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.

July 29, 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 MEETING OF JUNE 24, 2010

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

CONSENT ITEMS:

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

6. EOT-38396 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Variance (VAR-27954) TO ALLOW A 14-FOOT WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWABLE HEIGHT at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

7. EOT-38397 - EXTENSION OF TIME RELATED TO EOT-38396 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) FOR AN ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

8. WVR-38578 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED on 20.28 acres at the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

9. TMP-38575 - TENTATIVE MAP RELATED TO WVR-38578 - PROVIDENCE POD 307 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Tentative Map FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

ONE MOTION - ONE VOTE

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

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

11. VAC-36478 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Petition to Vacate an existing 20-foot wide alley generally located west of 7th Street between Ogden Avenue and Stewart Avenue, Ward 5 (Barlow)

PUBLIC HEARING ITEMS

12. ABEYANCE - SUP-37620 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-19671) TO ALLOW UNLIMITED 24-HOUR OPERATIONS AT AN EXISTING 2,366 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT WHERE HOURS OF OPERATION FROM 8:00 AM TO 11:00 PM ARE ALLOWED at 5067 East Owens Avenue (APN 140-29-510-021), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

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

15. GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT

RURAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003, 004, and 005), Ward 6 (Ross).

16. SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING - APPLICANT/OWNER: FDIC AS RECEIVER FOR COMMUNITY BANK OF NEVADA - Request for a Special Use Permit FOR A CAR WASH, SELF-SERVICE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

17. GPA-38526 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 1.76 acres at 1300 Pauline Way (APN 162-02-501-001), Ward 3 (Reese).

18. GPA-38527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 2.53 acres at 800 North Martin L. King Boulevard (APN 139-28-701-001), Ward 5 (Barlow).

19. GPA-38528 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 0.88 acres at 6230 Garwood Avenue (APN 138-35-501-017), Ward 1 (Tarkanian).

20. GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITY) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

21. ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

22. GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

23. ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

24. VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 89 FEET FROM THE EAST PROPERTY LINE on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

25. SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 57-BED, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

26. SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW A FOUR-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

27. VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

28. VAR-38553 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a portion of 131.70 acres at the southwest corner of Ann Road and Clark County 215 (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross).

29. SDR-38557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38553 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED 41,000 SQUARE-FOOT TRANSIT YARD AND A 5,740 SQUARE-FOOT ACCESSORY STRUCTURE (FUEL ISLAND CANOPY) on a portion of 131.70 acres at the southwest corner of Ann Road and Clark County 215 (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross).

30. VAR-38560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENISE RICHARDSON - Request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT, XX-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE 796 SQUARE FEET IS THE MAXIMUM AREA ALLOWED AND XX FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.07 acres at 3304 Theresa Way (APN 138-12-810-033), R-E (Residence Estates) Zone, Ward 6 (Ross).

31. VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW 40 PARKING SPACES WHERE 46 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

32. VAR-38587 - VARIANCE RELATED TO VAR-38586 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT .ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

33. SDR-38585 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38586 AND VAR-38587 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - Request for a Site Development Plan Review FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ONE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

34. SUP-38275 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 500 SQUARE-FOOT JEWELRY STORE at 1444 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

35. SUP-38276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR AN 81 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 6495 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

36. SUP-38340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

37. SUP-38501 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GROUND HOG 1, LLC - OWNER: CHARLESTON ASSOCIATES, LLC - Request for a Special Use Permit FOR A PROPOSED 3,314 SQUARE-FOOT

SUPPER CLUB at 740 South Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

38. SUP-38519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit TO ADD A PROPOSED NIGHT CLUB USE TO AN EXISTING 4,807 SQUARE-FOOT TAVERN at 6720 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

39. SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).

40. SUP-38531 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 1,040 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED AND FROM A RESIDENTIAL USE WHERE 1,000 FEET AND 200 FEET, RESPECTIVELY, ARE REQUIRED, AND TO ALLOW 1,040 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 2333 North Jones Boulevard, Suite #110 (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

41. SUP-38532 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN METTA AND JANICE METTA - Request for a Special Use Permit FOR A PROPOSED 1,171 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 4112 Birchmont Street (APN 138-01-812-029), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

42. SUP-38533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 750 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

43. SUP-38534 - SPECIAL USE PERMIT RELATED TO SUP-38533 - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

44. SUP-38581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAMITAS RESTAURANT - OWNER: ENCRYPTIC, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING 1,920 SQUARE-FOOT RESTAURANT at 611 Fremont Street, Suite #1 (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

45. SUP-38591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHWAY STUDIOS, INC. - OWNER: S & F GENESEE, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 1025 1st Street (APN 139-33-811-018), C-2 (General Commercial) Zone, Ward 3 (Reese).

46. SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELE MORGAN-DEVORE - OWNER:CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), Ward 1 (Tarkanian).

47. VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

48. SDR-38563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-38583 - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-37021) FOR A 174 SQUARE-FOOT REDUCTION TO A 3,547 SQUARE-FOOT MUSEUM AND FOR A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG A PORTION OF THE NORTH AND WEST PERIMETERS on

1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

49. SDR-38564 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA CANCER INSTITUTE - OWNER: COUNTY OF CLARK - Request for a Site Development Plan Review FOR A PROPOSED 2,481 SQUARE-FOOT ADDITION TO AN EXISTING HOSPITAL on 14.31 acres at 1800 West Charleston Boulevard (APN 139-33-405-001 through 002, and 139-33-410-001, 004, 006 through 011), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

50. 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.

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

52. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

CITIZENS PARTICIPATION:

53. 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: JULY 29, 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: JULY 29, 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 JULY 29, 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 JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2010

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JULY 29, 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: JULY 29, 2010

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

SUBJECT:
EOT-38396 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Variance (VAR-27954) TO ALLOW A 14-FOOT WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWABLE HEIGHT at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - EOT-38396 and EOT-38397
2. Conditions and Staff Report - EOT-38396 and EOT-38397
3. Supporting Documentation
4. Photos - EOT-38396 and EOT-38397
5. Planning Commission Approval Letter for VAR-27954
6. Justification Letters

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38396** APN: Portion of 139-33-202-007

Name of Property Owner: NV Energy

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James R. Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 2010

Yolanda M. Benito

Notary Public in and for said County and State

YOLANDA M. BENITO
Notary Public, State of Nevada
Appointment No. 93-2749-1
My Appt. Expires Sept. 20, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for VAR-27954

Project Address (Location) 300 South Martin Luther King Boulevard

Project Name Downtown (DN-1) Electrical Substation **Proposed Use** Electrical Substation

Assessor's Parcel #(s) Portion of 139-33-202-007 **Ward #** 5

General Plan: existing MU proposed MU **Zoning:** existing C-1 proposed C-1

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

Gross Acres 2.74 ac. **Lots/Units** N/A **Density** N/A

Additional Information Extension of Time for proposed electrical substation and associated equipment, and access road.

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 Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Same as above **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* 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 1st day of June, 20 10.

Yolanda M Benito

Notary Public in and for said County and State

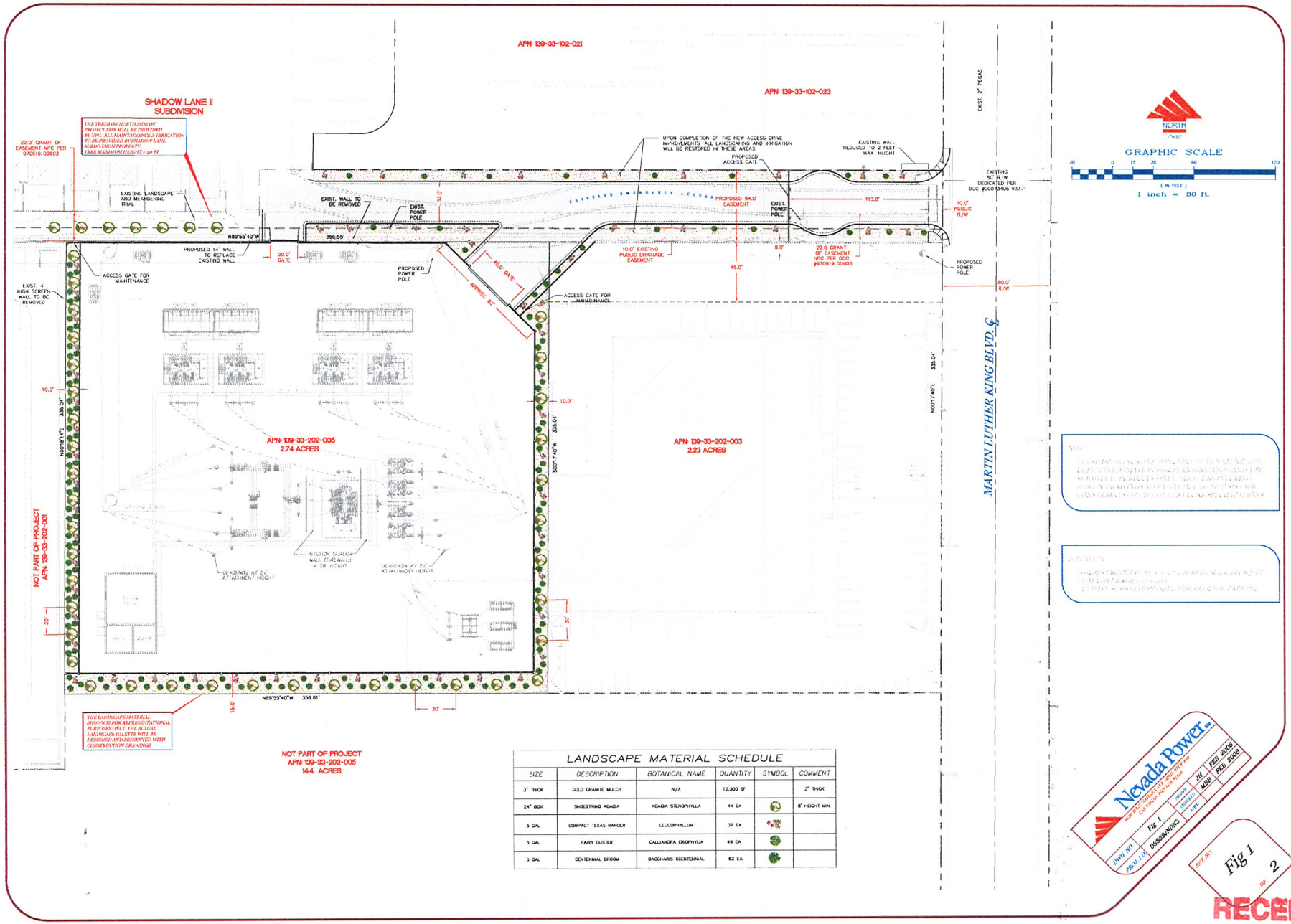
YOLANDA M. BENITO
Notary Public, State of Nevada
Appointment No. 93-2749-1
My Appt. Expires Sept. 20, 2013

FOR DEPARTMENT USE ONLY

Case #	EOT-38396
Meeting Date:	7-29-10
Total Fee:	300
Date Received:*	6-1-10
Received By:	JS

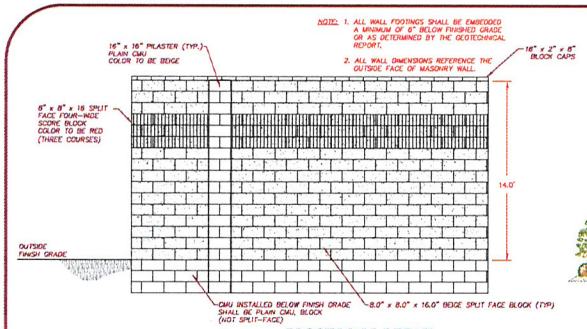
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

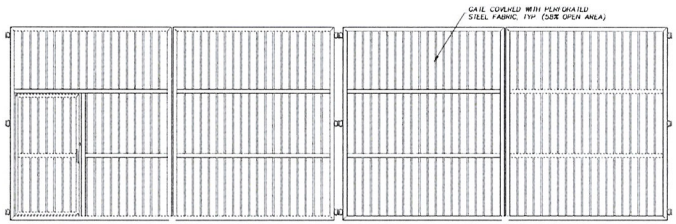


LANDSCAPE MATERIAL SCHEDULE					
SIZE	DESCRIPTION	BOTANICAL NAME	QUANTITY	SYMBOL	COMMENT
3" THICK	GOLD GRANITE MULCH	N/A	12,300 SF		3" THICK
24" BOX	SHOESTRING ACACIA	ACACIA STENOPHYLLA	44 EA		8' HEIGHT MIN.
5 GAL	COMPACT TEXAS RANGER	LEUCOPHYLLUM	37 EA		
5 GAL	FAIRY DUSTER	CALLIANDRA EROPHYLLA	49 EA		
5 GAL	CENTENNIAL BROOM	BACCHARIS X CENTENNIAL	82 EA		

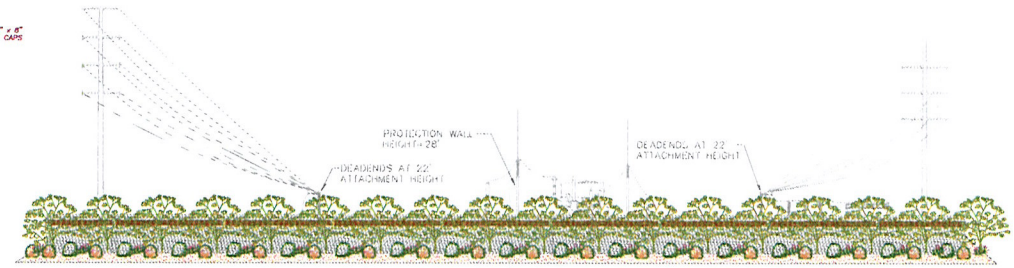
EOT-38396



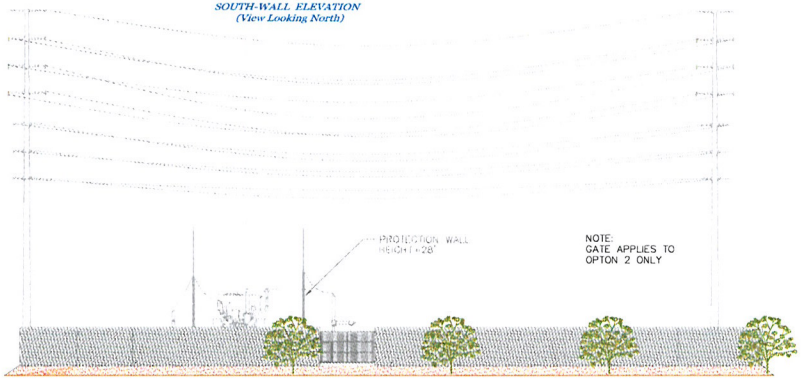
BLOCK WALL DETAIL
SCALE: N.T.S.



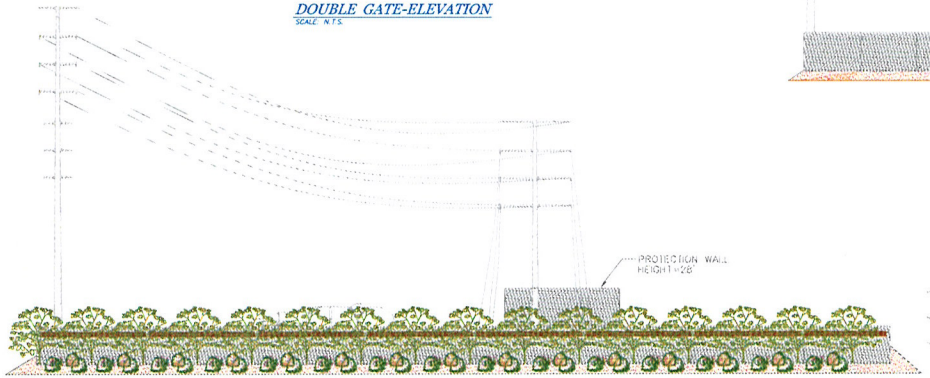
DOUBLE GATE-ELEVATION
SCALE: N.T.S.



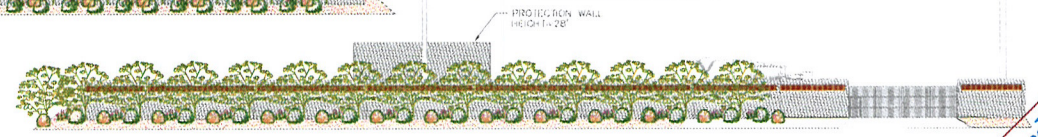
SOUTH-WALL ELEVATION
(View Looking North)



NORTH-WALL ELEVATION
(View Looking South)



WEST-WALL ELEVATION
(View Looking East)



EAST-WALL ELEVATION
(View Looking West)

NOTE:
THESE ELEVATIONS ARE CONCEPTUAL IN NATURE AND DETAILED INFORMATION IS SUBJECT TO FINAL ENGINEERING SUBMITTAL PERMIT REVIEW. FINAL ENGINEERING DESIGN DRAWINGS MAY VARY DUE TO SITE SPECIFIC CONSTRAINTS OR CHANGES IN CITY OF LAS VEGAS STANDARDS.

REVISIONS				
BY	DATE	KEY	APPROVAL	Proj #:

DN-1 SUBSTATION

USE PERMIT - ELEVATION (OPTION 2)

Nevada Power
NEW TRANSMISSION LINE INTO THE LAS VEGAS PRAIRIE AREA

DWG NO.	Fig 2	DESIGNED	JH FEB 2008
PROJ. LTR.	DSSBANDNS	DRAWN	MSB FEB 2008
		CHECKED	
		APPD	

SCT. NO. Fig 2 2

RECEIVED
JUN 01 2010
City of Las Vegas

EOT-38396

© LVA\Downtown Div-1\Drawings\LDD\dn-elevations2.dwg Jun 06, 2008 - 10:03am

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

July 11, 2008

Mr. Tom Dombrowski
Nevada Power Company
6226 West Sahara Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - VAR-27954 - VARIANCE

Dear Mr. Dombrowski:

Your request for a Variance TO ALLOW A 14-FOOT WALL WHERE 8-FEET IS THE MAXIMUM ALLOWABLE HEIGHT at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 10, 2008.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

1. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/21/08, except as amended by conditions herein.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

07101-001-06-07

EOT-38396

NVEnergy

June 1, 2010

M. Margo Wheeler,
Planning Director
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter: Extension of Time Request for VAR-27954
Downtown (DN-1) Electrical Substation
(APN- 139-33-202-007)

To Whom It May Concern:

NV Energy respectfully requests an Extension of Time for VAR-27954 which expires on July 11, 2010. Given the state of the economy and lack of growth throughout the Las Vegas valley, many of our projects are being deferred to later In-Service Dates, requiring Extension of Time applications with all jurisdictions. Lack of sustainable growth has delayed the need for this new electrical substation installation. NV Energy requests an extension of time for a period of five (5) years, which would extend the commence deadline from July 11, 2010 to July 11, 2015.

Should you have any questions, please contact me at 402-2620.

Sincerely,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

EOT-38396

NVEnergy™

Date: June 1, 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, Director of Development Services, dated May 4, 2010 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 4, 2011.

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

EOT-38396

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
EOT-38397 - EXTENSION OF TIME RELATED TO EOT-38396 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) FOR AN ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Planning Commission Approval Letter for SDR-27953
4. Justification Letters

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38397** APN: Portion of 139-33-202-007

Name of Property Owner: NV Energy

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 2010

Yolanda M. Benito
Notary Public in and for said County and State

YOLANDA M. BENITO
Notary Public, State of Nevada
Appointment No. 93-2749-1
My Appt. Expires Sept. 20, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-27953

Project Address (Location) 300 South Martin Luther King Boulevard

Project Name Downtown (DN-1) Electrical Substation **Proposed Use** Electrical Substation

Assessor's Parcel #(s) Portion of 139-33-202-007 **Ward #** 5

General Plan: existing MU proposed MU **Zoning:** existing C-1 proposed C-1

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

Gross Acres 2.74 ac. **Lots/Units** N/A **Density** N/A

Additional Information Extension of Time for proposed electrical substation and associated equipment, and access road.

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 Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Same as above **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* 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 1st day of June, 20 10,

by James R. Saavedra Yolanda Benito

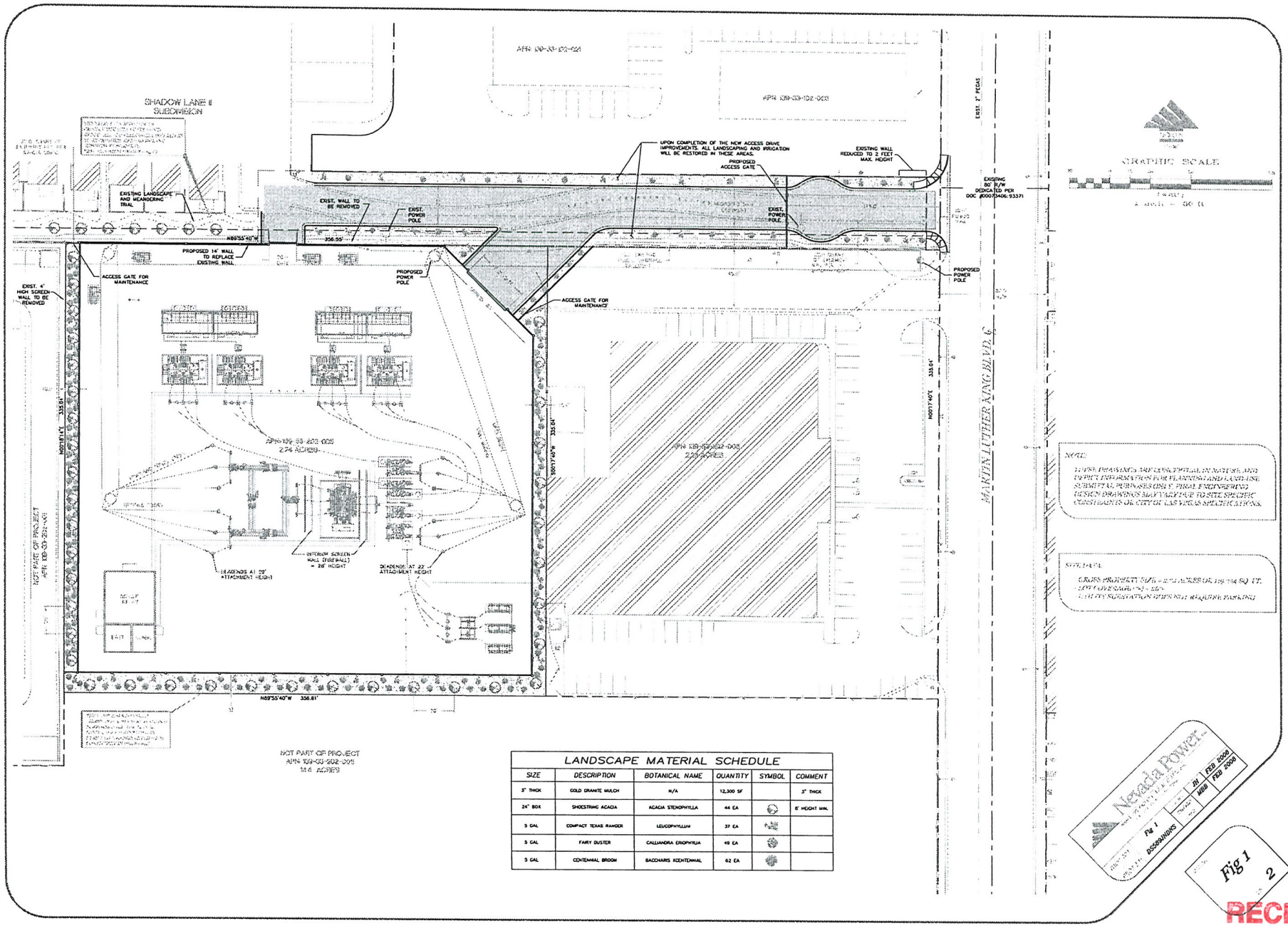
Notary Public in and for said County and State

YOLANDA M. BENITO
Notary Public, State of Nevada
Appointment No. 93-2749-1
My Appt. Expires Sept. 20, 2013

FOR DEPARTMENT USE ONLY

Case #	EOT-~~3897~~ 3897
Meeting Date:	7-29-10
Total Fee:	300
Date Received:*	6-1-10
Received By:	JS.

*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.



