City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

June 24, 2010
6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO 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 TEN DAYS.

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 AND AGREED TO BY 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 WORKSHOP MEETING OF MAY 13, 2010 AND 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 USE 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 USE 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-37529 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK - Petition to Vacate public rights-of-way generally located along the west side of Martin Luther King Boulevard, approximately 280 feet south of Carey Avenue, Ward 5 (Barlow).

16. 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

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

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

19. ABEYANCE - SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU)WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

20. ABEYANCE - SUP-37739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,326 SQUARE-FOOT RETAIL ESTABLISHMENT at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

22. 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).

23. 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).

24. 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).

25. 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 AND TO ALLOW AN INCIDENTAL SIGN (CLEARANCE ARM) THAT IS 13 FEET TALL, 27 SQUARE FEET IN AREA AND CONTAINS A LOGO MAKING UP 67 PERCENT OF THE SIGN AREA WHERE SEVEN FEET IN HEIGHT, 12 SQUARE FEET IN AREA AND 50 PERCENT LOGO COVERAGE ARE ALLOWED on 0.52 acres at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

26. 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) on 13.41 acres 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).

27. 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).

28. 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).

29. SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (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).

30. SUP-38244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB FORT APACHE, LLC - OWNER: LAKES PLAZA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN 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).

31. 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).

32. SUP-38251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FATPAK, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A PROPOSED 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).

33. 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:

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

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

36. 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).

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

38. 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.

39. 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:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION WORKSHOP MEETING OF MAY 13, 2010 AND THE PLANNING COMMISSION MEETING OF MAY 27, 2010

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JUNE 24, 2010

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

SUBJECT:

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

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

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

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

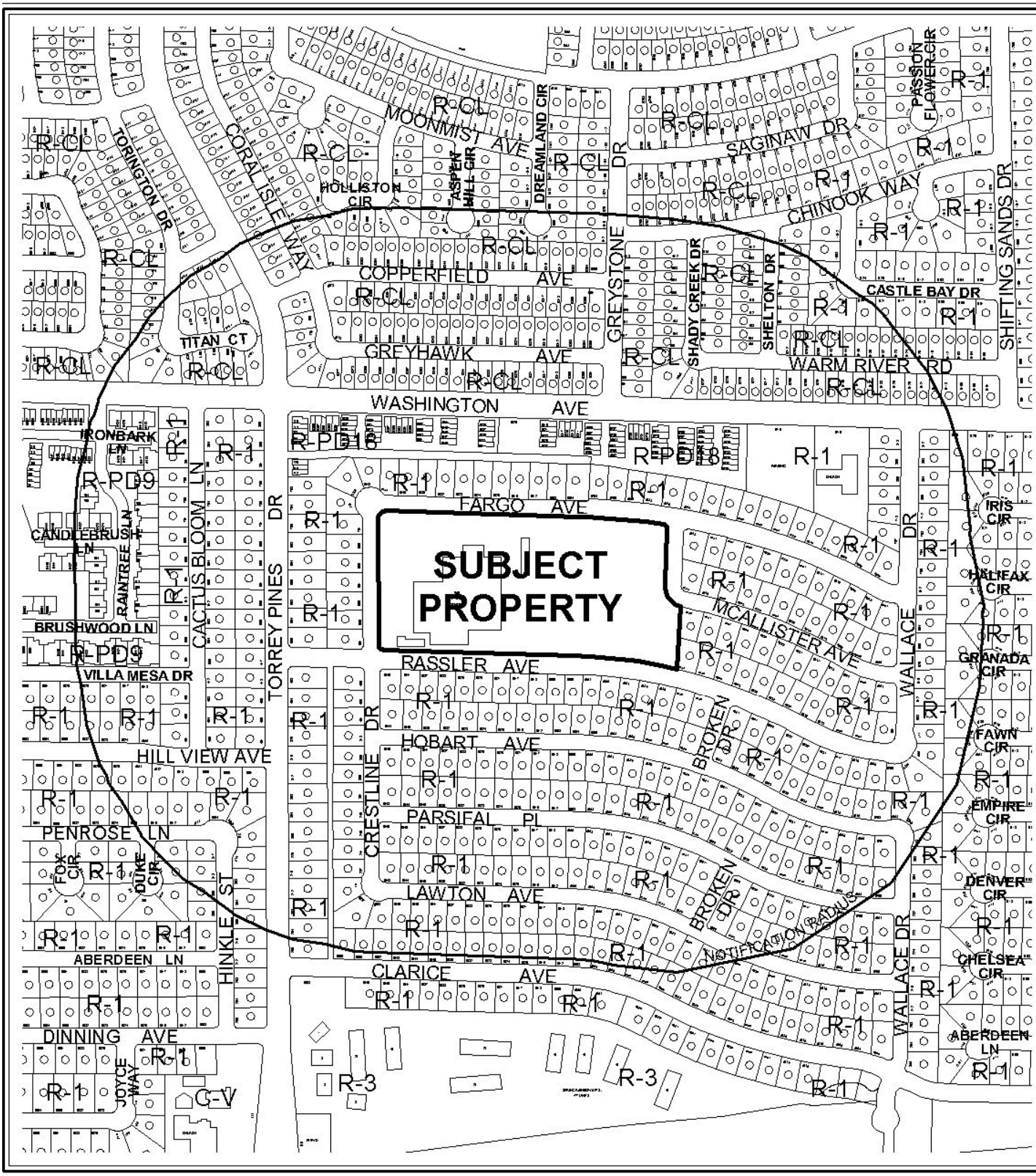
SUBJECT:
ZON-38056 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 10.21 acres at 6333 Fargo Avenue (APN 138-26-702-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 400 800 Feet

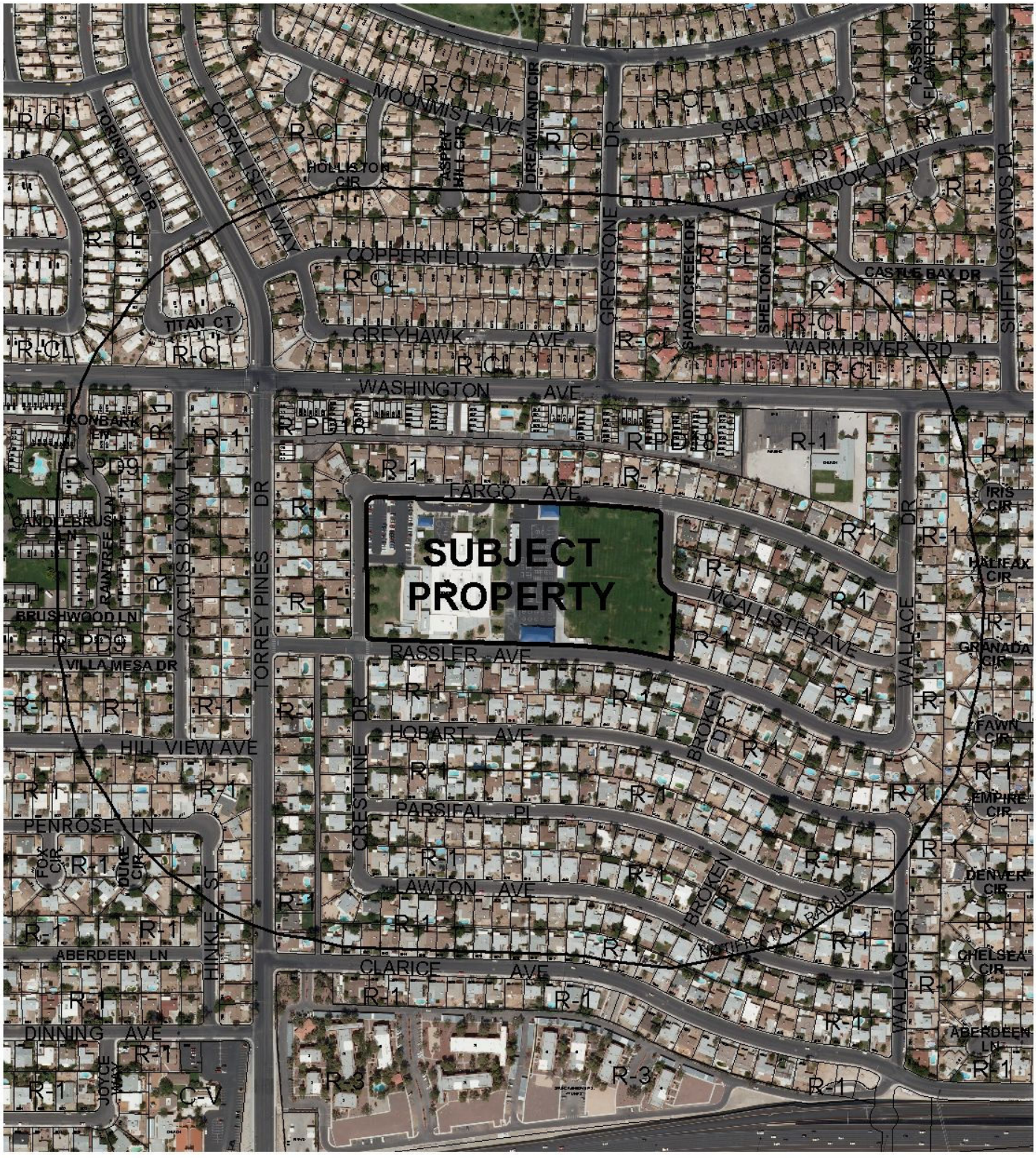
CASE: **ZON-38056**

RADIUS: 1000 FT

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

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

N



0 400 800 Feet

CASE: **ZON-38056**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-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 ~~Property Owner~~ REPRESENTATIVE: 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

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

PLANNING & DEVELOPMENT

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*** 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 Jones

Notary Public in and for said County and State

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

Revised 10/27/08

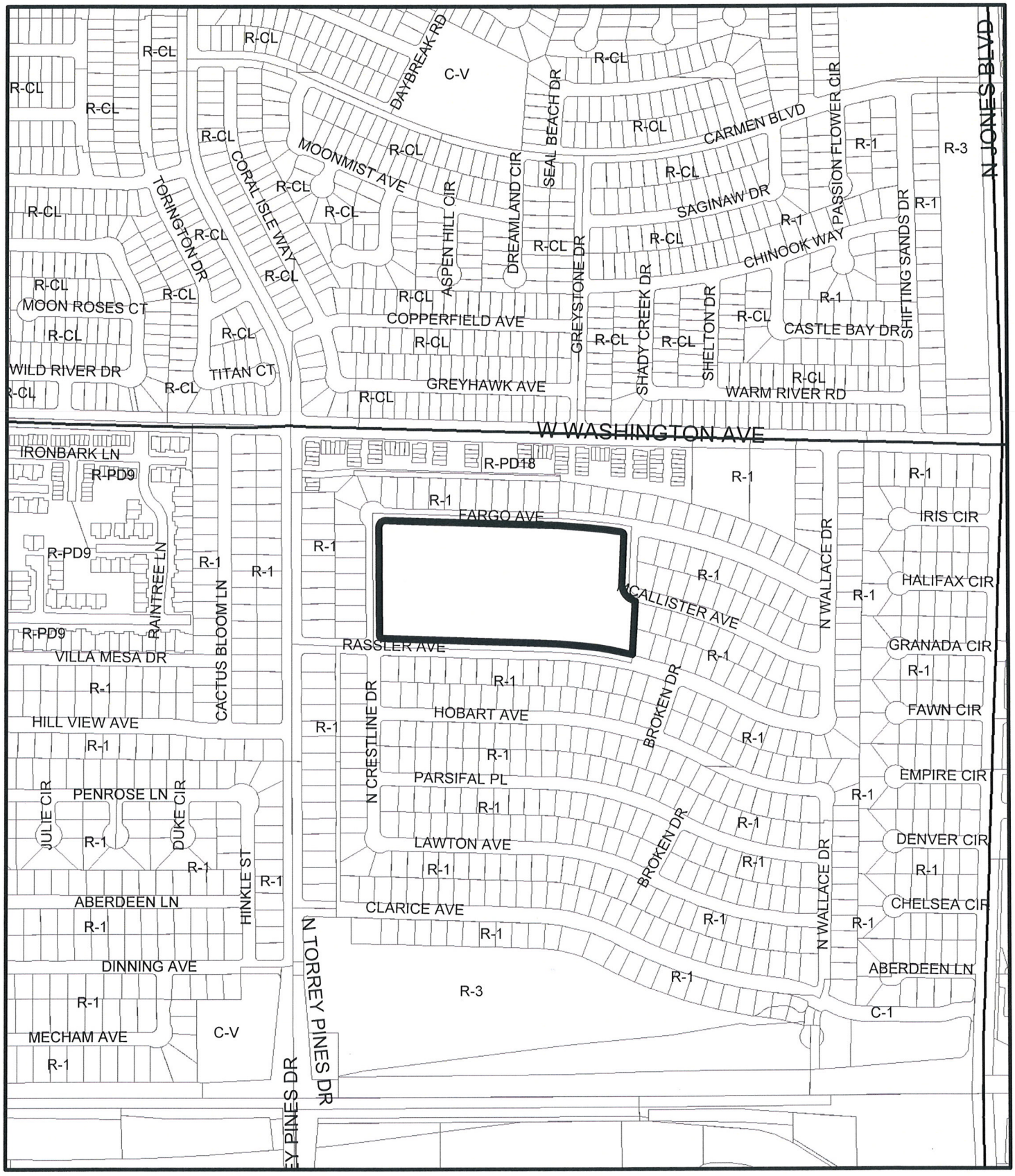
FOR DEPARTMENT USE ONLY

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

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

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

ZONING Parcel: 138-26-702-001



From R-1 to C-V

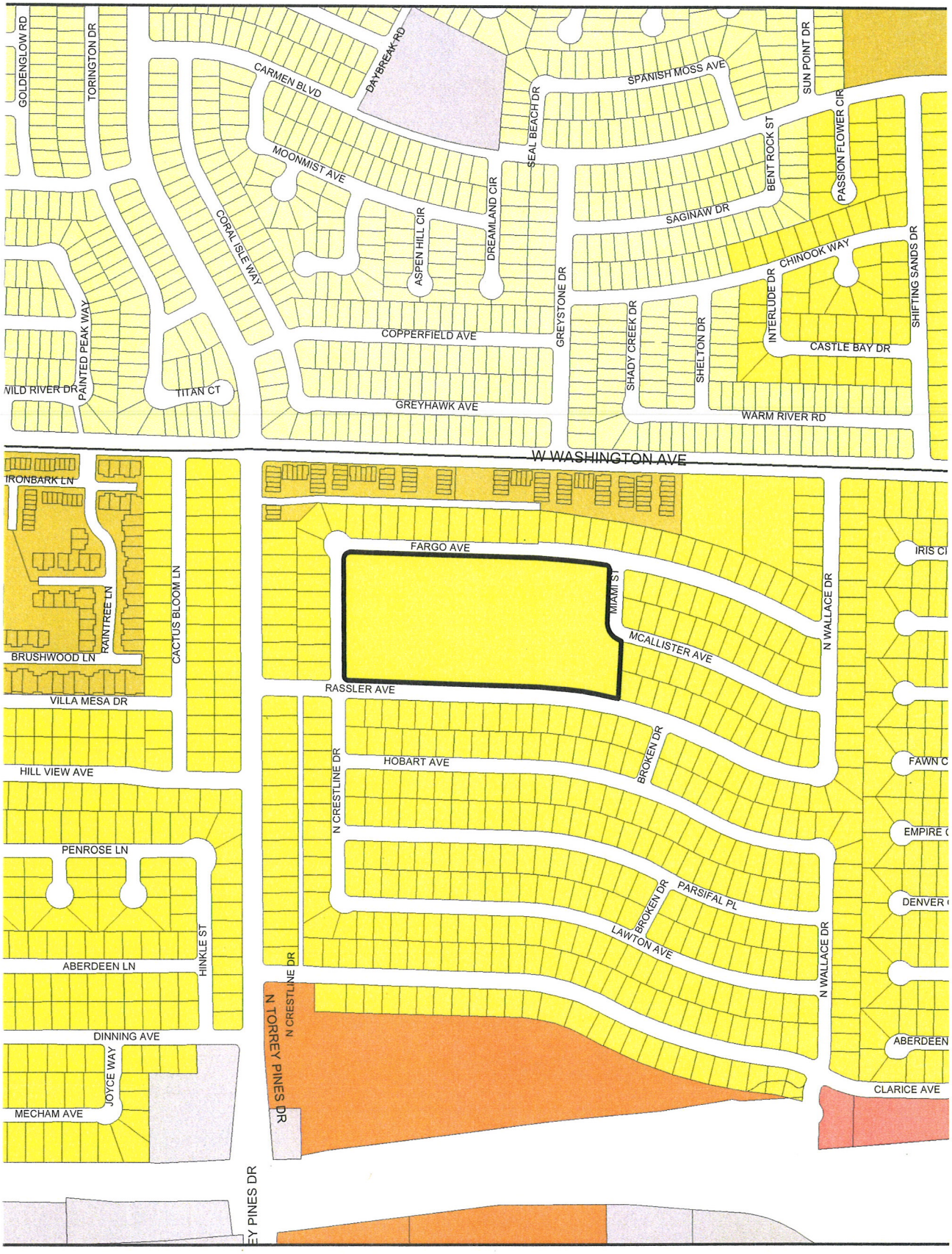
Data Current as of: April 27, 2010

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

PLANNING & DEVELOPMENT

ZONING Parcel: 138-26-702-001



ZONING

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

From R-1 To C-V

Data Current as of: April 27, 2010

ZON-38056

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PLANNING & DEVELOPMENT

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

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

April 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38056

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

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

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

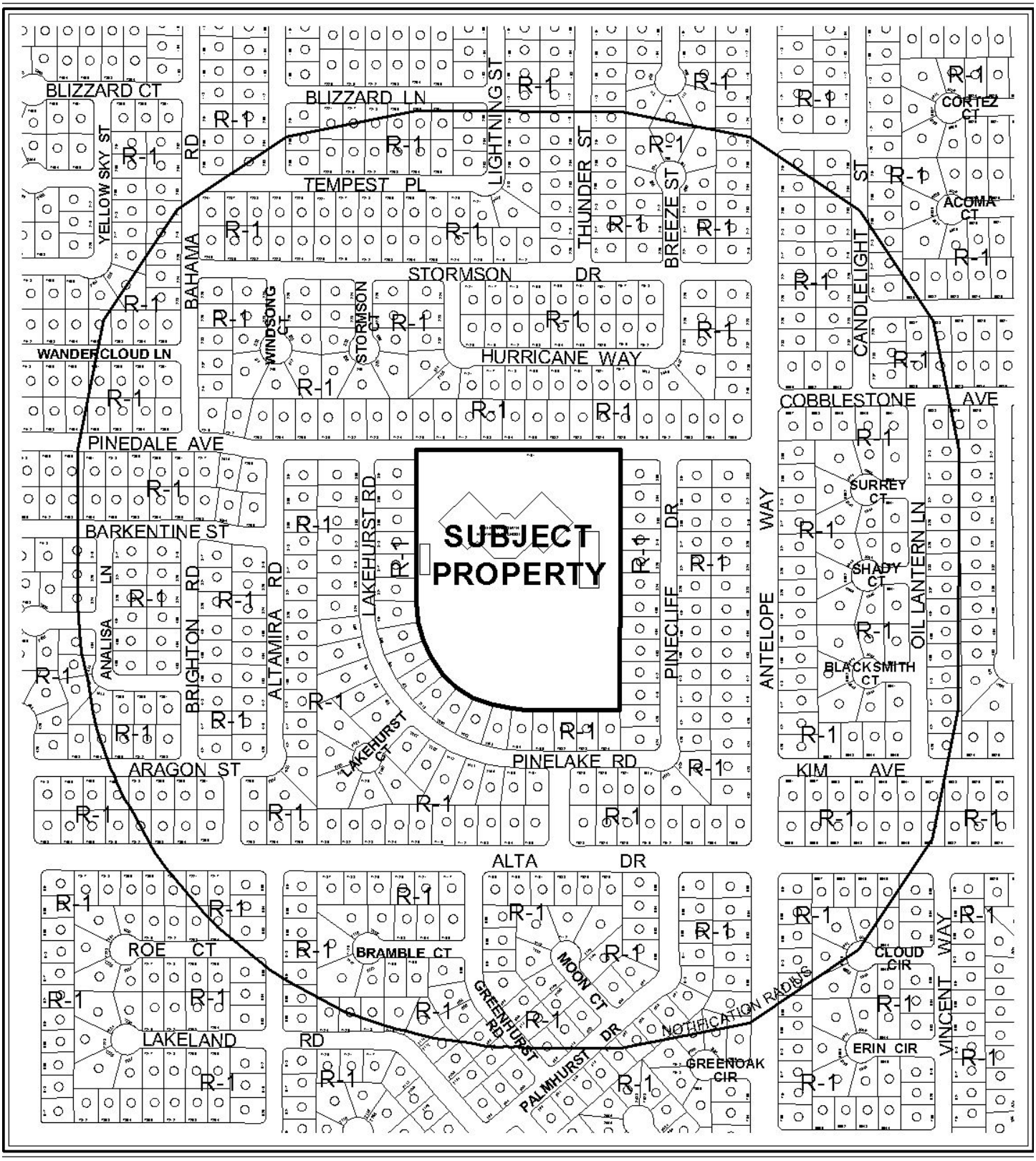
SUBJECT:
ZON-38057 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 10.10 acres at 7101 Pinedale Avenue (APN 138-34-202-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

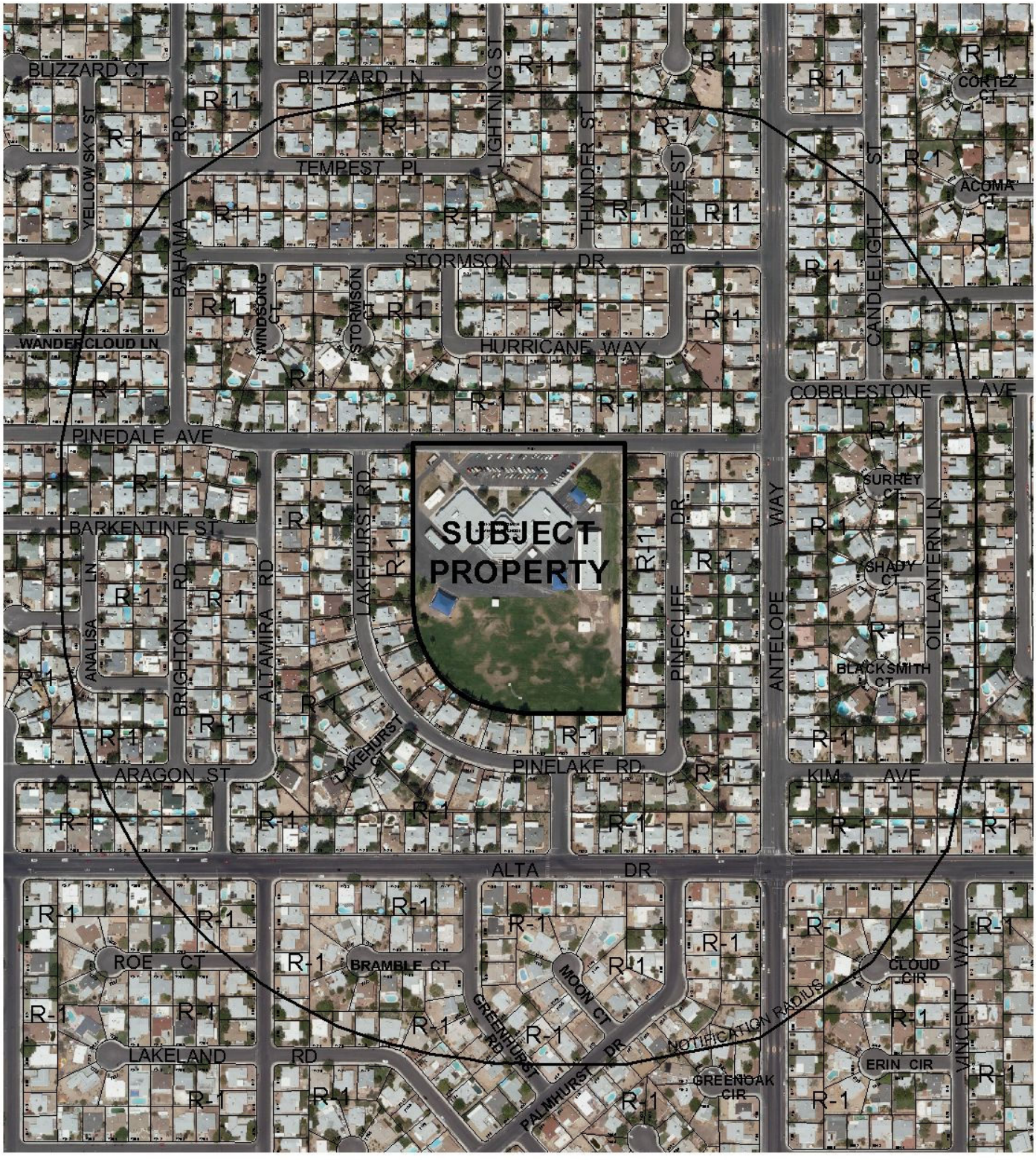


CASE: **ZON-38057**

RADIUS: 1000 FT

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

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



0 400 800 Feet

CASE: **ZON-38057**

RADIUS: 1000 FT

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

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

N

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 ~~Property Owner~~ REPRESENTATIVE: 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

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

PLANNING & DEVELOPMENT

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.

Nora Lares

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-38057
Meeting Date:	6-24-10
Total Fee:	N/A
Date Received:*	
Received By:	

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

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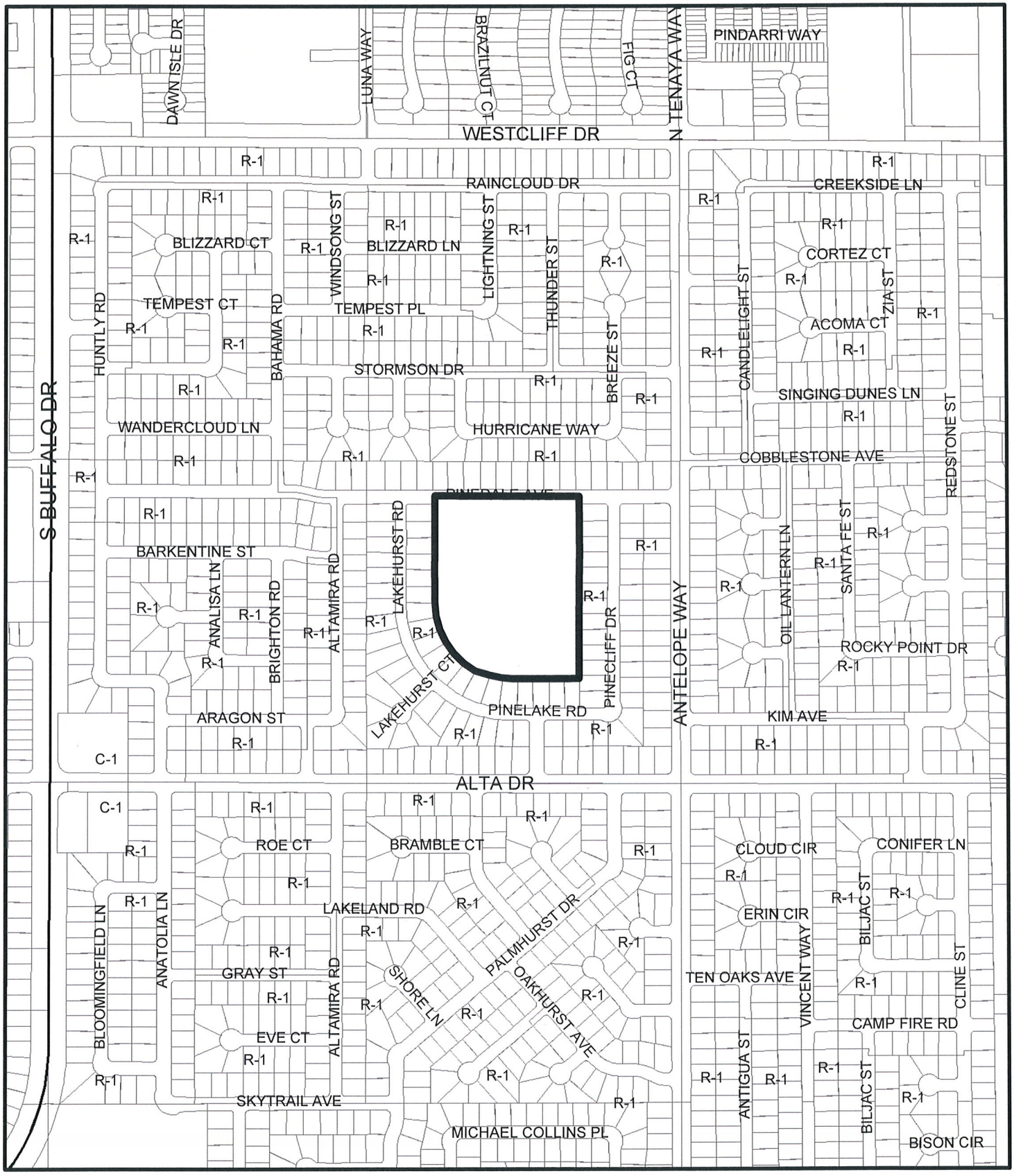
ZONING Parcel: 138-34-202-001



From R-1to C-V

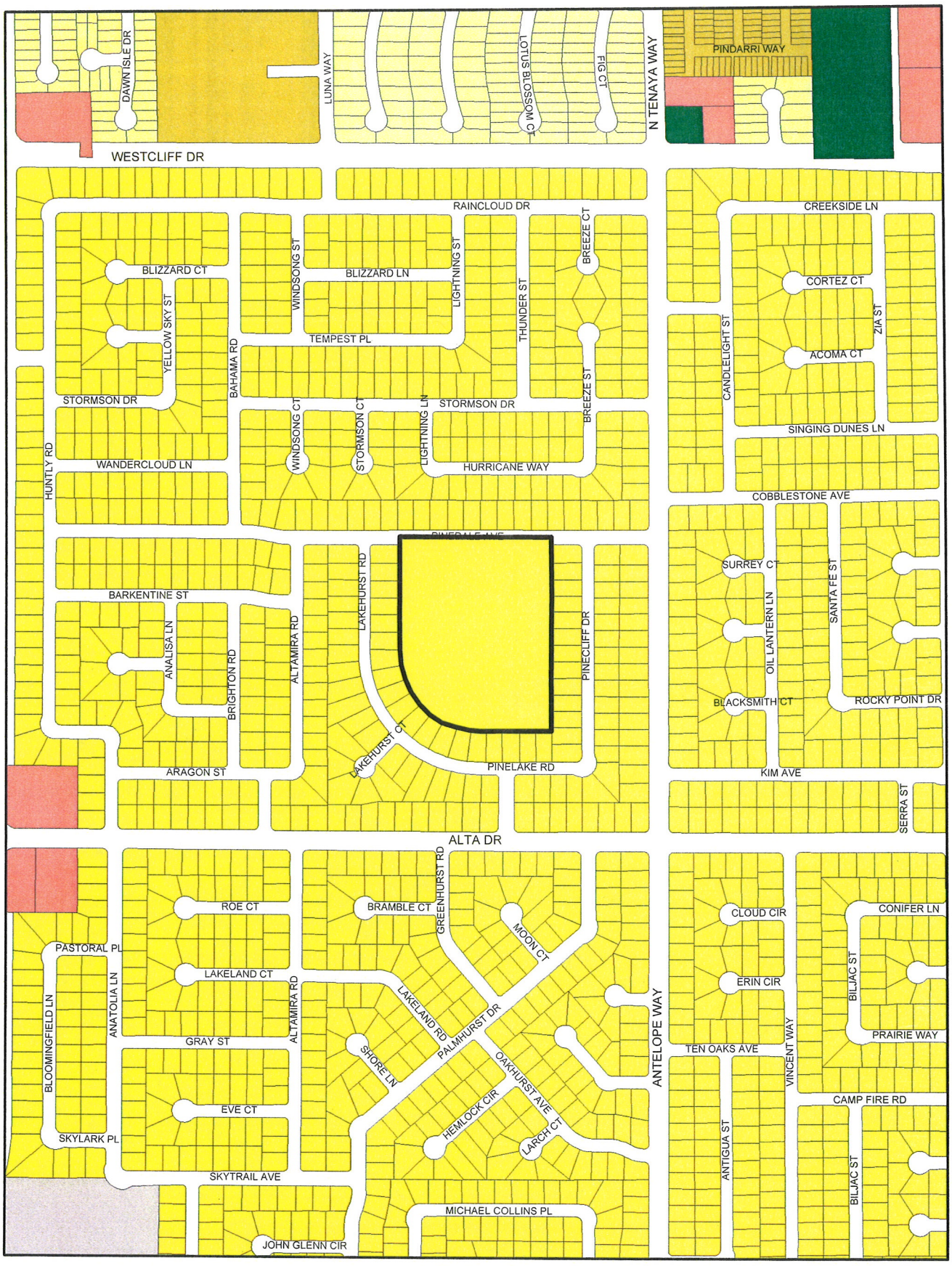
Data Current as of: April 27, 2010

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

PLANNING & DEVELOPMENT

ZONING Parcel: 138-34-202-001



ZONING

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

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

PLANNING & DEVELOPMENT

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TTY 702-386-9108
www.lasvegasnevada.gov

April 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38057

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

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

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

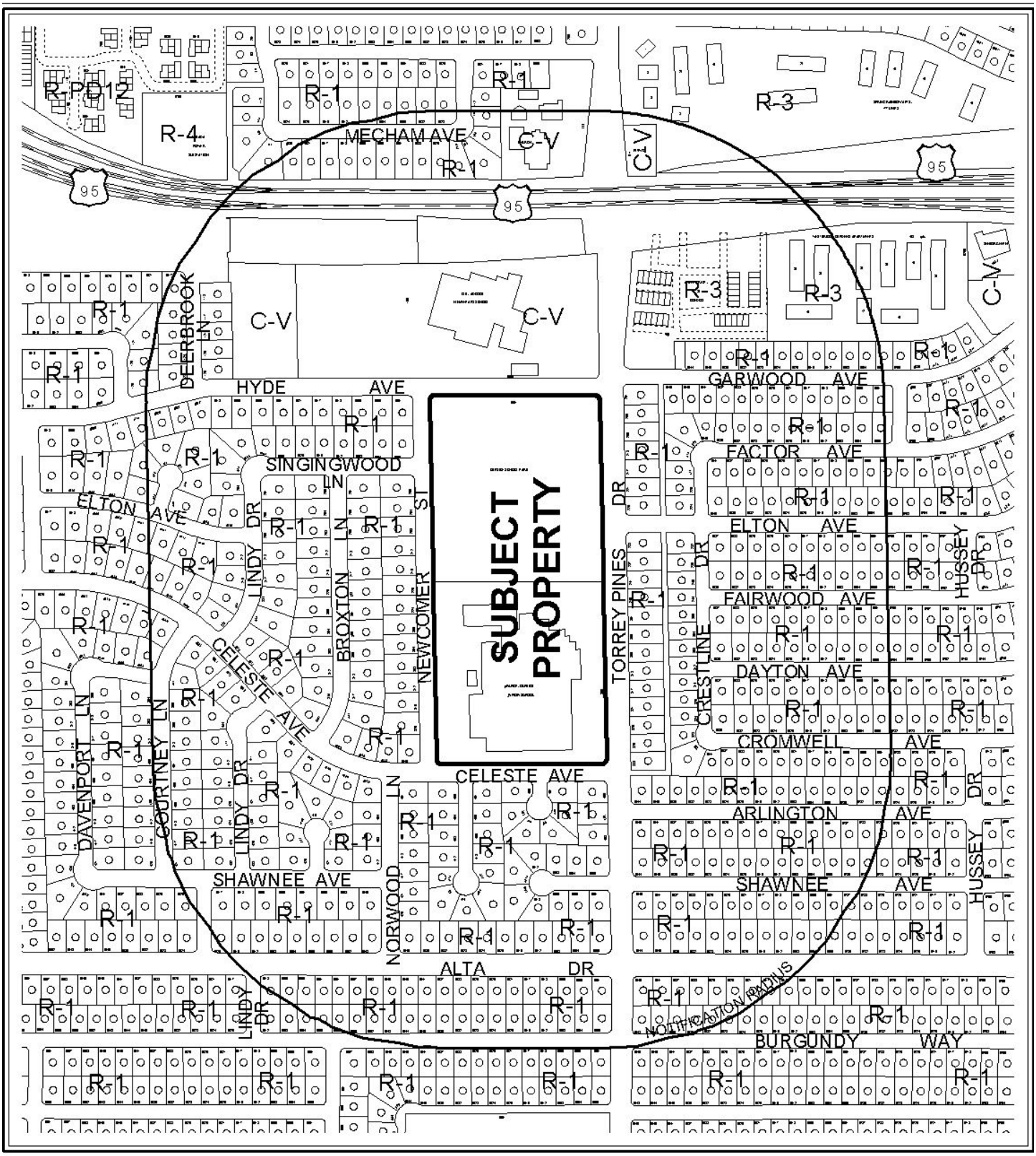
SUBJECT:
ZON-38058 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 17.82 acres at 300 South Torrey Pines Drive (APNs 138-35-111-004 and 138-35-215-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 400 800 Feet

CASE: **ZON-38058**

RADIUS: 1000 FT

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

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

N



0 400 800 Feet

CASE: **ZON-38058**

RADIUS: 1000 FT

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

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

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 ~~Property Owner~~ REPRESENTATIVE: 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

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

PLANNING & DEVELOPMENT

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*** 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

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

FOR DEPARTMENT USE ONLY

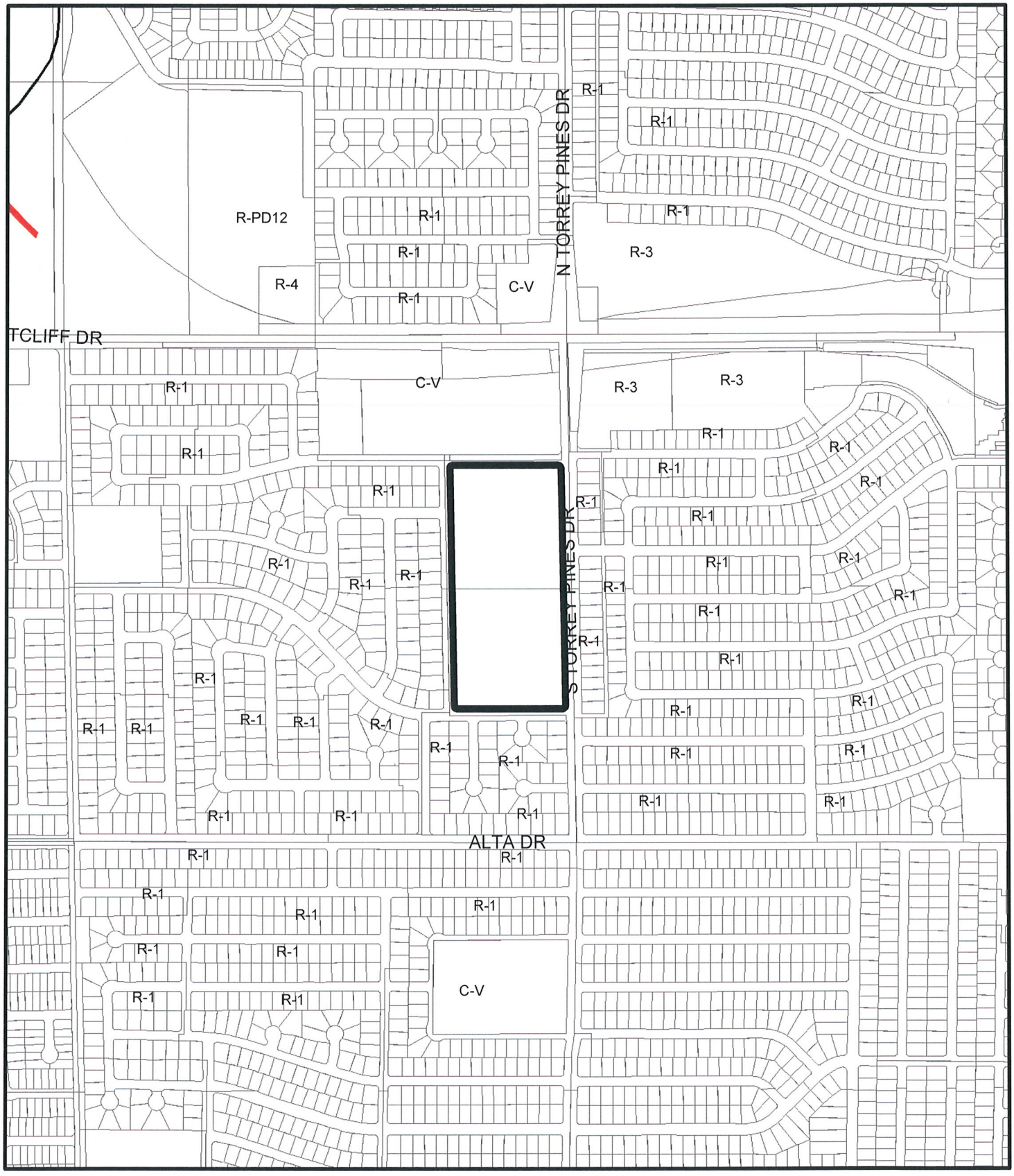
Case # ZON-	38058
Meeting Date:	6-24-10
Total Fee:	N/A
Date Received:*	
Received By:	A. Reed

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

Revised 10/27/08

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

ZONING Parcel: 138-35-111-004 and 138-35-215-001



From R-E to C-V

ZON-38058

Data Current as of: April 27, 2010

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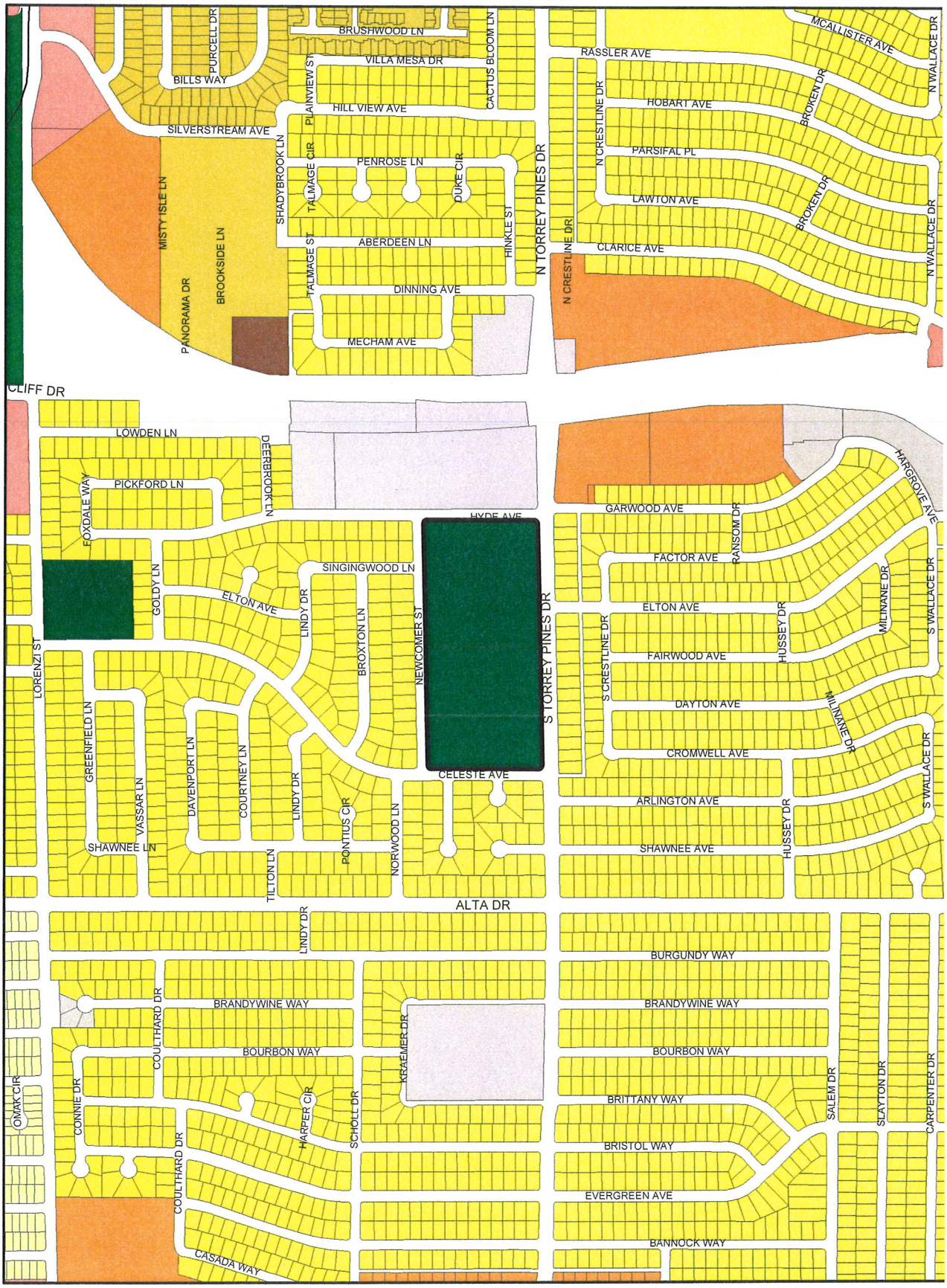
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

ZONING Parcel: 138-35-111-004 and 138-35-215-001



ZONING

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

From R-E to C-V

Data Current as of: April 27, 2010

ZON-38058

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

PLANNING & DEVELOPMENT

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

April 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-38058

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

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

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

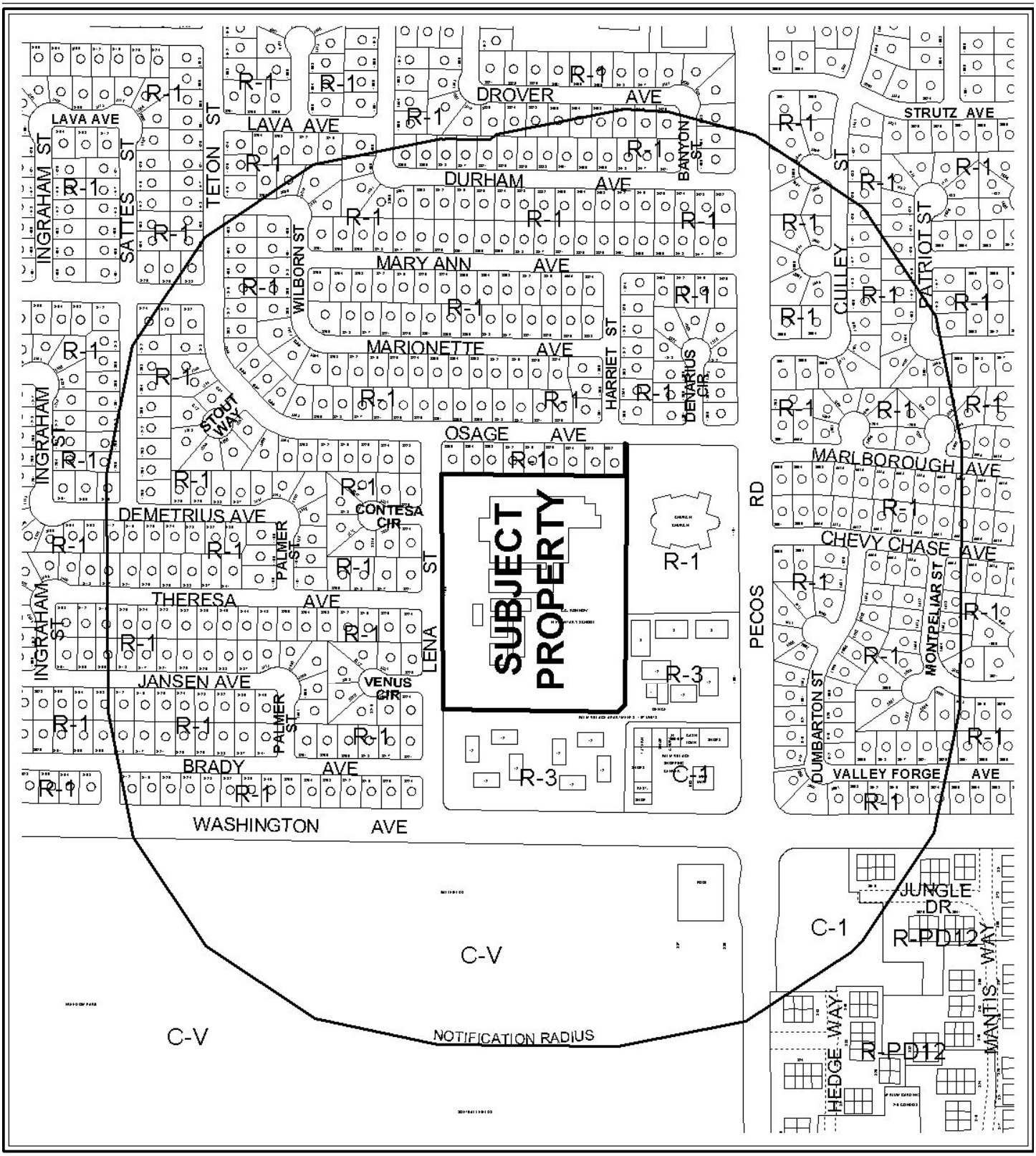
SUBJECT:
ZON-38059 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 8.83 acres at 1100 Lena Street (APN 139-25-601-002), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 400 800 Feet

CASE: **ZON-38059**

RADIUS: 1000 FT

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

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

N



0 400 800 Feet

CASE: **ZON-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 ~~Property Owner:~~ REPRESENTATIVE 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

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

PLANNING & DEVELOPMENT

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 PF 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

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

Revised 10/27/08

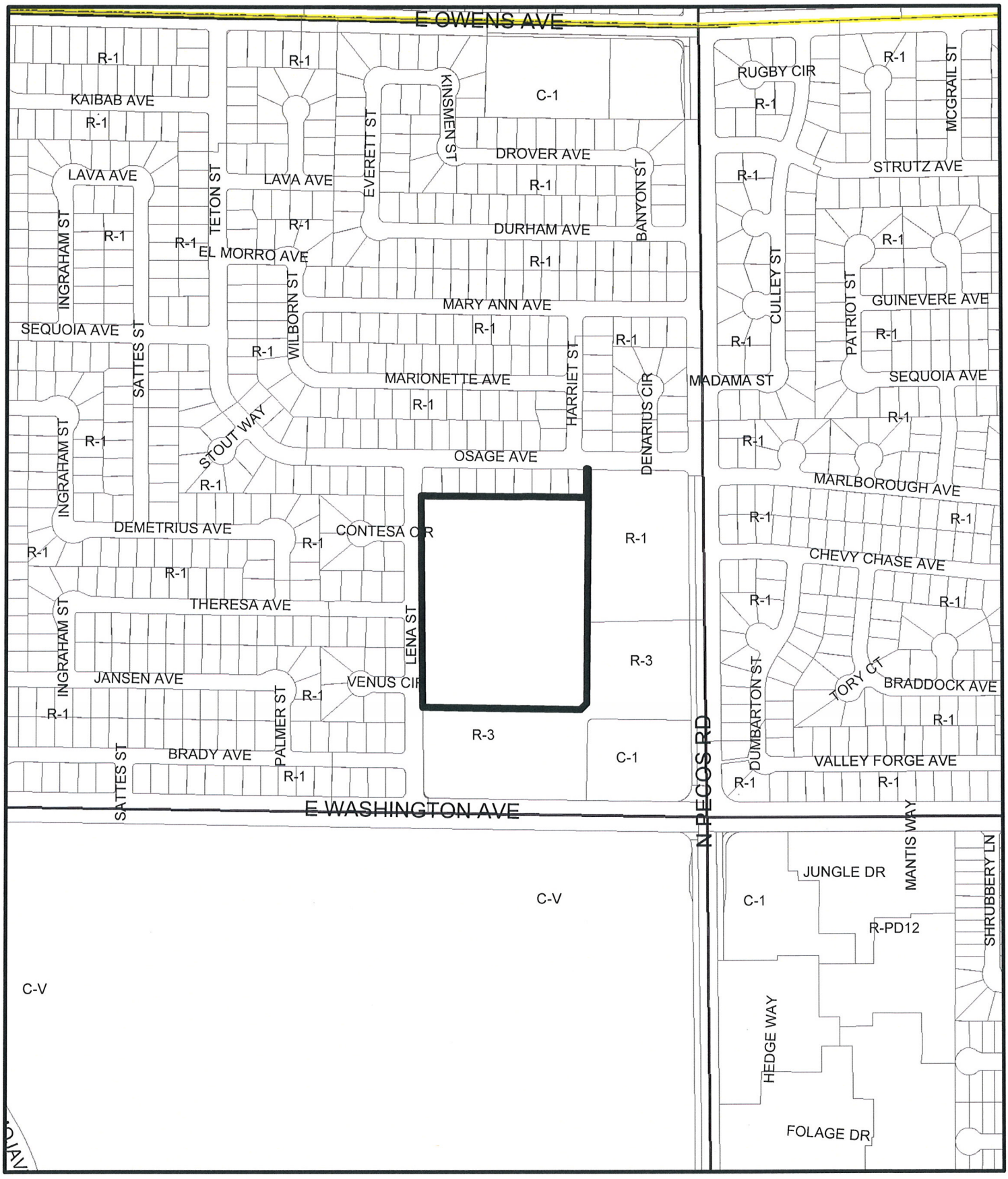
FOR DEPARTMENT USE ONLY

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

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

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

ZONING Parcel: 139-25-601-002



From R-1to C-V

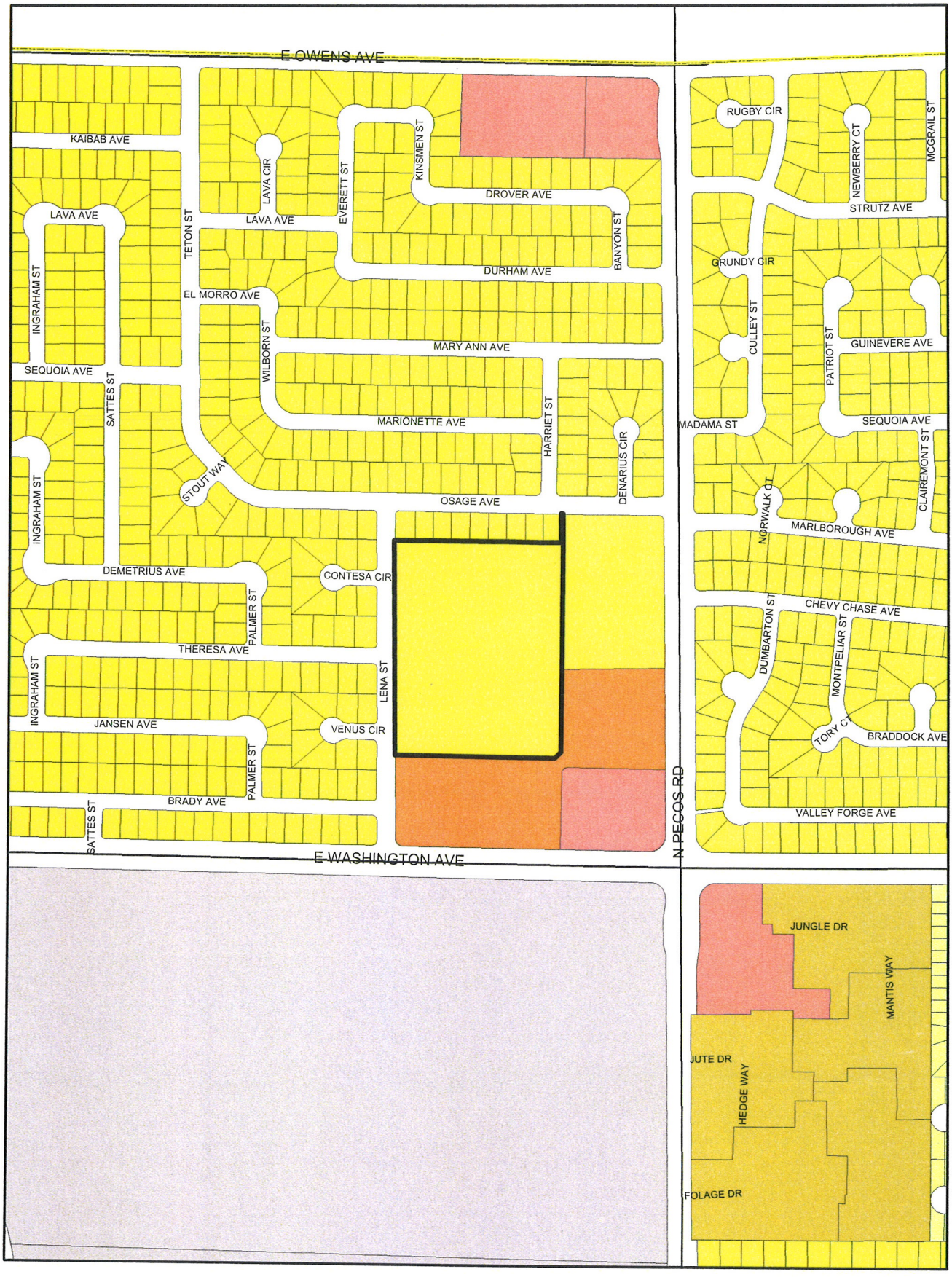
Data Current as of: April 27, 2010

ZON-38059

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

PLANNING & DEVELOPMENT

ZONING Parcel: 139-25-601-002



ZONING

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

ZON-38059

From R-1to C-V

Data Current as of: April 27, 2010

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

PLANNING & DEVELOPMENT

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

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

April 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38059

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

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

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

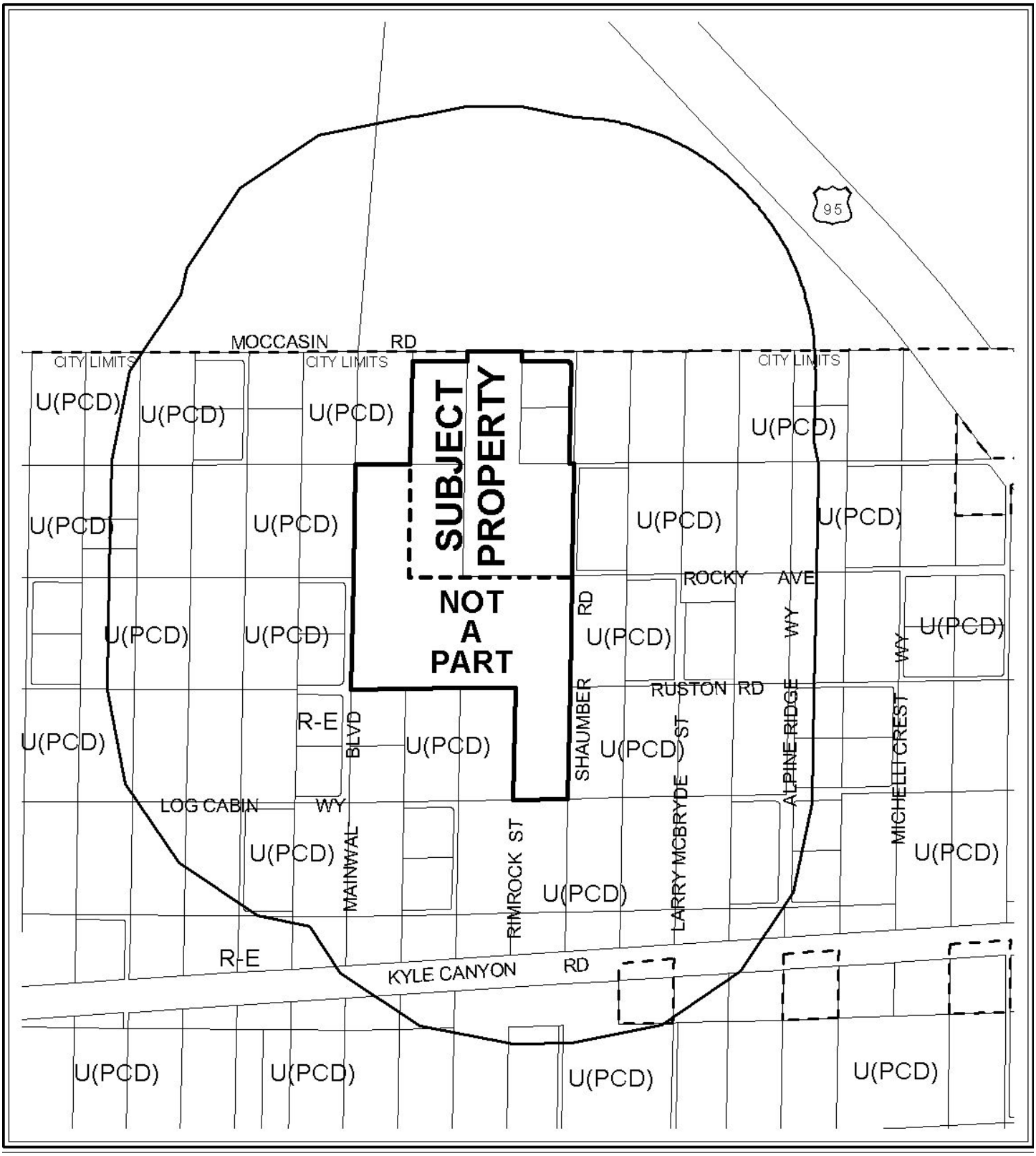
SUBJECT:
VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL - Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING ARE THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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

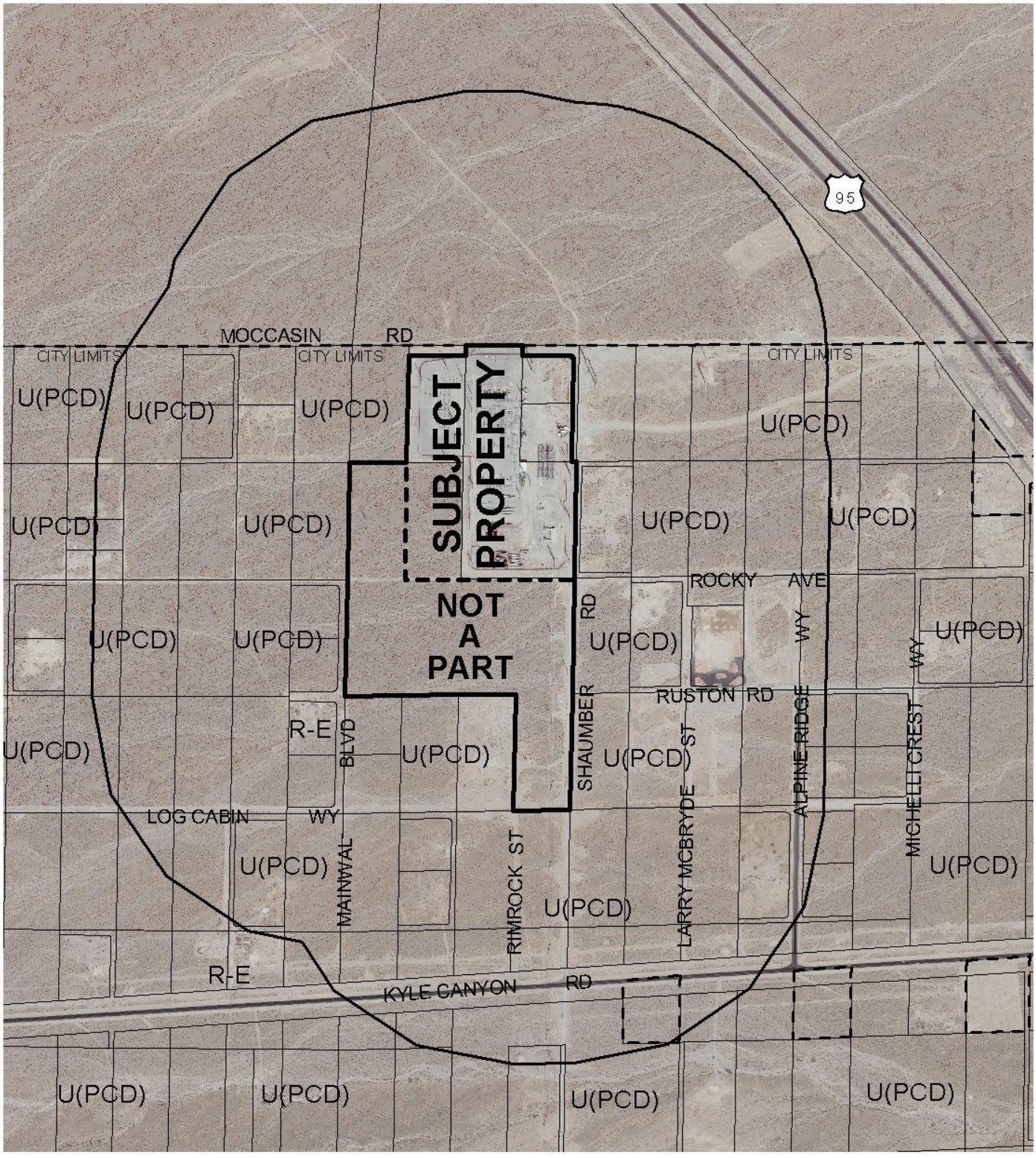


0 700 1400 Feet

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)

N

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

_____

Notary Public in and for said County and State

RACHEL M. USLAN
Notary Public, State of Nevada
Appointment No. 02-75603-1
My Appt. Expires Sept. 10, 2013

RECEIVED
APR 27 2010

NORTHWEST SUBSTATION APN's

PARCEL NUMBER	OWNER
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: James R Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 2010

Cynthia L. Skromak

Notary Public in and for said County and State

CYNTHIA L. SKROMAK
Notary Public, State of Nevada
Appointment No. 02-72871-1
My Appt. Expires Sept. 20, 2013

RECEIVED
APR 27 2010

NORTHWEST SUBSTATION APN's

PARCEL NUMBER	OWNER
126-01-101-002	NV ENERGY
126-01-101-003	NV ENERGY
126-01-101-004	NV ENERGY

RECEIVED
APR 27 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wall Variance

Project Address (Location) 10625 Moccasion 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. TOREY PINES DR. **Phone:** (702) 515-5000 **Fax:** (702) 515-5155

City Las Vegas **State** NV. **Zip** ~~89146~~

E-mail Address _____

APPLICANT NV Energy **Contact** Thomas Dombrowski

Address 6226 West Sahara Avenue **Phone:** (702) 402-2620 **Fax:** (702) 402-5064

City Las Vegas **State** NV. **Zip** 89146

E-mail Address TDombrowski@nvenergy.com

REPRESENTATIVE Same as above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* James R Saavedra

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

Print Name James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 20 10.

Cynthia L. Skromak

Notary Public in and for said County and State

CYNTHIA L. SKROMAK
Notary Public, State of Nevada
Appointment No. 02-72871-1
My Appt. Expires Sept. 20, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39103
Meeting Date:	6/24/10
Total Fee:	830.00
Date Received:*	4/27/10
Received By:	JT Marcell

*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

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* _____

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

Print Name JAMES R. SAAVEDRA

Subscribed and sworn before me

This 6th day of APRIL, 20 10.

_____

Notary Public in and for said County and State

RACHEL M. USLAN
Notary Public, State of Nevada
Appointment No. 02-75603-1
My Appt. Expires Sept. 10, 2013

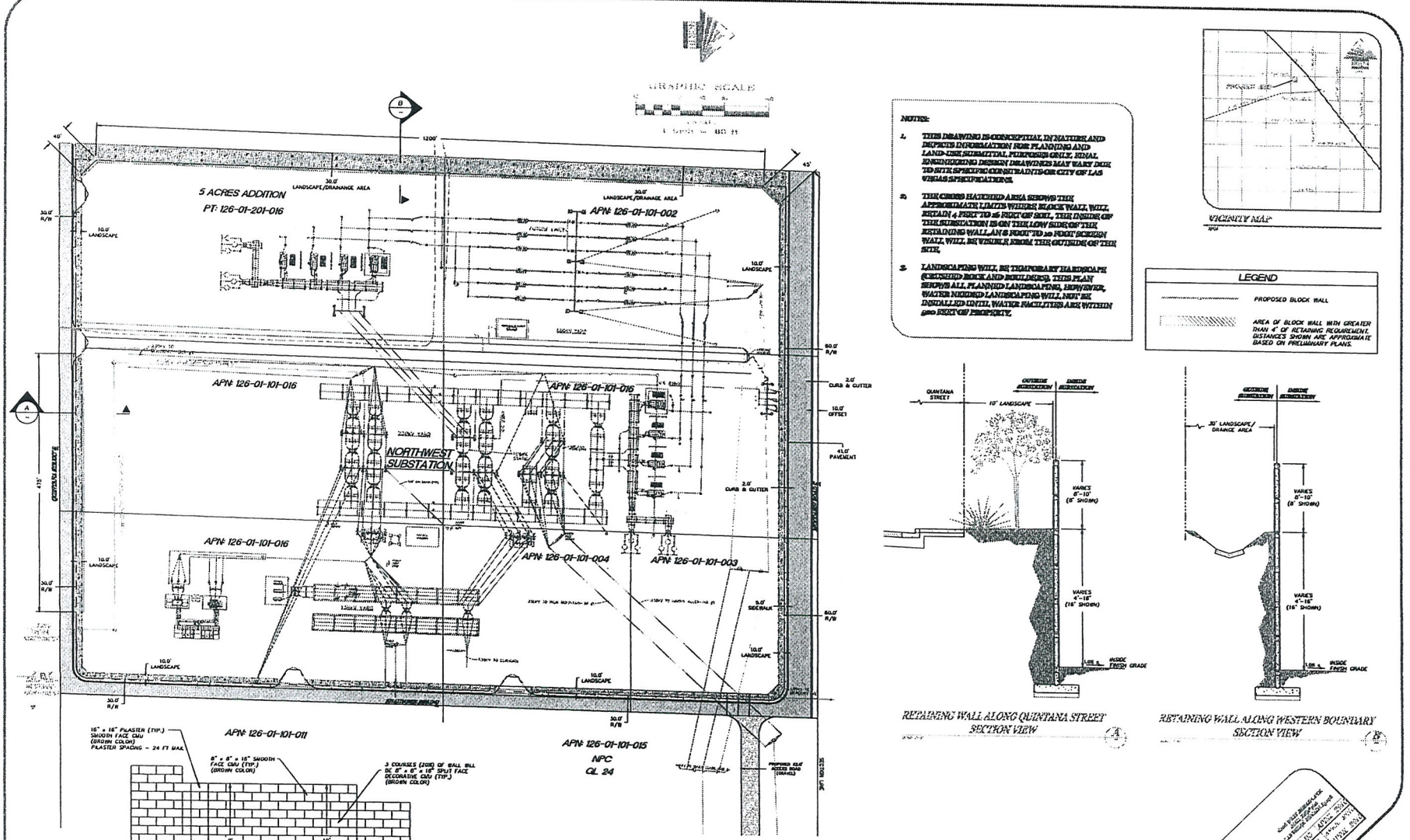
FOR DEPARTMENT USE ONLY

Case #	VAR-38103
Meeting Date:	6/24/10
Total Fee:	830.00
Date Received:*	4/27/10
Received By:	

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

Revised 10/27/08

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



NOTES:

1. THIS DRAWING IS CONCEPTUAL IN NATURE AND DEPICTS INFORMATION FOR PLANNING AND LAND USE SUBMITTAL PURPOSES ONLY. FINAL ENGINEERING DESIGN DRAWINGS MAY VARY DUE TO SITE SPECIFIC CONSTRAINTS OR CITY OF LAS VEGAS SPECIFICATIONS.
2. THE CROSS HATCHED AREA SHOWS THE APPROXIMATE LIMITS WHERE BLOCK WALL WILL RETAIN 4 FEET TO 16 FEET OF SOIL. THE INSIDE OF THE SUBSTATION IS ON THE LOW SIDE OF THE RETAINING WALL AND 6 FOOT TO 20 FOOT SCREEN WALL WILL BE VISIBLE FROM THE OUTSIDE OF THE SITE.
3. LANDSCAPING WILL BE TEMPORARY HARDSCAPE (CRUSHED ROCK AND BOULDERS). THIS PLAN SHOWS ALL PLANNED LANDSCAPING, HOWEVER, WATER NEEDED LANDSCAPING WILL NOT BE INSTALLED UNTIL WATER FACILITIES ARE WITHIN 500 FEET OF THE SITE.

LEGEND

PROPOSED BLOCK WALL

AREA OF BLOCK WALL WITH GREATER THAN 4' OF RETAINING REQUIREMENT. DISTANCES SHOWN ARE APPROXIMATE BASED ON PRELIMINARY PLANS.

RETAINING WALL ALONG QUINTANA STREET
SECTION VIEW

RETAINING WALL ALONG WESTERN BOUNDARY
SECTION VIEW

BLOCK WALL DETAIL

NO.	DATE	BY	APPROVED	REVISIONS
				Proj. ID:

NORTHWEST SUBSTATION

WALL HEIGHT VARIANCE

SITE PLAN AND WALL SECTIONS - WITH BLACK TEXT

NVEnergy

SHEET 1 OF 1

RECEIVED
APR 27 2010

VAR-38103

G:\DWG\Northwest-500 & CAD\archive\150209006_01-160 with black text.dwg Apr 26, 2010 - 12:37pm

NVEnergy™

April 4, 2010

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

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

Dear Ms. Wheeler:

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

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

(1) We're requesting a 2' variance in the screen wall height, varying the wall height from the code required 8' height to a 10' height in order to accommodate the difference between grade change along the outside the wall.
Comment -- As the existing grade outside of the perimeter wall changes along its length, the wall design must be stepped periodically to accommodate this grade transition. During this transition there are periods where the wall will naturally have a height of 10'. Due to the existing grades at this site, the entire screen wall surrounding the substation will require this variance to accommodate this condition. While this is a 25% increase in code height requirement, the resulting slight increase in height would also provide some additional screening of electrical equipment, and there be will no impact to the surrounding community.

(2) We're requesting a 12' variance in the retaining wall height, varying the wall height from the code required 4' height to a 16' height and used in combination with the screen wall.
Comment – This property has severe existing grade transitions throughout its length. In order to mitigate this while maintaining a relatively level substation interior footprint a retaining wall is necessary. The variance in the retaining wall height from 4' to 12' high would occur for 475' along the south wall and for 1285' along the west wall.

VAR-38103

RECEIVED
APR 27 2010

P.O. BOX 98910, LAS VEGAS, NEVADA 89151-0001 6226 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146
P.O. BOX 10100, RENO, NEVADA 89520-0024 6100 NEIL ROAD, RENO, NEVADA 89511 nvenergy.com

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

APR 27 2010

VAR-38103

NVEnergy™

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,

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

RECEIVED
APR 27 2010
VAR-38103

NV ENERGY

Officers

April 14, 2009

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

APR 27 2010

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

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

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

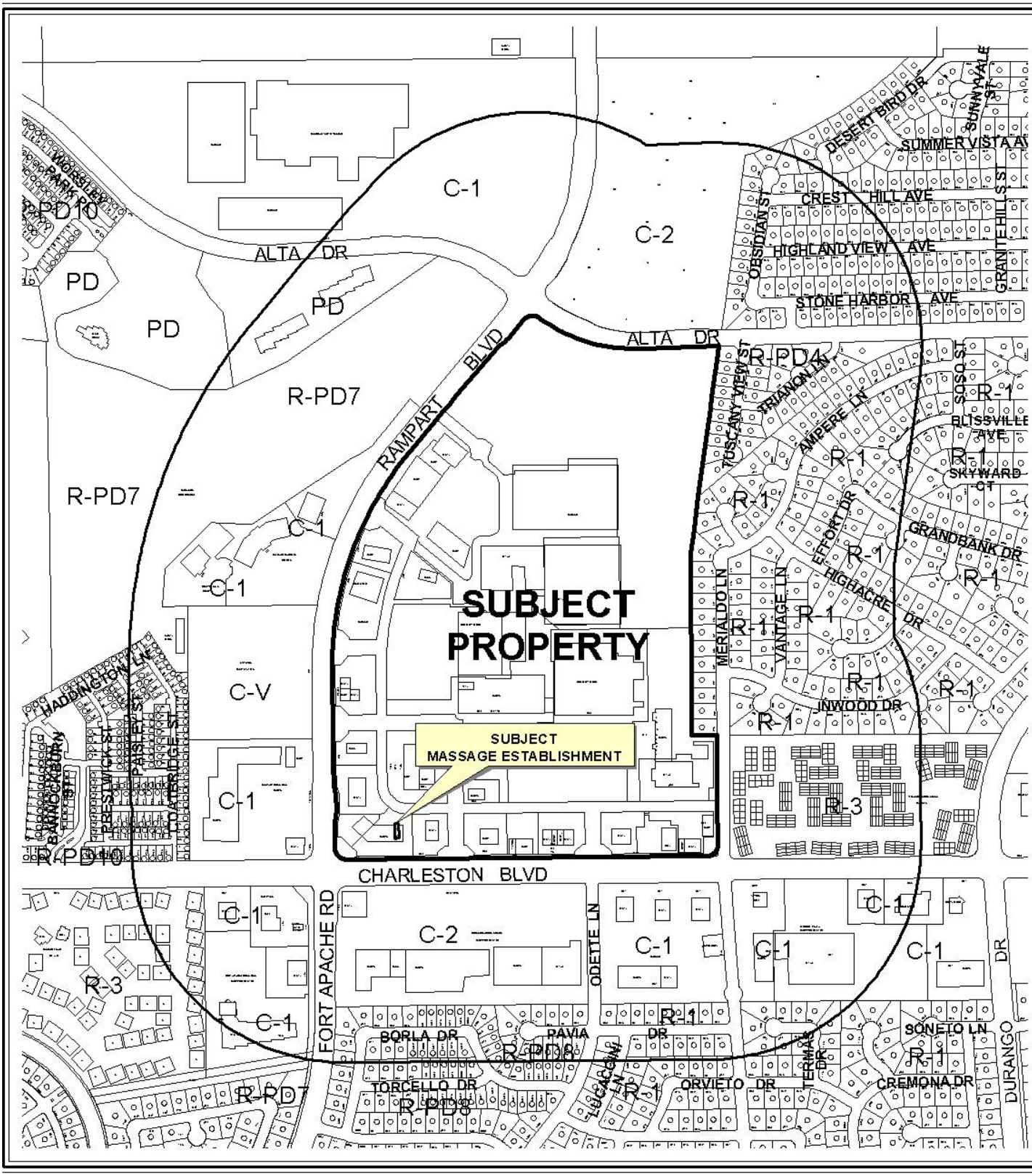
SUBJECT:
RQR-38143 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC - Required Review of a previously approved Special Use Permit (SUP-32148) THAT ALLOWED A 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **RQR-38143**

RADIUS: 1000 FT

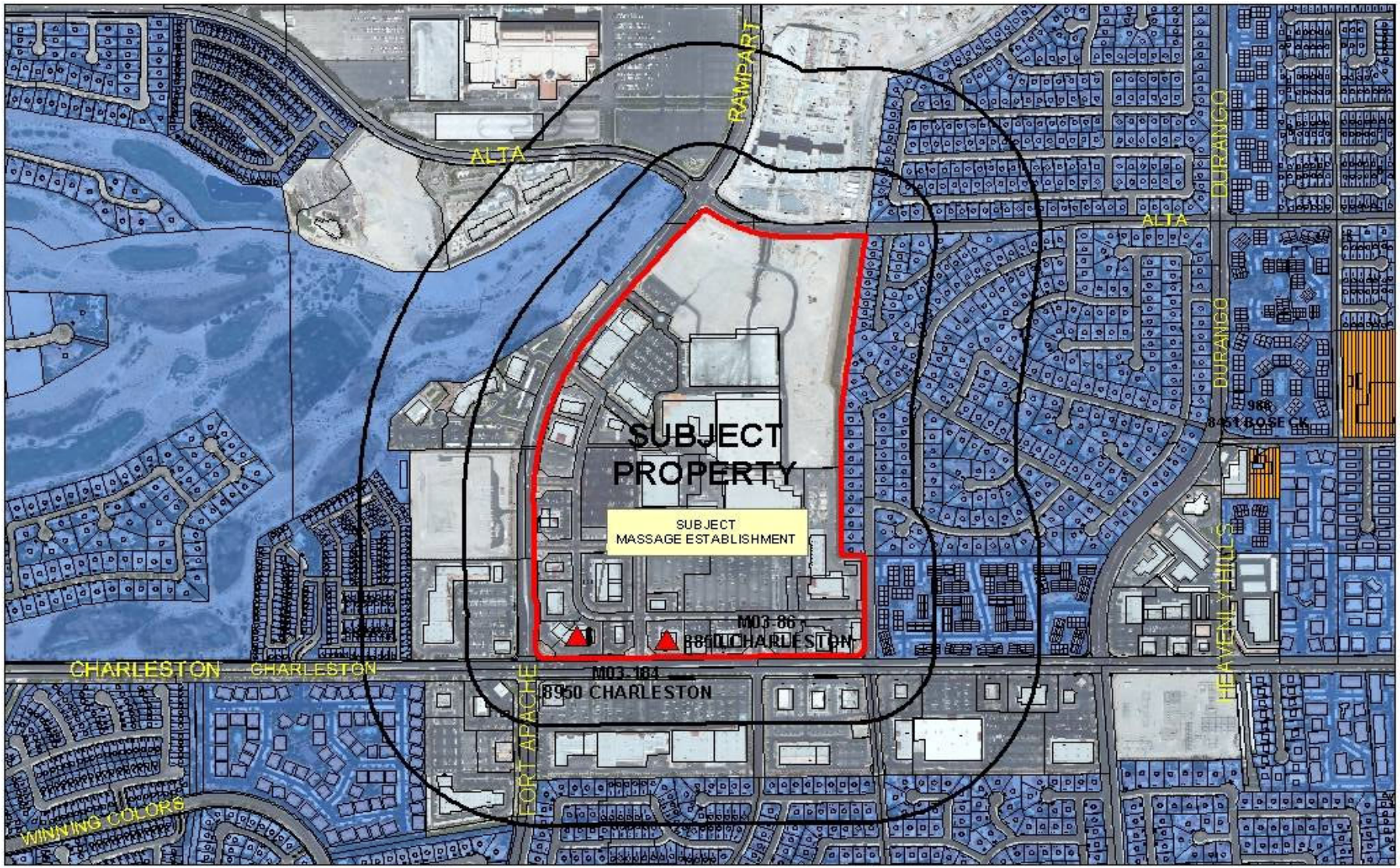
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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
- 400' & 1000' Buffer

0 487.5 975 1,950 Feet

N

PLANNING & DEVELOPMENT

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

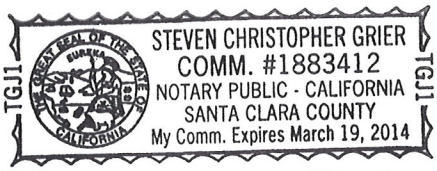
RECEIVED

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 Steven Grier

RECEIVED
APR 29 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SummerlinMassage 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 - Summerlin 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:	

*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.

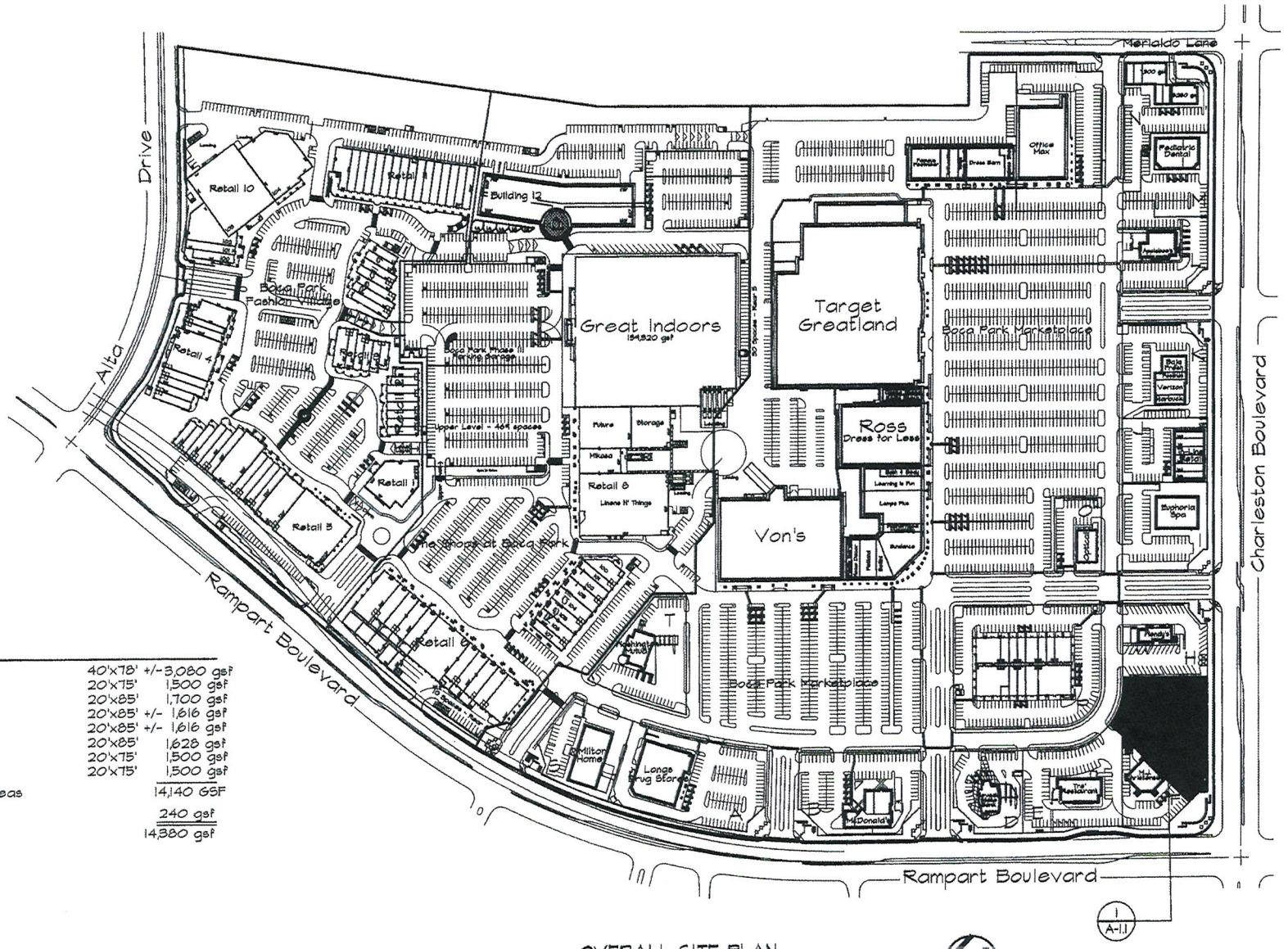
TGJ1 STEVEN CHRISTOPHER GRIER TGJ1
COMM. #1883412
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires March 19, 2014

(Seal)

Signature Steven Grier

RECEIVED
APR 29 2010

RECEIVED
APR 29 2010



Building - G

Suite - 100	40'x78' +/-	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

OVERALL SITE PLAN

SCALE: NTS

NORTH

101144
BOCA PARK - PAD G

Perlman

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Seal

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1	12-26-01	GN	BLDG. DEPT. SUBMITTAL

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

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

Date
12-26-01

Project Number
101144

Sheet Number
A-1.0

RQR-38143

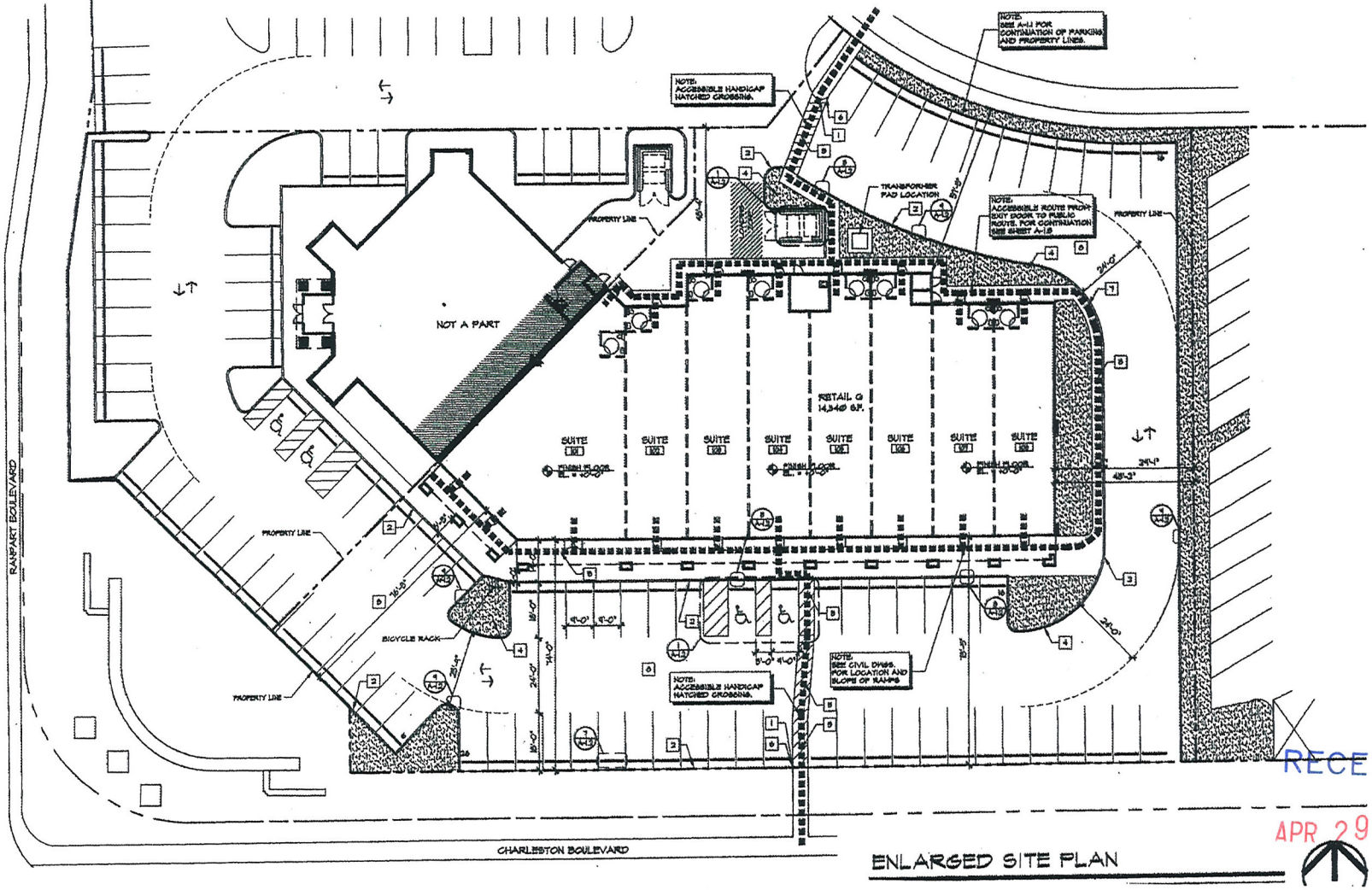
SITE PLAN NOTES

1	REMOVE AND REPLACE CURB AS NECESSARY TO CONSTRUCT NEW HANDICAP RAMP	5	CONSTRUCT HANDICAP ACCESSIBLE ROUTE RAMP AS PER ANSI A117.1
2	SEE CIVIL DRAWINGS FOR CURB ELEVATIONS AND NOTIFY ENGINEER OF ANY & ALL DISCREPANCY	6	REMOVE AND DISPOSE OF CONCRETE CURB, GUTTERS, PAVING AS A RESULT OF SITE IMPROVEMENTS
3	ACCESSIBLE ROUTE - FOR CONTINUATION SEE SITE PLAN SHEET A-1.0 & A-1.1	7	CONCRETE WALKWAY - SEE CIVIL DRAWINGS
4	SEE LANDSCAPE PLAN FOR PLANTERS, STEPS, WATER DRAINS ETC.	8	CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:
CONTRACTOR TO VERIFY ALL FINISH FLOOR ELEVATIONS WITH APPROVED CIVIL DRAWINGS.

