmary MD Contact Steven Kozmary
 Address 2851 El Camino Avenue Phone: (702) 567-4810 Fax: (702) 380-3212
 City Las Vegas State NV Zip 89102
 E-mail Address md@kozmary.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State NV Zip _____
 E-mail Address _____

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 Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



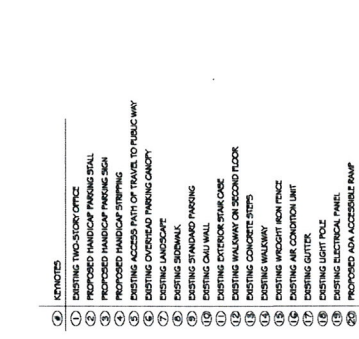
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38195</u>
Meeting Date:	<u>6/24/08</u>
Total Fee:	<u>\$1830.00</u>
Date Received:*	<u>5/5/08</u>
Received By:	<u>M ROX</u>

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

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SHEET NUMBER: A0.00



1 SITE PLAN
A0.00 SCALE: 1:300

VAR-38195
SUP-38194

DESIGNER:

STREAMLINE *Streamline Concepts*

3011 Maple Park Street
Las Vegas, NV 89121
Phone: 702-434-0786
Fax: 702-432-0452
Email: info@streamline.com

PREPARED FOR:

Kozmary Center
for Pain Management

Experience • Compassion • Results

PROJECT:

KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

SHEET TITLE:

FIRST FLOOR PLAN

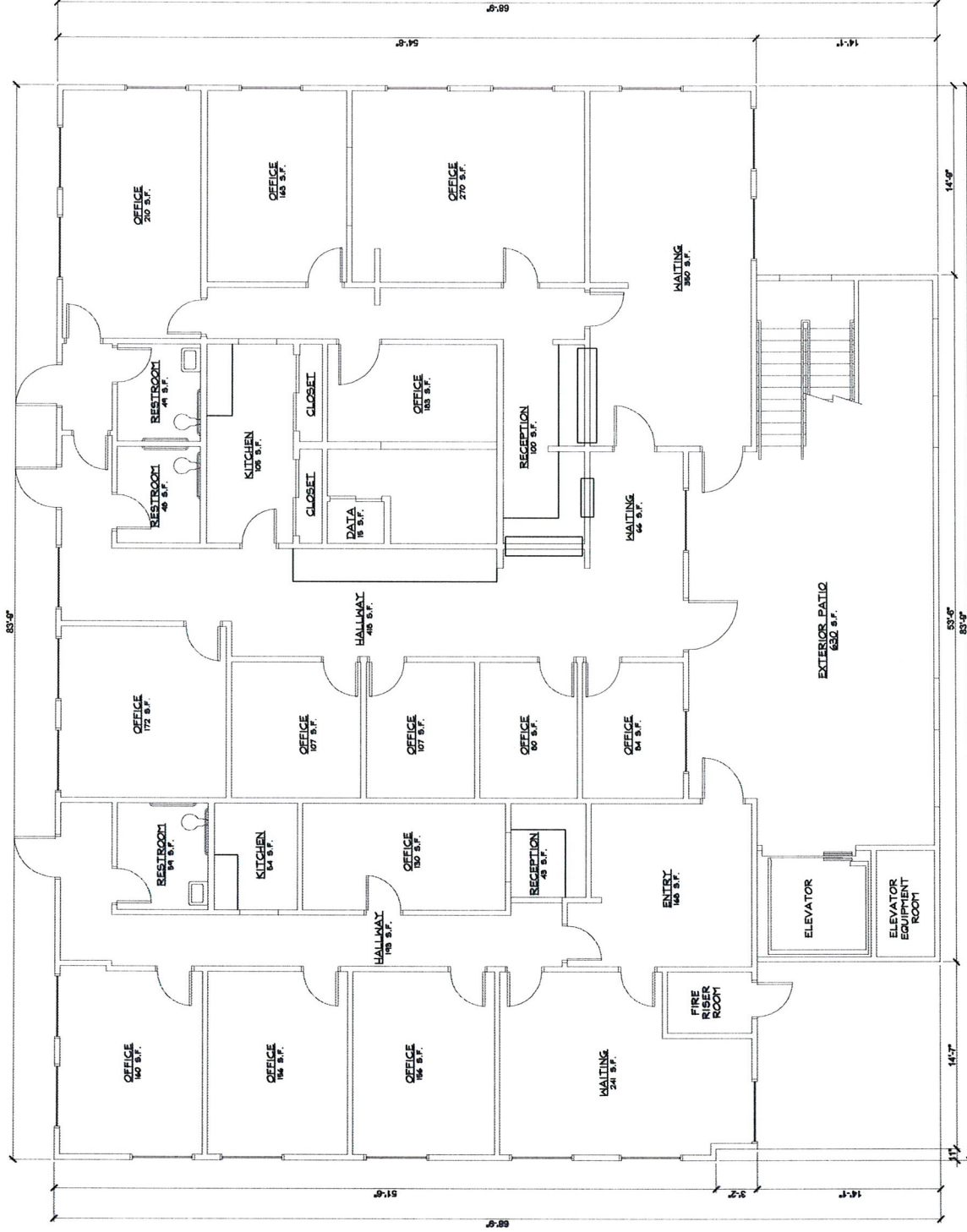
DATE	REVISION	DATE

SHEET INFORMATION:

PROJECT NUMBER: 10-024
DRAWN BY: DTLAN TORRES
LAST MODIFIED: MARCH 19, 2009
SCALE: 1/8" = 1'-0"

SHEET NUMBER:

A1.00



1 FIRST FLOOR PLAN
A1.00 SCALE: 1/8" = 1'-0"

DEC 11
MAY 05 05:11 PM

VAR-38195
SUP-38194

SHEET NUMBER: A1.01

VAR-38195
SUP-38194

Kozmary Center for Pain Management

Experience • Compassion • Results

Steven V. Kozmary, MD
Board-Certified: American Board
of Anesthesiology, Subspecialty
Certification in Pain Management,
American Academy of
Pain Management

March 22, 2010

Compassionate, leading-edge care:

- Advanced diagnosis & treatment for spinal injuries
- Back & neck pain
- Hip, knee & shoulder pain
- Disc injuries
- Sports injuries
- Work-related injuries
- Cancer pain
- Headaches & migraines
- Diabetes-related pain
- Chronic pain
- Painful neuropathies
- Postsurgical pain
- Multiple sclerosis-related pain
- Arthritis & rheumatoid arthritis
- Age-related disorders
- Personal injury/motor vehicle accident
- Fibromyalgia

Advanced treatments & technology:

- Diagnostic & therapeutic spinal injection therapy
- Radiofrequency nerve lesioning
- Spinal infusion pumps
- TENS therapy
- Trigger-point injections
- Epidural injections
- Spinal cord stimulators

The convenience you deserve:

- Thorough, unhurried evaluations
- Flexible appointments
- Caring, helpful staff
- Timely progress reports to referring physicians
- Most insurances accepted

Las Vegas: 2851 El Camino Ave.
Suite 101
Las Vegas, NV 89102
Henderson: Del Webb Building
10001 S. Eastern Avenue
Suite 208
Henderson, NV 89052

866.536.6401

702.380.3210

Fax: 702.380.3212

Visit www.Kozmary.com

Planning and Development Department
City of Las Vegas

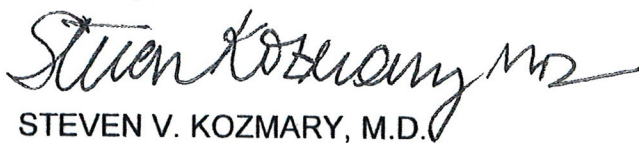
RE: APN 162-05-801-011

To Whom It May Concern:

We are applying for a massage therapy license to enable us to use multiple rooms for massage therapy. The use of massage therapy is limited to our medical patients. There is no outside advertising for massage therapy and there is no signage on the building regarding massage therapy. In fact, the only signage relates to Kozmary Center. The patients for massage therapy are all patients of the Kozmary Center for Pain Management and the massage therapy is used on a medical basis to reduce muscle spasm and promote healing of painful areas as part of a medical regimen prescribed by Dr. Kozmary. Typically patients are seen for their monthly or bimonthly appointments and at the same visit are seen for massage therapy. Because of this arrangement, I do not believe that the parking is an issue with the current spaces that we have allotted for our patients at the 2851 El Camino Avenue location.

For any questions you may have regarding this matter, please feel free to contact me.

Sincerely,



STEVEN V. KOZMARY, M.D.
Director, Kozmary Center for Pain Management

SVK/ljh
job #: 0115-3222010
DOT: 03/23/10

RECEIVED
MAY 05 2010

VAR-38195
SUP-38194

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38194 - SPECIAL USE PERMIT RELATED TO VAR-38195 - PUBLIC HEARING -
APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a
Special Use Permit FOR A PROPOSED 473 SQUARE-FOOT MASSAGE ESTABLISHMENT
WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A
RESIDENTIAL ZONE WHERE 400 FEET IS THE MINIMUM REQUIRED, A 362-FOOT
DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE
1,000 FEET IS THE MINIMUM REQUIRED AND FOR ACCESS TO THE SITE FROM A 62-
FOOT RIGHT-OF-WAY WHERE AN 80-FOOT WIDE RIGHT-OF-WAY IS THE MINIMUM
REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial)
Zone, Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38194** APN: 162-05-801-011

Name of Property Owner: La Jolla Plaza II LLC

Name of Applicant: Steven Kozmary

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): _____

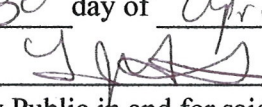
APN: _____

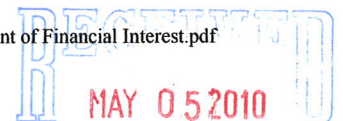
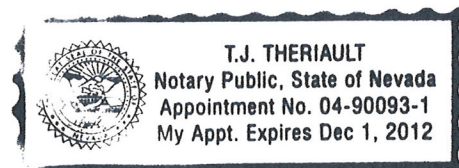
Signature of Property Owner: 

Print Name: STEVEN KOZMARY

Subscribed and sworn before me

This 30th day of April, 2010


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Massage Establishment

Project Address (Location) 2851 El Camino Avenue #200, Las Vegas NV 89102

Project Name Kozmary Center for Pain Management Proposed Use Massage - Medical

Assessor's Parcel #(s) 162-05-801-011 Ward #

General Plan: existing S-C proposed Zoning: existing C-1 proposed N/A

Commercial Square Footage 8,860 Floor Area Ratio

Gross Acres 0.47 Lots/Units 1 Density

Additional Information

PROPERTY OWNER La Jolla Plaza II LLC **Contact** Steven Kozmary
Address 2851 El Camino Avenue **Phone:** (702) 567-4810 **Fax:** (702) 380-3212
City Las Vegas **State** NV **Zip** 89102
E-mail Address md@kozmary.com

APPLICANT Steven Kozmary MD Contact Steven Kozmary
Address 2851 El Camino Avenue Phone: (702) 567-4810 Fax: (702) 380-3212
City Las Vegas State NV Zip 89102
E-mail Address md@kozmary.com

REPRESENTATIVE _____ **Contact** _____

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

City _____ **State** NV **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.

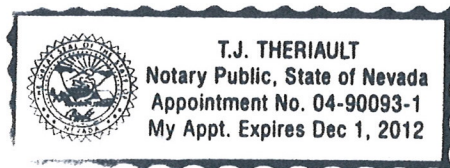
Print Name Steven Kozmarn

Subscribed and sworn before me

This 30th day of April, 20 10

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	SUP-38194
Meeting Date:	6/24/10
Total Fee:	1030 ⁰⁰
Date Received:*	5/5/10
Received By:	M REX

*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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-38114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Variance TO ALLOW A 12-FOOT, SIX-INCH TALL INCIDENTAL SIGN WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND A LOGO GREATER THAN 25 PERCENT OF THE TOTAL SIGN AREA at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

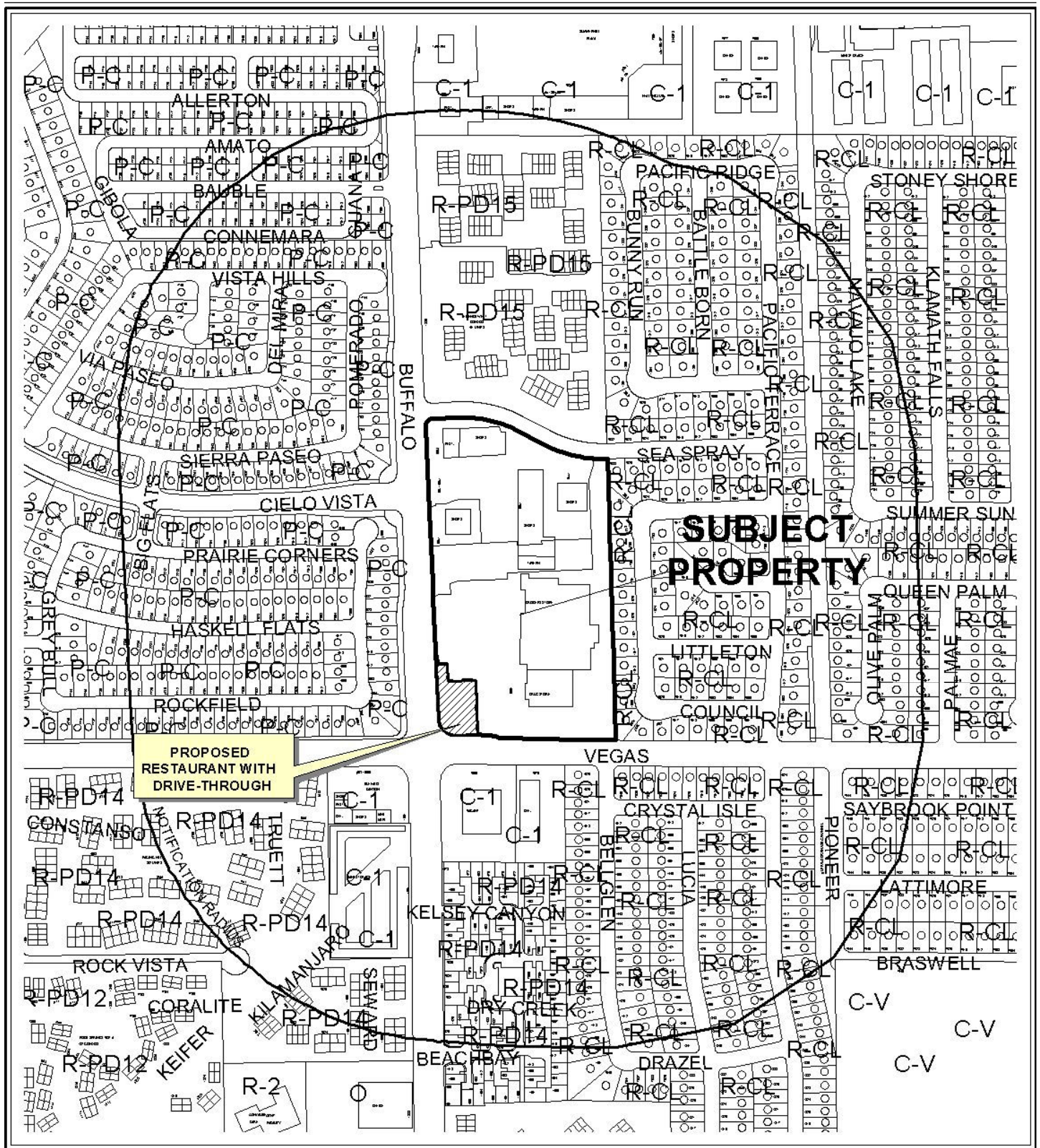
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38114 and MSP-38116
2. Conditions and Staff Report - VAR-38114 and MSP-38116
3. Supporting Documentation
4. Photos - VAR-38114 and MSP-38116
5. Justification Letter



CASE: VAR-38114 AND MSP-38116

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38114** APN: 138-22-418-011

Name of Property Owner: SEA BREEZE VILLAGE II, LLC

Name of Applicant: Visual Information Systems Co.

Name of Representative: Ed Blend

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: _____

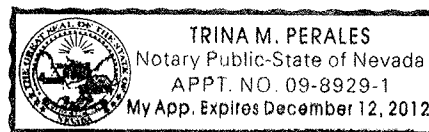
Print Name: HASKEL INY

Subscribed and sworn before me

This 9 day of March, 20 10

Trina M. Perales

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 7598 Vegas Dr.
 Project Name Carl's Jr. Proposed Use _____
 Assessor's Parcel #(s) 138-22-418-011 Ward # 4
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .62 Lots/Units 1 Density _____
 Additional Information INCIDENTAL SIGNAGE TOWER THAN 5' AND LOGO
GREATER THAN 25% OF SIGN AREA - CARL'S JR. CLEARANCE ARM

PROPERTY OWNER SEA BREEZE VILLAGE II, LLC Contact JENNIFER ROBERTS
 Address 1770 N BUFFALO #101 Phone: 702-253-5151 Fax: 702-430-5307
 City LAS VEGAS State NV Zip 89128
 E-mail Address jr@greatac.com

APPLICANT Visual Information Systems Co. Contact Ed Blend
 Address 13580 5th St. Phone: 909-591-4742 Fax: _____
 City Chino State CA Zip 91710
 E-mail Address _____

REPRESENTATIVE Ed Blend Contact _____
 Address 13580 5th St. Phone: 909-287-7373 Fax: _____
 City Chino State CA Zip 91710
 E-mail Address eblend@nsmc.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 HASKEL INY

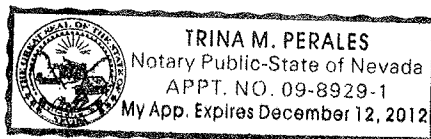
Subscribed and sworn before me

This 9 day of March, 20 10.

Trina M. Perales

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38114</u>
Meeting Date:	<u>6/24/2010</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>4/27/2010</u>
Received By:	<u>MREX</u>

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

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

- A** **B** **C** 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- D** 60" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- E** **F** NEW D/F ILLUM. DIRECTIONAL SIGN
- G** NEW D/F ILLUM. MONUMENT SIGN
- H** NEW LED BORDER TUBE LIGHT SYSTEM
277 LIN. FT. APPROX.

- 1 DRIVE-THRU MENU BOARD
- 2 DRIVE-THRU ORDER CONFIRMATION BOARD
(Footing Only)
- 3 INTERIOR 10/11 PANEL MENU BOARD
- 4 INTERIOR MENU BOARD LIGHT BOX COMBO PANEL



CARL'S JR. - Las Vegas, CA. - Site Plan

THIS IS AN ORIGINAL INSTRUMENT ISSUED OR AMING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY USMC. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF USMC.

Project: Carl's Jr.
Address: 7598 Vegas Dr., Las Vegas, NV
Phone: _____ **Account Mgr.** S. Rosenbloom
Designer: S. Duffy **Scale:** Noted **Date:** 04/20/2010

Revisions:

RECEIVED
APR 27 2010

APR 27 2010

MSP-38116

10'-0"

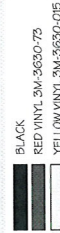


35

A B C 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN

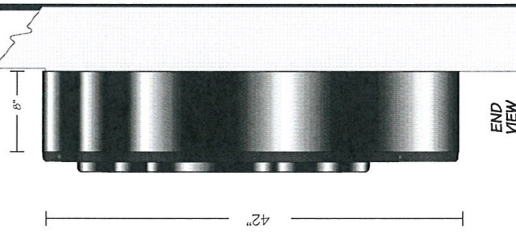
Cloud Sign Specifications:

- BODY:**
S/F CUSTOM FABRICATED ALUMINUM CABINET
CONSTRUCTED OF .040 WITH .063 ALUMINUM BACKS.
- FACES:**
CLEAR EMBOSSED PAN FORMED FACES WITH 1-1/2" RETURNS
AND BACK SPRAYED PAINTED DECORATION. COLORS TO
MATCH CORPORATE APPROVED COLORS.
- RETURNS:**
PAINTED BLACK.
- ILLUMINATION:**
INTERNAL H.O. FLUORESCENT LAMPS, 120 VOLTS - 1.5 AMP'S
- SWITCH:**
U.L. APPROVED TOGGLE SWITCH.
- ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS**

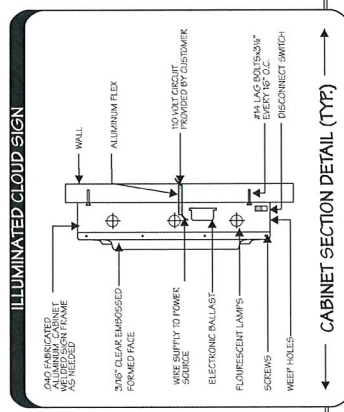


42" EMBOSSED ILLUM. CARL'S JR. CLOUD SIGN

SCALE: 1" = 1'-0"



END VIEW



National Sign & Marketing Corporation
 DGA Visual Information Systems Co.
 1000 S. Bascom Ave., Suite 100
 San Jose, CA 95128
 Tel: 408.531.7442 Fax: 408.531.9792
 e-mail: sales@nsmc.com
 Class: C-6 Limit \$950,000.00

Project: Carl's Jr.
Address: 7592 Yeatts Dr., Las Vegas, NV
Phone: Account Mgr. S. Rosentblum
Designer: S. Duffy **Scale:** Noted **Date:** 04/20/2010

Client Approval: _____
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Date: _____

Drawing Number
24359



VAR-38114
MSP-38116

RECEIVED
 APR 27 2010

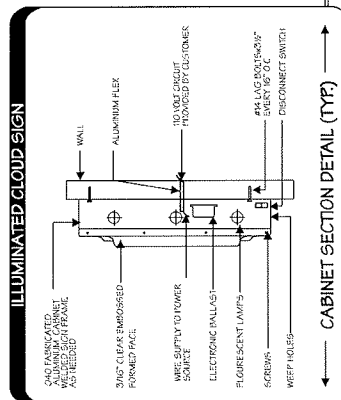
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D 60" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN

	BLACK
	RED VINYL 3M-3630-73
	YELLOW VINYL 3M-3630-015

SCALE: $\frac{3}{4}" = 1'-0"$



THIS IS AN ORIGINAL. JUDICIAL ISHER ORIGINALLY CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY NSMC. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF NSMC.

**National Sign
& MARKETING CORPORATION**
DBA Visual Information Systems Co.
13580 5th St., Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com
NV Lic# 0071619 Exp. 8/31/10
Class: C-6 Limit: \$909,000.00

Project: Carl's, Jr.
Address: 7598 Vegas Dr., Las Vegas, NV
Phone: _____
Account Mgr. S. Rosentblom
Designer: S. Duffy **Scale:** Noted **Date:** 04/20/2010

Client Approval:

APPROVED &
RELEASED FOR
CONSTRUCTION

Revisions:

Drawing Number
24359



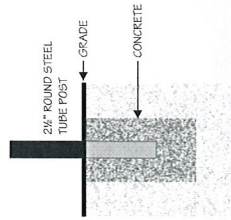
ELECTRONIC SIGNS

VAR-38114
MSP-38116

APR 27 2010

Specifications:

CABINETS: FABRICATED ALUMINUM 9" DEEP, WITH 1 1/2" RETAINERS AND RETURNS PAINTED BLACK.
 FACES: WHITE PLEXIGLASS WITH FIRST SURFACE APPLIED OUT/REVERSE CUT TRANSLUCENT VINYL GRAPHICS AS ILLUSTRATED.
 POST: 2 1/2" ROUND STEEL TUBE POST PAINTED BLACK.
 ILLUMINATION: INTERNAL T12 CW/HC FLUORESCENT LAMPS, 120 VOLTS - 1.15 AMPS
 SWITCH: TAMPER RESISTANT SWITCH: UL APPROVED 15A-120/277V 'LEVITON' #101-2L WITH KEYED WATERPROOF COVER
 ALL COMPONENTS TO BE UL APPROVED



9"

24"



SIDE A



SIDE B



E NEW D/F ILLUM. DIRECTIONAL SIGN

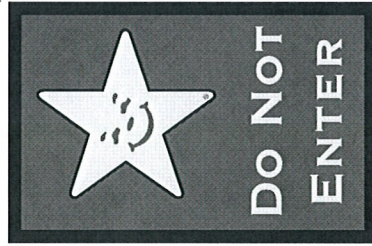
END VIEW

F NEW D/F ILLUM. DIRECTIONAL SIGN

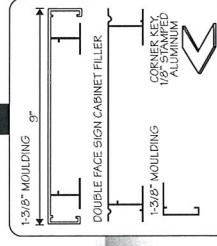
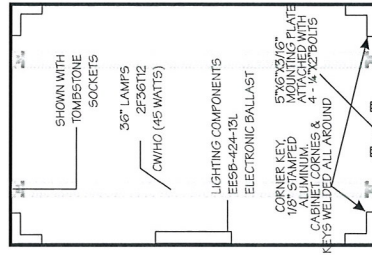
SEE ENGINEERING FOR FOOTING DETAILS



SIDE A



SIDE B



CARL'S JR. - D/F ILLUMINATED DIRECTIONAL SIGNS

SCALE: 1" = 1'-0"

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National Sign & MARKETING CORPORATION
 DBA Visual Information Systems Co.
 1000 S. 10th Street, Suite 100
 Las Vegas, NV 89102
 Tel: 905.591.7142 Fax: 905.591.9792
 e-mail: sales@nsmc.com
 Website: www.nsmc.com
 Class: C-6 Limit \$950,000.00

Project: Carl's Jr.
 Address: 7598 Yeager Dr., Las Vegas, NV
 Phone: Account Mgr. S. Rosenbloom
 Designer: S. Duffy Scale: Noted Date: 04/20/2010

APPROVED & RELEASED FOR CONSTRUCTION

Client Approval:

Revisions:

Drawing Number
24359



VAR-38114
MSP-38116

RECEIVED
APR 27 2010

Specifications:

CABINET: FABRICATED ALUMINUM, 18" DEEP WITH 1" WIDE RETAINERS. CARL'S JR. CABINET TO BE PAINTED BLACK, PAINT "STAR" CABINET FRAZEE "CHERRY RED" #6395.

FACES: WHITE LEXAN WITH FIRST SURFACE APPLIED CUT/REVERSE CUT TRANSLUCENT VINYL GRAPHICS AS ILLUSTRATED.

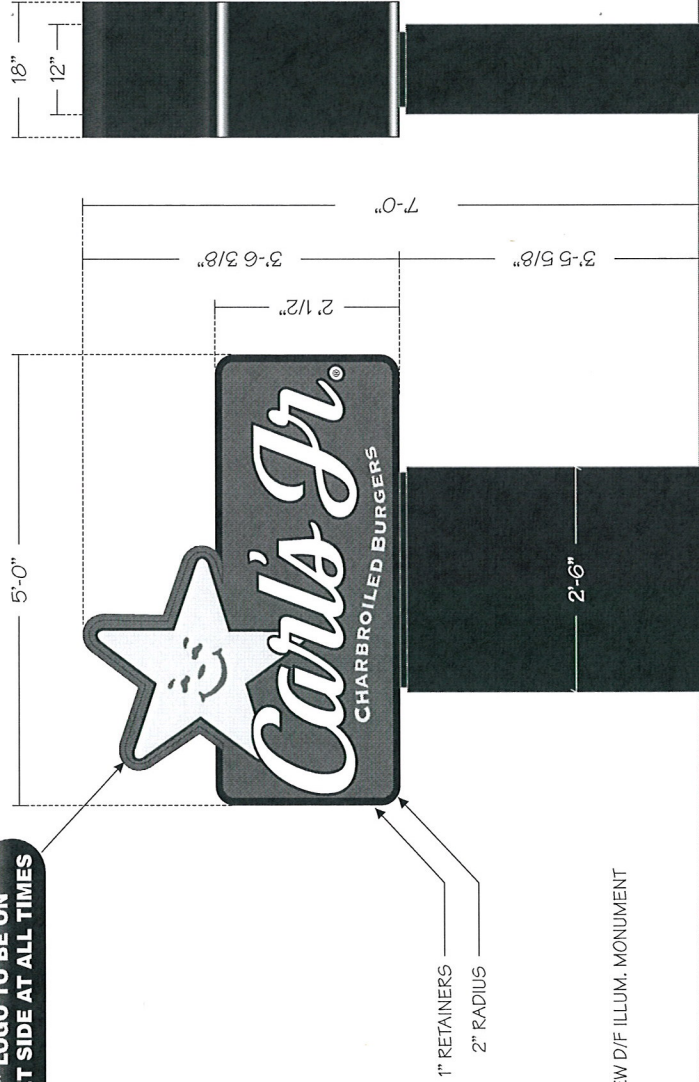
POLE COVER: FABRICATED ALUMINUM, 12" DEEP WITH TEX-COTE FINISH, PAINTED BLACK FLAT FINISH.

ILLUMINATION: INTERNAL H.O. FLUORESCENT LAMPS.

SWITCH: TAMPER RESISTANT SWITCH: UL APPROVED 15A-120/277V "LEVITON" #101-2L WITH KEYS WATERPROOF COVER.

ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

"STAR" LOGO TO BE ON STREET SIDE AT ALL TIMES



G NEW D/F ILLUM. MONUMENT

NEW D/F ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

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National Sign & Marketing Corporation
 DBA Visual Information Systems Co.
 1350 5th St., Suite 100, San Jose, CA 95126
 Phone: (408) 391-9792
 Fax: (408) 391-9793
 Email: sales@nsmc.com
 Website: www.nsmc.com
 Class: C-6 Limit \$550,000.00

Project: Carla's Jr.
 Address: 7598 Vegas Dr., Las Vegas, NV
 Phone: Account Mgr. S. Rosenbloom
 Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval: _____
 Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
 Signature: _____ Date: _____

Revisions: _____

Drawing Number
24359

NSMC
 ELECTRONIC SIGNS

VAR-38114
MSP-38116

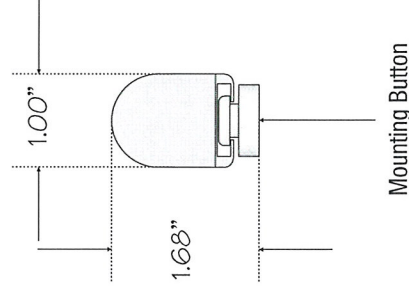
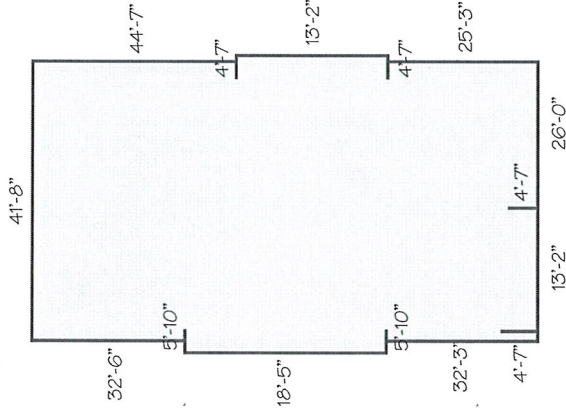
RECEIVED
 APR 27 2010

Specifications:

INSTALL "LED BORDER SYSTEM" RED LED BORDER 3" FROM BOTTOM OF COPING AND TRIM AS SHOWN ON INDIVIDUAL ELEVATION PACKAGES.



H NEW LED BORDER SYSTEM
277 LIN. FT. APPROX.



- BRIGHT, WIDE VIEWING-ANGLE LEDS OFFER INTENSE, UNIFORM GLOW
- HIGH IMPACT, UV STABLE, HYDROCARBON INSENSITIVE, NON-FADING POLYMER TUBES
- 24 VOLT DC POWER SUPPLY POWERS UP TO 3 LEGS OF 30' (9 METERS) EACH, OR 90' (27.4 METERS) TOTAL
- CAN BE CUT-TO-FIT IN THE FIELD AND FACTORY BENT TO AN 8" RADIUS
- CONVENIENT LOCK-TIGHT, WATERPROOF CONNECTORS BETWEEN TUBES
- OPERATING TEMPERATURE: -40°C TO +85°C
- CONFORMS TO UL 48 STANDARDS
- MOUNTING BUTTONS FASTENED TO WALLS:
- W/ #12 TEK SCREWS IF INTO PLYWOOD
- W/ 1/4" X 1-1/2" METAL ANCHORS IF INTO CONCRETE
- 120 VOLTS - 16 AMPS

Sloan Components Used - UL #E215393

- 701129-10H-10' RED LED STRIPE
- 701129-8H-8' RED LED STRIPE
- 701129-6H-6' RED LED STRIPE
- 701129-4H-4' RED LED STRIPE
- 701129-2H-2' RED LED STRIPE
- 701129-1H-1' RED LED STRIPE
- 700940-300 WATT TRANSFORMERS
- 701158-120-10' HOOK-UP WIRE

LED BORDER SYSTEM

SCALE: NTS

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National Sign & Marketing Corporation
DBA Visual Information Systems Co.
14100 S. 24th Ave., Suite 100, Phoenix, AZ 85048
Tel: 602-998-7474 Fax: 602-998-1972
Email: sales@nsmc.com Website: www.nsmc.com
NSMC is an Equal Opportunity Employer
Class: C-6 Limit: \$950,000.00

Project: Carl's Jr.
Address: 7598 Vegas Dr., Las Vegas, NV
Phone: Account Mgr. S. Rosentblom
Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval: _____
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Signature: _____ Date: _____

Revisions: _____

Drawing Number
24359

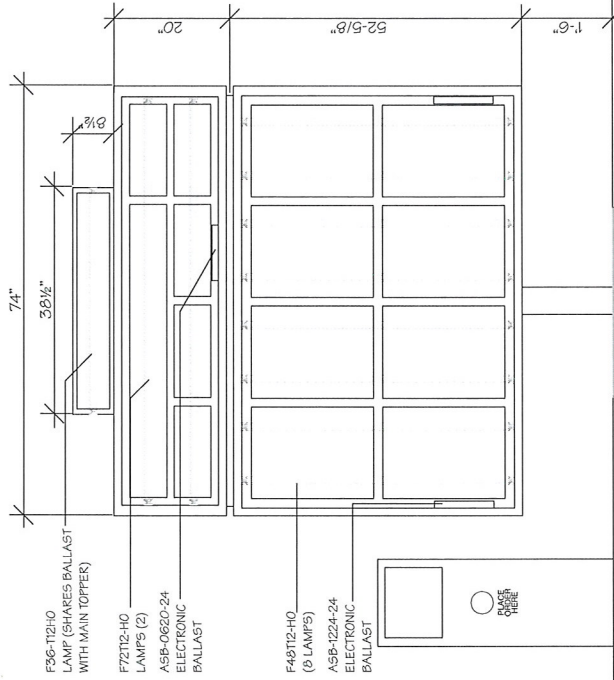


VAR-38114
MSP-38116

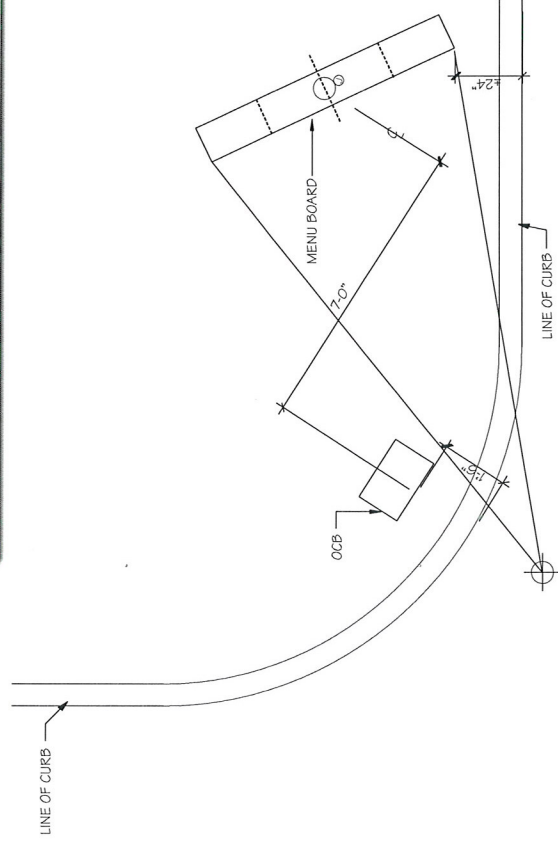
APR 27 2010

Install Only

1 DRIVE-THRU MENU BOARD



NOTE: ALL WORK TO COMPLY WITH 2005 SNEA & NEVADA ELECTRICAL CODE (NEC)



NOTE:
SEE SIZE OF
EMBEDMENT
SEPARATE
SHEET.

MENU BOARD LAYOUT AT DRIVE THRU

SCALE: NTS

MENU BOARD SPECIFICATIONS

SINGLE FACED ILLUMINATED DRIVE-THRU MENU BOARD CABINET IS OF EXTRUDED ALUMINUM CONSTRUCTION WASHED AND PRIMED WITH ETCHING PRIMER AND PAINTED BLACK.
DOORS ARE TEMPERED GLASS PANELS WITH EXTRUDED ALUMINUM FRAMES MOUNTED ON PIANO HINGES. ALL DOORS TO LOCK WITH A UNIVERSAL KEY.

