



**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://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**

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

**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, 2<sup>nd</sup> 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. VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL - 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 ARE THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross).
11. 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).
12. 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).
13. 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).
14. SUP-38240 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: F. QUENTIN BROWN - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE 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).

15. VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese).

### **PUBLIC HEARING ITEMS**

16. VAR-38135 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK SNAVELY - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.15 acres at 3812 Sunrise Avenue (APN 140-31-410-045), R-1 (Single Family Residential) Zone, Ward 3 (Reese)
17. VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
18. SUP-38194 - SPECIAL USE PERMIT RELATED TO VAR-38195 - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - 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 60-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)
19. VAR-38114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Variance TO ALLOW A NINE-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
20. 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-0006-02) at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-007 through 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
21. SUP-37949 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL INDEPENDENT LIVING HOMES, INC. - OWNER: CLESTER AND ODESSA NELSON - Request for a Special Use Permit FOR A PROPOSED 987 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1176 West Lake Mead Boulevard (APNs 139-21-610-283 and 284), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
22. SUP-38137 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURA ENVIA, INC. - OWNER: THRIFTY PAYLESS, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A 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 at 3882 West Sahara Avenue (APN 162-06-813-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
23. 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 (JEWELRY) 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)
24. SUP-38244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB FORT APACHE, LLC - OWNER: LAKES PLAZA, LLC - Request for a Special Use Permit FOR BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,186 SQUARE-FOOT 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 #109 (APN 163-08-121-010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
25. SUP-38245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE

ESTABLISHMENT WITHIN A PROPOSED 2,133 SQUARE-FOOT RESTAURANT 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).

26. SUP-38251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FATPAK, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A PROPOSED 6,846 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial), Ward 5 (Barlow)
27. SUP-38225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABSOLUTE INK TATTOO - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE WITHIN AN EXISTING 1,873 SQUARE-FOOT BUILDING at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

#### **DIRECTOR'S BUSINESS:**

28. DIR-38357 - APPEAL OF DIRECTOR'S DECISION - APPLICANT/OWNER: RAY PISTOL - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY OUTDOOR COMMERCIAL EVENT FOR A PROMOTIONAL EVENT IN CONJUNCTION WITH THE BASEBALL SEASON on 1.79 acres at 1238 S Las Vegas Boulevard (APNs 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese)
29. DIR-37955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.
30. TXT-38337 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 and Title 19.20 to revise and expand the definition and standards for the Hotel Lounge Bar use.
31. TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage.

#### **CITIZENS PARTICIPATION:**

32. 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**

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

**CALL TO ORDER**



**AGENDA SUMMARY PAGE**

**PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

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**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**

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**  
**ROLL CALL**





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

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**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**

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**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**

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**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). Staff recommends APPROVAL.

**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**

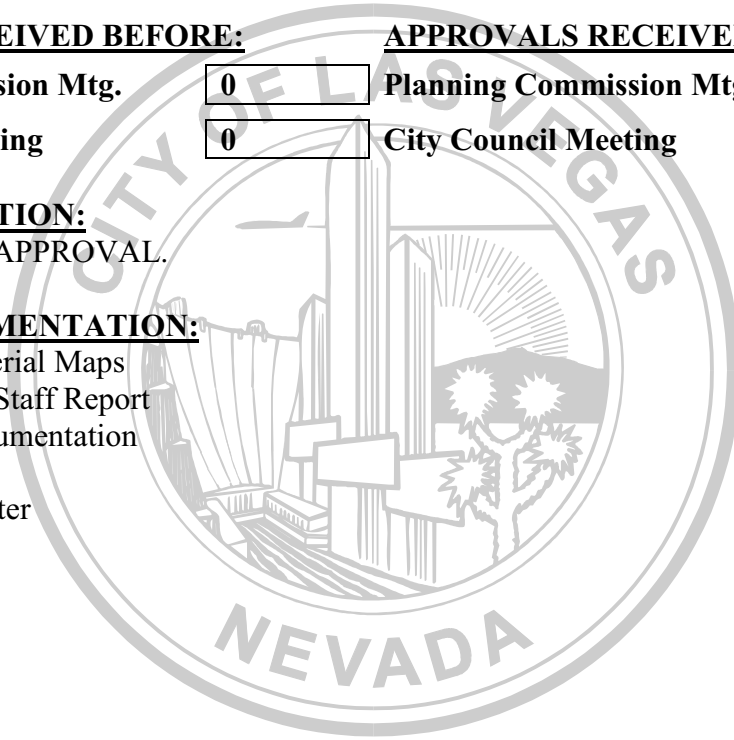
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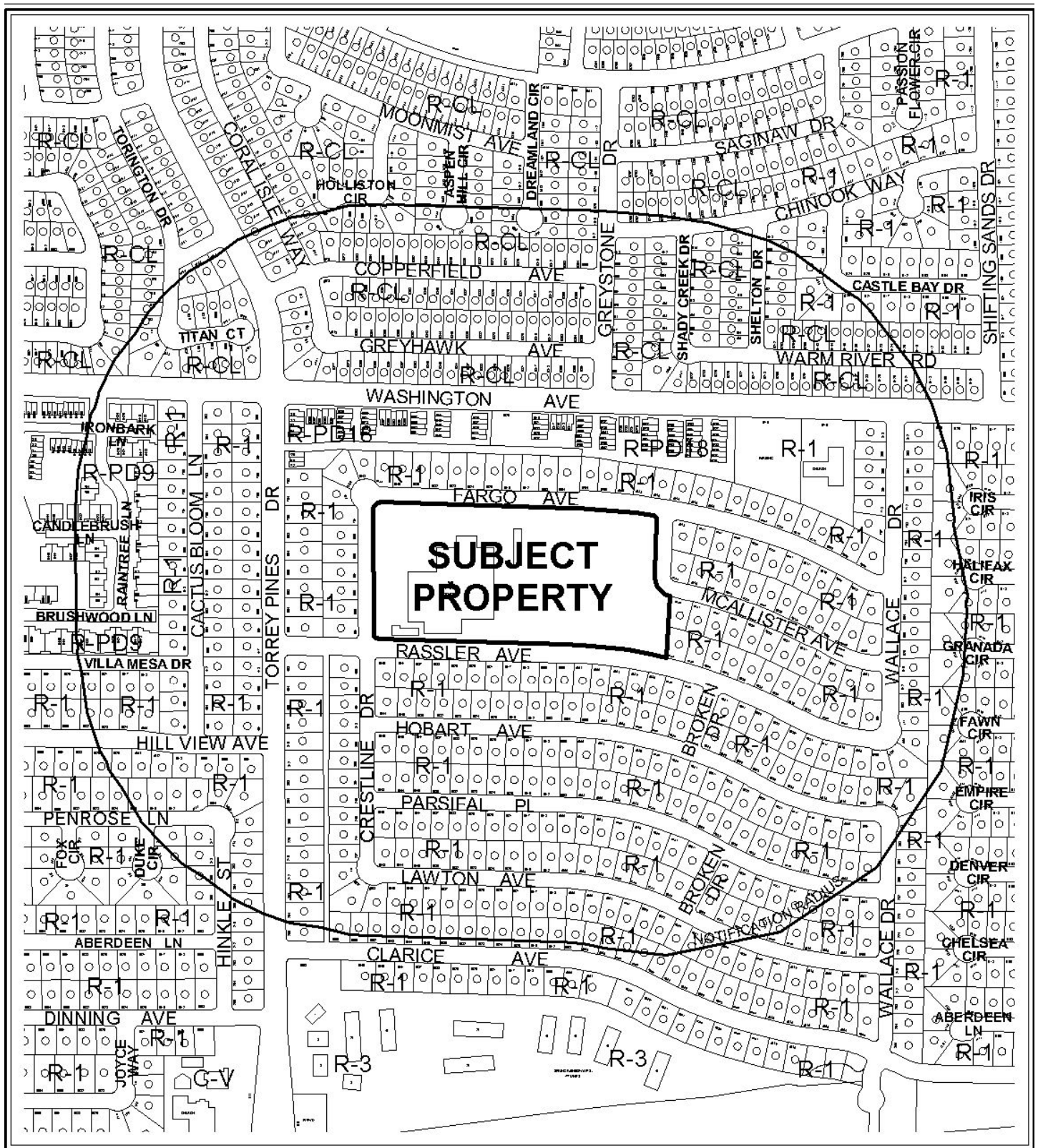
**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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





**CASE: ZON-38056**

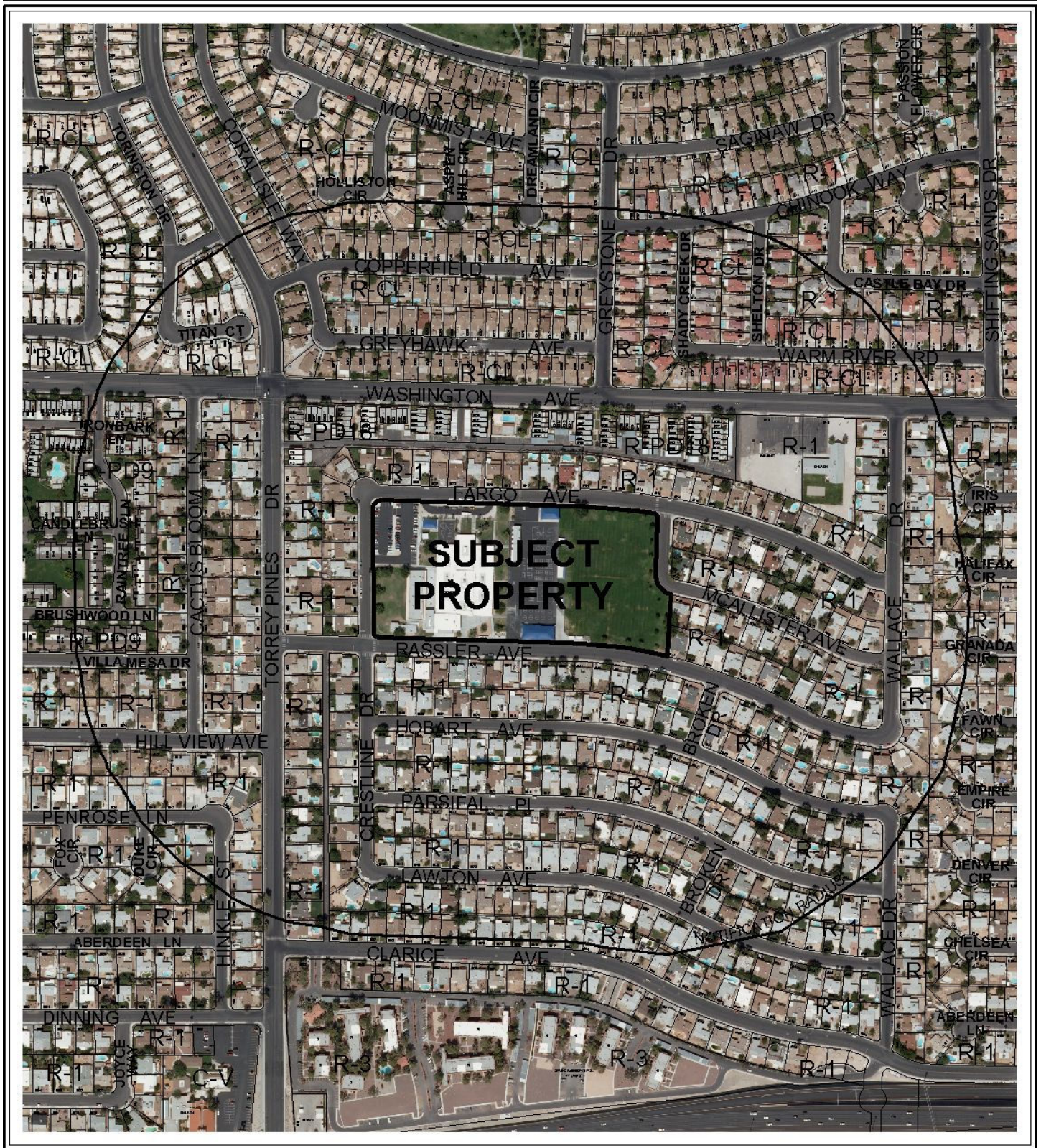
**RADIUS: 1000 FT**

**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: \_\_\_\_\_

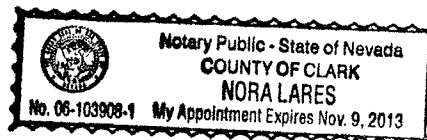
Signature of <sup>REPRESENTATIVE</sup>Property Owner: Andrew P. Reed

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

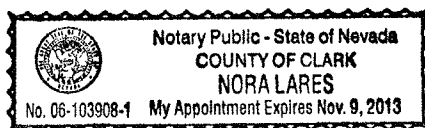
Subscribed and sworn before me

This 11th day of May, 20 10

Nora Jones

Notary Public in and for said County and State

Revised 10/27/08

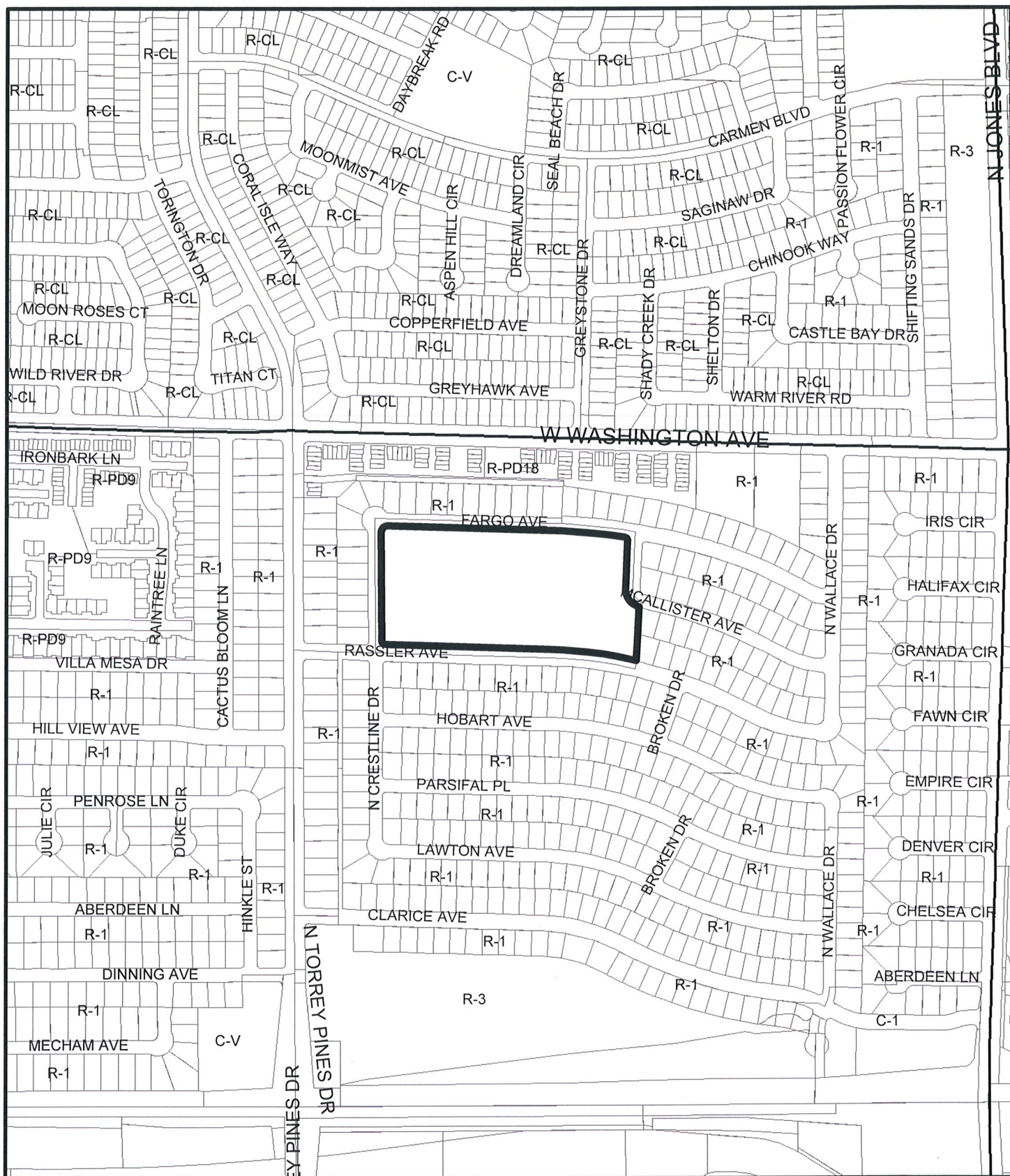


FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| 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

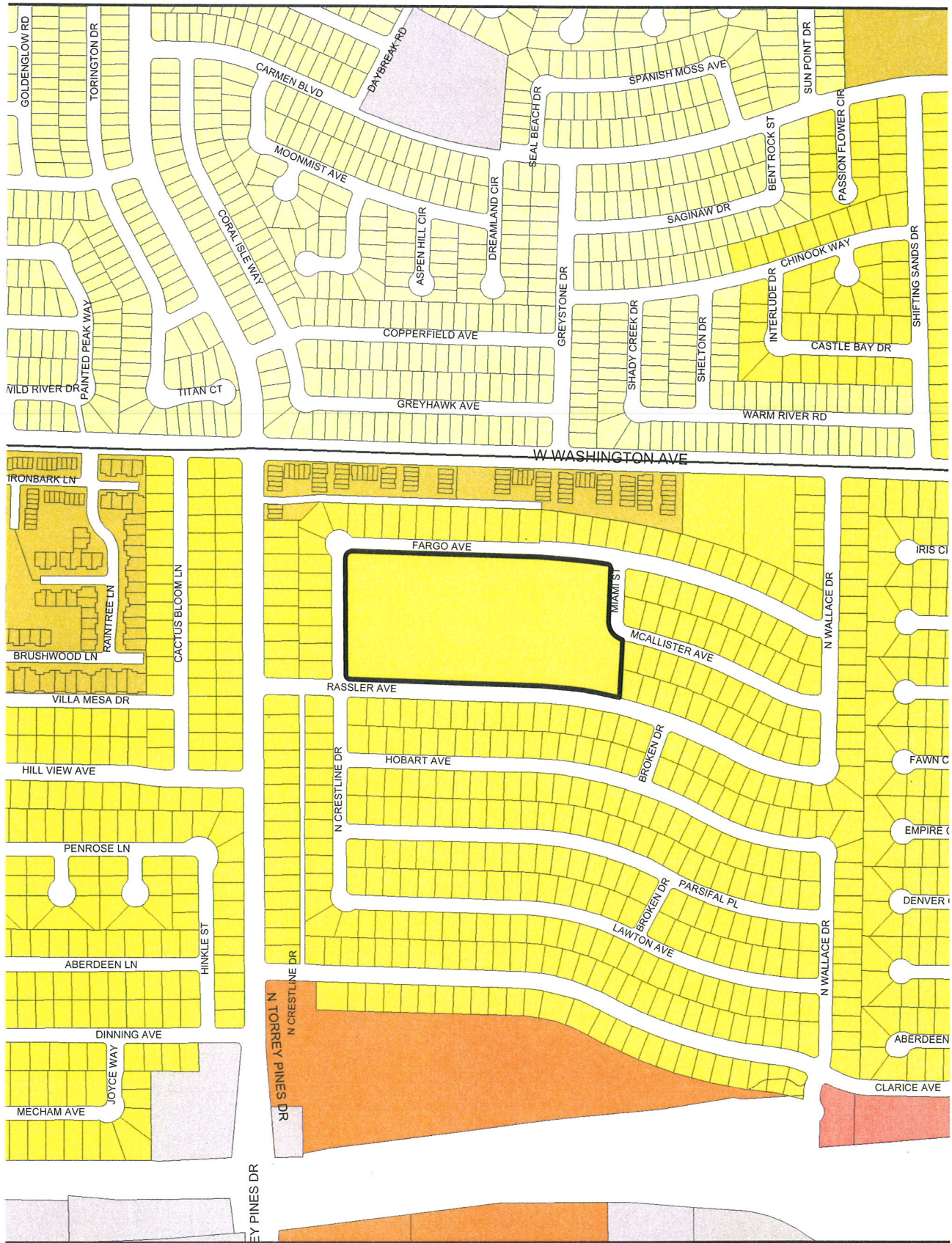
**ZON-38056**



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   | M   |
|        |      |     | C-1  |       |     |

From R-1 To C-V

Data Current as of: April 27, 2010

ZON-38056



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# 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](http://www.lasvegasnevada.gov)

April 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> 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). Staff recommends APPROVAL.

**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**

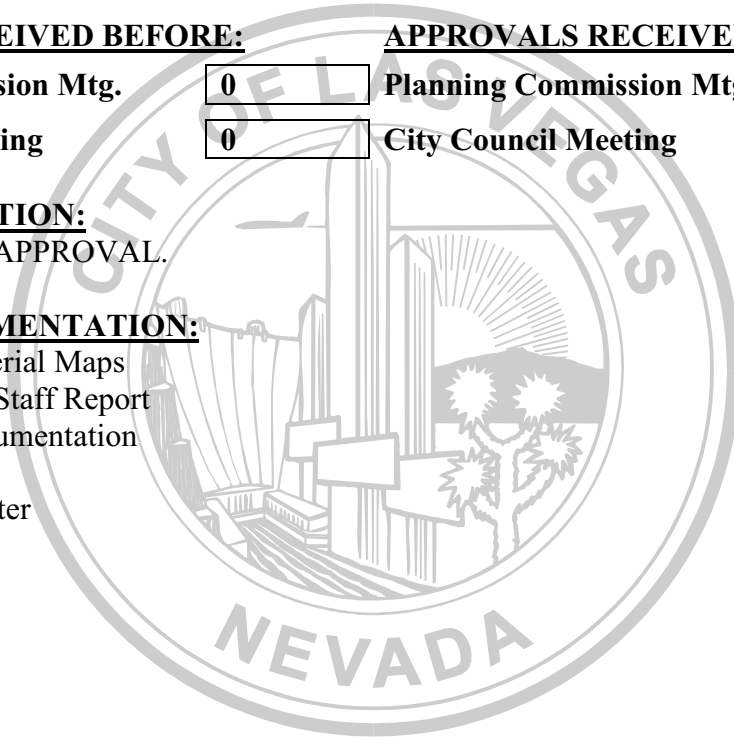
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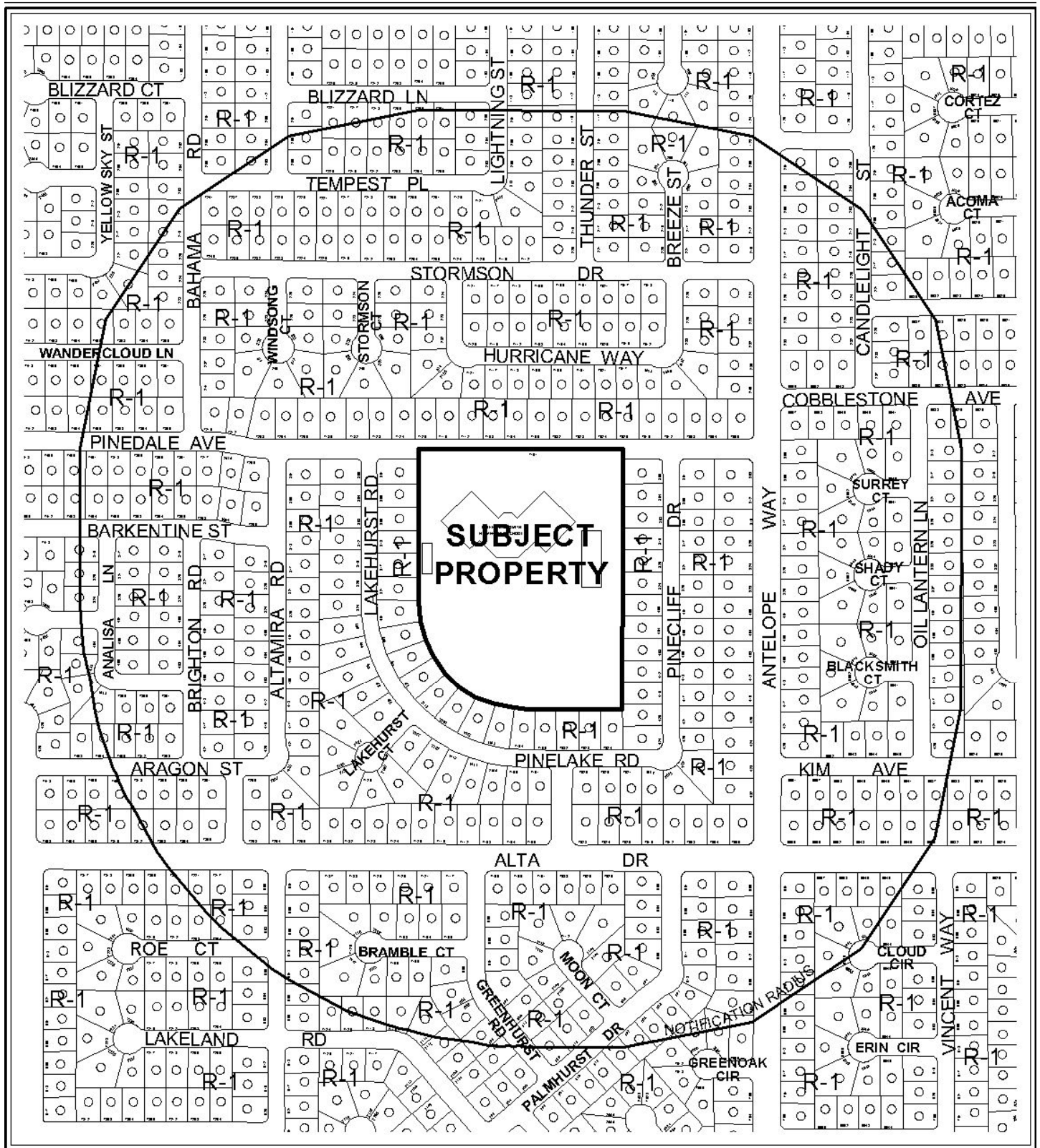
**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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





**CASE: ZON-38057**

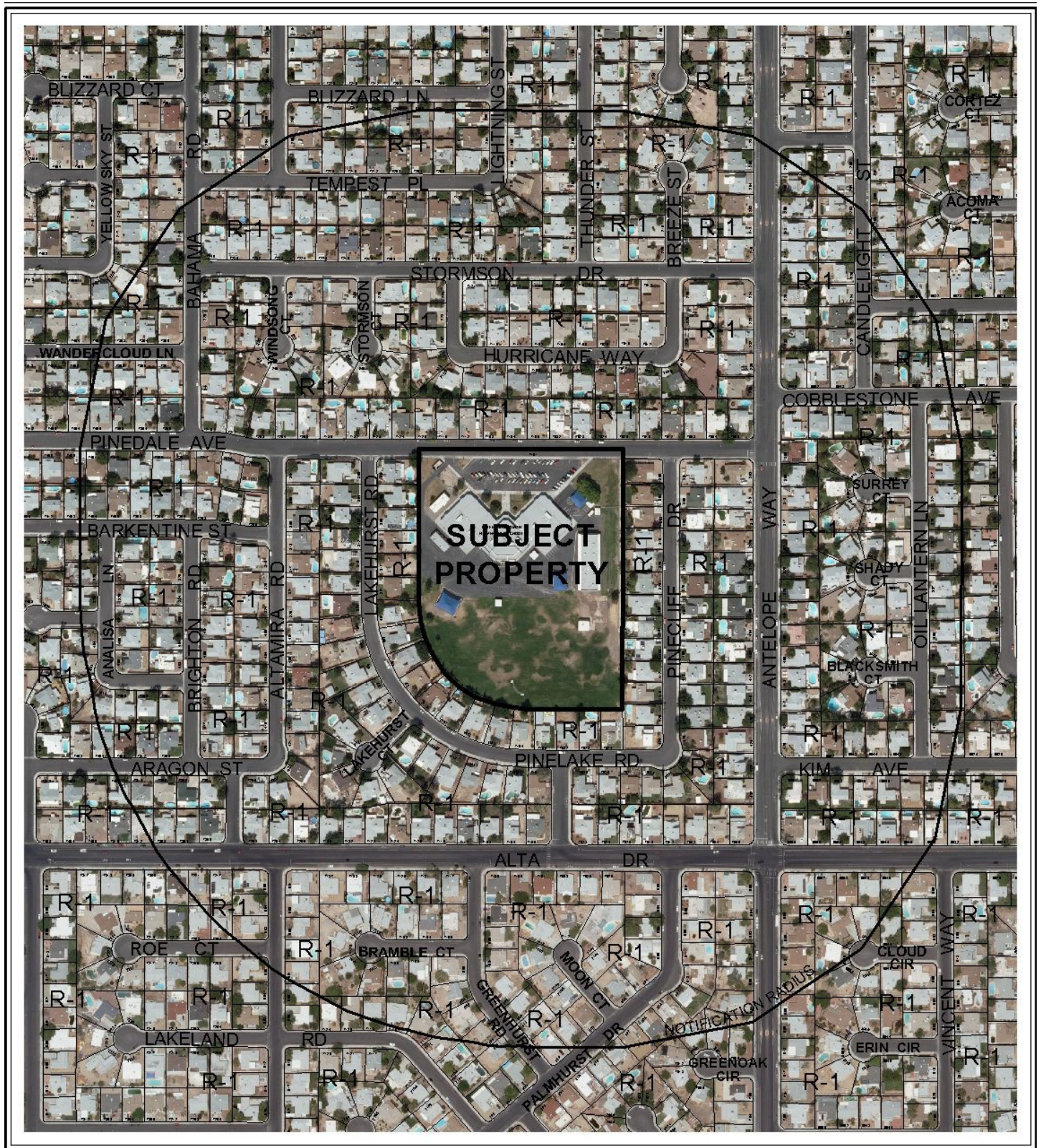
**RADIUS: 1000 FT**

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

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







**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: \_\_\_\_\_

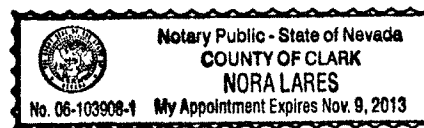
Signature of <sup>REPRESENTATIVE</sup> Property Owner: \_\_\_\_\_

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

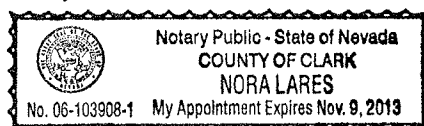
Subscribed and sworn before me

This 11th day of May, 20 10.

Norfares

Notary Public in and for said County and State

Revised 10/27/08

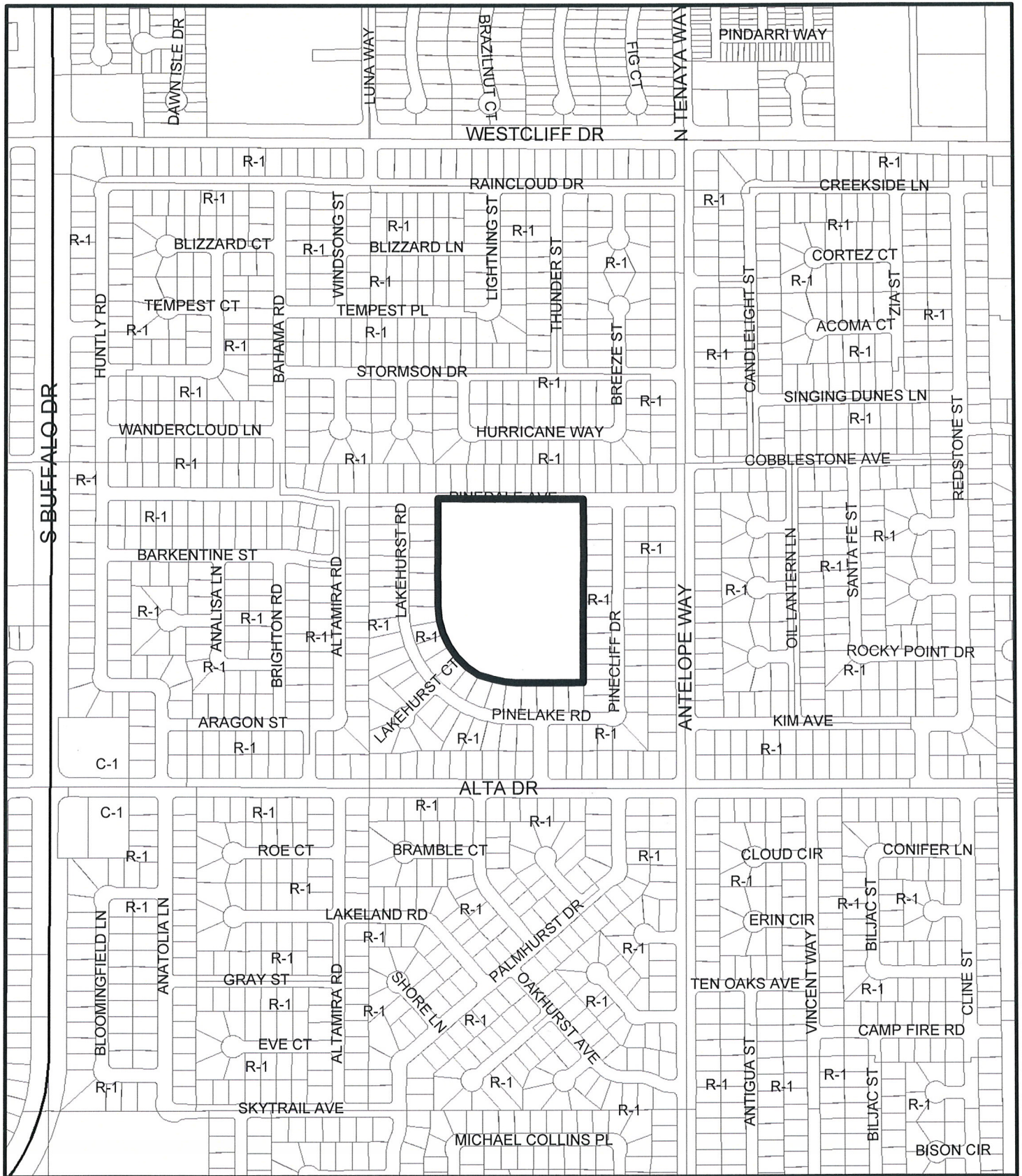


### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| 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



From R-1 to C-V

Data Current as of: April 27, 2010

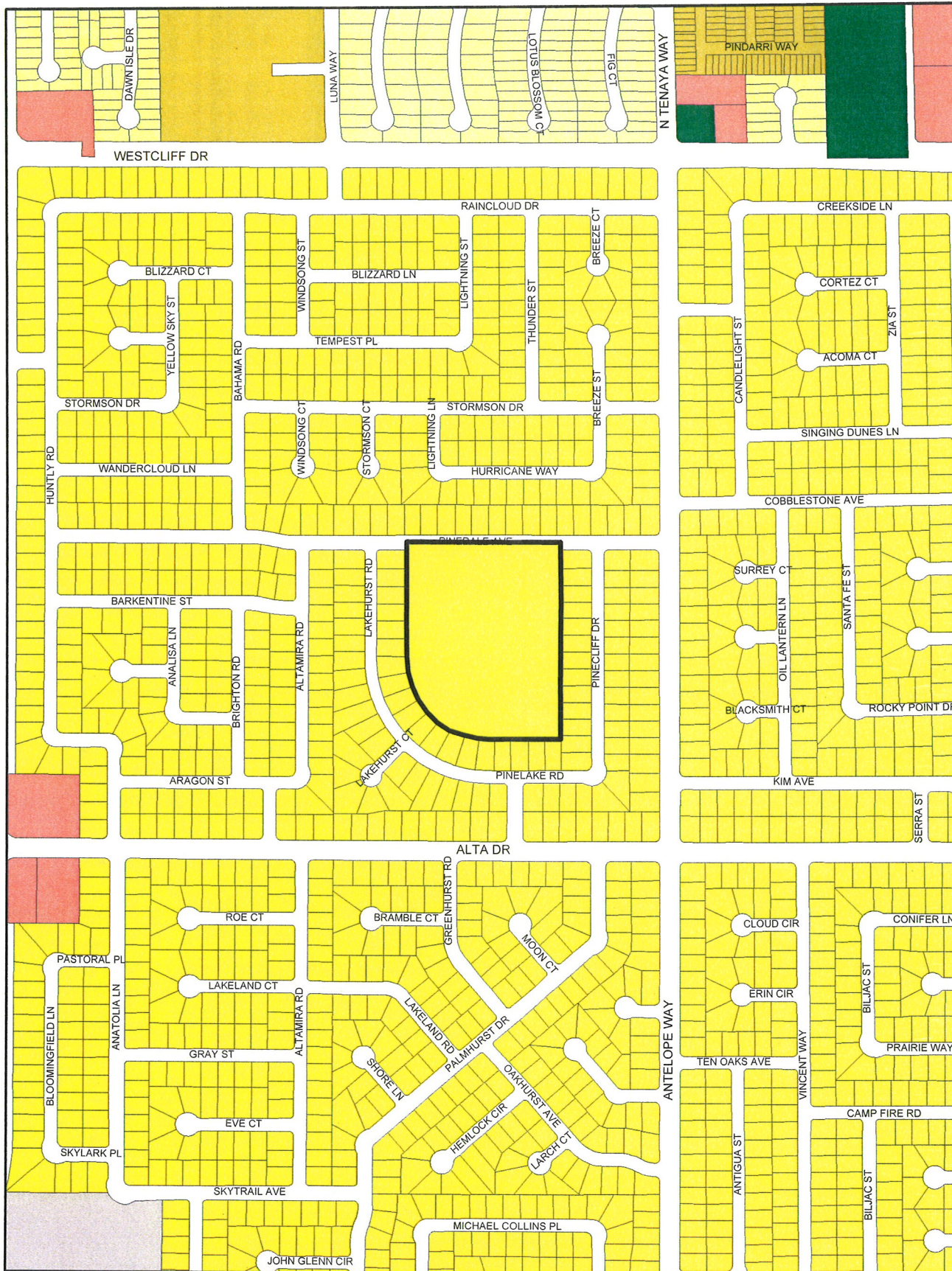
**ZON-38057**



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







**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**



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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](http://www.lasvegasnevada.gov)

April 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> 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). Staff recommends APPROVAL.

**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**

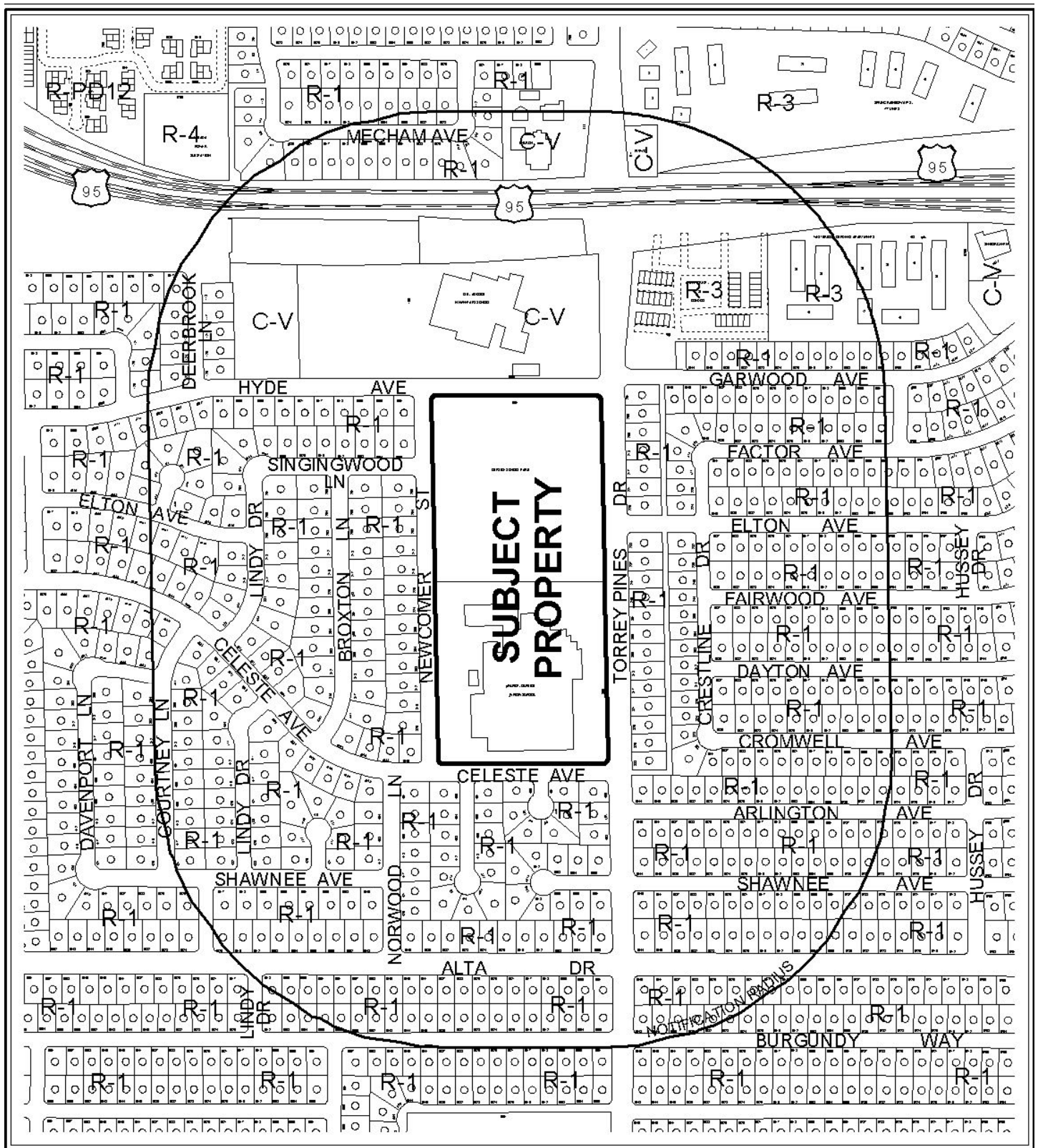
**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**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: \_\_\_\_\_

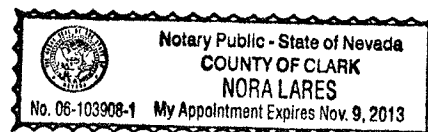
Signature of <sup>REPRESENTATIVE</sup> Property Owner: Andrew P. Reed

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) 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.

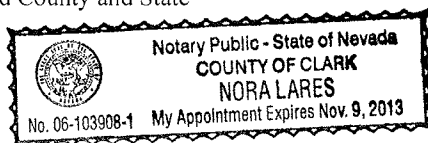
Print Name Andrew P. Reed

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



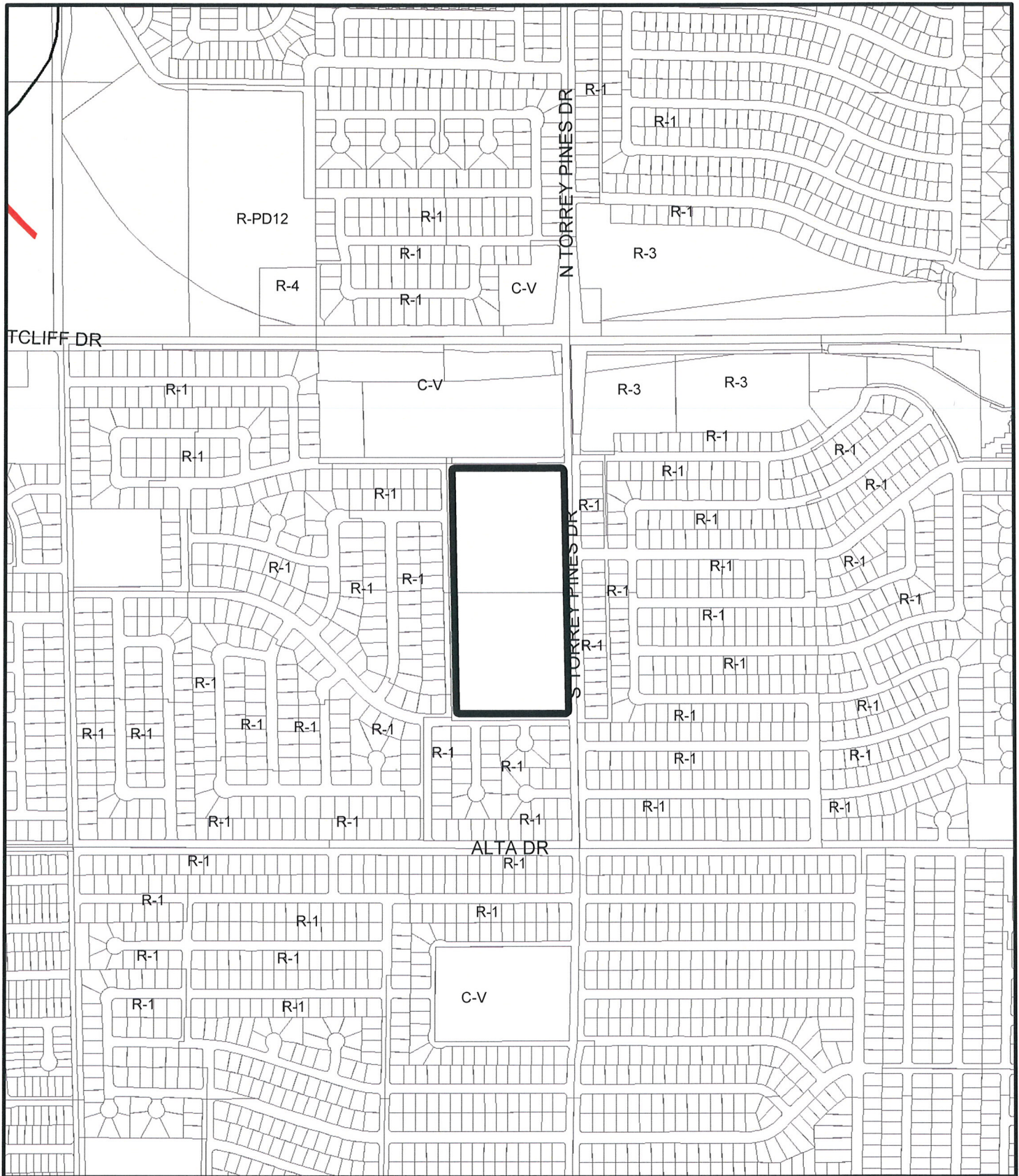
### FOR DEPARTMENT USE ONLY

|                 |                |
|-----------------|----------------|
| 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



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[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

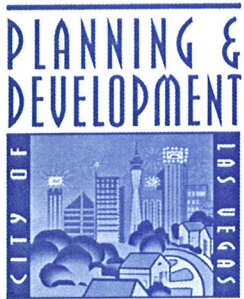
**ZON-38058**



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







DEVELOPMENT SERVICES CENTER

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

April 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> 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). Staff recommends APPROVAL.