ALL RAMPS TO HAVE A 1:20 SLOPE

THE FLOOR OR LANDING ON EACH SIDE OF TO DOORS IS NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (UBC 1008.3.1.8)



ENLARGED SITE PLAN

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702.990.9000 702.932.3222 fax

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

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

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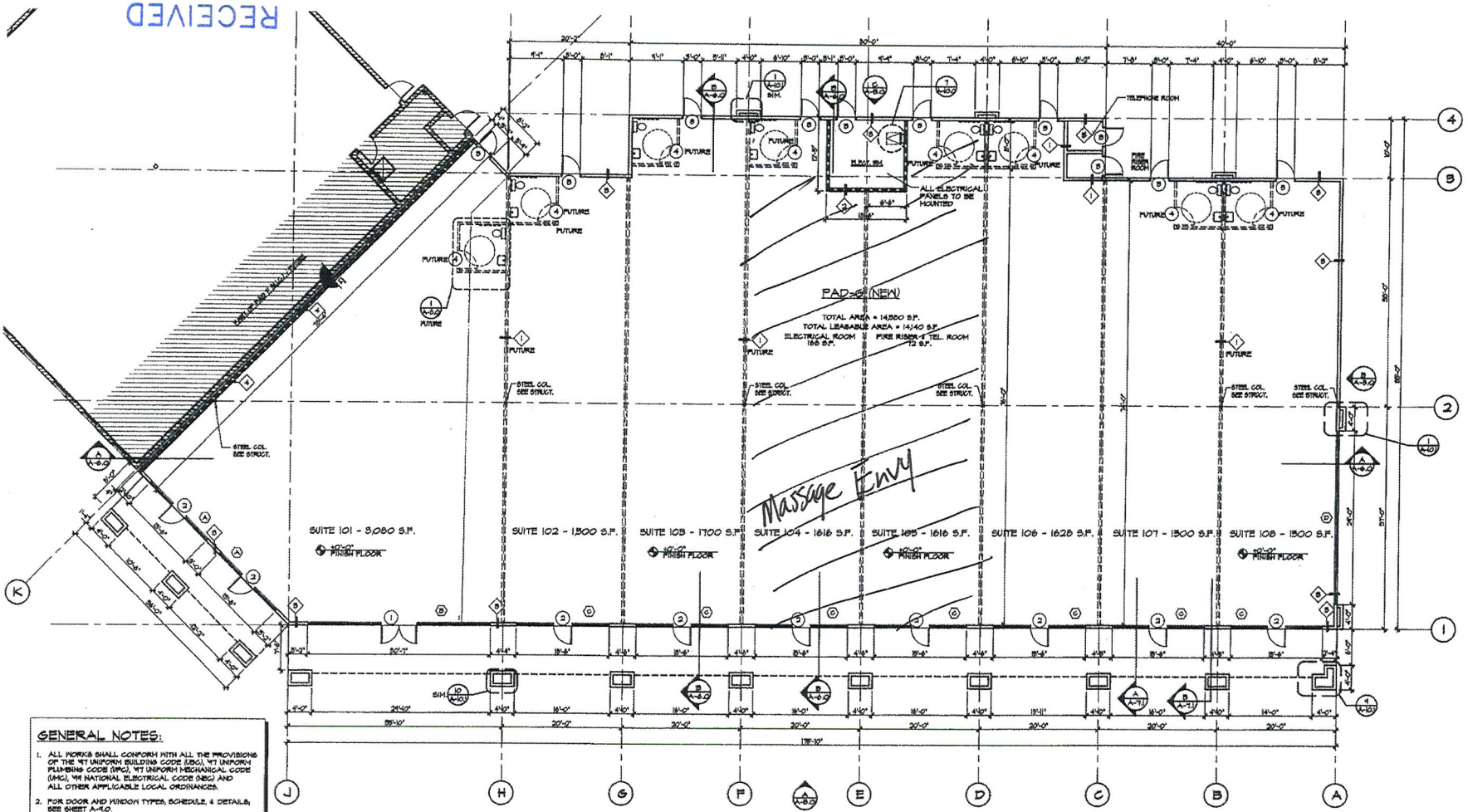

GENERAL NOTES:

1. ALL WORKS SHALL CONFORM WITH ALL THE PROVISIONS OF THE "97 UNIFORM BUILDING CODE (UBC), "97 UNIFORM PLUMBING CODE (UPC), "97 UNIFORM MECHANICAL CODE (UMC), "99 NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL ORDINANCES.
2. FOR DOOR AND WINDOW TYPES, SCHEDULE, & DETAILS, SEE SHEET A-4.0.
3. FOR WALL TYPES AND CONSTRUCTION DETAILS SEE SHEET A-10.0.
4. ALL DIMENSIONS ARE TO FACE OF WOOD STUD, U.N.O.
5. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD @ RESTROOMS WHEN CONDITION OCCURS.
6. RESTROOM AND DRAFTSTOP REQUIREMENTS SHALL BE ADDRESSED ON THE TENANT IMPROVEMENT (T.I.) DRAWINGS, N.I.C.
7. FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL GRADING, FINISH FLOOR, AND CURB ELEVATIONS.
8. ALL EXTERIOR WALLS TO BE 2x6 D.F. @ 16" O.C. U.N.O. UNLESS NOTED OTHERWISE
9. ALL INTERIOR WALLS TO BE 2x4 D.F. @ 16" O.C. U.N.O.
10. ALL INTERIOR WALL FINISHES IN RESTROOM SHALL BE 5/8" MOISTURE RESISTANCE GYP. BD., TAPED & PRIMED W/ ORANGE PEEL TEXTURE. PROVIDE 4" CERAMIC TILE WALL BASE AT ALL INTERIOR WALLS OF RESTROOM.
11. ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF

NOTES TO CONTRACTOR:

1. SUBMIT SHOP DRAWINGS OF DOORS, WINDOWS, FOR ARCHITECT'S REVIEW AND APPROVAL.
2. SUBMIT SHOP DRAWINGS OF PRE-FABRICATED TRUSSES FOR STRUCTURAL ENGINEER'S REVIEW AND APPROVAL.
3. SUBMIT SHOP DRAWINGS OF AUTOMATIC FIRE SPRINKLER SYSTEM FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL.
4. SUBMIT SHOP DRAWINGS OF ROOF TOP UNITS (RTU) FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
5. IN CASE OF ANY DISCREPANCY OR UNCLEAR ITEM ON PLAN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH RFI, PRIOR TO EXECUTION.

WALL LEGEND

- 6" INT. WOOD STUD WALL SEE DET. 1/A-10.0 "1" FUTURE
- 6" INT. WOOD STUD WALL (1 HR. RATED WALL) SEE DET. 2/A-10.0 "2"
- 6" EXT. WOOD STUD WALL SEE DET. 3/A-10.0 "3"
- 8" CMU WALL-1 HOUR RATED @ FUTURE BUILDING SEE DET. 4/A-10.0 "4"
- ALUM. STOREFRONT FRAME W/ 1" INSULATED VISION/ TEMPERED GLASS, SEE SHT. A-4.0.
- FUTURE WALL - 6" WOOD STUD WALL TO UNDERSIDE OF STRUCTURE ABOVE
- FUTURE WALL - 6" WOOD STUD WALL TO UNDERSIDE OF STRUCTURE ABOVE
- DOOR IDENTIFICATION
- WINDOW IDENTIFICATION
- WALL TYPE IDENTIFICATION, ENTRY DENOTES WALL DESIGNATION, SEE SHEET A-10.0 FOR TYPE OF CONSTRUCTION.

FLOOR PLAN

RQR-38143

10114
BOCA PARK - PAD G
Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
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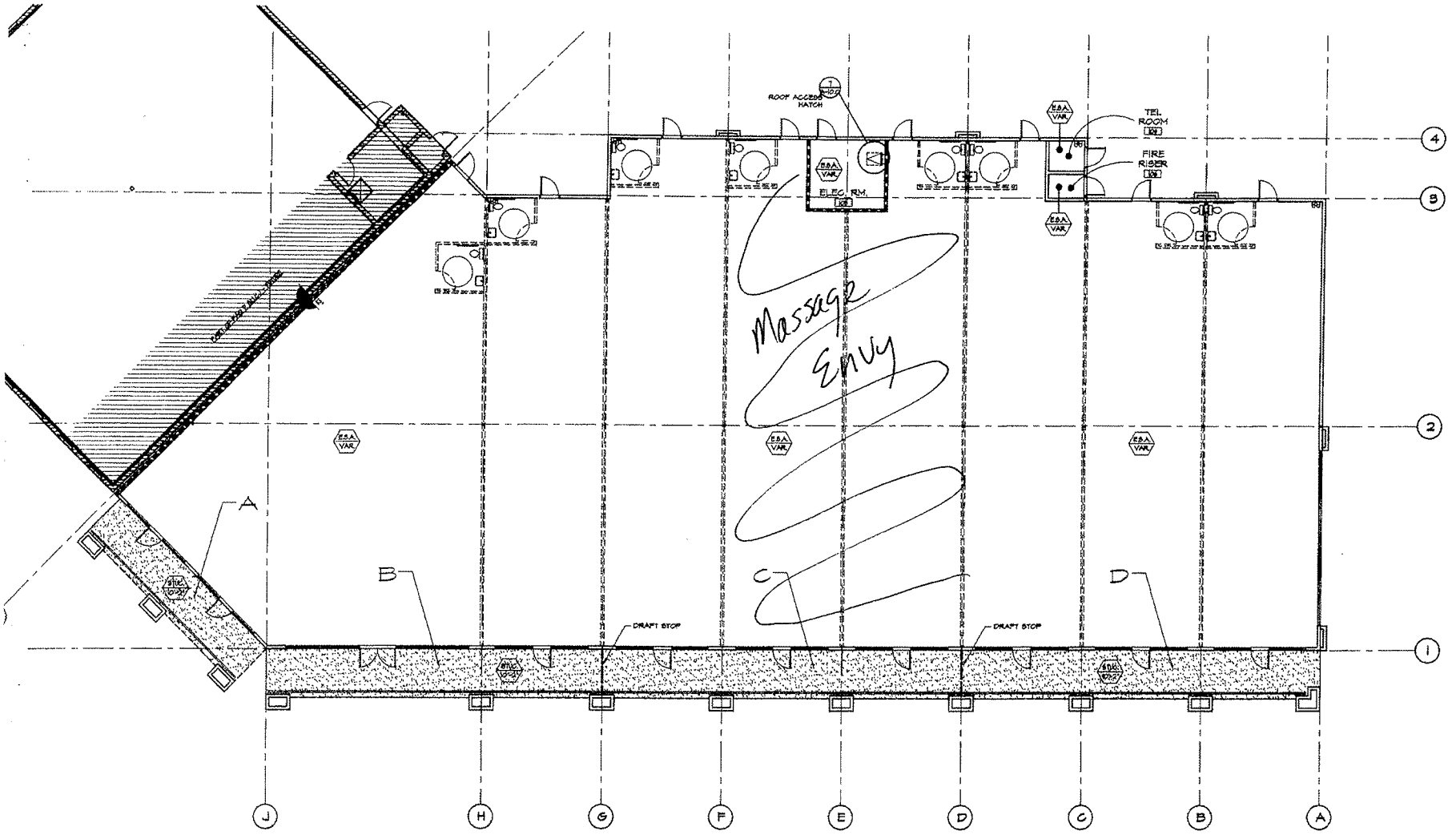
BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

Drawn/Checked By: C.N. / J.R.
Date: 12-26-01
Project Number: 101144
Sheet Number: A-2.0



CEILING LEGEND

ABBR/SYM	DESCRIPTION
	CEILING MATERIAL / CEILING HEIGHT
STUC. SOFFIT	EXTERIOR STUCCO CEILING ASSEMBLY. LOWER ENTRY DENOTES CEILING HEIGHT.
EXP. STRUCT.	EXPOSED ROOF STRUCTURE SEE GENERAL NOTES.
	STUCCO SOFFIT - SEE PLAN FOR CEILING HGT.

NOTE:
5" WIDE CONTINUOUS SOFFIT VENT W/ 1/4" HOLES x .044 AND A NET FREE VENT AREA OF 28.088 SQ. IN./2 FT. UNO.

REFLECTED CEILING PLAN

SCALE 1/8"= 1'-0"

NORTH

ATTIC VENTILATION ANALYSIS (PER U.B.C. 1505.3)

ZONE	VENT WIDTH	ATTIC AREA	VENT REQ'D. (1/150)	VENT PROVIDED
A	5"	41,412 SQ. IN.	41,412 / 150 = 276.40 SQ. IN.	(28.088 SQ. IN./ 2 FT) (44'-8") = 480.58 SQ. IN.
B	5"	63,456 SQ. IN.	63,456 / 150 = 426.24 SQ. IN.	(28.088 SQ. IN./ 2 FT) (64'-2") = 410.10.78 SQ. IN.

NOTES

1. REFER TO ARCHITECTURAL FLOOR PLANS FOR WALL TYPES AND TO SHEET A-0.0 FOR WALL TYPE DETAILS.
2. ALL CEILING HEIGHTS CALL-OUTS FROM FINISH FLOOR LEVEL TYPICAL, UNLESS OTHERWISE NOTED.
3. CEILING CONTRACTOR TO COORDINATE W/ MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS PRIOR TO ANY INSTALLATION IN ORDER TO PRODUCE A WORKABLE INSTALLATION PATH.

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
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702.990.9900 702.932.3222 fax

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BOCA PARK - PAD G

INTERCAPITAL DEVELOPMENT

NEC Charleston and Rampart
Las Vegas, Nevada

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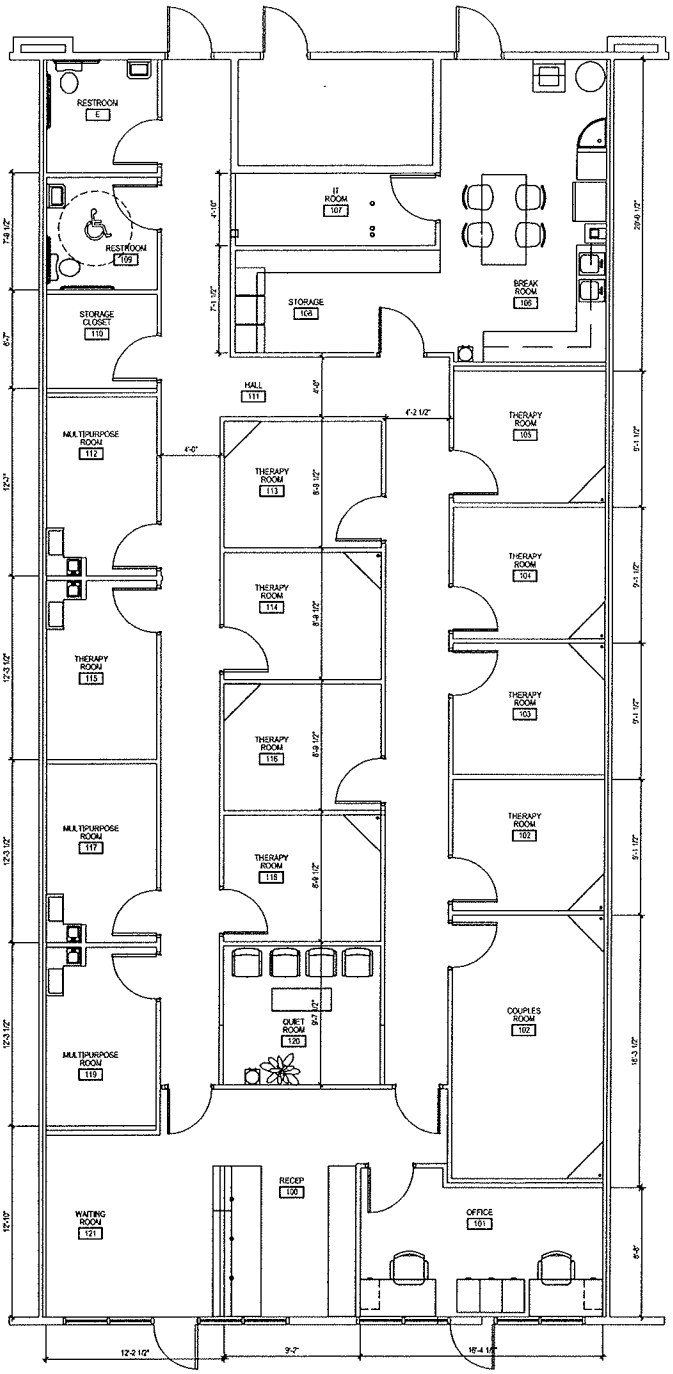

Massage Envy - Boca Park
8950 W. Charleston

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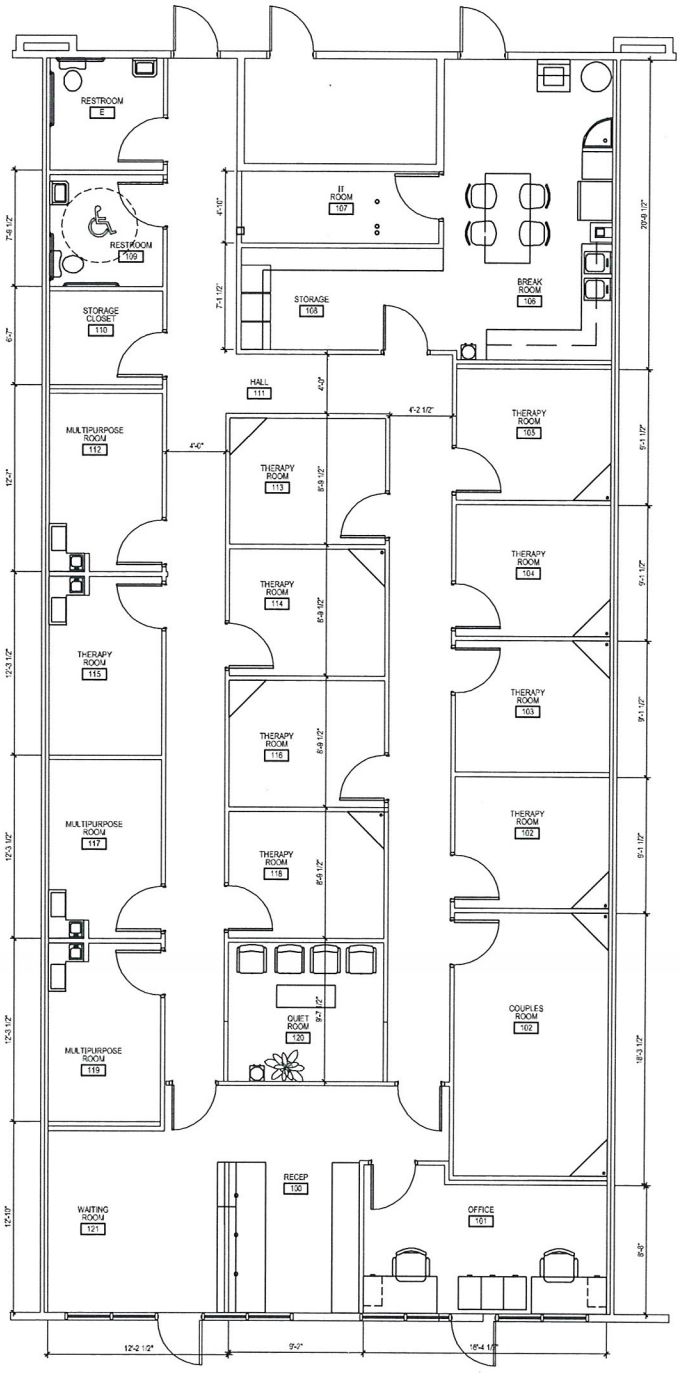
Dekker/Perich/Sabatini
architecture • interiors • landscape • planning • engineering
5860 Bermuda Rd. Ste. 100
Las Vegas, Nevada 89119
P. 702 436-1005
F. 702 436-1050

	PRELIMINARY PLAN APPROX. 3116 SQ. FT.
MASSAGE ENVY BOCA PARK CHARLESTON & RAMPART LAS VEGAS, NV	DRAWN BY: NMR REVIEWED BY: SLS DATE ISSUED: 07/17/09 PROJECT NO.: 09-0503.001
	SCALE: 1/8" = 1'-0"
	A000 00 NO. 00



Massage Envy - Boca Park
8950 W. Charleston

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6850 Bermuda Rd. Ste. 100
Las Vegas, Nevada 89119
P. 702 436-1006
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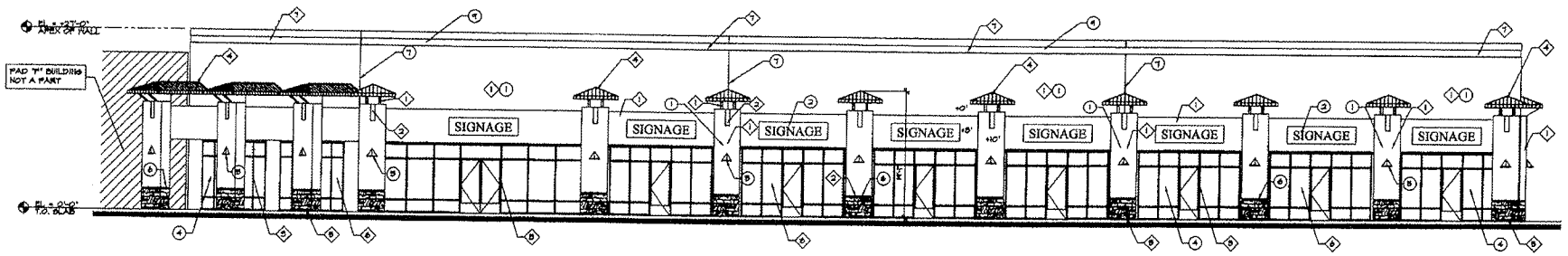
MASSAGE ENVY
BOCA PARK
CHARLESTON & RAMPART
LAS VEGAS, NV

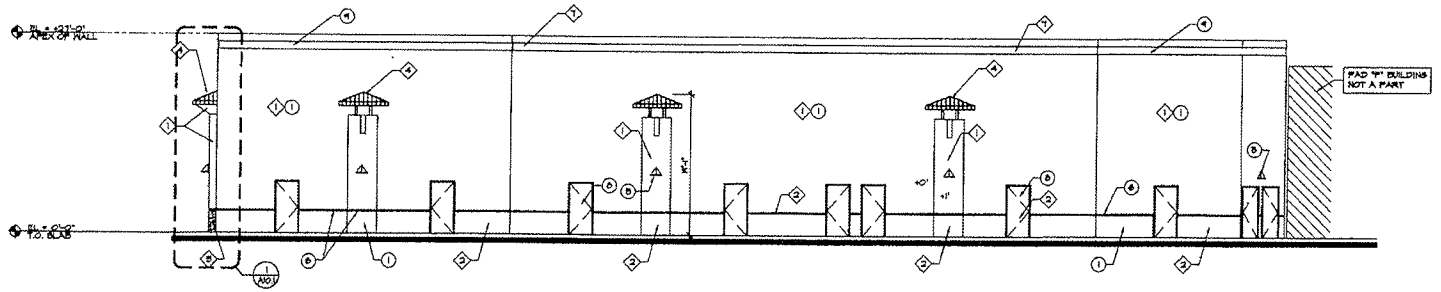
PRELIMINARY PLAN
APPROX. 3116 SQ. FT.

RQR-38143

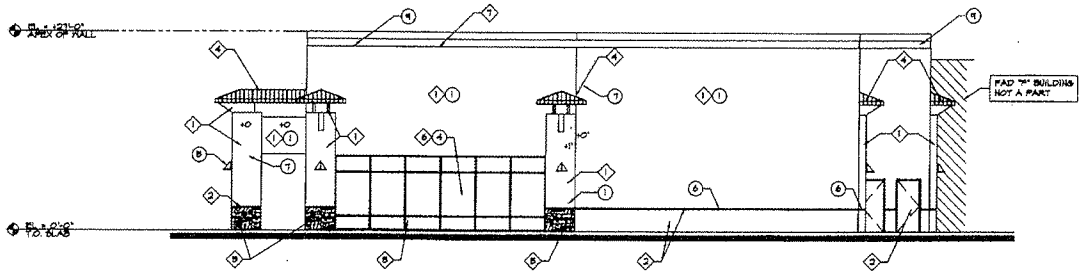
DRAWN BY	NMR	SCALE	1/8" = 1'-0"
REVIEWED BY	SLS		A000
DATE ISSUED	07/17/09		
PROJECT NO.	09-0503.001		00 NO. 00



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



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



C EAST ELEVATION

EXTERIOR FINISH SCHEDULE

1. EXTERIOR STUCCO FINISH OVER PLYWOOD SHEATHING & WOOD STUDS
2. SIGNAGE BY OTHERS
3. ALUMINUM FRAME - SEE COLOR PALETTE SCHEDULE
4. INSULATED GLASS
5. EXTERIOR LIGHT FIXTURE (6/10.2) SEGA - 2442MH - BLACK
6. 2" PLASTER REVEAL - DET. (2/10.2)
7. PLASTER CONTROL JOINT (4/10.2)
8. HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT SURFACE
9. 1'-0" PLASTER REVEAL

COLOR PALETTE SCHEDULE

1. EXTERIOR STUCCO: ICI 1564, TOMORROW'S TAUPE
2. EXTERIOR STUCCO: ICI 1564, BRICK ROAD
3. DOOR AND WINDOW ALUMINUM FRAME: COLONIAL RED, DUNN EDWARDS #4 SERIES
4. METAL SEAM ROOF - DOUBLE LOCK STANDING SEAM UNA-CLAD RUC-8, 26 GA. STEEL FACTORY PAINTED - COLONIAL RED
5. STONE VENEER COLUMN BASE: REDROCK COUNTRY CLUB CULTURED STONE BLEND
6. STOREFRONT GLASS: VIRACON VE-7.65 #2 INSULATED GLASS SUBMIT GLAZING SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
7. 1" PLASTER REVEAL

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INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

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R.N. / J.R.

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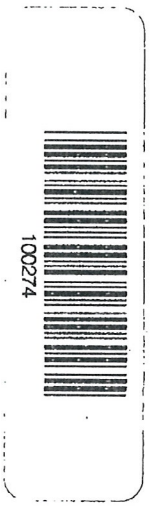
LAS VEGAS CITY COUNCIL

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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RQR-38143
Printed with environmentally friendly soy ink.

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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RQR-38143

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

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

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

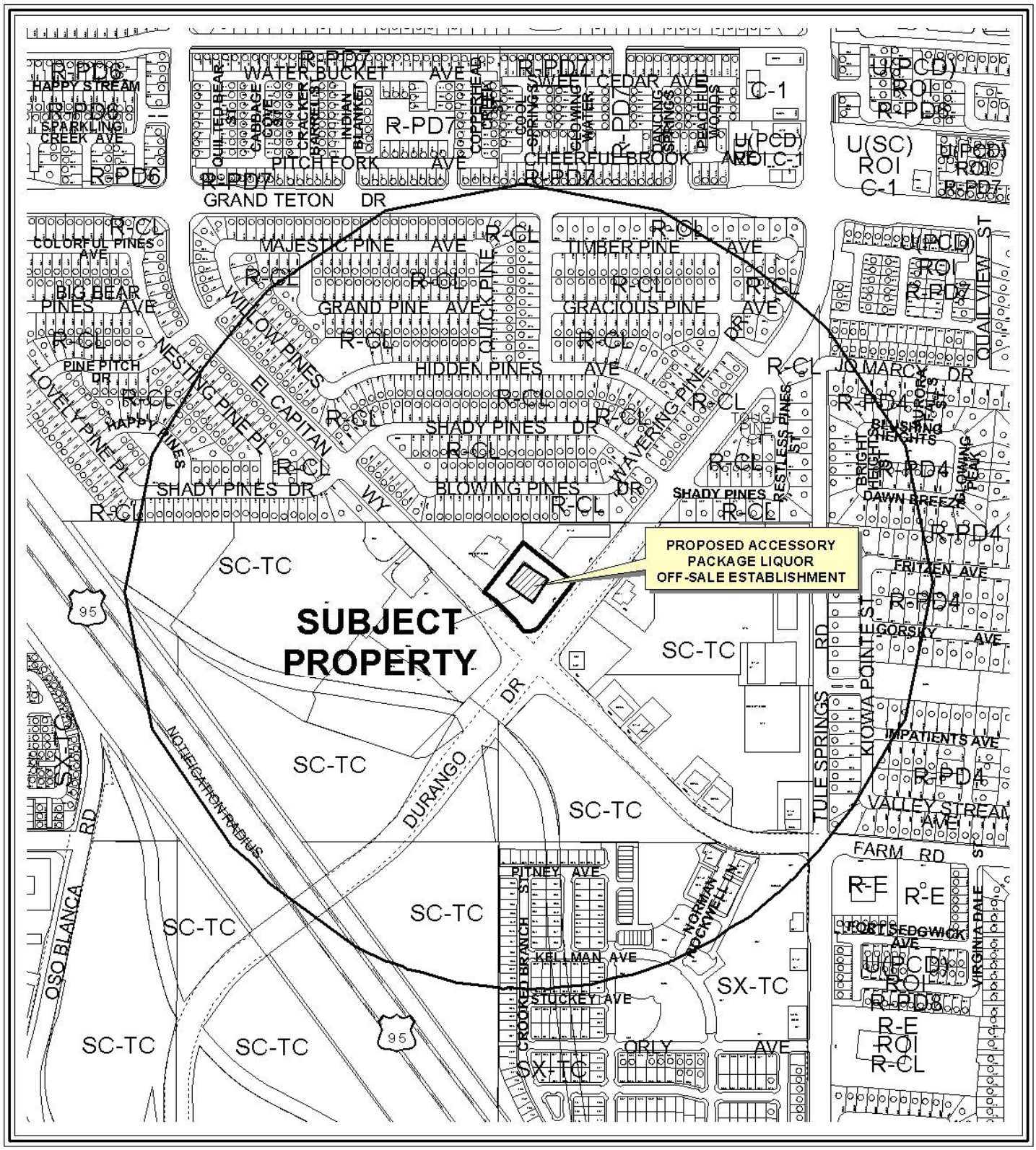
SUBJECT:
SUP-38211 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

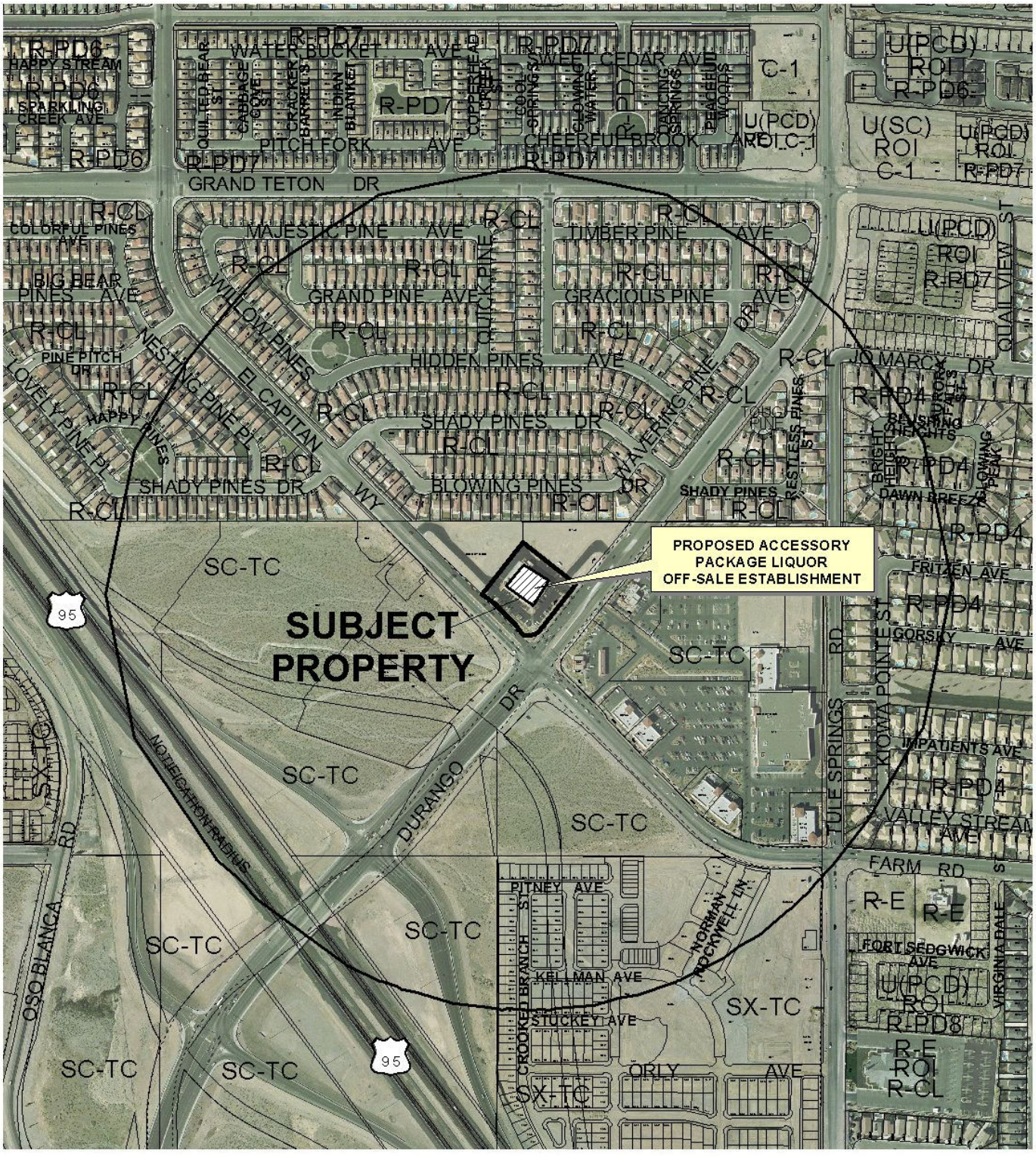


CASE: **SUP-38211**

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]



SUP-38211

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38211 APN: 125-17-611-002

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: PP LAND LP PICHAT POJANASOMBOON GP.

Subscribed and sworn before me

This 14th day of DECEMBER, 20 09

_____

Notary Public in and for said County and State

CAROLINA H. NIEVERA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-1C397-1
MY APPT. EXPIRES FEB. 18, 2013

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MAY 06 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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) 125-17-611-002 **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) 233-4699 **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) 383-8946 **Fax:** (702) 671-2490

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* ____

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

Print Name PPLAND LP, PICHAT POJANASOMBOONGP

Subscribed and sworn before me

This 14th day of DECEMBER, 20 09.

____

Notary Public in and for said County and State

CAROLINA H. NIEVERA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 09-1C397-1
MY APPT. EXPIRES FEB. 18, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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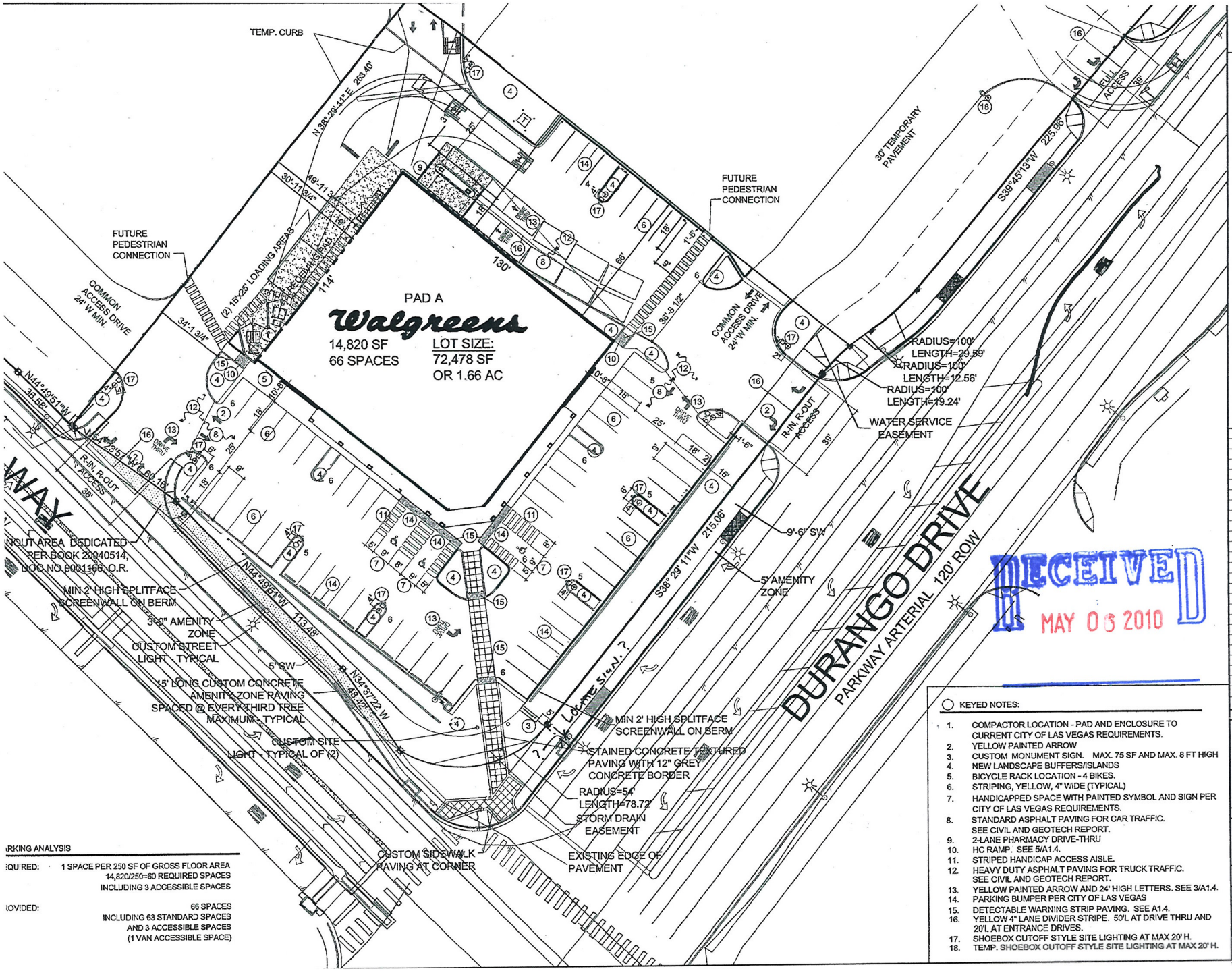

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MAY 06 2010

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

KEYED NOTES:

1. COMPACTOR LOCATION - PAD AND ENCLOSURE TO CURRENT CITY OF LAS VEGAS REQUIREMENTS.
2. YELLOW PAINTED ARROW
3. CUSTOM MONUMENT SIGN. MAX. 75 SF AND MAX. 8 FT HIGH
4. NEW LANDSCAPE BUFFERS/ISLANDS
5. BICYCLE RACK LOCATION - 4 BIKES.
6. STRIPING, YELLOW, 4" WIDE (TYPICAL)
7. HANDICAPPED SPACE WITH PAINTED SYMBOL AND SIGN PER CITY OF LAS VEGAS REQUIREMENTS.
8. STANDARD ASPHALT PAVING FOR CAR TRAFFIC. SEE CIVIL AND GEOTECH REPORT.
9. 2-LANE PHARMACY DRIVE-THRU
10. HC RAMP. SEE 5/A1.4.
11. STRIPED HANDICAP ACCESS AISLE.
12. HEAVY DUTY ASPHALT PAVING FOR TRUCK TRAFFIC. SEE CIVIL AND GEOTECH REPORT.
13. YELLOW PAINTED ARROW AND 24' HIGH LETTERS. SEE 3/A1.4.
14. PARKING BUMPER PER CITY OF LAS VEGAS
15. DETECTABLE WARNING STRIP PAVING. SEE A1.4.
16. YELLOW 4" LANE DIVIDER STRIPE. 50'L AT DRIVE THRU AND 20'L AT ENTRANCE DRIVES.
17. SHOEBOX CUTOFF STYLE SITE LIGHTING AT MAX 20' H.
18. TEMP. SHOEBOX CUTOFF STYLE SITE LIGHTING AT MAX 20' H.

ARKING ANALYSIS

EQUIRED: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
14,820/250=60 REQUIRED SPACES
INCLUDING 3 ACCESSIBLE SPACES

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

NO.	DATE	BY	DESCRIPTION	CC

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 07864

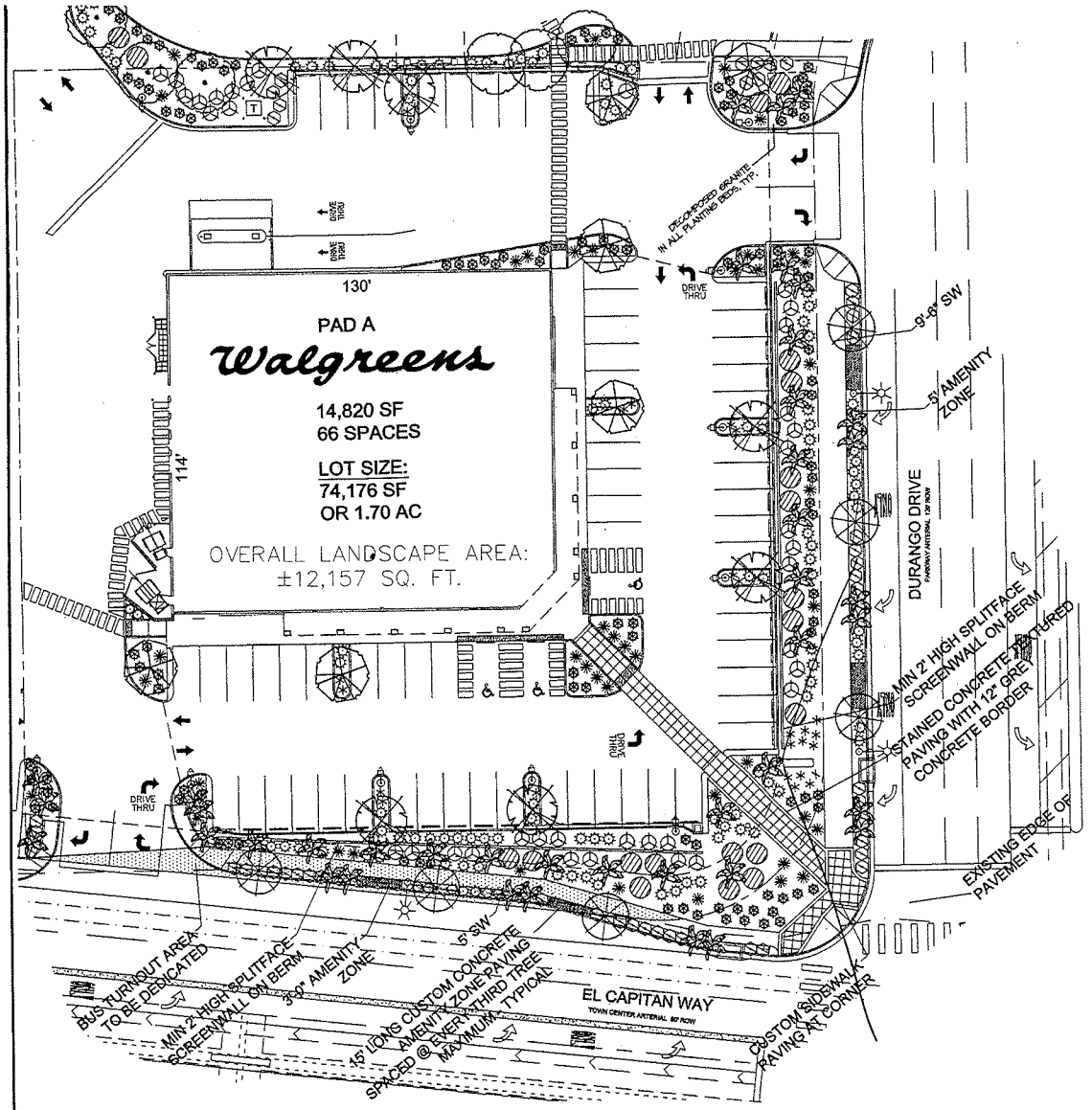
PROJECT NAME
WALGREENS STORE
7755 NORTH DURANGO DRIVE
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN - BEER & WINE

CADD PLOT: 07864-A01-BW-16NOV09	SCALE: 1/20 =1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A0.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	OF DWGS.

TIM MICHALSKI 11/16/2009 10:53 AM D:_ARCHITECTURE\BEER AND WINE\REVISIONS

SUP-38211



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES (APPROXIMATE MATURE SIZE (UNKNOWN))				
	CHITALPA TASHKENTENSIS 'PINK DAWN'	20/20 PINK CHITALPA	6	24" BOX	SINGLE TRUNK
	FRAXINUS VELUTINA 'RIO GRANDE'	30/25 RIO GRANDE ASH	7	24" BOX	
	ROBINIA AMBIGUA 'PURPLE ROBE'	50/20 PURPLE ROBE LOCUST	6	24" BOX	
	ACACIA STENOPHYLLA	30/20 SHOESTRING ACACIA	6	24" BOX	
	PALM TREES				
	WASHINGTONIA ROBUSTA	40/10 MEXICAN FAN PALM	41	MINIMUM 25' BTH	SKINNED
	SHRUBS				
	SENNA OLIGOPHYLLA	5/5 OUTBACK CASSIA	51	5 GAL	
	EREMOPHILA MACULATA VALENTINE	5/5 VALENTINE BUSH	41	5 GAL	
	GROUNDCOVERS				
	HYOPORUM PARVIFOLIUM	3/6 PROSTRATE HYOPORUM	20	1 GAL	
	DALEA CAPITATA 'SIERRA GOLD'	1/5 GOLDEN DALEA	106	1 GAL	
	LANTANA SPECIES 'NEW GOLD'	1/2 NEW GOLD LANTANA	44	5 GAL	
	ACCENTS				
	DASYLIRION WHEELERI	3/4 DESERT SPOON	42	5 GAL	
*	AGAVE SCHIDIGERA DURANGO DELIGHT	2/2 DURANGO DELIGHT AGAVE	26	5 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "MOJAVE GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   2251 SOUTH PORT APACHE ROAD, SUITE 207H
   LAS VEGAS, NV 89117
   TELEPHONE: 246-9153
6. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL FAN PALMS SHALL BE SKINNED WITHIN 5 FEET OF THE LAST FROND.

LANDSCAPE AREA

GROSS LOT SIZE= 74,176 SF
LANDSCAPE AREA= 12,157 SF
PERCENTAGE OF LOT LANDSCAPED= 16.4%

MAY 05 2010

DEERFIELD, IL 60015-4616

NO.	DATE	BY	DESCRIPTION

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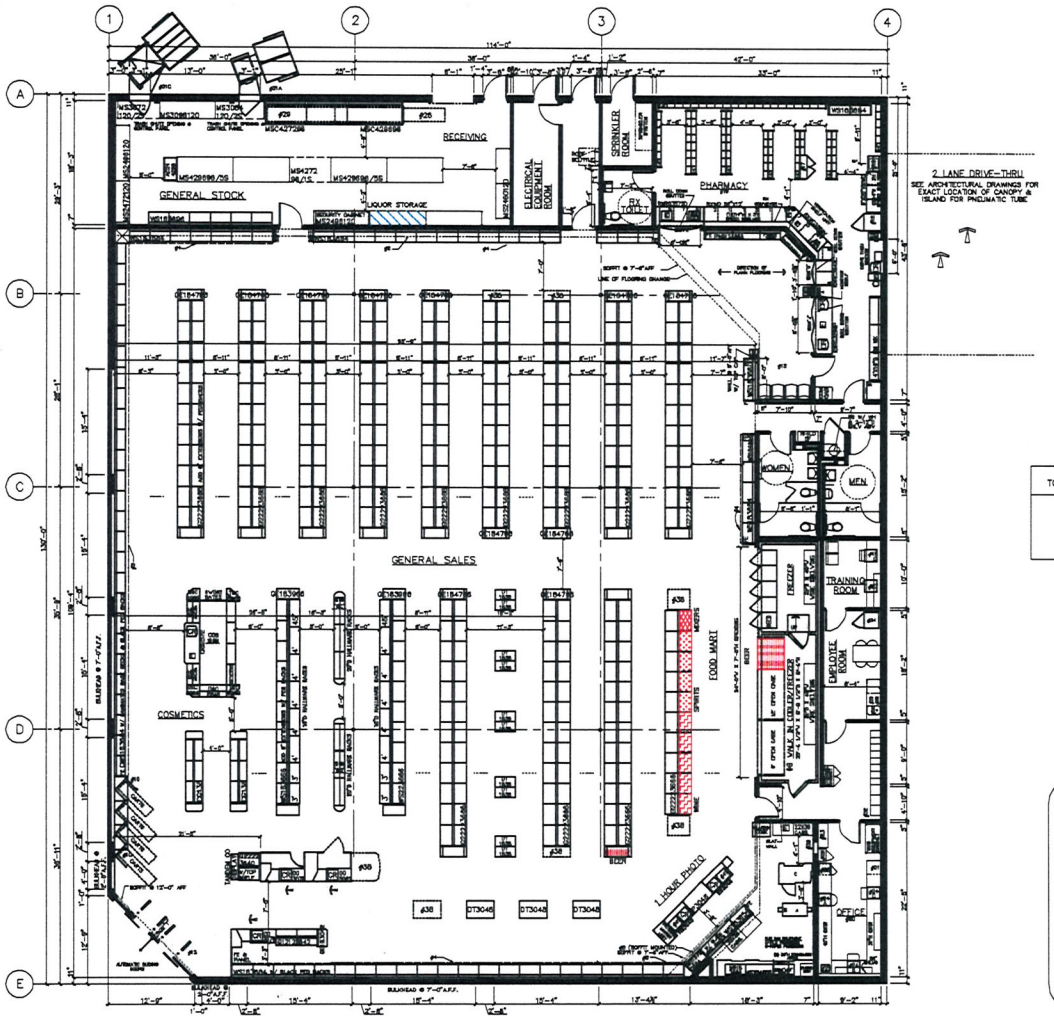
7755 NORTH DURANGO DRIVE
LAS VEGAS, NV

DRAWING TITLE
LANDSCAPE PLAN - BEER & WINE

CADD PLOT: 07864-LA01-BW-16NOV09
SCALE: 1/20 =1'-0"
DRAWN BY: B. HESTER
VOID PLOT:
DATE: 11/16/09
SUPERSEDES PLAN DATED:
REVIEWED BY:
DRAWING: LA
OF

SUP-38211



LIQUOR LICENSE LEGEND

- BEER SALES
- WINE SALES
- SPIRIT SALES
- MIXER SALES
- LIQUOR STORAGE

OCCUPANCY LOAD

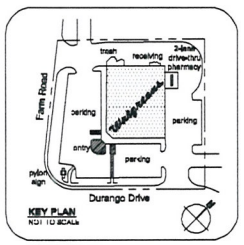
TOTAL OCCUPANCY: 442

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 73.2 SQ. FT.

TOTAL SALES: 9625 SQ. FT.

% SALES FLOOR DEVOTED TO LIQUOR = .76%



KEY PLAN
NOT TO SCALE

FOR REFERENCE ONLY. SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL AISLES AND AISLE MARKERS @ 10'-0" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
SIGN "L" LIQUOR/THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWN/DOWN CHECKOUT LANE
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN. (5'-8" TO BOTTOM OF SIGN.)

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

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

GENERAL NOTES

GENERAL SALES AREA:
1. PLEASE PRODUCE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. COSMETIC CORNICE
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & DESIGN LINES FURNISHED AND INSTALLED BY WALGREENS (WHERE SHOWN)
7. MASTER-BILT ROADMAN REFRIGERATION: (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 3" AT EACH END, FOR END PANELS)
   A. __ VD-68: 6'-0"W X 40.78"D
   B. __ VD-88: 8'-0"W X 40.78"D
   MVDM: RH-PNEU P88 BRACKLIN FRPP7RB (ADD 3" AT EACH END FOR END PANELS)
   C. __ BELL-36: 10'-1 3/4"W X 36.94"D
8. MASTER-BILT WALK-IN COOLER: PROVIDE ___ FOOT COOLMASTER DOORS
   ___'-3/4" X 7'0" EACH AND
   ___ @ 10'0"PR PRECISEMATIC DOORS
   ___'-3/4" X 7'0" EACH BY ANTHONY
   A. __ DOOR(S) FOR 2-NO DOOR PROVIDE
      (1) __ D 20" LOW FLOW GRAVITY SHELVES; UPPER (1) W"H SLIDES AND LOWER (2) WITH RODS COMPLETE WITH J-PRS3115
   B. __ "OVERALL FOR" FACHTOR PROVIDE
      (7) 28"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
   C. __ DOOR(S): __ D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 5 DOOR(S): FOR EACH DOOR PROVIDE
      (6) 27"D ANTHONY SHELVES
   E. __ DOOR(S): FOR EACH DOOR PROVIDE
      (2) 27"D ANTHONY SHELVES AND (4) 34"D MICROVIA DIRECT SPCS
   F. __ DOOR(S): __ D DOUBLE DECK ROLLER CONVEYOR
9. ICC CLIENT BY VENDOR
10. CART RAILING W. 10' DISPLAY SHELF ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. PI PISTRONIC ARTEC P SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (4) SEATS
14. PHUMSEL P.O. SHELVING UNITS; BACK OF ALL ARE 84"H.
15. COMPUTER TERMINAL
   15A INTERCOM PLUS TERMINAL
   15C TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDER COUNTER INSERTS:
   #1 - RX 2 DRAWER VAL INSERT
   #2 - RX 2 DRAWER FILE INSERT
   #3 - RX OPEN INSERT
   #4 - RX DUNBULL MINI RUN COUNTER UNIT
   #5 - RX PRINTER INSERT
   #6 - RX 5 DRAWER FILE INSERT
   #7 - RX OPEN INSERT WITH CPU SHELF
   #8 - RX WILL CALL CABINET
   #9V - RX 2 DRAWER CABINET W/ BASE SHELF
   #9 - RX 10 DRAWER FILE CABINET

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALL COVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24A) P.O.S. TERMINAL
24B) ASHED TERMINAL
24C) OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)

STOCKROOM:
28. 102" FLEX CONVEYOR
29. 30HAVITY CURVE/90H
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF COMPACTORS & COMPACTOR TOTE ENCLOSURES
   31A) TRASH COMPACTOR
   31B) BALER
   31C) CARDBOARD COMPACTOR

EMPLOYEE BOOTH:
32. EMPLOYEE LOCKERS: (3) COAT LOCKERS W/ PERFORATED DOORS, (6) 6 TIER BOX LOCKERS & (2) 3 TIER BOX LOCKERS W/ SAFETY WISH DOORS
33. 4'-W X 2'D EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 30" CLEARANCES, NEXT TO COUNTER)
35. JAN./UTIL. ROOM SINK (IN COUNTER)
36. 6'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:
37. — ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE DISC DOOR & SHOCK (CAD PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

FIXTURE LEGEND

2 GONDOLA (DA SIDE)	1818 D.	36 W.	66" H.	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT BOTH BY WIDTH. EXAMPLE:
02 GONDOLA END	18 D.	36 W.	66" H.	
WALL SHLVG	15 D.	36 W.	84" H.	DT DISPLAY TABLE 30 D. 48 W.

*DOES NOT INCLUDE STANDARDS, WOOD END UNITS OR FINISHED END PANELS

EXECUTIVE APPROVAL

		DATE
SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	PROTOTYPE	
SENIOR VICE PRESIDENT STORE OPERATIONS		
VICE PRESIDENT STORE OPERATIONS		
REVIEWED BY:	G. SCRIMALI 04.01.03	C. SCHUPPLER 04.01.03

*ADA DOOR CLEARANCES

*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS

Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
200 WILMOT ROAD
DEERFIELD, IL 60015-4816

PROJECT DATA

TYPE		GENERAL SALES	■	FOOD MART	■
NEW LOCATION	■	PHARMACY	■	SECURITY	□
NEW LOCATION (LIMITED)	□	1 HOUR PHOTO	■	24 HOUR STORE	□
REMODEL	□	LIQUOR	□	OTHER	□

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW	9625	1746	1270		12,641
	EXIST'G					
FOOD MART	NEW	720				720
	EXIST'G					
RX	NEW	840				840
	EXIST'G					
RX WAIT'G	NEW	204				204
	EXIST'G					
1-HOUR PHOTO	NEW	436				436
	EXIST'G					
LIQUOR	NEW					
	EXIST'G					
BSMT	NEW					
	EXIST'G					
2ND FLOOR	NEW					
	EXIST'G					
TOTAL NEW		11,804	1746	1270		14,820
TOTAL EXIST'G						

TOTAL AREA: *PER* FLOOR 14,820 SQ.FT.
TOTAL AREA: OTHER LEVELS 0 SQ.FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 14,820 SQ.FT.
RX SHELVING LINEAL FEET: 117 SQ.FT.

FIXTURE MANUFACTURER

KECHLER MYKA ■ | MADSY HUMANA □ | LOZIER LOGAN □

NO.	DATE	BY	DESCRIPTION	CONST

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STORE NUMBER 07864

PROJECT NAME
WALGREENS STORE
(NEC) DURANGO & FARM
LAS VEGAS, NV

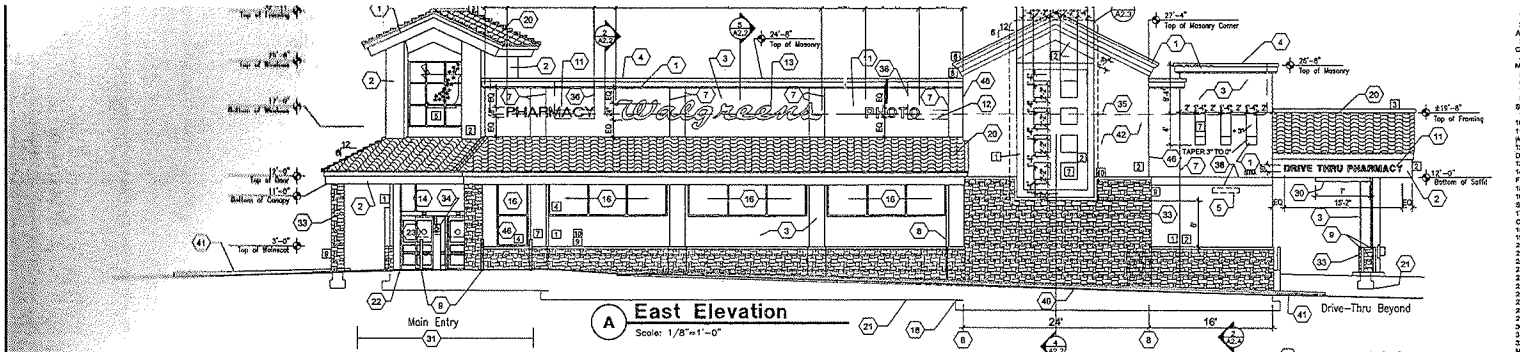
DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: P07864-2106
VOID PLOT: P07864-2109
SUPERSEDES PLAN DATED: 11/05/03
SCALE: 1/4"=1'-0"
DRAWN BY: J. SUB
DATE: 03/24/04
REVIEWED BY:
DRAWING NO. D1
OF DWGS.

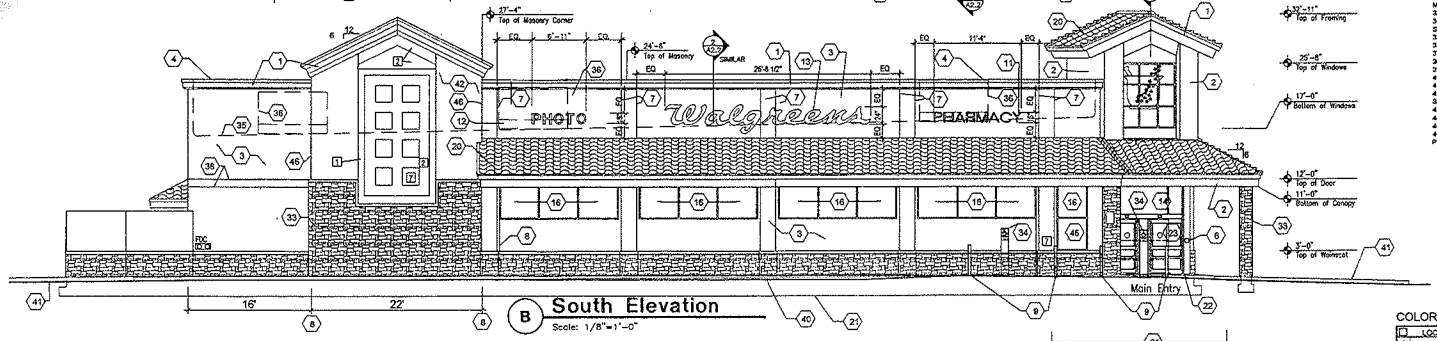
PROTOTYPE L114130 (08-21-2003)

MAY 06 2010

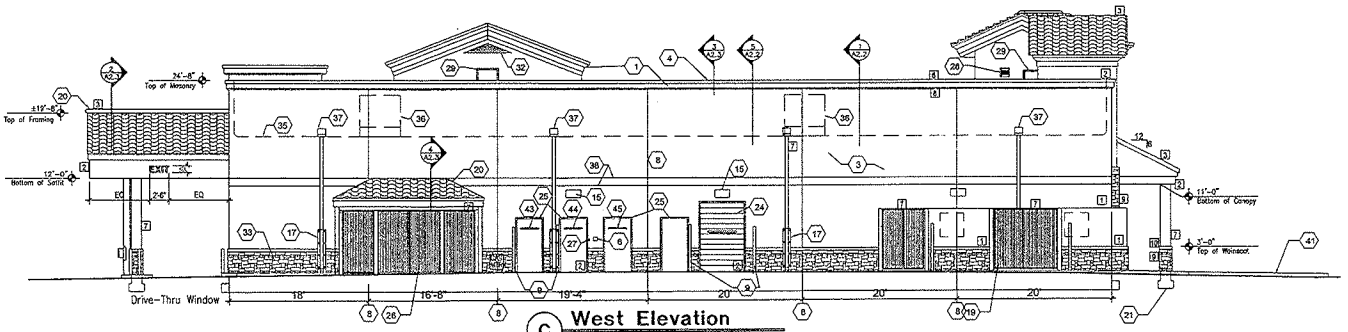
SUP-38211



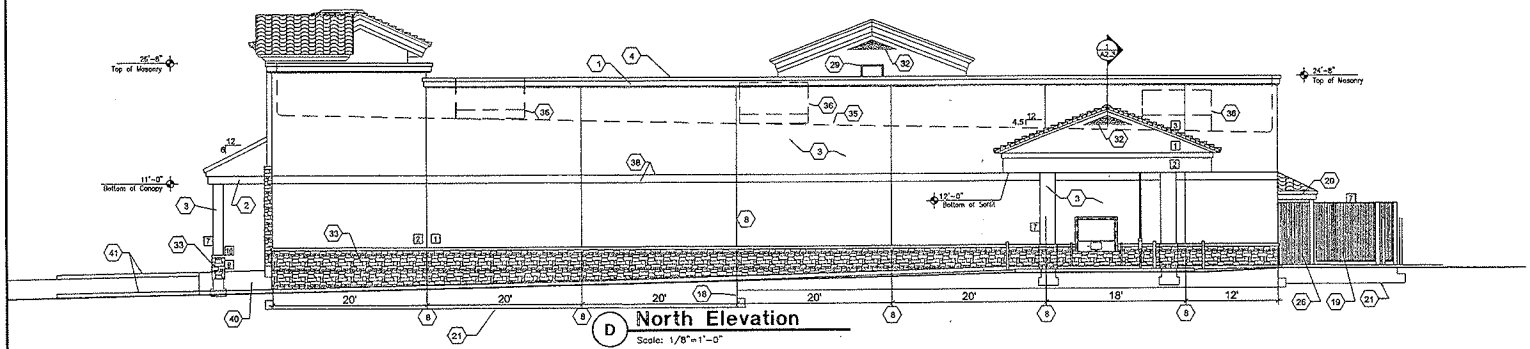
A East Elevation
Scale: 1/8"=1'-0"



B South Elevation
Scale: 1/8"=1'-0"



C West Elevation
Scale: 1/8"=1'-0"



D North Elevation
Scale: 1/8"=1'-0"

1. EIFS FINISH OVER FOAM CORNICE. MED. SAND FINISH. SEE 3/A2.3.
2. TWO-COAT STUCCO SYSTEM W/ ELASTOMERIC FINISH ON 20 GA LATH AND ASPHALT IMPREGNATED PAPER OVER 5/8" SHEATHING ON WOOD STUDS.
3. TWO COAT STUCCO SYSTEM WITH FIBERED BARECOAT AND ELASTOMERIC FINISH COAT OVER CMU.
4. PREFINISHED SHEET METAL COPING, GUTTERS AND DOWNSPOUT. COLOR TO MATCH UNA-CLAD "ALMOND". SEE 3/A2.3.
5. BUILDING ADDRESS NUMBERS PER CITY OF LAS VEGAS F.P.D. REQUIREMENTS.
6. APPROVED KEY BOX PER CITY OF LAS VEGAS F.P.D. MOUNT BOTTOM 4'-0" AFF.
7. CONTROL JOINT. KEENE #2116-3 OR EQ. ALIGN TO COLUMNS BELOW.
8. ALIGNED MASONRY + STUCCO (KEENE #2116-3 OR EQ.) EXPANSION JOINTS. SEE STRUCTURAL.
9. STEEL PIPE BOLLARDS. SEE DETAIL 6/A1.4.
10. RECEIVING AREA CONCRETE SLAB.
11. TENANT INDIVIDUAL LETTER INTERNALLY ILLUMINATED SIGN. SEE ELECTRICAL AND A5.2.
12. ALIGN BOTTOM OF SIGN WITH BOTTOM OF "W" OF WALGREENS SCRIPT SIGN. SEE DETAIL A5.2.
13. WALGREENS SCRIPT SIGN. SEE DETAIL A5.2.
14. AUTOMATIC SLIDING DOOR W/ FULL BREAK-AWAY PANELS (CBO REPORT #1086, FILING CAT.: EXITS (056)). SEE DETAIL 4/A2.2.
15. LIGHT FIXTURE. SEE ELECTRICAL. TYPICAL MOUNTING HEIGHT BOTTOM 10' A.F.F.
16. CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" INSULATING GLAZING. SEE SPECIFICATIONS.
17. 1/8" THICK BENT STEEL PLATE (TO PROTECT DOWNSPOUT) BOLTED TO MASONRY. CORE AROUND BULLNOSE. FINISH TO MATCH DOWNSPOUT. SEE DETAIL 5/A1.3.
18. STEP FOOTING. SEE STRUCTURAL.
19. COMPACTOR ENCLOSURE. SEE SHEET A1.4.
20. CONCRETE ROOF TILE ON (2) LAYERS 30# FELT. NAIL ALL TILES. SEE A1 SHEET A2.3.
21. LINE OF FOUNDATION.
22. LINE OF FINISH FLOOR.
23. TEMPERED GLAZING. SEE DETAIL 6/A4.3.
24. STEEL ROLLING DOOR. PAINT.
25. HOLLOW METAL DOOR AND FRAME PAINT.
26. TOTE STORAGE ENCLOSURE. SEE SHEET A1.4.
27. DOOR BELL AT 48" AFF. SEE ELECTRICAL.
28. 12" X 18" WALL VENT WITH INSECT SCREEN. PAINT TO MATCH STUCCO.
29. ACCESS DOOR "R". SEE A4.3. FLASH AND WEATHERPROOF SEAL TO WALL.
30. CLEARANCE BAR.
31. RAISE PAVING TO SIDEWALK LEVEL AT ACCESSIBLE PARKING. SEE CIVIL.
32. TRIANGULAR WEATHERPROOF GABLE VENT. 72"L W INTERIOR INSECT SCREEN. MATCH ROOF PITCH AND ACCENT COLOR #7.
33. CULTURED CONCRETE "LEDGESTONE" BY CULTURED STONE, OR EQUAL.
34. POST MOUNTED ACCESSIBLE PARKING SIGN PER CITY OF LAS VEGAS STANDARDS. SEE DETAIL 4/A1.4.
35. LINE OF ROOF BEYOND.
36. CONCEALED ROOFTOP MECHANICAL UNIT.
37. PREFINISHED COLLECTOR HEAD AND DOWNSPOUT. COLOR #6.
38. CORNER STUCCO EXPANSION JOINT. KEENE #30 OR EQ.
39. CLEAR ANODIZED STOREFRONT SYSTEM WITH 1/4" CLEAR PLATE GLAZING.
40. CONCRETE SIDEWALK. MAX SLOPE 5 % AND MAX SIDESLOPE 2 %. SEE CIVIL.
41. CONCRETE CURB AND PLANTER. SEE CIVIL AND LANDSCAPING.
42. TWO-COAT STUCCO SYSTEM W/ ELASTOMERIC FINISH ON 8" CMU BUMP-OUT. SEE STRUCTURAL.
43. DOOR SIGN. 1" HIGH WHITE HELV. MED. LETTERS. "SPRINKLER ROOM"
44. DOOR SIGN. 1" HIGH WHITE HELV. MED. LETTERS. "EXIT-KEEP CLEAR"
45. DOOR SIGN. 1" HIGH WHITE HELV. MED. LETTERS. "ELECTRICAL ROOM"
46. CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. OUTER PANE TO BE LAMINATED SAFETY GLASS.

COLOR CHART

	LOCATION	COLOR
1	PRIMARY STUCCO	BM 951 LIGHT TAN
2	ACCENT STUCCO	BM 1032 MEDIUM TAN
3	ROOF	MONIER MISSION "S" SYLE "PINTO BLEND" 1MSSS 0689
4	GLASS	1" INSUL. TINTED, LOW E GLASS W/ CLEAR ANODIZED FRAMES
5	GLASS	1/4" CLEAR
6	PARAPET CAP	UNA CLAD "ALMOND"
7	ACCENT COLOR	SW 2001 "ROCKY COAST"
8	CORNICE	BM 1032
9	WAINSCOT BLOCK	CULTURED STONE - LEDGESTONE "MOJAVE # PFN014"
10	WAINSCOT CAP	CULTURED STONE WATERTABLE BLOCK-MOJAVE"

MAY 06 2010

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PROJECT NAME
WALGREENS STORE
7755 NORTH DURANGO
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: 07864-A21-BW-16NOV06	SCALE: 1/8"=1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A2.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	OF

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@lionelsawyer.com
www.lionelsawyer.com

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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@lionelsawyer.com

March 9, 2010

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

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

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MAY 06 2010

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

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

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

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

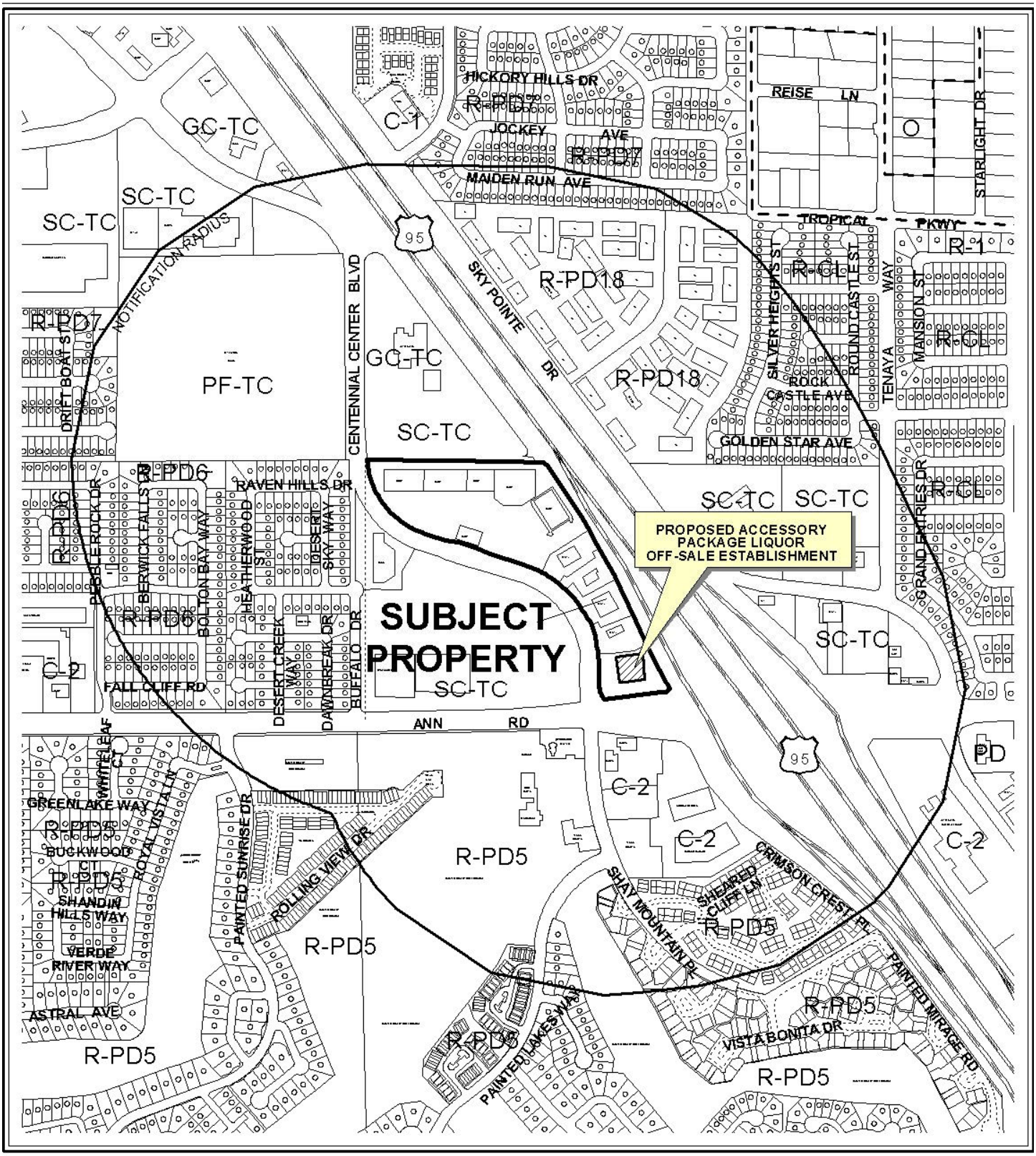
SUBJECT:
SUP-38213 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR AN 82 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,000 SQUARE-FOOT RETAIL ESTABLISHMENT at 5610 Centennial Center Boulevard (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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

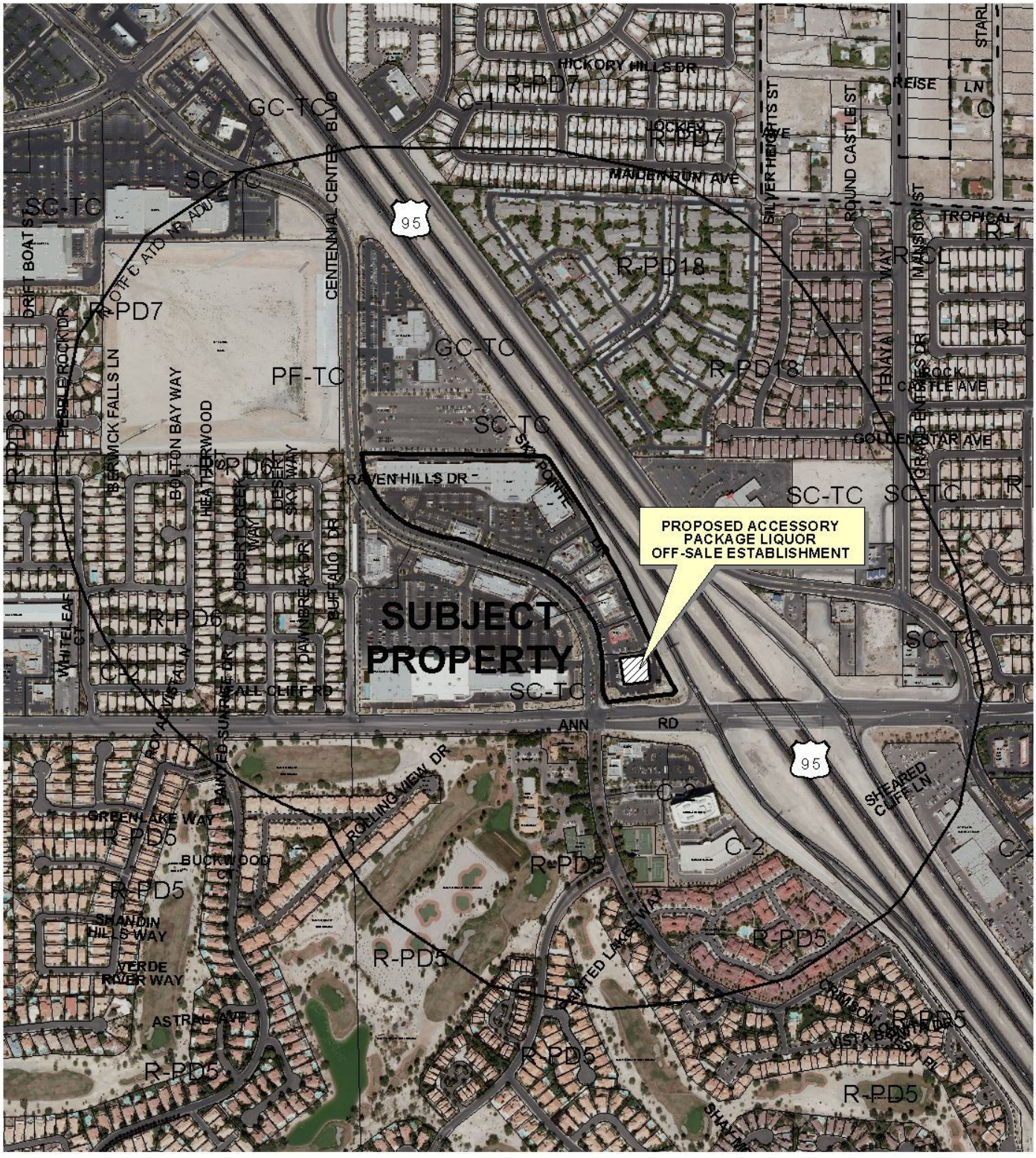
CASE: **SUP-38213**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

N



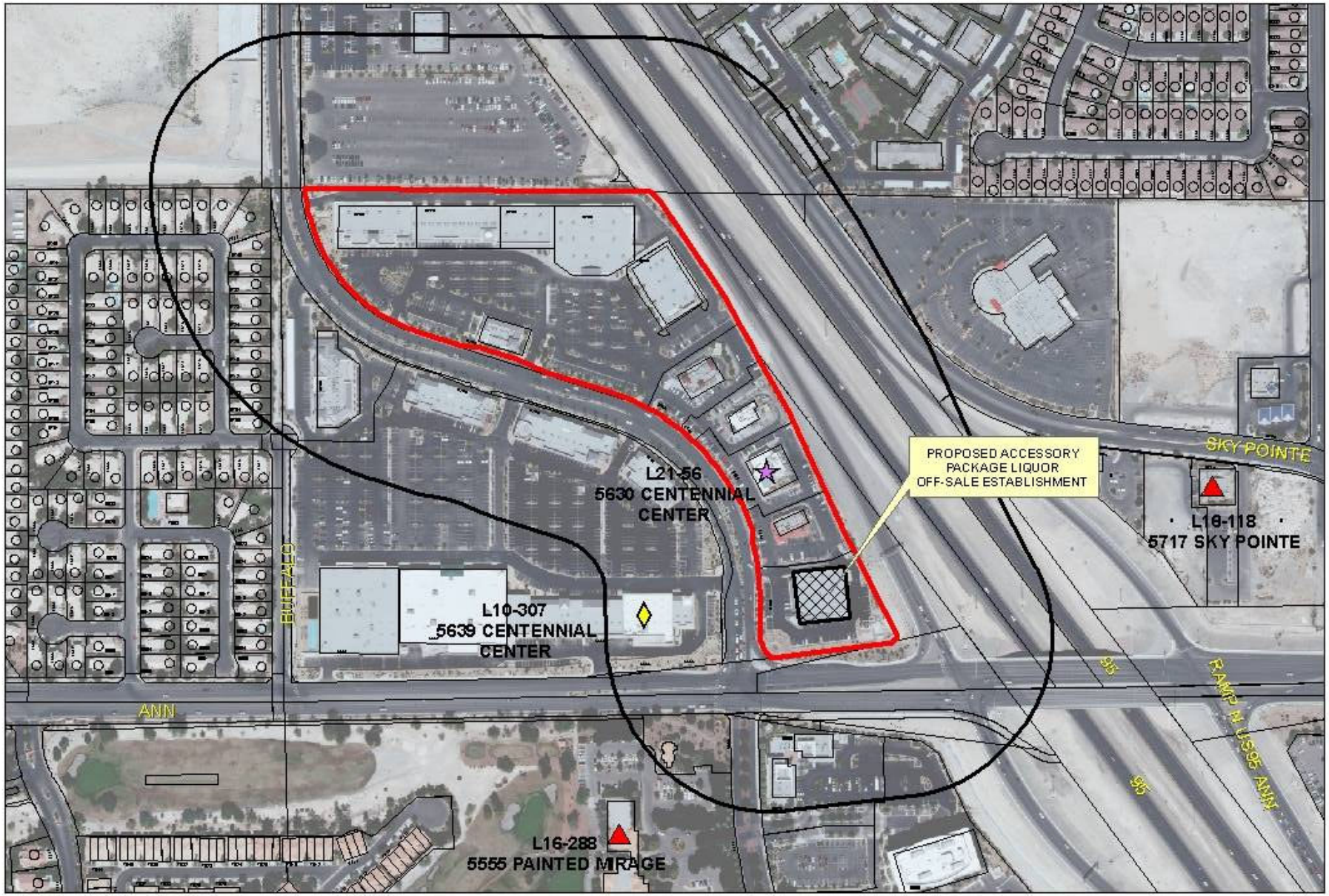
0 500 1000 Feet

CASE: **SUP-38213**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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



SUP-38213

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-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: Terri Sturm

Print Name: Terri Sturm

Subscribed and sworn before me

This 10th day of NOVEMBER, 2009

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MIGNON G. SANTOS
My Appointment Expires
June 5, 2012
No: 04-90712-1

RECEIVED
MAY 07 2010

#10782

PLANNING & DEVELOPMENT

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* 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 NOVEMBER, 20 09.

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MIGNON G. SANTOS
My Appointment Expires
No: 04-90712-1 June 5, 2012

FOR DEPARTMENT USE ONLY

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

RECEIVED
MAY 07 2010

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

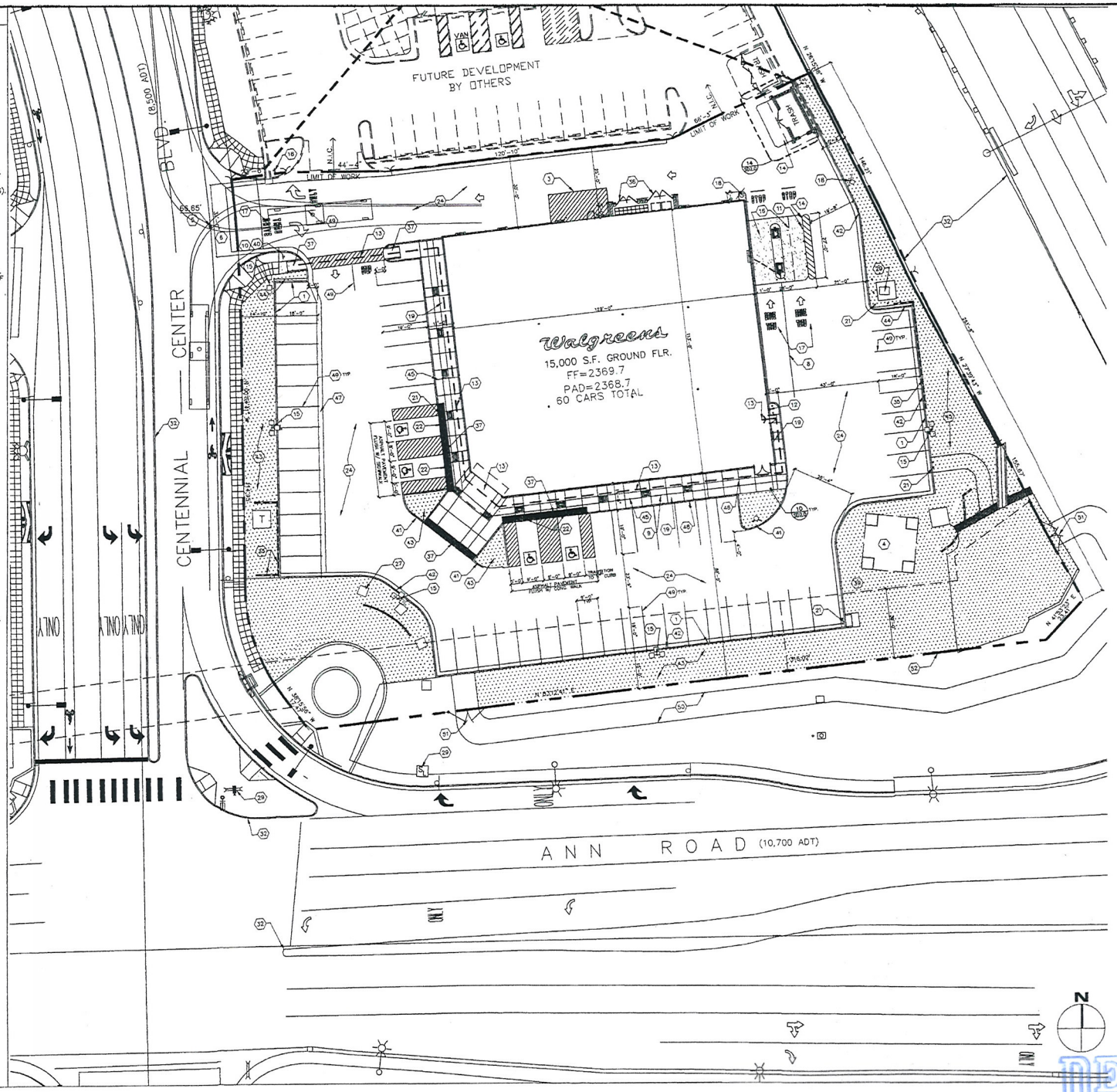
Revised 10/27/08

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

#10782

SITE PLAN KEYED NOTES

1. PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURBS PER CIVIL DRAWINGS.
2. SMALL TRUCK AFTER HOURS DELIVERY "BACK IN".
3. 15'x25' CITY OF LAS VEGAS REQUIRED LOADING ZONE YELLOW PAINTED DIAGONAL STRIPING.
4. EXISTING 49' TALL DOMED PYLON SIGN.
5. VEHICULAR ENTRANCE AND SPOT ELEVATION.
6. CONCRETE APRON TO CLV SPECIFICATIONS–SEE CIVIL DWGS.
7. LIMIT OF HEAVY DUTY ASPHALT PAVING–SEE CIVIL DWGS.
8. 50'L X 4"W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER.
9. LINE OF CANOPY ABOVE.
10. 12"x18" "DO NOT BLOCK ENTRANCE" SIGN.
11. 36"H FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE W/ BOLTS, (NO ADHESIVE FASTENING).
12. GAS METER WITH BOLLARDS (SOUTHWEST GAS; SEE PLUMBING DWGS).
13. ADA PATH-OF-TRAVEL
14. LINE OF CONCRETE PAD.
15. LIGHT POLE BASE, SEE SHEET E0.1,.2/SD3.0.
16. CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
17. LANE DIVIDERS AND DIRECTIONAL ARROWS.
18. MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN. SEE DETAIL 3/SD2.1. AT DRIVE-THRU: ALIGN EDGE OF STOP SIGN WITH EDGE OF OF 1'-0" CURB AT DRIVE-THRU.
19. CONCRETE SIDEWALK. SEE SHEET A1.1 – KEYED NOTE #2.
20. NPCO TRANSFORMER WITH BOLLARDS.
21. BOLLARDS SEE DETAIL 11/SD3.0..
22. ACCESSIBLE PARKING SIGN SEE 6/SD3.0
23. NOT USED
24. ASPHALT PAVING–SEE CIVIL DWGS.
25. NOT USED.
26. NOT USED..
27. FUTURE 4'x4'x16'H. MONOLITH SIGNS.
28. NOT USED
29. EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
30. NOT USED.
31. NOT USED.
32. OFF-SITE IMPROVEMENTS. EXISTING OR PROPOSED (N.I.C.).
33. NOT USED.
34. NOT USED.
35. NEW RETAINING WALL AND GUARDRAIL–SEE CIVIL DWGS.
36. TOTE ENCLOSURE.
37. DETECTABLE WARNING SURFACE SEE DETAIL 9/SD3.0
38. NOT USED.
39. NOT USED
40. TRAFFIC AND HANDICAP ENTRANCE SIGN. 10/SD3.0
41. 6" HIGH CONCRETE PLANTER CURB–SEE CIVIL DWGS.
42. 6" HIGH CONCRETE PLANTER CURB AND GUTTER–SEE CIVIL DWGS.
43. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS..
44. 6" HIGH CONC. PLANTER CURB AND STEPPING PAD–SEE CIVIL DWGS.
45. EXPANSION JOINT. 4/SD3.0
46. TOOLED JOINT. 4/SD3.0
47. CONCRETE SWALE–SEE CIVIL DWGS.
48. CONCRETE CURB AT SIDEWALK–SEE CIVIL DWGS.
49. PAINT 4" WIDE SOLID TRAFFIC STRIPING WITH TWO (2) 10/SD3.0 COATS HIGHWAY WHITE PAINT.
50. MAINTENANCE ACCESS PATH (E) N.I.C.
51. EXISTING GATE (N.I.C.).
52. EXISTING FENCE (N.I.C.).



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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

STORE NUMBER 10782

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

DRAWING TITLE
SITE PLAN - BEER & WINE

CADD PLOT: 10782-A01-BW-16NOV09	SCALE: 1/20 =1'-0"	DRAWING NO.: A0.1
VOID PLOT:	DRAWN BY: B. HESTER	
SUPERSEDES	DATE: 11/16/09	

SUP-38213

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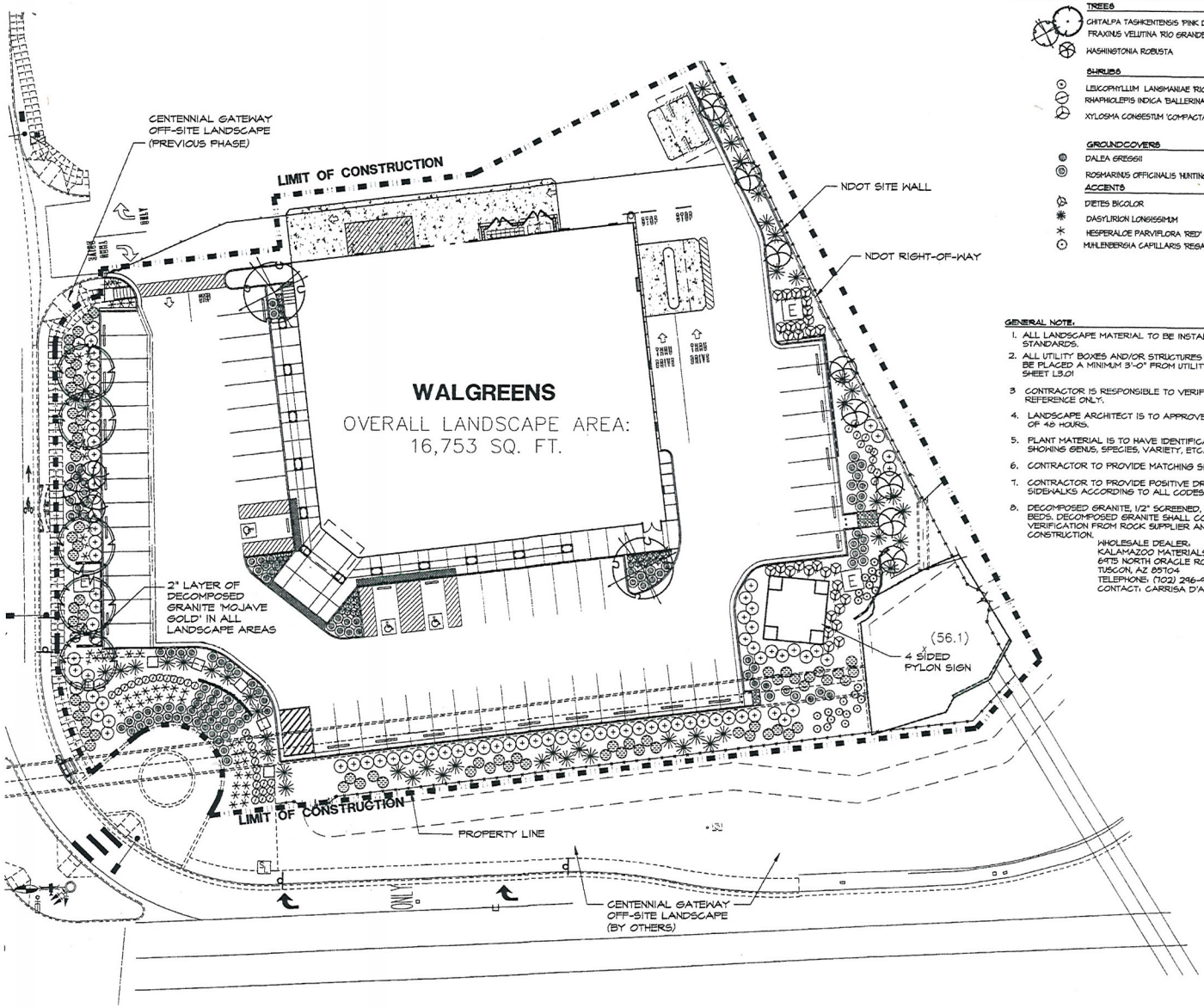


SYMBOL	BOTANICAL NAME	COMMON NAME		SIZE
	TREES			
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	5	36" BOX
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	2	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	11	15' BTH
	SHRUBS			
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	88	5 GAL
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	40	5 GAL
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	31	5 GAL
	GROUNDCOVERS			
	DALEA GREGGII	TRAILING INDIGO BUSH	71	5 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	115	5 GAL
	ACCENTS			
	DIETES BICOLOR	EVERGREEN IRIS	33	5 GAL
	DASYLIRION LONGISSIMUM	SOTOL	49	5 GAL
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	53	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	23	5 GAL

GENERAL NOTE.