LANDSCAPE MATERIAL SCHEDULE

SIZE	DESCRIPTION	BOTANICAL NAME	QUANTITY	SYMBOL	COMMENT
3" THICK	GOLD GRANITE MULCH	N/A	12,300 SF		3" THICK
24" BOX	SHOESTRING ACACIA	ACACIA STENOPHYLLA	44 EA		8' HEIGHT MIN.
5 GAL	COMPACT TEXAS RANGER	LEUCOPHYLLUM	37 EA		
5 GAL	FAIRY DUSTER	CALLIANDRA ERIOPHYLLA	49 EA		
5 GAL	CENTENNIAL BROOM	BACCHARIS X CENTENNIAL	62 EA		

DN-1 SUBSTATION

USE PERMIT - SITE PLAN (OPTION 2)

Nevada Power

Fig 1

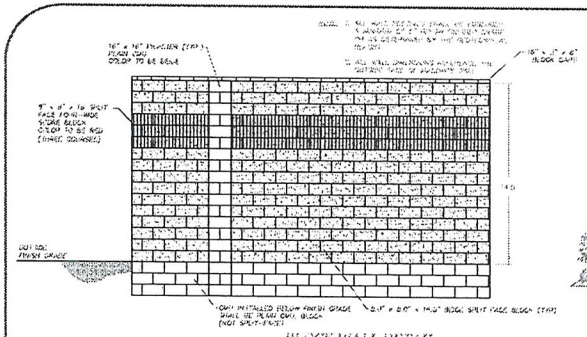
Fig 1 2

RECEIVED

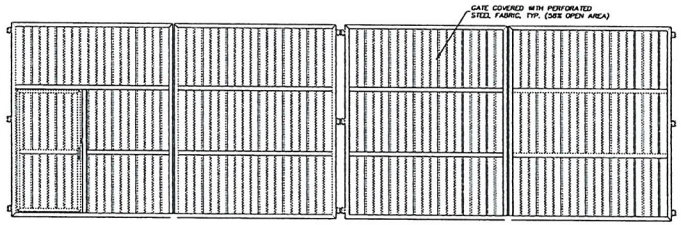
JUN 01 2010

City of Las Vegas

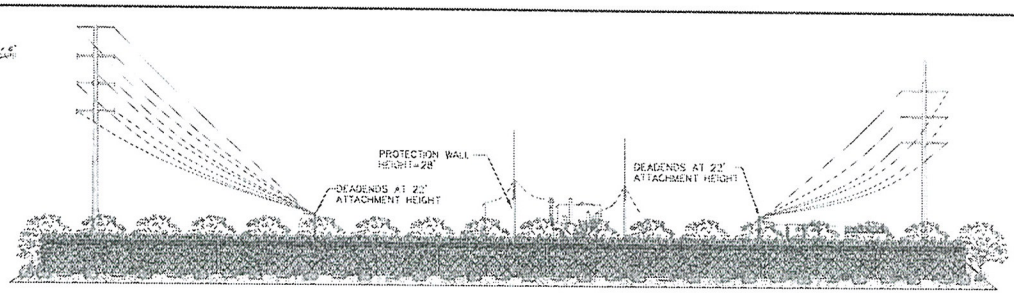
EOT-38397



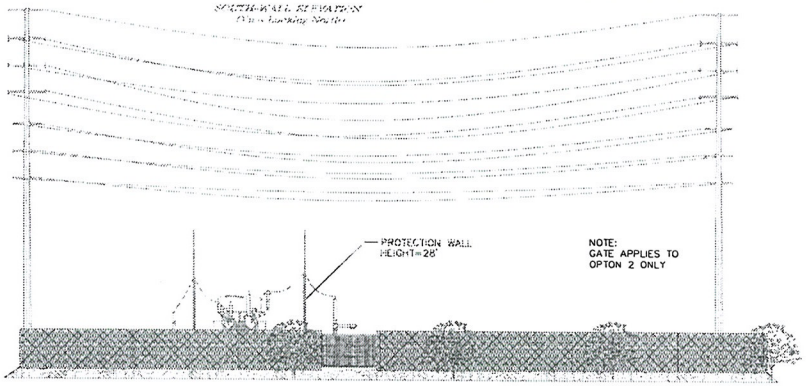
BLOCK WALL DETAIL



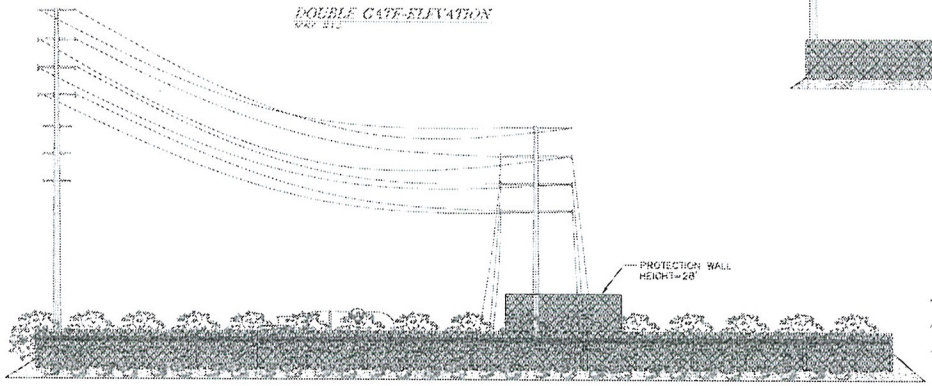
DOUBLE GATE ELEVATION



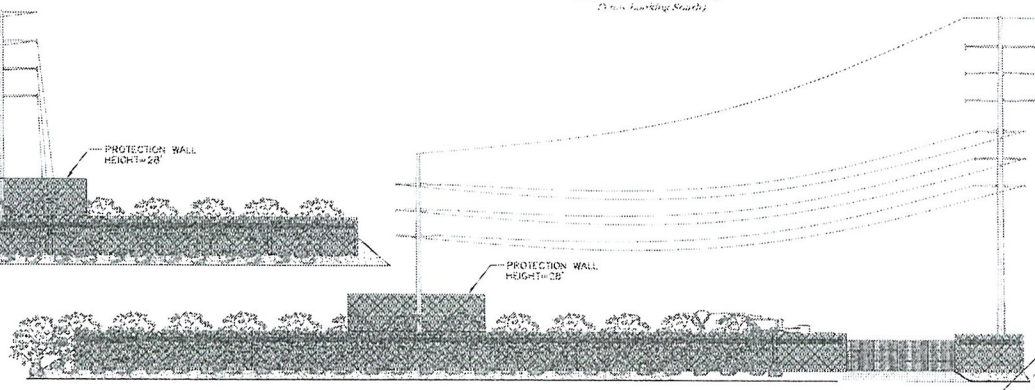
SOUTH WALL ELEVATION



NORTH WALL ELEVATION



WEST WALL ELEVATION



EAST WALL ELEVATION

NOTE

THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND DEPICT 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 MODIFICATIONS

Nevada Power

DRAWN BY	JN	FEB 2008
CHECKED BY	MBB	FEB 2008

FILE NO. Fig 2
SCALE: DGSBSHNDRS

DN-1 SUBSTATION

USE PERMIT - ELEVATION (OPTION 2)

Fig 2

RECEIVED
JUN 01 2010
City of Las Vegas

EOT-38397

© NPC\Operations\DN-1\Planning\USE\dft-option2.dwg Jun 05, 2008 - 10:53am

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

July 11, 2008

Mr. Tom Dombrowski
Nevada Power Company
6226 West Sahara Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - SDR-27953 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dombrowski:

Your request for a Site Development Plan Review FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 10, 2008.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/21/08, except as amended by conditions herein.

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

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

EOT-38397

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

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

7. All perimeter walls must be decorative with 20 percent contrasting material and that pilasters are to be spaced a maximum of 24 feet on center.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: a landscape buffer shall be included along the western property line adjacent to the neighboring residential development sufficient to provide a tree every 20 feet on-center in an approved configuration as outlined by Title 19.12.030.

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

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

13. The applicant shall coordinate with the adjacent parcel to the north to submit and receive approval from the City Council for a Review of Condition #14 of SDR-3278 to allow access to this site via the existing emergency access easement prior to the issuance of permits. If the ROC is not approved by the City Council this site plan shall be null and void and the applicant will need to obtain access through an alternative entry.

14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

15. The proposed gated entry shall be designed, located and constructed to meet the intent Standard Drawing #222a. An appropriate turn around shall be constructed within the private drive and the proposed gates shall be setback a sufficient distance to allow the largest commercial vehicles accessing this site to pull completely out of the Martin L. King Boulevard right-of-way before stopping to open the gates.

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Existing obstructions, such as the block wall on the adjacent parcel to the north side of this site, shall be modified as necessary to conform to the Sight Visibility Restriction Zone Standards.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction plans for this site. The design and layout of the access drive shall meet the approval of the Department of Fire Services.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb

NVEnergy™

June 1, 2010

M. Margo Wheeler,
Planning Director
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter: Extension of Time Request for SDR-27953
Downtown (DN-1) Electrical Substation
(APN- 139-33-202-007)

To Whom It May Concern:

NV Energy respectfully requests an Extension of Time for SDR-27953 which expires on July 11, 2010. Given the state of the economy and lack of growth throughout the Las Vegas valley, many of our projects are being deferred to later In-Service Dates, requiring Extension of Time applications with all jurisdictions. Lack of sustainable growth has delayed the need for this new electrical substation installation. NV Energy requests an extension of time for a period of five (5) years, which would extend the commence deadline from July 11, 2010 to July 11, 2015.

Should you have any questions, please contact me at 402-2620.

Sincerely,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

EOT-38397

NVEnergy™

Date: June 1, 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, Director of Development Services, dated May 4, 2010 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 4, 2011.

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

EOT-38397

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
WVR-38578 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED on 20.28 acres at the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - WVR-38578 and TMP-38575
2. Conditions and Staff Report - WVR-38578 and TMP-38575
3. Supporting Documentation
4. Photos - WVR-38578 and TMP-38575
5. Justification Letter - WVR-38578 and TMP-38575

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
TMP-38575 - TENTATIVE MAP RELATED TO WVR-38578 - PROVIDENCE POD 307 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Tentative Map FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

P.C.: Final 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 recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

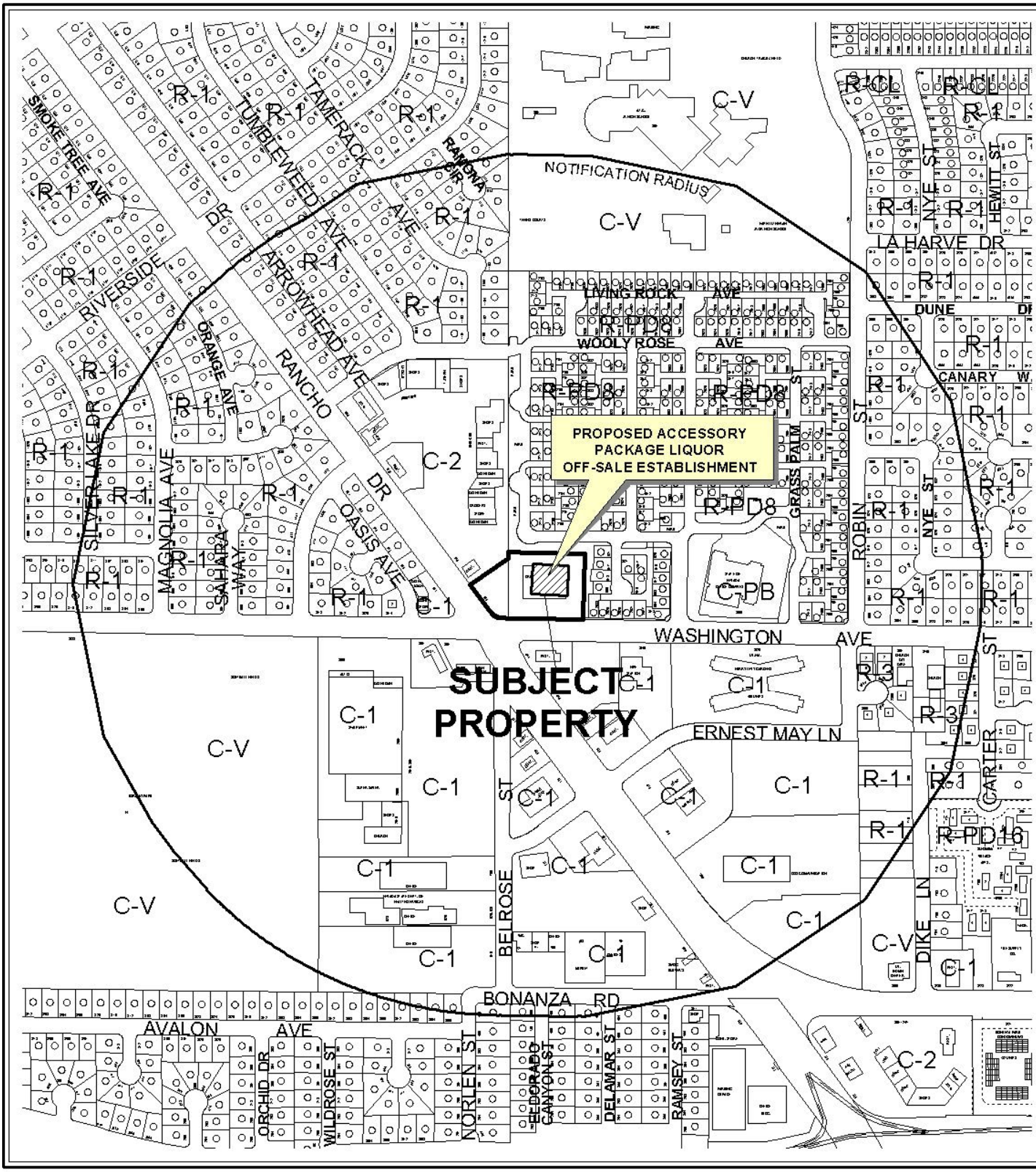
SUBJECT:
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho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

IF APPROVED, C.C.: 09/01/2010
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-38239**

RADIUS: 1500 FT

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



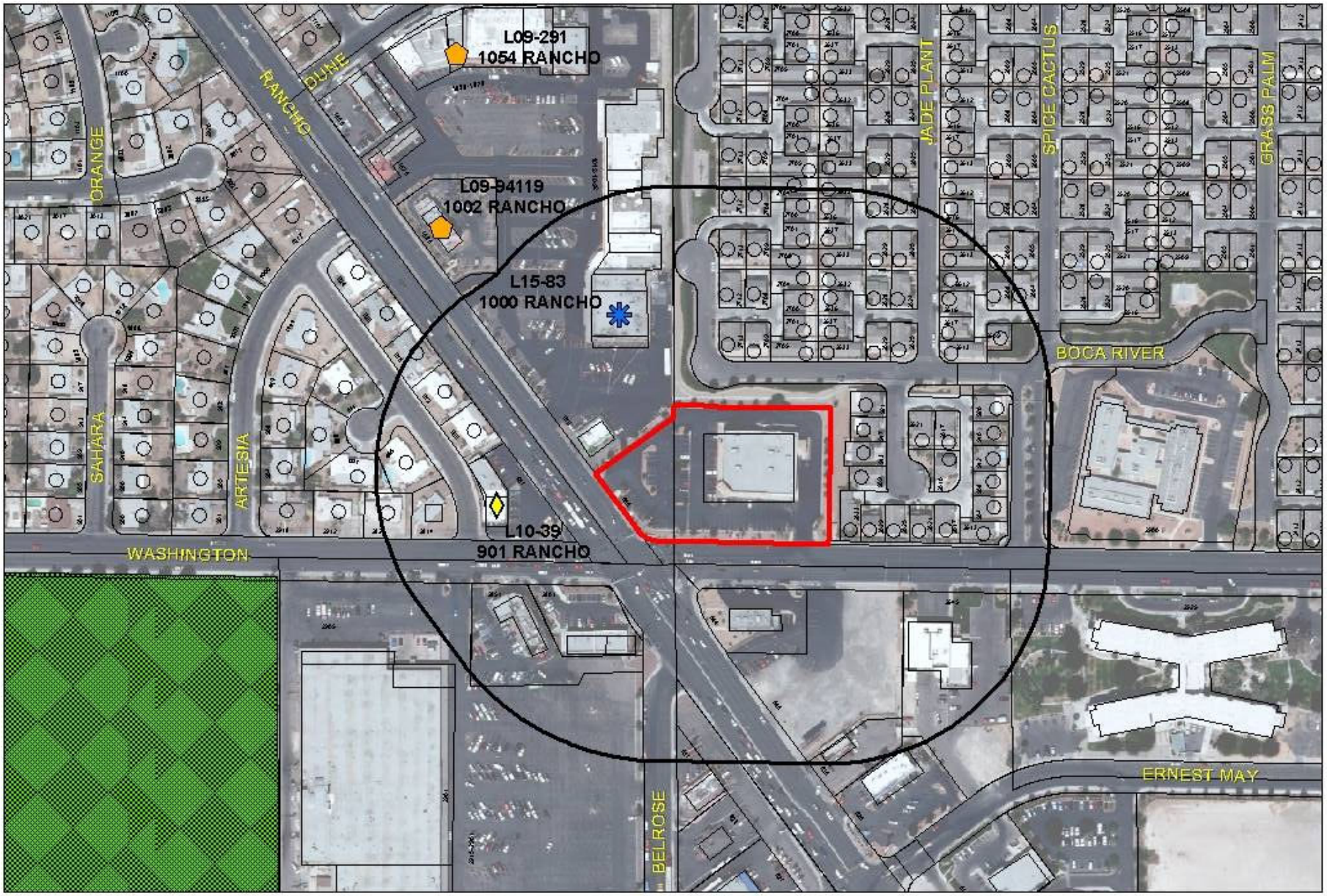
0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



SUP-38239

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

Name of Property Owner: A S R V General W L LLC / SSRV General WL, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim

Notary Public in and for said County and State

San Diego, California

OFFICIAL SEAL
JENNIFER RHIM
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1846926
SAN DIEGO COUNTY
MY COMM. EXP. MAY. 27, 2013

RBG-1 RBG-1

Revised 11-14-06

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

RECEIVED
MAY 10 2010

6425

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 900 North Rancho Drive

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

Assessor's Parcel #(s) 139-29-201-005, 139-29-612-003 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER A S R V General W L LLC #SSRVGeneralWL, LLC **Contact** _____

Address 7935 Entrada Lazanja **Phone:** (650) 207-3042 **Fax:** _____

City San Diego **State** CA **Zip** 92127

E-mail Address none

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

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

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

E-mail Address Rebecca.Lidskin@walgreens.com

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

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

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009.

Jennifer Rhim

San Diego, California

Notary Public in and for said County and State

OFFICIAL SEAL
JENNIFER RHIM
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1846926
SAN DIEGO COUNTY
MY COMM. EXP. MAY. 27, 2013

WB Loan #: 41-0905115

Revised 10/27/08

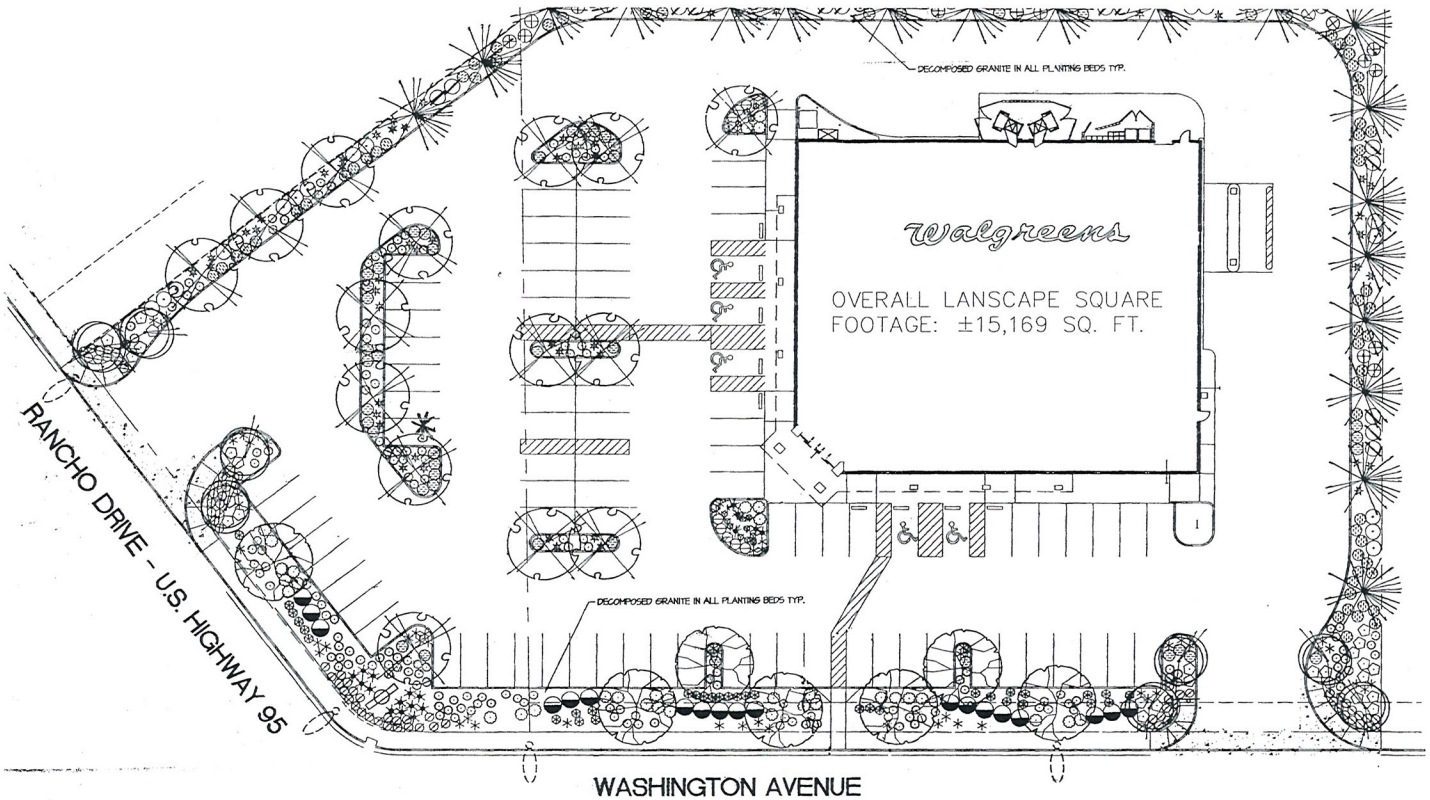
FOR DEPARTMENT USE ONLY

Case #	SUP-38239
Meeting Date:	6/24/10
Total Fee:	1280.00
Date Received:*	5/18/10
Received By:	M Rex

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

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

6425



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	CHILOPSIS LINEARIS 'LUCREATIA HAMILTON'	DWARF PURPLE DESERT WILLOW	8	24" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	16	24" BOX	
	PINUS ELDARICA	MONDEL PINE	19	24" BOX	
	QUERCUS VIRGINIANA	LIVE OAK	7	24" BOX	
SHRUBS					
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	13	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	19	5 GAL	
	LEUCOPHYLLUM PRUINOSUM 'SIERRA BOUQUET'	FRAGRANT RANGER	19	5 GAL	
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE	34	5 GAL	
	RAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	36	5 GAL	
	ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY	21	5 GAL	
GROUNDCOVERS					
	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	115	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	70	1 GAL	MIN. STATES VAR. ONLY
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	8	1 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	28	5 GAL	
ACCENTS					
	DIETES BICOLOR	EVERGREEN IRIS	14	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	64	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	162	5 GAL	
	PENNISETUM SETACEUM 'RUBRUM'	RUBY FOUNTAIN GRASS	15	5 GAL	
	YUCCA RECURVIFOLIA	WEEPING YUCCA	61	5 GAL	

LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

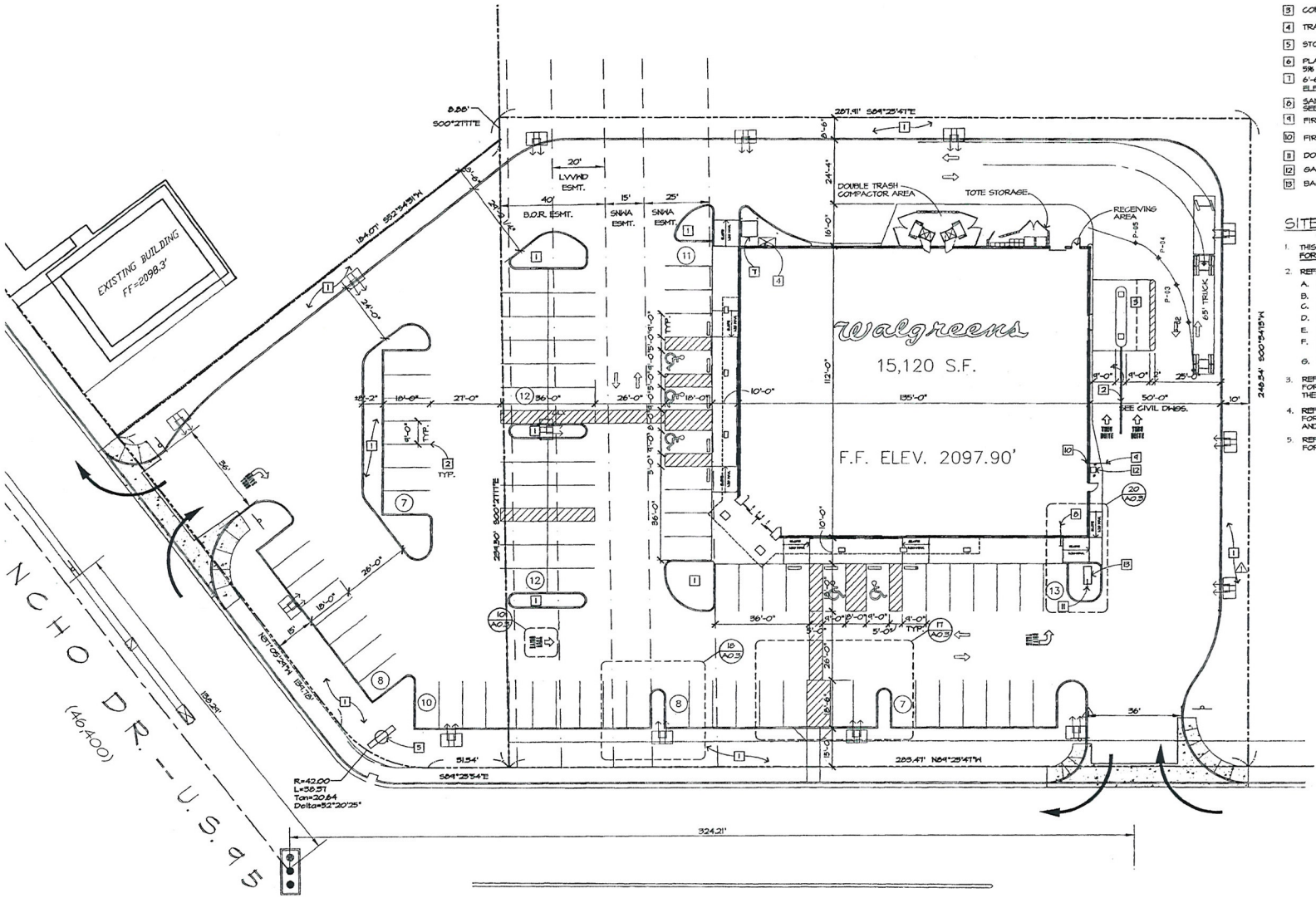
PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

CADD PLOT: 06425-LA01-BW-16NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/20 = 1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:
DRAWING NO. LA0.1
OF DWGS.

RECEIVED
MAY 10 2010

SUP-38239



KEYNOTES:

1. LANDSCAPING
2. 4" DBL. STRIPE PAINT STRIPING, TYP. SEE DTL. 8/A0.3.
3. CONC. DRIVE-THRU PAD, SEE CIVIL DWGS.
4. TRANSFORMER PAD LOCATION PER NEVADA POWER ST.
5. STORE SIGN REFER TO SIGNAGE DWGS.
6. PLANNED GRADING IS NOT EXPECTED TO EXCEED 5% AT ANY LOCATION.
7. 6'-6"x 6'-0" CONC. PAD, 4" ABV. F.F. FOR ELECT. SES EQUIPMENT
8. SANITARY SEWER, POINT OF CONNECTION SEE PLUMBING SHEETS
9. FIRE LINE, POINT OF CONNECTION
10. FIRE SPRINKLER RISER.
11. DOMESTIC WATER, POINT OF CONNECTION
12. GAS METER
13. BACK FLOW PREVENTER SEE PLUMBING PLANS

SITE PLAN GENERAL NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.
2. REFER TO THE CIVIL DRAWINGS FOR :
   - A. PROPERTY MEETS AND BOUNDS
   - B. HORIZONTAL CONTROL DIMENSIONS
   - C. GRADING ELEVATIONS
   - D. OFFSITE IMPROVEMENTS
   - E. SITE CONSTRUCTION DETAILS AND UTILITIES
   - F. PAVING AND STRIPING, NOT REFERENCED TO ARCHITECTURAL DETAILS.
   - G. EASEMENTS AND DEDICATIONS.
3. REFER TO A0.2 HARDSCAPE PLAN FOR SIDEWALKS AND PAVING ADJACENT TO THE BUILDING
4. REFER TO E0.1 ELECTRICAL SITE PLAN FOR SITE LIGHTING, POWER AND SERVICE ENTRANCE AND FOR TELEPHONE UNDERGROUNDS.
5. REFER TO L-SERIES LANDSCAPE PLANS FOR LANDSCAPE PLANTING, IRRIGATION, AND DETAILS

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEER
108 WILMOT ROAD
DEERFIELD, IL 60015-4616

NO.	DATE	BY	DESCRIPTION

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 06425

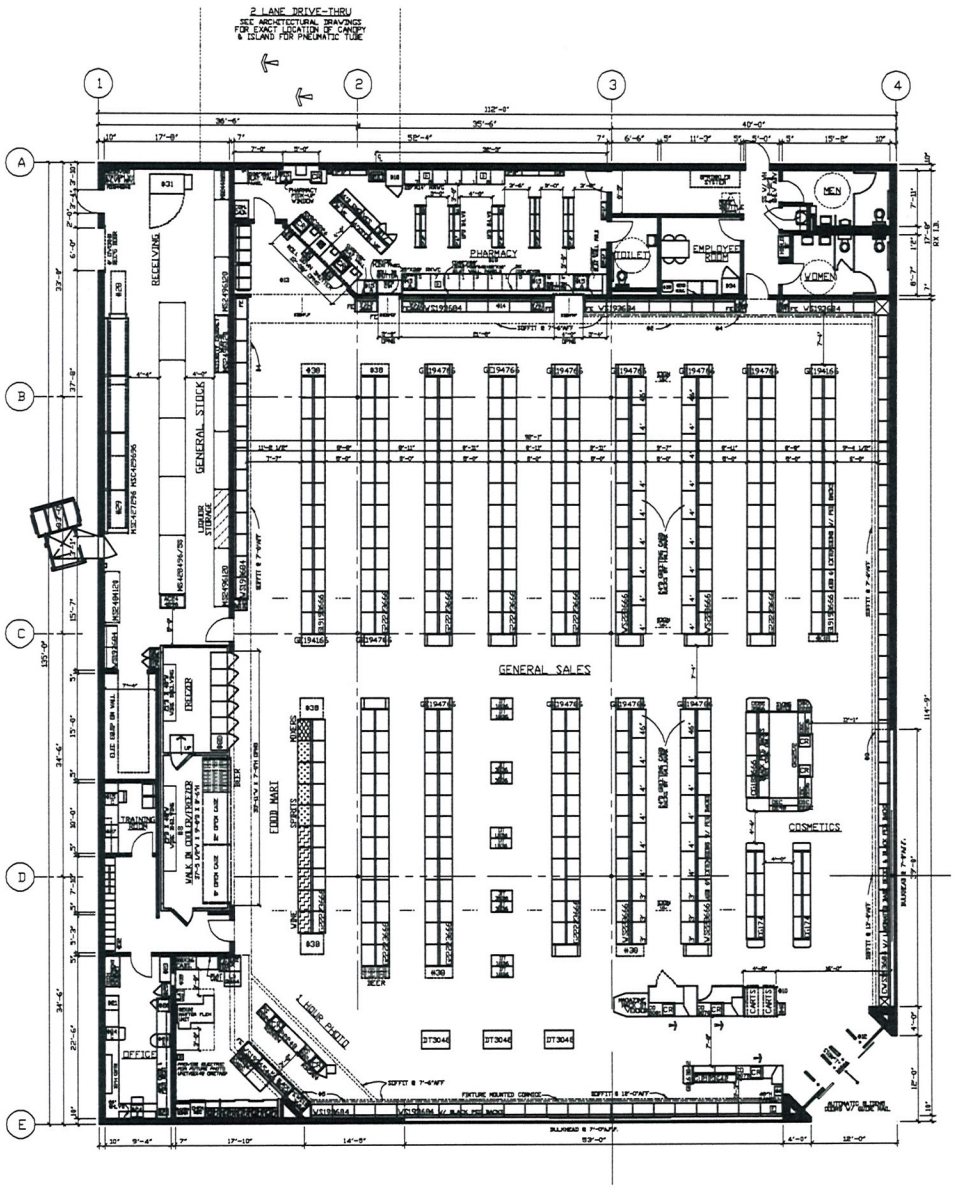
PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

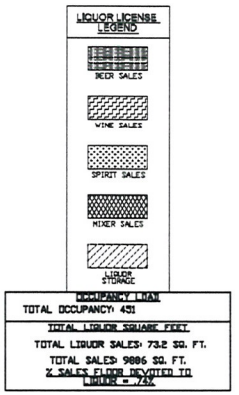
DRAWING TITLE
SITE PLAN - BEER & WINE

CADD PLOT: 06425-A01-BW-16NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/40"=1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:
DRAWING NO: A0.
OF DWG

TM MICHALSKI 11/18/2009 12:17 PM G:_ARCHITECTURE\BEER AND WINE\NEV

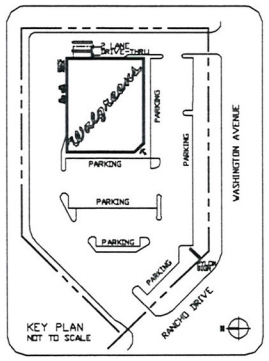
RECEIVED
MAY 10 2010
SUP-38239





OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

TOTAL LIQUOR SQUARE FEET
TOTAL LIQUOR SALES: 732 SQ. FT.
TOTAL SALES: 9886 SQ. FT.
% SALES FLOOR DEVOTED TO LIQUOR = 7.4%



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 "P" SAN BRUNO PHOTO

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

SIGN "J" PICK UP PRESCRIPTIONS
SIGN "K" DROP OFF PRESCRIPTIONS
SIGN "D" CONSULTATION WINDOW
SIGN "TX" T. A. C.