COPY PANELS ARE WHITE 1/8" ACRYLIC WITH PLASTIC "H" TRACK FOR 20 SLATS.
TRANSLITE PANELS ARE WHITE 1/8" ACRYLIC WITH 1/8" CLEAR OVERLAY.

ELECTRICAL SPECIFICATIONS

ONE (1) 20 AMP BREAKER. TOTAL OF 7 AMPS IN SIGN, 120 VOLT.

EXTERIOR MENU BOARD

SCALE: NTS

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY VISCO. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF VISCO.



National Sign & MARKETING CORPORATION
DBA Visual Information Systems Co.
10000 W. Sahara Ave., Suite 100
Las Vegas, NV 89135
Tel 909.591.1742 Fax 909.591.9792
Email: sales@nsmc.com 931710
Class: C-6 Limit: \$950,000.00

Project: Carl's Jr.
Address: 7599 Vegas Dr., Las Vegas, NV
Phone: Account Mgr. S. Rosentblum
Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval: _____
Date: _____

APPROVED &
RELEASED FOR
CONSTRUCTION

Revisions: _____
Date: _____

Drawing Number
24359



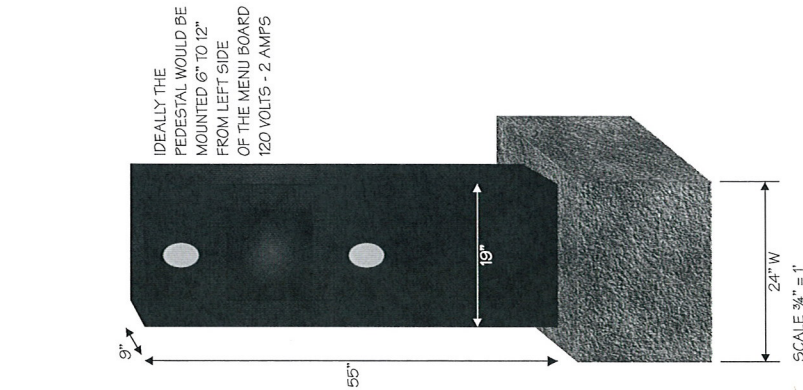
ELECTRONIC SIGNS

RECEIVED
APR 27 2010

VAR-38114

MSP-38116

**FOOTING TO BE DONE
BY NSMC**



2 ORDER CONFIRMATION BOARD
(FOOTING ONLY)

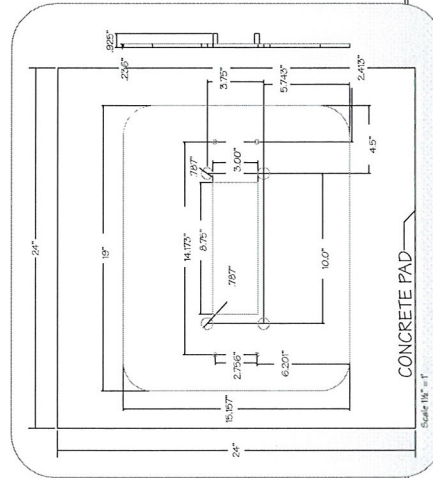
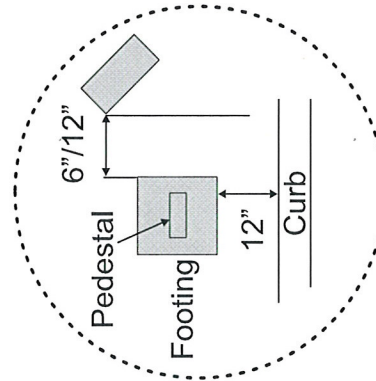
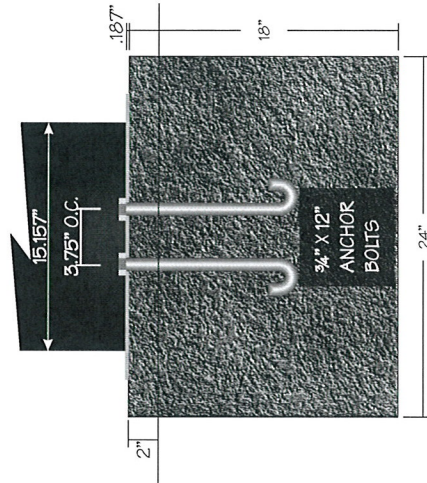
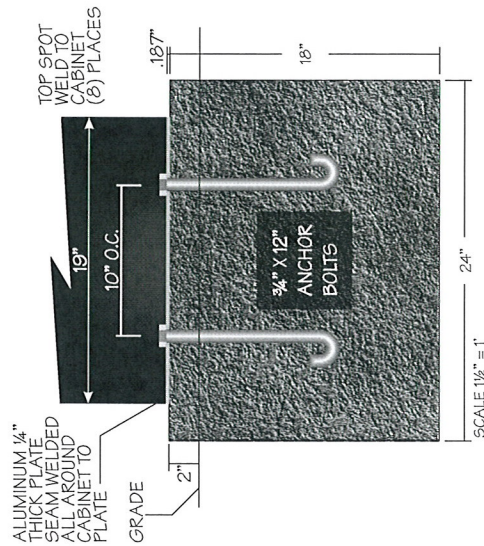
ORDER CONFIRMATION BOARD BUILT BY:
HyperActive Technologies
8 Foster Plaza, 4th Floor
730 Holiday Drive
Pittsburgh, PA 15220
Phone: 412.322.3060 Fax: 412.322.3121

**SEE ENGINEERING FOR
FOOTING DETAILS**

ORDER CONFIRMATION BOARD

SCALE: NTS

NOTE: ALL WORK TO COMPLY WITH 2005 SNEA & NEVADA ELECTRICAL CODE (NEC)



**National Sign
& Marketing Corporation**

SALES & MARKETING CORPORATION
DBA Visual Information Systems Co.
13580 5th St., Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: \$950,000.00

Project: Carl's Jr.
Address: 7598 Vegas Dr., Las Vegas, NV
Phone: _____ **Account Mgr:** _____
Designer: S. Duffy **Scale:** Noted D

Client Approval:

APPROVED &
RELEASED FOR
CONSTRUCTION

Revisions:

Drawing Number
24359



ELECTRONIC SIGNS

VAR-38114
MSP-38116

APR 27 2010

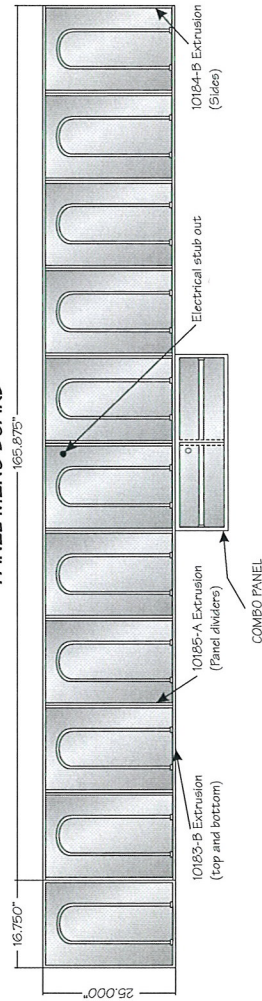
Install Only

3 INTERIOR MENU BOARD

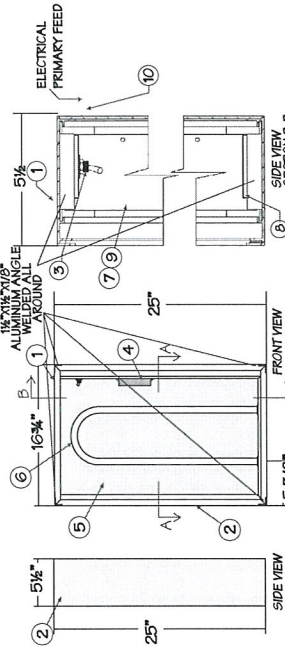
11 PANELS

MENU BOARD BUILT BY:
PDS DESIGN, INC.
600-423-4293
600-423-4293
FAX 721-590-7143
WWW.SIGNSOURCE.NET

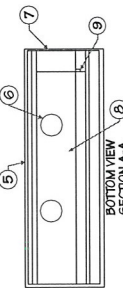
PANEL MENU BOARD



TYPICAL INTERIOR MENU BOARD PANEL CONSTRUCTION



PARTS LIST			
QTY	ITEM #	DESCRIPTION	REV
1	10183-B	10183-B Extrusion (Top and bottom)	1
1	10184-B	10184-B Extrusion (Sides)	1
1	10185-A	10185-A Extrusion (Panel dividers)	1
1	10185-B	10185-B Extrusion (Panel dividers)	1
1	10185-C	10185-C Extrusion (Panel dividers)	1
1	10185-D	10185-D Extrusion (Panel dividers)	1
1	10185-E	10185-E Extrusion (Panel dividers)	1
1	10185-F	10185-F Extrusion (Panel dividers)	1
1	10185-G	10185-G Extrusion (Panel dividers)	1
1	10185-H	10185-H Extrusion (Panel dividers)	1
1	10185-I	10185-I Extrusion (Panel dividers)	1
1	10185-J	10185-J Extrusion (Panel dividers)	1
1	10185-K	10185-K Extrusion (Panel dividers)	1
1	10185-L	10185-L Extrusion (Panel dividers)	1
1	10185-M	10185-M Extrusion (Panel dividers)	1
1	10185-N	10185-N Extrusion (Panel dividers)	1
1	10185-O	10185-O Extrusion (Panel dividers)	1
1	10185-P	10185-P Extrusion (Panel dividers)	1
1	10185-Q	10185-Q Extrusion (Panel dividers)	1
1	10185-R	10185-R Extrusion (Panel dividers)	1
1	10185-S	10185-S Extrusion (Panel dividers)	1
1	10185-T	10185-T Extrusion (Panel dividers)	1
1	10185-U	10185-U Extrusion (Panel dividers)	1
1	10185-V	10185-V Extrusion (Panel dividers)	1
1	10185-W	10185-W Extrusion (Panel dividers)	1
1	10185-X	10185-X Extrusion (Panel dividers)	1
1	10185-Y	10185-Y Extrusion (Panel dividers)	1
1	10185-Z	10185-Z Extrusion (Panel dividers)	1



INTERIOR MENU BOARD

SCALE: NTS



National Sign & Marketing Corporation
PDS Visual Information Systems Co.
Tel 909.381.4742 Fax 909.381.9792
Email: sales@nsign.com 831110
Class: C-6 Limit: \$950,000.00

Project: Carl's Jr.
Address: 7599 Vegas Dr., Las Vegas, NV
Phone: Account Mgr. S. Rosentblom
Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval:

Date: _____

APPROVED & RELEASED FOR CONSTRUCTION

Date: _____

Revisions:

Drawing Number
24359



VAR-38114
MSP-38116

APR 27 2010

NOTE: ALL WORK TO COMPLY WITH 2005 SNEA & NEVADA ELECTRICAL CODE (NEC)

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ALL MANUFACTURING BY OTHERS

INSTALL ONLY

Construction:

- All aluminum extrusion construction, .0900 thick 6063-T5 alloy.
- All exposed surfaces of cabinets have a 5 step paint process including sanding, chemical degreasing, etching primer, polyurethane undercoat and polyurethane paint.
- All cabinets are manufactured to UL specifications and bear their label.

Installation:

- 10' 'Z' (supplied) is mounted to wall. Brackets mounted to rear of cabinet hang menu from 'Z' bar.
- #14 Lag Bolts x3" Penetration every 16" O.C. (If dry wall & wood studs)
- 1/4"x3" Toggle Bolts every 16" O.C. (If tile wall).

Electrical:

- 120 volts, 60 Hz
- 2.37 amps
- Hardware electrical connection by GC
- Replacement lamps: F80 32 T8/T41
- Replacement ballasts: Advance REL-4P32-SC
- Provide separate circuit for all signs



Install Only

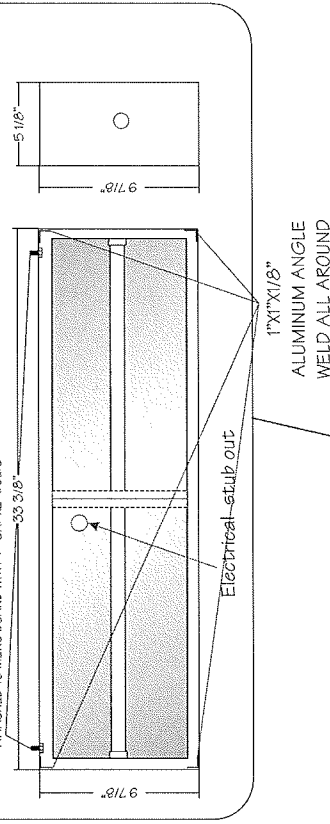


INTERIOR MENU BOARD LIGHT BOX COMBO PANEL

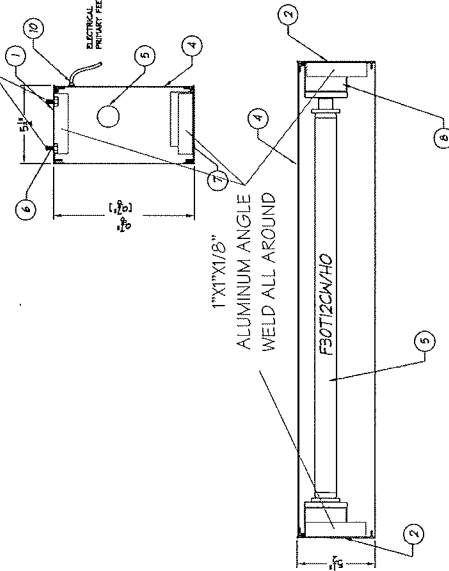
ALL MANUFACTURING BY OTHERS INSTALL ONLY

INTERIOR MENU BOARD LIGHTBOX COMBO PANEL

ATTACHED TO MENU BOARD WITH 4 - 3/16"X1/8" BOLTS



ATTACHED TO MENU BOARD WITH 4 - 3/16"X1/8" BOLTS



NO.	PART #	DESCRIPTION	QTY
1	08000000	120V AC 10/1 ONE	1
2	08000000	120V AC 10/1 ONE	1
3	08000000	120V AC 10/1 ONE	1
4	08000000	120V AC 10/1 ONE	1
5	08000000	120V AC 10/1 ONE	1
6	08000000	120V AC 10/1 ONE	1
7	08000000	120V AC 10/1 ONE	1
8	08000000	120V AC 10/1 ONE	1
9	08000000	120V AC 10/1 ONE	1
10	08000000	120V AC 10/1 ONE	1
11	08000000	120V AC 10/1 ONE	1
12	08000000	120V AC 10/1 ONE	1
13	08000000	120V AC 10/1 ONE	1
14	08000000	120V AC 10/1 ONE	1
15	08000000	120V AC 10/1 ONE	1
16	08000000	120V AC 10/1 ONE	1
17	08000000	120V AC 10/1 ONE	1
18	08000000	120V AC 10/1 ONE	1
19	08000000	120V AC 10/1 ONE	1
20	08000000	120V AC 10/1 ONE	1
21	08000000	120V AC 10/1 ONE	1
22	08000000	120V AC 10/1 ONE	1
23	08000000	120V AC 10/1 ONE	1
24	08000000	120V AC 10/1 ONE	1
25	08000000	120V AC 10/1 ONE	1
26	08000000	120V AC 10/1 ONE	1
27	08000000	120V AC 10/1 ONE	1
28	08000000	120V AC 10/1 ONE	1
29	08000000	120V AC 10/1 ONE	1
30	08000000	120V AC 10/1 ONE	1
31	08000000	120V AC 10/1 ONE	1
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96	08000000	120V AC 10/1 ONE	1
97	08000000	120V AC 10/1 ONE	1
98	08000000	120V AC 10/1 ONE	1
99	08000000	120V AC 10/1 ONE	1
100	08000000	120V AC 10/1 ONE	1

Construction:

- All aluminum extrusion construction, .0900 thick 6063-T5 alloy.
- All exposed surfaces of cabinets have a 5 step paint process including sanding, chemical degreasing, etching primer, polyurethane undercoat and polyurethane paint.
- All cabinets are manufactured to UL specifications and bear their label.

Installation:

- This cabinet bolts to the bottom of the Carl's 10/11 panel interior menu, item #00036080. Using 1/4"X1/8" bolts into nutserts pre-mounted at bottom of 10/11 menu board by manufacturer.

Electrical:

- 120 volts, 60 Hz
- 40 amps
- Hardware electrical connection by GC
- Replacement lamps: F25T12/CW/30
- Replacement ballasts: LC-25/340-H2 (1 each)
- Replacement starter: FS-25
- Provide separate circuit for all signs

NOTE: ALL WORK TO COMPLY WITH 2005 SNEA & NEVADA ELECTRICAL CODE (NEC)



MENU BOARD BUILT BY:
DGA Visual Information Systems Co.
141 9th St., Suite 200, San Francisco, CA 94103
Tel: 415-398-1982
Fax: 415-398-1982
www.dga.com

INTERIOR MENU BOARD LIGHTBOX COMBO PANEL

SCALE: NTS

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National Sign & Marketing Corporation
DGA Visual Information Systems Co.
141 9th St., Suite 200, San Francisco, CA 94103
Tel: 415-398-1982
Fax: 415-398-1982
www.dga.com

Project: Carl's Jr.
Address: 7599 Vegas Dr., Las Vegas, NV
Phone: Account Mgr. S. Rosentblum
Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval:

APPROVED & RELEASED FOR CONSTRUCTION

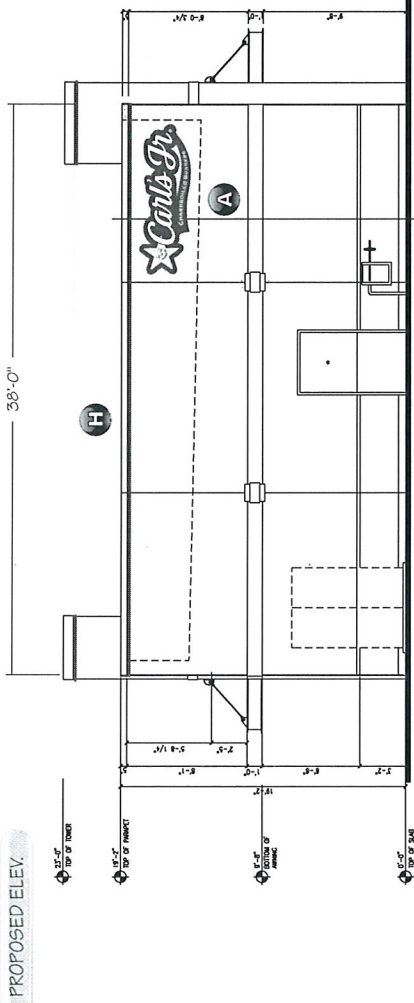
Revisions:

Drawing Number
24359



VAR-38114
MSP-38116

APR 27 2010

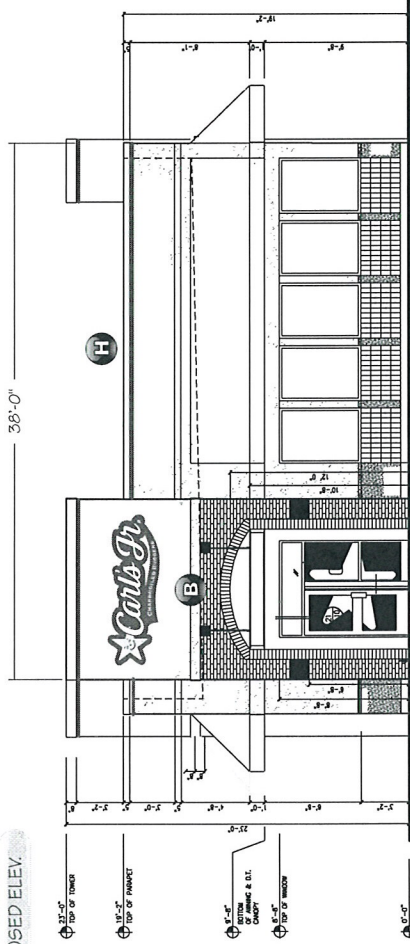


PROPOSED ELEV.

- A** 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- H** NEW LED BORDER TUBE LIGHT SYSTEM
52'-1" LIN. FT. APPROX.

North Elevation

SCALE: 1/8" = 1'



PROPOSED ELEV.

- B** 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- H** NEW LED BORDER TUBE LIGHT SYSTEM
49'-7" LIN. FT. APPROX.

South Elevation

SCALE: 1/8" = 1'

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National Sign & Marketing Corporation
 DBA Visual Information Systems Co.
 1410 S. 10th St., Suite 100
 Las Vegas, NV 89102
 Tel: 909.593.4742 Fax: 909.593.9792
 E-mail: sales@nsmc.com 31110
 Class: C-6 Limit: \$550,000.00

Project: Carl's Jr.
Address: 7599 Vegas Dr., Las Vegas, NV
Phone: _____ **Account Mgr:** S. Rosenbloom
Designer: S. Duffy **Scale:** Noted **Date:** 04/20/2010

Client Approval: _____
 Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
 Signature: _____ Date: _____

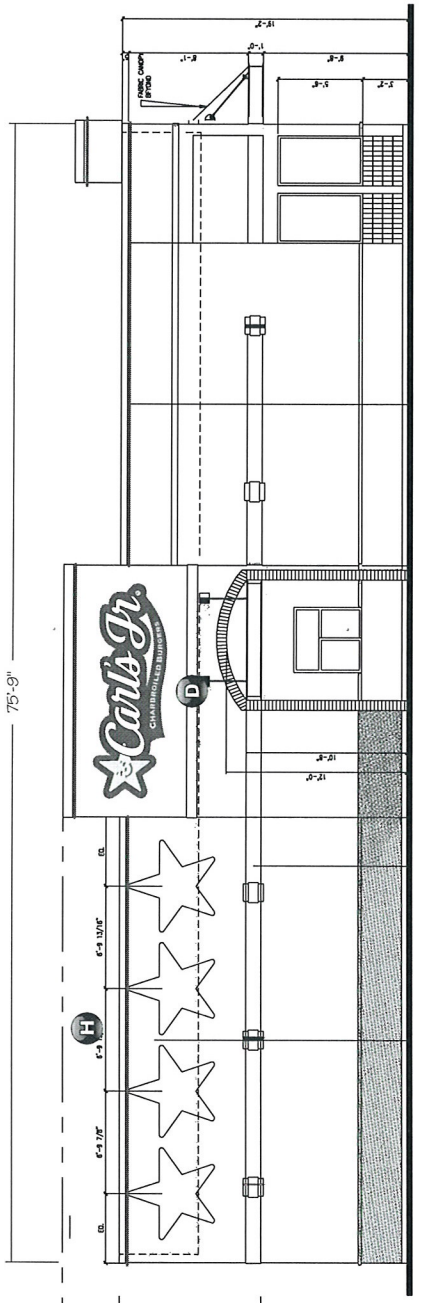
Revisions:

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24359



VAR-38114
MSP-38116

APR 27 2010



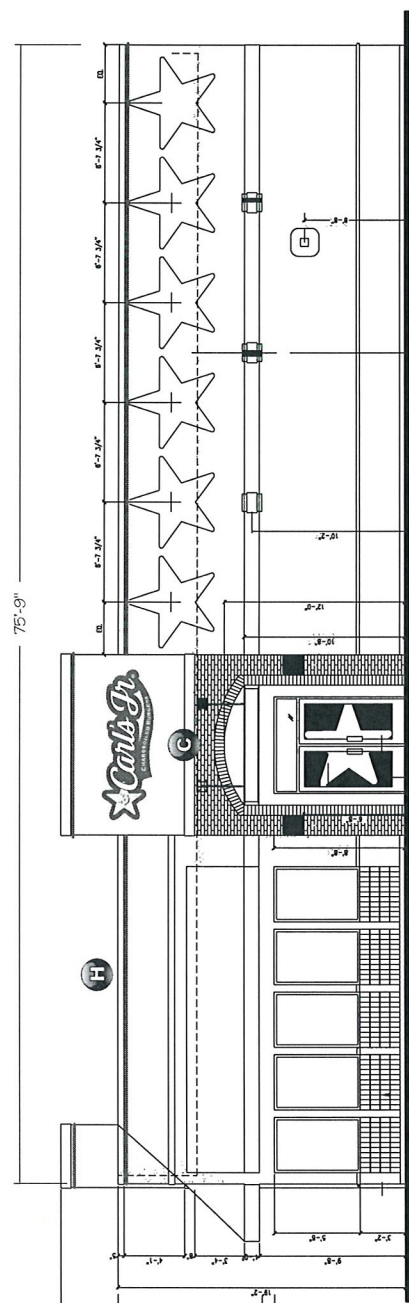
75'-9"

PROPOSED ELEV.

- D** 60" EMBOSSED ILLUM. "CARL'S JR." CLC
- H** NEW LED BORDER TUBE LIGHT SYSTEM
87'-9" LIN. FT. APPROX.

West Elevation

SCALE: 1/8" = 1'



75'-9"

PROPOSED ELEV.

- C** 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- H** NEW LED BORDER TUBE LIGHT SYSTEM
87'-7" LIN. FT. APPROX.

East Elevation

SCALE: 1/8" = 1'

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY VMS INC. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF VMS INC.



National Sign & Marketing Corporation
 P&A Visual Information Systems Co.
 Tel 909.391.4742 Fax 909.391.9792
 E-Mail: signs@nsmc.com 831/10
 Class: C-6 Limit: \$950,000.00

Project: Carl's Jr.
 Address: 7595 Vegas Dr., Las Vegas, NV
 Phone: Account Mgr. S. Rosenbloom
 Designer: S. Duffy Scale: Noted Date: 04/20/2010

Client Approval: _____
 Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
 Signature: _____ Date: _____

Revisions: _____
 Drawing Number: 24359

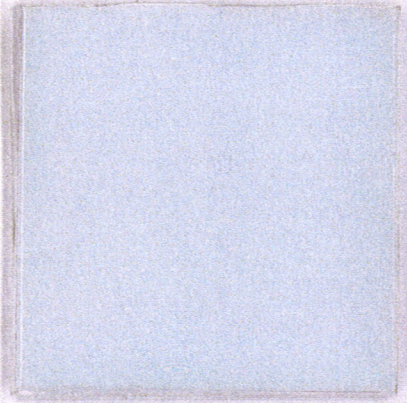


VAR-38114
MSP-38116

APR 27 2010

National Sign & Marketing Corporation

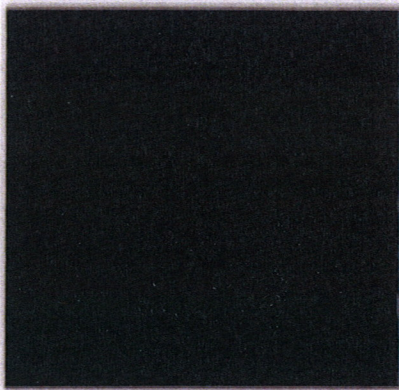
13580 5th Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.9792 • Toll Free: 877.877.NSMC



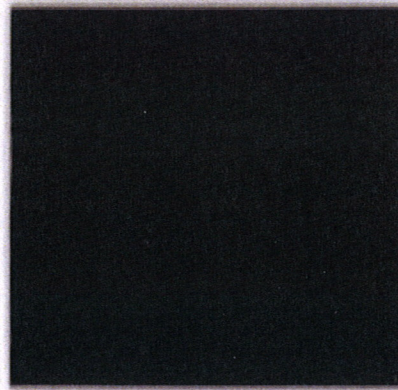
3/16" White Lexan



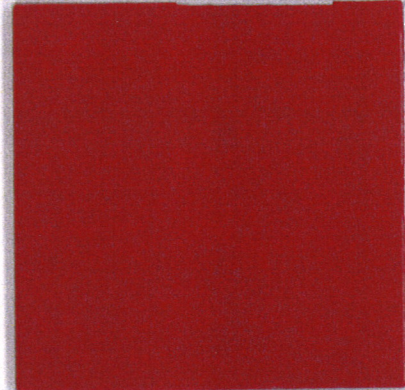
Cloud Sign Face



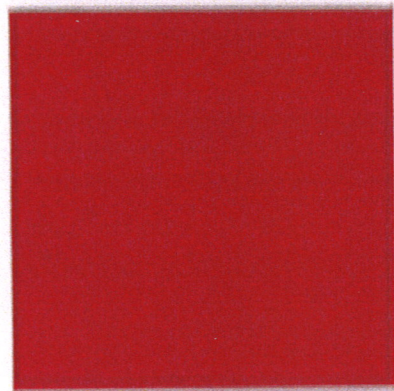
Pre-coated aluminum returns



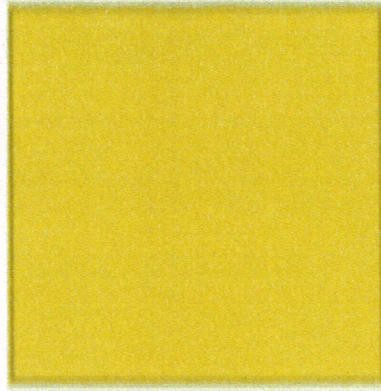
Aluminum painted black



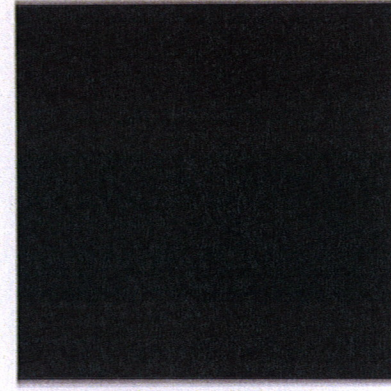
Aluminum painted cherry red



3M-3630-73 Red
Translucent Vinyl



3M-3630-15 Yellow
Translucent Vinyl



3M-180C-12 High Performance
Black Vinyl



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VAR-38114 APR 27 2010



Visual
Information
Systems Company

ELECTRONIC SIGNS

CL #442769



National Sign
& MARKETING CORPORATION

a division of Visual Information Systems Company

April 26, 2010

City Of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Justification Letter for Variance
For: Carl's Jr. Clearance Arm, 7598 Vegas Drive.

To Whom It May Concern:

Please see the attached submittal of a variance for a Drive Thru Clearance Arm for the Carl's Jr. Restaurant at 7598 Vegas Drive. This is an incidental sign which is seven feet six inches greater in height than the five feet allowed by code and has a logo and sign copy area greater than the 25% of the sign area allowed by code. This clearance bar has been designed to facilitate safer & faster ingress and egress through the drive thru lane. It accomplishes this by combining a height detector that is easier to see by the motoring public, with a menu of the more popular items that the restaurant offers. This combination helps citizens make quicker decisions regarding their patronage of the establishment. In addition, the clearance bar better identifies the drive thru in this busy shopping center, helping traffic flow more smoothly and safely. Therefore, we feel that the application is justified.

Should you have any questions, please feel free to contact me at your convenience.

Respectfully,

Ed Blend
National Sign & Marketing Corporation
DBA: Visual Information Systems Company
13580 5th St.
Chino, CA 91710

Tel: 909-287-7373
Cell: 760-912-5224
Email: eblend@nsmc.com

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APR 27 2010

VAR-38114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MSP-38116 - MASTER SIGN PLAN RELATED TO VAR-38114 - PUBLIC HEARING -
APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Major Amendment to
a previously approved Master Sign Plan (MSP-2619) at the northeast corner of Buffalo Drive
and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

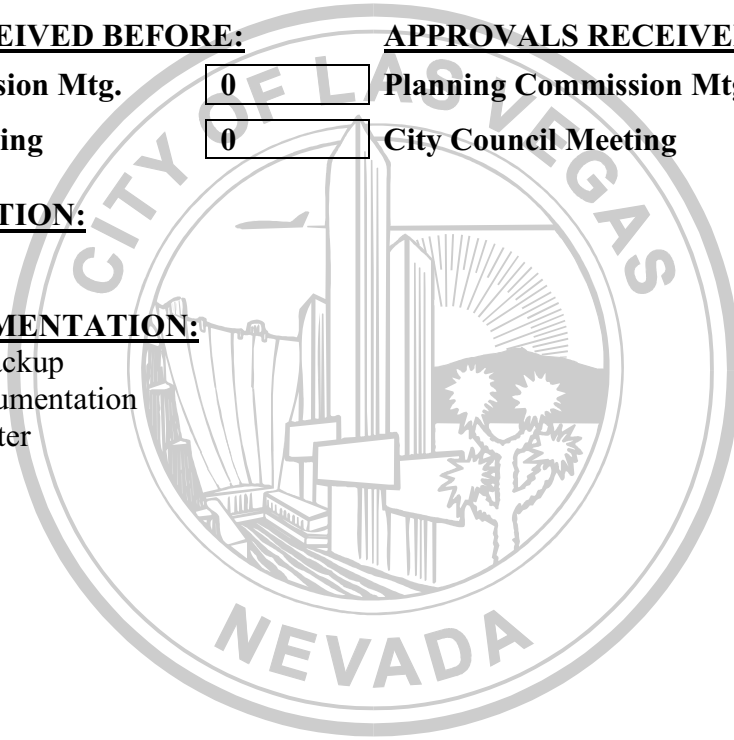
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter



Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-38116** APN: 138-22-418-011

Name of Property Owner: SEA BREEZE VILLAGE II, LLC

Name of Applicant: Visual Information Systems Co.

Name of Representative: Ed Blend

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: HASKEL INY

Subscribed and sworn before me

This 9 day of March, 20 10

Trina M. Perales
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMEND MSP-2619
Project Address (Location) 7598 Vegas Dr.
Project Name Carl's Jr. Proposed Use _____
Assessor's Parcel #(s) 138-22-418-011 Ward # 4
General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .52 Lots/Units 1 Density _____
Additional Information AMEND THE SEABREEZE VILLAGE MSP TO INCLUDE
INCIDENTAL SIGNAGE FOR CARL'S JR. RESTAURANT

PROPERTY OWNER SEA BREEZE VILLAGE II, LLC Contact JENNIFER ROBERTS
Address 1710 N. BUFFALO #101 Phone: 702-253-5511 Fax: 702-430-5307
City LAS VEGAS State NV Zip 89128
E-mail Address jro@greatac.com

APPLICANT Visual Information Systems Co. Contact Ed Blend
Address 13580 5th St. Phone: 909-591-4742 Fax: _____
City Chino State CA Zip 91710
E-mail Address _____

REPRESENTATIVE Ed Blend Contact _____
Address 13580 5th St. Phone: 909-287-7373 Fax: _____
City Chino State CA Zip 91710
E-mail Address eblend@nsmc.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 Haskel Iny

Subscribed and sworn before me

This 9 day of March, 20 10

Trina M. Perales

FOR DEPARTMENT USE ONLY

Case #	<u>MSP-38116</u>
Meeting Date:	<u>6/24/2010</u>
Total Fee:	<u>330.00</u>
Date Received:*	<u>4/27/2010</u>
Received By:	<u>MREX</u>

Notary Public in and for said County and State



Revised 10/27/08

*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

April 26, 2010

City Of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Justification Letter for MSP 2619 Amendment
For: Carl's Jr. Restaurant Signage, 7598 Vegas Drive

To Whom It May Concern:

This is a submittal to amend the Master Sign Program (MSP-2619) to add the signage for the new Carl's Jr restaurant which has been built at 7598 Vegas Drive. The signs have been designed and placed to meet all city sign codes and requirements as far as height, separation from existing signs and be within the square footage allowed for this building. Our proposal includes the necessary design elements for Carl's Jr. to succeed while still maintaining an organized presentation and "classic diner" appearance. All other signs in the center are to remain the same as filed under the original sign program. Therefore, we feel that the application is justified.

Should you have any questions, please feel free to contact me at your convenience.