1. ALL LANDSCAPE MATERIAL TO BE INSTALLED PER CITY OF LAS VEGAS TOWN CENTER LANDSCAPE STANDARDS.
2. ALL UTILITY BOXES AND/OR STRUCTURES IN THE LANDSCAPE TO BE SCREENED WITH LANDSCAPE. SHRUBS 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 48 HOURS.
5. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
6. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
7. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
8. DECOMPOSED GRANITE, 1/2" SCREENED, COLOR: "PALOMINO CORAL", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

WHOLESALE DEALER,
KALAMAZOO MATERIALS, INC.
6975 NORTH ORACLE ROAD
TUSCON, AZ 85704
TELEPHONE: (702) 296-4135
CONTACT: CARRISA D'ALESSIO

0 20' 40' 80'
SCALE: 1" = 20'-0"

NORTH

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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

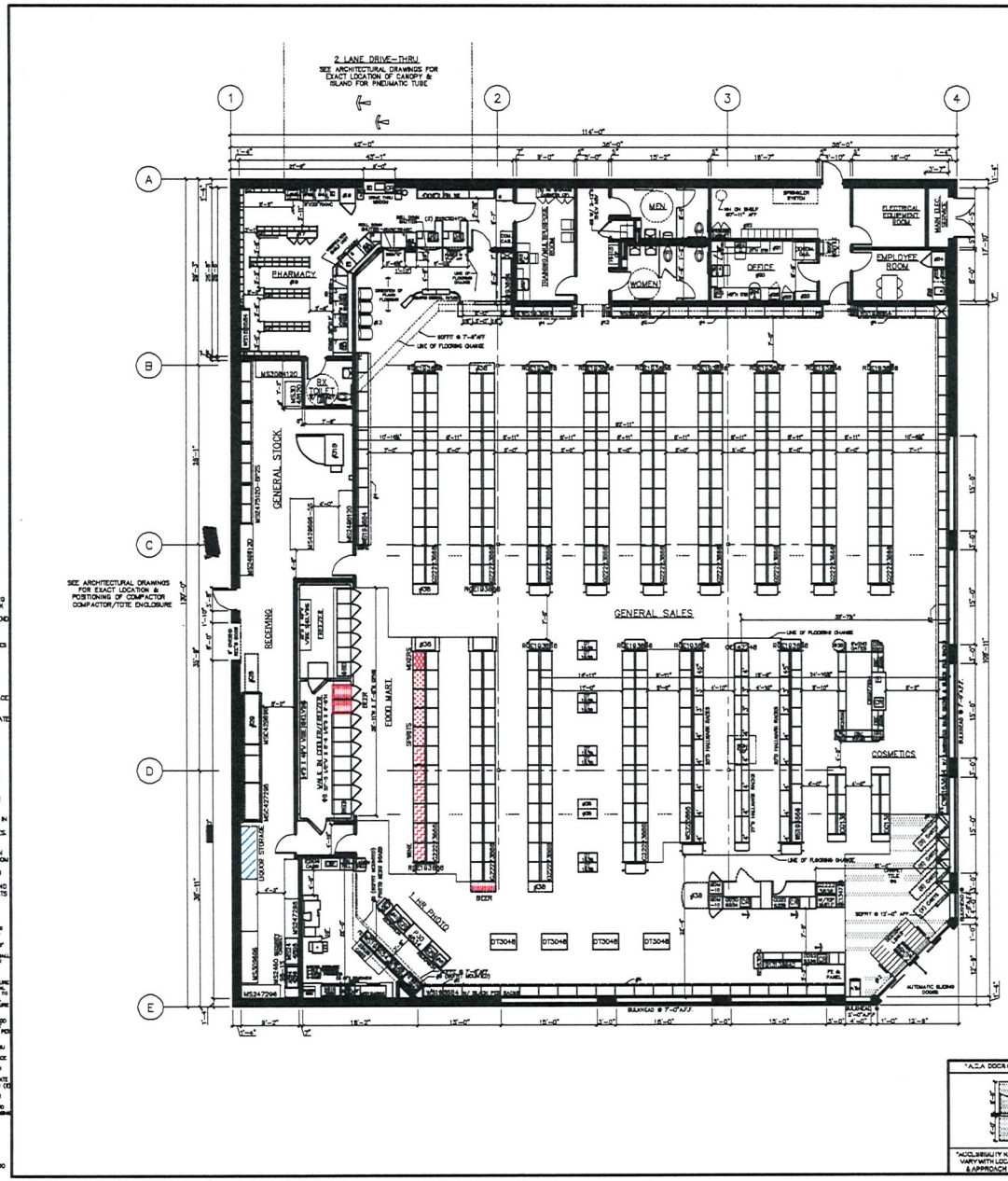
STORE NUMBER 10782

PROJECT NAME
WALGREENS STORE
5610 CENTENNIAL CNETER BLOULEVARD
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

CADD PLOT: 10782-LA01-BW016NOV09	SCALE: 1/20 =1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	LA0.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	OF DWGS

RECEIVED
MAY 07 2010



FOR REFERENCE ONLY. SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

LIQUOR LICENSE LEGEND
BEER SALES
WINE SALES
SPIRIT SALES
MIXER SALES
LIQUOR STORAGE

OCCUPANCY LOAD
TOTAL OCCUPANCY: 441
TOTAL LIQUOR SQUARE FEET
TOTAL LIQUOR SALES: 81.7 SQ. FT.
TOTAL SALES: 9432 SQ. FT.
% SALES FLOOR DEVOTED TO LIQUOR = .87%

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND WELL HANGERS @ 10'-8" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
SIGN "L" LIQUOR / THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN. (8'-0" TO BOTTOM OF SIGN)

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "P" PICK UP PRESCRIPTIONS
SIGN "R" DROP OFF PRESCRIPTIONS
SIGN "C" CONSULTATION WINDOW
SIGN "TX" T. A. S.
SIGN "ADA" SYMBOL OF ACCESSIBILITY

ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS. REFER TO FIXTURE PLAN FOR SIGN LOCATION. PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN. SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM CYCLO...TS WITH "S" HOOKS.

GENERAL NOTES

GENERAL SALES AREA:
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. COMMENT "C" CORNICE
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & DESIGN LINKS FURNISHED AND INSTALLED BY WALGREENS (WHEN B-HOWN)
7. MANUFACTURER: TECHNICAL REFRIGERATION
MODEL TDN - ENDLESS REACH-IN REFRIGERATORS AND MODEL TEL - ENDLESS REACH-IN FREEZERS (ADD 5" AT EACH END FOR END PANELS)
A. __ TDN-34-: 74 1/4"W X 37 3/4"D X 80"H
B. __ TEL-34: 74 1/4"W X 37 3/4"D X 80"H
SMD SLIDE DOOR CYCLE - SELF CONTAINED REFRIGERATORS AND FREEZERS
C. __ RMD-74: 79"W X 36 3/8"D X 78"H
D. __ SLD-74: 79"W X 36 3/8"D X 78"H
SMB SERIES - SELF CONTAINED
SLIDING DOOR REFRIGERATORS
E. __ SMB-650: 70"W X 32 1 / 2"D X 78 1/2"H
BASE LINE REFRIGERATORS AND FREEZERS
F. __ TAC-48HC: 52"W X 36 3/4"D X 80 1/8"H
G. __ AF-48HC: 52"W X 88 3/4"D X 80 1/8"H
8. MANITOWOC WALK-IN COOLER: PROVIDE
8 #1000R COOLMASTOR DOORS
36 3/4" X 79" EACH AND
8 #1000FR FREEZERMASTER DOORS
36 3/4" X 79" EACH BY ANTHONY
A. __ TYPE(S): RH6 FACH DOOR PROVIDE
(7) __ 5" BOX-O-FLOW GRAVITY ENCLVES; UPPER (6) WIT + SLIDES AND LOWER (3) WITH ROLL PAN COMPLETE WITH LIPSHEIGHTS
B. 9 DOOR(S): FOR EACH DOOR PROVIDE
36"C BOX-O-FLOW LATITUDE SHELVING SYSTEM
C. __ DOOR(S): __ D ROLLER CONVEYOR AT FLOOR LEVEL
D. 8 DOOR(S): FOR EACH DOOR PROVIDE
5"D ANTHONY ENCLVES
E. __ DOOR(S): FOR EACH DOOR PROVIDE
(3) 27"D ANTHONY SHELVES AND (4) 36"C MERCHANDISER SHELVES
F. __ DOOR(S): __ D DOUBLE DECK ROLLER CONVEYOR
9. ICE DUCT BY VENDOR
10. DAIRY BASE W. TURNAWAY 8-HFI P & SI AT WALL ARCHITECTURAL
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. PLASTIC LAMINATE FURNITURE AND MISCELLANEOUS
PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (6) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 2'-6"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15A: IN BEDDOM PLUS TERMINAL
15B: TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRD CABINET W LAMINATED PANEL SURROUND
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH RUBBER RUNNERS. RX LINOLEUM TYPE & PATTERN
#1 - RX 3 DRAWER FILE INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 3 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF
#8 - RX OPEN CABINET (36"H CNTR)
#8A - RX OPEN CABINET (34"H CNTR)
#9 - RX 10 DRAWER FILE CABINET
OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24A: MAIN TERMINAL
24B: AB400 TERMINAL
24C: OFFICE P.C.
25. I.S.I. LOCK-4
26. SAFE
27. TV & VCR (IN TRAINING ROOM)
STOCKROOM:
28. 1 SECTION FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A: TRASH COMPACTOR
31B: BALER
31C: CARDBOARD COMPACTOR
EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKER W PERFORATED DOORS, (6) 6 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. 6'-0"W X 2'-0"D EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 36" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 4'-0" MIRROR CENTERED ON WALL ABOVE COUNTER
MISCELLANEOUS:
37. DC - DISPENSAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE, CEDAR & SHOES (END PANEL TO REMAIN)
39. PROVIDE OPENING FOR CASHWAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

FIXTURE LEGEND

GONDOLA (SA SIDE)	13'0" D.	36" W.	68" H.		ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH, EXAMPLE:			
GONDOLA END	1'6" D.	36" W.	68" H.		DT DISPLAY TABLE	30" D.	48" W.	
WALL BRKTG	1'6" D.	36" W.	84" H.					

*DOES NOT INCLUDE STANDARD WOOD SHOULDER OR FINISHED END PANELS

EXECUTIVE APPROVAL		DATE
SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	PROTOTYPE	
SENIOR VICE PRESIDENT STORE OPERATIONS		
VICE PRESIDENT STORE OPERATIONS		
REVIEWED BY:	B.MAY 8/2/08	J.LOLGANO 8/2/08

*A.D.A. DOOR CLEARANCES

*ACCESSIBILITY REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

7/20/07 JAL D104
FINAL MYLAR
ADD LINE OF FLOORING CHANGE AT HALLMARK FIXTURES PER 2007 OPTIONS, ADD NEW END STAND TO TANDEM CHECKOUT GONDOLA PER CORP PURCH; REVISE GENERAL NOTES #7 PER LATEST REFRIGERATION GUIDELINES; REVISE GENERAL NOTES #13, #14 & #17 PER NEW PHARMACY DESIGN; REVISE RECEIVING LOCATION AND REPLACE 6' SECURITY CABINET W/ 4' CABINET PER DREAM TEAM; RELOCATE SCRIPT LINE AT ENTRANCE PER ARCHITECTURE.

5/07/07 JAL D103
1ST CHECKSET
SHIFT OFFICE DOOR TO ACCOMMODATE NEW COIN. CASE; SHIFT BOTTLE BAY IN PHARMACY PER PHARMACY SERVICES; OFFSET ROOF SCHUTTLE HATCH; ADD EXTERIOR MAIN ELECT. SERVICE ROOM PER OUTSIDE ARCHITECT. LOWER STOCK SHELVING HEIGHT TO 96"H AND ADD ENTRANCE MATS PER REGIONS.

1/23/07 JAL D102
REVISE WALK-IN COOLER FROM OPEN FRONTS TO DOORS AND FROM 6'-0" TO 8'-0" DEEP; PER MANUFACTURER'S REQUIREMENT, REVISE WALL AT SALES FLOOR AND PHOTO ACCORDINGLY; UPDATE TO PCH GUIDELINES; REVISE FIXTURE LAYOUT TO ADD FUTURE 2ND CASH-OFF TERMINAL FROM FILLING COUNTER TO 5' SIDE WORK COUNTER; ELIMINATE "C" FOR FUTURE SIDE VENTILATION; RELOCATE SIDE WORK COUNTER, SINK AND ADD 2ND PRIVACY PANEL AT CONSULTATION WINDOW PER PHARMACY SERVICES; REVISE ALL PHOTO EQUIPMENT TO DIGITAL PHOTO EQUIPMENT PER PHOTOFINISHING SERVICE GENERAL REQUIREMENTS; COORDINATE REVISIONS WITH ELECTRICAL DRAWINGS; CORRECT NEW COMPOUNDS PURCHASING & (1) ADD (2) 36"H GONDOLA AT TANDEM ENDCAP PER PURCHASING; UPDATE HEIGHT OF SIGN "DA" TO 8'-0" PER INTERIOR HANGING SIGN NOTES.

PROTOTYPE: R11-4130 (06-25-2008)

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

PROJECT DATA

TYPE					
NEW LOCATION	■	GENERAL SALES	■	FOOD MART	■
NEW LOCATION FACETS SLTD.	□	PHARMACY	■	SECURITY	□
REMODEL	□	1 HOUR PHOTO	■	24 HOUR STORE	□
		LIQUOR	□	OTHER	□

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	*TOTAL NEW
GEN SALES	NEW	9432	1172	1384		12,988
	EXISTG					
FOOD MART	NEW	900				900
	EXISTG					
RX	NEW	723				723
	EXISTG					
RX WAIT'G	NEW	204				204
	EXISTG					
1 HOUR PHOTO	NEW	436				436
	EXISTG					
LIQUOR	NEW					
	EXISTG					
BSMT	NEW					
	EXISTG					
2ND FLOOR	NEW					
	EXISTG					
TOTAL NEW		11,684	1772	1384		14,820
TOTAL EXISTG						

TOTAL AREA: "FIRE" FLOOR 14,820 SQ.FT.
TOTAL AREA: OTHER LEVELS 0 SQ.FT.
GROSS AREA INCLUDING ALL BASEMENTS IF & ALL LEVELS: 14,820 SQ.FT.
RX SHELVING LINEAL FEET: 92 LN.FT.

NO.	DATE	BY	DESCRIPTION	CONST
1	10/12/07	JAL	REVISE PHARMACY COUNTER AND WAITING AREA WITH NEW PROTOTYPE CHANGES. ADD INK JET PRINTER BEHIND ALADDIN; ADD CORRECT COSMETIC BULLPEN COUNTER.(105)	
	7/20/07	JAL	REVIEWED D1	

REVISIONS

CERTIFICATION AND SEAL

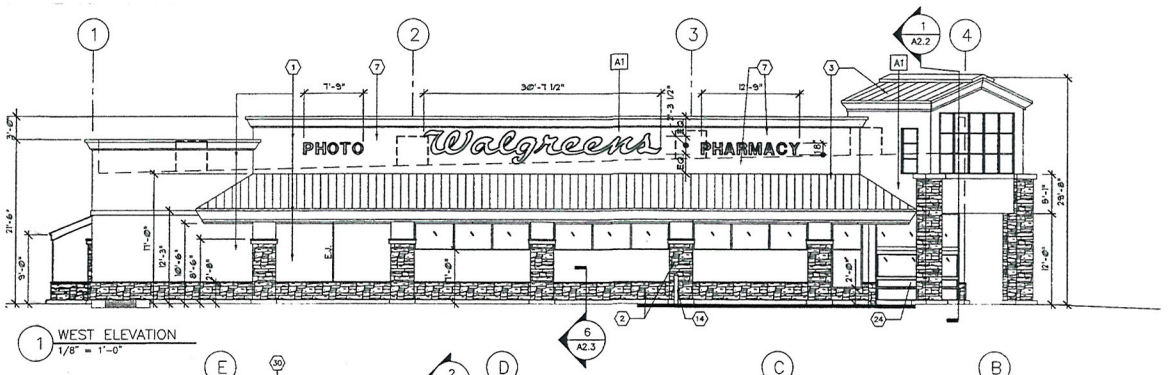
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 10782
PROJECT NAME
WALGREENS STORE
(NEC) CENTENNIAL CENTER AND ANN ROAD
LAS VEGAS, NEVADA

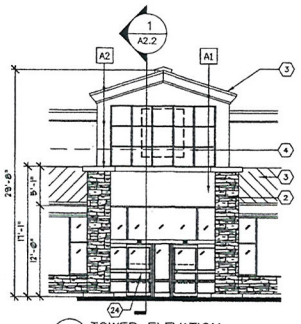
DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: 10782-D1-08-190CT07
VOID PLOT: 10782-D1-06-20JULY07
SUPERSEDES PLAN DATED:
SCALE: 1/8"=1'-0"
DRAWN BY: JLOLGANO
DATE: 08/2/08
REVIEWED BY:
DRAWING NO. D1
OF DWGS.

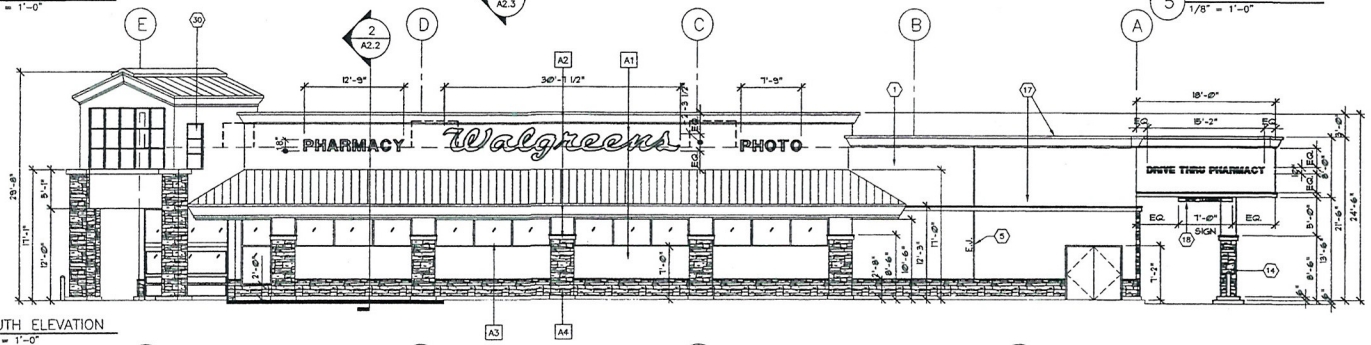
RECEIVED
MAY 07 2010



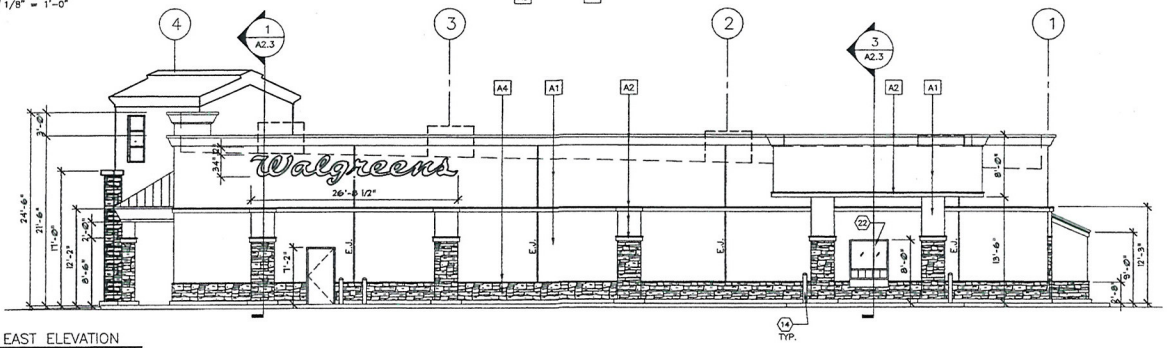
1 WEST ELEVATION
1/8" = 1'-0"



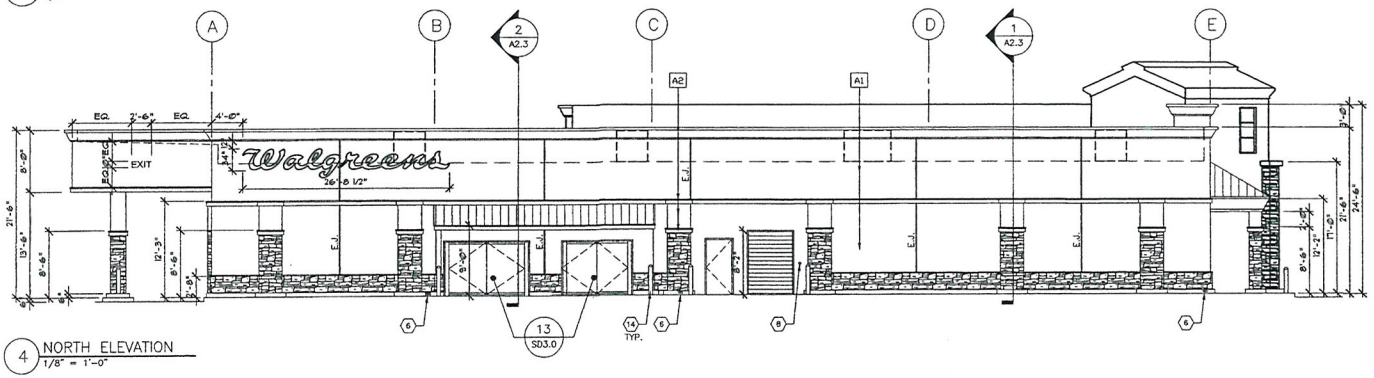
5 TOWER ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES

	DESCRIPTION
1	FINE SAND FLOAT PLASTER FINISH W/ EXP. JOINTS.
2	STONE VENEER: EL DORADO STONE CO. MOUNTAIN LEDGE DURANGO.
3	AEP SPAN "STANDING SEAM METAL ROOF, ZINC GRAY.
4	CLEAR ANODIZED REMOVABLE MULLIONS AND GLAZING SIGN CONTR. TO COORDINATE FINAL INSTALL OF SIGN.
5	CONCRETE BLOCK/ EXPANSION JOINT SEE DET. 5/A1.5
6	ROOF DRAIN/ OVERFLOW SEE 7/A1.4, 6/A1.5
7	INDIVIDUAL LETTER SIGN. ALIGN BOTTOM OF SIGN W/ BOTTOM OF "W" OF WALGREENS SCRIPT SIGN. SEE DETAIL ON SHEET A5.2.
8	DOOR BELL @ +48" A.F.F.
9	NOT USED.
10	NOT USED.
11	WALL-MOUNTED LIGHT. SEE ELECTRICAL DRAWINGS. AT TRASH COMPACTOR CONDITION, WHERE THERE IS A SECOND SEPARATE ENCLOSURE, PROVIDE A SECOND FIXTURE.
12	NOT USED
13	TRASH COMPACTOR AND TOTE ENCLOSURES. SEE DETAILS ON C6.2.
14	PIPE BOLLARD.
15	FLEXIBLE DELINEATION POST. FASTEN TO CONCRETE WITH BOLTS.
16	WINDOW SIGN.
17	STUCCO OVER FOAM MOLDING
18	"CLEARANCE" SIGN. SEE DETAIL ON SHEET A5.2
19	WALGREENS GRAPHIC BEYOND. SEE DETAIL ON SHEET A5.2.
20	3'-0" X 1'-8" COLUMN
21	BACKS OF PARAPETS MUST BE FLASHED, DECK TO PARAPET CAP.
22	DRIVE THRU WINDOW
23	WALL HYDRANT (TYP.)
24	ALUMINUM STORE FRONT. US ALUM. "STONE GREY
25	NOT USED.
26	FLASHING AND COUNTER FLASHING.
27	NOT USED
28	NOT USED
29	NOT USED
30	"FROSTED GLASS"

COLOR & MATERIAL SCHEDULE

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

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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

STORE NUMBER 10782

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

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: 10782-A21-BW-16NOV09	SCALE: 1/8"=1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A2.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09 REVIEWED BY:	OF DWGS.

RECEIVED
MAY 07 2010

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.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
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KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
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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
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KETAN D. BHIRUD
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CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

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

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

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

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

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

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

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

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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
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

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

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

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

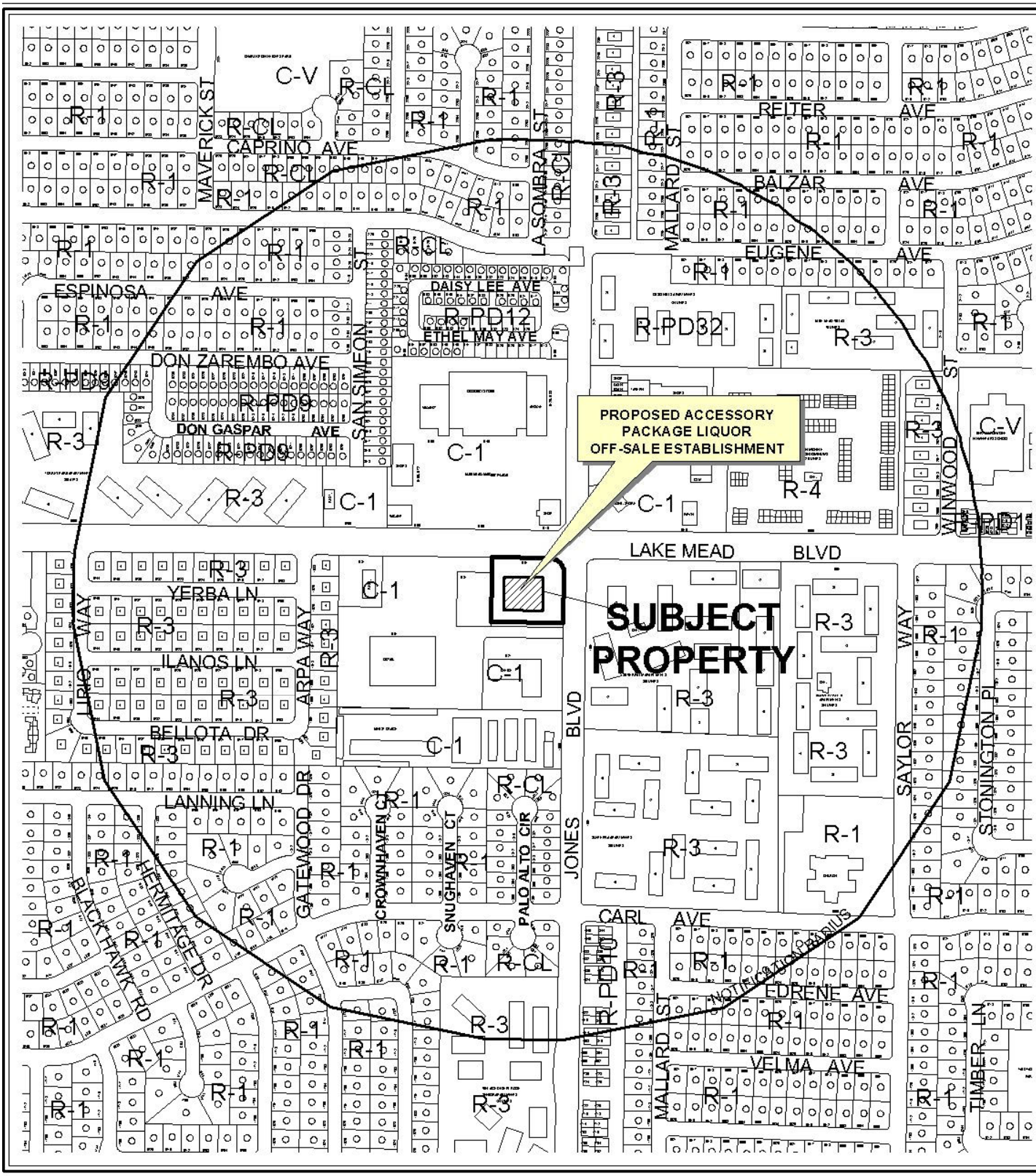
SUBJECT:
SUP-38240 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: F. QUENTIN BROWN - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 6101 West Lake Mead Boulevard (APN 138-23-702-003), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38240**

RADIUS: 1500 FT

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



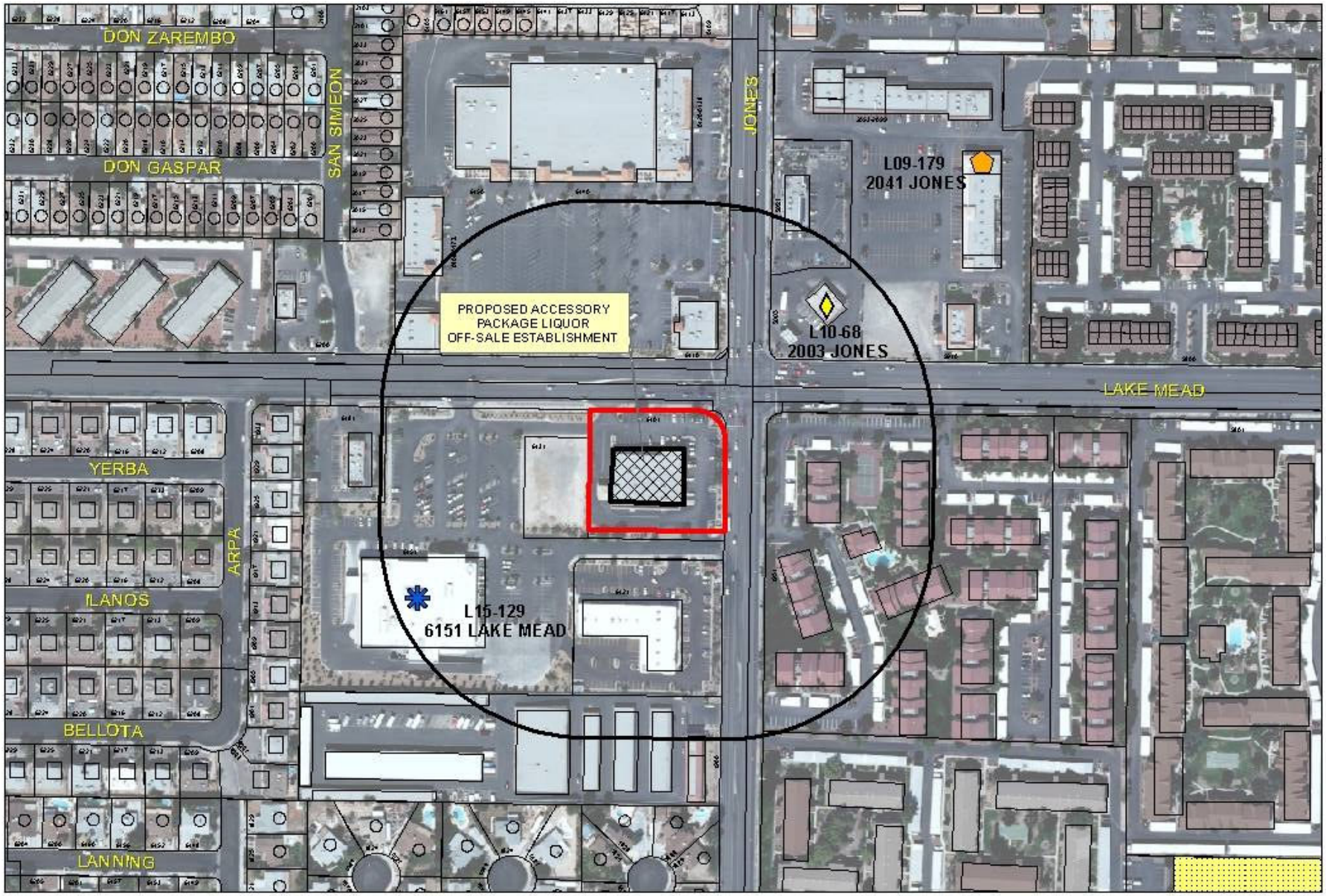
0 500 1000 Feet

CASE: **SUP-38240**

RADIUS: 1500 FT

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

N



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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38240** APN: 138-23-~~618-002~~ 702-003 JL

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

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6101 West Lake Mead

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

Assessor's Parcel #(s) 138-23-~~618-002~~ 702-003 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER F Quentin Brown, Sr., F Quentin Brown, JR Ross S. Brown **Contact** F. Quentin Brown, Jr.

Address Brown + Brown Investments P.O. Box 42 **Phone:** none **Fax:** none

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

E-mail Address none

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

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

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

E-mail Address Rebecca.Lidskin@walgreens.com

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

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

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name F. QUENTIN BROWN ON BEHALF OF BROWN FAMILY

Subscribed and sworn before me

This 3 day of November, 2009.

_____

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

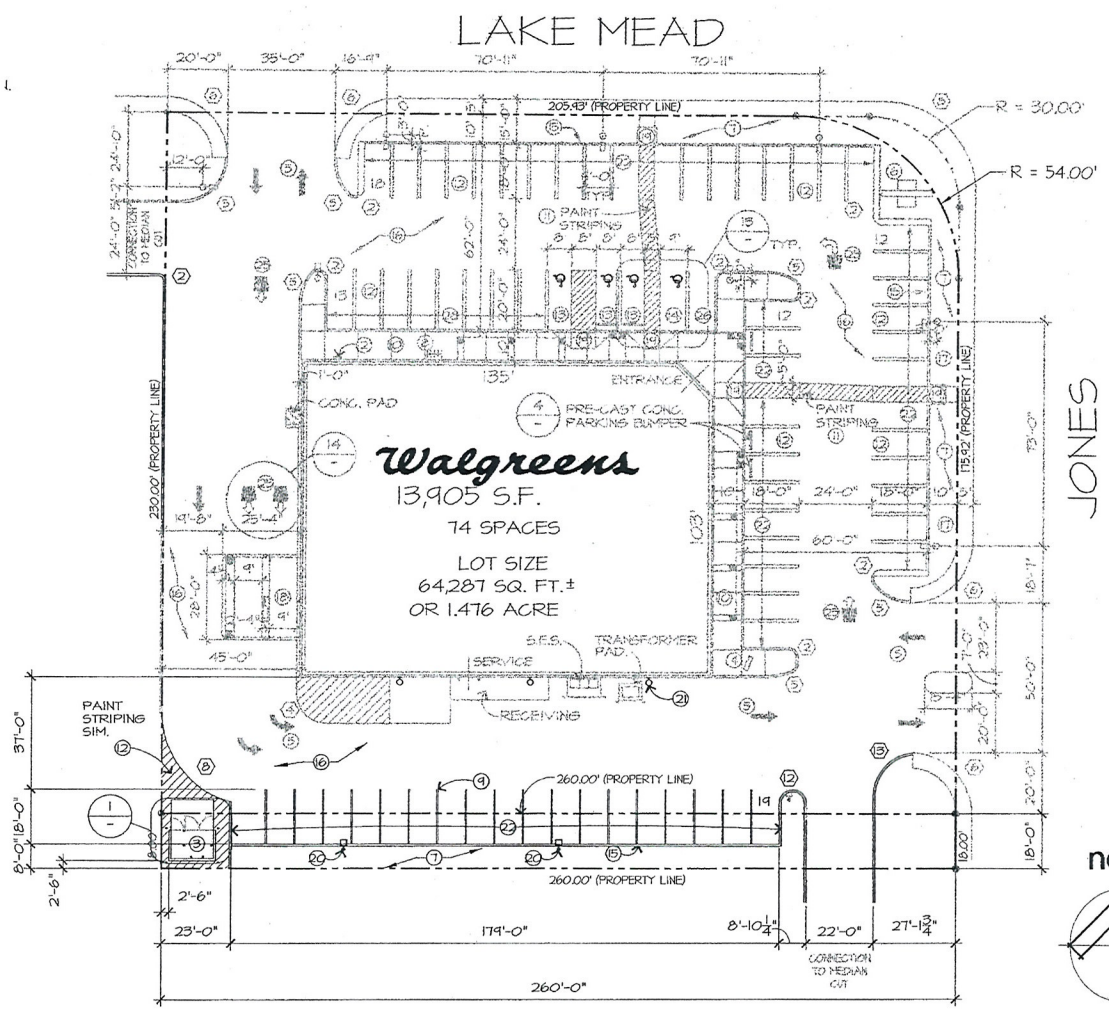
Case #	SUP-38240
Meeting Date:	6/24/2010
Total Fee:	1280
Date Received:*	5/18/2010
Received By:	MMY

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

Revised 10/27/08

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

3841



north

SITE PLAN

0 30 60 120

SCALE: 1"= 30'-0"

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MAY 10 2010

SUP-38240

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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

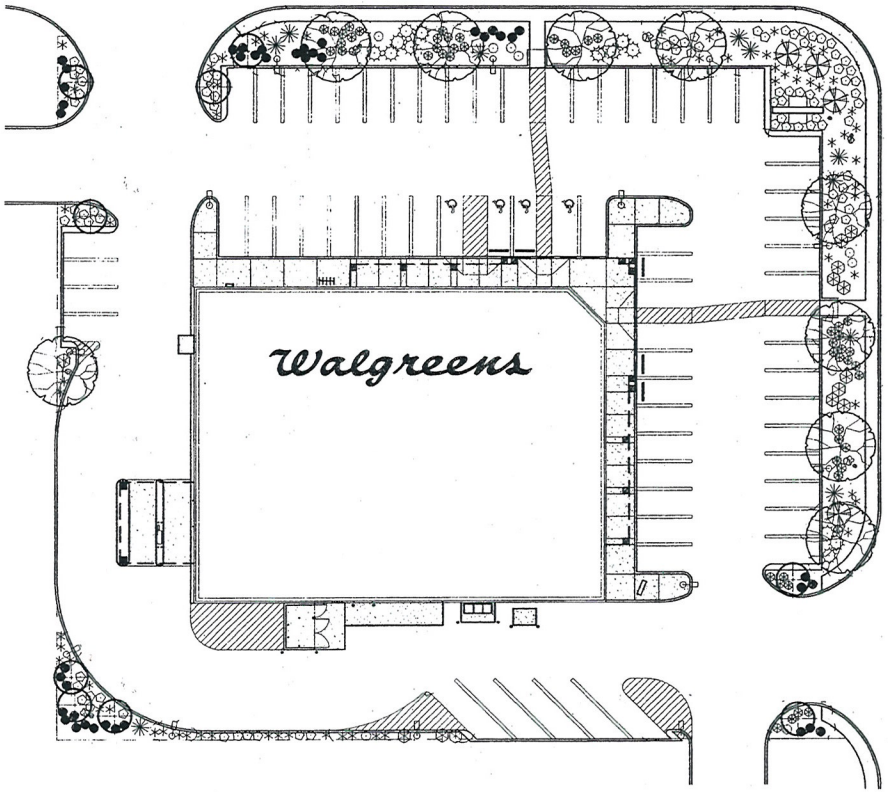
STORE NUMBER 03841

PROJECT NAME
WALGREENS STORE
6101 W LAKE MEAD
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN

CADD PLOT: 3841-A01-BW-12NOV09	SCALE: 1"=20'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: K. THALMANN COB	A0.1
SUPERSEDES PLAN DATED:	DATE: 11-12-09	
	REVIEWED BY:	OF [illegible]

LAKE MEAD



JONES

LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'-0"

6-25-PL

NORTH

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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 03841

PROJECT NAME
WALGREENS STORE
6101 W LAKE MEAD
LAS VEGAS, NV

DRAWING TITLE
LANDSCAPE PLAN

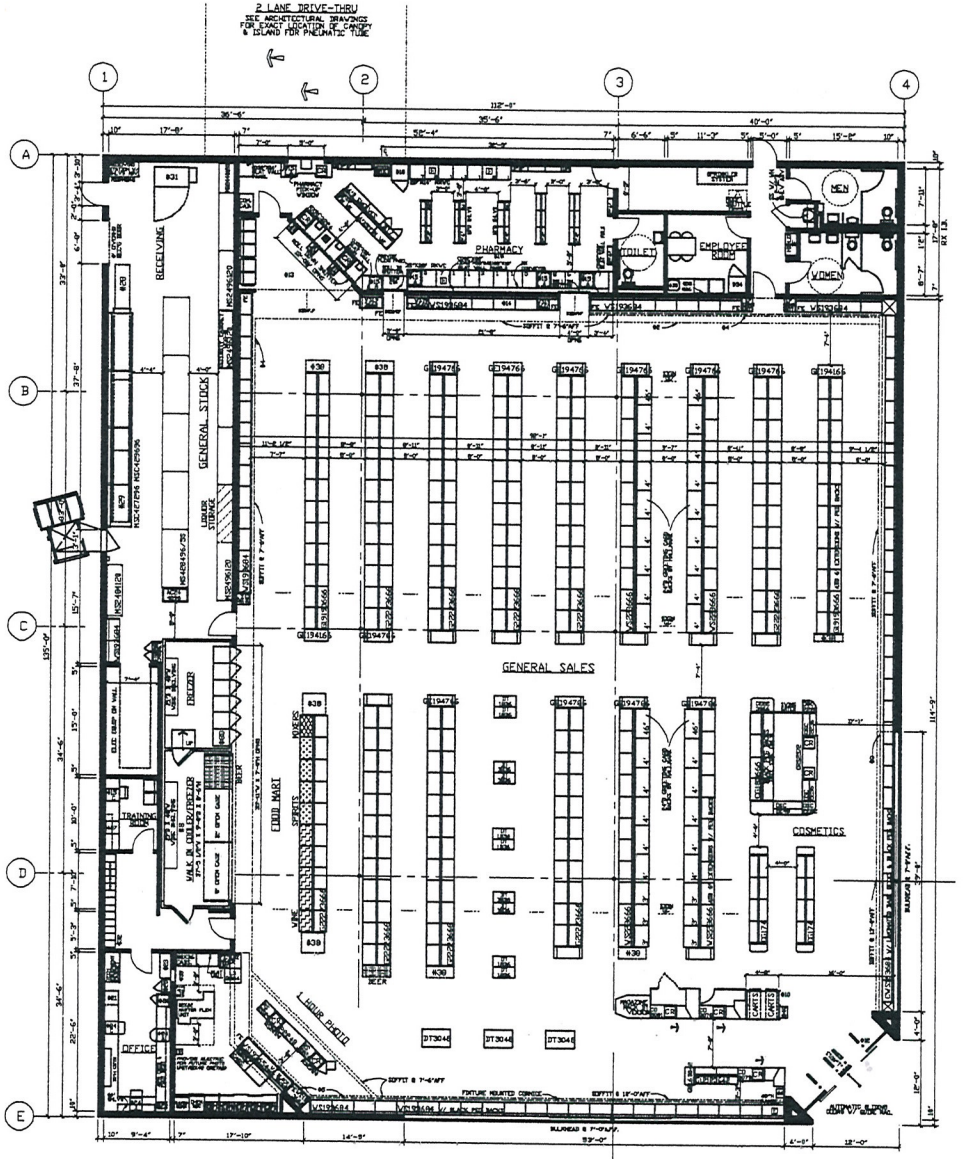
CADD PLOT: 03841-L1-BW-13NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:

SCALE: 1"=20'-0"
DRAWN BY: K. THALMANN COS
DATE: 11-13-09
REVIEWED BY:

DRAWING NO. L1
OF DWGS.

RECEIVED
MAY 10 2010

SUP-38240



LIQUOR LICENSE LEGEND

- BEER SALES
- WINE SALES
- SPIRIT SALES
- MIXER SALES
- LIQUOR STORAGE

OCCUPANCY LOAD

TOTAL OCCUPANCY: 431

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 732 SQ. FT.
TOTAL SALES: 9086 SQ. FT.
% SALES FLOOR DEVOTED TO LIQUOR = 7%

FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND AISLE MARKERS @ 10'-6" AFF UNLESS OTHERWISE NOTED.

SIGN "L" LIQUOR / THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "SB" SAN BRUNO CHECKOUT LANE #
SIGN "N" SAN BRUNO PHOTO

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

SIGN "Rx" PICK UP PRESCRIPTIONS
SIGN "Rx" DROP OFF PRESCRIPTIONS
SIGN "DI" CONSULTATION WINDOW
SIGN "TAS" T. A. S.

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

GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER, CHECKOUT COUNTERS ARE 34"H UNLESS OTHERWISE NOTED.
6. MIRROR ON SOFFIT OF REAR WALL
7. COSMETIC CORNICE
8. SALES AREA CORNICE
9. PHOTO CORNICE
10. CANDY SCALE SHELF
11. MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 2" AT EACH END, FOR END PANELS)
A. 1 MD-66 6'-0"W X 4Ø 7/8"D
B. 2 MD-08 8'-0"W X 42 7/8"D
MODEL 3CL-ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
C. 1 3CL-12-SM 10'-1 5/8"W X 38 3/4"D
12. MASTER-BILT WALK-IN COOLER - PROVIDE
--- #1000R COOLMASTER DOORS
28 3/4" X 7'3" EACH AND
6 #1000R FREEZERMASTER DOORS
Ø6 3/8" X 7'3" EACH BY ANTHONY
A. __ DOOR(S) FOR EACH DOOR PROVIDE (7) __"D BEV-D-FLOW GRAVITY SHELVES, (2) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
B. __ DOOR(S) FOR EACH DOOR PROVIDE (7) Ø6"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
C. __ DOOR(S) __"D ROLLER CONVEYOR AT FLOOR LEVEL
D. 6 DOOR(S) FOR EACH DOOR PROVIDE (8) 27"D ANTHONY SHELVES
E. __ DOOR(S) FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 24"D MERCHANDISER SHELVES
F. __ DOOR(S) __"D DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. RX CASTING DESK W/ 4"H LAMINATE VAINSCOT (LAMINATE BY FIXTURE MANUFACTURER)
(3) SEATS
(1) TABLE LAMP (WHEN SHOWN)
(1) MAGAZINE RACK: LOCATE AT 42" AFF
14. FIXED GLASS PANEL OPENINGS (SEE ARCH DWGS)
15. COMPUTER TERMINAL
15A: INTERCOM PLUS TERMINAL
15B: INTERCOM TERMINAL
15C: TRAINING TERMINAL
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS
#1 - RX 2 DRAWER VIAL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX SHELF INSERT
#5 - RX PRINTER CABINET
#6 - RX 5 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF
#8 - RX VIAL CABINET
#9 - RX 13 DRAWER FILE CABINET

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. COMPUTER PRINTER
23. LATERAL FILE
24. ADMINISTRATION TERMINAL
24A: POS TERMINAL
24B: AS400 TERMINAL
24C: STAFFWORKS TERMINAL
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)

STOCKROOM
28. MOT-N-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SALES

EMPLOYEE ROOM
32. EMPLOYEE LOCKERS: (1) 7'W & (1) 6'W X 18"D
33. 8'-0"W X 3'D EMPLOYEE COUNTER W/ CABINETS
34. EMPLOYEE ROOM REFRIGERATOR
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 8'-0" MIRROR ON WALL ABOVE COUNTER

MISCELLANEOUS:
37. 12" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES (END PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE WAY GLASS SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR

FIXTURE LEGEND

G	1010	36	65	H
GONDOLA	D.	W.	H.	
GC	10	39	66	H
GONDOLA END	D.	W.	H.	
VS	10	36	84	H
VARIETY STORE	D.	W.	H.	

ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH EXAMPLE

DT	30	48	
DISPLAY TABLE	D.	W.	

ALL DO NOT INCLUDE STANDARDS, WOOD GROUNDS AND PANELS

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. VICE PRESIDENT FACILITIES DEVELOPMENT		
SR. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. MANAGER PLANNING & DESIGN	PROTOTYPE MARK	4-18-00

Walgreens

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

PROJECT DATA

TYPE		GENERAL SALES	FOOD MART
NEW LOCATION		PHARMACY	SECURITY
NEW LOCATION WITH SIGN		LIQUOR	24 HR STORE
REMODEL		1 HR PHOTO	

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW	9086	1735	1343		12,964
	EXIST					
FOOD MART	NEW	700				700
	EXIST					
RX	NEW	799				799
	EXIST					
RX WAIT'G	NEW	185				185
	EXIST					
LIQ	NEW					
	EXIST					
1 HR PHOTO	NEW	435				435
	EXIST					
BSMT	NEW					
	EXIST					
2ND FLOOR	NEW					
	EXIST					
TOTAL NEW		12,005	1735	1343		15,083
TOTAL EXIST						

TOTAL AREA: FIRST FLOOR 15,083 SQ. FT.
TOTAL AREA: OTHER LEVELS 0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS 15,083 SQ. FT.
RX SHELVING LINEAL FEET 85 LIN. FT.

FIXTURE MANUFACTURER

KIECHLER/ MYERS	MAIDY/ MYERS	LOZIER/ MYERS	DARLING/ DARLING

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

DATE: 4-7-00
SUPERSEDES PLAN DATED:

STORE NUMBER: 1355-06425

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

CAD PLOT: F064253104
VOID PLOT: F064253103

RELEASED TO CONSTRUCTION

DRAWN BY: SCRIMALI

DRAWING NUMBER: D1 OF DWGS

PLOT: R112135 (1/99)

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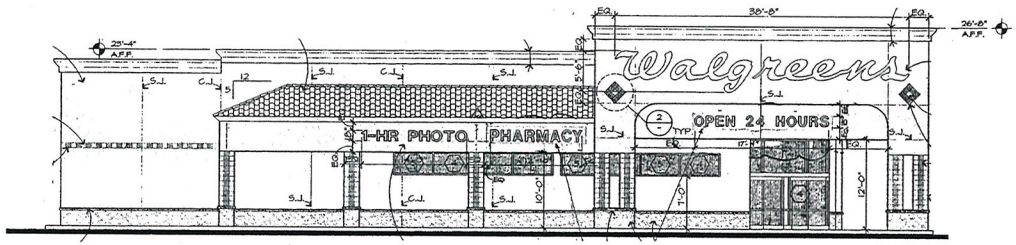
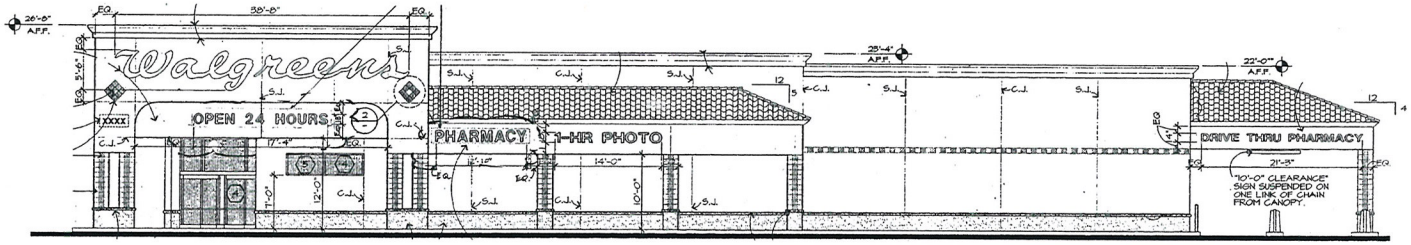


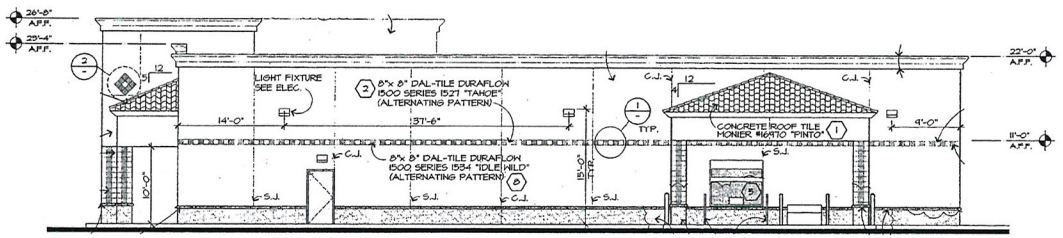
EAST ELEVATION

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



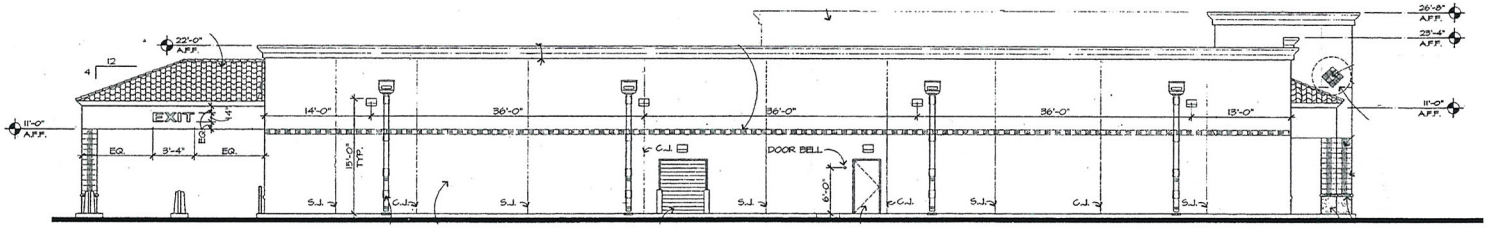
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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STORE NUMBER 03841

PROJECT NAME
WALGREENS STORE
6101 W LAKE MEAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATIONS

CADD PLOT: 03841-A21-BW-13NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/8"=1'-0"
DRAWN BY: K. THALMANN COB
DATE: 11-13-09
REVIEWED BY:
DRAWING NO. A2.1
OF [illegible]

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MAY 10 2010

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LIONEL SAWYER & COLLINS

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

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

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

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
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TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

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

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

May 14, 2010

VIA HAND DELIVERY

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

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MAY 14 2010

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

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of 79 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6101 West Lake Mead. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is located within a large commercial complex intersected by two major thoroughfares and there are multiple commercial uses in the area. In addition, the nearest residential is adequately buffered because the Walgreens is located at the farthest corner of the parcel at the intersections of Lake Mead and Jones. There are also other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The site also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

With this special use permit, Walgreens will remain competitive with similar businesses by offering patrons the option to purchase packaged beer, wine, or liquor for consumption off-premises. Since this use is commonly found at similar drug and

SUP-38240
REVISED

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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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

City of Las Vegas Agenda Item No.: **15.**

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

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

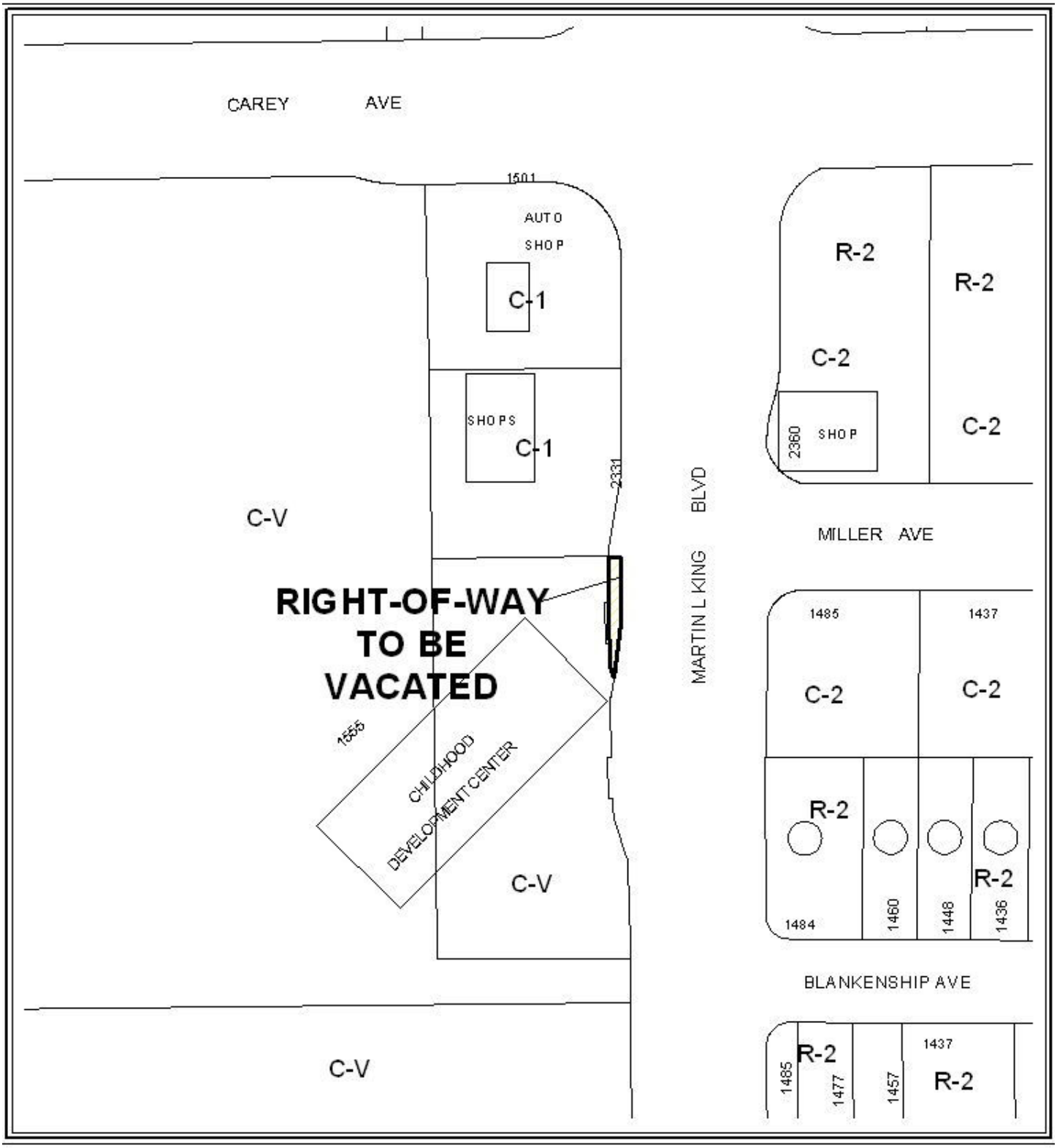
SUBJECT:
VAC-37529 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK - Petition to Vacate public rights-of-way generally located along the west side of Martin Luther King Boulevard, approximately 280 feet south of Carey Avenue, Ward 5 (Barlow). Staff recommends APPROVAL.

SET DATE: 07/07/2010
C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

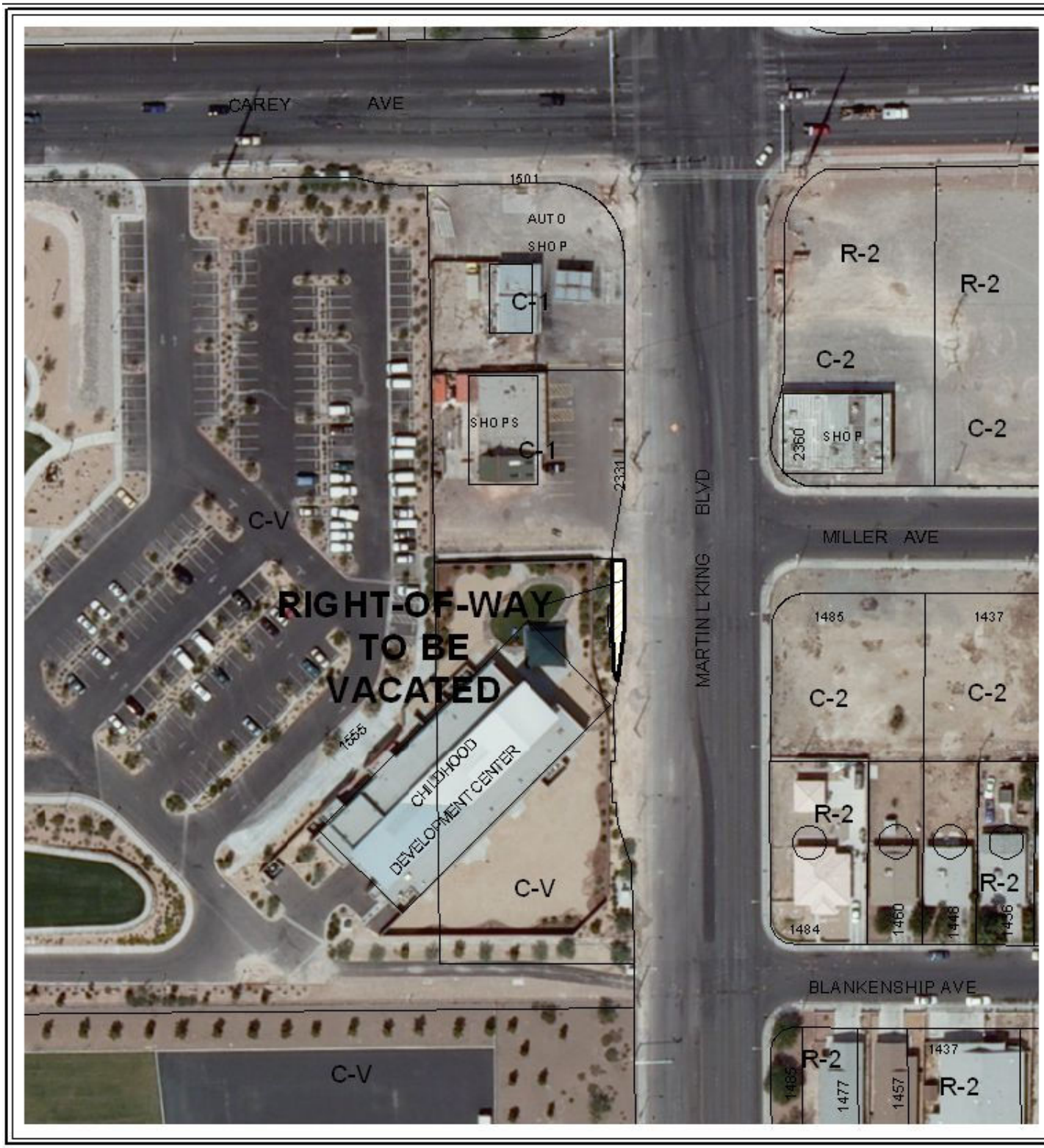
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 100 200 Feet

CASE: **VAC-37529**

N



0 100 200 Feet

CASE: **VAC-37529**

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-37529 APN: 139-21-199-022, ~~023~~

Name of Property Owner: County of Clark

Name of Applicant: City of Las Vegas Public Works Department

Name of Representative: Kevin Cerny

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carel Carter

Print Name: Carel Carter, Assistant Director
Real Property Management

Subscribed and sworn before me

This 1 day of March, 2010

_____
Notary Public in and for said County and State

MAURENE A. MANALAC
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-95803-1
MY APPT. EXPIRES MARCH 1, 2013

COPY

RECEIVED
MAR 08 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2010 MAR 19 A 8:07

Application/Petition For: VACATION

Project Address (Location) 2331 North Martin Luther King Boulevard

Project Name Martin Luther King Boulevard Improvement Project **Proposed Use**

Assessor's Parcel #(s) 139-21-199-022, ~~027~~ **Ward #** 5

General Plan: existing ____ proposed ____ **Zoning:** existing ____ proposed ____

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres .03 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER County of Clark **Contact** Krymn Williams

Address 500 South Grand Central Parkway, 4th Floor **Phone:** 702-455-5289 **Fax:** 455-5817

City Las Vegas **State** NV **Zip** 89155

E-mail Address Williams@co.clark.nv.us

APPLICANT City of Las Vegas Public Works Dept. **Contact** Kevin Cerny

Address 731 South 4th Street **Phone:** 229-1228 **Fax:** 382-8551

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

E-mail Address KCerny@lasvegasnevada.gov

REPRESENTATIVE Kevin Cerny **Contact** x

Address 731 South 4th Street **Phone:** 229-1228 **Fax:** 382-8551

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

E-mail Address KCerny@lasvegasnevada.gov

Property Owner Signature* Carol Carter

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

Print Name ~~Carol Carter, Assistant Director~~

Subscribed and sworn before me

This 23 day of February, 20 10

Monique Ortiz Arroyo

Notary Public in and for said County and State

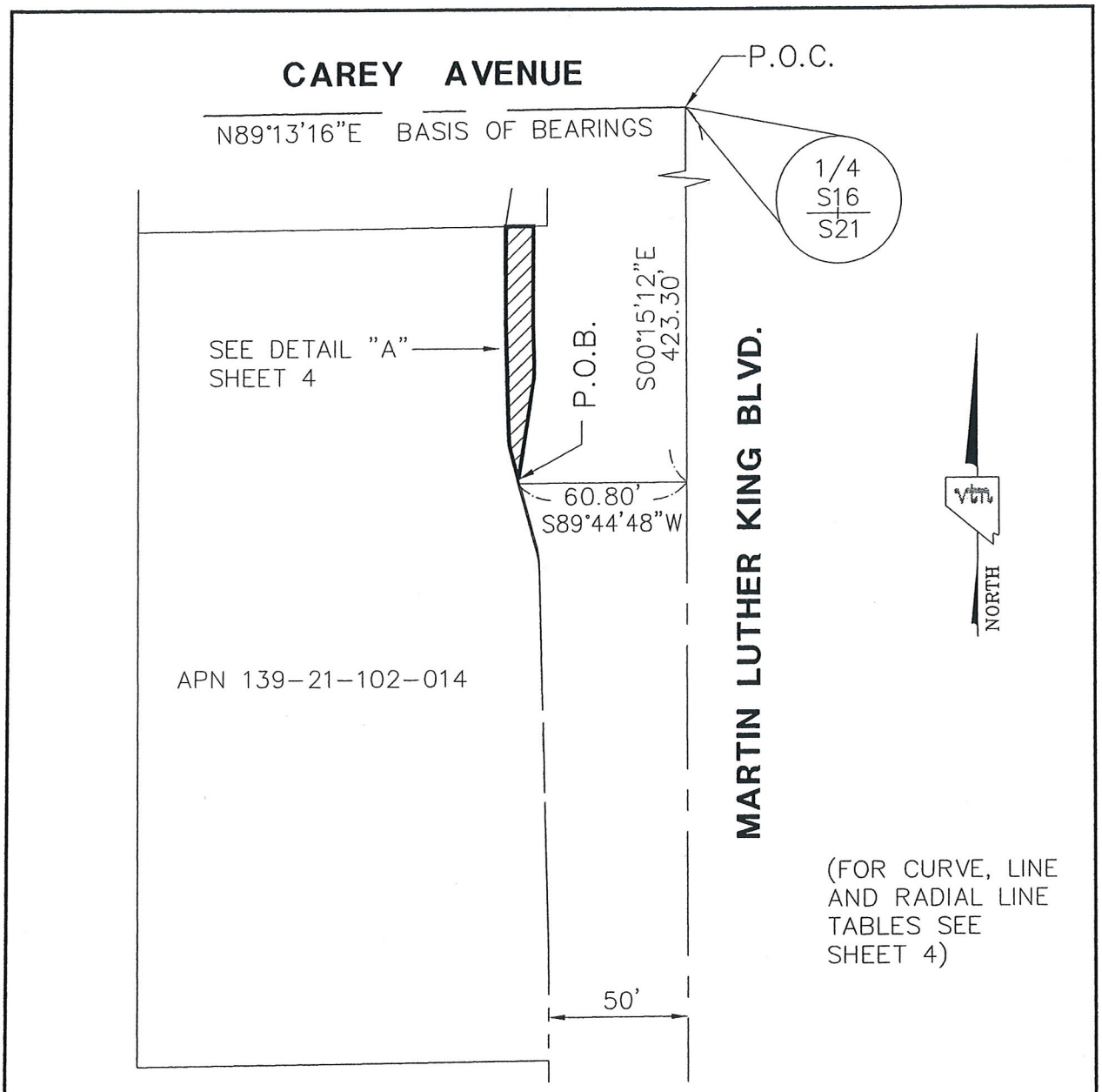
MONIQUE ORTIZ ARROYO
Notary Public State of Nevada
No 07-5078-1
My appt. exp. Oct. 24, 2011

RECEIVED
FEB 26 2010

FOR DEPARTMENT USE ONLY

Case #	VAC-37529
Meeting Date:	4/21/2010
Total Fee:	1000.00
Date Accepted:	2/25/2010
Accepted By:	M. REX

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



P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

AREA OF ROW VACATION
764 S.F (0.02 AC.)

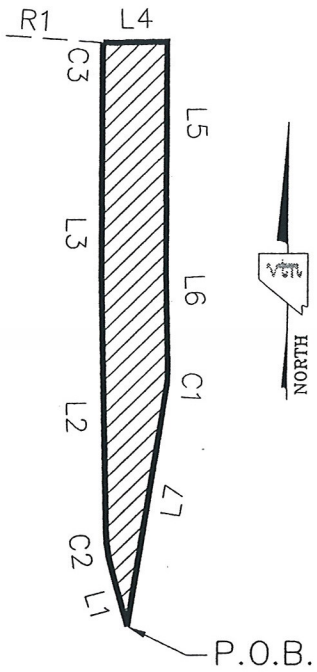
G:\6224\6224LEGAL-OPT4.DWG(21-102-014VAC)

vtn nevada 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	APN 139-21-199-022 EXHIBIT TO ACCOMPANY LEGAL MARTIN LUTHER KING BLVD. CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS	SCALE HORZ. 1"=60' VERT. -- W.O. NO. 6224 DRAWN BY: KAK DATE: 9/18/09 SHEET 3 OF 4

RECEIVED
FEB 26 2010

VAC-37529

CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00'	3.56'	1.79'	10°12'28"
C2	25.00'	6.09'	3.06'	13°57'36"
C3	25.00'	1.95'	0.97'	04°27'32"



DETAIL "A"
NOT TO SCALE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N15°29'11"W	9.35'
L2	N01°31'35"W	39.49'
L3	N00°15'12"W	35.43'
L4	N89°15'34"E	9.92'
L5	S00°15'12"E	37.15'
L6	S01°31'35"E	13.96'
L7	S08°40'53"W	37.77'

RADIAL TABLE	
NO.	BEARING
R1	N85°47'40"W

G:\6224\6224LEGAL-OPT4.DWG(21-102-014VAC)

vtm nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

APN 139-21-199-022
EXHIBIT TO ACCOMPANY LEGAL
MARTIN LUTHER KING BLVD.

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

SCALE	HORZ.	1"=60'
	VERT.	--
W.O. NO.		6224
DRAWN BY:		KAK
DATE:		9/18/09
SHEET 4 OF 4		

RECEIVED
FEB 26 2010

VAC-37529

DEVELOPMENT
SERVICES
CENTER

Public Works Department
Engineering Planning

731 S. Fourth Street
Las Vegas, NV 89101

Voice 702-229-6541
FAX 702-382-8551
TTY 702-386-9108

January 15, 2010

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

Re: Martin Luther King Boulevard Improvement Project
Alta Drive to Carey Avenue
Las Vegas, Nevada
APN: 139-21-199-022,027

Dear Planning Department:

Please vacate the proposed bus turnout that is located on the above referenced road parcel numbers. It has been discovered that there is a conflict with existing Las Vegas Valley Water District facilities and the proposed bus turnout area. It has been determined that it is more cost efficient to relocate the proposed bus turnout, rather than to relocate the existing Water District facilities.

If you have any questions, please contact **Kevin Cerny, Right-of-Way Agent, at 229-1228**. Thank you for your cooperation.

Sincerely,

Kevin Cerny

Kevin Cerny
Right-of-Way Agent

Las Vegas City Council
Oscar B. Goodman
Mayor
Gary Reese, Ward 3
Mayor Pro Tem
Steve Wolfson, Ward 2
Lois Tarkanian, Ward 1
Steven D. Ross, Ward 6
Ricki Y. Barlow, Ward 5
Stavros S. Anthony, Ward 4

City Manager
Elizabeth N. Fretwell

Public Works Director
Jorge Cervantes
P.E., P.T.O.E.

15901-005-06-09

VAC-37529

RECEIVED
FEB 26 2010

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

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

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

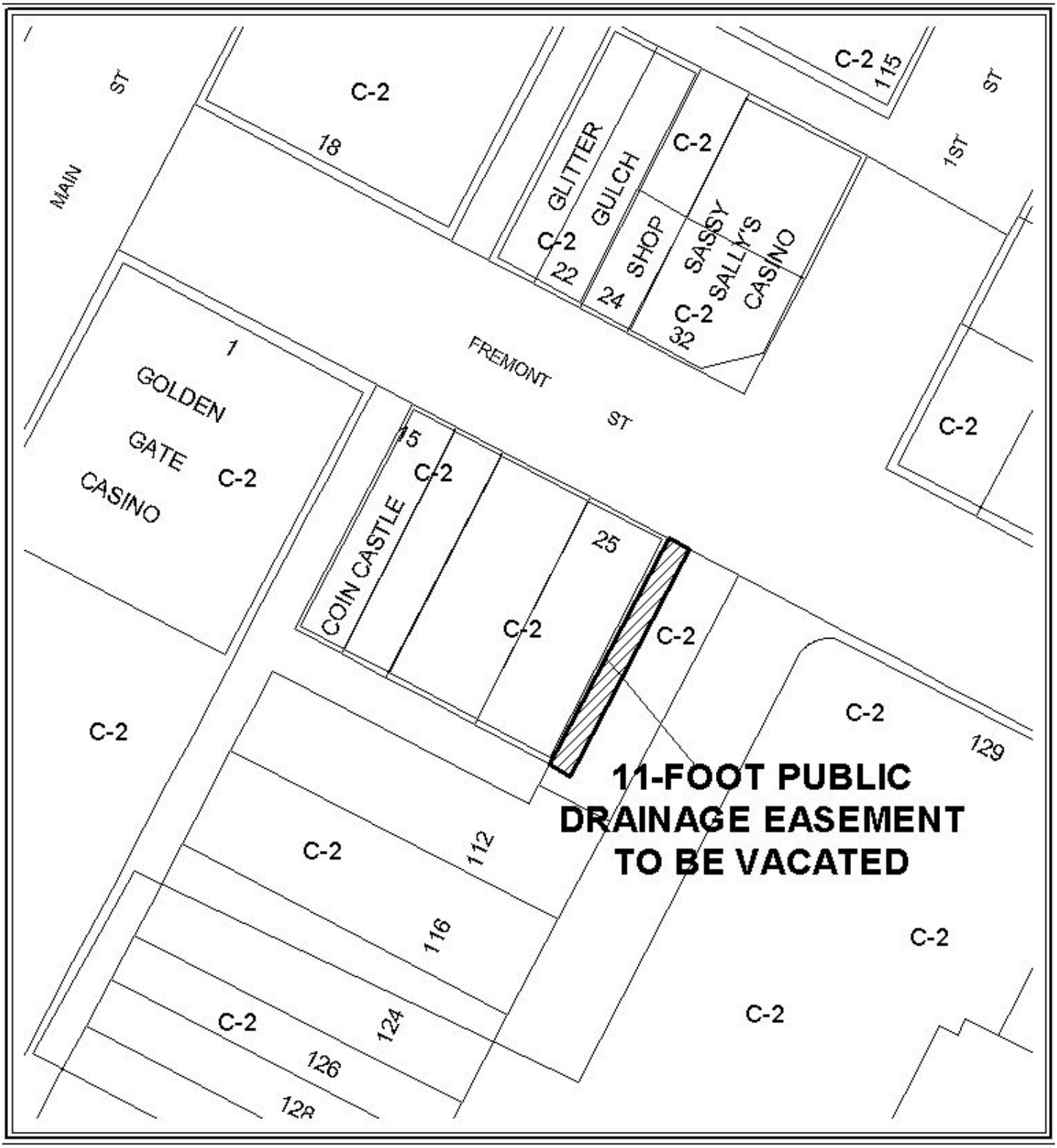
SUBJECT:
VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese). Staff recommends APPROVAL.

SET DATE: 07/07/2010
C.C.: 07/21/2010

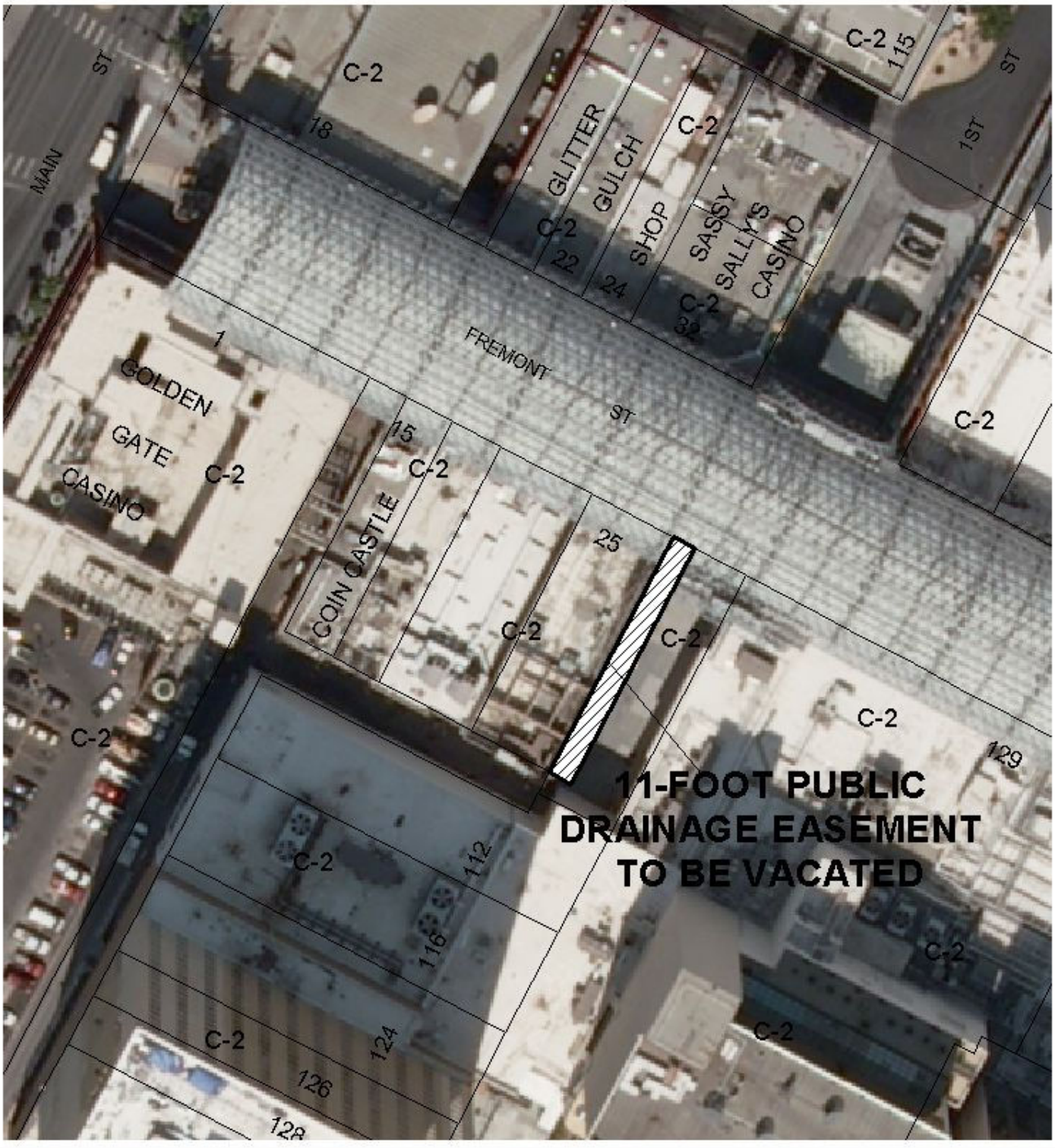
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **VAC-38252**



0 100 200 Feet

CASE: **VAC-38252**

N

PLANNING & DEVELOPMENT

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 Boresanyi

Notary Public in and for said County and State

MARGARET BORCSANYI
Notary Public-State of Nevada
APPT. NO. 05-96350-1
My App. Expires March 01, 2013

RECEIVED
MAY 11 2010

PLANNING & DEVELOPMENT

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, Counsel

*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

MARGARET BORCSANYI
Notary Public-State of Nevada
APPT. NO. 05-96350-1
My App. Expires March 01, 2013

FOR DEPARTMENT USE ONLY

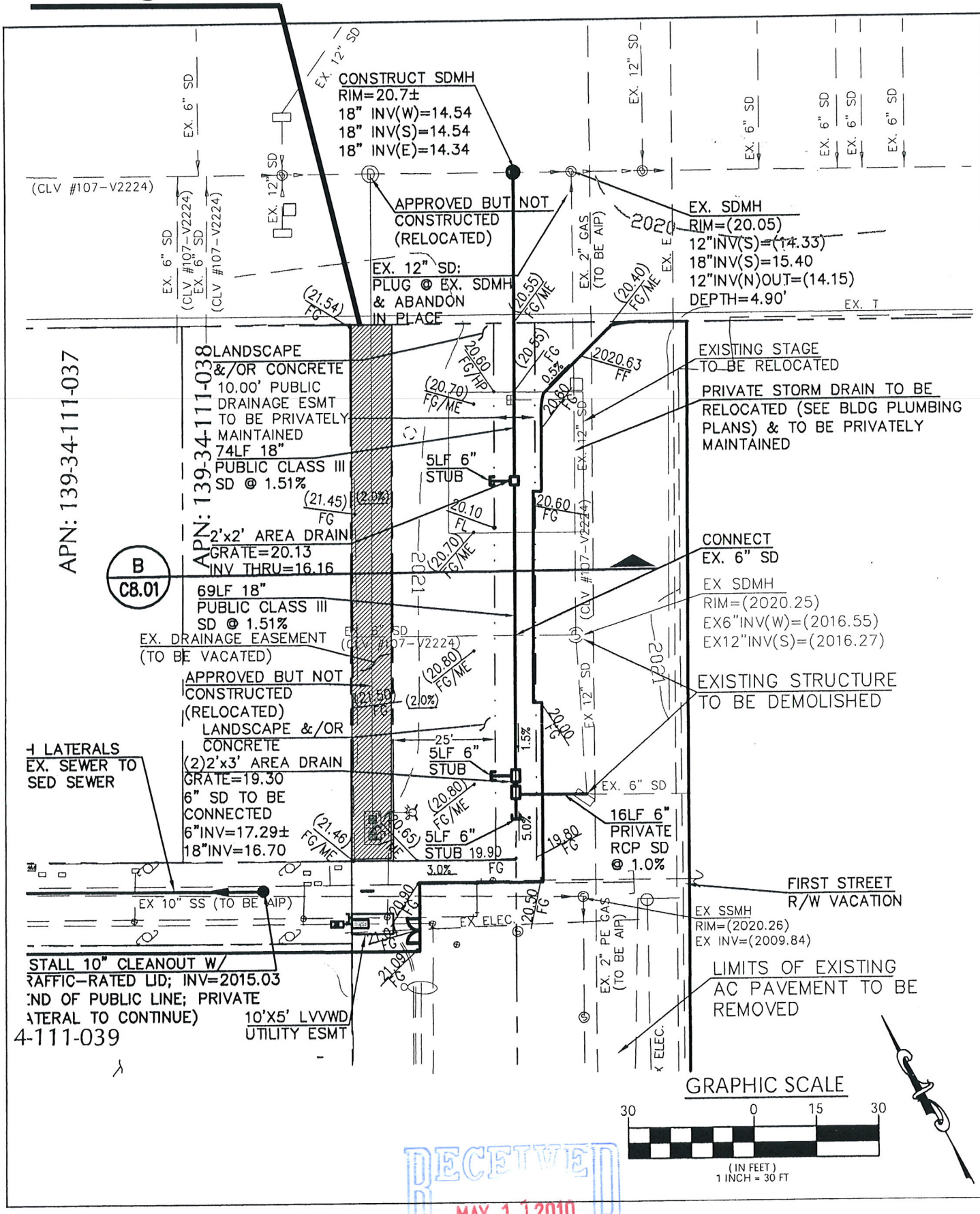
Case #	VAC-38252
Meeting Date:	06/24/10
Total Fee:	1000.00
Date Received:*	05/11/10
Received By:	Jonathan B.

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

RECEIVED
MAY 11 2010

Revised 10/27/08

"Existing Easement"

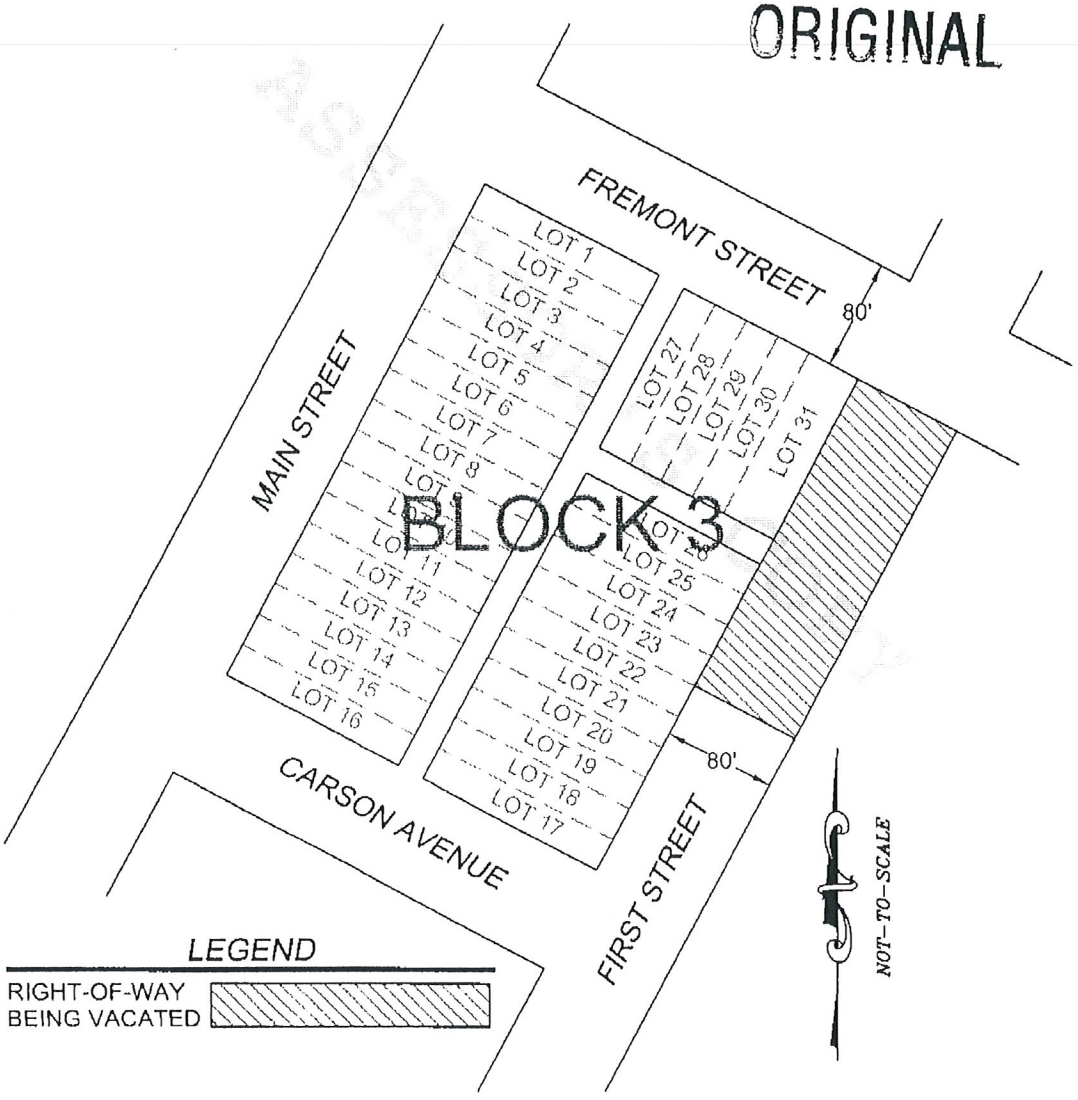


RECEIVED
MAY 11 2010

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
ATTORNEYS AT LAW

1349 West Galleria Drive,
Suite 200
Henderson, NV 89014

Telephone:
702.433.9696

Telefax:
702.434.0615

Web site:
www.woodserickson.com

May 11, 2010

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

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

Dear Sir or Madam:

Woods Erickson Whitaker & Maurice LLP on behalf of out 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

RECEIVED
MAY 11 2010

VAC-38252

City of Las Vegas Agenda Item No.: **17.**

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

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

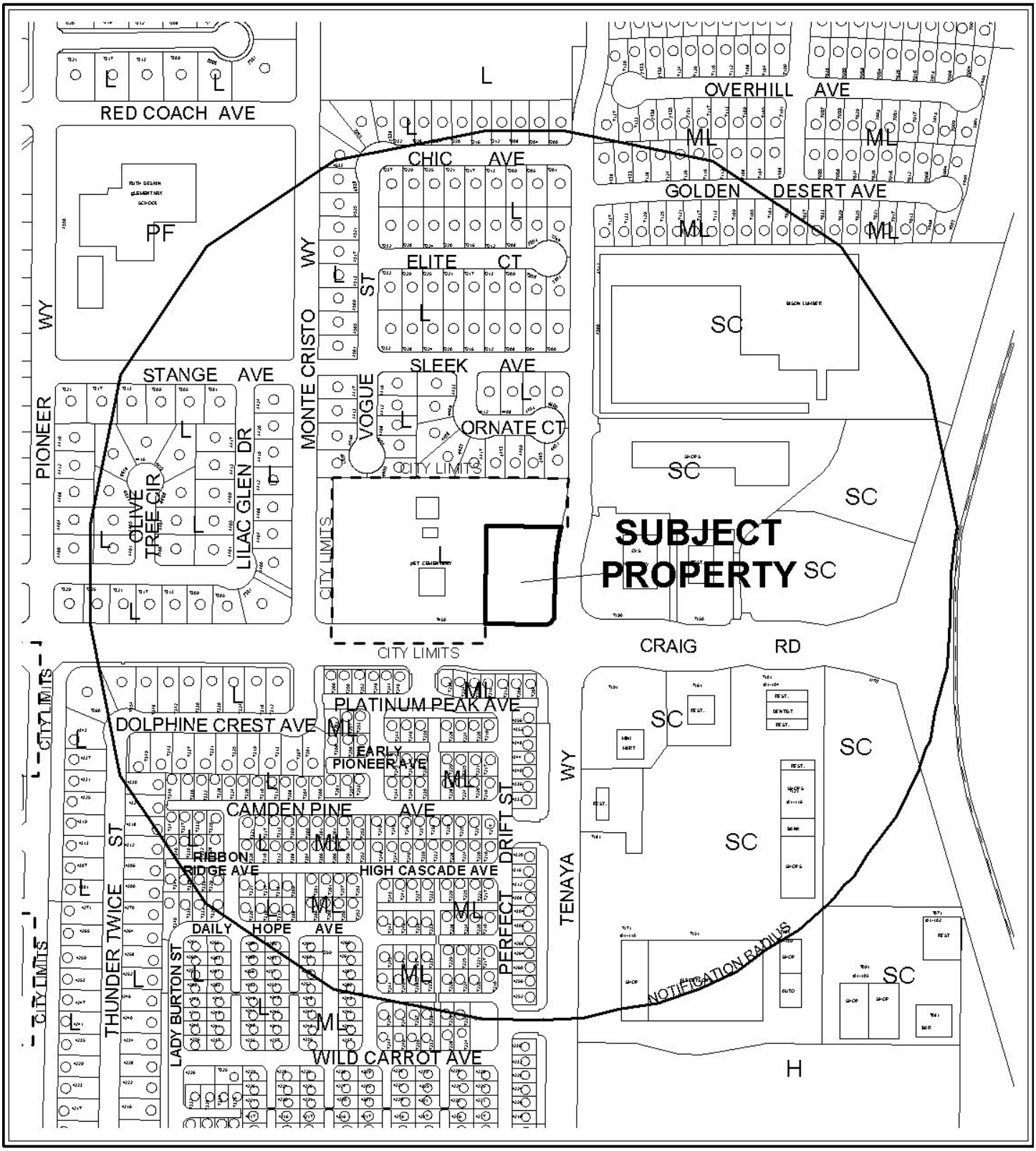
SUBJECT:
ABEYANCE - GPA-37823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009),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

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report – GPA-37823, ZON-37824 and SDR-37940
3. Supporting Documentation
4. Photos - GPA-37823, ZON-37824 and SDR-37940
5. Justification Letter - GPA-37823, ZON-37824 and SDR-37940
6. Protest/Support Postcards, Email Protest and Concern Letter - GPA-37823, ZON-37824 and SDR-37940



0 300 600 Feet

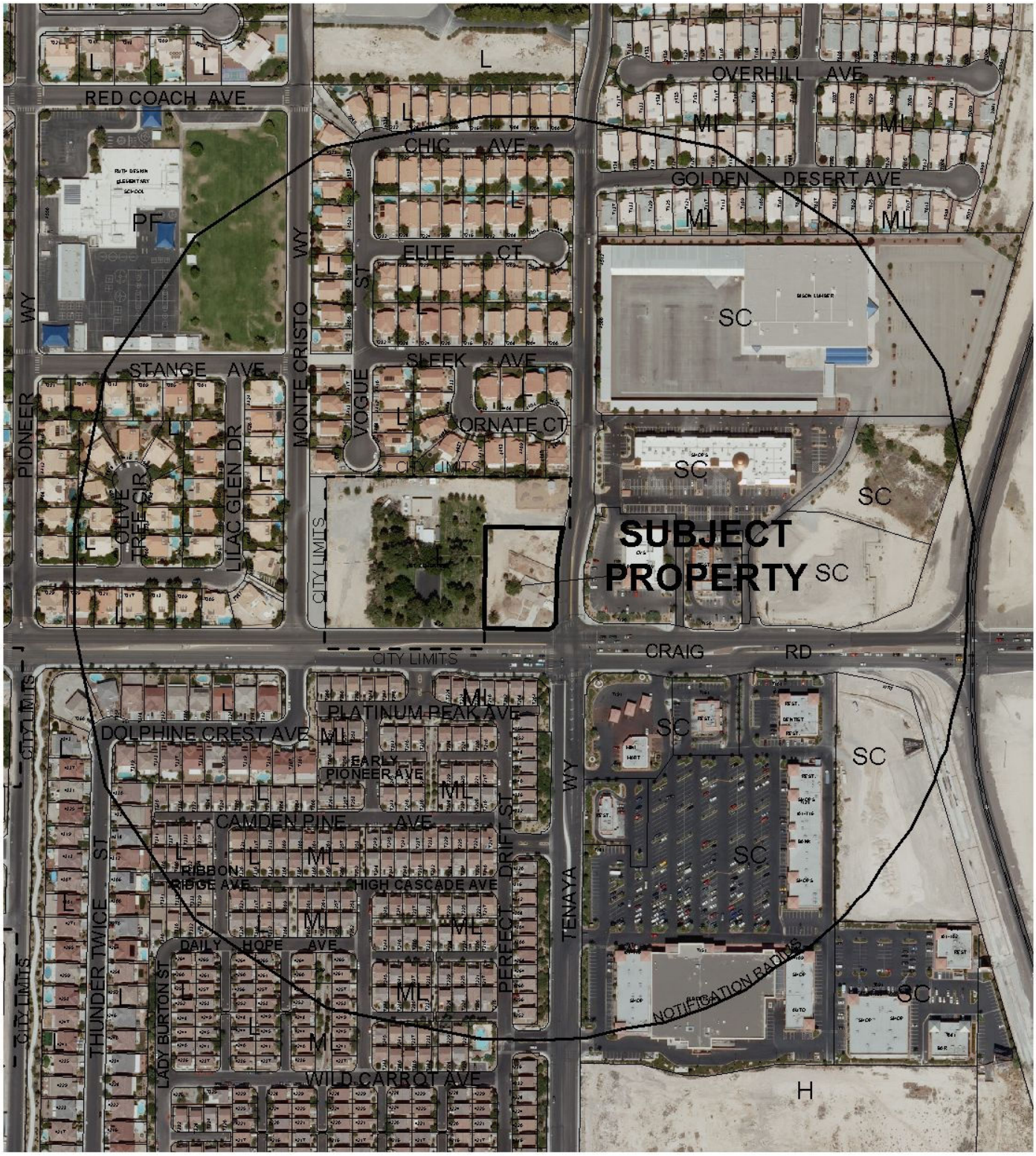
CASE: **GPA-37823**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERICAL)

N



0 300 600 Feet

CASE: **GPA-37823**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERICAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-37823** APN: 138-03-201-009

Name of Property Owner: CT-1 LLC

Name of Applicant: CT-1 LLC

Name of Representative: Warren B Hardy II

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

This 31 day of March, 2010

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 7204 W. Graig Road

Project Name Financial Institution **Proposed Use** Bank

Assessor's Parcel #(s) 138-03-201-009 **Ward #** 4

General Plan: existing L proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** 4195sf

Gross Acres 1.0 net **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

City Las Vegas **State** Nv **Zip** 89103

E-mail Address alison@crestridgellc.com

APPLICANT CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

City Las Vegas **State** Nv **Zip** 89103

E-mail Address _____

REPRESENTATIVE The Hardy Consulting Group **Contact** Warren Hardy

Address 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:** (702) 543-4098

City Las Vegas **State** Nv **Zip** 89118

E-mail Address wbhardy2@gmail.com

Property Owner Signature* Bradley C Shultis

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

Print Name Bradley C Shultis

Subscribed and sworn before me

This 2 day of April, 20 10.