**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

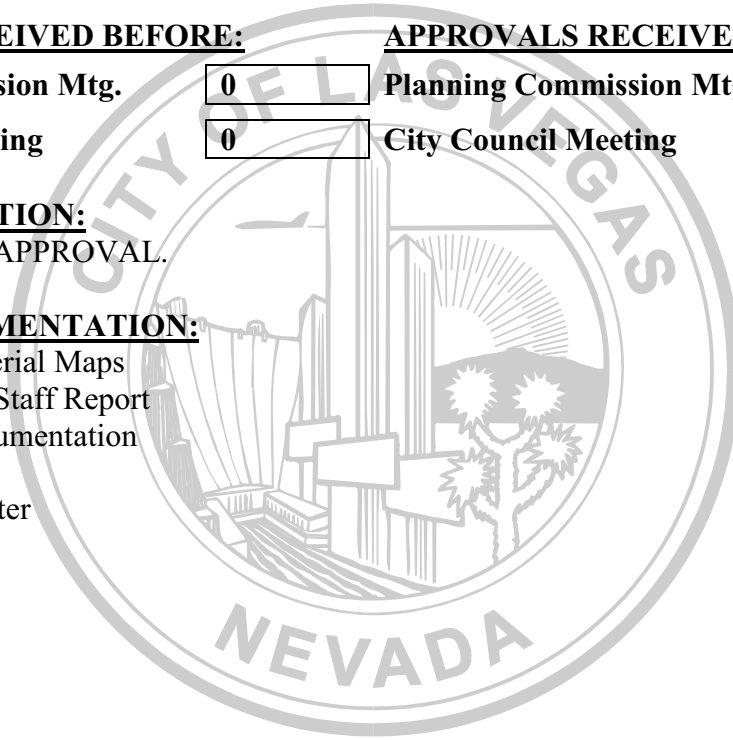
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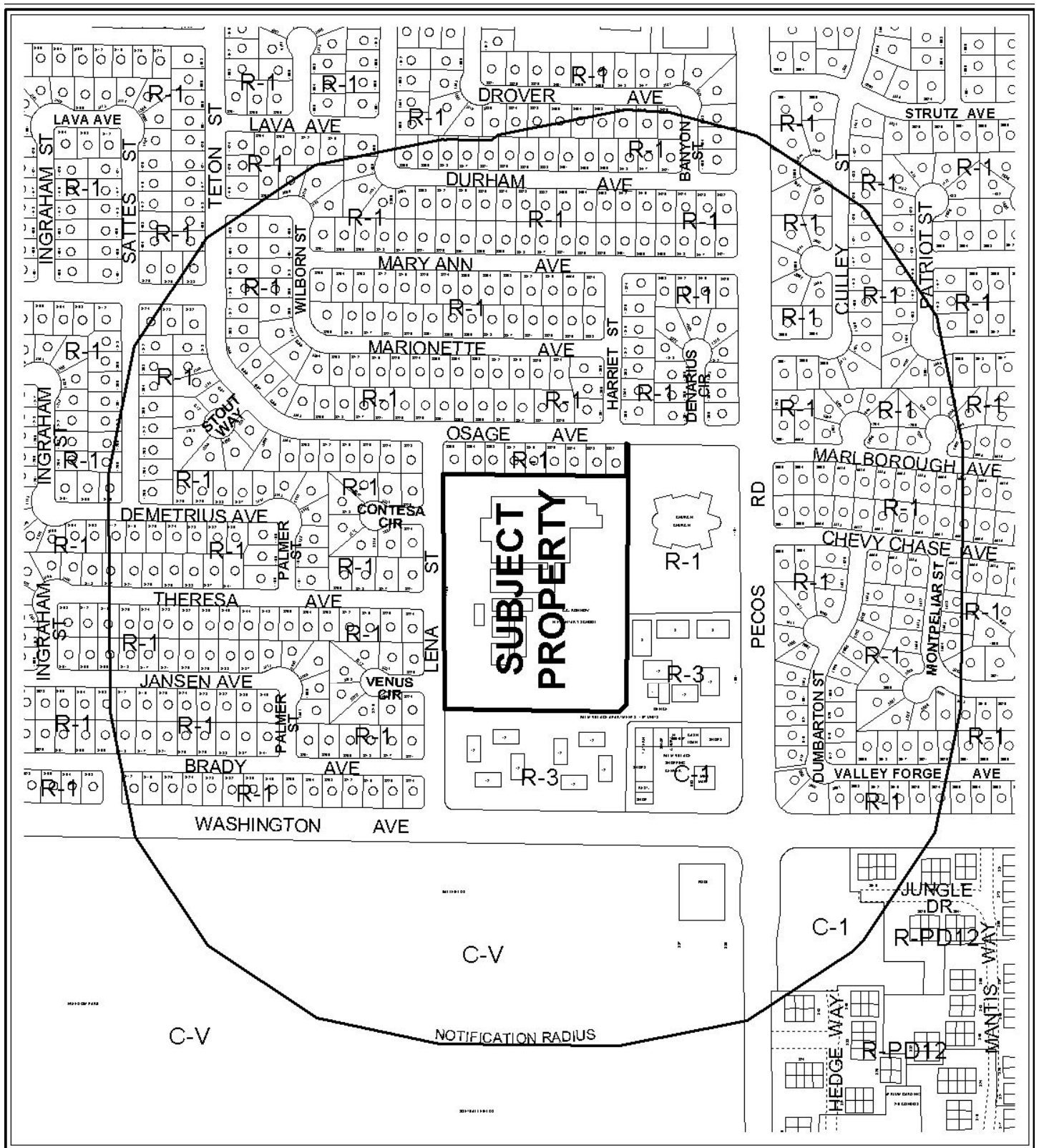
**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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





**CASE: ZON-38059**

**RADIUS: 1000 FT**

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

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







**CASE: ZON-38059**

**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-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: \_\_\_\_\_

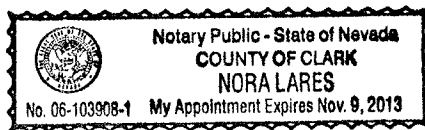
Signature of <sup>REPRESENTATIVE</sup> Property Owner: \_\_\_\_\_

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\* Andrew P. Reed

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

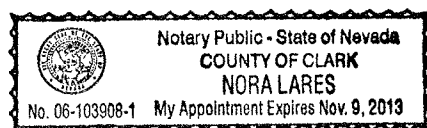
Print Name Andrew P. Reed

Subscribed and sworn before me

This 11th day of May, 2010

Nora Lares

Notary Public in and for said County and State



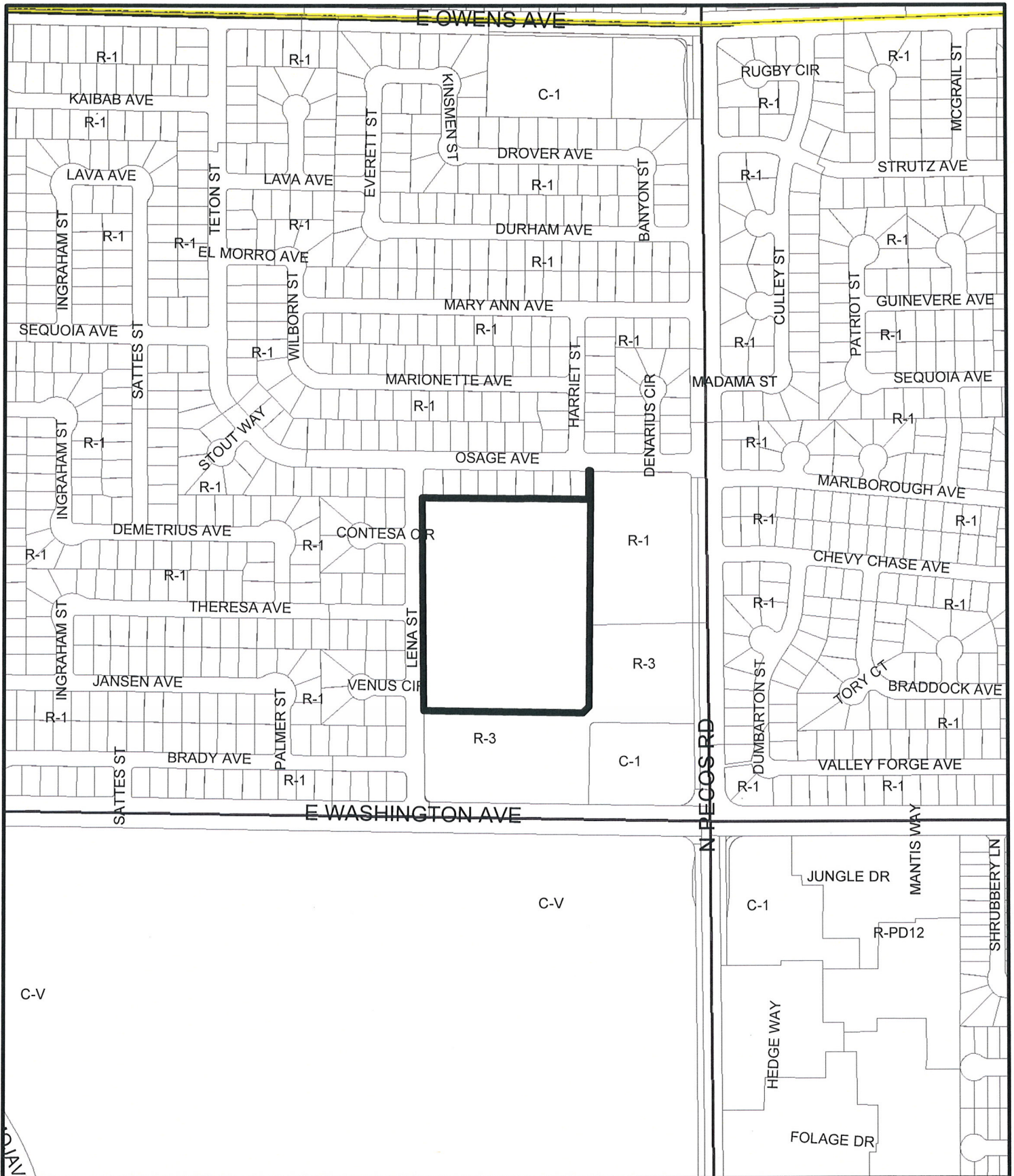
Revised 10/27/08

#### 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

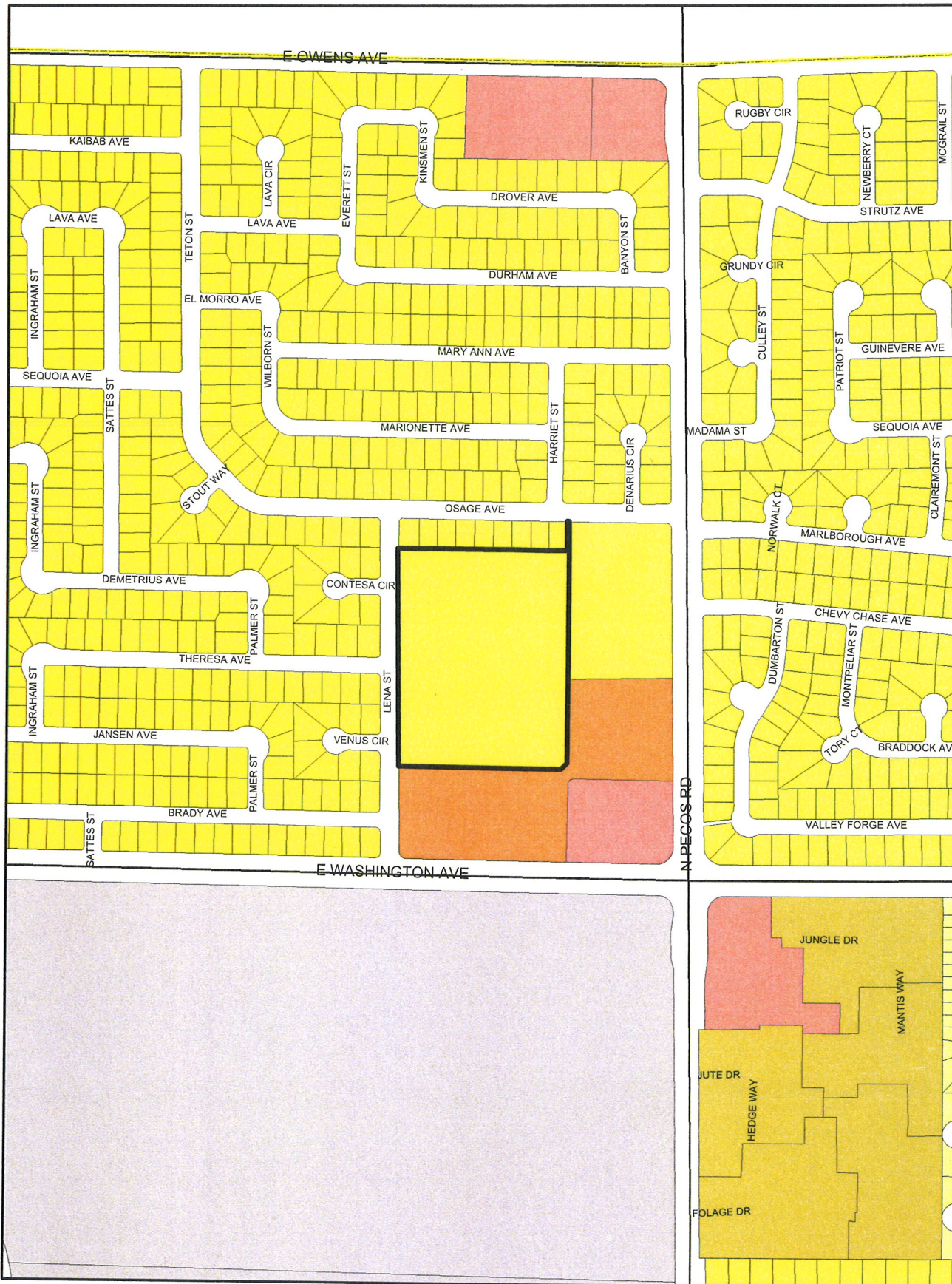
**ZON-38059**



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

From R-1to C-V

ZON-38059

Data Current as of: April 27, 2010



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DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

April 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> 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:**

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL - 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 ARE THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

**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

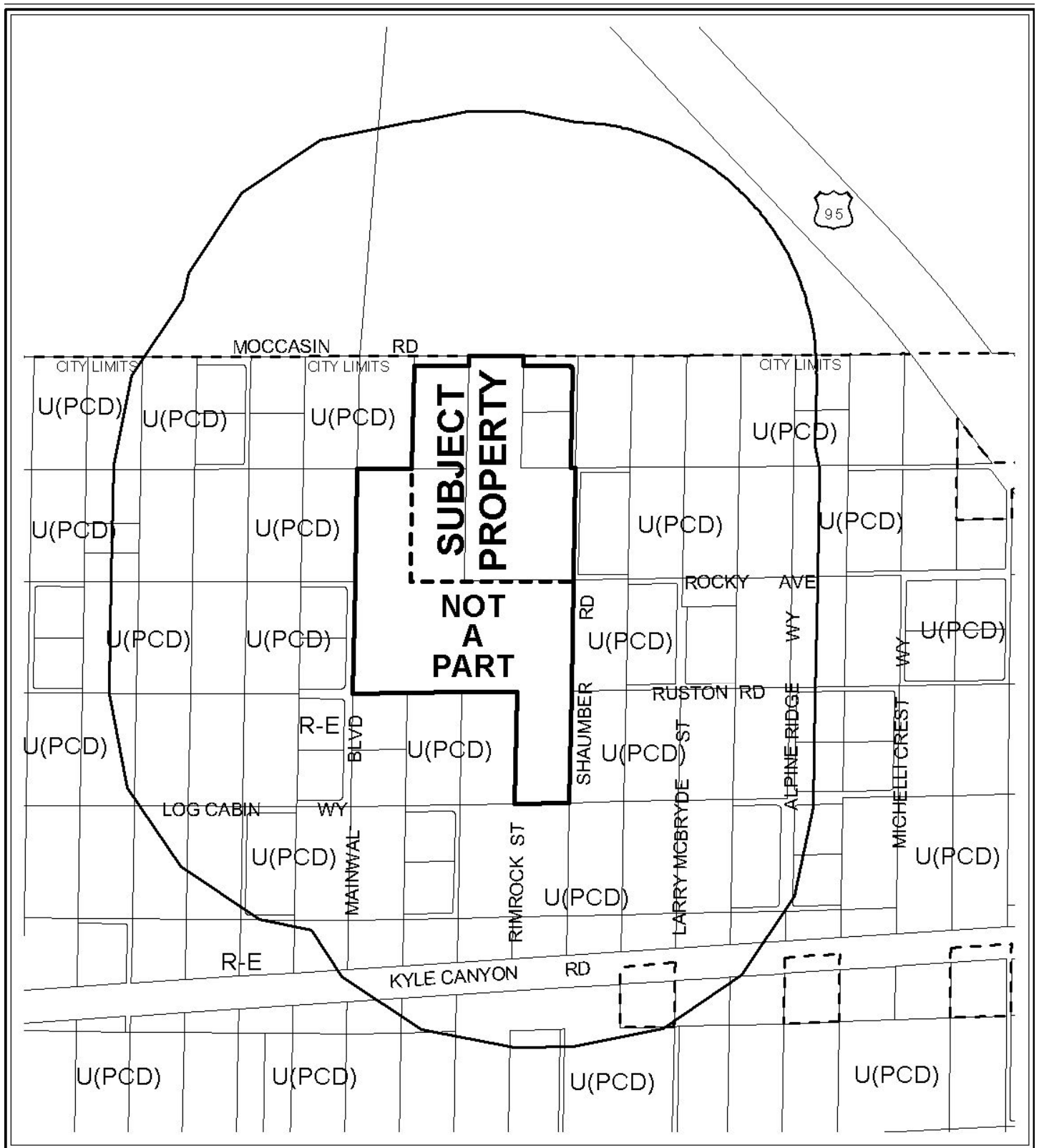
**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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





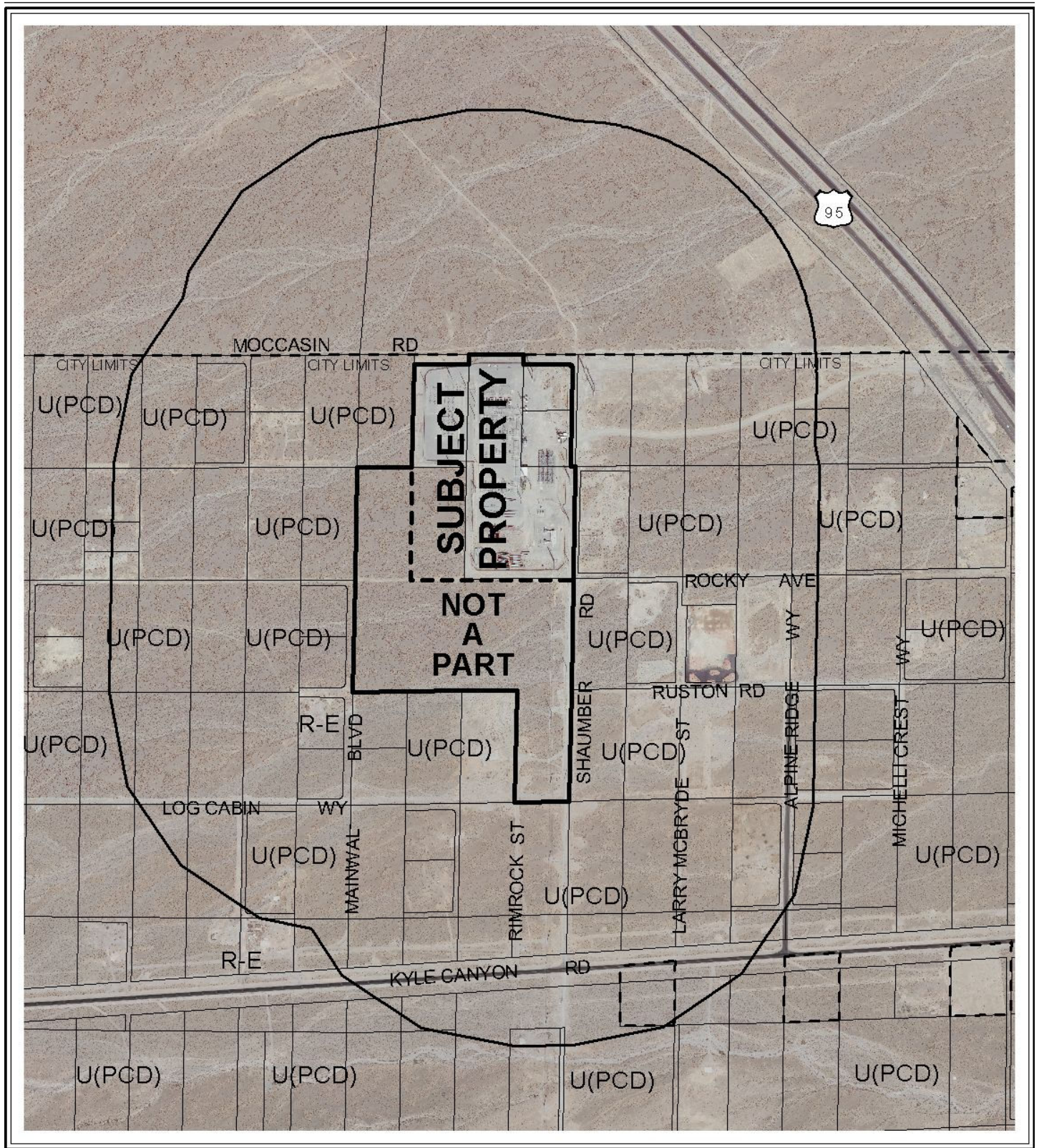
CASE: **VAR-38103**

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: \_\_\_\_\_

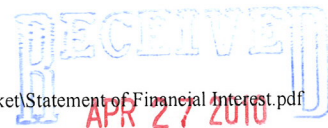
Signature of Property Owner: *James R. Saavedra*

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): \_\_\_\_\_

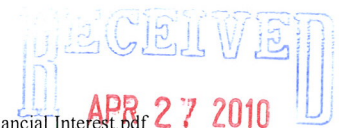
APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: James R. Saavedra

Subscribed and sworn before me

This 27<sup>th</sup> 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 27<sup>th</sup> 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 6<sup>th</sup> day of APRIL, 20 10

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

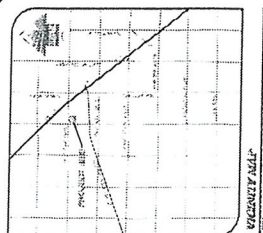
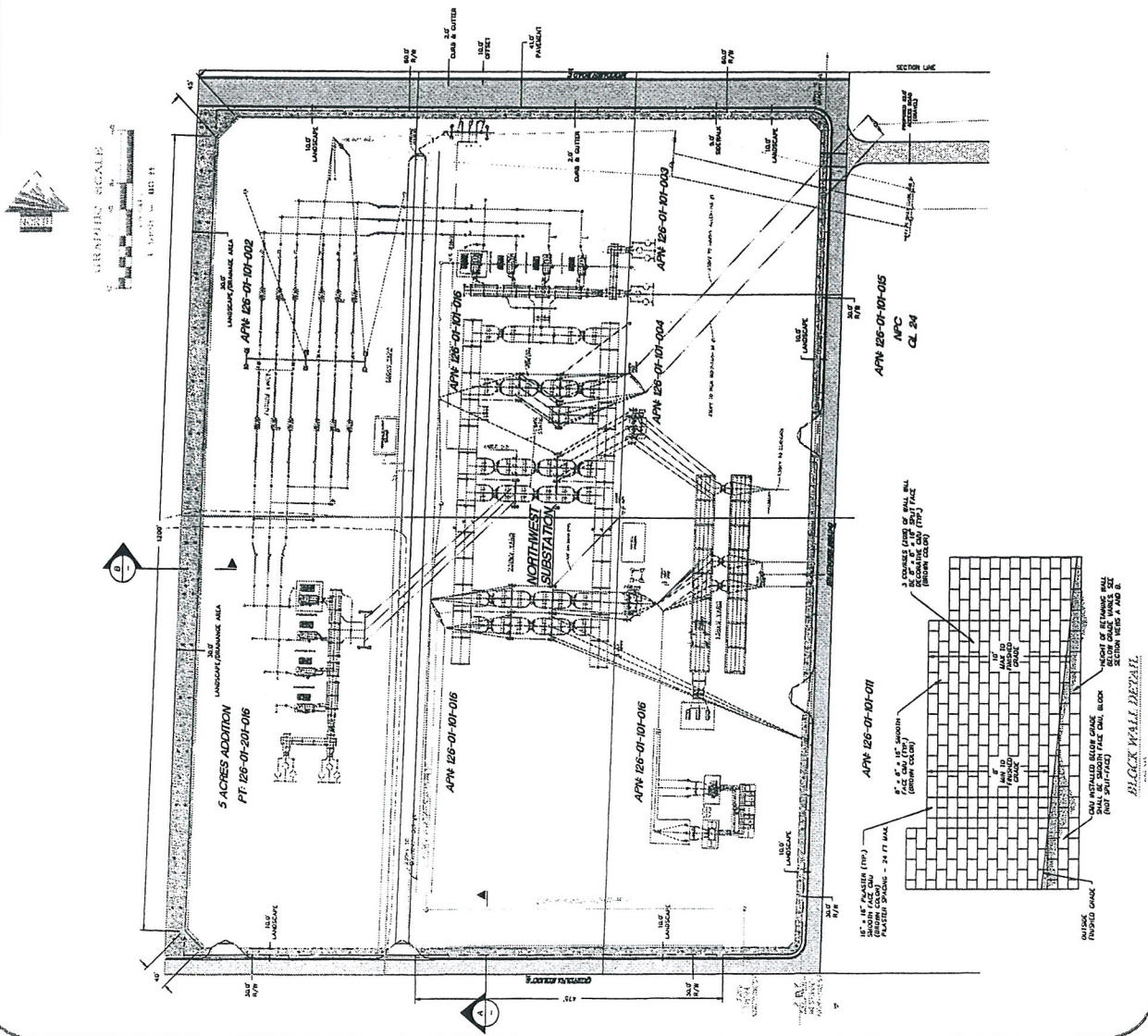
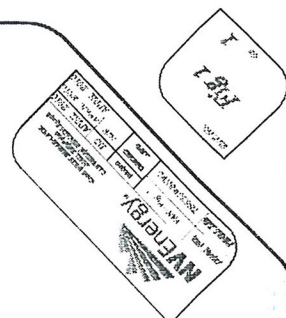
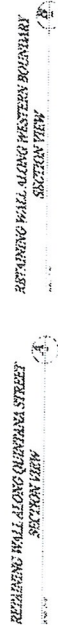
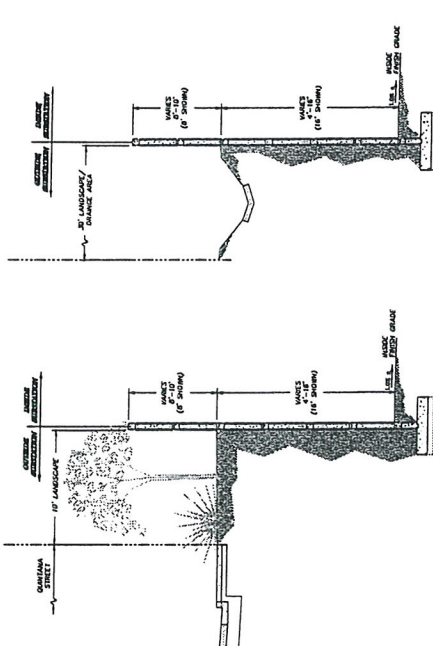
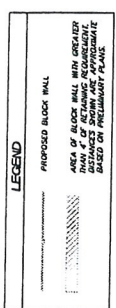
#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| 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 4<sup>th</sup> 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<br>Service Delivery and Operations                  | Jeffrey L. Ceccarelli |
| Corporate Senior Vice President<br>Energy Supply                                    | Roberto R. Denis      |
| Vice President Renewable Energy                                                     | Thomas R. Fair        |
| Vice President Generation                                                           | Kevin C. Geraghty     |
| Corporate Senior Vice President<br>General Counsel & Secretary                      | Paul J. Kaleta        |
| Vice President Internal Audit                                                       | Gary L. Lavey         |
| Corporate Senior Vice President, Chief<br>Financial Officer and Corporate Treasurer | William D. Rogers     |
| Vice President, External Affairs                                                    | Mary O. Simmons       |
| Corporate Senior Vice President<br>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:**

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). Staff recommends APPROVAL.

**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

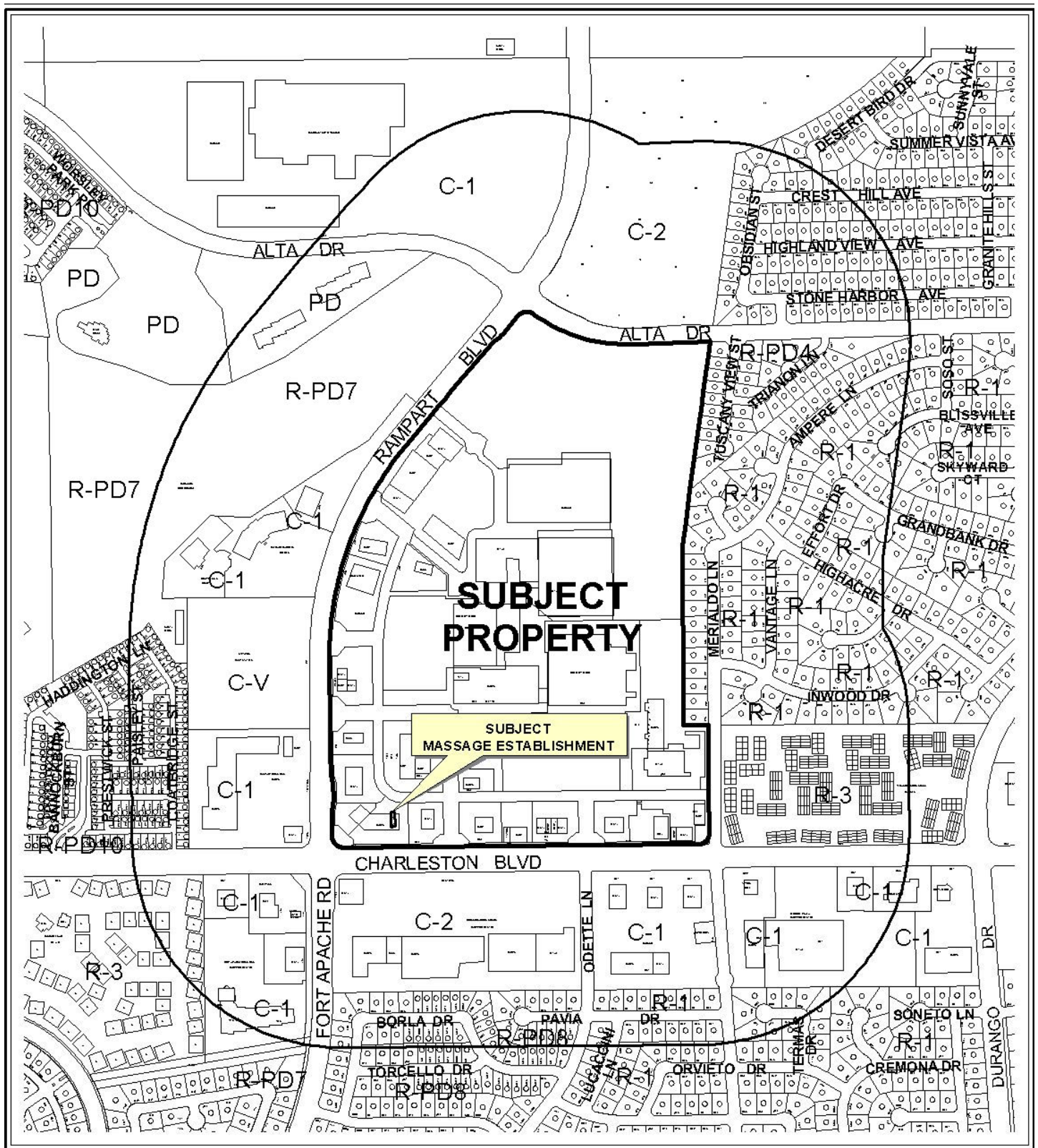
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**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**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

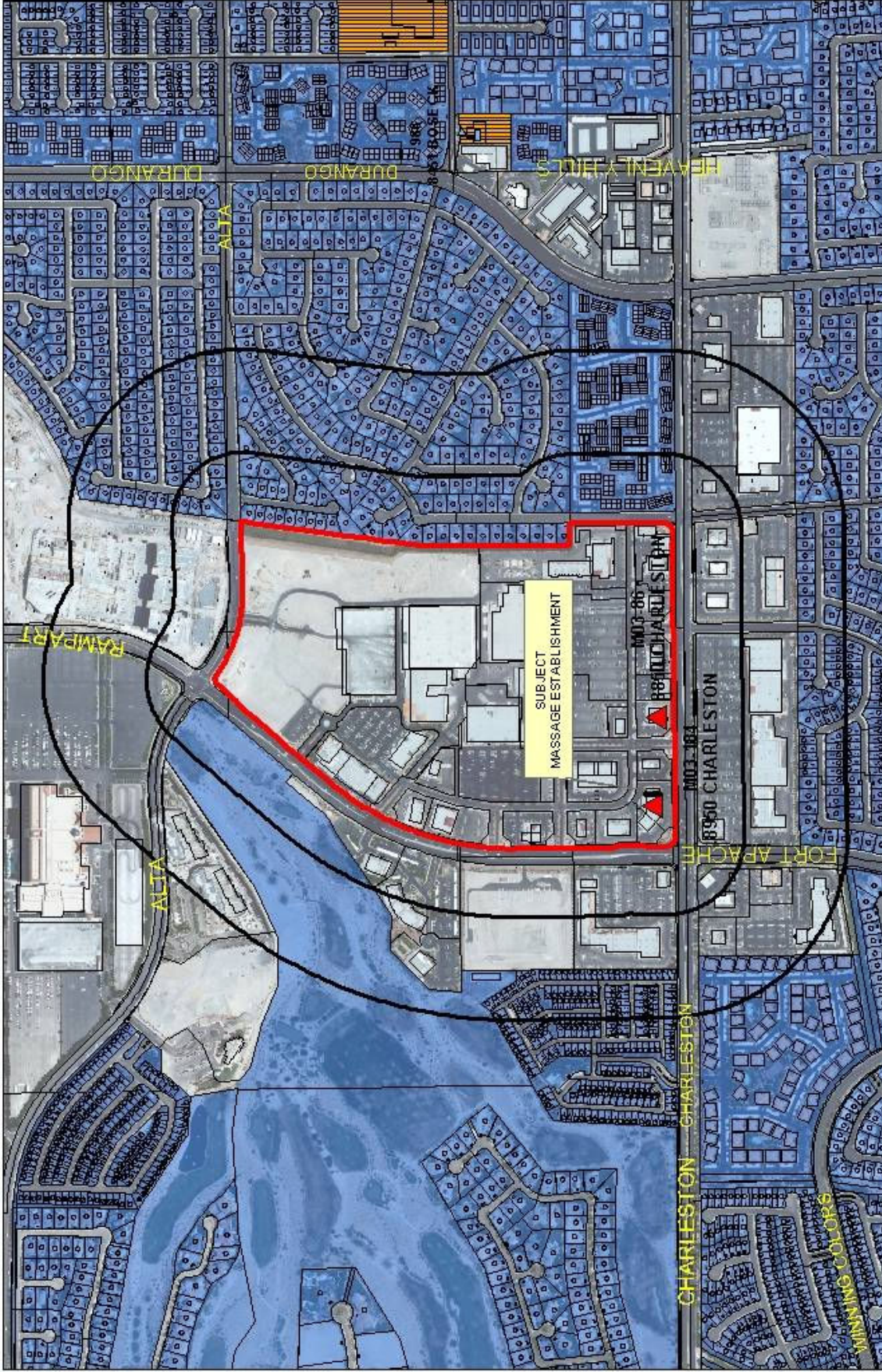
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)











**RQR-38143**

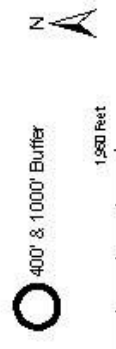
**Business Licenses**

-  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

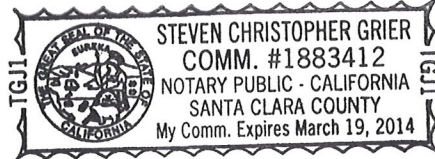
APR 29 2010



State of California  
County of Santa Clara

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

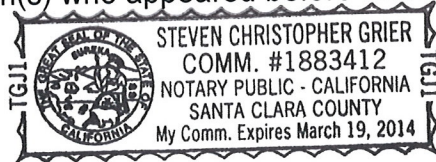
[Signature]

\*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



RECEIVED  
APR 29 2010

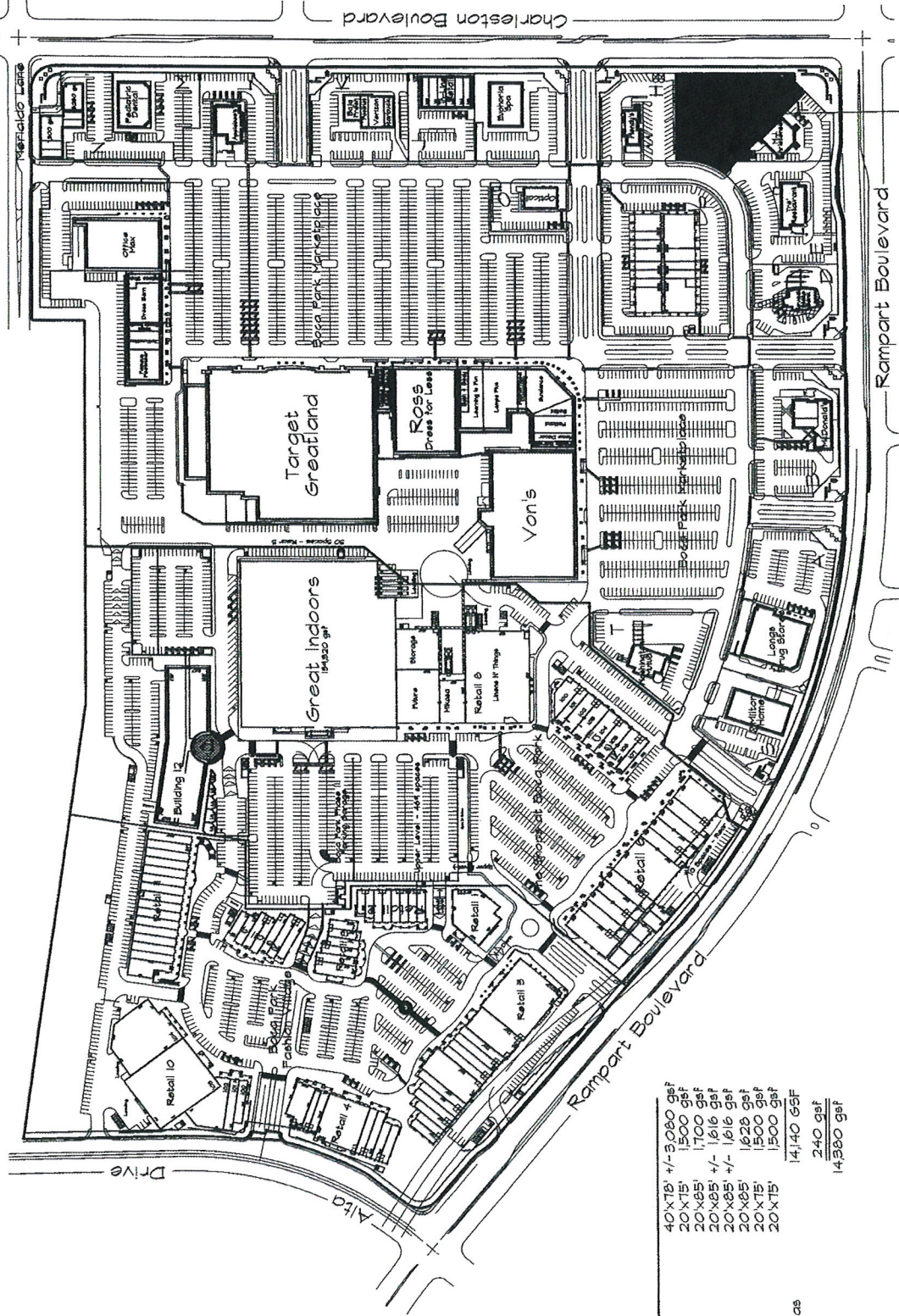
101144  
BOCA PARK - PAD G  
Perham  
PERHAM ASSOCIATES, INC.  
2200 CORPORATE CIRCLE  
SUITE 200  
HENDERSON, NEVADA 89014  
702.940.8400 702.940.2222 FAX

| Rev | Date     | By | Description       |
|-----|----------|----|-------------------|
| 1   | 05-07-01 | 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**



OVERALL SITE PLAN

SCALE: NTS



**RQR-38143**

|                   |                       |
|-------------------|-----------------------|
| Building - G      |                       |
| Suite - 100       | 40'x75' +/- 3,080 gsf |
| Suite - 102       | 20'x75' 1,500 gsf     |
| Suite - 103       | 20'x85' 1,700 gsf     |
| Suite - 104       | 20'x85' +/- 1,616 gsf |
| Suite - 105       | 20'x85' +/- 1,616 gsf |
| Suite - 106       | 20'x85' 1,628 gsf     |
| Suite - 107       | 20'x75' 1,500 gsf     |
| Suite - 108       | 20'x75' 1,500 gsf     |
| Total Suite Areas | 14,140 gsf            |
| Common            | 240 gsf               |
| Total Area        | 14,380 gsf            |



## BOCA PARK - PAD G

# 101

A-1.1

[illegible]

**RQR-38143**





APR 29 2010

[illegible]

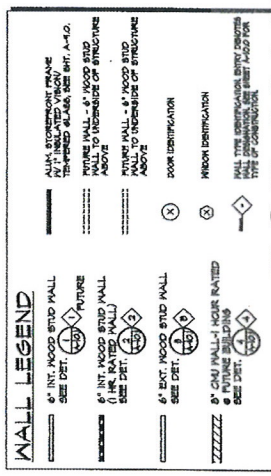
Drawn/Checked By  
C.N. / J.R.