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.
2. MIRROR ON SOFFIT OF REAR WALL
3. DIMETIC CORNICE
4. SALES AREA CORNICE
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 8" AT EACH END, FOR END PANELS)
   A. 1 MD-06 6'-0"W X 48 7/8"D
   B. 2 MD-09 9'-0"W X 48 7/8"D
   MIDDL 3EL-ENGLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
   C. 1 3EL-5-24 10'-1 3/8"W X 30 3/4"D
8. MASTER-BILT WALK-IN COOLER - PROVIDE
   --- 4000W COOLMASTER DOORS
   26 3/4" X 73" EACH AND
   6 4000FR FREEZMASTER DOORS
   26 3/8" X 73" EACH BY ANTHONY
   A. __ DOORS> FOR EACH DOOR PROVIDE (7) __"D BEV-O-FLOW GRAVITY SHELVES; UPPER (3) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
   B. __ DOORS> FOR EACH DOOR PROVIDE (7) 26"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
   C. __ DOORS> __"D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 6 DOORS> FOR EACH DOOR PROVIDE (8) 87"D ANTHONY SHELVES
   E. __ DOORS> FOR EACH DOOR PROVIDE (2) 87"D ANTHONY SHELVES AND (4) 24"D MERCHANDISER SHELVES
   F. __ DOORS> __"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 WAITING ROOM W/ 4"H LAMINATE WAINSCOT (LAMINATE BY FIXTURE MANUFACTURER)
   (3) SEATS
   (2) 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 3 DRAWER VIAL INSERT
   #2 - RX 3 DRAWER FILE INSERT
   #3 - RX OPEN INSERT
   #4 - RX SHELF INSERT
   #5 - RX PRINTER CABINET
   #6 - RX 2 DRAWER FILE INSERT
   #7 - RX OPEN INSERT WITH CPU SHELF
   #8 - RX WILL CALL 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: P.O.S. TERMINAL
   24B: AS400 TERMINAL
   24C: STAFFWORKS TERMINAL
25. TALL LOCKER
26. SAFE
27. TV & VCR (IN TRADING ROOM)

STOCKROOM:
28. DEXT-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. BALER

EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (3) 7'W & (1) 6'W X 18"D
33. 8'-0"W X 2'D EMPLOYEE COUNTER W/ CABINETS
34. EMPLOYEE ROOM REFRIGERATOR
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 9'-0" MIRROR ON WALL ABOVE COUNTER

MISCELLANEOUS:
37. EF - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (2ND PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE WAY GLASS SEE INTERIOR ELEVATION FOR LOCATION
40. NEWSPAPER RACK BY VENDOR

FIXTURE LEGEND

G	1810	36	66	"	
GONDOLA (DA. SIDE)	D.	W.	H.		
SE	18	39	66	"	
GONDOLA END	D.	W.	H.		
WS	18	36	84	"	
WALL SHELVG	D.	W.	H.		

ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:

DT	30	48	
DISPLAY TABLE	D.	W.	

#DOES NOT INCLUDE STANDARD TOP SHELF OR FINISHED END PANEL

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. VICE PRESIDENT FACILITIES DEVELOPMENT		
SR. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. MANAGER PLANNING & DESIGN	J. MARK	4-12-00

PROTOTYPE

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

PROJECT DATA

TYPE		GENERAL SALES		FOOD MART	
NEW LOCATION	■	PHARMACY	■	SECURITY	
NEW LOCATION USER'S R.E.		LIQUOR		24 HR STORE	
REMODEL		1 HR PHOTO	■		

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN. SALES	NEW	9886	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					
END 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	MAIDA/ MYERS	LOZIER/ MYERS	DARLING/ DARLING
		■	

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

DATE	STORE NUMBER	SCALE
4-7-00	1355-06425	1/8"=1'-0"
SUPERSEDES PLAN DATED	CAD PLOT: F06425D104	DRAWING NUMBER D1
RELEASED TO CONSTRUCTION	VOID PLOT: F06425D103	OF DWGS

PLOT: R11235 01/99

SUP-38239

RECEIVED
MAY 10 2010

AREA SUMMARY

H ELEVATION

7" EXIT SIGN	2.1 SF.
AL	2.1 SF.

ELEVATION

" WALGREENS SCRIPT SIGN	55.8 SF.
8" 1-HR PHOTO	21 SF.
16" PHARMACY	14.2 SF.
AL	91 SF.

H ELEVATION

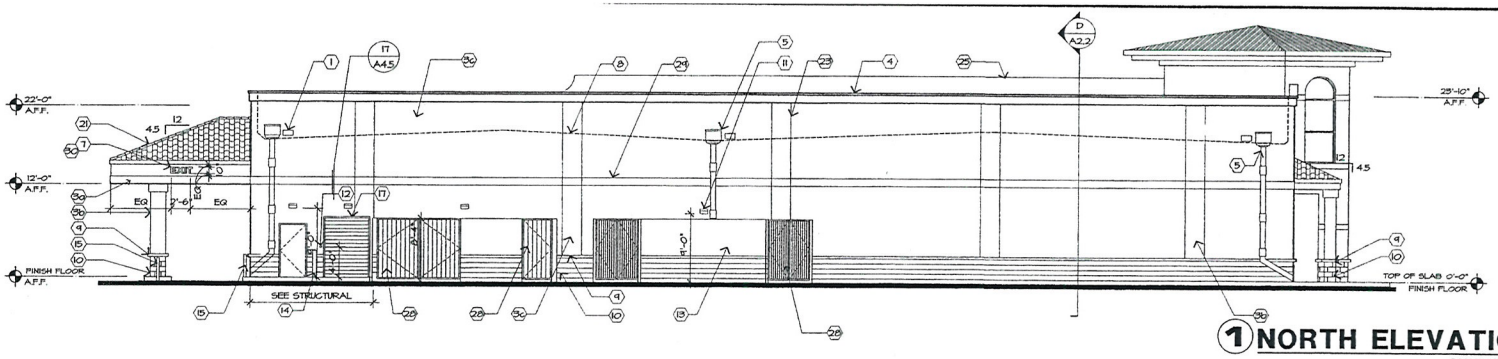
" WALGREENS SCRIPT SIGN	55.8 SF.
16" PHARMACY	14.2 SF.
8" 1-HR PHOTO	21 SF.
0" DRIVE THRU PHARMACY	12.6 SF.
AL	103.6 SF.

ELEVATION

AL	200 SF.
UILDING SIGNAGE	206.7 SF.

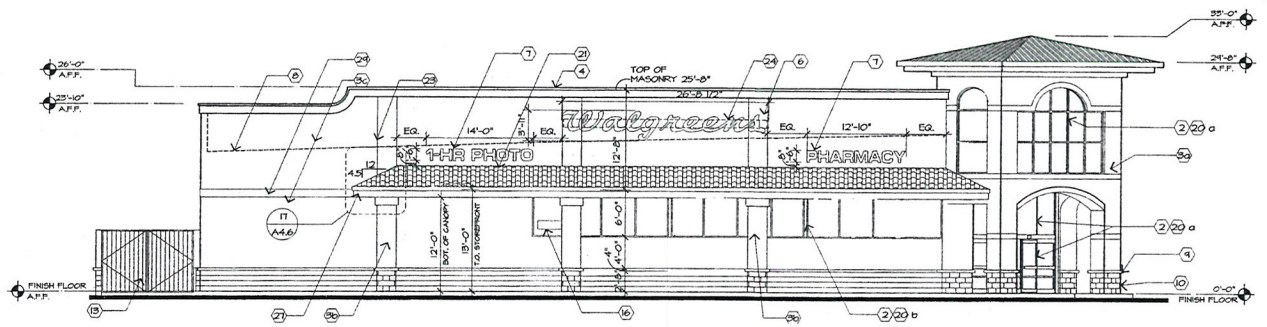
ERIOR FINISH SCHEDULE

AL	MANUFACT.	STYLE/NO.	COLOR/FIN.
ION	—	—	—
H STOREFRONT & FRAMING IT POLES	—	—	DARK BRONZE ANODIZED
NISH OVER ASONRY FRAMING	BENJAMIN MOORE	#451	DRYVIT QUARTZPUTZ
NISH OVER ASONRY	BENJAMIN MOORE	#451	DRYVIT QUARTZPUTZ
NISH OVER I PLASTER S AND CAP FLASHING APET MOLDING ITS FINISH	BENJAMIN MOORE	#451	DRYVIT QUARTZPUTZ
3" T DOWNSPOUT (PAINT BEHIND PORT)	BENJAMIN MOORE	#451	PREFINISHED LIGHT SAND
	BENJAMIN MOORE	#451	ESTAR 300 FINISH
EENS SCRIPT SIGN ED DETAIL A5.2	—	—	—
NAL LETTER SIGN ED DETAIL A5.2	—	—	—
INE	—	—	—
SPLIT FACED INTEGRALLY D)	ORCO	—	TAN
T FACED BLOCK, ALLY COLORED)	ORCO	—	TAN
OR LIGHT	—	—	—
ELL @ E. F.	—	—	—
COMPACTOR CLOSURE	BENJAMIN MOORE	#451	LIGHT SAND
L PIPE BOLLARD	—	—	TRAFFIC YELLOW
E TION POST	—	—	TRAFFIC YELLOW
DGH SIGN	—	—	—
ROLL-UP DOOR E	BENJAMIN MOORE	#1032	ADOBE
NCE SIGN FOR	—	—	—
EAVE TRIM	BENJAMIN MOORE	#451	LIGHT SAND
ED CLEAR GLASS	—	—	—
ED TINTED GLASS	—	—	AZURLITE OR EQUAL
TILE ROOF TILE	MONIER	MISSION "S" PINTO	PINTO
PIPE BOLLARD	—	—	TRAFFIC YELLOW
L JOINT (12/A5.2)	—	—	—
W FOR SIGNAGE	BENJAMIN MOORE	#451	LIGHT SAND
T BEYOND	—	—	—
D	—	—	—
LEVERED	—	—	—
VATE	BENJAMIN MOORE	#451	LIGHT SAND
ND (17/A4.5)	BENJAMIN MOORE	#451	LIGHT SAND
LY" SIGN	SETON (800) 243-8624		—
OOR & FRAME	BENJAMIN MOORE	#1032	ADOBE

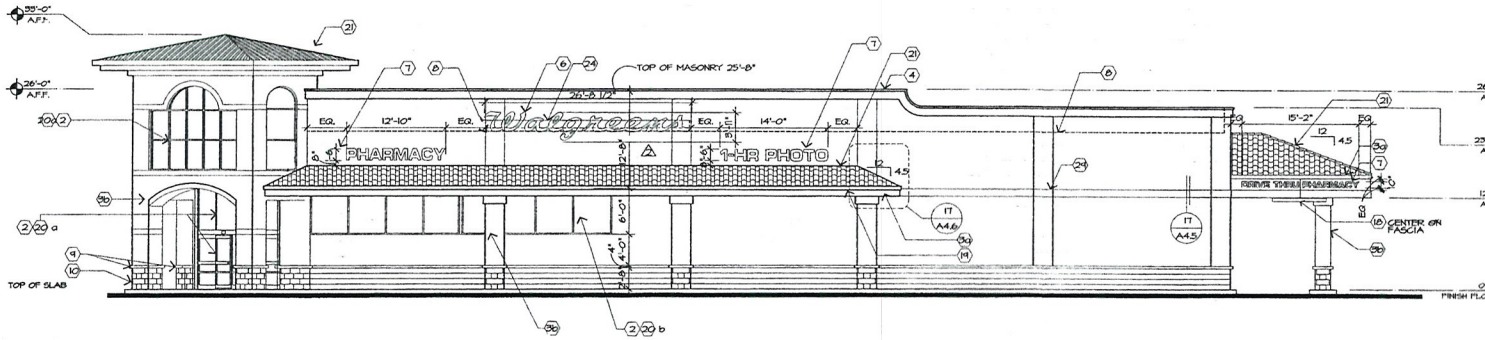


1 NORTH ELEVATION

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

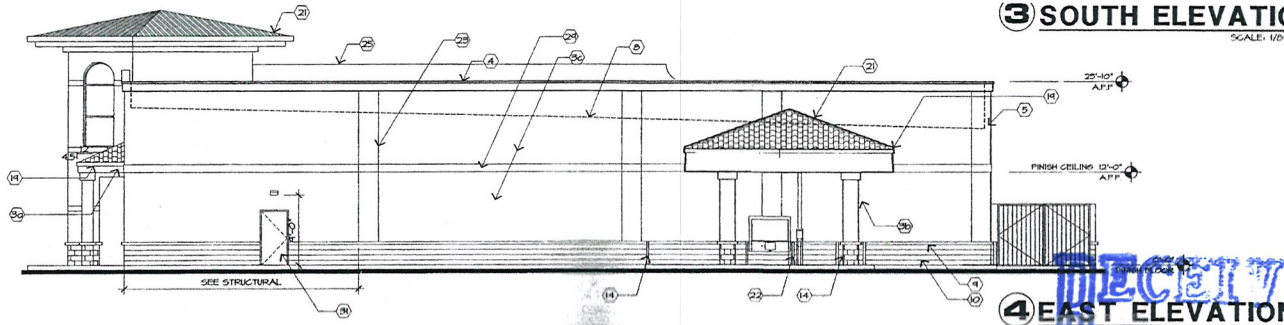


2 WEST ELEVATION



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

Walgreens

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

NO.	DATE	BY	DESCRIPTION	CO

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 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: 0425-A01-SW-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:	

RECEIVED
MAY 13 2010

SUP-38239

LIONEL SAWYER & COLLINS

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

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

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

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

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

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

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

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

RECEIVED
MAY 14 2010

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

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of 74 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 900 North Rancho Drive. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is intersected by two major thoroughfares – Rancho and Washington – and there are many commercial uses near the location. There are also other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

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

SUP-38239
REVISED

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

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

As Walgreens is currently operating and the addition of packaged beer, wine, and liquor for sale is compatible with the surrounding area, we respectfully request a special use permit for the addition of 74 square feet of accessory "off-sale" packaged beer, wine, and liquor sales.

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 14 2010

SUP-38239
REVISED

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.: **11.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAC-36478 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Petition to Vacate an existing 20-foot wide alley generally located west of 7th Street between Ogden Avenue and Stewart Avenue, Ward 5 (Barlow)

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

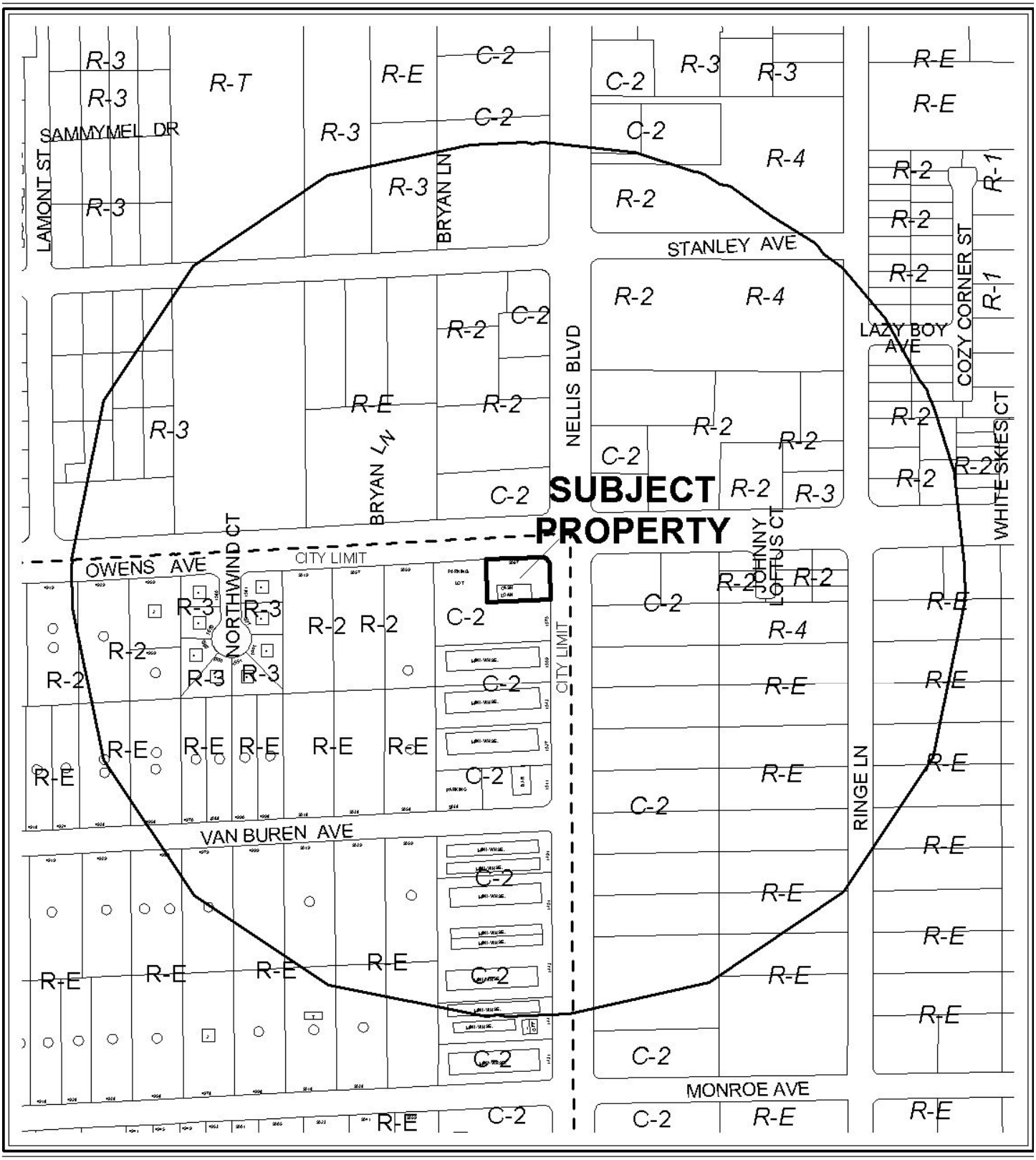
SUBJECT:
ABEYANCE - SUP-37620 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-19671) TO ALLOW UNLIMITED 24-HOUR OPERATIONS AT AN EXISTING 2,366 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT WHERE HOURS OF OPERATION FROM 8:00 AM TO 11:00 PM ARE ALLOWED at 5067 East Owens Avenue (APN 140-29-510-021), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
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
6. Protest/Support Postcards



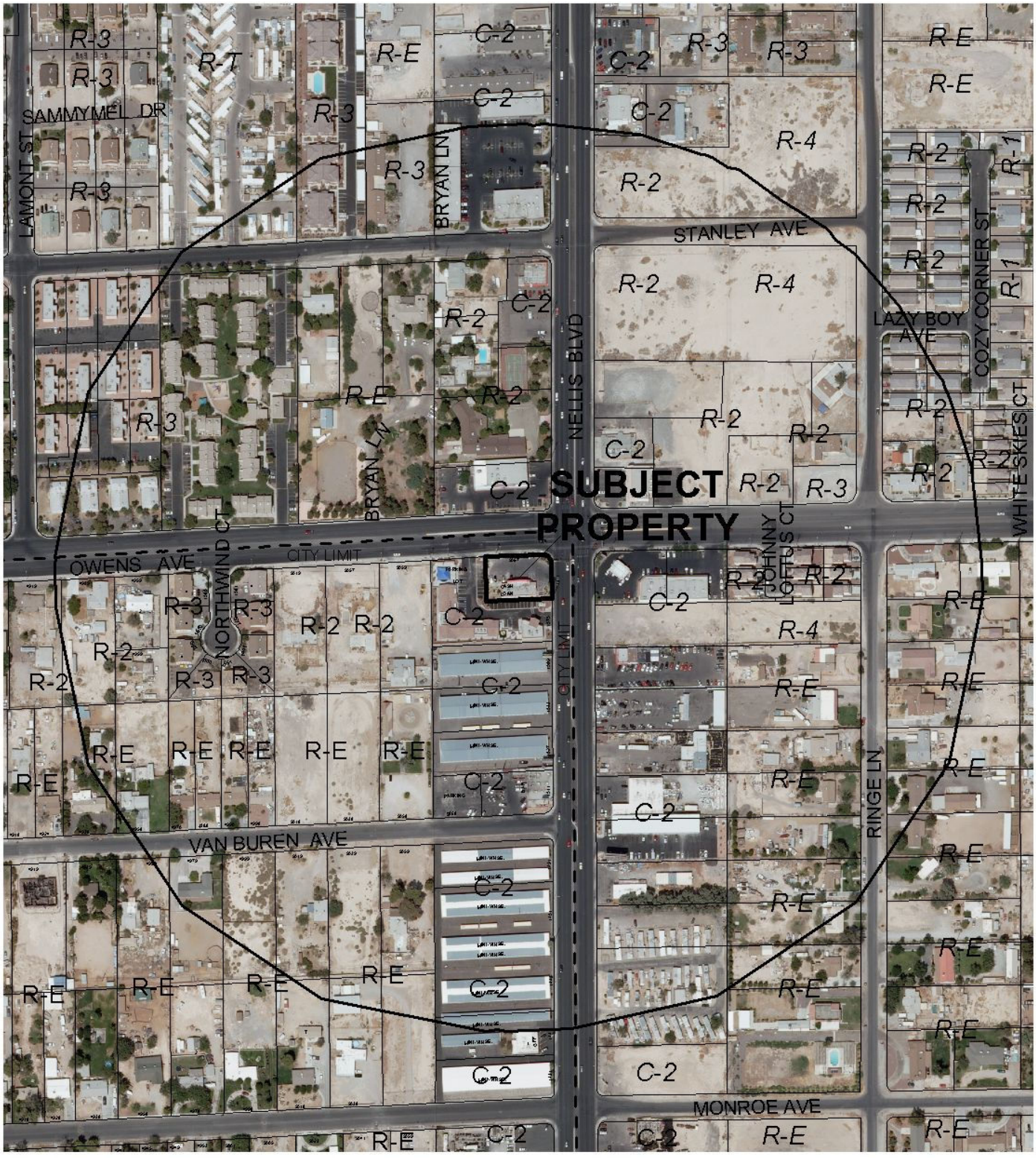
0 300 600 Feet

CASE: **SUP-37620**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-37620**

RADIUS: 1000 FT

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

N



SUP-37620

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

N

0 220 440 880 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-37620	Staff recommends DENIAL. If approved subject to conditions:	N/A

** CONDITIONS **

SUP-37620 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-19671), except as amended herein.

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

AO

Staff Report Page One
July 29, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting two separate Special Use Permit applications. The first application requests a Special Use Permit (SUP-37621) to add a Jewelry Store, Class III use within an existing 2,366 square-foot Auto Title Loan Establishment at 5067 East Owens Avenue. The use will allow the option to buy broken or discarded gold jewelry on premise. There is no resale of the jewelry; it is not a loan, but a purchase of the jewelry for gold. Staff recommends approval of this request, as the proposed use meets all minimum Special Use Permit requirements, and can be conducted in a manner that is compatible with the surrounding uses. If denied, the existing Auto Title Loan would remain as it is.

The second application is for a Special Use Permit (SUP-37620) Major Amendment of a previously approved Special Use Permit (SUP-19671) of an existing Auto Title Loan Establishment to allow unlimited 24-hour operations where hours of operation are limited to 8:00 a.m. to 11:00 p.m. Staff recommends denial of this request, as the proposed extension in operational hours does not meet minimum Special Use Permit requirements of the existing use, and cannot be conducted in a manner that is compatible with the surrounding uses. If denied, hours of operation of the existing Auto Title Loan would be limited to 8:00 a.m. to 11:00 p.m.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/18/07	The City Council approved a request for Special Use Permit (SUP-19671) for an Auto Title Loan establishment and a Waiver to allow a distance separation of 130 feet from a residential use where a minimum of 200 feet is required at 5067 East Owens Avenue. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
01/19/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/11/89	A building permit (#89020957) was issued for an interior remodel at 5067 East Owens Avenue. The project was completed on 06/21/89.

01/11/05	A building permit (#5000178) was issued for a tenant improvement at 5067 East Owens Avenue. The project was completed on 02/10/05.
04/04/07	A Code Enforcement case (#51930) was processed for a vacant building having a broken window. Code Enforcement closed the case on 04/19/07.
07/05/07	A business license application (F14-93848) was submitted for an auto title loan at 5067 East Owens Avenue. The license expired on 06/13/07.
07/05/07	A business license application (N02-00024) was submitted for non depository lender at 5067 East Owens Avenue. The license is still active.