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

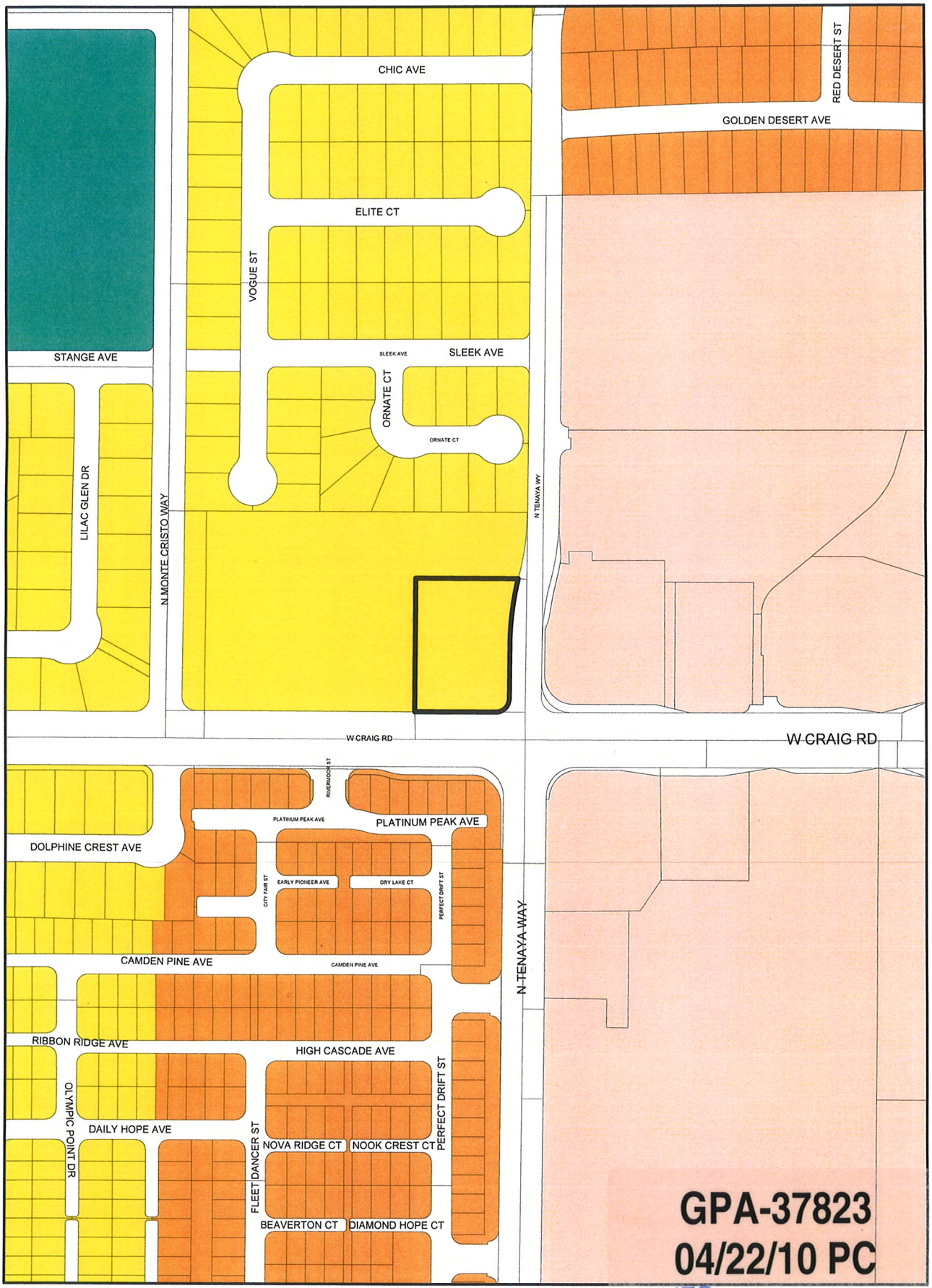
FOR DEPARTMENT USE ONLY

Case #	GPA-37823
Meeting Date:	4/22/10
Total Fee:	1,550
Date Received:*	4/2/10
Received By:	

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

Revised 10/27/08

GENERAL PLAN AMENDMENT Parcel: 138-03-201-009



Rural Neighborhood Preservation
Rural Estates
Desert Rural
Rural
Low
Medium - Low
Medium - Low Attached
Medium
High
Office
Service Commercial
General Commercial
Tourist Commercial
Las Vegas Medical District
Light Industrial / Research
Planned Community Development
Downtown Redevelopment Area
Park / Recreation / Open Space
Public Facility
Public Facility - School
Public Facility - Clark County
Town Center
Resource Conservation
Downtown - Commercial
Downtown - Mixed Use
Not in City
Right - of - Way

RECEIVED
APR 02 2010

From L to SC

Data Current as of: March 31, 2010

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

PLANNING & DEVELOPMENT



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09



GPA-37823, ZON-37824 & SDR-37940 - APPLICANT/OWNER: CT-1, LLC
7204 WEST CRAIG ROAD

09/18/09

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

March 31, 2010

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a full service bank facility at 4195 Square Feet with a drive through. It is planned as a traditional neighborhood bank operation with normal hours of operation. The principles on CT-1 LLC have successfully developed these types of projects in the past.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel an office use designation on the subject property on the Northwest corner will complement the current zoning and general plan designations on the north and southeast corners.

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19.

RECEIVED
APR 13 2010
GPA-37823
ZON-37824
SDR-37940

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

W-3HS

Warren B Hardy II
The Hardy Consulting Group

RECEIVED
APR 13 2010

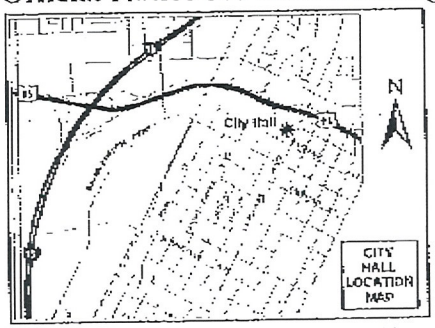
GPA-37823
ZON-37824
SDR-37940

APR-13-2010 07:05 FROM-NTS HQ +2956607 T-688 P.001/001 F-775

ning & Development Department
elopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

A-37823 & ZON-37824

ning Commission Meeting of 4/22/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAL SERVICE PITNEY BOWES

02 1M $ 00.41⁴

0004279218 APR 09 2010

MAILED FROM ZIPCODE 89101

Case: GPA-37823

13803217025
MONTY JEFFREY A & CAROLYN L
7200 SLEEK AVE
LAS VEGAS NV 89129-5985

RECEIVED
APR 13 2010

29-30
P

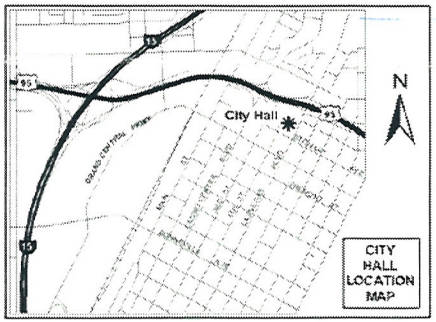
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
APR 13 2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
APR 09 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-37823 & ZON-37824

Planning Commission Meeting of 4/22/2010

This would be a vile outrage, an insult to the neighborhood residents and those with relatives and pets buried in the cemetary. Furthermore, the new shopping center across the street provides more than sufficient facilities for business opportunities.

Case: GPA-37823
13803217027
SILVERMAN ALAN A & S LIV TR
7208 SLEEK AVE
LAS VEGAS NV 89129-5985

If this were to pass, I will vigorously contribute to, defeat every political candidate who failed to kill this insult

Alan A Silverman

M-30
P

Carman Burney

From: Chrystal L. Jacobs
Sent: Thursday, April 15, 2010 11:38 AM
To: Carman Burney
Subject: FW: Internet Submission - GPA 37823

This is the first protest I've seen come through internet submission

-----Original Message-----
From: va2vegas@cox.net [mailto:va2vegas@cox.net]
Sent: Thursday, April 15, 2010 11:34 AM
To: Planning Internet Email
Subject: Internet Submission - GPA 37823

Citizen Name: Julie Chadburn

Email: va2vegas@cox.net

IP Address: 24.234.24.22

Comments: Please deny this application. There are plenty of opportunities for commercial development along Craig, east of Tenaya. By changing this parcel to commercial, it opens up for more development along Craig, west of Tenaya. There is mostly RE zoning in this area, and commercial zoning or more dense zoning is not appropriate in this area. Please leave this parcel as residential, as it is currently zoned. When this parcel was annexed into the City, it was done so without promise of zone change. Please abide by that decision and do not approve this change. Thank you

Date: 4/15/2010 11:34:04 AM

RECEIVED
APR 16 2010

Submitted after final agenda
Date 4/16/10 Item 29-30 P

April 19, 2010

City of Las Vegas Planning Commission
400 Stewart Ave.
Las Vegas, NV

Commissioners:

I would like to express my concerns over the proposed zoning changes for the parcel located at 7204 W Craig Rd. Las Vegas, NV. It has long been held that Tenaya Rd was the dividing line between commercial, residential, and just because parcel is the last vacant piece in the area is not reason to allow commercial use. While I understand the present owner's dilemma and their desire to proceed with the development they should have made their offer to purchase contingent upon receiving a zoning change so as not to be caught in the position of trying push something through that the neighborhood opposes.

To allow this change will only set dangerous precedent for future changes and where does it stop. I can remember in my short 22 years of residency here in Clark County when everything north of Ann Rd was to remain rural estates and we all know what happened there.

This change will increase traffic, cause a hazard to schoolchildren and further destroy the rural feel of the area. The pet cemetery west of this location will also suffer with a large wall ruining the tranquil nature. The drive through teller being located on the north end will be a disturbance at all hours of the day to the homes that border it and the additional traffic entering and exiting on Tenaya will create more traffic congestion for the area especially with cars crossing Tenaya

The last thing we need is another bank in the area there are already 4+ major banks between 1-2 ½ miles of this location so again the last thing we need is another bank.
In closing to allow a zoning change of this property is just wrong. There is no value to the neighborhood in allowing this change in fact the only ones benefitting are the owners who should have done their due diligence before committing to the purchase and now want the neighborhood pay for their mistake. This change will set a precedent that will only further deteriorate the rural feel that all of us sought when we moved to what was once the outskirts of our city we wanted to get away from all this signifies.
Thank you for taking my thoughts into consideration and hopefully you will not allow this change.

Robert L Jorden
4804 Conough Lane
Las Vegas, NV 8914

City of Las Vegas Agenda Item No.: **18.**

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

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

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

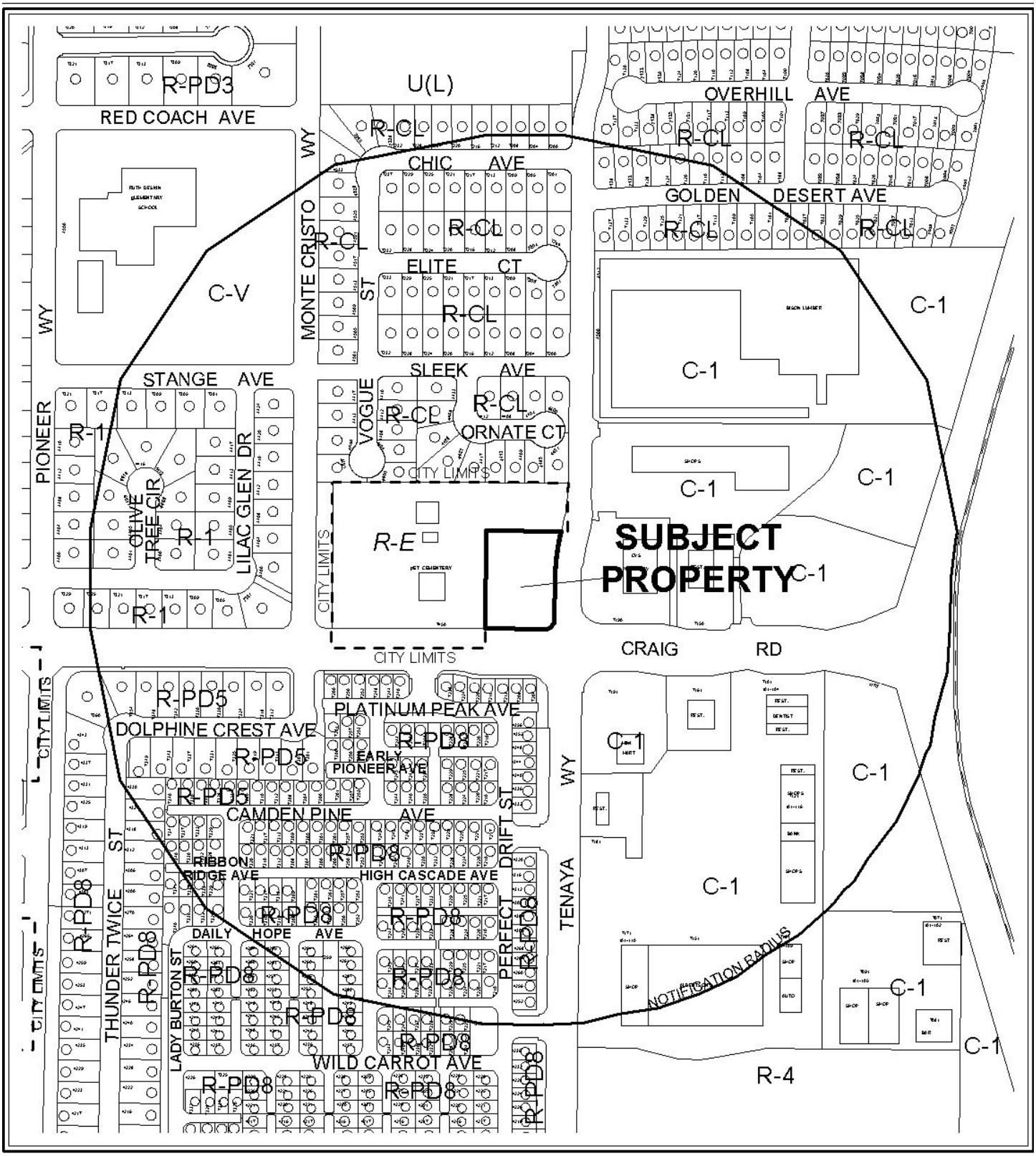
C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – ZON-37824 and SDR-37940
3. 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.



0 300 600 Feet

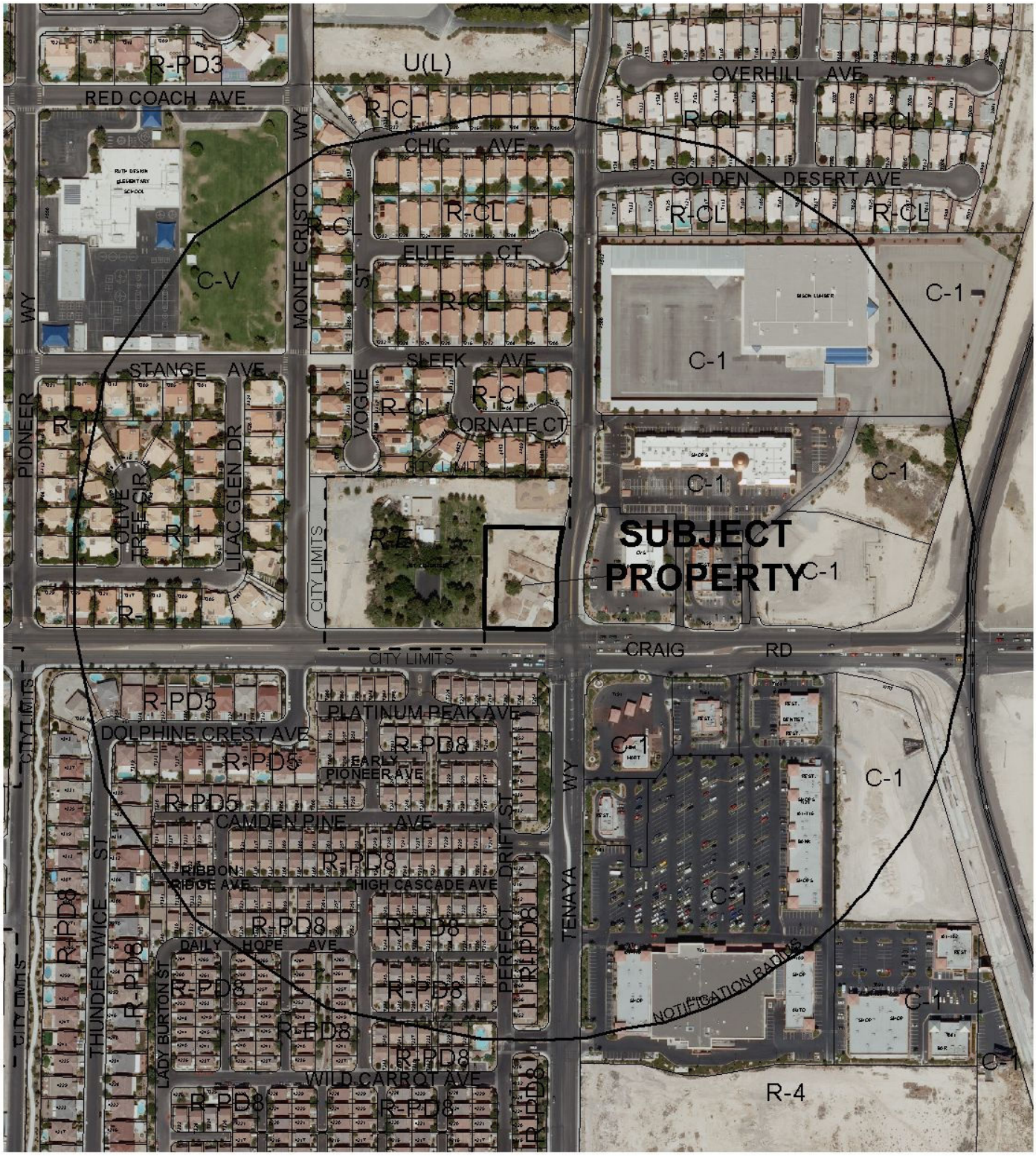
CASE: **ZON-37824 AND SDR-37940**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-37824 AND SDR-37940**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37824** APN: 138-03-201-009

Name of Property Owner: CT-1 LLC

Name of Applicant: CT-1 LLC

Name of Representative: Warren B Hardy II

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shultis

Print Name: Bradley Shultis

Subscribed and sworn before me

This 31 day of March, 20 10

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Re- Zoning

Project Address (Location) 7204 W. Graig Road

Project Name Financial Institution **Proposed Use** Bank

Assessor's Parcel #(s) 138-03-201-009 **Ward #** 4

General Plan: existing L proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** 4195 sf

Gross Acres 1.0 net **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

City Las Vegas **State** Nv **Zip** 89103

E-mail Address alison@crestridgellc.com

APPLICANT CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:** _____

City Las Vegas **State** Nv **Zip** 89103

E-mail Address _____

REPRESENTATIVE The Hardy Consulting Group **Contact** Warren Hardy

Address 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:** (702) 543-4098

City Las Vegas **State** Nv **Zip** 89118

E-mail Address wbhardy2@gmail.com

Property Owner Signature* Bradley Shultis

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

Print Name Bradley Shultis

Subscribed and sworn before me

This 2nd day of April, 20 10.

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

FOR DEPARTMENT USE ONLY

Case #	ZON-37824
Meeting Date:	4-22-10
Total Fee:	1,200
Date Received:*	4-2-10
Received By:	

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

Revised 10/27/08

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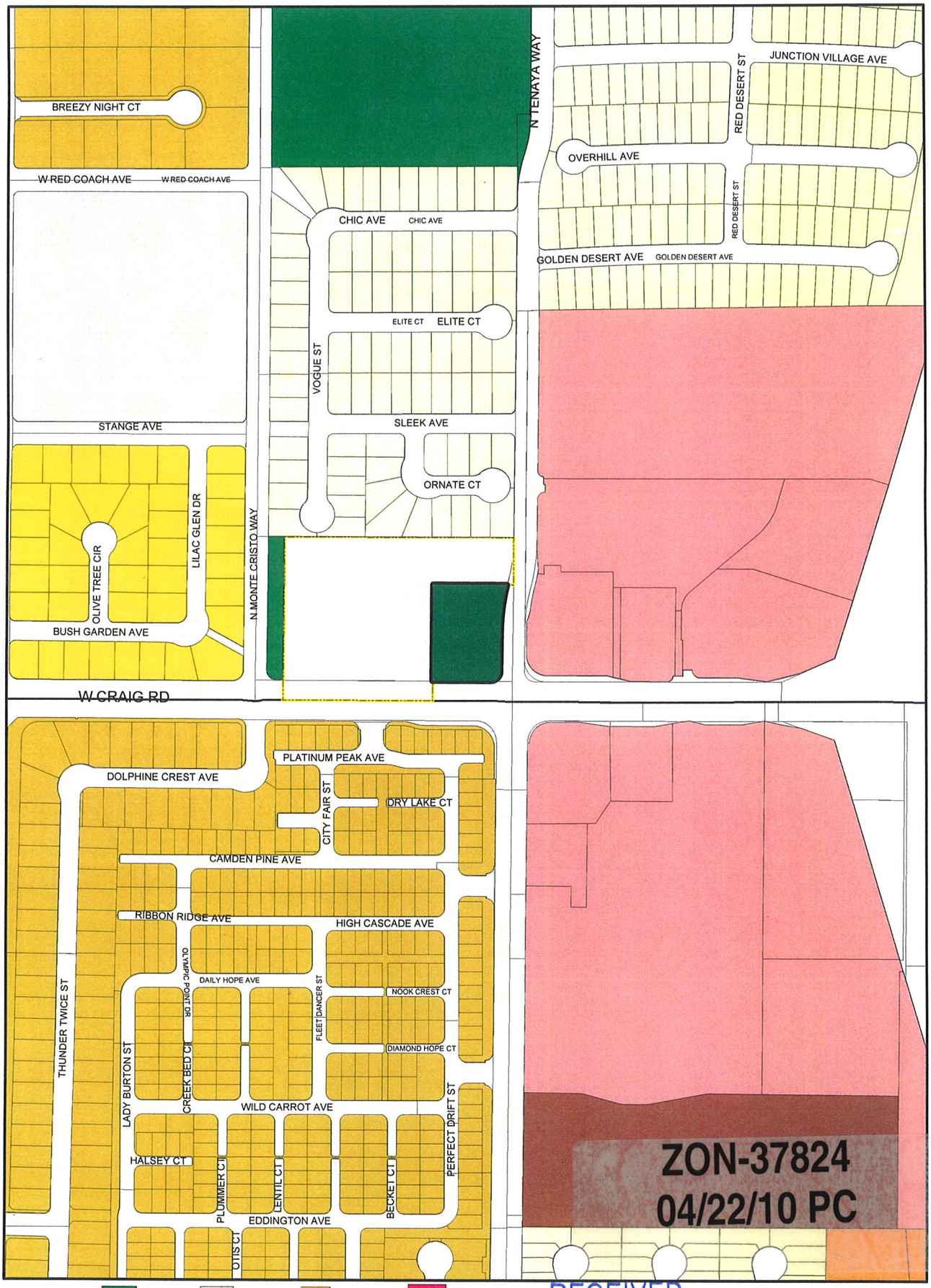
REZONING Parcel: 138-03-201-009



ZONING

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

RECEIVED
APR 02 2010

From R-E to C-1

Data Current as of: April 2, 2010

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

PLANNING & DEVELOPMENT

City of Las Vegas Agenda Item No.: **19.**

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

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

SUBJECT:
SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony). Staff recommends APPROVAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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: **SDR-37940** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren B Hardy

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bradley Shultis

Print Name: Bradley Shultis

RECEIVED
APR 13 2010

Subscribed and sworn before me

This 13 day of April, 20 10

_____
Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) 7204 W. Craig Rioad

Project Name Financial Institution **Proposed Use** Neighborhood Bank

Assessor's Parcel #(s) 138-03-201-009 **Ward #** 4

General Plan: existing L proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage 4195 sf **Floor Area Ratio**

Gross Acres 1.0 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave #4 **Phone:** (702) 304-1936 **Fax:**

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address alison@crestridgellc.com

APPLICANT CT-1, LLC **Contact** Alison Miller

Address 4375 Polaris Ave, #4 **Phone:** (702) 304-1936 **Fax:**

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address alison@crestridgellc.com

REPRESENTATIVE The Hardy Consulting Group, LLC **Contact** Warren Hardy

Address 5070 Arville Street, Suite 4a **Phone:** (702) 408-6666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address wbhardy2@gmail.com

Property Owner Signature* Bradley Shultis

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

Print Name Bradley Shultis

Subscribed and sworn before me

This 12 day of April, 20 10.

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-37940
Meeting Date:	5-27-10
Total Fee:	1030
Date Received:*	4.12.10
Received By:	

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

Revised 10/27/08

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SDR 37940
CT-1, LLC

7204 W. Craig Rd.

Proposed 4.195 thousand square foot bank with drive-through.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.195	148.15	621
AM Peak Hour			12.35	52
PM Peak Hour			25.82	108

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Craig Rd.	
Average Daily Traffic (ADT)	20,525
PM Peak Hour	1,642

(heaviest 60 minutes)

Tenaya Way	
Average Daily Traffic (ADT)	9,575
PM Peak Hour	766

(heaviest 60 minutes)

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Craig Rd.	51,800
Tenaya Way	32,775

This project is expected to add approximately 621 trips per day on Craig Rd. and Tenaya Way. This will increase the existing volumes by about 3 percent on Craig and by about 6 percent on Tenaya. Currently, Craig is at about 40 percent of capacity and Tenaya is at about 29 percent of capacity.

Based on Peak Hour use, this development will add roughly 108 additional cars into the area; or about 2 every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **20.**

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

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

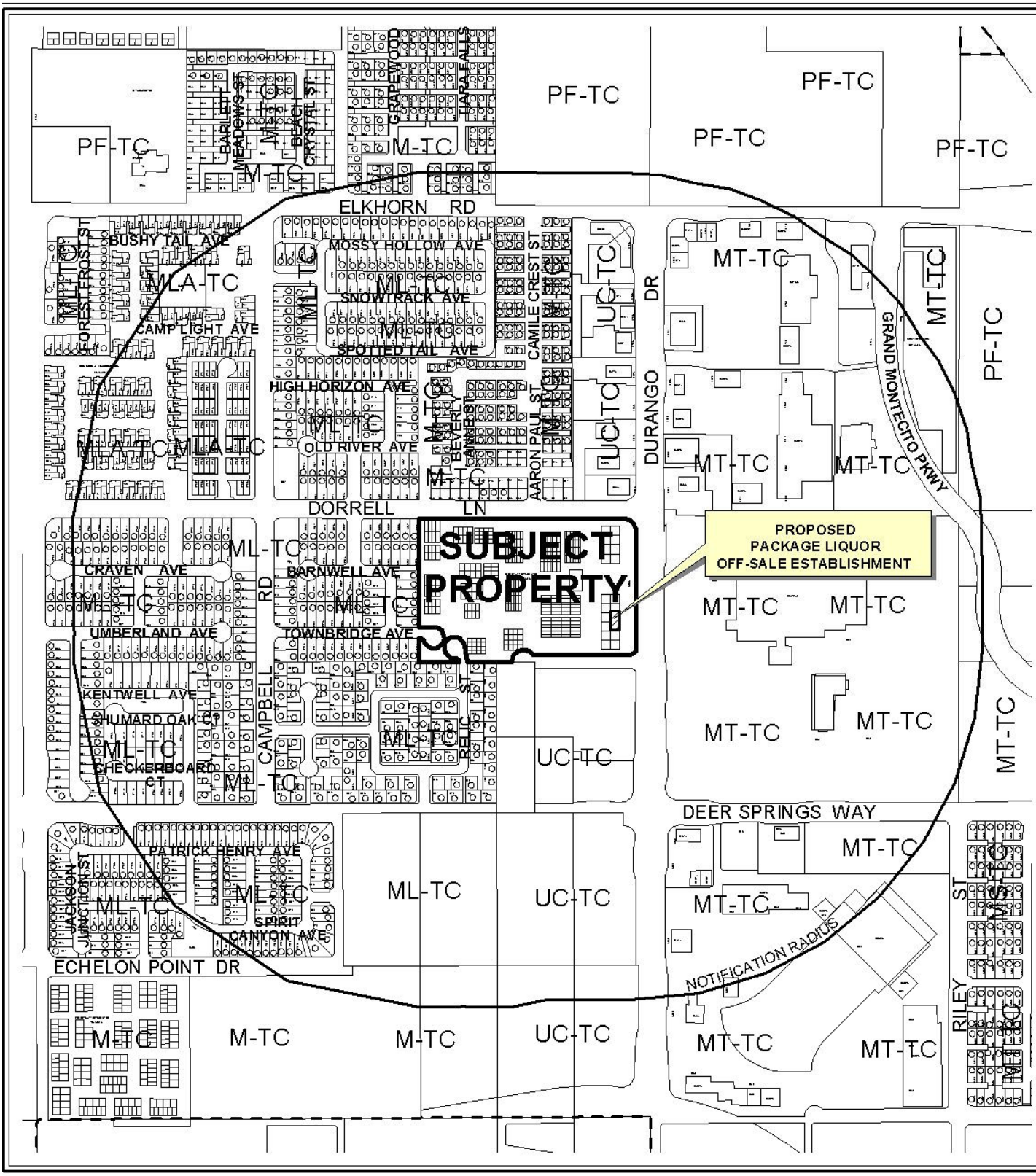
SUBJECT:
ABEYANCE - SUP-37739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,326 SQUARE-FOOT RETAIL ESTABLISHMENT at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**408**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



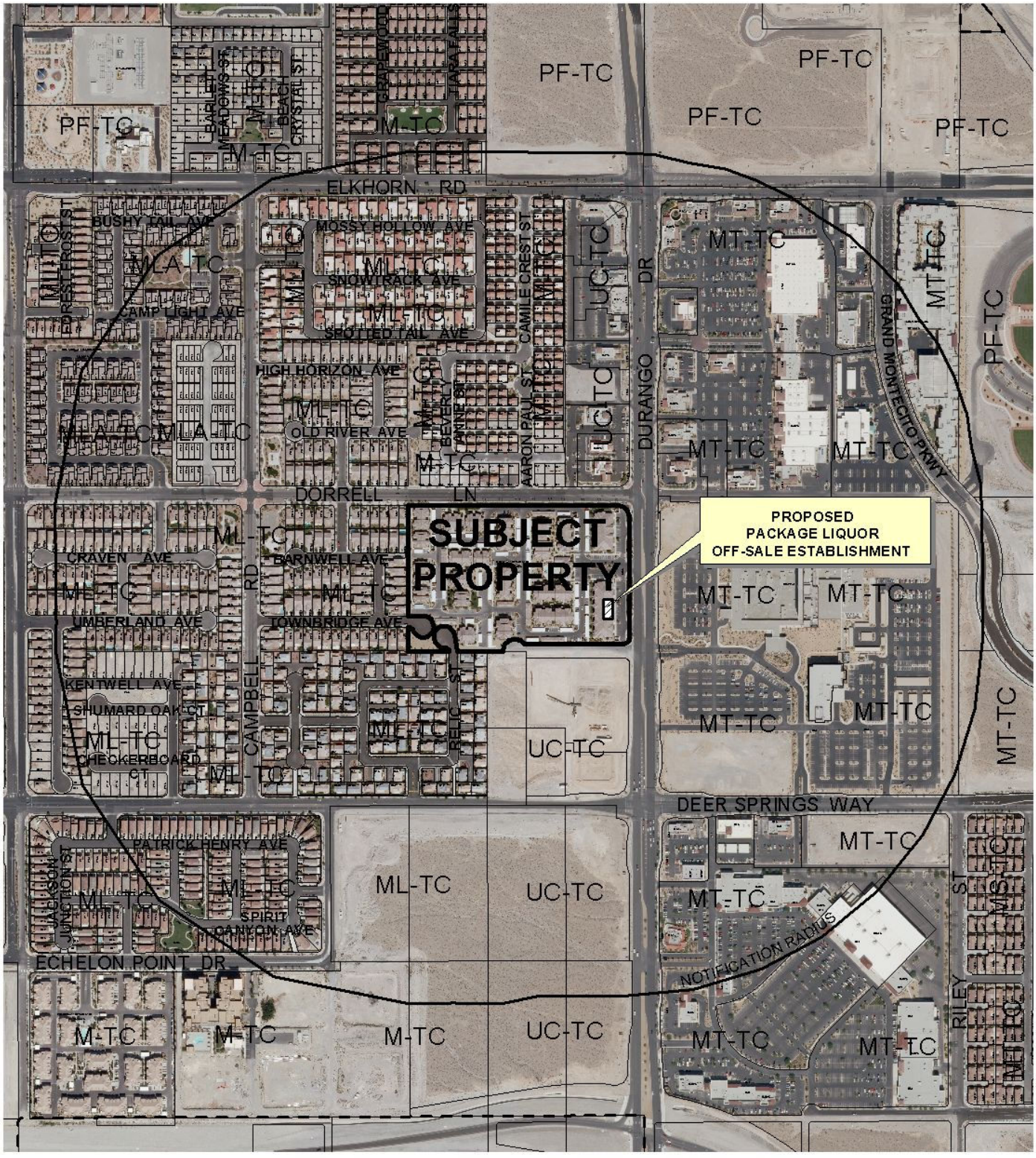
0 500 1000 Feet

CASE: **SUP-37739**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



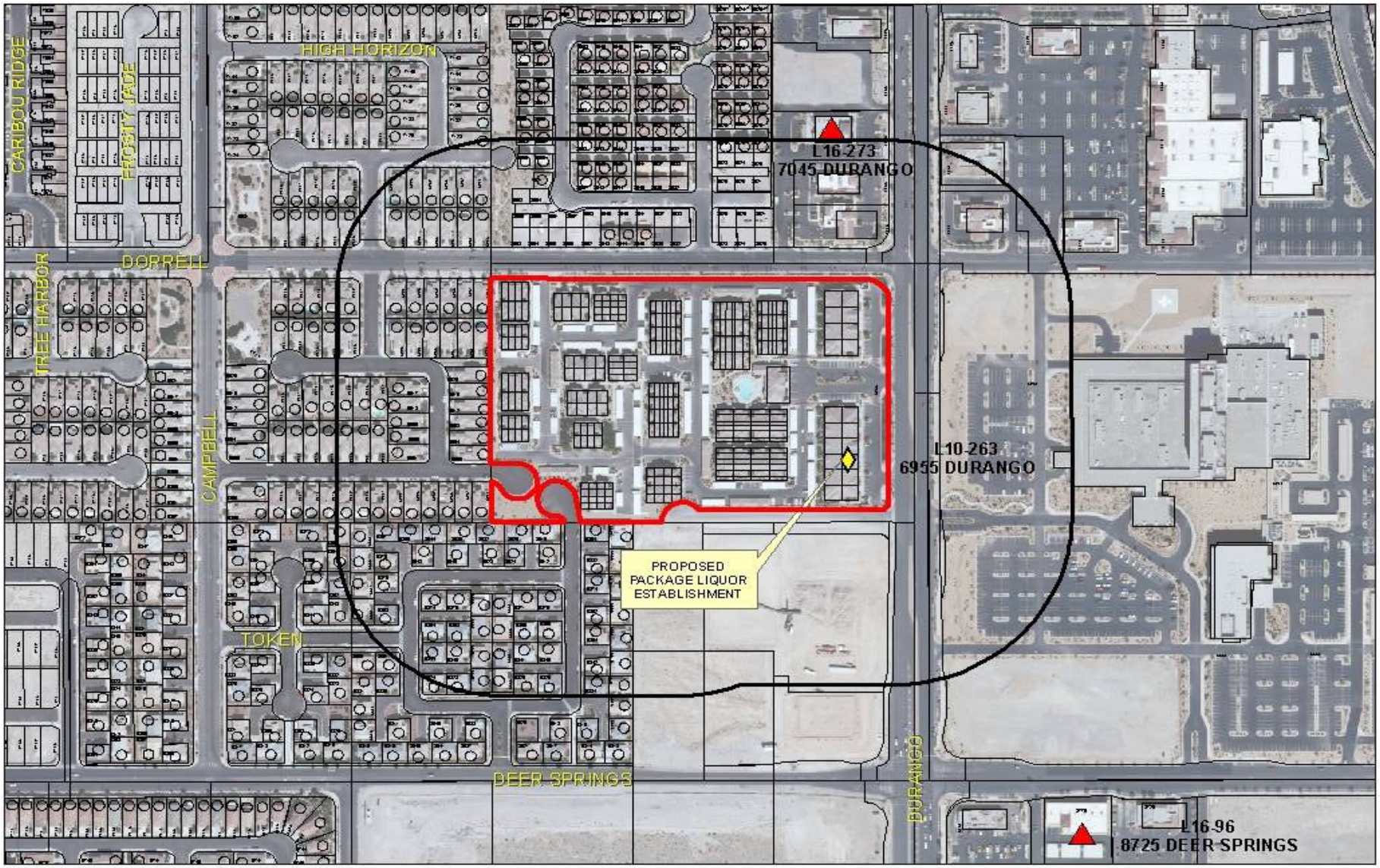
0 500 1000 Feet

CASE: **SUP-37739**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



SUP-37739

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37739** APN: 125.20.215.021

Name of Property Owner: Samir Toma

Name of Applicant: Durango Market

Name of Representative: Nathan Taylor

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Samir Toma

Subscribed and sworn before me

This 23 day of February, 2010

_____ Clark Nevada

Notary Public in and for said County and State

CYNTHIA LOVE
NOTARY PUBLIC - STATE OF NEVADA
Date Appointment Exp: 07-05-11
Certificate No: 03-79701-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: DURANGO MARKET

Project Address (Location) 6955 N. DURANGO, LV, NV 89149

Project Name DURANGO MARKET **Proposed Use** _____

Assessor's Parcel #(s) 125-20-215-270 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing T-C proposed TC

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

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

Additional Information _____

PROPERTY OWNER Samir Toma **Contact** _____

Address 14747 Wildcat PL **Phone:** 619-992-5784 **Fax:** _____

City JAMUL **State** CA **Zip** 91935

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP **Contact** NATHAN TAYLOR

Address P.O. BOX 750521 **Phone:** 280.6175 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89136

E-mail Address NATHAN@THETAYLORCONSULTINGGROUP.COM

Property Owner Signature* _____

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

Print Name Samir Toma

Subscribed and sworn before me

This 23 day of February, 2010.

Cynthia Love

Notary Public in and for said County and State Clark, Nevada

CYNTHIA LOVE
NOTARY PUBLIC - STATE OF NEVADA
Date Appointment Exp: 07-05-11
Certificate No: 03-79701-1

FOR DEPARTMENT USE ONLY

Case #	SUP-37739
Meeting Date:	05/27/10
Total Fee:	1280.00
Date Received:*	03/22/10
Received By:	C.D. Vann

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

Revised 10/27/08

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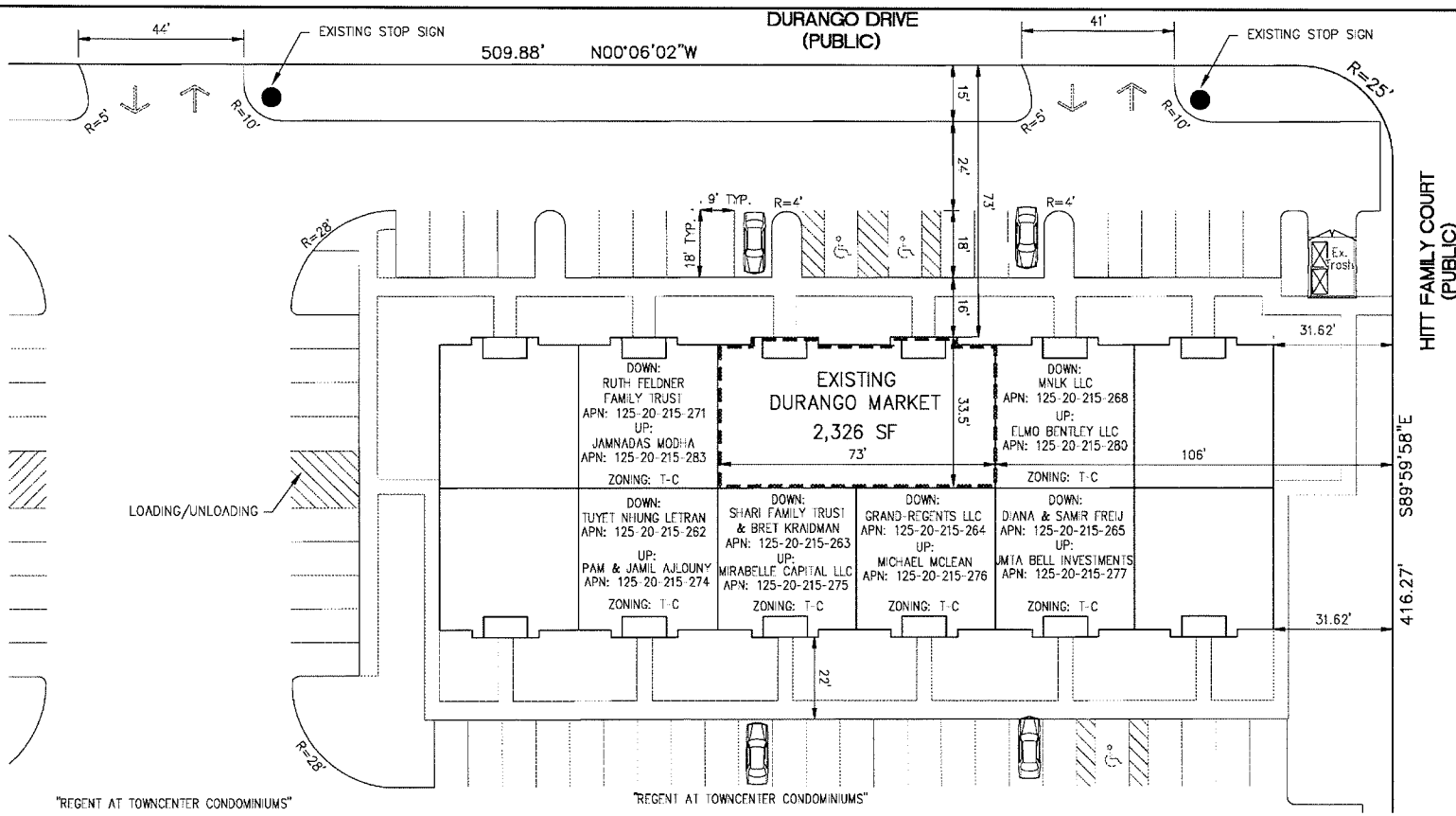
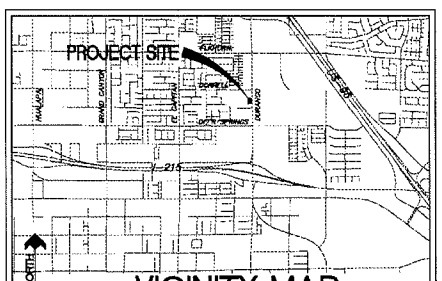




VICINITY MAP

NO SCALE

LEGEND

- BACK OF CURB
- EDGE OF PAVEMENT
- PROJECT BOUNDARY
- INGRESS/EGRESS ARROWS
- FREESTANDING SIGN
- HANDICAP PARKING STALL

SITE DATA

ASSESSOR PARCEL NUMBERS	=	125-20-215-269
	=	125-20-215-270
EXISTING ZONING	=	T-C
TOTAL BUILDING AREA	=	2,326 SF

NORTH

0 30 60

FEET

RECEIVED

MAR 22 2010

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-5582

TOMA HERFI, INC.

DURANGO MARKET
SITE PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. TH1001.000

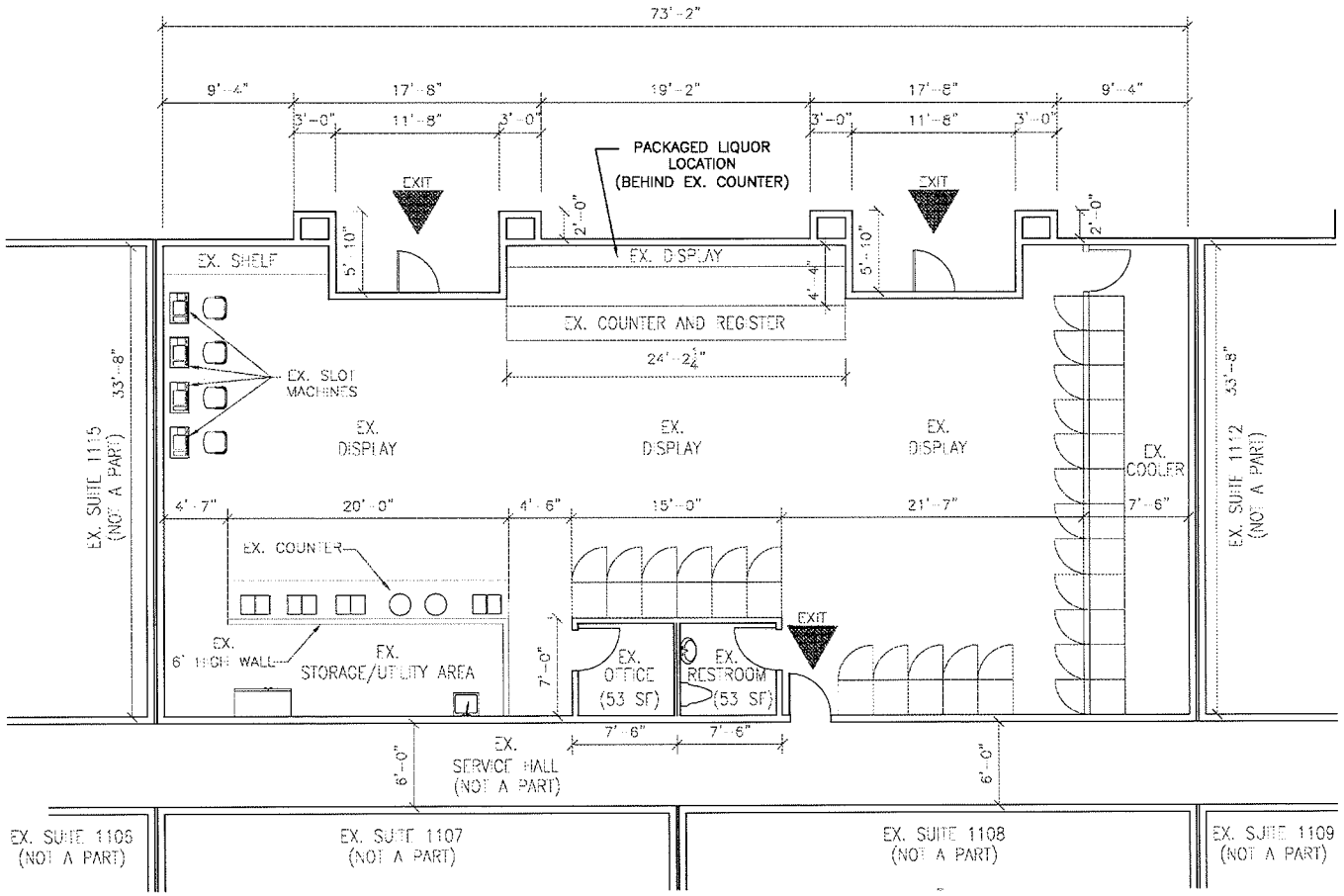
SP-BW
SHEET 1 OF 4

File: C:\Latitude\Work\TH1001\Dwg\Exhibits\site plan.dwg Feb 24, 2010 07:56

SUP-37739

OCCUPANCY LOAD

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	=	2,326
PROPOSED TOTAL BUILDING AREA (UNCHANGED):	=	2,326
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	30
MAXIMUM OCCUPANY LOAD:	=	77



FLOOR PLAN

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

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING LLC
CIVIL ENGINEERING AND PLANNING
2577 AIRCAN VOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-3382

TOMA HERFI, INC.

DURANGO MARKET
FLOOR PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
C-FENDR: DCL
PROJECT NO: TH11001.000

FP-BW
SHEET 3 OF 4

File: C:\Vehicles\Work\TH11001\Dwg\Exhibits\Floor Plans.dwg Feb 24, 2010 - 07:53

SUP-37739

RECEIVED
MAR 22 2010



SUP-37739 - APPLICANT: TOMA HERFI, INC. - OWNER: MNLK, LLC
6955 NORTH DURANGO DRIVE

04/22/10

TAYLOR CONSULTING GROUP, LLC

GOVERNMENT AFFAIRS & LAND USE CONSULTANTS

February 18, 2010

City of Las Vegas Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

To Whom It May Concern:

We are respectfully submitting this application for a Special Use Permit/Variance of distance restrictions with the department of Planning & Development. This permit is for Toma Herfi, Inc. dba Durango Market, located at 6955 N. Durango Drive, Suite 114, Las Vegas, NV 89149.

Our SUP/~~Variance~~ is for a conversion of the existing liquor license use. We seek to have Durango Market's Liquor License changed from a Beer/Wine License to a Package Liquor License. Originally, this was the preferred use by my client, however when the original application was submitted they did not move forward on the Package Liquor use.

Currently, Durango Market has 2 employees, and operates during the hours of: 8:00am - 10:00pm.

This application meets all current City of Las Vegas codes and regulations. We respectfully ask for your approval of this SUP/Variance for the sole purpose of operating a convenience store with Package Liquor.

Respectfully,

Nathaniel Taylor

Eddie Marogi

SUP-37739

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

RECEIVED
MAR 22 2010

Next HOA meeting 10/23/09 4 P.M.

The petition is for the purpose of allowing Durango Market to sell hard alcoholic beverages.

This petition is to support Durango Market to obtain an amendment to its license to allow it to sell hard alcoholic beverages and to dispute the objections of the HOA Regent at Town Center.

We the undersigned do agree with Durango Market and support its decision to sell hard alcoholic beverages.

Print Name	Signature	Address
David Bush	[signature]	6916 Winter Ridge Las Vegas 89149
[illegible]	[signature]	1125 [illegible]
Corey LaFlora	[signature]	7900 Smokey Ridge Ct. L.V. 89131
Deon Kinchen	[signature]	8921 Ethan Patrick L.V. NV. 89149
Ramona Thomas	Ramona Thomas	8921 Ethan Patrick L.V. NV 89149
Tim Swanson	[signature]	9303 Gilcrease L.V. NV 89149

Chris Voss [signature] 9522 Grandview Spring Ave W, NV 89166

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Print Name	Signature	Address
Josh James	[illegible]	8524 Copperidge Ave
James R. Smith	[illegible]	2498 Pueblo Canyon Ave.
Mark Allen	[illegible]	8049 Eurovail St
Jen Yanik	[illegible]	6955 N Durango #3082
Erin Turner	[illegible]	8941 Carter Montgomery Ave. LV, NV 89149
Verleda Burge	[illegible]	9745 Grand Teton Dr Las Vegas, NV 89146
Veronica Bor	[illegible]	92341 Gran Montgomery Vegas NV 89148
Jay Lewis	[illegible]	16411 Bayshore lane HB, CA 92649.
Steve	[illegible]	6955 N Durango [illegible]
Janie	[illegible]	[illegible] 32541
Rick	[illegible]	89148 5554 Jacobs Fields L. LV
Amy Tolman	[illegible]	6680 Farm Road 89131
Roshon Williams	[illegible]	10151 Dorrell Lane #2166 Las Vegas NV 89166

13A

Print Name	Signature	Address
Richard Dunaway	Richard Dunaway	6955 N. Durango Bldg 2 Apt 1010
Missy Warrick	Missy Warrick	8961 Blanche Ct 89149
Roger Hernandez	[illegible]	#2074 6955 N. Durango Dr 89149
Amanda Nance	Amanda Nance	8905 Tumblewood Av 89143
Luke Enackson	[illegible]	9745 Grand Teton Dr Las Vegas NV. 89149
Justin Monroe	[illegible]	9120 Entrancing Ave. LV. NV. 89149
Ken Turner	[illegible]	6955 N. Durango Bldg 3 Apt 3084 LV, NV 89149
Omar Tejeda	[illegible]	9163 W Denver Sky Av Las Vegas NV 89142
James Hahn	[illegible]	6841 Moshi St LV. 89166
Tony Moore	[illegible]	9145 Echelon point Dr 1122
Eric Forsstrom	Eric [illegible]	9232 Jadecrest Dr. LV. NV. 89134
Joe Campise	Joe Campise	9028 Patrick Henry Las Vegas
Mike Green	[illegible]	3231 Tecata Dr Las Vegas

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Print Name	Signature	Address
Amanda Rogers	Amanda Rogers	6955 N. Durango #1002
Michelle Addona	Michelle Addona	6955 N Durango Las Vegas, NV 89149
Thomas Mazintas	[illegible]	8941 David Allen Ct LV, NV 89149
George Lopez	[illegible]	6955 N. Durango L. Offices
Victor Garcia	[illegible]	2751 E Bonanza RD 89101
Christy Tarraf	[illegible]	8948 Snowtrack Ave 89149
Dustin Billinski	Dustin Billinski	9425 Shadowgate Cr. 89148
Rachel Stricklan	Rachel Stricklan	6955 N. Durango #2097
Bill Eskew	William Eskew	5825 Egan Crest Dr. Las Vegas, NV. 89149
Shawn Hutchings	S. Hutchings	9000 Old River L.V. NV 89149
Abou Bacar Toure	[illegible]	6701 Bluebell Garden St LV, NV 89149
Madreia Crawford	Madreia Crawford	6744 Biltmore Gardens LV NV 89149
Alicia Campbell	[illegible]	9024 Barnwell Las Vegas, NV

13A

Print Name	Signature	Address
Jace Rose	[illegible]	8917 Wolf Dancer Ave.
Felicia Reed	Felicia Reed	9009 Barnwell Ave LV NV 89149
Mr Keith Hamlin	Mr Keith Hamlin	9444 Kingsley Ct
Jason Brown	[illegible]	9529 Grand Grove
Heather Swanson	[illegible]	9579 Grand Grove
Steven Z	[illegible]	6955 N. Durango
B. Whitehead		
Gary [illegible]	Alitha Williams	
Sheila Joy Burford	Sheila Burford	9153 Cumberland Ave. 89149
Chris Powlesland	Chris Powlesland	9745 Grand Teton
Kelly Ford	Kelly Ford	7628 Tender Tassle St Lasvegas 89149
Ed DeMeo	Eddie DeMeo	8112 Cimarron Ridge LV NV 89128
GERAD BUMBERA	Gerad Bumbera	1213 Silver Prospect L.V. N.V. 89128

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Print Name	Signature	Address
Rozario Love	Rozario Love	6500 W. Charleston
PAUL MATIJEVICH	Paul Matijevich	6490 ALBINA CREEK ST.
MARI Stutz	[illegible]	9564 PARICK HOURY
Valeria Toledo	Valeria Toledo	7644 Broad Hill 89149 St.
[illegible]	[illegible]	89149 9157 Accomplishment
Jacklyn Boyd	J Boyd	7136 Cabin 89149 Fever St LAS Vegas
Sylvester Sigler	Sylvester Sigler	8063 Sierra Vista DR 6 LAS Vegas NV 89169
Luke Stewart	Luke Stewart	Regent Apt. 1094 N. Durango Dr. Las Vegas, NV 89149
Danny Ramirez	Danny Ramirez	8128 North Buffalo Dr.
Brandon Meyer	Brandon E Meyer	1723 Candice St 89149
GALLY WEAVER	[illegible]	9145 Echelon point Dr. LVNV
Shawn Offenbacher	[illegible]	9161 Sconce Ct
Grey Hill	Grey Hill	9025 Old River Ave Las Vegas, NV 89149

13A

Print Name	Signature	Address
Joe Perez	[signature]	5165 N. Durango Dr
Marco Corona	[signature]	7105 Regal Valley L.V NV 89149
Brandon Osborne	[signature]	7852 Garden Rock St Las Vegas, NV 89149
Gretchen Ford-Wilkes	[signature]	6955 N Durango Las Vegas NV 89149
Jay Fraker	[signature]	7016 Bijonist Las Vegas NV 89149
Jay Montes	[signature]	9337 Dorell Lane. L.V. Nevada. 89149
Joey T. Cotton	[signature]	9319 Avon Park Ave
Levelle Beckum	[signature]	LV NV 89122 5621 Morissa Dr.
Marissa Demster	[signature]	9301 Grand Gate street
Joe Mercadante	[signature]	9332 Garden Springs 89149
Lee Posey	[signature]	692-N 12th St
Marco Duarte	[signature]	8953 Aurora Bay Court
Randall Murillo	[signature]	7812 Silver Mallard Las Vegas, NV, 89131.

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Print Name	Signature	Address
Paul Archuit	[signature]	6935 China Ridge Ct
John Shaughnessy	[signature]	6955 N Durango
Rob Gough	[signature]	9157 fish tail
Jacquelinne Gutierrez	[signature]	9157 fish tail.
Phillip Weaver	Philip Weaver	3790 S. Torrey Pines
CHRISTINA CALHOUN	Christina Calhoun	6718 KOSTNER ST
ALEX ORLANDO	[signature]	9076 BUSHY TAIL AVE UNIT 103 LV, NV 89149
Mike Brecksoft	[signature]	
JEFF McDONALD	[signature]	9851 Twilight Walk LV NV 89144
JACOB DAVIS	[signature]	7715 GATSBY HOUSE ST. LV. 89166
Deon Smith	DEON SMITH	968 [illegible] W LV
CRAIG MATTHEWS	Craig Matthews	6833 - RELIC LAV, NV
Tyler Schroder	[signature]	7208 Bon Day Reef Ct Lasvegas NV. 89104

12A

Print Name	Signature	Address
Cody Wombold	[signature]	7208 Bombay reef court Las Vegas NV 89109
Cody Leoni	[signature]	6901 Gothic 89149 Marigold
Russell Kahre	[signature]	8250 Grand Canyon Dr
Jon Williamson	[signature]	6643 McDoggle Ave LV NV 89166
Michelle Helton	[signature]	6955 N. Durango Apt 2067
Marcus Carter	[signature]	same
Rachel Hayes	[signature]	Same
Jim Szott	[signature]	7813 MARBLE DOE ST. LAS VEGAS, NV, 89149
Mike Moore	[signature]	6867 Momentus ST Las Vegas N.V. 89149
Stephanie Wallace	[signature]	8573 Melocactus Las Vegas N.V. ~~[illegible]~~ 89149
Venus Powers	[signature]	17420 Eldamere Cleve ON 44128
Janis Persha	[signature]	8313 Valley Stream LV NV 89131
Billy Barker	[signature]	7041 Knob Creek St.

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Print Name	Signature	Address
Joshua Sandoval	[illegible]	8540 Amaryllis Hill Ave
Leonel Garcia	Leonel Garcia	8540 Amaryll Ave
Chris Jones	[illegible]	6904 Golden Marigold Dr.
DAVID JONES	[illegible]	6904 GOTHIC MARIGOLD ST.
Jess Stewart	[illegible]	9432 White Ridge
DeVonta Jackson	[illegible]	8920 Attic Grace ave
Roxanne Minnick	[illegible]	9121 Umberland 89149
CAROL Kindler	[illegible]	9121 Umberlan 89149
SERGIO GARCIA	Sergio Garcia	9545 CABOT FALLS AVE LAS VEGAS NV 89149
RICHARD Webb	Richard Webb	6955 N Durango dr. North Las Vegas NV 89149
Javier Gallegos	[illegible]	6955 N Durango LV NV. 89149 Apr 30 94
Jeremy Kasnick	[illegible]	9303 Gilcrease Ave #1159 Las Vegas, NV. 89149
Joaquin H	Joaquin Hamon	6955 North Drugro Drive. 1050 89149

12A

Print Name	Signature	Address
Norm Stalzer	[signature]	10425 NU-WAV KAIV L.V. NV. 89124
Oscar Winthrop	[signature]	6839 Rohling BOULDER 89149
Phaedra Mixon	[signature]	9145 Echelon Pt Dr. #1017 LV NV 89149
Alfreda Evans	Alfreda Evans	6717 Bluebell Garden LV NV 89149
Tami Mowrey	[signature]	7820 Slendermint ct 89149
Brandee Renning	[signature]	7641 Morning Water St. LV, NV 89149
Misty Collett	Misty Collett	7630 Racel St. LV, NV. 89131
Dion Saddlen	Dion Saddlen	9148 Patrick Henry Ave 89149
India Kimberling	[signature]	9204 wild Peach ct 89149
Robert Gitlitz	[signature]	9745 Grand Teton #3092 LV NV 89166
Aaron Ribas	[signature]	9312 Thunderfalls ct LV NV 89149
Lanita Antonio	Lanita Antonio	6995 N. Durango dr. #2113 Las Vegas 89149
Terry Hamblet	[signature]	P.O. Box 34777 LV NV 89133

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Print Name	Signature	Address
Francisco Mendoza	[signature]	9473 Milkweed Canyon 89166
Betty Saguanpory	[signature]	9433 Grandview
JOHN COLLINS	[signature]	9712 SIENNA VALLEY AVE 89149
Jen Wallace	[signature]	9457 Solitude Canyon Las Vegas, NV 89149
Patrick Lee	[signature]	10635 Troy Mountain Ave Las Vegas, NV 89166
John Gallagher	[signature]	1708 Cabin Fever St LV NV 89149
Emogene Brathers	[signature]	1307 Stonehedge Ct. Ontario, CA 91762
John Drennen	[signature]	6879 Momentos LV NV 89149
Quint Zuhlke	[signature]	3874 E. Delling Crt LV, NV 89104
Judith Crenshaw	[signature]	7222 Regent Pond Las Vegas NV. 89166
DAN HACKELL	[signature]	7628 GARDEN ST LV, NV 89149
Chris Lawrence	[signature]	7216 Robins Roost St, Las Vegas NV. 89131
Ceil Nugent	[signature]	9473 Havasu Canyon LV. NV. 89166

13A

Print Name	Signature	Address
Ryan Wilson	[signature]	9323 Horseshoe Basin Ave Las Vegas, NV 89149
Ray Cooper	[signature]	5724 N Grand Canyon LV NV 89149
MARK RINK	[signature]	8290 W. SAHARA AVE LAS VEGAS NV 89149
WALTER Witter	[signature]	7852 Garden Rock 89149
Michele Ridout	Michele Ridout	Durango 3097 89149
Irene Tobiason	Irene Tob	6955 N Durango #1112 LV, NV 89149
Mark Sidman	[signature]	8625 Grand Pine 89143
Tamara Fleming	Tamara Fleming	8112 Cimarron Ridge DR LV NV 89128
David Schandt	[signature]	6955 N Durango ST LV NV 89149
Bobbi Tsatsa	B Tsatsa	6955 N. Durango LV NV 89149
Cindy Casiere	Cindy Casiere	6955 N. Durango LV NV 89149
[signature]	[signature]	6955 N Durango LV NV 89149
Glenda Legakes	Glenda Legakes	6955 Durango #1002 LV. NV. 89149

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Print Name	Signature	Address
DONITA PALMER	Donita Palmer	6955 DURANGO The Regent
Edward Lehman	[illegible]	9016 Spotted Trail Ave. 89149
Kelli Soles	Kelli Soles	9020 Donnella 89149
Vicktor Mitchell	Vicktor Mitchell	6955 Durango The Regent
Delnicro Wright	Delnicro Wright	3550 Paradise 89115
Brittney Mays	Brittney	3550 Paradise 89115
Brandy Massey	[illegible]	6955 N Durango The Regent
Robert Hayes	[illegible]	8005 [illegible] LV NV 89131
Marc Williams	[illegible]	Donoble lane L.N N.V 89131
Erica Jackson	Erica Jackson	89149 8556 Pinellia
Katherine Kinney	Katherine Kinney	6955 N Durango #2111 —
Milton Ham	Milton Ham	19255 S. Stirling Hill RD
Courtney LeFear	Courtney LeFear	6955 N. Durango LV, NV 89149

13A

Print Name	Signature	Address
FRED R PALILEO		6454 ALBINA CREEK ST LV, NV 89149
Michael Wheeler		6901 GOTHIC MARIGOLDS LAS VEGAS, NV.
GINA RUAD		9132 ALPINE GROVE AVE LAS VEGAS, NV. 89147
Jason Simpson		8745 Brian Christopher Ave Las Vegas NV 89149
Danny Mulan		8755 N. Durango #103 LV, NV 89149-6955
Crystal Wiley		9315 Avon Park LV NV 89149
Dorcas Gray		9321 Palermo Ranch LV NV 89030
Cheryl Williams		10124 S. Owens LV NV 89149
RYAN TAYLOR		7141 ANTIQUE OLIVE ST 89149
Cara Williams		8201 STEAMER CIR 89145
Coleman Harris		2116 Bachelor Court 89128
D. Payne		#3055 89149 6955 N DURANGO
Juan		1105 Tomasini ct 89002

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Print Name	Signature	Address
Tammi McCabe	Tammi McCabe	6809 Sweet Pecan St LV NV 89149
Ryan Harney	Ryan Harney	6955 N Durango. Lv NV 89149
Armando Flores	Armando Flores	6955 N. Durango
Tasha Washington	Tasha Washington	8153 Starling View Ct L.V. NV 89166
Benny K. Mahan	Benny Mahan	9232 longhornfall Ct. LV, NV 89149
Colby Smith	[illegible]	8919 mossy Hollow LV NV 89149
MANGEL	[illegible]	9241 LONGHORN FALLS LAS VEGAS 89149
Rick Corbus	[illegible]	6905 N Campbell Rd LL NV 89149
BOBBI CORBUS	Bobbi Corbus	6905 N. Campbell Rd. Las Vegas NV 89149
JASON BOWER	Jason Bower	6955 N. Durango #2091 Las Vegas, NV 89149
EJ McCabe	[illegible]	6809 Sweet Pecan
Jazlyn Gaspard	[illegible]	2951 Siena Heights Henderson, NV 89052
Brandy Davis	Brandy Davis	9100 Bushy Tail Ave LV NV 89149

12A

Print Name	Signature	Address
Tor Hanson	[signature]	6929 Chinn Rudge Ct Las Vegas, NV 89149
Clemente Polk	Clemente Polk	6929 Riget Apts. Las Vegas, NV. 81149
Aisha Mitchell	[signature]	9113 Craven Avenue Las Vegas, NV 89149
Darren Mitchell	[signature]	9113 Craven Avenue Las Vegas, NV 89149
Jason J Dow	[signature]	9144 Craven Ave. LV NV. 89149
Travas Henderson	Travas Henderson	9413 Sandy Reef Ave LV NV 89147
Keith Oyama	[signature]	10639 Foggy Glen Ave. LV NV 89135
Anna Mianna	[signature]	6955 Regent 20401.
Derek Shaves	[signature]	6955 N. Durango Dr.
Judd Melton	[signature]	7416 Fencerow St Las Vegas NV 89131
Houston Bradford	Houston Bradford	1307 W. Stonecrop Ontario, CA 91262
David Cassaro	[signature]	6875 Montoro St. Las Vegas NV 89149
Vinny Barni	[signature]	7409 Royal Crystal St Las Vegas NV 89149

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Print Name	Signature	Address
Kelli Gomez	Kelli Gomez	9056 Patrick Henry Ave LV NV
Rudy Zepeda	Rudy Zepeda	11812 agure ocean Ave LV NV. 89166
Dante Riley	[illegible]	3572. Tobel Springs
Tracy Stanley	[illegible]	7025 Knob Creek #103
Josh Hylton	Josh Hylton	9016 Patrick Henry ave.
Melissa Davis	Melissa Davis	9016 Patrick Henry ave.
Silvia Tiraada	S. Tiraado	6955 N Durango Dr 1078
Johnny Szewczyk	[illegible]	6643 Weeping Pine 89149
William Meligan	[illegible]	8250 N. GRAND CANYON DR UNIT 1051 LV, NV 89166
RYAN MASSEY	[illegible]	6955 N. Durango Dr Las vegas NV 89149
Hadiza Gines	[illegible]	6874 Relic St. lv, nv 89149.
Charon Williams	[illegible]	6955 N. Durango
Harold Sheppard	Harold Sheppard	11 same.

11A

Print Name	Signature	Address
EBONY POLLK	Ebony Pollk	6955 N. DURANGO LV NV 89149
NATHANIEL Hill	Nathaniel Hill	7873 Ellendale St. Las Vegas, NV 89149
Karen Ryan	Karen Ryan	6955 N. Durango 1115-212 Las Vegas, NV 89149
GREG FIDANCE	[illegible]	8912 Discovery Rock
Burk Boschetto	[illegible]	6855 DESERT ISLAND Las Vegas 89149
Tahirah Williams	[illegible]	6709 Kostner St LV NV 89149
MARK Williams	Martelius Williams	6709 Kostner St LV NV 89149
Tami Ruckdaschel	[illegible]	9145 Echelon Point RD. LV NV 89149
DWAINE Sanders	[illegible]	9303 Gilcrease AVE.
Steve Devany	[illegible]	7025 Knob Creek St #103. LV. 89149
[illegible]	Jaret Leadhu	7313 Dusty Cloud LV NV 89149
Paula Gifford	[illegible]	6905 Trace Hollow St. Las Vegas 89149
Roy Brooks	Roy Brooks	9615 HALEY LAS VEGAS, NV 89149

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Print Name	Signature	Address
Allyson Vela Cruz		9145 Echelon Point 1008 LV NV 89149
JACKIE TAYLOR		REGENT Apt 3302 6555 N. DURANGO DR
STEPHANIE BUTLER		7034 Riva Ridge LV NV 89149
Rod Chatfee		9303 Gilcrease Ave #1080 LV, NV 89149
Kendall Arden	Kendall Arden	9017 High Horizon LV NV 89149
Christy Map	Christy Map	9017 High Horizon LV NV 89149
Spencer Eaton	Spencer Eaton	8527 Mystique Ct, Las Vegas, NV. 89149
AARON MACK		9551 HAVASU CANYON AVE LV, NV 89178
Sharon Breaux		6812 Sweet Recon St LV NV 89149
Andre Williams	Andre Willia	6812 Sweet Recon st LV NV 89149
Joel Garcia		6864 Pipil LV NV 89166
Chris Hagood		9335 White Waterfall Ave Las Vegas, NV 89149
ANDREW HEMINWAY	A	6816 MYSTIC PLAINCK LV, NV, 89149.

11A

Print Name	Signature	Address
Maxine Harran	Maxine Harran	6840 Armistead LV NV 89149
J. Evans	[illegible]	9145 Ekhelon Point Dr LV, NV 89149
Scott McDonald	[illegible]	4141 HAZEIRIDGE VEGAS NV 89129
Shameka Anderson	[illegible]	↓
T. Bixby	[illegible]	9116 CRAVEN 89149
Heath Morzinski	Heath Morzinski	7633 Sonora view 89149
Peter Morrillo	[illegible]	7605 Seda CT LAS Vegas NV 89149
Lorenzo Derasmo	[illegible]	9745 Grand Teton Dr. #3009, 89166, Las Vegas
[illegible]	[illegible]	8414 W Farm Rd Las Vegas 89131
Cecilia Hernández	Cecilia Hdez	6180 Donal Nelson LV 89131
Travis Ayre	[illegible]	10151 W. Dorrel Lane 89166, LV.
[illegible]	[illegible]	8249 Brilliant Pompon pl.
Melina Jatzek	[illegible]	10219 Headrick Dr. Las Vegas 89166

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Print Name	Signature	Address
Jon Delgado		9145 Dorrell Ln. Las Vegas NV. 89149
Dawn Belisle		9145 Dorrell Ln Las Vegas NV 89149
Tamethius Beard		8916 Attic Grace Las Vegas 89149
Christine Karen		6667 Matisse Ave Las Vegas NV 89131
RAY DODGE		10732 KNICKERBOCKER AVE LV NV 89166
Jeff Groom		7175 N. Durango #250 L.V. NV. 89149
Mary Manda		10397 K Allen Ave Las Vegas Nev
Dustin Burton		9303 Gilcrease LV, NV 89149
Bryan Mosser		7106 Brighton Village LV, NV 89166
Chris Benites		9425 Santana Siesta LV NV 89166
Krista Benites		9425 Santan Siesta LV NV 89166
Ron Parrish		6955-N Durango 208
MATT MOODY		9325 Harbor Stream Las Vegas NV 89149

11A

Print Name	Signature	Address
Lorna Dunaway	[illegible]	Regent Regent 6955 N Durango Yes
Richard Dunaway	[illegible]	Las Vegas Nv 89149
~~Jeffery Brown~~	J. Brown	Regent 89143
Wendell Lucas	[illegible]	7528 cliff Peaks Las Vegas NV 89149
Timothius Beard	[illegible]	8916 ATTIC Grace Ave Las Vegas 89149
William Rossol	William Rossol	6842 Relic st. LV. NV. 89149
Martin Ramos	[illegible]	6955 N. Durango Regents #1107 Las Vegas, NV. 89149
Jennifer Lindsey	[illegible]	6955 N. Durango Regents #1107 Las Vegas NV. 89149
Joseph De la Cruz	[illegible]	6955 N. Durango #1107 Las Vegas, NV. 89149.
José Campos	José Campos	1401 N Lamb AT PT 175 las vegas nv 89110
Efrain S Rodriguez	Efrain S Rodriguez	2234 Crawford St. Apt. 5 Nor las vegas NV. 89030
Marcus Winn	[illegible]	8401. W. Charleston Zip 89117
JOANNE, DAN FILIPPONE	Joanne Filippone	REGENT 6955 N. DURANGO DR. APT 2038

10A

Print Name	Signature	Address
JEREMY BRONSTEIN	Jeremy Bronstein	9303 Gilcrease AVE LAS VEGAS 89149
PATTY SHOGREN	Patty Shogren	4820 Grey Wolf #101 Las Vegas, NV 89149
Mike LaCasse Nick Foi	Nicholas Foi	9124 Clover Ave LV NV 89149 6955 N Durango Dr #1071 LV NV 89149
ROBERT KINAW	Robert L. Kinlaw	9303 GILCREASE AVE UNIT 1215 L. V. NEV 89149
VONSHEILA Reed	Von Sheila Reed	6955 N Durango Las Vegas NV. 2059
MEGAN DIAMOND	Megan D	9745 Grand Teton Dr Las Vegas NV 89166
JUAN FOTO		1477 S. KENTWELL APT 93 S.B. C.A 92324
HELEN ROJAS		3660 TEAK HOLLOW CT LAS VEGAS, NV 89147
Teresa MAYS		6955 N. Durango Dr. unit 1048 Las Vegas, NV 89149
Hugo Morales		7340 Misty Glow Point
Tammy Brown		9182 Dorrell LV NV 89129
Paul Reynolds		6648 Tropicaire St
Ed Doyle		7216 Silver Valley St LV NV 89149

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Print Name	Signature	Address
Chris Graham	[signature]	7412 Beguiling CT Las Vegas NV 89149
CSILLA PENTEK	[signature]	9745 GRAND TETON LV, NV 89166
SCOTT BOUTIN	[signature]	7065 Knob Creek ST 161 Las Vegas NV, 89149
[signature]	[signature]	2837 Lovely Ring.
William E Dante JR	[signature]	9325 HAMPSTEAD Hills Las Vegas NV 89149
Willie Foreman	[signature]	8359 Tamar Sage Ct Las Vegas 89149
Anthony Windom	[signature]	9016 DORRELL LN Las Vegas Nv 89149
Anthony Realmuto	[signature]	6955 N Durango Las Vegas 89149 #1057 Regent Apt
Courtney DelValle	[signature]	6955 N Durango Las Vegas Nevada
Jacci Taylor	[signature]	6955 N Durango Dr Unit 3030 LV NV 89149
VIVIAN CATAO	[signature]	2375 E Tropicana Ave 8 L 183 Las Vegas, NV 89119
Joel Bello	[signature]	9057 Captivating AVE Las Vegas NV 89149
Karsha Fox	[signature]	9128 Craven Ave Las Vegas NV 89149

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Print Name	Signature	Address
Cindy Nunn	Cindy Nunn	79207 Farralon Ridge Ct. LV NV 89149
STACIA MEHL	[illegible]	7621 Fabled Filigree S LAS VEGAS, NV 89149
Sheila Leech	[illegible]	9936 Sharp Ridge Las Vegas NV 89149
Thomas Surman	[illegible]	9145 Echelon Pt. Dr. #2078 Las Vegas NV 89149
ROBERT & MACIE COREY	[illegible] Macie Corey	6955 N. DURANGO DR 3101 LAS VEGAS, NV 89149
CAZY MARSHALL	[illegible]	9132 CRAVEN AVE 89149
Anthony Farrar	[illegible]	6958 N. Durango 3876 89149
Steven Grizzell	[illegible]	7837 DRY DUST ct. 89149
REYES, A	[illegible]	3724 CRESCENT canyon st.
Chason Hellman	[illegible]	9324 - Mountain Rise Ave.
TIFFANY SAMUEL	[illegible]	7148 FOREST FROST ST LV, NV 89149 (702) 234-3292
Lisa Estep	[illegible]	8909 Trucking Springs LV NV 89149
Brett Davis	[illegible]	6905 Campbell LV NV 89149

13A

Print Name	Signature	Address
Joanna Stock	Joanna Stock	9136 Spirit Canyon Las Vegas NV 89149
Kevin Konie	Kevin N. Konie	7119 Noble Range St Las Vegas NV 89149
Paul Hiles	Paul Hiles	6955 Regent 89149
Kristine Mazintas	K. Mazintas	8941 David Allen Ct LV, NV 89149
Jin Hee Moss	Jr. Moss	1620 Palmal Way LV NV 89128
Crystal Alcantara	Crystal Alcantara	7400 Cedargula Las Vegas, NV 89131
Brad Gomez	B. Gomez	9056 Patrick Henry Ave Las Vegas 89149
Donna Petts	[illegible]	848 N. Rainbow blvd #106 Las Vegas, NV 89107
Daniel Downes	[illegible]	4952 Grey Mesa Las Vegas, NV 89149
Aaron McDial	[illegible]	9119 Willowbridge 89149
Dave Frankl	[illegible]	7609 Duct Springs St LV NV 89149
Joni Urie	Joni Urie	9382 Olympia Falls LV, NV 89149
Mike Urie	Mike Urie	9382 Olympia Falls LV, NV, 89149

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Print Name	Signature	Address
CHRIS SCHAEFER	[signature]	7837 MONTOUR FALLS 89149
Alyson Williams	[signature]	10938 Florence Hills LV NV 89149
Christine Williams	[signature]	6955 N Durango Dr. Ste 1115-217 Las Vegas, NV 89149
James Lassiter	[signature]	9543 Sunshade CT 89147
Sheree Lassiter	[signature]	9543 Sunshade CT 89147
Michael Forage	[signature]	10324 High Bridge CT LAS VEGAS NV 89166
MARK Postley	[signature]	9854 Gold Cake Cv 89149
Brett Coffers	[signature]	7717 Granberg Ct. LV, NV 89131
John Flinn	[signature]	8980 High Horizon Las Vegas, NV 89149
[signature] Ton LaBranch	[signature]	9145 Echelon Point Dr. 1055 Las Vegas, NV 89149
Allen Herle	[signature]	7024 Caribou Ridge St #102 LV NV 89149
Renee Bernier	[signature]	7024 Caribou Ridge St #102 LV NV 89149
~~Allen Herle~~	[signature]	
Nicole Horwitz	[signature]	7824 Territorial St LV NV 89149.

12A

Print Name	Signature	Address
Erik W Roberts	[signature]	6955 N Durango Drive LV NV 89149
Lydia Lundberg	[signature]	9473 Havasu Canyon LV, NV 89146
Anthony Rogers	[signature]	8939 Mossy Hollow LV NV 89149
Tanishe Brookter	Tanishe Brookter	9303 Gilcrease LV, NV 89149
Duncan Rolice	[signature]	3220 Villa Pisani LV NV 89031
Curtis Ficarrotta	[signature]	9317 Palmer House Ave. Las Vegas NV 89149
Chris Higgins	[signature]	7652 Fabled Firigree 89149
Brandon Dial	[signature]	6955 N Durango #2015 89149
Anthony Abuan	[signature]	6955 N. Durango #1110 89149
Jeff Vandever	[signature]	8500 N. Grand Canyon R. Las Vegas NV. 89166
Noelani Westall	Noelani Westall	8912 Sheep Ranch Ct. Las Vegas, NV 89143
Leisa Glans	[signature]	8557 Alocasia Ct. LV, NV 89149
Gary Mathews	[signature]	3906 Tower Dr 89101

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MAR 22 2010

13A

Print Name	Signature	Address
Sal Vereen	[signature]	7628 Tiny Tortoise St. 89149
Elliott Chase Frobs	[signature]	9353 Cranesbill Ct
Joshua T Hylton	[signature]	9016 Patrick Henary ave 89149
Dianna Donovan	[signature]	8993 Old River Ave L.V. NV 89149
Marcus Carter	[signature]	6955 N. Durango Apt. 2059 89149
Dayma Bonilla	[signature]	6955 N. Durango Apt 2047 89149
Elaine Harmon	[signature]	6955 N. Durango Dr Unit 1060
TOM Hagan	[signature]	6955 N. DURANGO DR. Apt 1036 89149
KARON BROWN	[signature]	6955 N. DURANGO DR. Apt 1088 89149
Jonaz Taduran	[signature]	6955 N. Durango Dr. Apt 2075
HEATHER RAMBERG	[signature]	6930 Relic St. LV NV 89149
[signature]	[signature]	7342 Tanglewood 89166
Alina Felish	[signature]	7140 Jensen St 89149

13A

Print Name	Signature	Address
HARRY RENNER	Harry Renner	6656 BILTMORE PLAZA 89149
Jeff. Lodwick		9145 Echelon Pto 89149
Tom Catricalait		7613 Tiny Tortoise CASVegas nv 89149
JOSH NEMEROW		7204 BLUESHIRE CT LV, NV 89149
TOM DAPPEN	Tom Dappen	6955 N DURANGO D.R. # 1037 89149
Mary Lopez	Mary Lopez	7859 ASKEW 89166
Kathy Sutton		2423 Grande Vista ave. Oakland CA 94601
MORGAN KOSNOSKY		8109 PANDOR ST LV, NV 89131
Joshua Hatfield	Joshua Hatfield	8451 Quarantine Ave LV NV 89149
Chris weld		8129 Tilkani Dr LV NV 89166
Nicholas Taraborrelli	N.J.	6912 Gothic Marigold ST LV NV 89166
CARLA PIETROCANO	Carla Pietrocano	9012 DORRELL L.V. 89149
Jameel. JOHNSON	Jameel Johnson	7185 S. CAMPBELL

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13A

Print Name	Signature	Address
Billy Griffith	[illegible]	9117 CRANE AVE. L.V., NEV. 89149
Ashley Martin	[illegible]	1150 Durango Dr 89130
Melissa Meyer	Melissa M.	6955 N. Durango dr. Apt#3100
Diana Kopanos	[illegible]	7128 Antique Olive L.V N.V 89149
Lissa Ofelso	[illegible]	9060 Entrancing LV. 89149
Rafael Villareal	[illegible]	1900 E. Tropicana Ave LV 89119
Jacob Hughes	[illegible]	6816 Armistead St. LV 89149
James McKern	[illegible]	6816 Armistead st 89149
Calder Kurcz	[illegible]	6955 N. Durango 89149
Jesus V	Jesus V	1001 INTERLUDE
KAREN WARREN	Karen Warren	9303 Gilcrease Ave #1213 89149
HAZEL GONZALES	[illegible]	9303 Horseshoe Basin Ave 89149
Laura Miller	[illegible]	8272 Brilliant Pompon Pl LV NV 89166

12A

Print Name	Signature	Address
Leonard Whiteside	L Whiteside	8272 Brilliant Pompon PL Las Vegas NV 89166
Sahar Korkees	Sahar Korkees	8064 Starling View Court Las Vegas NV 89166
Tom Pender		8993 Dorrell LN LV, NV 89149
Randy Berry		9303 Gilcrease LV NV 89149
DeAndre Baker		"
Ray Zeree		
Ziad Elias		
Sandra Vanderford		6955 N Durango LN NV 89149
Lachelle Fortune		8924 Jennifer Ann 89149

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MAR 22 2010

6A

Print Name	Signature	Address
Lorraine Thomas		
Camille Ealy		6829 N. Campbell Ave
Kevin Milgram		6541 Macdoogle St.
Nancy McMahan		6705 Blueberry Garden
Karen Meissner		7555 Hickam Ave L.V. 89129
Kyle Fleming		2300 Rock Springs
Sue Kubiak		9303 Gil Ave
Ed Kolesh		10553 Laurelwood Lake Ave
Stacy Henderson		8925 Jamie Lee 89149
Mahmud Ahmad		10736 Arsdale
Chris Meier		316 Harbor Gulf Ct
Shawn Robinson		3305 Morning Wind
David Lee		7820 Golden Talon

12A

Print Name	Signature	Address
Horvorish Collins	[illegible]	8932 David Allen Ct
Romey Lea	Romey Lea	8931 Appleton
Kent Henry	Kent Henry	8943

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2A

City of Las Vegas Agenda Item No.: **21.**

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

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

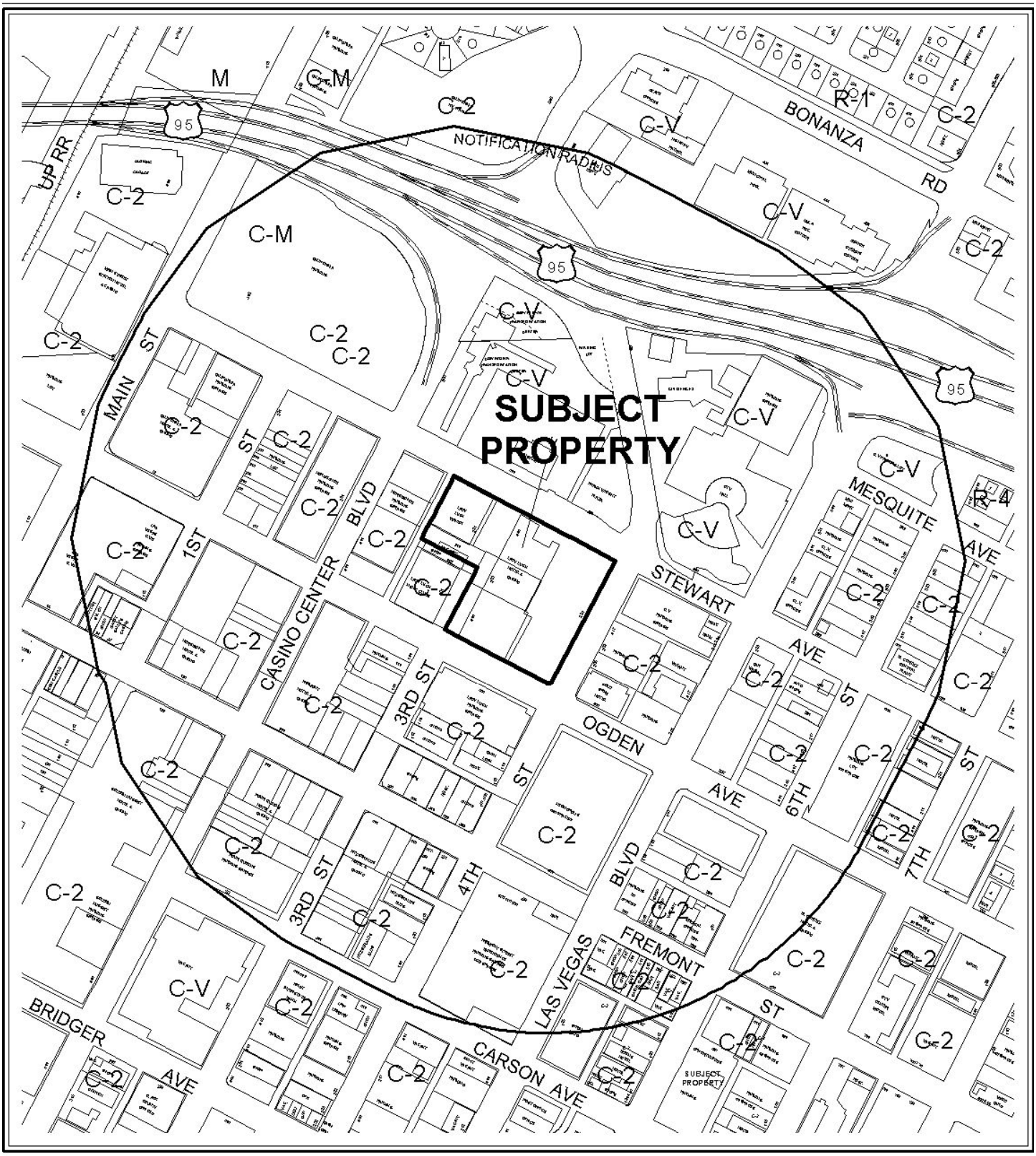
SUBJECT:
ABEYANCE - SDR-37946 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - Request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE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

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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



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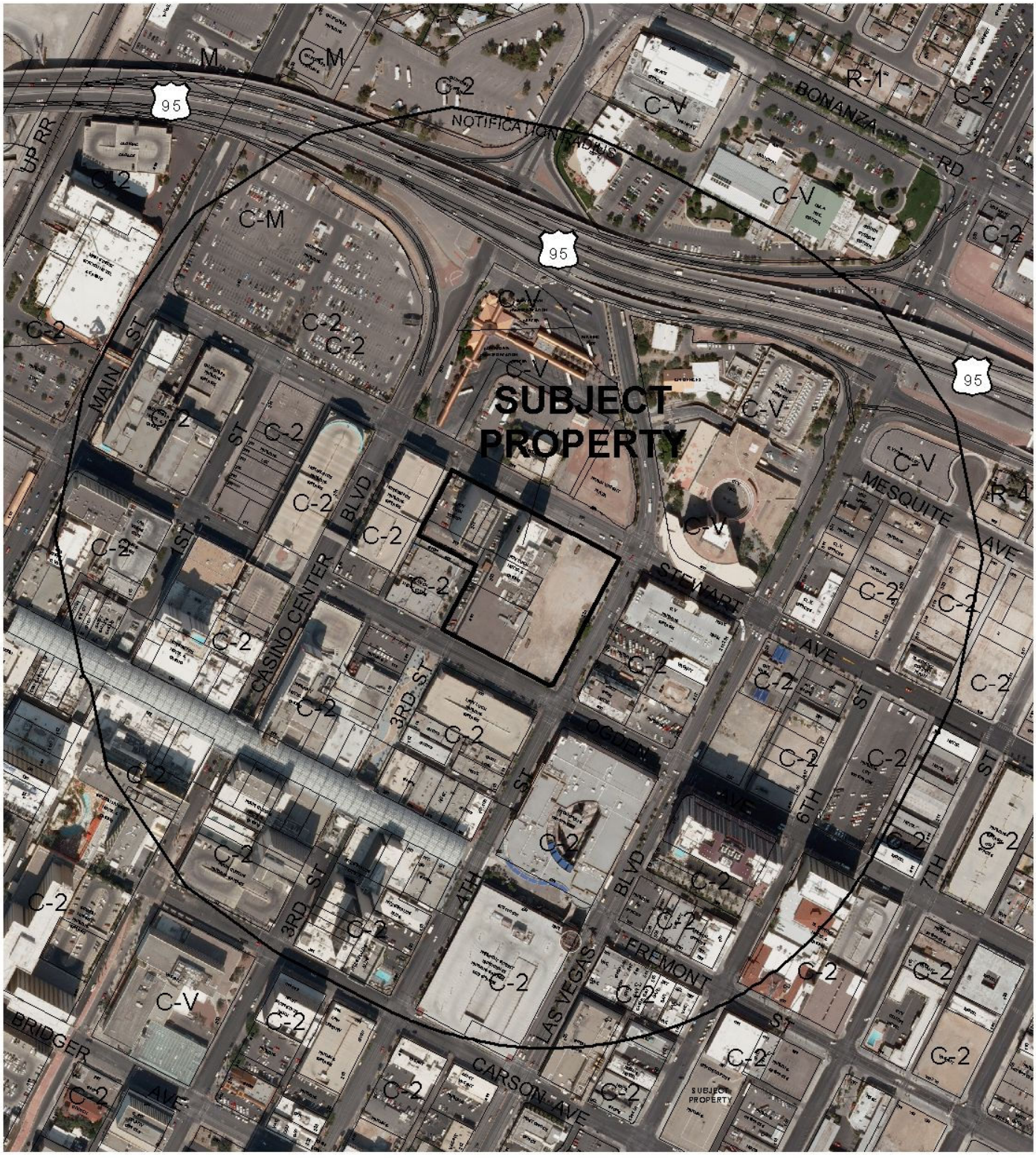
CASE: **SDR-37946**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SDR-37946**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-514-008

Name of Property Owner: 221 North 3rd Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ NP

Print Name: Nicholas V. Morosoff

Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

12th (Date) day of April (Month), 20 10 (Year), by

(1) Nicholas V. Morosoff (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature Denise del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

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OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: April 12th, 2010 Number of Pages: 1

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-510-019 & 139-34-514-009

Name of Property Owner: 220 North 4th Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Nicholas V. Morosoff
Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

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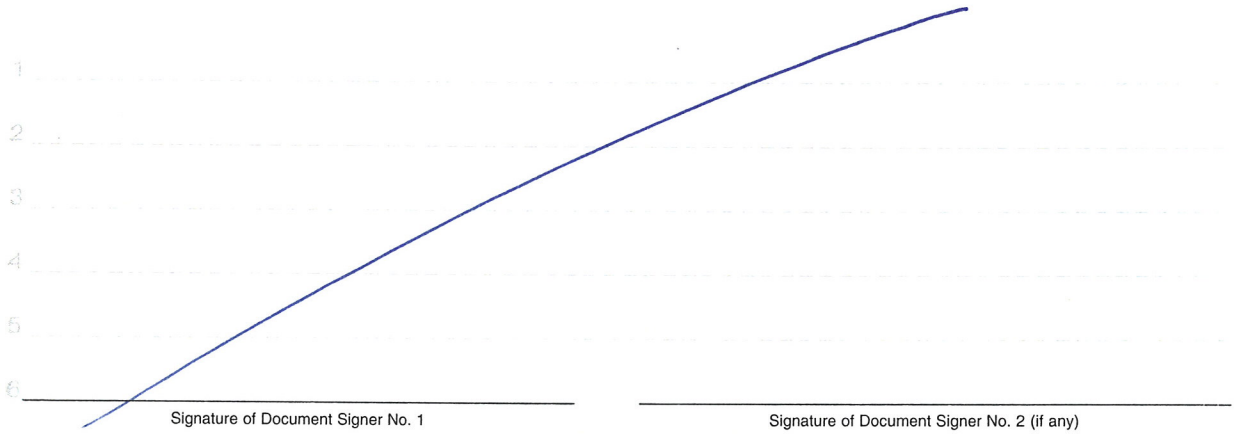

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of April, 2010, by

(1) Nicholas V. Morosoff,
Name of Signer

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

(and

(2) _____,
Name of Signer

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

Signature Denise Del Rey
Signature of Notary Public

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-501-009 & 010

Name of Property Owner: 201 North 3rd Street LV, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Nicholas V. Morosoff
Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20

_____

Notary Public in and for said County and State

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Date Month Year

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(and

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Signature of Notary Public

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Commission # 1843679
Notary Public - California
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37946** APN: 139-34-514-007

Name of Property Owner: CIM/LL Las Vegas, LLC

Name of Applicant: Resort Gaming Group, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____ NVF

Print Name: Nicholas V. Morosoff
Secretary of Property Owner

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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County of Los Angeles

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Signature of Notary Public

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 206 N. 3rd Street

Project Name Lady Luck **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

General Plan: existing yes proposed ____ **Zoning:** existing yes proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER CIM/LL Las Vegas, LLC **Contact** Jeff Rosen

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address jrosen@cimgroup.com

APPLICANT Resort Gaming Group, LLC **Contact** Todd Kessler

Address 206 N. 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* ____

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

Print Name Nicholas J. Manoff Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08 "Refer to attached for Notary"

FOR DEPARTMENT USE ONLY

Case #	SDR-37946
Meeting Date:	05/27/10
Total Fee:	$1030.00
Date Received:*	04/13/10
Received By:	

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

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State of California

County of Los Angeles

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Name of Signer

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

(and

(2) _____,
Name of Signer

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

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013

Signature Denise del Rey
Signature of Notary Public

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Title or Type of Document: application / Petition Form

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 206 N. 3rd Street

Project Name Lady Luck **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-501-009 & 010 **Ward #** 5

General Plan: existing yes proposed ____ **Zoning:** existing yes proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 201 North 3rd Street LV, LLC **Contact** Jeff Rosen

Address 6922 Hollywood Blvd 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address jrosen@cimgroup.com

APPLICANT Resort Gaming Group, LLC **Contact** Todd Kessler

Address 206 N 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* [signature] ACP

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

Print Name Nicholas V. Horosoff Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

Notary Public in and for said County and State

Revised 10/27/08 "Refer to attached for Notary"

FOR DEPARTMENT USE ONLY

Case #	SDR-37946
Meeting Date:	05/27/10
Total Fee:	$ 1030.00
Date Received:*	04/13/10
Received By:	C.D. Vale

*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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Name of Signer

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

(and

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

Signature Denise del Rey
Signature of Notary Public

DENISE DEL REY
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Los Angeles County
My Comm. Expires Apr 9, 2013

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 206 N. 3rd Street

Project Name Lady Luck **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-510-019 & 139-34-514-009 **Ward #** 5

General Plan: existing yes proposed ____ **Zoning:** existing yes proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 North 4th Street LV, LLC **Contact** Jeff Rosen

Address 6922 Hollywood Blvd 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address jrosen@cimgroup.com

APPLICANT Resort Gaming Group, LLC **Contact** Todd Kessler

Address 206 N 3rd St **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* ____

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

Print Name Nicholas V. Horrocks Secretary of Property Owner

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08 "Refer to attached for Notary"

FOR DEPARTMENT USE ONLY

Case #	SDR-37946
Meeting Date:	05/27/10
Total Fee:	$1030.00
Date Received:*	04/13/10
Received By:	C.V.