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 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.

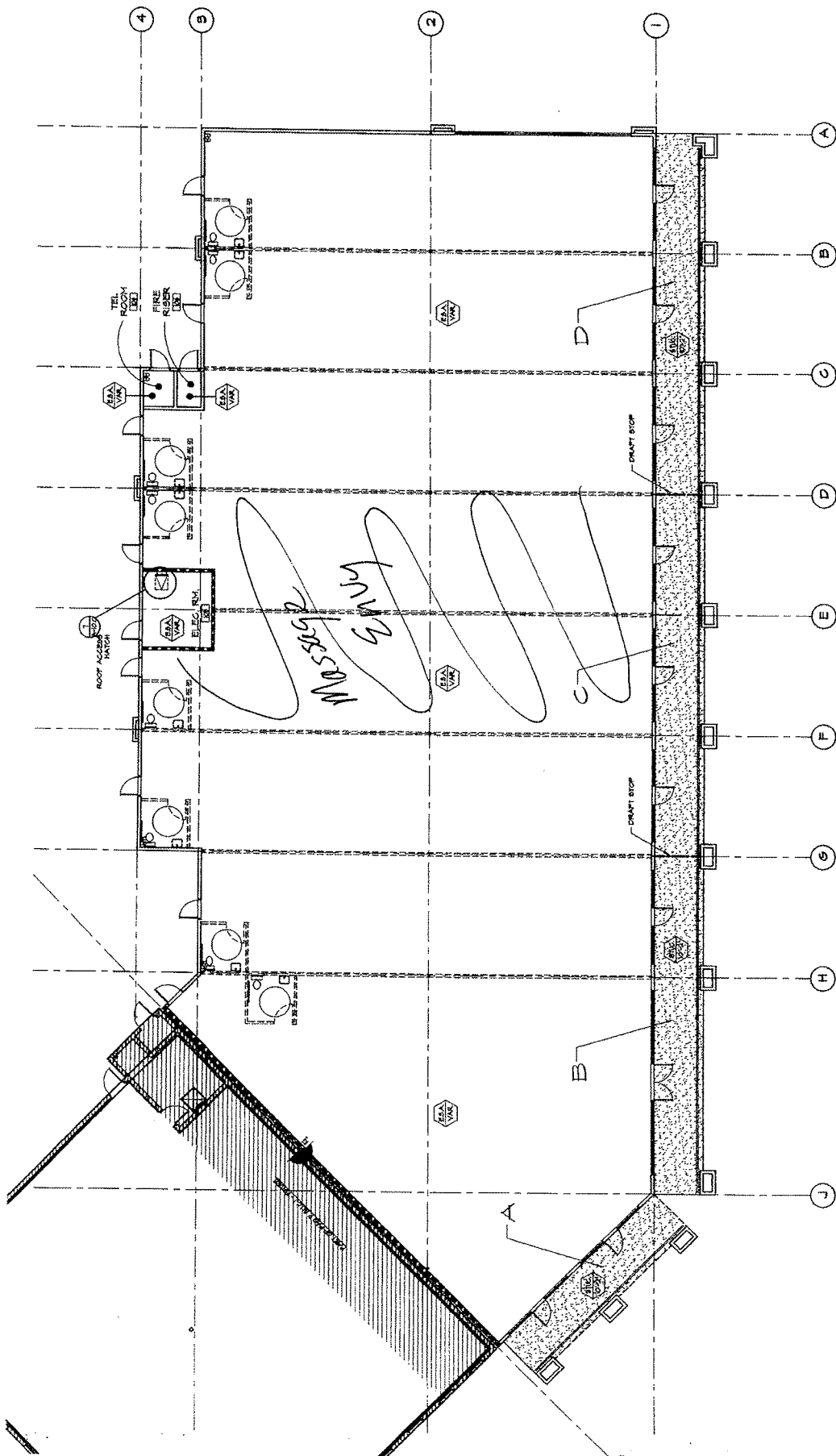
### GENERAL NOTES:

- 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 CODES AND ORDINANCES.
- FOR DOOR AND WINDOW TYPES, SEE SCHEDULE 1 DETAILS.
- SEE SHEET A-1.0.
- FOR WALL TYPES AND CONSTRUCTION DETAILS SEE SHEET A-1.0.2.
- ALL DIMENSIONS ARE TO FACE OF MOOD BOARD UNLESS NOTED OTHERWISE.
- USE 3/4" MOISTURE RESISTANT #1 PLYWOOD OR EQUIVALENT FOR INTERIOR WALL CONSTRUCTION DETAILS.
- REWORK AND DRAFTSMAN'S REVISIONS SHALL BE NOTED BY THE ARCHITECT'S REVISIONS AND NOTED OTHERWISE.
- FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE ONLY. THE FINISH FLOOR SHALL BE DETERMINED BY THE ARCHITECT'S REVISIONS FOR ALL FINISHES, FINISH SCHEDULE 1.0.
- ALL EXTERIOR WALLS TO BE 24" D.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 24" D.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALL FINISHES IN RESTROOM SHALL BE 3/8" MOISTURE RESISTANT #1 PLYWOOD OR EQUIVALENT. NO CHANGE IN MATERIALS PROVIDING 2" CHANGED TILE WALLS AT ALL INTERSECTIONS OF RESTROOM.
- ALL WALLS SHALL BE IDENTIFIED BY ALL INTERSECTIONS OF WALLS.

FLOOR PLAN

**RQR-38143**  
TYPE OF CONNECTION





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

- NOTES**
1. REFER TO ARCHITECTURAL FLOOR PLANS FOR WALL TYPES AND DOOR SCHEDULES.
  2. ALL CEILING HEIGHTS SHALL BE 10'-0" UNLESS OTHERWISE NOTED.
  3. TYPICAL CEILING OBSERVATION NOTES.
  4. CEILING CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE A WORKABLE INSTALLATION IN ORDER TO PROVIDE A WORKABLE INSTALLATION.

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

| ZONE | VENT. AREA     | ATTIC AREA                     | VENT. RATIO (1/50)                                | VENT. PROVIDED |
|------|----------------|--------------------------------|---------------------------------------------------|----------------|
| A    | 41,472 SQ. IN. | 41,472 / 150 = 276,480 SQ. IN. | 126,000 SQ. IN. / 2 FT. (44'-9") = 56,000 SQ. IN. |                |
| B    | 41,472 SQ. IN. | 41,472 / 150 = 276,480 SQ. IN. | 126,000 SQ. IN. / 2 FT. (44'-9") = 56,000 SQ. IN. |                |

**CEILING LEGEND**

| SYMBOL   | DESCRIPTION                             |
|----------|-----------------------------------------|
| (Symbol) | CEILING MATERIAL                        |
| (Symbol) | CEILING HEIGHT                          |
| (Symbol) | EXTERIOR STUCCO CEILING                 |
| (Symbol) | INTERIOR STUCCO CEILING                 |
| (Symbol) | PROPOSED CEILING HEIGHT                 |
| (Symbol) | PROPOSED ROOF STRUCTURE                 |
| (Symbol) | BOB GENERAL NOTES                       |
| (Symbol) | STUCCO ROOF - SEE PLAN FOR CEILING DET. |

**RQR-38143**

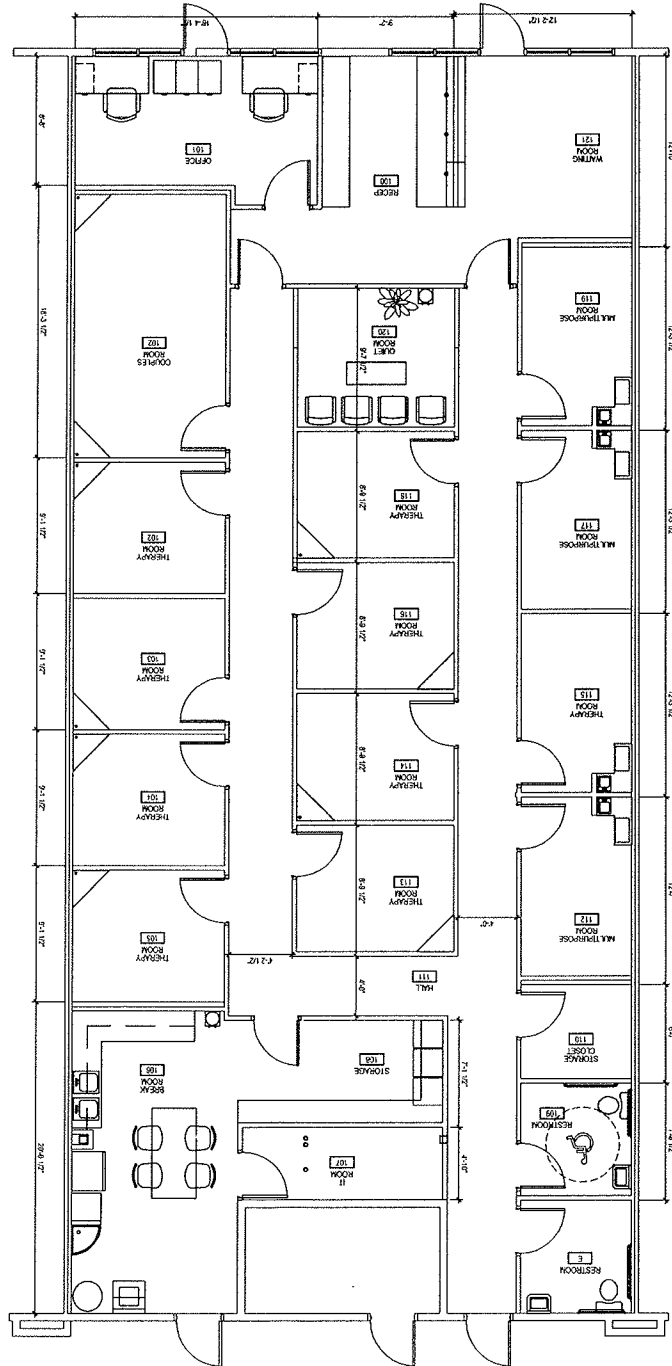
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APR 29 2010

**RQ-R-38143**

APR 29 2010

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Message Entry - Boca Park  
8950 W. Charleston



P. 702 436-1006  
F. 702 436-1050

**Dekker/Perich/Sabbatini**  
architecture • interiors • landscape • planning • engineering

MASSAGE ENVY  
 BOCA PARK  
 CHARLESTON & RAMPART  
 LAS VEGAS, NV

|             |             |       |              |
|-------------|-------------|-------|--------------|
| DRAWN BY    | NMR         | SCALE | 1/8" = 1'-0" |
| REVIEWED BY | SLS         |       |              |
| DATE ISSUED | 07/17/09    |       |              |
| PROJECT NO. | 09-0503.001 |       |              |
|             |             |       | 00 NO. 00    |

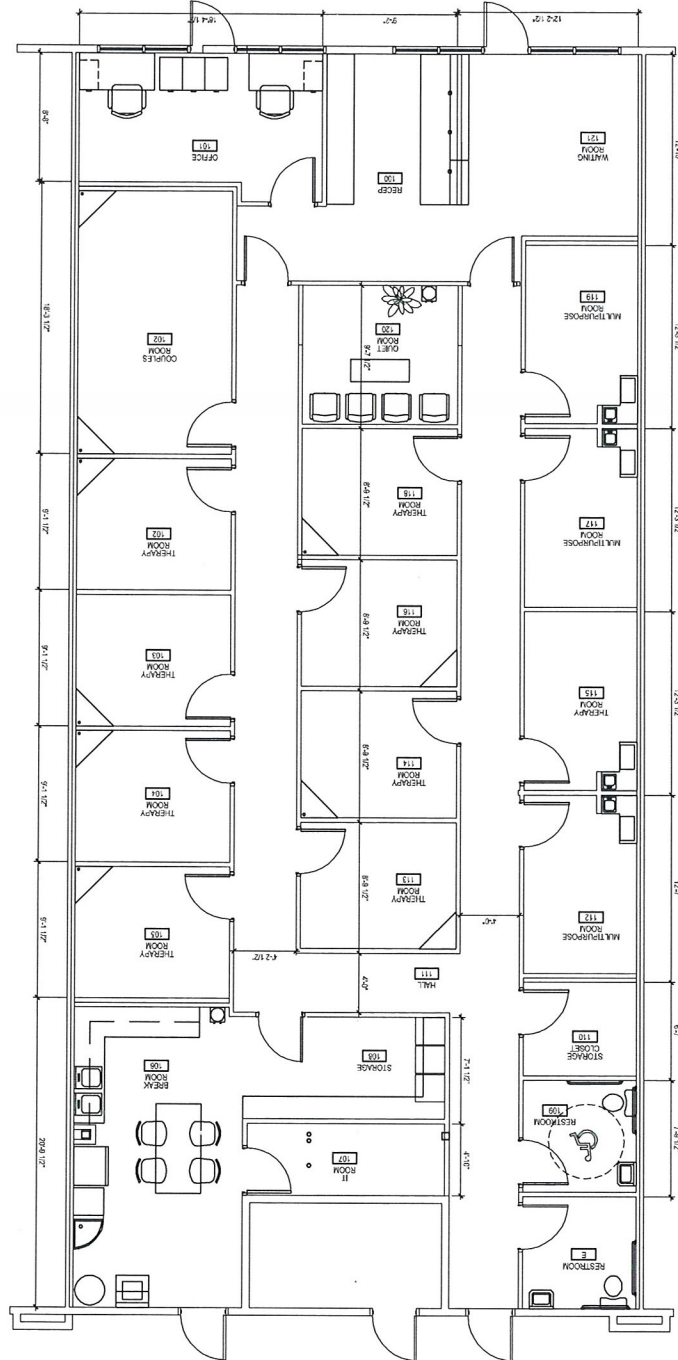
PRELIMINARY PLAN  
APPROX. 3116 SQ. FT.

**RQR-38143**

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APR 29 2010

Message Entry - Boca Park  
8930 W. Charleston





These oversight are indications of serious and as yet poorly understood problems in the current system. The current system is not designed to handle the large volume of information that is being generated, stored or applied to the facts of a crime. The current system is not designed to handle the large volume of information that is being generated, stored or applied to the facts of a crime. The current system is not designed to handle the large volume of information that is being generated, stored or applied to the facts of a crime.

|                                       |  |  |  |
|---------------------------------------|--|--|--|
| 1. Name of the person or organization |  |  |  |
| 2. Address                            |  |  |  |
| 3. City                               |  |  |  |
| 4. State                              |  |  |  |
| 5. Zip                                |  |  |  |
| 6. Phone number                       |  |  |  |
| 7. Fax number                         |  |  |  |
| 8. E-mail address                     |  |  |  |
| 9. Other contact information          |  |  |  |
| 10. Date of birth                     |  |  |  |
| 11. Date of death                     |  |  |  |
| 12. Date of marriage                  |  |  |  |
| 13. Date of divorce                   |  |  |  |
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| 100. Date of remarriage               |  |  |  |

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

Charleson and Rampart  
Las Vegas, Nevada

Checked By  
R.N. / J.R.

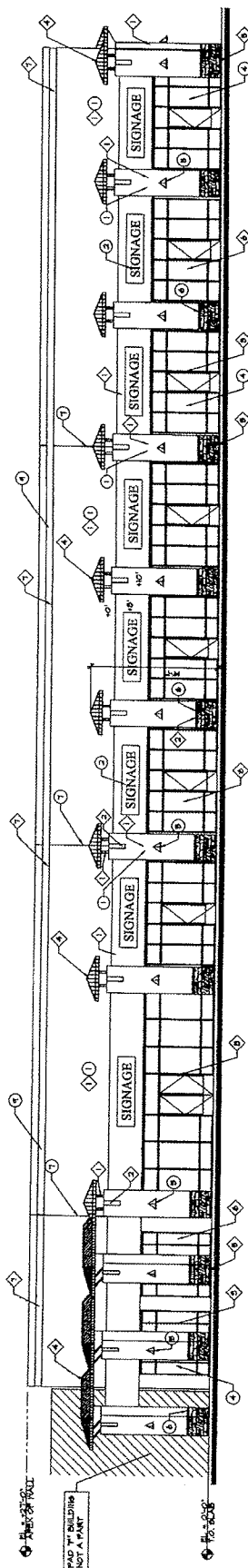
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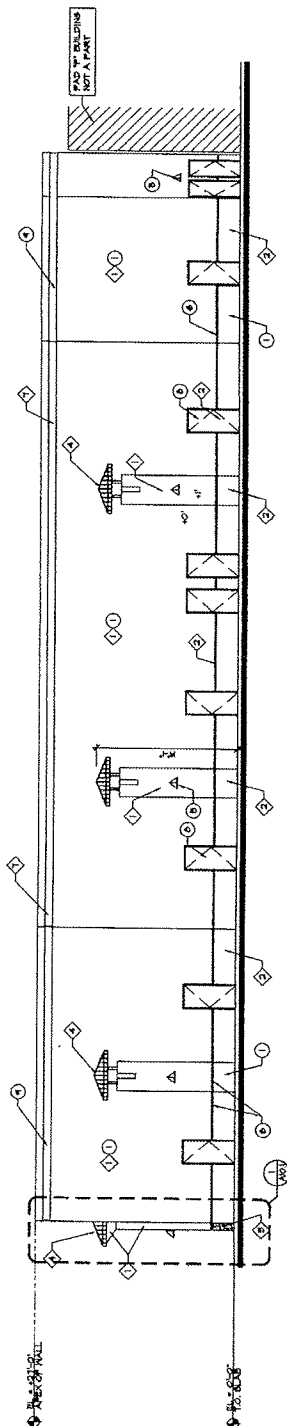
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**CONCLUSIONS**



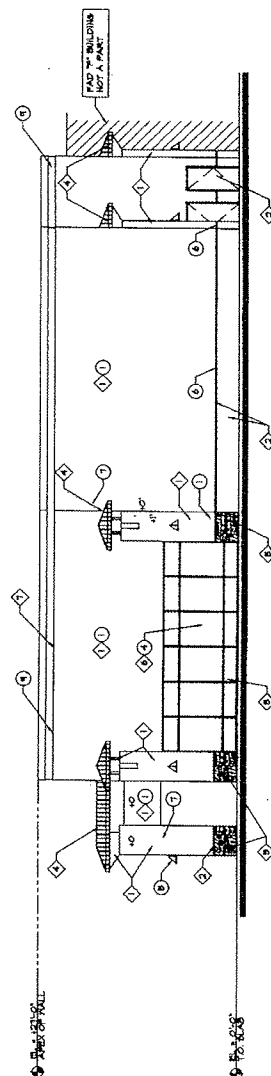
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



## EAST ELEVATION

### EXTERIOR FINISH SCHEDULE

1. EXTERIOR STUCCO FINISH OVER PLASTER SHEATHING + MOOD STOPS
2. SKIMCOAT BY OTHERS
3. ALUMINUM FRAMES - SEE COLOR PALETTE SCHEDULE
4. INSULATED GLASS
5. EXTERIOR LIGHT FIXTURES
6. SUEA - SUEA - BLACK
7. 2" PLASTER REVEAL - DET
8. PLASTER CONTROL JOINT
9. HOLLOW METAL DOOR PAINT
10. MATCH ADJACENT SURFACE
11. 1/2" PLASTER REVEAL

**COLOR PALETTE SCHEDULE**

- [illegible]

REFLECTED

100% COTTON

WASH DC AFFIDAVIT

.....

2092

**RQR-38143**



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

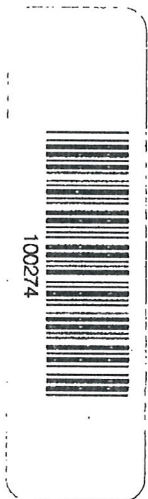
LOIS TARKANIAN

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

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APR 29 2010

**RQR-38143**



**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). Staff recommends APPROVAL.

**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

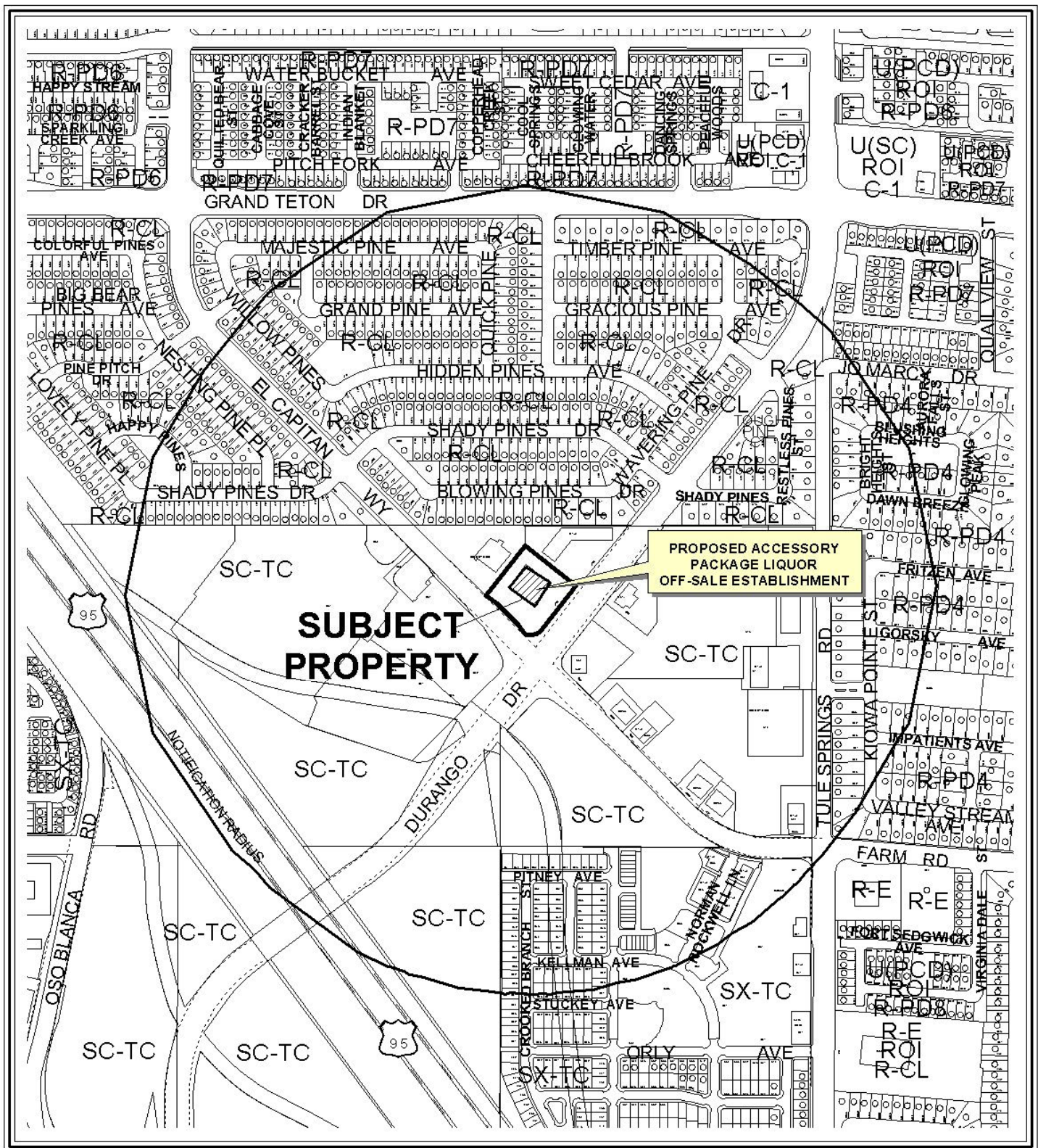
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**RECOMMENDATION:**

Staff recommends 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-38211**

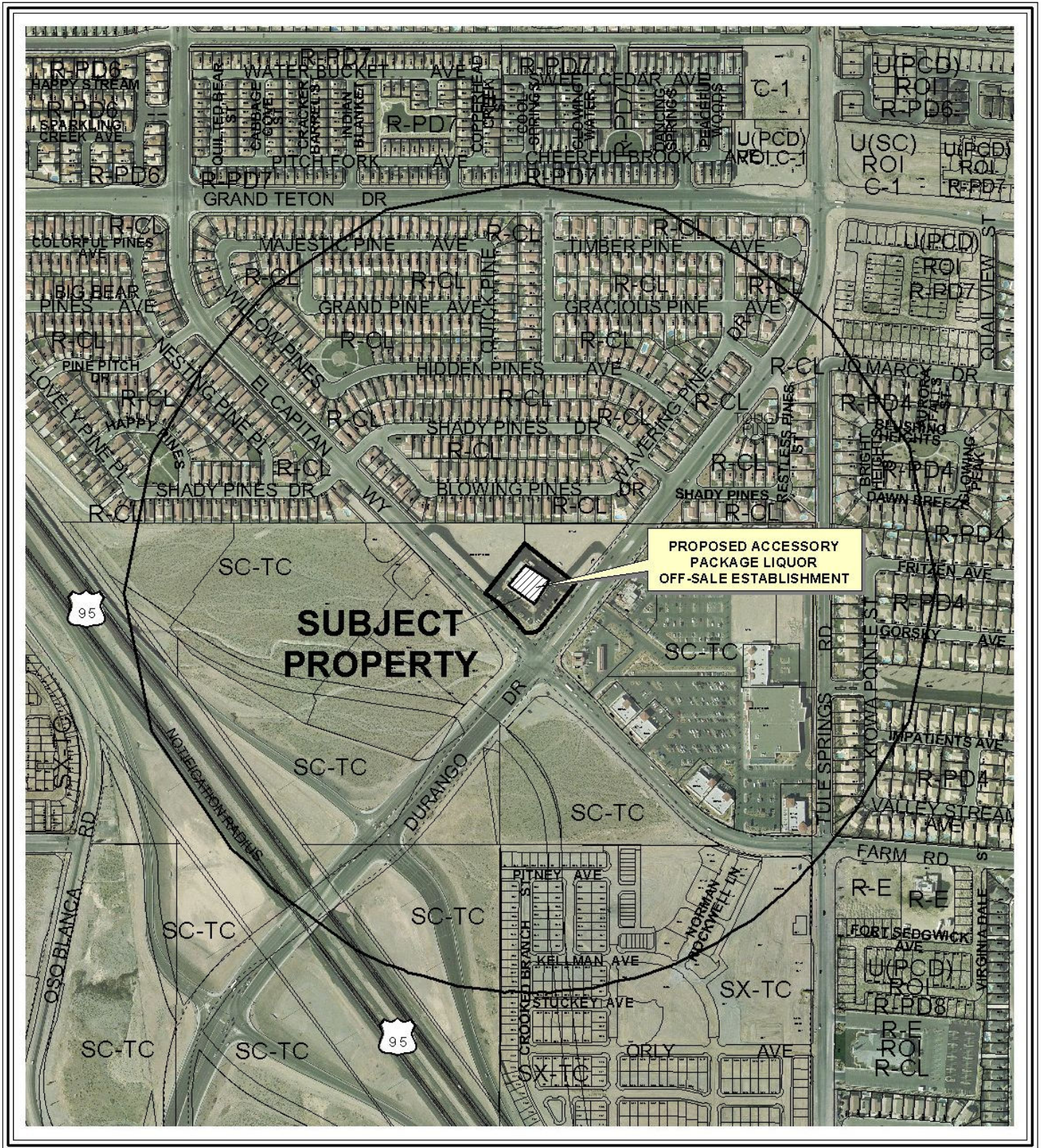
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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







**CASE: SUP-38211**

**RADIUS: 1500 FT**

**ZONING OF SUBJECT PROPERTY:**

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

0 400 800 Feet







## 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: \_\_\_\_\_

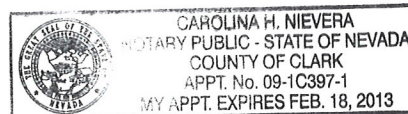
Signature of Property Owner: \_\_\_\_\_

Print Name: PPLAND LP PICHAT POJANASOMBOON GP.

Subscribed and sworn before me

This 14<sup>th</sup> day of DECEMBER, 20 09

Califtheria  
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

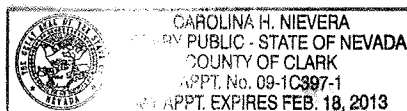
Subscribed and sworn before me

This 14<sup>th</sup> 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**











## 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](mailto:lsc@lionsawyer.com)

[www.lionsawyer.com](http://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](mailto: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

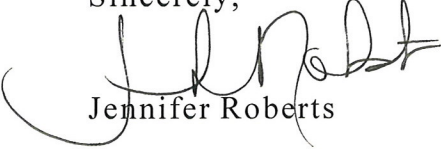
businesses by allowing Walgreens to sell alcohol for the convenience of its customers at this location.

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**

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**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). Staff recommends APPROVAL.

**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

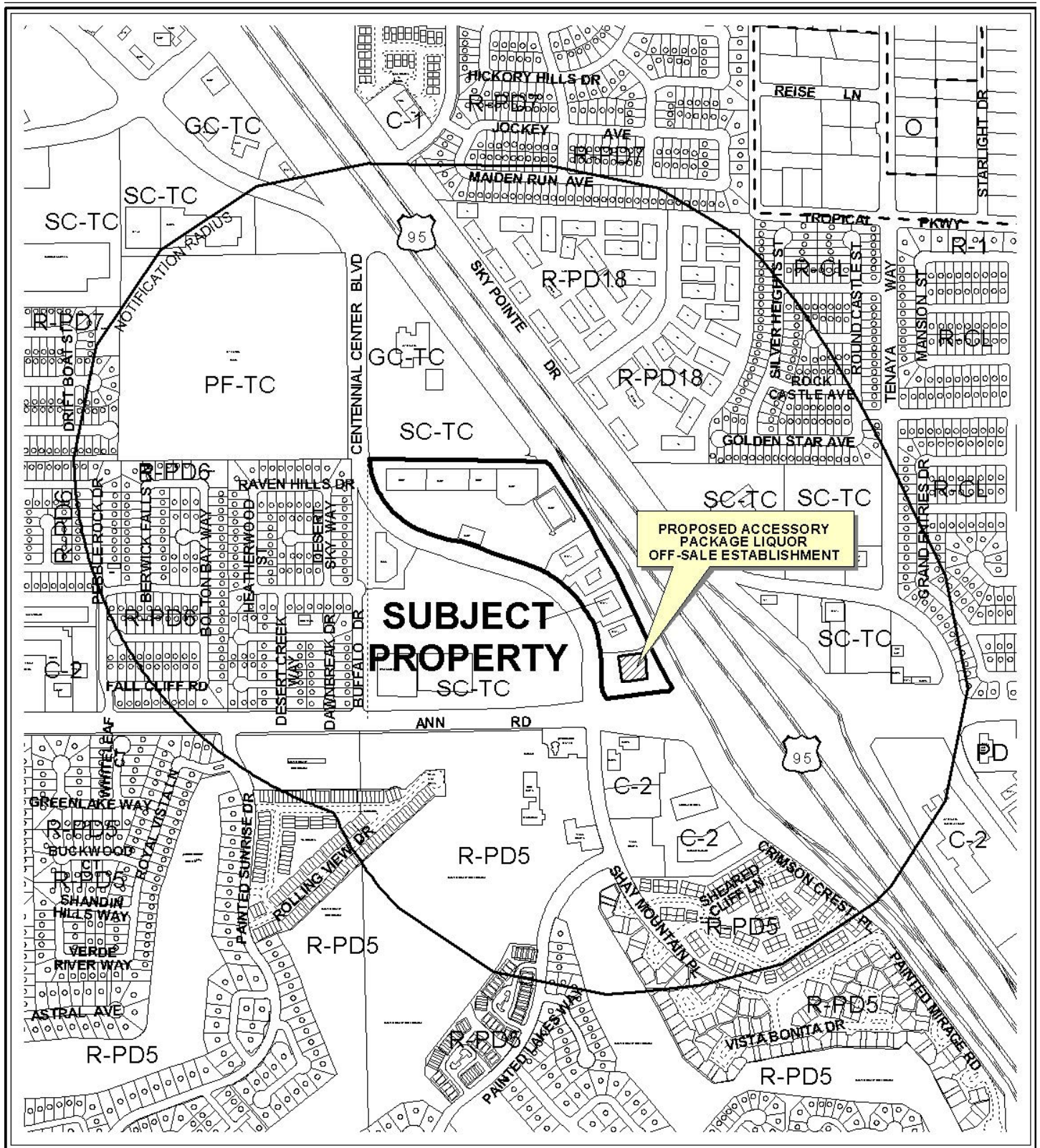
**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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





**CASE: SUP-38213**

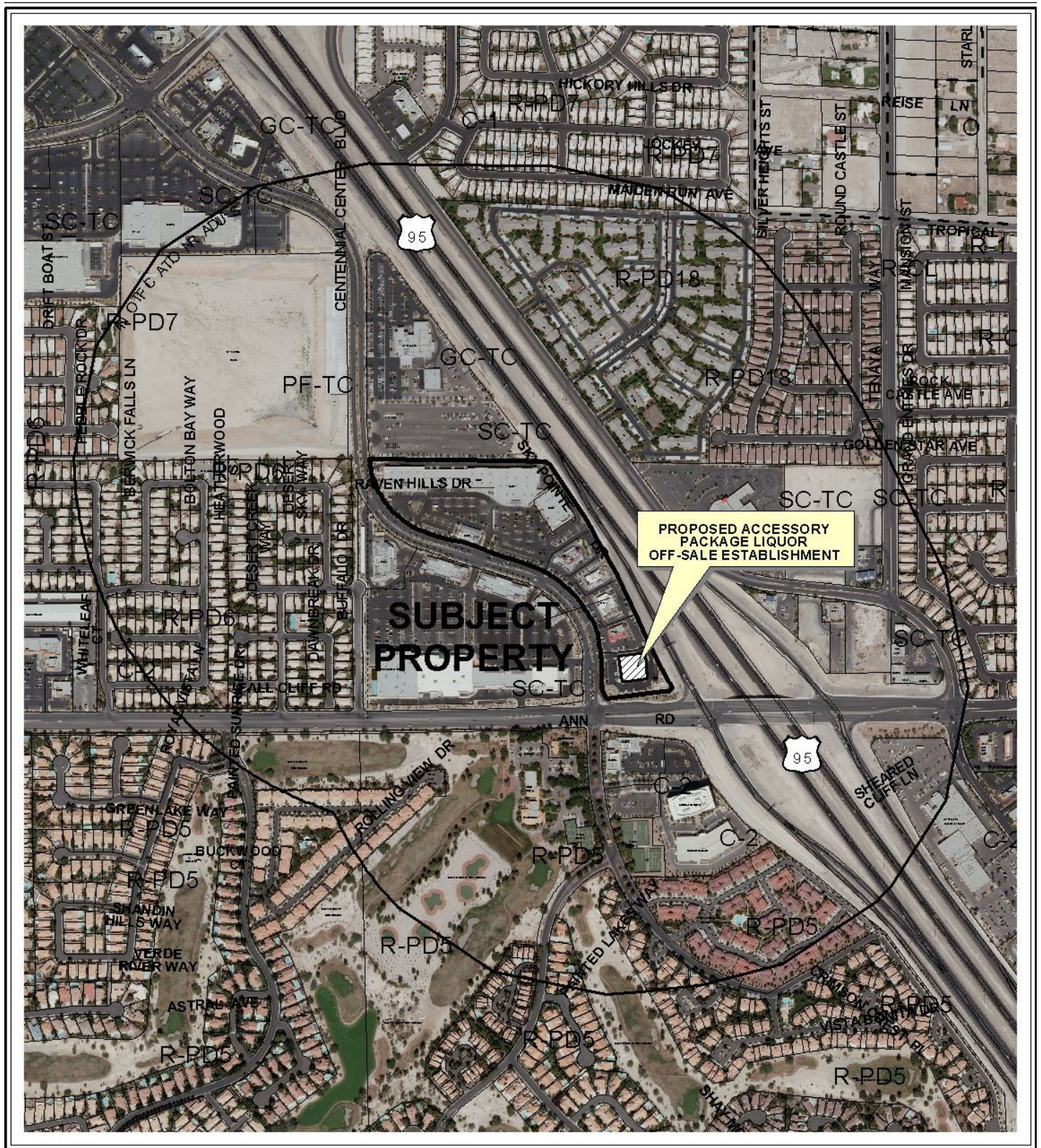
**RADIUS: 1500 FT**

**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-Off Sale



Package Liquor  
Sales



Supper Club/  
Restaurant Service Bar



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: \_\_\_\_\_

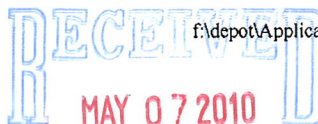
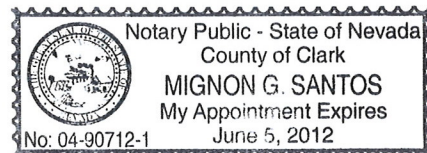
Print Name: \_\_\_\_\_

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 10<sup>th</sup> day of NOVEMBER, 20 09.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

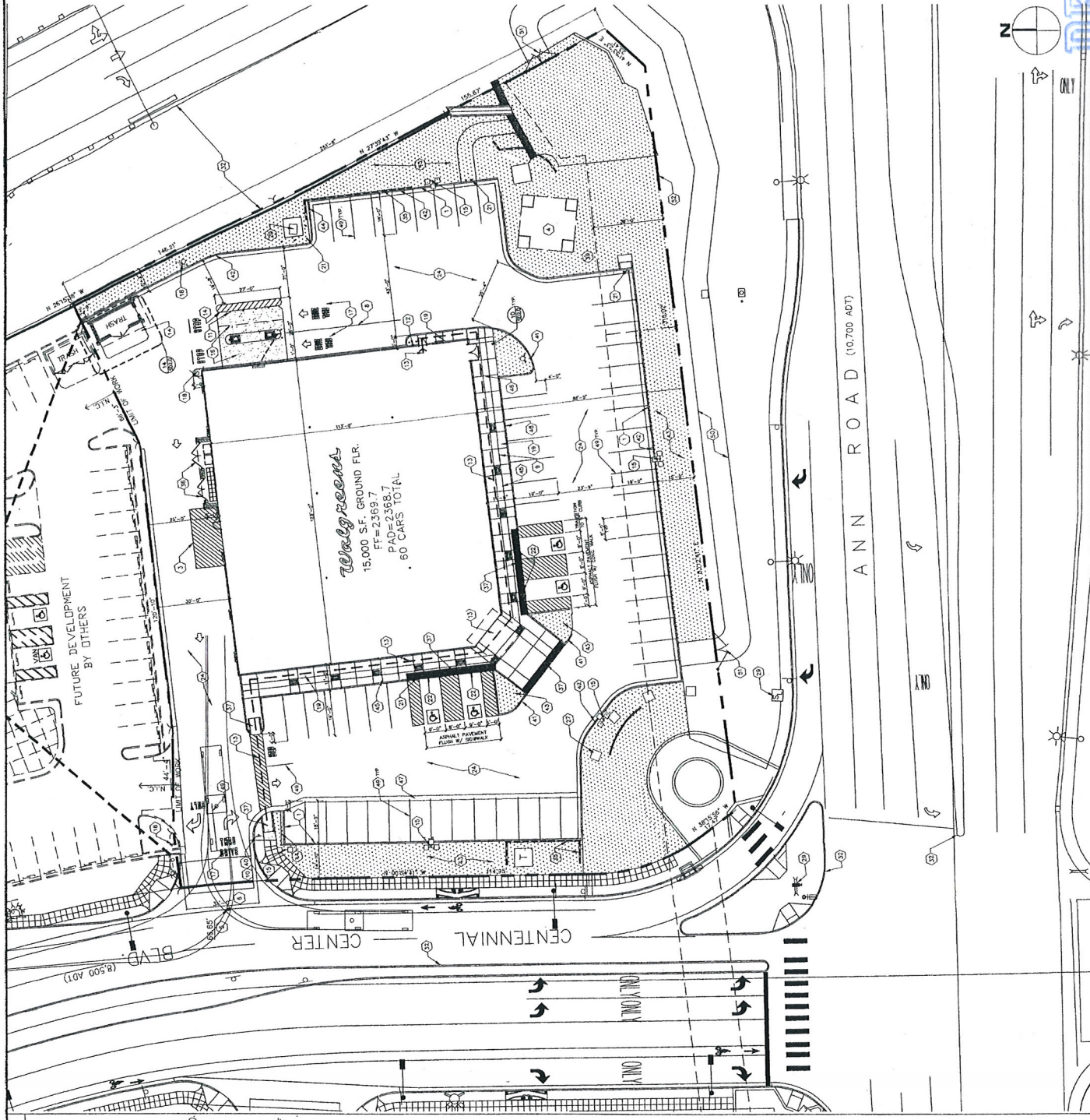
|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-38213</u>   |
| Meeting Date:   | <u>06/24/10</u>    |
| Total Fee:      | <u>\$1280.00</u>   |
| Date Received:* | <u>05/07/10</u>    |
| Received By:    | <u>Jonathan B.</u> |

\*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





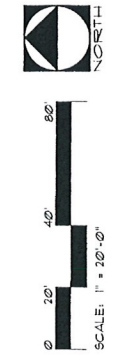
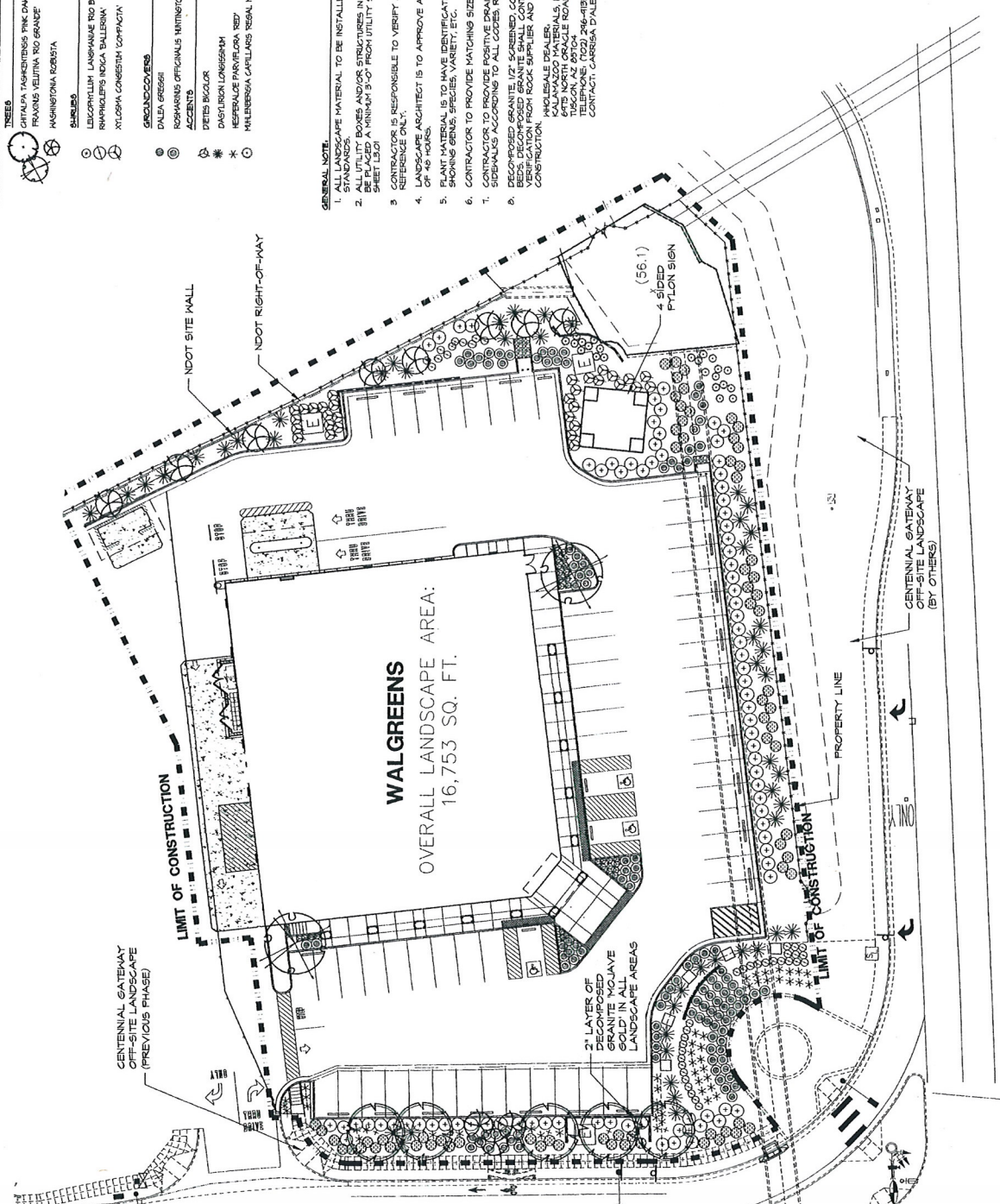
## SITE PLAN KEYED NOTES

7. CURBS OF ALL ASPHALT TO RECEIVE CONCRETE.
8. SMALL TRUCK AFTER HOURS DELIVERY "LOADING IN"
9. 15% DITCH VAS DRIVEWAY TRANSFERRED LOADING ZONE
10. EXISTING 48" TALL DOMED PUMP SIGN
11. VEHICULAR ENTRANCE AND SPOT ELEVATION.
12. CONCRETE ANCHOR TO CLV SPECIFICATIONS-SEE CIV DWGS.
13. JUMPT OF HEAVY UTILITY ASPHALT PAVING-SEE CIV DWGS.
14. SOI. X=4" W/ YELLOW PAINT STRIPS (TYPICAL) LANE DIVIDER.
15. LINE OF CANOPY ABOVE.
16. "DUTY" 18" DO NOT BLOCK ENTRANCE SIGN".
17. 35"x18" FLEXIBLE DULMINATOR POST; FASTEN TO CONCRETE W/ BOLTS.
18. (NO ADJACENT FOUNDATIONS)
19. GAS METER WITH FOUNDINGS (SOUTHWEST GAS; SEE PLUMBING DWGS.)
20. ASIDE PATH-UP DRIVE.
21. JUNE OF CONCRETE PAD.
22. LIGHT POLICE BASE, SEE SHEET E0.12/2033.0.
23. DULMETER DRIVE-UP LAINE AND CANOPY ABOVE.
24. FOUNDATIONS AND DIRECTIONAL ARROWS.
25. 11' LAMINAR 24" OCTAGONAL REFLECTIVE SILVER STOP SIGN. SEE DETAIL 11/5030.0.
26. 11' NO ADJACENT FOUNDATIONS
27. CONCRETE SIDEWALK. SEE SHEET A1.1 - KEYED NOTE #2.
28. 11' CONCRETE SIDEWALK. SEE SHEET A1.1 - KEYED NOTE #2.
29. IMPRO TRANSFORMER WITH BOLLARDS.
30. BOLLARDS SEE DETAIL 11/5030.0.
31. ACCESSIBLE PARKING SIGN. SEE DETAIL 11/5030.0.
32. NOT USED.
33. ASPHALT PAVING-SEE CIVIL DWGS.
34. NOT USED.
35. NOT USED.
36. FUTURE 4"x4"x15H MONUMENT SIGNS.
37. NOT USED.
38. EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
39. NOT USED.
40. OFF-SITE IMPROVEMENTS, EXISTING OR PROPOSED (N.I.C.).
41. NOT USED.
42. NOT USED.
43. NET RETAINING WALL AND GUARDRAIL-SEE CIVIL DWGS.
44. TOTAL ENCLOSURE.
45. DETECTABLE WARNING SURFACE. SEE DETAIL 11/5030.0.
46. NOT USED.
47. NOT USED.
48. TRAFFIC AND HANDICAP ENTRANCE SIGN.
49. 6" HIGH CONCRETE PLANTER CURB-SEE CIVIL DWGS.
50. 6" HIGH CONCRETE PLANTER CURB AND OUTER-SEE CIVIL DWGS.
51. LANDSCAPE AREA, PLANTER TO LANDSCAPE DRAWINGS.
52. 6" HIGH CONC. PLANTER CUBB AND STIRRING PAD-SPT CIVIL DWGS.
53. EXPANSION JOINT.
54. FENCED PERIMETER.
55. CONCRETE CURB AT SPECIALTY-SEE CIVIL DWGS.
56. COGNITIVE CURB AT SPECIALTY-SEE CIVIL DWGS.
57. PAINT 4" WIDE SOLID TRAFFIC STRIPING WITH TWO (2) 10X5010.
58. COGNITIVE WHITE PAINT.
59. MAINTENANCE ACCESS PATH (E) N.I.C).
60. EXISTING GATE (N.I.C.).
61. EXISTING FENCE (N.I.C.).



| SYMBOL               | BOTANICAL NAME                           | COMMON NAME           | SIZE       |
|----------------------|------------------------------------------|-----------------------|------------|
| <b>TREES</b>         |                                          |                       |            |
| ○                    | CHITALPA TASKENTIBUS PINK DAWG           | CHITALPA              | 5 80' BOX  |
| ○                    | FRAXINUS VELUTINA RIO GRANDE             | RED GRANITE ASH       | 2 24' BOX  |
| ○                    | WAGINGTONIA ROBERTA                      | WAGINGTONIA PINK PALM | 11 12' 8TH |
| <b>SHRUBS</b>        |                                          |                       |            |
| ○                    | LEUCORHILIS LANSCHAMAE RIO GRANDE        | RED BRADY SAGE        | 80 5 GAL   |
| ○                    | RAVENSOLIA INDOCA BALLENA                | DAIRY INDIAN HANDBORN | 40 5 GAL   |
| ○                    | XYLOPIA CONGESTA COMPACTA                | COMPACT XYLOPIA       | 31 5 GAL   |
| <b>GROUND COVERS</b> |                                          |                       |            |
| ○                    | DALEA GRESSER                            | TRAILING INDOCA BUSH  | 11 5 GAL   |
| ○                    | ROSMARINUS OFFICINALIS MINTINGTON CARPET | SPREADING ROSEMARY    | 15 5 GAL   |
| <b>ACCENTS</b>       |                                          |                       |            |
| ○                    | DIPTERIS BICOLOR                         | EMERALD IRIS          | 25 5 GAL   |
| ○                    | DIPTERIS BICOLOR                         | EMERALD IRIS          | 41 5 GAL   |
| ○                    | DIPTERIS BICOLOR                         | EMERALD IRIS          | 53 5 GAL   |
| ○                    | DIPTERIS BICOLOR                         | EMERALD IRIS          | 25 5 GAL   |

- 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 SPECIES, VARIETY, IFC, AND DATE.
  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 AVENUE, SUITE 100  
TULSA, OK 74104  
TELEPHONE: (918) 246-4100  
CONTACT: GARRISON D'ALESSIO



STORE NUMBER 10782  
PROJECT NAME  
**WALGREENS STORE**  
5610 CENTENNIAL CENTER BLVD  
LAS VEGAS, NV

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 DATED:

REVIEWED BY:  
OF

LA0.1

NO. DATE BY DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

MAY 07 2010



BIN 300 SMELTING CASE BONE  
 BIN 301 DOWNYARD CROCK JALC  
 BIN 302 CALIFORNIA ACCESSORY BOX (8-7)  
 BIN 303 BOTTLE OF BONE  
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GENERAL NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER AND THE STATE ENGINEER BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FOR THE FINAL AS-BUILT DRAWINGS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FOR THE FINAL AS-BUILT DRAWINGS.