Pre-Application Meeting	
02/25/10	A pre-application meeting was held with the applicant, where elements of submitting a Special Use Permit were discussed. Topics included: • The applicant needs to revise the site plan indicating the size of the building. A parking analysis should be incorporated onto the site plan. • The applicant was informed that a project of regional significance will be required. • If the applicant uses the same floor plan, then plans would require approval stamps upon submittal for SUP application. • The parking dimensions need to be clearly shown on the site plan. • A waiver to the hours of operation will be required because of the change in hours of operation to 24 hours.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Field Check	
03/18/10	A site inspection required was conducted by staff with the following observations: • The subject property was noted as a well maintained commercial building. • The building had an unpermitted banner located on the north elevation of the building. The violation has been referred to Code Enforcement.

Details of Application Request	
Site Area	
Net Acres	0.36

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Vacant Retail	SC (Service Commercial)	C-2 (General Commercial)
North	Retail	Unincorporated Clark County	Unincorporated Clark County
South	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
East	Service Station, Retail	Unincorporated Clark County	Unincorporated Clark County
West	Child Care Facility	SC (Service Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Jewelry Store, Class III	2,366 S.F.	1:175	13		13		Y
TOTAL SPACES REQUIRED			14		14		Y
TOTAL (With Handicapped)			13	1	13	1	Y

Waivers (SUP-37620)		
Requirement	***Request***	***Staff Recommendation***
The hours of operation shall not extend beyond 8:00am to 11:00pm.	The applicant requests that the hours of operation be 24 hours a day, seven days a week.	Denial

ANALYSIS

A Jewelry Store, Class III use is defined by Title 19.20.020 as a "store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. This may include operations similar to a new jewelry store." The proposed use is within the guideline of the permissible use definition. The applicant will buy used jewelry as a way to acquire gold, but no resale of jewelry is involved. Because the proposed use has a more restrictive parking requirement than the existing Auto Title Loan use, the more restrictive requirement will apply. Based on the amount of gross floor area, the site still complies with the new parking requirement.

This request is also a Project of Regional Significance, due to the proximity to a boundary with Unincorporated Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. No comments were received at the time of writing of this report. Because the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, staff recommends approval of SUP-37621.

The applicant is also requesting a Major Amendment to a previously approved Special Use Permit (SUP-19671) to extend hours of operation from the Title 19.04 requirement of 8:00 a.m. to 11:00 p.m. to a 24-hour, seven days a week facility. The adjacent commercial properties hours of operation are similar to the existing Auto Title Loan establishment's current hours of operation, and therefore a change to 24 hours would not be compatible with the adjacent uses. In addition, the applicant has presented no evidence of a unique or extraordinary circumstance as to necessitate the need to extend the hours of operation; therefore, staff recommends denial.

FINDINGS (SUP-37620)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed extended hours of operation are out of character with those of the adjacent uses. Therefore the use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with the commercial uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the existing Auto Title Loan use.

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

   Site access is provided from Owens Avenue and Nellis Boulevard, both 100-foot Primary Arterials as designated in the Master Plan of Street and Highways. These streets are of sufficient size to accommodate the needs of the existing Auto Title Loan use.

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

   The existing use is consistent with the General Plan and will be subject to state and City of Las Vegas business and licensing requirements and will be monitored to ensure public safety and welfare is protected.

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

   The proposed extended hours of operation do not comply with the applicable conditions per Title 19.04. The Auto Title Loan use limits the hours of operation between the hours 8:00 a.m. and 11:00 p.m.

FINDINGS (SUP-37621)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed Jewelry Store, Class III use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The subject site is physically suitable for the type and intensity of the proposed use. The subject site provides 14 parking spaces, while the required parking is 14 spaces, based upon the site plan provided with this application.

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

Site access is provided from Owens Avenue and Nellis Boulevard, both 100-foot Primary Arterials as designated in the Master Plan of Street and Highways. These streets are of sufficient size to accommodate the needs of the proposed Jewelry Store, Class III.

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

The proposed use is consistent with the General Plan, will be subject to state and City of Las Vegas business and licensing requirements and will be monitored to ensure public safety and welfare is protected.

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

The proposed store complies with the Minimum Special Use Permit requirements for the use. There are no distance separation requirements for a Jewelry Store, Class III use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 129

APPROVALS 1

PROTESTS 4

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-37620 APN: 140-29-510-021

Name of Property Owner: Nellis Owens 48 LLC

Name of Applicant: Rapid Cash

Name of Representative: Rapid Cash

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 09 2010

Signature of Property Owner: Jeffery H. Lewis

Print Name: Jeffery H. Lewis

Subscribed and sworn before me

This 31st day of December, 2009

Kristen M. Campbell
Notary Public in and for said County and State

KRISTEN M. CAMPBELL
Notary Public-State of Nevada
APPT. NO. 08-8529-1
My App. Expires November 07, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP for Jewelry Store, Class III

Project Address (Location) 5067 Owens Ave

Project Name Rapid Cash Gold Purchase **Proposed Use** Jewelry StoreClass III

Assessor's Parcel #(s) 140-29-510-021 **Ward #** 3

General Plan: existing NC proposed NC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage na **Floor Area Ratio** na

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

Additional Information Existing payday locations will add service of purchasing gold

PROPERTY OWNER Nellis Owens 48 LLC **Contact**

Address 6025 Bronco Ave **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89118

E-mail Address

APPLICANT Rapid Cash **Contact** Chris Darnell

Address 3527 N Ridge Rd **Phone:** (316) 214-5174 **Fax:**

City Wichita **State** KS **Zip** 67205

E-mail Address ChrisDarnell@speedyinc.com

REPRESENTATIVE Rapid Cash **Contact** Chris Darnell

Address 3527 N Ridge Rd **Phone:** (316) 214-5174 **Fax:**

City Wichita **State** KS **Zip** 67205

E-mail Address ChrisDarnell@speedyinc.com

Property Owner Signature* Jeffery W. Leeser

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

Print Name Nellis Owens 48 LLC

Subscribed and sworn before me

This 31st day of December, 2009.

Kristen M Campbell

Notary Public in and for said County and State

KRISTEN M. CAMPBELL
Notary Public-State of Nevada
APPT. NO. 08-8529-1
My App. Expires November 07, 2012

FOR DEPARTMENT USE ONLY

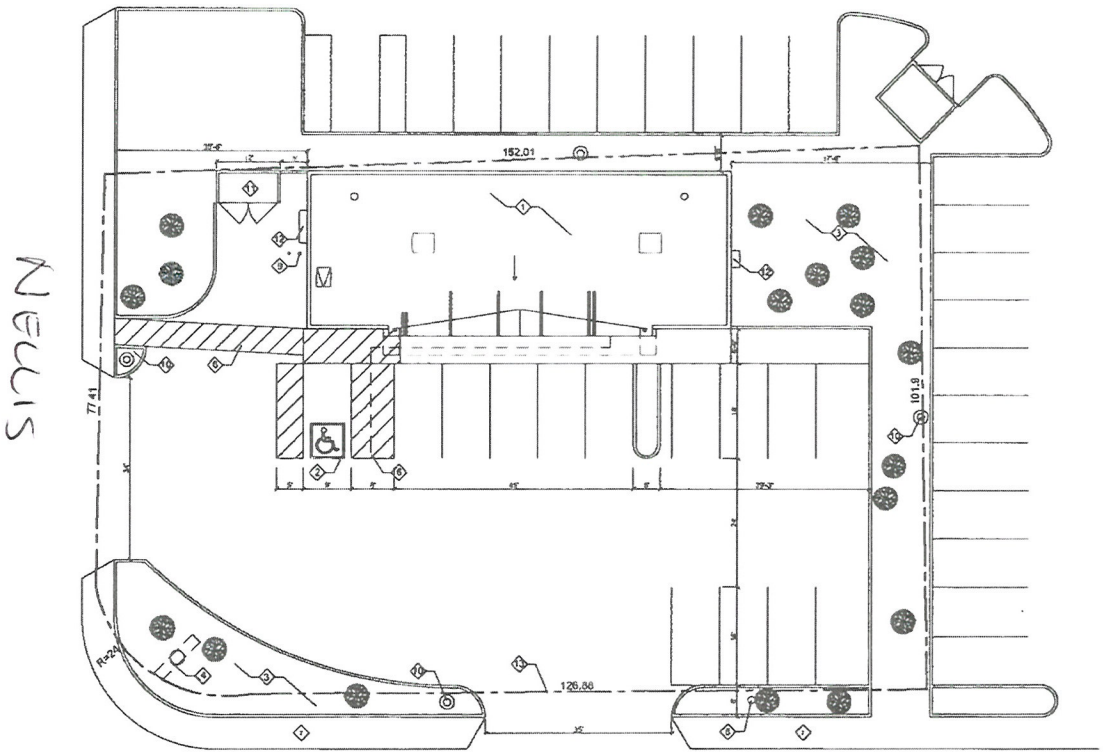
Case #	SUP-37520
Meeting Date:	4/22/10
Total Fee:	1030.00
Date Received:*	3/9/10
Received By:	MREY

*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

#62



LANDSCAPING		
LANDSCAPING	X	
IRRIGATION		X
SWALES		X
GROUND COVER	X	

PARKING	
ACCESSIBLE SPACE	1
NON-ACCESSIBLE SPACE	13
TOTAL	14

SITE PLAN

SCALE: 3/32"=1'-0" (2)

1. MAIN BUILDING
2. ADA PARKING SPACE
3. LANDSCAPED AREA
4. PYLON SIGN
5. NOT USED
6. ADA PATH OF TRAVEL
7. PUBLIC SIDEWALK
8. POWER POLE
9. BOLLARD - TYP
10. LIGHT FIXTURE
11. TRASH ENCLOSURE
12. ELECTRICAL SERVICE
13. PROPERTY LINE TYP.

KEYNOTES

SCALE: NTS (1)

SUP-37620
04/22/10 PC

RECEIVED
MAR 09 2010

Project Owner:

RAPID CASH

Consultant:

Menemsha

T.J. PLANNING & MANAGEMENT
ARNETT M. MATHEWS
MANHATTAN BEACH, CA 90266
Voice: 310.545.3578
Fax: 310.545.6437
tjmanagement@verizon.com

Plans, maps, specifications, designs, and reports are considered a work product, and may not be reproduced or re-utilized for any purpose by the licensed professional who have been specifically retained and shall not be considered as work-for-hire. All corrections should be discussed with and verified by the professional whose signature appears below.
Copyright Protected 2009.
T.J. Planning and Management
Licensure Corporation.

Project Address:

RAPID CASH 62
5067 E OWENS AVE
LAS VEGAS, NV 89110

Stamp:

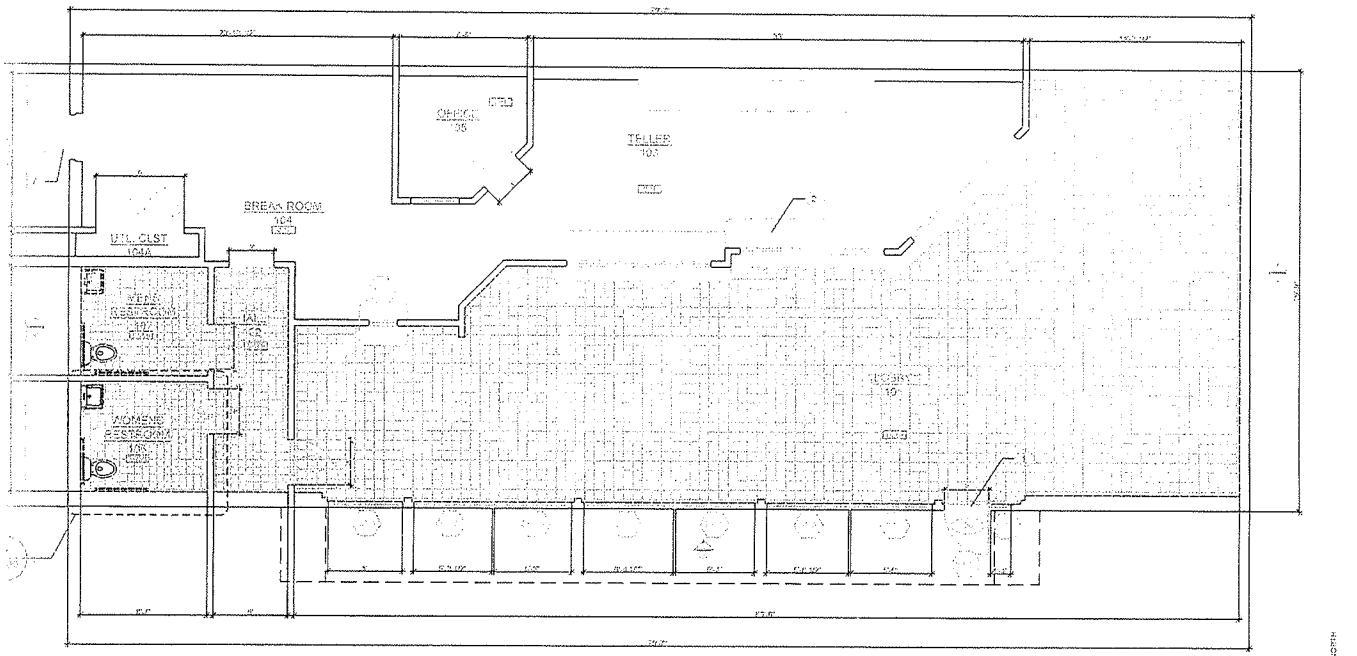
No.	Date	Description

Sheet Title:

SITE PLAN

REVIEWED BY: JF
DRAWN BY: HC
DWG. DATE: 10/15/09
SCALE: AS NOTED
PROJECT NUMBER: 12159
SHEET:

A100



NOTE: BUILDING IS NOT SPRINKLED

SCALE: 1/4"=1'-0" (2)

MARBLE	MARBLE FLOORING
CONC	CONCRETE FLOORING
GRANITE	GRANITE FLOORING
TERRZ	TERRAZZO FLOORING

1 MAIN ENTRANCE	5 COUNTER
2 ROOF OVERHANG	6 BUILT-IN MILLWORK (CABINETS/SHELVES)
3 EMERGANCY DOOR	7 ROOF ACCESS
4 NOT IN USE	

KEYNOTES

SCALE: NTS (1)

SUP-37620
04/22/10 PC

RECEIVED
MAR 09 2010

Project Owner:

RAPID CASH

Consultant:

Menemsha construction solutions

TI Planning ■ CMG Construction ■ Brand Builders
■ Boston ■ Los Angeles

TJ PLANNING & MANAGEMENT
4505 W 147TH ST.
HAWTHORNE, CA 90250
Voice: 310.243.3430
Fax: 310.243.3431
www.menemshaassistants.com

Plans, maps, specifications, studies, and reports not containing a physical seal/imprint accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. All information should be disregarded unless verified by the professional whose signature appears below.
Copyright Protected 2008
TJ Planning and Management
Menemsha Companies

Project Address:

RAPID CASH 62
5067 E OWENS AVE
LAS VEGAS, NV 89110

Stamp:

No.	Date	Description

Sheet Title:

FLOOR PLAN

REVIEWED BY: JF
DRAWN BY: HC
DWG. DATE: 10/15/09
SCALE: AS NOTED
PROJECT NUMBER: 12159
SHEET:

A110



SUP-37620 - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE

03/18/10



SUP-37620 - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE

03/18/10



SUP-37620 - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE

03/18/10

LA Stewart Consulting
2211 Rampart #130
Las Vegas, NV 89124
(702) 499-6469-Cell
(702) 946-0857-fax

March 9, 2010

City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 140-29-510-021, Owens & Nellis

Dear Sir or Madam:

Please accept this letter as our request for a Special Use Permit to allow the existing Rapid Cash Payday & Auto Title Loan store to purchase gold on the premises (jewelry store, class III). Recently there have been several commercials on TV for gold purchase where the customer requests an envelope, places their broken or discarded gold jewelry in the envelope and send it to the company. In turn, the company sends the customer a check for approximately 10-15 cents on the dollar.

Rapid Cash would like to do something similar, only with more control and a better situation for the customer. The customer brings the jewelry to the store where it is weighed. The customer walks away with a check for approximately 50-55 cents on the dollar-5 times more than if they mailed it. Also, the customer has control because they actually hand it over to a person, not a post office. Also, every purchase is reported to Metro on a daily basis.

There is no resale of the jewelry; it is not a loan but a purchase of the jewelry for the gold. It will be an incidental use to the main business and is considered just another service for the customer. In addition, the applicant is requesting a major amendment to the special use permit for the financial institution, other to allow 24 hour operation at this location. Also, the parking required for this site at 1 space per 175 square feet is 13.48 spaces and the site has 14 spaces so no variance will be required. Please contact me with any questions regarding this matter. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

RECEIVED
MAR 09 2010

SUP-37621
04/22/10 PC

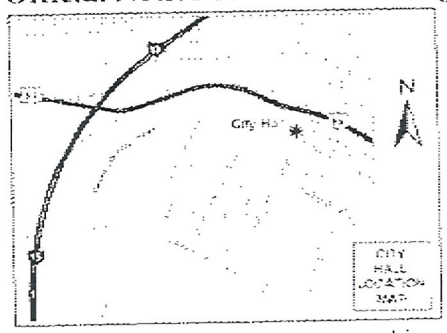
04/13/2010 09:03 FAX 702 366 9413 BARTSAS REALTY 011/011

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
12 OZ
03342"5215
$00.44*
APR 08 2010
MAILED FROM ZIPCODE 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 your would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

RECEIVED
APR 13 2010

Case: SUP-37620

14028110003
BARTSAS MARY 12 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

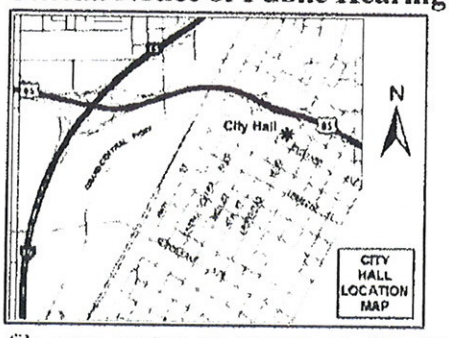
42-43 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 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

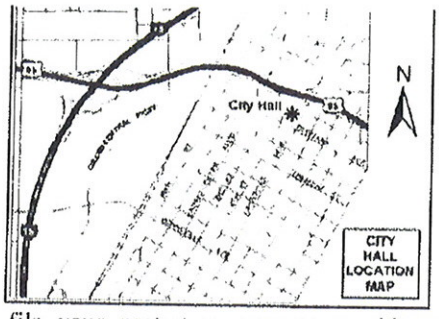
Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

14020804018
BRYAN WOODROW LARRY 1978 FAM TR
2550 NELLIS BLVD
LAS VEGAS NV 89115-4520



RECEIVED
APR 16 2010

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

14020804022
BRYAN LARRY W & KATHRYN
2550 N NELLIS BLVD
LAS VEGAS NV 89115-4520

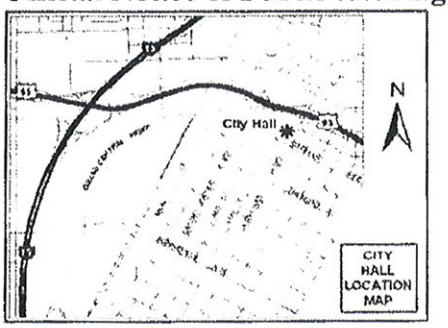
Submitted after final agenda
Date 4/16/10 Item 42-43 2P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 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.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

14028110029
OWEN GIRARD W & DOROTHY E FAM TR
1514 RINGE LN
LAS VEGAS NV 89110-1631

RECEIVED
APR 16 2010

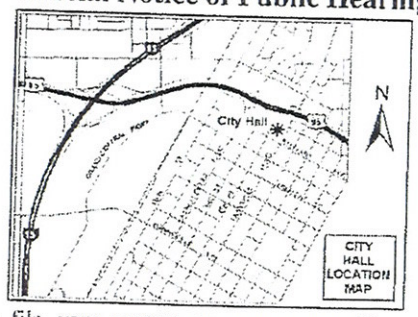
Submitted after final agenda
Date 4/16/10 Item 42-43 P

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41
0004279218 APR 09 2010
MAILED FROM ZIPCODE 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.

SUP-37620 & SUP-37621
Planning Commission Meeting of 4/22/2010

14020804008 Case: SUP-37620
MARTIN FRANK E JR & BONNIE KAY
3030 S HIGHLAND
LAS VEGAS NV 89109-1047

RECEIVED
APR 20 2010

Submitted after final agenda
Date 4/20/10 Item 42A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

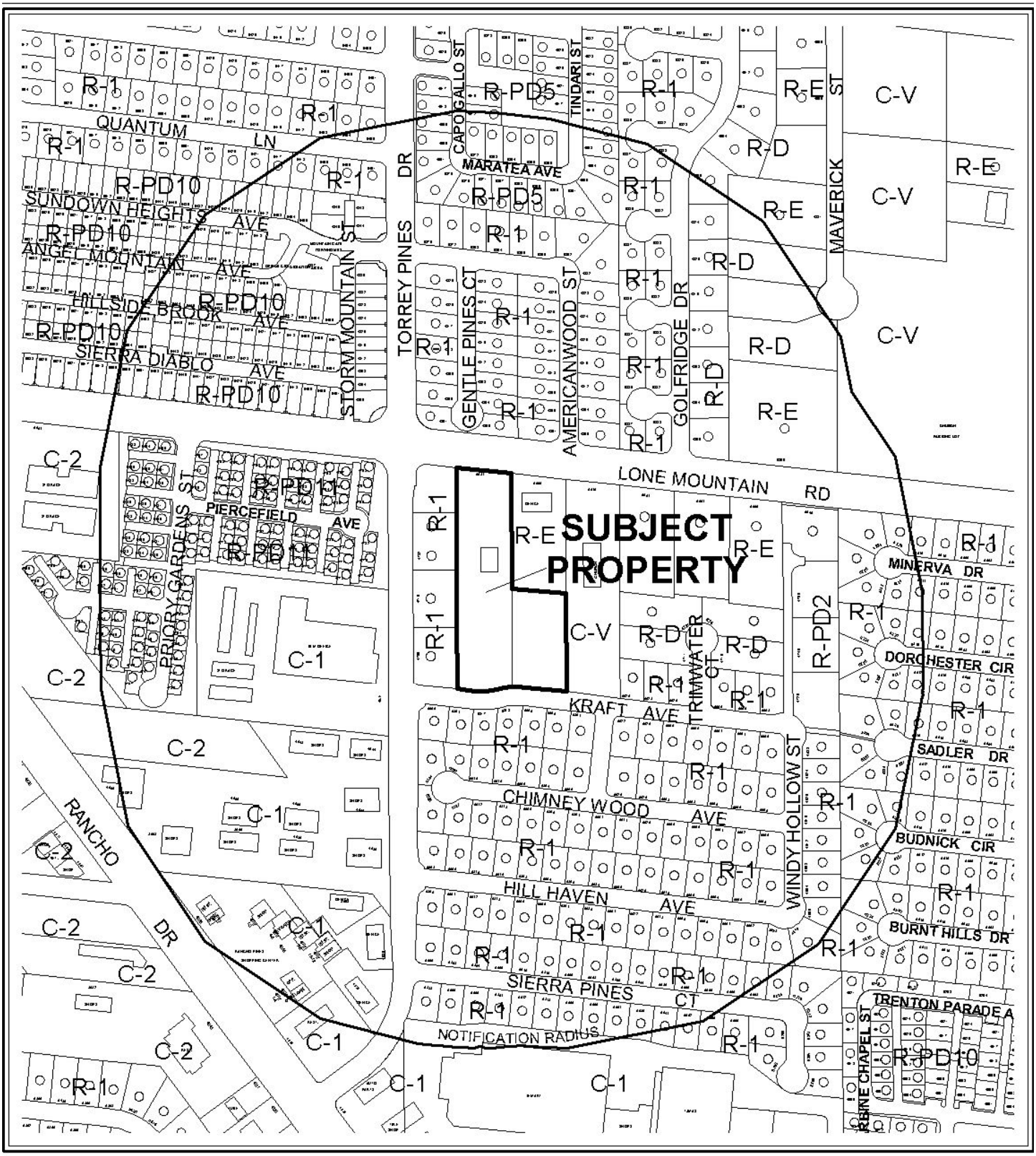
SUBJECT:
ABEYANCE - SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT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

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – SUP-37930 and SDR-37929
2. Conditions and Staff Report – SUP-37930 and SDR-37929
3. Supporting Documentation
4. Photos – SUP-37930 and SDR-37929
5. Justification Letter – SUP-37930 and SDR-37929
6. Protest/Support Postcards and Concern Postcard



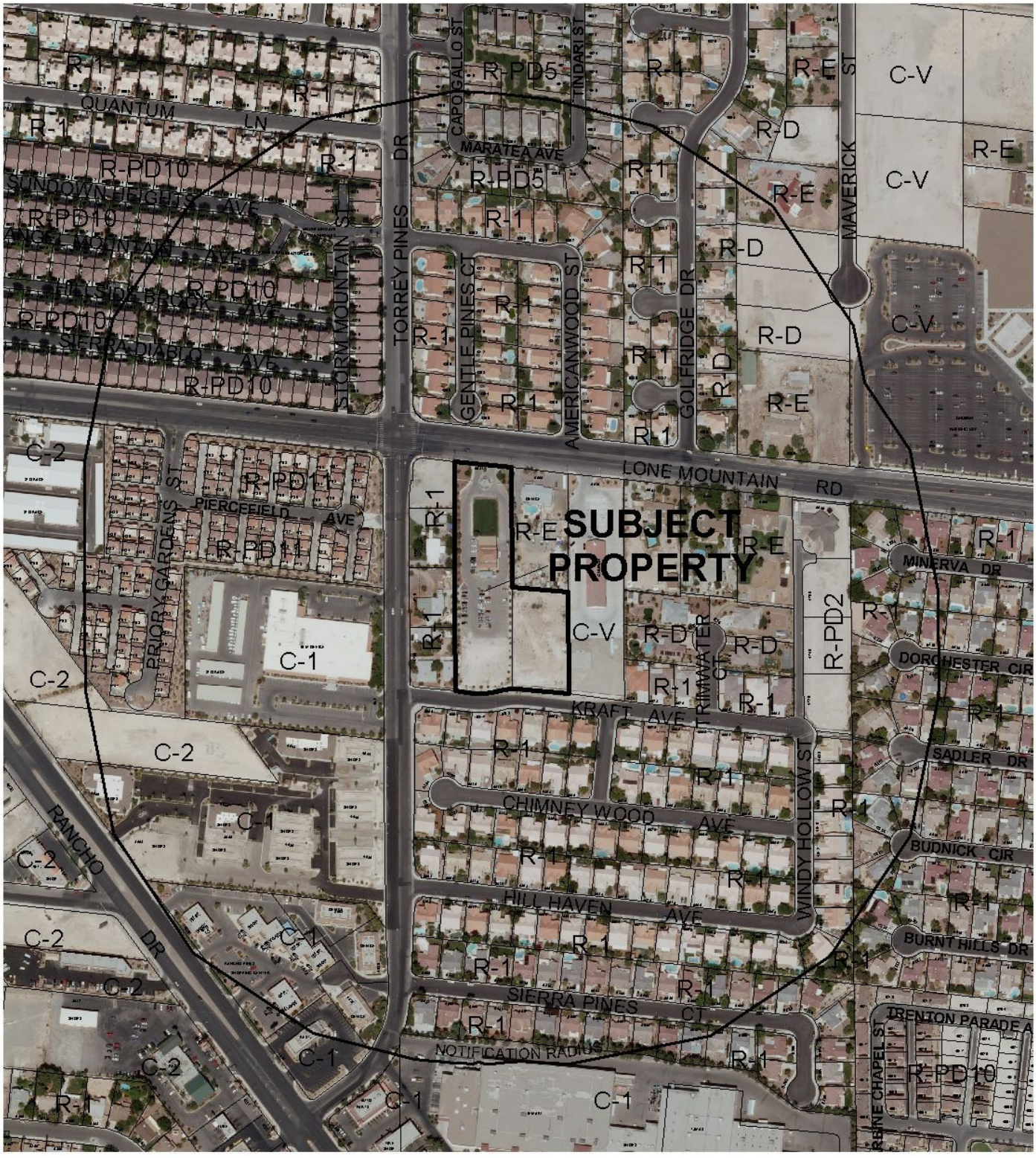
0 400 800 Feet

CASE: **SUP-37930 AND SDR-37929**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SUP-37930 AND SDR-37929**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-37930	Staff recommends APPROVAL, subject to conditions:	
SDR-37929	Staff recommends APPROVAL, subject to conditions:	SUP-37930

** CONDITIONS **

SUP-37930 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Church/House of Worship use.