Respectfully,



Ed Blend
National Sign & Marketing Corporation
DBA: Visual Information Systems Company
13580 5th St.
Chino, CA 91710

Tel: 909-287-7373
Cell: 760-912-5224
Email: eblend@nsmc.com

RECEIVED
APR 27 2010

VAR-38114
MSP-38116

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

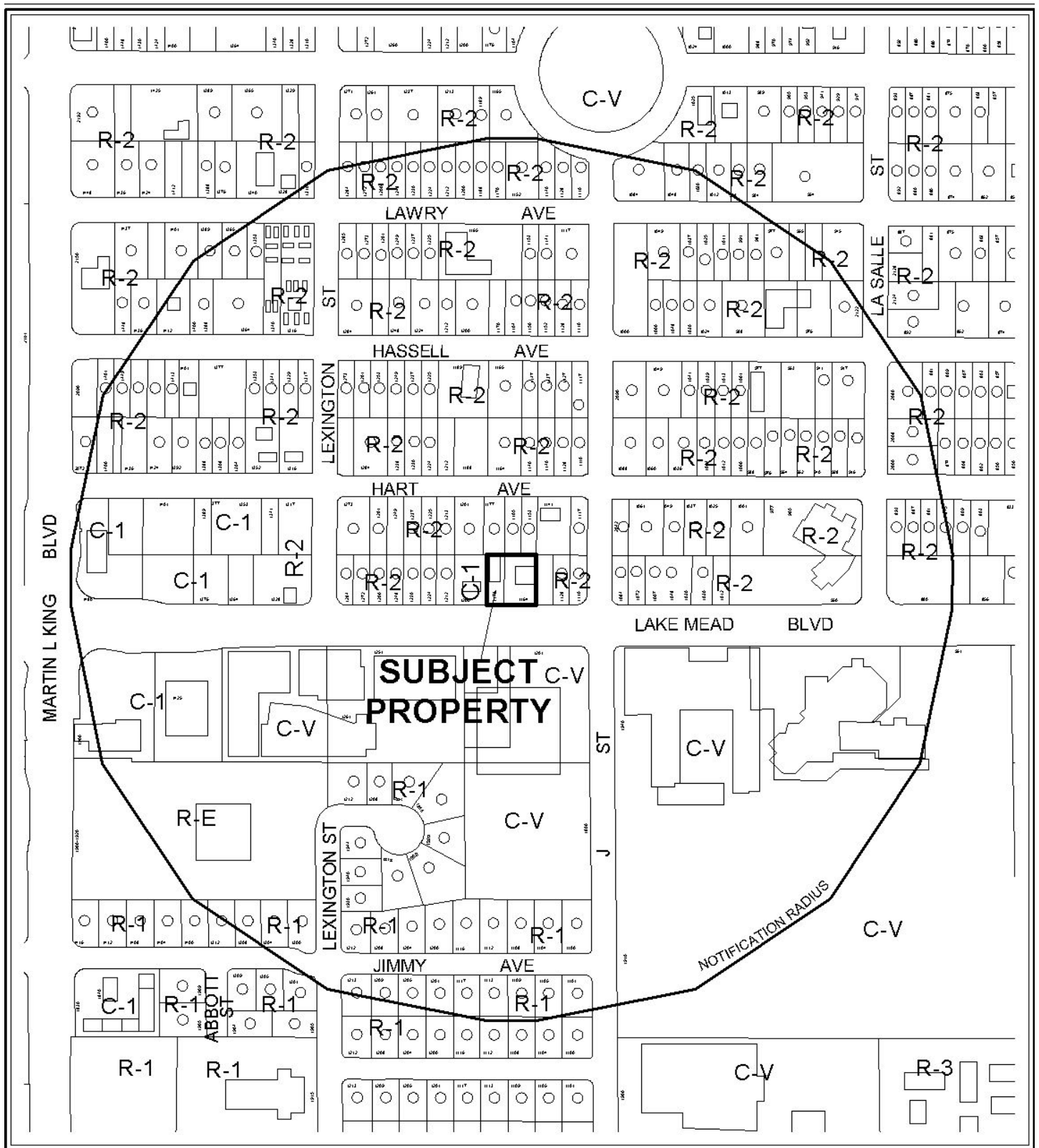
0

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



CASE: SUP-37949

RADIUS: 1000 FT

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





CASE: **SUP-37949**

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37949** APN: _____

Name of Property Owner: CLESTERE ODESSA NELSON

Name of Applicant: YVETTE D. BELL

Name of Representative: YVETTE 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: _____

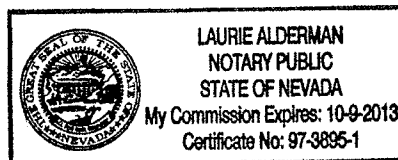
Signature of Property Owner: Odessa Nelson

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE Permit
 Project Address (Location): 1176 W. LAKE MEAD L.V.M.C. 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 CLESTER E 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 JAVETTE D. BELL
 Address 1176 W. LAKE MEAD Phone: 636-1300 Fax: 642-6968
 City LAS VEGAS State NV. Zip 89106
 E-mail Address JAVETTED.BELL@YAHOO.COM

REPRESENTATIVE Bell Independent Living Homes Inc. Contact JAVETTED.BELL
 Address 1176 W. LAKE MEAD Phone: 636-1300 Fax: 642-6968
 City LAS VEGAS State NV. Zip 89106
 E-mail Address JAVETTED.BELL@YAHOO.COM

FOR DEPARTMENT USE ONLY

Property Owner Signature* Odesa Nelson

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

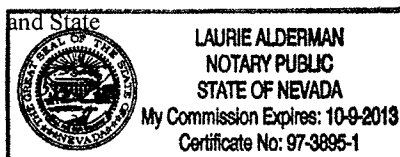
Print Name Odesa Nelson

Subscribed and sworn before me

This 13th day of April, 20 10

Laurie Alderman

Notary Public in and for said County _____ and State _____



Case #	<u>SUP-37949</u>
Meeting Date:	<u>5-27-10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>4-13-10</u>
Received By:	<u>[Signature]</u>

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

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FLOOR PLAN

OCATW-170-18

SOUTH ELEVATION

PC18W-378-3208



WEST ELEVATION

.....



EAST ELEVATION

SCHEIDT, 1/8 - 1/2005



RECEIVED
APR 13 2010

APR 13 2010

SUP-37949

Sunday, April 11, 2010
3:19 PM



RECEIVED
APR 13 2010

SUP-37949

Sunday, April 11, 2010
3:17 PM



RECEIVED
APR 13 2010

SUP-37949

Sunday, April 11, 2010
3:21 PM



RECEIVED
APR 13 2010

SUP-37949



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 their 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 their 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's 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, where 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 their 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 a 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.



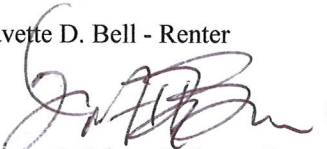
RECEIVED
APR 13 2010
SUP-37949

Clester & Odessa Nelson
1164 W. Lake Mead
Las Vegas, Nevada 89106

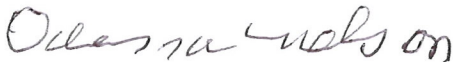
Ref:
Parcel # 139-21-610-284

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
RECEIVED
APR 13 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38137 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURA ENVIA - OWNER: THRIFTY PAYLESS, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW 60-FOOT DISTANCE SEPARATION FROM ANY PARCEL USED OR ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED; AN 820-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO ALLOW 900 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED, RESPECTIVELY at 3882 West Sahara Avenue (APN 162-06-813-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38137** APN: **162-06813005**
Name of Property Owner: **Thrifty Payless, INC.**
Name of Applicant: **Futura, INC.**
Name of Representative: _____

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

☐ Yes

☒ 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: **By:** _____

Print Name: _____

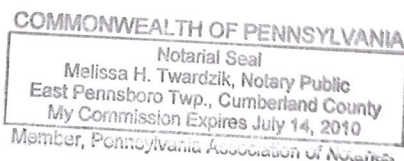
L. Lawrence Gelman
Vice President

Subscribed and sworn before me

This **14th** day of **April**, 20 **10**

Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED

APR 28 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: FUTURA, INC
 Project Address (Location) 3882 WEST SAHARA AVE
 Project Name FUTURA ENVIA Proposed Use CHECK CASHING
 Assessor's Parcel #(s) 162-06813005 Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER THRIFTY PAYLESS, INC. Contact I. LAWRENCE GELMAN
 Address P.O. Box 3165 Phone: 717-975-5717 Fax: 717-975-5952
 City HARRISBURG State PA Zip 17105
 E-mail Address

APPLICANT FUTURA ENVIA Contact MRS. ROSAURA OIRTEGA
 Address 3882 WEST SAHARA AVE Phone: (971) 235-4884 Fax: (503) 693-4600
 City LAS VEGAS State NV Zip 89102
 E-mail Address rortega@futuraenvia.com

REPRESENTATIVE Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

Property Owner Signature* By: [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name I. Lawrence Gelman
 Vice President
 Subscribed and sworn before me
 This 14th day of April, 20 10
[Signature]

FOR DEPARTMENT USE ONLY

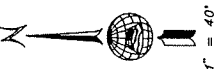
Case #	<u>SOP-38137</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>4/28</u>
Received By:	<u>MREX</u>

Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Melissa H. Twardzik, Notary Public
 East Pennsboro Twp., Cumberland County
 My Commission Expires July 14, 2010
 Member, Pennsylvania Association of Notaries

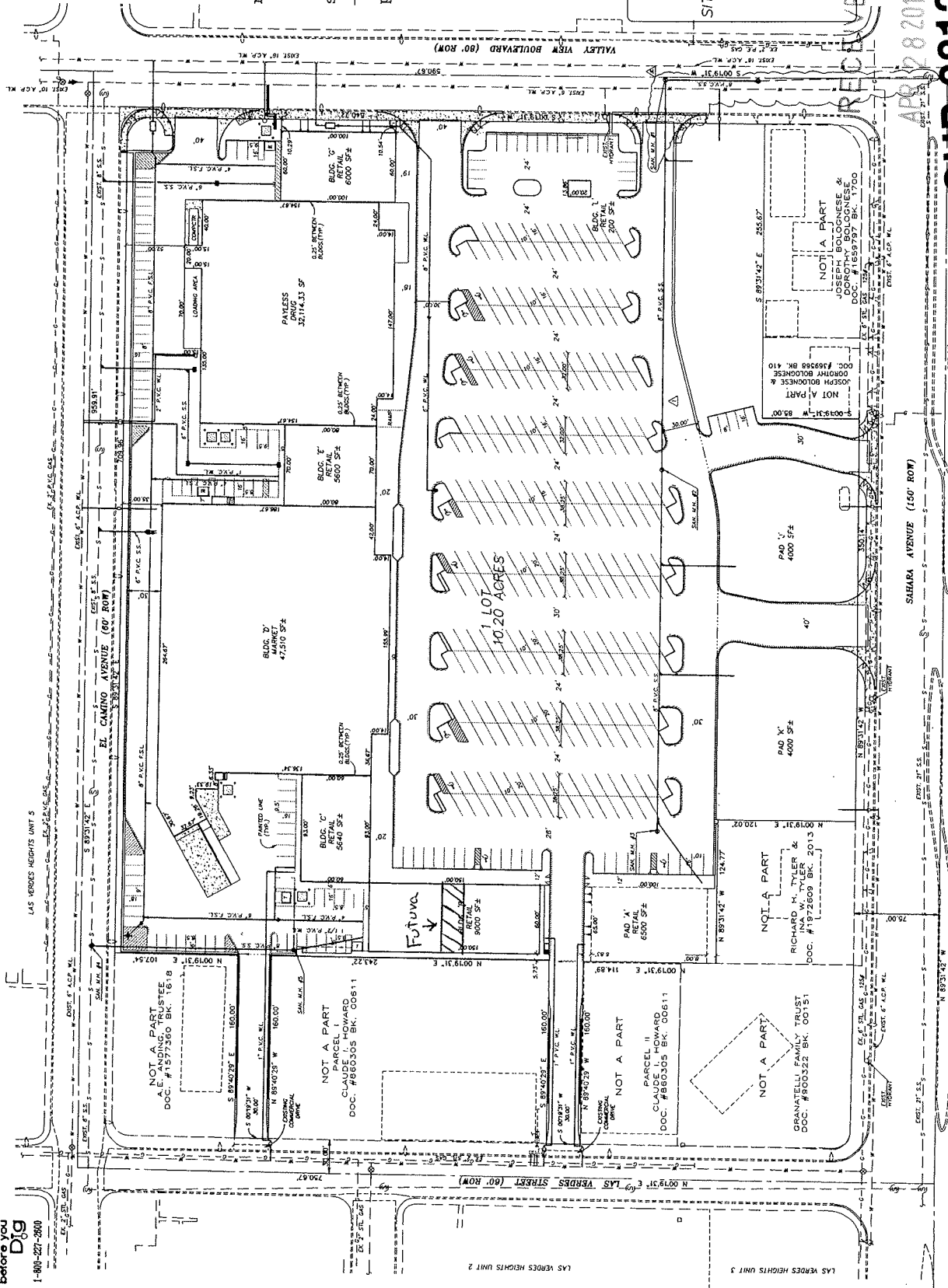
Call
before you
Dig
1-800-227-2640

LAS VEGAS HEIGHTS UNIT 5



1" = 40'

required min.
of 410 parkin
stalls 9'x20'
provided 420

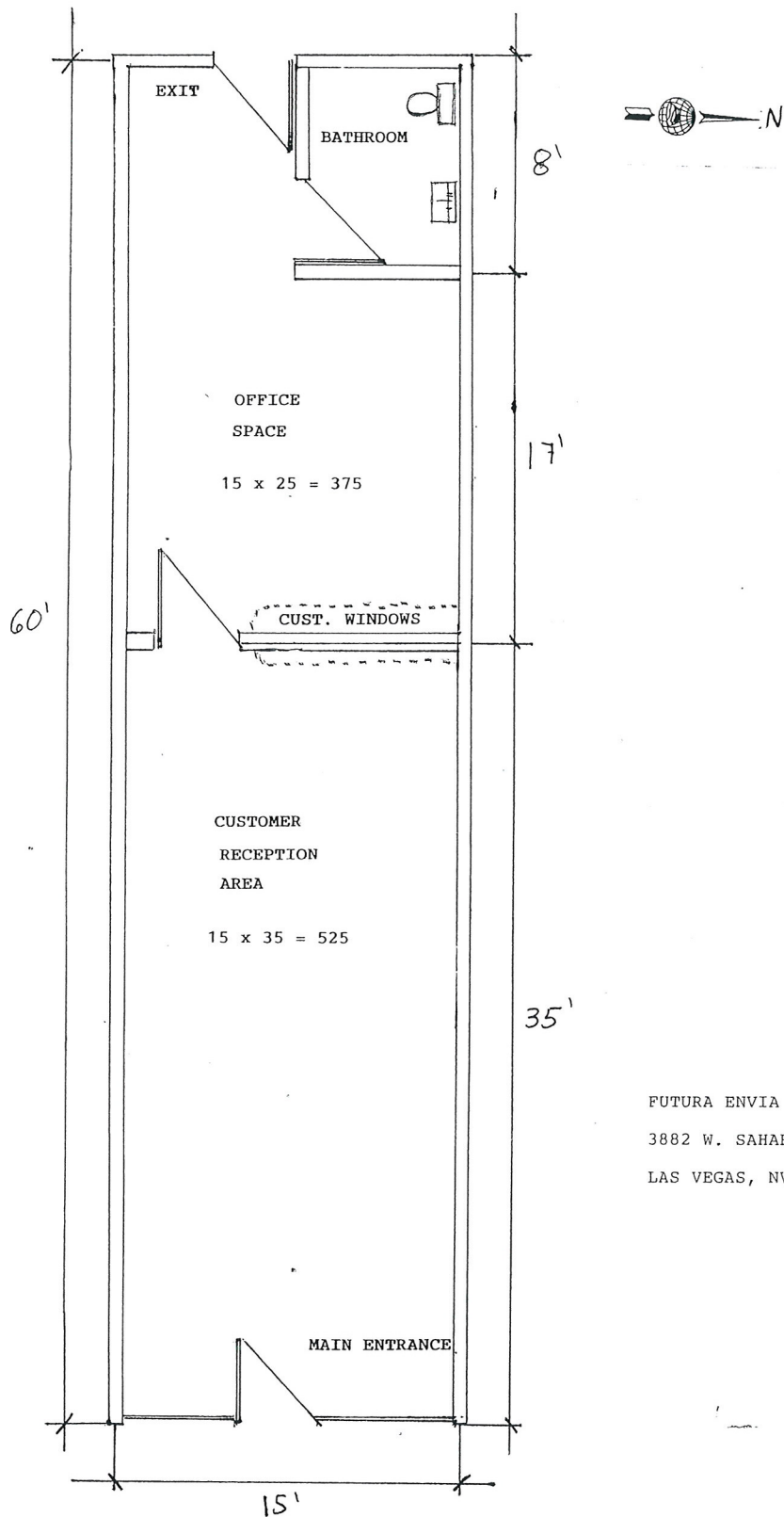


SAHARA AVENUE (150' ROW)

APR 28 2010

SUP-38137





FUTURA ENVIA
3882 W. SAHARA AVE.
LAS VEGAS, NV 89102

RECEIVED

SUP-38137

APR 28 2010

Futura, Inc.
331 S.E. 10th Ave.
Hillsboro, OR 97123
tel: 1-888-744-1616
503-693-1616
fax: 1-877-977-4600
503-693-4600



April 6, 2010

JUSTIFICATION LETTER

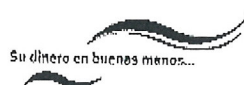
City of Las Vegas
Case Planning
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: Branch Location – Futura Envia
3882 W. Sahara
Las Vegas, NV 89102

Dear Planning Commission:

As President of Futura Envia, with Corporate Office located at 331 SE 10th Ave., Hillsboro, Oregon 97123, I am writing this JUSTIFICATION LETTER, to express our business reasons for the application of this **Special Use Permit for Check Cashing** at the above mentioned property. Futura is currently licensed by the Department of Financial Institutions as a Money Transmitter, and Check Cashier and is licensed by the City of Reno and Sparks as an Authorized Check Cashier. Futura is also an Authorized Delegate of Money Gram, for which we offer through them the sale of money orders and bill payment services. Our customers constantly walk into our business with their payroll checks expecting to cash and use the funds to pay bills, purchase money orders to pay for their rent and even wire money to their families abroad.

Our current neighbors "Food 4 Less", constantly send their customers to our office to try to cash their payroll checks in order to purchase produce. Since this is not possible, customers have to go elsewhere for their shopping, affecting all businesses in this shopping area. We strongly believe that being able to provide this check cashing service to our customers will help us create a more stable and profitable environment for all the businesses in this shopping area because it will help us maintain our local customers. Our company is dedicated to providing the best service to our customers and plans to cash **only payroll checks** (no third party, personal or out of state checks).



RECEIVED
MAY 19 2010

SUP-38137
REVISED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38211 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

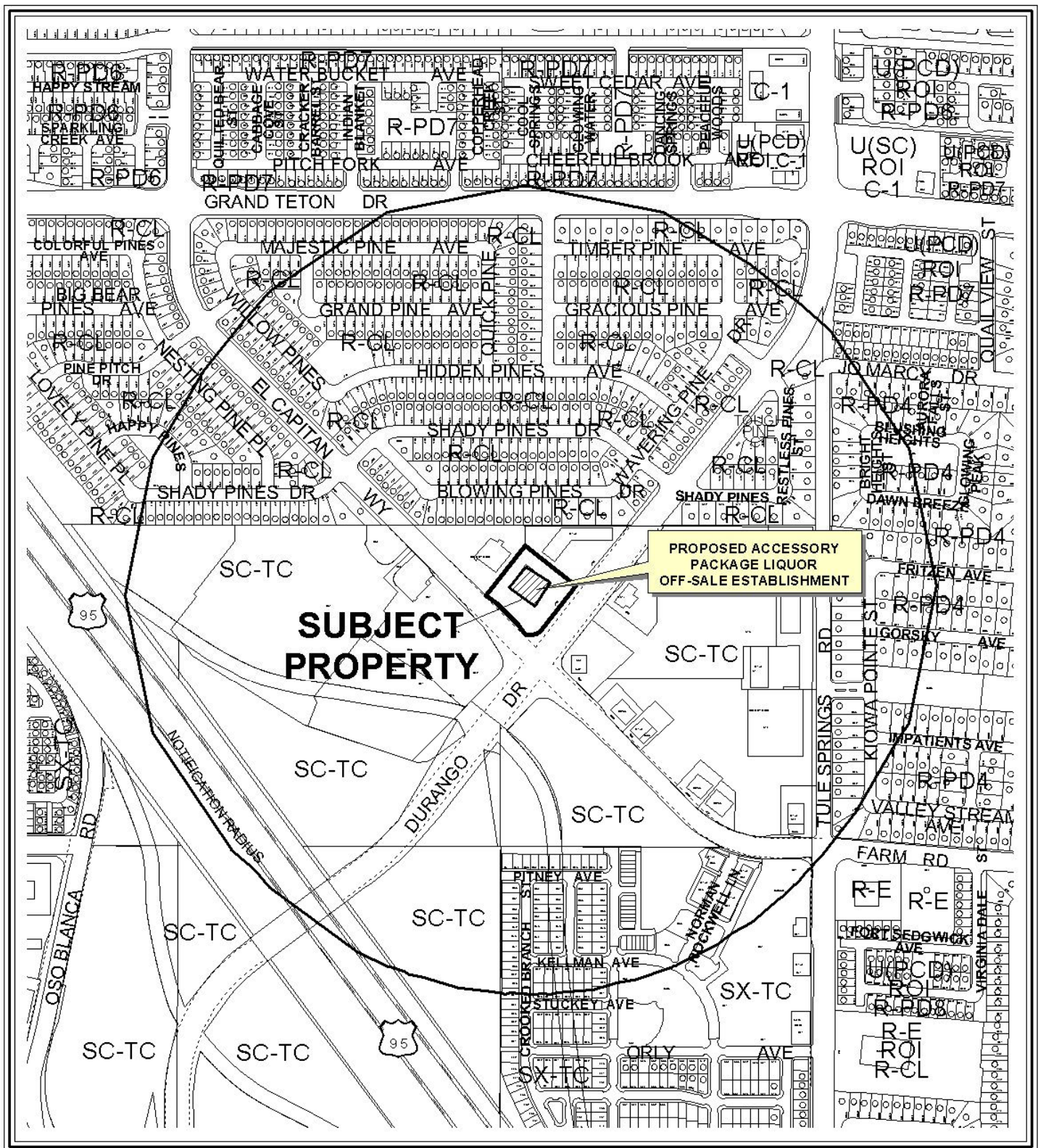
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



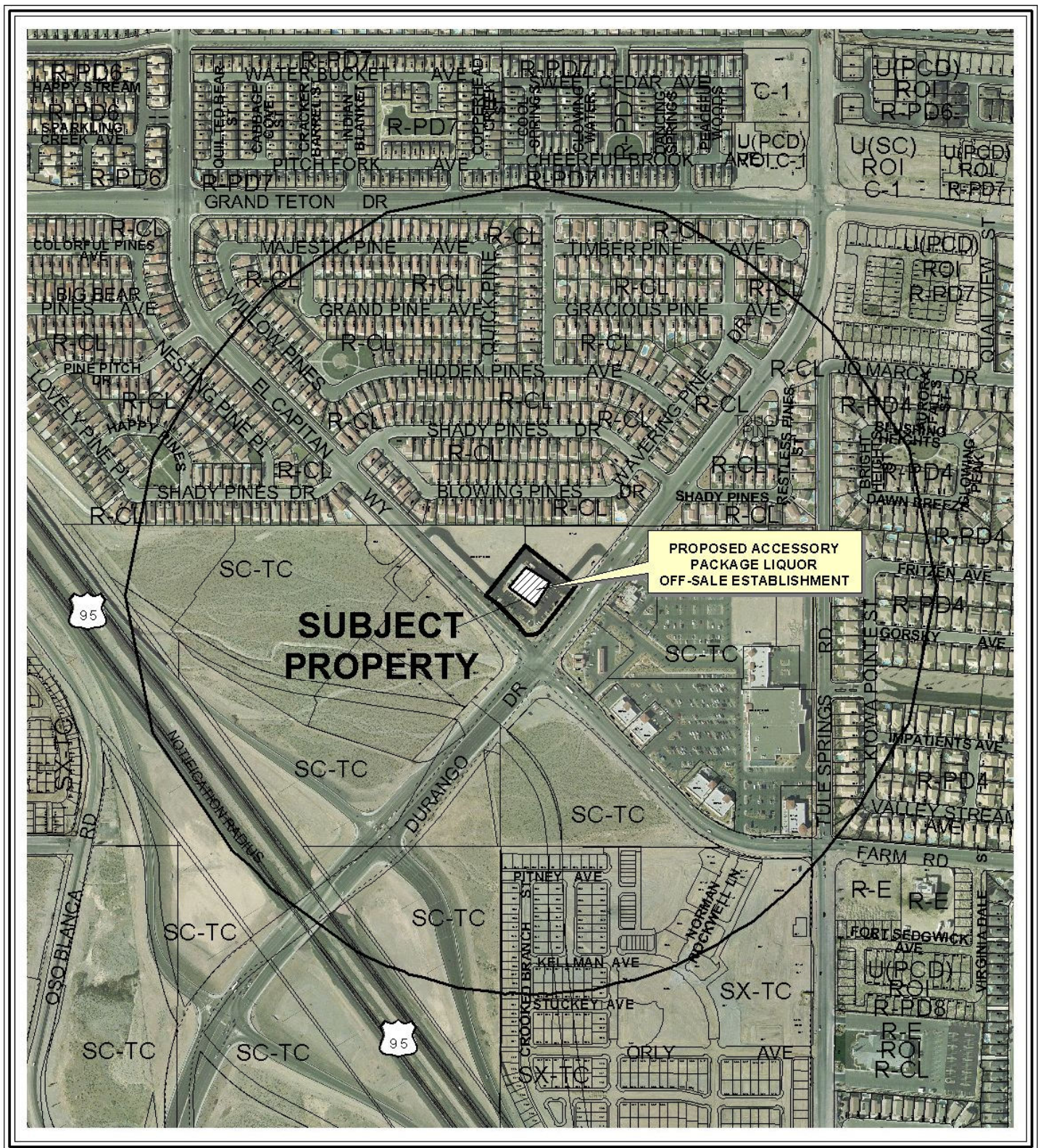
CASE: SUP-38211

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





CASE: SUP-38211

ZONING OF SUBJECT PROPERTY:





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38211** APN: 125-17-011-002

Name of Property Owner: PP LAND LP

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: _____

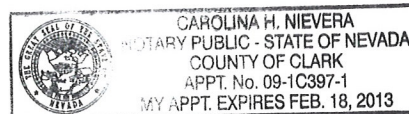
Signature of Property Owner: _____

Print Name: PPLAND LP PICHAT POJANASOMBOON GP.

Subscribed and sworn before me

This 14th day of DECEMBER, 20 09

Caliphesis
Notary Public in and for said County and State



MAY 06 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 7755 North Durango Drive
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 125-17-011-002 Ward # 6
 General Plan: existing XX proposed _____ Zoning: existing T-C (SC) proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PP Land LP Contact P. Pojanasomboon, GP
 Address 9000 Emerald Way Phone: (702) 233-4899 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address _____

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) 383-8948 Fax: (702) 671-2490
 City Las Vegas State Nevada Zip 89101
 E-mail Address jroberts@lionelsawyer.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 PPLAND LP, PICHAT POJANASOMBOON & P

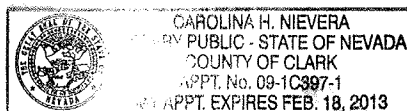
Subscribed and sworn before me

This 14th day of DECEMBER, 20 009.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38211</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>1280</u>
Date Received:*	<u>5/6/10</u>
Received By:	<u>MREX</u>

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

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



SUP-38211

PROVIDED:
66 SPACES
INCLUDING 63 STANDARD SPACES
AND 3 ACCESSIBLE SPACES
(1 VAN ACCESSIBLE SPACE)

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@lionsawyer.com

www.lionsawyer.com

March 9, 2010

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
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
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@lionsawyer.com

VIA FACSIMILE & HAND DELIVERY

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

RECEIVED
MAY 06 2010

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 to allow for the addition of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 7789 North Durango Drive. The location is currently operating and licensed as a drug store.

This location is zoned T-C (SC), Town Center/Service Commercial. The proposed sale of packaged liquor will not adversely affect nearby properties, as the business is centered on two thoroughfares, Durango Drive and El Capitan/Farm. The located is surrounded by other commercial uses and vacant land. The addition of packaged alcoholic beverages would constitute a very minor portion of Walgreens' overall business at this location. As the site is zoned for commercial use, the sale of alcoholic beverages is appropriate. 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 similar drug and retail grocery stores in Las Vegas, there would be no variable impact on other

SUP-38211

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

Planning and Development Department
March 9, 2010
Page 2

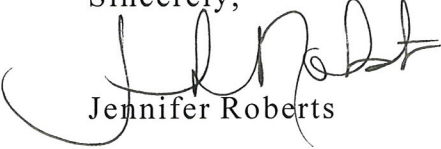
businesses by allowing Walgreens to sell alcohol for the convenience of its customers at this location.

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. 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.

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 to allow 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

RECEIVED
MAY 06 2010

SUP-38211

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38213 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR AN 82 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,000 SQUARE-FOOT RETAIL ESTABLISHMENT at 5610 Centennial Center Boulevard (APN 125-27-411-011), T-C (Town Center) Zone [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

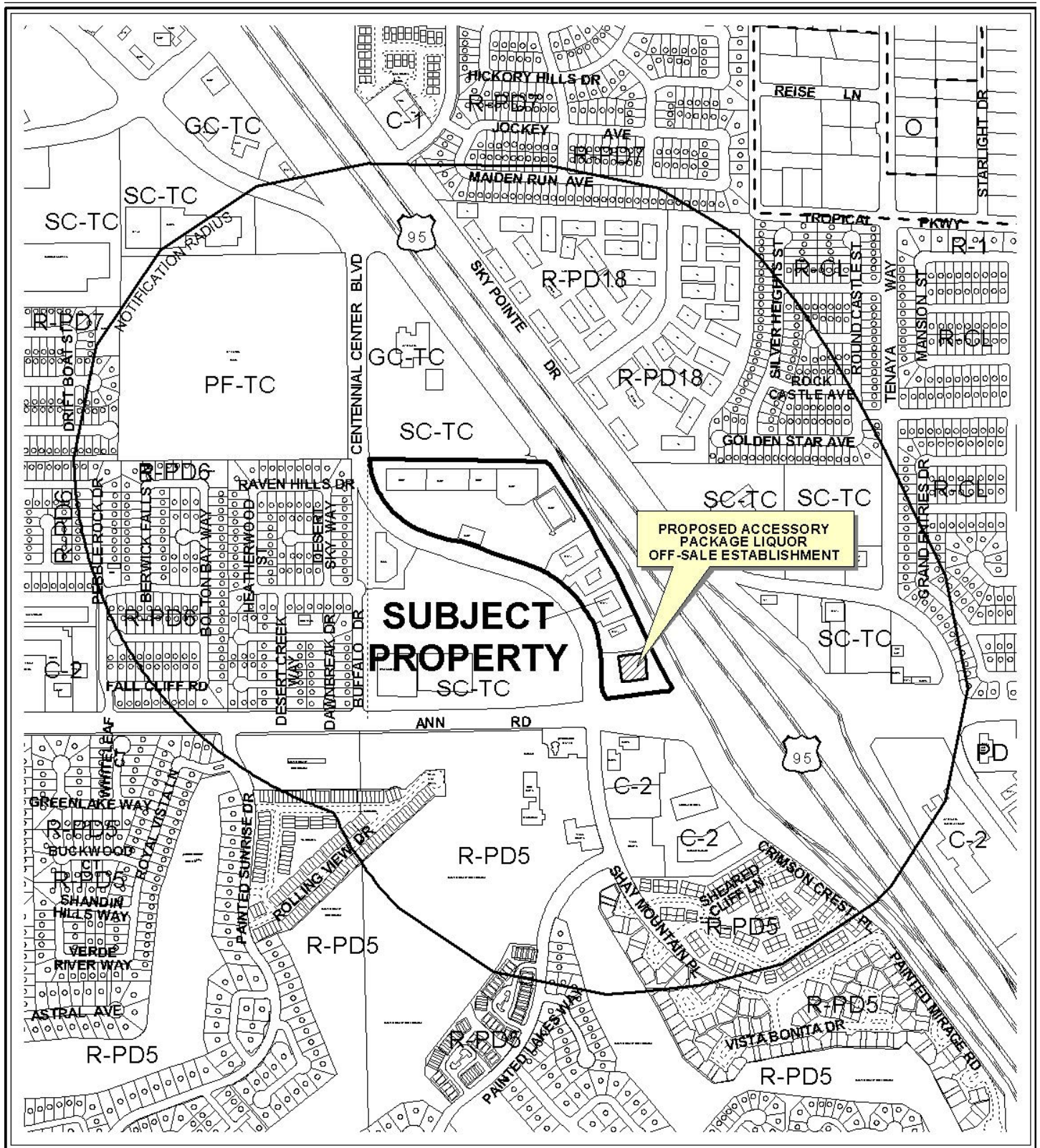
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-38213

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION DESIGNATION]





CASE: **SUP-38213**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL LAND USE DESIGNATION DESIGNATION)]





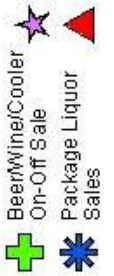
Business Licenses



Child Care/
Children Facility

Beer/Wine/Cooler
On Sale

Beer/Wine/Cooler
Off Sales



Beer/Wine/Cooler
On-Sale

Beer/Wine/Cooler
Off-Sale

Package Liquor
Sales

Tavern



RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property



400 foot buffer

SUP-38213





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38213** APN: 125-27-411-011

Name of Property Owner: Centennial Gateway LLC

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: _____

Signature of Property Owner: _____

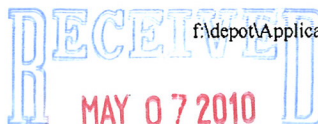
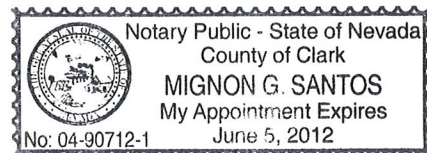
Print Name: _____

Terri Sturm

Subscribed and sworn before me

This 10th day of NOVEMBER, 2009

Mignon G. Santos
Notary Public in and for said County and State



#10782

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 5610 Centennial Center Boulevard
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 125-27-411-011 Ward # 6
 General Plan: existing XX proposed _____ Zoning: existing T-C (SC) proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Centennial Gateway LLC Contact Prop. Mgmnt @ Territory Inc.
 Address 5785 Centennial Center Blvd., #230 Phone: (702) 222-1402 Fax: (702) 227-0746
 City Las Vegas State NV Zip 89149
 E-mail Address none

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 [Signature]

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

Print Name Terri Sturm

Subscribed and sworn before me

This 10th day of NOVEMBER, 20 09.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



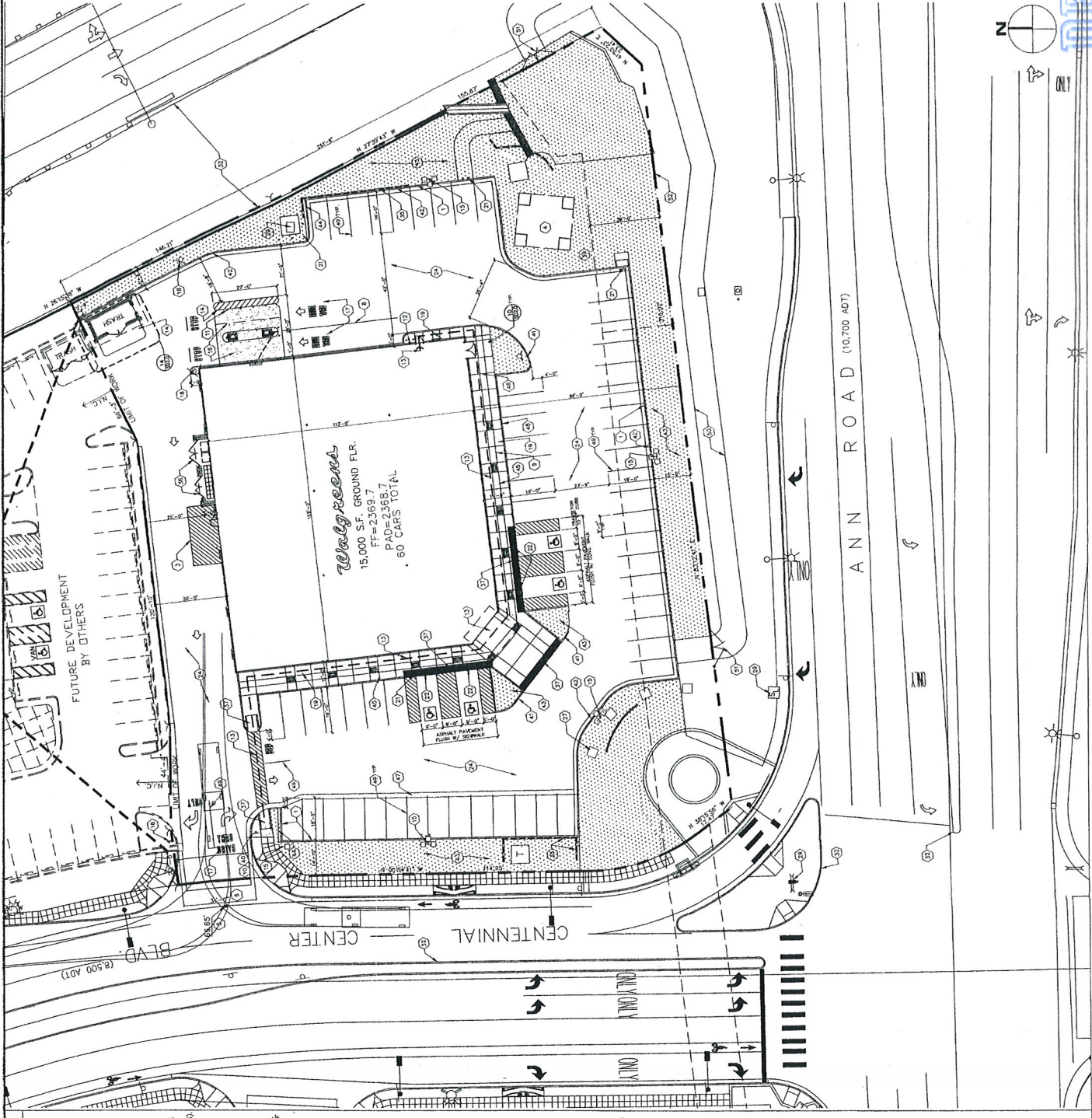
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38213</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>\$1280.00</u>
Date Received:*	<u>05/07/10</u>
Received By:	<u>Jonathan B.</u>

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

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

#10782



- SITE PLAN KEYED NOTES**
- 1) NUMBER OF CARS TO BE REMOVED TO RECEIVE CONCRETE CURBS FOR CIVIL DWGS.
 - 2) SMALL TRUCK AFTER HOURS DELIVERY "BACK IN"
 - 3) 15'x25' CITY OF LAS VEGAS REQUIRED LOADING ZONE
 - 4) YELLOW PAINTED DIAGONAL STRIPING
 - 5) EXISTING 4" TALL CONED Pylon SIGN
 - 6) VEHICULAR ENTRANCE AND SPOT ELEVATION
 - 7) CONCRETE APRON TO CIVIL SPECIFICATIONS-SEE CIVIL DWGS.
 - 8) UNIT OF HEAVY DUTY ASPHALT PAVING-SEE CIVIL DWGS.
 - 9) SOL X 4" YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER
 - 10) LINE OF CANOPY ABOVE
 - 11) 12"x18" "DO NOT BLOCK ENTRANCE" SIGN
 - 12) NOT PLACEMENT SIGN OR POST FASTEN TO CONCRETE W/ BOLTS
 - 13) GAS METER WITH BOLLARDS (SOUTHWEST GAS, SEE PLUMBING DWGS)
 - 14) ADA PATH-OF-TRAVEL
 - 15) LINE OF CONCRETE PAD
 - 16) LIGHT POLE BASE, SEE SHEET E01.2/20310
 - 17) CONCRETE DRIVE-UP LANE AND CANOPY ABOVE
 - 18) LANE DIVIDERS AND DIRECTIONAL ARROWS
 - 19) MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN, SEE DETAIL 10/20310
 - 20) CONCRETE SIDEWALK, SEE SHEET A11 - KEYED NOTE #2
 - 21) IMPED TRANSFORMER WITH BOLLARDS
 - 22) ACCESSIBLE PARKING SIGN SEE 10/20310
 - 23) NOT USED
 - 24) ASPHALT PAVING-SEE CIVIL DWGS.
 - 25) NOT USED
 - 26) FUTURE 4"x4"x15" MONOLITH SIGNS
 - 27) NOT USED
 - 28) EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS
 - 29) NOT USED
 - 30) NOT USED
 - 31) OFF-SITE IMPROVEMENTS, EXISTING OR PROPOSED (N.L.C.)
 - 32) NOT USED
 - 33) NEW RETAINING WALL AND GUARDRAIL-SEE CIVIL DWGS.
 - 34) VOTE ENCLOSURE
 - 35) DETECTABLE WARNING SURFACE SEE DETAIL 10/20310
 - 36) NOT USED
 - 37) TRAFFIC AND HANDICAP ENTRANCE SIGN
 - 38) 4" HIGH CONCRETE PLANTER CURB-SEE CIVIL DWGS.
 - 39) 8" HIGH CONCRETE PLANTER CURB AND OUTLET-SEE CIVIL DWGS.
 - 40) LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
 - 41) 4" HIGH CONIC PLANTER CURB AND STOPPING PAD-SFF CIVIL DWGS.
 - 42) EXPANSION JOINT
 - 43) TOOLED JOINT
 - 44) CONCRETE CURB AT SIDEWALK-SEE CIVIL DWGS.
 - 45) 4" HIGH CONIC PLANTER CURB AND STOPPING PAD-SFF CIVIL DWGS.
 - 46) MAINTENANCE ACCESS PATH (E) N.L.C.
 - 47) EXISTING GATE (N.L.C.)
 - 48) EXISTING FENCE (N.L.C.)