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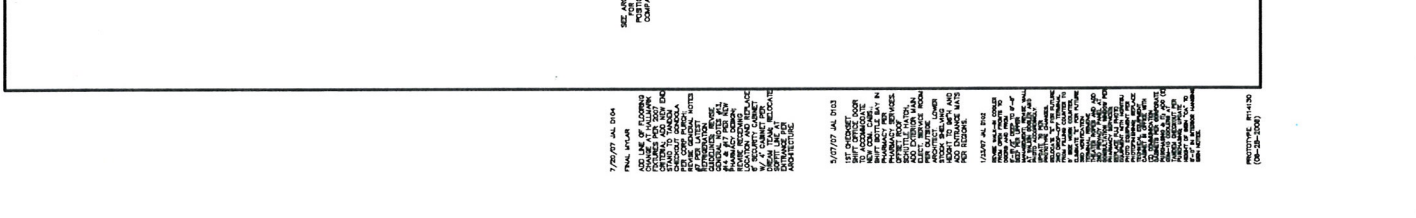
17. TV A/V (IN TRAINING ROOM)  
18. TOOLS  
19. 10' COAXIAL CABLE  
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EXTERIOR ELEVATIONS KEYED NOTES

[illegible]

COLOR & MATERIAL SCHEDULE

|    |                                                                         |
|----|-------------------------------------------------------------------------|
| A1 | BENJAMIN MOORE, 2159-60, CREAM.                                         |
| A2 | BENJAMIN MOORE, HC 28, SHELBOURNE BUFF.                                 |
| A3 | ALUMINUM STORE FRONT BY: "US ALUMINUM"<br>"STONE GREY".                 |
| A4 | STONE VENEER BY: "EL DORADO"<br>MOUNTAIN LEDGE-DURANGO W/ WAINSCOT SILL |

| NO.                                               | DATE | BY | DESCRIPTION | CONS. |
|---------------------------------------------------|------|----|-------------|-------|
| <b>REVISIONS</b><br><b>CERTIFICATION AND SEAL</b> |      |    |             |       |

**CERTIFICATION AND SEAL**

STORE NUMBER 10782

PROJECT NAME  
WALGREENS STORE  
CENTENNIAL CENTER BOULEVARD  
LAS VEGAS, NV

**DRAWING TITLE**  
**EXTERIOR ELEVATION - BEER & WINE**

CADD PLOT: 0762-A21-BW-16 NOV 09  
SCALE: 1/8"=1'-0"  
DRAWING NO.

VOID PLOT: \_\_\_\_\_  
DATE: 11/10/09  
B. HESTER  
A2.1

SUPERSEDES  
PLAN DATED: \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_  
PREPARED BY: \_\_\_\_\_

[illegible]

MAY 07 2010

|                           |                |              |    |
|---------------------------|----------------|--------------|----|
| SUPERSEDES<br>PLAN DATED: | DATE: 11/16/09 | REVIEWED BY: | OF |
|---------------------------|----------------|--------------|----|



## 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  
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

**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-38240 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: F. QUENTIN BROWN - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE 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). Staff recommends APPROVAL.

**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

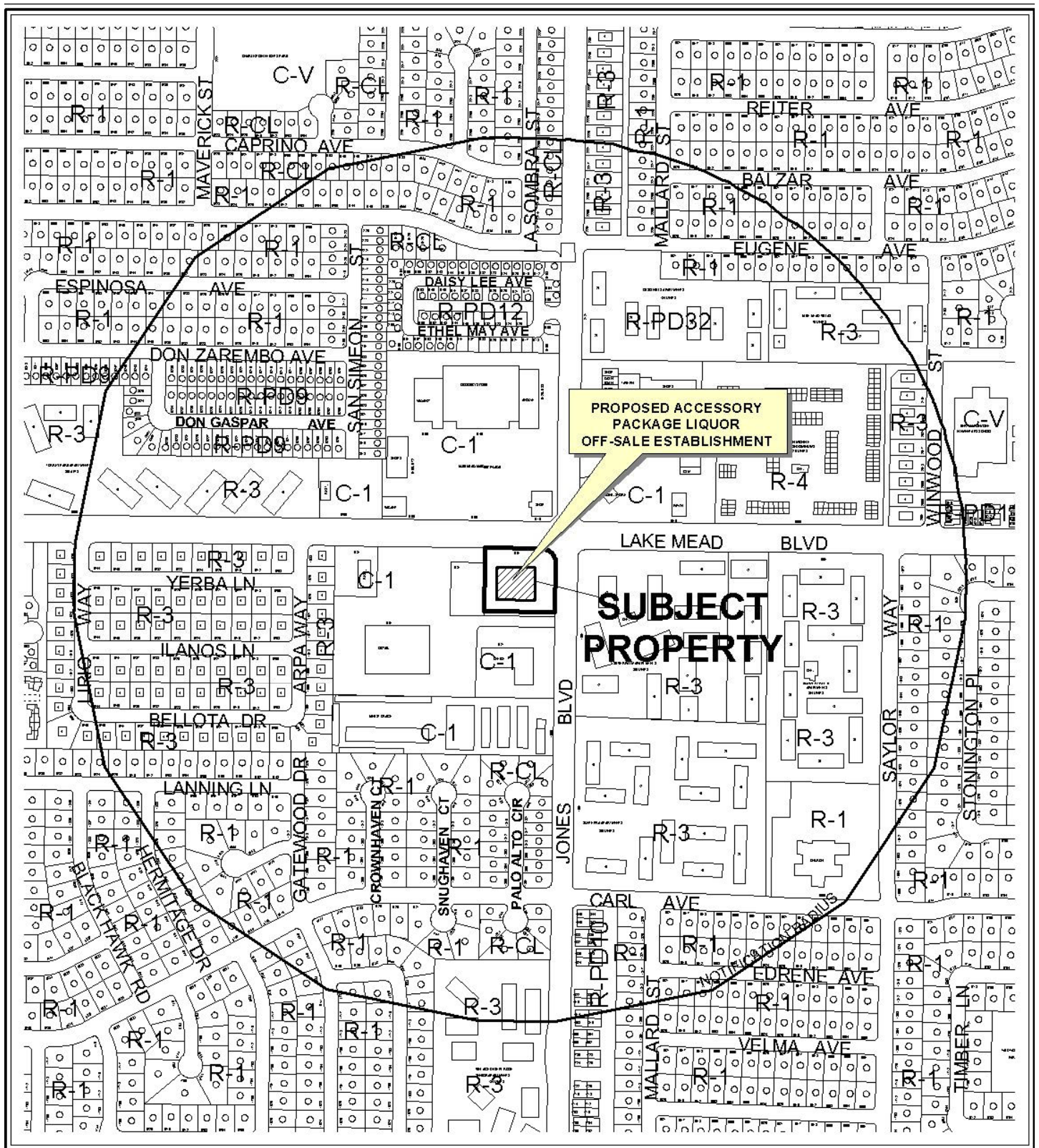
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**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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



CASE: **SUP-38240**

RADIUS: 1500 FT

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











**SUP-38240**

**Business Licenses**

-  Child Care/Children Facility
-  Beer/Wine/Cooler On Sale
-  Beer/Wine/Cooler Off Sales

-  Beer/Wine/Cooler On-Off Sale
-  Package Liquor Sales

-  Supper Club/Restaurant Service Bar
-  Tavern

-  RELIGIOUS
-  CITY PARKS
-  SCHOOLS
-  Subject Property
-  400 foot buffer







## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38240** APN: 138-23-618-002 <sup>702-003</sup> *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: \_\_\_\_\_

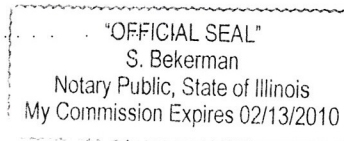
Print Name: \_\_\_\_\_

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 <sup>702-003</sup> 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. Contact F. Quentin Brown, Jr.  
Ross S. Brown  
 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

S. Bekerman

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

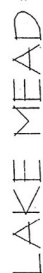
Case # SUP-38240  
 Meeting Date: 6/24/2010  
 Total Fee: 1280  
 Date Received\*: 5/11/10  
 Received By: mmw

\*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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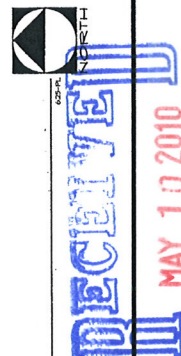






JONES

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MAY 10 2010

**SUP-38240**

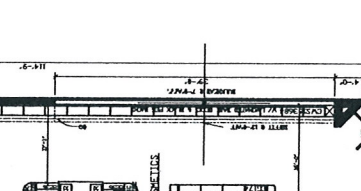
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|  |  |  |  | I HEREBY CERTIFY THAT THIS<br>PLAN WAS PREPARED BY ME OR<br>UNDER MY CLOSE PERSONAL<br>SUPERVISION AND THAT I AM<br>A DULY REGISTERED<br>LANDSCAPE ARCHITECT<br>UNDER THE LAWS OF THE<br>STATE OF NEVADA AND THIS<br>PLAN IS MY OWN WORK<br>DESIGNED BY MY HAND AND<br>SEAL |  | STORE NUMBER 03841<br>PROJECT NAME<br><b>WALGREENS STORE</b><br>6101 W LAKE MEAD<br>LAS VEGAS, NV |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | DRAWING TITLE<br>LANDSCAPE PLAN                                                                   |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | SCALE: 1"=20'-0"<br>DRAWN BY: JLM<br>CHECKED BY: JLM                                              |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | DATE: 11-19-09<br>REVIEWED BY:                                                                    |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | CADD PLOT:<br>1001-11-LAND-1900209                                                                |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | VOID PLOT:<br>SUPERSEDES<br>PLAN DATED:                                                           |  |
|  |  |  |  |                                                                                                                                                                                                                                                                             |  | DRAWING NO. L1                                                                                    |  |
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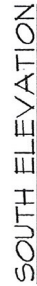
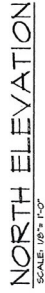
INTERIOR HANGING SIGNS

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| ITEM # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 | 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 | 1348 | 1349 | 1350 | 1351 | 1352 | 1353 | 1354 | 1355 | 1356 | 1357 | 1358 | 1359 | 1360 | 1361 | 1362 | 1363 | 1364 | 1365 | 1366 | 1367 | 1368 | 1369 | 1370 | 1371 | 1372 | 1373 | 1374 | 1375 | 1376 | 1377 | 1378 | 1379 | 1380 | 1381 | 1382 | 1383 | 1384 | 1385 | 1386 | 1387 | 1388 | 1389 | 1390 | 1391 | 1392 | 1393 | 1394 | 1395 | 1396 | 1397 | 1398 | 1399 | 1400 | 1401 | 1402 | 1403 | 1404 | 1405 | 1406 | 1407 | 1408 | 1409 | 1410 | 1411 | 1412 | 1413 | 1414 | 1415 | 1416 | 1417 | 1418 | 1419 | 1420 | 1421 | 1422 | 1423 | 1424 | 1425 | 1426 | 1427 | 1428 | 1429 | 1430 | 1431 | 1432 | 1433 | 1434 | 1435 | 1436 | 1437 | 1438 | 1439 | 1440 | 1441 | 1442 | 1443 | 1444 | 1445 | 1446 | 1447 | 1448 | 1449 | 1450 | 1451 | 1452 | 1453 | 1454 | 1455 | 1456 | 1457 | 1458 | 1459 | 1460 | 1461 | 1462 | 1463 | 1464 | 1465 | 1466 | 1467 | 1468 | 1469 | 1470 | 1471 | 1472 | 1473 | 1474 | 1475 | 1476 | 1477 | 1478 | 1479 | 1480 | 1481 | 1482 | 1483 | 1484 | 1485 | 1486 | 1487 | 1488 | 1489 | 1490 | 1491 | 1492 | 1493 | 1494 | 1495 | 1496 | 1497 | 1498</ |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----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Architectural floor plan of the first floor of a building. The plan shows a large central hall with a staircase, several rooms, and a kitchen area. Dimensions are provided for various sections. A north arrow is located in the upper right corner. The plan is labeled "FLOOR PLAN" and "FIRST FLOOR".







**CERTIFICATION AND SEAL**

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

|                    |                                                             |
|--------------------|-------------------------------------------------------------|
| STORE NUMBER 03641 | PROJECT NAME                                                |
|                    | <b>WALGREENS STORE</b><br>6101 W LAKE MEAD<br>LAS VEGAS, NV |

|                                       |                   |                                 |                  |
|---------------------------------------|-------------------|---------------------------------|------------------|
| DRAWING TITLE<br>EXTERIOR ELEVATIONS  |                   | DRAWING NO.<br>A2.1             | DATE<br>11/13/00 |
| CADD PLOT:<br>36x48x1/8" (1/4"=1'-0") | SCALE: 1/8"=1'-0" | DRAWN BY:<br>J. L. WOODRUFF/COB | REVIEWED BY:     |
| VOID PLOT:                            |                   | DATE:                           |                  |
| SUPERSEDES<br>PLAN DATED:             |                   |                                 |                  |

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MAY 10 2010

**SUP-38240**



## LIONEL SAWYER & COLLINS

### ATTORNEYS AT LAW

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LAS VEGAS, NEVADA 89101

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May 14, 2010

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ROBERT D. FAISS  
DAVID N. FREDERICK  
RODNEY M. JEAN  
HARVEY WHITEMORE  
TODD TOUTON  
CAM FERENBACH  
LYNDA S. MABRY  
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GREGORY R. GEMIGNANI  
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DOREEN SPEARS HARTWELL  
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RICHARD T. CUNNINGHAM  
MATTHEW R. POLICASTRO  
JENNIFER J. DIMARZIO  
PEARL L. GALLAGHER  
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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.  
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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

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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

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MAY 14 2010

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

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese). Staff recommends APPROVAL.

**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**

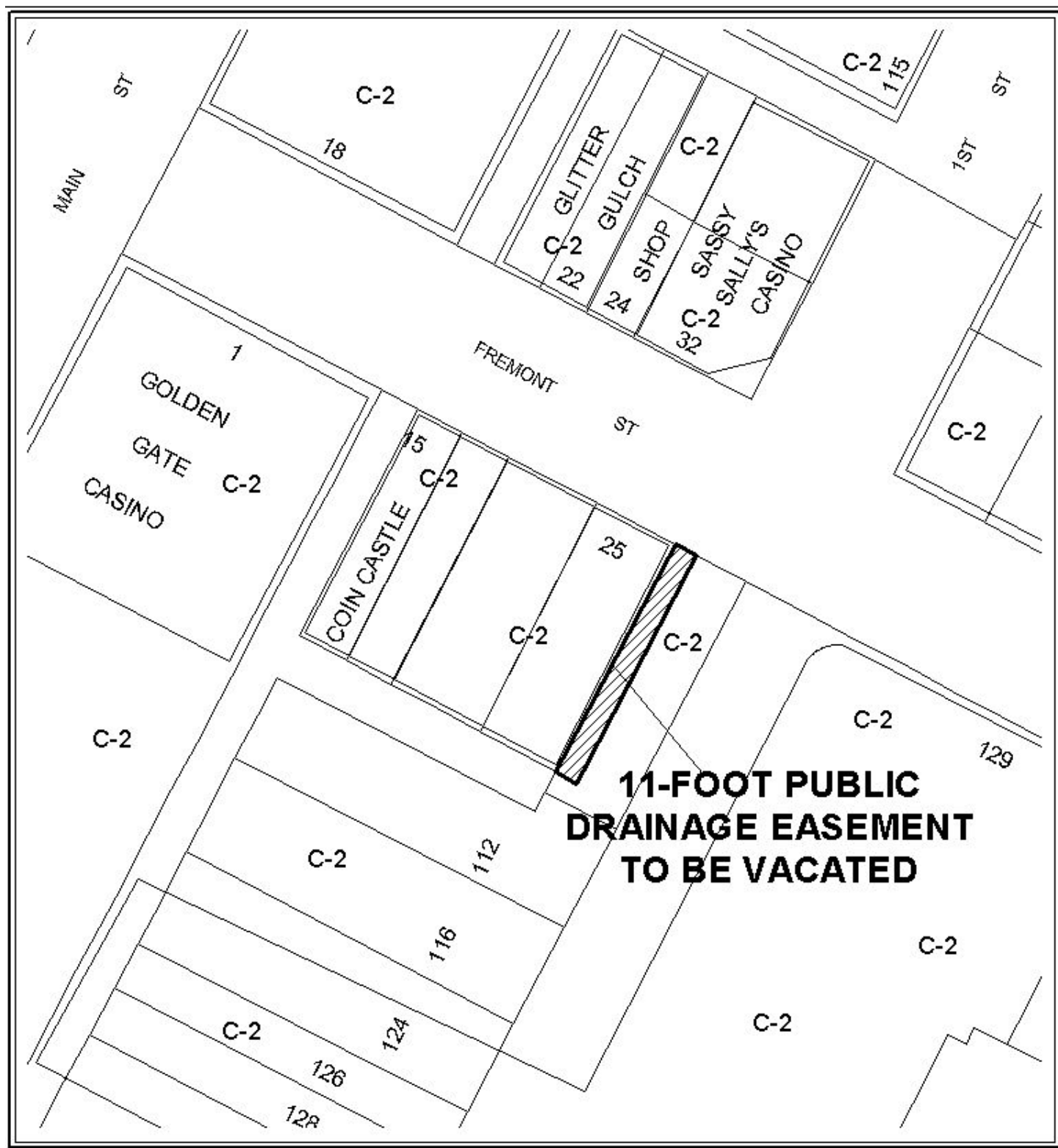
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**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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

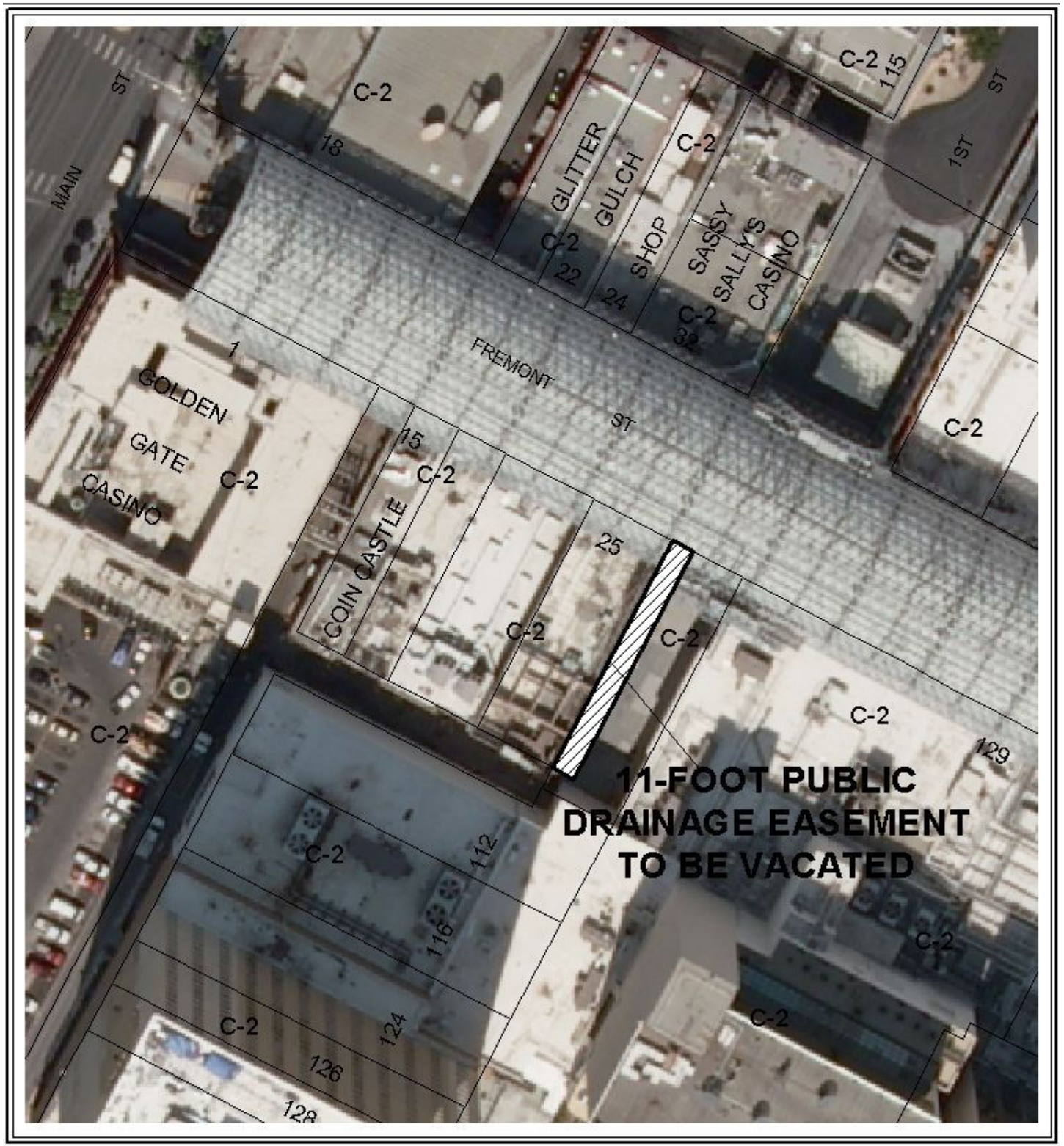


CASE: **VAC-38252**

0 100 200 Feet







CASE: **VAC-38252**

0 100 200 Feet





## 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: \_\_\_\_\_

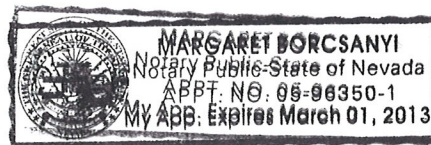
Signature of Property Owner: *John Erickson*

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

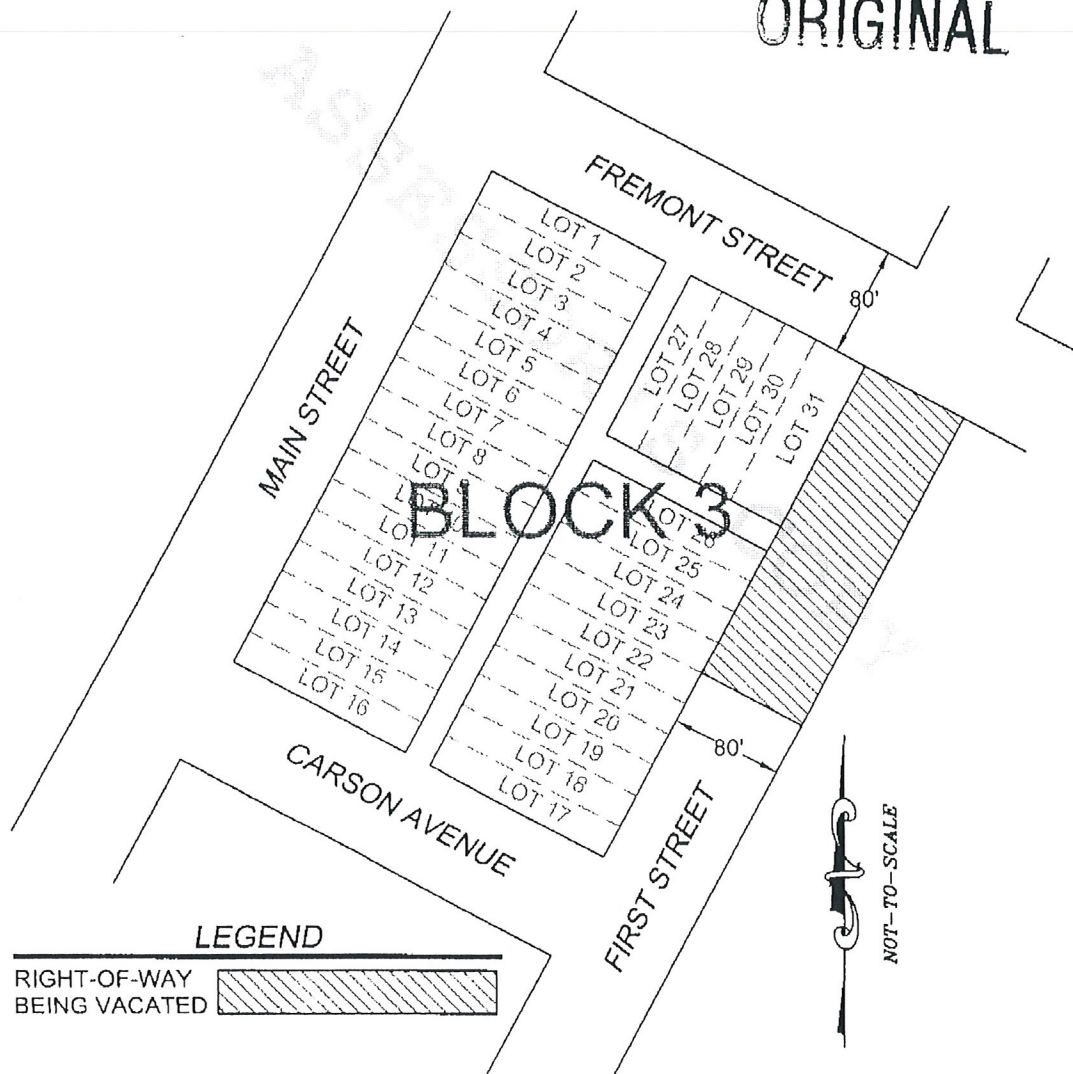
RECEIVED  
MAY 11 2010

**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](http://www.woodserickson.com)

May 11, 2010

Planning & Development Department  
City of Las Vegas  
731 S. 4<sup>th</sup> 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:

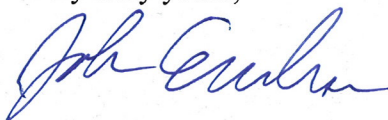
Woods Erickson Whitaker & Maurice LLP on behalf of our client Abraham Schiff and Schiff Enterprises LLC, respectfully requests your consideration and approval of the subject application to allow for the vacation of a disused storm drainage easement allowing redevelopment along the Fremont Street Experience.

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.

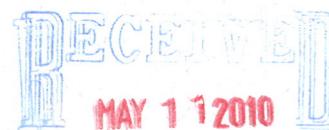
Approval of this action will not harm the public because the easement is not currently in use and future storm drainage needs will be met with another easement which will be maintained at private expense.

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:**

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

**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

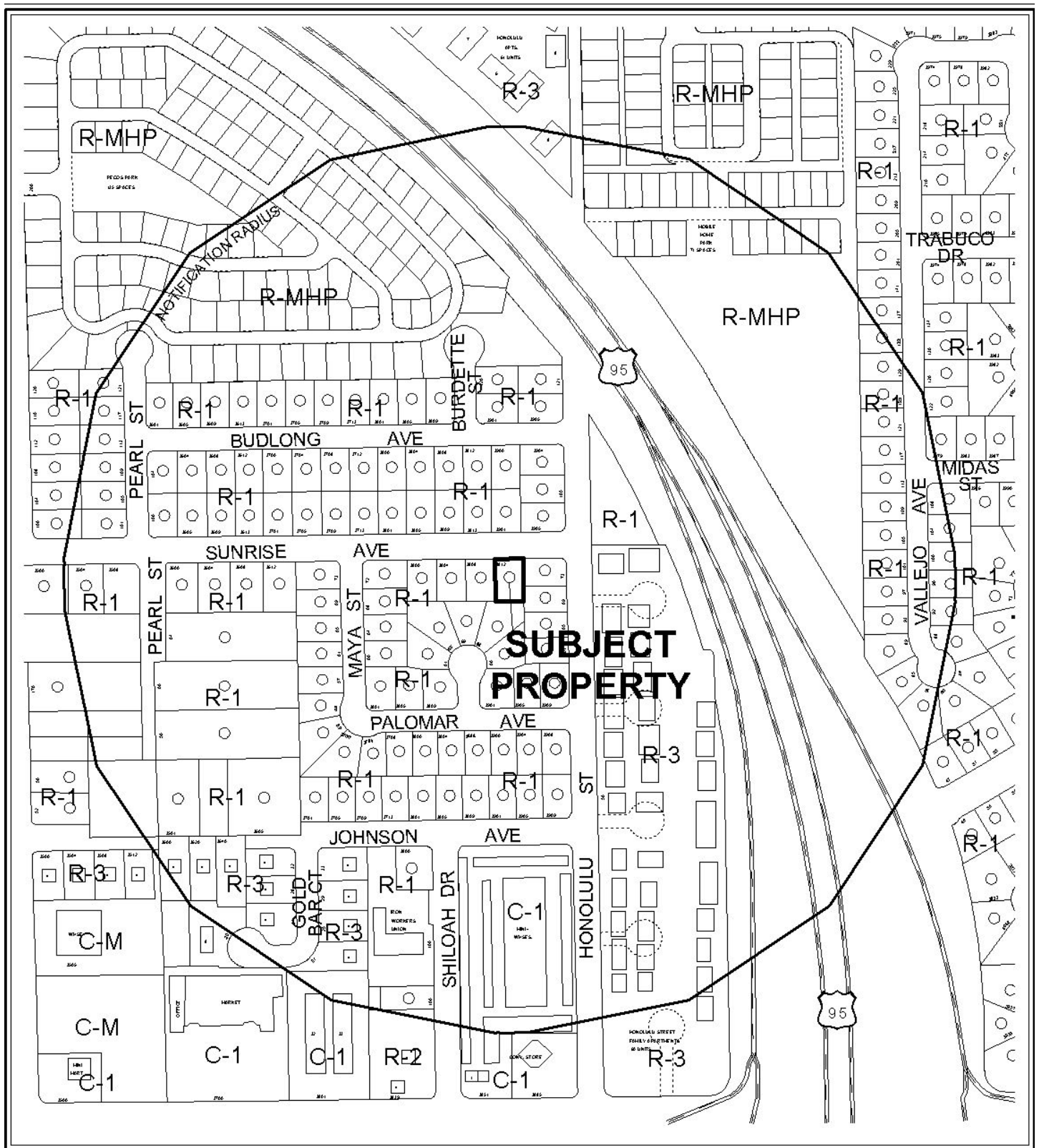
0

**RECOMMENDATION:**

Staff recommends DENIAL.

**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): \_\_\_\_\_

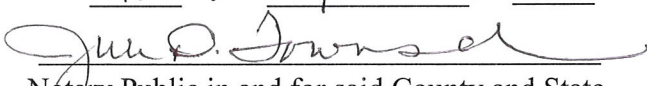
APN: \_\_\_\_\_

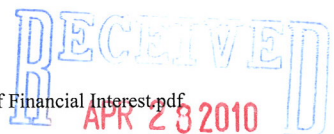
Signature of Property Owner: 

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.

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

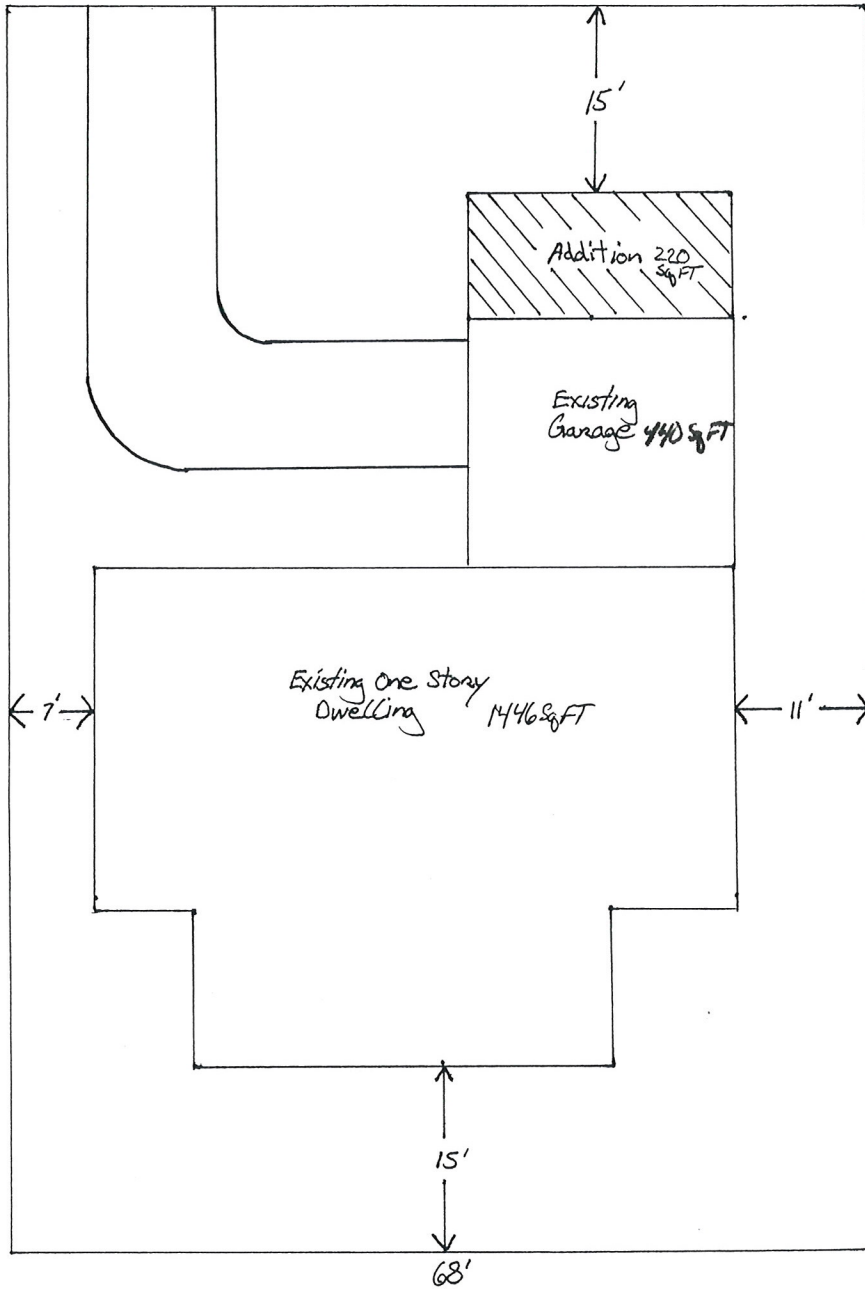
North ↑

$\frac{1}{4}'' = 2.5'$

3812 Sunrise Ave.

Par No 140-31-410-045

Front Property Line



Existing R.I

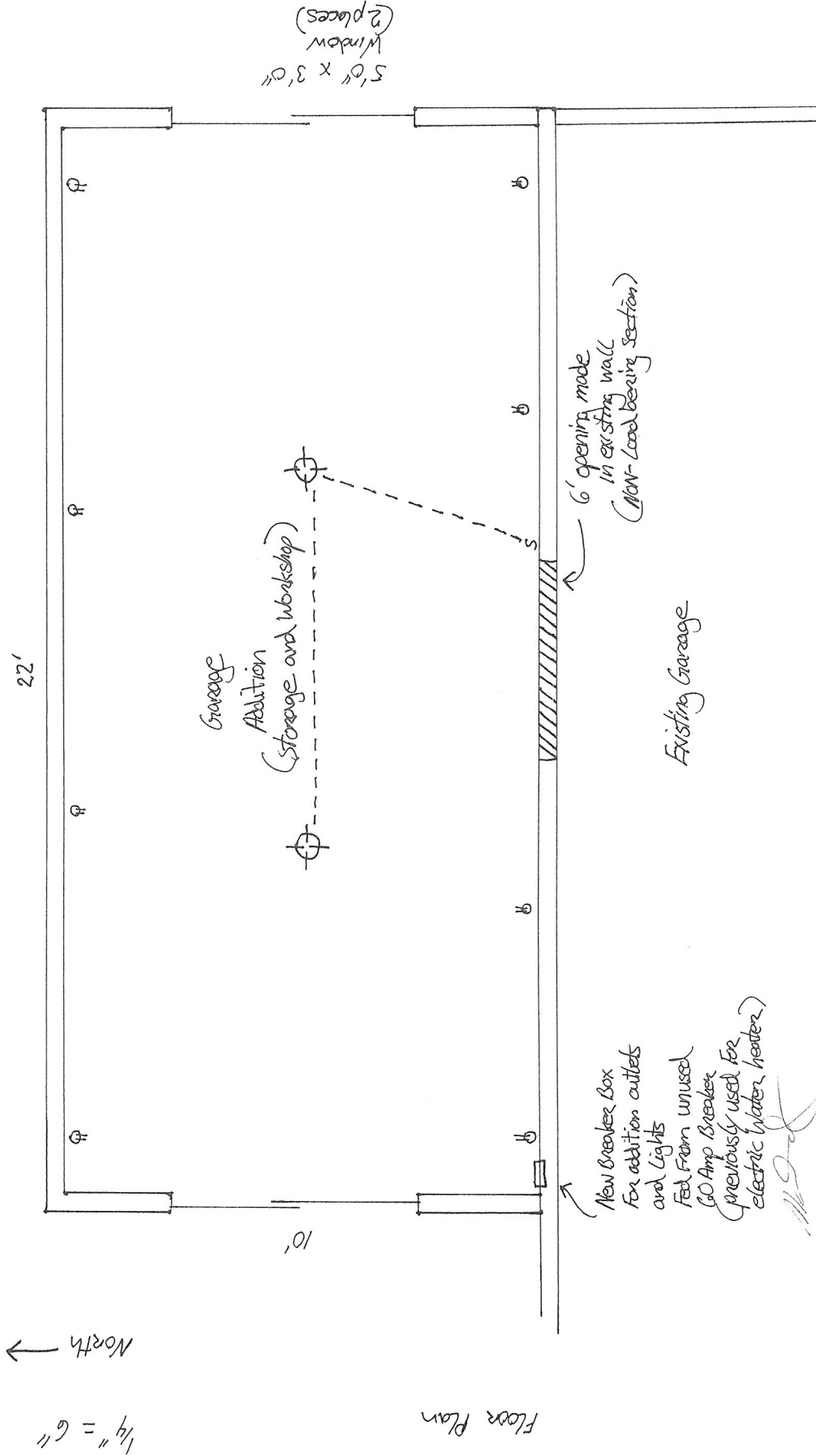
100'  
Existing R.I

68'  
Existing R.I

**VAR-38135**  
**REVISED**

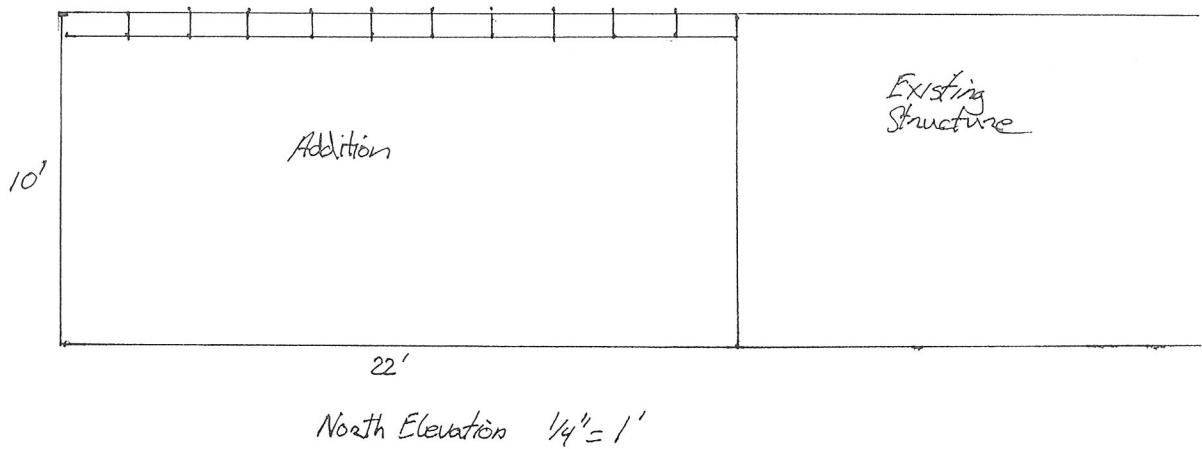
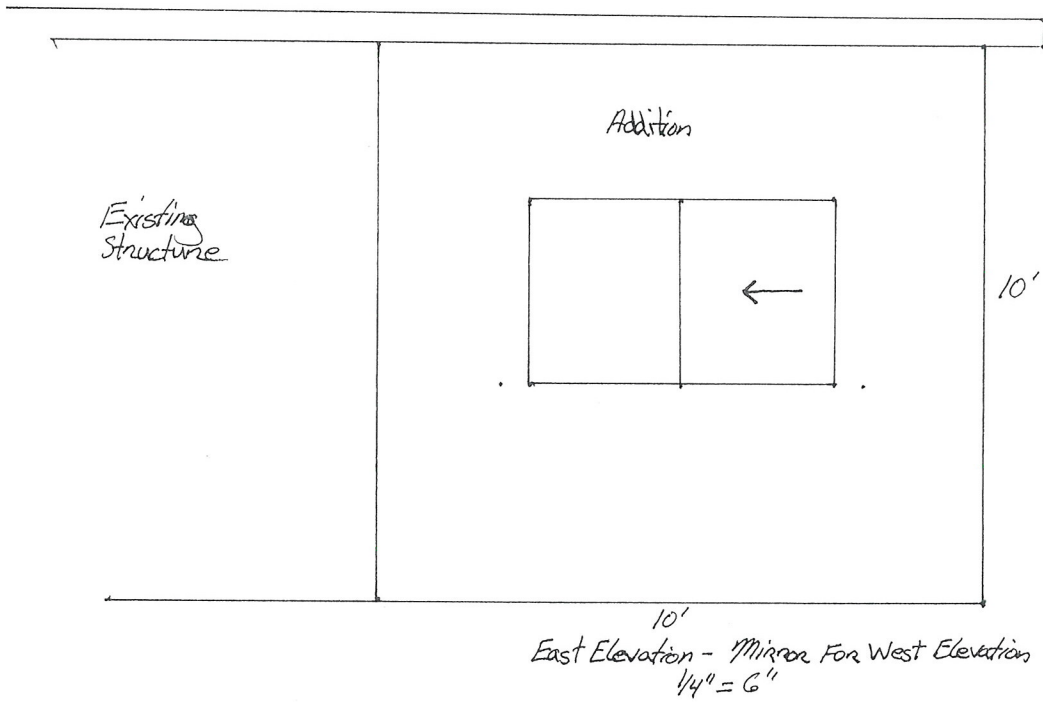
**RECEIVED**  
MAY 20 2010