2. Conformance to the Conditions of Approval for Plot Plan Review and Special Use Permit (U-0139-98) shall be required, except as amended herein.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-37929) shall be required, if approved.

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

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

GK

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

SDR-37929 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Plot Plan Review and Special Use Permit (U-0139-98) shall be required, except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-37930) shall be required, if approved.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped 04/23/10 and the floor plan and building elevations date stamped 04/12/10, except as amended by conditions herein.

5. A Waiver from Title 19.12.040 is hereby approved to allow a landscape buffer width of two feet along a portion of the west perimeter where eight feet is required.

6. An Exception from Title 19.12.040 is hereby approved, to allow 13 trees within the west landscape buffer where 15 trees are required.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

8. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

9. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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

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

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

18. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

19. Construct half-street improvements on Kraft Avenue adjacent to this site and extend widened pavement east to eliminate the potential for a "saw tooth" condition on Kraft Avenue concurrent with the first phase of development for this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).

20. Remove all substandard public street improvements on Lone Mountain Road adjacent to this site with the first phase of this development, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

21. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Gowan Outfall Lone Mountain Branch: Rancho to Decatur project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

22. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

Staff Report Page One
May 27, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of two lots totaling 3.14 acres at 6341 West Lone Mountain Road. Currently, one lot is undeveloped while the other consists of a 2,714 square foot church. The applicant is proposing to expand the existing church to 26,897 square feet with a 24,183 square-foot addition. This request will increase the building area, required landscaping, and required parking; therefore, a Major Amendment to the approved Plot Plan Review and Special Use Permit (U-0139-98) is required. The proposed addition will extend onto an undeveloped lot to the west, and will provide a new sanctuary and associated facilities for the existing church. The applicant is requesting a waiver and exception from the Perimeter Landscape Buffer Standards. The addition substantially complies with Title 19 requirements except for the requested Waiver and Exception. The Waiver and Exception are minor in nature and are mitigated by the additional landscaping added around the perimeter of the site; therefore, staff is recommending approval of this request. If denied, the proposed addition would not be permitted and the existing Church/House of Worship would remain.

ISSUES

- A condition of approval has been added to require that the subject site be remapped to consolidate the two lots.
- A Special Use Permit (SUP-37930) is required to allow the expansion of the Church/House of Worship use. As proposed, the Church/House of Worship use will expand to 26,897 square feet.
- A Site Development Plan Review (SDR-37929) is required for the proposed 24,183 square-foot multipurpose building.
- A Waiver of Title 19 Perimeter Landscaping Standards is required to allow a two-foot landscape buffer along a portion of the west perimeter where eight feet is required.
- An Exception of Title 19 Perimeter Landscaping Standards is required to allow 13 trees within the west perimeter where 15 trees are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/28/96	The Board of Zoning Adjustment approved a request (U-0038-96) for a two story, 4,700 square foot Church/House of Worship at 6341 West Lone Mountain Road. Staff recommended approval.
01/11/99	The City Council approved a request for a Special Use Permit (U-0139-98) for a 5,240 square foot sanctuary and a 2,170 square foot fellowship hall at 6341 West Lone Mountain Road. Planning Commission and staff recommended approval.
06/19/07	A Code Enforcement citation (54547) was issued for feeding hundreds of pigeons at 6341 Lone Mountain Road. The citation was closed by Code Enforcement on 06/20/07.
03/19/10	A request for a technical review of a one lot parcel map (PMP-37721) on 3.12 acres located at the southeast corner of Lone Mountain Road and Torrey Pines Drive was submitted. The Planning and Development department approved the review on 04/10/10. The parcel map has not been released for mylar.

Most Recent Change of Ownership	
06/17/98	A deed was recorded for a change in ownership for APN 138-02-501-002.
03/06/06	A deed was recorded for a change in ownership for APN 138-02-501-014.

Related Building Permits/Business Licenses	
10/04/99	A building permit (99019276) was issued for grading at 6341 West Lone Mountain Road. The permit was finaled on 02/09/01.
01/04/00	A building permit (127) was issued for a church certificate of occupancy at 6341 West Lone Mountain Road. The permit was finaled on 07/28/00.
06/21/00	A building permit (11907) was issued for a chain link fence at 6341 West Lone Mountain Road. The permit was finaled on 12/29/00.
07/25/00	A building permit (13917) was issued for a trash enclosure at 6341 West Lone Mountain Road. The permit was finaled on 12/29/00.
10/04/00	A building permit (124) was issued for onsite improvements and hardscapes at 6341 West Lone Mountain Road. The permit was finaled on 06/30/01.
11/20/00	A building permit (21152) was issued for a 35-foot tall flag pole at 6341 West Lone Mountain Road. The permit was finaled on 12/21/00.
01/09/04	A building permit (4000463) was issued for a CLV block wall at 6341 West Lone Mountain Road. The permit expired on 08/07/04.
12/27/05	A building permit (55448) was issued for a CLV block wall at 6341 West Lone Mountain Road. The permit has not been finaled.
01/11/06	A building permit (57599) was issued for a CLV block wall and chain link fence at 6341 West Lone Mountain Road. The permit has not been finaled.

03/21/06	A building permit (6002175) was issued for plumbing work at 6341 West Lone Mountain Road. The permit expired on 09/23/06.
06/03/08	A building permit (116742) was issued for a patio cover at 6341 West Lone Mountain Road. The permit was finaled on 03/04/09.
10/06/08	A building permit (125617) was issued for electrical work to a patio cover at 6341 West Lone Mountain Road. The permit has not been finaled.
08/04/09	A building permit (143268) was issued for a tenant improvement certificate of occupancy. The permit was finaled on 03/08/10.

Pre-Application Meeting	
04/01/10	The following items were discussed at the pre-application meeting: • A Major Amendment to an approved Plot Plan Review (U-0139-98) is required to expand the existing Church/House of Worship building. • A Major Amendment to an approved Special Use Permit (U-0139-98) is required to expand the existing Church/House of Worship use. • Residential Adjacency standards are applicable, as R-1 residences are adjacent to the west property line. • A mapping action is required to combine the two existing lots.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/22/10	A field check was completed on the indicated date. The following items were noted: • Staff observed a well maintained lot.

Details of Application Request	
Site Area	
Net Acres	3.14

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	L (Low Density Residential)	R-E (Residential Estates)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-E (Residential Estates)
	Church/House of Worship		C-V (Civic)
West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	140,902 SF	Y
Min. Lot Width	100 Feet	152 Feet	Y
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• Side	10 Feet	68 Feet	Y
• Side	10 Feet	68 Feet	Y
• Rear	35 Feet	39 Feet	Y
Max. Building Height	2 Stories or 35 Feet	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated w/ a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	84 Feet	114 Feet	Y
Adjacent development matching setback	15 Feet	114 Feet	Y
Trash Enclosure	50 Feet	235 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	8 Trees	Y
• South	1 Tree / 30 Linear Feet	10 Trees	15 Trees	Y
• East	1 Tree / 30 Linear Feet	9 Trees	12 Trees	Y
• West (302')	1 Tree / 20 Linear Feet	15 Trees	13 Trees	N
TOTAL PERIMETER TREES		**41 Trees**	**48 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	16 Trees	19 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	872 SF (Existing)	1:100 of non-fixed seating area in the gathering room	9	3		6	
	5,230 SF (New)		53				
TOTAL SPACES REQUIRED			59		85		Y
TOTAL (With Handicapped)			62		91		Y

GK

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eight Foot Perimeter Landscape Buffer	Two foot wide Landscape Buffer along the west perimeter	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
1 Tree for every 20 linear feet, or 15 Trees	13 Trees along the west perimeter	Approval

ANALYSIS

The existing Sikh Temple is located on a 3.14-acre site at 6341 West Lone Mountain Road. The existing site is divided into two separate parcels. A condition of approval has been added requiring a reversionary map to be completed prior to issuance of building permits. The site plan indicates an existing 2,714 square-foot Church/House of Worship, which includes an 872 square-foot gathering room and a proposed 24,183 square-foot addition with a 5,230 square-foot gathering room. The overall square-footage totals 26,897 square feet. The applicant is proposing a total of 91 parking spaces, which is adequate for both the existing and proposed Church/House of Worship use. The applicant indicates that phasing of the project will occur. The first phase will total 10,953 square feet and include a sanctuary, vestibule, kitchen, and site work. The second phase will include the remaining 13,230 square feet and include an expanded sanctuary, office space, and a classroom for Sunday school.

The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways. The elevations indicate a total height of 29 feet. Portions of the new Church/House of Worship project beyond the permitted 35-foot height requirement. These areas which extend beyond 35 feet are architectural features which do not contain any floor area. Pursuant to Title 19.08.060, institutional symbols for Churches/House of Worship may extend into any required setback area and are exempt from the maximum height provisions provided that they are clearly shown as a part of a Site Development Plan Review, thereby making the dome conforming to Title 19.08 requirements.

The site complies with all Title 19 requirements with the exception of required landscaping. Per Title 19.12, a perimeter landscape buffer of eight feet must be provided along all interior property lines. Submitted plans depict a two-foot landscape buffer along a portion of the west property line, which is a six-foot deviation from standard. Also, the applicant is requesting an Exception along the west perimeter buffer to allow 13 trees where 15 trees are required. Staff can support the requested Waiver and Exception requests, as they are minor in nature, and will have minimal impact on the adjacent surrounding properties. In addition, the development is mitigating the deficiencies along the west perimeter buffer with additional perimeter landscaping totaling 48 trees where only 41 trees are required; therefore, staff is recommending approval.

GK

FINDINGS (SUP-37930)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

   The proposed expansion of the existing use is compatible with the L (Low Density) land use designation and surrounding uses in the area.

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

   The proposed expansion of the existing Church/House of Worship will be located on the existing site, which is suitable for the type and intensity of the land use proposed.

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

   The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways, which is adequate to support the expansion of the Church/House of Worship use.

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

   Approval of this Church/House of Worship use will not compromise public health, safety, or welfare as the Church/House of Worship will be subject to regular inspections.

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

   The Church/House of Worship use complies with the conditions per Title 19.04.

FINDINGS (SDR-37929)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed addition to the existing Church/House of Worship complies with residential adjacency requirements and is adequately landscaped, thereby being compatible with adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and Title 19 with the exception of some Perimeter Landscape Buffer standards; however the requested Waiver and Exception are minimal in nature. The remainder of the on-site landscaping meets or exceeds minimum requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The overall site is accessed by Lone Mountain Road, designated as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways, which is adequate to support the site.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials, as conditioned, are appropriate for the area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations will be harmonious with the existing Church/House of Worship and will be compatible with adjacent residential developments by adhering to residential adjacency requirements.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed addition to the existing Church/House of Worship will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 491

APPROVALS 1

PROTESTS 7

CONCERNS 1

GK

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37930** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc.

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 6341 W Lone Mountain Road, Las Vegas NV 89130

Project Name Gurdwara Baba Deep Singh, Inc. **Proposed Use** Temple

Assessor's Parcel #(s) 138-02-501-002&014 **Ward #** 6

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

Commercial Square Footage 27,313 **Floor Area Ratio**

Gross Acres 3.12 **Lots/Units** 2 **Density**

Additional Information PMP-37721- One Lot Parcel map in process, U-139-98 issued

PROPERTY OWNER Gurdwara Baba Deep Singh, Inc. **Contact** Sukhjit P Singh, President

Address 6341 W Lone Mountain Road **Phone:** (702) 839-1890 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address lvgurdwara@gmail.com

APPLICANT Sukhjit P Singh, President **Contact**

Address 9515 Crooked Wood Avenue **Phone:** 702-287-0341 **Fax:**

City Las Vegas **State** NV **Zip** 89148

E-mail Address tony_singh65@hotmail.com

REPRESENTATIVE Lee A Bigelow, Architect **Contact**

Address 3903 Kohler Way **Phone:** (702) 526-2520 **Fax:**

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

E-mail Address leeabig@cox.net

Property Owner Signature* [signature]

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

Print Name SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10.

[signature]

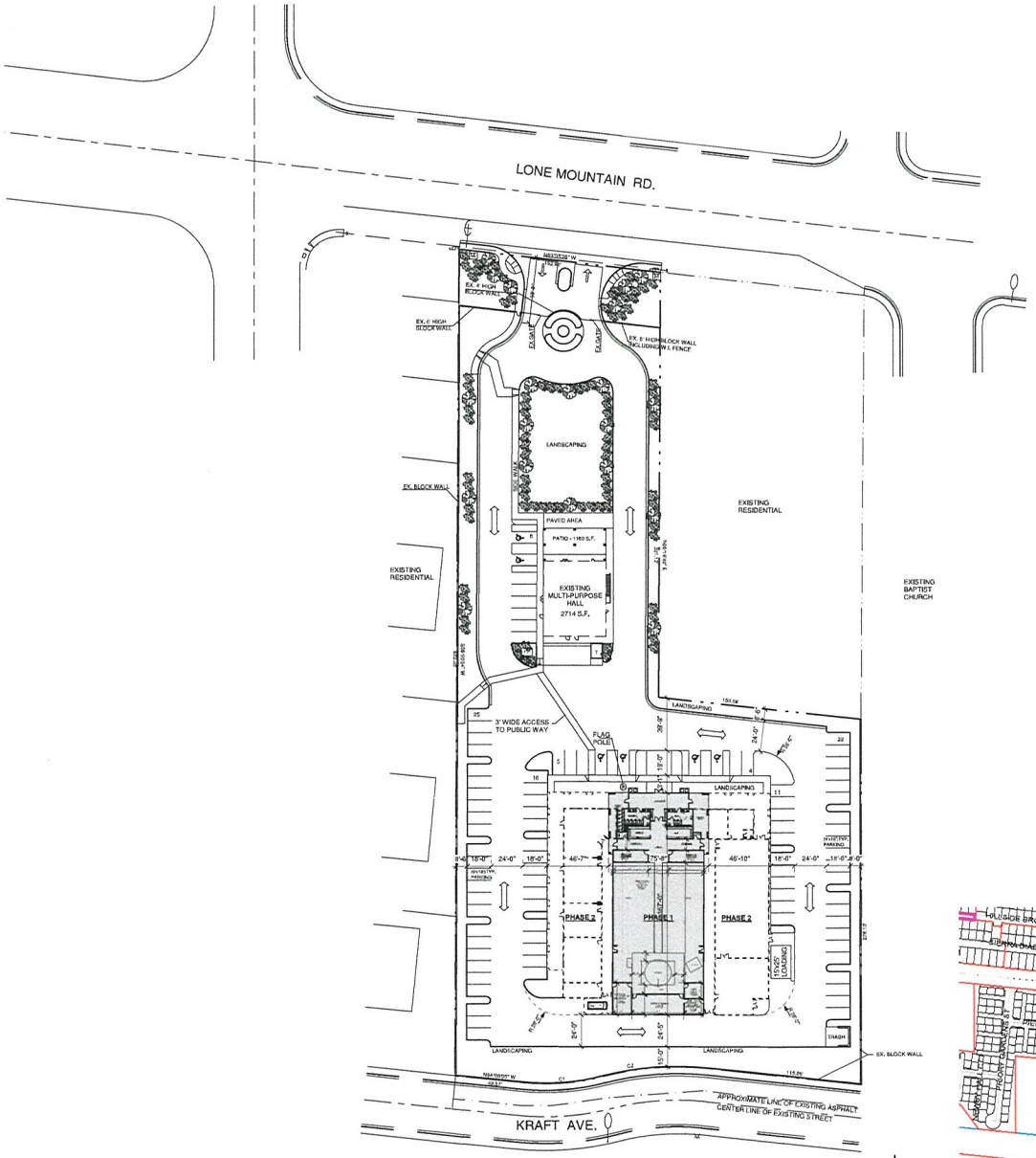
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP 37930
Meeting Date:	5.27.10
Total Fee:	$1,030.-
Date Received:*	4.12.10
Received By:	JA

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



ARCHITECTURAL SITE PLAN
Scale: 1" = 40 ft

CODE ANALYSIS

ANALYSIS ITEMS:	CODE REFERENCE:
1. OCCUPANCY CLASSIFICATION - A-3	IBC CHAPTER 3
2. TYPE OF CONSTRUCTION - V-B	IBC CHAPTER 6
3. FIRE SPRINKLERS - YES TYPE: WET	IBC 504, 506, 903
4. HEIGHT - ALLOWABLE 40' - ACTUAL: 20'	IBC 504, AND TABLE 503
5. STORIES - ALLOWABLE 1 - ACTUAL: 1	IBC 504, AND TABLE 503
6. AREA: ALLOWABLE 6,000 UNLIMITED	TABLE 503 SECTION 507.6

7. PHASE 1 BUILDING FOOT PRINT = 11,900 SQ. FT.
PHASE 1 BUILDING AREA = 10,953 SQ. FT.
PHASE 1 COVERED PATIO AREA = 947 SQ. FT.

8. OCCUPANT LOAD **PHASE 1:** IBC 1004, TAGLE 1004.1.1
DARBAR HALL - 1:7 5,230/7 = 747.14
AUDIO VISUAL - 1:100 161/100 = 1.61
PARGAD PREP - 1:200 166/200 = 0.83
AKHAND PATH - 1:100 585/100 = 5.85
SUKHASAN - 1:100 334/100 = 3.34
INFANT/KID GUARDIANS - 1:7 442/7 = 63.14

PHASE 1 TOTAL ASSEMBLY AREAS OCCUPANY = 821.91

9. EXITS - REQUIRED: 1/49 = 1 PROVIDED: 5 — IBC 1015, TABLE 1015.1

10. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS — TABLES 601, 602
X <5' = 1 HOUR
5' ≤ X <10' = 1 HOUR
10' ≤ X <30' = 0
X ≥30' = 0

LOCATION ON PROPERTY:
NORTH 70'
EAST 115'
SOUTH 38' PLUS PUBLIC R.O.W.
WEST 115'

11. PLUMBING FIXTURES REQUIRED — PLUMBING FIXTURES PROVIDED
1 - WC PER 150 MALE - 3 REQUIRED — 3 WATER CLOSETS - 3 URINALS
1 - WC PER 75 FEMALE - 6 REQUIRED — 6 WATER CLOSETS
1 - LAV PER 200 MALE & FEMALE - 3 REQ'D — 4 LAVATORIES
1 - DF PER 1,000 - 1 REQUIRED — 2 DRINKING FOUNTAINS
1 - SERVICE SINK - 1 REQUIRED — 1 SERVICE SINK

12. SPECIAL INSPECTIONS REQUIRED - NONE — IBC CHAPTER 17

13. CODE YEAR / TYPE:
CURRENT ADMINISTRATIVE CODE, 2006 INTERNATIONAL BUILDING CODE, 2005 NATIONAL ELECTRICAL CODE, 2006 UNIFORM PLUMBING CODE, 2006 UNIFORM MECHANICAL CODE, 2006 INTERNATIONAL ENERGY CODE WITH THEIR RESPECTIVE AMENDMENTS.

14. PARKING:
1 SPACE FOR EACH 100 SQ. FT. IN GATHERING ROOM
EXISTING BUILDING - 872 / 100 = 8.72 SPACES
NEW BUILDING - 5,230 / 100 = 52.3 SPACES
TOTAL PARKING REQUIRED = 67 SPACES
TOTAL PARKING PROVIDED = 91 SPACES
1 LOADING SPACE REQUIRED
1 LOADING SPACE PROVIDED

15. PHASE 2 - TOTAL BUILDING FOOTPRINT = 27,313 SQ. FT.
PHASE 2 - TOTAL BUILDING AREA = 24,183 SQ. FT.
PHASE 2 - TOTAL COVERED PATIO AREA = 3,130 SQ. FT.

16. OCCUPANT LOAD: **PHASE 2** — IBC 1004, TABLE 1004.1.1
LANGAR HALL - 1:15 3552/15 = 236.8
MULTI PURPOSE - 1:7 2924/7 = 417.71
MEDIA - 1:100 858/100 = 8.58
FIRST AID - 1:100 316/100 = 3.16
CONFERENCE - 1:15 571/15 = 38.06
OFFICE - 1:100 360/100 = 3.60
KITCHEN - 1:200 1561/200 = 7.81

PHASE 2 - TOTAL ASSEMBLY AREAS OCCUPANY = 716.72

17. EXITS - REQUIRED: 1/49 = 1 PROVIDED: 9 — IBC 1015, TABLE 1015.1

18. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS — TABLES 601, 602
X <5' = 1 HOUR
5' ≤ X <10' = 1 HOUR
10' ≤ X <30' = 0
X ≥30' = 0

LOCATION ON PROPERTY:
NORTH 70'
EAST 68'
SOUTH 38' PLUS PUBLIC R.O.W.
WEST 68'

19. **PHASE 1 & PHASE 2**
TOTAL OCCUPANCY - 1,538.63
PLUMBING FIXTURES REQUIRED — PLUMBING FIXTURES PROVIDED
1 - WC PER 150 MALE - 6 — 3 WATER CLOSETS - 3 URINALS
1 - WC PER 75 FEMALE - 11 — 8 WATER CLOSETS
1 - LAV PER 200 MALE & FEMALE - 4 — 4 LAVATORIES
1 - DF PER 1,000 - 2 — 2 DRINKING FOUNTAINS
1 - SERVICE SINK - 1 — 1 SERVICE SINK



VICINITY MAP
N.T.S.

SUP-37930
SDR-37929
REVISED

RECEIVED
APR 23 2010

DATE	4 MAR 2010
1	22 APR 2010
2	
3	
4	
5	

CIVIL ENGINEER | MECHANICAL ENGINEER | ELECTRICAL ENGINEER

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LEE A. BIGELOW ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF LEE A. BIGELOW ARCHITECT. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WILL BE FULLY PROSECUTED. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PROOF OF ANY AND ALL KNOWLEDGE OF THESE RESTRICTIONS. THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM ANY UNAUTHORIZED REUSE OF THESE DRAWINGS AND SPECIFICATIONS.

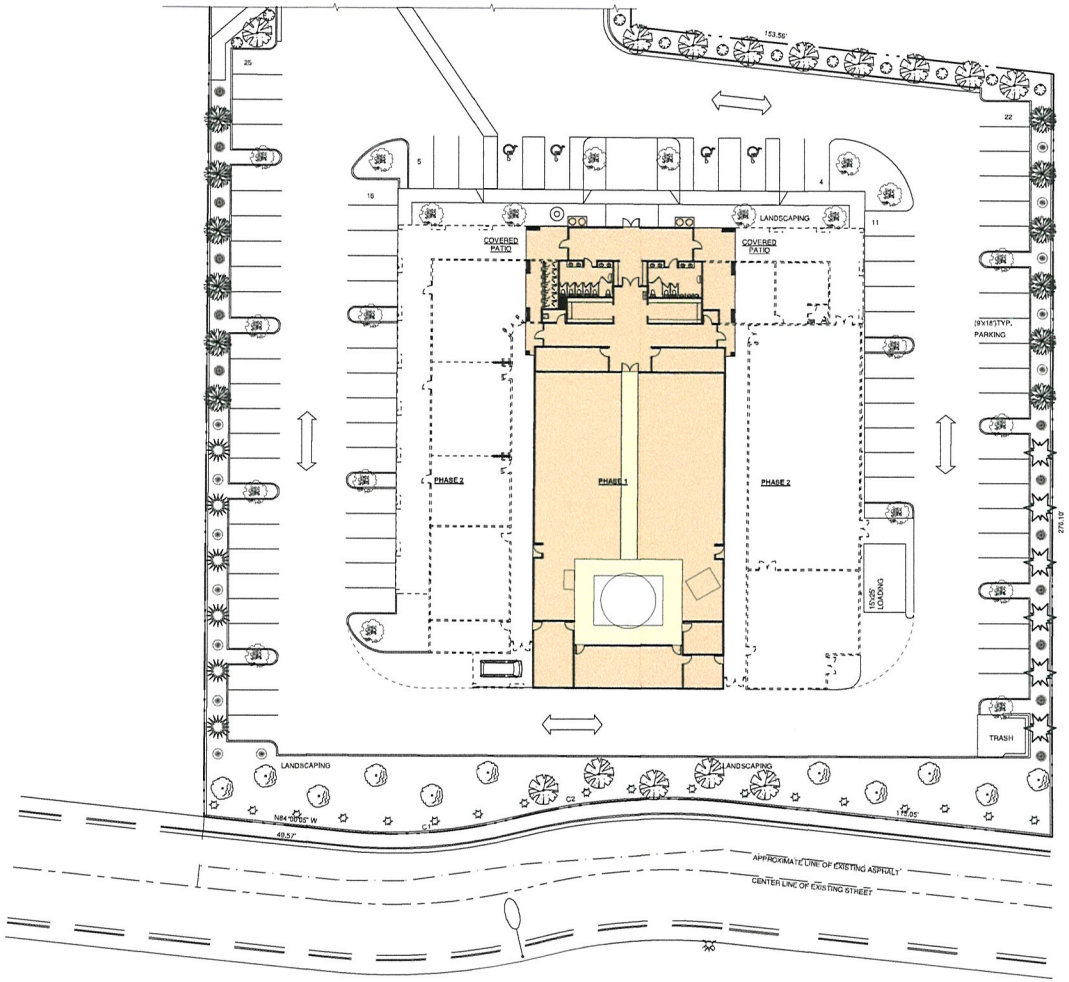
GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

Lee A Bigelow Architect
leeabig@cox.net
Tel. (702) 838-2500
Fax (702) 838-8345
3363 Keller Way
N. Las Vegas, NV 89032

SHEET NUMBER
PR-1

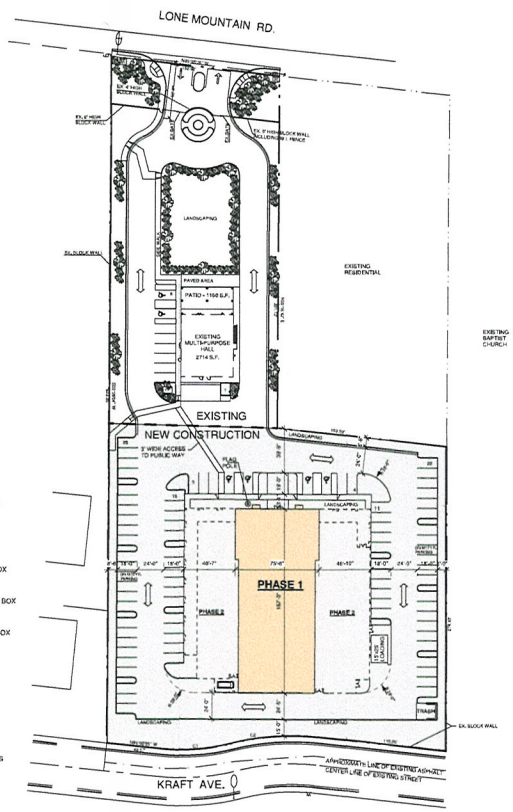


PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 20 ft

PLANT LEGEND

- WAXED PRIVET - 14 - 24" BOX
- AFRICAN SUMAC - 12 - 24" BOX
- MODESTO ASH - 22 - 24" BOX
- RED CREPE MYRTLE - 8 - 24" BOX
- ORNAMENTAL PLUM® - 11 - 24" BOX
- PINK CREPE MYRTLE - 9 - 24" BOX
- TEXAS CLOUD - 11 - 5 GAL
- GOLD LANTANA - 13 - 5 GAL
- PURPLE LANTANA - 13 - 5 GAL
- STAR JASMINE - 18 - 5 GAL

MINERAL GOLD - DECOMPOSED GRANITE IN ALL PLANTING AREAS



ARCHITECTURAL SITE PLAN
Scale: 1" = 50 ft



PROJECT LOCATION

VICINITY MAP
N.T.S.