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

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1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013
NNA14

DENISE DEL REY
Commission # 1843679
Notary Public - California
Los Angeles County
My Comm. Expires Apr 9, 2013
NNA14

Subscribed and sworn to (or affirmed) before me on this 12th (Date) day of April (Month), 20 10 (Year), by

(1) Nicholas V. Morosoff (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature Denise del Rey
Signature of Notary Public

Place Notary Seal Above

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Document Date: April 12th, 2010 Number of Pages: 1

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 206 N. 3rd Street

Project Name Lady Luck **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER 221 North 3rd Street LV, LLC **Contact** Jeff Rosen

Address 6922 Hollywood Blvd 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

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

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

E-mail Address _____

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This _____ day of _____, 20 _____.

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Notary Public in and for said County and State

"Refer to attached for Notary"

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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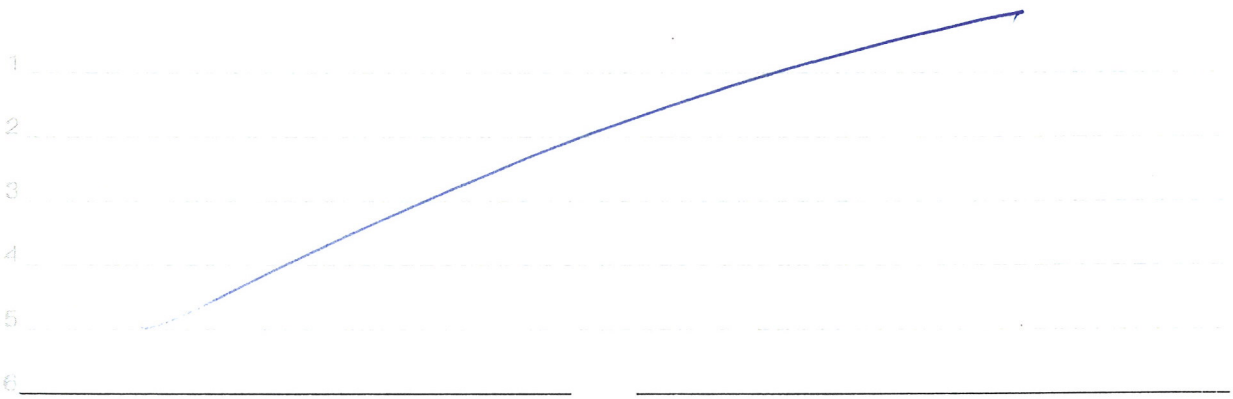

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County of Los Angeles

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(and

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Signature Denise del Rey

Signature of Notary Public

DENISE DEL REY
Commission # 1843679
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Los Angeles County
My Comm. Expires Apr 9, 2013

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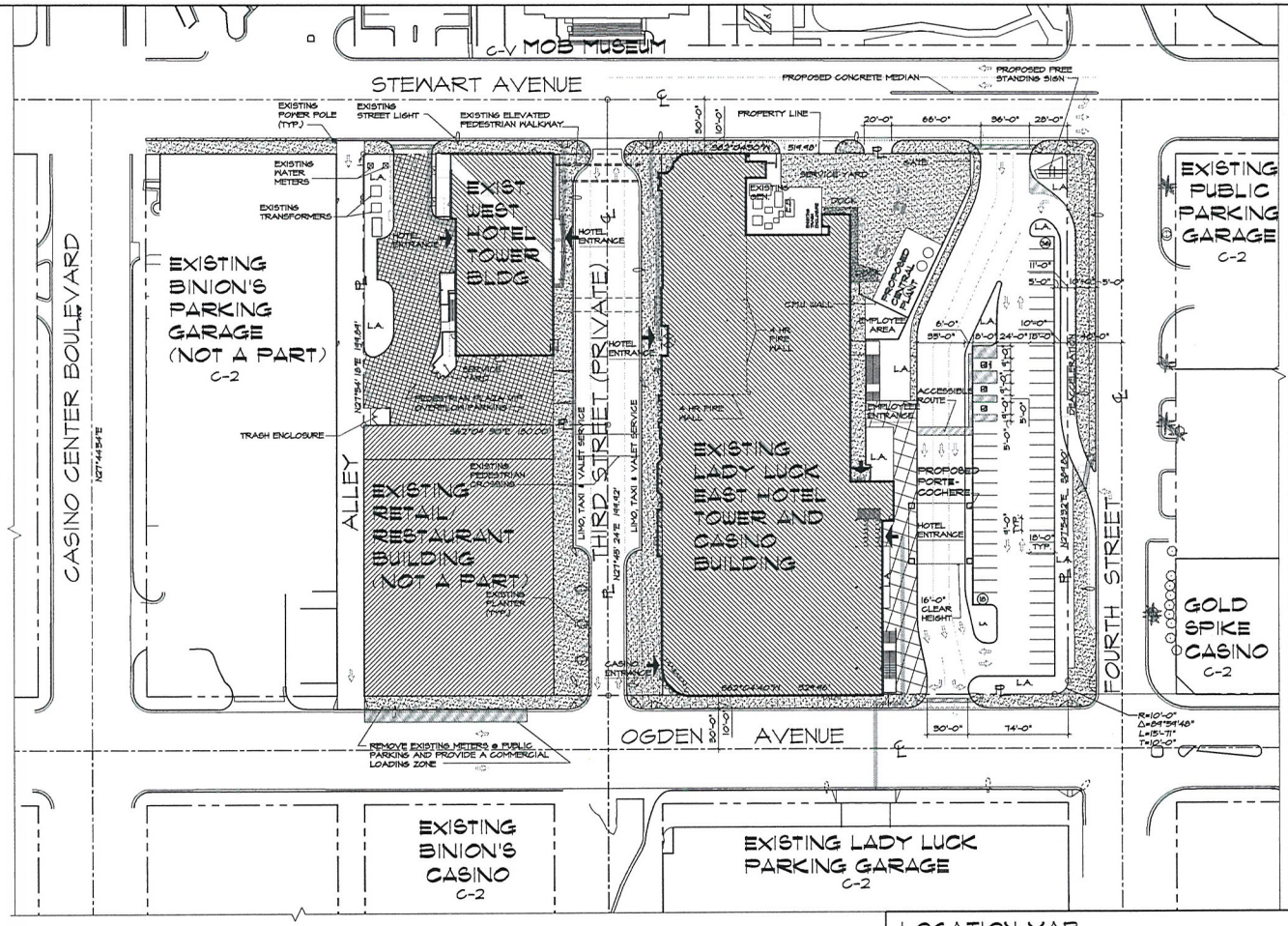


CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

PROJECT DATA:

ASSESSORS PARCEL NUMBER(S):	139-34-514-009 139-34-514-008 139-34-514-007 139-34-510-015 139-34-501-009
ACTION REFERENCE NUMBER(S):	-
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	3.84 ACRES/ 171,888 SQ. FT.

BUILDING AREA:
EXISTING EAST TOWER AREA:

BASEMENT:	8,744 SQ. FT.
1ST FLOOR:	55,004 SQ. FT.
2ND FLOOR:	40,451 SQ. FT.
3RD FLOOR:	42,125 SQ. FT.
4TH THROUGH 17 TH FLOOR: (11,672 SQ. FT. X 13) =	143,936 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	260,860 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1,120 SQ. FT.

BUILDING AREA:
EXISTING WEST TOWER AREA:

BASEMENT:	9,847 SQ. FT.
1ST FLOOR:	11,202 SQ. FT.
2ND FLOOR:	10,496 SQ. FT.
3RD FLOOR:	9,454 SQ. FT.
4TH THROUGH 25TH FLOOR: (9,454 SQ. FT. X 21) =	198,534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239,533 SQ. FT.
TOTAL BUILDING AREA:	501,513 SQ. FT.
FLOOR AREA RATIO :	2.92

EAST TOWER:

BUILDING HEIGHT:	168'-0"
NUMBER OF STORIES:	17 W/ BASEMENT

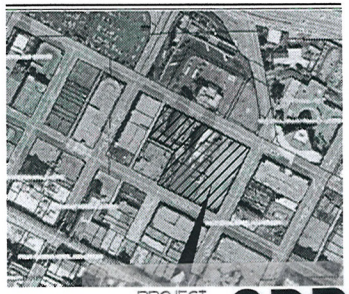
WEST TOWER:

BUILDING HEIGHT:	237'-0"
NUMBER OF STORIES:	25 W/ BASEMENT

PARKING ANALYSIS:

PARKING RECOMMENDED: LESS GUEST ROOM (634 X 1) =	634 SPACES
EXISTING PARKING GARAGE:	445 SPACES
PROPOSED SURFACE PARKING:	54 SPACES
ACCESSIBLE PARKING PROVIDED: (INCLUDING ONE VAN & TWO ACCESSIBLE):	
TOTAL PARKING PROVIDED:	499 SPACES

LOCATION MAP:



VICINITY MAP



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f 415.397.5234
2022 Second Avenue
Seattle, California 94965
www.hfai-pdc.com

project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title :
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates :

drawn by : KKG/MB/PT/AK
checked by : RCG
project no. : 09-150
revisions : 5-4-2010

sheet no. AS1.01
of sheets

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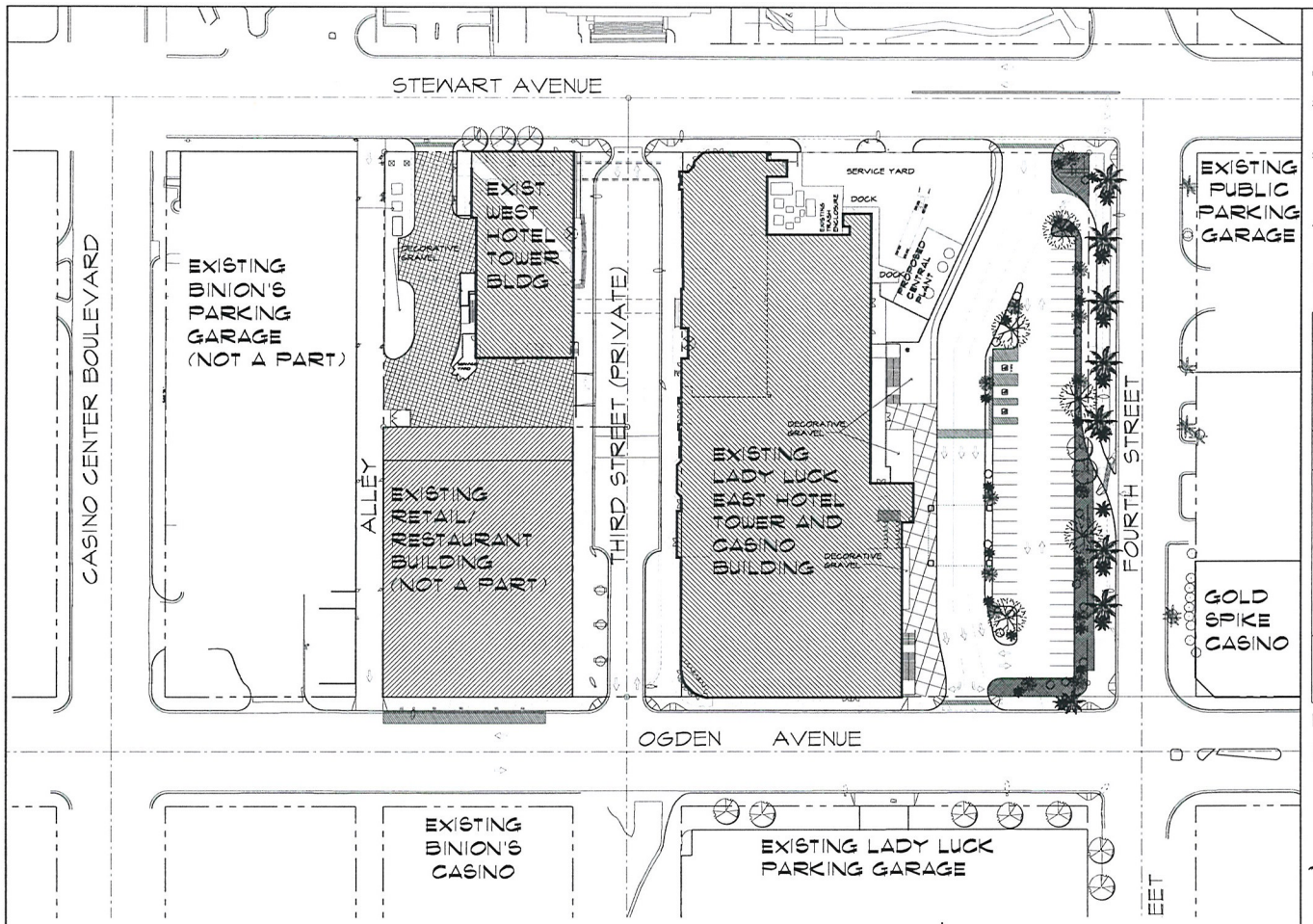

CONCEPTUAL LANDSCAPE PLAN

1" = 20'-0"

NORTH

VICINITY MAP



NORTH

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

PROPOSED LANDSCAPE LEGEND

TREES SYM.	SIZE	QU	BOTANICAL NAME	COMMON NAME
	24" BOX	5	CERATONIA SILIQUA	CAROB TREE
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	15	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	15	RAPHIOLEPIS INDICA	INDIAN HAWTHORN
	5 GAL.	15	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY

EXISTING LANDSCAPE LEGEND

EXISTING OAK TREE TO REMAIN

EXISTING MEXICAN FAN PALMS TO REMAIN

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4,054 SQ. FT.

DENOTES BUFFER AREA

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project title:
Lady Luck
RENOVATION / EXPANSION
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PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title:
CONCEPTUAL LANDSCAPE PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: KK/GM/SP/AK
checked by: RCG
project no.: 09-150
revisions:
5-4-2010

sheet no.: AL1.01
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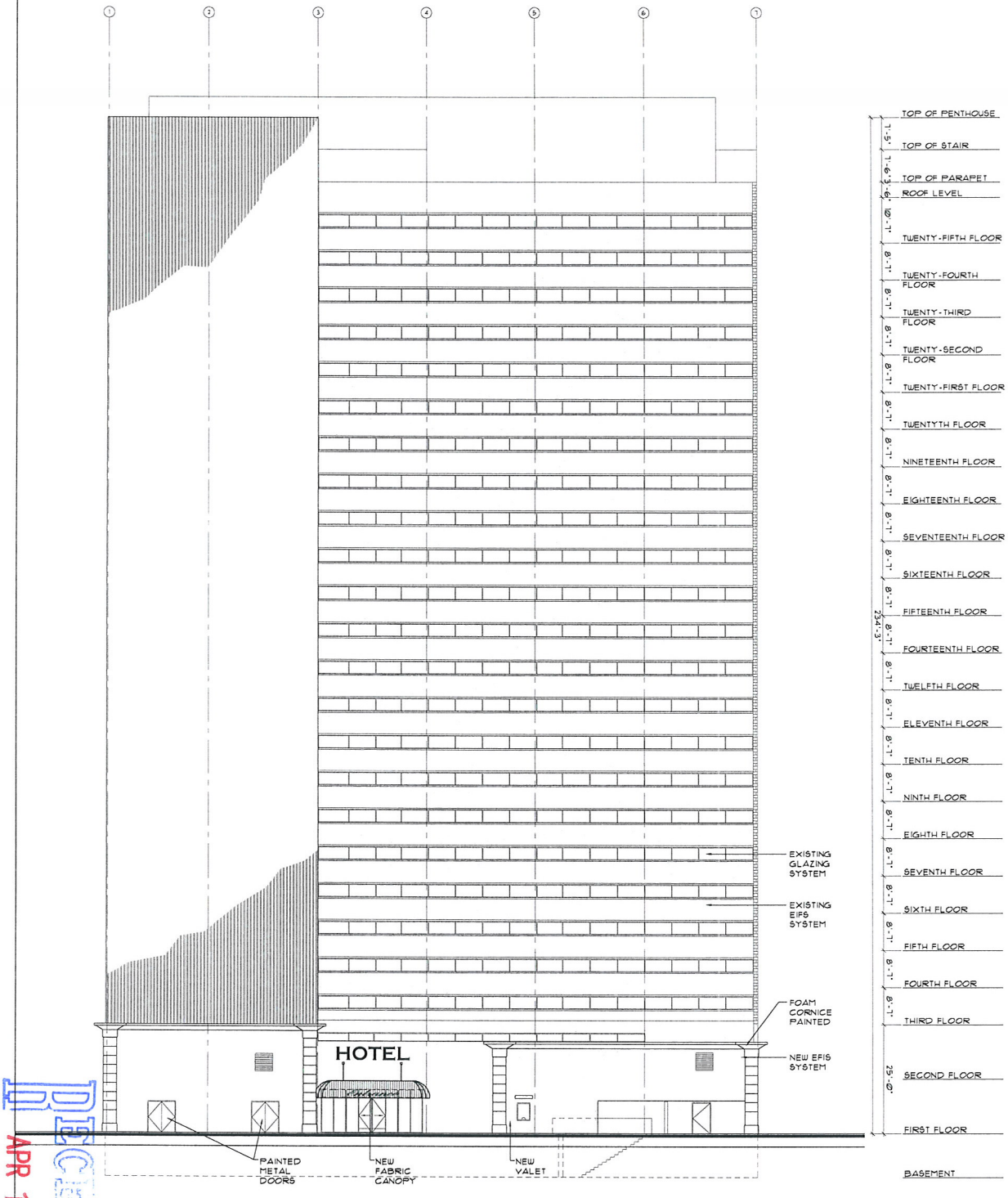

1 A6.02 WEST ELEVATION

SCALE: 3/32"=1'-Ø"

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PLANNING & DEVELOPMENT

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sheet no. A6.02 of sheets

issue dates: 4-9-2010

drawn by: KG/JT/SP/TT/AK

checked by: MCG

project no.: 0809

revisions:

sheet title: WEST TOWER - WEST EXTERIOR ELEVATIONS LAND USE SUBMITTAL

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NOT FOR CONSTRUCTION
4-9-2010

project title: Lady Luck RENOVATION / EXPANSION
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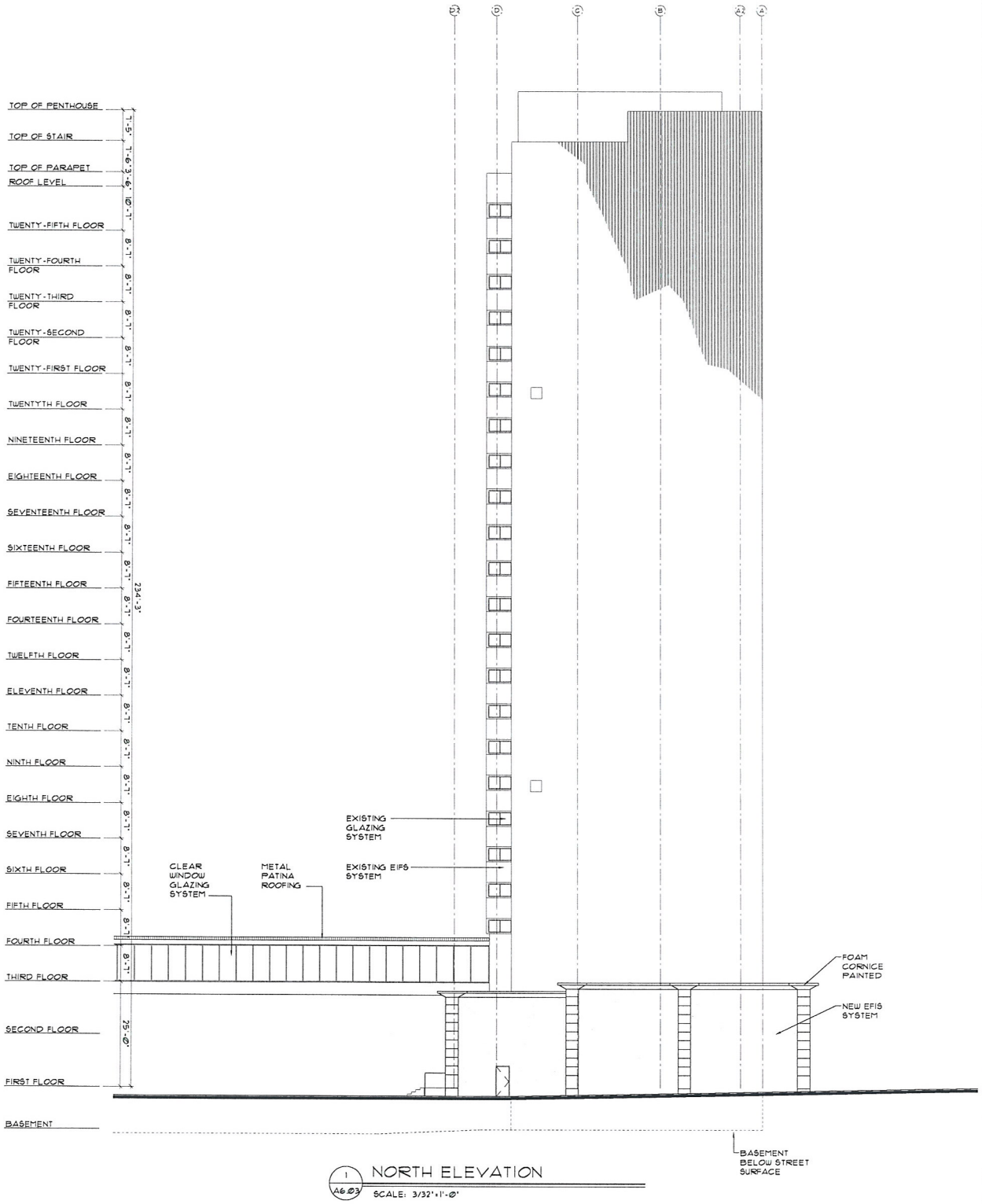

1 / A6.03 NORTH ELEVATION

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sheet no. A6.03

issue dates:

drawn by: KKG/MS/PT/AK

checked by: KKG

project no.: 09-36

revisions:

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4-8-2010

project title: Lady Luck RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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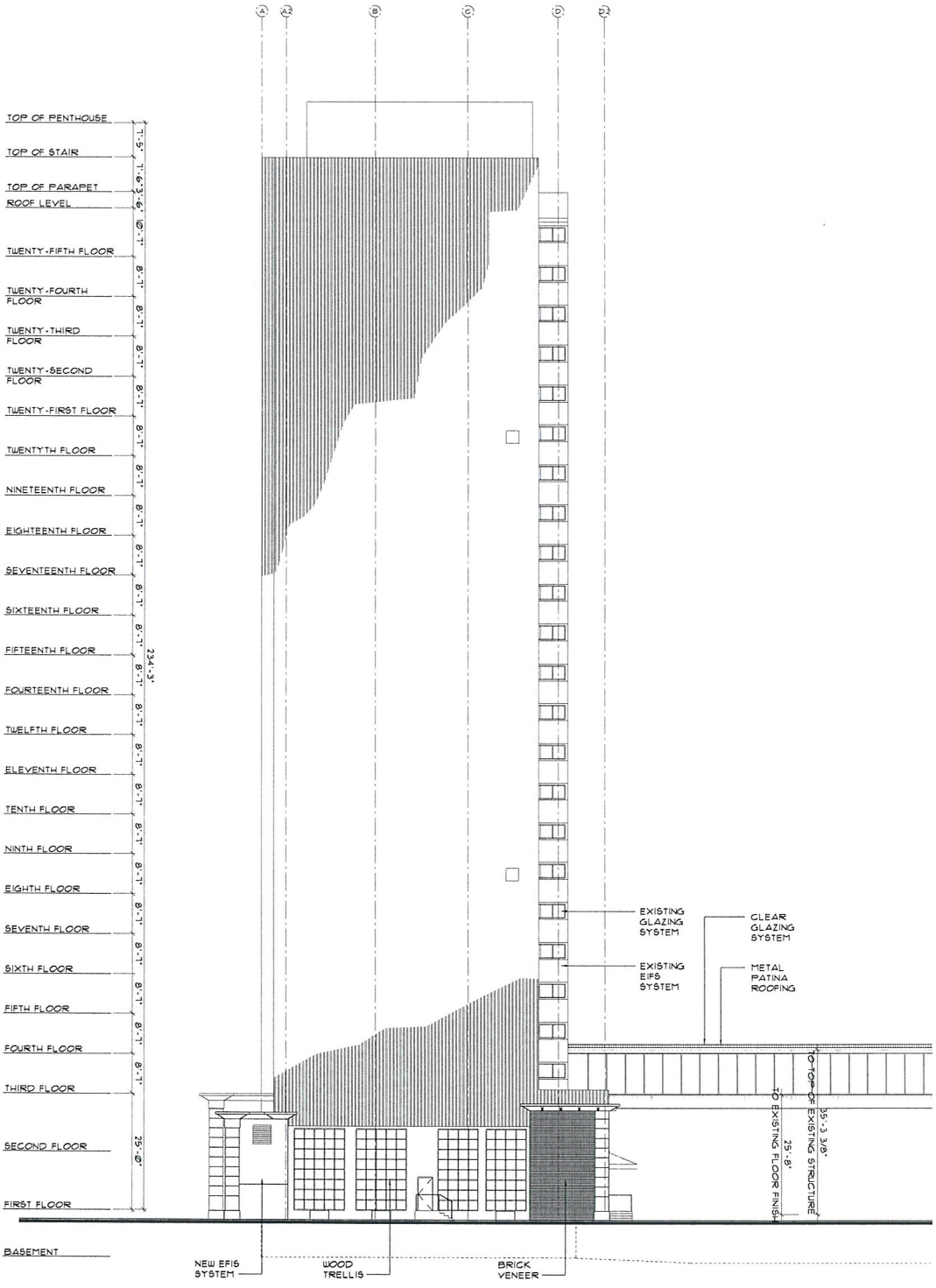

1 A6.04 SOUTH ELEVATION
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of
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issue dates:
drawn by: KKG/MSH/TT/AK
checked by: RCG
project no.: 09.150
revisions:

sheet title:
WEST TOWER - SOUTH EXTERIOR ELEVATION

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NOT FOR CONSTRUCTION
4-9-2010

project title:
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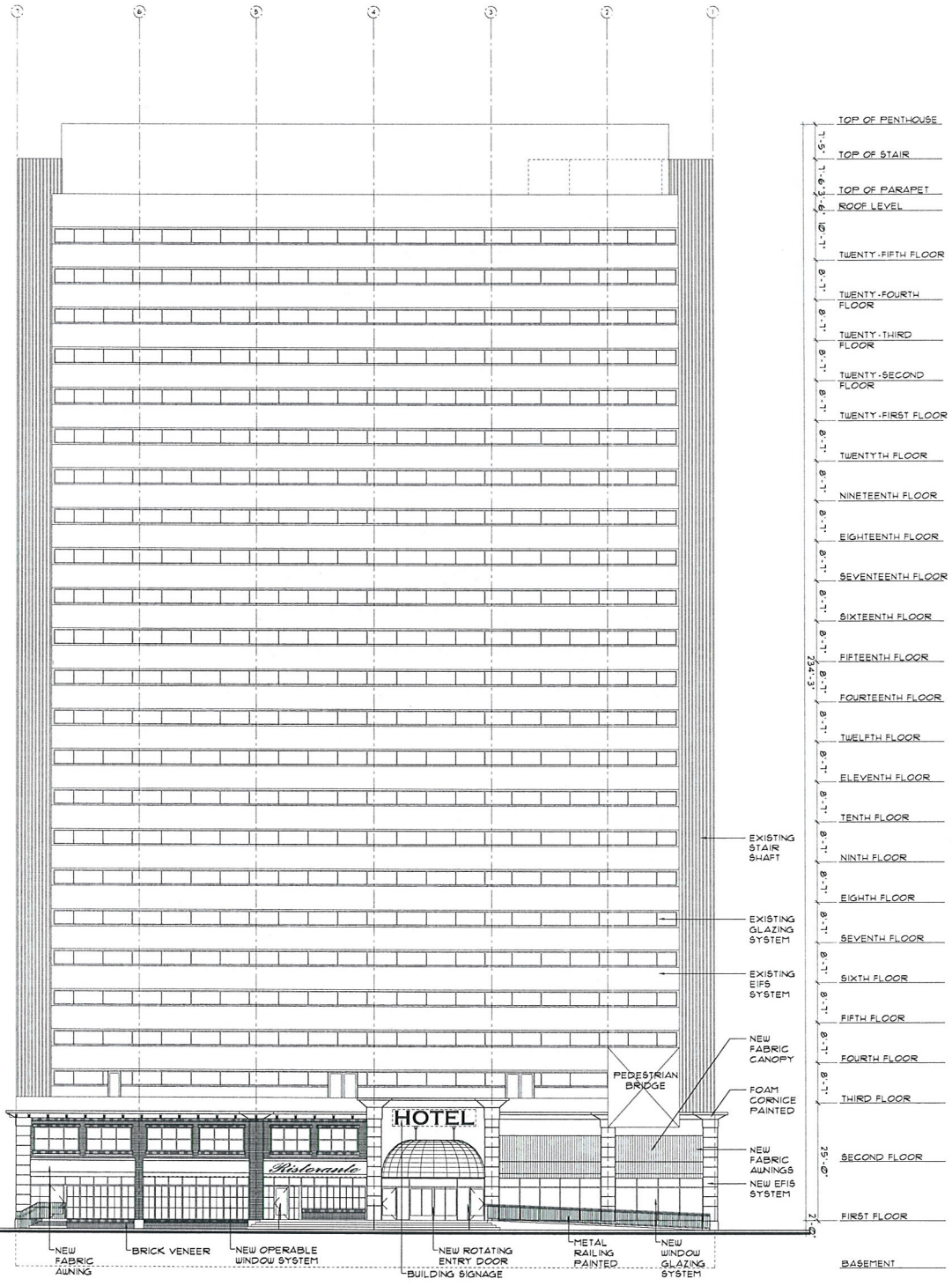

1 A6.01 EAST ELEVATION

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drawn by: KKG/PS/PT/AK

checked by: RCG

project no.: 09-150

revisions:

sheet title:
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EXTERIOR ELEVATION
LAND USE SUBMITTAL

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4-9-2010

project title:
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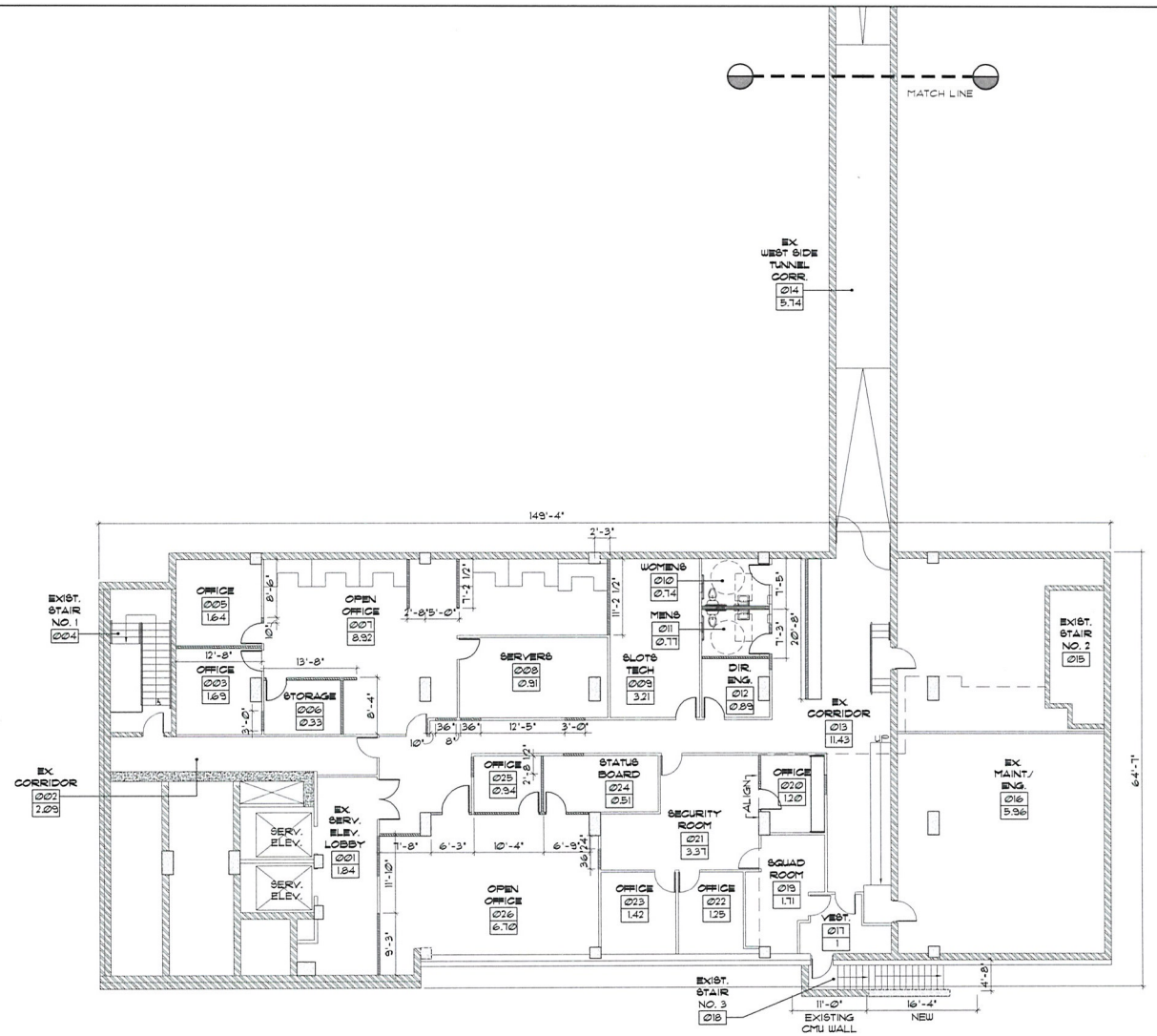

A A1.00 WEST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"
NORTH

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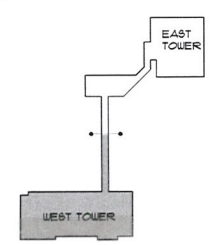
KEY PLAN



NORTH
SCALE: N.T.S.

SDR-37946

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sheet title:
WEST TOWER
BASEMENT FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT/AK
checked by: RCG
project no.: 09-150
revisions:
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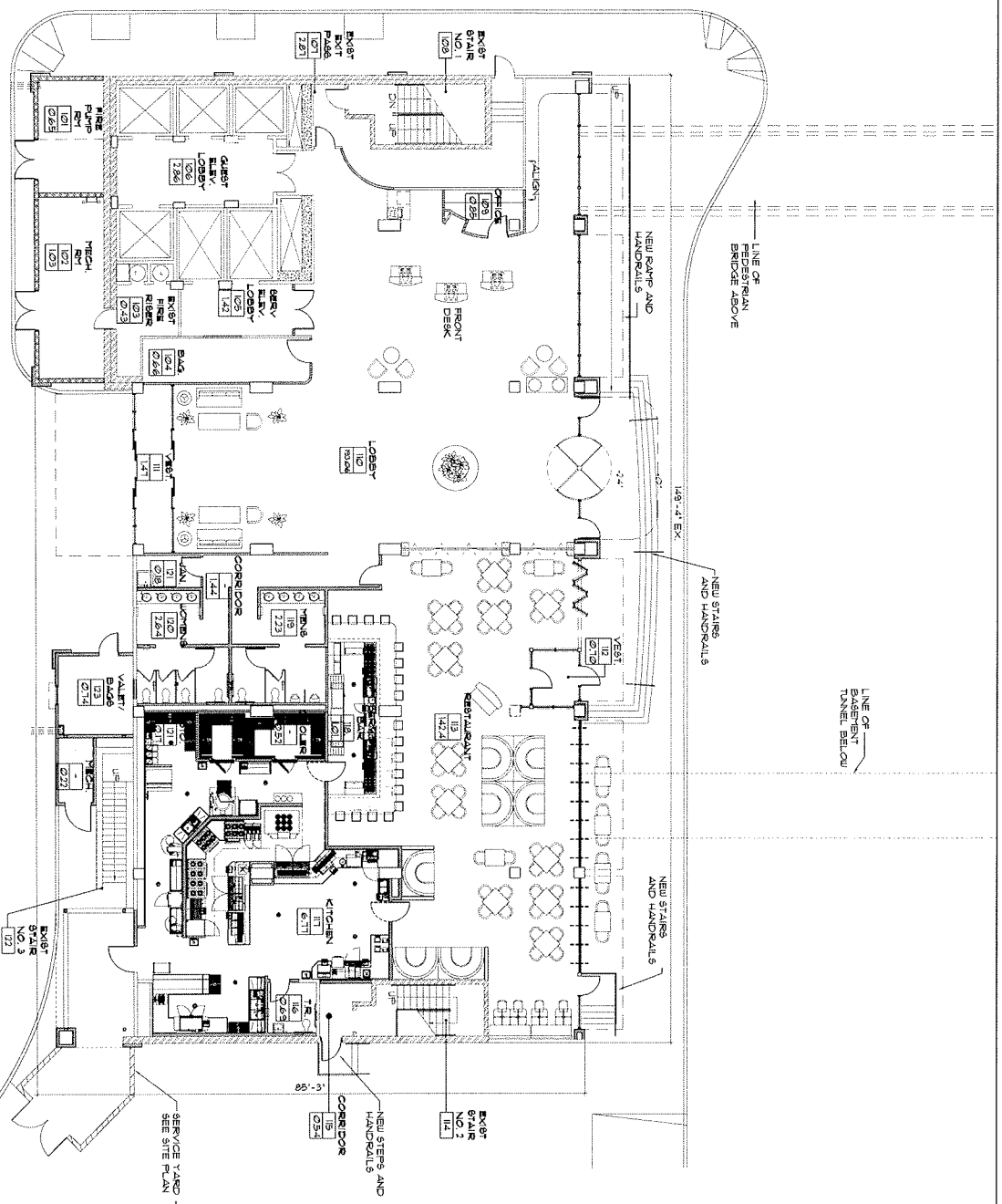

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sheet title: WEST TOWER 1ST FLOOR LAND USE SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION 4-9-2010

project title: Lady Luck RENOVATION / EXPANSION 206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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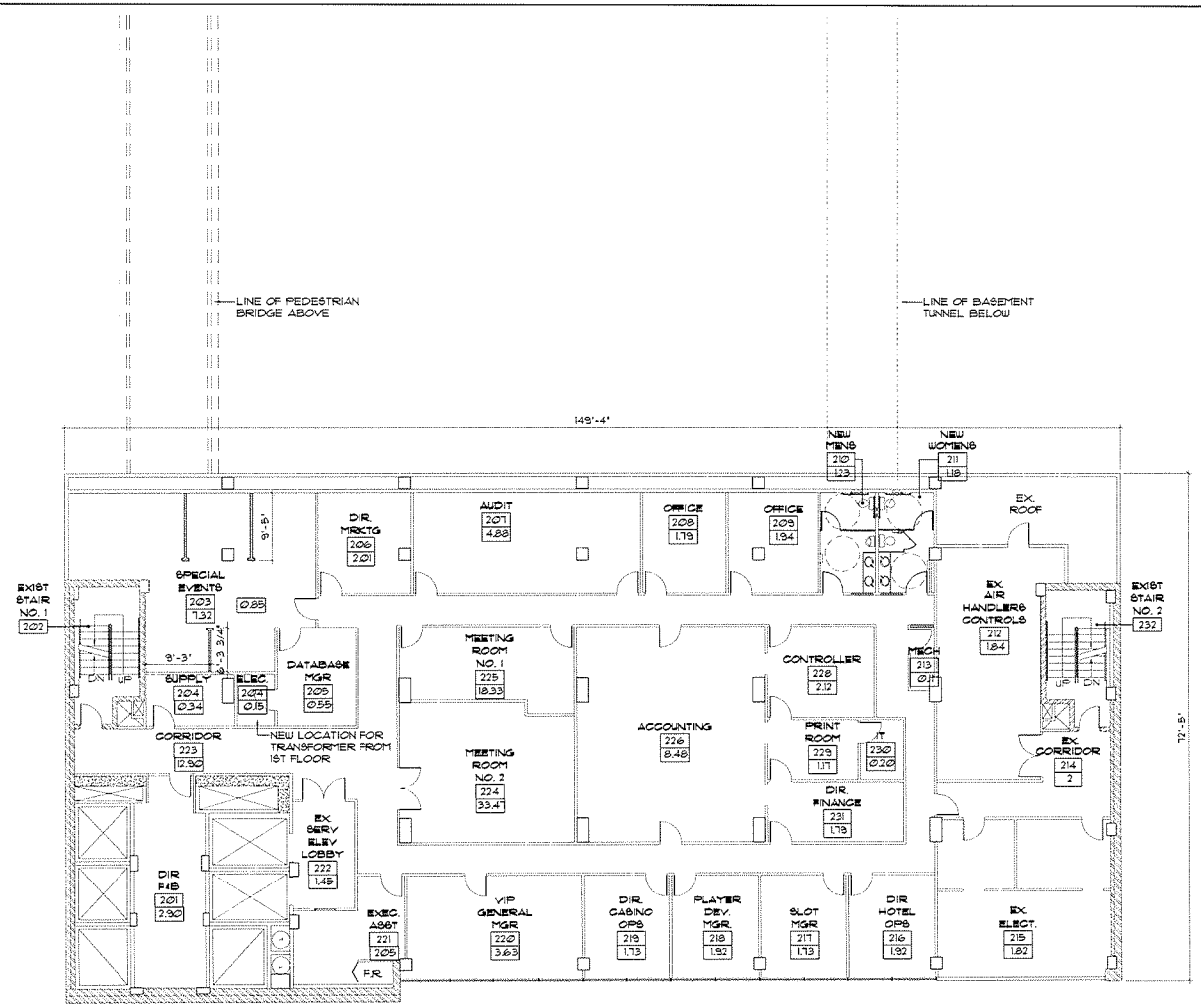
sheet no. A1.01 of sheets
drawn by: KOG/MP/MJC
checked by: RGG
project no.: 09-150
revisions:
issue date:



A A1.02 WEST TOWER 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

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RENOVATION / EXPANSION
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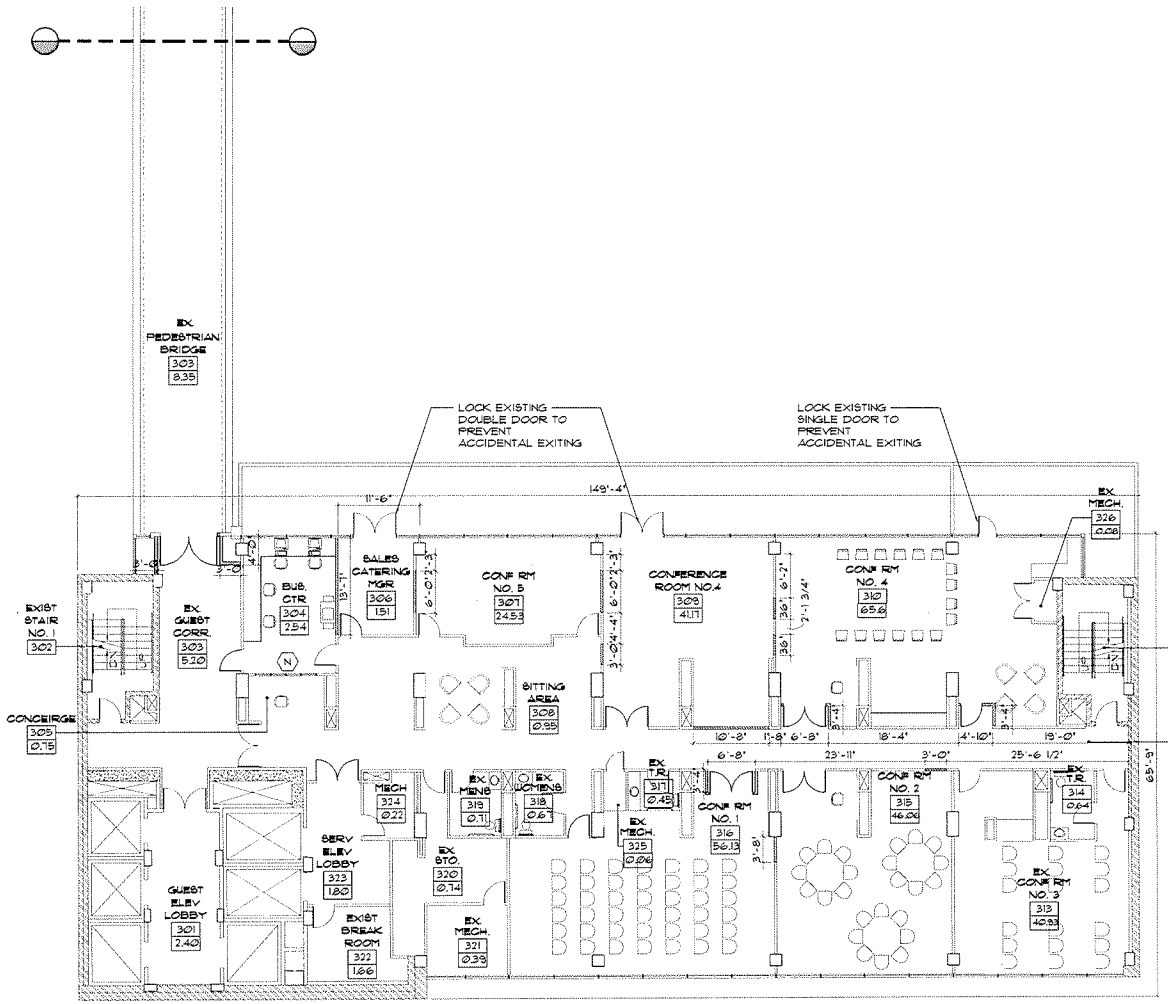
PRELIMINARY
NOT FOR CONSTRUCTION
4-9-2010

sheet title:
WEST TOWER
2ND FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MB/PT/AK
checked by: RCG
project no.: 09-150
revisions:

sheet no.
A1.02
of sheets

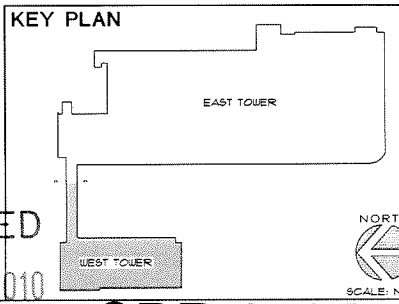


A1.03 WEST TOWER 3RD FLOOR PLAN

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

NORTH

KEY PLAN



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RENOVATION / EXPANSION
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sheet title:
WEST TOWER
3RD FLOOR PLAN
LAND USE SUBMITTAL

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project no.: 09-150
revisions:

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of sheets

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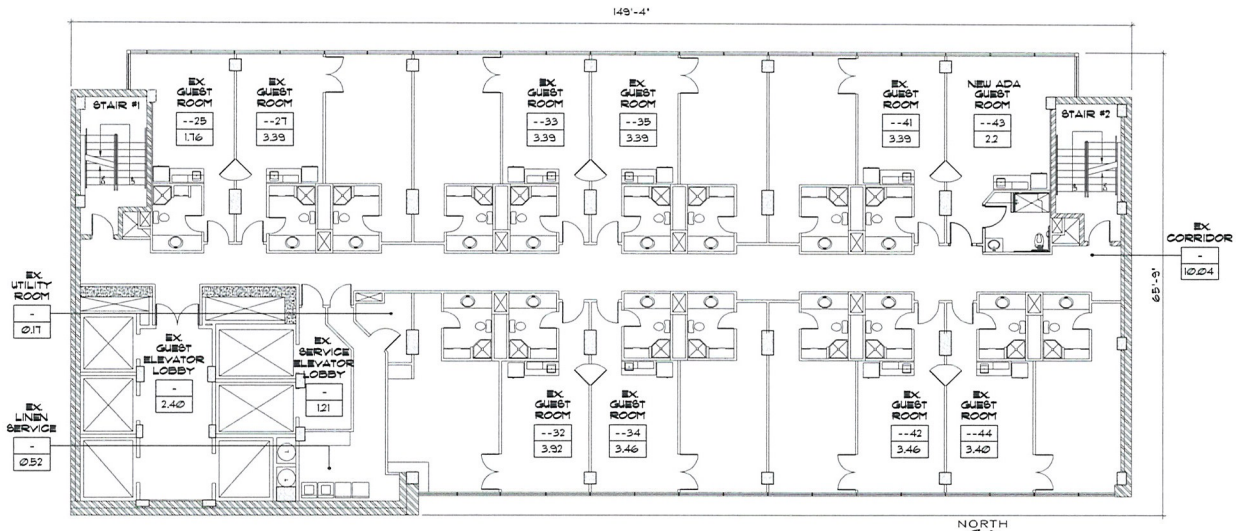
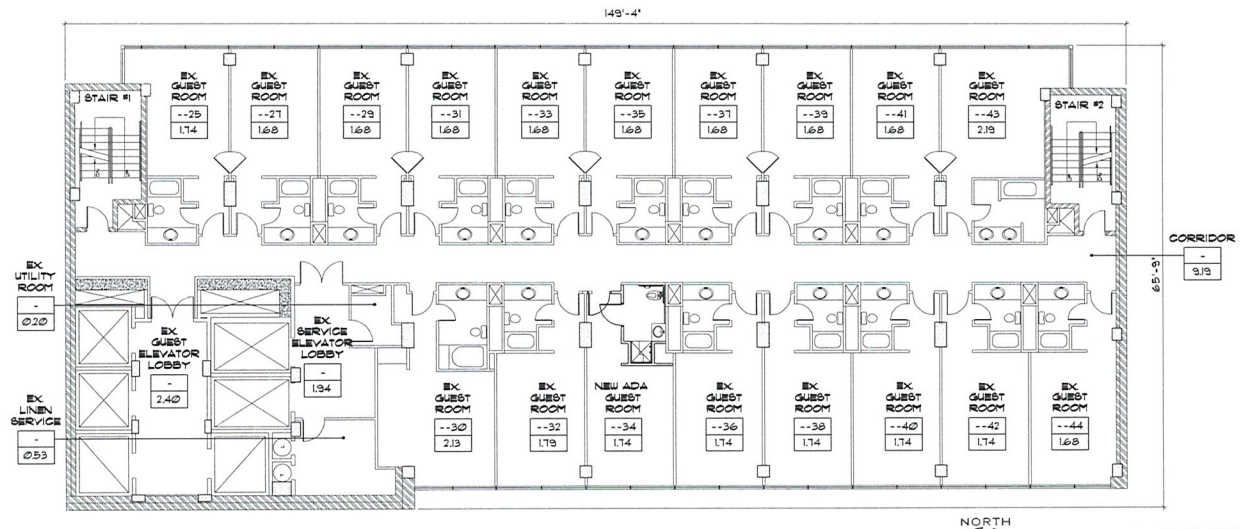


A / A1.04 WEST TOWER 4TH AND 5TH FLOOR PLAN

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



B / A1.04 WEST TOWER 6TH THRU 24TH FLOOR PLAN

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

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206 N. 3RD ST. LAS VEGAS, NEVADA 89701

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4-9-2010

sheet title:
WEST TOWER- 4TH, 5TH AND 6TH THRU 24TH FLOOR PLANS
LAND USE SUBMITTAL

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A1.04
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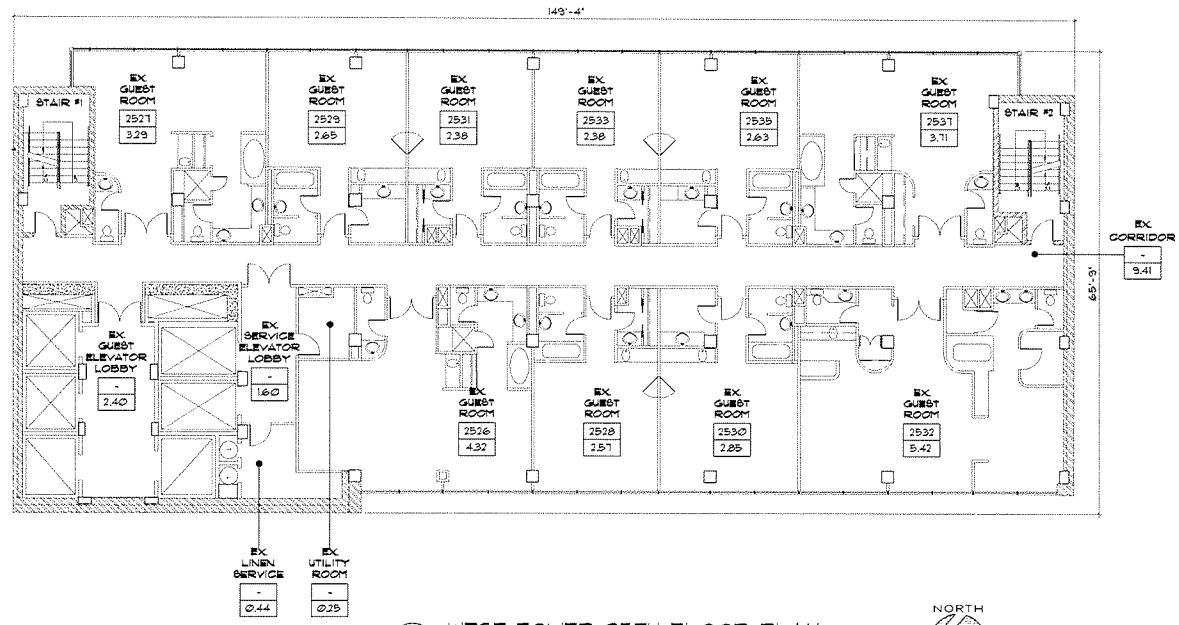

B
A1.05
WEST TOWER 25TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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25TH FLOOR PLAN
LAND USE SUBMITTAL

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sheet no.
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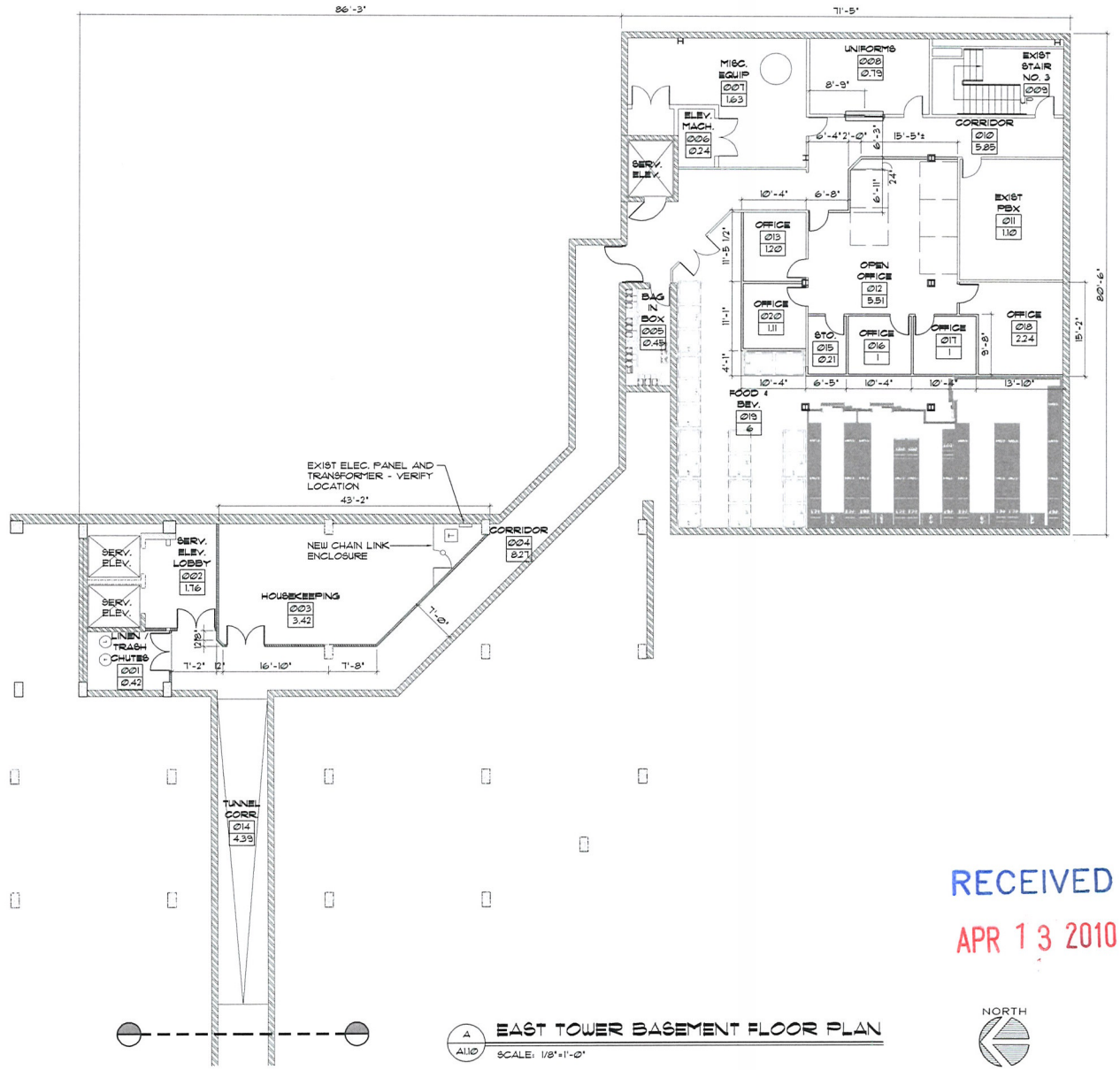

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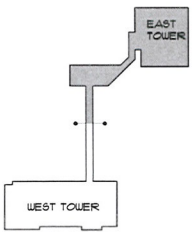

SCALE: N.T.S.

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sheet title •
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BASEMENT FLOOR PLAN
LAND USE SUBMITTAL

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revisions •

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A1.10
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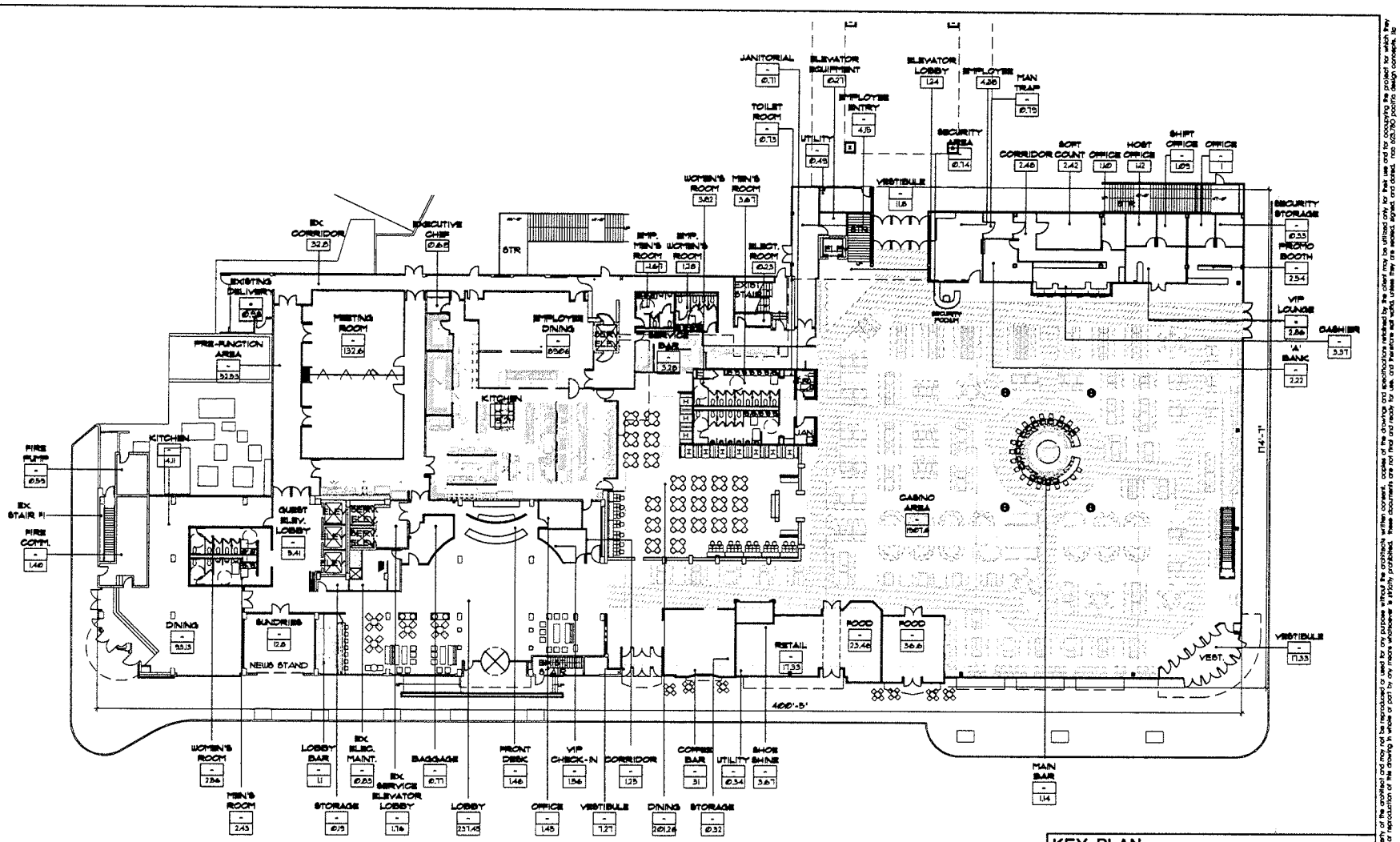

A / A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN

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

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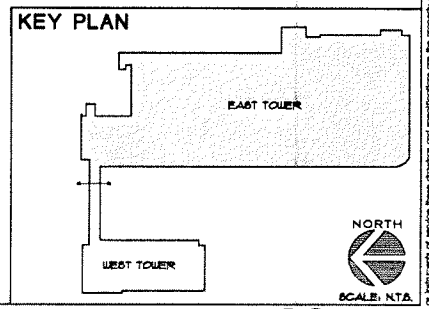
APR 13 2010

KEY PLAN



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sheet title:
EAST TOWER
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT/AK
checked by: RCG
project no.: 09-150
revisions:
sheet no.
A1.11
of sheets

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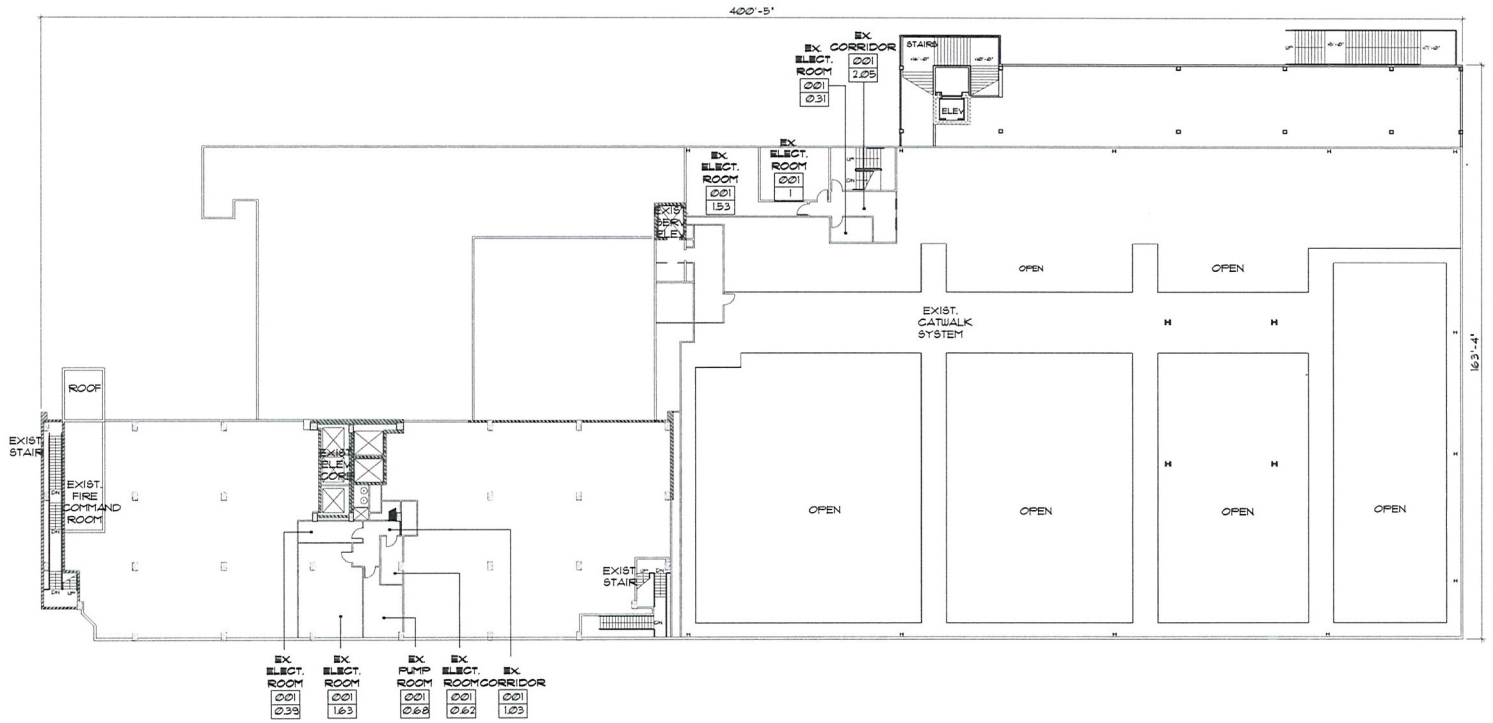

A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN

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

NORTH

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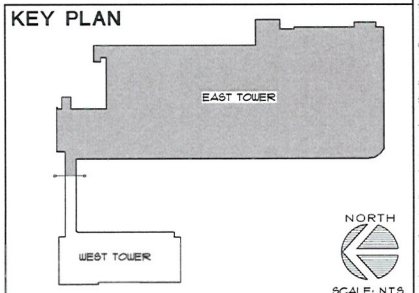
KEY PLAN



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OVERALL 2ND FLOOR PLAN
LAND USE SUBMITTAL

issue dates:

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checked by: RCG
project no.: 09-150
revisions:

sheet no. A1.12
of sheets

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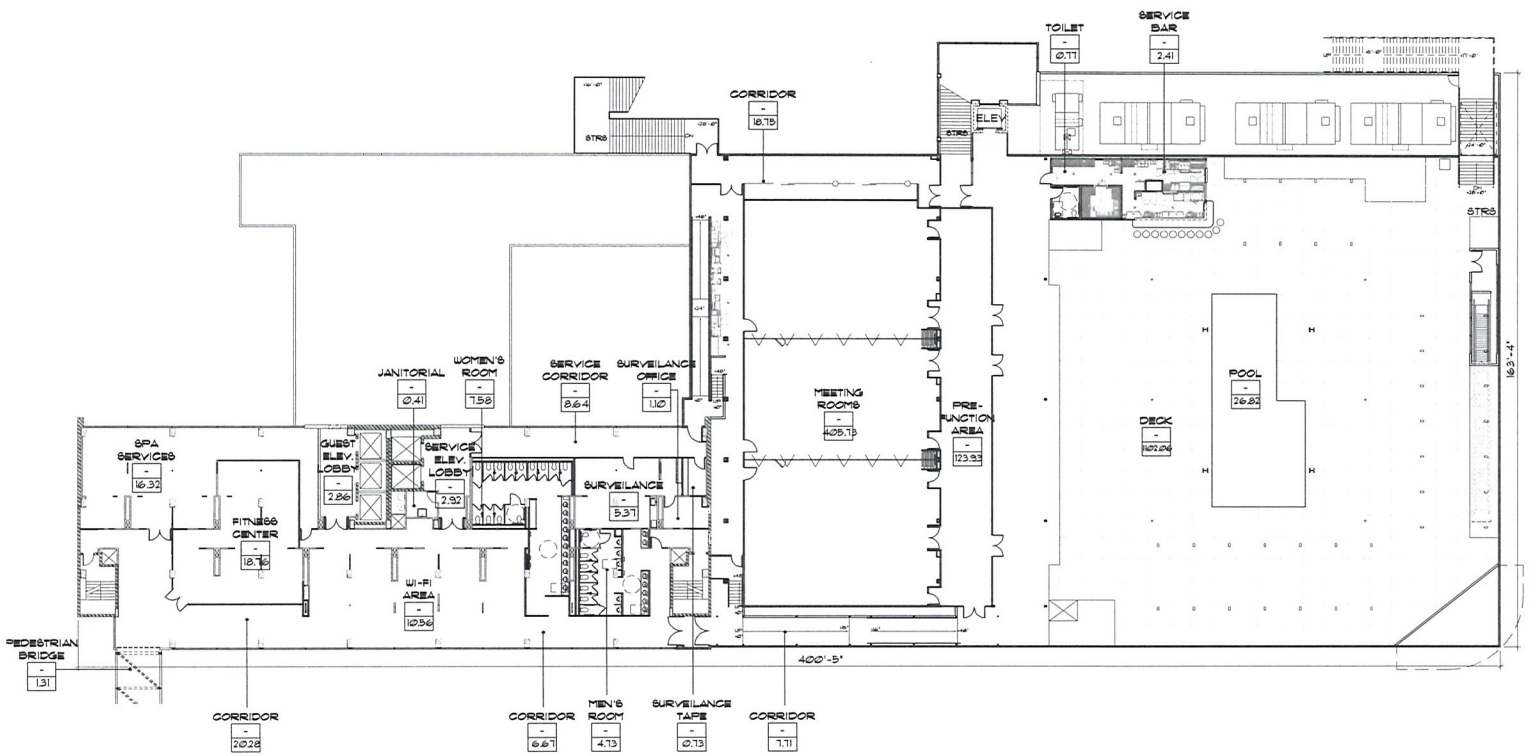

A
A1.13
EAST TOWER OVERALL 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

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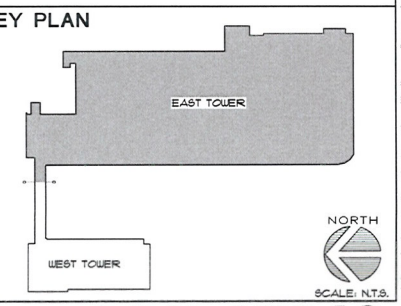
KEY PLAN



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LAND USE SUBMITTAL

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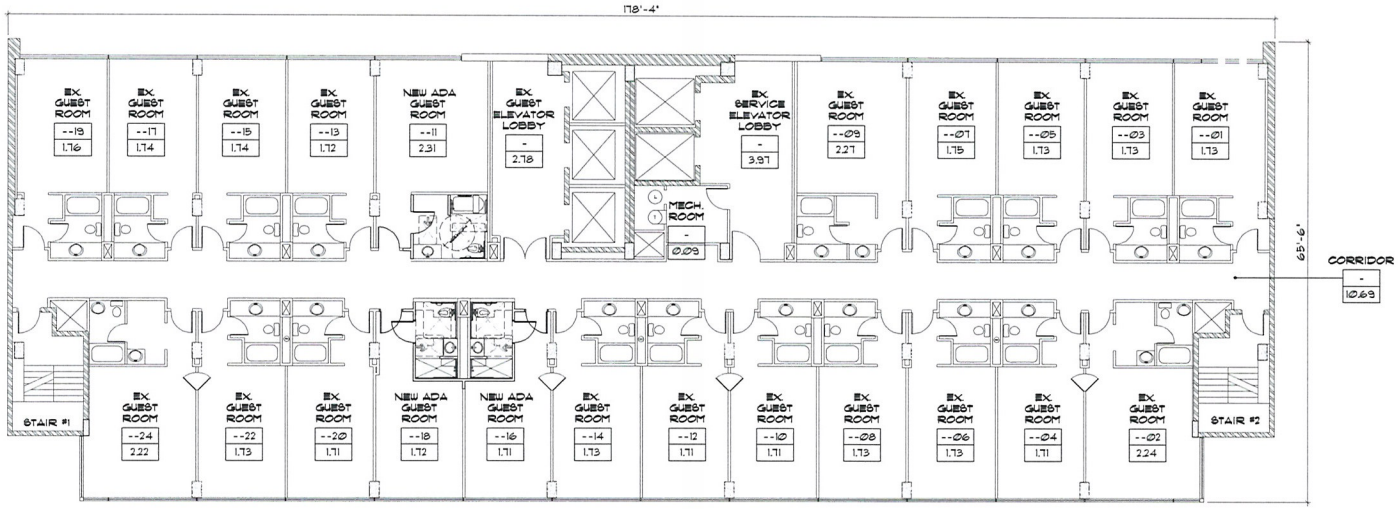
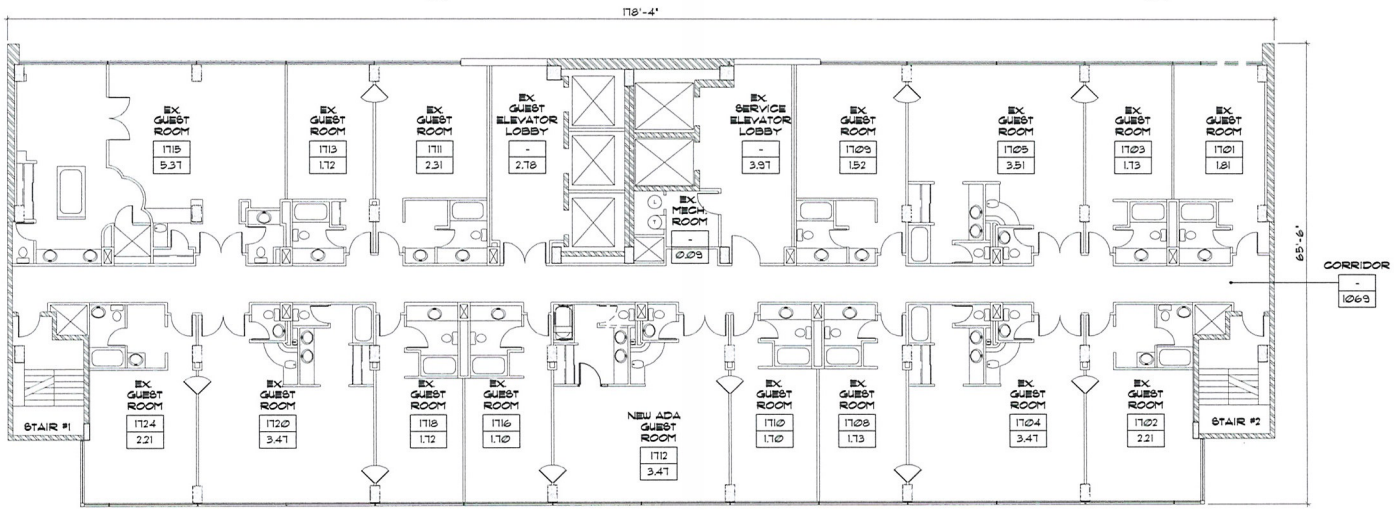


A A1.14 EAST TOWER 4TH THRU 16TH AND 17TH FLOOR PLAN

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

NORTH



B A1.14 EAST TOWER 17TH FLOOR PLAN

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

NORTH

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EAST TOWER-4TH THRU 16TH AND 17TH FLOOR PLANS
LAND USE SUBMITTAL

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revisions •

sheet no.
A1.14
of sheets

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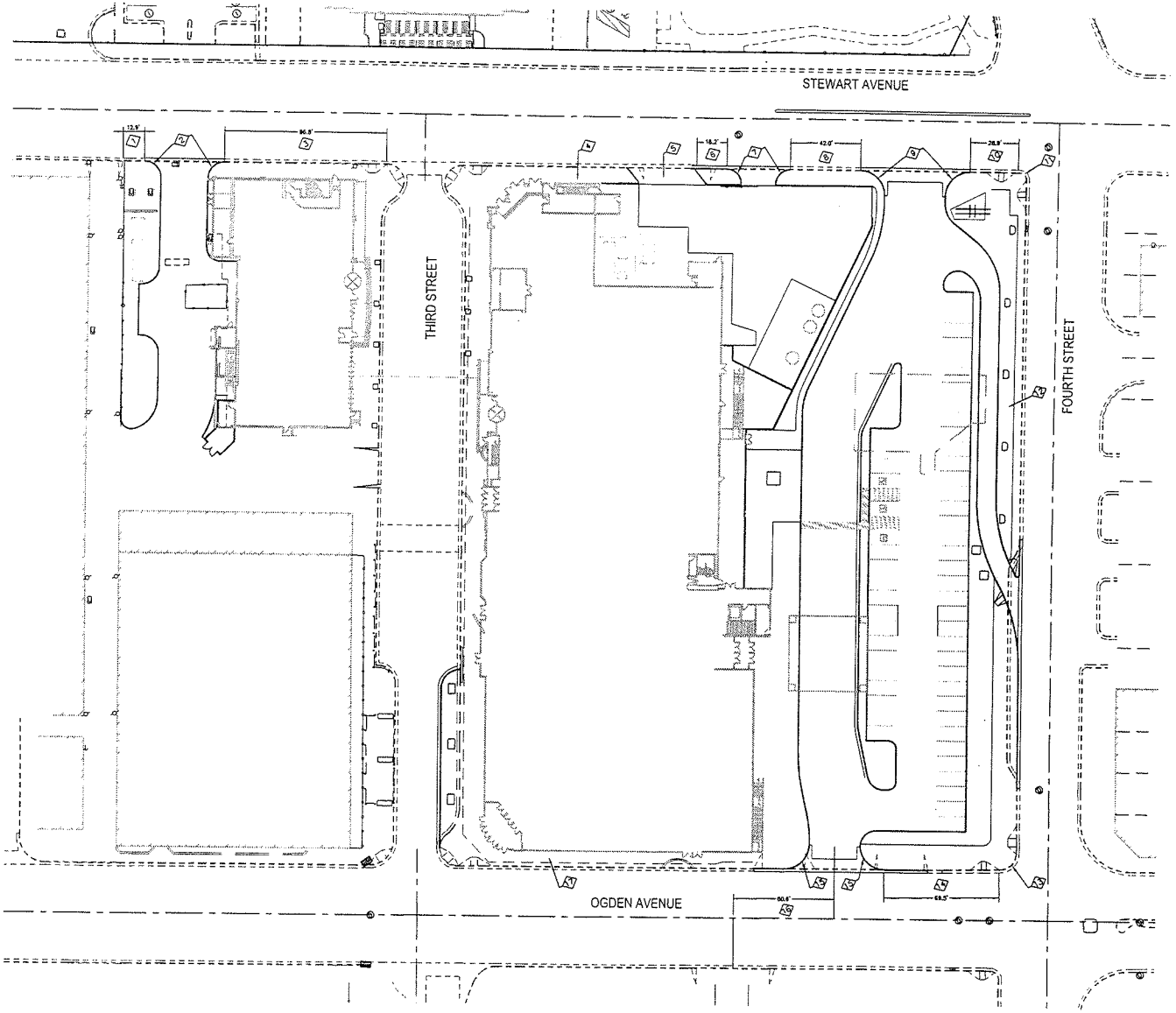

SCALE: 1"=40'

40 20 0 40

WAIVER NOTES:

1. WAIVER FOR MINIMUM DISTANCE FROM ALLEY TO DRIVEWAY. CURRENTLY PROPOSED 12.9'.
2. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD #222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 8.5' FOR BOTH EGRESS AND INGRESS.
3. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD #222A REQUIRES 150' MINIMUM. CURRENTLY PROPOSED 96.8'.
4. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY EXISTING 9.4' TOTAL WIDTH.
5. WAIVER FOR CURB RETURN DRIVEWAY PER CCAUSD #222A. CURRENTLY PROPOSED 42' ANGULAR CUT DRIVEWAY FOR LOADING AREA.
6. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO DRIVEWAY. CURRENTLY PROPOSED 18.2'.
7. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD #222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 8.5' FOR BOTH EGRESS AND INGRESS FOR LOADING AREA.
8. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO DRIVEWAY. CURRENTLY PROPOSED 42'.
9. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD #222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 14.5' FOR BOTH EGRESS AND INGRESS.
10. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD #222A REQUIRES 150' MINIMUM. CURRENTLY PROPOSED 28.9'.
11. WAIVER FOR STREET INTERSECTION CURB RETURN PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN.
12. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY PROPOSED 14' TOTAL WIDTH.
13. WAIVER FOR STREET INTERSECTION CURB RETURN PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN.
14. WAIVER FOR MINIMUM DISTANCE FROM DRIVEWAY TO STREET INTERSECTION. CCAUSD #222A REQUIRES 190' MINIMUM. CURRENTLY PROPOSED 69.5'.
15. WAIVER FOR MINIMUM CURB RETURN RADIUS AT DRIVEWAY. CCAUSD #222A REQUIRES 15' MIN.-EGRESS AND 25' MIN.-INGRESS. CURRENTLY PROPOSED 14.5' FOR BOTH EGRESS AND INGRESS.
16. WAIVER FOR 150' MINIMUM DISTANCE FROM CENTERLINE OF OPPOSING DRIVEWAYS. CURRENTLY PROPOSED 60.6'.
17. WAIVER FOR SIDEWALK WIDTH. LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIRES 10' WIDE SIDEWALK WITH 5' WIDE LANDSCAPE/AMENITY AREA ADJACENT TO ROW. CURRENTLY EXISTING 9.2' TOTAL WIDTH.

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WAIVER EXHIBIT

LADY LUCK RENOVATION

CIM / RESORT GAMING

CITY OF LAS VEGAS

#	DATE	DESCRIPTION	BY

DATE	03-23-2010
DRAWN	RAS
DESIGNED	RAS
CHECKED	DAK
PROJECT #	310034500

SHEET TITLE: WAIVER EX.

SHEET NUMBER: EX-2

LAND USE #: —

SDR-37946

EFIS

Window Glazing

Canopy

Brick Veneer

Stone Veneer

Limestone

Window Glazing

Hardware

Metal Patina

Awning

Pavers

Tile

Tile

Glass Block

Metal Fascia

Awning

Travertine

Wood

Tile

Galvanized

Signage

Signage

Brick

Marble

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Lady Luck Exterior Color & Materials

BRESLIN BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR

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architecture & planning

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220 NORTH 4TH STREET

04/22/10



SDR-37946 - APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

04/22/10



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220 NORTH 4TH STREET

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220 NORTH 4TH STREET

04/22/10



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04/22/10

RESORT
GAMING GROUP

April 13, 2010

Flynn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009 &010

Dear Mr. Fagg:

Please accept this as our official justification letter for the SDR encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden. The Applications are FOR A SDR FOR A PROPOSED RENOVATION OF AN EXISTING NON-RESTRICTED GAMING FACILITY HOTEL/CASINO WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS; WAIVER OF THE PARKING SCREENING STANDARD; AND A WAIVER OF THE BUILD-TO-REQUIREMENT ALONG OGDEN AVENUE AND ALONG 4TH STREET on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. We believe our waivers and the proposed expansion and renovation are 'in-line' with the vision of the Centennial Plan and will further help change the face of downtown and spark the Renaissance that is currently stalled. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

The following is a summary of the highlights of the renovation we will undertake:

1. Adding approximately 8,533 SF of meeting space and 17,250 SF of pool/deck space on the roof of the existing casino on the corner of Ogden and 3rd St.

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MAY 04 2010
SDR-37946
REVISED

206 N. 3RD STREET • LAS VEGAS, NV 89101
702.579.4890 (PH) • 702.312.3239 (FAX)
resortgaminggroup.com

2. We have demolished the 112 rooms that existed along 4th St which resulted in a reduction of approximately 41,000 SF and we will be removing 50 rooms in the 2 towers from its original construction and replacing it with a spa, a fitness room, bathrooms, public corridors and office space.
3. Renovating the remaining 634 rooms, casino and new retail to a much higher standard than previously existed.
4. Adding a new central plant.
5. Redesigning the existing loading dock along Stewart Ave so that trucks will no longer be required to back in from Stewart and now have a built in turn around.
6. Stripping the existing bridge between the east and west towers down to its structural elements. This includes trimming the parapet and soffit to minimal dimensions and changing the glass to a clear system so that it can be see through.
7. Adding a controlled surface parking lot with 54 spaces along 4th St., a porte-cochere along 4th St, a drop off/valet zone behind the west tower, per city request – changing the direction of the alley between 3rd St. and Casino Center and a request that the parking meters along Ogden b/w 3rd St. be returned to a Commercial Loading Zone during the day. This is all done in an attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have added 54 parking spaces while reducing the existing room base by 162 rooms.