SUP-38213

MAY 07 2010

A0.1



ANN ROAD (10,700 ADT)

CENTENNIAL BLVD (6,500 ADT)

WALGREENS

10782

STORE NUMBER 10782

WALGREENS STORE
5610 CENTENNIAL BLVD
LAS VEGAS, NV

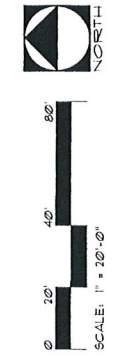
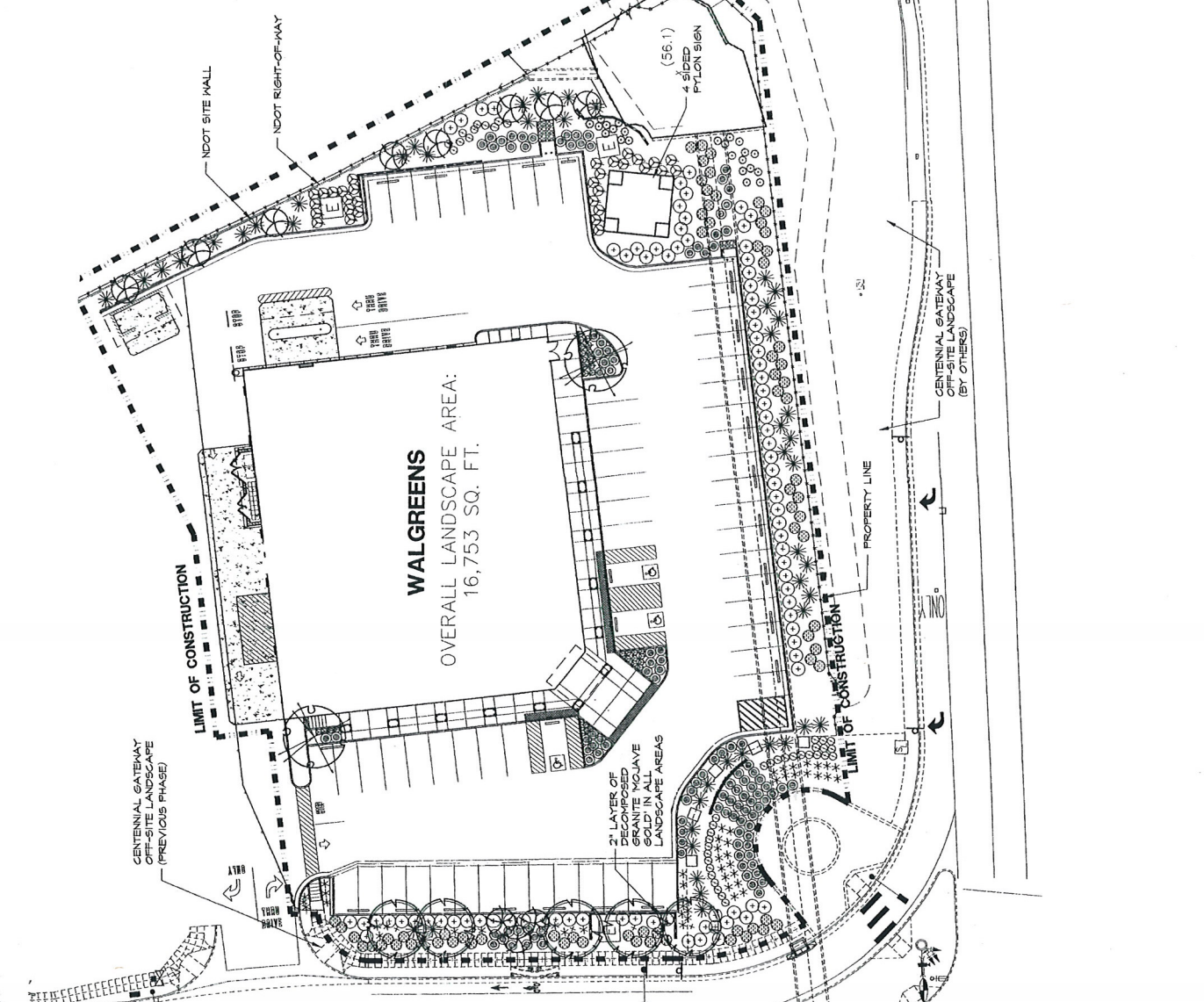
SCALE: 1/8"=1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
SUPERSEDES: 10/20310

NO. DATE BY DESCRIPTION COMMENTS

CERTIFICATION AND SEAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
○	CHITALPA TASKENTIBUS PINK DAWG	CHITALPA	5
○	FRAXINUS VELUTINA RIO GRANDE	RED GRANITE ASH	2
○	QUERCUS LAEVOLEVIS	HOLOGRAPHIC PALM	11
○	QUERCUS LAEVOLEVIS	HOLOGRAPHIC PALM	11
SHRUBS			
○	LEUCODENDRON LANGEANAE RIO GRANDE	RED BRASSO SAGE	80
○	LEUCODENDRON LANGEANAE RIO GRANDE	RED BRASSO SAGE	80
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○	LEUCODENDRON LANGEANAE RIO GRANDE	RED BRASSO SAGE	80
GROUNDCOVERS			
○	DALEA GRESSER	TRAILING INDIGO BUSH	1
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
ACCENTS			
○	DALEA GRESSER	TRAILING INDIGO BUSH	1
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15
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○	ROSEMARY OFFICINALIS NUTTINGTON CARPET	SPREADING ROSEMARY	15

- GENERAL NOTE:**
1. ALL LANDSCAPE MATERIAL TO BE INSTALLED PER CITY OF LAS VEGAS TOWN CENTER LANDSCAPE STANDARDS.
 2. ALL PLANT MATERIALS AND/OR STRUCTURES IN THE LANDSCAPE TO BE SUBMITTED WITH LANDSCAPE SCHEDULE TO BE PLACED A MINIMUM 3'-0" FROM UTILITY STRUCTURE PER CITY OF LAS VEGAS STANDARDS. SEE DETAIL C SHEET L3.01.
 3. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
 4. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 14 DAYS.
 5. ALL PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
 6. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIVE SHRUB SPECIES AS SHOWN ON DRAWINGS.
 7. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS.
 8. DECOMPOSED GRANITE (RT) SOILS SHOULD BE USED FOR ALL PLANTING. CONTRACTOR TO PROVIDE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
- WHOLESALE DEALER:
KANSAS LANDSCAPE MATERIALS, INC.
1400 N. WILSON AVE. SUITE 100
TULSA, OK 74104
TELEPHONE: (918) 246-4100
CONTACT: GARRISON D'ALESSIO



PROJECT NAME
WALGREENS STORE
5610 CENTENNIAL CENTER BLVD
LAS VEGAS, NV

STORE NUMBER 10782

DRAWING TITLE
LANDSCAPE PLAN - BEER & WINE

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

DRAWN BY:
R. KETTER

VOID PLOT:
DATE: 11/10/09

SUPPLIES
PLAN DATE:

REVIEWED BY:
OF

CONTR.

NO. DATE BY DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

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 92 - 100 DUMMIE VULNIBL 2
 93 - 100 DUMMIE VULNIBL 3
 94 - 100 DUMMIE VULNIBL 4
 95 - 100 DUMMIE VULNIBL 5
 96 - 100 DUMMIE VULNIBL 6
 97 - 100 DUMMIE VULNIBL 7
 98 - 100 DUMMIE VULNIBL 8
 99 - 100 DUMMIE VULNIBL 9
 100 - 100 DUMMIE VULNIBL 10

7. VIA VOR (A TRAINING ROOM)
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7/27/87 JUL 20 16
FBI NEWARK
ADD LINE OF FLOWING
CHANGE AT HULLMARK
STATION. THE NEW
ORIGINAL AND NOT DO
STAND TO MARK
FOR CONFERENCE
REVISE GENERAL NOTES
REPRESENTATION
QUALIFIED REVE
DOCKED. THE
PLANNING ORDER.

LOCATION: 100 W. LAFAYETTE
 # SECURITY CABINET
 W/ # CABINET FOR
 # TUBS, RELOCATE
 SPLIT LK AT
 ENTRANCE FOR
 ARCHITECTURE

5/17/77 JAL D103

1ST OCEANSET
 SPLIT OFFICE DOOR
 # COMPOSITE
 NEW COOL CLASH
 SPLIT BOTTLE BAY IN
 # PHARMACY
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 OFFICE ROOF

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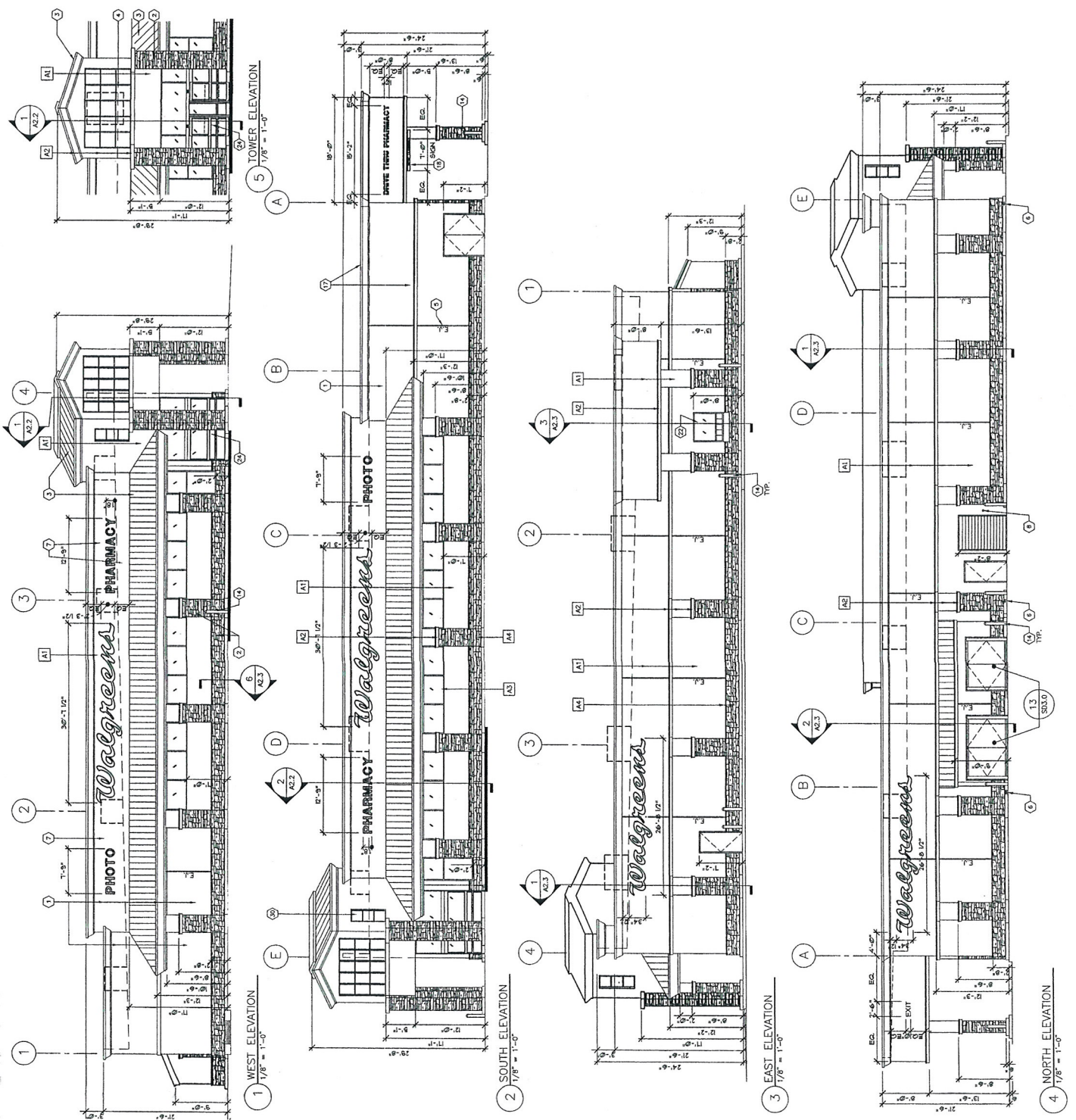
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JUN 23 1968

EXTERIOR ELEVATIONS KEYED NOTES

- DESCRIPTION
- FINE SAND FLOUT PLASTER FINISH W/ EXP. JOINTS.
 - 1" MIN. THICK EL DORADO STONE CO. MOUNTAIN LOOSE DRAINAGE.
 - ADP SPAN "STANDING SEAM METAL ROOF, ZINC GRAY, CLEAR ANODIZED REMOVABLE WALLS AND GLAZING SIGN CONTR. TO COORDINATE FINAL INSTALL OF SIGN.
 - CONCRETE BLOCK/ EXPANSION JOINT SEE DET. 5/A1.5
 - ROOF DRAIN/ OVERFLOW SEE 7/A1.4, 6/A1.5
 - INDIVIDUAL LETTER SIGN ALIGN BOTTOM OF SIGN W/ SIGN MOUNTING BRACKET. SEE DETAIL ON SHEET AS.2.
 - DOOR BELL @ +48" A.F.F.
 - NOT USED.
 - WALL-MOUNTED LIGHT SEE ELECTRICAL DRAWINGS. AT TRASH COMPACTOR LOCATION, WHERE THERE IS SECOND FLOOR ENCLOSURE, PROVIDE A SECOND LIGHT.
 - NOT USED.
 - TRASH COMPACTOR AND TOTE ENCLOSURES. SEE DETAILS ON C6.2.
 - PIPE BOLLARD.
 - 1" DRAINAGE WINDOW POST. FASTEN TO CONCRETE WITH BOLTS.
 - WINDOW SIGN.
 - STUCCO OVER FOAM MOLDING.
 - "CLEARANCE" SIGN SEE DETAIL ON SHEET AS.2
 - SHED SIGN. SEE DETAIL ON SHEET AS.2
 - 3'-0" X 1'-8" COLUMN
 - BACKS OF PARAPETS MUST BE FLASHED, DUCK TO PARAPET CAP.
 - DRAIN THRU WINDOW
 - WALL HYDRANT (TYP.)
 - ALUMINUM STORE FRONT, US ALUM. "STONE GREY"
 - NOT USED.
 - FLASHING AND COUNTER FLASHING.
 - NOT USED.
 - NOT USED.
 - "FROSTED GLASS"

COLOR & MATERIAL SCHEDULE

- BENJAMIN MOORE, 2159-40, CREAM.
- BENJAMIN MOORE, HC 28, SHELBOURNE BUFF.
- ALUMINUM STORE FRONT BY "US ALUMINUM" "STONE GREY".
- STONE VENEER BY "EL DORADO". MOUNTAIN LOOSE DRAINAGE W/ WAINSCOT SILL



NO.	DATE	BY	DESCRIPTION	CONST.
REVISIONS				
CERTIFICATION AND SEAL				
STORE NUMBER 10782				
PROJECT NAME				
WALGREENS STORE				
5610 CENTENNIAL CENTER BOULEVARD				
LAS VEGAS, NV				
DRAWING TITLE				
EXTERIOR ELEVATION - BEER & WINE				
CADD PLOT:				
1/8"=1'-0" (1/8"=1'-0")				
DRAWN BY:				
B. REEDER				
DATE:				
11/19/09				
VOID PLOT:				
SUPERSEDES				
DRAWING NO.				
A2.1				
DRAWN BY:				
B. REEDER				
DATE:				
11/19/09				
REVIEWED BY:				
OF				

RECEIVED
MAY 07 2010

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@lionsawyer.com

www.lionsawyer.com

March 11, 2010

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
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JENNIFER A. SMITH
DAN R. REASER
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MARK J. GARDBERG
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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@lionsawyer.com

VIA FACSIMILE & HAND DELIVERY

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

RE: *Application for Special Use Permit*

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 5610 Centennial Center Boulevard. The location is currently operating and licensed as a drug store.

This location is zoned T-C with an SC Service Commercial subclassification. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is surrounded by commercial uses, intersected by two major thoroughfares – Ann Road and Centennial Center Boulevard – and abuts the I-95 freeway. There are other businesses in the general area that sale alcohol, 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 similar drug and retail grocery stores in Las Vegas, there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

SUP-38213 MAY 07 2010

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

Planning and Development Department
March 11, 2010
Page 2

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

RECEIVED
MAY 07 2010

SUP-38213

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL P. JACKSON - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

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City Council Meeting

0

City Council Meeting

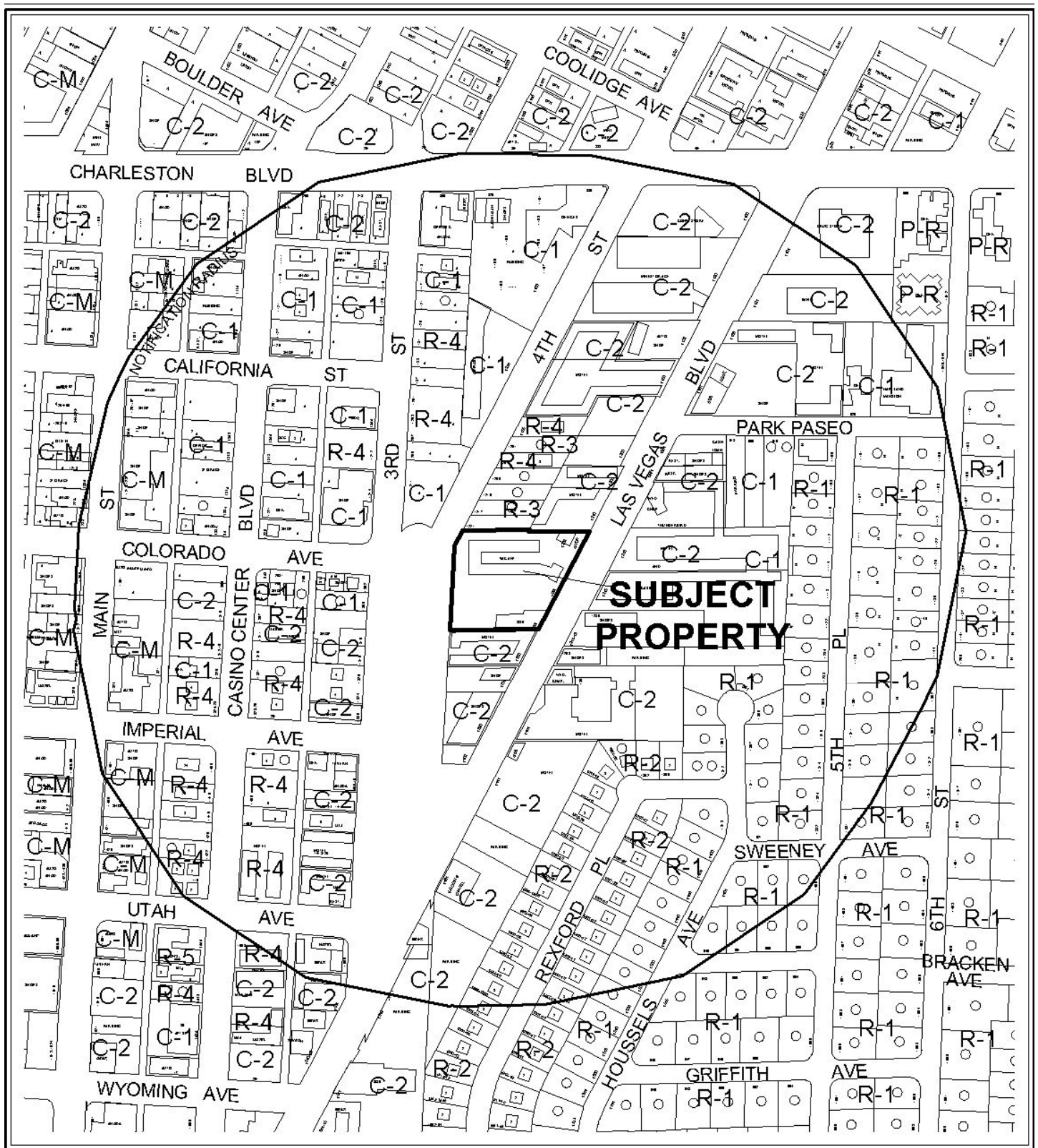
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **SUP-38225**

RADIUS: 1000 FT

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





CASE: **SUP-38225**

RADIUS: 1000 FT

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

0 400 800 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38225** APN: 162-03-112-012
Name of Property Owner: RAYMOND PISTOL
Name of Applicant: DANIEL P. JACKSON
Name of Representative: DANIEL P. JACKSON

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: _____

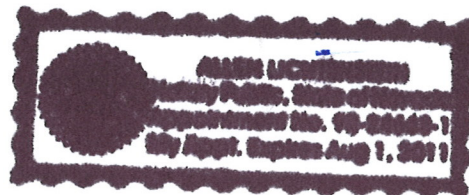
Print Name: Raymond Pistol

RECEIVED
MAY 10 2010

Subscribed and sworn before me

This 10 day of April, 2010

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: DANIEL P. JACKSON
 Project Address (Location) 1232 LV. BLVD. S. LV. NV. 89104
 Project Name ABSOLUTE/NIK TATTOO Proposed Use TATTOO PARLOR
 Assessor's Parcel #(s) 16203112012 Ward # 3
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RAYMOND P. PISTOL Contact _____
 Address 631 LV. BLVD. S. Phone: 453-6347 Fax: _____
 City LAS VEGAS, NV. State NV. Zip 89104
 E-mail Address _____

APPLICANT DANIEL P. JACKSON Contact _____
 Address 1232 LV. BLVD. S. Phone: 702-205-1073 Fax: _____
 City LAS VEGAS State NEV. Zip 89104
 E-mail Address _____

REPRESENTATIVE DANIEL P. JACKSON Contact SAME
 Address 1232 LV. BLVD. S. Phone: 205-1073 Fax: _____
 City LAS VEGAS State NV. Zip 89104
 E-mail Address _____

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 RAYMOND PISTOL

Subscribed and sworn before me

This 7th day of April, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

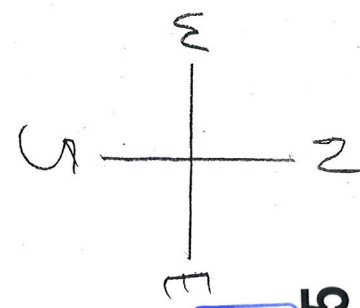
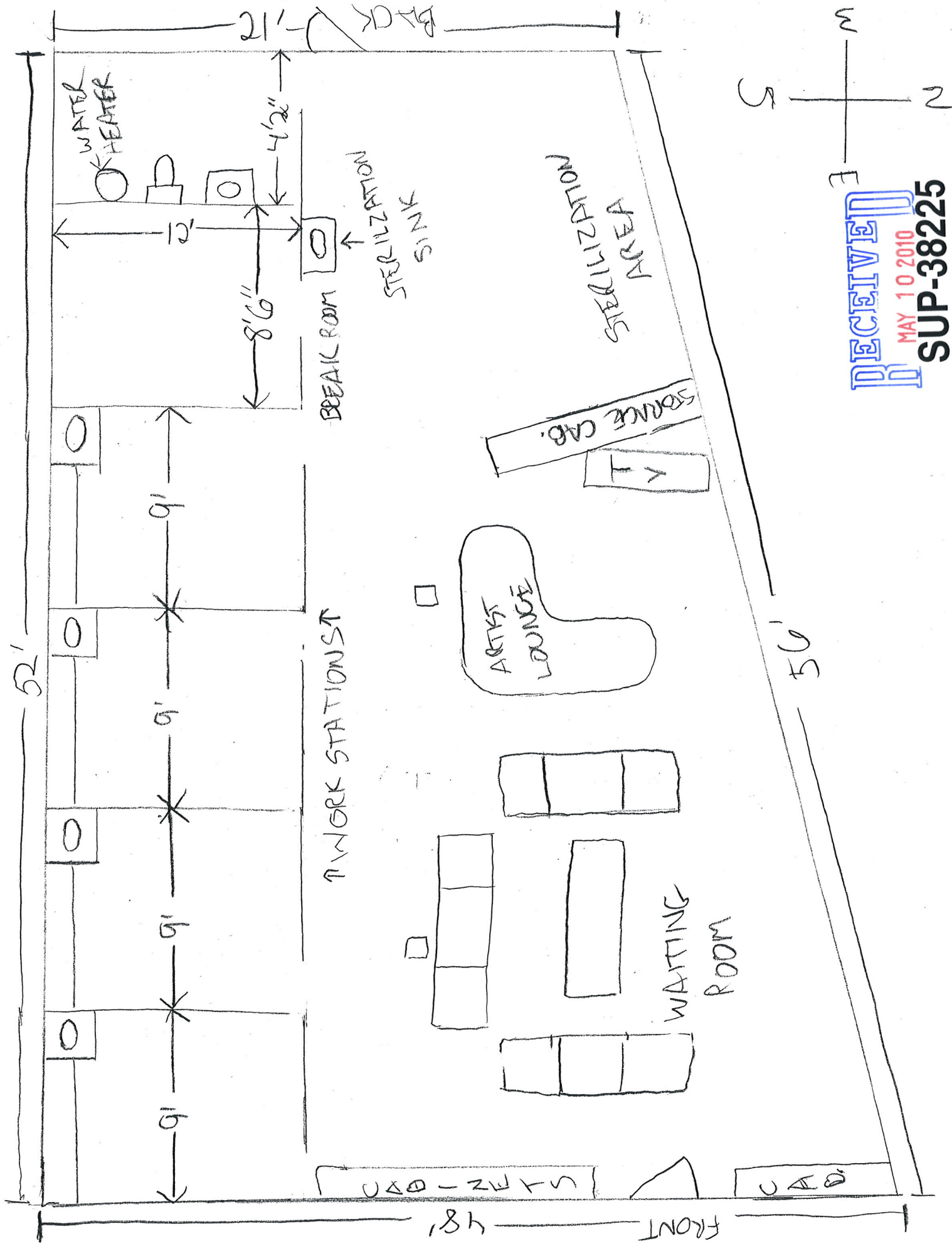
Case #	<u>SUP-38225</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>06/10/10</u>
Received By:	<u>[Signature]</u>

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

DRAWING NUMBER
A-001.00



SUP-38225



RECEIVED
MAY 10 2010
SUP-38225

05/10/10

To: Las Vegas Planning and Development

From: Daniel Jackson, Owner/Operator of Absolute Ink Tattoo

I Daniel Jackson, Owner/Operator of Absolute Ink Tattoo, intend to use the property located at 1232 Las Vegas Blvd. S., Las Vegas, NV 89104 as a tattoo and body piercing shop.

To date I am the only employee staffed. When the shop is running I intend to employ four full time artists. My hours of operation will be 10:00 a.m. – 2:00 a.m., seven days a week.

I operated at my previous location at 1141 Las Vegas Blvd. for over 11 years from October, 1998 to February, 2010.

The project meets any and all requirements per Title 19.18 as required by the city of Las Vegas.