NORTH

SUP-37930
SDR-37929
REVISED

RECEIVED
APR 23 2010

DATE	4 MAR 2010
1	22 APR 2010
2	
3	
4	
5	

STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OR REPRODUCTIONS OF THESE PLANS MAY BE MADE ONLY WITH THE EXPRESS WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL. THESE PLANS ARE NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INDICATED HEREIN. PUBLISHED OR UNPUBLISHED. CONSTRUCTION OF ANY OTHER PROJECT WITHOUT EXPRESS WRITTEN PERMISSION IS PROHIBITED.

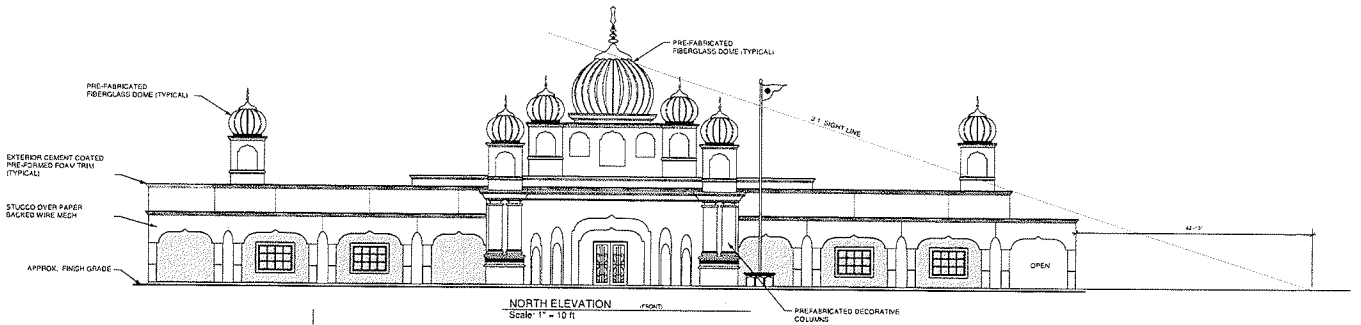
GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

SEAL

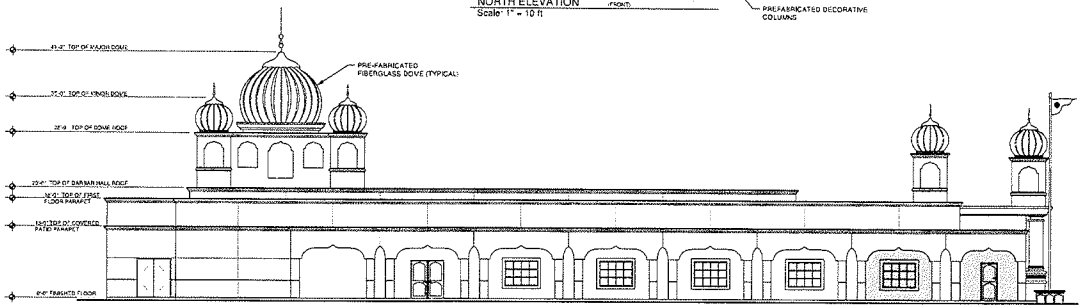
PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect
Bigelow@cox.net
Tel. (702) 838-2200
Fax (702) 838-8345
Las Vegas, NV 89128

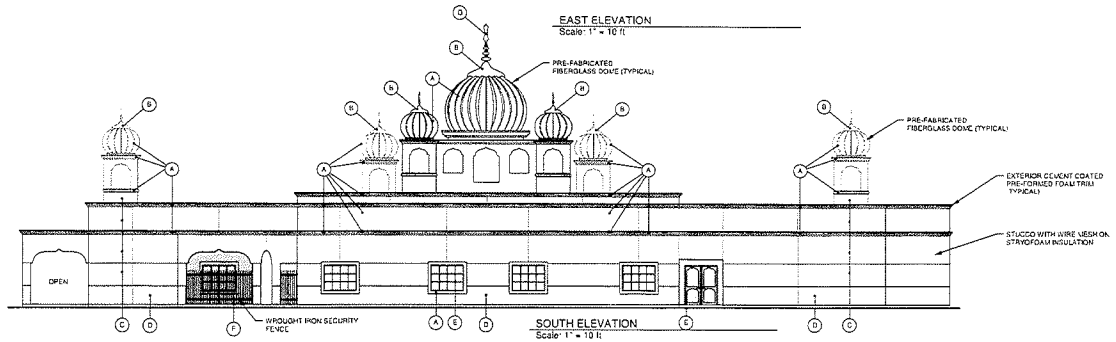
SHEET NUMBER
L-1



NORTH ELEVATION (FRONT)
Scale: 1" = 10 ft



EAST ELEVATION
Scale: 1" = 10 ft

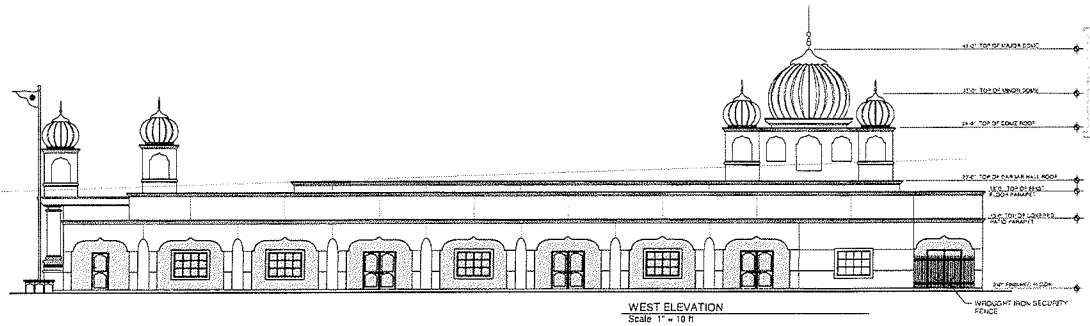


SOUTH ELEVATION
Scale: 1" = 10 ft

COLOR SCHEDULE

SEE SOUTH ELEVATION FOR COLOR NOTATIONS

- A PREFABRICATED FIBERGLASS DOME DECORATIVE FOAM TRIM AND WINDOW SURROUNDS PREFABRICATED DECORATIVE COLUMNS GLIDDEN PAINT - WHITE ON WHITE GLC26
- B PREFABRICATED FIBERGLASS DOME CAP GLIDDEN PAINT - AZTEC GOLD GLY28
- C 100 GRIT STUCCO PRIMARY COLOR GLIDDEN PAINT - CAFE LATTE GLN16
- D 100 GRIT STUCCO ACCENT COLOR GLIDDEN PAINT - LEATHER BROWN GLN26
- E ALUMINUM: VINYL WINDOWS AND DOORS WHITE
- F WROUGHT IRON SECURITY FENCING GLIDDEN PAINT - ONYX BLACK GLN62
- G KHANDA GLIDDEN PAINT - SMOKY CHARCOAL GLN48



WEST ELEVATION
Scale: 1" = 10 ft

RECEIVED
APR 12 2010

SUP-37930
SDR-37929

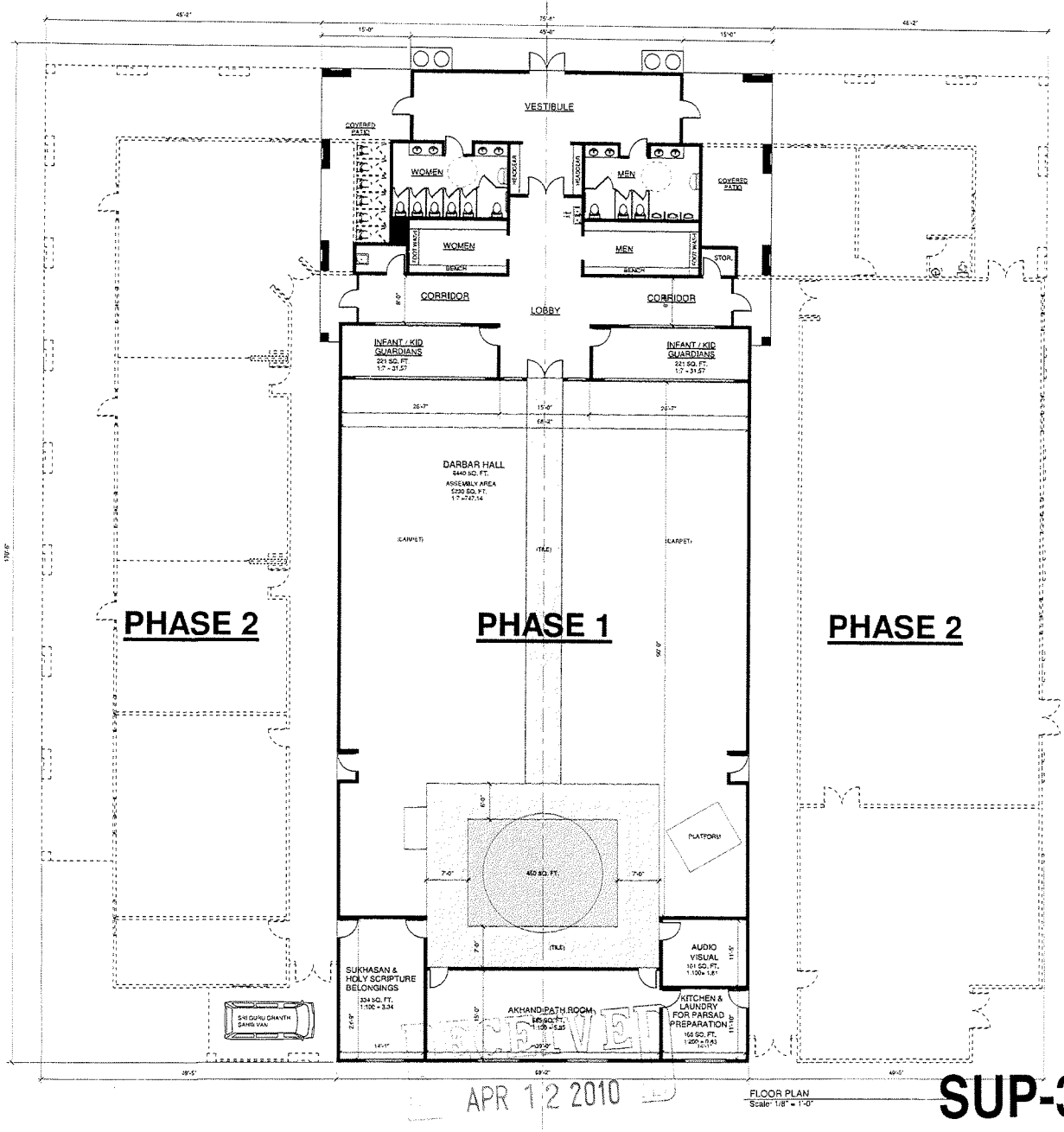
DATE 12 APR 2010

GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

Lee Bidgelow Architect
2850 Kohler Way
Tel. (702) 562-2529
Fax (702) 562-2532

SHEET NUMBER
PR-3



FLOOR PLAN
Scale: 1/8" = 1'-0"

RECEIVED
APR 12 2010

SUP-37930
SDR-37929

DATE 4 MAR 2010

GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect
2303 Keller Way
N Las Vegas, NV 89032
Tel. (702) 330-2022
Fax (702) 330-3172

PR-2

MATERIAL BOARD FOR GURDWARA BABA DEEP SINGH

100 GRIT STUCCO / PRIMARY COLOR

GLIDDEN PAINT

CAF'E LATTE - GLN16

100 GRIT STUCCO / ACCENT COLOR

GLIDDEN PAINT

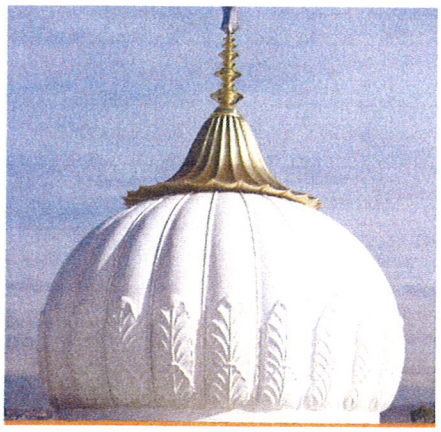
LEATHER BROWN - GLN26

WINDOWS & DOORS
WHITE - ALUMINUM / VINYL
WITH CLEAR GLASS

WROUGHT IRON SECURITY FENCING

GLIDDEN PAINT

ONYX BLACK - GLN62



KHANDA
GLIDDEN PAINT
SMOKY CHARCOAL - GLN48

PREFABRICATED FIBERGLASS DOME CAP
GLIDDEN PAINT
AZTEC GOLD - GLY28

PREFABRICATED FIBERGLASS DOME
GLIDDEN PAINT
WHITE ON WHITE - GLC26

RECEIVED
APR 12 2010

SUP-37930
SDR-37929



SUP-37930 & SDR-37929 - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

04/22/10



SUP-37930 & SDR-37929 - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

04/22/10



SUP-37930 & SDR-37929 - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

04/22/10



SUP-37930 & SDR-37929 - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

04/22/10



SUP-37930 & SDR-37929 - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

04/22/10

ੴ
ਵੇਗ ਤੇਗ ਫਤਹਿ
GURDWARA BABA DEEP SINGH JI (SHAHEED)
6341 W. Lone Mountain Rd. • Las Vegas, NV 89130 • Telephone: (702) 839-1890
(Contributions Tax Exemption No. 88-0395798)
www.lasvegasgurdwara.com

March 15, 2010 Revised April 23, 2010

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

Subject: ***Gurdwara Baba Deep Singh (Sikh Temple) 6341 W Lone Mountain Road Site Development Plan Review, Special Use Permit for Extension and Waiver in Development Standards***
APN Numbers 138-02-501-002 & 138-02-501-014

To Whom It May Concern:

On behalf of Las Vegas Sikh Community, we respectfully submit the subject application for your consideration. The proposed site currently Zoned R-E is approximately 3.12 Acre, generally located on 6341 W Lone Mountain Road and is bordered by a Baptist Church and Single Family Residence to the East, A Vacant Lot and Four Single Family Residences to the West, Lone Mountain Road to the North and Kraft Avenue to the South.

We intend to extend the existing Sikh Temple as necessitated by the growth of Sikh Community in Las Vegas area. The extension includes Building of approx. 5,300 sq. ft prayer hall. Ancillary facilities to the religious activities such as formal education programs, community kitchen and other recreational as well as social activities will constitute total proposed building area of approximately 24,200 sq. ft. The proposed extension shall be undertaken two phases as shown on plans. The proposed extension justifies Title 19 requirements in the following manner-

1) The site is suitable for type and intensity of the land use proposed.
2) The Proposed development is compatible with the Current Zoning and adjacent development
3) Site is directly accessed from Lone Mountain Road and do not negatively impact adjacent roadways and /or traffic. Onsite circulation also meets fire department standards
4) Building and landscaping materials are intended to blend with the surroundings.
5) Building design will create an aesthetically pleasing and desirable structure in the neighborhood
6) The overall design will meet with the public health, safety, welfare to the surrounding area as well as meet overall objectives of the City's General Plan, Policies and Standards.

A waiver in development standards is also requested for an existing concrete sidewalk, in the landscape area on west side of property, leading to the existing opening in the wall into the residence where the priest is living. A gate will be added in the opening.

Should you have any further questions, please do not hesitate to call at 702-287-0347

Sincerely,
Gurdwara Baba Deep Singh, Inc.

Sukhjit "Tony" Singh
President

SUP-37930
SDR-37929
REVISED

RECEIVED
APR 23 2010

PAGE 01/01
DR MONT RINGER
7028762988
05/17/2010 07:12

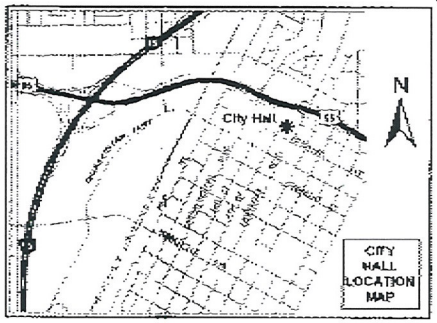
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 MAY 14 2010
MAILED FROM ZIPCODE 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802110044
ABNER DONNETTA
4778 MEREWORTH CT
LAS VEGAS NV 89130-2367

RECEIVED
MAY 17 2010

44-45 P

Lee A Bigelow Architect
leeabig@cox.net
3903 Kohler Way
N. Las Vegas, NV 89032
Tel. (702) 526-2520
Fax. (702) 636-0122

25 May 2010

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

Re: Gurdwara Baba Deep Singh (Sikh Temple) 6341 W Lone Mountain Road

Attn: Mr. Greg Kapovich

Per our telephone conversation this morning, it is respectfully requested by the Board of Directors of the owner, Gurdwara Baba Deep Singh Jl (Shaheed), that adgenda items #44 (SUP-37930 - Special Use Permit) & #45 (SDR-37929 - Site Development Plan Review) of the May 27th, 2010, Planning Commission Meeting, be held in Abeyance until the 07/29/2010 meeting, in order to allow revisions and possible re-design to plans for this facility, prior to proceeding. This decision was made by the Owner's newly appointed administration.

I trust that this request will be granted with the understanding that additional notification fees will be required upon re-submittal of the new plans.

Sincerely,

Lee A Bigelow

Lee A. Bigelow
Architect

cc: Gurdwara Baba Deep Singh Jl (Shaheed)G

RECEIVED
MAY 25 2010

4445

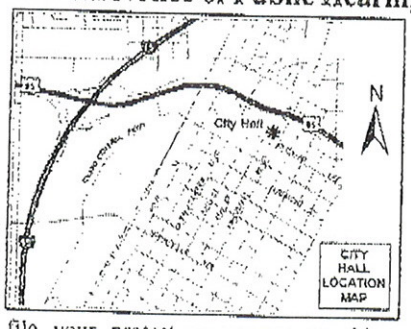
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.44⁴
0004279213 MAY 14 2010
MAILED FROM ZIPCODE 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

A 43 Foot Tall Structure Does not Fit well in a housing community. Definitely NO

Case: SUP-37930

13802511015
TAYLOR DONALD & EILEEN F
6325 CHIMNEY WOOD AVE
LAS VEGAS NV 89130-2351

RECEIVED
MAY 26 2010

44-45 P

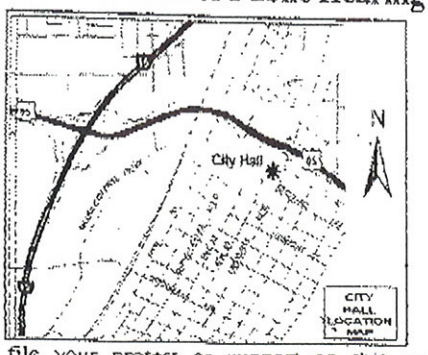
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $00.44
0004279218 MAY14 2010
MAILED FROM ZIPCODE 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

No waiver of landscape buffer please

Case: SUP-37930

13802102013
TORREY PINES PROPERTIES L L C
P O BOX 71163
SALT LAKE CITY UT 84171-0163

Application Information

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

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

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***May 27, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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

RECEIVED
MAY 20 2010

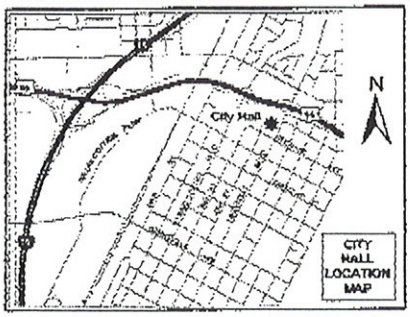
Submitted after final agenda
Date
Item 44-45 P

FROM : SUSAN SMITH PHONE NO. : 801 269 8467 May. 20 2010 12:13PM P1

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

SINGLE FAMILY HOUSES!
NO MORE TRAFFIC ON LONE MTN!
CANCEL 89130

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAY 14 2010
MAILED FROM ZIP CODE 89101

Case: SUP-37930

13802510011
LISK FAMILY TRUST
6217 MINERVA DR
LAS VEGAS NV 89130-2316

RECEIVED
MAY 21 2010

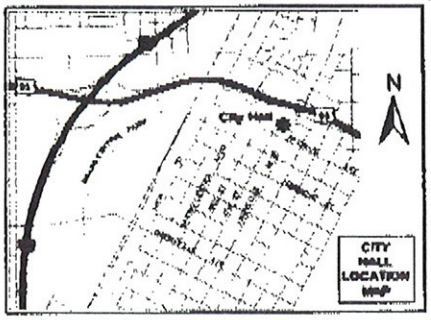
Submitted after final agenda
Date Item 44-45 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY14 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.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802110028
BOWEN EUGENE & JANE ANN
4790 PENCARROW CT
LAS VEGAS NV 89130-2372

4790 Pencarrow Ct

RECEIVED
MAY 25 2010

Submitted after final agenda
Date Item 44-45 P

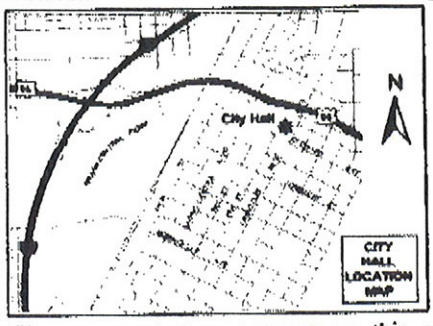
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802110070
BOWEN EUGENE & JANE ANN
5010 CONOUGH LN
LAS VEGAS NV 89149-5252

4798 Pencarrow Ct

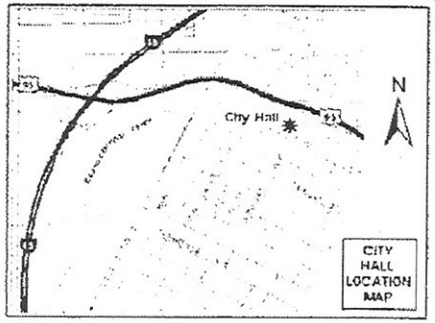
RECEIVED
MAY 25 2010

Submitted after final agenda
Date Item 44-45 P

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930& SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802610016
MINTZ TRUST
6220 SIERRA PINES CT
LAS VEGAS NV 89130-2341

RECEIVED
MAY 25 2010

Submitted after final agenda
Date
Item 44 p.5

Judy Linton

7026564393

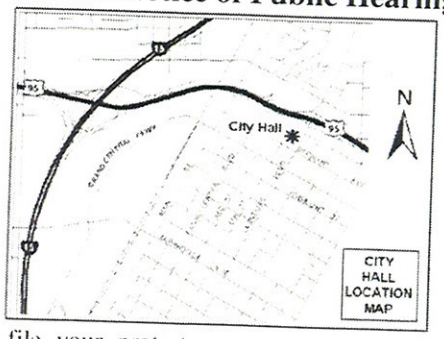
p.1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802610001
SOPER RANDALL K
6332 SIERRA PINES CT
LAS VEGAS NV 89130-2343

RECEIVED
MAY 26 2010

CAMOS11 8930

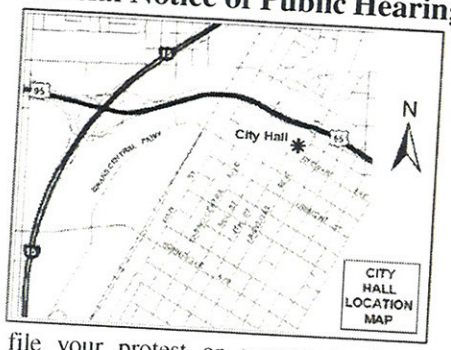
Submitted after final agenda
Date
Item 44-45
P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 2010
MAILED FROM ZIPCODE 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 24 2010

13802501006 Case: SUP-37930
SARDINAS UBALDO JR
6281 W LONE MOUNTAIN RD
LAS VEGAS NV 89130-2101

CAMOS1 8X30

Submitted after final agenda
Date
Item SHH

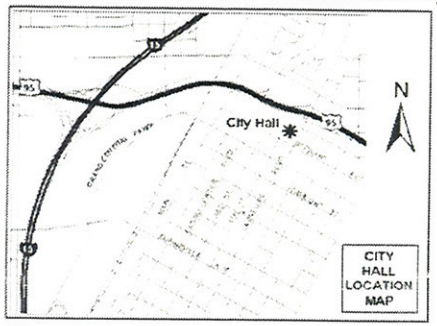
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 2010
MAILED FROM ZIP CODE 89101

RECEIVED
MAY 24 2010

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

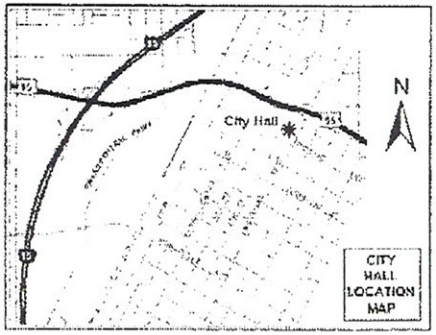
Case: SUP-37930
13802610027
LABUTTI RONALD J & SUSAN REV TR
6241 SIERRA PINES CT
LAS VEGAS NV 89130-2342

Submitted after final agenda
Date
Item 44-45 P

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

Return Service Requested
Official Notice of Public Hearing

Submitted after final agenda
Date
Item 4



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

☐ I SUPPORT this Request

☒ I OPPOSE ✓ this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 26 2010

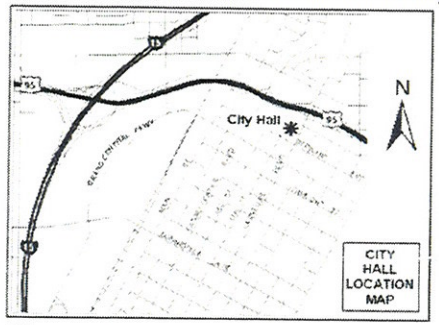
Case: SUP-37930
13802511019
PURCELL FRANCIS A & JOY D
P O BOX 2378
TAOS NM 87571-2378

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 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.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 24 2010

Case: SUP-37930
13802511045
ECHELBARGER ALAN & SARAH
6325 HILL HAVEN AVE
LAS VEGAS NV 89130-2353

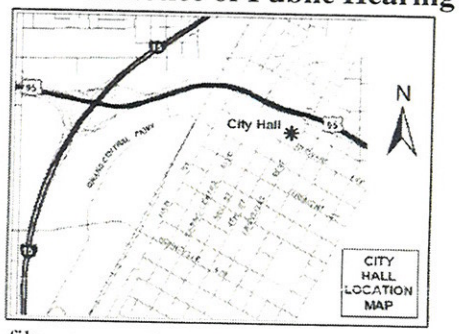
Submitted after final agenda
Date
Item 44, 45

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 24 2010

Case: SUP-37930

12535414044
~~CILIBERTO CHARMAINE~~
6417 ANGEL MOUNTAIN AVE
LAS VEGAS NV 89130-1861

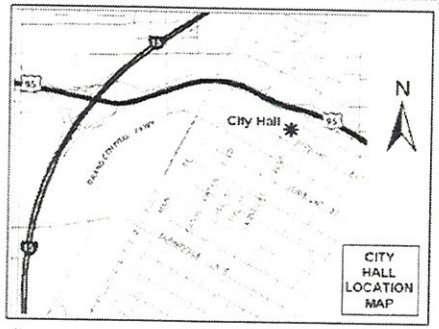
Submitted after final agenda
Date
Item 44 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 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.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

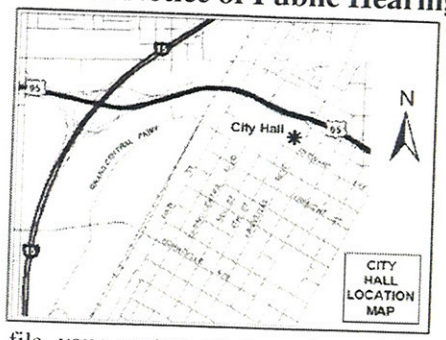
RECEIVED
MAY 2 4 2010

Case: SUP-37930
12535415055
TAYLOR JOHN DAVID FAMILY TRUST
6505 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1867

Submitted after final agenda
Date
Item 44 45

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

Return Service Requested
Official Notice of Public Hearing



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

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.98⁰
0004279218 MAY 14 2010
MAILED FROM ZIP CODE 89101

RECEIVED
10 MAY 25 PM 1:14
PLANNING AND DEVELOPMENT

Case: SUP-37930

13802110001
CHOTALAL LALITA D
9 HOMEFIELD CLOSE
HAYES MIDDLESEX
UNITED KINGDOM UB49AS 00000-0000

0012280001

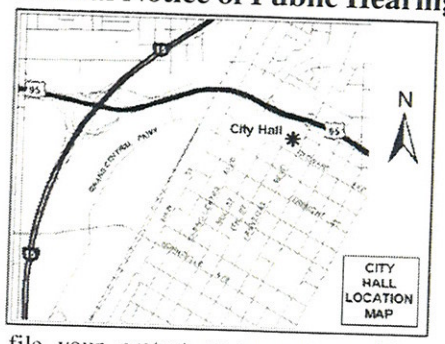
Submitted after final agenda
Date
Item 44, 45 A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M 0004279218 $ 00.41⁴ MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

RECEIVED
10 MAY 25 PM 1:14
PLANNING AND DEVELOPMENT

13802511039 Case: SUP-37930
PASKO PAULETTE
6304 HILL HAVEN AVE
LAS VEGAS NV 89130-2352

CA 10571 89130

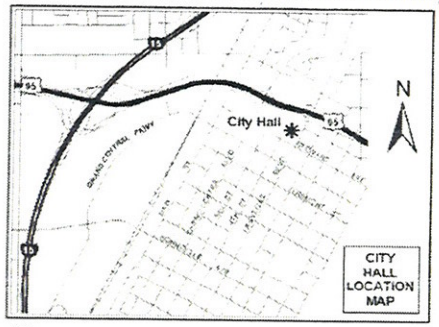
Submitted after final agenda
Date
Item 44-45 A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



2X LAS VEGAS NV 890 05-15-10

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 24 2010

Case: SUP-37930

13802110002
DOSHI PRAFULL
~~429 ALDERBROOK DR~~
WAYNE PA 19087-2247

CA/DSI 1 1 SDB 7

Submitted after final agenda
Date
Item
A 5th

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2985

Re: SUP-37930 & SDR-37929

This petition from the residents of Sierra Highlands and Eagle Trace residential tracts is to file a **strong formal protest** to the above actions.