As part of this justification letter, we would like to formally request three waivers to the Downtown Centennial Plan ("DCP"). They are as follows:

1. Downtown Gateway District Streetscape Design Standards, Sections A, B & C.

   We are requesting a waiver to the East/West and North/South street tree requirements as well as the requirement for a 5 foot amenity zone portion of the sidewalk along the north side of Ogden Avenue, the east side of 4th St. and the south side of Stewart Ave. Our request is based on the fact that the pre-existing conditions on Ogden and Stewart do not allow for expansion of the sidewalks or tree requirements due to fact that existing conditions conflict with trees/tree pits/tree canopies. Along 4th St. we are seeking a waiver of the tree distance requirements due to the fact that the existing tree distances are more than 30 feet and are not the species identified in the DCP. Please note that the overall renovation, in its entirety, provides the pedestrian environment required and spirit of the DCP

   Additionally, there are other numerous minor civil waivers based on the new site plan that are identified and noted on the attached Civil Waiver Exhibit. Please note we have included a full size copy with our submittal.

SDR-37946
REVISED

2. Downtown Gateway District Site Planning Standards, Sections A, E and G.

   We are requesting 2 minor encroachments along the south side of Stewart. A 10 inch encroachment on a small portion of the existing building between 3rd St and the alley to the west and a 6 inch encroachment on a small portion of the existing building between 4th St. and 3rd St. Our request will help the building frontage along Stewart Ave. conform to the architectural style/elements on 3rd St. Additionally, this will enhance the view for pedestrians who will be exiting and entering the Mob Museum.

   We are also requesting a waiver to the undergrounding of utilities/power lines based on the existing conditions that exist along Stewart Ave. and other property lines.

3. Downtown Gateway District Parking and Related Standards, Section D.

   We are requesting a waiver of the Parking Screening requirement along 4th St. due to its architectural non-conformity with our overall design as well as the fact that we will be installing landscaping along the buffer zone. Please note that the square footage of the landscape area of the surface parking lot along the street frontage at Ogden, 4th, and up to Stewart is 4,054 SF (Ogden along 4th to the turn in).

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

SDR-37946
REVISED

City of Las Vegas Agenda Item No.: **22.**

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

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

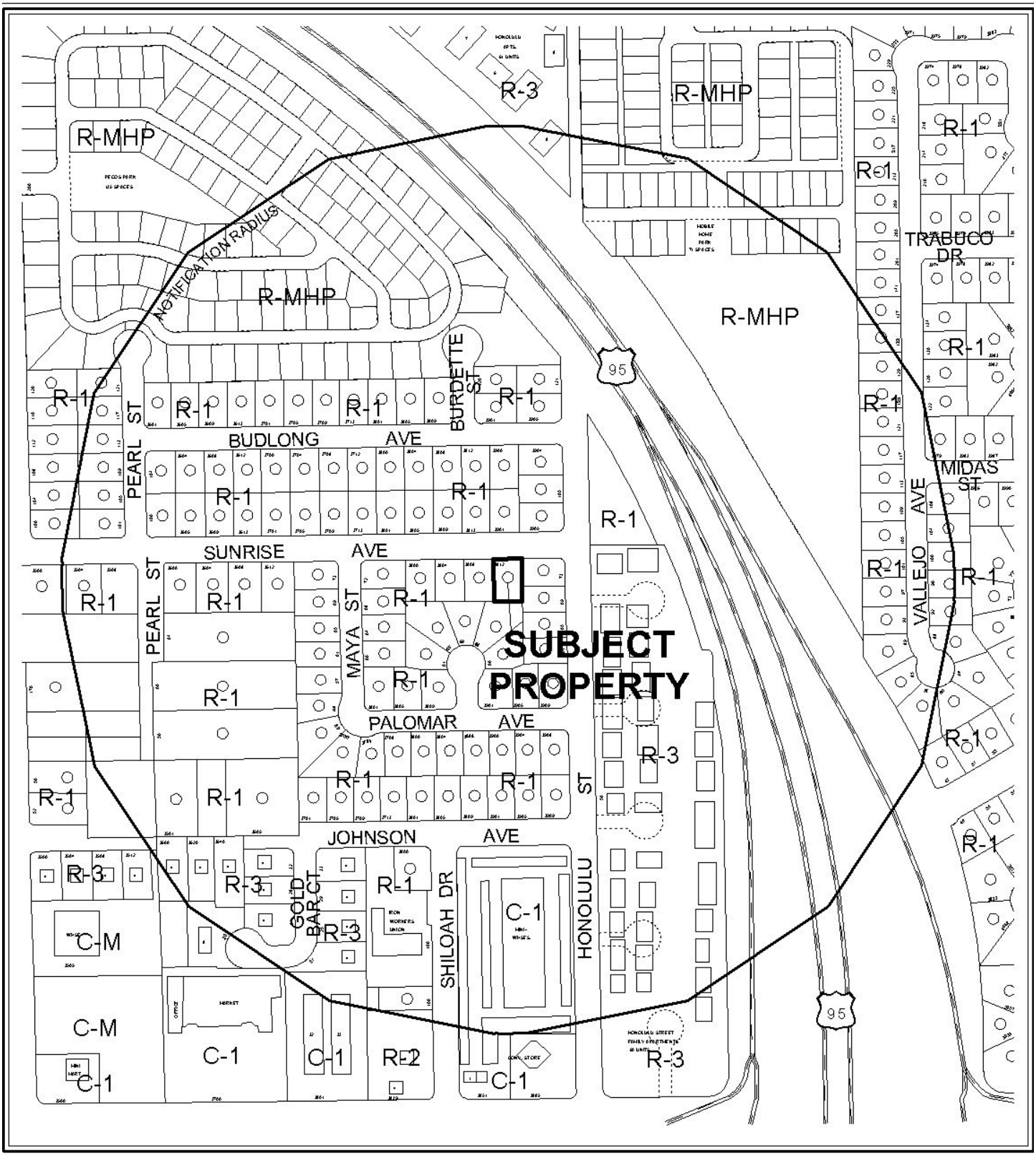
SUBJECT:
VAR-38135 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK SNAVELY - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.15 acres at 3812 Sunrise Avenue (APN 140-31-410-045), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



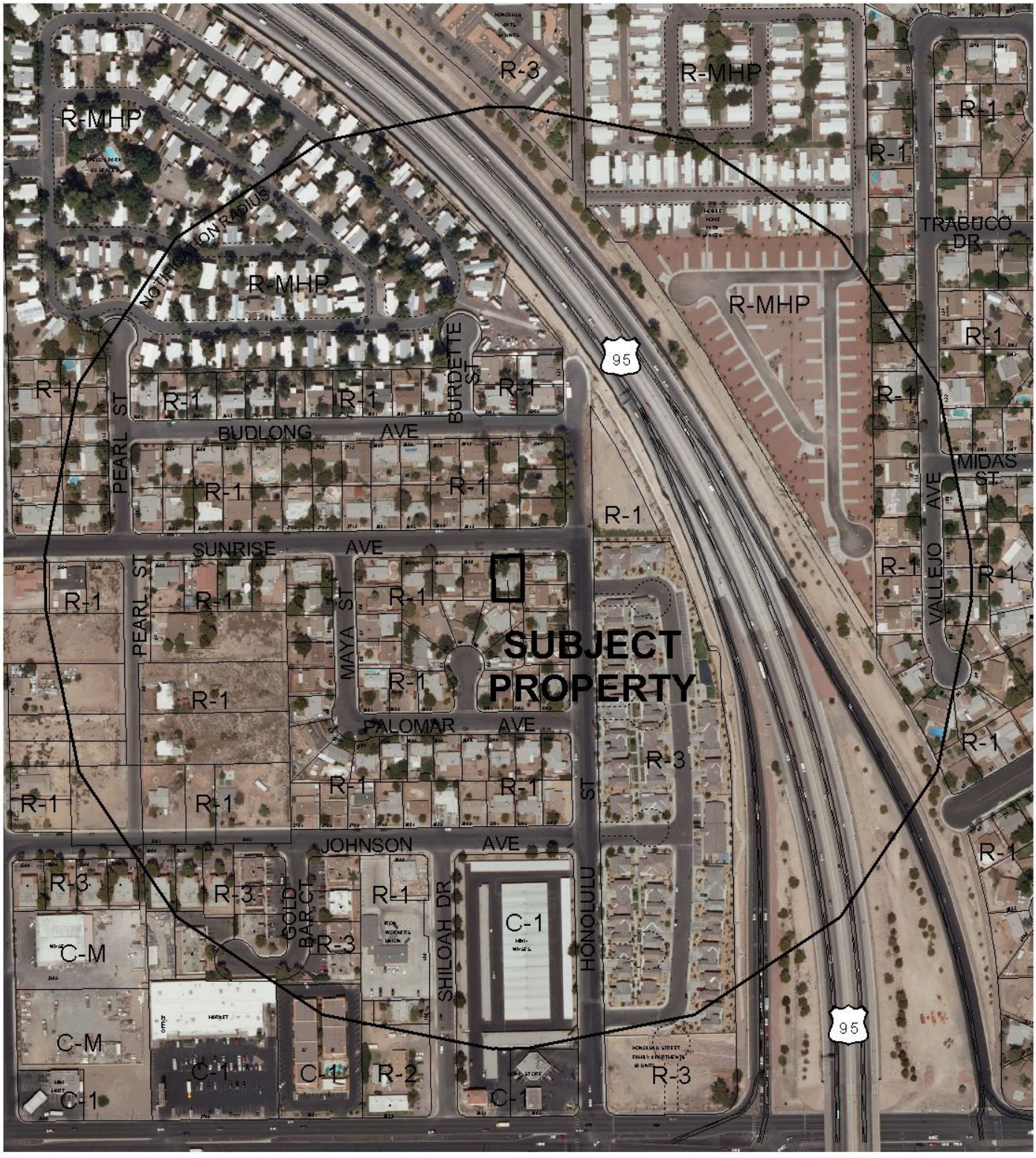
0 300 600 Feet

CASE: **VAR-38135**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-38135**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Mark Snavely

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 Snavely

Subscribed and sworn before me

This 28 day of April, 2010

_____

Notary Public in and for said County and State

JULIE D. TOWNSEND
Notary Public, State of Nevada
Appointment No. 93-3249-1
My Appt. Expires Feb. 22, 2012

RECEIVED
APR 23 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 Snavely 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 Snavely **Contact** same

Address 3812 Sunrise ave **Phone:** (702) 438-8240 **Fax:** _____

City Las Vegas **State** NV **Zip** 89110

E-mail Address mssnavely@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* _____

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

Print Name Mark Snavely

Subscribed and sworn before me

This 28 day of April, 20 10.

Julie D. Townsend

Notary Public in and for said County and State

JULIE D. TOWNSEND
Notary Public, State of Nevada
Appointment No. 93-3249-1
My Appt. Expires Feb. 22, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
APR 29 2010

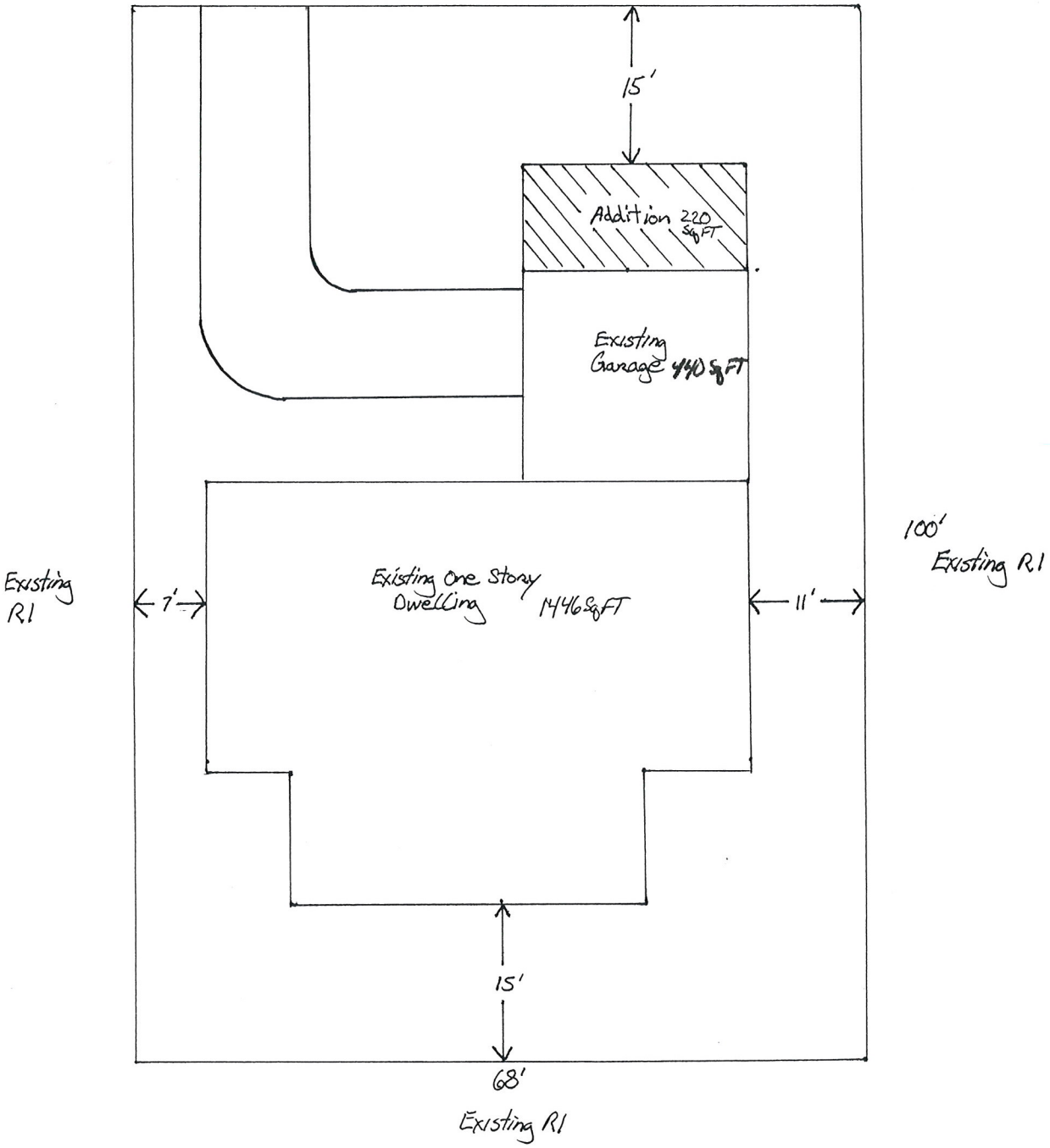
f:\depot\Application Packet\Application Form.pdf

1/4" = 2.5'

North ↑

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

Front Property Line



VAR-38135
REVISED

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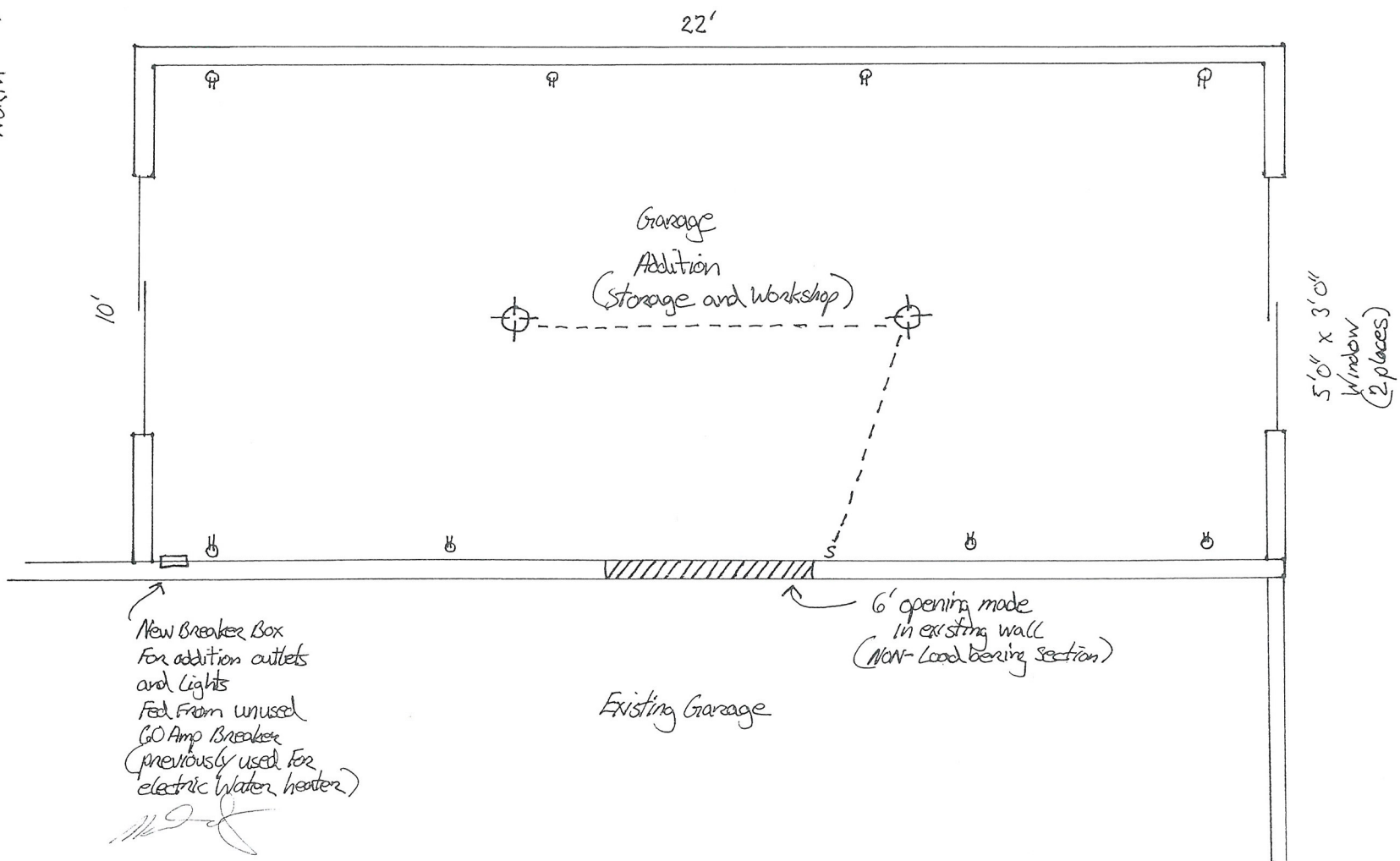
MAY 20 2010

Floor Plan

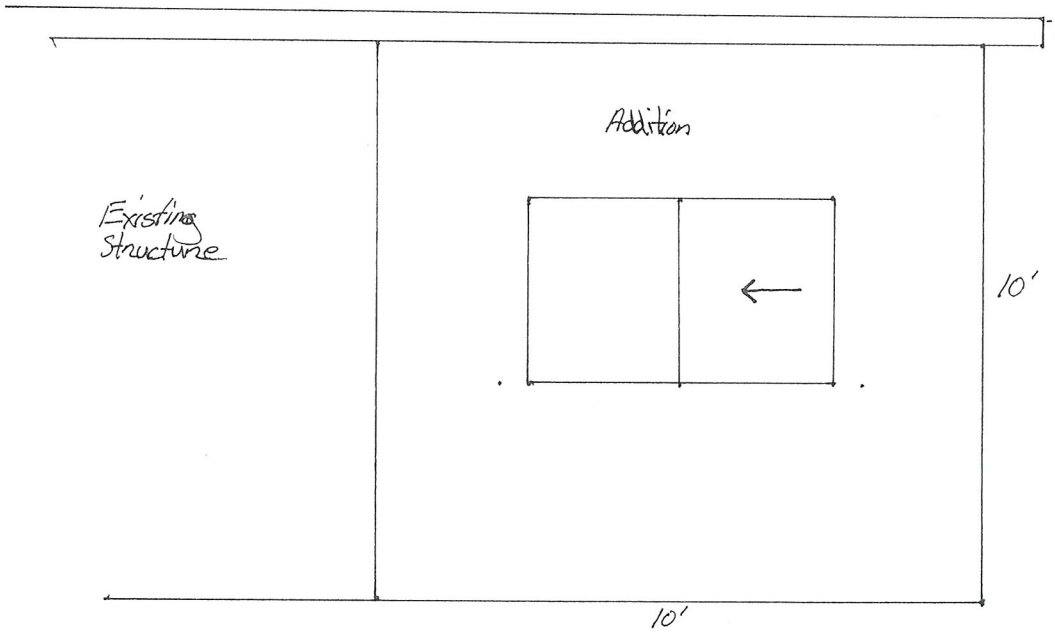
1/4" = 6"

North

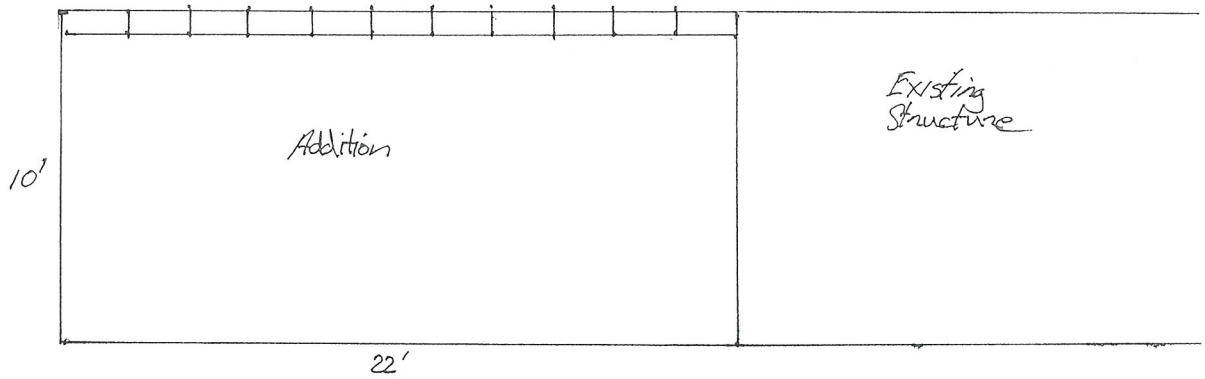


RECEIVED
APR 28 2010
VAR-38135

Exterior Elevations



East Elevation - Mirror For West Elevation
1/4" = 6"



North Elevation 1/4" = 1'

Exterior Walls
Stucco

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

RECEIVED
APR 28 2010
VAR-38135


VAR-38135

Justification Letter

Dear Planning Commission Member,

I, Mark Snavely, 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 Snavely

RECEIVED
APR 28 2010
VAR-38135

City of Las Vegas Agenda Item No.: **23.**

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

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

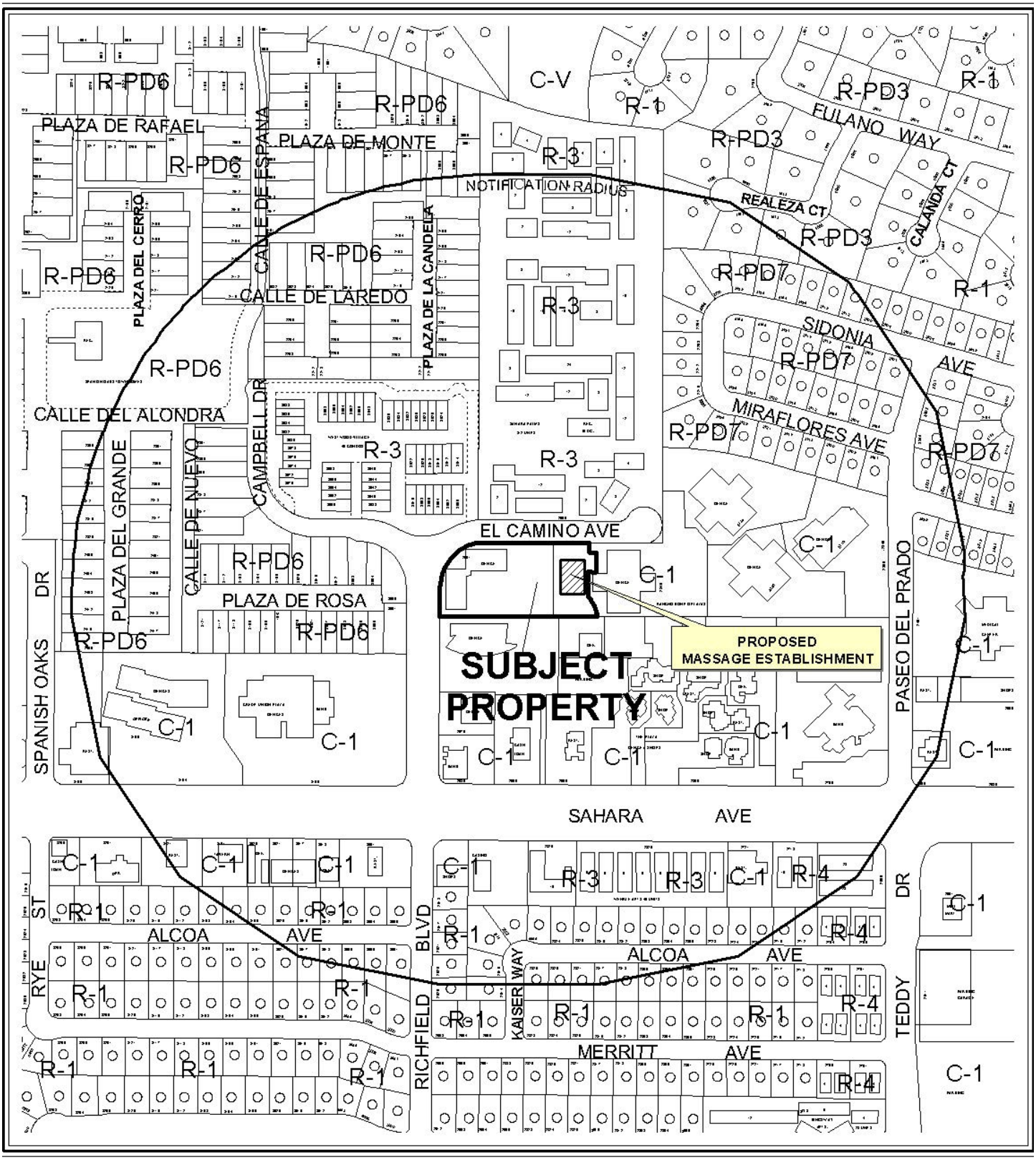
SUBJECT:
VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff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

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location, 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



0 300 600 Feet

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

RADIUS: 1000 FT

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

N



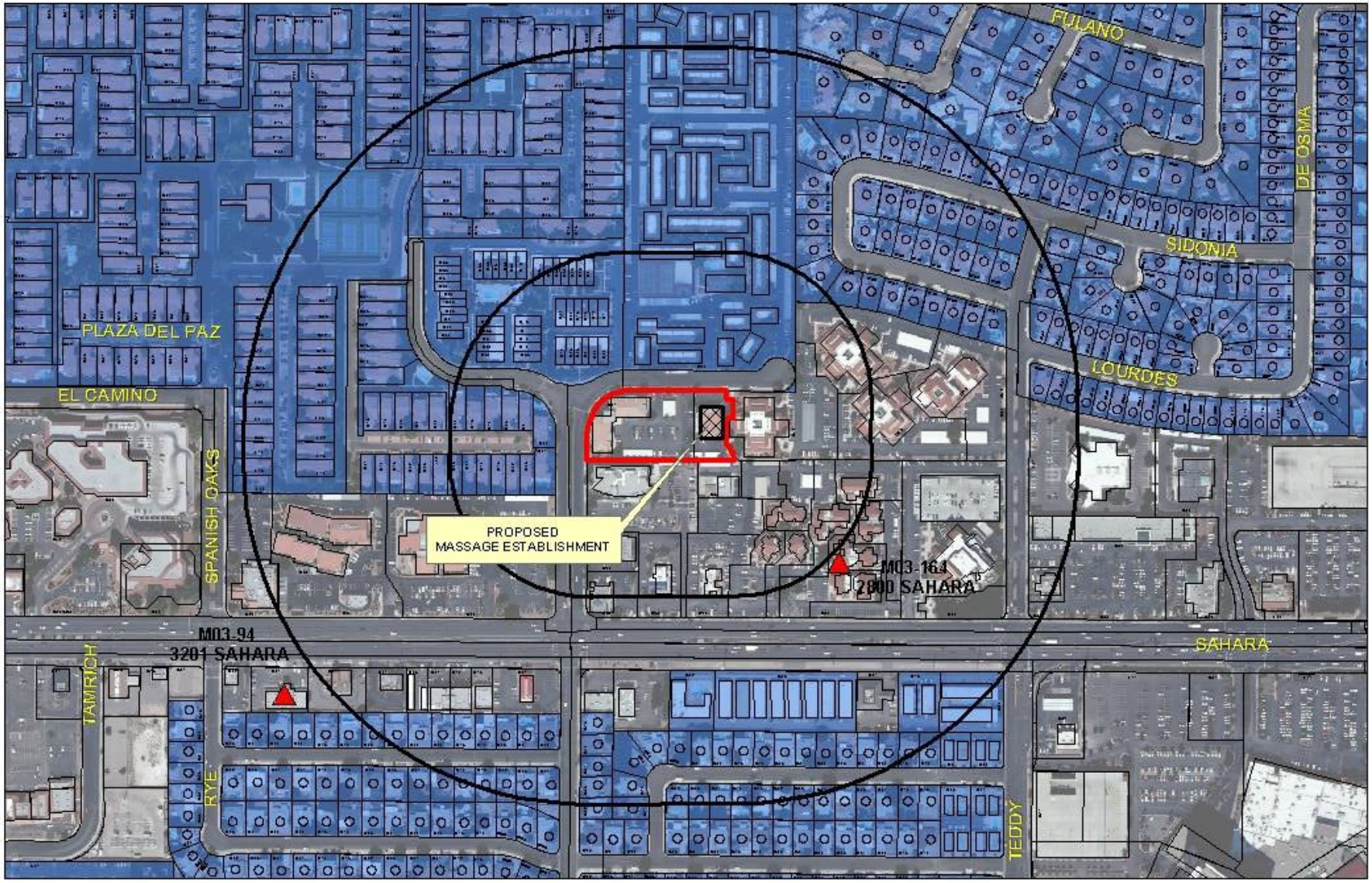
CASE: **VAR-38195 AND SUP-38194**

RADIUS: 1000 FT

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

0 300 600 Feet

N



VAR-38195 AND SUP-38194

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

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

0 245 490 980 Feet

N

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, 2010

_____

Notary Public in and for said County and State

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

PLANNING & DEVELOPMENT

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

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-38195
Meeting Date:	6/24/010
Total Fee:	$1830.00
Date Received:*	5/5/10
Received By:	M ROX

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

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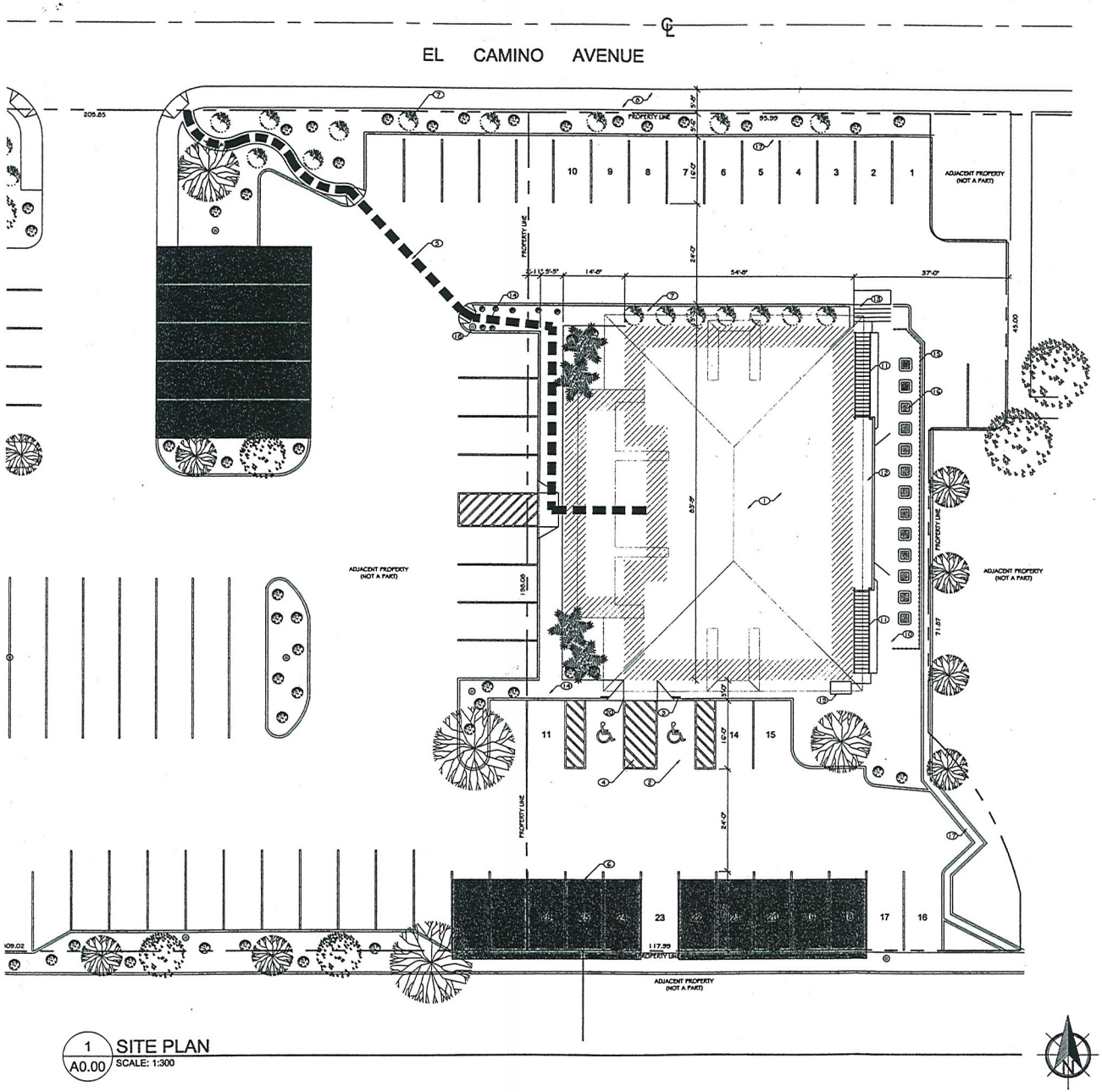
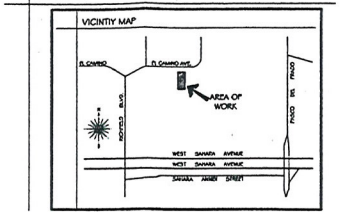


1 A0.00 SITE PLAN
SCALE: 1:300



BUILDING CODE DATA

BUILDING OCCUPANCY:	B - OFFICE / OTHER THAN LISTED	
ASSESSORS PARCEL #:	162-05-801-011	
JURISDICTION:	CITY OF LAS VEGAS	
ZONING:	C-1	
LOT ACREAGE:	0.47 ACRES	
BUILDING SQUARE FOOTAGE:	1ST FLOOR:	4,004 SF
	2ND FLOOR:	4,430 SF
TOTAL:		8,001 SF
LOT COVERAGE:	39%	

PARKING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)

OCCUPANCY BREAKDOWN:		
MEDICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
CLINICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
MASSAGE ROOM:	2 SPACES PER MASSAGE ROOM	
TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:		
MEDICAL OFFICE (1ST FLR):	4,004 SF =	21 SPACES
CLINICAL OFFICE (2ND FLR):	3,524 SF =	16 SPACES
MASSAGE ROOM (2ND FLR):	3 ROOMS (473 SF)=	6 SPACES
TOTAL PARKING REQUIRED:		
	STANDARD:	41 SPACES
	HANDICAP:	02 SPACES
	TOTAL:	43 SPACES
TOTAL PARKING PROVIDED:		
	STANDARD:	24 SPACES
	HANDICAP:	02 SPACES
	TOTAL:	26 SPACES

	KEYNOTES
1	EXISTING TWO-STORY OFFICE
2	PROPOSED HANDICAP PARKING STALL
3	PROPOSED HANDICAP PARKING SIGN
4	PROPOSED HANDICAP STRIPPING
5	EXISTING ACCESS PATH OF TRAVEL TO PUBLIC WAY
6	EXISTING OVERHEAD PARKING CANOPY
7	EXISTING LANDSCAPE
8	EXISTING SIDEWALK
9	EXISTING STANDARD PARKING
10	EXISTING CMU WALL
11	EXISTING EXTERIOR STAIR CASE
12	EXISTING WALKWAY ON SECOND FLOOR
13	EXISTING CONCRETE STEPS
14	EXISTING WALKWAY
15	EXISTING WROGHT IRON FENCE
16	EXISTING AIR CONDITION UNIT
17	EXISTING GUTTER
18	EXISTING LIGHT POLE
19	EXISTING ELECTRICAL PANEL
20	PROPOSED ADA ACCESSIBLE RAMP

DESIGNER:

Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0715
FAX: 702-522-0652
EMAIL: info@slcdod.com

PREPRARED 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: SITE PLAN

DELTA	REVISION	DATE

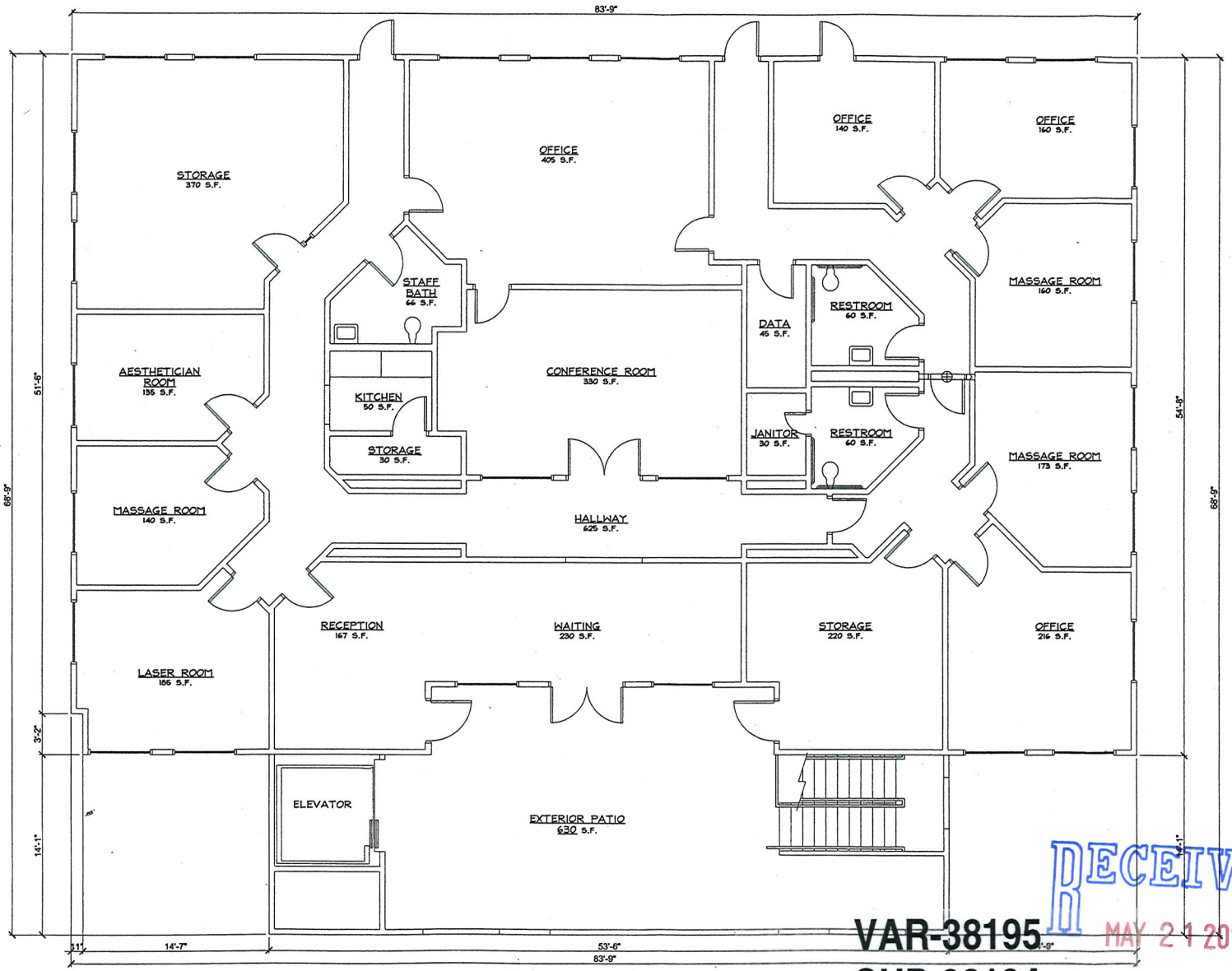
SHEET INFORMATION:

PROJECT NUMBER:	10-004
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MARCH 16, 2010
SCALE:	1:300

SHEET NUMBER: A0.00

VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 21 2010



1 A1.01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 21 2010

DESIGNER:
Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0795
FAX: 702-522-0652
EMAIL: info@slcdod.com

PREPRARED FOR:
Kozmary Center for Pain Management
Experience • Compassion • Results

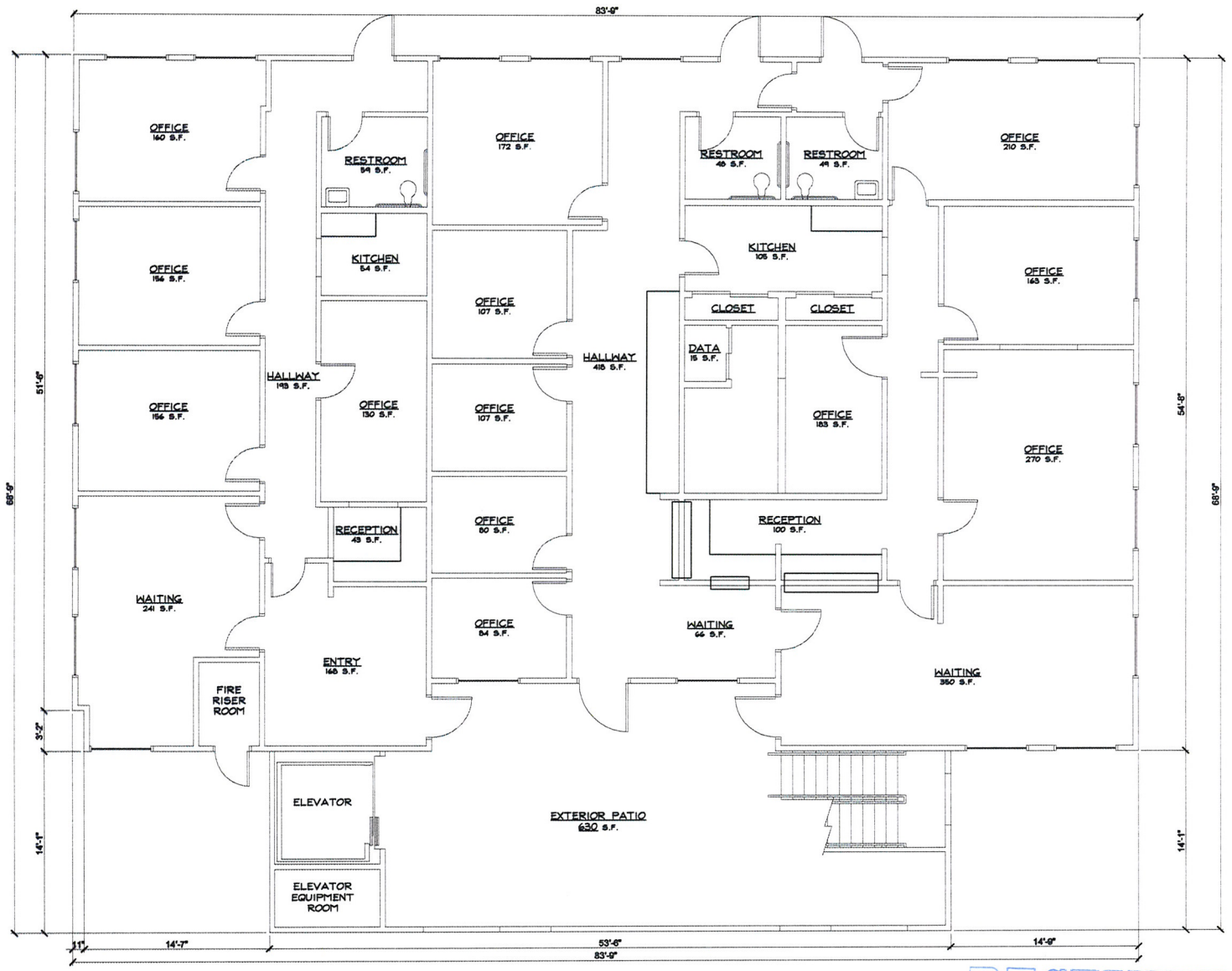
PROJECT:
KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE:702-380-3210

SHEET TITLE:
SECOND FLOOR PLAN

DELTA	REVISION	DATE

SHEET INFORMATION:
PROJECT NUMBER: 10-004
DRAWN BY: DYLAN YORKE
LAST MODIFIED: MARCH 16, 2010
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A1.01



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

DESIGNER:

Streamline Concepts
Design Solutions
801 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0748
FAX: 702-522-0462
EMAIL: info@slcad.com

PREPRARED 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

DELTA	REVISION	DATE

SHEET INFORMATION:

PROJECT NUMBER:	10-004
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MARCH 16, 2010
SCALE:	1/8" = 1'-0"

SHEET NUMBER:
A1.00

RECEIVED
MAY 05

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

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

City of Las Vegas Agenda Item No.: **24.**

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: La Jolla Plaza II LLC

Name of Applicant: Steven Kozmary

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: STEVEN KOZMARY

Subscribed and sworn before me

This 30th day of April, 2010

_____

Notary Public in and for said County and State

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

RECEIVED
MAY 05 2010

PLANNING & DEVELOPMENT

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

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-38194
Meeting Date:	6/24/10
Total Fee:	1030.00
Date Received:*	5/5/10
Received By:	MREX

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **25.**

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

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

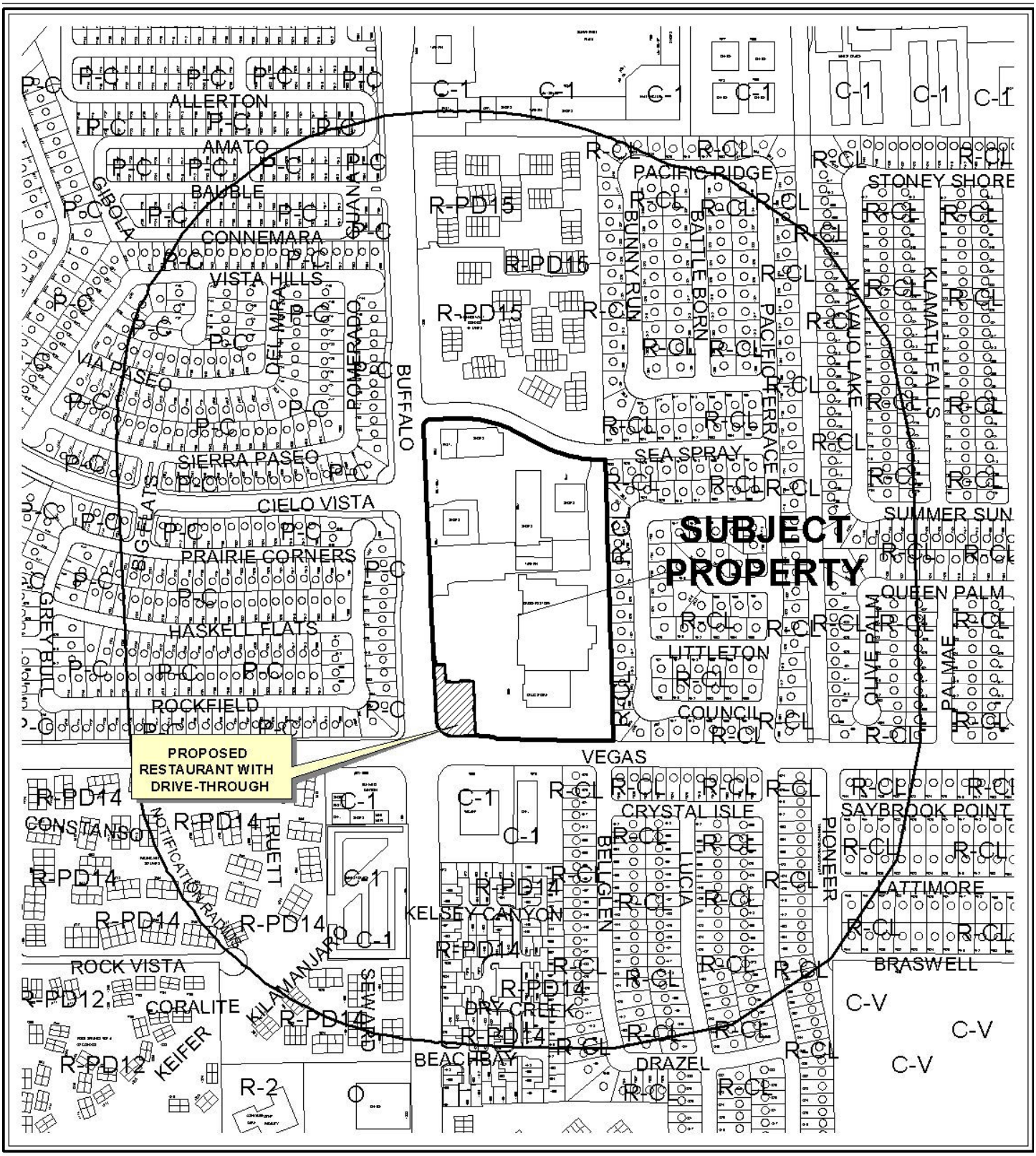
SUBJECT:
VAR-38114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE II, LLC - Request for a Variance TO ALLOW A NINE-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW AN INCIDENTAL SIGN (CLEARANCE ARM) THAT IS 13 FEET TALL, 27 SQUARE FEET IN AREA AND CONTAINS A LOGO MAKING UP 67 PERCENT OF THE SIGN AREA WHERE SEVEN FEET IN HEIGHT, 12 SQUARE FEET IN AREA AND 50 PERCENT LOGO COVERAGE ARE ALLOWED on 0.52 acres 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-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



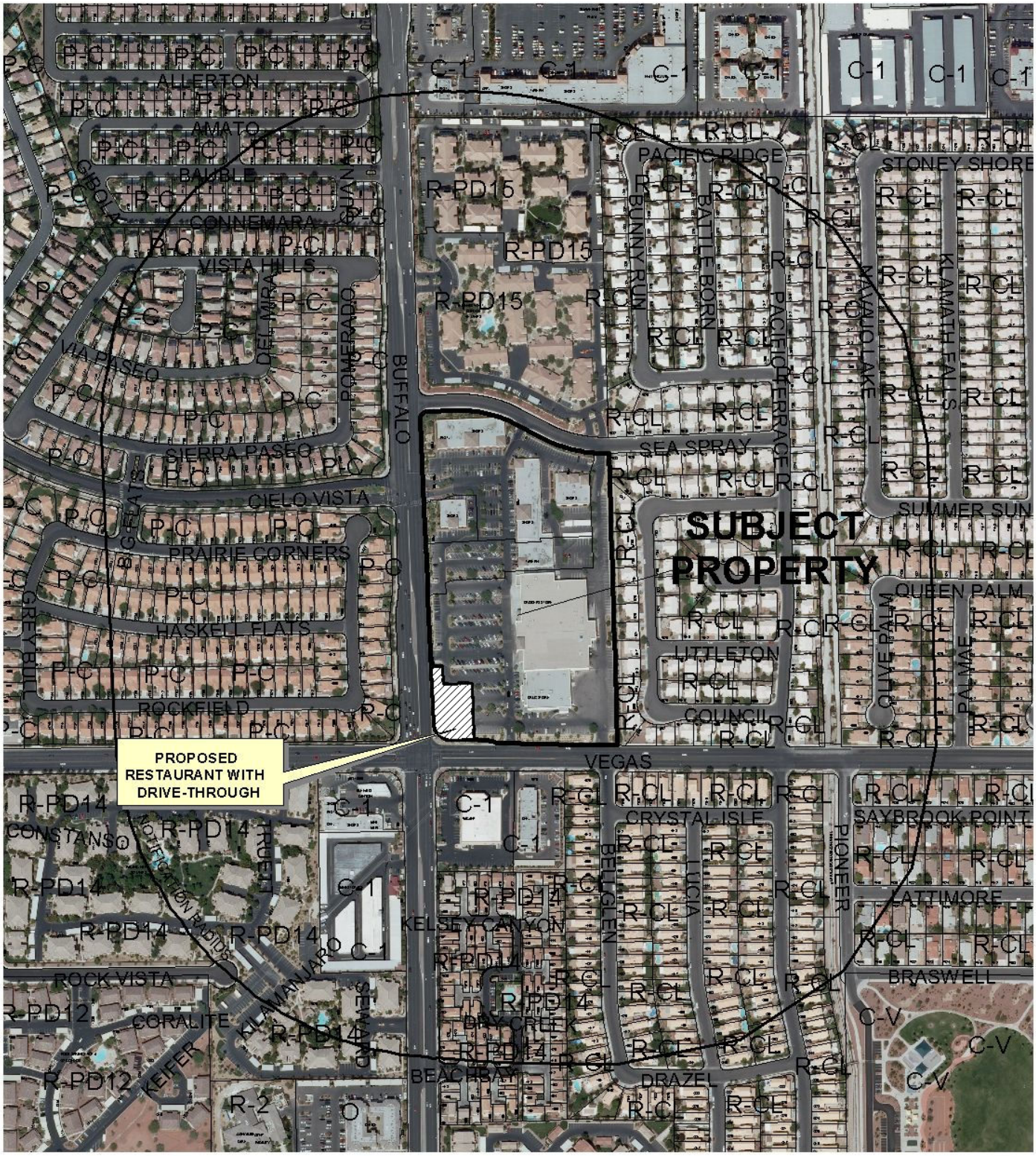
CASE: **VAR-38114 AND MSP-38116**

RADIUS: 1000 FT

0 300 600 Feet

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

N



CASE: **VAR-38114 AND MSP-38116**

RADIUS: 1000 FT

0 300 600 Feet

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

N

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 4 day of March, 20 10

Trina M Perales

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

PLANNING & DEVELOPMENT

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 X proposed **Zoning:** existing X proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres .52 **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

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

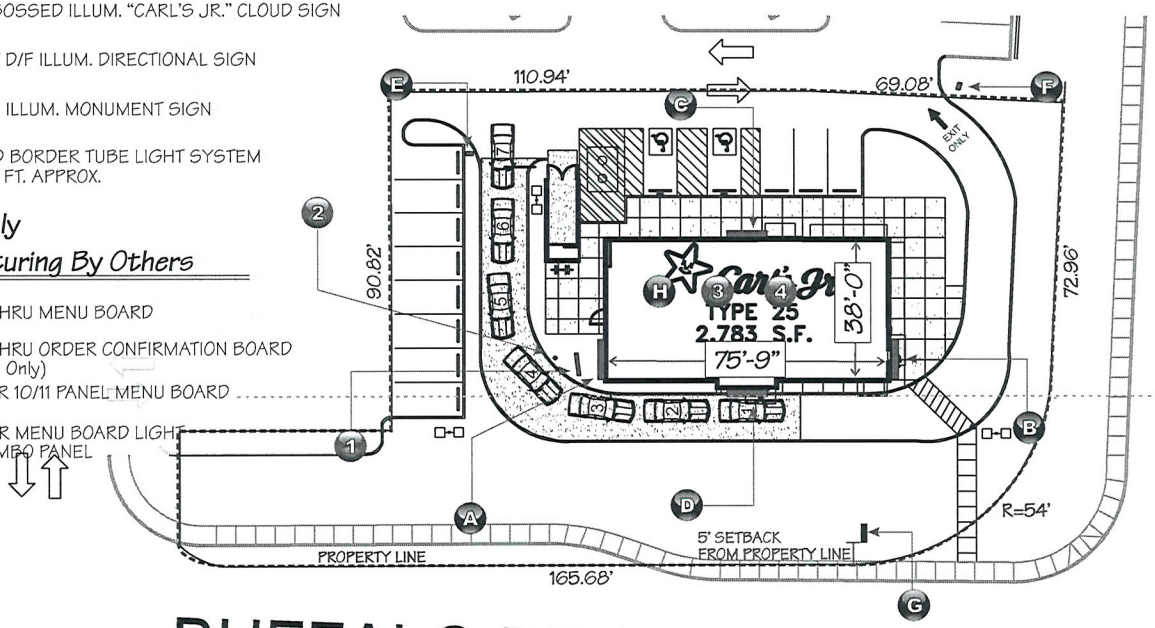
Scope of Work

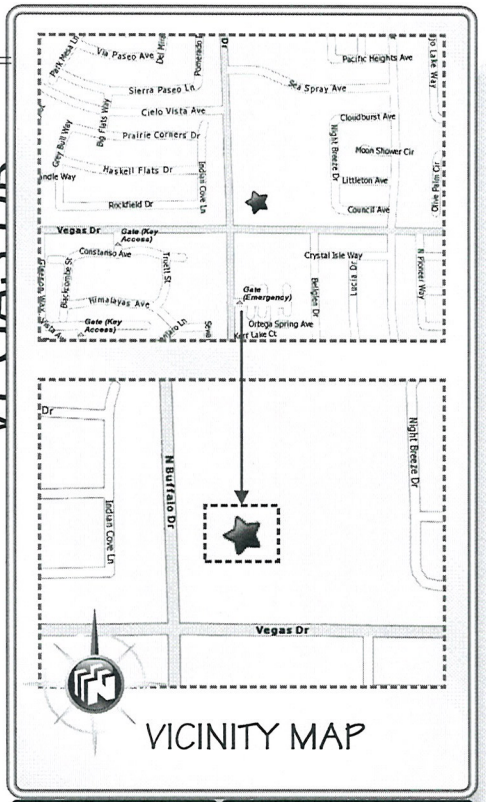
- A B C — 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- D — 60" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN
- E F — NEW D/F ILLUM. DIRECTIONAL SIGN
- G — NEW D/F ILLUM. MONUMENT SIGN
- H — NEW LED BORDER TUBE LIGHT SYSTEM 277' LIN. FT. APPROX.

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





VICINITY MAP

NOTE: ALL NEW SIGNAGE TO CONNECT TO CLIENT PROVIDED ELECTRICAL CIRCUITS

LOGO ARTWORK

YES NO — WINDOWS READY VECTOR LINE DIGITAL ARTWORK OR RAW CAMERA READY ARTWORK WILL BE REQUIRED PRIOR TO FABRICATION

SALESMAN TO PROVIDE ACTUAL COLOR INFORMATION PRIOR TO FABRICATION

YES NO

FIELD SURVEY REQUIRED FOR:

YES NO
- ☑ COLOR MATCHING PURPOSES TO EXISTING BUILDING(S)/SIGNAGE etc.
- ☑ MATCHING STONE, BRICK or OTHER BUILDING MATERIALS TO EXISTING
- ☑ DETERMINE ACTUAL DIMENSIONS OF EXISTING SIGNAGE FOR REFACE BEFORE FABRICATION

12

SIGNAGE LOCATIONS:	CUSTOMER APPROVAL:	MISCELLANEOUS:
HAS CUSTOMER APPROVED SIGN LOCATION(S) FOR INSTALLATION? YES ☑ NO ☐	DRAWINGS YES ☑ NO ☐	DEPOSIT REQUIRED YES ☐ NO ☐
	COLORS YES ☑ NO ☐	SIGNED CONTRACT YES ☐ NO ☐
	TEXT YES ☑ NO ☐	ORDER LED UNIT YES ☐ NO ☐

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

SCALE: 1/32"=1'

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.
13580 5th St., Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

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

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

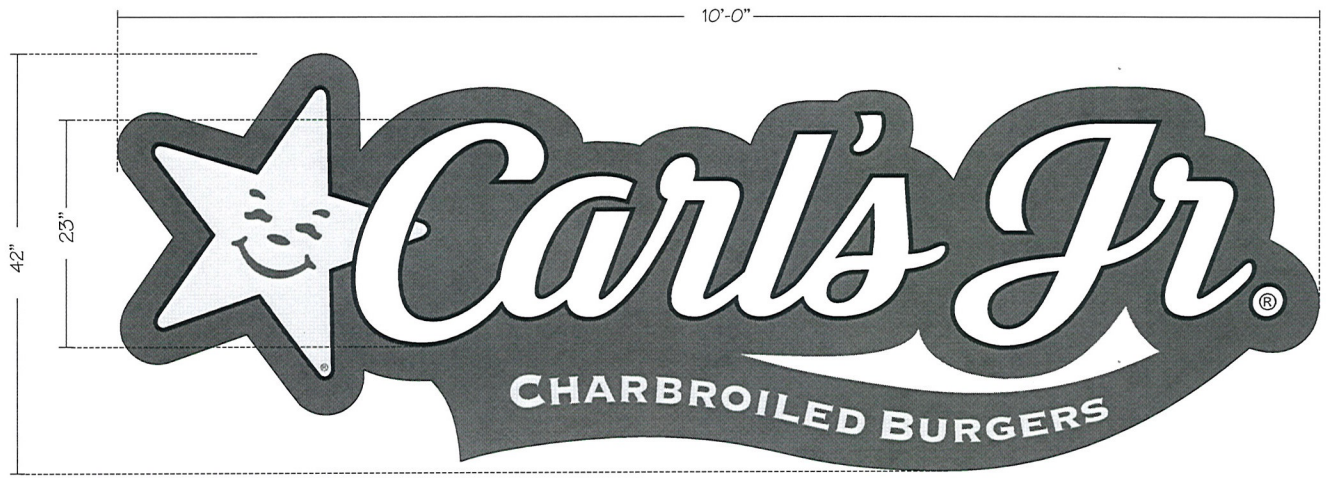
Revisions:

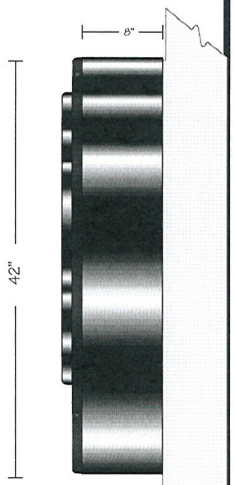
Drawing Number 24359

VISCO ELECTRONIC SIGNS

RECEIVED APR 27 2010

VAR-38114
MSP-38116





END VIEW

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

35 Ø

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.

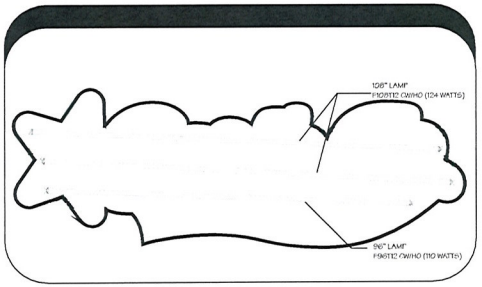
RETURNS:
PAINTED BLACK.

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

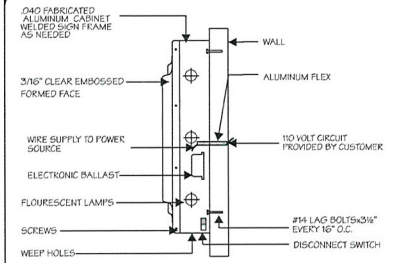
BLACK
RED VINYL 3M-3630-73
YELLOW VINYL 3M-3630-015



PERSPECTIVE VIEW



ILLUMINATED CLOUD SIGN



CABINET SECTION DETAIL (TYP.)

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

SCALE: 1" = 1'-0"

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National Sign & MARKETING CORPORATION
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Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

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

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

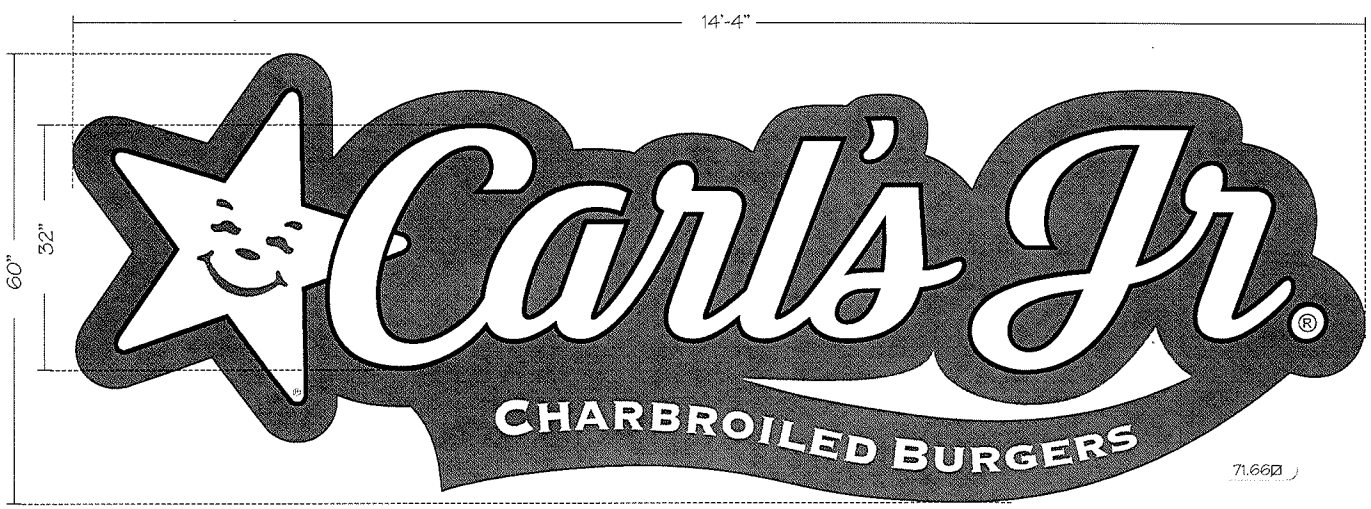
Revisions:

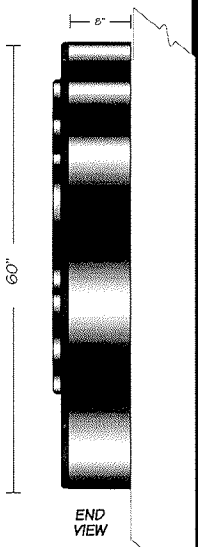
Drawing Number
24359

VISCO ELECTRONIC SIGNS

RECEIVED
APR 27 2010

VAR-38114
MSP-38116





(D) 60" 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.

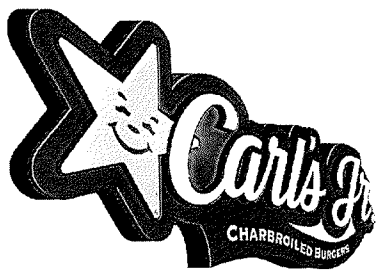
ILLUMINATION:
INTERNAL, H.O. FLUORESCENT LAMPS. 120 VOLTS - 4.5 AMPS

SWITCH:
U.L. APPROVED TOGGLE SWITCH.

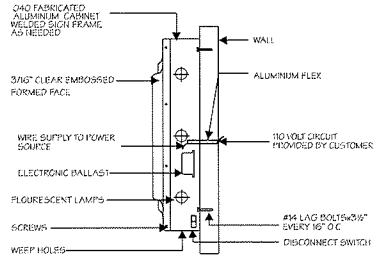
ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

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

PERSPECTIVE VIEW



ILLUMINATED CLOUD SIGN



CABINET SECTION DETAIL (TYP.)

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

SCALE: ¾" = 1'-0"

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National Sign
& MARKETING CORPORATION
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e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

Project: Carl's Jr.
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Phone: _____ **Account Mgr.** S. Rosenbloom
Designer: S. Duffy **Scale:** Noted **Date:** 04/20/2010

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

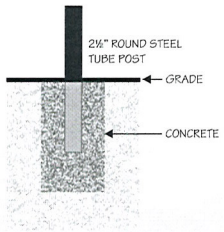
Revisions:

Drawing Number
24359

VISCO ELECTRONIC SIGNS

RECEIVED
APR 27 2010

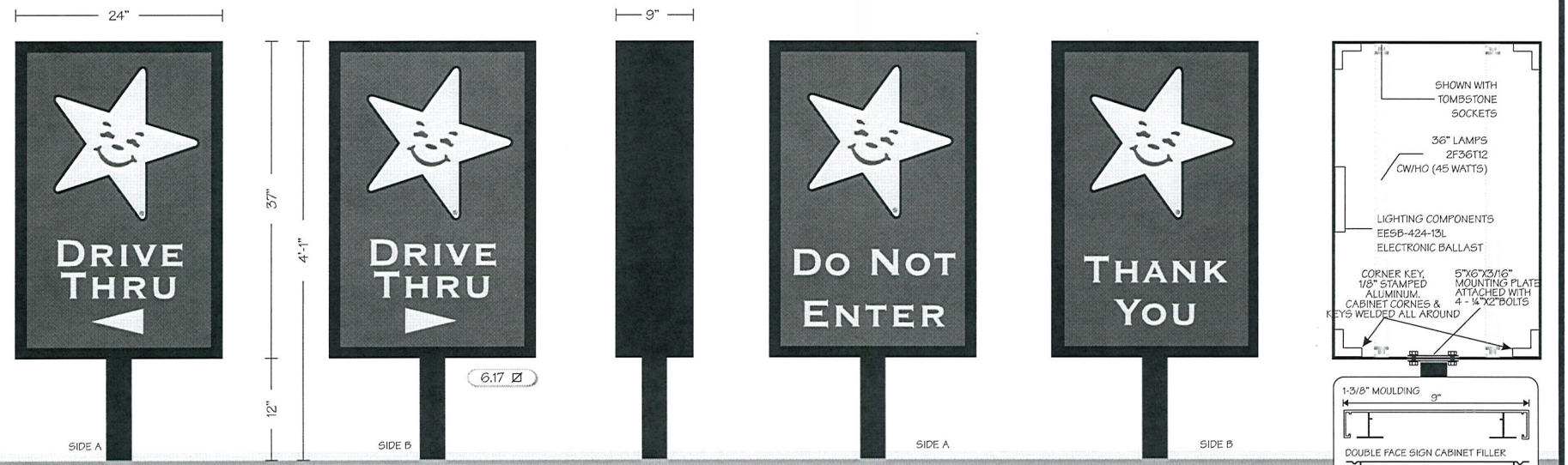
VAR-38114
MSP-38116



Specifications:

CABINETS:	FABRICATED ALUMINUM 9" DEEP, WITH 1½" RETAINERS AND RETURNS PAINTED BLACK.
FACES:	WHITE PLEX/LEXAN WITH FIRST SURFACE APPLIED CUT/REVERSE CUT TRANSLUCENT VINYL GRAPHICS AS ILLUSTRATED.
POST:	2½" ROUND STEEL TUBE POST PAINTED BLACK.
ILLUMINATION:	INTERNAL T12 CW/HO FLOURESCENT LAMPS. 120 VOLTS - 1.5 AMPS
SWITCH:	TAMPER RESISTANT SWITCH: UL APPROVED 15A-120/277V 'LEVITON' #1101-2L WITH KEYED WATERPROOF COVER.

ALL COMPONENTS TO BE U.L. APPROVED



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"

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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: $950,000.00

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

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

Revisions:

Drawing Number
24359

VISCO ELECTRONIC SIGNS

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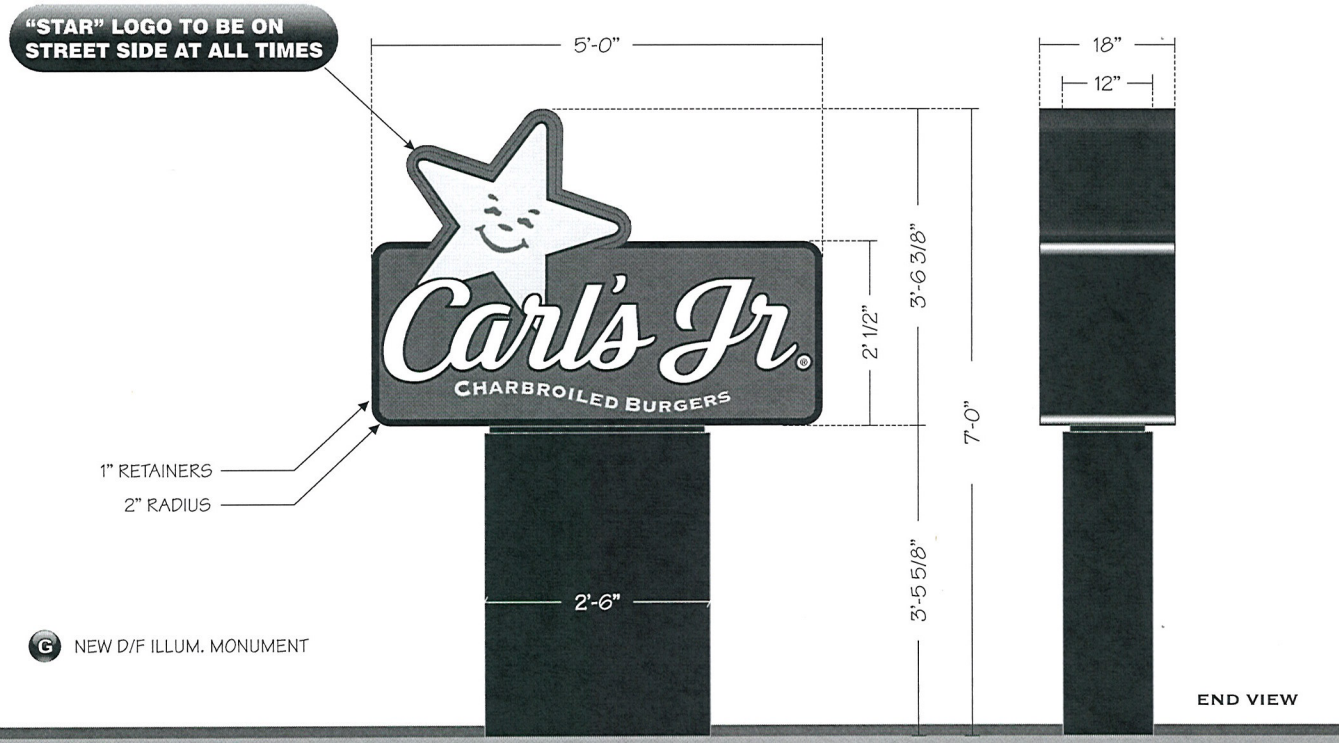
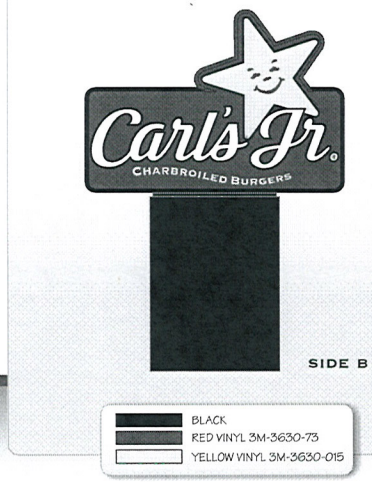


Specifications:

CABINET:	FABRICATED ALUMINUM, 18" DEEP WITH 1" WIDE RETAINERS. "CARL'S JR." CABINET TO BE PAINTED BLACK, PAINT "STAR" CABINET FRAZEE "CHERRY RED" #6355.
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 KEYED 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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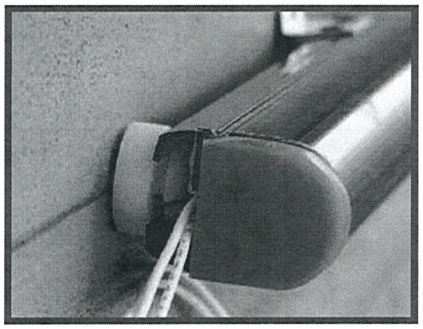
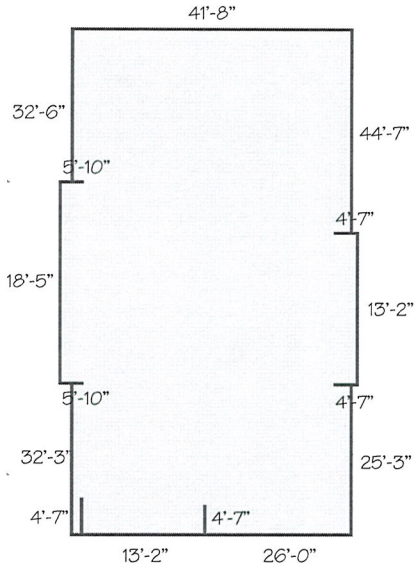
Specifications:

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





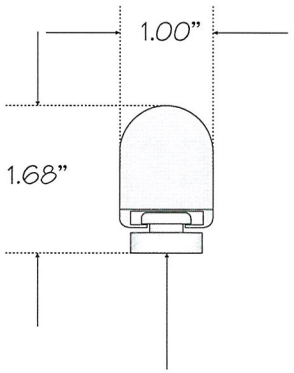


(H) NEW LED BORDER SYSTEM
277' LIN. FT. APPROX.

Sloan Components Used - UL #E215393
701189-10H-10' RED LED STRIPE
701189-8H-8' RED LED STRIPE
701189-6H-6' RED LED STRIPE
701189-4H-4' RED LED STRIPE
701189-2H-2' RED LED STRIPE
701189-1H-1' RED LED STRIPE
700940-300 WATT TRANSFORMERS
701158-120-10' HOOK-UP WIRE

- 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



Mounting Button

LED BORDER SYSTEM

SCALE: NTS

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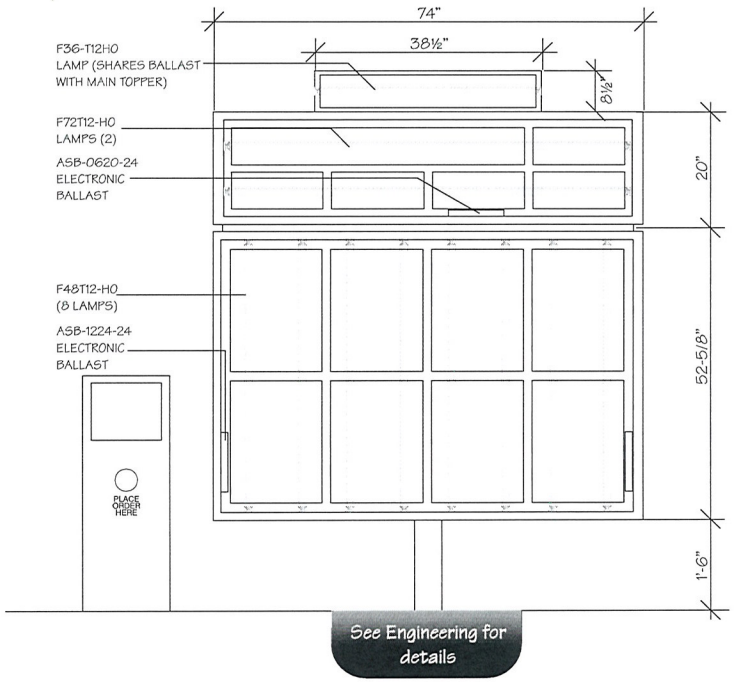
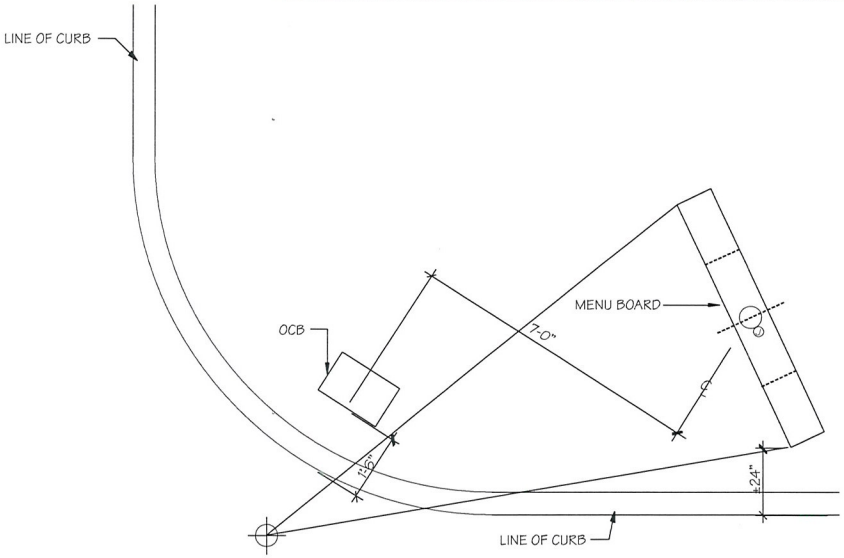
NOTE: ALL WORK TO COMPLY WITH 2005 SNEA & NEVADA ELECTRICAL CODE (NEC)

1 DRIVE-THRU MENU BOARD



ELEVATION

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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e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

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Address: 7598 Vegas Dr., Las Vegas, NV
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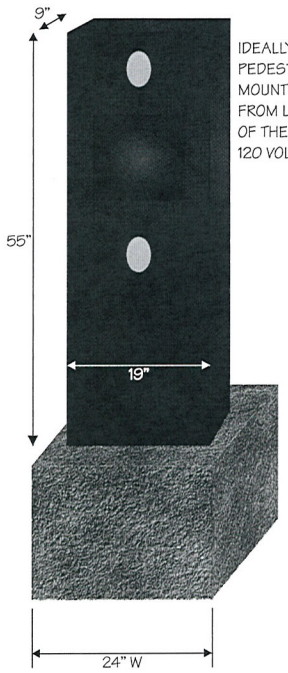
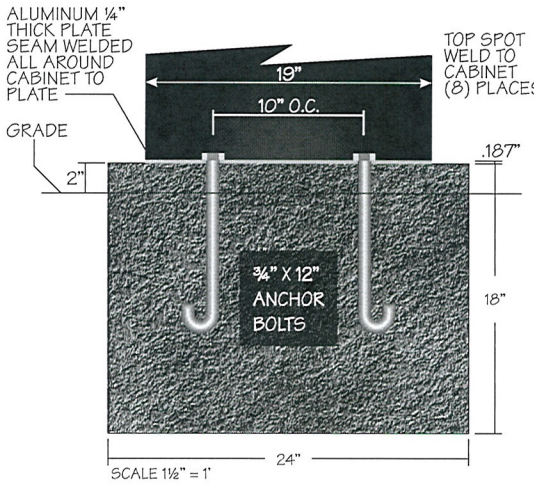
FOOTING TO BE DONE BY NSMC

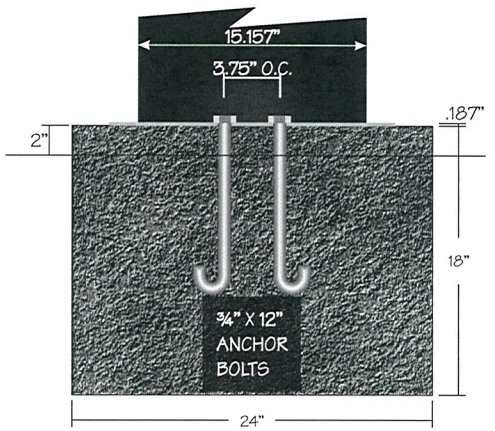


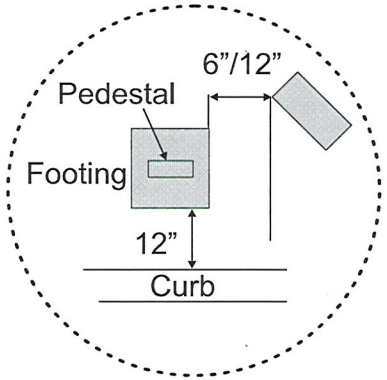
IDEALLY THE PEDESTAL WOULD BE MOUNTED 6" TO 12" FROM LEFT SIDE OF THE MENU BOARD 120 VOLTS - 2 AMPS

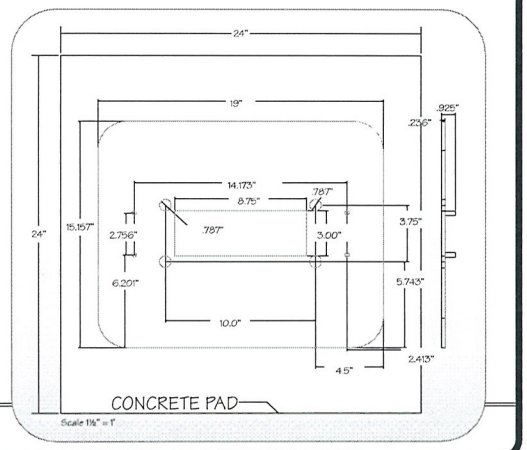
SCALE ¾" = 1'



SCALE 1½" = 1'







Scale 1½" = 1'

2 ORDER CONFIRMATION BOARD (FOOTING ONLY)

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

SEE ENGINEERING FOR FOOTING DETAILS

ORDER CONFIRMATION BOARD

SCALE: NTS

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

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Tel 909.591.4742 Fax 909.591.9792
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NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

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

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3 INTERIOR MENU BOARD

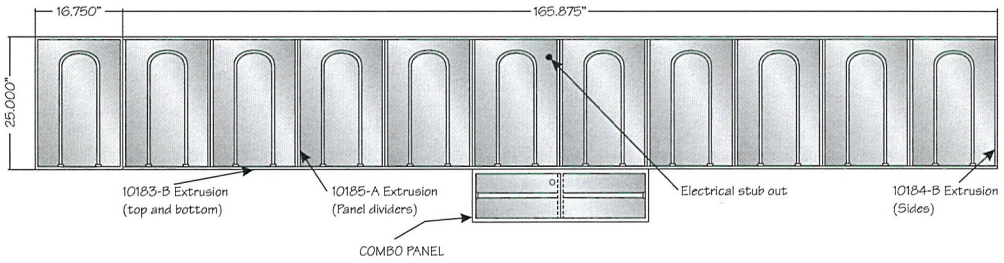
11 PANELS

MENU BOARD BUILT BY:
SIGN RESOURCE
P.O. BOX 549 - MAXWOOD, CA 90270
800-423-4283
323-771-2098
FAX 323-560-7143
WWW.SIGNSOURCE.NET

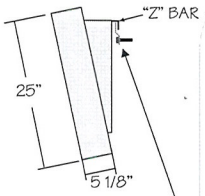
ALL MANUFACTURING BY OTHERS

INSTALL ONLY

PANEL MENU BOARD



SIDE VIEW



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.

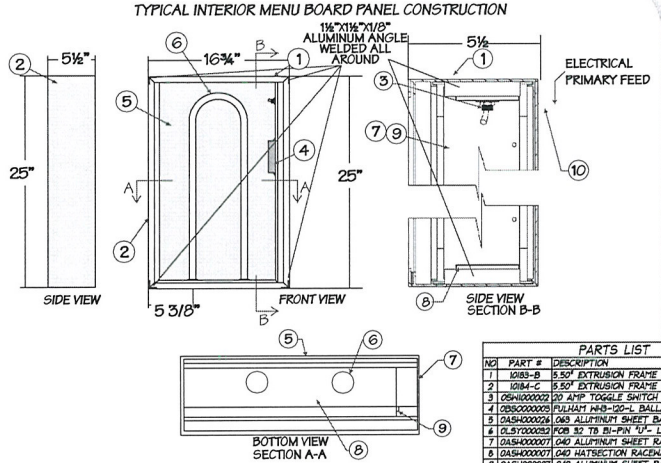
Installation:

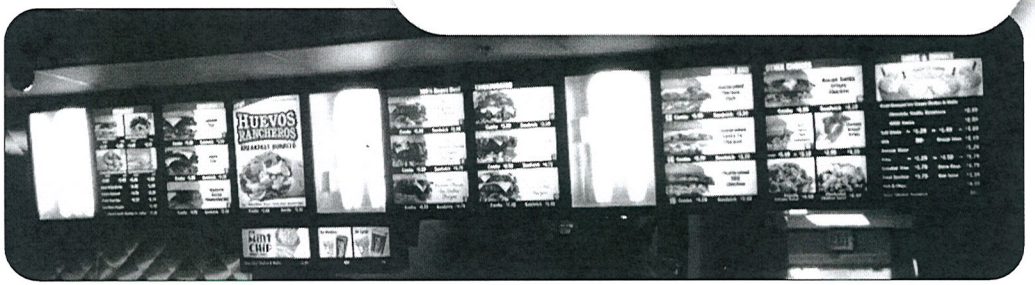
10' 'Z' (supplied) is mounted to wall. Brackets mounted to rear of cabinet hang menu from 'Z' bar.
#14 Lag Bolts x3" Penetration every 16" O.C. (If dry wall & wood studs)
¼"X3" Toggle Bolts every 16" O. C. (If tile wall).

Electrical:

- 120 volts, 60 Hz
- 2.37 amps
- Hardware electrical connection by GC
- Replacement lamps: F80 32 T8/741
- Replacement ballasts: Advance REL-4P32-SC
- Provide separate circuit for all signs

TYPICAL INTERIOR MENU BOARD PANEL CONSTRUCTION





PARTS LIST

NO	PART #	DESCRIPTION	QTY
1	10183-B	5.50" EXTRUSION FRAME TOP & BOTTOM	2
2	10184-C	5.50" EXTRUSION FRAME FOR SIDE	2
3	OSH1000002	20 AMP TOGGLE SWITCH	1
4	OBSO000003	FULHAM WH3-120-L BALLAST	1
5	OASH000026	.063 ALUMINUM SHEET BACKING	1
6	OLSY000032	F08 32 T8 BI-PIN 'U'- LAMP	1
7	OASH000007	.040 ALUMINUM SHEET RACEWAY	AR
8	OASH000007	.040 HATSECTION RACEWAY COVER	1
9	OASH000007	.040 ALUMINUM SHEET RACEWAY COVER	AR
10	OEBN000013	5/8" BLACK SNAP BUSHING	1
11	DGAMTBKT	2 1/2" x 24 3/4" BRACKET	1

Voltage	Circuits	Current	Drawn By	Date
120 AC	[1] ONE	.55 AMPS	JM	12/20/04

Description	Checked By
25" X 16 3/4" 1 PANEL MENUBOARD	~

Sign Size	Design Load	Client	Page
2.90 SQ FT	30 PSF	CARL'S Jr.	1 OF 1

INTERIOR MENU BOARD

SCALE: NTS

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

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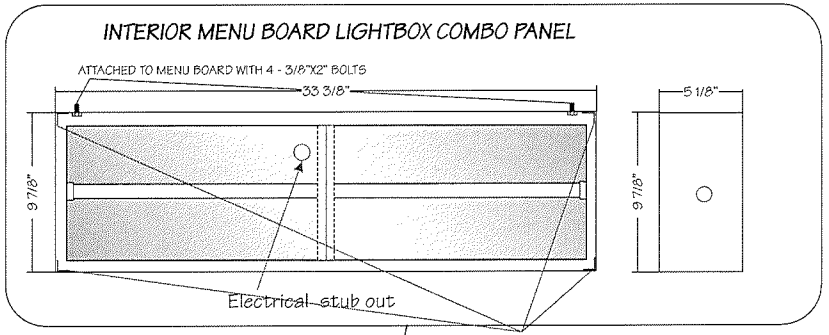
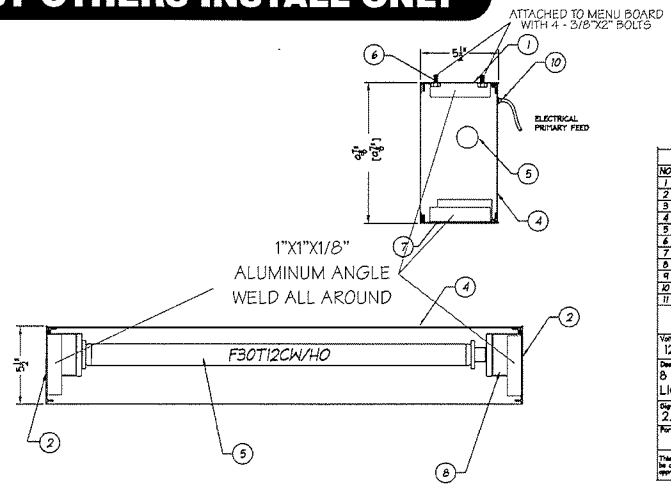
4 INTERIOR MENU BOARD LIGHT BOX COMBO PANEL





PARTS LIST			
NO	PART #	DESCRIPTION	QTY
1	10183-B	5.50" EXTRUSION FRAME TOP & BOTTOM	1
2	10184-C	5.50" EXTRUSION FRAME FOR SIDE	1
3	OBS0000003	WORK HORSE 3 MODEL	1
4	OASH000026	.063 ALUMINUM SHEET BACKING	1
5	OLCH000003	F30 T12 CW/HO FLUORECENT LAMP	1
6	OASH000007	.040 ALUMINUM SHEET RACEWAY	AR
7	OEXT000420	ALUMINUM ANGLE 1"x1 1/2"x.188"	1
8	OASH000007	.040 HATSECTION RACEWAY COVER	1
9	OASH000007	.040 ALUMINUM SHEET RACEWAY COVER	AR
10	OEBN000013	5/8" BLACK SNAP BUSHING	1
11	10185-A	VERTICAL DIVIDER INT.	1

Voltage	Circuits	Current	Drawn By	Date
120 AC	[1] ONE	AMP	JM	12-16-04

Description	Checked By
8 1/2" X 33 3/8" COMBO INTERIOR LIGHTBOX MENUBOARD	~

Sign Size	Design Load	Client	Page
2.29 SQ FT	30 PSF	CARL'S Jr.	1 OF 1

Part Number	Drawing No.	Rev.
CKE008	CKE008	A

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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 ¼"x1-½" 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

MENU BOARD BUILT BY:
SIGN RESOURCE
P.O. BOX 549 - MAXWOOD, CA 90270
800-423-4283
323-771-2098
FAX 323-560-7143
WWW.SIGNSOURCE.NET

INTERIOR MENU BOARD LIGHTBOX COMBO PANEL

SCALE: NTS

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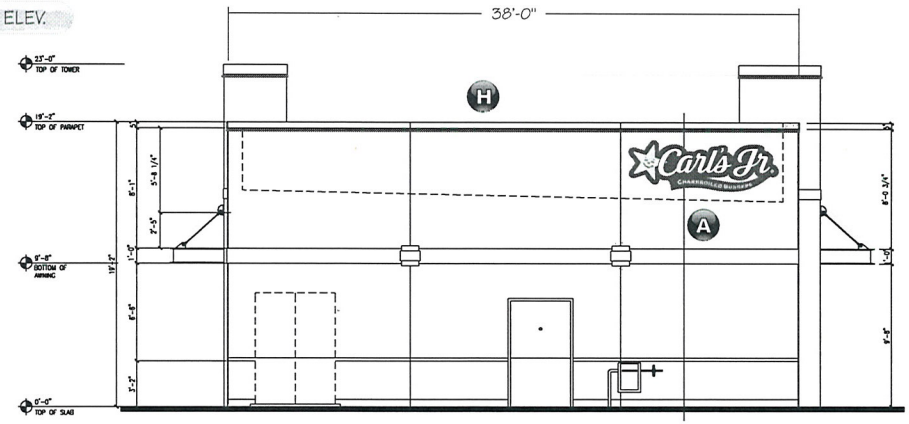
PROPOSED ELEV.