Thank you



Daniel Jackson

Owner/ Operator

Absolute Ink Tattoo

1232 Las Vegas Blvd. S.

Las Vegas, NV 89104

RECEIVED

MAY 10 2010

SUP-38225

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, HSRV GENERAL WL, LLC, SSRV GENERAL WL, LLC - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho Drive (APNs 139-29-201-005 and 139-29-612-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

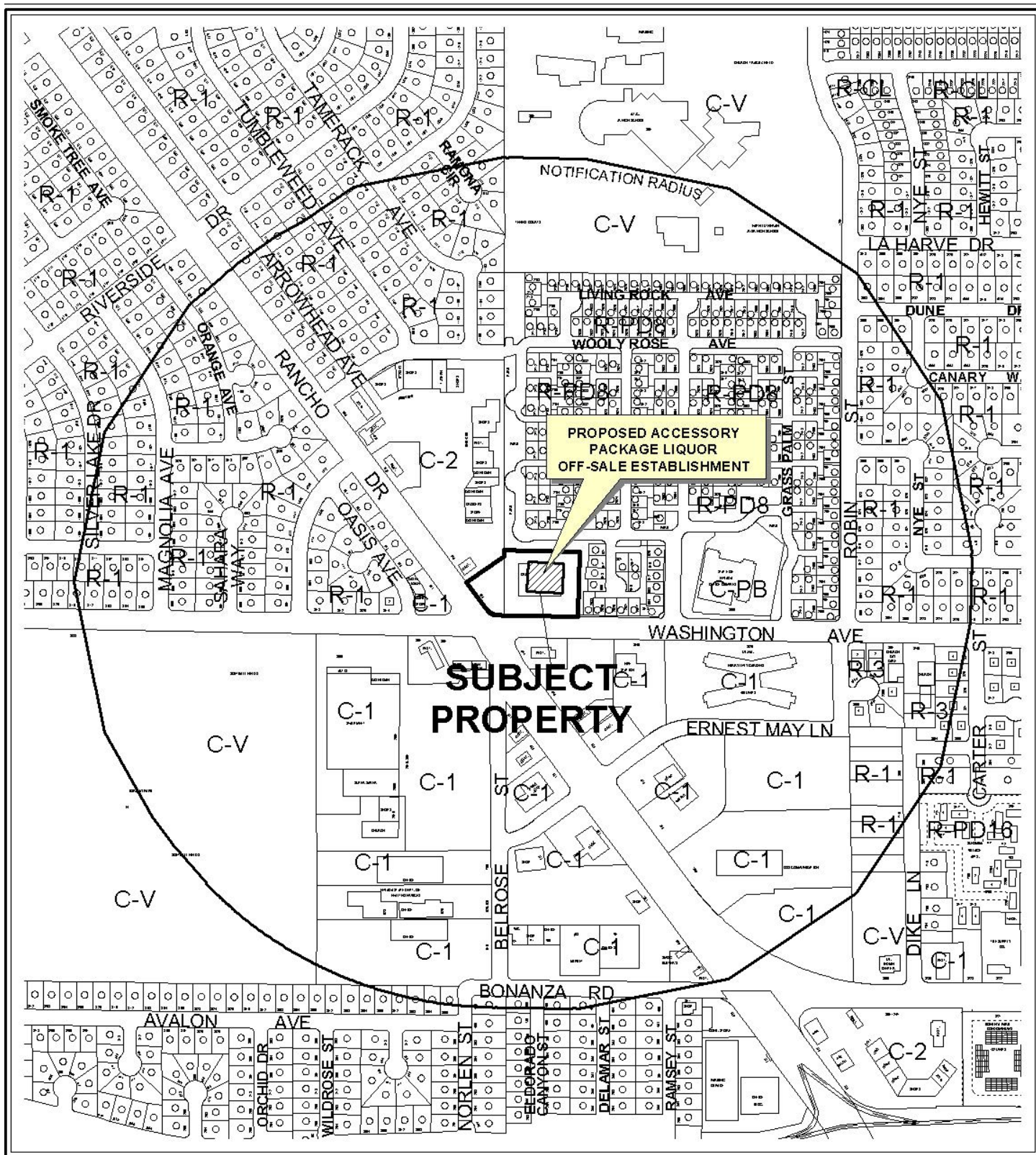
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **SUP-38239**

RADIUS: 1500 FT

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

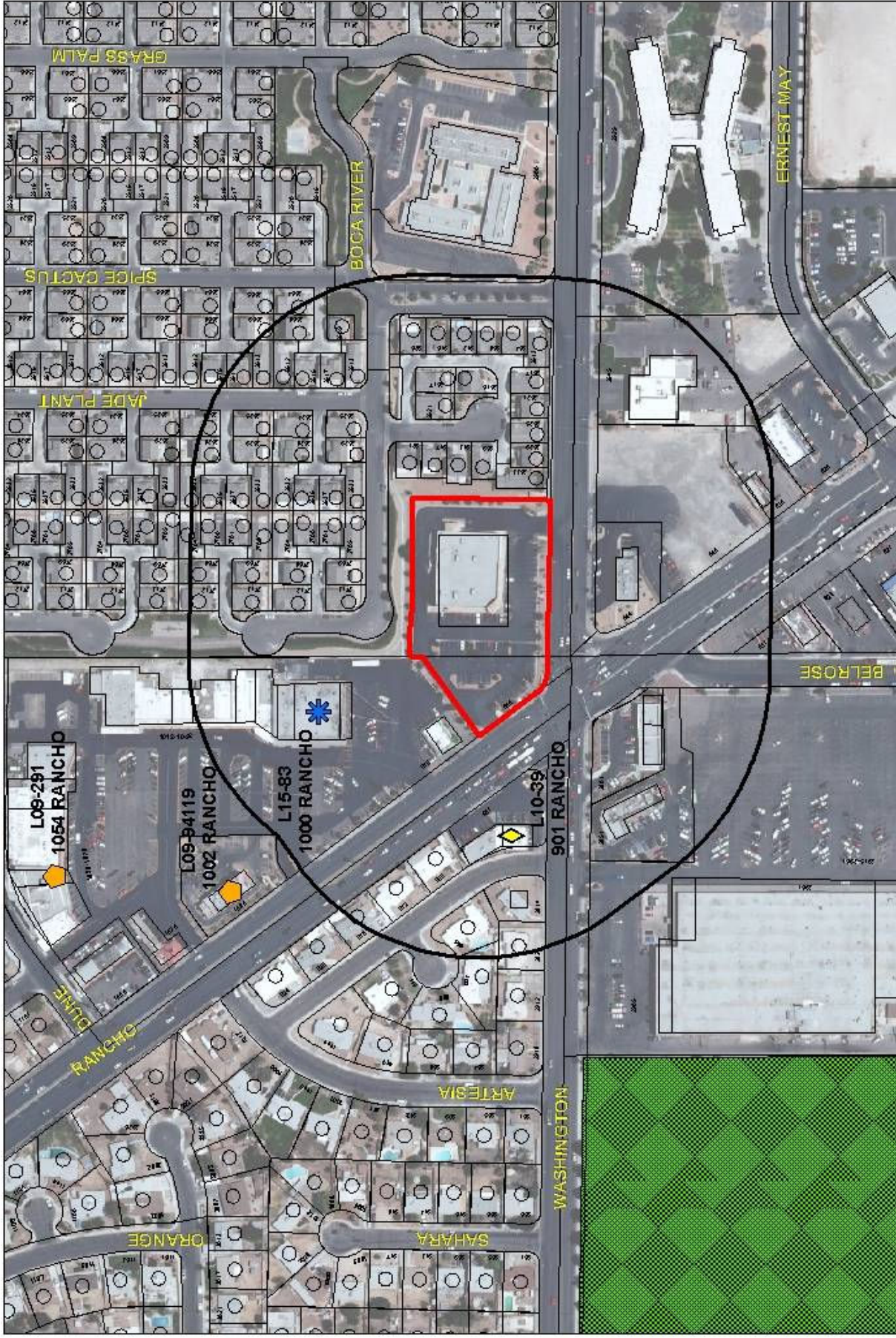
0 500 1000 Feet





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





SUP-38239

Business Licenses

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38239** APN: 139-29-201-005, 139-29-612-003

Name of Property Owner: A S R V General W L LLC *ASRV General WL LLC*

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: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUI

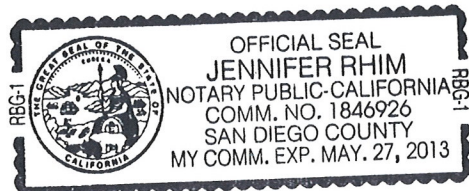
Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim *JRh*

Notary Public in and for said County and State

San Diego, California



6425

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 900 North Rancho Drive
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 139-29-201-005, 139-29-612-003 Ward # 5
 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 A S R V General W L LLC Contact _____
ASRV General W L LLC
 Address 7935 Entrada Lazanja Phone: (650) 207-3042 Fax: _____
 City San Diego State CA Zip 92127
 E-mail Address none

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* [Signature]

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

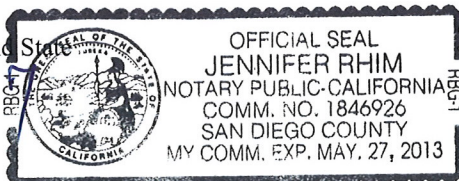
Print Name SUNG L. SUNH

Subscribed and sworn before me

This 4th day of NOV, 2009

[Signature] Jennifer Rhim

San Diego, California
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38239</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>5/16/10</u>
Received By:	<u>M. REX</u>

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

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

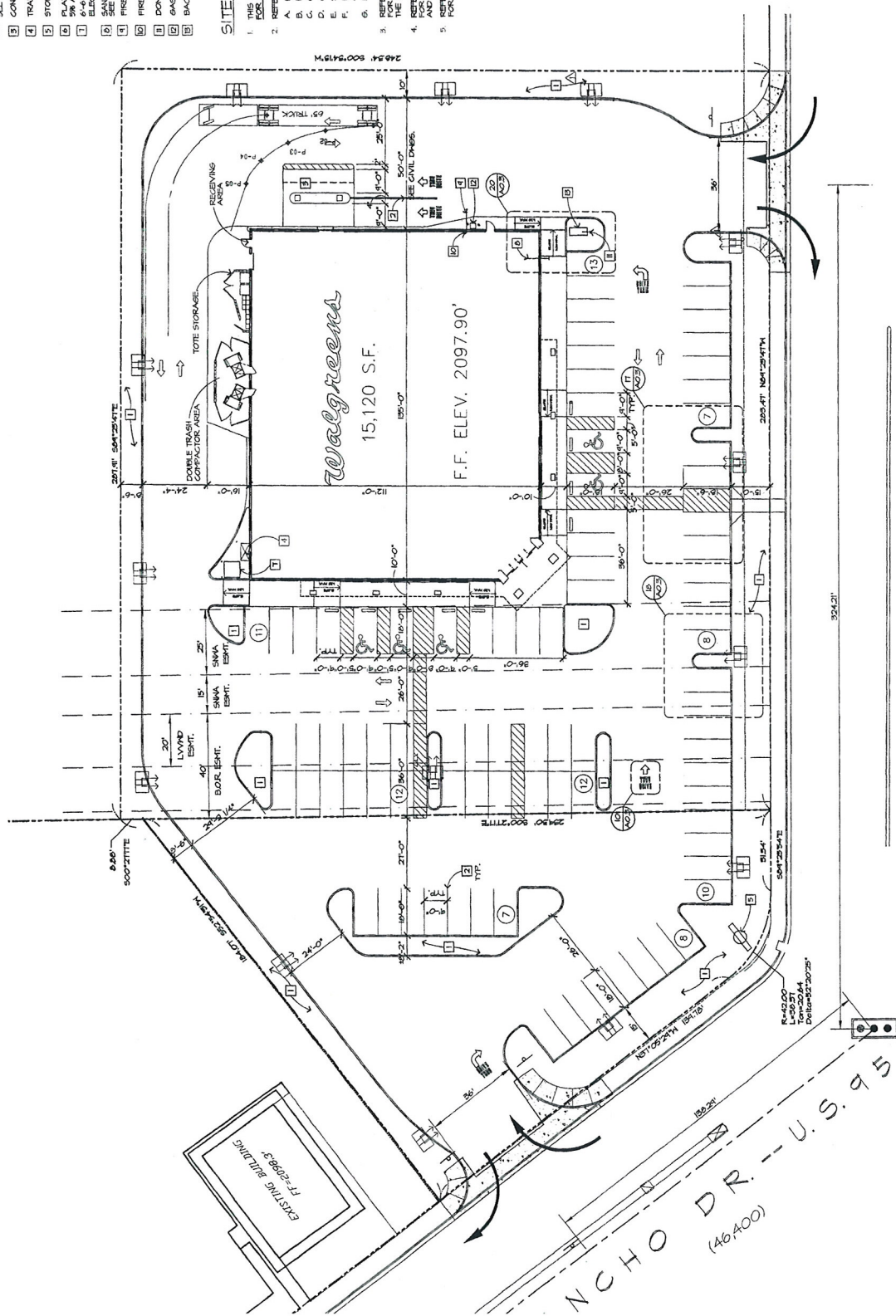
WRB Loan #: 41-090511
 Revised 10/27/08

6425

- | | |
|----|---|
| 1 | LANDSCAPING |
| 2 | 4" ORL STRIPE PAINT STRIPING, TYP. |
| 3 | SEE DETL. 5/10/2/3. |
| 4 | CONC. DRIVE-THRU PAD, SEE CIVIL Dwg'S. |
| 5 | TRANSFERRED PAD LOCATION PER Nevada POWER ST. |
| 6 | STORE SIGN REFER TO SIGNAGE DWGS. |
| 7 | PLANNED GRADING IS NOT EXPECTED TO EXCEED 5% AT ANY LOCATION. |
| 8 | 6'-0" X 6'-0" CONC. PAD, 4" MIN. F.F. FOR |
| 9 | ELECTRIC SERVICE, POINT OF CONNECTION |
| 10 | SEE PLUMBING SHEETS |
| 11 | FIRE LINE, POINT OF CONNECTION |
| 12 | FIRE SPRINKLER RISER. |
| 13 | DOMESTIC WATER, POINT OF CONNECTION |
| 14 | GAS METER |
| 15 | BACK-FLOW PREVENTER, SEE PLUMBING PLANS |

SITE PLAN GENERAL NOTES:

1. THE ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.
2. REFER TO THE CIVIL DRAWINGS FOR:
 - A. PROPERTY RIGHTS AND BOUNDS
 - B. HORIZONTAL, CONTIGUAL, DIVISIONS
 - C. GRADING ELEVATIONS
 - D. OFFSITE IMPROVEMENTS
 - E. UTILITIES
 - F. PAVING AND STRIPINGS, NOT REFERENCED TO ARCHITECTURAL DETAILS.
 - G. EASEMENTS AND DEDICATIONS.
3. REFER TO A-22 HANDBOOK PLAN FOR THE BUILDINGS AND PAVING ADJACENT TO THE BUILDINGS.
4. REFER TO E-01 ELECTRICAL, SITE PLAN FOR SITE LIGHTING, POWER AND SERVICE ENTRANCE AND FOR TELEPHONE ENCLOSURES.
5. REFER TO E-02 ELECTRICAL, SITE PLAN FOR LANDSCAPE PLANTING, IRRIGATION, DETAILS



WASHINGTON AVE.
(16,205)



DECLINE
MAY 10 2010

MAY 10 2010

SUP-38239

NO.	DATE	BY	REVISIONS	DESCRIPTION
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 LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.				

STORE NUMBER 06425	PROJECT NAME
	WALGREENS STORE 900 RANCHO ROAD LAS VEGAS, NV

DRAWING TITLE SITE PLAN - BEER & WINE	CADD PLOT: 16425-A01-BW-19NOV09	SCALE: 1/40"=1'-0"	DRAWN BY: B. HESTER	DATE: 11/19/09	REVIEWED BY:	OF
	VOID PLOT:					
	SUPERSEDES PLAN DATED:					
	THE MONUMENTAL 11/19/2009 12:17 PM C:\ARCHITECTURE\DESIGN AND					

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

May 14, 2010

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
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
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
A. WILLIAM MAUPIN
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

VIA HAND DELIVERY

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

RECEIVED
MAY 14 2010

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 74 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 900 North Rancho Drive. 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 surrounding properties, as this store is intersected by two major thoroughfares – Rancho and Washington – and there are many commercial uses near the location. There are also other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location 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 similar drug and retail grocery stores in Las Vegas, there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

SUP-38239

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2116

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4244 • FAX (202) 742-4245

REVISED

Planning and Development Department
May 14, 2010
Page 2

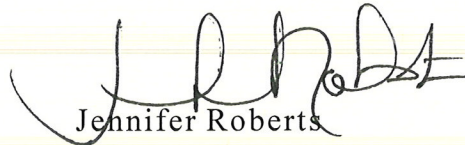
Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Additionally, the 74 square foot space devoted to packaged beer, wine, and liquor sales is less than 1% of the overall retail floor area.

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 74 square feet 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

RECEIVED
MAY 14 2010

SUP-38239
REVISED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38240 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: F. QUENTIN BROWN - Request for a Special Use Permit FOR A 80 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 6101 West Lake Mead Boulevard (APN 138-23-702-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 07/21/2010

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

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38240** APN: 138-23-618-002 ⁷⁰²⁻⁰⁰³ *jr*
Name of Property Owner: F. QUENTIN BROWN Sr. F. QUENTIN BROWN Jr. ROSS S. BROWN
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: _____

Signature of Property Owner: _____

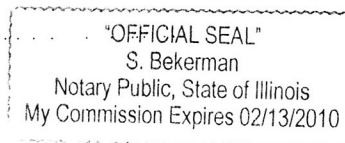
Print Name: _____

F. QUENTIN BROWN
ON BEHALF OF BROWN FAMILY

Subscribed and sworn before me

This 3 day of November, 2009

S. Beck
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 6101 West Lake Mead
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 138-23-618-002 ⁷⁰²⁻⁰⁰³ Ward # 5
 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 F. Quentin Brown, Sr. F. Quentin Brown, Jr. ^{Ross S. Brown} Contact F. Quentin Brown, Jr.
 Address Brown + Brown Investments P.O. Box 42 Phone: none Fax: none
 City Deerfield State IL Zip 60015
 E-mail Address none

APPLICANT Walgreen Co. Contact Rebecca Lidskin, Attorney
 Address 104 Wilnot 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* [Signature]

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

Print Name F. QUENTIN BROWN
ON BEHALF OF BROWN FAMILY

Subscribed and sworn before me

This 3 day of November, 2009

[Signature]

Notary Public in and for said County and State

"OFFICIAL SEAL"
 S. Bekerman
 Notary Public, State of Illinois
 My Commission Expires 02/13/2010

FOR DEPARTMENT USE ONLY

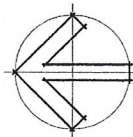
Case # SUP-38240
 Meeting Date: 6/24/2010
 Total Fee: 1280
 Date Received*: 5/11/10
 Received By: [Signature]

*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.

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north



SCALE: 1"= 30'-0"

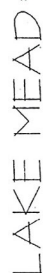
STORE NUMBER 03841

PROJECT NAME
WAI GREENS STORE

1

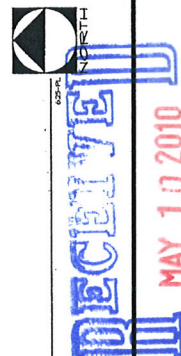
RECEIVED
MAY 10 2010

SUP-38240



JONES

LANDS



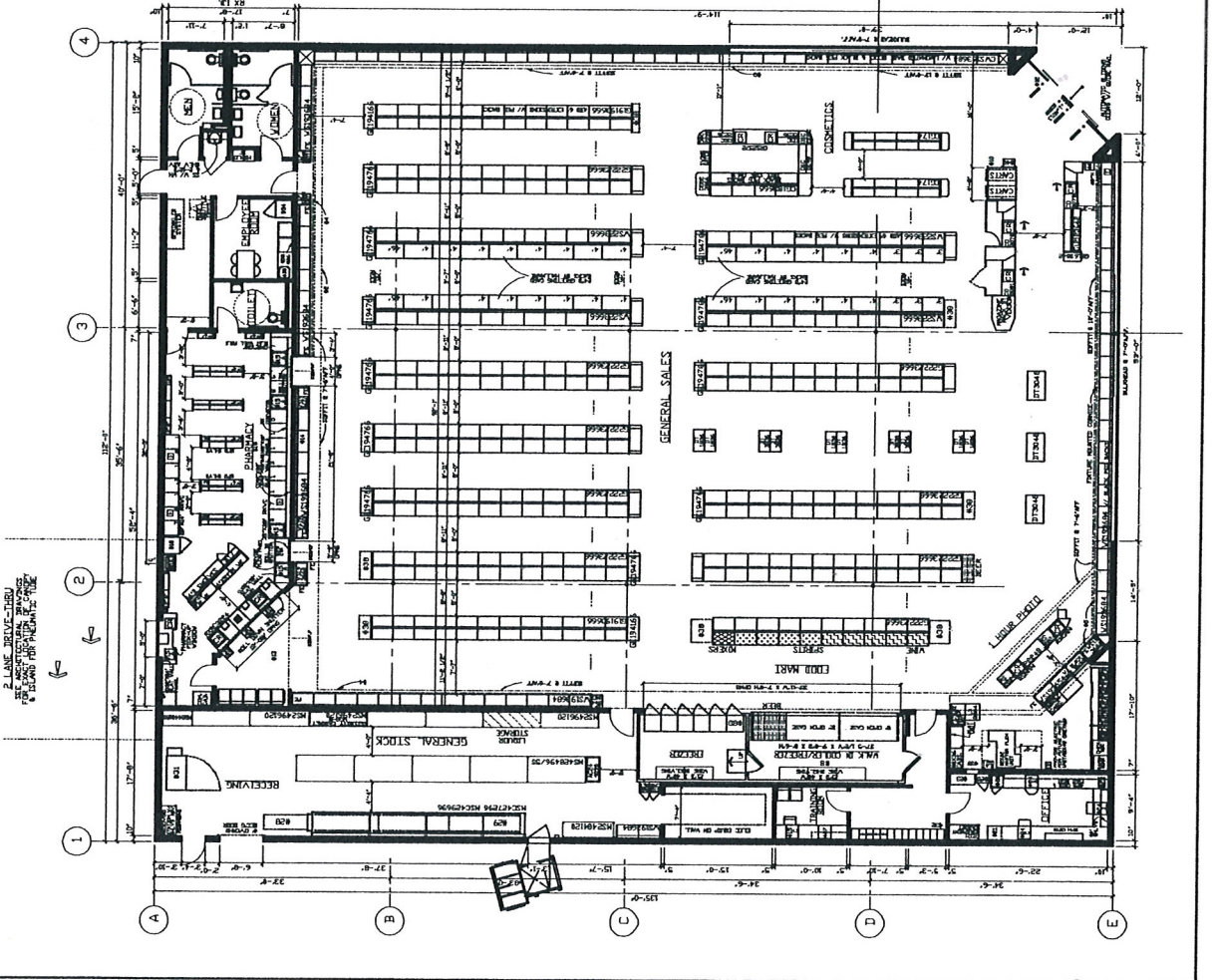
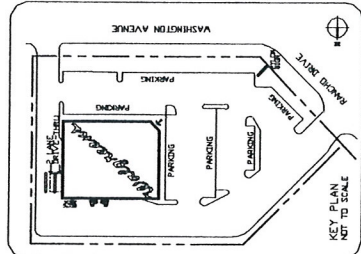
MAY 10 2010

SUP-38240

				NO. DATE BY DESCRIPTION REVISIONS		CERTIFICATION AND SEAL	
				I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF NEVADA AND THIS PLAN IS MY ORIGINAL WORK DESIGNED BY MY HAND AND SEAL		STORE NUMBER 03841 PROJECT NAME WALGREENS STORE 6101 W LAKE MEAD LAS VEGAS, NV	
						DRAWING TITLE LANDSCAPE PLAN	
						SCALE: 1"=20'-0" DRAWN BY: JLM CHECKED BY: JLM	
						DATE: 11-19-09 REVIEWED BY:	
						CADD PLOT: 10/21/11 1:00 PM 1/20/2019 VOID PLOT:	
						SUPERSEDES PLAN DATED:	
						DRAWING NO. L1	
						OF	

INTERIOR HANGING SIGNS

ITEM 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CERTIFICATION AND SEAL I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A duly REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AND I AM NOT PROVIDING SEAL	STORE NUMBER 03641 PROJECT NAME WALGREENS STORE 6101 W LAKE MEAD LAS VEGAS, NV	DRAWN BY: J. THAMMANI KOOL DATE: 11-15-98 REVIEWED BY: _____
	SCALE: 1/4" = 1'-0" EXTERIOR ELEVATIONS TYPICAL DRAWING NO. 03641-01-01	VOID PLOT: SUPERSEDES PLAN DATE:

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

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300 SOUTH FOURTH STREET
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May 14, 2010

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VIA 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 79 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6101 West Lake Mead. 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 surrounding properties, as this store is located within a large commercial complex intersected by two major thoroughfares and there are multiple commercial uses in the area. In addition, the nearest residential is adequately buffered because the Walgreens is located at the farthest corner of the parcel at the intersections of Lake Mead and Jones. There are also other businesses in the general area that sale alcohol, 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 similar drug and

SUP-38240
REVISED

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 786-0066 • FAX (775) 786-8082

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2116

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4000 • FAX (202) 742-4265

Planning and Development Department
May 14, 2010
Page 2

retail grocery stores in Las Vegas, there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

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. Additionally, the 79 square foot space devoted to packaged beer, wine, and liquor sales is less than 1% of the overall retail floor area.

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 79 square feet 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

RECEIVED
MAY 14 2010

SUP-38240
REVISED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

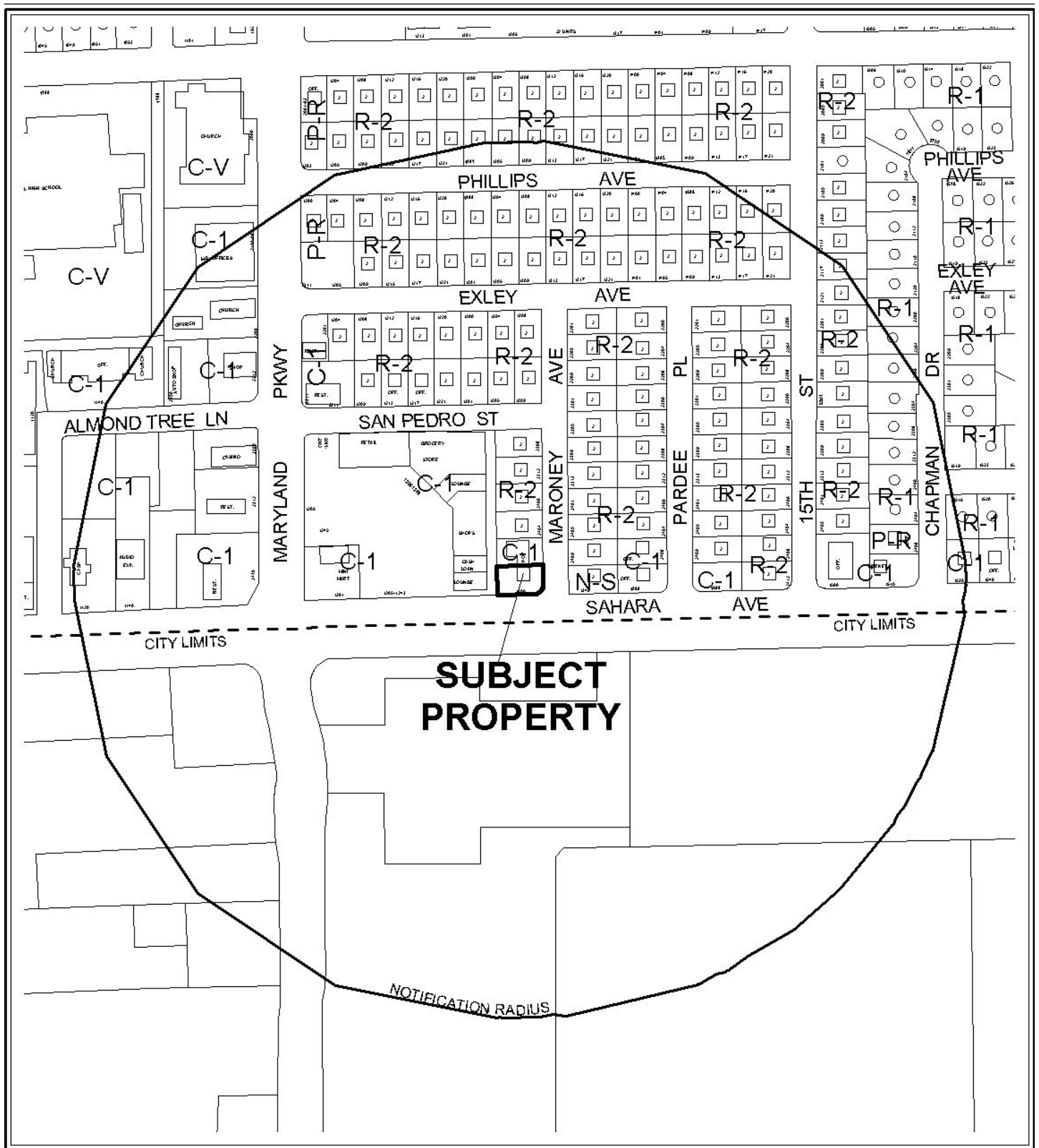
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

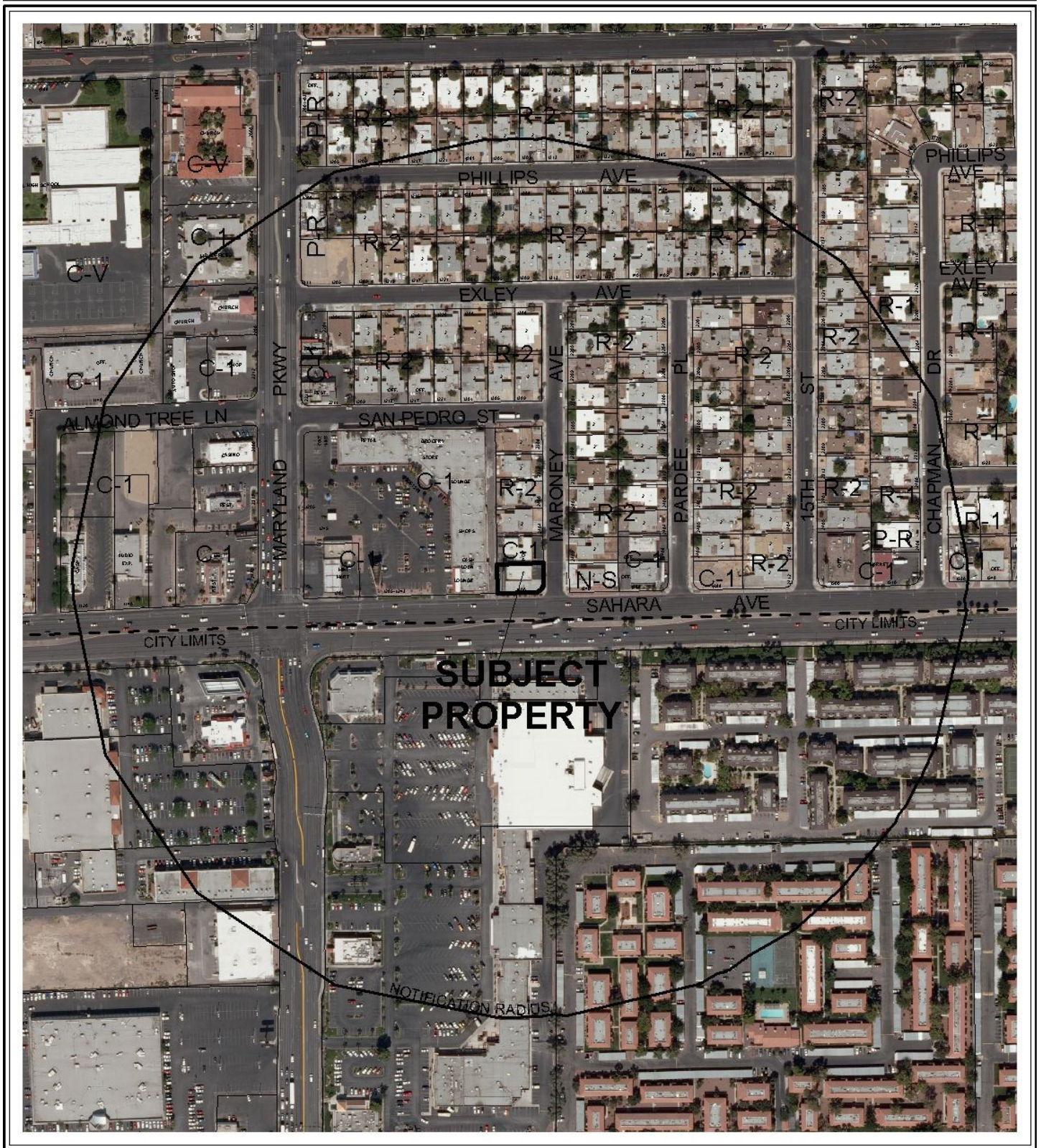


CASE: **SUP-38242**

RADIUS: 1000 FT

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





CASE: **SUP-38242**

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38242** APN: 162-02-410-095
Name of Property Owner: Soliman Habashi
Name of Applicant: Anthony J. Rila Jr.
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: _____

Soliman Habashi

Print Name: _____

Soliman Habashi



Subscribed and sworn before me

This 14th day of April, 2010

Anthony J. Rila Jr. Clark Co. NV.
Notary Public in and for said County and State

Revised 11-14-06

Anthony J. Rila Jr.
NOTARY PUBLIC - STATE OF NEVADA
My Appointment Expires 03/01/2011
Appointment No. 07-2234-1

Delia Diaz
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 06/10/2013
Appointment No. 09-10282-1

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location): 1300 E SAHARA A
 Project Name: GOLD + SILVER + JEWELRY Supply Proposed Use: SECOND HAND DEALER
 Assessor's Parcel #(s): 162.02.410.0945 Ward #: 3
 General Plan: existing SC proposed — Zoning: existing C1 proposed —
 Commercial Square Footage: 2,300 Floor Area Ratio: —
 Gross Acres: — Lots/Units: — Density: —
 Additional Information: —

PROPERTY OWNER SOLIMAN HABASHI Contact: —
 Address: 1300 E. SAHARA Phone: 3396655 Fax: —
 City: LAS VEGAS State: NV Zip: 89104
 E-mail Address: —

APPLICANT ANTHONY RILA SR. Contact: —
 Address: 3962 EUCLID ST. Phone: 604-0606 Fax: 699-5416
 City: LV. NV State: NV Zip: 89124
 E-mail Address: TONYRILA@YAHOO.COM

REPRESENTATIVE STEVEN GIBSON Contact: —
 Address: 1405 S. 16TH ST. Phone: 762-5366 Fax: —
 City: LV. State: NV Zip: 89104
 E-mail Address: —

FOR DEPARTMENT USE ONLY

Property Owner Signature* Soliman Habashi

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

Print Name Soliman Habashi

Subscribed and sworn before me

This 14th day of APRIL, 20 10

Anthony J Rila Jr Clerk of NV
Delia Diaz

Notary Public in and for said County and State

Anthony J Rila Jr
 NOTARY PUBLIC - STATE OF NEVADA
 My Appointment Expires 03/01/2011
 Appointment No. 07-2234-1

Delia Diaz
 NOTARY PUBLIC STATE OF NEVADA
 My Appointment Expires 06/10/2013
 Appointment No. 09-10282-1

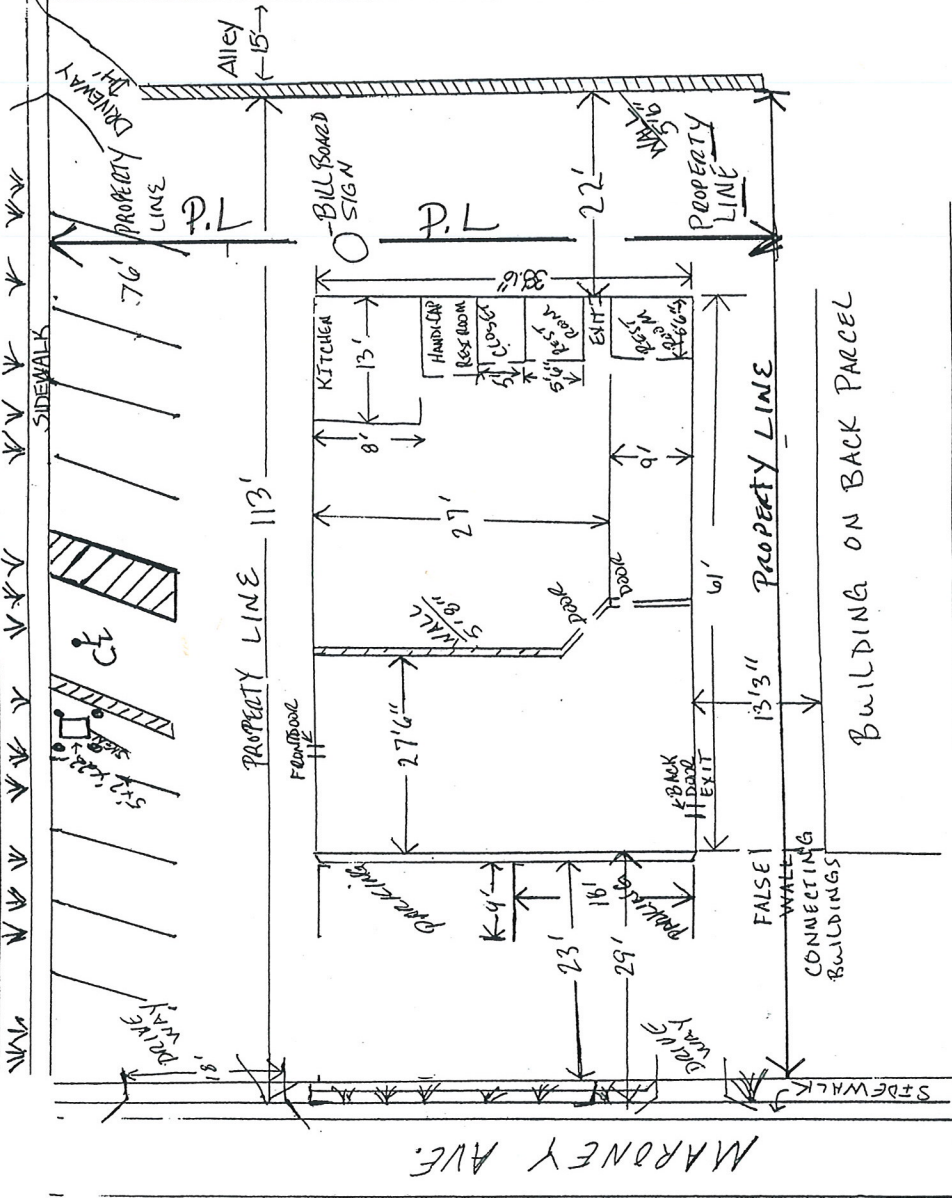
Case #	<u>SUP-38242</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>1030⁰⁰</u>
Date Received:*	<u>5/11/10</u>
Received By:	<u>MRCX</u>

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

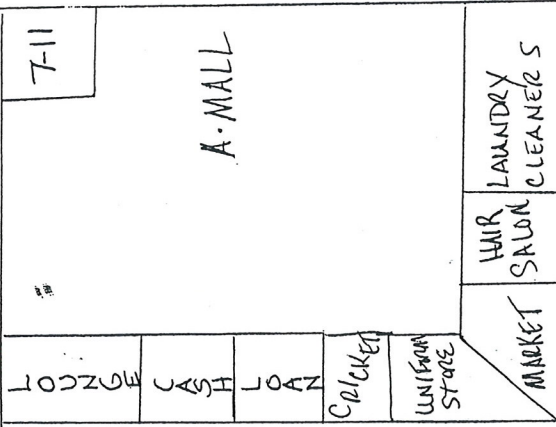
f:\depot\Application Packet\Application Form.pdf

1300 E. SAHARA AVE. LV. NV 89104

SAHARA AVE.