In our opinion this is excessive in height for a residential area as well as big enough to house a casino. Many of the residents fought similar requests when they were made by the Canyon Ridge Christian Church. **NO EXCEPTIONS SHOULD BE MADE FOR THE SIKH TEMPLE.** Based on what appears to be minimal usage currently, these requests are excessive and inconsiderate of the surrounding residential community. Additionally, these requests indicate that a great deal of additional traffic would be imminent.

Name/Signature	Address
Carol Walters	6332 Sierra Pines Ct
Joseph Stanley	6328 SIERRA PINES CT
Charlotte Stanley	6328 SIERRA PINES CT
Sylvia Chavez	6320 Sierra Pines CT
Mark Wexler	6312 SIERRA PINES CT.
Michelle Wexler	6308 SierraPines Ct
	6308 SIERRAPINES CT
	6244 Sierra Pines Ct.
	6237 Sierra Pines Ct, Las Vegas NV 89130
Shirley Camo	6237 Sierra Pines Ct, Las Vegas, NV 89130
David Camo	" " " " "
Bonnie Lewis	6228 Sierra Pines Ct Las Vegas NV 89130
Torsten Hill	6224 Sierra Pines CT Las Vegas NV 89130
Tina Robnett	6224 Sierra Pines Ct. Las LV, Nv. 89130
	6229 SIERRA PINES CT LV NV 89130
	6241 Sierra Pines Ct. LV NV 89130

RECEIVED
MAY 26 2010
44-45
21P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2985

Re: SUP-37930 & SDR-37929

This petition from the residents of Sierra Highlands and Eagle Trace residential tracts is to file a **strong formal protest** to the above actions.

In our opinion this is excessive in height for a residential area as well as big enough to house a casino. Many of the residents fought similar requests when they were made by the Canyon Ridge Christian Church. **NO EXCEPTIONS SHOULD BE MADE FOR THE SIKH TEMPLE.** Based on what appears to be minimal usage currently, these requests are excessive and inconsiderate of the surrounding residential community. Additionally, these requests indicate that a great deal of additional traffic would be imminent.

Name/Signature	Address
Judy Linton	6216 Sierra Pines Ct. LV NV 89130
[illegible]	6216 Sierra Pines Ct. LV NV 89130
Darla Szatmar	6208 Sierra Pines Ct. L.V. NV 89130
Mark Moore	6208 Sierra Pines Ct. L.V. NV 89130
Chris Szatmar	6208 Sierra Pines Ct. L.V. NV 89130
Martin Perlus	6209 Sierra Pines Ct. LV NV 89130

RECEIVED
MAY 25 2010

Submitted after final agenda
Date Item 44-45

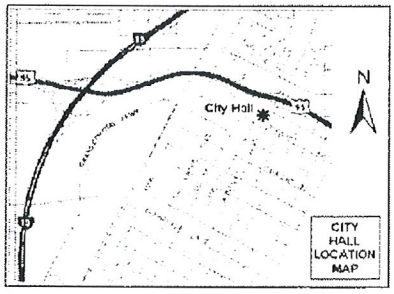
Hereby inquiry 6220 Sierra Pines Ct. LV NV 89130

Dawie M. Dahl 6204 Sierra Pines ct LV 89130
Jerry L. Hyde 6205 Sierra Pines Ct. LV 89130
Tanya M. Hyde 6205 Sierra Pines Ct. LV, NV 89130
Martha Pinto 6329 SIERRA Pines ct. LV NV 89130
Joe Jaramillo 6333 SIERRA PINES ct LV NV 89130
Rachel Jaye 6309 Hill Haven Av LV NV 89130
Beth Jaye 6309 Hill Haven Av LV NV 89130
Mathilda C Davis 6304 HILL HAVEN AVE LAS VEGAS 89130
CAMILLE R. SMITH 6284 Hill Haven Ave LV, NV 89130
Connie Wolf 6273 Hill Haven Ave LVNV 89130
Deanne Varney 6269 Hill Haven Ave LV 89130

RECEIVED
MAY 26 2010

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

13802511007
BUCHANNAN HERBERT JR & MARGARET
6301 KRAFT AVE
LAS VEGAS NV 89130-2357

RECEIVED
MAY 17 2010

44-45 P

RECEIVED

MAY 19 2010

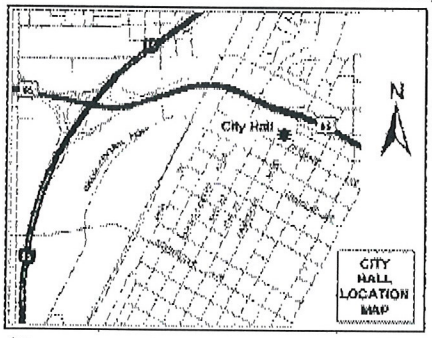
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAY 14 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.

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

I CAN ALREADY HEAR A "CALL TO PRAYER" BEING BROADCAST WHEN I SIT IN MY BACK YARD!

I DO NOT WANT IT MORE OFTEN & LOUDER! 4 STORIES HIGH? NO WAY!

Case: SUP-37930
12535811027
MCMILLAN CASSANDRA M
4816 GENTLE PINES CT
LAS VEGAS NV 89130-5627

44-45 P

May. 19. 2010 11:34AM McMillan & Associates Ins Srvcs No. 2108 P. 1

LET THEM BUILD ELSEWHERE AND NAME IT #2 OR ANNEX,

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

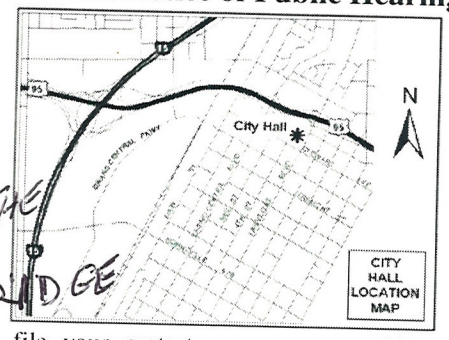
5/16/10

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

IN TIME THE CHURCH WILL BUY OUT ALL THE HOMES ON GOLFRIDGE



1) THIS IS RESIDENTIAL AREA. THE TRAFFIC ON SUNDAY IS IMPOSIBLE TO LEAVE GOLFRIDGE
2) TO GIVE O.K. TO CHURCH EXPANSION, WOULD BE THE END OF RESIDENTIAL AREA,

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 IT WOULD LOOK LIKE JAIL HOUSE IN OSSINING N.Y.

Please use available blank space on card for your comments.

Case: SUP-37930

12535810015
DANIELS STELLA REVOCABLE LIV TR
6336 ECHO CANYON CIR
LAS VEGAS NV 89130-5617

Bert Daniels

SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 19 2010

ANY GUETS COMING TO OUR HOME REMARK WHAT A NICE NEIGHARORHOOD IT IS- DONT KILL IT

CA 895 1 8930

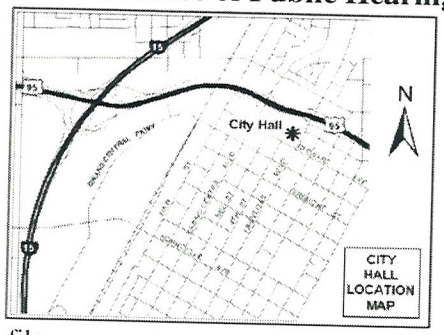
4-4-10

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

RECEIVED
MAY 19 2010

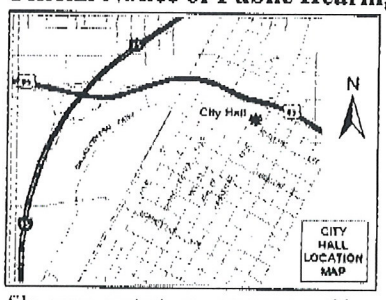
13802610008 Case: SUP-37930
SFONDILIAS ANDREW J & BARBARA J
6304 SIERRA PINES CT
LAS VEGAS NV 89130-2341

CAVEAT 89150

SP-44-15

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES $ 00.41⁴ MAY 14 2010 MAILED FROM ZIPCODE 89101

Case: SUP-37930

12535811020
ENVALL PROPERTIES III L L C
%K & S ENVALL
54 ANCIENT HILLS LN
HENDERSON NV 89074-1748

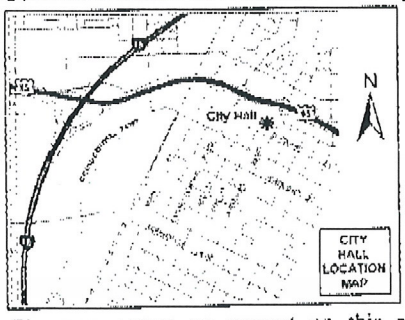
RECEIVED
MAY 19 2010

44-45 P

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

Return Service Requested

Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

$00.44
MAY 14 2010
MAILED FROM ZIPCODE 89111

RECEIVED
MAY 19 2010

Case: SUP-37930

12535416034
IVO SANDRA S
6409 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1864

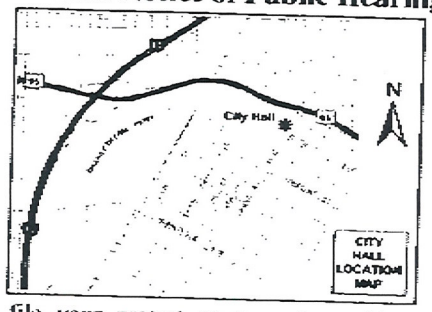
44-45
A

05/19/2010 06:16 FAX 7026511551 C-R-L NORTH 001/001

P 1/1

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

Return Service Requested
Official Notice of Public Hearing



$ 00.41[4]

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

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

13802512009
RADA ALAN D
6274 W KRAFT AVE
LAS VEGAS NV 89130-2354

Case: SUP-37930

7024334945 >>

2010-05-18 09:05 ALAN RADA

CA 890 1 4 89130

RECEIVED
MAY 18 2010

4 of 45

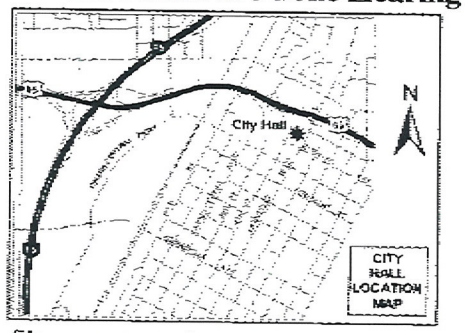
May. 16 2010 05:33AM P1/1
FAX NO. :7023967487
FROM :JMM

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAY 14 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.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

I support this request under one condition — no driveway or walkway access should be allowed from the subject property directly to KRAFT AVENUE

Case: SUP-37930

13802512002
MCGRAIL JOHN M & DIANA
6258 W KRAFT AVE
LAS VEGAS NV 89130-2354

John McGrail

CAROL 8910

RECEIVED
MAY 17 2010

44-45 C

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

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

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**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-37929** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc.

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 6341 W Lone Mountain Road, Las Vegas NV 89130

Project Name Gurdwara Baba Deep Singh, Inc. **Proposed Use** Temple

Assessor's Parcel #(s) 138-02-501-002&014 **Ward #** 6

General Plan: existing L proposed N/A **Zoning:** existing R-E proposed R-E

Commercial Square Footage 27,313 **Floor Area Ratio**

Gross Acres 3.12 **Lots/Units** 2 **Density**

Additional Information PMP-37721- request for One Lot Parcel map is in process

PROPERTY OWNER Gurdwara Baba Deep Singh, Inc. **Contact** Sukhjit P Singh, President

Address 6341 W Lone Mountain Road **Phone:** (702) 839-1890 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address lvgurdwara@gmail.com

APPLICANT Sukhjit P Singh, President **Contact**

Address 9515 Crooked Wood Avenue **Phone:** 702 281-0347 **Fax:**

City Las Vegas **State** NV **Zip** 89148

E-mail Address tony_singh65@hotmail.com

REPRESENTATIVE Lee A Bigelow, Architect **Contact**

Address 3903 Kohler Way **Phone:** (702) 526-2520 **Fax:**

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

E-mail Address leeabig@cox.net

Property Owner Signature* [signature]

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

Print Name SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PARMINDER SWATCH
No: 09-10983-1
My Appointment Expires Sept. 26, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR 37929
Meeting Date:	5.27.10
Total Fee:	$1,030.-
Date Received:*	4.12.10
Received By:	UFA

*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

SDR 37929
Gurdwara Baba Deep Singh, Inc.

6341 W. Lone Mountain Rd.

Proposed 24.183 square foot expansion of an existing house of worship.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.714	9.11	25
AM Peak Hour			0.56	2
PM Peak Hour			0.55	1

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	24.183	9.11	220
AM Peak Hour			0.56	14
PM Peak Hour			0.55	13

Existing with Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	26.897	9.11	245
AM Peak Hour			0.56	15
PM Peak Hour			0.55	15

Existing traffic on all nearby streets:

Lone Mountain Rd.	
Average Daily Traffic (ADT)	11,350
PM Peak Hour (heaviest 60 minutes)	908

Rancho Rd.	
Average Daily Traffic (ADT)	39,275
PM Peak Hour (heaviest 60 minutes)	3,142

Torrey Pines Dr.	
Average Daily Traffic (ADT)	5,425
PM Peak Hour (heaviest 60 minutes)	434

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Lone Mountain Rd.	34,500
Average Daily Traffic (ADT)	51,800
Torrey Pines Dr.	16,300

This addition is expected to add 220 trips per day on Lone Mountain R., Rancho Rd. and Torrey Pines Dr. This will increase volumes roughly 2% on Lone Mountain Rd., 1% on Rancho Rd. and 4% on Torrey Pines Dr. Currently, Lone Mountain Rd. and Torrey Pines Dr. are at about 33 percent of capacity and Rancho Rd. is at about 76 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 2 additional cars each 9 minutes.

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT RURAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003, 004, and 005), Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38525 and SUP-38590
3. Supporting Documentation
4. Photos - GPA-38525 and SUP-38590
5. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING - APPLICANT/OWNER: FDIC AS RECEIVER FOR COMMUNITY BANK OF NEVADA - Request for a Special Use Permit FOR A CAR WASH, SELF-SERVICE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38526 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 1.76 acres at 1300 Pauline Way (APN 162-02-501-001), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 2.53 acres at 800 North Martin L. King Boulevard (APN 139-28-701-001), Ward 5 (Barlow).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38528 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 0.88 acres at 6230 Garwood Avenue (APN 138-35-501-017), Ward 1 (Tarkanian).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITY) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38529 and ZON-38530
3. Supporting Documentation
4. Photos - GPA-38529 and ZON-38530
5. Justification Letter - GPA-38529 and ZON-38530

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
3. Supporting Documentation
4. Photos - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
5. Justification Letter - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-38580, VAR-38576, SUP-38574 and SDR-38577
3. Supporting Documentation

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 89 FEET FROM THE EAST PROPERTY LINE on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 57-BED, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW A FOUR-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38328** APN: _____

Name of Property Owner: KOHAVA COHEN

Name of Applicant: KOHAVA COHEN

Name of Representative: 4718 LORNA PL. LAS VEGAS NV. 89107

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 21 2010

Signature of Property Owner: Kohava Cohen

Print Name: KOHAVA COHEN

Subscribed and sworn before me

This 19th day of May, 20 10

Notary Public in and for said County and State

MICHELE LOWE
Notary Public, State of Nevada
Appointment No. 10-1262-1
My Appt. Expires Aug 27, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Kohava Cohen / Azrikam Cohen

Project Address (Location) 4718 Lorna Place, 89107

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) ~~139-31-310-002~~ 139-31-310003 **Ward #** 1

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

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

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

Additional Information _____

PROPERTY OWNER Kohava Cohen / Azrikam Cohen **Contact** 702-433-3400

Address 4718 Lorna Place, 89107 **Phone:** 702-433-3400 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address aziacc@gmail.com

APPLICANT Kohava Cohen / Azrikam Cohen **Contact** 702-433-3400

Address 4718 Lorna Place **Phone:** 702-433-3400 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

REPRESENTATIVE Azrikam Cohen **Contact** 702-433-3400

Address 4718 Lorna Place **Phone:** 702-433-3400 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address aziacc@gmail.com

Property Owner Signature* Kohava Cohen

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

Print Name Kohava Cohen

Subscribed and sworn before me

This 26th day of April, 20 10.

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ALEXANDROS CORNEJO
My Appointment Expires
No: 06-105861-1 May 19, 2010

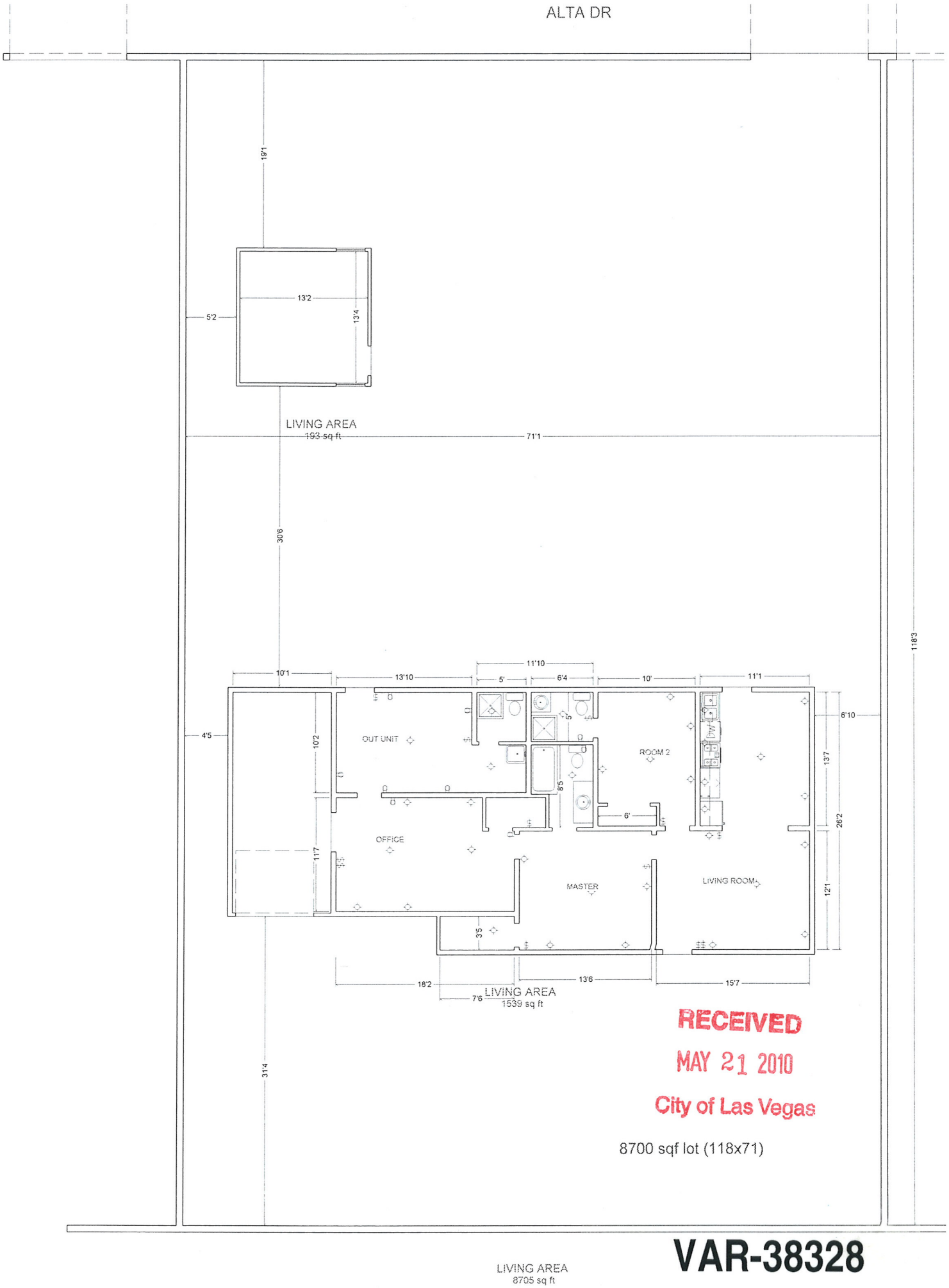
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-38328
Meeting Date:	7-29-10
Total Fee:	830.00
Date Received:*	5-21-10
Received By:	FS

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

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



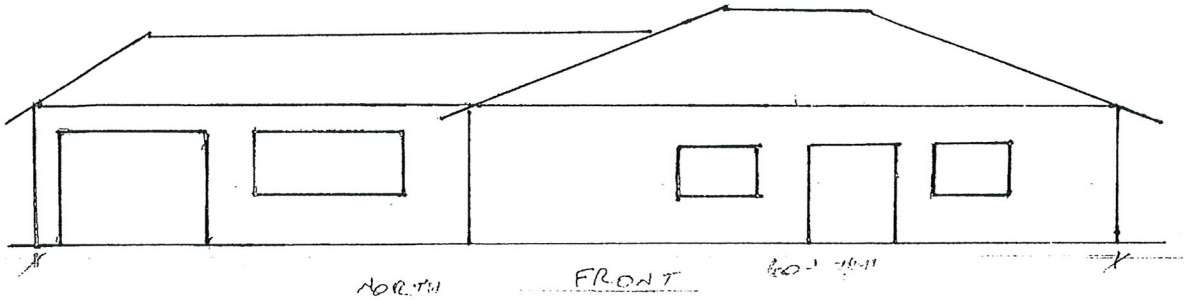
RECEIVED

MAY 21 2010

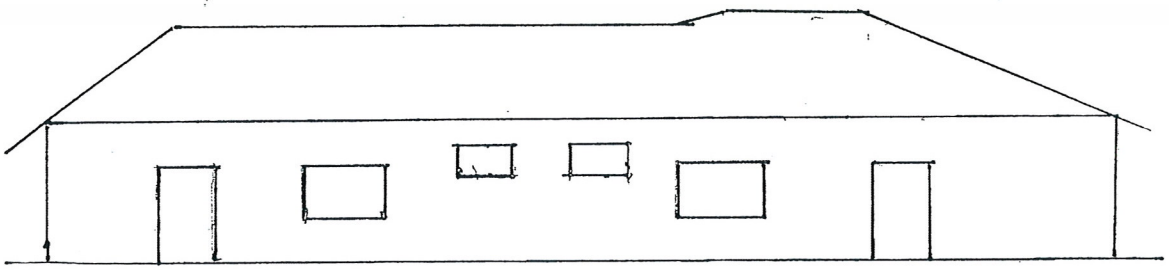
City of Las Vegas

8700 sqf lot (118x71)

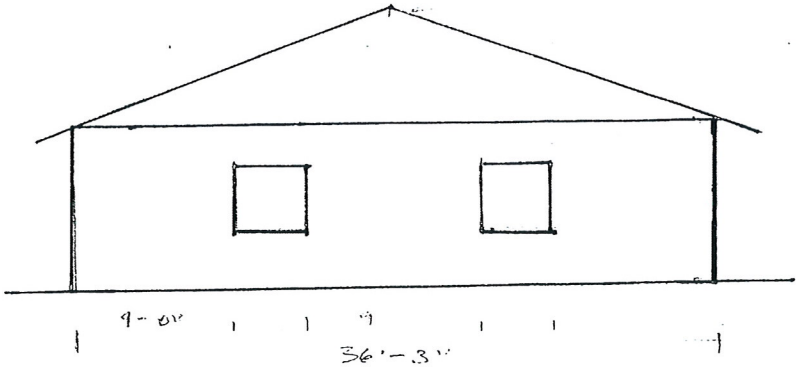
VAR-38328



NORTH FRONT 60'-4"

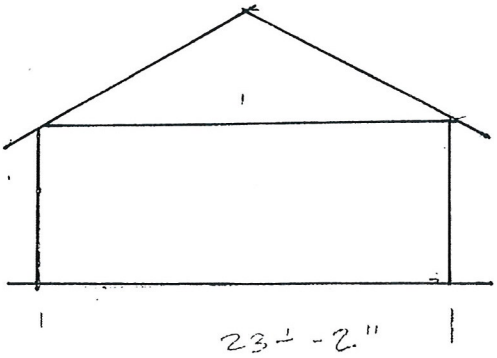


SOUTH BACK



9'-0" 36'-3"

WEST



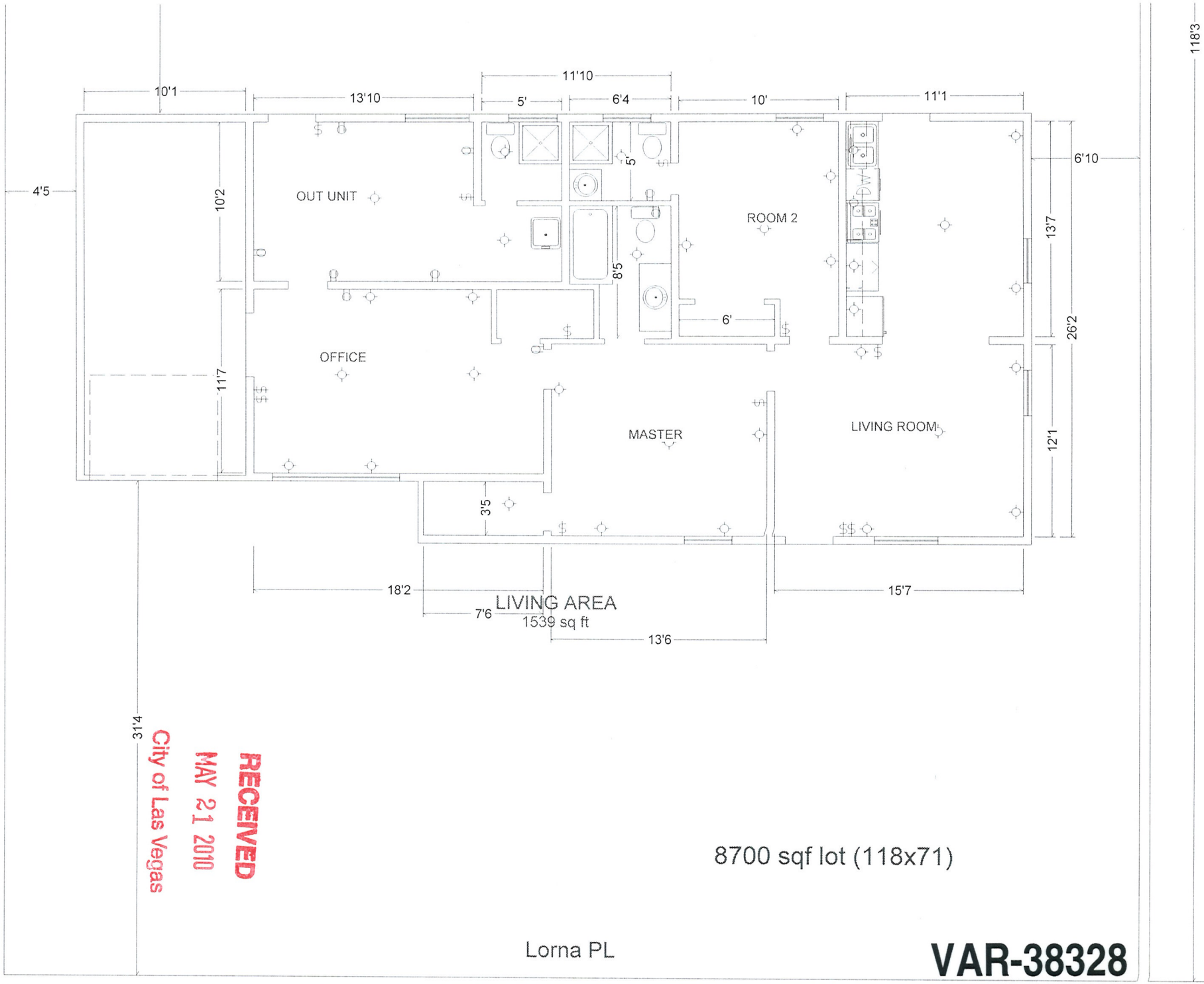
23'-2"

WEST

1" = 8'-0"

RECEIVED
MAY 21 2010
City of Las Vegas

VAR-38328



RECEIVED
MAY 21 2010
City of Las Vegas

VAR-38328

To whome it may Consern

we enclosed half of Existing carport to have a gage and the same time blocking the noice coming 24 ours from the rest and attached to our house. the roof exsisting the concrete floor Exsisting, we regesting a variese to atow 4 feet side setback.