(A) 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN

(H) NEW LED BORDER TUBE LIGHT SYSTEM
52'-1" LIN. FT. APPROX.

North Elevation

SCALE: 1/8"=1'

PROPOSED ELEV.



(B) 42" EMBOSSED ILLUM. "CARL'S JR." CLOUD SIGN

(H) NEW LED BORDER TUBE LIGHT SYSTEM
49'-7" LIN. FT. APPROX.

South Elevation

SCALE: 1/8"=1'

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.
13580 5th St., Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com
NV Lic# 0071619 - Exp. 8/31/10
Class: C-6 Limit: $950,000.00

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

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

Revisions:

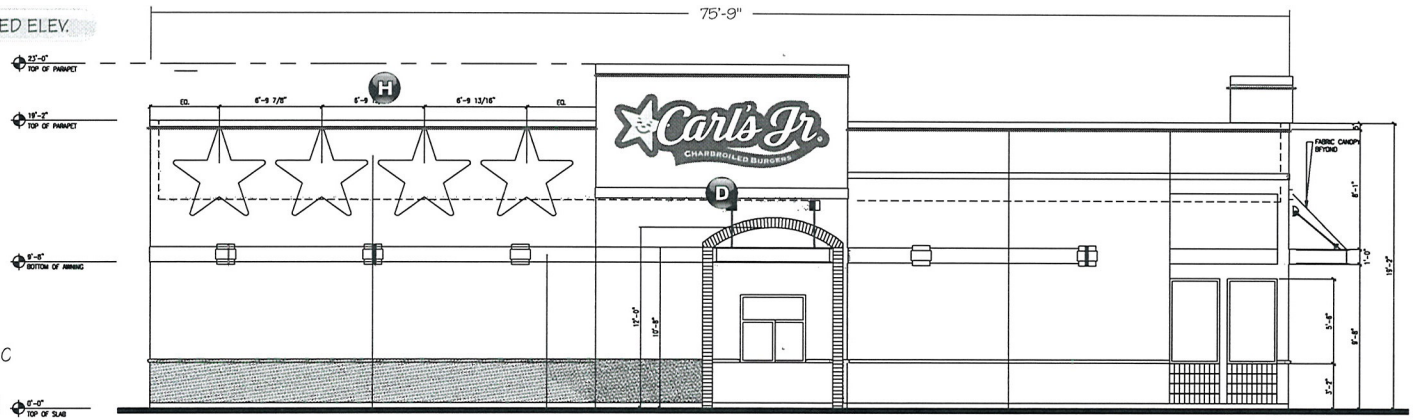
Drawing Number
24359

VISCO ELECTRONIC SIGNS

RECEIVED
APR 27 2010

VAR-38114
MSP-38116

PROPOSED ELEV.



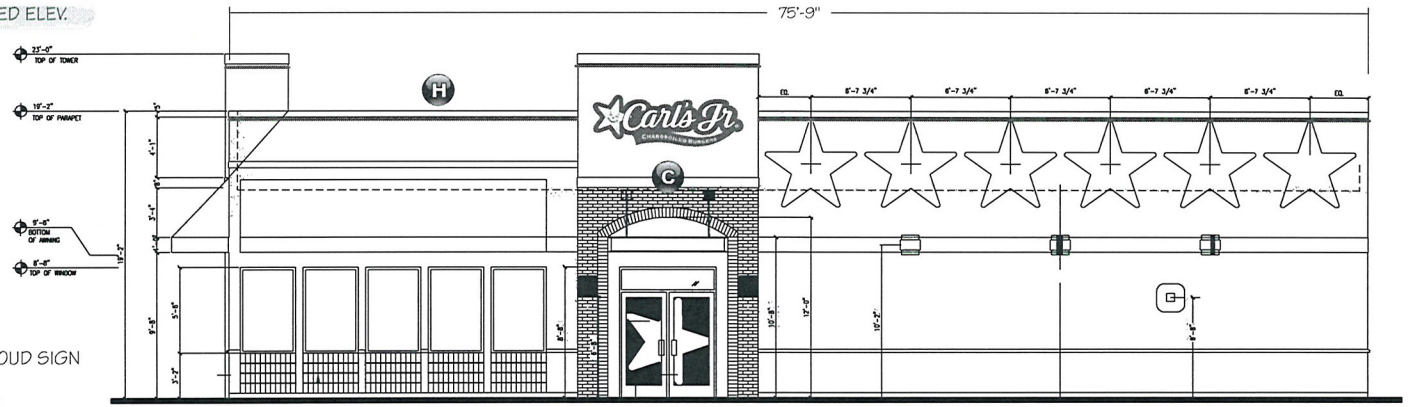
D 60" EMBOSSED ILLUM. "CARL'S JR." CLC

H NEW LED BORDER TUBE LIGHT SYSTEM 87'-9" LIN. FT. APPROX.

West Elevation

SCALE: 1/8"=1'

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 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: $950,000.00

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

Client Approval:
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION
Salesman Date

Revisions:

Drawing Number 24359

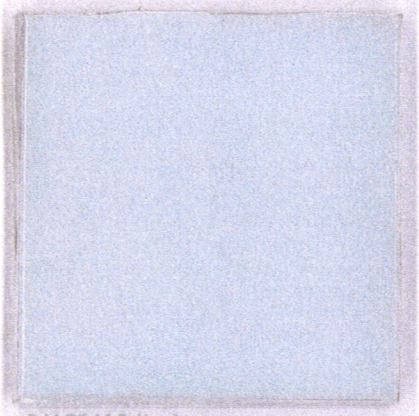
VISCO ELECTRONIC SIGNS

RECEIVED
APR 27 2010

VAR-38114
MSP-38116

National Sign & Marketing Corporation

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

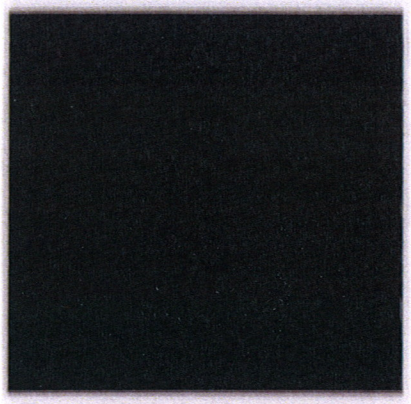


3/16" White Lexan

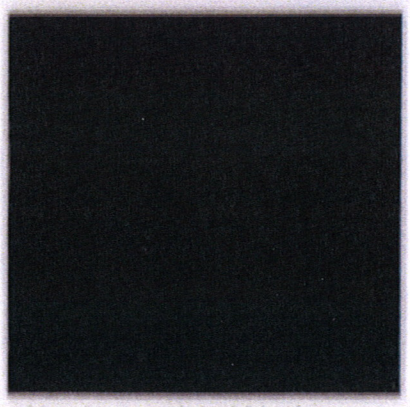


Cloud Sign Face

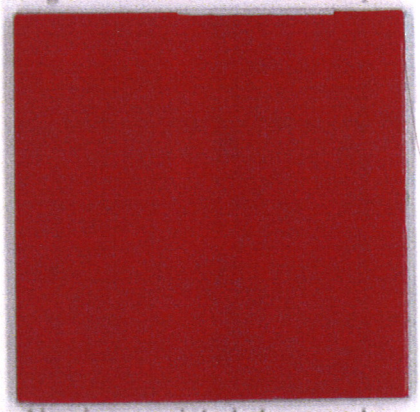
High Performance White Vinyl



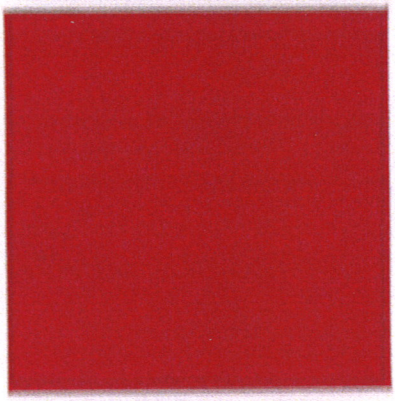
Pre-coated aluminum returns



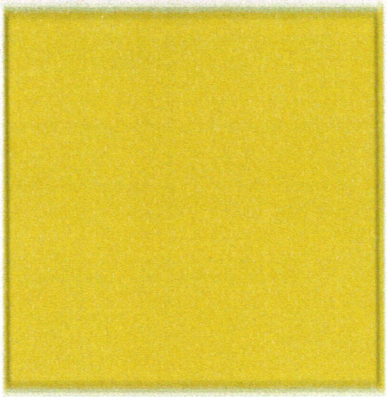
Aluminum painted black



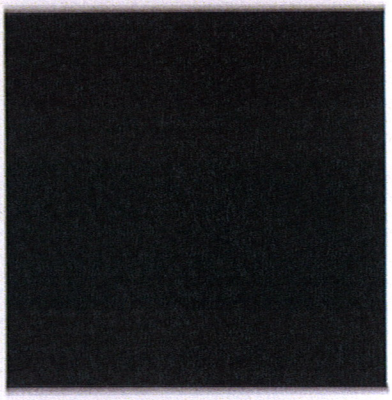
Aluminum painted cherry red



3M-3630-73 Red
Translucent Vinyl



3M-3630-15 Yellow
Translucent Vinyl



3M-180C-12 High Performance
Black Vinyl

Carl's Jr.
CHARBROILED BURGERS

RECEIVED
VAR-38114 APR 27 2010

VISCO Visual Information Systems Company
ELECTRONIC SIGNS
CL #442769

National Sign & MARKETING CORPORATION
a division of Visual Information Systems Company
CL #745030

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

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

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

RECEIVED
APR 27 2010
VAR-38114

City of Las Vegas Agenda Item No.: **26.**

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) on 13.41 acres 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. 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

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

PLANNING & DEVELOPMENT

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 X proposed **Zoning:** existing X 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 770 N. BUFFALO #101 **Phone:** 702.258.5515 **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 Irby

Subscribed and sworn before me

This 9 day of March, 20 10.

Trina M. Perales

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

FOR DEPARTMENT USE ONLY

Case #	MSP-3816
Meeting Date:	6/24/2010
Total Fee:	330.00
Date Received:*	4/27/2010
Received By:	MREX

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

VISCO Visual Information Systems Company
ELECTRONIC SIGNS
CL #442769

National Sign & MARKETING CORPORATION
a division of Visual Information Systems Company
CL #745030

April 26, 2010

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

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

To Whom It May Concern:

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

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

Respectfully,

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

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

RECEIVED
APR 27 2010

VAR-38114
MSP-38116

City of Las Vegas Agenda Item No.: **27.**

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

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

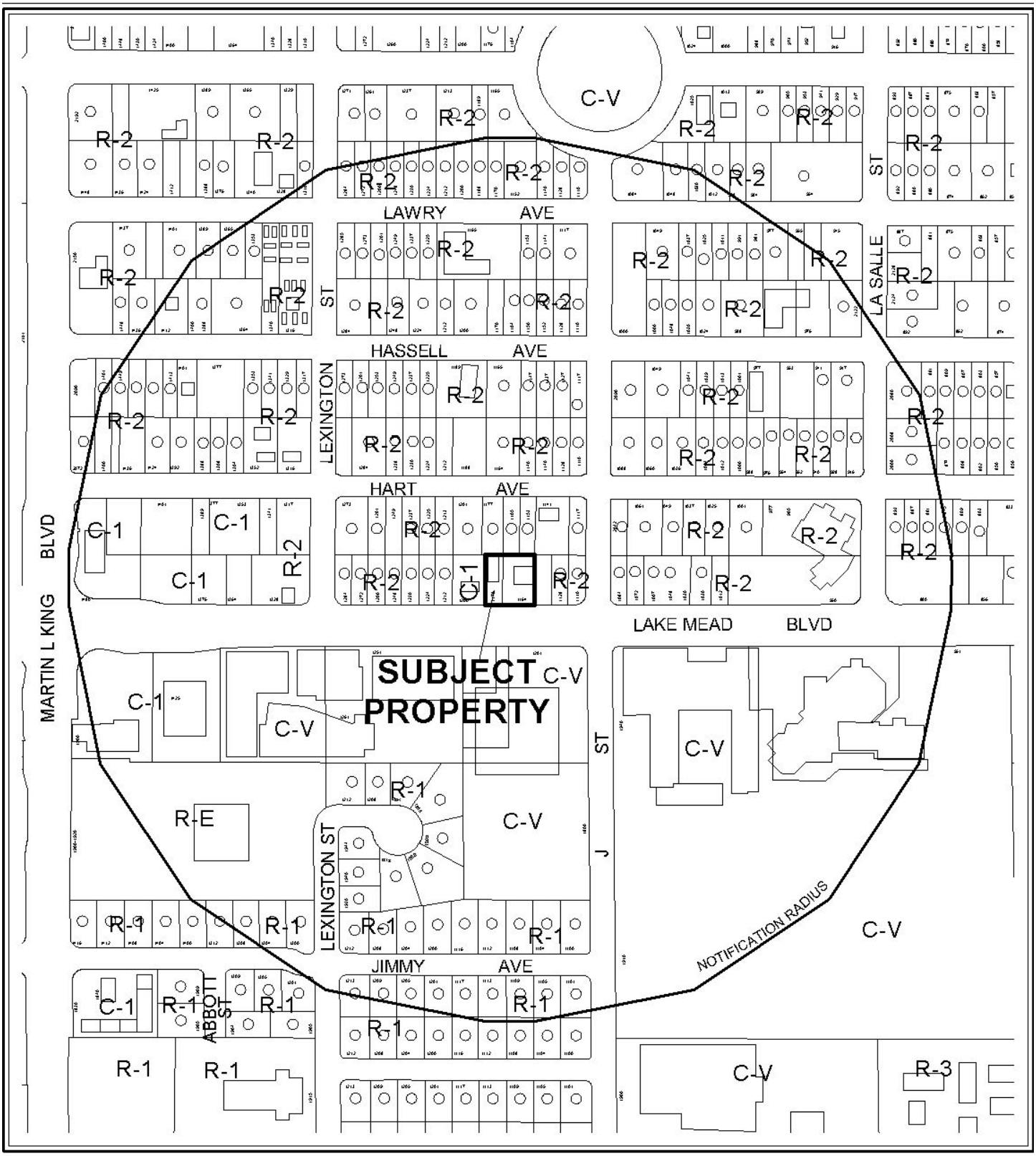
SUBJECT:
SUP-37949 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL INDEPENDENT LIVING HOMES, INC. - OWNER: CLESTER AND ODESSA NELSON - Request for a Special Use Permit FOR A PROPOSED 987 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1176 West Lake Mead Boulevard (APNs 139-21-610-283 and 284), C-1 (Limited 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**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



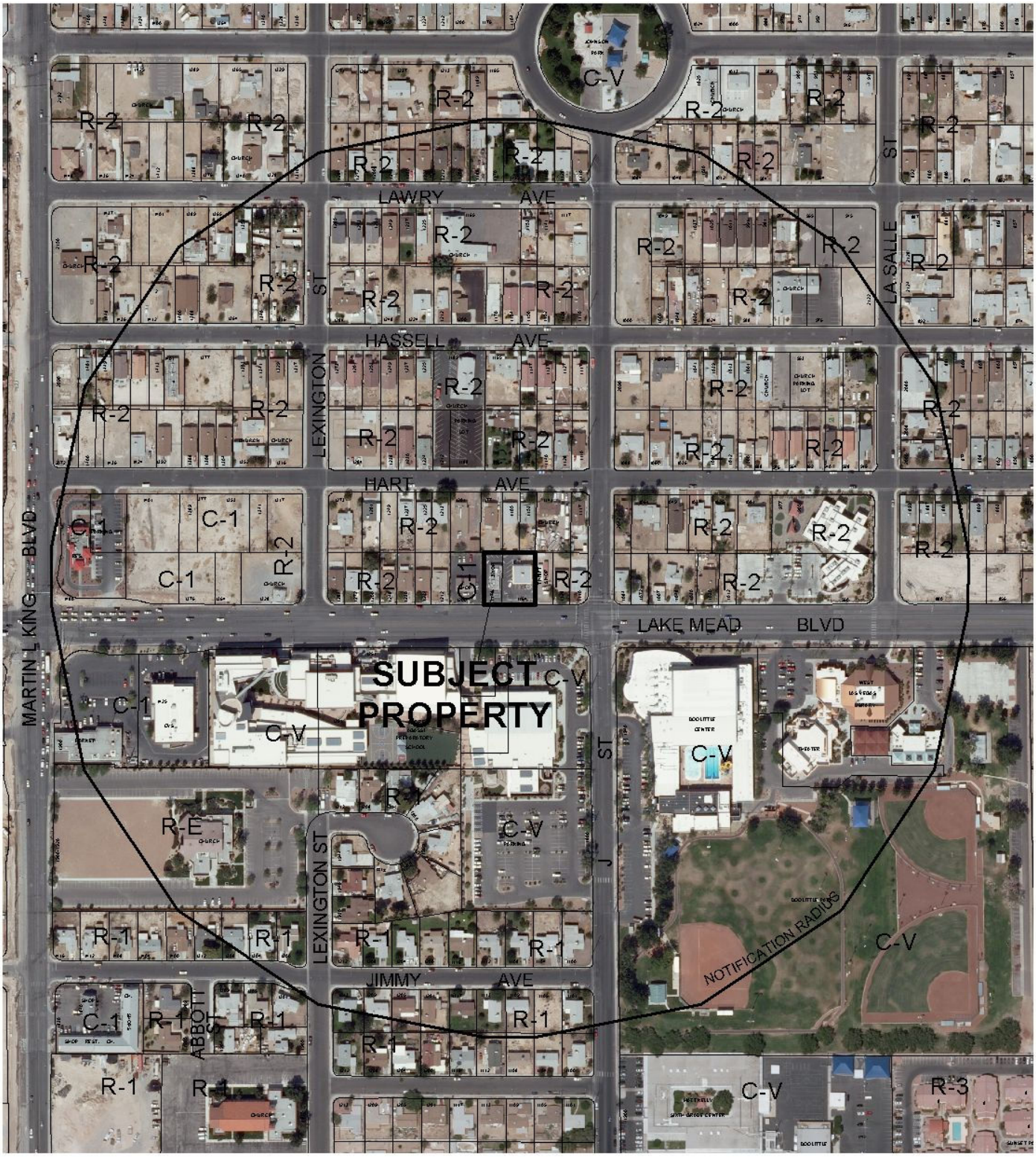
0 300 600 Feet

CASE: **SUP-37949**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-37949**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37949** APN: 139·21·610·284 & 283 B.

Name of Property Owner: Clesteré Odessa Nelson

Name of Applicant: Valvethe D. Bell

Name of Representative: Valvethe D. Bell (Bell Independent Living Homes Inc.)

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Odessa Nelson

Print Name: Odessa Nelson

Subscribed and sworn before me

This 13th day of April, 2010

Laurie Alderman

Notary Public in and for said County and State

LAURIE ALDERMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-9-2013
Certificate No: 97-3895-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1176 W. Lake Mead LV NV. 89106

Project Name Bell Independent Living Homes Inc. **Proposed Use** Social Service provider

Assessor's Parcel #(s) 139-21-610-284 & 283 B **Ward #** _____

General Plan: existing MXU proposed _____ **Zoning:** existing C1 proposed _____

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

Gross Acres 0.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Chester & Odessa Nelson **Contact** _____

Address 1164 W. Lake Mead 89106 **Phone:** 642-6788 **Fax:** _____

City Las Vegas NV. **State** NV. **Zip** 89106

E-mail Address _____

APPLICANT Bell Independent Living Homes Inc. **Contact** Yavette D. Bell

Address 1176 W. Lake Mead **Phone:** 636-1300 **Fax:** 642-6968

City Las Vegas **State** NV **Zip** 89106

E-mail Address YavetteDBell@yahoo.com

REPRESENTATIVE Bell Independent Living Homes Inc. **Contact** Yavette D. Bell

Address 1176 W. Lake Mead **Phone:** 636-1300 **Fax:** 6426968

City Las Vegas **State** NV. **Zip** 89106

E-mail Address YavetteD.Bell@yahoo.com

Property Owner Signature* Odessa Nelson

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

Print Name Odessa Nelson

Subscribed and sworn before me

This 13th day of April, 2010.

Laurie Alderman

Notary Public in and for said County and State

LAURIE ALDERMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-9-2013
Certificate No: 97-3895-1

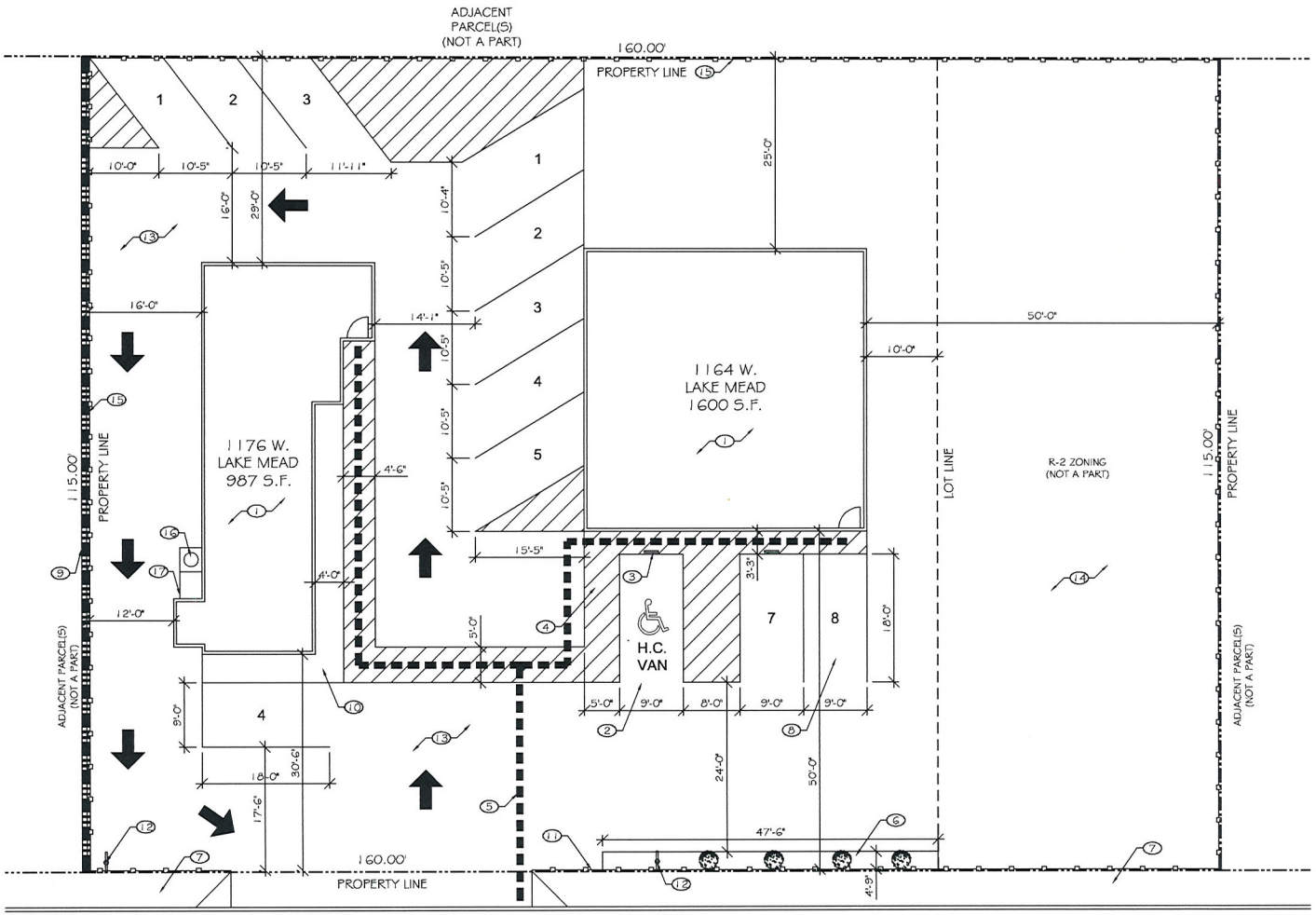
FOR DEPARTMENT USE ONLY

Case #	SUP-37949
Meeting Date:	5-27-10
Total Fee:	$1,030.00
Date Received:*	4-13-10
Received By:	

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

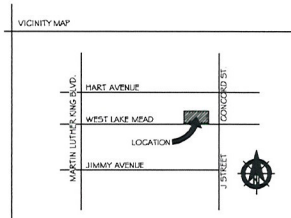
Revised 10/27/08

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



1 / A0.00 SITE PLAN
SCALE: 1/16" = 1'-0"

VICINITY MAP



BUILDING CODE DATA

1164 W. LAKE MEAD SF	1600.00 SF	
1176 W. LAKE MEAD SF	987.00 SF	
TOTAL SF	2587.00 SF	
LOT ACREAGE:	0.32 ACRES (13,800 SF)	
	+ 4,600 SF (N.A.P.)	
LOT COVERAGE:	18%	

PARKING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)

TOTAL PARKING REQUIRED:

1164 W. LAKE MEAD	STANDARD (1/250):	07 SPACES
1176 W. LAKE MEAD	STANDARD (1/300):	04 SPACES
	HANDICAP:	01 SPACES
	TOTAL:	11 SPACES

TOTAL PARKING PROVIDED:

STANDARD:	11 SPACES
HANDICAP:	01 SPACES
TOTAL:	12 SPACES

KEYNOTES

1. EXISTING BUILDING
2. PROPOSED HANDICAP PARKING STALL (VAN ACCESSIBLE)
3. PROPOSED HANDICAP PARKING SIGN
4. PROPOSED HANDICAP STRIPING
5. EXISTING ACCESS PATH OF TRAVEL TO PUBLIC WAY
6. EXISTING LANDSCAPE
7. EXISTING SIDEWALK
8. EXISTING STANDARD PARKING
9. EXISTING CMU WALL
10. EXISTING WALKWAY
11. EXISTING WROUGHT IRON FENCE
12. EXISTING SIGNAGE
13. EXISTING PARKING TO BE RE-STRIPED
14. EXISTING LAND UN-PAVED (NOT A PART)
15. EXISTING CHAIN LINK FENCE
16. EXISTING WATER HEATER
17. EXISTING FENCE

DESIGNER:

SC DRAFTING & DESIGN
Streamline Concepts
Drafting & Design
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-522-0652
EMAIL: info@slcdod.com

PREPRARED FOR:

Yavette Bell
1176 West Lake Mead Blvd.
Las Vegas, NV 89106
PHN: 702-782-1102

PROJECT:
YAVETTE BELL - SITE PLAN
1164 & 1176 WEST LAKE MEAD BOULEVARD
LAS VEGAS, NEVADA 89106
PHONE: 702-782-1102

SHEET TITLE:
SITE PLAN

DELTA	REVISION	DATE

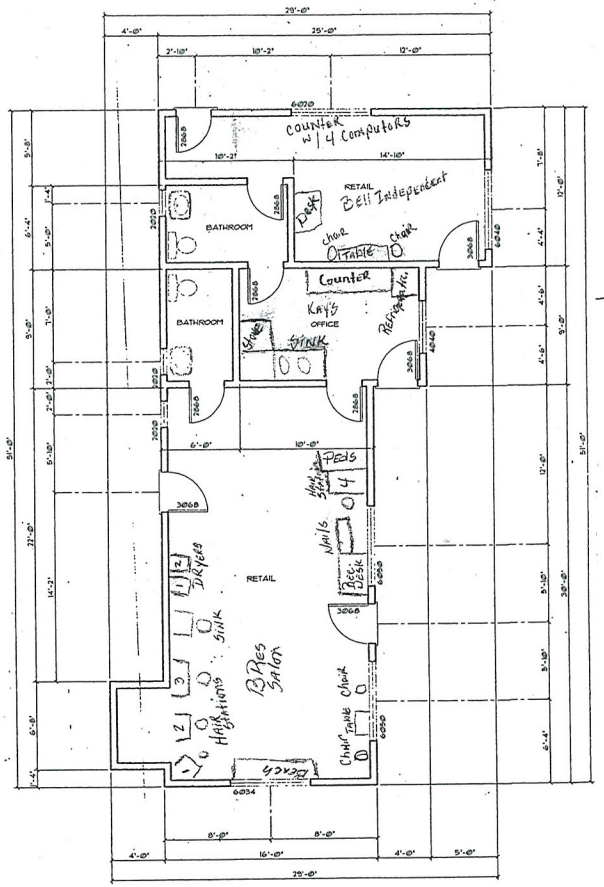
SHEET INFORMATION:

PROJECT NUMBER:	10-005
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MAY 26, 2010
SCALE:	1/16" = 1'-0"

SHEET NUMBER: A0.00

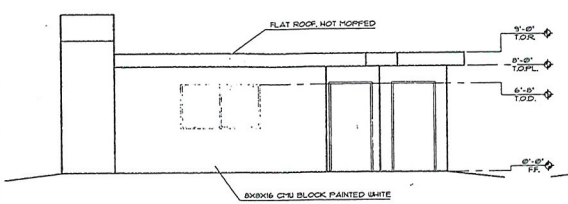
SUP-37949
REVISED

RECEIVED
JUN 01 2010



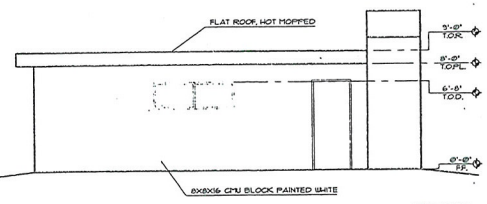
FLOOR PLAN

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



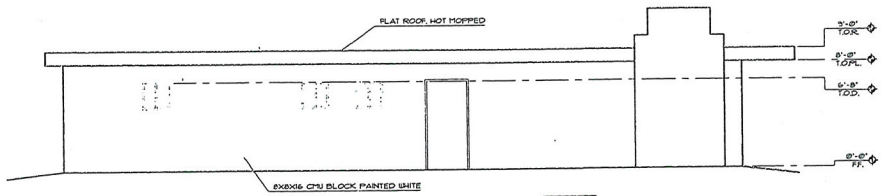
SOUTH ELEVATION

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



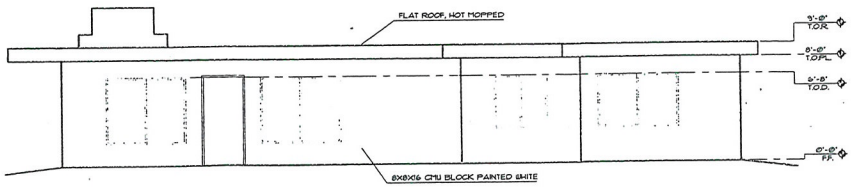
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

SUP-37949

RECEIVED

APR 13 2010

Sunday, April 11, 2010
3:19 PM



RECEIVED
APR 13 2010

SUP-37949



SUP-37949

RECEIVED
APR 13 2010

Sunday, April 11, 2010
3:21 PM



SUP-37949

RECEIVED
APR 13 2010

Sunday, April 11, 2010
3:25 PM



RECEIVED
APR 13 2010

SUP-37949

Justification Letter

Bre's Hair & Nail Solutions
I Yavette D. Bell , the owner and only Licensed cosmetologist in the salon. I will not be hiring for hair dressers or nail techs. The use of the salon is mainly for the maintenance of my at risk kids. I need to ensure that there hair and nails are done for job interviews etc.
I also want my kids to take notice to the correct way to take care of there hair, nails and feet.

The kids will also learn how to clean, empty trash, the upkeep of tile floors, clean bathrooms, dust, clean windows, and properly sanitizing the salon.
This will help my young ladies and men obtain jobs in the future as janitors, housekeepers, office cleaners etc.
If I have to do the kids hair and or nails, it will be done after 5pm.

Kay's Kafe'
I Yavette D. Bell, The owner of Kay' Kafe'. The Kafe' will be delivery only & will cater to the surrounding business of 89106 area. My husband will run the Kafe', Mon.- Fri. 9-5pm.
There will be one kid in the Kafe' with him per day. The same kid will assist him for the week.
The kids will learn to prepare foods in a safe and clean area and learn how to run a register and balance out at the end of the day. The kids will learn to speak to clients on the phone in a professional way. They will learn how to take inventory and order more supplies. The on the job training the kids will receive from Kay's Kafe' will help them in the future obtain good paying jobs in the food industry.

Bell Independent Living Homes Inc.
I Yavette D. Bell the owner and operator of Bell I.L. H. Inc.
I will run my business from the back office, were I will take calls and faxes only. The business does not have foot traffic at all. The business is a non profit organization , that will assist at risk youth in the community. All assistance is free to the child. There will be no more than 2 kids a day on the property. The same 2 kids for the whole week. The age of the kids will range from 15 to 18.
The purpose of the program is to be a mentor to at risk youth in the community and ensure they finish school and get a G.E.D. or a Diploma. Helping kids with home work, getting assistance for college, getting a job, finding positive people to surround themselves with, and just assist them daily to ensure there success in life. The office will be open Mon. - Fri. 9-5pm . The kids will ride to the office with ms. Yavette D. Bell because they don't drive. If they have to take to bus to get to other appointments there is a bus stop in front of the office.
This is my way of standing up to the plate and being another mentor in the community for our at risk youth, To ensure no kids are left behind and our future leaders are educated in every possible way.

Bre's, Kay's & Bell I. L. H. Inc. are ran by Ms. Yavette D. Bell and her husband only. There are no other workers or employees.

I Yavette D. Bell, would like to ask for a Special use Permit, for Social Services provided @ 1176 W. Lake Mead, Las Vegas, Nevada 89106.

SUP-37949
REVISED

RECEIVED
JUN 01 2010

City of Las Vegas Agenda Item No.: **28.**

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

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

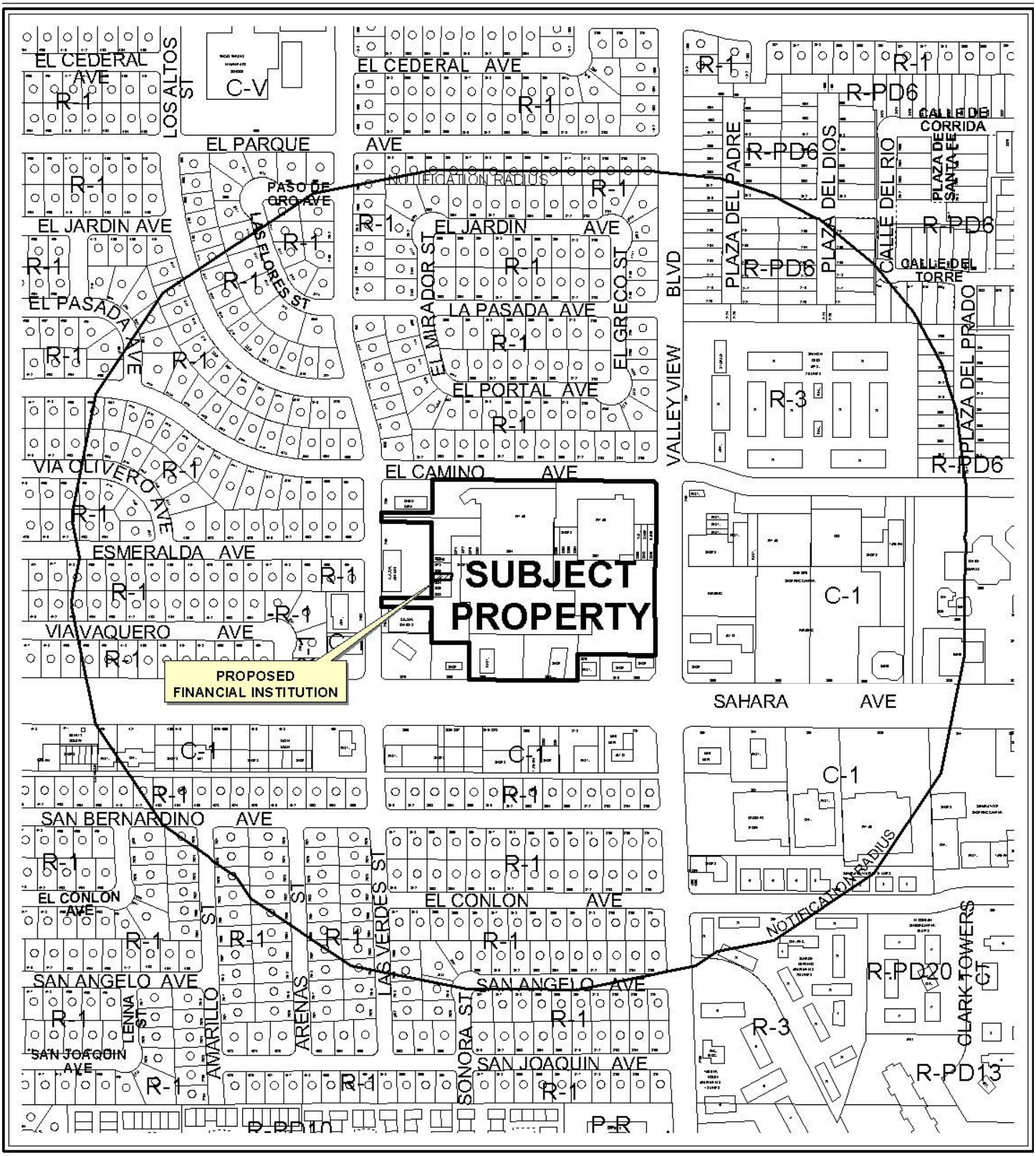
SUBJECT:
SUP-38137 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURA ENVIA, INC. - OWNER: THRIFTY PAYLESS, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED; AN 820-FOOT 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location, 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)



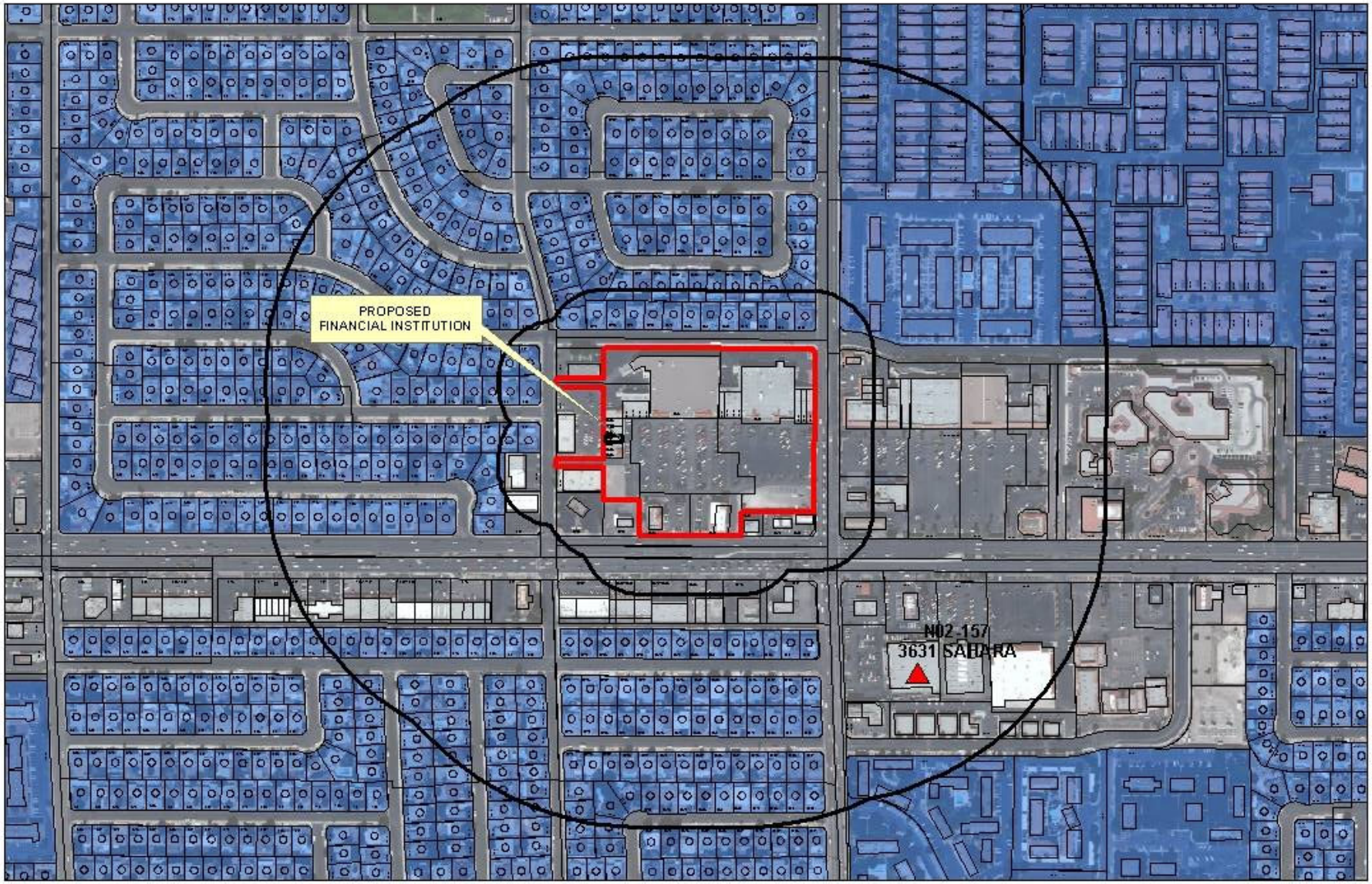
0 400 800 Feet

CASE: **SUP-38137**

RADIUS: 1000 FT

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

N



SUP-38137

Financial Business Locations

Financial Institution, Specified

Pawnshops

Automobile Title Loan

Subject Property

Residential Property

200ft & 1000ft Buffer

N

0 295 590 1,180 Feet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38137 APN: 162-068/3005

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: J. Lawrence Gelman
Vice President

Subscribed and sworn before me

This 14th day of April, 2010

_____

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

RECEIVED
APR 28 2010

PLANNING & DEVELOPMENT

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: _____

*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.

_____

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

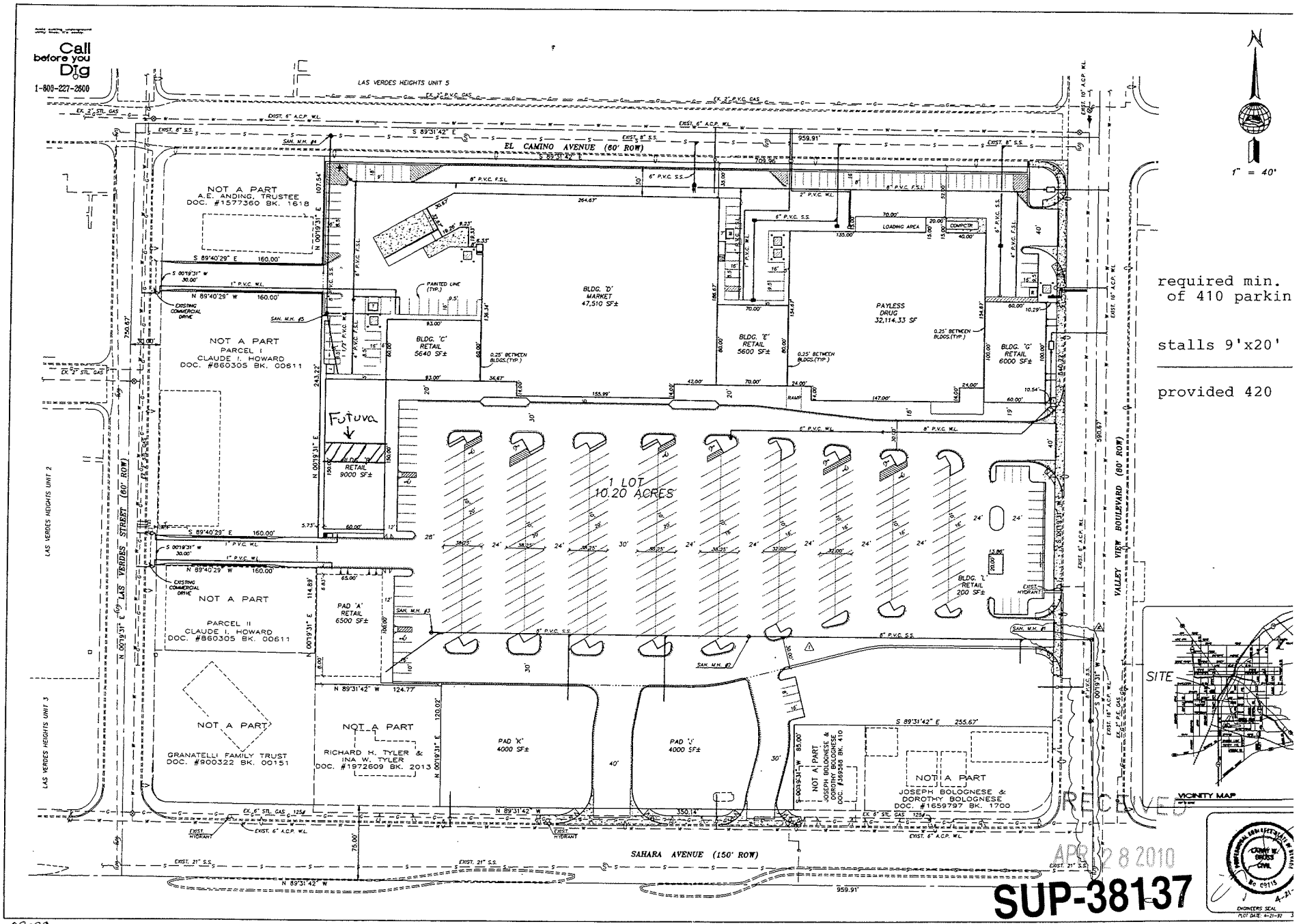
FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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



required min.
of 410 parkin

stalls 9'x20'

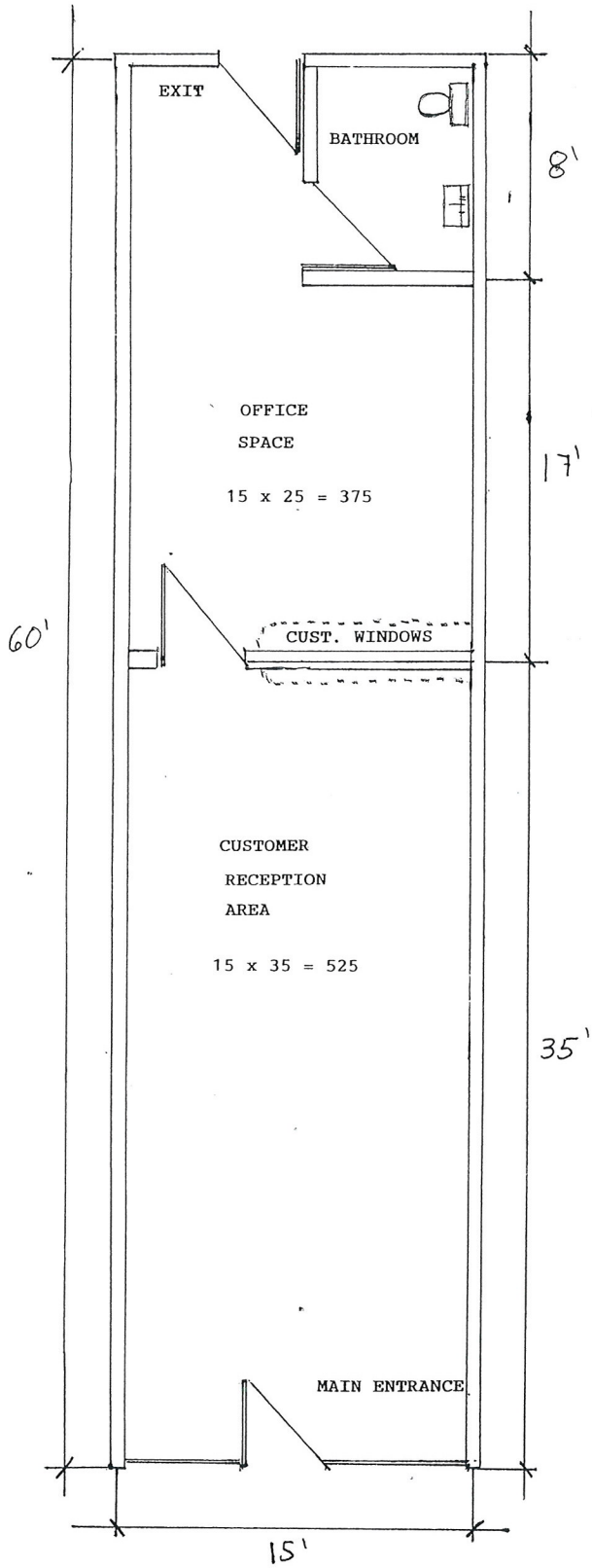
provided 420

RECEIVED
APR 28 2010

SUP-38137

23334

4-2-10



FUTURA ENVIA

3882 W. SAHARA AVE.

LAS VEGAS, NV 89102

RECEIVED

APR 28 2010

SUP-38137

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

FUTURA

April 6, 2010

JUSTIFICATION LETTER

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

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

Dear Planning Commission:

As President of Futura Envia, with Corporate Office located at 331 SE 10th Ave., Hillsboro, Oregon 97123, I am writing this JUSTIFICATION LETTER, to express our business reasons for the application of this **Special Use Permit for Check Cashing** at the above mentioned property. **Futura is currently licensed by the Department of Financial Institutions as a Money Transmitter, and Check Casher** and is licensed by the City of Reno and Sparks as an Authorized Check Casher. 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

Su dinero en buenas manos...

SUP-38137
REVISED

City of Las Vegas Agenda Item No.: **29.**

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

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

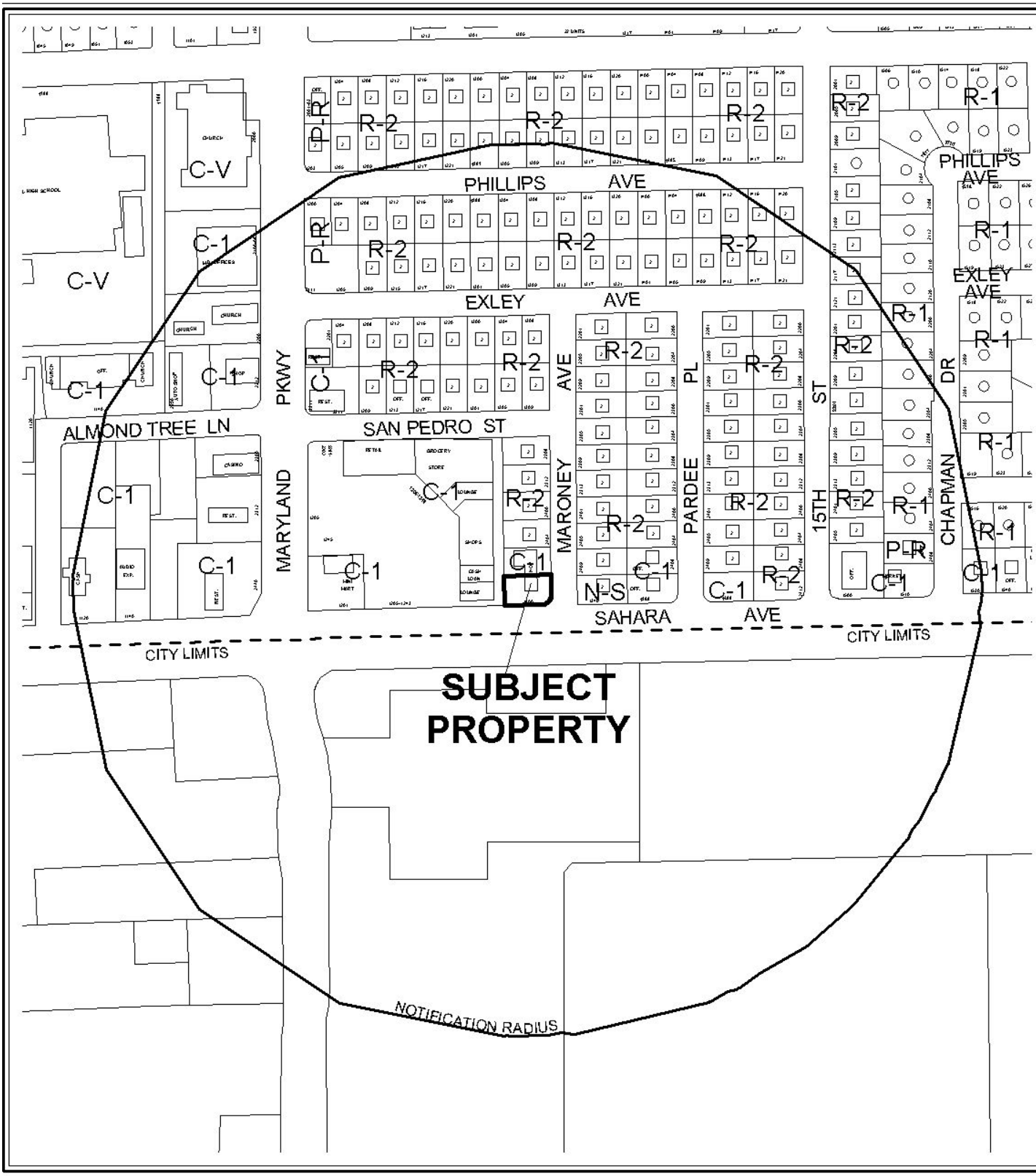
SUBJECT:
SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



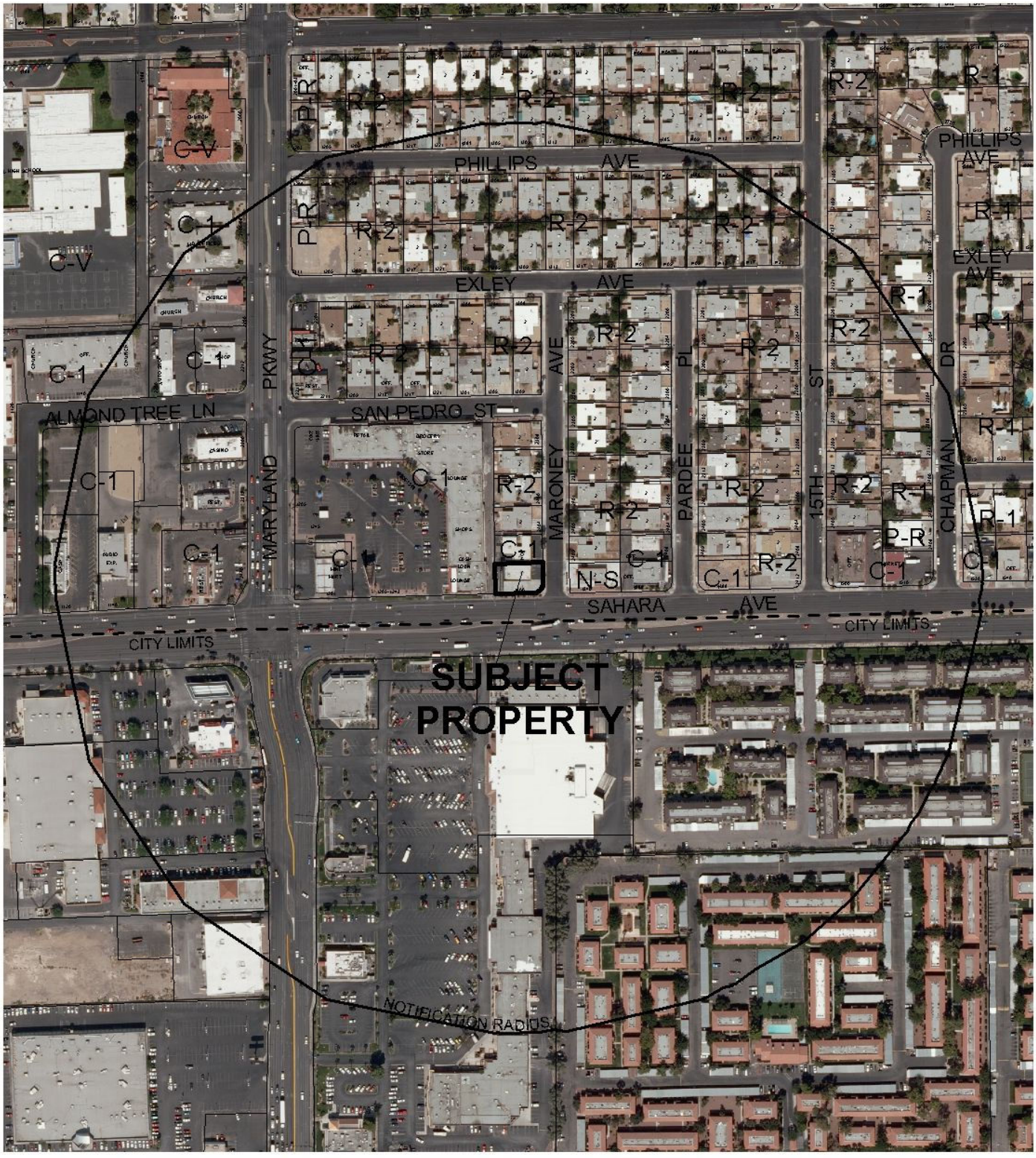
0 300 600 Feet

CASE: **SUP-38242**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38242**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38242** APN: 162.02.~~8~~410.095

Name of Property Owner: Soliman Habashi

Name of Applicant: Gold & Silver Jewelry Supply

Name of Representative: Steven Gibson

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: Soliman

Print Name: Soliman Habashi

Subscribed and sworn before me

This 24 day of May, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1300 E. SAHARA

Project Name Gold & Silver Jewelry Supply **Proposed Use** SECONDHAND Dealer

Assessor's Parcel #(s) 162.02.410.095 **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:** 702 3396655 **Fax:** _____

City LV **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Gold & Silver Jewelry Supply **Contact** 702.699.5416

Address 1300 E. Sahara **Phone:** 604.0606 **Fax:** _____

City LV **State** NV **Zip** 89104

E-mail Address _____

REPRESENTATIVE STEVEN Gibson **Contact** 702 762.5366

Address 1405 So. 16TH ST. **Phone:** _____ **Fax:** _____

City LV **State** NV. **Zip** 89104

E-mail Address _____

Property Owner Signature* Soliman

*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 27 day of MAY, 20 10.

_____

Notary Public in and for said County and State

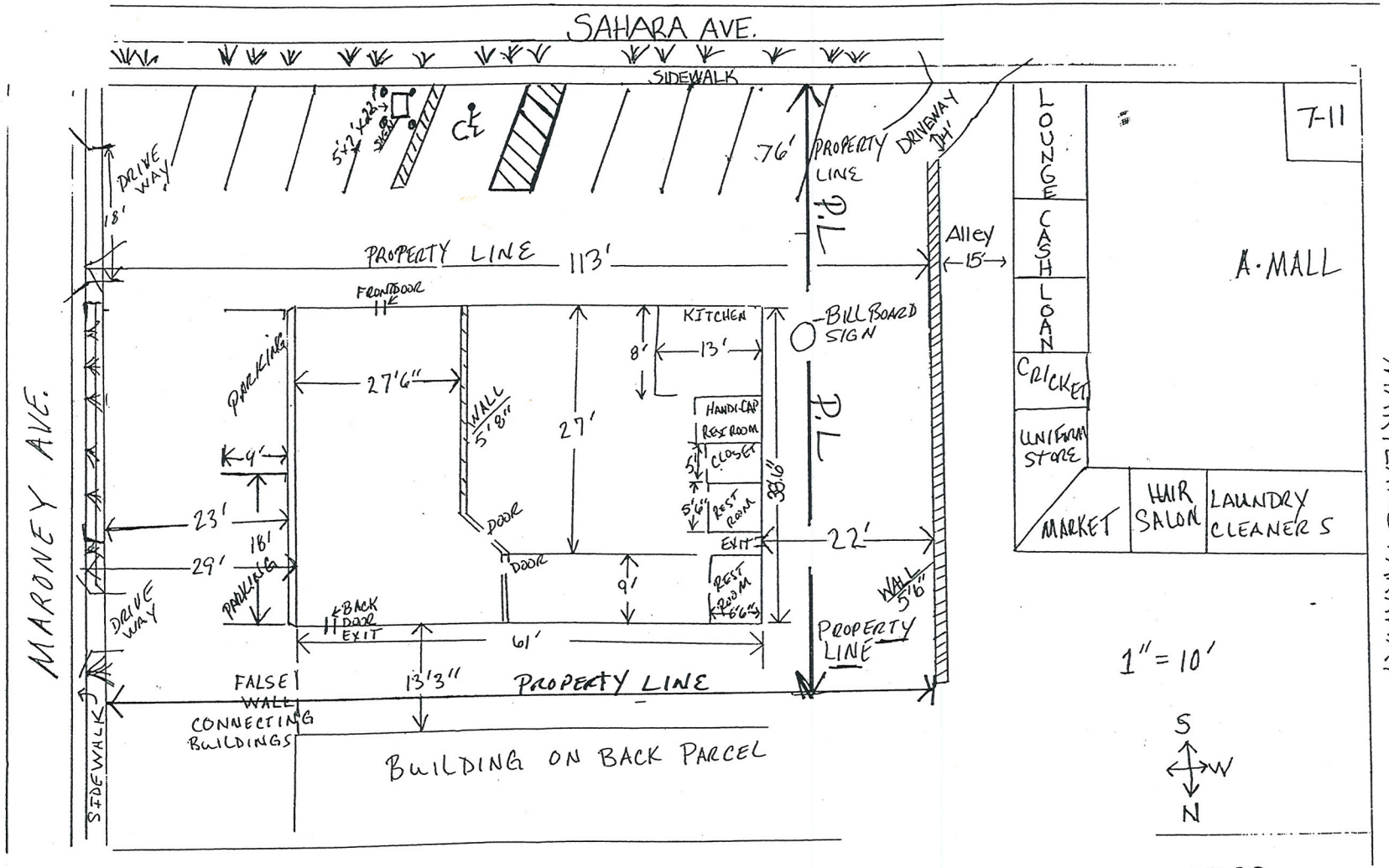
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY HARVIEUX
No: 99-20354-1
My Appointment Expires April 2, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-38242
Meeting Date:	6-24-10
Total Fee:	$1,030.00
Date Received:*	5/28/10
Received By:	

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

300 E. SAHARA AVE. LV. NV 89104

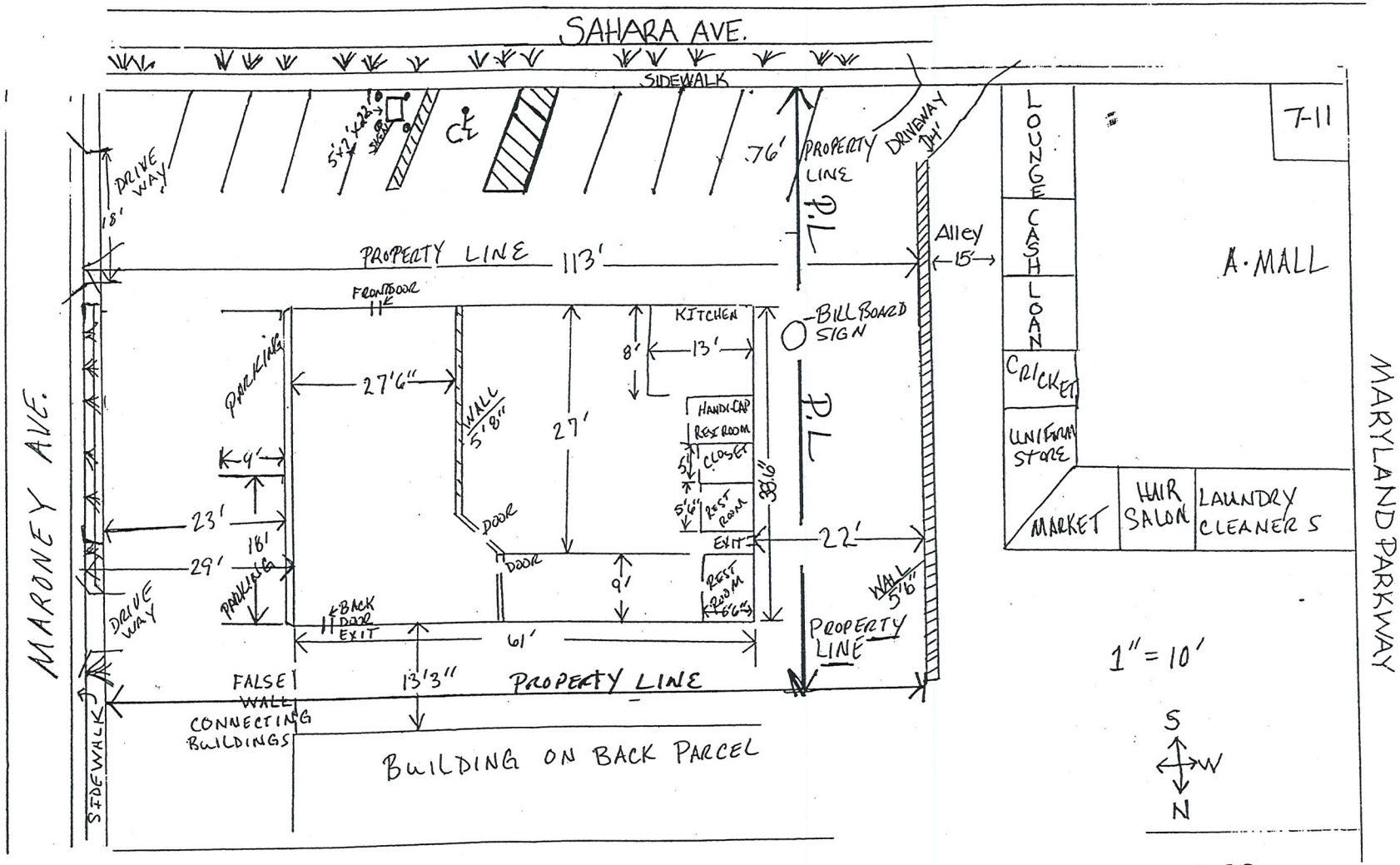


RECEIVED
MAY 19 2010

SUP-38242
REVISED

FLOOR PLAN

300 E. SAHARA AVE. LV. NV 89104



SUP-38242
REVISED

RECEIVED
MAY 19 2010

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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

South Side Facing Sahara



← East Side

Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

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

From: **Tony Rila** <tonyrila@yahoo.com> View Contact
To: **"tonyrila@yahoo.com"** <tonyrila@yahoo.com>

SIGN 3 landscaping on Sahara



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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

Parking looking East down Sahara



Sent from my iPhone

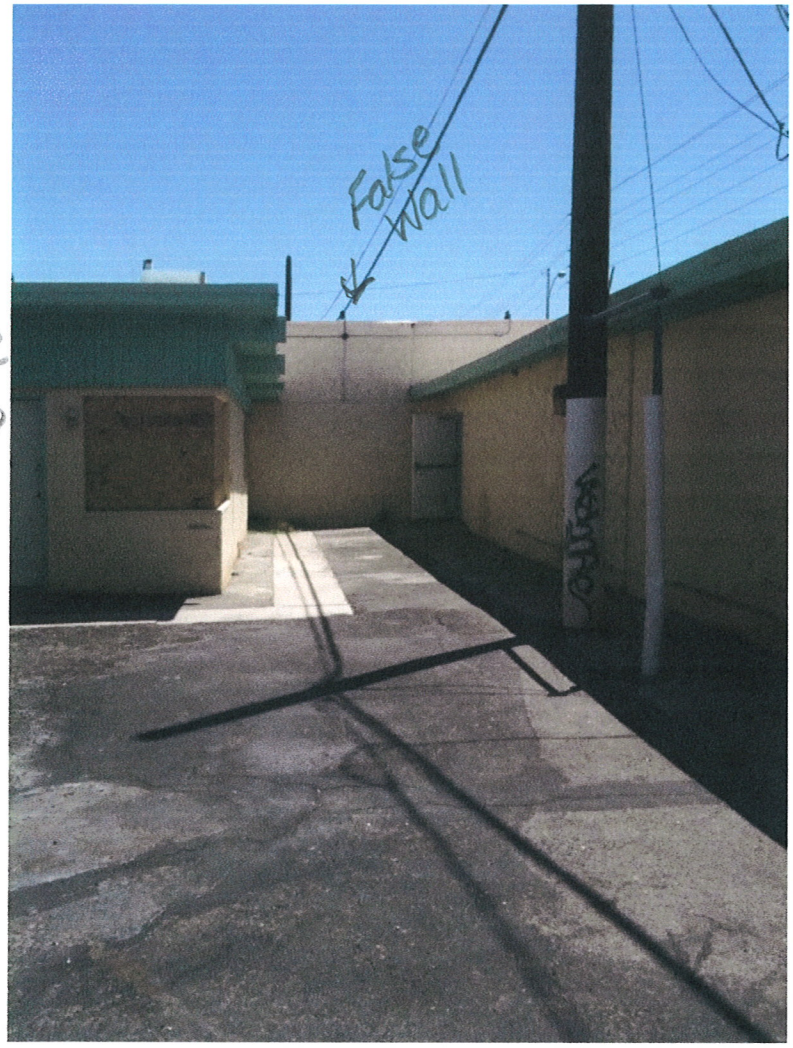
RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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



Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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

West Side Of Building



← Billboard

Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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

Looking East down Sahara.



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

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

From: Tony Rila <tonyrila@yahoo.com> View Contact

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

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 Appling 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.

Anthony J. Rila Jr.

RECEIVED
MAY 11 2010
SUP-38242

City of Las Vegas Agenda Item No.: **30.**

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

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

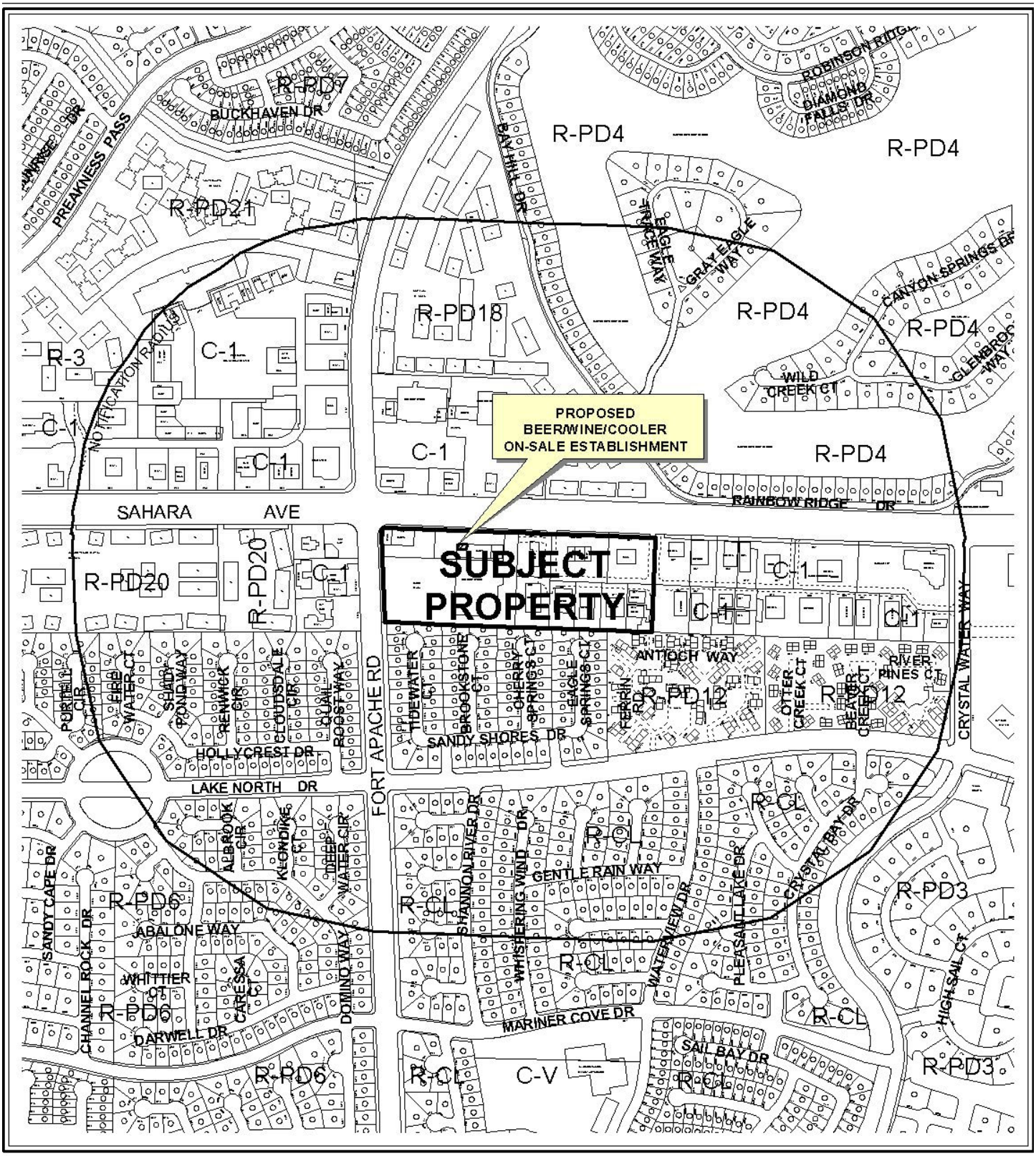
SUBJECT:
SUP-38244 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB FORT APACHE, LLC - OWNER: LAKES PLAZA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,186 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-38244**

RADIUS: 1500 FT

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

N



0 500 1000 Feet

CASE: **SUP-38244**

RADIUS: 1500 FT

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

N



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

N

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

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

RECEIVED
MAY 11 2010

PLANNING & DEVELOPMENT

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, 2010.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

FOR DEPARTMENT USE ONLY

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

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

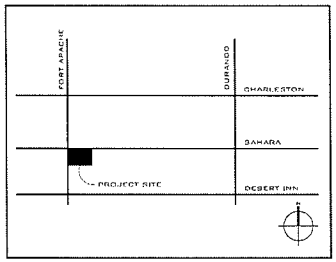
RECEIVED MAY 11 2010

Revised 10/27/08

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

RECEIVED
MAY 17 2010

VICINITY MAP



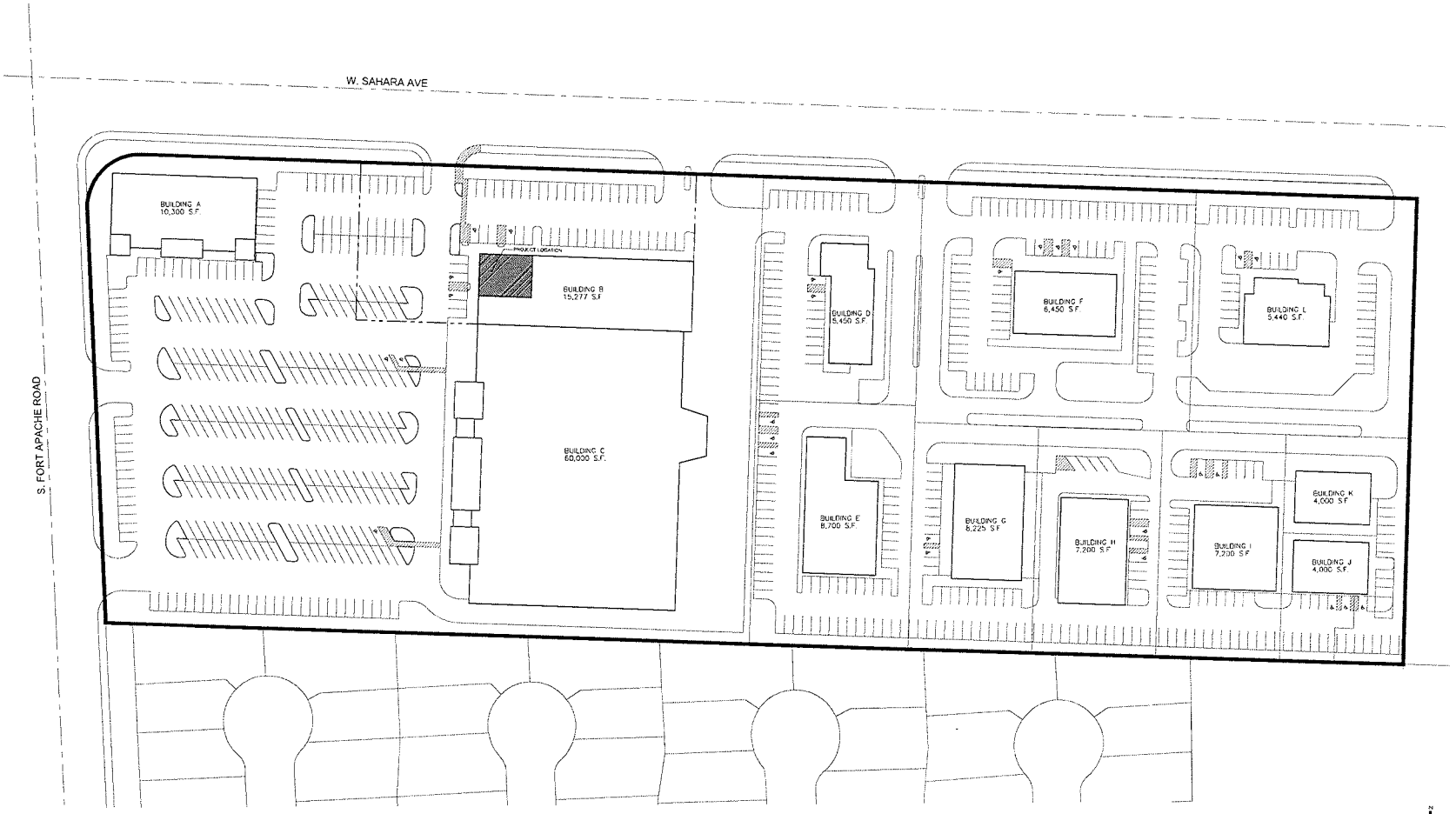
LEGEND

- RESIDENTIAL
- COMMERCIAL
- LANDSCAPE
- PAVEMENT

PARKING ANALYSIS

PARKING REQUIRED (19.10.010 - On-site parking standards)

BUILDING	SF	PARKING REQUIRED	HANDICAP REQUIRED	PARKING PROVIDED	HANDICAP PROVIDED
A	10,300				
B	15,277				
C	60,000				
D	5,450				
E	8,700				
F	6,450				
G	8,225				
H	7,200				
I	7,200				
J	4,000				
K	4,000	1 PER 250 SF	2% OF TOTAL		
L	5,440	142,242 / 250 SF	569 x 2%		
TOTAL	142,242	569 SPACES	12 SPACES	673 SPACES	27 SPACES



1 SITE PLAN

SCALE: 1" = 50'-0"

SUP-38244

KALO INDUSTRIES OF NEVADA, LTD.
5070 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 365-5252
FAX: (702) 365-5254

NO.	REVISION	DATE

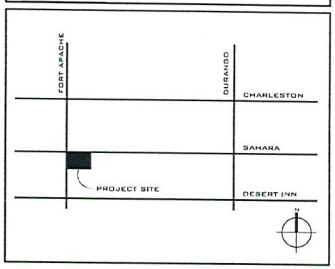
SMASHBURGER
LAKES BUSINESS PARK 2
9101 W SAHARA AVE
LAS VEGAS, NV 89117

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

©2010

RECEIVED
MAY 1 1 2010

VICINITY MAP



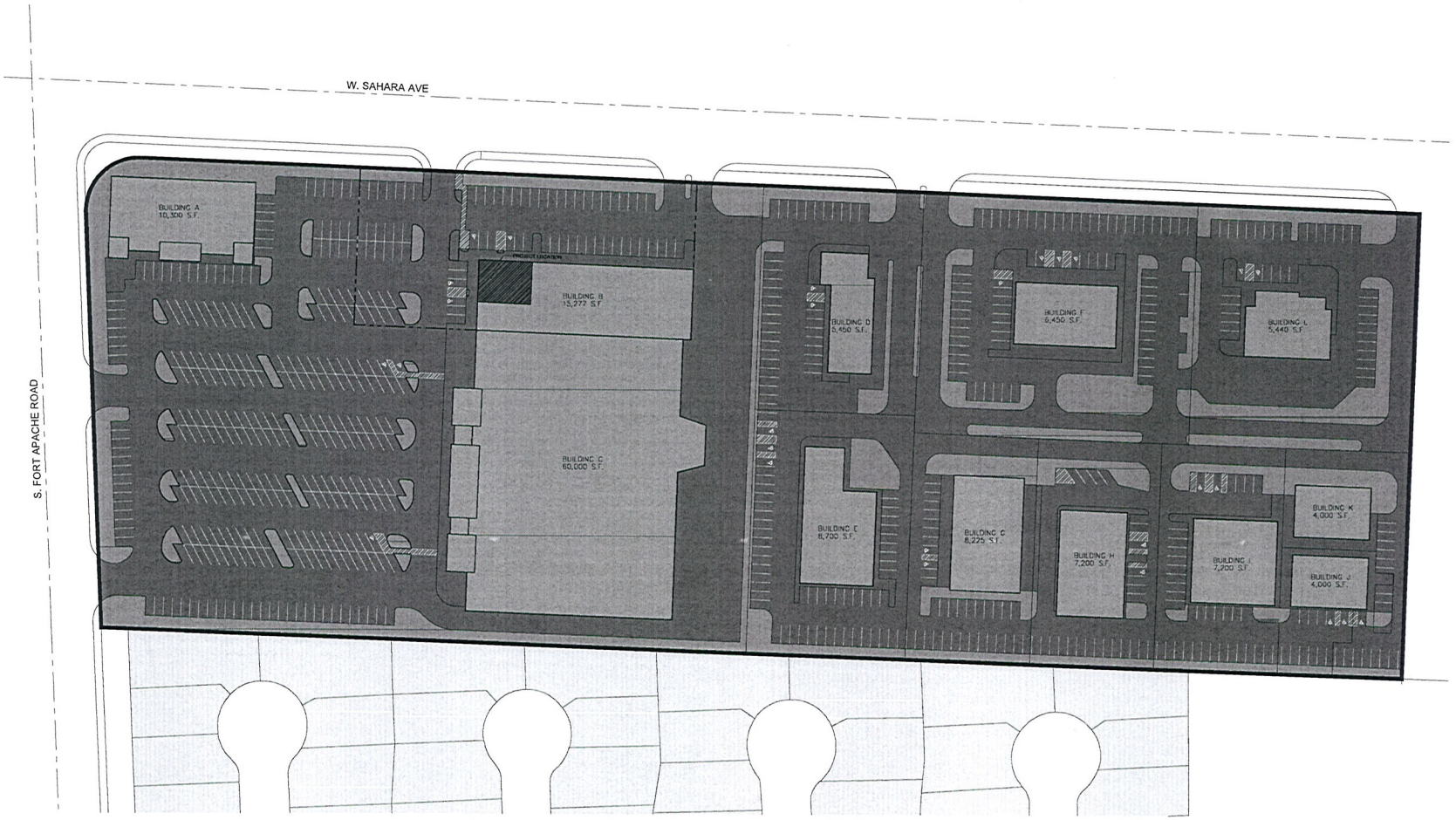
LEGEND

- RESIDENTIAL
- COMMERICAL
- LANDSCAPE
- PAVEMENT

PARKING ANALYSIS

PARKING REQUIRED (19.10.010 – On-site parking standards)

BUILDING	SF	PARKING REQUIRED	HANDICAP REQUIRED	PARKING PROVIDED	HANDICAP PROVIDED
A	10,300				
B	15,277				
C	60,000				
D	5,450				
E	8,700				
F	6,450				
G	8,225				
H	7,200				
I	7,200				
J	4,000				
K	4,000	1 PER 250 SF	2% OF TOTAL		
L	5,440	142,242 / 250 SF	569 x 2%		
TOTAL	142,242	569 SPACES	12 SPACES	673 SPACES	27 SPACES



1 SITE PLAN

0 50' 100' 150'
SCALE: 1" = 50'-0"

SUP-38244

KALB INDUSTRIES OF NEVADA, LTD.
3670 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 365-5252
FAX: (702) 365-5254

NO.	REVISION	DATE

smashburger

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

DESIGN ANALYSIS

OCCUPANCY LOAD : (IBC CHAPTER 10)

AREAS	SF	LOAD	OCCUPANTS
ASSEMBLY AREAS W/O FIXED SEATS	0	15 SF/PERSON	0
ASSEMBLY AREAS W/ FIXED SEATS	1,368"	1 PER 24" OF BOOTH	57
ASSEMBLY AREAS W/O FIXED SEATS CONCENTRATED (QUEUEING)	136	7 SF/PERSON	19
KITCHENS - COMMERCIAL	610	200 SF/PERSON	3
MECH/STORAGE ROOMS	72	300 SF/PERSON	1
ACCESSORY USE (TOILETS, AISLES, ETC)	0	EXCLUDED	0
TOTAL OCCUPANTS			80
TOTAL SUITE S.F.	2,196		

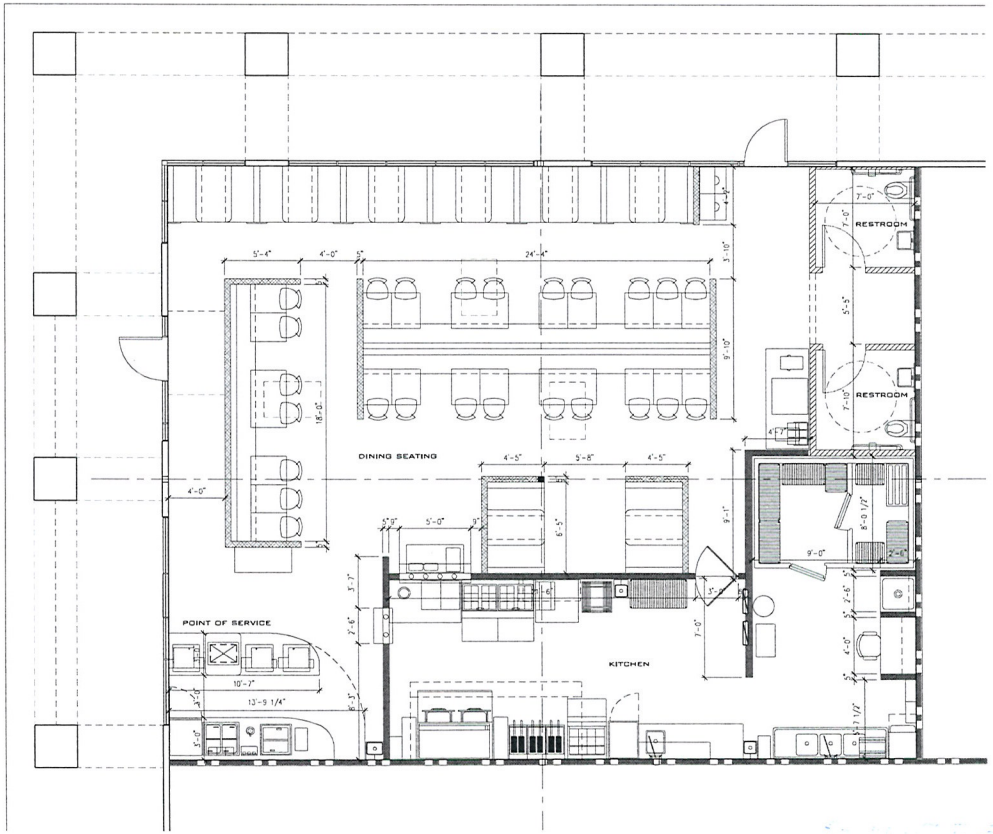
REQUIRED RESTROOMS: 1 PER 25 REQD. PER TABLE 2902.1
2 WATER CLOSETS PROVIDED

REQUIRED EXITS: PER SECTION 1019
2 EXITS PROVIDED

KALIL INDUSTRIES OF NEVADA, LTD.
5670 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (720) 365-5252
FAX: (702) 365-5254

NO.	REVISION	DATE

smashburger



1 FLOOR PLAN

SCALE 1/4" = 1'-0"

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

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RECEIVED MAY 11 2010

SUP-38244

RECEIVED
MAY 11 2010

DESIGN ANALYSIS

OCCUPANCY LOAD (IBC CHAPTER 10)

AREAS	SF	LOAD	OCCUPANTS
ASSEMBLY AREAS W/O FIXED SEATS	0	15 SF/PERSON	0
ASSEMBLY AREAS W/ FIXED SEATS	1368'	1 PER 24" OF BOOTH	57
ASSEMBLY AREAS W/O FIXED SEATS CONCENTRATED (QUEUEING)	136	7 SF/PERSON	19
KITCHENS - COMMERCIAL	610	200 SF/PERSON	3
MECH/STORAGE ROOMS	72	300 SF/PERSON	1
ACCESSORY USE (TOILETS, AISLES, ETC)	0	EXCLUDED	0
TOTAL OCCUPANTS			80
TOTAL SUITE S.F.	2,196		

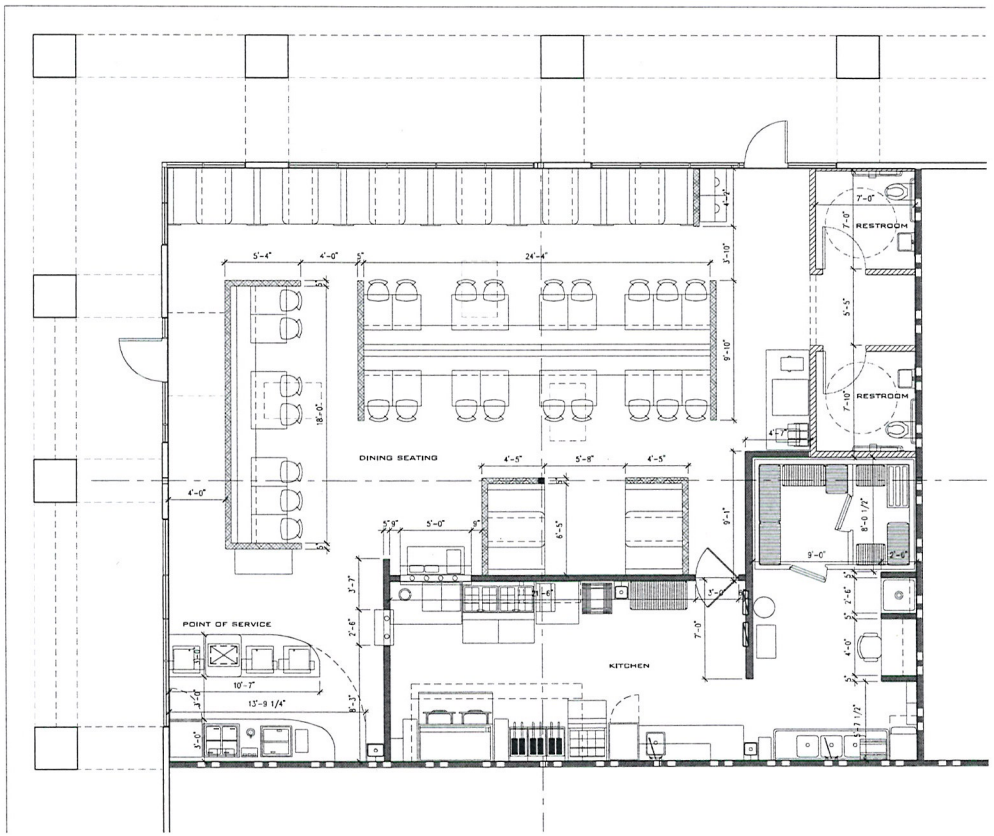
REQUIRED RESTROOMS: 1 PER 25 REQD. PER TABLE 2902.1
2 WATER CLOSETS PROVIDED

REQUIRED EXITS: PER SECTION 1019
2 EXITS PROVIDED

KALB INDUSTRIES OF NEVADA, LTC.
5670 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (720) 365-5232
FAX: (702) 365-5254

NO.	REVISION	DATE

smashburger



1 FLOOR PLAN

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

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

©2010

SUP-38244

smash. sizzle. savor.