MARYLAND PARKWAY



1" = 10'



RECEIVED
MAY 19 2010

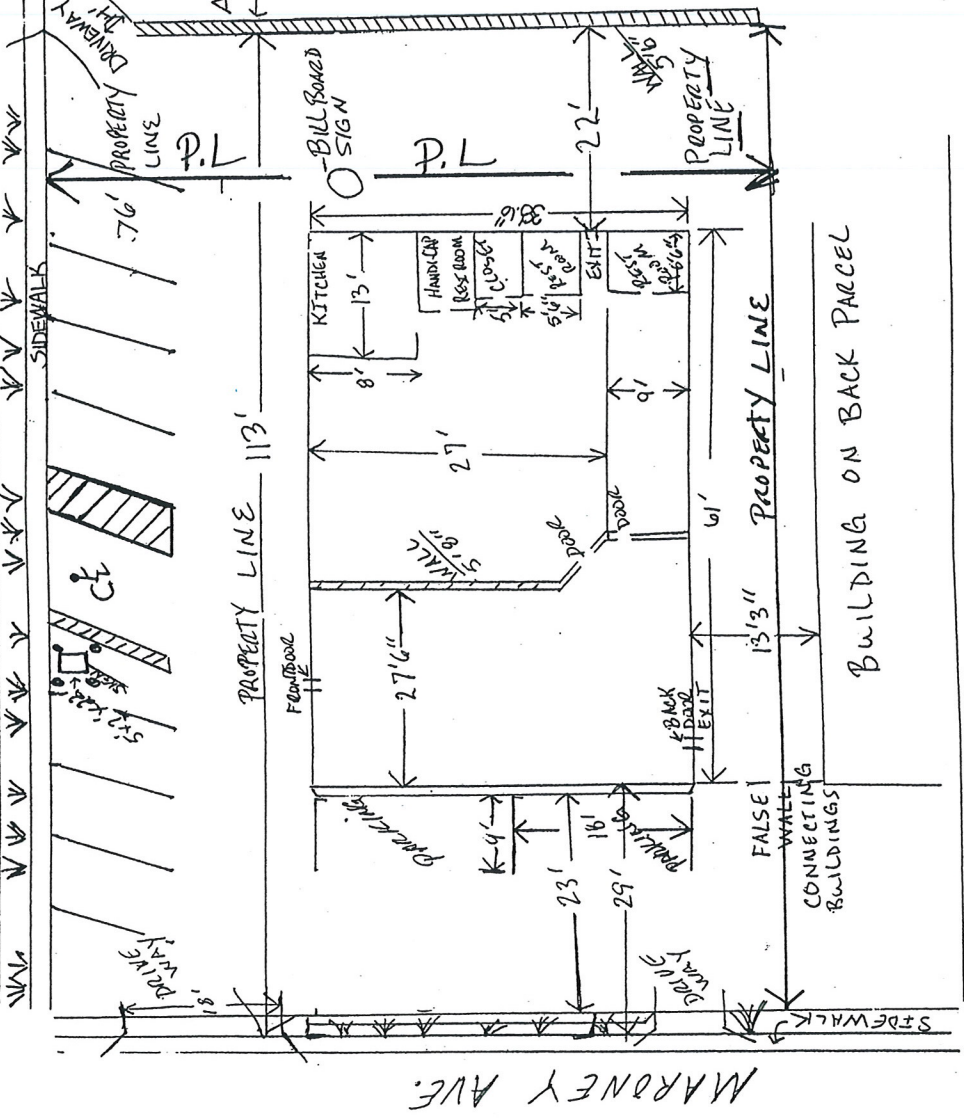
SUP-38242

REVISED

Floor Plan

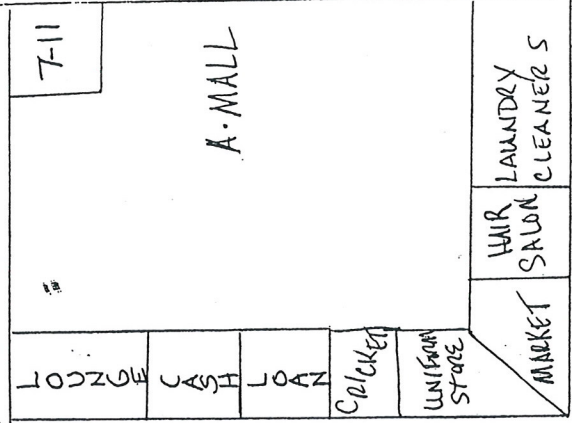
1300 E. SAHARA AVE. LV. NV 89104

SAHARA AVE.



MARONEY AVE.

MARYLAND PARKWAY



1" = 10'



RECEIVED
MAY 19 2010

SUP-38242
REVISED

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:45:31 AM

South Side Facing Sahara



← East Side

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:45:55 AM

Sign 3 landscaping on Sahara



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:07:33 AM

Parking looking East down
Sahara



Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

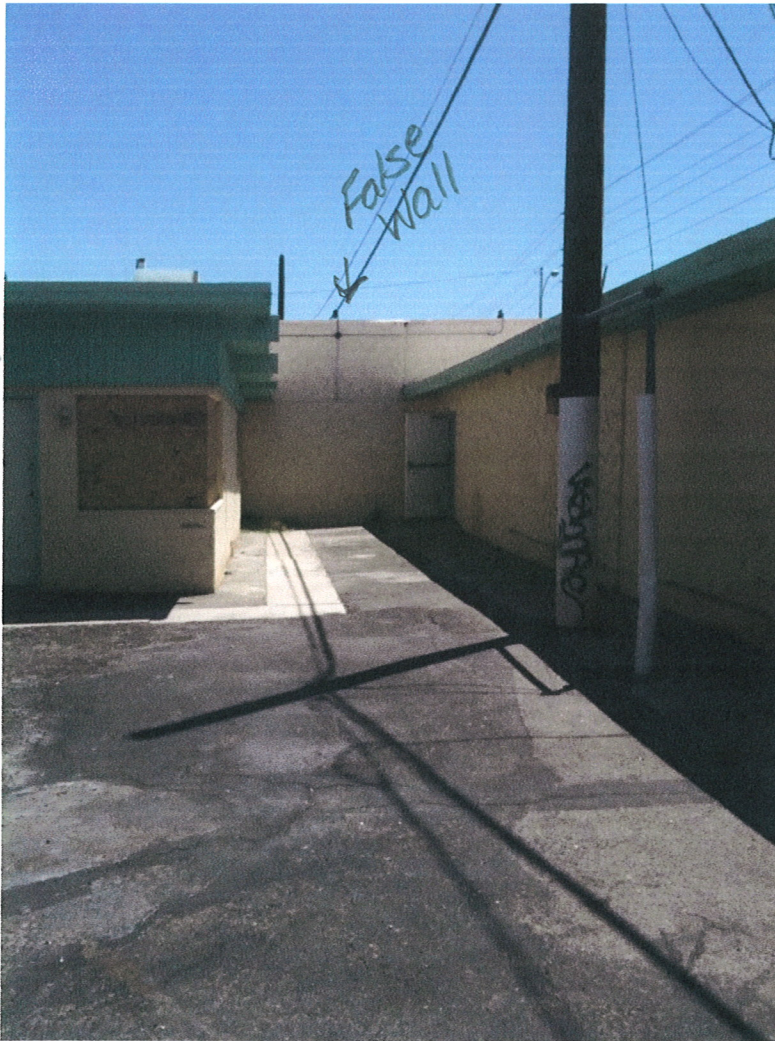
[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

Mon, May 10, 2010 11:43:37 AM

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>



Seperate
Address
→

← North Side of
Building

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

Mon, May 10, 2010 11:44:37 AM

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

West Side Of Building



← Billboard

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

Mon, May 10, 2010 11:45:01 AM

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Looking East down Sahara.



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:46:29 AM

S. Facing Sahara



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

May 10, 2010

Re: Justification Letter

City of Las Vegas
Planning and Development Department,

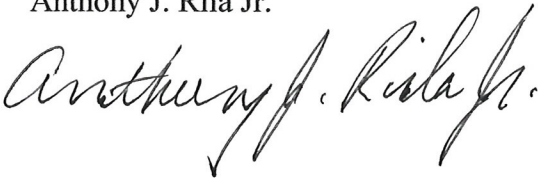
We are Applying for a special use permit to allow a class 3 second-hand license to operate at 1300 E. Sahara Ave. This request is for a 2300 sq. ft. building located in a commercial zoned area where similar business already exists. We will certainly comply with the planning department's rules and regulations. We will provide ten, 9x18 ft. Parking spaces and one van accessible handicap space. Any and all landscaping requirements will be adhered to.

With ample driveways to enter and exit the property traffic should be kept at a minimum.

With this license at this location we plan to buy and sell new and used jewelry items and supplies. We will also be manufacturing and doing jewelry repairs.

Thank you for your consideration,

Anthony J. Rila Jr.



RECEIVED
MAY 11 2010
SUP-38242

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB FORT APACHE, LLC - OWNER: LAKES PLAZA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 9101 West Sahara Avenue, Suites #108 and #109 (APN 163-08-121-010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

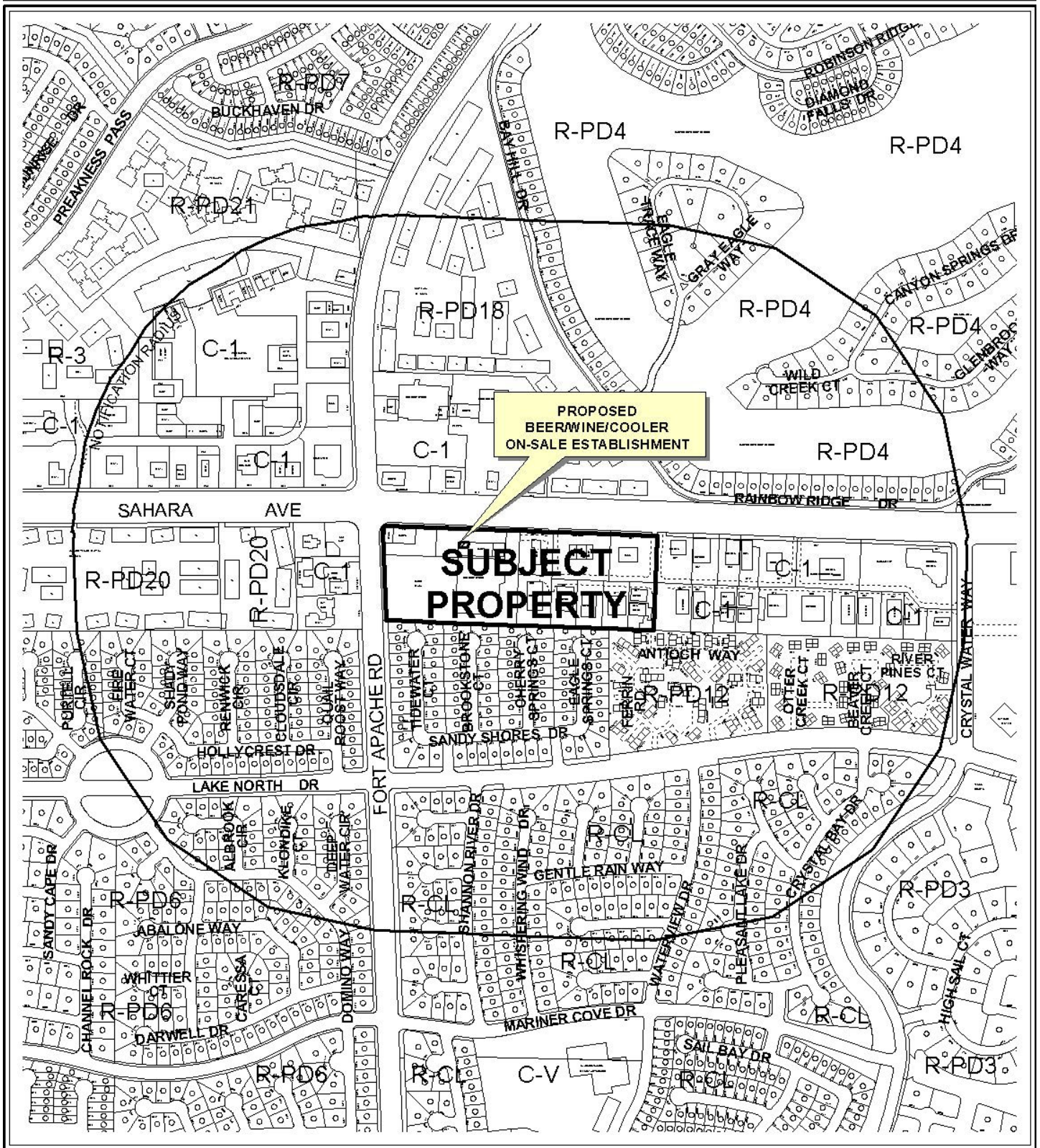
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-38244

RADIUS: 1500 FT

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





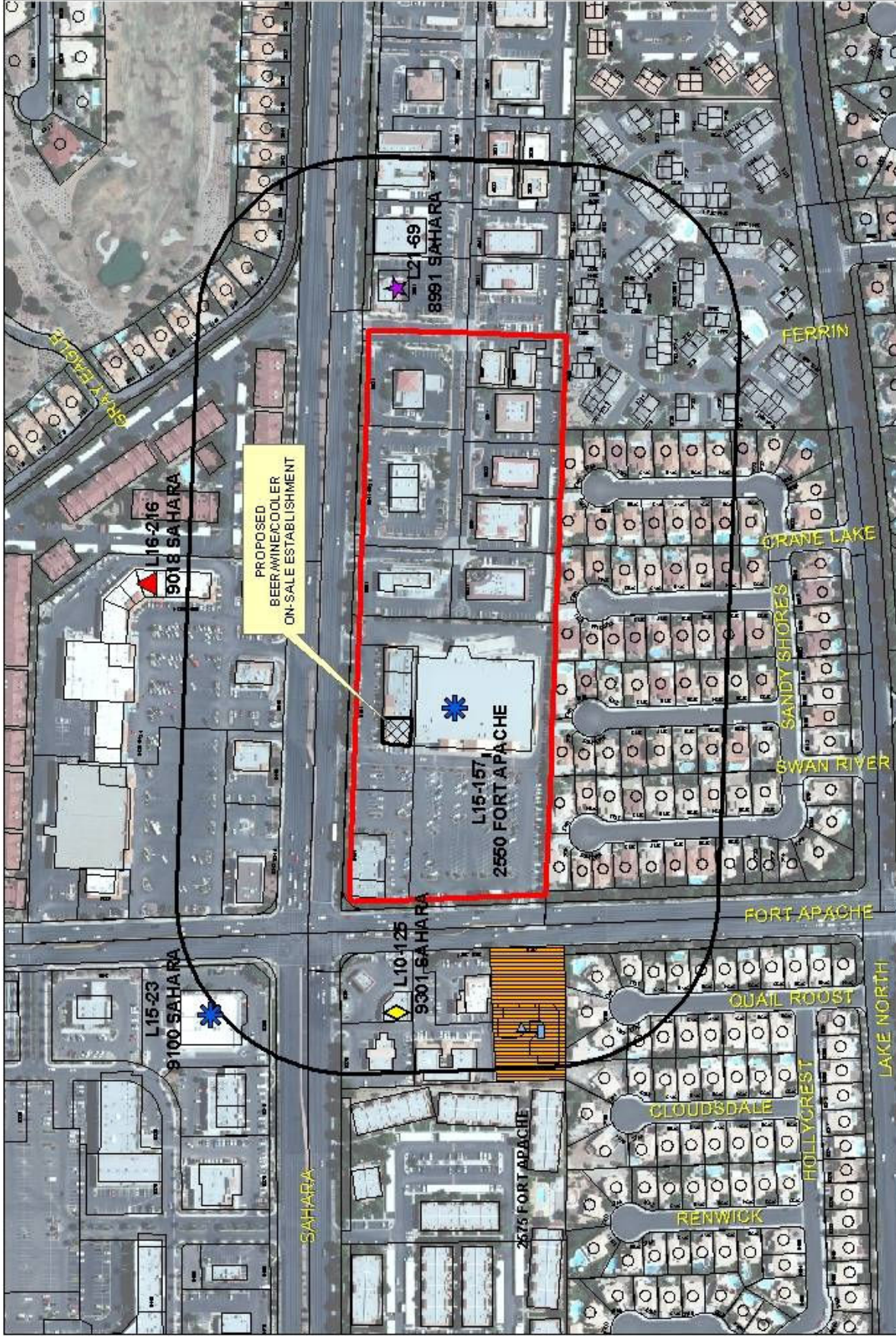
CASE: **SUP-38244**

RADIUS: 1500 FT

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

0 500 1000 Feet





SUP-38244

Business Licenses

-  Child Care/Children Facility
-  Beer/Wine/Cooler On Sale
-  Beer/Wine/Cooler Off Sale
-  Beer/Wine/Cooler On-Off Sale
-  Supper Club/Restaurant Service Bar
-  Tavern
-  Package Liquor Sales
-  Schools
-  City Parks
-  Religious
-  Subject Property
-  400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38244** APN: 163-08-121-010

Name of Property Owner: Lakes Plaza, LLC

Name of Applicant: SB Fort Apache, 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: _____

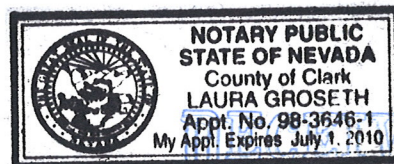
Signature of Property Owner: _____

Print Name: Richard Gordon

Subscribed and sworn before me

This 11 day of May, 2010

Laura Shasick
Notary Public in and for said County and State



MAY 11 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SB Fort Apache, LLC
 Project Address (Location) 9101 West Sahara Suite #108 & #109
 Project Name Smashburger Proposed Use Restaurant w/ sale/consume alcohol
 Assessor's Parcel #(s) 163-08-121-010 Ward # 2
 General Plan: existing x proposed _____ Zoning: existing _____ proposed x
 Commercial Square Footage 1504 Floor Area Ratio N/A
 Gross Acres 1.07 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER Lakes Plaza, LLC Contact Richard Gordon
 Address 1770 N. Buffalo #101 Phone: (702) 220-4500 Fax: (702) 220-4900
 City Las Vegas State NV Zip 89128
 E-mail Address _____

APPLICANT SB Fort Apache, LLC Contact Mark Huttanus
 Address 3575 Post Rd Phone: (702) 743-7612 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address _____

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

Property Owner Signature* Richard Gordon V.P.

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

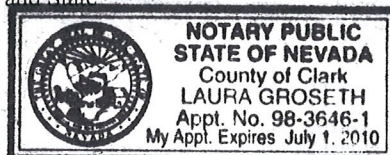
Print Name Richard Gordon

Subscribed and sworn before me

This 10 day of May, 20 10

Laura Helbert

Notary Public in and for said County and State



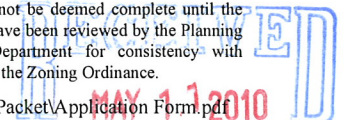
Revised 10/27/08

FOR DEPARTMENT USE ONLY

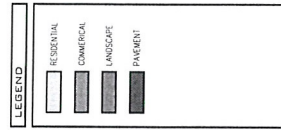
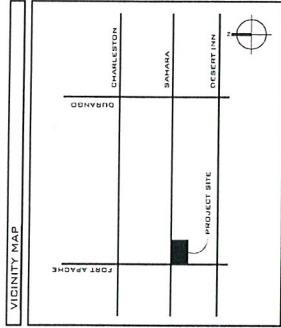
Case #	<u>SUP-38244</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>05/11/10</u>
Received By:	<u>Jonathan B.</u>

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

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



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MAY 11 2010



PARKING ANALYSIS

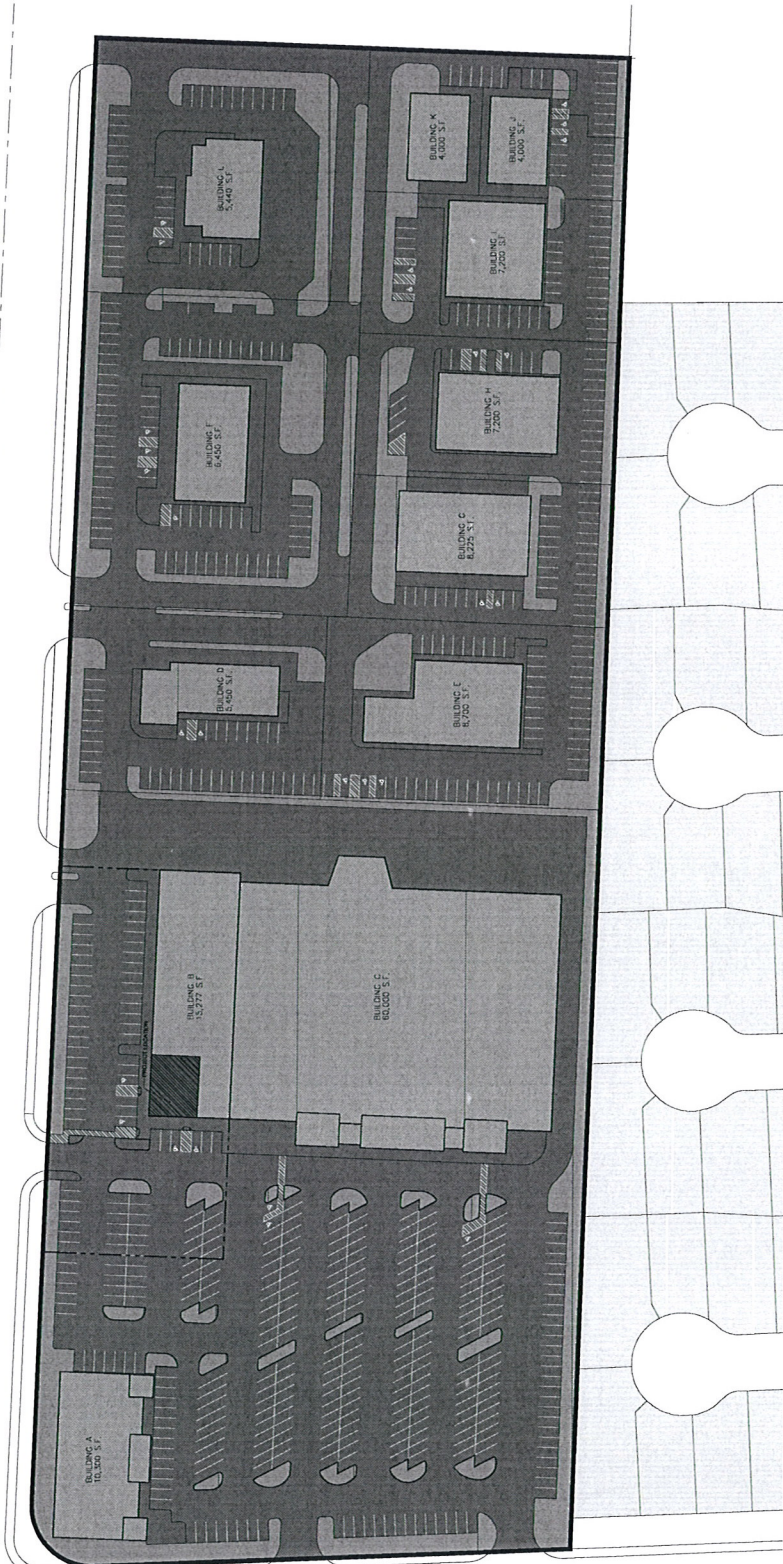
PARKING REQUIRED (18,10,010 - On-site parking, accessible)		
BUILDING	SF	
A	15,777	
B	15,777	
C	60,000	
D	5,400	
E	8,775	
F	6,450	
G	8,775	
H	7,200	
I	4,000	
J	4,000	
K	4,000	
L	5,400	
TOTAL	142,242	
1 PER 250 SF		569 SPACES
142,242 / 250 SF		569 SPACES
25 SF TOTAL		12 SPACES
569 + 12		681 SPACES
PARKING PROVIDED		681 SPACES
HANDICAP PROVIDED		17 SPACES



NO.	REVISION	DATE



SMASHBURGER
LAKES BUSINESS PARK 2
9101 W SAHARA AVE
LAS VEGAS, NV 89117



1 SITE PLAN

DATE: 11 MAY 2010
DRAWING TITLE: SITE PLAN
SHEET NO.: AS.1
©2010

SUP-38244

DESIGN ANALYSIS

OCCUPANCY (ADD. - [SEE CHAPTER 10])			ST	LOD	OCCUPANTS
ASSEMBLY AREAS W/O FIXED SEATS		0	15	PERSON	0
ASSEMBLY AREAS W/ FIXED SEATS	1,368	1 PER 24	6	DOOR	57
ASSEMBLY AREAS W/O FIXED SEATS	136	7.5 PERSON	18		18
KITCHENS - COMMERCIAL	140	200 PERSON	1		1
STORAGE/STORAGE ROOMS	72	300 PERSON	1		1
NECESSARY USE (TOILETS, ETC.)	0	EXCLUDED	0		0
TOTAL OCCUPANTS					80
TOTAL SQUFT					2,198

REQUIRED RESTROOMS: 1 PER 25 REQD. PER TABLE 2902.1

2 WATER CLOSETS PROVIDED

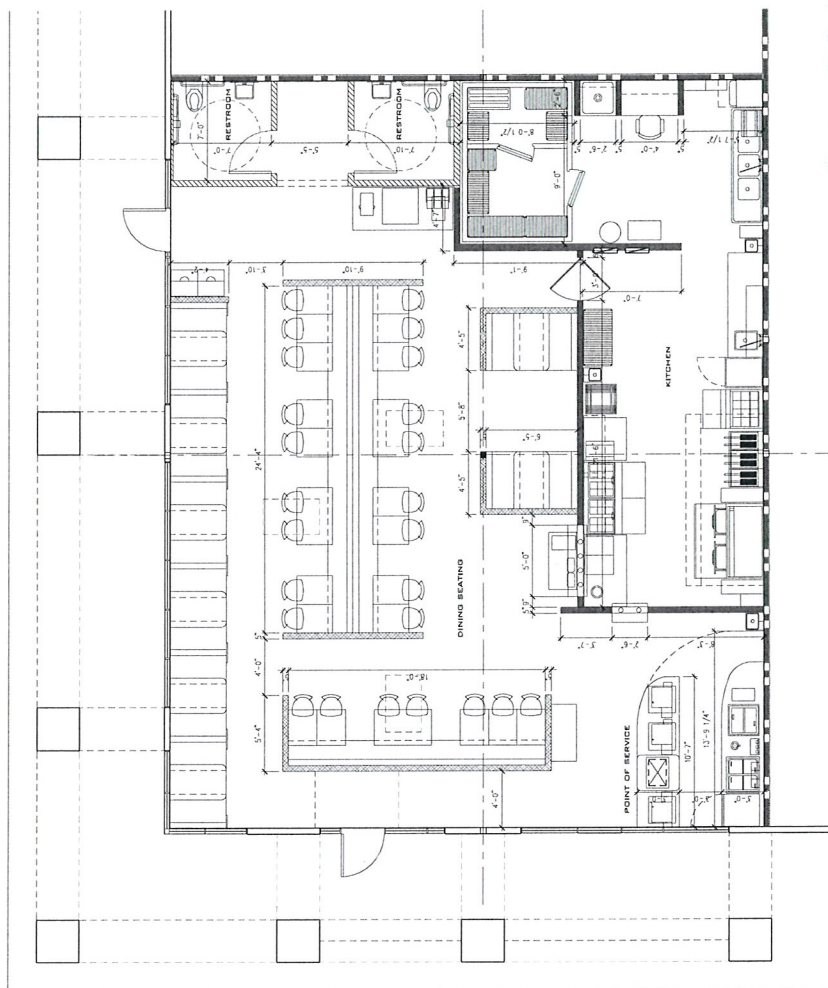
REQUIRED EXITS: PER SECTION 1019

2 EXITS PROVIDED

CONCLUSIONS



SMASHBURGER
LAKES BUSINESS PARK 2
9101 W SAHARA AVE
LAS VEGAS, NV 89117



FLOOR PLAN

DATE : 11 MAY 2010
DRAWING TITLE : FLOOR PLAN
SHEET NO. : A.1

SUP-38244

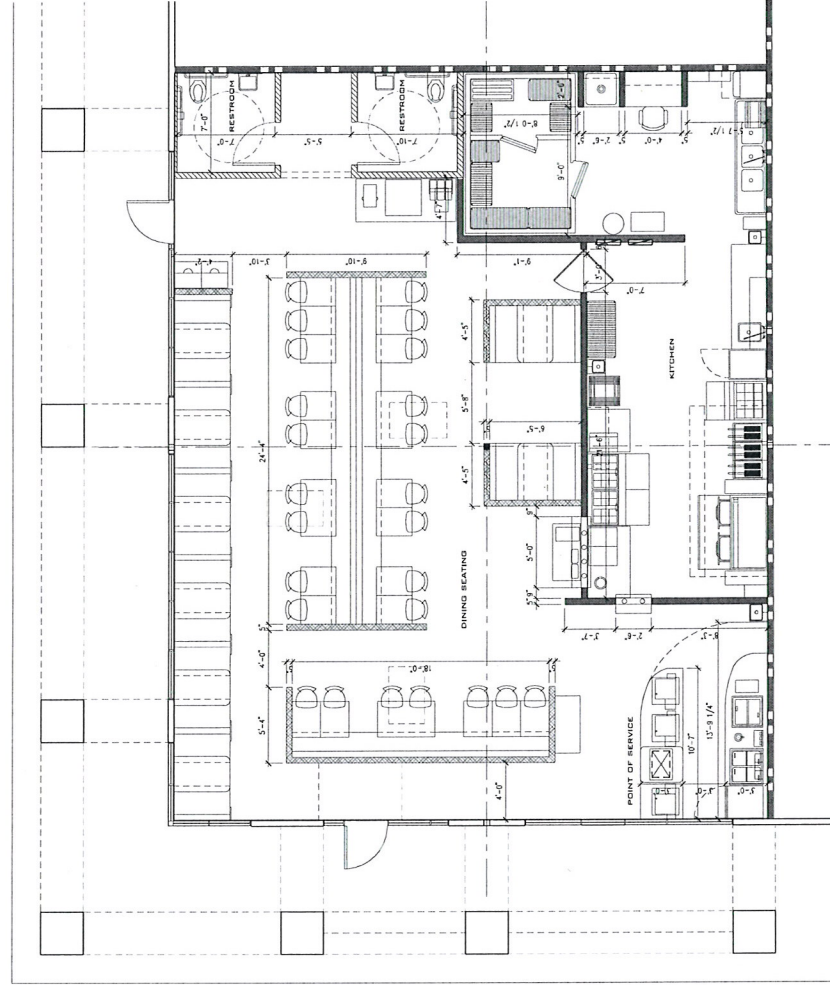
RECEIVED
MAY 11 2010

DESIGN ANALYSIS									
OCCUPANCY LOAD - SEE CHAPTER 10									
AREAS	5'	15'	15'	15'	15'	15'	15'	15'	15'
ASSEMBLY AREAS W/ 100 SEATS	0	15	15	15	15	15	15	15	15
ASSEMBLY AREAS W/ 100 SEATS	0	15	15	15	15	15	15	15	15
ASSEMBLY AREAS W/ 100 SEATS	0	15	15	15	15	15	15	15	15
CONCENTRATED (OCCUPANCY)	0	15	15	15	15	15	15	15	15
KITCHENS - COMMERCIAL	0	15	15	15	15	15	15	15	15
MECH/STORAGE ROOMS	0	15	15	15	15	15	15	15	15
ACCESSORY USE (HALLS, ETC.)	0	15	15	15	15	15	15	15	15
TOTAL OCCUPANTS	0	15	15	15	15	15	15	15	15
TOTAL SEAT	0	15	15	15	15	15	15	15	15

REQUIRED RESTROOMS: 1 PER 25 OCC. PER TABLE 2502.1
2 WATER CLOSETS PROVIDED
REQUIRED EXITS: SEE SECTION 1013
2 EXITS PROVIDED



SMASHBURGER
LAKES BUSINESS PARK 2
9101 W SAHARA AVE
LAS VEGAS, NV 89117



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

SUP-38244

DATE: 11 MAY 2010
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
SHEET NO.: A.1
© 2010



smash. sizzle. savor.

City of Las Vegas
Planning Department
731 South 4th Street
Las Vegas, NV
89101

Subject: Justification Letter for Special Use Permit Application
SMASHBURGER — 9101 W Sahara, Suite 108, Las Vegas, NV 89117

To Whom It May Concern:

Smashburger (SB Fort Apache, LLC), has requested *Specific Use Permit* approval to allow for the sale and consumption of alcoholic beverages at the tenant space noted above. Smashburger is a fast-casual dining establishment with beer and wine sales and consumption. While Smashburger locations generally have an outside seating area, no such seating area will be present at the above mentioned location.

The beer and wine proposed to be served in the restaurant will be for service at tables only within the restaurant and will be served in connection with meals. Per the Las Vegas Zoning Code Land Use (Chapter 19.04) requirements and Las Vegas Municipal Code, Chapter 6.50.180, the beer and wine will not be available for purchase to be taken from the establishment and consumed off the premises.

As you are aware, under Chapter 19.04 of the Las Vegas Zoning Code, specifically Ord 5895, it is required that the proposed establishment be located at least 400 feet from any churches, schools, synagogues or child care facilities with more than 12 children. SB Fort Apache, LLC is requesting that the a waiver of this requirement be granted as a children's day care is present 120 feet from the proposed Smashburger.

Smashburger's hours of operation are Monday through Sunday from 10AM to 10PM. The maximum number of employees per shift is approximately ten (10). Currently, a Smashburger (SB Summerhill, LLC) is in operation at 7541 W Lake Mead Blvd Suite 2, Las Vegas, NV 89128.

Please contact Mark Huttanus at (702)743-7612 should you have any additional questions concerning information within this Justification Letter.

Sincerely,

Mark Huttanus
VP of Operations
Smashburger

Smashburger
SB Las Vegas LLC
3575 Post Rd
Las Vegas, NV
89118

RECEIVED

MAY 10 2010

SUP-38244

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC - A request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 5655 Centennial Center Boulevard, Suite #170 (APN 125-27-411-013), [SC-TC (Service Commercial-Town Center) Special Land Use Designation] Zone, Ward 6 (Ross).

IF APPROVED, C.C.: 07/21/2010

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

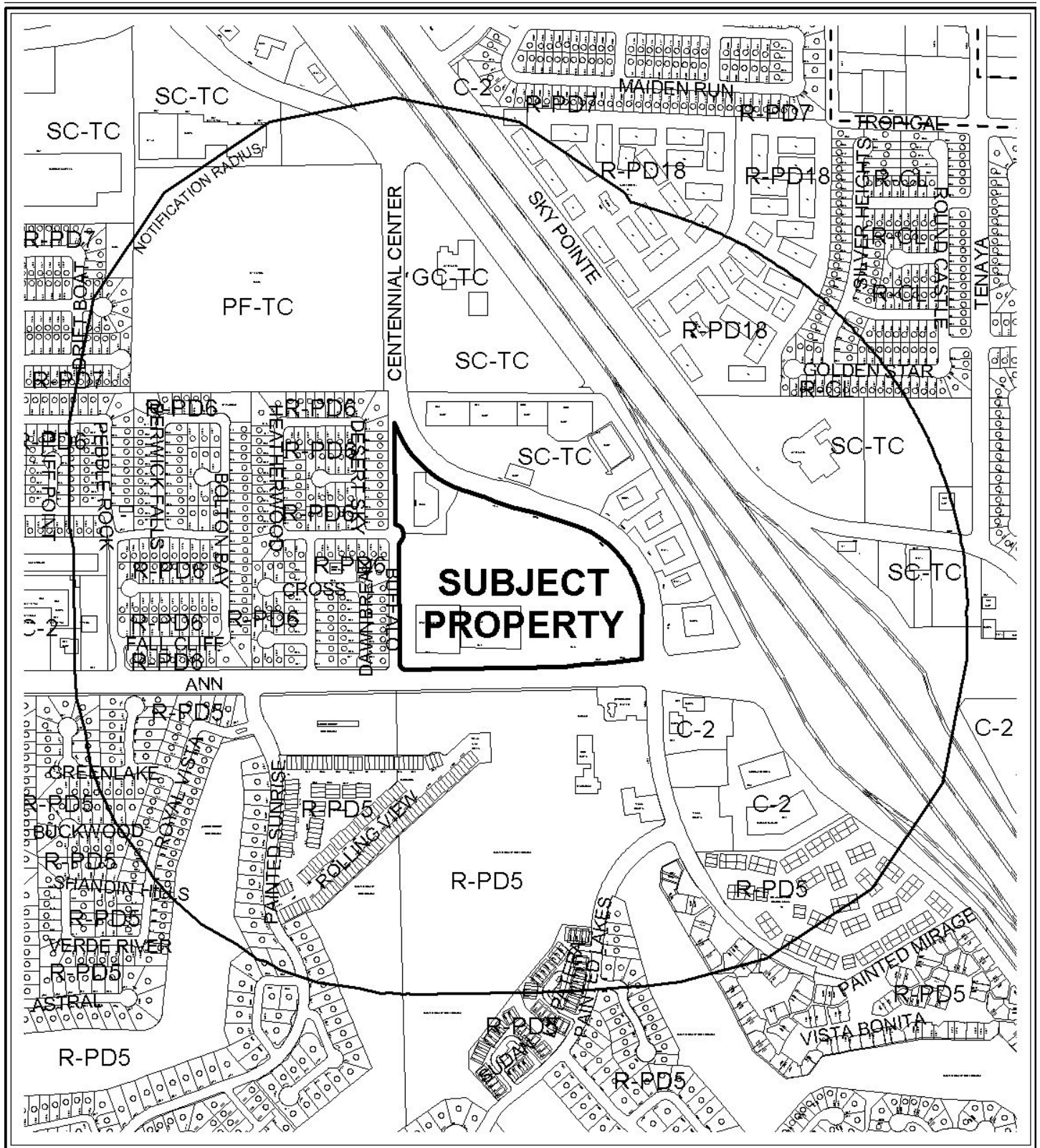
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-38245

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
TOWN CENTER SPECIAL LAND USE DESIGNATION]





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



SUP-38245



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38245** APN: 125-27-411-013

Name of Property Owner: Centennial Gateway LLC

Name of Applicant: SB Centennial 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: *Terri Sturm*

Print Name: Terri Sturm

Subscribed and sworn before me

This 11th day of May, 2010

Kathleen P. Burns

Notary Public in and for said County and State



RECEIVED
MAY 11 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SB Centennial LLC
 Project Address (Location) 5655 Centennial Center Blvd, Suite #160 & #170
 Project Name Smashburger Proposed Use Restaurant w/sale/consume alcohol
 Assessor's Parcel #(s) 125-27-411-013 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing _____ proposed X
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 16.79 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Centennial Gateway LLC Contact Melanie Mooney
 Address 5785 Centennial Center Blvd, Suite 120 Phone: (702) 822-8200 Fax: (702) 822-8201
 City Las Vegas State NV Zip 89149
 E-mail Address mmooney@territoryinc.com

APPLICANT SB Centennial LLC Contact Mark Huttanus
 Address 3575 Post Road Phone: (702) 743-7612 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address _____

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

Property Owner Signature* *Terri Sturm*

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

Print Name Terri Sturm

Subscribed and sworn before me

This 10th day of May, 2010.