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**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D.  
- OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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

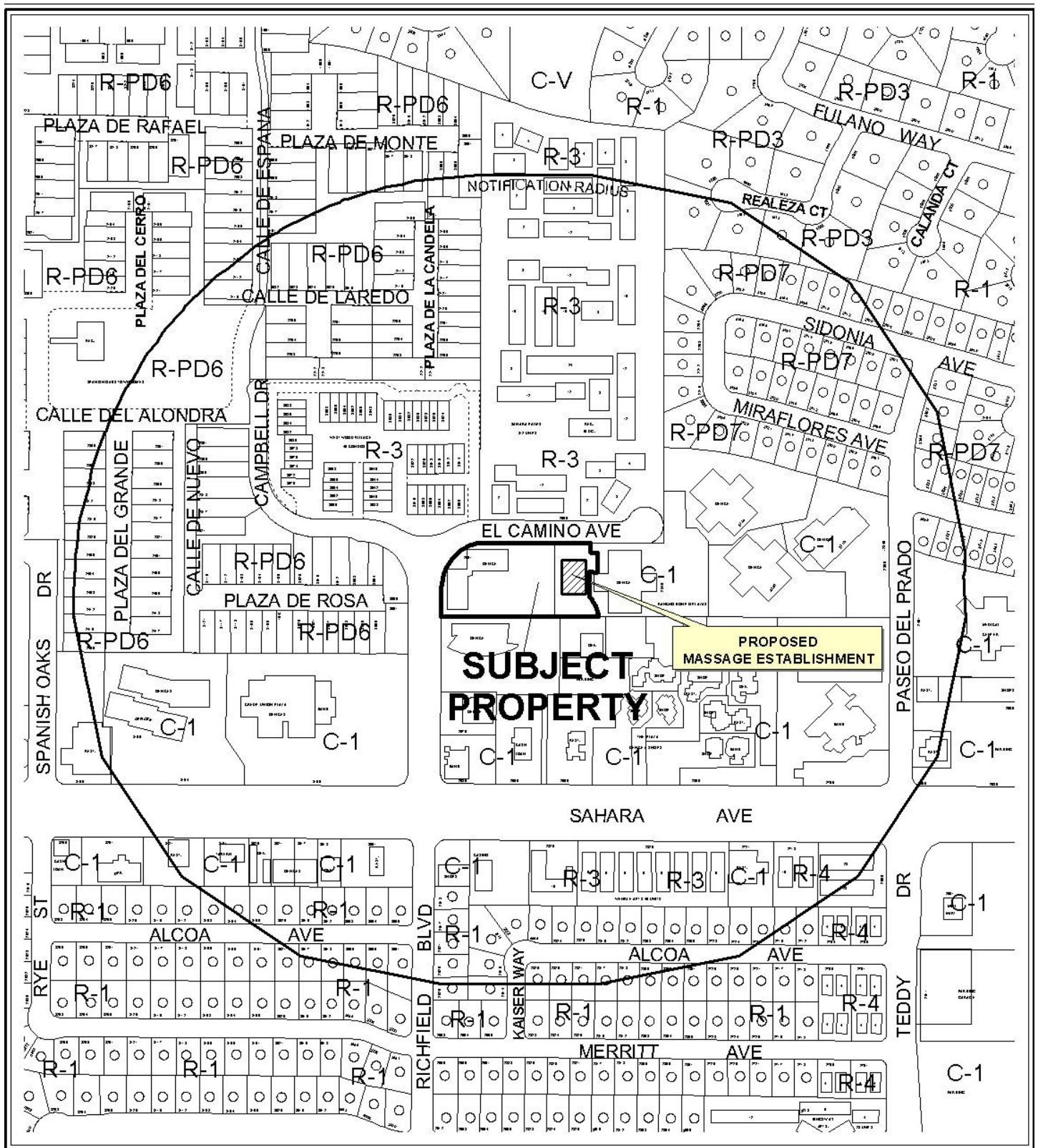
0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. 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



CASE: VAR-38195 AND SUP-38194

RADIUS: 1000 FT

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







**CASE: VAR-38195 AND SUP-38194**

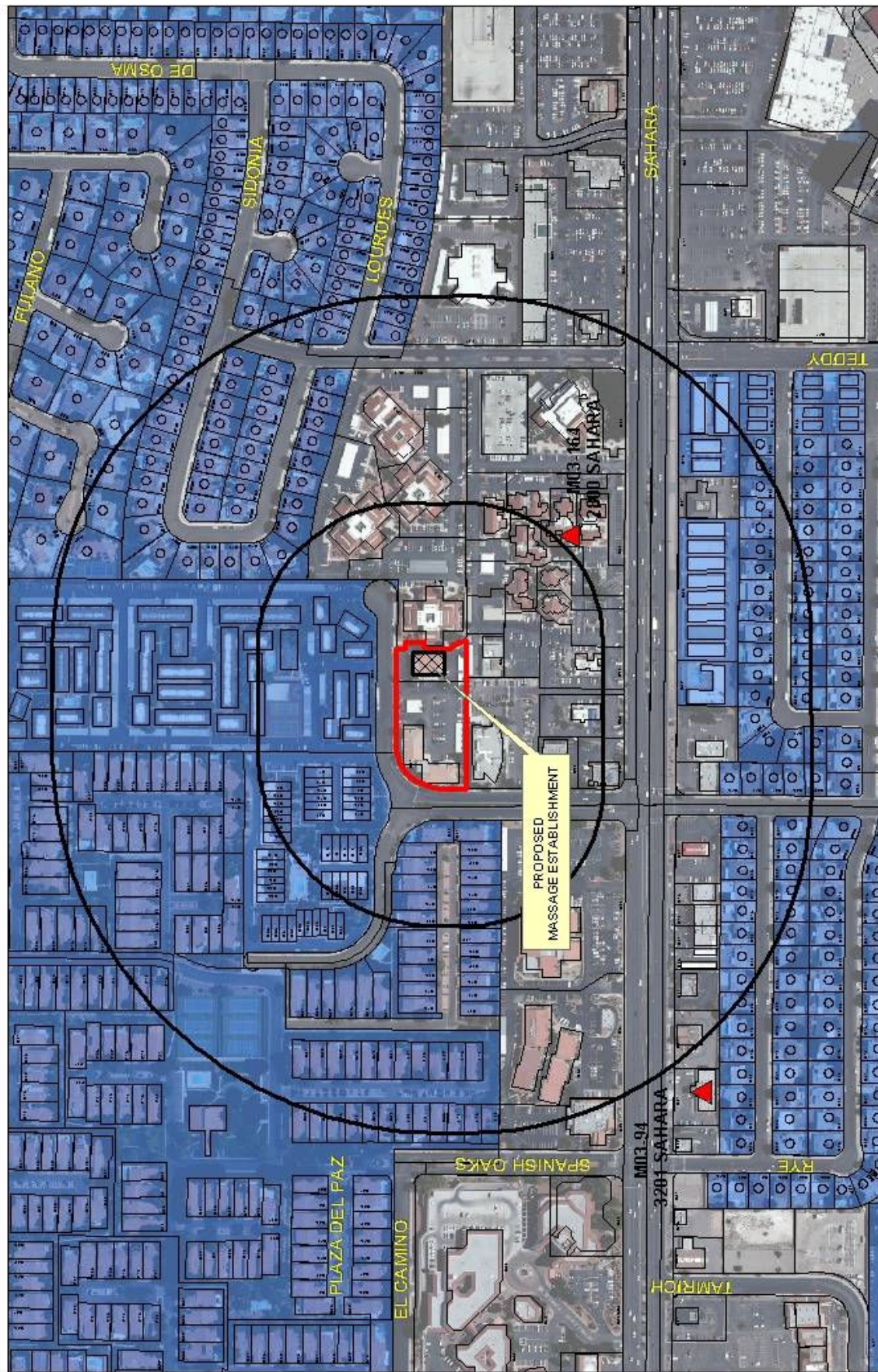
**RADIUS: 1000 FT**

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

0 300 600 Feet







# **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







## 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: \_\_\_\_\_

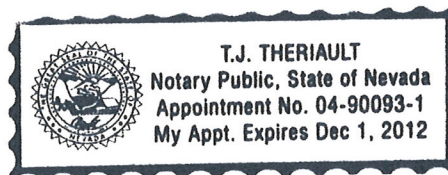
Signature of Property Owner: \_\_\_\_\_

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

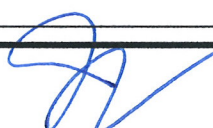
## APPLICATION / PETITION FORM

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                     

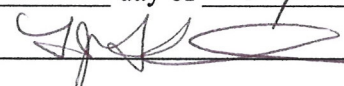
Property Owner Signature\* 

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

Print Name Steven Kozmary

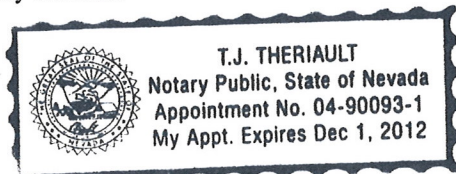
Subscribed and sworn before me

This 30th day of April, 20 10.



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.

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



**STREAMLINE**

**Streamline Concepts**  
Design Solutions  
6011 Maple Park Street  
Las Vegas, NV 89431  
PHN: 702-416-0745  
FAX: 702-522-0452  
EMAIL: info@slcd.com



**Kozmary Center**  
for Pain Management  
Experience • Compassion • Results

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

SHEET TITLE:

[illegible]

**SHEET INFORMATION:**

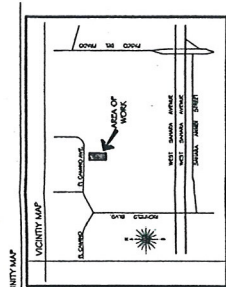
|                 |        |             |
|-----------------|--------|-------------|
| PROJECT NUMBER, | 10-004 | DYLAN YOUNG |
| DRAWN BY,       |        | MARCH 16,   |
| LAST MODIFIED,  |        | 1:300       |
| SCALE,          |        |             |

SHEET NUMBER,

40:00

RECEIVED  
MAY 21 2010

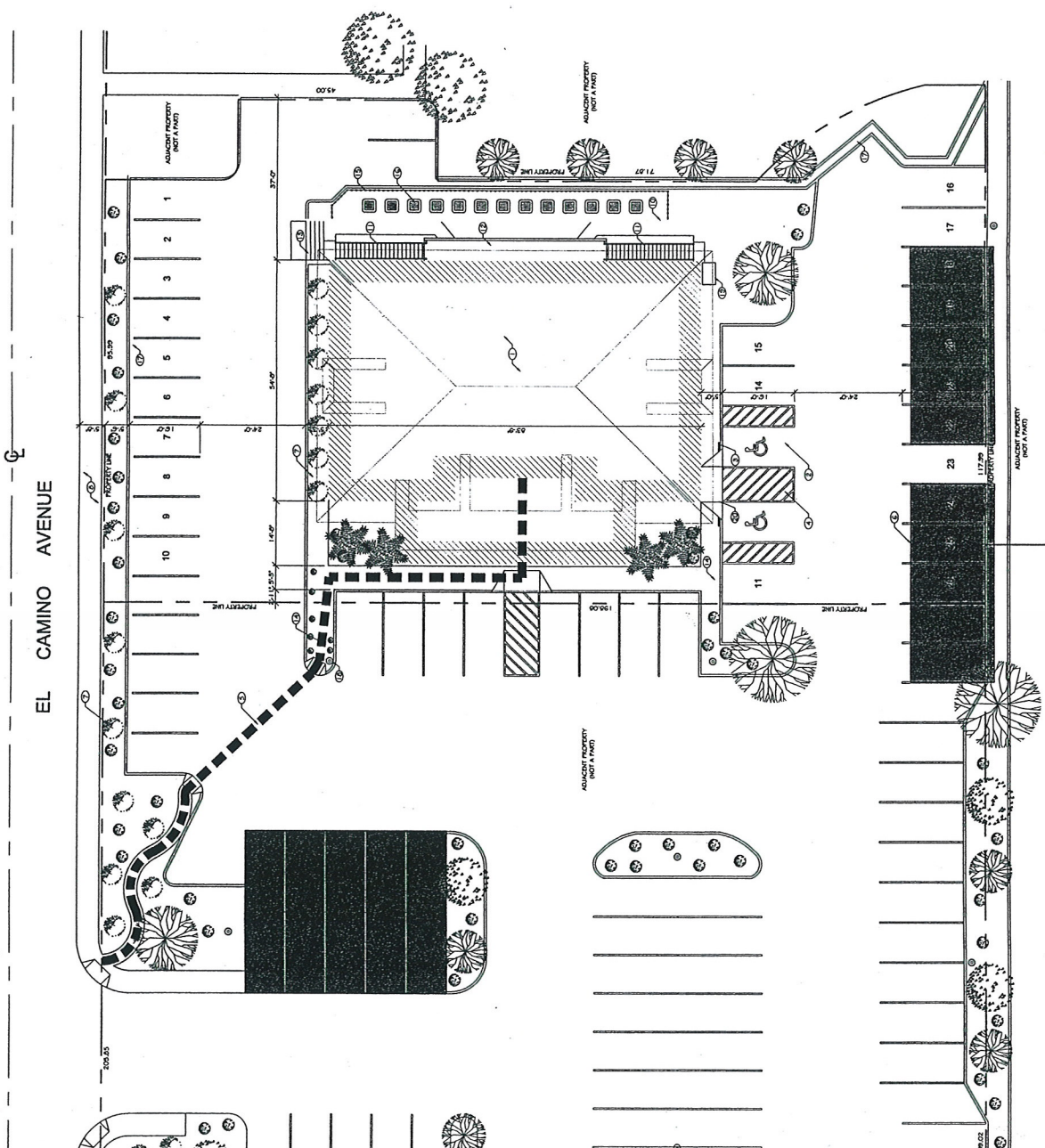
**VAR-38195  
SUP-38194  
REVISED**



|                          |                                |
|--------------------------|--------------------------------|
| BUILDING CODE DATA       | P - OFFICE / OTHER THAN LISTED |
| BUILDING OCCUPANCY:      | 162-05-601-011                 |
| ASSESSORS PARCEL #:      | CITY OF LAS VEGAS              |
| JURISDICTION:            | 0.47 ACRES                     |
| ZONING: C-1              | 4,004 SF                       |
| LOT ACRES:               | 2ND FLOOR                      |
| BUILDING SQUARE FOOTAGE: | 4,430 SF                       |
| TOTAL                    | 8,001 SF                       |

[illegible]

- [illegible]



1 SITE PLAN  
A0.00 SCALE: 1:300

DESIGNER:  
**STREAMLINE CONSULTING**  
 Streamline Consulting  
 8011 Highland Park Street  
 Las Vegas, NV 89121  
 Phone: 702-444-0795  
 Fax: 702-444-0795  
 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

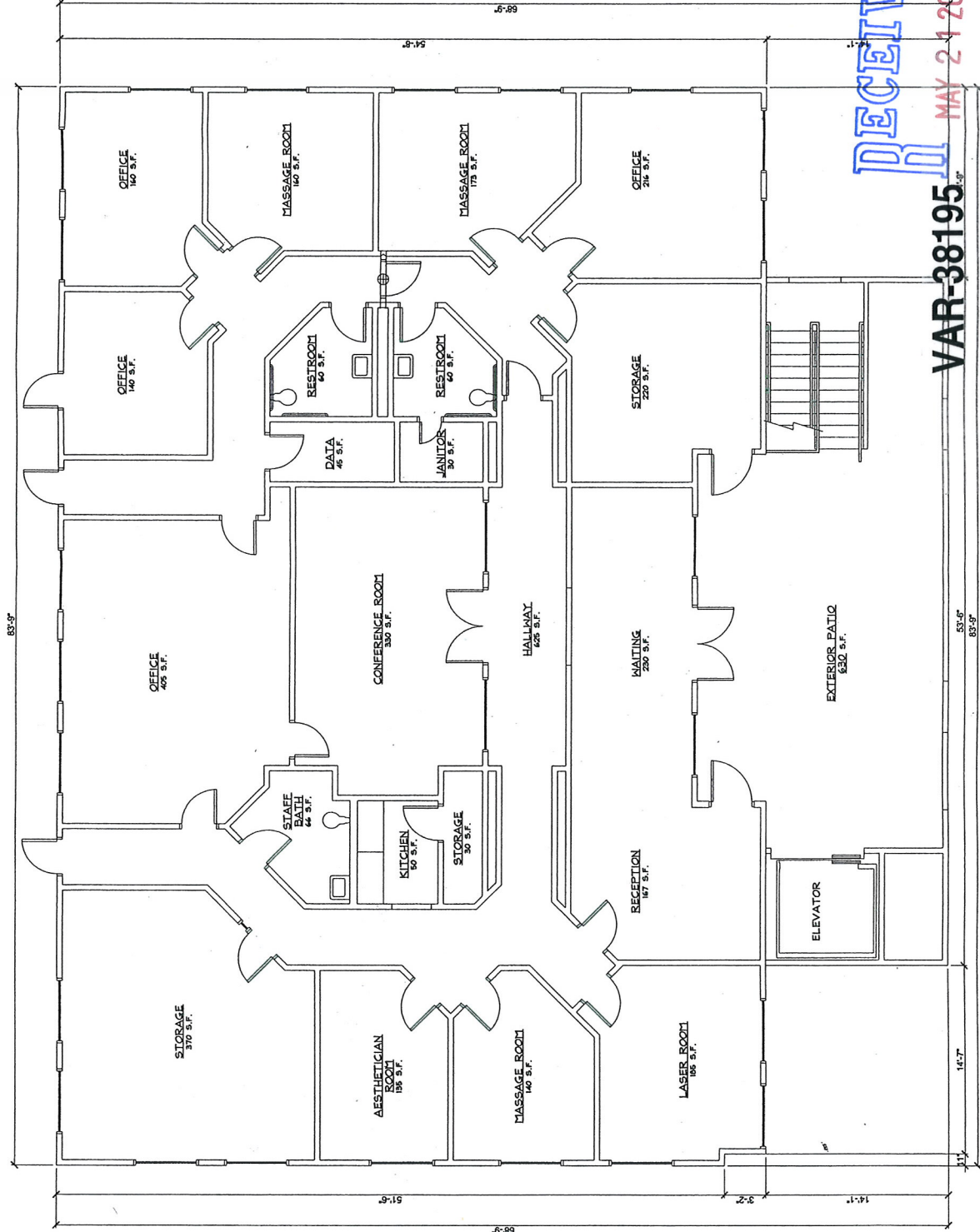
SHEET TITLE:  
**SECOND FLOOR PLAN**

| DATE | REVISION | DATE |
|------|----------|------|
|      |          |      |
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|      |          |      |
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|      |          |      |
|      |          |      |

SHEET INFORMATION:  
 PROJECT NUMBER: 00-004  
 DRAWN BY: DYLAN YORKE  
 LAST MODIFIED: MARCH 14, 2009  
 SCALE: 1/8" = 1'-0"

SHEET NUMBER:

**A1.01**



**RECEIVED**  
 MAY 21 2010

**VAR-38195**

**SUP-38194**

**REVISED**

1 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



DESIGNER:

**STREAMLINE** *Streamline Concepts*

3011 Maple Park Street  
Las Vegas, NV 89103  
Phone: 702-440-0786  
Fax: 702-440-0482  
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**

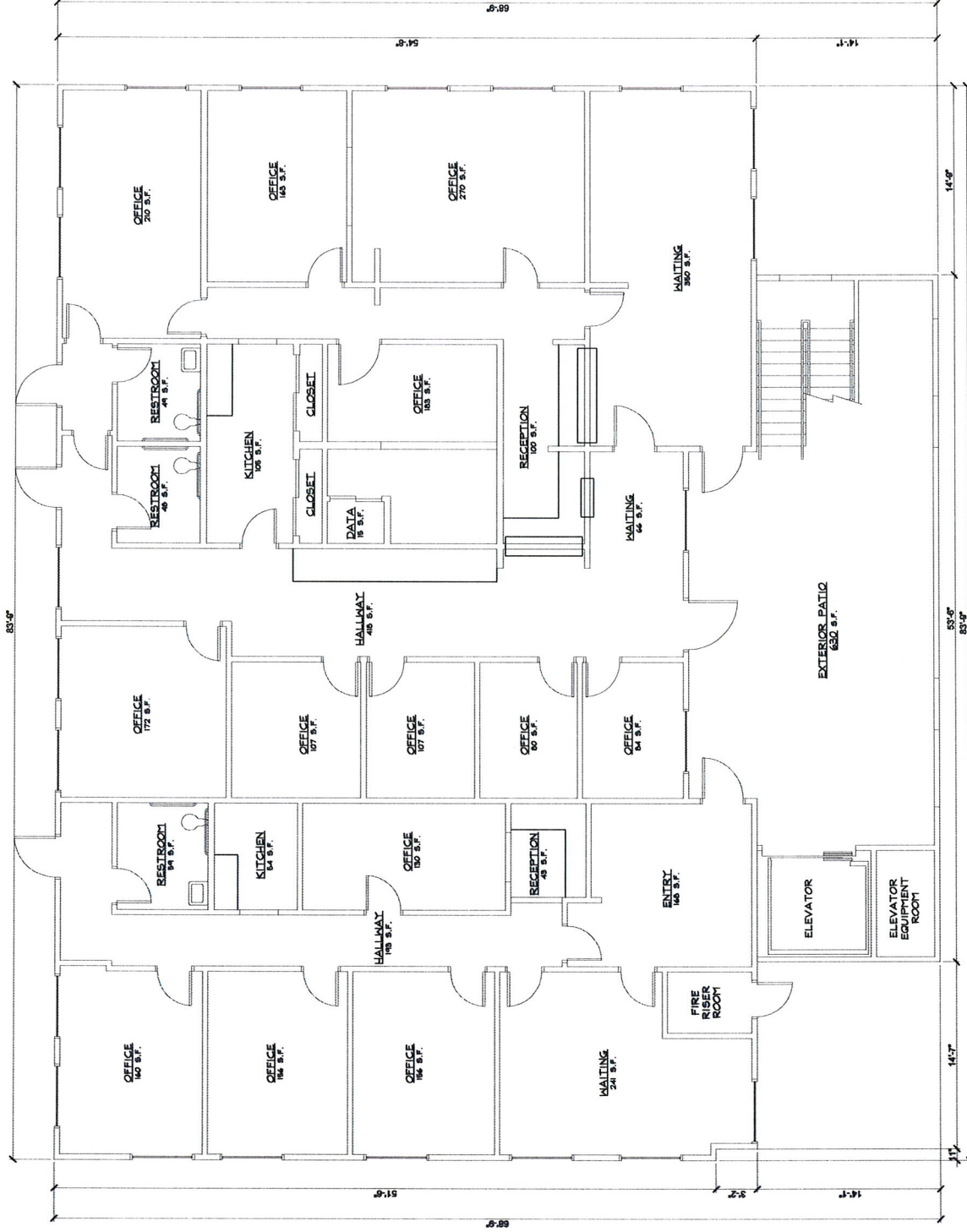
| DATE | REVISION | DATE |
|------|----------|------|
|      |          |      |
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|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |

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"

**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

## **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](http://www.Kozmary.com)

March 22, 2010

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. Hours of operation are Monday thru Friday 8:00am to 6:00pm. 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

**VAR-38195**

**SUP-38194**

**REVISED**

**RECEIVED**  
MAY 21 2010



**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, M.D. - 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 60-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). Staff recommends DENIAL.

**C.C.: 07/21/2010**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends DENIAL.

**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): \_\_\_\_\_

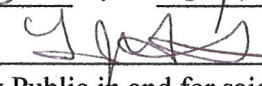
APN: \_\_\_\_\_

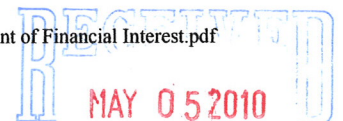
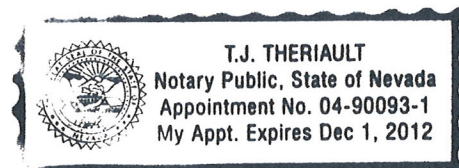
Signature of Property Owner: 

Print Name: STEVEN KOZMARY

Subscribed and sworn before me

This 30<sup>th</sup> 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.

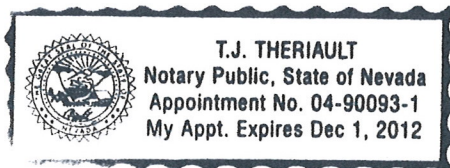
Print Name Steven Kozmary

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 #          | <u>SUP-38194</u> |
| Meeting Date:   | <u>6/24/10</u>   |
| Total Fee:      | <u>1030.00</u>   |
| Date Received:* | <u>5/5/10</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



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

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**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 NINE-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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. 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)**







## 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 TALLER 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

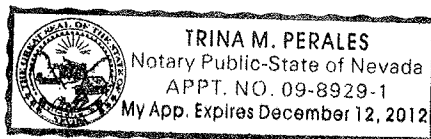
Subscribed and sworn before me

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

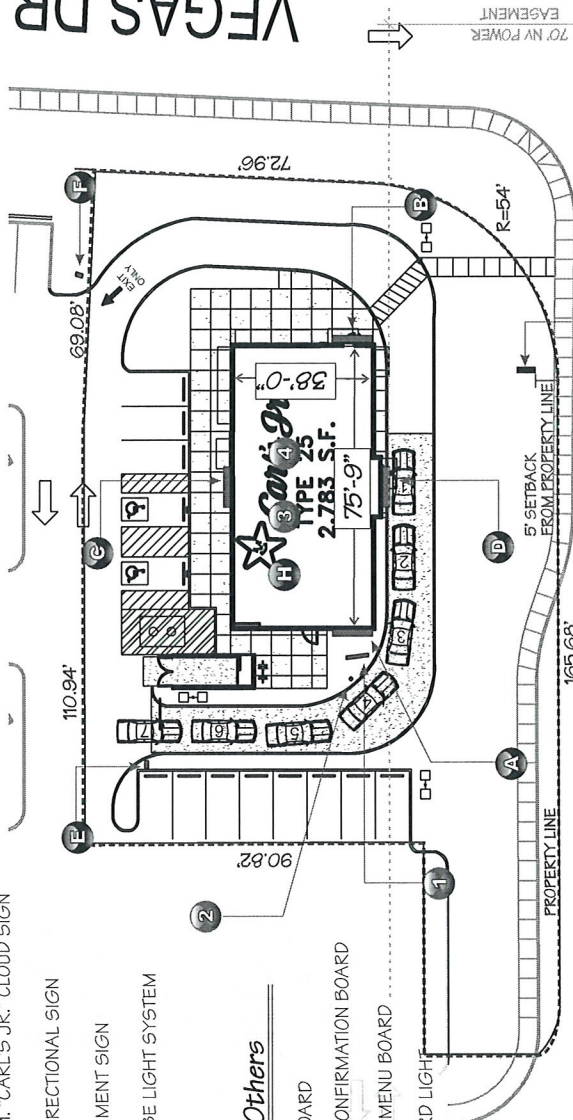
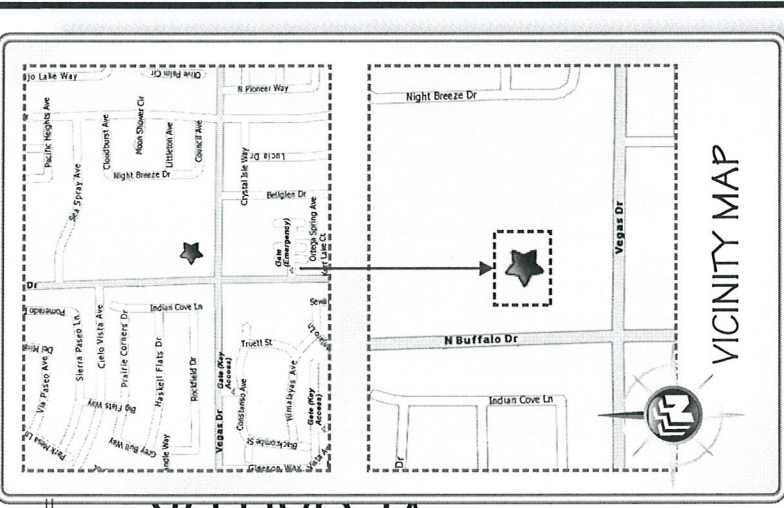
## Scope of Work

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

## Install Only

## Manufacturing By Others

- 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



## BUFFALO DR

### NOTE:

ALL NEW SIGNAGE TO CONNECT TO CLIENT PROVIDED ELECTRICAL CIRCUITS

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

SCALE: 1/32" = 1'

|                                                                                                                                                                                                              |  |                                                                                                                                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>LOGO ARTWORK</b><br>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WINDOWS READY-TO-REPLACE LINE ART OR LOGO. IF NOT, CAMERAS AND PHOTOGRAPHS WILL BE REQUIRED PRIOR TO FABRICATION. |  | <b>SALESMAN TO PROVIDE ACTUAL COLOR INFORMATION PRIOR TO FABRICATION</b><br>YES <input type="checkbox"/> NO <input type="checkbox"/>                                           |  |
| <b>FIELD SURVEY REQUIRED FOR:</b>                                                                                                                                                                            |  |                                                                                                                                                                                |  |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> COLOR MATCHING PURPOSES TO EXISTING BUILDING(S) SIGNAGE 444.                                                                             |  | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> MATCHING STONE, BRICK, OR OTHER BUILDING MATERIALS TO EXISTING.                                            |  |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DETERMINE ACTUAL DIMENSIONS OF EXISTING SIGNAGE FOR REFACE BEFORE FABRICATION.                                                           |  | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                                                                                                            |  |
| <b>SIGNAGE LOCATIONS:</b><br>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> APPROVED SIGN LOCATION FOR:                                                                                 |  | <b>CUSTOMER APPROVAL:</b><br>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DRAWINGS: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |  |
| <b>MISCELLANEOUS:</b><br>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DEPOSIT REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                           |  | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ORDER LED UNIT: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                        |  |



**National Sign & Marketing Corporation**  
 1000 S. Las Vegas Blvd., Suite 100  
 Las Vegas, NV 89102  
 Tel: 702.331.1742 Fax: 702.331.1792  
 Email: sales@nsmc.com  
 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**  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Drawing Number**  
**24359**



**RECEIVED**  
**APR 27 2010**  
**VAR-38114**  
**MSP-38116**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY NISM. 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 NISM.



10'-0"

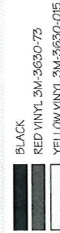


35

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

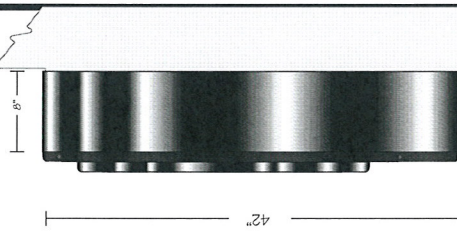
### Cloud Sign Specifications:

- 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 AMPS
- SWITCH:**  
U.L. APPROVED TOGGLE SWITCH.
- ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS**

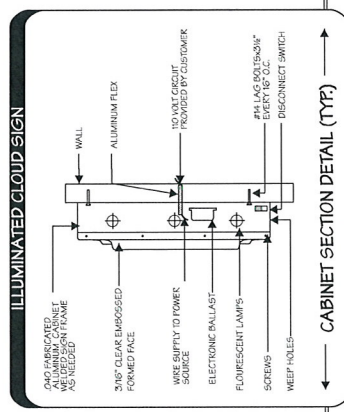


### 42" EMBOSSED ILLUM. CARL'S JR. CLOUD SIGN

SCALE: 1" = 1'-0"



END VIEW



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY NSIC. 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 NSIC.



**National Sign & Marketing Corporation**  
DGA Visual Information Systems Co.  
1000 S. Bascom Avenue, Suite 100  
Tel: 908.591.7442 Fax: 908.591.9792  
Email: 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:** \_\_\_\_\_  
**Approved & Released for Construction:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Revisions:** \_\_\_\_\_  
**Drawing Number:** 24359



**VAR-38114**  
**MSP-38116**

APR 27 2010

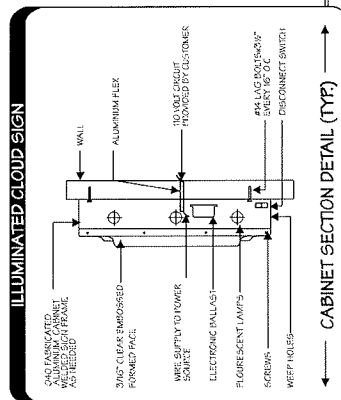
RECEIVED



**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

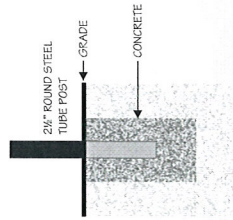
**VAR-38114**  
**MSP-38116**

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"

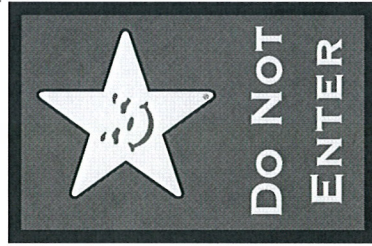
24"



SIDE A



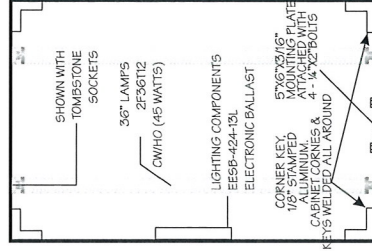
SIDE B



SIDE A



SIDE B



6.17

**E** NEW D/F ILLUM. DIRECTIONAL SIGN

END VIEW

**F** NEW D/F ILLUM. DIRECTIONAL SIGN

**SEE ENGINEERING FOR FOOTING DETAILS**

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

SCALE: 1" = 1'-0"

THIS IS AN ORIGINAL UNPUBLISHED DRAWING 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.  
 1000 S. 17th Ave., Suite 100  
 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

Client Approval:

APPROVED & RELEASED FOR CONSTRUCTION

Revisions:

Drawing Number  
**24359**



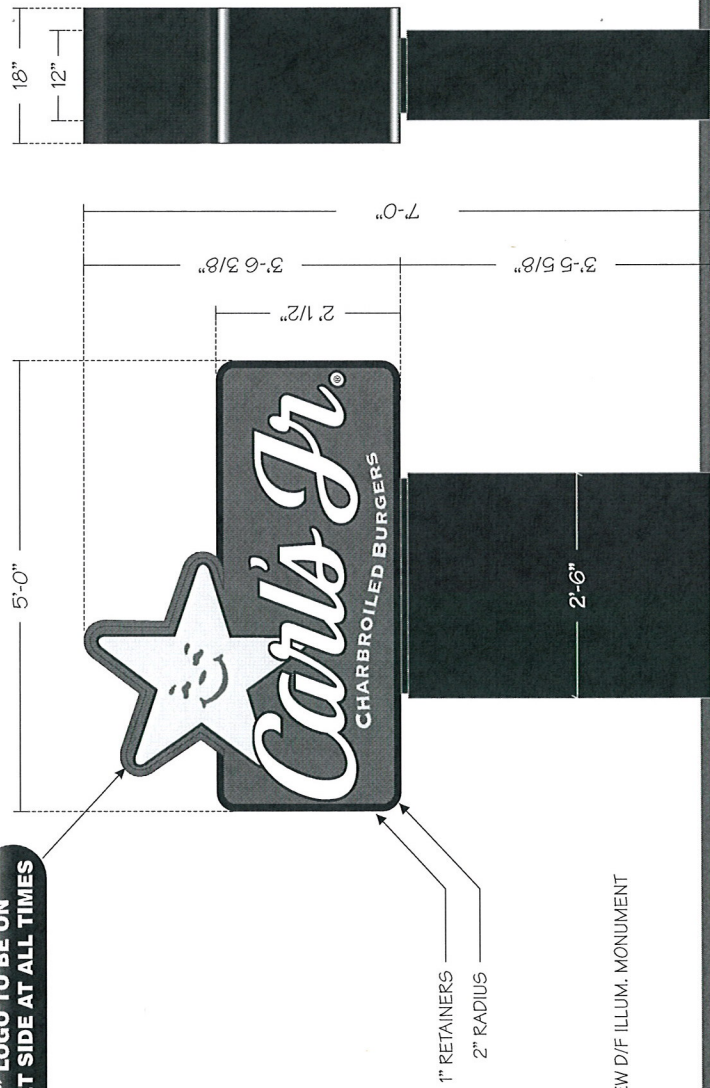
**VAR-38114**  
**MSP-38116**

APR 27 2010

RECEIVED



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



**G NEW D/F ILLUM. MONUMENT**

**END VIEW**



**Specifications:**

- CABINET:** FABRICATED ALUMINUM, 18" DEEP WITH 1" WIDE RETAINERS. CARLA'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" #1101-2L WITH KEYS WATERPROOF COVER.

**ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS**

**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: 408.261.1110  
 Fax: 408.261.1110  
 Email: sales@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:**

|  |  |
|--|--|
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|  |  |

**Drawing Number**  
**24359**



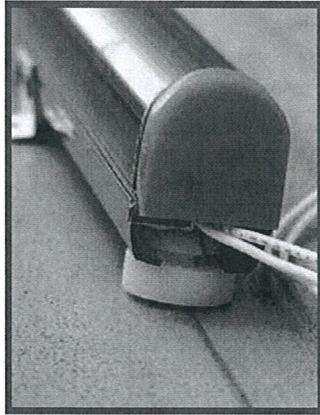
**VAR-38114**  
**MSP-38116**

**RECEIVED**  
**APR 27 2010**

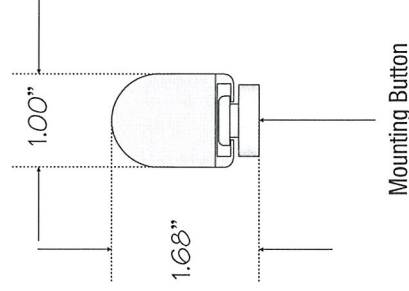
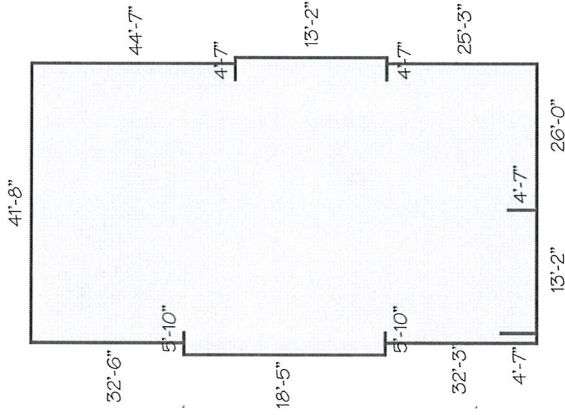


## Specifications:

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.  
141 905 290 S. 7th Ave., Suite 500, 591 1972  
Spokane, WA 99201  
Email: sales@nsmc.com  
Fax: 509.325.1110  
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: \_\_\_\_\_  
Signature: \_\_\_\_\_

**APPROVED & RELEASED FOR CONSTRUCTION**  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Revisions:**

**Drawing Number**  
**24359**

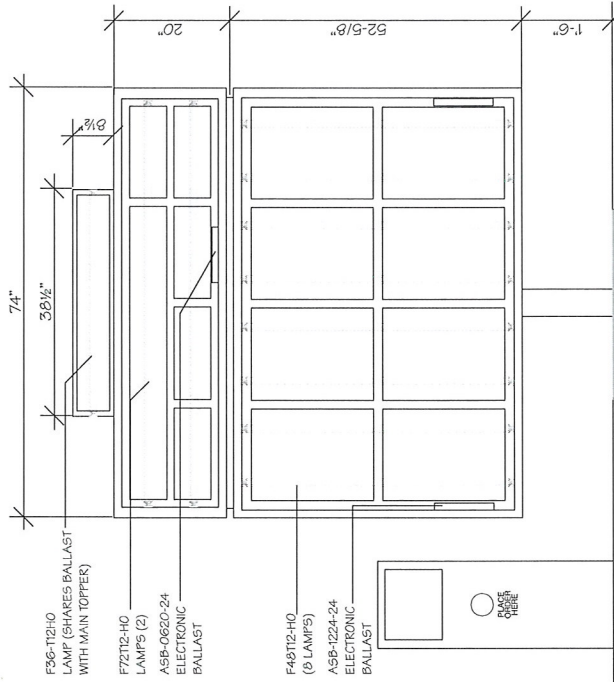


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**MSP-38116**

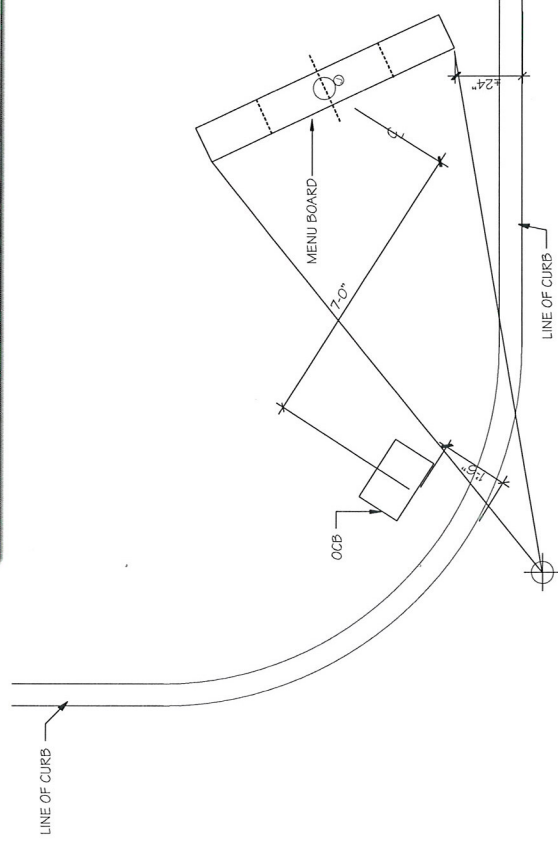
APR 27 2010

# 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

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**National Sign & MARKETING CORPORATION**  
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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

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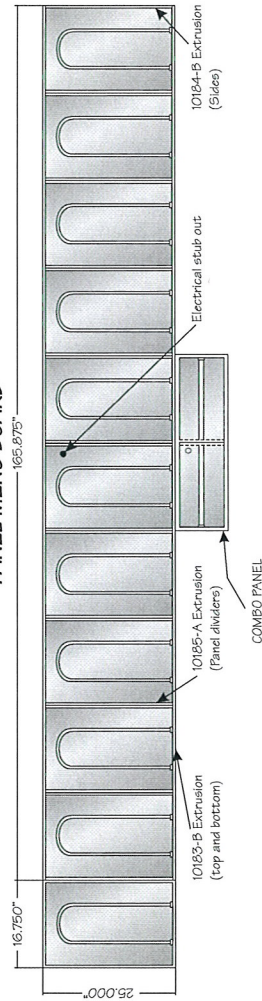
# Install Only

## 3 INTERIOR MENU BOARD

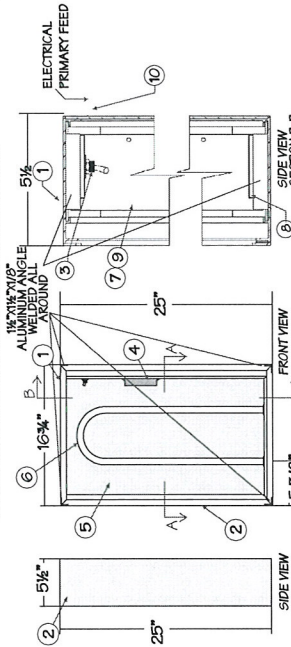
## 11 PANELS

MENU BOARD BUILT BY:  
P.O. BOX 549 • MAYWOOD, CA 90270  
800-423-4293  
909-423-4293  
FAX 909-423-4293  
WWW.SIGNSOURCE.NET

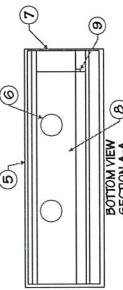
### PANEL MENU BOARD



### 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**  
P.O. Box 549 • Maywood, CA 90270  
Tel: 800-423-4293 • Fax: 909-423-4293  
E-mail: sales@nsgm.com • 83110  
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

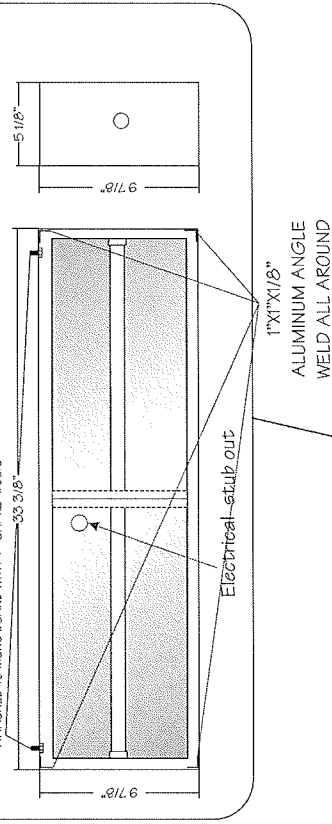


INTERIOR MENU BOARD LIGHT BOX COMBO PANEL

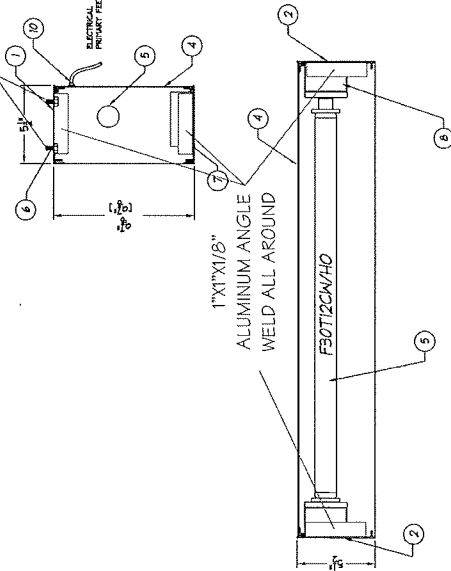
ALL MANUFACTURING BY OTHERS INSTALL ONLY

## 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



| PARTS LIST |          |                                            |     |
|------------|----------|--------------------------------------------|-----|
| NO.        | PART #   | DESCRIPTION                                | QTY |
| 1          | 00000000 | 1/2" X 3/8" EXTENSION FRAME TOP 1 BOTTOM 1 | 2   |
| 2          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 3          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 4          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 5          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 6          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 7          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 8          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 9          | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 10         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 11         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 12         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 13         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 14         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 15         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 16         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 17         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 18         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 19         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 20         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 21         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 22         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 23         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 24         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 25         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 26         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 27         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 28         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 29         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 30         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 31         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 32         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 33         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 34         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 36         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 38         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 39         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 40         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 41         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 43         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 44         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 45         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 46         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 47         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 48         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 49         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 50         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 51         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 60         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 61         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 62         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 63         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 64         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 65         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 66         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 67         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 68         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 69         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 70         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 71         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 72         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 80         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 81         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 82         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
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| 88         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 89         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 90         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 91         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 92         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 93         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 94         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 95         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 96         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 97         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 98         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 99         | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |
| 100        | 00000000 | 1/2" X 3/8" EXTENSION FRAME FOR SLOTTED    | 2   |

### 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

## INTERIOR MENU BOARD LIGHTBOX COMBO PANEL

SCALE: NTS

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

MENU BOARD BUILT BY:  
 DBA Visual Information Systems Co.  
 141 9th St., Suite 200, San Francisco, CA 94103  
 Tel: 415-398-1982  
 Fax: 415-398-1982  
 Email: sales@vismc.com  
 Website: www.vismc.com



**National Sign & Marketing Corporation**  
 DBA Visual Information Systems Co.  
 141 9th St., Suite 200, San Francisco, CA 94103  
 Tel: 415-398-1982  
 Fax: 415-398-1982  
 Email: sales@vismc.com  
 Website: www.vismc.com  
 Class C-6 Limit \$500,000.00

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:

APPROVED & RELEASED FOR CONSTRUCTION

Revisions:

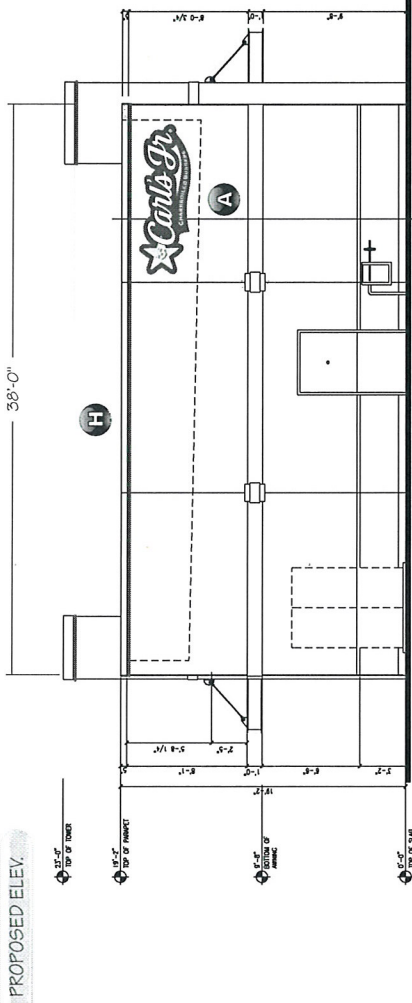
Drawing Number  
 24359



VAR-38114  
 MSP-38116

APR 27 2010

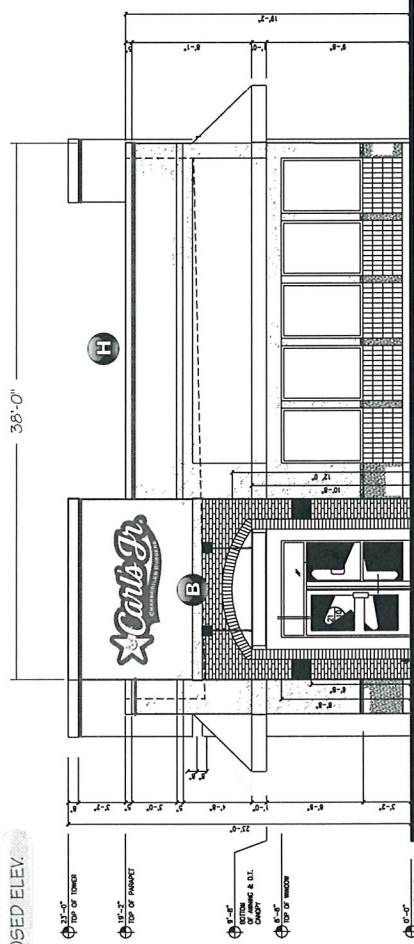
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY VISC. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF VISC.



- 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'



- 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'

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY INSMC. 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 INSMC.



**National Sign & Marketing Corporation**  
 DBA Visual Information Systems Co.  
 14141 S. 26th Ave., Suite 100  
 Las Vegas, NV 89138  
 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: \_\_\_\_\_

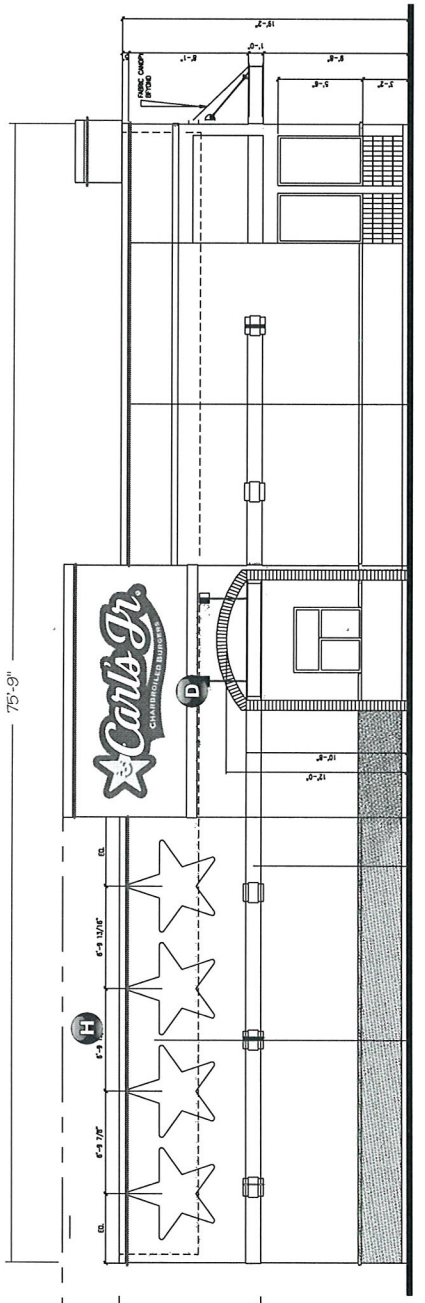
**Revisions:**

**Drawing Number**  
**24359**

**VAR-38114**  
**MSP-38116**  
**ELECTRONIC SIGNS**

APR 27 2010





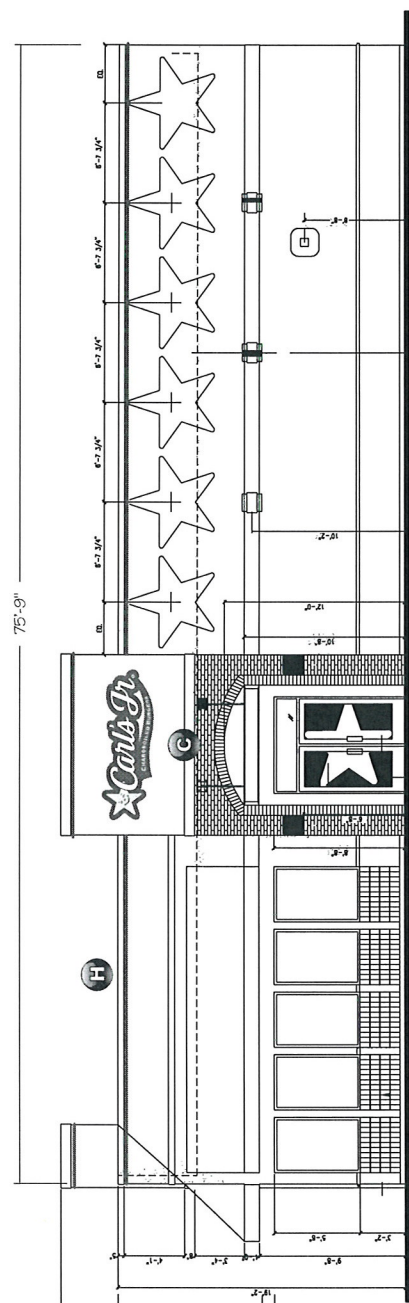
75'-9"

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 INSMC. 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 INSMC.



**National Sign & Marketing Corporation**  
 P&A Visual Information Systems Co.  
 10000 S. Durango Ave., Suite 100  
 Las Vegas, NV 89140  
 Tel: 909.391.4742 Fax: 909.391.9792  
 E-Mail: info@nsnmc.com  
 Website: www.nsnmc.com  
 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



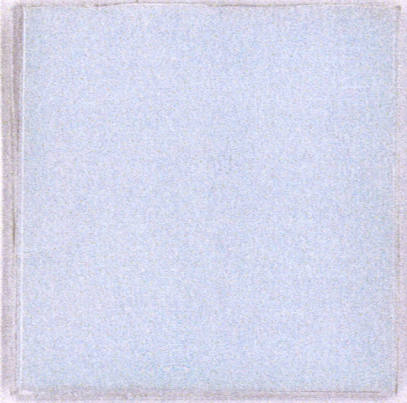
**VAR-38114**  
**MSP-38116**

APR 27 2010



# National Sign & Marketing Corporation

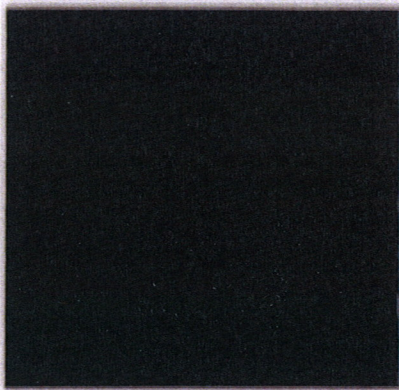
13580 5th Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.9792 • Toll Free: 877.877.NSMC



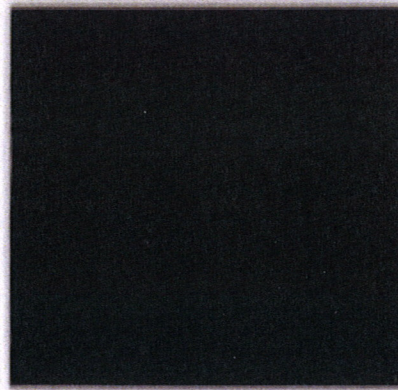
3/16" White Lexan



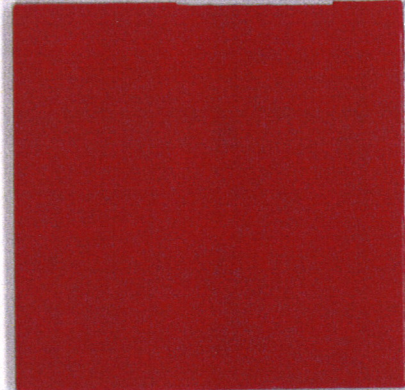
Cloud Sign Face



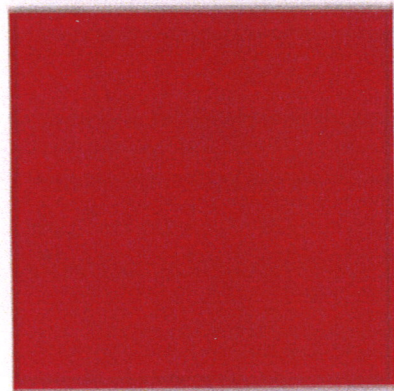
Pre-coated aluminum returns



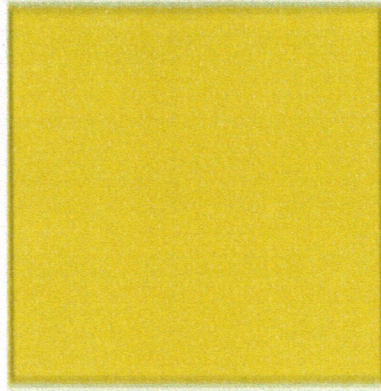
Aluminum painted black



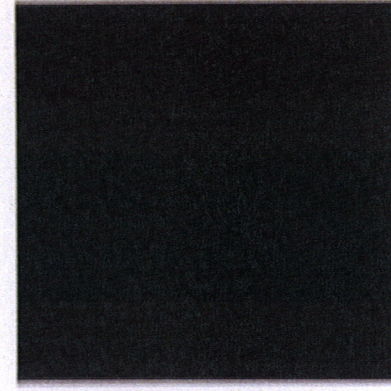
Aluminum painted cherry red



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 5<sup>th</sup> St.  
Chino, CA 91710

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

RECEIVED  
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-0006-02) at the northeast corner of Buffalo Drive  
and Vegas Drive (APN 138-22-418-007 through 011), C-1 (Limited Commercial) Zone, Ward 1  
(Tarkanian). 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 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



TRINA M. PERALES  
Notary Public-State of Nevada  
APPT. NO. 09-8929-1  
My App. Expires December 12, 2012

\*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.

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 5<sup>th</sup> 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: JUNE 24, 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 AND ODESSA NELSON - Request for a Special Use Permit FOR A PROPOSED 987 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1176 West Lake Mead Boulevard (APNs 139-21-610-283 and 284), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

**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

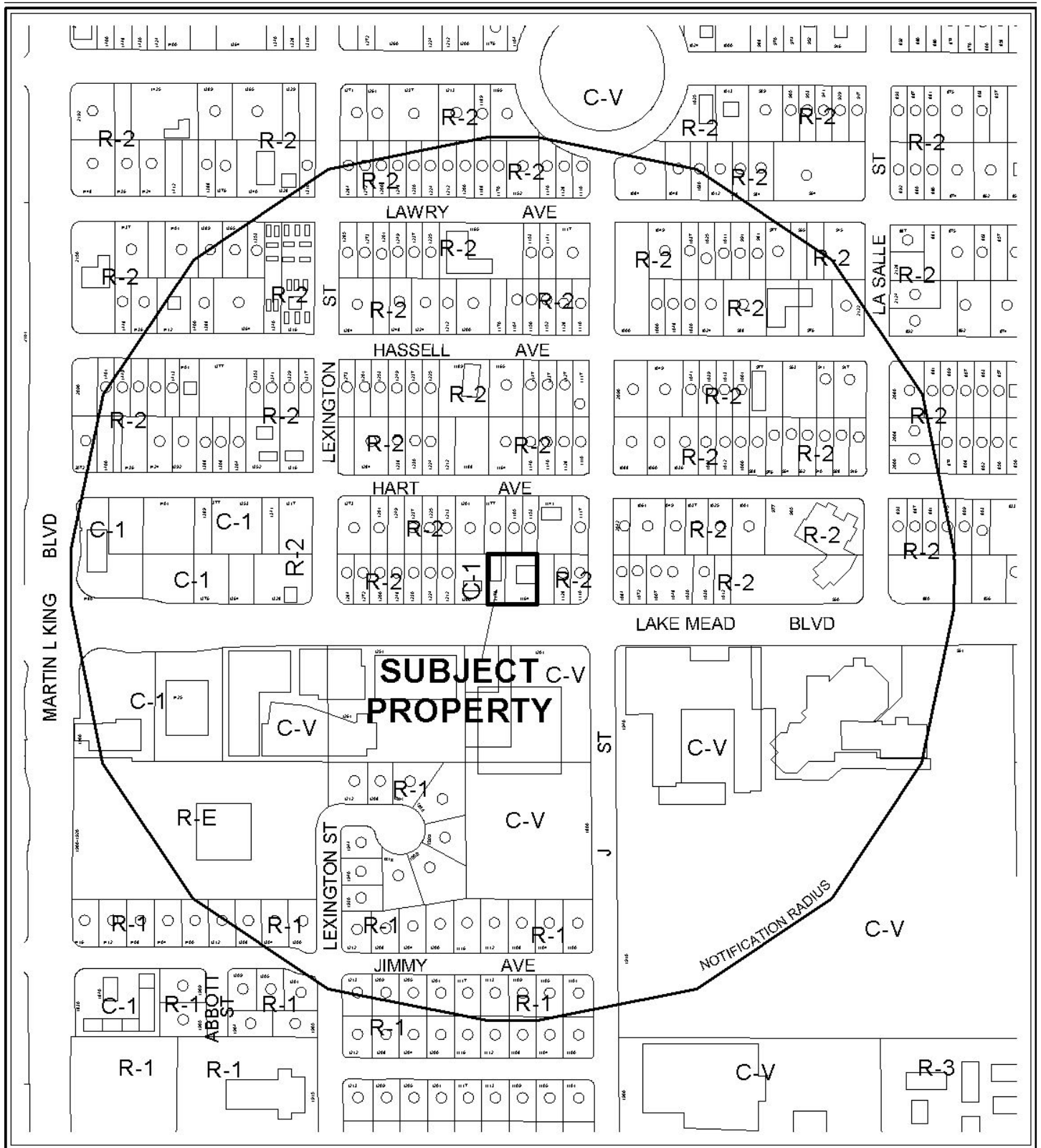
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**RECOMMENDATION:**

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: **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)**

0 300 600 Feet



**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, INC. - OWNER: THRIFTY PAYLESS, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A 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 at 3882 West Sahara Avenue (APN 162-06-813-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

**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

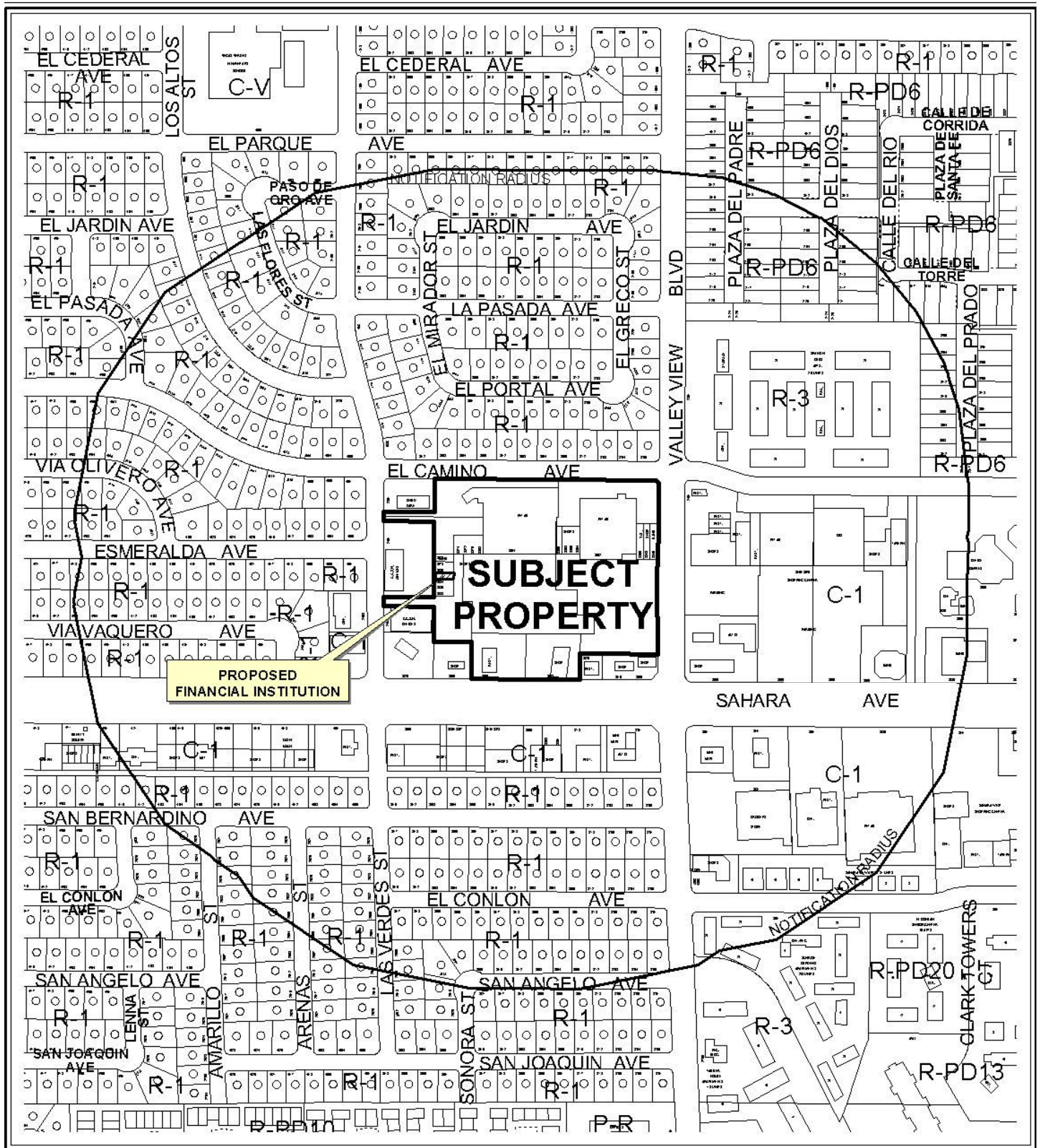
**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

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





CASE: **SUP-38137**

RADIUS: 1000 FT

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

0 400 800 Feet







**CASE: SUP-38137**

**RADIUS: 1000 FT**

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

0 400 800 Feet





**SUP-38137**

**Financial Business Locations**

-  Financial Institution, Specified
-  Automobile Title Loan
-  Pawnshops

-  Subject Property
-  Residential Property

200ft &  
1000ft Buffer







## 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: \_\_\_\_\_

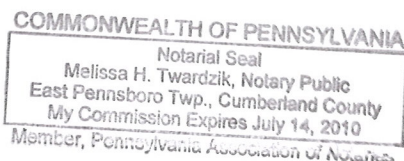
**L. Lawrence Gelman**  
**Vice President**

Subscribed and sworn before me

This **14<sup>th</sup>** day of **April**, 20 **10**

Notary Public in and for said County and State

Revised 11-14-06



RECEIVED

APR 28 2010

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



# 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

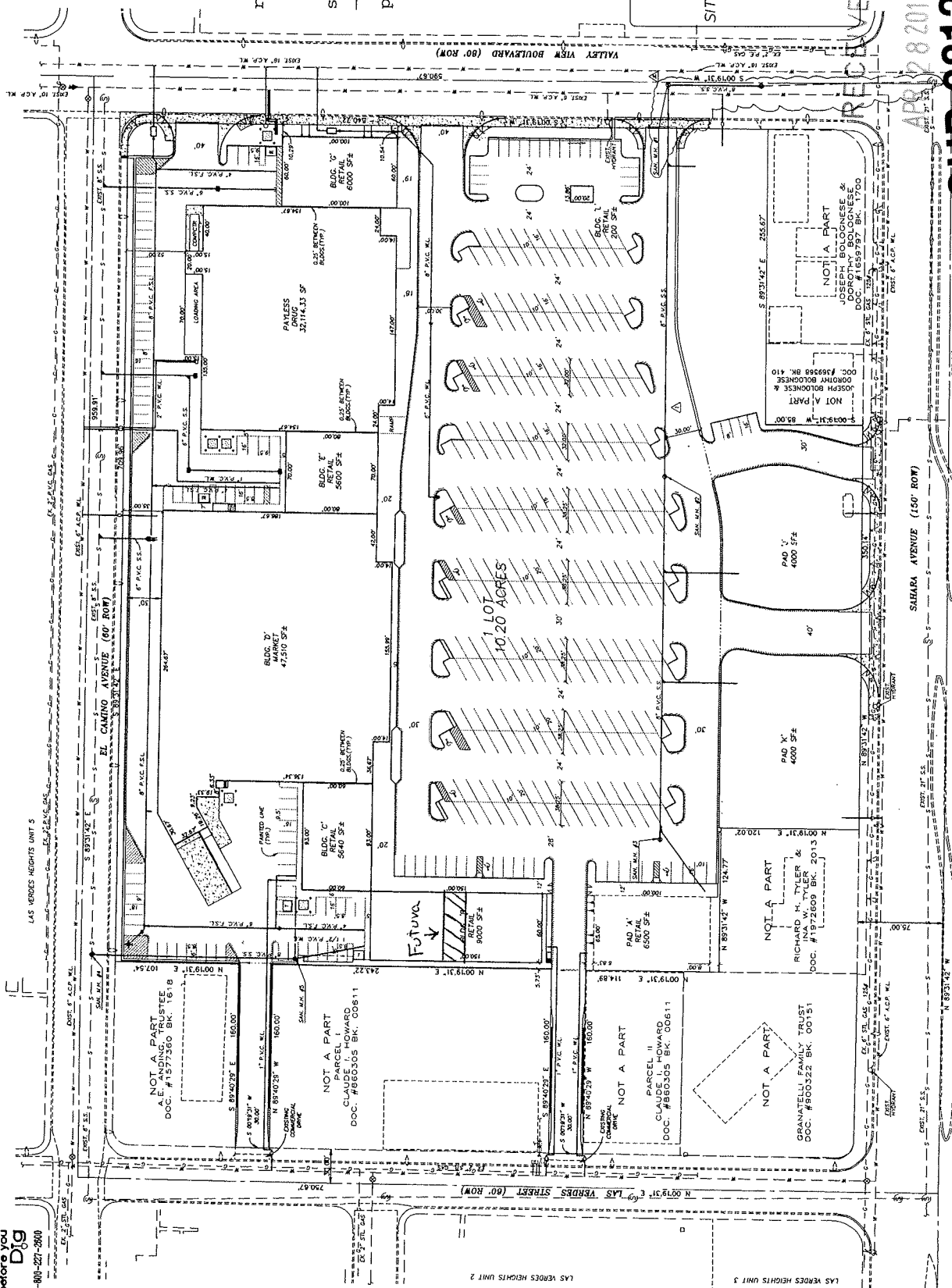
Call  
before you  
Dig  
1-800-227-2640

LAS VEGAS HEIGHTS UNIT 5



1" = 40'

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

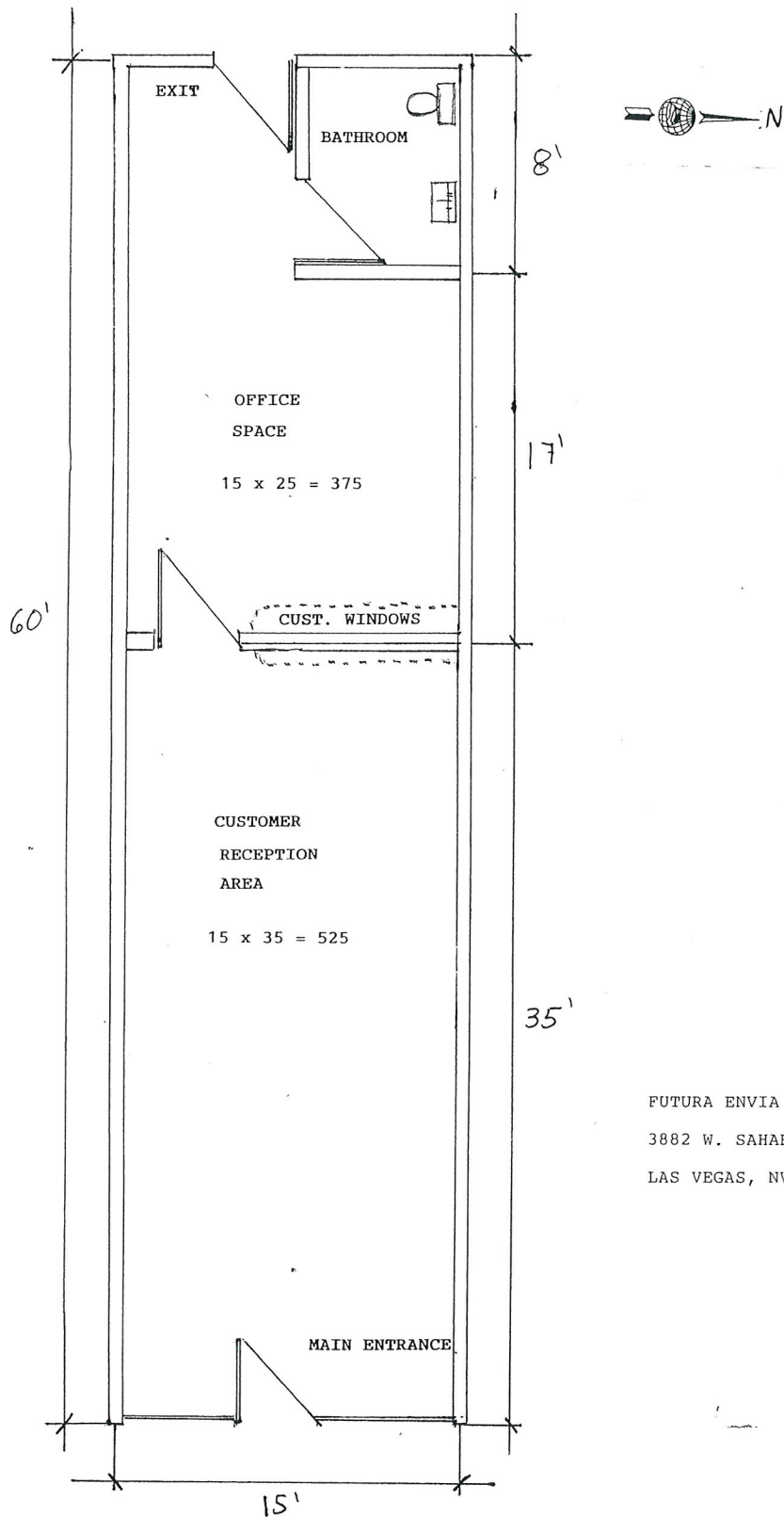


SAHARA AVENUE (150' ROW)

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. 10<sup>th</sup> 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 4<sup>th</sup> St.  
Las Vegas, NV 89101

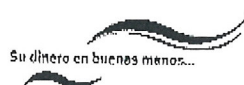
RE: Branch Location – Futura Envia  
3882 W. Sahara  
Las Vegas, NV 89102

Dear Planning Commission:

As President of Futura Envia, with Corporate Office located at 331 SE 10<sup>th</sup> 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-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 (JEWELRY) 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). Staff recommends APPROVAL.

**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

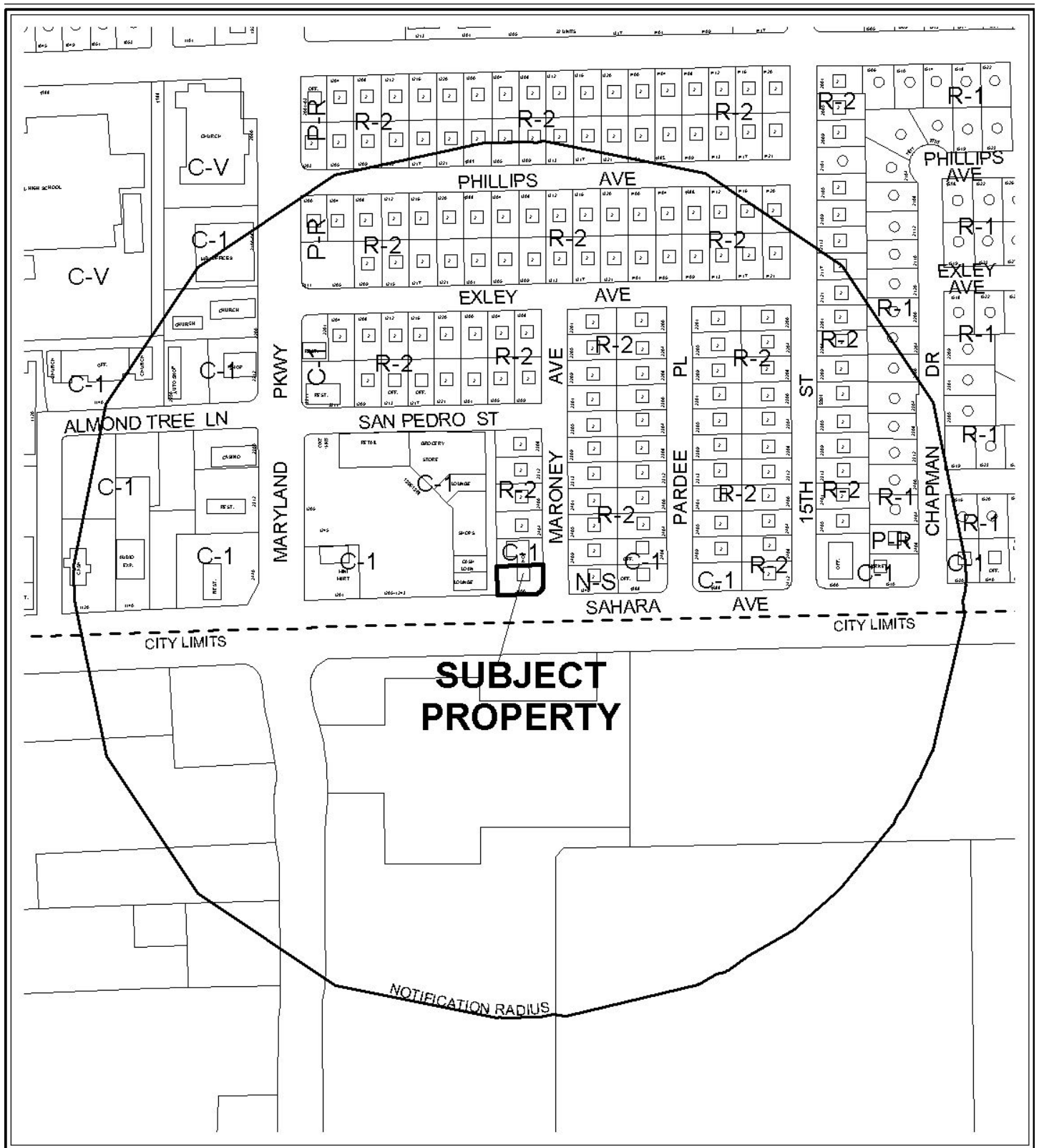
0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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



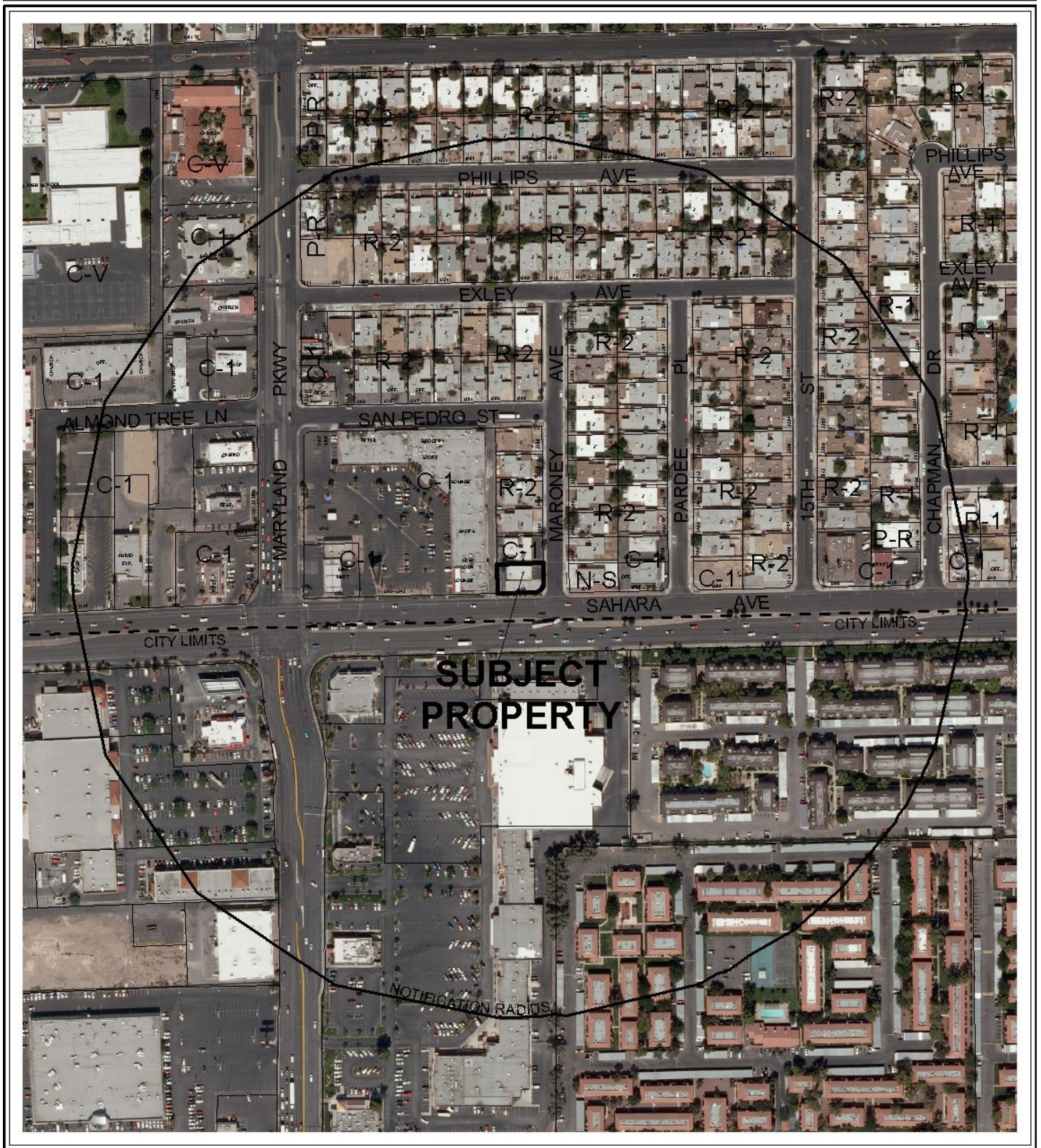
CASE: **SUP-38242**

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 14<sup>th</sup> day of April, 2010

Anthony J. Rila Jr. Clark Co. NV.  
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: 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 14<sup>th</sup> 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

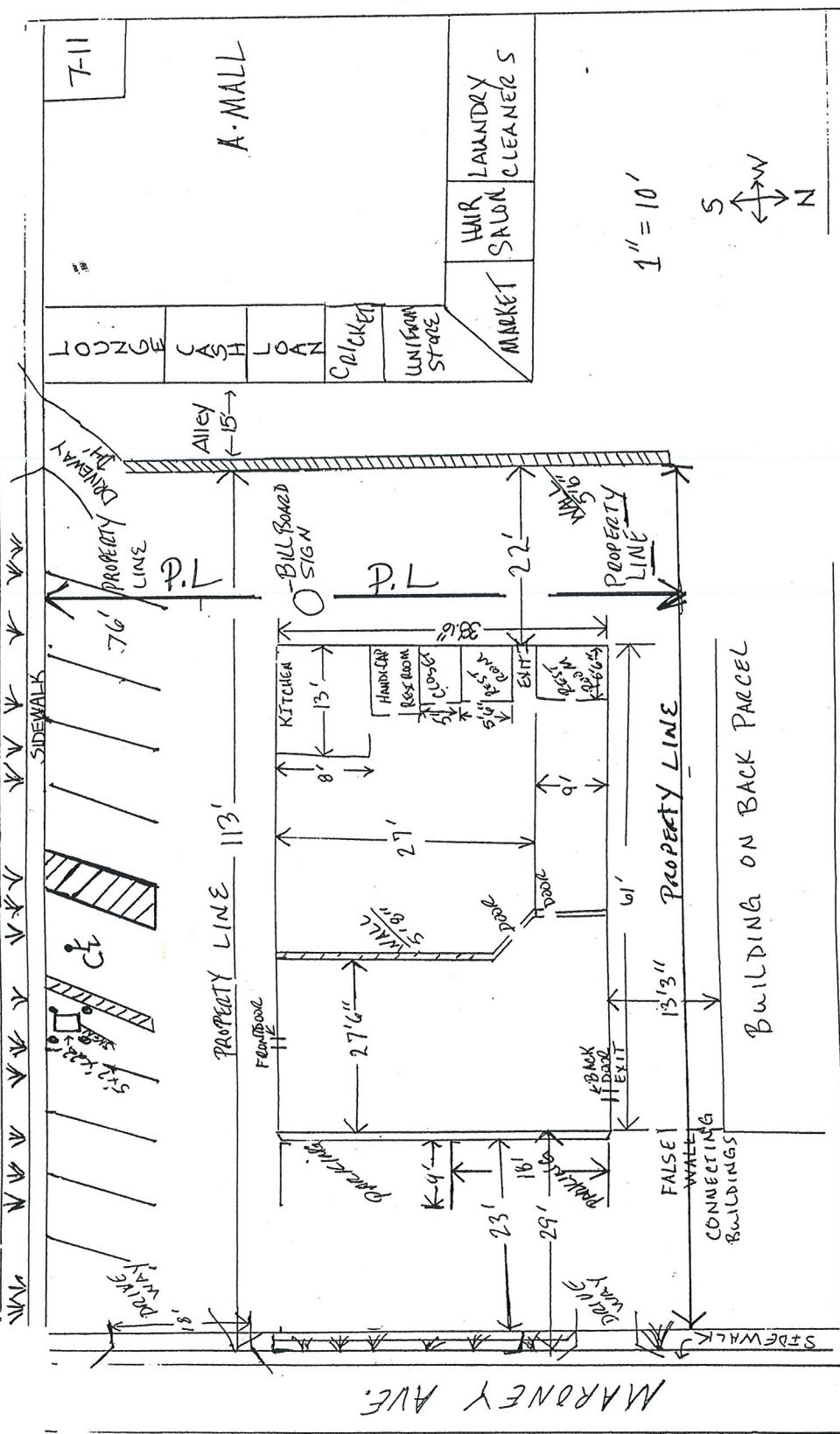
|                 |                          |
|-----------------|--------------------------|
| Case #          | <u>SUP-38242</u>         |
| Meeting Date:   | <u>6/24/10</u>           |
| Total Fee:      | <u>1030<sup>00</sup></u> |
| Date Received:* | <u>5/11/10</u>           |
| Received By:    | <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.