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Mark Huttanus
VP of Operations
Smashburger

RECEIVED
MAY 10 2010

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

SUP-38244

City of Las Vegas Agenda Item No.: **31.**

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

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

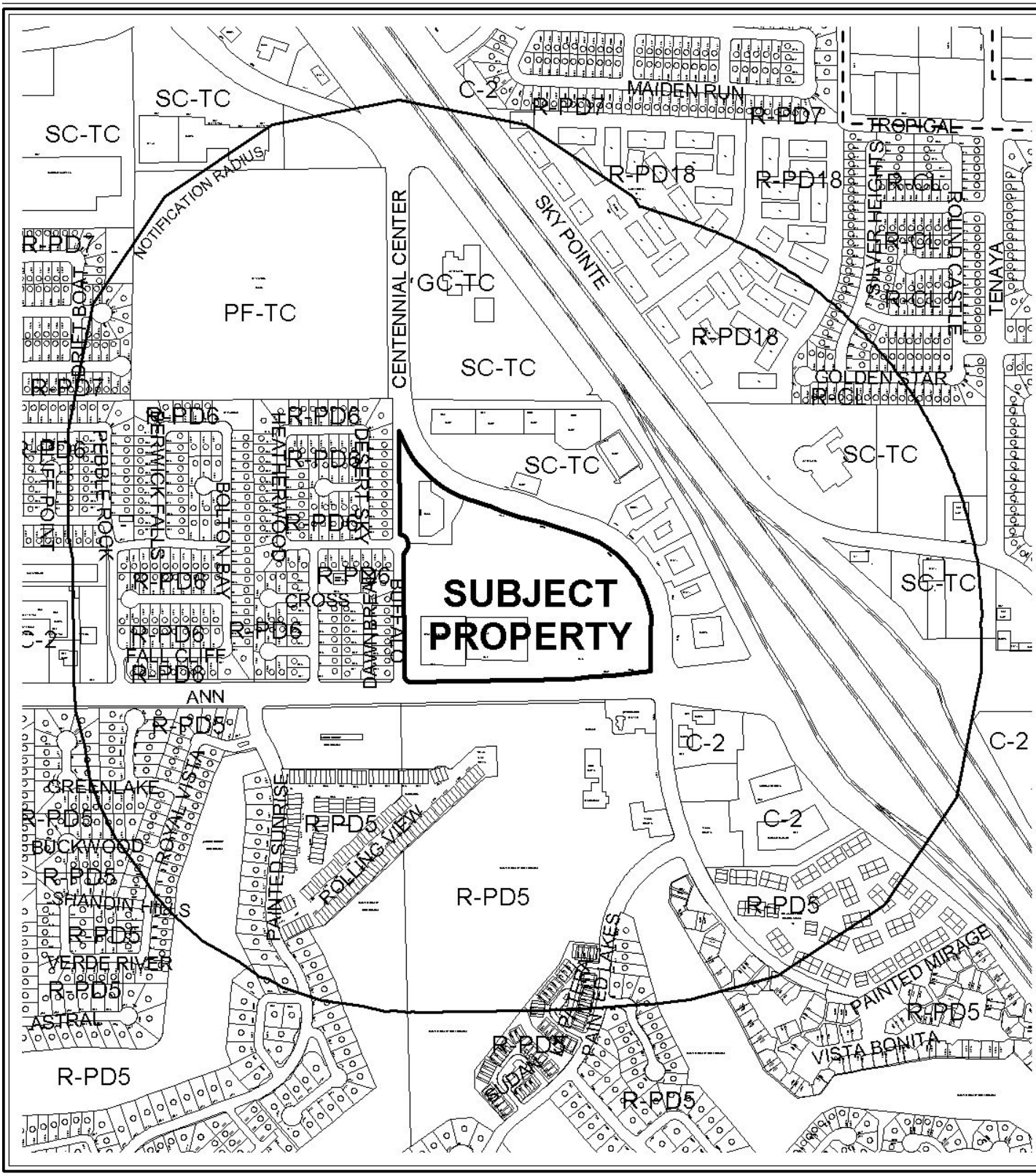
SUBJECT:
SUP-38245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,133 SQUARE-FOOT RESTAURANT at 5655 Centennial Center Boulevard, Suite #170 (APN 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

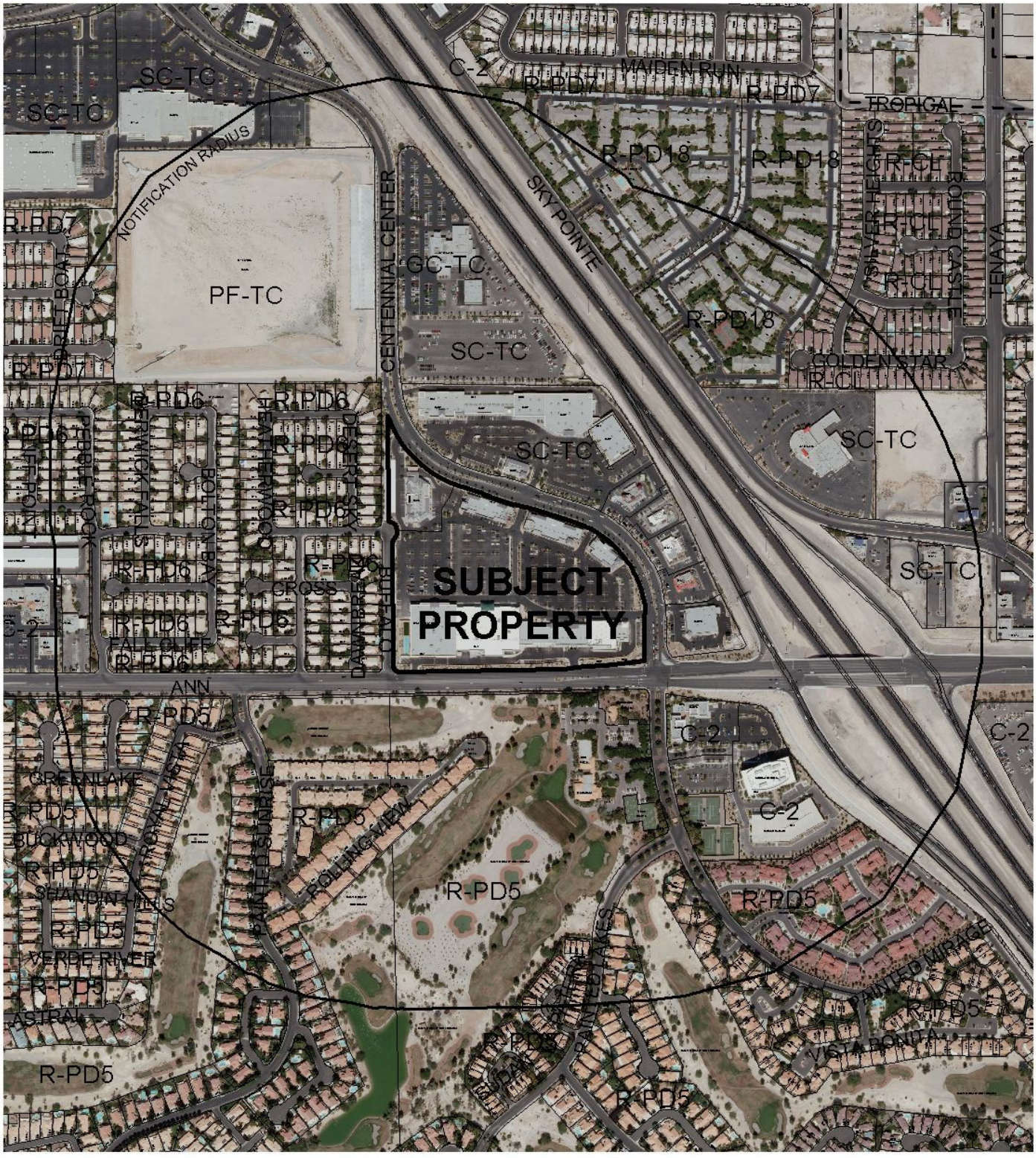


CASE: **SUP-38245**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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



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]



SUP-38245

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-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

KATHLEEN P. BURNS
Notary Public-State of Nevada
APPT. NO. 05962451
My App. Expires May 01, 2013

RECEIVED
MAY 11 2010

PLANNING & DEVELOPMENT

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

KATHLEEN P. BURNS
Notary Public-State of Nevada
APPT. NO. 05962451
My App. Expires May 01, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-38295
Meeting Date:	06/24/10
Total Fee:	1280.00
Date Received:*	05/11/10
Received By:	Jonathan B.

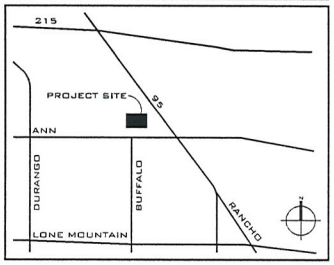
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED MAY 11 2010

Revised 10/27/08

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

VICINITY MAP



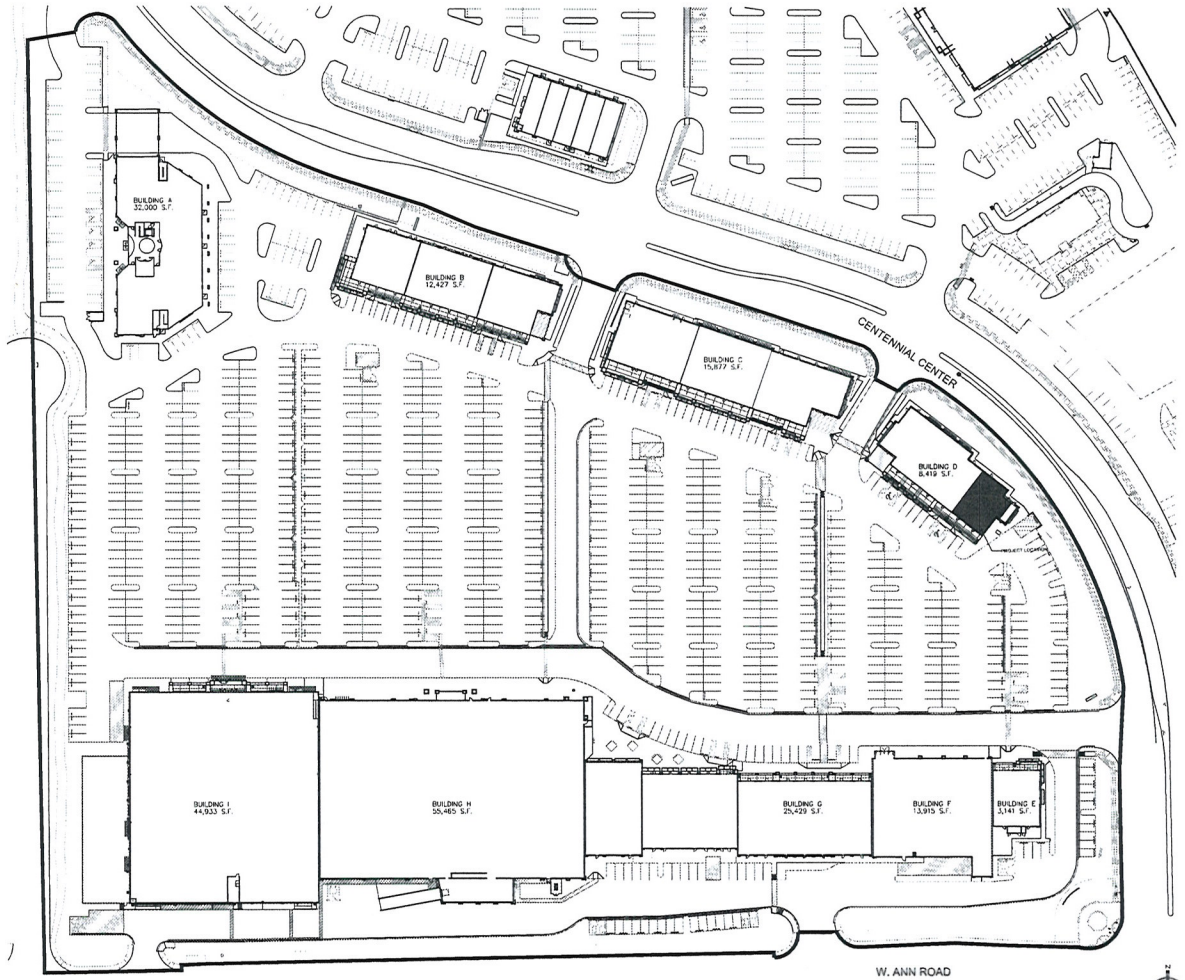
LEGEND

COMMERICAL
LANDSCAPE
PAVEMENT

PARKING ANALYSIS

PARKING REQUIRED: (19.10.010 – On-site parking standards)

BUILDING	SF	PARKING REQUIRED		HANDICAP REQUIRED	PARKING PROVIDED	HANDICAP PROVIDED
A	32,000					
B	12,427					
C	15,877					
D	8,419					
E	3,141					
F	13,915					
G	25,429					
H	55,465					
I	44,933					
		1 PER	250 SF	2% OF TOTAL		
		211,606	250 SF	846 x 2%		
TOTAL	211,606	846 SPACES		16 SPACES	990 SPACES	24 SPACES



1 SITE PLAN

0 60' 120' 240'
SCALE: 1" = 60'

KALB INDUSTRIES OF NEVADA, LTD.
5670 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (720) 365-5252
FAX: (702) 365-5254

NO.	REVISION	DATE

smashburger

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

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

RECEIVED
MAY 11 2010

SUP-38245

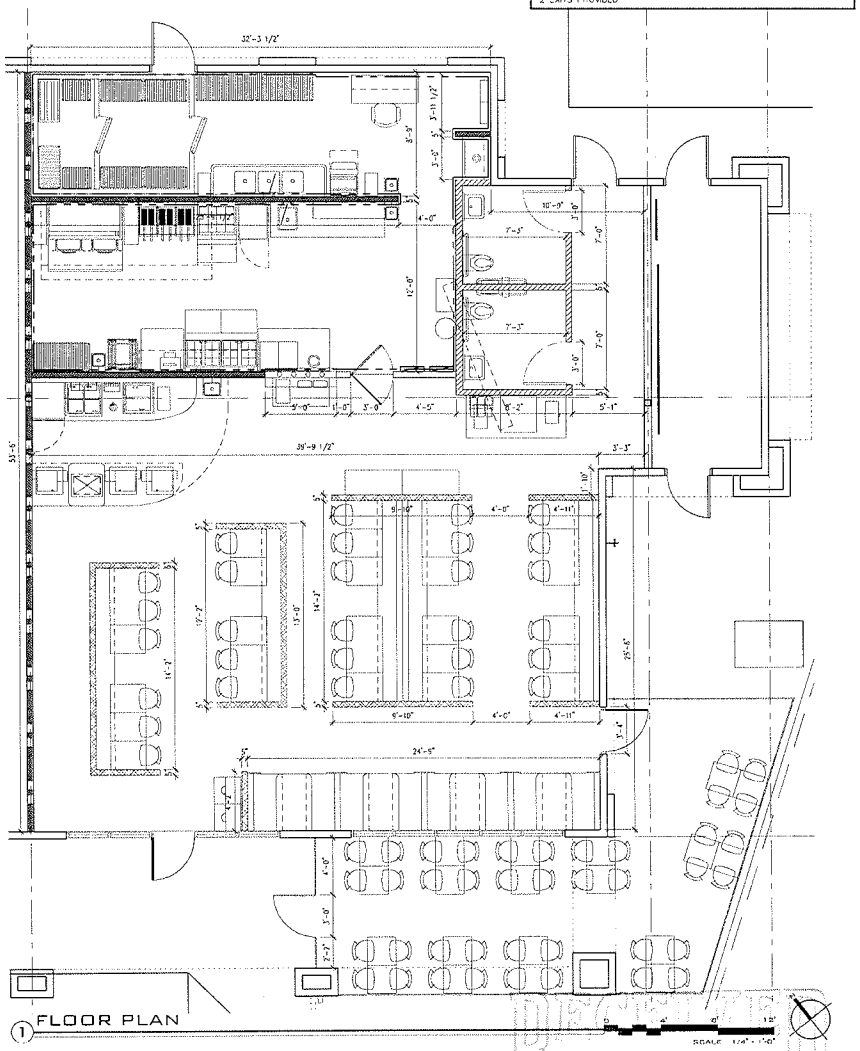
DESIGN ANALYSIS

OCCUPANCY LOAD - (IBC CHAPTER 10)

AREAS	SF	LOAD	OCCUPANTS
ASSEMBLY AREAS W/O FIXED SEATS PATIO SEATING	415	15 SF/PERSON	27
ASSEMBLY AREAS W/ FIXED SEATS	1104*	1 PER 24" OF BOOTH	46
ASSEMBLY AREAS W/O FIXED SEATS CONCENTRATED (QUEUEING)	133	7 SF/PERSON	19
KITCHENS - COMMERCIAL	537	200 SF/PERSON	3
NCOH/STORAGE ROOMS	79	300 SF/PERSON	1
ACCESSORY USE (TOILETS, AISLES, ETC)	0	EXCLUDED	0
TOTAL OCCUPANTS			96
TOTAL SUITE S.F.	2,133		

REQUIRED RESTROOMS: 1 PER 25 ROOM PER TABLE 2902.1
2 WATER CLOSETS PROVIDED

REQUIRED EXITS PER SECTION 1019
2 EXITS PROVIDED



1 FLOOR PLAN

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

RECEIVED
MAY 11 2010

SUP-38245

KALB INDUSTRIES OF NEVADA, LLC
3570 Wynn Road
Las Vegas, Nevada 89118
Telephone: (720) 260-5232
Fax: (702) 260-5254

NO.	REVISION	DATE

smashburger

SMASHBURGER
5655 Centennial Center Blvd
Suite 170
Las Vegas, NV 89149

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

©2010

smash. sizzle. savor.

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

Subject: Justification Letter for Special Use Permit Application
SMASHBURGER — 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,

Mark Huttanus
VP of Operations
Smashburger

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

RECEIVED
MAY 11 2010
SUP-38245

City of Las Vegas Agenda Item No.: **32.**

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

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

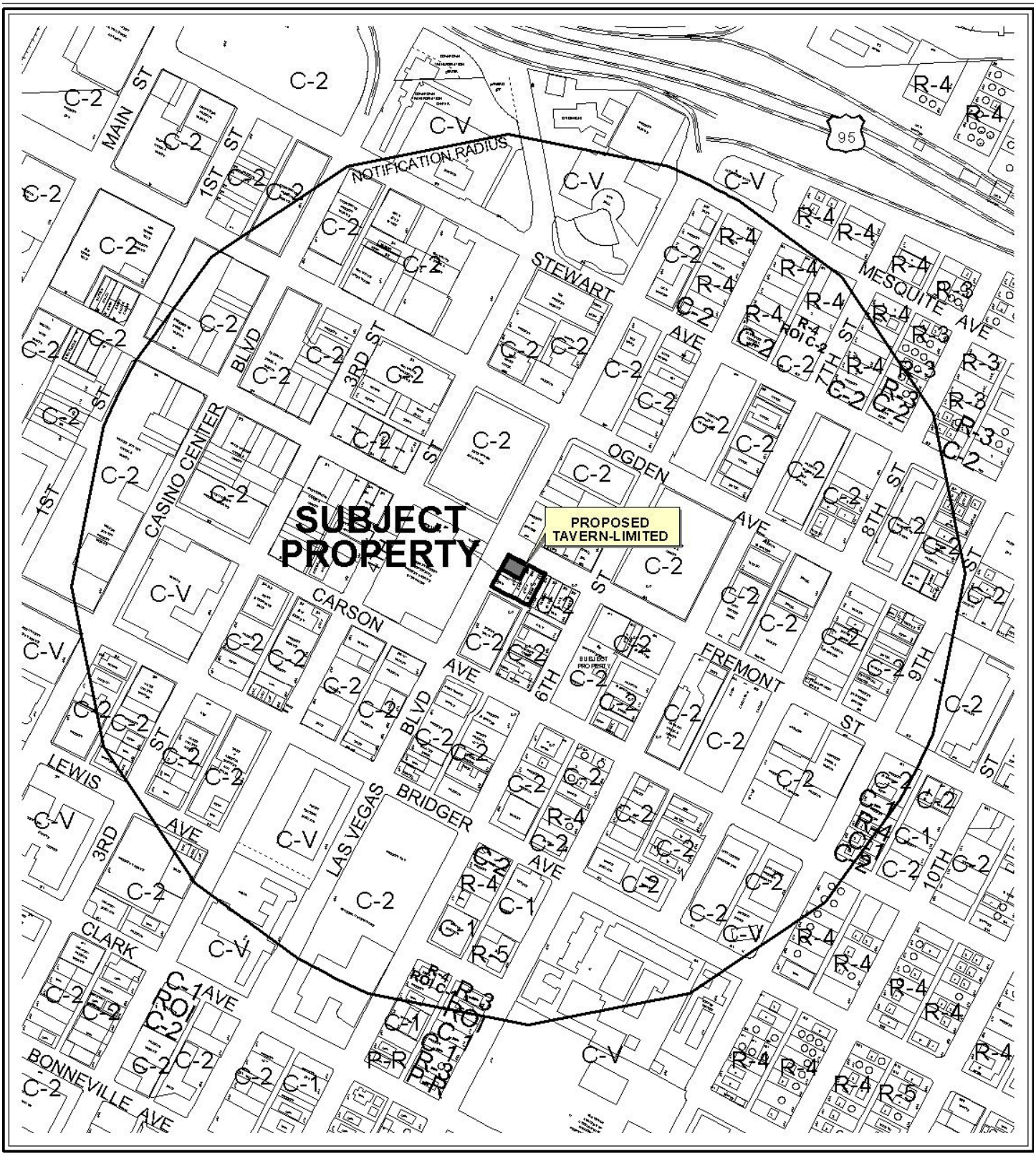
SUBJECT:
SUP-38251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FATPAK, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A PROPOSED 6,846 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 07/21/2010

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

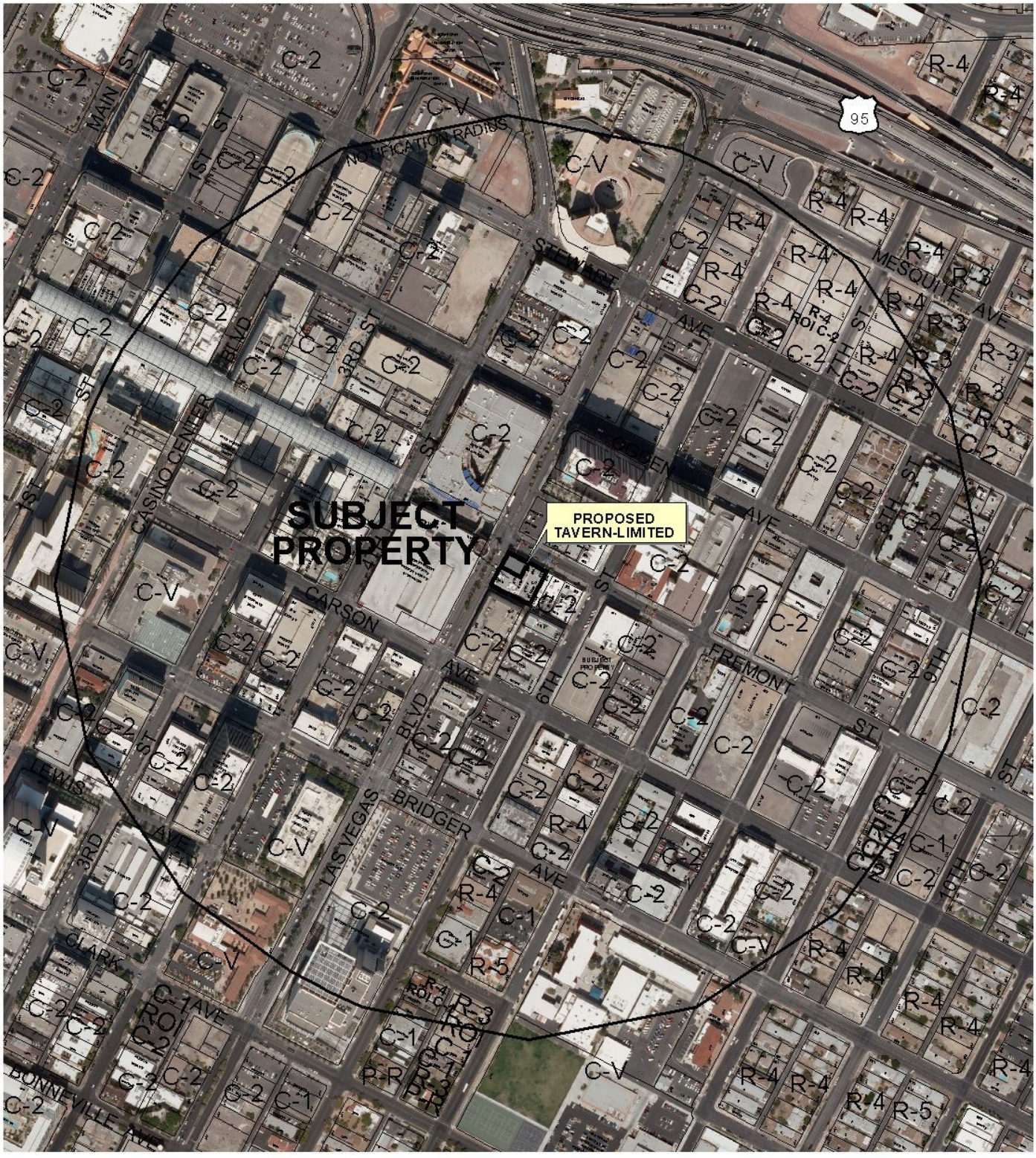


0 500 1000 Feet

CASE: **SUP-38251**

RADIUS: 1500 FT

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



0 500 1000 Feet

CASE: **SUP-38251**

RADIUS: 1500 FT

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

N

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: Rosemary Shay, Pres. Mele Pono Holding Co.

Print Name: Rosemary Shay

Subscribed and sworn before me

This 10th day of May, 20 10

Kelly McElravey

Notary Public in and for said County and State

Placer County, CA

KELLY MC ELRAVEY
COMM. # 1776297
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
MY COMM. EXP. NOV. 24, 2011

RECEIVED
MAY 11 2010

PLANNING & DEVELOPMENT

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

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 _____.

_____

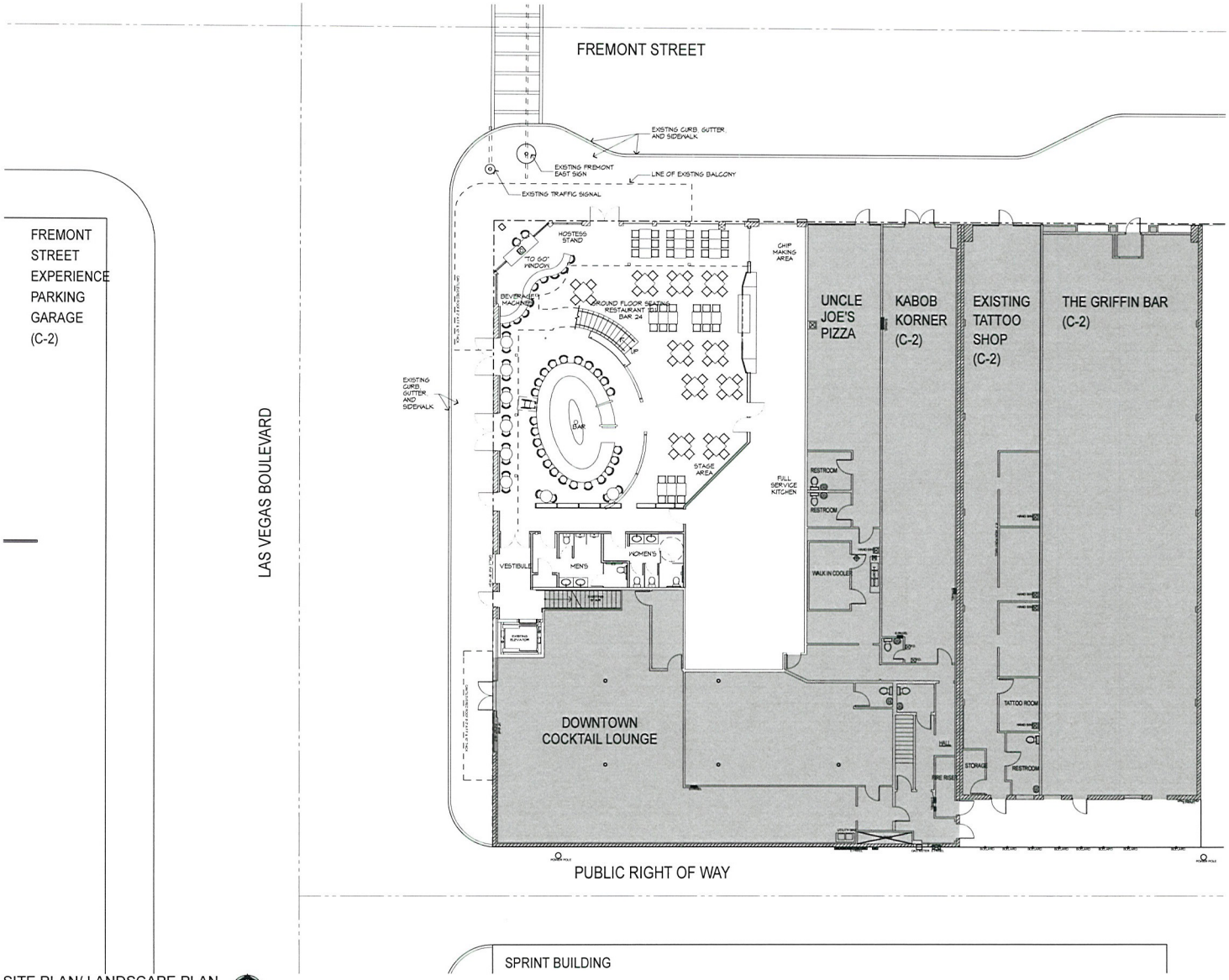
Notary Public in and for said County and State

RECEIVED
MAY 11 2010

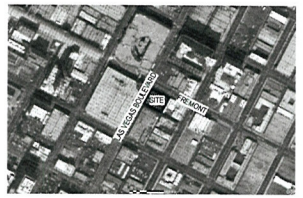
FOR DEPARTMENT USE ONLY

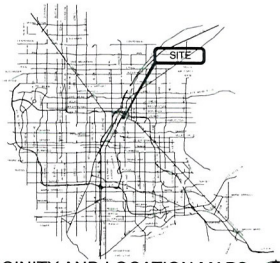
Case #	SUP-38251
Meeting Date:	6-24-10
Total Fee:	1,280.00
Date Received:*	5-11-10
Received By:	

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



SITE PLAN/ LANDSCAPE PLAN
1" = 10'





VICINITY AND LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-601-002
JURISDICTION	CITY OF LAS VEGAS - 89101
PROPOSED ZONING	C-2
PROPOSED USE	RESTAURANT & TAVERN LIMITED
SITE AREA	45 NET ACRES

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	A-2
FIRE SPRINKLERS PROVIDED	YES
BUILDING AREAS:	
FIRST FLOOR	
RESTAURANT	3,689 SF
KITCHEN	1,606 SF
SECOND FLOOR	1,551 SF
TOTAL SQUARE FOOTAGE	6,846 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED PARKING
RESTAURANT	5,240 SF @ 1:50 = 104.80	NONE: PROJECT IS LOCATED IN THE CENTENNIAL PLAN
REMAINING AREAS	1,606 SF @ 1:200 = 8.03	
TOTAL REQUIRED	112.83	

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APTUS Architecture
1200 South 4th Street
Suite 206
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P 702.839.1200
F 702.839.1213

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

SUP-38251

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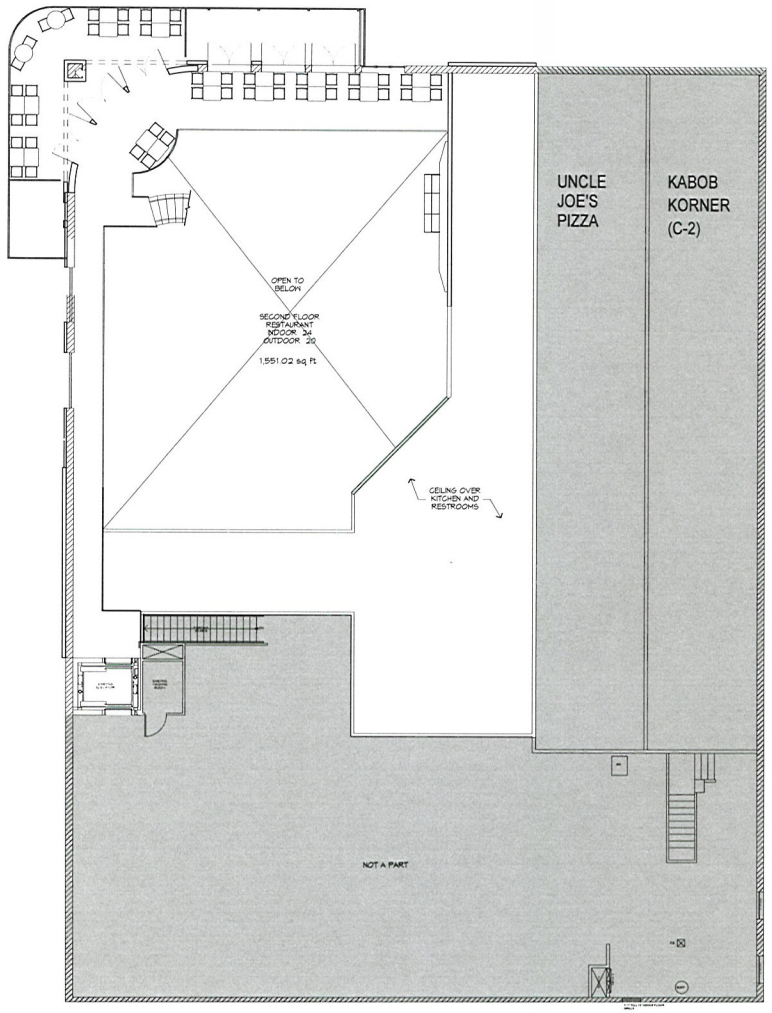
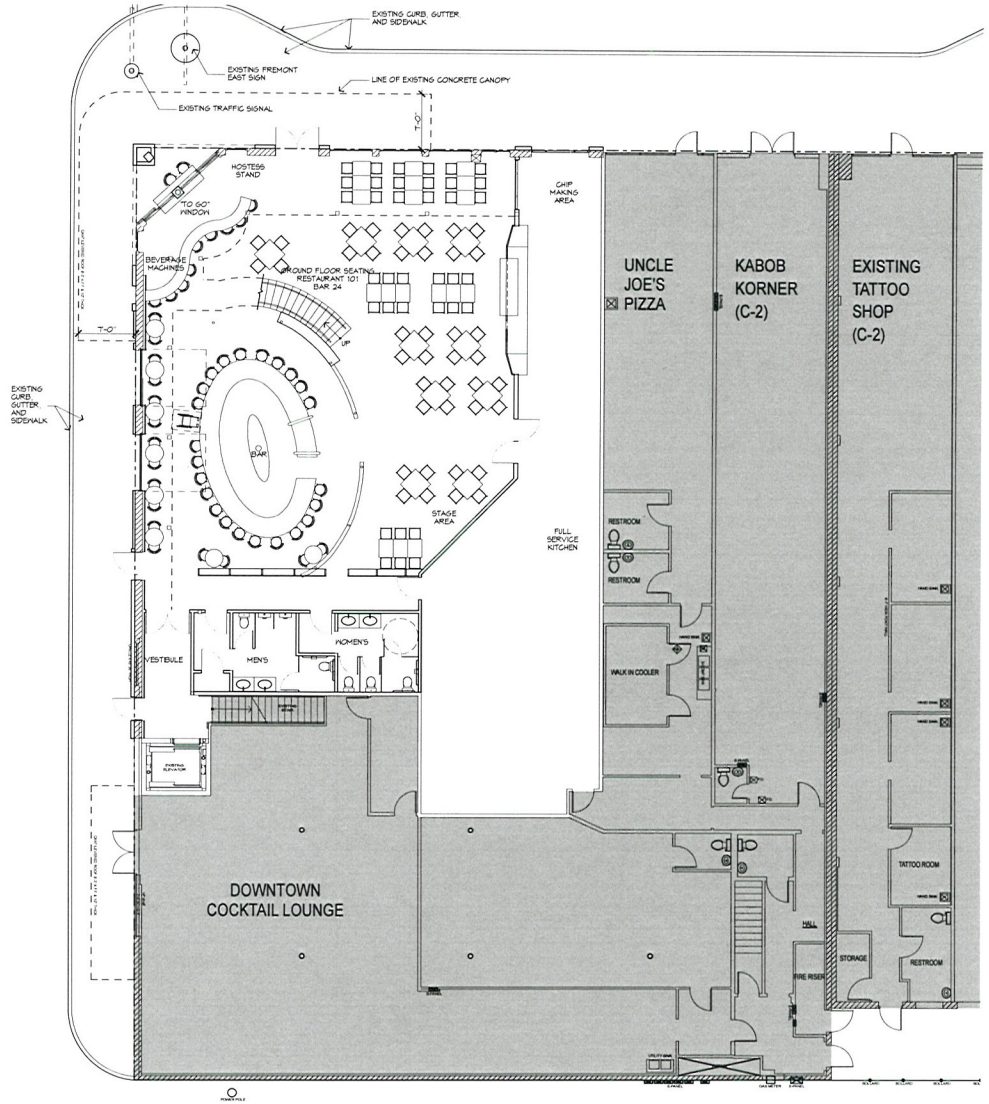
SITE PLAN/
LANDSCAPE PLAN

AS100

10.032 Nacho Daddy



SECOND FLOOR



GROUND FLOOR PLAN 1/8" = 1'-0"

F:\10032 Nacho Daddy\DWGS\10032 Nacho Daddy.TopR - 5/25/2010 3:44 PM - ptrnd

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1200 South 4th Street
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Nacho Daddy

SDR & SUP SUBMITTAL

107 S. Las Vegas Boulevard
Las Vegas, Nevada 89101

SUP-38251

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MAY 25 2010

City of Las Vegas SDR/SUP Submittal 05.20.10
City of Las Vegas SDR/SUP Submittal (Revised) 05.25.10

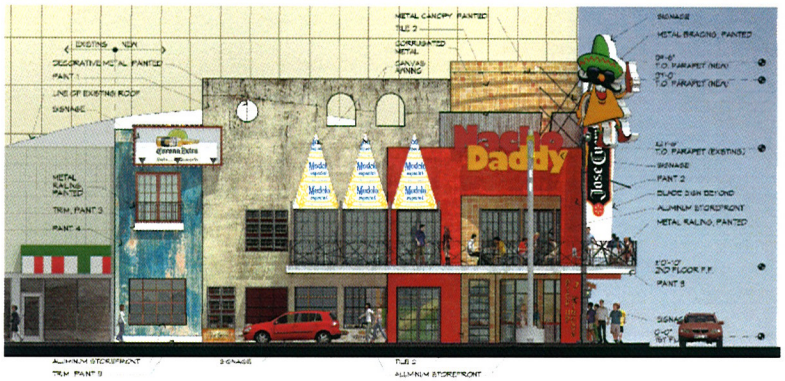
FLOOR PLANS

A100

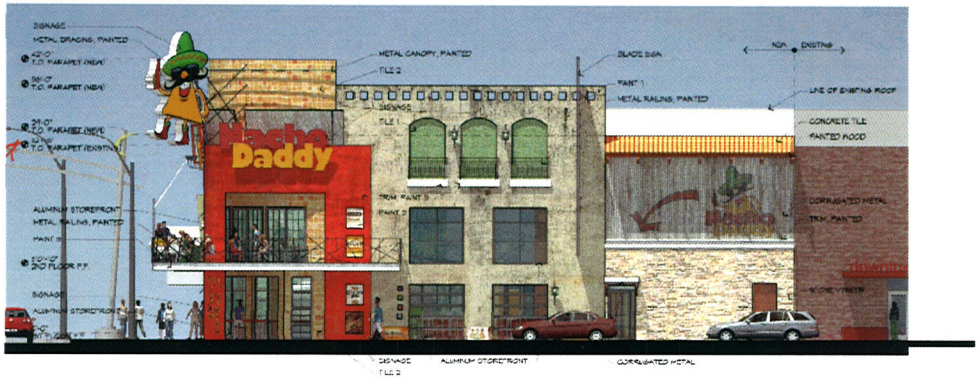
10.032 Nacho Daddy



SOUTHEAST CORNER AT LAS VEGAS & FREMONT



NORTH ELEVATION



WEST ELEVATION

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1200 South 4th Street
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F 702.829.1211

Nacho Daddy
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107 S. Las Vegas Boulevard
Las Vegas, Nevada 89101

SUP-38251
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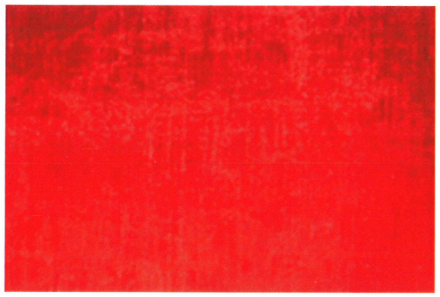
MAY 25 2010

ELEVATIONS
A101

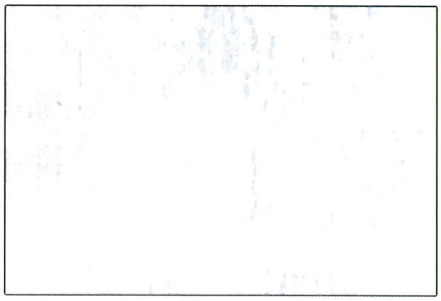
10.032 Nacho Daddy



Paint 1



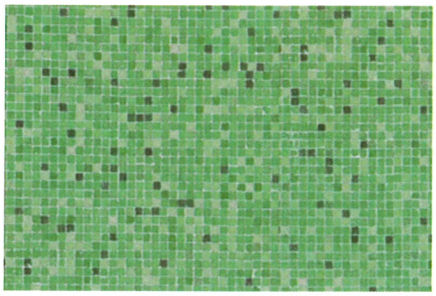
Paint 2



Paint 3



Paint 4



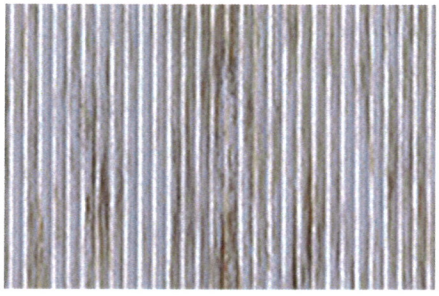
Tile 1



Tile 2



Wood, painted



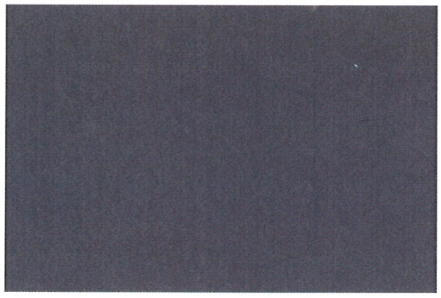
Corrugated Metal



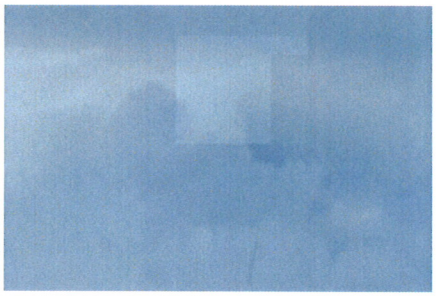
Concrete Tile



Stone Veneer



Aluminum Storefront Framing



Glazing

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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

APTUS Architecture

May 27, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th 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 6,846 SF on two floors (with 591 SF of balcony). 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 Wednesday thru Saturday. This corner of the downtown area is at the entrance to the "Fremont East District" and the new tenants want to create a very special vibe for the restaurant and surrounding areas. They would like to be able to serve food out of a "to go" window right at the corner of Fremont and Las Vegas Boulevard. There are also plans to open up the existing windows and walls along the street frontages to allow for interaction between the interior and the exterior. The restaurant will have at least 100 seats inside the restaurant, and additional seating which is proposed to be on a balcony overhanging the right of way along Fremont and Las Vegas Boulevard.

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

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

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

SUP-38251
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MAY 27 2010

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

City of Las Vegas Agenda Item No.: **33.**

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

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

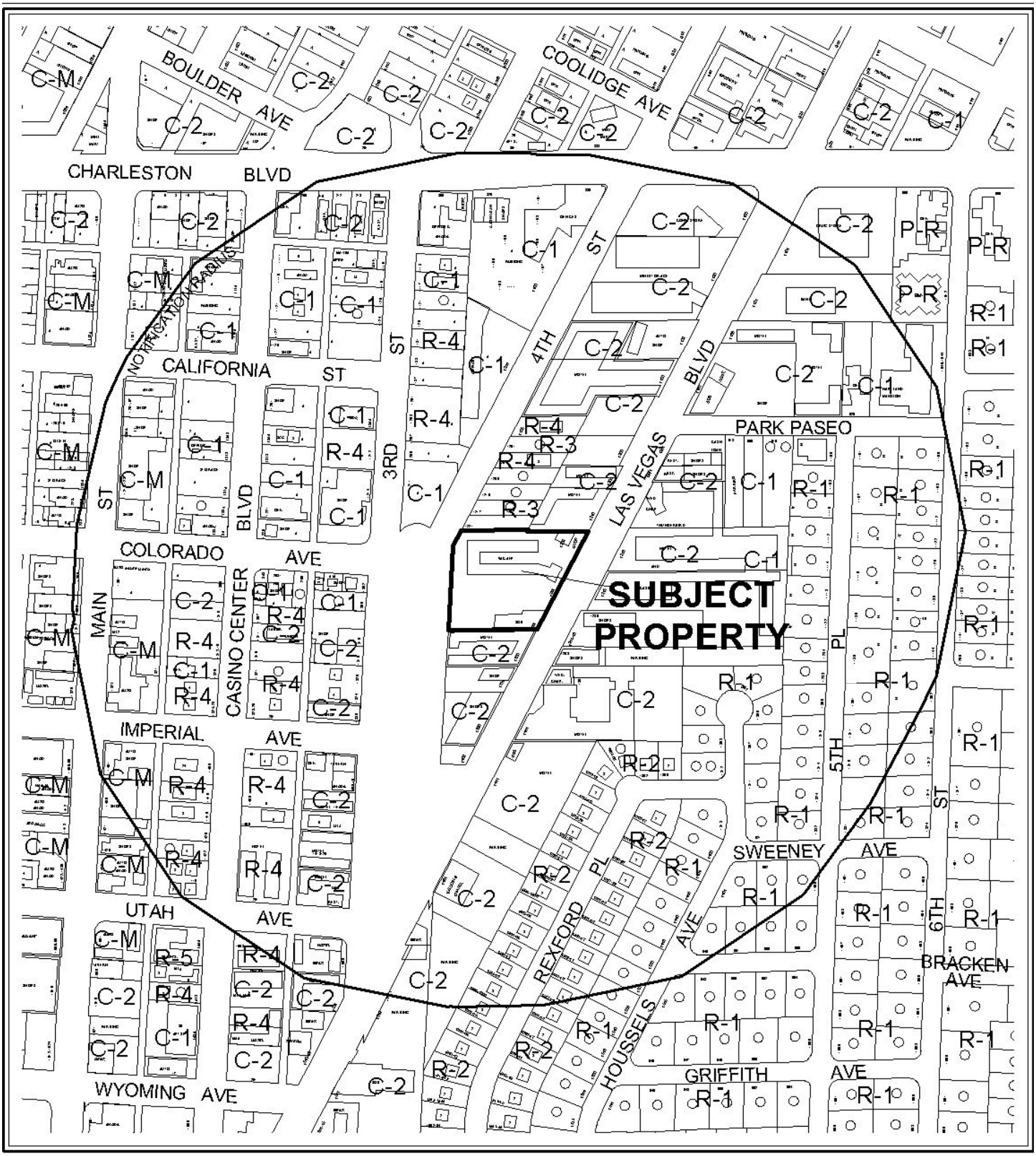
SUBJECT:
SUP-38225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABSOLUTE INK TATTOO - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE WITHIN AN EXISTING 1,873 SQUARE-FOOT BUILDING at 1232 South Las Vegas Boulevard (APN 162-03-112-012), 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



0 400 800 Feet

CASE: **SUP-38225**

RADIUS: 1000 FT

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



0 400 800 Feet

CASE: **SUP-38225**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38225** APN: 16203112012

Name of Property Owner: RAYMOND PISTOL

Name of Applicant: DANIEL P. JACKSON/ABSOLUTE INK TATTOO

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: Raymond Pistol

Subscribed and sworn before me

This 26th day of May, 2010

_____

Notary Public in and for said County and State

My Appt. Expires Aug 1, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: DANIEL P. JACKSON

Project Address (Location) 1232 LV. BLVD. S.

Project Name ABSOLUTE INK TATTOO **Proposed Use** TATTOO SHOP

Assessor's Parcel #(s) 162 03 112-012 **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 D. PISTOL **Contact** _____

Address 631 LV. BLVD. S. **Phone:** 453-0347 **Fax:** _____

City LAS VEGAS **State** NV. **Zip** 89104

E-mail Address _____

APPLICANT ABSOLUTE INK TATTOO **Contact** DANIEL P. JACKSON

Address 1232 LV. BLVD. S. **Phone:** 383-8282 **Fax:** _____

City LAS VEGAS **State** NV. **Zip** 89104

E-mail Address _____

REPRESENTATIVE DANIEL P. JACKSON **Contact** _____

Address 1232 LV. BLVD. S. **Phone:** 205-1073 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

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 _____

Subscribed and sworn before me

This 26th day of May, 20 10.

_____

Notary Public in and for said County and State

ALLEN LICHTENSTEIN
Notary Public, State of Nevada
Appointment No. 98-2444-1
My Appt. Expires Aug 1, 2011

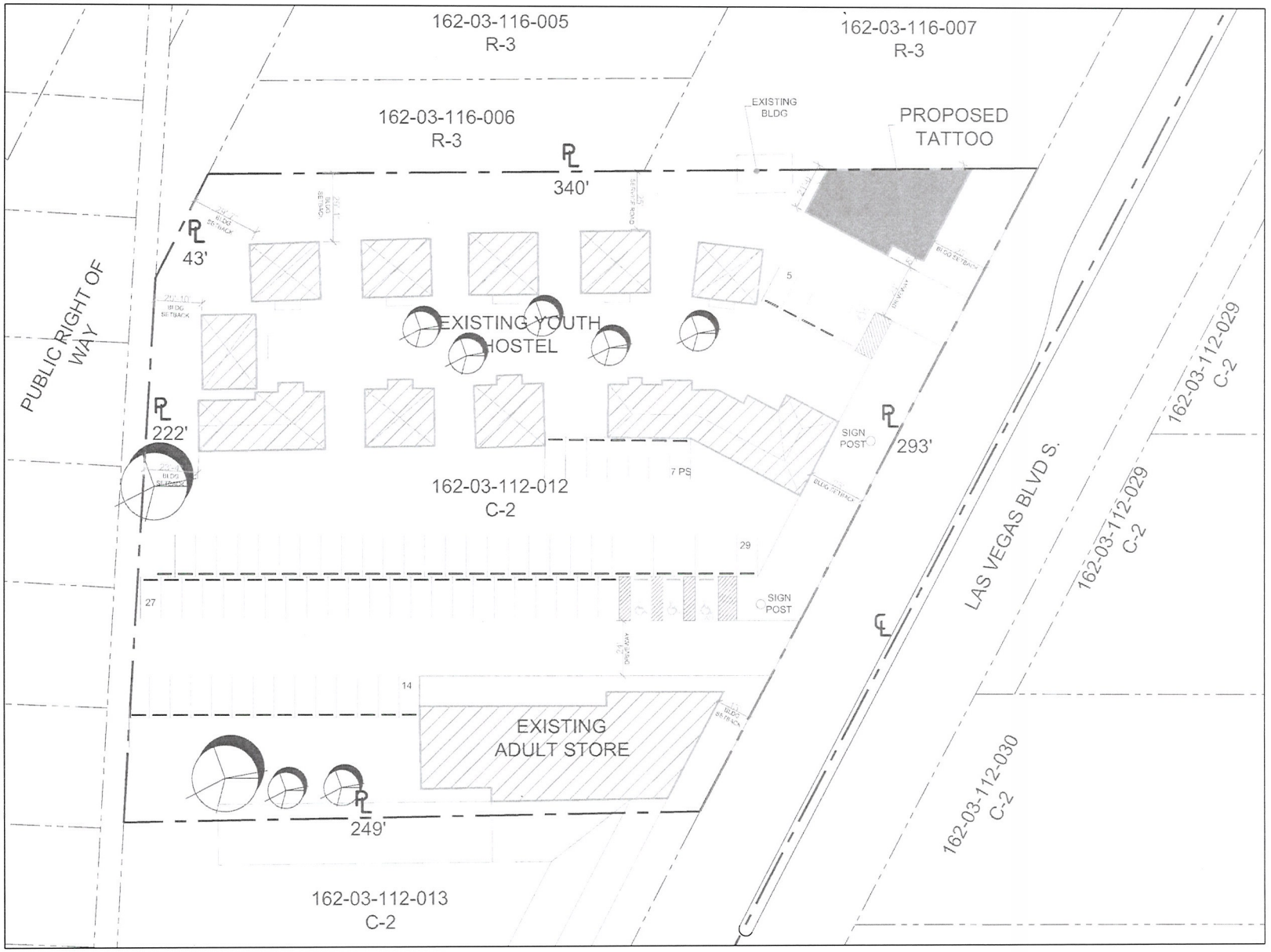
FOR DEPARTMENT USE ONLY

Case #	SUP-38225
Meeting Date:	6/24/10
Total Fee:	$1030.00
Date Received:*	5/28/10
Received By:	

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

Revised 10/27/08

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



SITE INFORMATION

PARCEL NUMBERS: 162-03-112-012*

SITE ADDRESS: 1232 LAS VEGAS BLVD S.
JURISDICTION: CITY OF LAS VEGAS
ZONING: GENERAL COMMERCIAL DISTRICT (C-2)
LOT SIZE: 1.72 ACRES (86,801 SF)
BUILDING FOOTPRINTS: 26,400 SF
BUILDING COVERAGE: 30.50%

BUILDING INFORMATION

GROSS BUILDING AREA:
TATTOO: 1,874 SF
YOUTH HOTEL: 14,546 SF
ADULT STORE: 9,982 SF

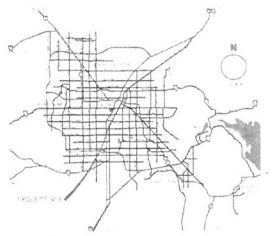
TOTAL: 26,400 SF

PARKING REQUIREMENTS

PARKING REQUIRED
TATTOO (1 PER 250 SF): 8 STALLS
YOUTH HOSTEL: (.75 PER UNIT (21 UNITS)): 16 STALLS
ADULT STORE (1 PER 175SF): 58 STALLS
TOTAL: 82 STALLS

PARKING PROVIDED: 82 STALLS
(INCLUDING 2 ACCESSIBLE STALLS + 2VAN ACC)

VICINITY MAP



N

SCALE: 1" = 20'-0"

PROPOSED SITE PLAN - ABSOLUTE INK TATTOO

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

MAY 21, 2010 LAS VEGAS, NEVADA

SUP-38225
REVISED

RECEIVED
MAY 24 2010



RECEIVED
MAY 24 2010

N

PROPOSED FLOOR PLAN - ABSOLUTE INK TATTOO

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

MAY 21, 201

SUP-38225
REVISED

LAS VEGAS, NEVADA

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

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

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MAY 10 2010

SUP-38225

City of Las Vegas Agenda Item No.: **34.**

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

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

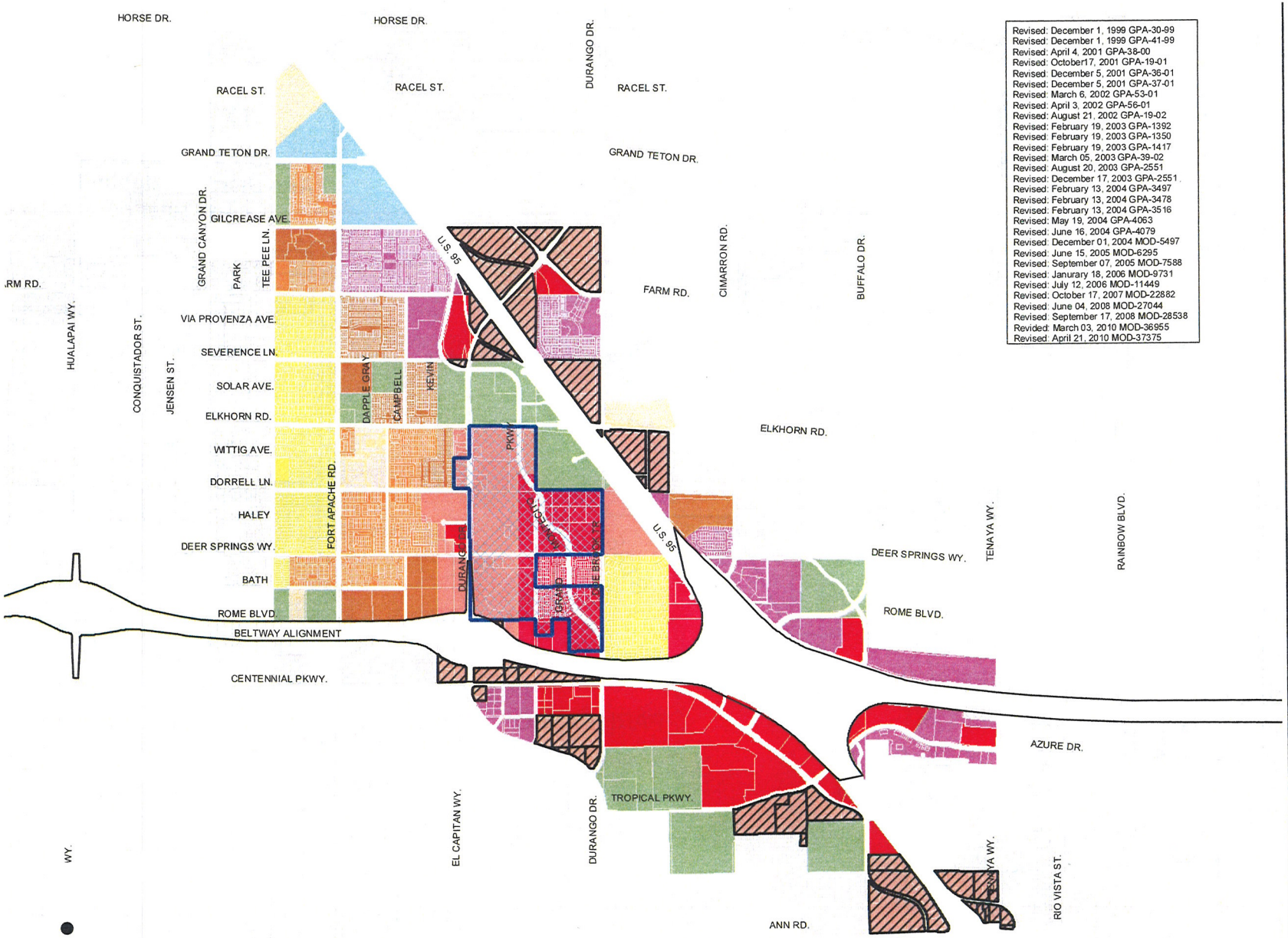
SUBJECT:
ABEYANCE - TXT-37855 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and the Town Center Development Standards Manual to update standards and applicable districts for the Motor Vehicle Sales (New) use. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Centennial Hills Map
2. Proposed Amendment and Staff Report



Revised: December 1, 1999 GPA-30-99
Revised: December 1, 1999 GPA-41-99
Revised: April 4, 2001 GPA-38-00
Revised: October17, 2001 GPA-19-01
Revised: December 5, 2001 GPA-36-01
Revised: December 5, 2001 GPA-37-01
Revised: March 6, 2002 GPA-53-01
Revised: April 3, 2002 GPA-56-01
Revised: August 21, 2002 GPA-19-02
Revised: February 19, 2003 GPA-1392
Revised: February 19, 2003 GPA-1350
Revised: February 19, 2003 GPA-1417
Revised: March 05, 2003 GPA-39-02
Revised: August 20, 2003 GPA-2551
Revised: December 17, 2003 GPA-2551
Revised: February 13, 2004 GPA-3497
Revised: February 13, 2004 GPA-3478
Revised: February 13, 2004 GPA-3516
Revised: May 19, 2004 GPA-4063
Revised: June 16, 2004 GPA-4079
Revised: December 01, 2004 MOD-5497
Revised: June 15, 2005 MOD-6295
Revised: September 07, 2005 MOD-7588
Revised: Janurary 18, 2006 MOD-9731
Revised: July 12, 2006 MOD-11449
Revised: October 17, 2007 MOD-22882
Revised: June 04, 2008 MOD-27044
Revised: September 17, 2008 MOD-28538
Revided: March 03, 2010 MOD-36955
Revised: April 21, 2010 MOD-37375

City of Las Vegas

TXT - 37855

CENTENNIAL HILLS
Town Center Land Use

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC) up to 5.5 du/ac)
- Medium Residential (M-TC) (12.1 to 25 du/ac)
- Medium-Low Residential (ML-TC) (5.6 to 8 du/ac)
- Medium-Low Attached Residential (MLA-TC) (8.1 to 12 du/ac)
- Public Facilities (PF-TC)
- Montecito Town Center Mixed Use Commercial
- 265.65 Acres of Service Commercial (SC-TC) Parcels to Allow Motor Vehicle Sales

Adopted: November 9, 1998 Ord. # 5112
Revised: May 19, 2008 Bill No. 2008-24

SOURCE: City of Las Vegas, Planning and Development Department

PLANNING & DEVELOPMENT

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

Printed: May 25, 2010

T:\advplan\projects\projectsGIS/nwsector/tcmaps4-6/nwmap4.mxd

City of Las Vegas Agenda Item No.: **35.**

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

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

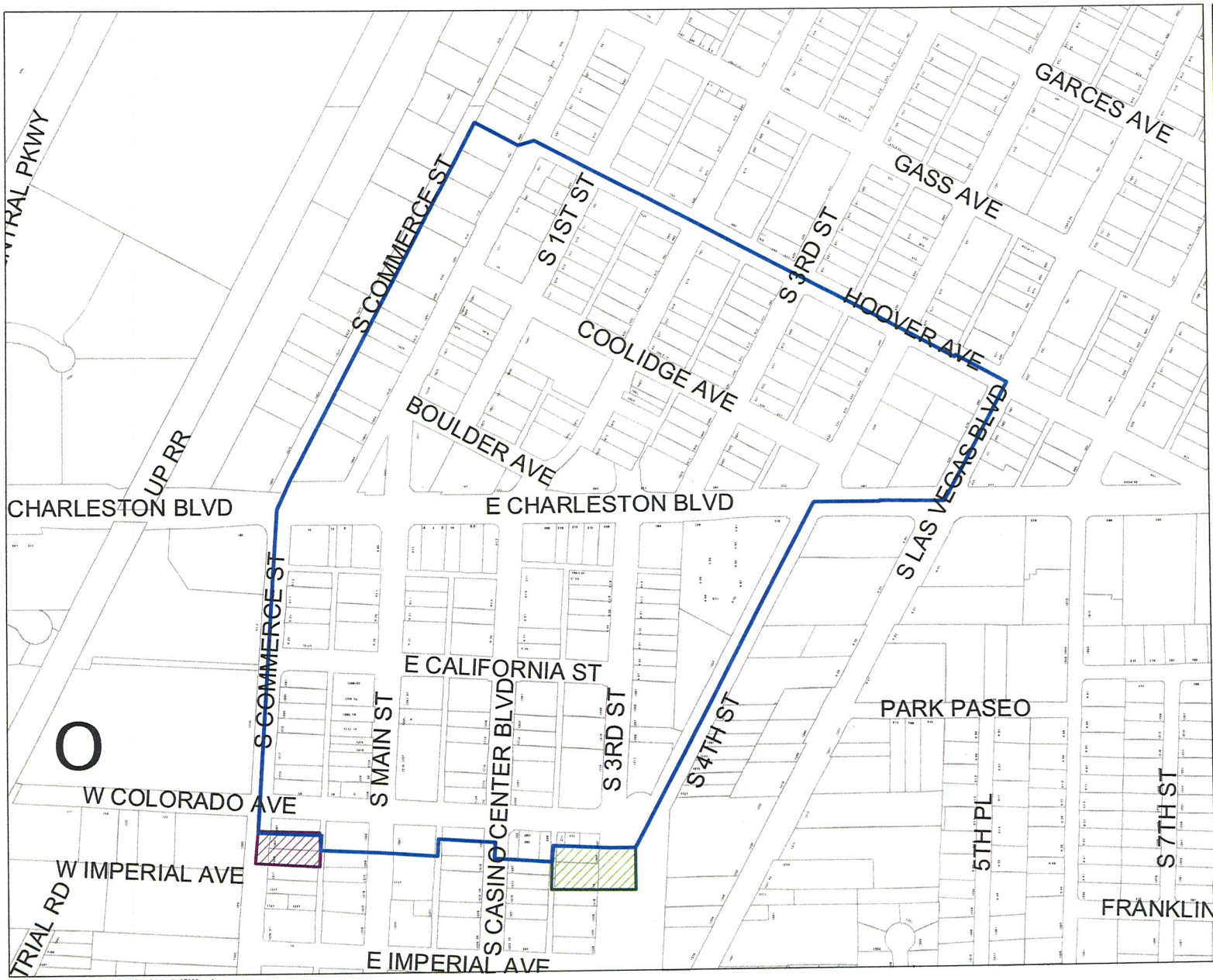
SUBJECT:
ABEYANCE - TXT-37903 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make various corrections and updates to the Downtown Centennial Plan. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Arts District Neighborhood Association Map
2. Proposed Amendment and Staff Report
3. Proposed Downtown Centennial Standard Plan Modifications



T:/advplan/projects/projectsGIS/Artdistrict/artsdist_bndtxt37903.mxd

City of Las Vegas

TXT - 37903

18b The Las Vegas Arts District Neighborhood Association

18b The Las Vegas Arts District

Additional Parcels to 18b The Las Vegas Arts District

Parcel: 16203110124
1307 S. Commerce Street,
Las Vegas, Nevada, 89012

Parcel: 16203110125
1309 S. Commerce Street,
Las Vegas, Nevada, 89102

Additional Parcels to 18b The Las Vegas Arts District

Parcel: 16203110024
1306 S. 3rd Street, Las Vegas,
Nevada, 89104

Parcel: 16203110023
1310 S. 3rd Street, Las Vegas,
Nevada, 89104

PLANNING & DEVELOPMENT

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

Printed: May 19, 2010

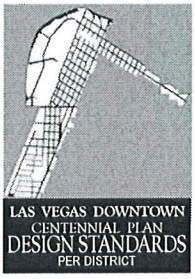
Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. **Parking Lot Access.**

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.



i. **On-Street Valet Parking.**

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. **Streetscape Standards.**

a. **Right-of-Way Improvements.**

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 12).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 13).

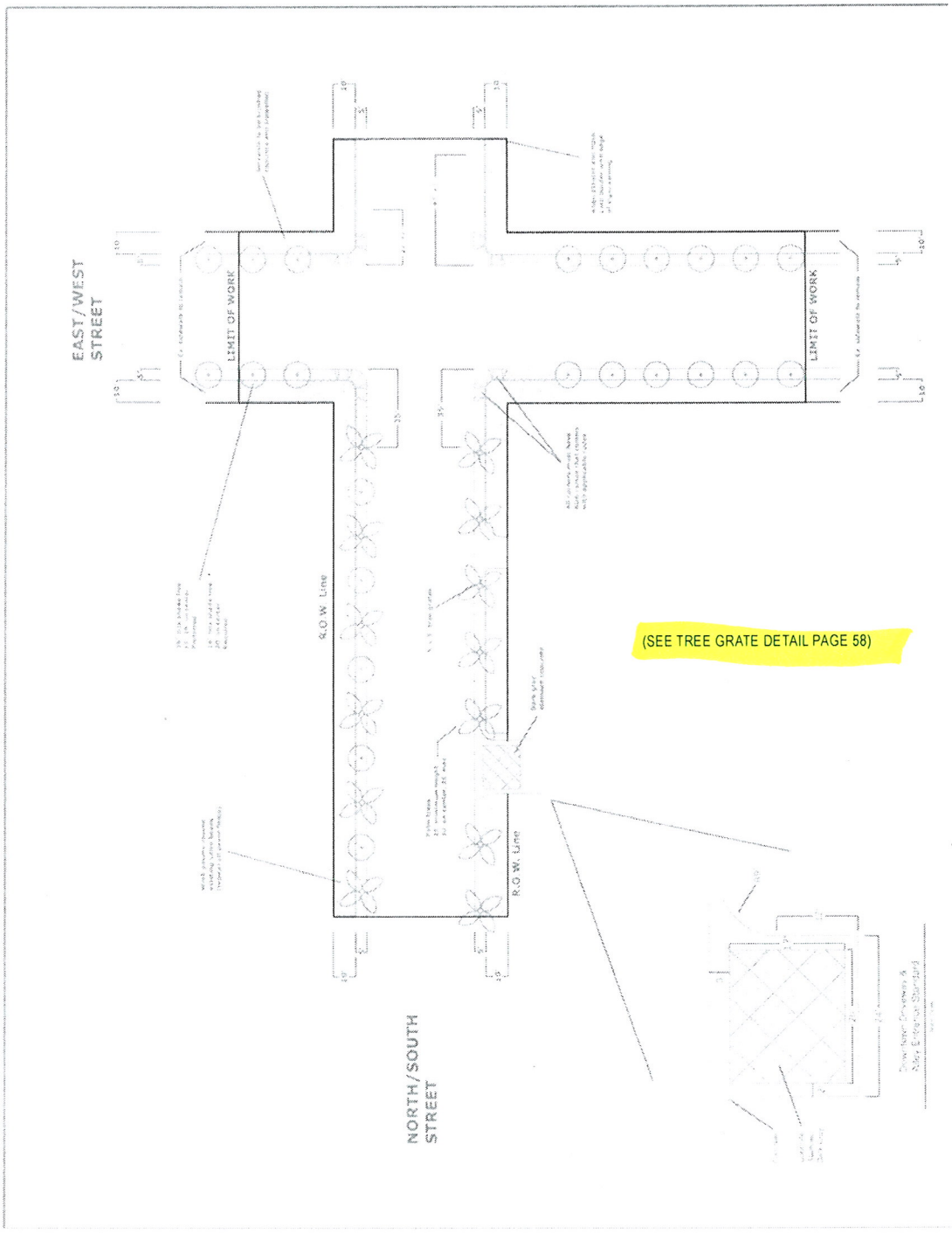
The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

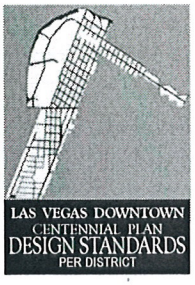
Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic

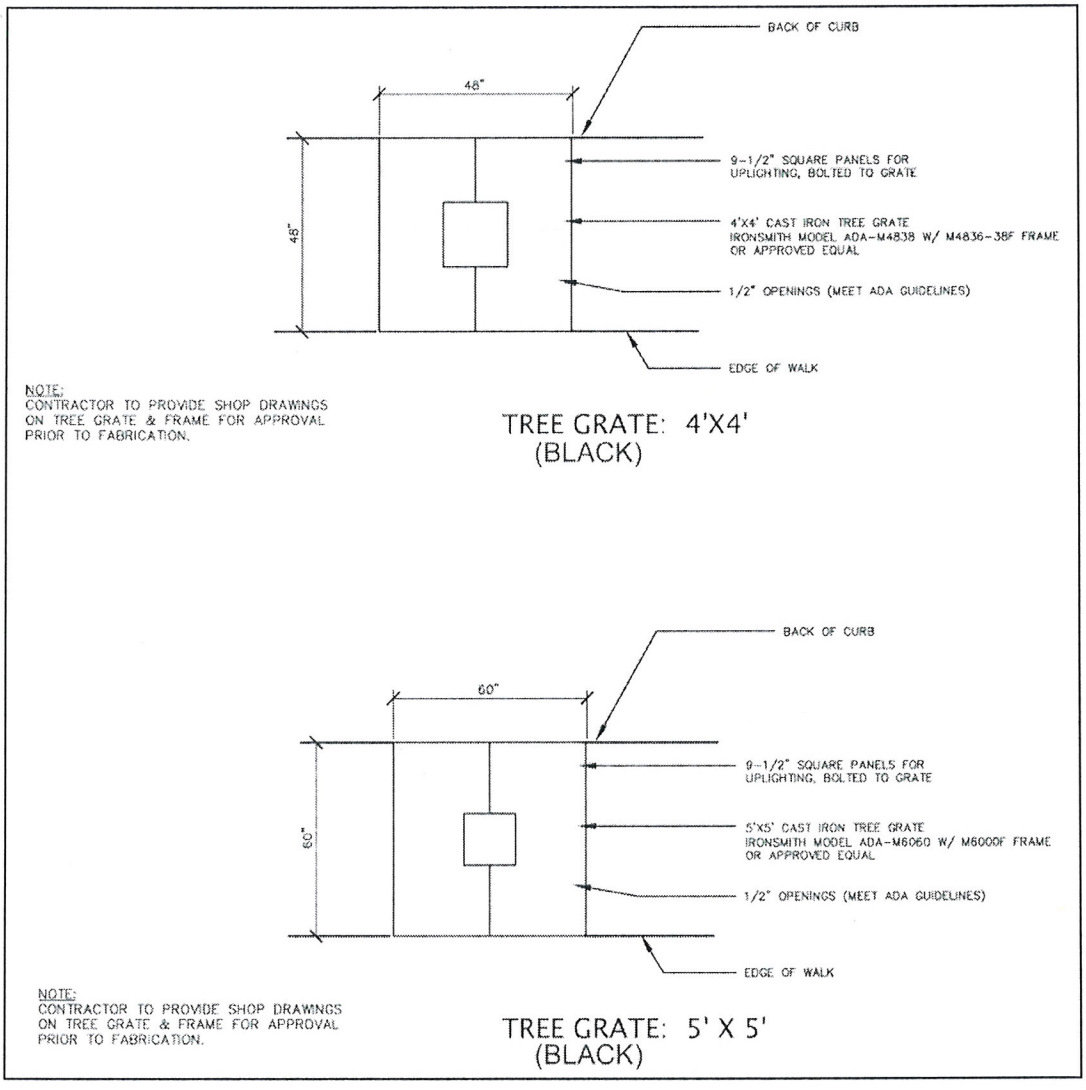
GRAPHIC 13: STREET HARDSCAPE TREATMENTS



(SEE TREE GRATE DETAIL PAGE 58)

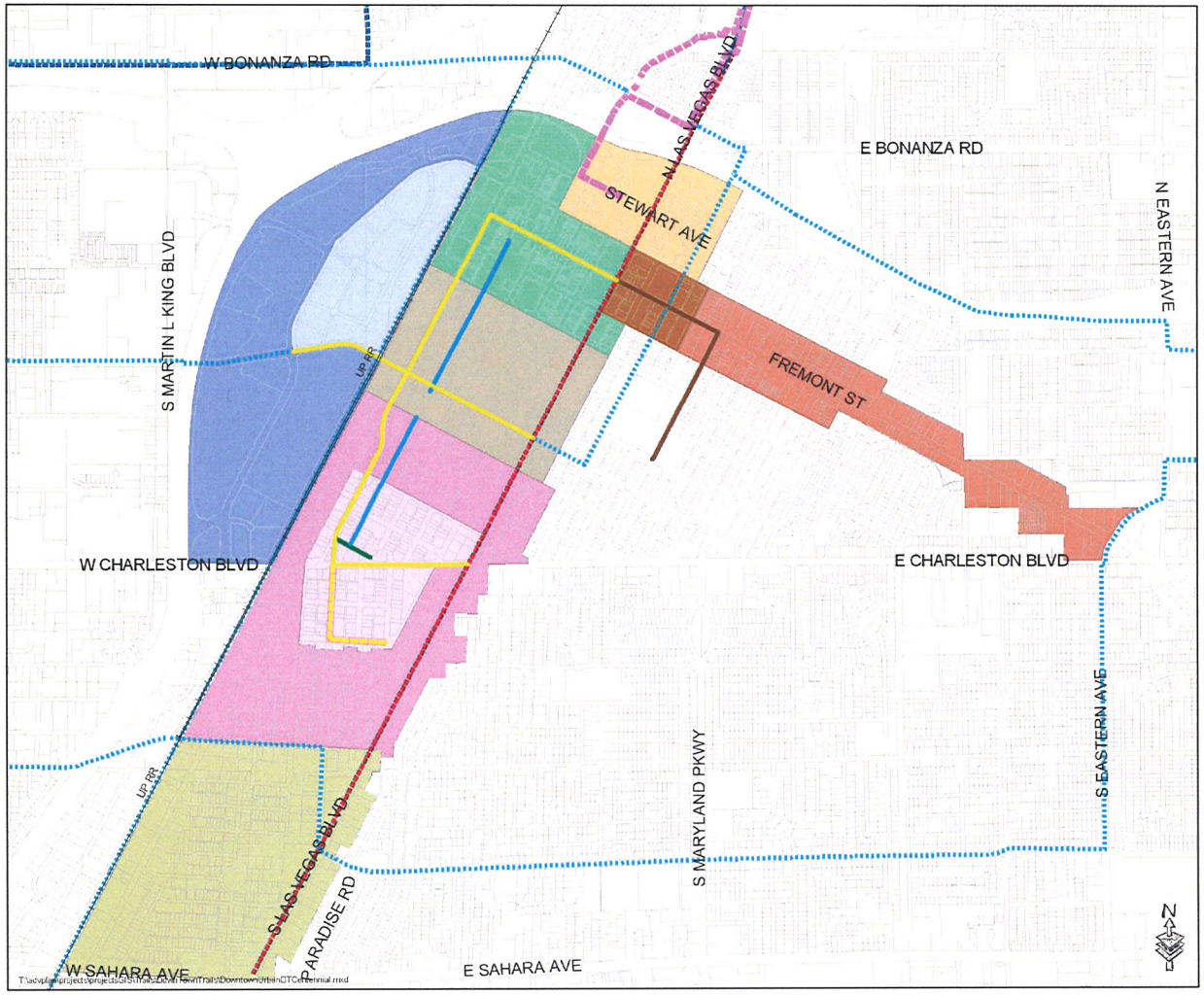


GRAPHIC 14: STREET HARDSCAPE TREATMENTS (TREE GRATE DETAIL)



* When required tree(s) that are larger than above openings, a similar designed tree grate may be used.

MAP 6: DOWNTOWN URBAN PATHWAYS SYSTEM



City of Las Vegas

Map 6

Downtown Urban Pathways System

Downtown Trails

- Pioneer Trail
- Art Trail
- Boulder Plaza
- Entertainment Trail
- Multi-Use, Transportation
- Scenic Byway
- Cultural Corridor Trail
- Tortoise Trail

Downtown Districts

- Office Core (117.39 Acres)
- Downtown Gateway (59.52 Acres)
- Downtown South (204.66 Acres)
- 18b Las Vegas Arts District (80.76 Acres)
- Parkway Center (210.14 Acres)
- Central Casino Core (107.55 Acres)
- Northern Strip Gateway (206.68 Acres)
- East Village (104.67 Acres)
- Fremont East District (25.16 Acres)
- Symphony Park (74.25 Acres)

Adopted: Ordinance #5238, July 5th, 2000
Revised: GPA-2591, August 13th, 2003
Revised: GPA-3130, November 5th, 2003
Revised: Ordinance #5874, January 3rd, 2007
Revised: GPA-32130, February 18, 2009
Revised: Ordinance #6051, August 5, 2009

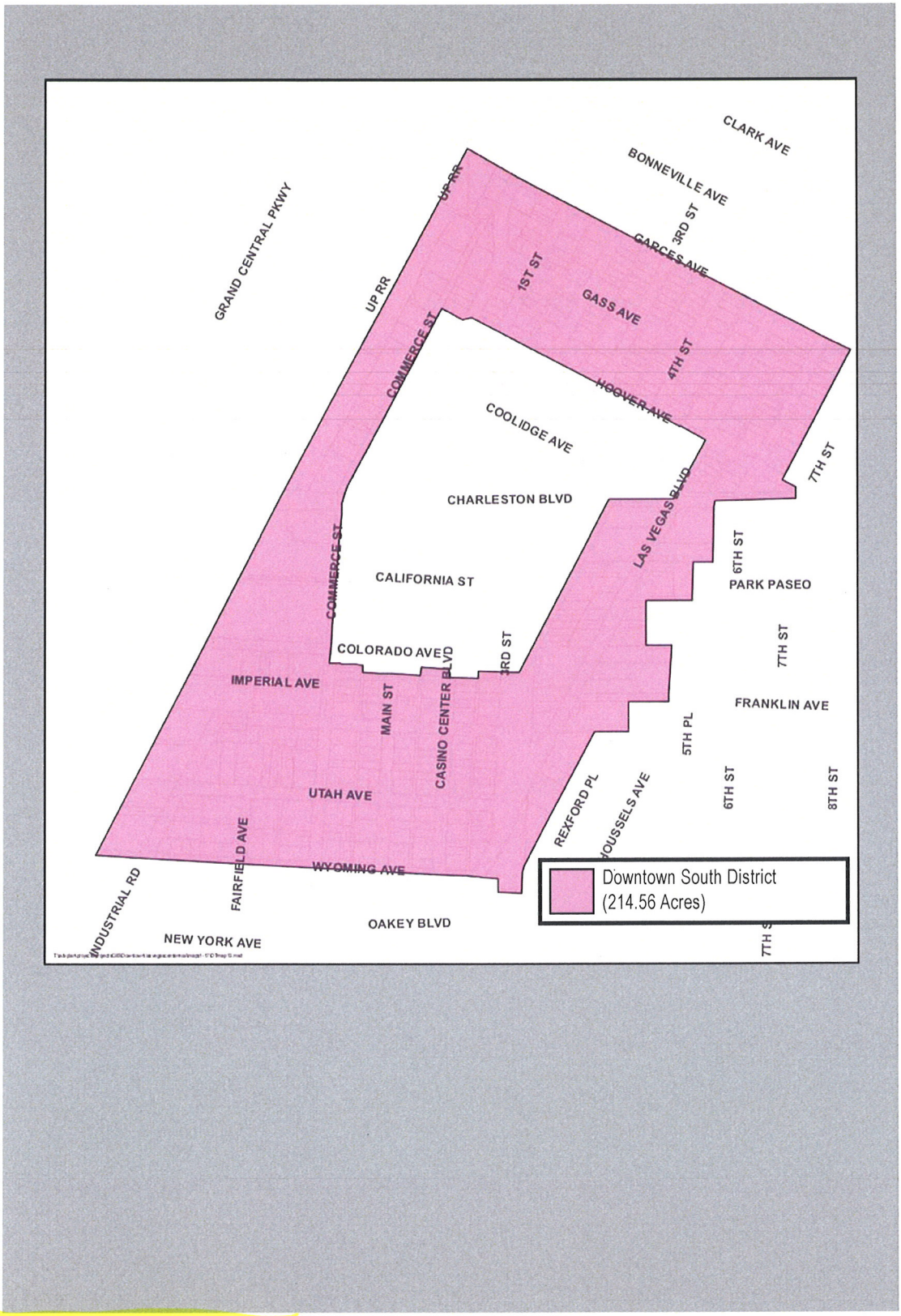
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Plotted Date: January 7, 2010

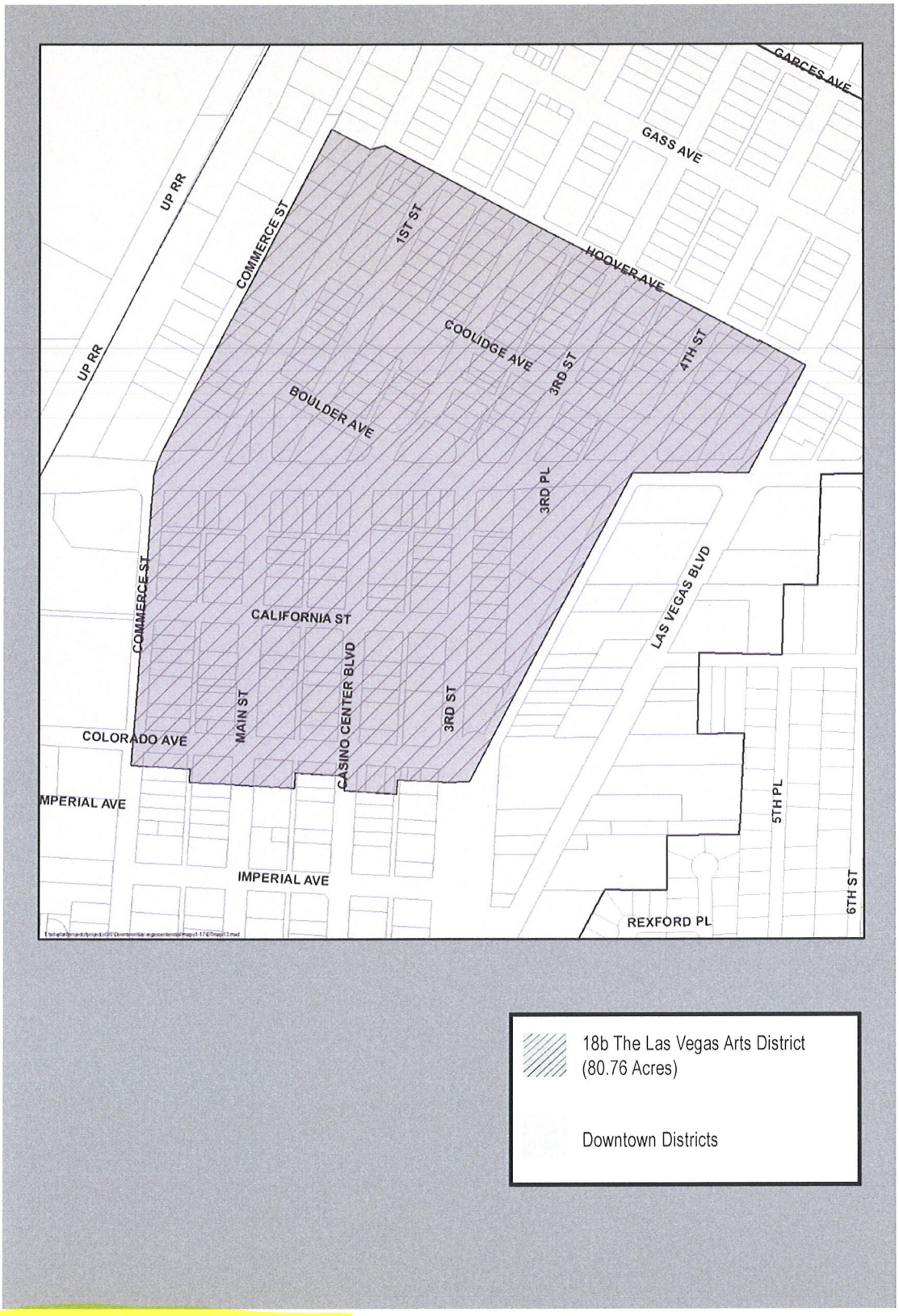
LAS VEGAS DOWNTOWN CENTENNIAL PLAN
URBAN DESIGN
FRAMEWORK





MAP 12: DOWNTOWN SOUTH DISTRICT





MAP 13: 18b THE LAS VEGAS ARTS DISTRICT

City of Las Vegas Agenda Item No.: **36.**

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. 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: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.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
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

DIR-38357


DIR-38357


NUDE
OUR STIMULUS PACKAGE
$10 LAP DANCE!
TRADE
USED DVDS 2FOR1
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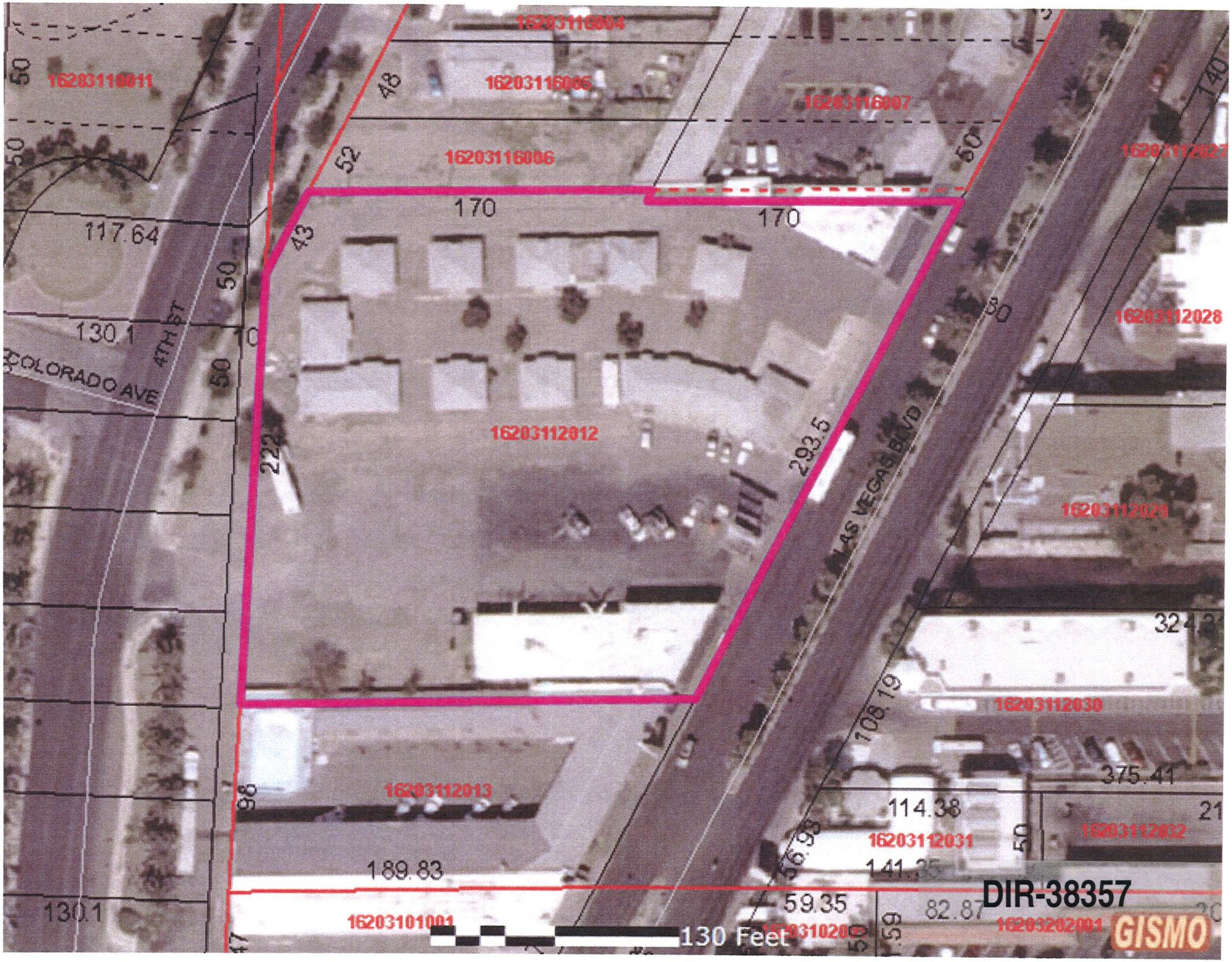
DIR-38357


16203116004
16203116011
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117.64
130.1
COLORADO AVE
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16203112012
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LAS VEGAS BLVD
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16203112030
108.19
16203112013
375.41
114.38
16203112031
16203112032
189.83
59.35
82.87
16203101001
16203202001
130 Feet
DIR-38357
GISMO

ALLEN LICHTENSTEIN
ATTORNEY AT LAW

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 at1238 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.

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 24th day of May by: Angie Horn

RECEIVED
10 MAY 24 PM 4:06
PLANNING AND
DEVELOPMENT

DIR-38357

City of Las Vegas Agenda Item No.: **37.**

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

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

SUBJECT:
DIR-37955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

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

RECOMMENDATION:
Staff has NO REOMMENDATION.

BACKUP DOCUMENTATION:
NONE

City of Las Vegas Agenda Item No.: **38.**

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

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

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