Kathleen P. Burns

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38245</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>05/11/10</u>
Received By:	<u>Jonathan B.</u>

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

RECEIVED
MAY 11 2010

SITE PLAN



W. ANN ROAD

SITE PLAN

DATE : 11 MAY 2010
DRAWING TITLE : SITE PLAN
SHEET NO. : AS.1

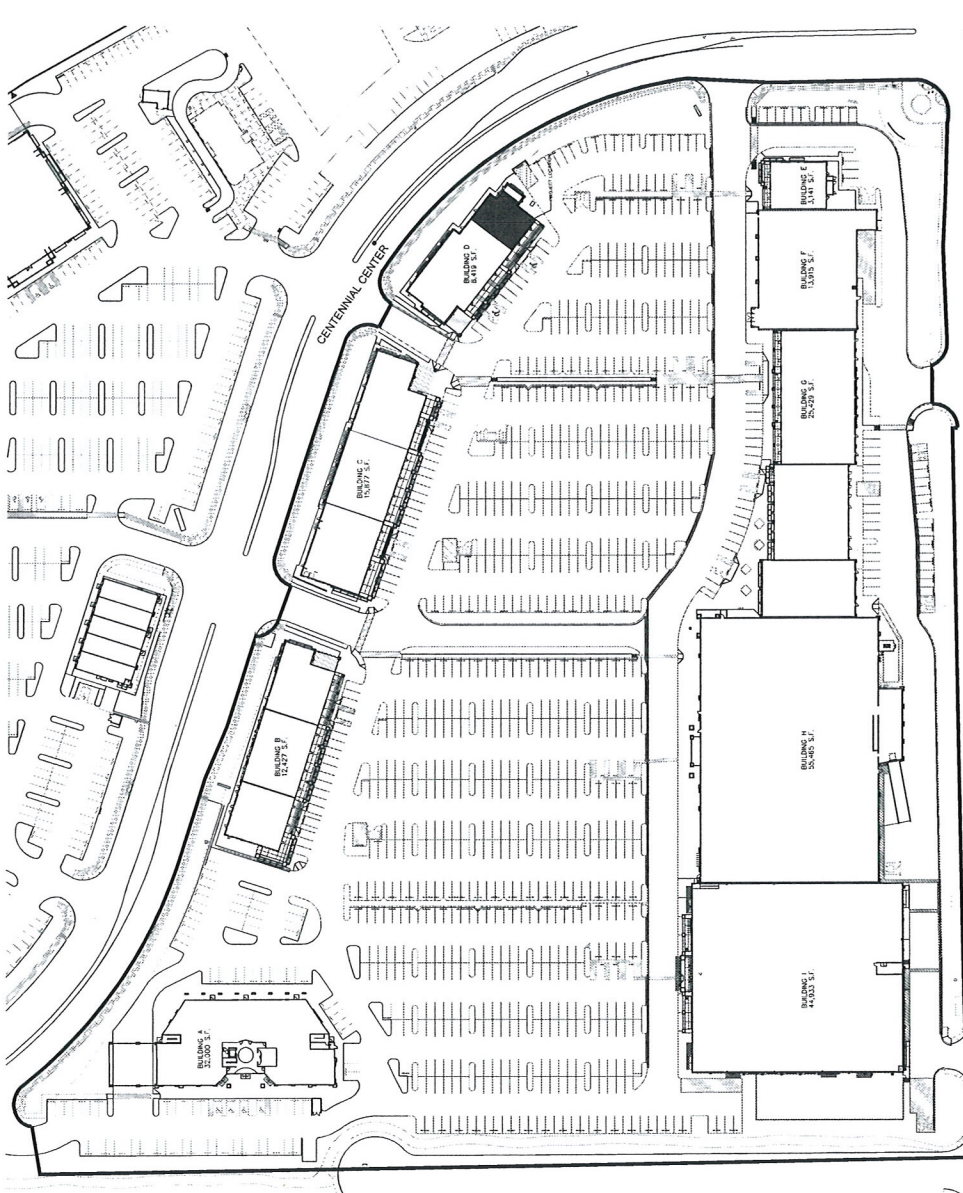
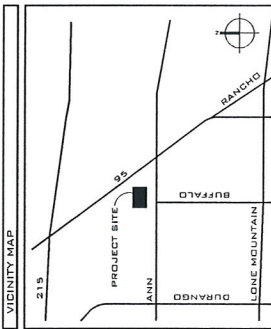
SMASHBURGER
5655 CENTENNIAL CENTER BLVD
SUITE 170
LAS VEGAS, NV 89149



IN
INDUSTRIES BY NEVADA, LTD.
16670 Wynn Road
Las Vegas, Nevada 89118
Telephone: (702) 565-3532
Fax: (702) 565-3534

PARKING REQUIREMENTS (3.10.010 - On-site parking standard)			
BUILDING	SF	PARKING REQUIRED	HANDICAP REQUIRED
A	32,000		
B	12,457		
C	12,457		
D	8,419		
E	3,141		
F	13,915		
G	25,429		
H	55,465		
I	44,633		
		1 PER 250 SF	
		211,606 / 250 SF	
		846 +/-	
		16 SPACES	
		990 SPACES	
TOTAL	211,606	846 SPACES	16 SPACES

LEGEND	COMMERCIAL LANDSCAPE PAVEMENT
--------	---





smash. sizzle. savor.

City of Las Vegas
Planning Department
731 South 4th Street
Las Vegas, NV
89101

Subject: Justification Letter for Special Use Permit Application
SMASHBURGER — 5655 Centennial Center Blvd, Suite 170, Las Vegas, NV 89149

To Whom It May Concern:

Smashburger (SB Centennial, LLC), has requested *Specific Use Permit* approval to allow for the sale and consumption of alcoholic beverages at the tenant space noted above. Smashburger is a fast-casual dining establishment, with an outdoor dining area, which serves beer and wine for consumption.

The beer and wine proposed to be served in the restaurant will be for service at tables only within the restaurant and will be served in connection with meals. Per the Las Vegas Zoning Code Land Use (Chapter 19.04) requirements and Las Vegas Municipal Code, Chapter 6.50.180, the beer and wine will not be available for purchase to be taken from the establishment and consumed off the premises.

As you are aware, under Chapter 19.04 of the Las Vegas Zoning Code, specifically Ord 5895, it is required that the proposed establishment be located at least 400 feet from any churches, schools, synagogues or child care facilities with more than 12 children. SB Centennial, LLC is requesting that a waiver of this requirement be granted as a 24 Hour Kids Club Fitness is present within the 400 foot requirement from the proposed Smashburger.

Smashburger's hours of operation are Monday through Sunday from 10AM to 10PM. The maximum number of employees per shift is approximately ten (10). Currently, a Smashburger (SB Summerhill, LLC) is in operation at 7541 W Lake Mead Blvd Suite 2, Las Vegas, NV 89128.

Please contact Mark Huttanus at (702)743-7612 should you have any additional questions concerning information within this Justification Letter.

Sincerely,

A handwritten signature in black ink that reads "Mark Huttanus". The signature is stylized with a large, flowing "M" and "H".

Mark Huttanus
VP of Operations
Smashburger

Smashburger
SB Las Vegas LLC
3575 Post Rd
Las Vegas, NV
89118

RECEIVED
MAY 11 2010
SUP-38245

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FATPAK, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT TAVERN, LIMITED at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial), Ward 5 (Barlow).

IF APPROVED, C.C.: 07/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

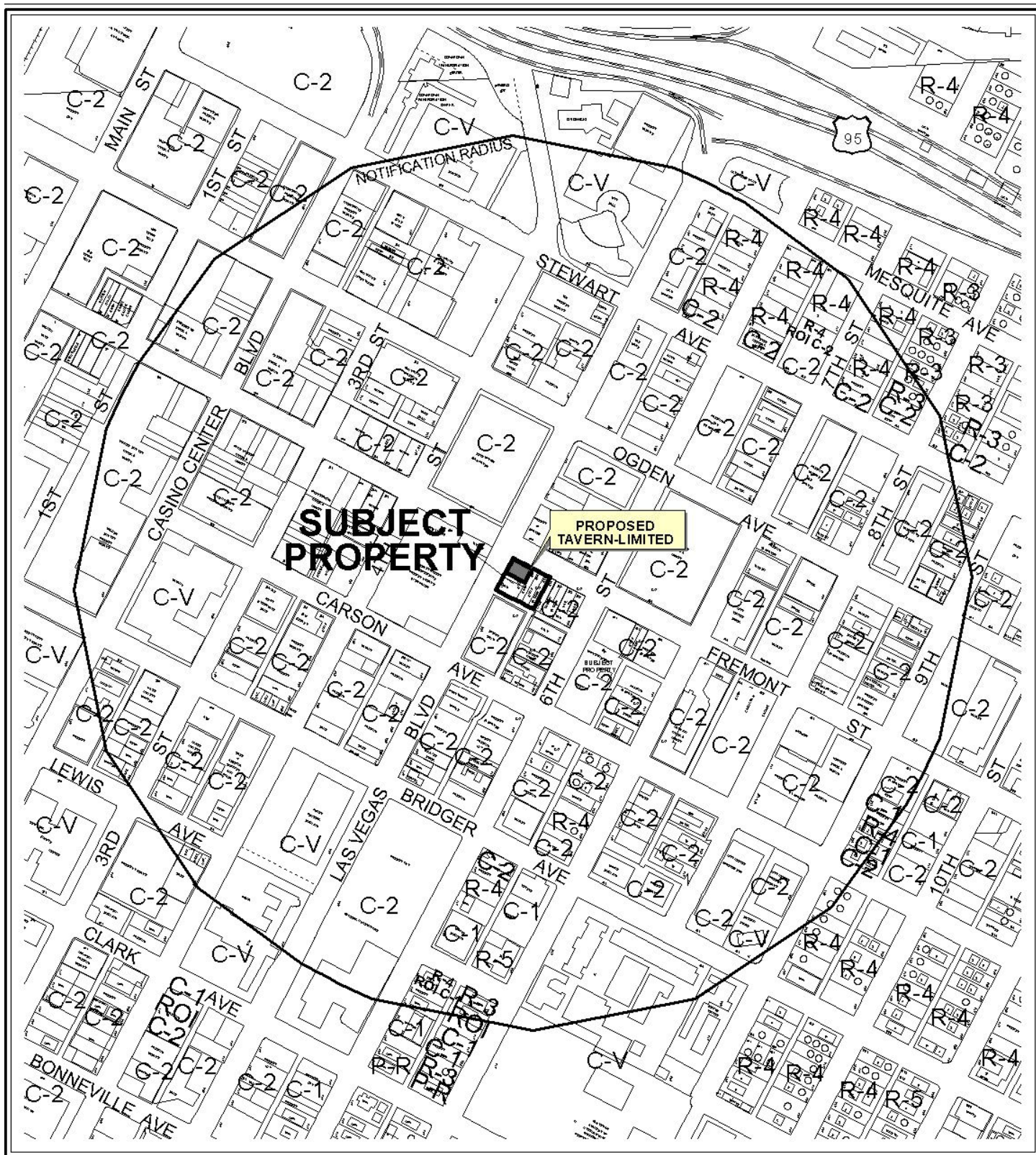
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

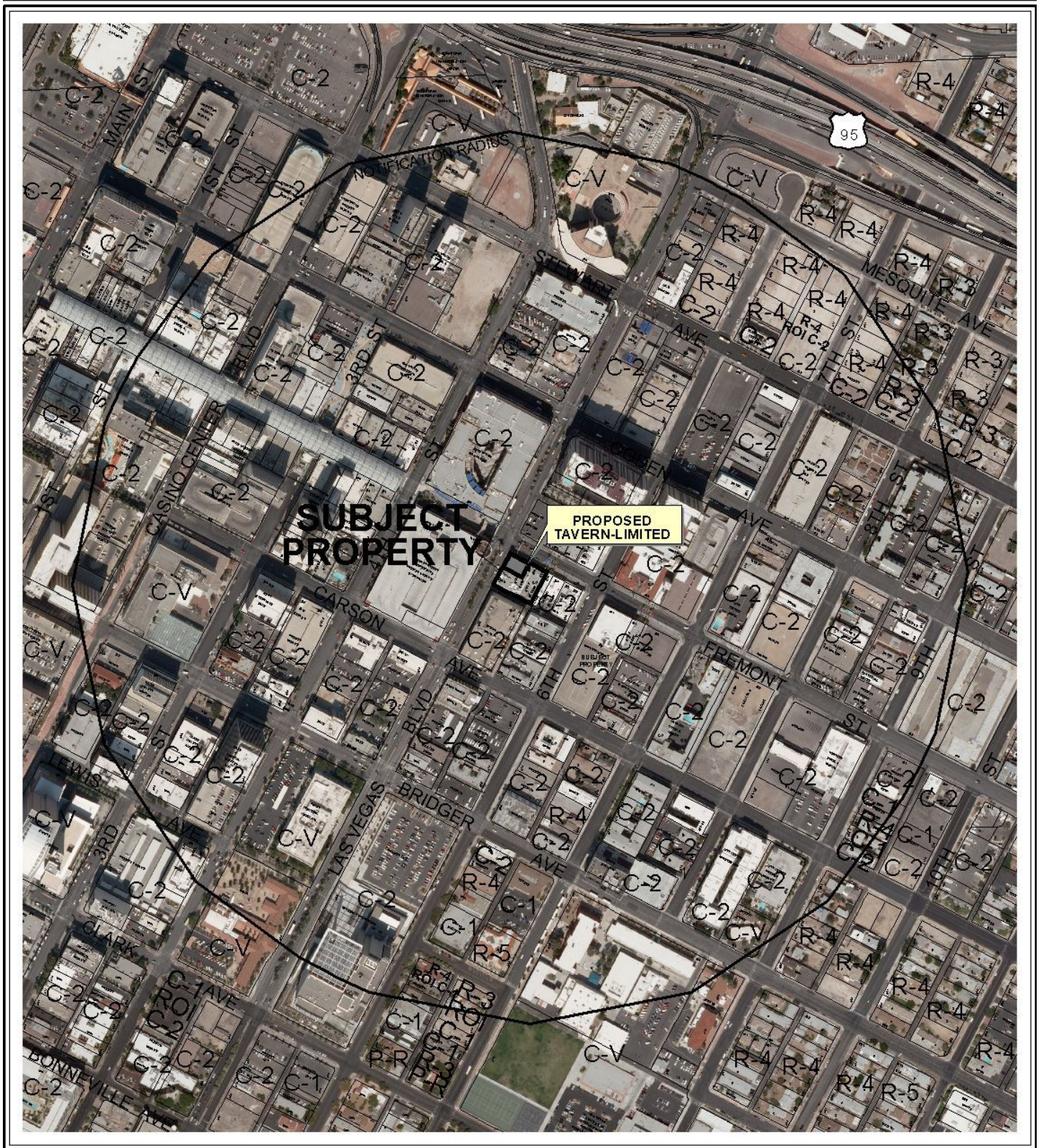


CASE: **SUP-38251**

RADIUS: 1500 FT

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





CASE: **SUP-38251**

RADIUS: 1500 FT

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

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38251** APN: 139-34-601-002

Name of Property Owner: Mele Pono Holding Company

Name of Applicant: FATPAK, LLC

Name of Representative: APTUS Architecture

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Resenary Shary*, Pres. Mele Pono Holding Co.

Print Name: Resenary Shary

Subscribed and sworn before me

This 10th day of May, 20 10

Kelly McElravey
Notary Public in and for said County and State
Placer County, CA



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Tavern Limited
 Project Address (Location) 107 S. Las Vegas Boulevard
 Project Name Nacho Daddy Proposed Use Restaurant/Bar
 Assessor's Parcel #(s) 139-34-601-002 Ward # 5-Barlow
 General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a
 Commercial Square Footage 5,400 Floor Area Ratio n/a
 Gross Acres n/a Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Mele Pono Holding Company Contact Rosemary Shoong
 Address P.O.Box 450 Phone: _____ Fax: _____
 City Ponderay State ID Zip 83852
 E-mail Address _____

APPLICANT FATPAK, LLC Contact Fred Mosler
 Address 1720 Tangiers Phone: (702) 592-2253 Fax: _____
 City Henderson State NV Zip 89012
 E-mail Address fred.mossler@gmail.com

REPRESENTATIVE APTUS Architecture Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State Nevada Zip 89104
 E-mail Address kristen@aptusarchitecture.com

FOR DEPARTMENT USE ONLY

Property Owner 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

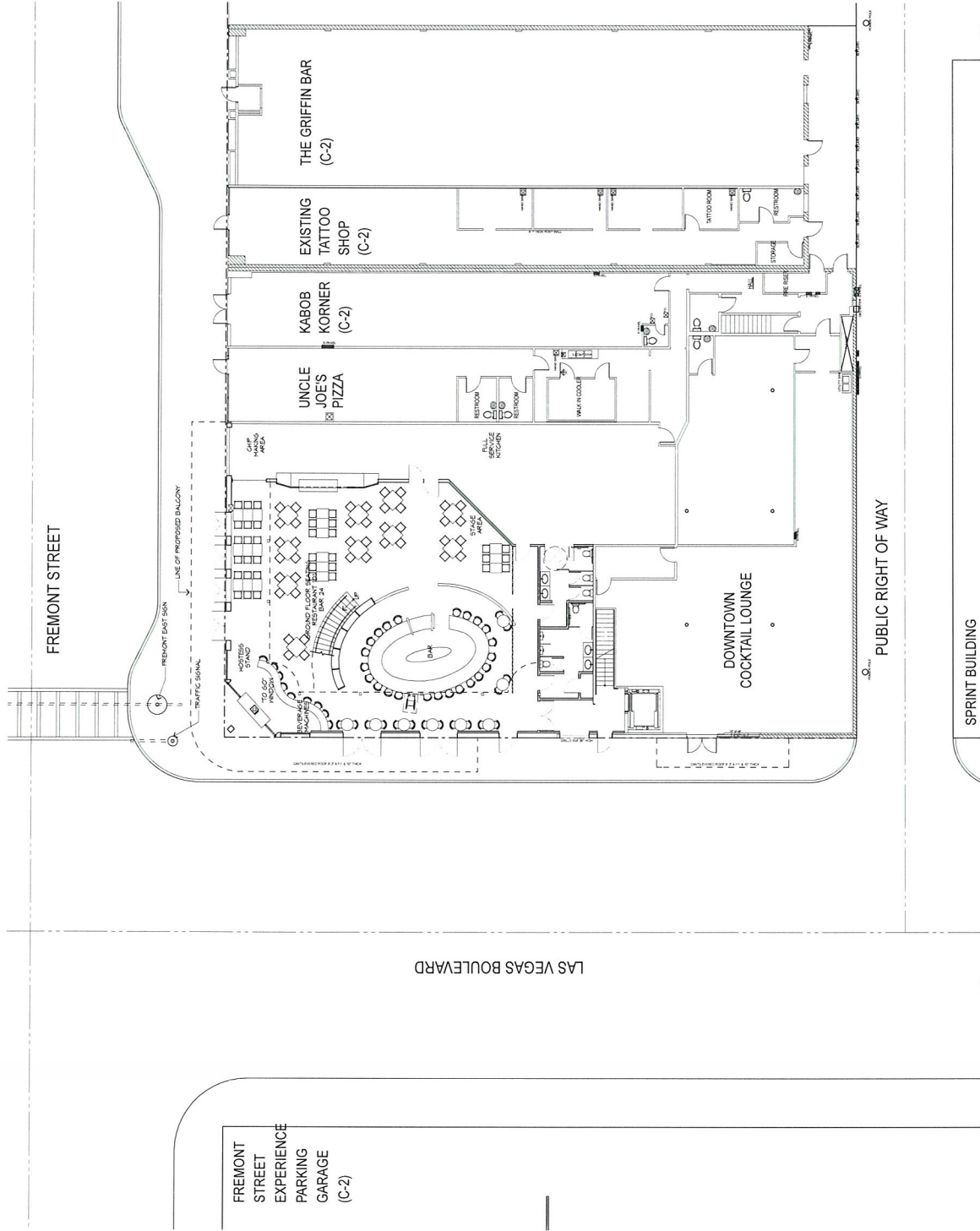
This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Case #	<u>SUP-38251</u>
Meeting Date:	<u>6-24-10</u>
Total Fee:	<u>1,280.00</u>
Date Received:*	<u>5-11-10</u>
Received By:	<u>[Signature]</u>

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

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SITE PLAN

Nacho Daddy
Special Use Permit
107 S. Las Vegas Boulevard
Las Vegas, Nevada 89101

SPRINT BUILDING

SUP-38251

SITE PLAN

ASI00

10.031 Nacho Daddy

RECEIVED
MAY 11 2010

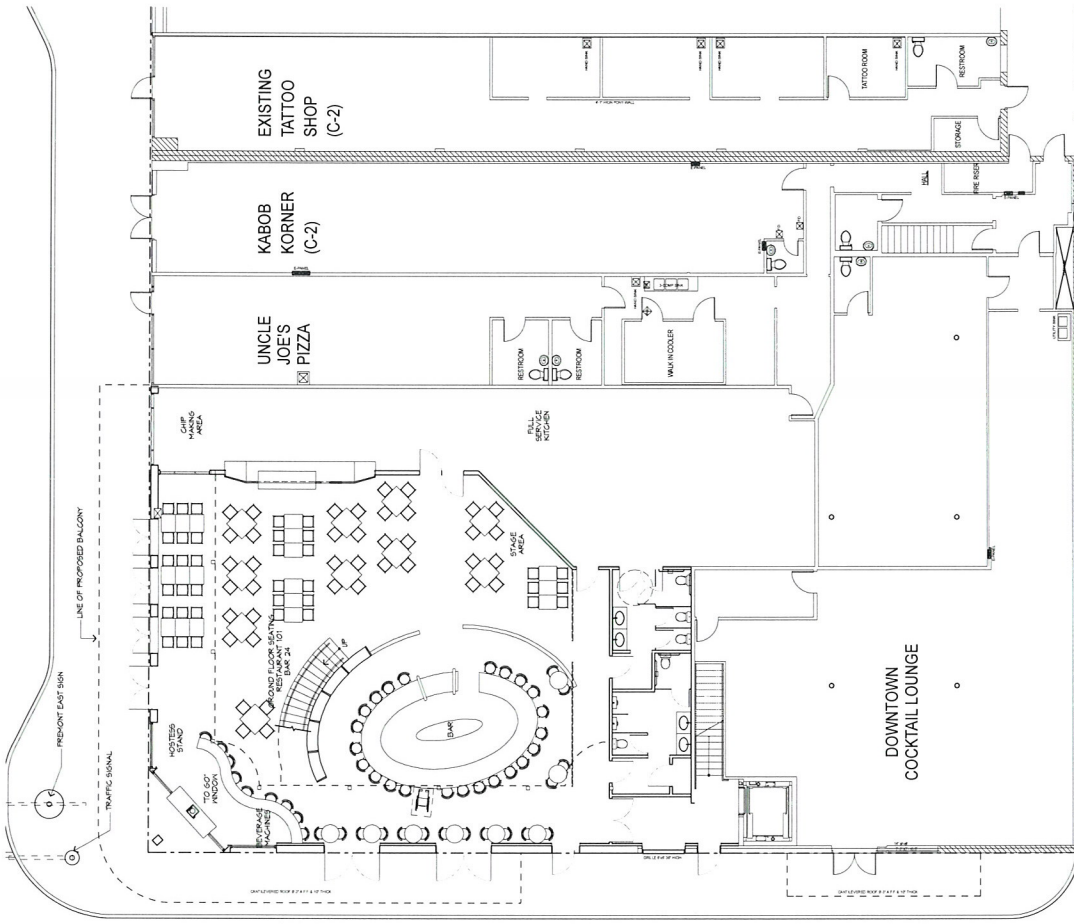
Copyright © 2010 by APTUS Architecture
APTUS Architecture
107 S. Las Vegas Boulevard
Las Vegas, NV 89101
702.891.1213



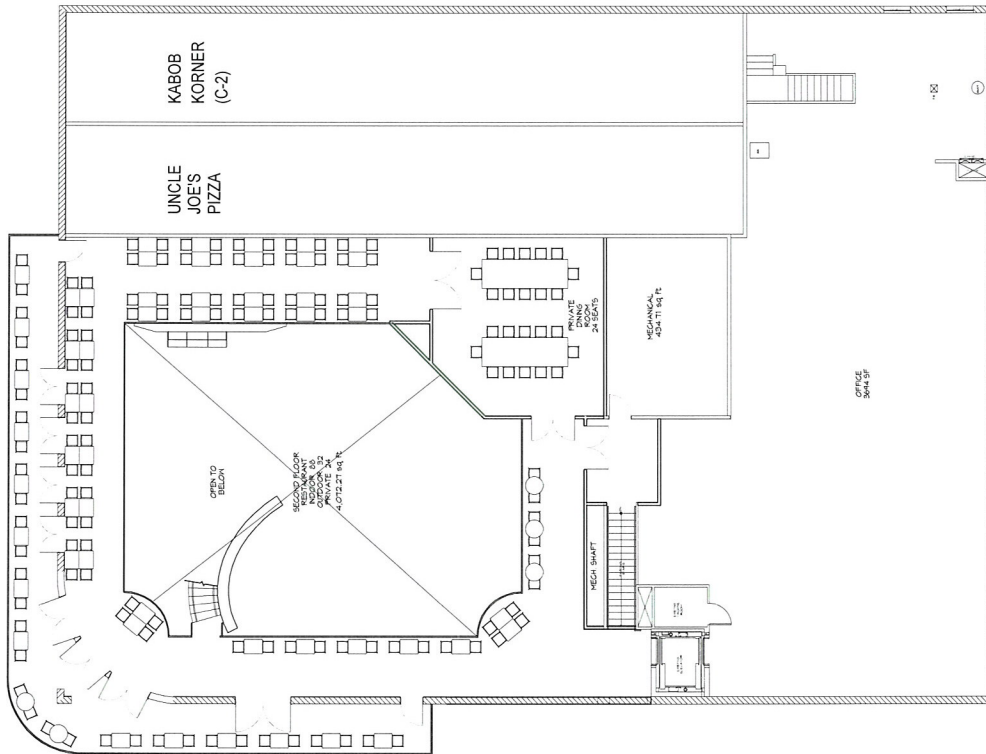
VICINITY AND LOCATION MAPS

Site and Project Information

SITE DATA	
PARCEL NUMBER	129-34-601-002
JURISDICTION	CITY OF LAS VEGAS - 89101
PROPOSED ZONING	C-2
PROPOSED USE	TAKEN LIMITED
SITE AREA	45 NET ACRES
BUILDING INFORMATION	
2008 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	V-4
GLASS CURTAIN WALL	YES
WIND SPINNERS PROVIDED	YES
RESTAURANT	YES
BAR	YES
TOTAL SQUARE FOOTAGE	1,000,000 SF
PARKING AREA	
EXISTING PARKING	7,711 SF @ 1,000 - 100.22
NEW PARKING	1,000 SF @ 1,200 - 83.33
REMAINING AREAS	1,000 SF @ 1,200 - 83.33
TOTAL, TYPICAL	1,000 SF
PROVIDED PARKING	
EXISTING PARKING	7,711 SF @ 1,000 - 100.22
NEW PARKING	1,000 SF @ 1,200 - 83.33
REMAINING AREAS	1,000 SF @ 1,200 - 83.33
TOTAL, TYPICAL	1,000 SF



GROUND FLOOR PLAN



SECOND FLOOR



Nacho Daddy
Special Use Permit
107 S. Las Vegas Boulevard
Las Vegas, Nevada 89101

FLOOR PLANS
A100

RECEIVED
City of Las Vegas SUP Submittal
MAY 11 2010

SUP-38251

10.032 Nacho Daddy

Copyright 2010 by APTUS Architecture
APTUS Architecture
107 S. Las Vegas Boulevard
Suite 204
Las Vegas, Nevada 89104
P 702.879.1213

May 11, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 139-34-611-002

Ret: A. Special Use Permit for a Tavern Limited

To whom it may concern:

The intended use for the property of 107 S. Las Vegas Boulevard (139-34-611-002) is a Mexican Restaurant and Tavern Limited. The name of the establishment is "Nacho Daddy" and will be approximately 9,367 SF on two floors. We feel "Nacho Daddy" will be a tremendous catalyst to help jumpstart the revitalization of the entertainment district in Downtown Las Vegas. The property is currently zoned C-2 and falls within the Downtown Entertainment Overlay District. We are requesting a special use permit and will be applying for a Tavern Limited License.

The hours of operation will be Sunday through Wednesday from 7am – 2am and Thursday through Saturday from 7am – 5am and the services provided will include a full service kitchen, full service bar, and a small retail area. Live entertainment will also be provided Thursday thru Saturday. This corner of the downtown area is at the entrance to the "Fremont East District" and the new tenants want to create a very special vibe for the restaurant and surrounding areas. They would like to be able to serve food out of a "to go" window right at the corner of Fremont and Las Vegas Boulevard. There are also plans to open up the existing windows and walls along the street frontages to allow for interaction between the interior and the exterior. The restaurant will have at least 100 seats inside the restaurant, and additional seating which is proposed to be on a balcony overhanging the right of way along Fremont and Las Vegas Boulevard.

Customer access to the site is directly off of Fremont Street. Deliveries will be made via the alley on the south side of the space. In addition, there are approximately 22 parking spaces located on Fremont Street and 6th Street and there are 680 spaces in the Neonopolis parking garage and 1472 Parking spaces in the Fremont Street Experience parking garage. The parking garages are approximately 400' away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility will be adequate considering the amount of parking in close proximity to the new project and the desire to increase foot traffic along the Fremont East and Las Vegas Boulevard corridors.

We have made every attempt to follow City of Las Vegas Title 19 as well as the Centennial Plan. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

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MAY 11 2010

SUP-38251

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-38236 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review
FOR A PROPOSED RENOVATION OF AN EXISTING CITY PARK on 59.37 acres at 3333
West Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

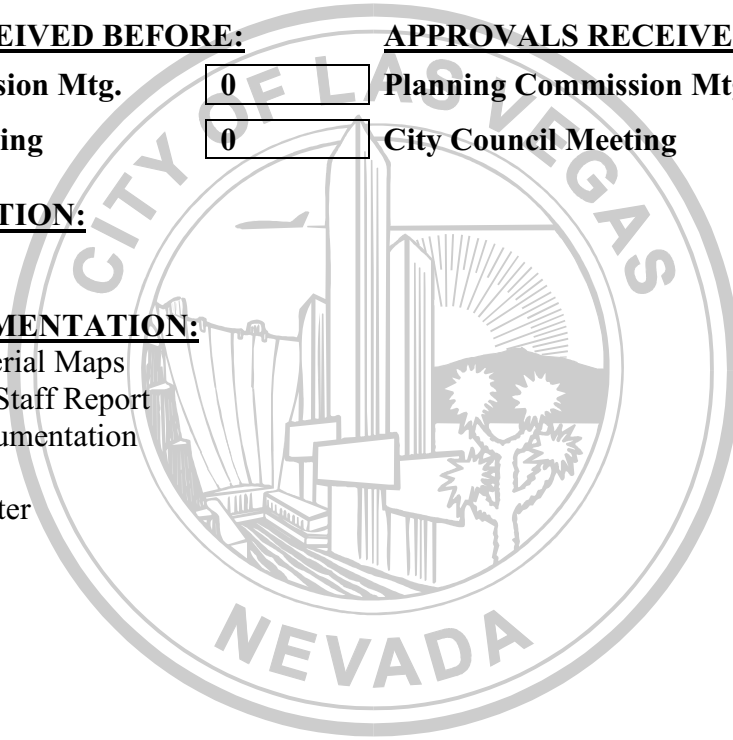
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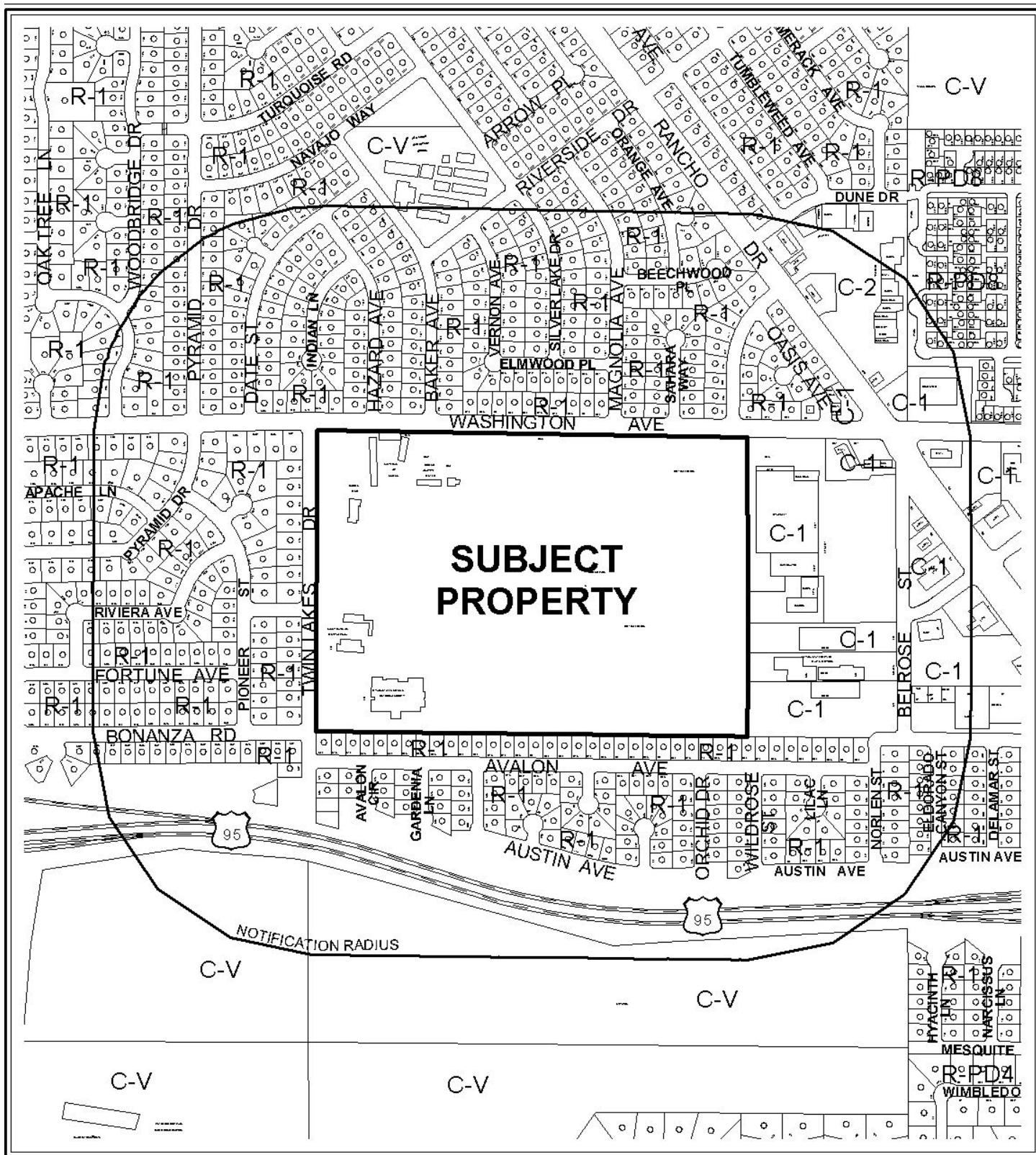
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





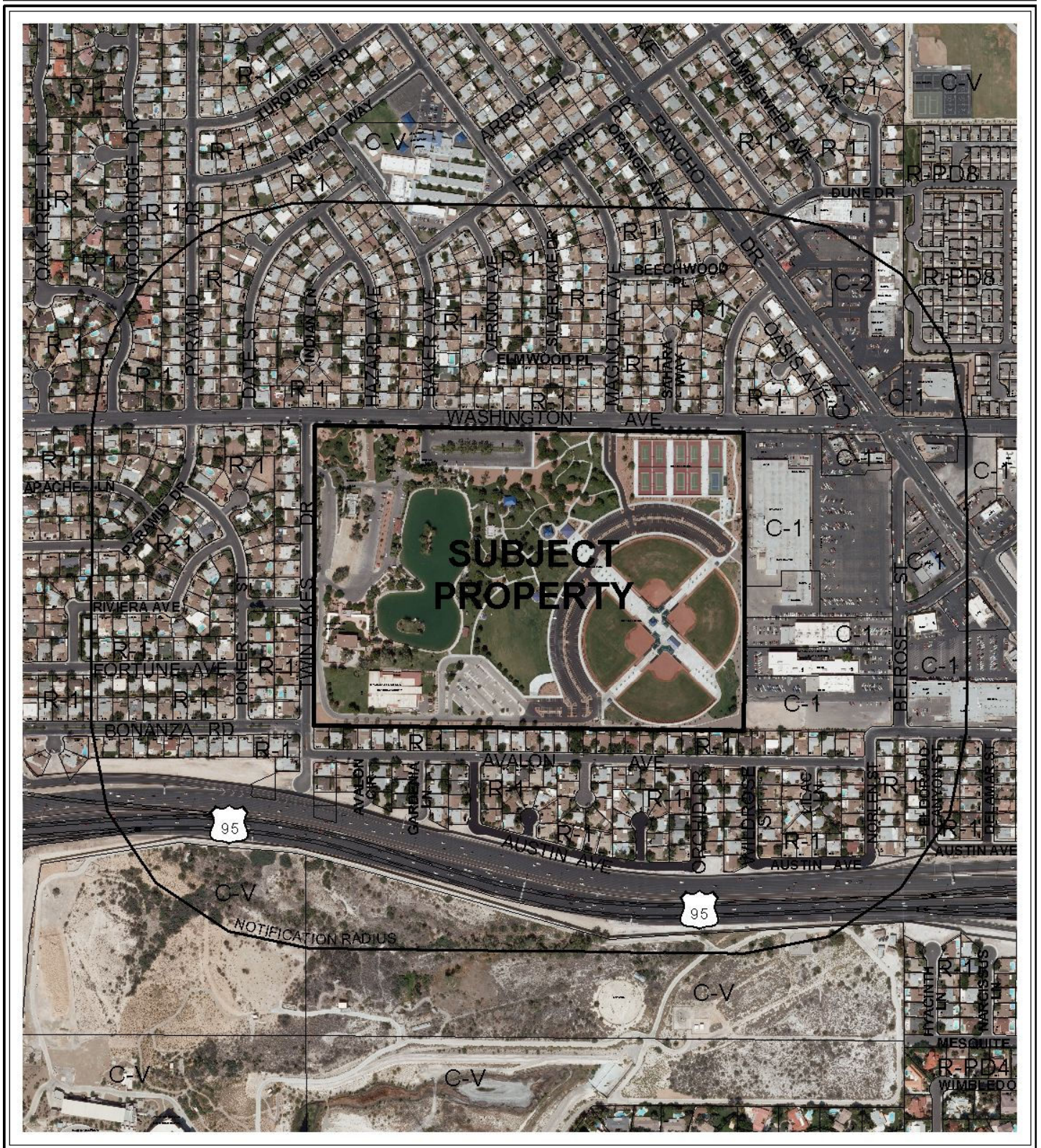
CASE: **SDR-38236**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 1000 Feet





CASE: **SDR-38236**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38236** APN: 139-29-301-003

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Clair M. Lewis

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: _____

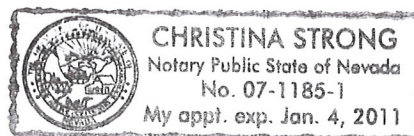
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 22nd day of March, 20 10

Christina Strong
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 3333 West Washington Avenue
 Project Name Lorenzi Park Phase 2 Proposed Use CLV Park
 Assessor's Parcel #(s) APN-139-29-301-003 Ward # 5
 General Plan: existing PR-OS proposed _____ Zoning: existing C-V proposed _____
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 59.37 Lots/Units N/A Density N/A
 Additional Information 22.97 Acres Disturbed in this Phase

PROPERTY OWNER City of Las Vegas Contact Clair M. Lewis
 Address 400 Stewart Avenue Phone: 229-2096 Fax: 464-5704
 City Las Vegas State NV Zip 89101
 E-mail Address clewis@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Clair M. Lewis
 Address 400 Stewart Avenue Phone: 229-2096 Fax: 464-5704
 City Las Vegas State NV Zip 89101
 E-mail Address clewis@lasvegasnevada.gov

REPRESENTATIVE JW Zunino & Associates Contact Chris Langham
 Address 3191 South Jones Phone: 253-1016 Fax: 253-1016
 City Las Vegas State NV Zip 89146
 E-mail Address chris@jwzunino.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.