RECEIVED  
MAY 19 2010

SUP-38242

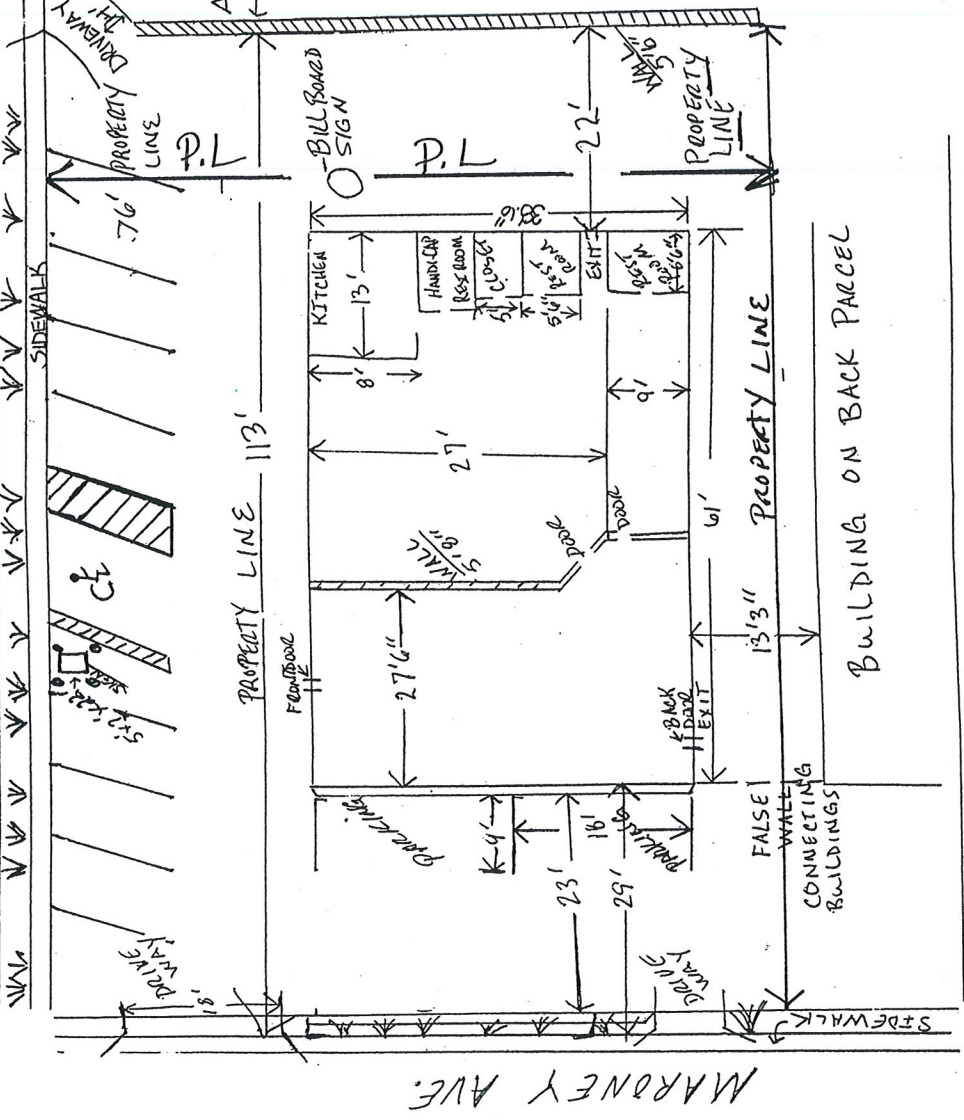
REVISED



# Floor Plan

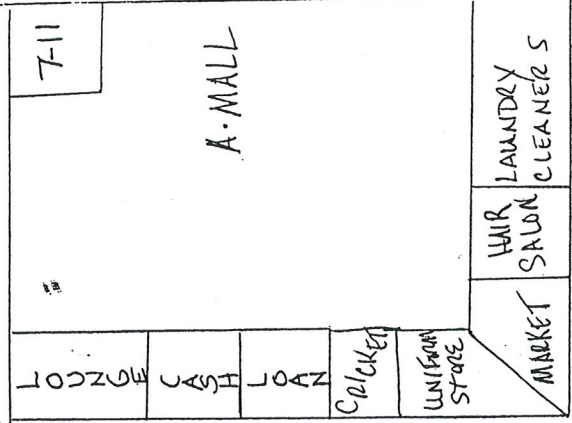
1300 E. SAHARA AVE. LV. NV 89104

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**



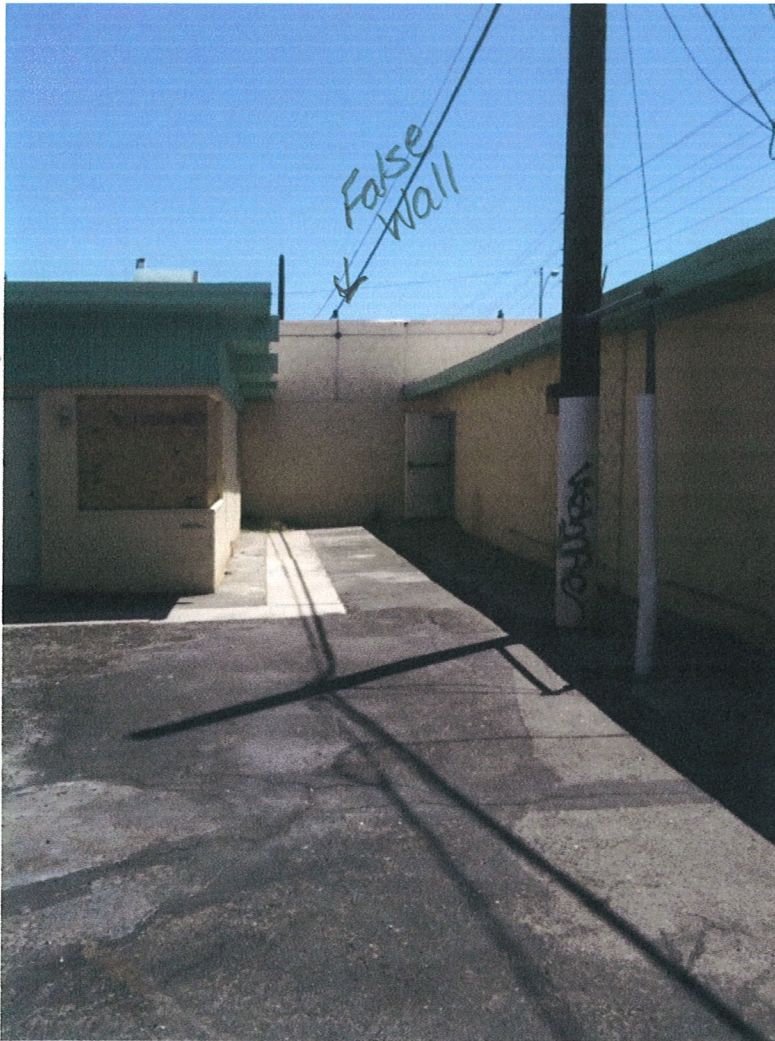
[ No Subject ]

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,

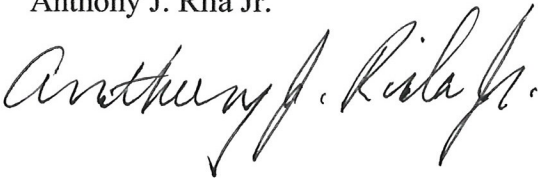
We are Applying for a special use permit to allow a class 3 second-hand license to operate at 1300 E. Sahara Ave. This request is for a 2300 sq. ft. building located in a commercial zoned area where similar business already exists. We will certainly comply with the planning department's rules and regulations. 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 BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,186 SQUARE-FOOT 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 #109 (APN 163-08-121-010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

**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

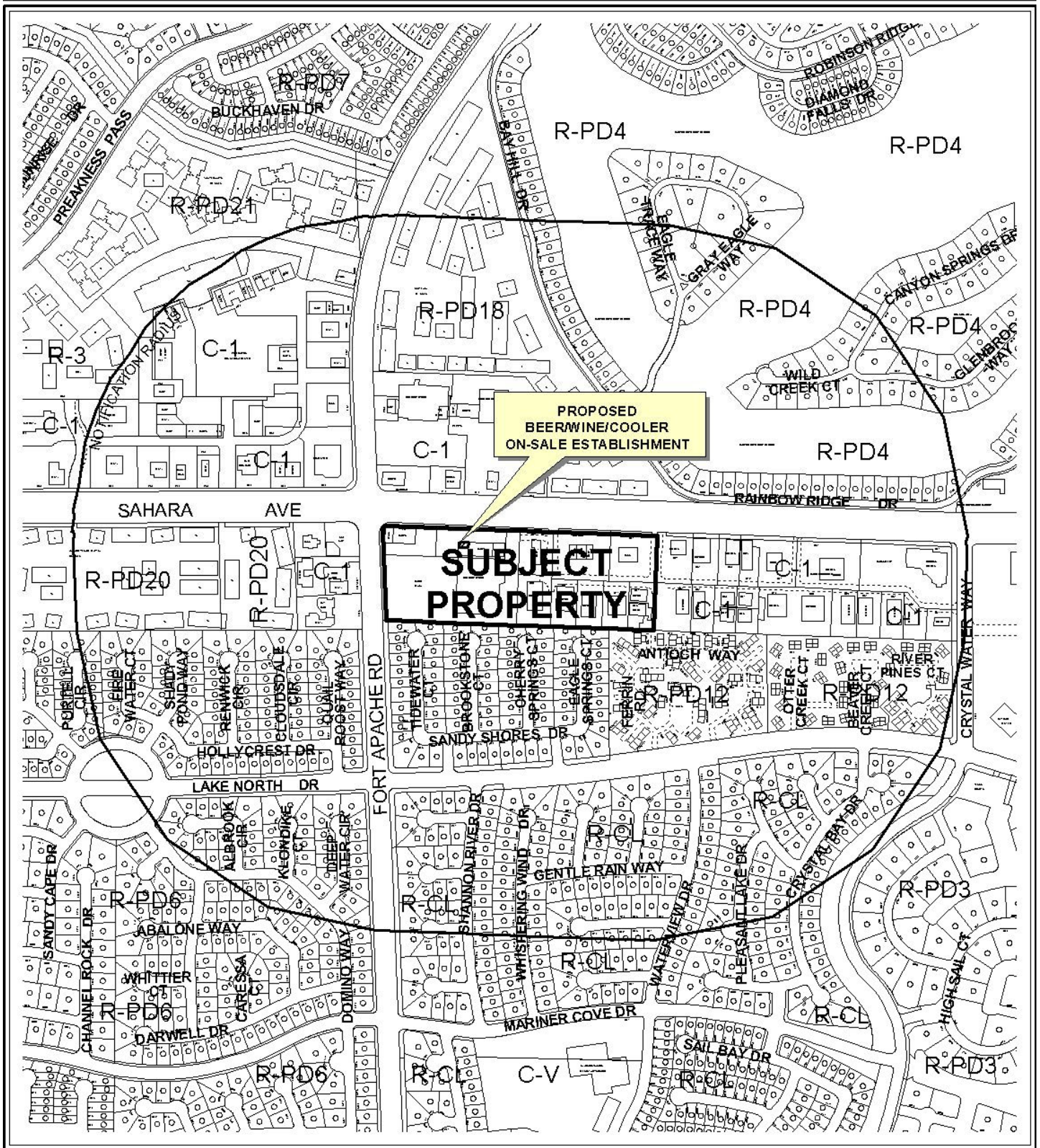
**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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





CASE: **SUP-38244**

RADIUS: 1500 FT

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





CASE: **SUP-38244**

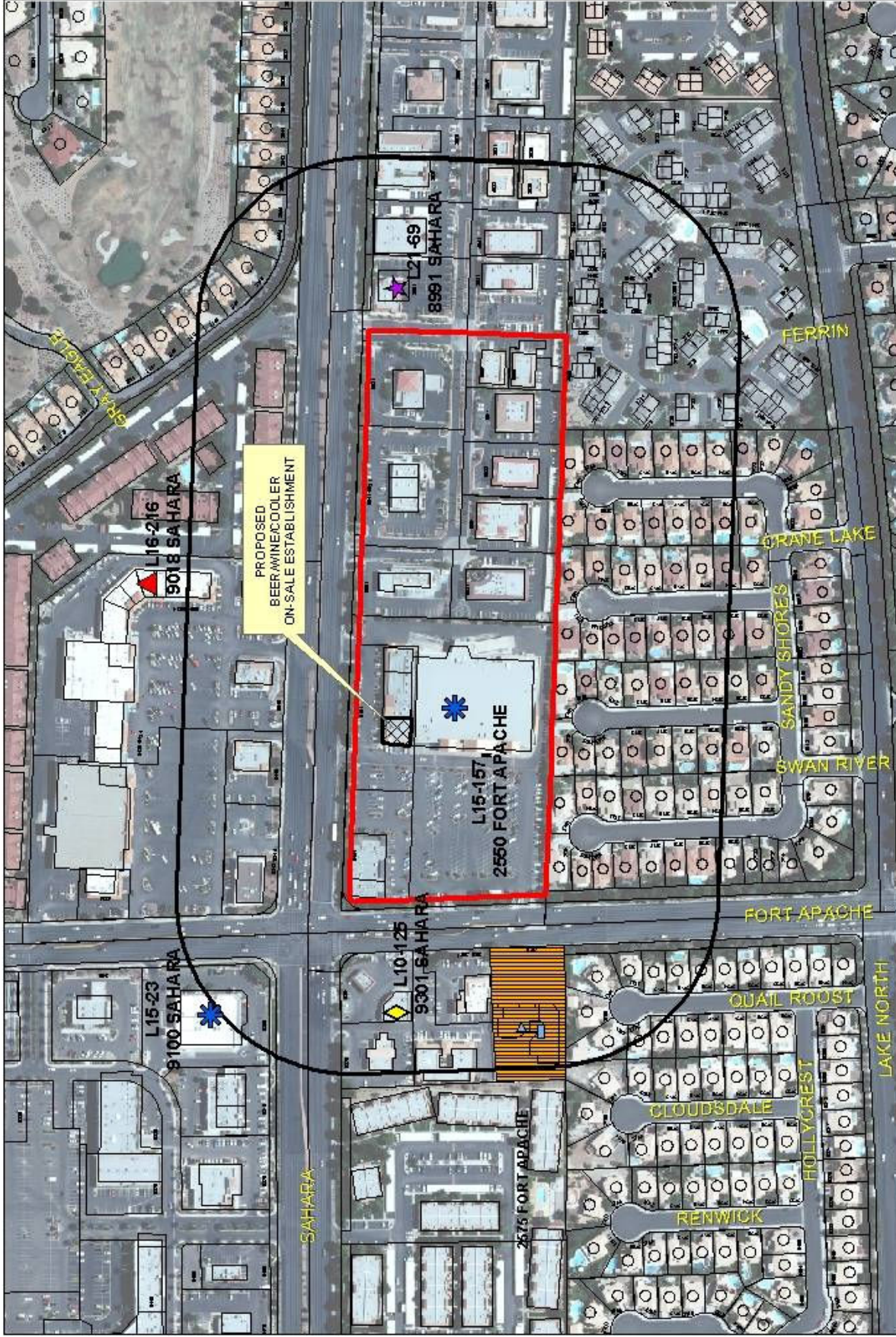
RADIUS: 1500 FT

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

0 500 1000 Feet







**SUP-38244**

### Business Licenses

Child Care/  
Children Facility



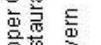
Beer/Wine/Cooler  
On Sale  
Beer/Wine/Cooler  
Off Sales



Beer/Wine/Cooler  
On-Off Sale  
Package Liquor  
Sales



Supper Club/  
Restaurant Service Bar  
Tavern



RELIGIOUS  
CITY PARKS  
SCHOOLS



Subject Property  
400 foot buffer







## 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: \_\_\_\_\_

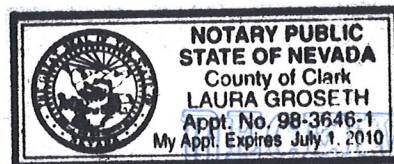
Signature of Property Owner: \_\_\_\_\_

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.

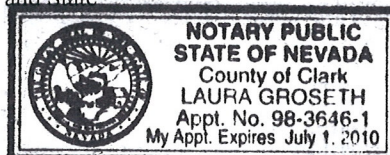
Print Name Richard Gordon

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

RECEIVED  
MAY 11 2010

RECEIVED  
MAY 11 2010

### VICINITY MAP

### LEGEND

- ☐ RESIDENTIAL
- ☐ COMMERCIAL
- ☐ LANDSCAPE
- ☐ PARKING

### PARKING ANALYSIS

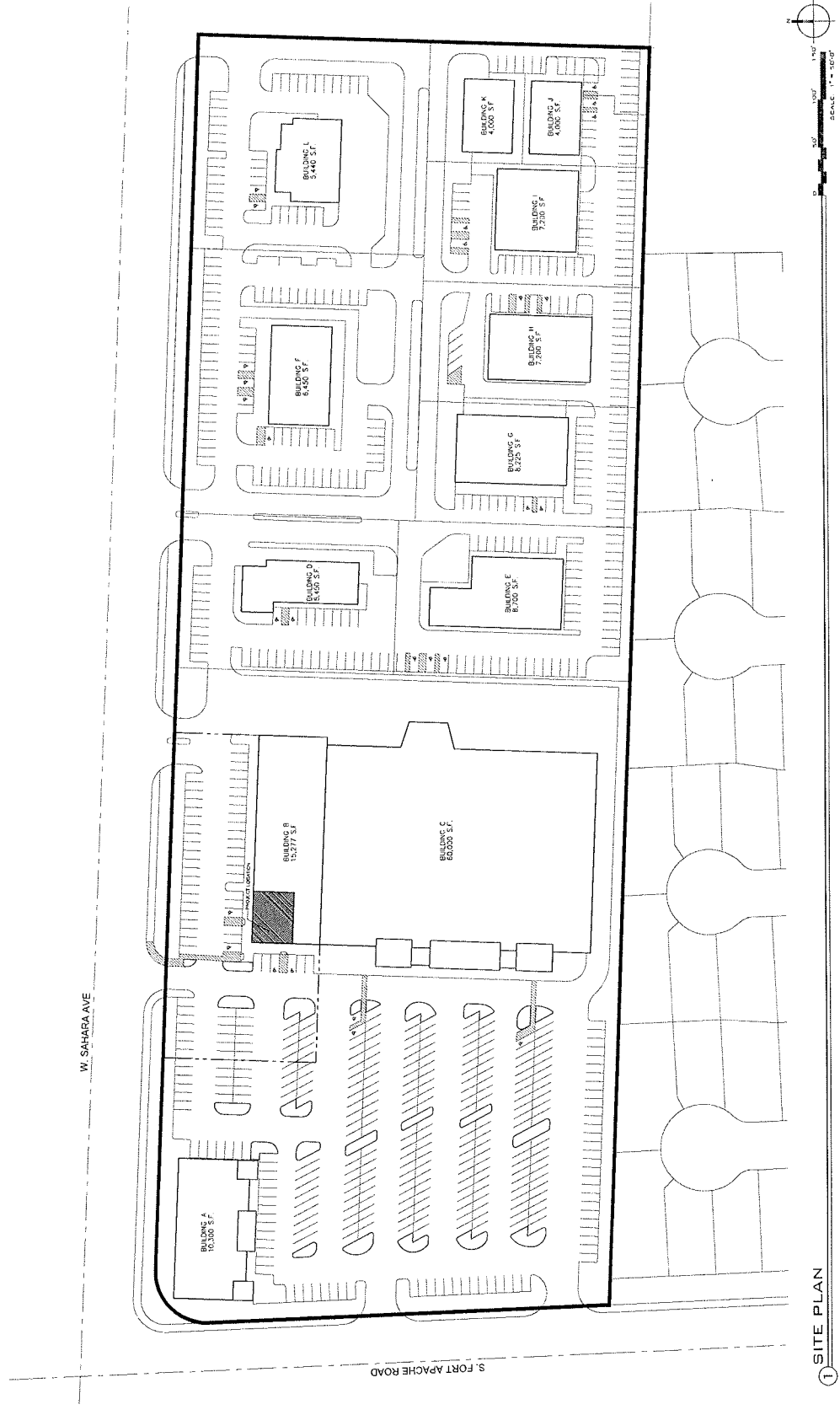
PARKING REQUIRED: 118,100.00 - On-site parking: 118,100.00

| BUILDING | ST         | PARKING REQUIRED | HANDICAP REQUIRED | PARKING PROVIDED | HANDICAP PROVIDED |
|----------|------------|------------------|-------------------|------------------|-------------------|
| A        | 10,000     |                  |                   |                  |                   |
| B        | 10,000     |                  |                   |                  |                   |
| C        | 10,000     |                  |                   |                  |                   |
| D        | 10,000     |                  |                   |                  |                   |
| E        | 10,000     |                  |                   |                  |                   |
| F        | 10,000     |                  |                   |                  |                   |
| G        | 10,000     |                  |                   |                  |                   |
| H        | 10,000     |                  |                   |                  |                   |
| I        | 10,000     |                  |                   |                  |                   |
| J        | 10,000     |                  |                   |                  |                   |
| K        | 10,000     |                  |                   |                  |                   |
| L        | 10,000     |                  |                   |                  |                   |
| TOTAL    | 118,100.00 | 118,100.00       | 118,100.00        | 118,100.00       | 118,100.00        |



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

DATE: 11 MAY 2010  
DRAWING TITLE: SITE PLAN  
SHEET NO.: AS.1  
92410

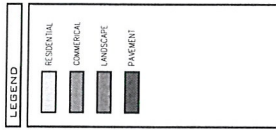
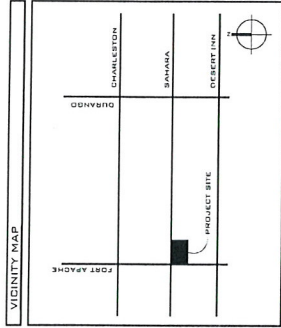


SUP-38244

1 SITE PLAN



RECEIVED  
MAY 11 2010



**PARKING ANALYSIS**

| PARKING REQUIRED (18,10,10) - On-site parking (considered) |         |                  |                   |
|------------------------------------------------------------|---------|------------------|-------------------|
| BUILDING                                                   | SF      | PARKING REQUIRED | HANDICAP REQUIRED |
| 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 | 569 SPACES       | 12 SPACES         |
|                                                            |         | 28 OF TOTAL      | 565 X 72          |
|                                                            |         | 873 SPACES       | 71 SPACES         |



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



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

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

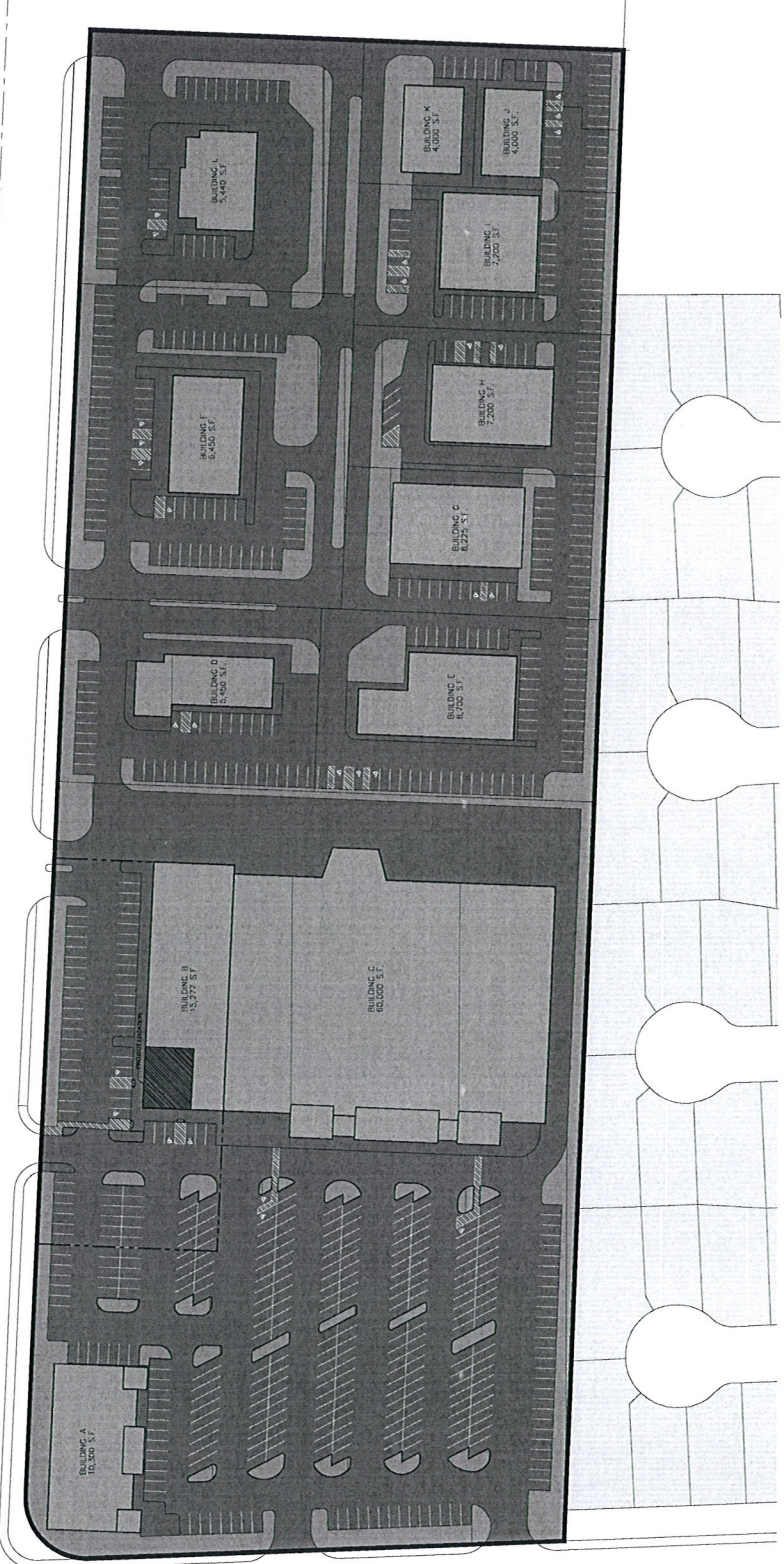


1 SITE PLAN

SUP-38244

W. SAHARA AVE

S. FORT APACHE ROAD



## DESIGN ANALYSIS

| OCCUPANCY (ADD. - [SEE CHAPTER 10]) |       | SF              | LOAD  | OCCUPANTS |
|-------------------------------------|-------|-----------------|-------|-----------|
| ASSEMBLY AREAS W/O FIXED SEATS      | 0     | 15 SF/PERSON    | 0     |           |
| ASSEMBLY AREAS W/ FIXED SEATS       | 1,368 | 1 PER 24" x 30" | 57    |           |
| ASSEMBLY AREAS W/O FIXED SEATS      | 136   | 7.5 SF/PERSON   | 18    |           |
| KITCHENS - COMMERCIAL               | 140   | 200 SF/PERSON   | 1     |           |
| STORAGE/STORAGE ROOMS               | 72    | 300 SF/PERSON   | 1     |           |
| NECESSARY USE (TOILETS, ETC.)       | 0     | EXCLUDED        | 0     |           |
| TOTAL OCCUPANTS                     |       |                 |       | 80        |
| TOTAL SLOTT SF                      |       |                 | 2,198 |           |

REQUIRED RESTROOMS: 1 PER 25 REQD. PER TABLE 2902.1

2 WATER CLOSETS PROVIDED

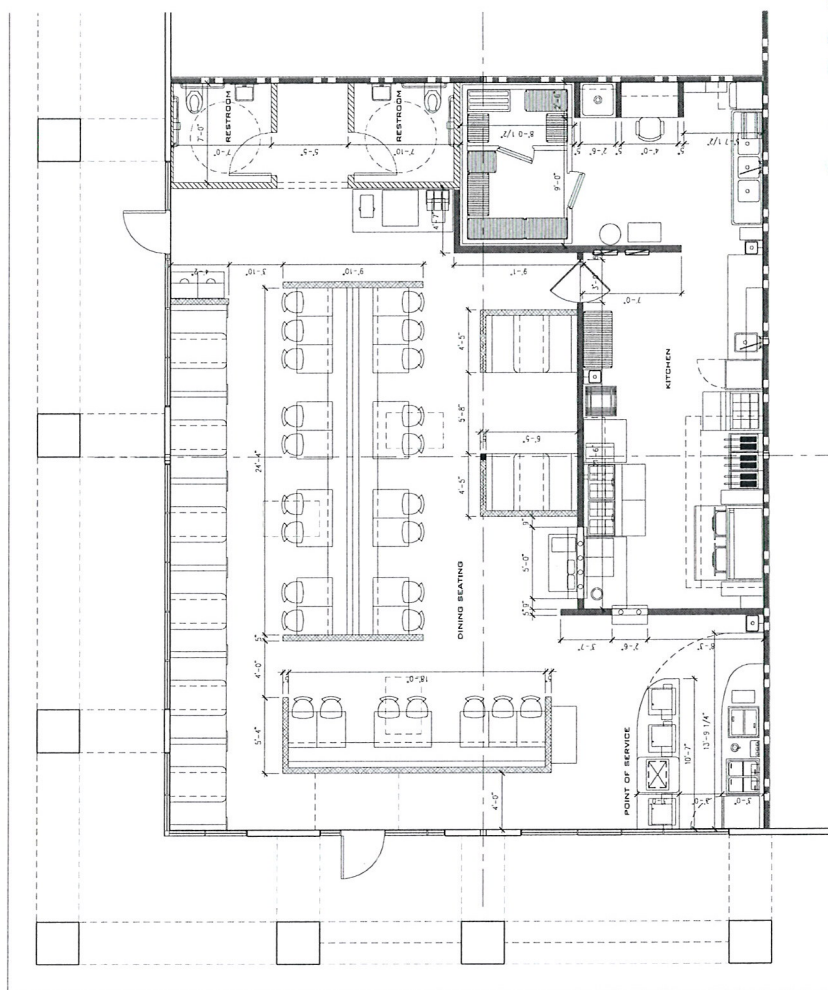
REQUIRED EXITS: PER SECTION 1019

2 EXITS PROVIDED

COGNITIVE PRINCIPLES



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



1 FLOOR PLAN

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

01026

**MAY 1 1 2010**

**SUP-38244**



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

| DESIGN ANALYSIS                     |      |                  |           |
|-------------------------------------|------|------------------|-----------|
| OCCUPANT LOAD - (IRC CHAPTER 10)    |      |                  |           |
| AREAS                               | SF   | LOAD             | OCCUPANTS |
| ASSUMED MEAS W/ HED SEATS           | 0    | 15 SF/PERSON     | 0         |
| ASSUMED MEAS W/ HED SEATS           | 382  | 15 SF/ 2 OF BDRM | 51        |
| ASSUMED MEAS W/ HED SEATS           | 0    | 15 SF/PERSON     | 0         |
| CONCENTRATED (DINING)               | 161  | 1 PERSON         | 16        |
| KITCHENS - COMMERCIAL               | 610  | 200 SF/PERSON    | 3         |
| MECH/STORAGE ROOMS                  | 72   | 300 SF/PERSON    | 1         |
| NECESSARY USE (LOBBIES, HALLS, ETC) | 0    | EXCLUDED         | 0         |
| TOTAL OCCUPANTS                     |      |                  | 60        |
| TOTAL SUITE SF                      | 2196 |                  |           |

REQUIRED BEDROOMS: 1 PER 25 SQ.FOOT PER TABLE 2020.1

2 WARD CLOSETS REQUIRED

REQUIRED EXITS: PER SECTION 1015

2 EXITS PROVIDED



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

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

1 FLOOR PLAN

**SUP-38244**



**smash. sizzle. savor.**

City of Las Vegas  
Planning Department  
731 South 4<sup>th</sup> 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 - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,133 SQUARE-FOOT RESTAURANT 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). Staff recommends APPROVAL.

**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

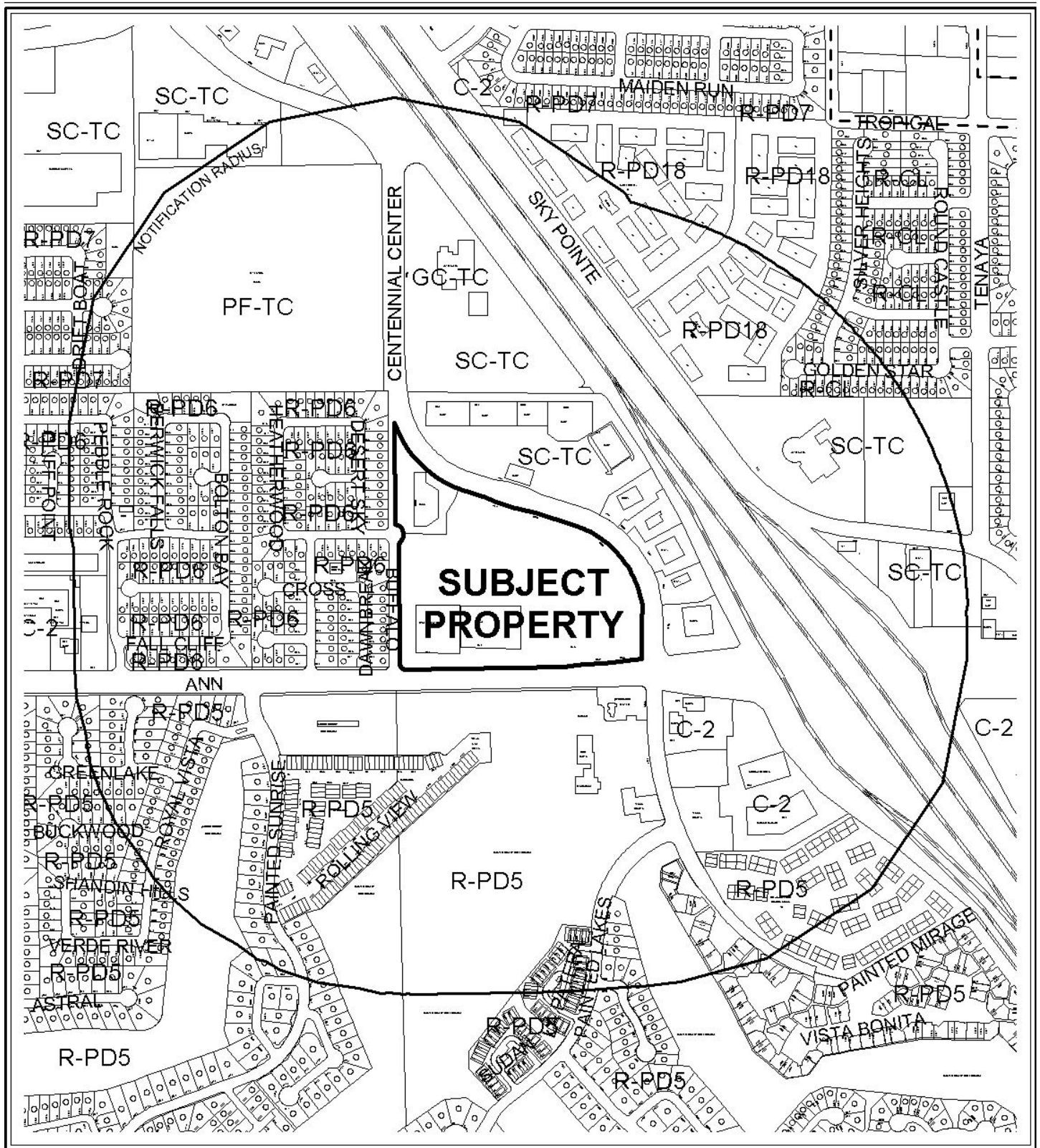
0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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



**CASE: SUP-38245**

**RADIUS: 1500 FT**

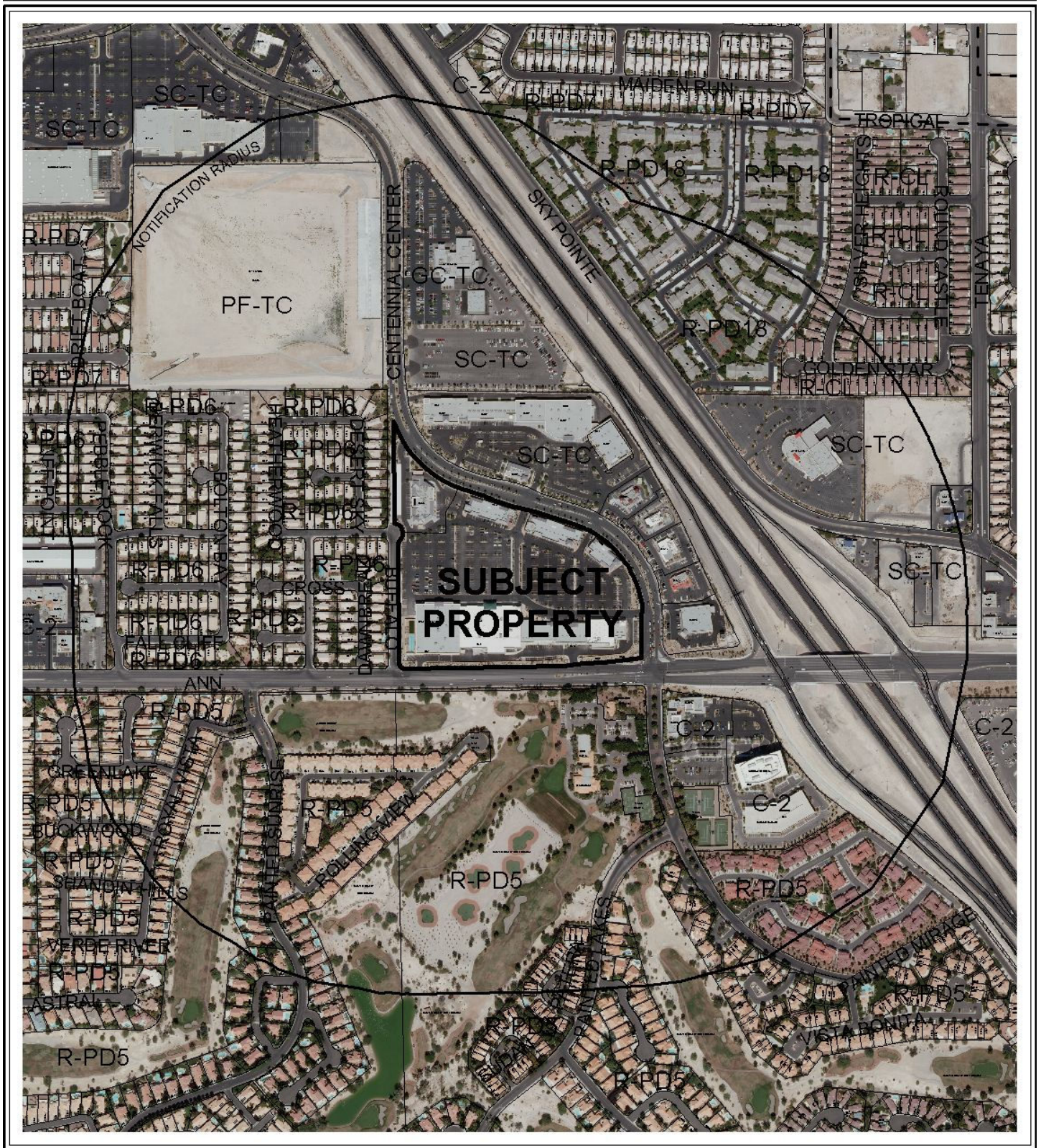
**ZONING OF SUBJECT PROPERTY:**

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

0 500 1000 Feet







**CASE: SUP-38245**

**RADIUS: 1500 FT**

0 500 1000 Feet



**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.











**smash. sizzle. savor.**

City of Las Vegas  
Planning Department  
731 South 4<sup>th</sup> 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 6,846 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial), Ward 5 (Barlow). Staff recommends APPROVAL.

**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

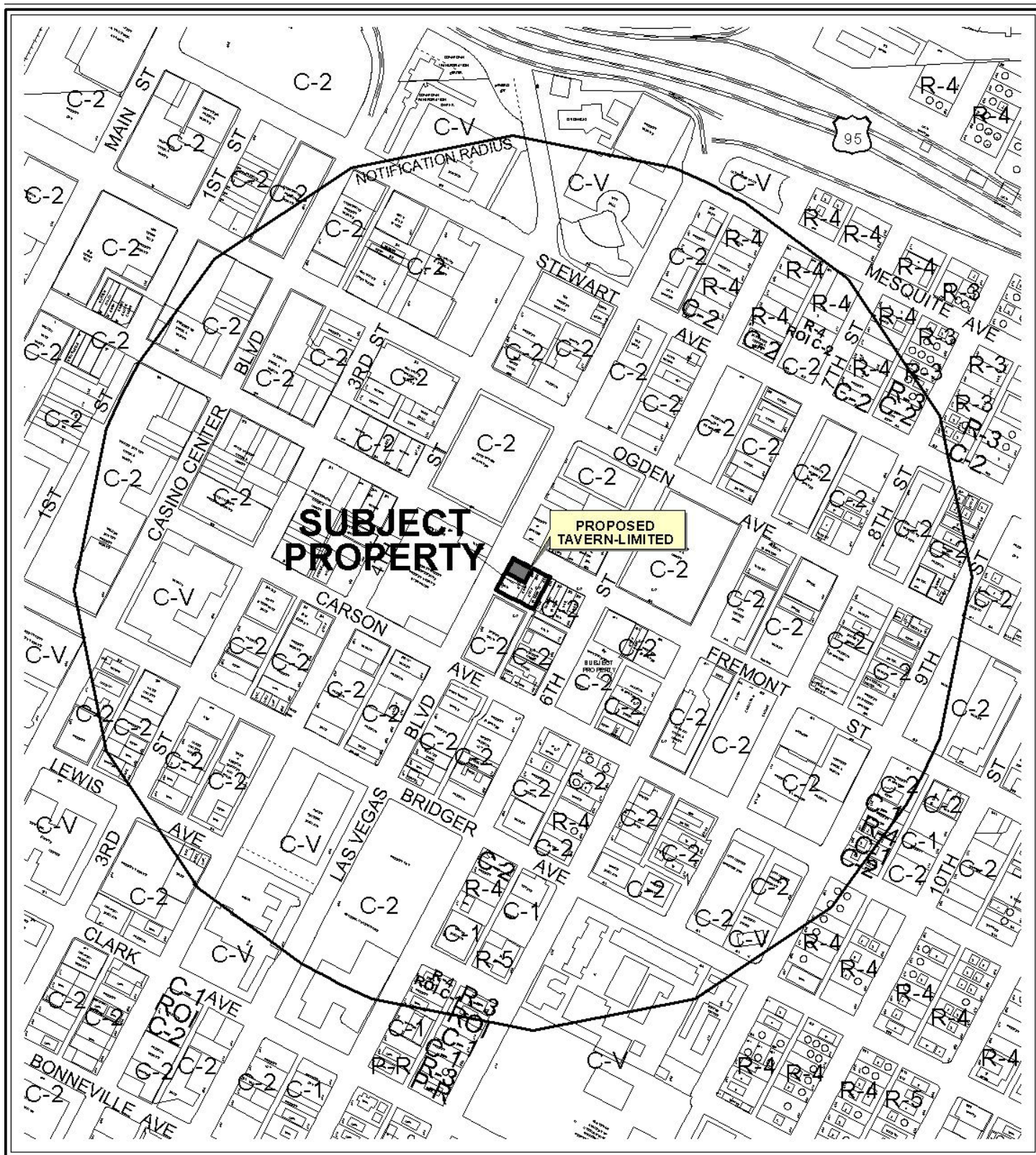
**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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





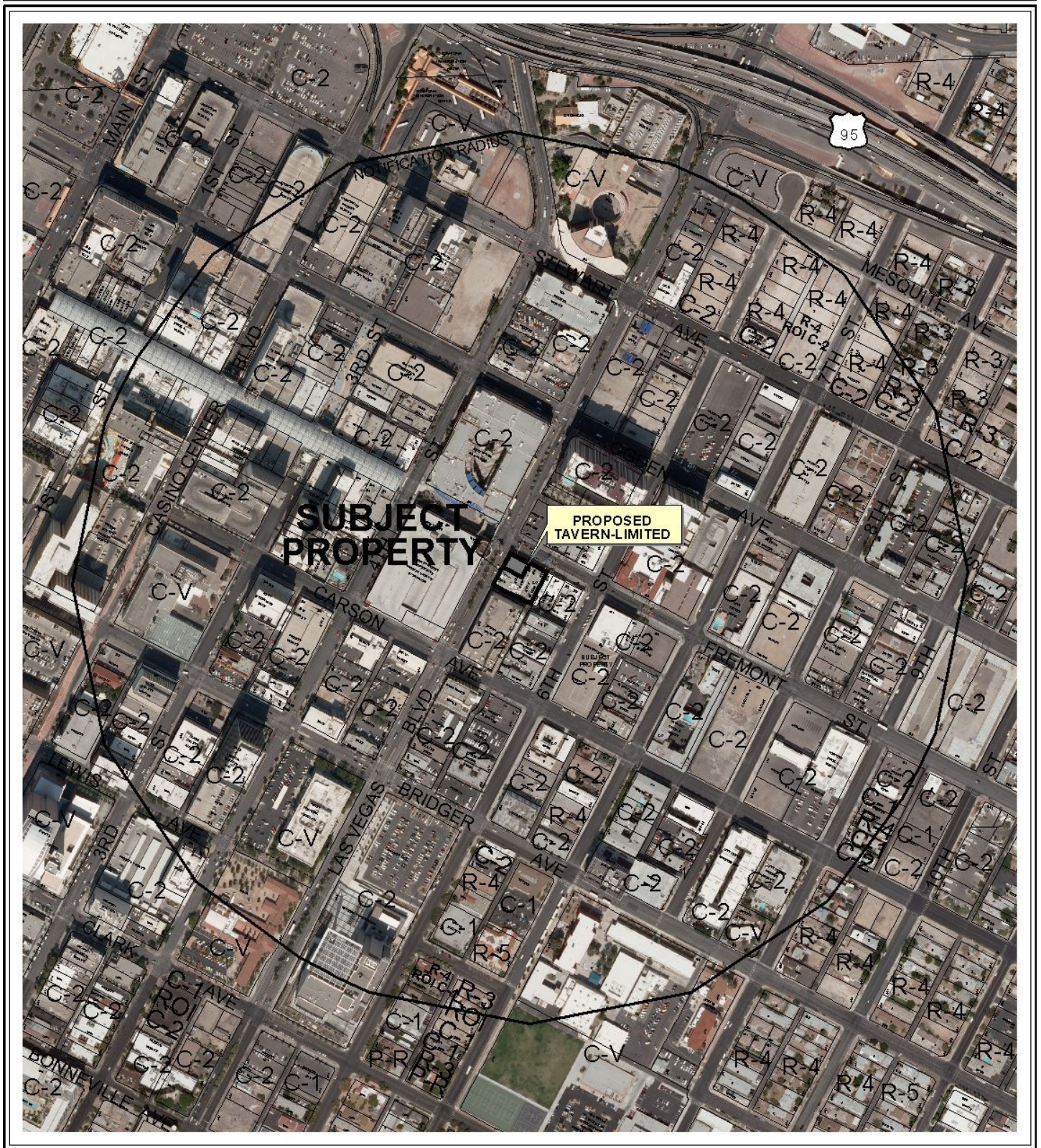
**CASE: SUP-38251 AND SDR-38267**

**RADIUS: 1500 FT**

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







CASE: **SUP-38251 AND SDR-38267**

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 10<sup>th</sup> 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 \_\_\_\_\_.

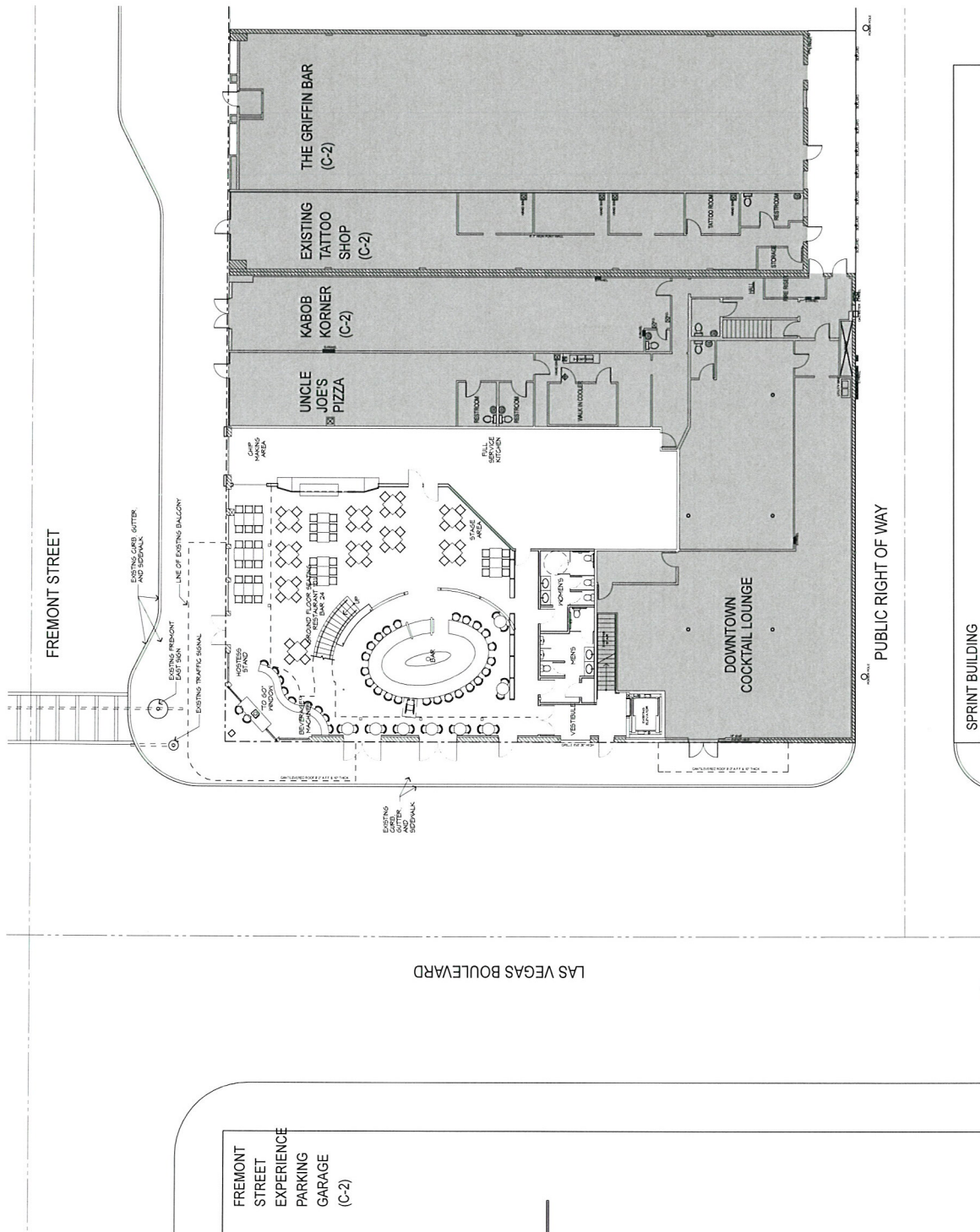
Notary Public in and for said County and State

|                 |                    |
|-----------------|--------------------|
| 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.

RECEIVED  
MAY 11 2010





SITE PLAN/ LANDSCAPE PLAN  
1" = 10'

Nacho Daddy  
SDR & SUP SUBMITTAL  
107 S. Las Vegas Boulevard  
Las Vegas, Nevada 89101

SITE PLAN/  
LANDSCAPE PLAN

ASI00

10.02 Nacho Daddy

**DECEIVED**  
MAY 21 2010

**SUP-38251**

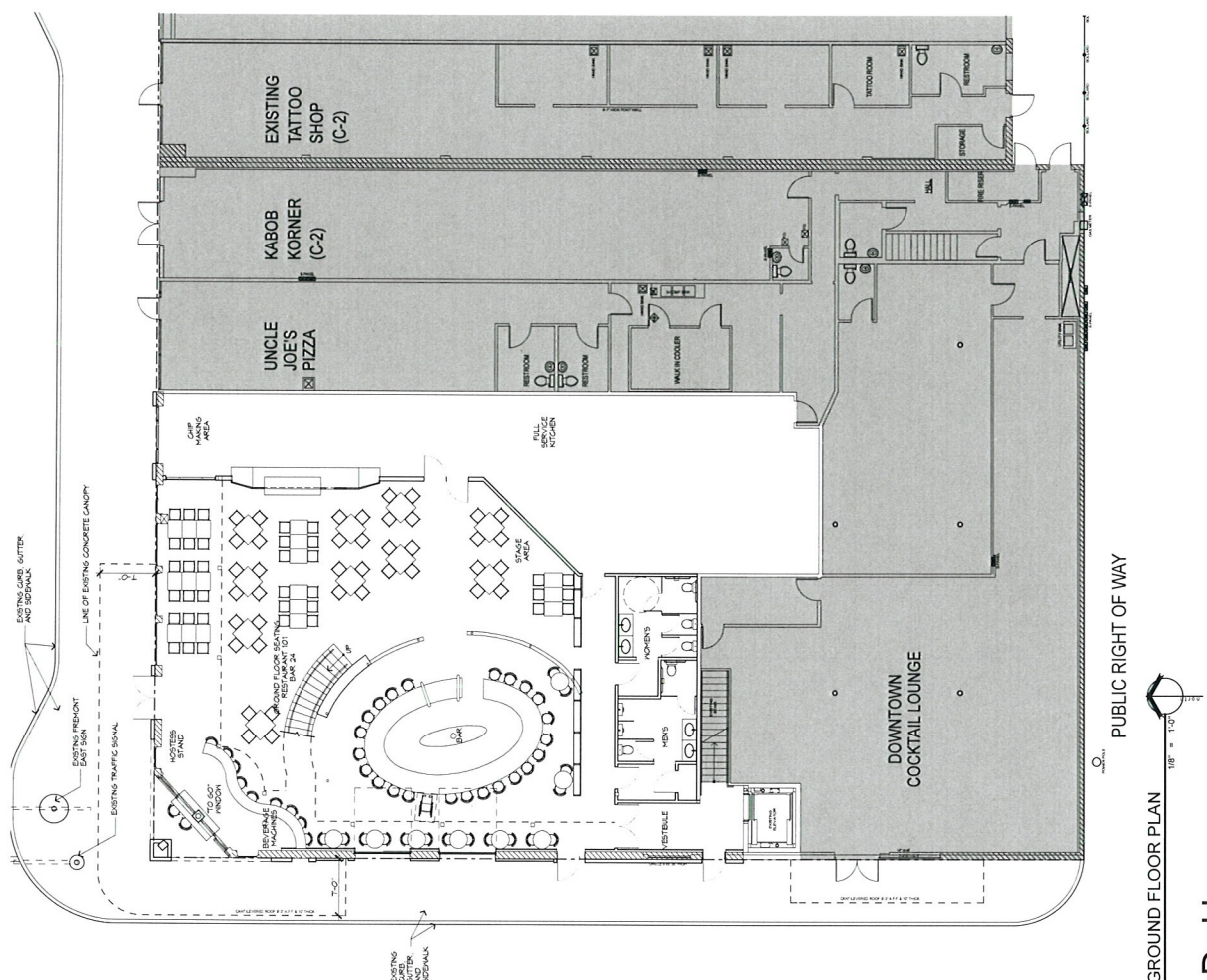
Copyright 2010 by APTUS Architecture  
**APTUS Architecture**  
107 S. Las Vegas Boulevard  
Las Vegas, NV 89101  
P: 702.891.1200  
F: 702.891.1213

VICINITY AND LOCATION MAPS  
1" = 10'

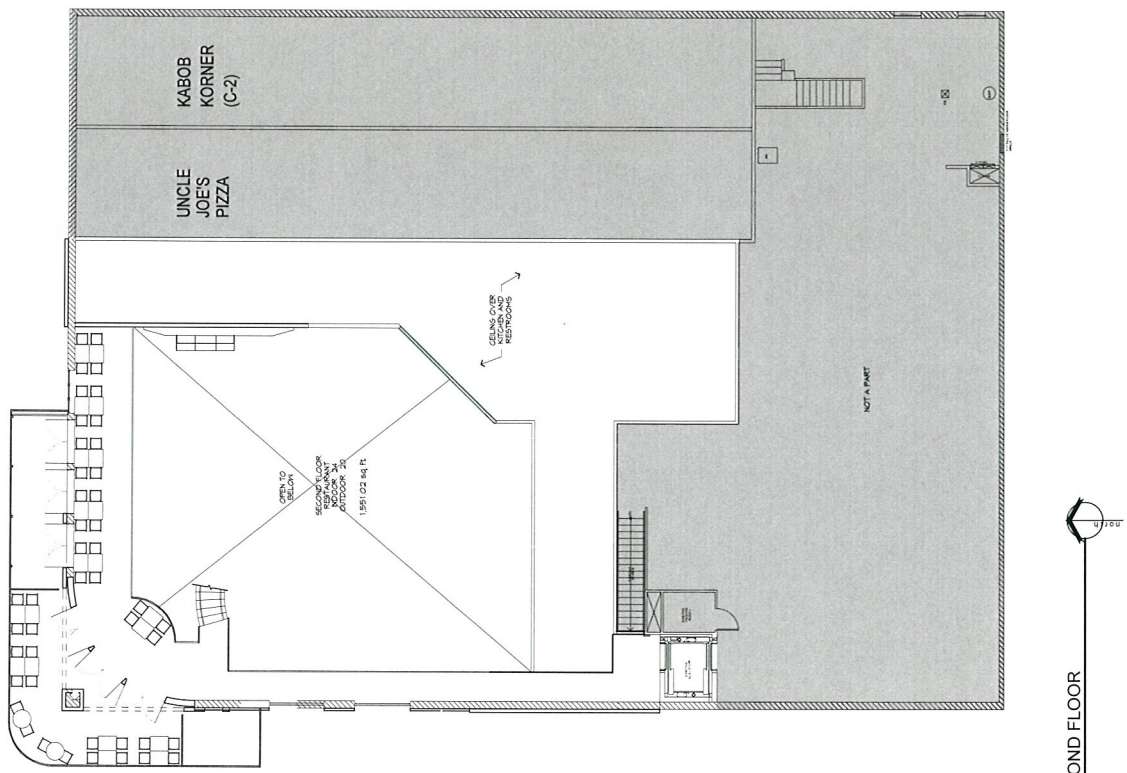


**Site and Project Information**

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>SITE DATA</b>            |                                 |
| PARCEL NUMBER               | 130-34407-002                   |
| JURISDICTION                | CITY OF LAS VEGAS - BMD         |
| PROPOSED ZONING             | C-2                             |
| PROPOSED USE                | RESTAURANT & TAVERN LIMITED     |
| SITE AREA                   | 45 NET ACRES                    |
| <b>BUILDING INFORMATION</b> |                                 |
| CODE                        | 200 INTERNATIONAL BUILDING CODE |
| CONSTRUCTION TYPE           | VAS                             |
| BASE FLOOR AREA             | YES                             |
| NET SPAN/CLERESTORY         | YES                             |
| BUILDING AREAS              |                                 |
| FIRST FLOOR                 | 3,000 SF                        |
| SECOND FLOOR                | 1,000 SF                        |
| THIRD FLOOR                 | 1,000 SF                        |
| FOURTH FLOOR                | 1,000 SF                        |
| TOTAL SQUARE FOOTAGE        | 6,000 SF                        |
| <b>PARKING AREA</b>         |                                 |
| BUILDING AREA               | 6,000 SF                        |
| REQUIRED PARKING            | 1,000 SF @ 1,000 SF PER SPACE   |
| PROVIDED PARKING            | 1,000 SF @ 1,000 SF PER SPACE   |
| REMAINING AREAS             | 0 SF                            |
| TOTAL REQUIRED              | 1,000 SF                        |



GROUND FLOOR PLAN



SECOND FLOOR

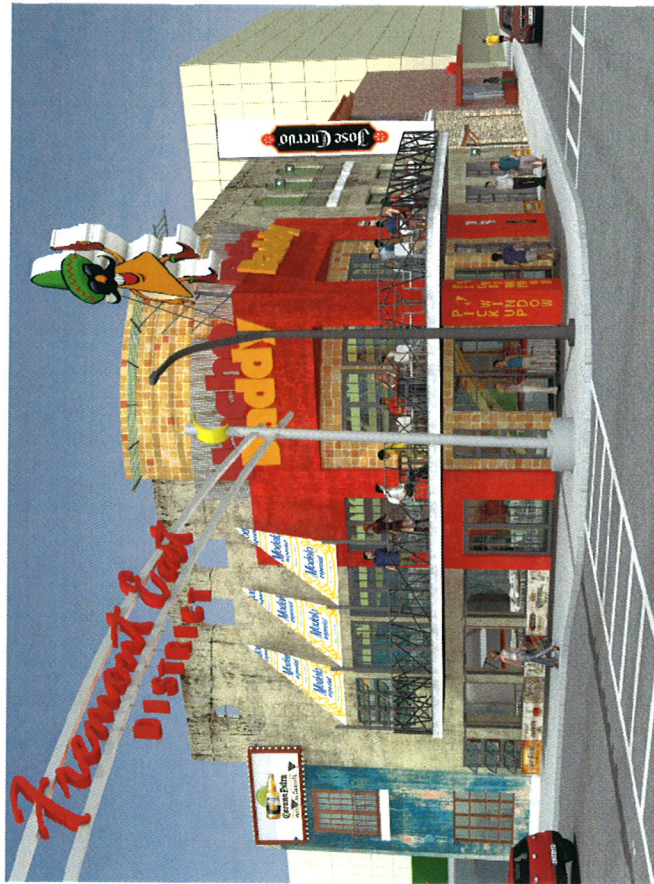
**Nacho Daddy**  
**SDR & SUP SUBMITTAL**  
 107 S. Las Vegas Boulevard  
 Las Vegas, Nevada 89101

**SUP-38251**  
**REVISED**

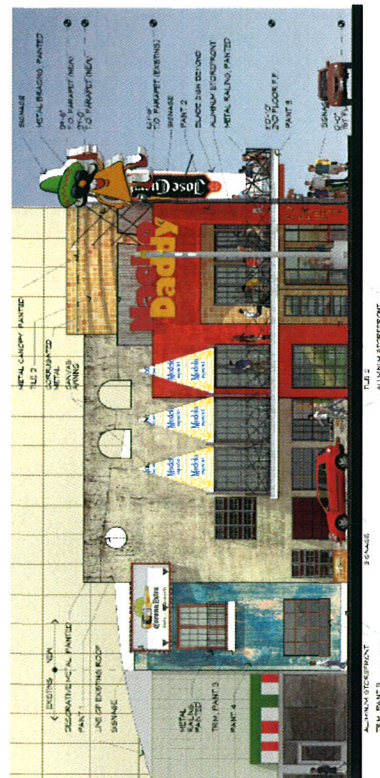
**RECEIVED**  
 MAY 25 2010

FLOOR PLANS  
**A100**  
 10.002 Nacho Daddy





SOUTHEAST CORNER AT LAS VEGAS & FREMONT



NORTH ELEVATION



WEST ELEVATION

Nacho Daddy

# A101

## ELEVATIONS

1932 Nacho Caddy

51  
RECEIVED  
MAY 25 2010  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

**SUP-38251**

# REVISED

Copyright 2010 © by APTUS Architecture  
**APTUS Architecture**  
 1200 South 4th Street  
 Suite 106  
 Las Vegas, Nevada 89104  
 P 702.836.1200  
 F 702.836.1213

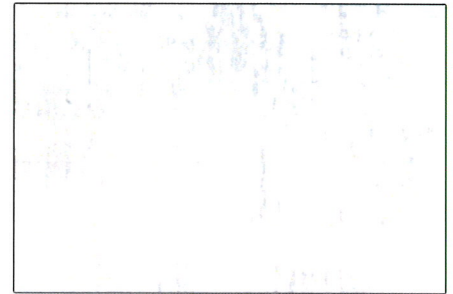




Paint 1



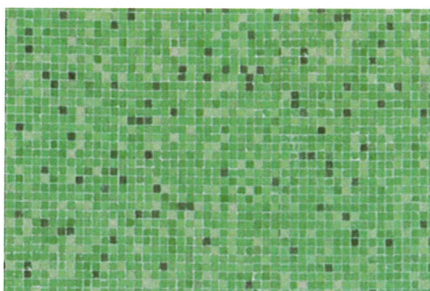
Paint 2



Paint 3



Paint 4



Tile 1



Tile 2



Wood, painted



Corrugated Metal



Concrete Tile



Stone Veneer



Aluminum Storefront Framing



Glazing

**APTUS**Architecture

1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.839.1200  
F 702.839.1213  
info@aptusarchitecture.com

**Nacho Daddy**  
**SDR & SUP Submittal**  
107 S. Las Vegas Boulevard  
Las Vegas, Nevada 89101

5.20.10

**SUP-38251**  
**REVISED**

**RECEIVED**  
MAY 25 2010



May 20, 2010

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

**RE: APN: 139-34-611-002**

Re: A. Site Development Review  
B. 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 site development review and 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 6<sup>th</sup> 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

RECEIVED

MAY 21 2010

**SUP-38251**  
**SDR-38267**

**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: ABSOLUTE INK TATTOO - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE WITHIN AN EXISTING 1,873 SQUARE-FOOT BUILDING at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

**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

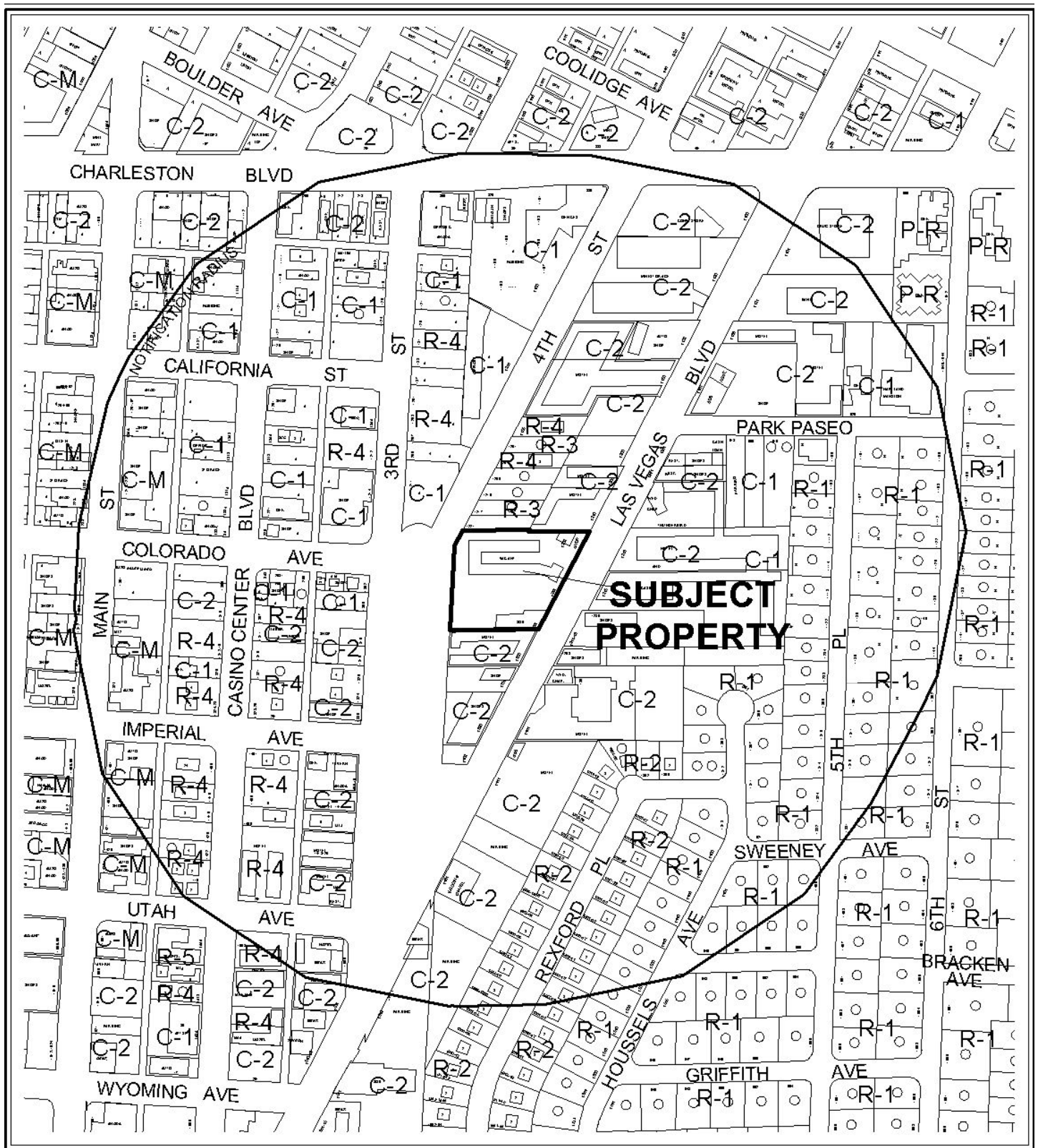
**RECOMMENDATION:**

Staff recommends 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-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: [Signature]

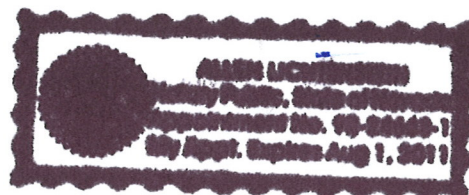
Print Name: Raymond Pistol

RECEIVED  
MAY 10 2010

Subscribed and sworn before me

This 10 day of April, 2010

[Signature]  
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

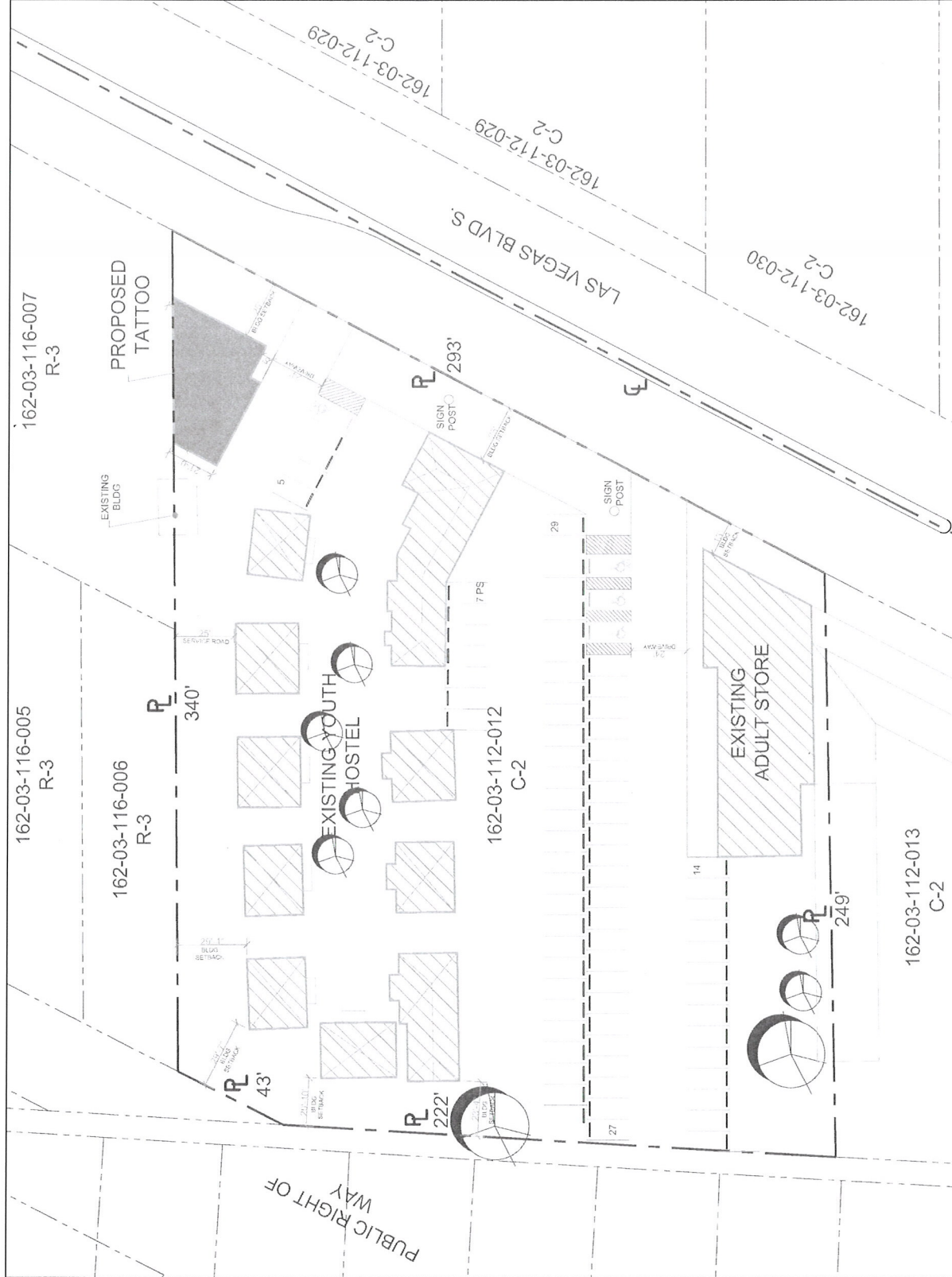


### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| 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.





# SITE INFORMATION

PARCEL NUMBERS 162-03-116-007  
 SITE ADDRESS 1739 LAS VEGAS BLVD S.  
 JURISDICTION CITY OF LAS VEGAS  
 ZONING GENERAL COMMERCIAL DISTRICT (C-2)  
 LOT SIZE 1.76 ACRES (76,391 SF)  
 BUILDING FOOTPRINTS 26,400 SF  
 BUILDING AREA 30,500 SF

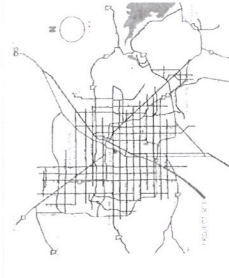
## BUILDING INFORMATION

GROSS BUILDING AREA  
 YOUTH HOSTEL 1,871 SF  
 YOUTH HOTEL 14,565 SF  
 ADULT STORE 9,964 SF  
 TOTAL 26,400 SF

## PARKING REQUIREMENTS

PARKING REQUIRED  
 16 STALLS PER 250 SF  
 16 STALLS PER 1,000 SF  
 1.75 PER UNIT (4 UNITS)  
 ADULT STORE (1 PER 175 SF)  
 TOTAL 82 STALLS  
 PARKING PROVIDED 82 STALLS  
 INCLUDING 2 ACCESSIBLE STALLS + 2 VAN ACCESS

## VICINITY MAP



PROPOSED SITE PLAN - ABSOLUTE INK TATTOO

ABSOLUTE INK TATTOO 1232 LAS VEGAS BLVD S. LAS VEGAS NV, 89104

MAY 21, 2010

**SUP-38225**

**REVISED**

LAS VEGAS, NEVADA

**RECEIVED**

MAY 24 2010



RECEIVED  
MAY 24 2010

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

LAS VEGAS, NEVADA

# SUP-38225 REVISED

MAY 21, 2010

PROPOSED FLOOR PLAN - ABSOLUTE INK TATTOO

ABSOLUTE INK TATTOO 1232 LAS VEGAS BLVD S. LAS VEGAS NV. 89104



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:**

DIR-38357 - APPEAL OF DIRECTOR'S DECISION - APPLICANT/OWNER: RAY PISTOL - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY OUTDOOR COMMERCIAL EVENT FOR A PROMOTIONAL EVENT IN CONJUNCTION WITH THE BASEBALL SEASON on 1.79 acres at 1238 S Las Vegas Boulevard (APNs 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

**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 DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Photos
4. Planning and Development Temporary Commercial Permit Denial Letter
5. Appeal Letter Submitted by Allen Lichtenstein, Attorney-At-Law



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-478-0352  
TTY: 702-386-9108

[www.lasvegashvada.gov](http://www.lasvegashvada.gov)

May 13, 2010

Raymond Pistol  
631 Las Vegas Boulevard  
Las Vegas NV 89101

RE: TCP-38255

Mr. Pistol:

This letter is in response to a request for temporary commercial permit on property at 1238 S Las Vegas Boulevard in Las Vegas with Assessor's Parcel Number of 162-03-112-012.

Planning has made a finding that the proposed special event with dunk tank is not compatible or harmonious with existing development within the surrounding area; therefore this application has been denied.

Per 19.18.100 (E) – Appeal, “any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Title may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.”

If you have any questions concerning this matter, please contact me at (702) 229-4693.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Planning & Development Department

Mayor  
Oscar B. Goodman  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Luis Farkankan  
Steven D. Ross  
Ricki Y. Barkow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



FM-0073-09-09 MD 32531

DIR-38357



DIR-38357







DIR-38357







ALLEN LICHTENSTEIN  
ATTORNEY AT LAW

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3315 Russell Road, No.222  
Las Vegas, NV 89120  
Phone: (702) 433-2666  
Fax: (702) 433-9591  
e-mail: allaw@lvcoxmail.com  
alichtensteinlaw@aol.com

May 23, 2010

Peter Lowenstein  
Planning Supervisor  
Planning and Development Dept.  
City of Las Vegas  
731 S. Fourth Street  
Las Vegas, NV 89101

Re: 1238 S. Las Vegas Blvd. (TCP 38255)

Dear Mr. Lowenstein:

This letter is in response to your correspondence of May 13, 2010 to my client Raymond Pistol, concerning the denial of his request for a temporary commercial permit on the property at 1238 South Las Vegas Boulevard. In your denial letter you state the following:

Planning has made a finding that the proposed special event with dunk tank is not compatible or harmonious with existing development within the surrounding area; therefore this application has been denied.

Unfortunately, the letter does not explain how this special event is incompatible with the surrounding area. The premises in question, Talk of the Town is licensed as an adult bookstore and erotic dance establishment. While the dunk tank is clearly designed for promotional purposes, it involves no nudity toplessness or adult activity. The "incompatibility with the surrounding area" is curious in that the particular section of Las Vegas Boulevard in question, has long been rundown, populated mostly by weekly motels and wedding chapels and many vacant buildings. Moreover, the street fair that takes place right behind Talk of the Town every month at First Friday also belies the incompatibility argument.

The May 13, 2010 letter provides absolutely no explanation as to the basis for the conclusion of incompatibility. In fact, it appears totally arbitrary. This raises the troubling possibility that the decision has more to do with apparent dislike of the business itself rather than any objective standard. The fact that Talk of the Town is involved with constitutionally protected expression that certain people may find distasteful raises even greater concern.

**DIR-38357**

Therefore, this letter should be considered an appeal of the May 13, 2010 denial letter, and a request for a fuller explanation of the basis of the denial. Also, please be aware that in Paragraph 3 of the May 13, 2010 letter, you misquote the appeal process set forth in Code Section 19.18.100(E) by stating:

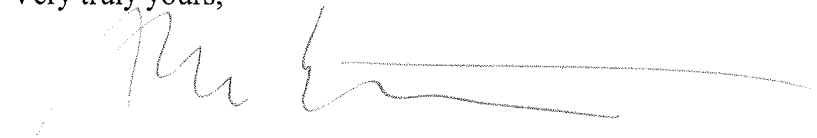
any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of this Title may appeal the decision to the City Council . . .

Section 19.18.100(E) actually reads as follows:

(E) Appeal. The applicant may appeal a decision of the Director to the Planning Commission by filing a written request with the Department of Planning and Development. Any appeal pursuant to this Section must be filed within ten days after the date of the decision that is the subject of the appeal. The decision of the Planning Commission is final, unless appealed to the City Council as in the case of a Variance.

The significance is that the Code provides for a two part appeal process for a temporary commercial permit denial. The first appeal goes to the Planning Commission. Then there is the option of a further appeal to the City Council. Please let me know if you have any questions.

Very truly yours,



Allen Lichtenstein

Al/pn

Received this 24<sup>th</sup> day of May by: Ange Horn

RECEIVED  
10 MAY 24 PM 4:06  
PLANNING AND  
DEVELOPMENT

DIR-38357



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

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**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 has NO RECOMMENDATION.

**NO ACTION**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

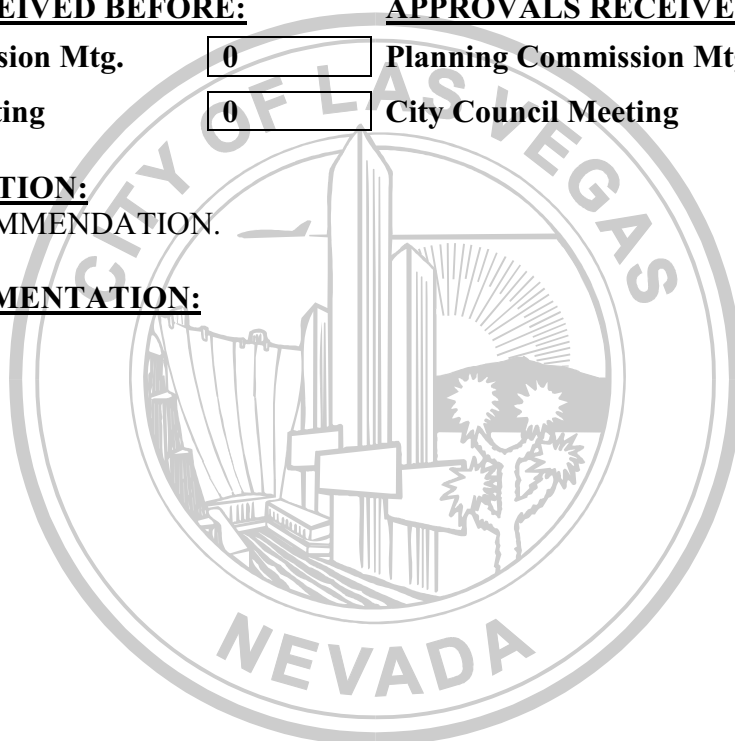
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**RECOMMENDATION:**

Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**

NONE



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

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

TXT-38337 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 and Title 19.20 to revise and expand the definition and standards for the Hotel Lounge Bar use. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

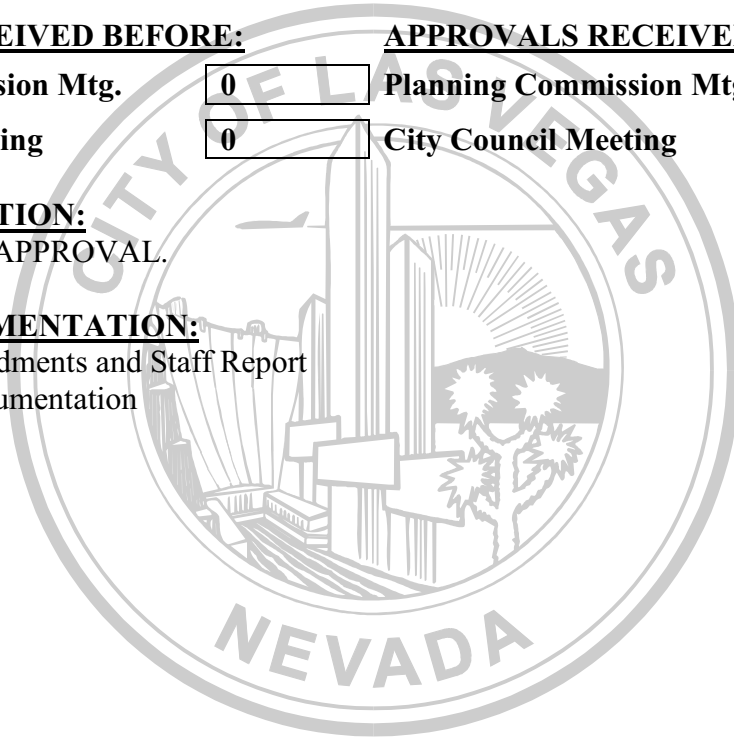
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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report
2. Supporting Documentation





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

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

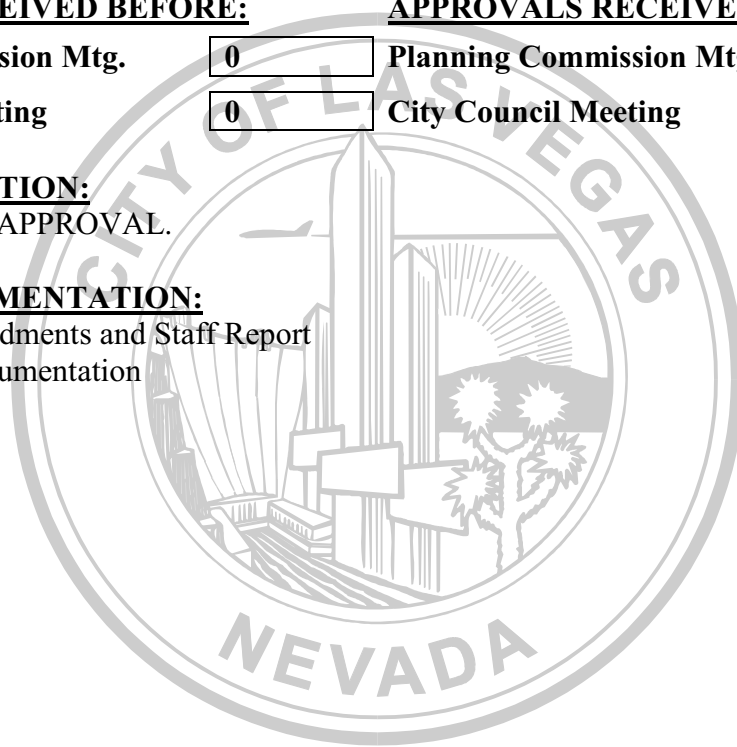
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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report
2. Supporting Documentation



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

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**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