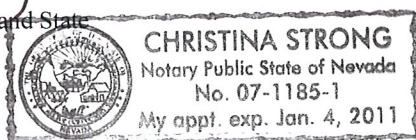
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 22nd day of March, 20 10

Christina Strong

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

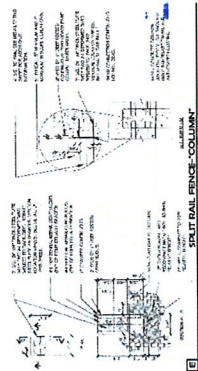
Case #	<u>SDR 38236</u>
Meeting Date:	<u>6.24.10</u>
Total Fee:	<u>\$1,030.-</u>
Date Received:*	<u>5.10.10</u>
Received By:	<u>JFA</u>

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

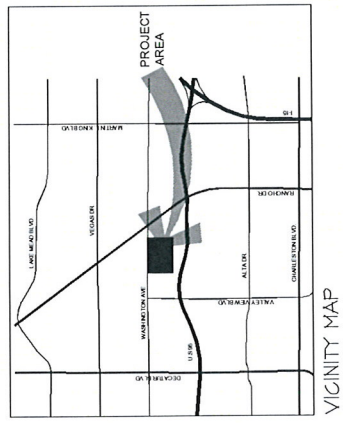
f:\depot\Application Packet\Application Form.pdf



PROPOSED NORTH & EAST PERIMETER WALL DETAIL
TO MATCH EXISTING IN PHASE I



RECEIVED
MAY 17 2010



VICINITY MAP

SDR-38236

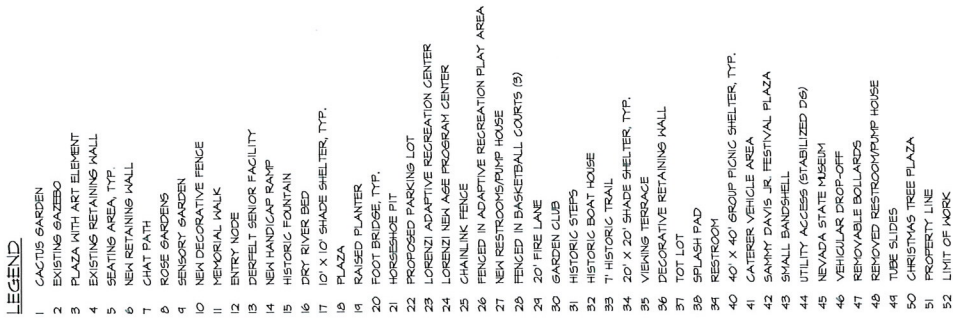
SCALE: 1" = 100'-0"

PROPERTY INFORMATION:

PARKING SPACES- 321 (33 HANDICAP)
BUILDING SIZE (SQ. FT.)- 1580 SQ. FT.
PROPERTY SIZE (SQ. FT.)- APPROX. 106

BUILDING SIZE (SQ. FT.)- 1580 SQ. FT.
PROPERTY SIZE (SQ. FT.)- APPROX. 1,064,101 SQ. FT (TOTAL 2,585,529 SQ. FT.)

[illegible][illegible]



MAY 17 2010

SDR-38236

SDR-38236



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COTTON NAME	QTY.	SIZE	NET-WEIGHT	SYMBOL	BOTANICAL NAME	COTTON NAME	QTY.	SIZE	NET-WEIGHT
	NEEDLE						EXISTING TREES				
	ACACIA DREPANOLOBIA	SWOOSHING ACACIA	-	24" BOX	-		ACACIA DREPANOLOBIA	SWOOSHING ACACIA	-	24" BOX	-
	ACACIA DREPANOLOBIA	EASTERN REDBUD	-	24" BOX	-		ACACIA DREPANOLOBIA	EASTERN REDBUD	-	24" BOX	-
	ACACIA DREPANOLOBIA	DESERT HILLION	-	24" BOX	-		ACACIA DREPANOLOBIA	DESERT HILLION	-	24" BOX	-
	ACACIA DREPANOLOBIA	SAGO PALM	-	24" BOX	-		ACACIA DREPANOLOBIA	SAGO PALM	-	24" BOX	-
	ACACIA DREPANOLOBIA	CYCAS REVOLUTA	-	24" BOX	-		ACACIA DREPANOLOBIA	CYCAS REVOLUTA	-	24" BOX	-
	ACACIA DREPANOLOBIA	GYTALIA TAKENSTENIS PINK DAWN	-	24" BOX	-		ACACIA DREPANOLOBIA	GYTALIA TAKENSTENIS PINK DAWN	-	24" BOX	-
	ACACIA DREPANOLOBIA	SHOOT GUN	-	24" BOX	-		ACACIA DREPANOLOBIA	SHOOT GUN	-	24" BOX	-
	ACACIA DREPANOLOBIA	ECALPTIS PAULIANA	-	24" BOX	-		ACACIA DREPANOLOBIA	ECALPTIS PAULIANA	-	24" BOX	-
	ACACIA DREPANOLOBIA	FIAS CARCA	-	24" BOX	-		ACACIA DREPANOLOBIA	FIAS CARCA	-	24" BOX	-
	ACACIA DREPANOLOBIA	RIO GRANDE ASH	-	24" BOX	-		ACACIA DREPANOLOBIA	RIO GRANDE ASH	-	24" BOX	-
	ACACIA DREPANOLOBIA	FRANKS VELUTINA RIO GRANDE	-	24" BOX	-		ACACIA DREPANOLOBIA	FRANKS VELUTINA RIO GRANDE	-	24" BOX	-
	ACACIA DREPANOLOBIA	KABERSTERA PANGALATA	-	24" BOX	-		ACACIA DREPANOLOBIA	KABERSTERA PANGALATA	-	24" BOX	-
	ACACIA DREPANOLOBIA	GOLDEN BANTRREE	-	24" BOX	-		ACACIA DREPANOLOBIA	GOLDEN BANTRREE	-	24" BOX	-
	ACACIA DREPANOLOBIA	CATAMBA GRAPPE MYRTLE	-	24" BOX	-		ACACIA DREPANOLOBIA	CATAMBA GRAPPE MYRTLE	-	24" BOX	-
	ACACIA DREPANOLOBIA	GLORY PRIST	-	24" BOX	-		ACACIA DREPANOLOBIA	GLORY PRIST	-	24" BOX	-
	ACACIA DREPANOLOBIA	CHESSE PRIZAGE	-	24" BOX	-		ACACIA DREPANOLOBIA	CHESSE PRIZAGE	-	24" BOX	-
	ACACIA DREPANOLOBIA	MOORE PINE	-	24" BOX	-		ACACIA DREPANOLOBIA	MOORE PINE	-	24" BOX	-
	ACACIA DREPANOLOBIA	TRONKLE GUN MEXICAN WILD REUTIE	-	24" BOX	-		ACACIA DREPANOLOBIA	TRONKLE GUN MEXICAN WILD REUTIE	-	24" BOX	-
	ACACIA DREPANOLOBIA	HEATH LIFE OAK	-	24" BOX	-		ACACIA DREPANOLOBIA	HEATH LIFE OAK	-	24" BOX	-
	ACACIA DREPANOLOBIA	KEPPING ALLON	-	24" BOX	-		ACACIA DREPANOLOBIA	KEPPING ALLON	-	24" BOX	-
	ACACIA DREPANOLOBIA	ALLIE ELM	-	24" BOX	-		ACACIA DREPANOLOBIA	ALLIE ELM	-	24" BOX	-
	ACACIA DREPANOLOBIA	CARITE TREE	-	24" BOX	-		ACACIA DREPANOLOBIA	CARITE TREE	-	24" BOX	-
	ACACIA DREPANOLOBIA	CALIFORNIA PALM PALM	-	24" BOX	-		ACACIA DREPANOLOBIA	CALIFORNIA PALM PALM	-	24" BOX	-
	ACACIA DREPANOLOBIA	SEE PLANS FOR THIS	-	24" BOX	-		ACACIA DREPANOLOBIA	SEE PLANS FOR THIS	-	24" BOX	-

MAY 11 2010

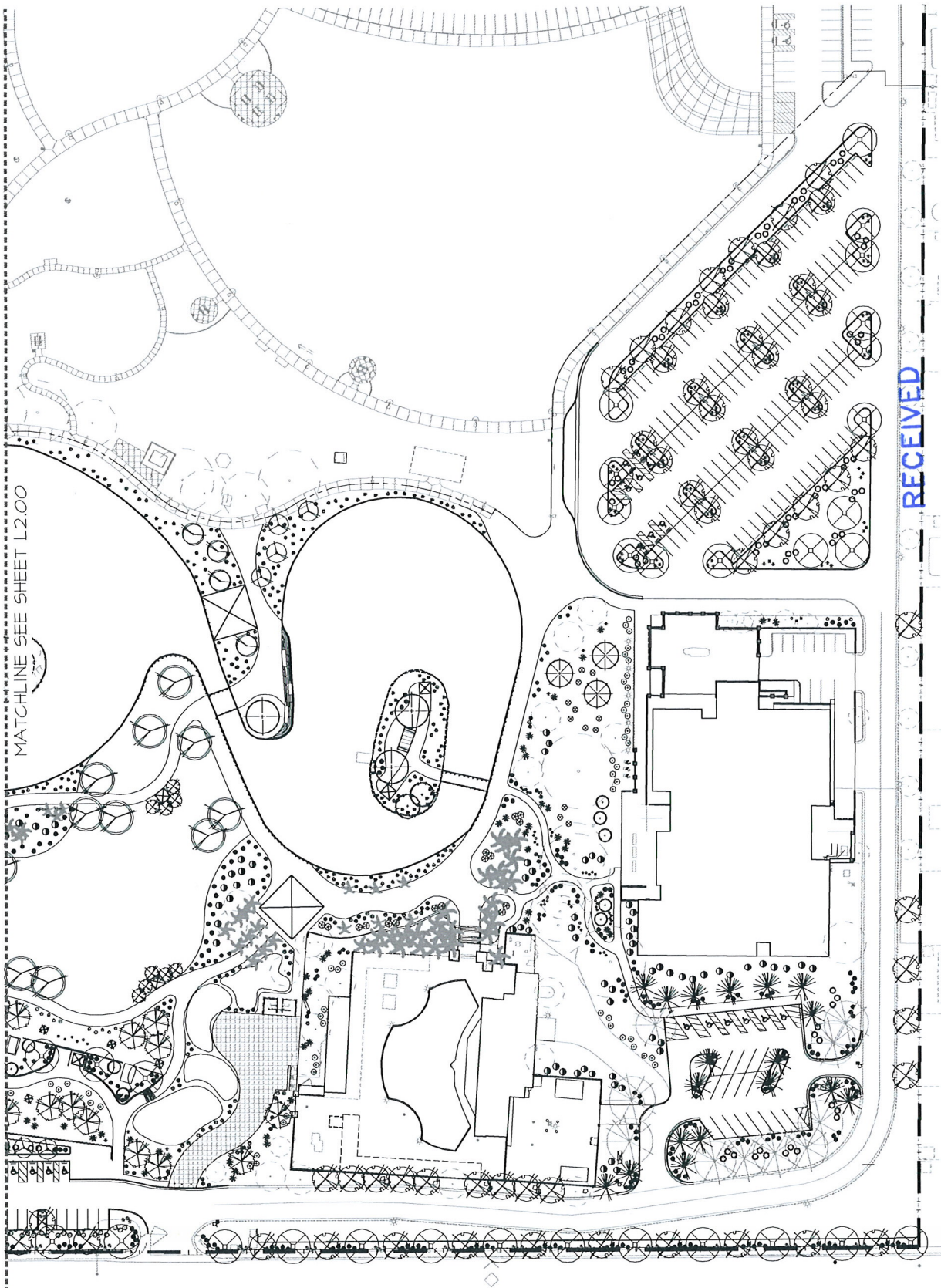


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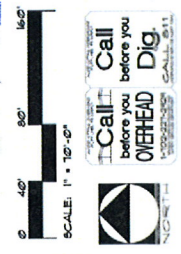
SDR-38236

NOT FOR CONSTRUCTION



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MAY 11 2010



L2.01

SDR-38236

OWNER: CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS	PROJECT: LORENZI PARK RENOVATION PHASE 2 CITY OF LAS VEGAS SITE DEVELOPMENT PLAN REVIEW SUBMITTAL LANDSCAPE PLANNING PLAN	DESIGNER: J.W. ZUNINO LANDSCAPE ARCHITECTURE 2249 PARKWAY AVE. CARLSBAD, CA 92008 760.439.1111 WWW.JWZUNINO.COM	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	PROJECT NO: SDR-38236 SHEET NO: L2.01	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO	DATE: 05/11/2010 BY: J.W. ZUNINO CHECKED: J.W. ZUNINO APPROVED: J.W. ZUNINO
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SDR-38236



- LEGEND**
1. CACTUS GARDEN
 2. EXISTING GAZEBO
 3. PLAZA WITH ART ELEMENT
 4. EXISTING RETAINING WALL
 5. SEATING AREA, TYP.
 6. NEW RETAINING WALL
 7. CHAT PATH
 8. ROSE GARDENS
 9. SENSORY GARDEN
 10. NEW DECORATIVE FENCE
 11. MEMORIAL WALK
 12. ENTRY NODE
 13. DERELICT SENIOR FACILITY
 14. NEW HANDICAP RAMP
 15. HISTORIC FOUNTAIN
 16. DRY RIVER BED
 17. 10' X 10' SHADE SHELTER, TYP.
 18. PLAZA
 19. RAISED PLANTER
 20. FOOT BRIDGE, TYP.
 21. HORSESHOE PIT
 22. PROPOSED PARKING LOT
 23. LORENZI ADAPTIVE RECREATION CENTER
 24. LORENZI NEW AGE PROGRAM CENTER
 25. CHAINLINK FENCE
 26. FENCED IN ADAPTIVE RECREATION PLAY AREA
 27. NEW RESTROOMS/HOUSE
 28. FENCED IN BASKETBALL COURTS (3)
 29. 20' FIRE LANE
 30. GARDEN CLUBS
 31. HISTORIC STEPS
 32. HISTORIC BOAT HOUSE
 33. 7' HISTORIC TRAIL
 34. 20' X 20' SHADE SHELTER, TYP.
 35. VIKING TERRACE
 36. DECORATIVE RETAINING WALL
 37. TOT LOT
 38. SPLASH PAD
 39. RESTROOM
 40. 40' X 40' GROUP PICNIC SHELTER, TYP.
 41. CATERERS VEHICLE AREA
 42. SANITARY DAVIS ST. FESTIVAL PLAZA
 43. SMALL BANDSHELL
 44. UTILITY ACCESS (STABILIZED D6)
 45. NEVADA STATE MUSEUM
 46. VEHICULAR DROP-OFF
 47. REMOVABLE BOLLARDS
 48. REMOVED RESTROOM/HOUSE
 49. TUBE SLIDES
 50. CHRISTMAS TREE PLAZA
 51. PROXIMITY LINE

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MAY 11 2010

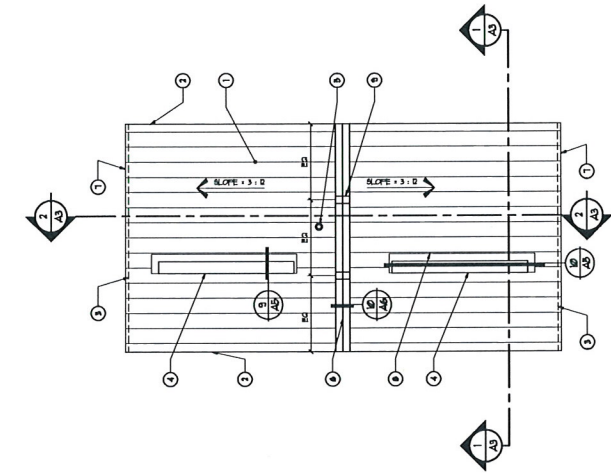
OWNER: CITY OF LAS VEGAS
COMMITTEE: SPECIAL EVENTS

DATE: 05/11/2010
TIME: 10:00 AM
BY: [Signature]
FOR: [Signature]

SCALE: 1" = 60'-0"

Call before you Dig
1-800-4-A-DIG

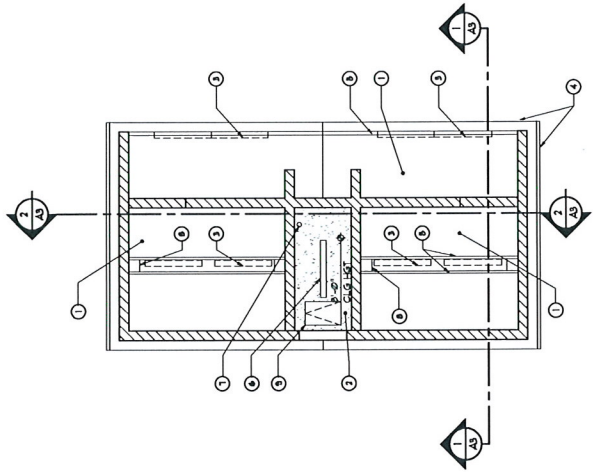
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Roof Plan
Scale: 1/4" = 1'-0"

Roof Plan Notes:

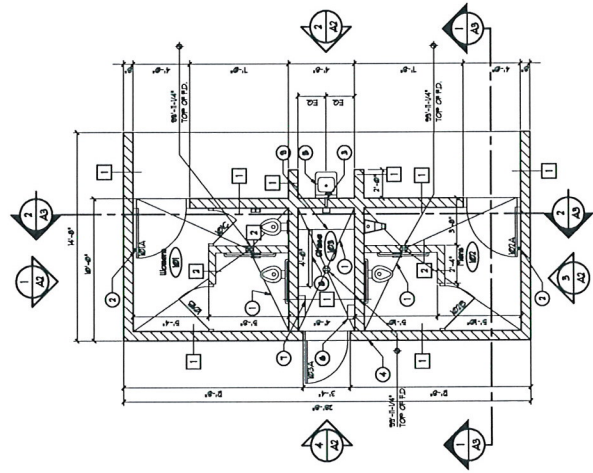
1. FLASHING BEAT TO 3/4" RILEY OF 1/2" FIBER BOARD OF DETAIL DECK.
2. EDGE OF FLASHING BEAT DOUBLE FLASH - COLOR AND FINISH TO MATCH STANDING BEAT ROOF PANEL.
3. LINE OF FLASHING BEAT HAVE BELOW.
4. LIGHT WELL - PAINT TO MATCH FLASHING BEAT ROOF PANEL.
5. FLASHING VENT STACK - SEE DETAIL TYP FOR FLASHING REQUIREMENTS.
6. 8" GALV. ROOF CAP - COLOR AND FINISH TO MATCH FLASHING BEAT ROOF PANEL.
7. EDGE OF FLASHING BEAT FLASH - COLOR AND FINISH TO MATCH FLASHING BEAT ROOF PANEL.
8. LIGHT WELL FLASHING - SEE DETAILS INDICATED - COLOR AND FINISH TO MATCH FLASHING BEAT ROOF PANEL.
9. ROOF CAP EXPANSION COVER - LOCATE PER ROOF PLAN - SEE DETAIL TYP.



Reflected Ceiling Plan
Scale: 1/4" = 1'-0"

Reflected Ceiling Plan Notes:

1. OPEN TO STRUCTURE (PAINT COLOR 1).
2. GYP BOARD CEILING - SEE SPEC.
3. LIGHT FIXTURES W/ CONCEALED MOUNT (TYP) - SEE ELECTRICAL DRAWINGS.
4. EDGE OF FACIA - TYP.
5. ROOF FLASHING - SEE STRUCTURAL (PAINT COLOR 1).
6. SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
7. FLASHING VENT STACK - SEE FLASHING DECK.
8. LIGHT WELL (TYP) (PAINT COLOR 1).
9. 20" X 30" CEILING ACCESS PANEL - SEE SPEC.



Floor Plan
Scale: 1/4" = 1'-0"

Floor Plan Notes:

1. FLOOR COVERING TO BE 1/4" THICK POLYMER DRAINAGE, THE PERIMETER OF THE ROOMS & A BASE HEIGHT FROM FLOOR FINISH OF 80'-0" AFF.
2. 1/4" X 1/4" X 1/4" TRIP PLATE - SEE DETAIL TYP.
3. HAND DRIVER - SEE SPECIFICATIONS FOR TYPE, PROVIDE CUT-OUT IN CHU AS REQUIRED FOR MOUNT, CENTERED OVER LAVATORY AND MOUNT.
4. MOUNT CONNECT WITH BRASS - SEE ELECTRICAL DRAWINGS.
5. LAVATORY MOUNT - 1/4" MAX TO TOP OF NET TYP - SEE FLASHING DRAWING.
6. ELECTRICAL PANEL - PROVIDE 3" CLEAR IN FRONT OF PANEL.
7. SEE ELECTRICAL DRAWINGS.
8. 3/4" X 1/2" DEEP EXT. GRADE PL. WOOD SHELVING, PROVIDE L-BRACKET AT END AND ONE INTERMEDIATE BRACKET, TYP. COORDINATE LOCATION W/ FLASHING EQUIPMENT AND ELECTRICAL EQUIPMENT, MOUNT SHELVES 8'-6" AFF. F.V.
9. 3/4" X 1/2" DEEP EXT. GRADE PL. WOOD SHELVING, PROVIDE L-BRACKET AT END AND ONE INTERMEDIATE BRACKET, TYP. COORDINATE LOCATION W/ FLASHING EQUIPMENT AND ELECTRICAL EQUIPMENT, MOUNT SHELVES 8'-6" AFF. F.V.

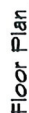
Wall Legend

1. 6" X 8" X 16" SOLID GRATED HANGOUT ALUMINUM BLOCK, W/ FINISH GRADE INTERIOR AND EXTERIOR FINISHES, COORDINATE ELEVATIONS FOR PAINT REQUIREMENTS AND CHU TYPES.
2. 6" X 8" X 16" SOLID GRATED HANGOUT ALUMINUM BLOCK, W/ FINISH GRADE INTERIOR AND EXTERIOR FINISHES, COORDINATE ELEVATIONS FOR PAINT REQUIREMENTS AND CHU TYPES.

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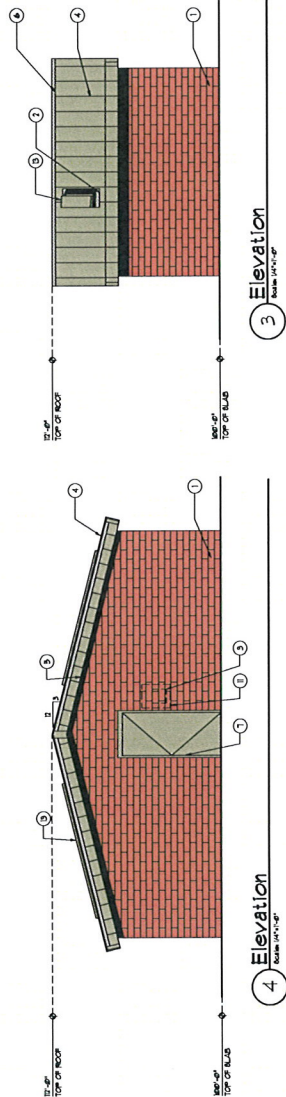
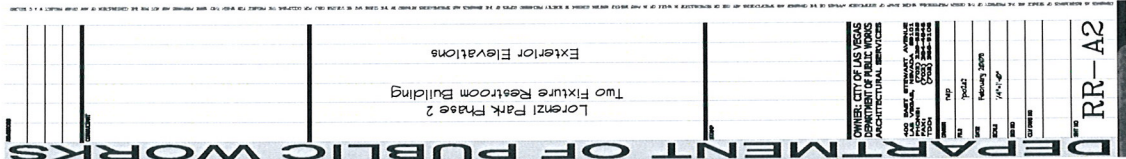
Floor Plan Notes:

- | SLURRY CONCRETE FLOOR TO PROVIDE PROPER DRAINAGE. THE THICKNESS OF THE SLURRY IS A BASE HEIGHT PLUS FLOOR FINISH OF 600" OF AFT. |
|--|
| 1. 1/4" X 1/4" X 6" REIN. PLATE - SEE DETAIL D-10 |
| 2. HAND DRIVER - SEE SPECIFICATIONS FOR TYPE. PROVIDE CIRCUT 1/4" IN ALL REQUIRED LOCATIONS. CENTER OVER LAUNDRY AND MOUNT |
| 3. #4 RT TO CENTER OF EXPOSED PORTION OF UNIT. |
| 4. PAN DISCONNECT UNIT REMAIN - SEE ELECTRICAL DRAWINGS |
| 5. LAUNDRY MOUNT - 3/4" MAX TO TOP OF SET TYPE - SEE PUMPING DRAWINGS |
| 6. HEATING W/ THERMOSTAT - SEE ELECTRICAL MECHANICAL DRAWINGS |
| 7. ELECTRICAL PANEL - PROVIDE 3/4" CLEAR IN FRONT OF PANEL |
| 8. 3/4" X 1/4" DEEP EXT. GRADE W/ 1000 SHELING PROVIDE - BRACKET AT END AND ONE INTERMEDIATE BRACKET. |
| 9. 3/4" X 1/4" DEEP INT. GRADE W/ 1000 SHELING PROVIDE - BRACKET AT END AND ONE INTERMEDIATE BRACKET. |
| 10. 3/4" X 1/4" DEEP INT. GRADE W/ 1000 SHELING PROVIDE - BRACKET AT END AND ONE INTERMEDIATE BRACKET. |
| 11. COORDINATE LOCATION W/ PUMPING EQUIPMENT AND ELECTRICAL EQUIPMENT. POINT SILL 1/8" @ 6" AFT. P.V. |
| 12. COORDINATE LOCATION W/ PUMPING EQUIPMENT AND ELECTRICAL EQUIPMENT. POINT SILL 1/8" @ 6" AFT. P.V. |
| 13. AREA FOR MECHANICAL PUMPS |

Wall Legend

- 1 8" X 8" X 1/4" SOLID GROUTED MAHONY 6/11/15 BLOCK W/ RUNNING BOND AND BEETING EXTERIOR JOINTS AND TOOLED CONCAVE INTERIOR. SEE FINISH SCHEDULE AND EXTERIOR ELEVATION FOR PAINT REQUIREMENTS AND CH1 TYPED
 - 2 6" X 8" X 1/4" SOLID GROUTED MAHONY 6/11/15 BLOCK W/ RUNNING BOND AND TOOLED CONCAVE JOINT. SEE FINISH SCHEDULE FOR PAINT REQUIREMENTS AND CH1 TYPED. INCLUDE 1/4" X 1/4" X 1/4" CAP

MAY 11 2010



DENROGE "DENRA TAN"

1. SEE STRUCTURAL DRAWINGS FOR REBAR LOCATIONS.

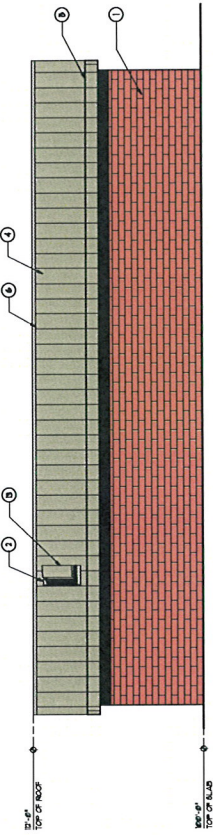
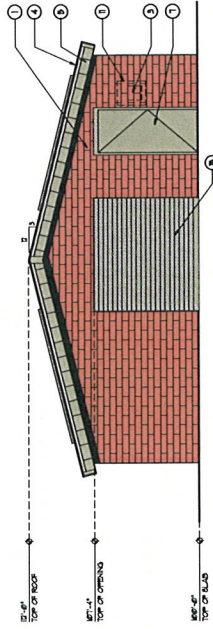
Sheet Notes:

- | | | |
|----|--|----|
| 1 | 8" X 8" X 1/2" VULCANIZED RUFFT BLOCKS OF BURNING SOOT AND IMPURE WASTE OIL | 1 |
| 2 | 16 GAL. OF FLUORINE PLAINING WITH FLUORINE BEAT COLOR AND PINKH | 2 |
| 3 | PLAIN DISCONNECT TUBE - SEE DETAIL B/C | 3 |
| 4 | FLUORINE BEAT OF 1/2" OF 1/2" PINKH BOARD OF STEEL BLOCK | 4 |
| 5 | FLUORINE BEAT PINKH TO MATCH ROOF BEAT COLOR AND PINKH | 5 |
| 6 | FLUORINE BEAT PINKH AND PINKH TO MATCH FLUORINE BEAT ROOF PANEL | 6 |
| 7 | FLUORINE BEAT DOWN AND PINKH - SEE ROOF TYPES | 7 |
| 8 | ALUMINUM TUB - SEE SAN MICHAEL (TYP) | 8 |
| 9 | LAUVATOR - SEE FLUORINE CHAMBER | 9 |
| 10 | THIN STEEL PLATE IN STEEL GATE - SEE ROOF TYPES | 10 |
| 11 | PLAIN DISCONNECT - WANT TO MATCH ALUMINUM BEAT COLOR - SEE ELECTRICAL DRAWINGS | 11 |
| 12 | PHOTO CELL LOCATION - SEE ELECTRICAL DRAWINGS - PROVIDE BEATMENT TEST BEAL | 12 |
| 13 | LOCATION OF BEAT (WANT TO MATCH FLUORINE BEAT ROOF PANEL) | 13 |
| 14 | LOCATION OF BEAT AND CENTER | 14 |

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1. SEE STRUCTURAL DRAWINGS FOR REBAR LOCATIONS.

① 8" X 6" X 16" SOLID GROUTED BLOCK w/ RUNNING BOND AND LEAVING MORTAR JOINT

- [illegible]

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PROVIDE WEATHER TIGHT SEAL
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LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

STEVE WOLFSON
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RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

March 17, 2010

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

Attn: City of Las Vegas Planning

RE: Lorenzi Park Renovation Phase 2

Dear Planning:

The City of Las Vegas proposes to renovate Lorenzi Park. This renovation will be completed in two phases with funding provided by the Southern Nevada Public Lands Management Act. The first phase renovation was complete in June, 2009. Phase two site improvements include the renovation of the lake and pumping system, demolition of the old restroom and the construction of two new restrooms, parking-lot reconfiguration, group picnic areas, splash pad, play equipment, basketball courts, walking path, garden areas, perimeter fencing, landscaping, site lighting and signage.

The historical elements, i.e. fountains, stairs, existing building and boat house will be preserved, protected and remain untouched during park renovation. Park themeing through signage, elements, textures and materials will also be addressed in the renovation to re-create some of the history of the facility over the last 80 plus years.

JWZunino and Associates was the successful consultant selected by the City to perform the design planning. They are a landscape architectural firm specializing in recreational park development, and have been successful on similar types of projects in the valley. They bring many years of experience to the project.

The City of Las Vegas looks at this project as a winning solution that will assist with the growing demands for recreational park use in the Las Vegas Valley. This renovation to an older existing park will be a nice face-lift for the area. Please recommend the approval of this successful project development. Thank you.

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff recommends APPROVAL.

NO ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

NONE



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-37955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff recommends APPROVAL.

NO ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

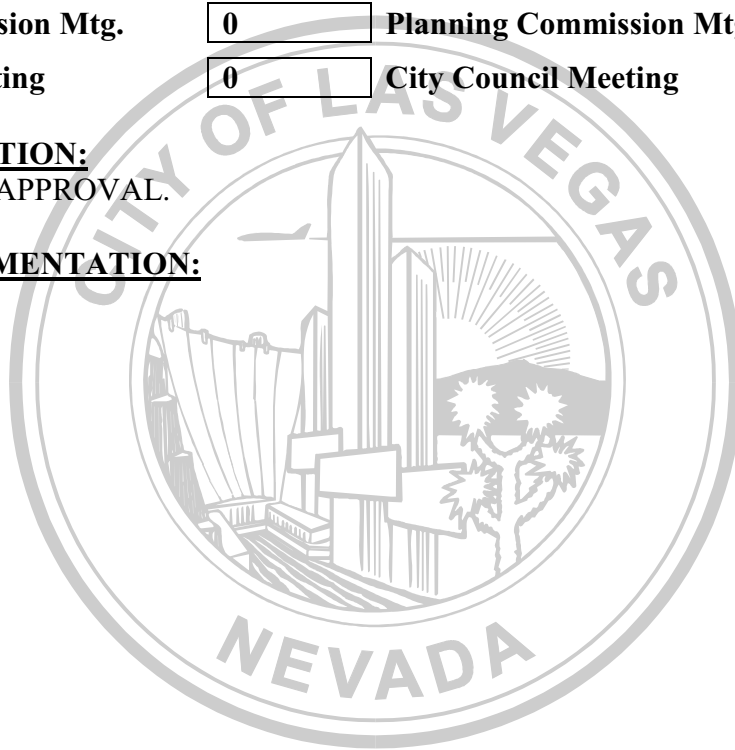
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

NONE



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF JUNE 24, 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