Thank You
Kohava Cohen

RECEIVED
MAY 21 2010

VAR-38328

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38553 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a portion of 131.70 acres at the southwest corner of Ann Road and Clark County 215 (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-38553 and SDR-38557
2. Conditions and Staff Report - VAR-38553 and SDR-38557
3. Supporting Documentation
4. Photos - VAR-38553 and SDR-38557
5. Justification Letter - VAR-38553 and SDR-38557

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SDR-38557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38553 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED 41,000 SQUARE-FOOT TRANSIT YARD AND A 5,740 SQUARE-FOOT ACCESSORY STRUCTURE (FUEL ISLAND CANOPY) on a portion of 131.70 acres at the southwest corner of Ann Road and Clark County 215 (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENISE RICHARDSON - Request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT, XX-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE 796 SQUARE FEET IS THE MAXIMUM AREA ALLOWED AND XX FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.07 acres at 3304 Theresa Way (APN 138-12-810-033), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW 40 PARKING SPACES WHERE 46 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-38586, VAR-38587 and SDR-38585
2. Conditions and Staff Report - VAR-38586, VAR-38587 and SDR-38585
3. Supporting Documentation
4. Photos - VAR-38586, VAR-38587 and SDR-38585
5. Justification Letter - VAR-38586, VAR-38587 and SDR-38585

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAR-38587 - VARIANCE RELATED TO VAR-38586 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT .ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3.

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SDR-38585 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38586 AND VAR-38587 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - Request for a Site Development Plan Review FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ONE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3.

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38275 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 500 SQUARE-FOOT JEWELRY STORE at 1444 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38275** APN: 162 021 10007

Name of Property Owner: _____

Name of Applicant: LILIBETH GONZALES

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: HERCES S. HUMIDIAN

Subscribed and sworn before me

This 3rd day of March, 2010

Dominador P. Tagacay Jr.
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

RECEIVED
MAY 13 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SECOND HAND DEALER JEWELRY

Project Address (Location) 1444 E CHARLESTON BLVD LV NV 89104

Project Name WE BUY GOLD **Proposed Use** _____

Assessor's Parcel #(s) 162 02 110 007 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER NERCES S. HIMIDIAN **Contact** 250-3013 CL

Address 1426 E. CHARLESTON BLVD. **Phone:** 250-3013 **Fax:** N/A

City LAS VEGAS, NV 89104 **State** NV **Zip** 89104

E-mail Address N/A

APPLICANT LILIBETH GONZALES **Contact** 7026244869

Address 1444 E CHARLESTON BLVD **Phone:** 7023808491 **Fax:** 7023808801

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address _____

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 MERCES S. HIMIDIAN

Subscribed and sworn before me

This 3rd day of March, 20 10

Dominador P. Tagacay Jr.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-38275
Meeting Date:	7/29/10
Total Fee:	$ 1030.00
Date Received:*	05/13/10
Received By:	Jonathan B.

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

Revised 10/27/08

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

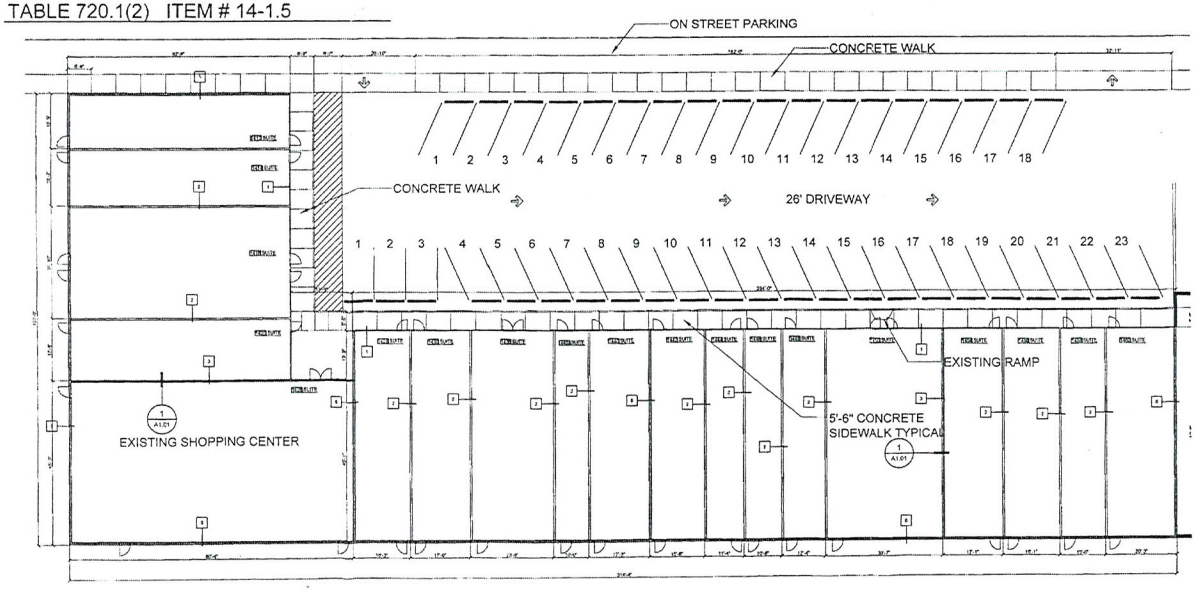
RECEIVED
MAY 13 2010

TABLE 720.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a,p,q]

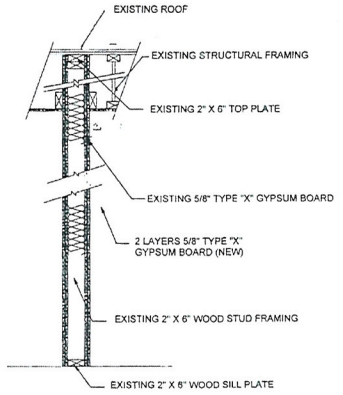
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[b] (inches) 4 hour	3 hour	2 hour	1 hour
14. Wood studs—interior partition with gypsum wallboard each side	14-1.1[k,m]	2" × 4" wood studs 16" on center with two layers of 5/8" regular gypsum wallboard[e] each side, 4d cooler[e] or wallboard[e] nails at 8" on center first layer, 5d cooler[e] or wallboard[e] nails at 8" on center second layer with laminating compound between layers, joints staggered. First layer applied full length vertically, second layer applied horizontally or vertically	—	—	—	5
	14-1.2[k,m]	2" × 4" wood studs 16" on center with two layers 1/2" regular gypsum wallboard[e] applied vertically or horizontally each side[k], joints staggered. Nail base layer with 5d cooler[e] or wallboard[e] nails at 8" on center face layer with 8d cooler[e] or wallboard[e] nails at 8" on center.	—	—	—	5 1/2
	14-1.3[k,m]	2" × 4" wood studs 24" on center with 5/8" Type X gypsum wallboard[e] applied vertically or horizontally nailed with 6d cooler[e] or wallboard[e] nails at 7" on center with end joints on nailing members. Stagger joints each side.	—	—	—	4 3/4
	14-1.4[l]	2" × 4" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) parallel to studs. Wallboard attached with 6d cooler[e] or wallboard[e] nails at 7" on center.	—	—	—	4 3/4
	14-1.5[k,m]	2" × 4" wood studs 16" on center with two layers 5/8" Type X gypsum wallboard[e] each side. Base layers applied vertically and nailed with 6d cooler[e] or wallboard[e] nails at 9" on center. Face layer applied vertically or horizontally and nailed with 8d cooler[e] or wallboard[e] nails at 7" on center. For nail-adhesive application, base layers are nailed 6" on center. Face layers applied with coating of approved wallboard adhesive and nailed 12" on center.	—	—	6	—
	14-1.6[l]	2" × 3" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) at right angles to studs. Wallboard attached with 6d cement-coated box nails spaced 7" on center.	—	—	—	3 5/8
15. Exterior or interior walls	15-1.1[i,k,m]	Exterior surface with 3/4" drop siding over 1/2" gypsum sheathing on 2" × 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" × 4" wood stud partitions. Gypsum sheathing nailed with 1 3/4" by No. 11 gage by 7/16" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[k,m]	2" × 4" wood studs 16" on center with metal lath and 3/4" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5 5/8
	15-1.3[k,m]	2" × 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	5 1/4" No. 16 gage noncombustible studs 16" on center with 7/8" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.			—	Varies[d]

(continued)

TABLE 720.1(2) ITEM # 14-1.5



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 A1.01 WALL PARTITION 1/2" = 1'-0"

NORTH

CHARLESTON BLVD.

WALL TYPES

1. STORE FRONT WINDOW SYSTEM WITH 2"X6" WOOD STUDS WITH 5/8" 3 COAT STUCCO 6" SOUND INSULATION IN ALL WALL CAVITIES. EXTEND TO THE UNDERSIDE OF STRUCTURE
2. EXISTING DEMISING WALLS
3. AREA SEPARATION WALLS (SHEET A1.01 2003 IBC FIRE-RATING TABLE 720.1(2))
4. NOT USED
5. EXISTING CMU WALL

NOTE

LEGEND

AREA SEPARATION WALLS

INDICATES EXISTING CMU WALL

EXISTING DEMISING WALLS

NOTE

GENERAL NOTES

CEILING TYPE SCHEDULE

GYPSUM BOARD CEILING ON BULKHEAD

PENDANT DIRECT/ INDIRECT EXISTING FLUORESCENT LIGHT FIXTURE

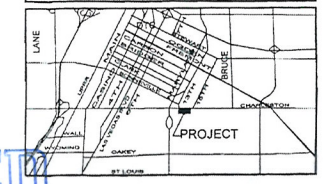
8'-0" CEILING HEIGHT

NEW RECESSED EXHAUST FAN 100CFM

EXISTING SURFACE MOUNTED FIXTURE

CEILING NOTES

KEY PLAN



© Melvin Green Architect, Ltd. 2004

REVISIONS	BY

MELVIN D. GREEN REGISTERED 2249 ARCHITECT STATE OF NEVADA
AUG 30, 2004

MGA Melvin Green Architect, Ltd.
3305 W. Spring Mountain Rd. Suite 69 • Las Vegas, NV 89102 • (702) 362-8614

All ideas, designs, arrangements, specifications and plans shown, described, and represented thereby are and shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. No part thereof shall be copied, disclosed to others or used in connection with any work or project, except with the prior written permission of the Architect. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions, and a publication of the work by any method in whole or in part is prohibited.

PROJECT: LAFAYETTE SQUARE
WORLDWIDE A's JEWELRY
14144 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA

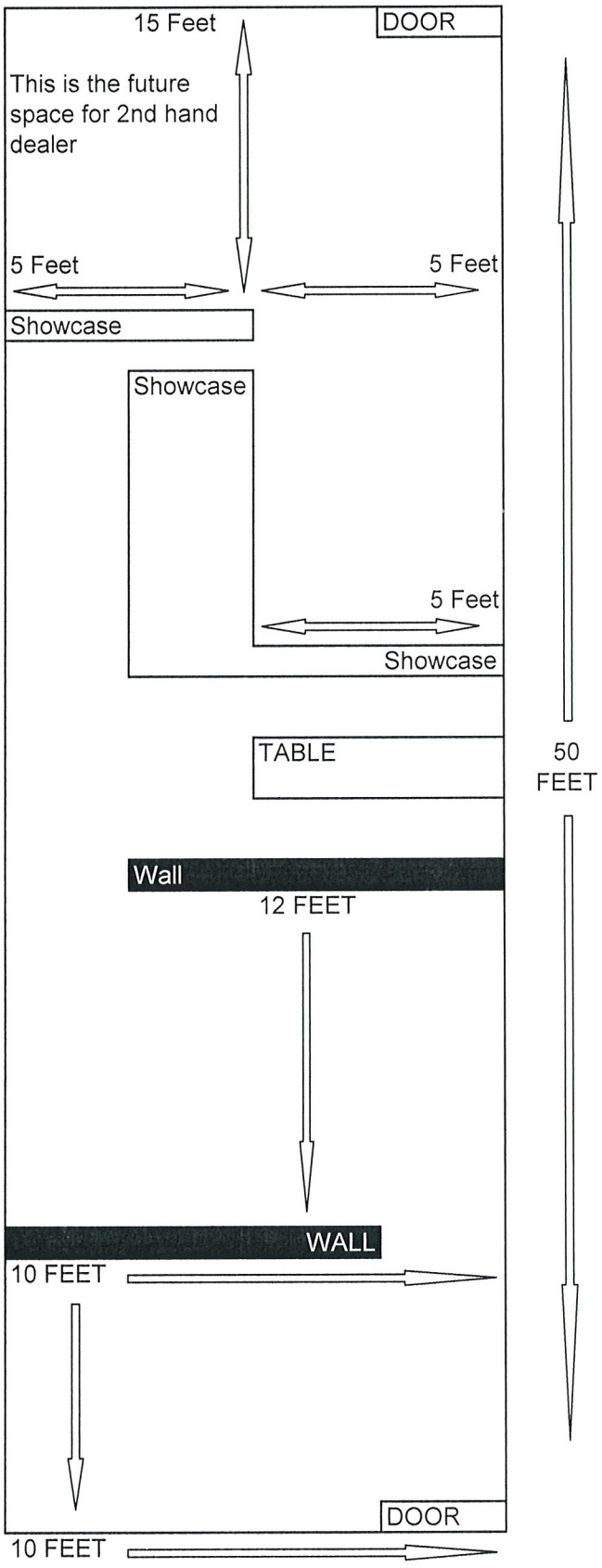
SHEET TITLE: OVERALL FLOOR PLAN & DETAIL

DATE: 05-30-04
SCALE: AS INDICATED
DRAWN: MG/DW
JOB NO: 2004-0431

SHEET A1.01
OF SHEETS

RECEIVED
MAY 13 2010

SUP-38275



50 FEET

WORLDWIDE A'S JEWERY
1444 E CHARLESTON BLVD
LAS VEGAS, NV 89104

RECEIVED
MAY 13 2010
SUP-38275

April 13, 2010

Ben Sticka, Planner
City of Las Vegas, Planning & Development Developer
731 South Fourth Street
Las Vegas, NV 89101

Letter of Justification for a Special Use Permit for Scrap Gold/Jewelry

Sir/Madam:

Hello. I am sending this letter to justify our intentions in obtaining a special use permit to be able to recycle scrap gold and jewelry. Therefore, please allow me to share my goals with you in creating a difference in our community and environment.

Due to the downturn of our economy and our market's consistent decline, it has been especially difficult for many to make ends meet. Hence, having an alternative for our community to recycle or sell the jewelry that they no longer use can help them significantly as gold prices are increasing daily. Such operation will be managed by me, the owner, Lilibeth Gonzales with the help of my son, Mark Gonzales. No additional employees needed to fulfill the position needed for the license requested. The hours of operation will be from Monday-Saturdays from 9am to 7pm, and Sundays from 10am to 6pm. We will be incorporating the permit requested in conjunction with our current license issued for the sale and service of wireless and other communication devices.

The demand for gold and other various metals are far more than what we are able to supply. Ergo, compensating our community for recycling their scrap gold not only helps them, but it also helps our environment by saving our natural resources.

Most of the gold that come from the United States is mined from our great state, Nevada. Study show that the Mines consume more water than all of our States' population combined; not to mention, the distress it brings our plant and animal life when the chemicals and solvents are drained and discarded in our ecosystem. So, we are seeking the approval of your office to issue a special use permit on our behalf to enable us to recycle gold and other jewelry to help our community, promote preservation of our natural resources, conservation of our water supply, and the safeguard of our ecosystem.

Hoping for your kind consideration. Your immediate attention is greatly appreciated. Thank you.

Respectfully yours,
Lilibeth Gonzales
Applicant/ Owner

RECEIVED
MAY 13 2010
SUP-38275

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR AN 81 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 6495 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38276** APN: 125-24-811-003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Robert M. Silverman of Walgreen Co.

Name of Representative: Jennifer Roberts of 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: Mark D. Linehan

Subscribed and sworn before me

This 27 day of May, 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38276 APN: 125-27-811-003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Robert M. Silverman of Walgreen Co.

Name of Representative: Jennifer Roberts of 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: 125-27-811-003

Signature of Property Owner: _____

Print Name: Mark Lingham

Subscribed and sworn before me

This 12 day of May , 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

RECEIVED
MAY 13 2010

Revised 11-14-06

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

10783

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6495 North Decatur Boulevard

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

Assessor's Parcel #(s) 125-24-811-003 **Ward #** 6

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 Shadow Mtn. Marketplace LLC **Contact** Wynmark Company

Address 5330 Debbie Road #100 **Phone:** (805) 967-6040 **Fax:** (805) 967-7089

City Santa Barbara **State** CA **Zip** 93111

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 MARK LINEHAN

Subscribed and sworn before me

This 3rd day of November, 2009.

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38276
Meeting Date:	12/2/2009
Total Fee:	1280
Date Received:*	5/13/09
Received By:	MREA

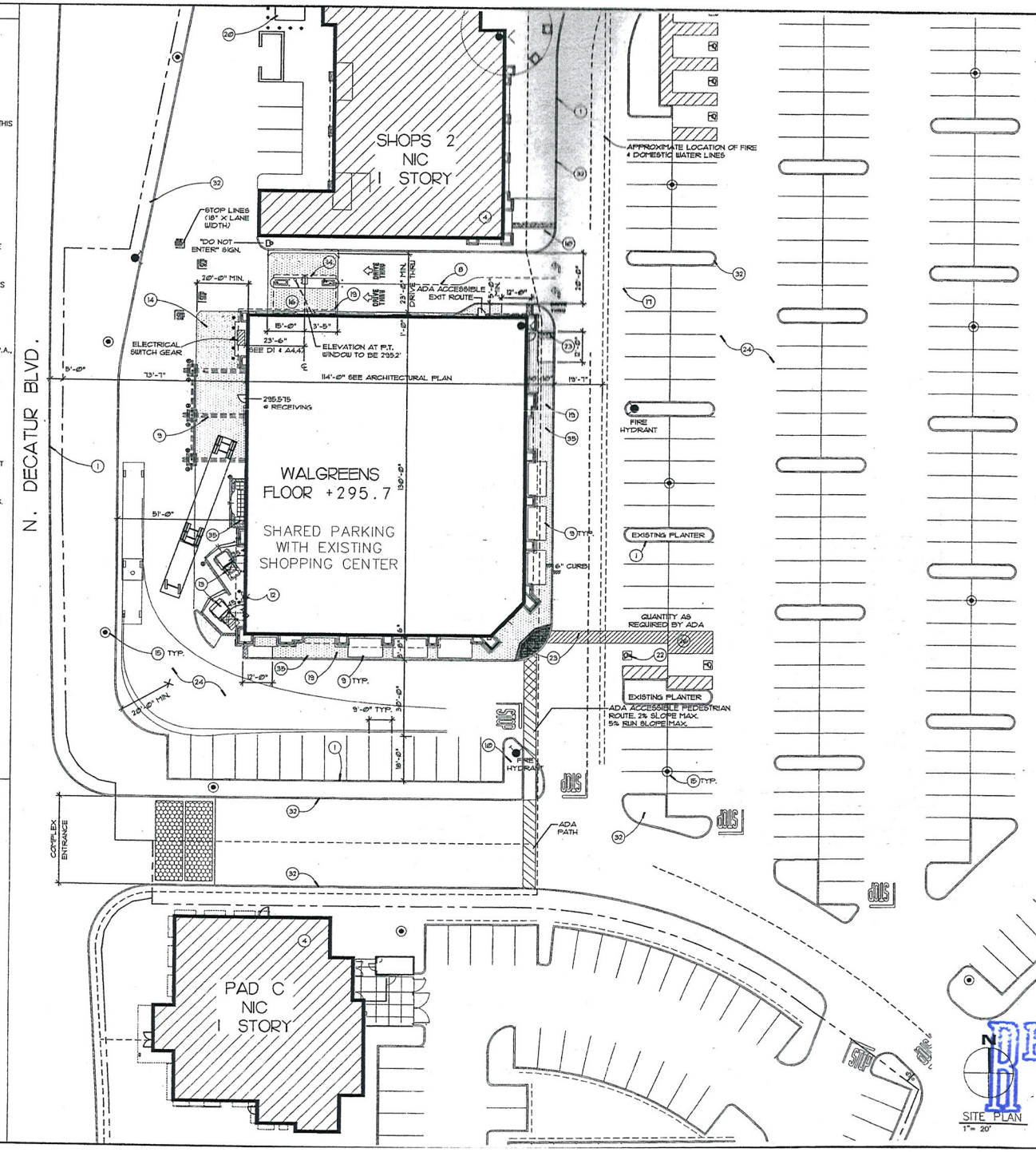
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

#10783

SITE PLAN KEYED NOTES

1. PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
2. 65 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C6.1.
3. NOT USED.
4. IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORIES AND DISTANCE FROM PROPERTY LINE.
5. SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE.
6. CONCRETE APRON TO D.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/ TRAILER WITHOUT ROLLING ONTO CURB. SEE CRITERIA NOTE #9, THIS SHEET. DIVIDE DRIVEWAY INTO LANES W/STRIPING.
7. LIMIT OF HEAVY DUTY ASPHALT PAVING.
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. SEE DETAIL 11/C0.0.
11. NOT USED.
12. GAS METER WITH BOLLARDS.
13. COMPACTORS. SEE SHEET C6.2.
14. LINE OF CONCRETE PAD.
15. LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. COORDINATE WITH EXISTING SITE LIGHTING PACKAGE.
16. CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
17. PROVIDE LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
18. NOT USED.
19. CONCRETE SIDEWALK. SEE SHEET A1.1 – KEYED NOTE #2.
20. PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A., ANY OTHER LOCATIONS).
21. ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'-4" CLEAR.
22. ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL.
23. ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5% ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
24. ASPHALT PAVING.
25. YELLOW PAINT STRIPING (TYPICAL).
26. ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A.–ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% (2 % MAX.) SLOPE IN ALL DIRECTIONS.
27. TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.).
28. PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
29. INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
30. SPOT ELEVATION AT STREET INTERSECTION.
31. SHARED MONUMENT ID SIGN TO BE PROVIDED BY OTHERS.
32. INDICATE ALL OFF-SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED.
33. ALL END ISLANDS TO BE 3'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED, DETAIL ROLLOVER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
34. RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED).
35. WALKS WITHOUT COLUMNS CAN BE 7'-0"W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-6" CLEAR TO EDGE OF CURB. SOUTHERN PROTOTYPE WALK TO BE 10'-0"W MIN.
36. TOTE ENCLOSURE.
37. DETECTABLE WARNING SURFACE, 36" DEEP.
38. STORM CATCH BASINS TO BE 50' MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE.
39. LIGHT POLES, LANDSCAPINGS, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON.



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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

STORE NUMBER 10783

PROJECT NAME
WALGREENS STORE
6495 NORTH DECATUR
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN - BEER & WINE

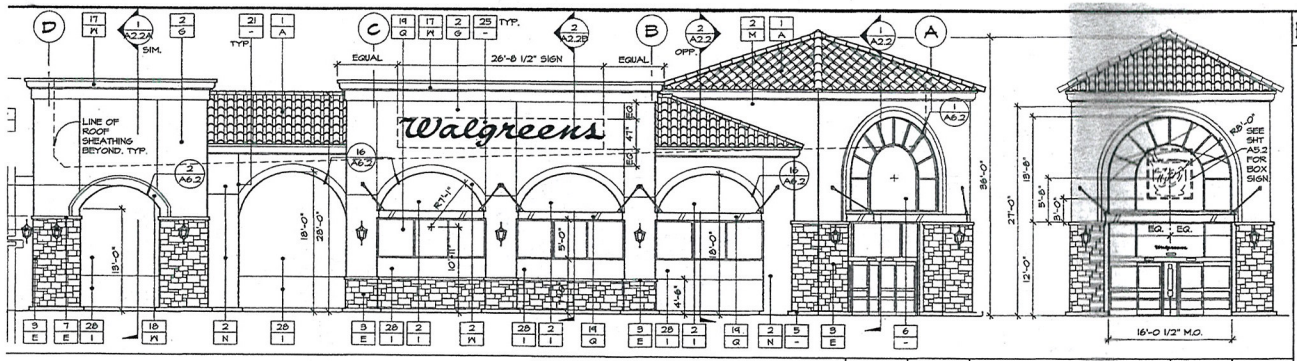
CADD PLOT: 10783-A01-BW-16NOV09
VOID PLOT
SUPERSEDES PLAN DATED:

SCALE: 1/20 =1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:

DRAWING NO. A0.1

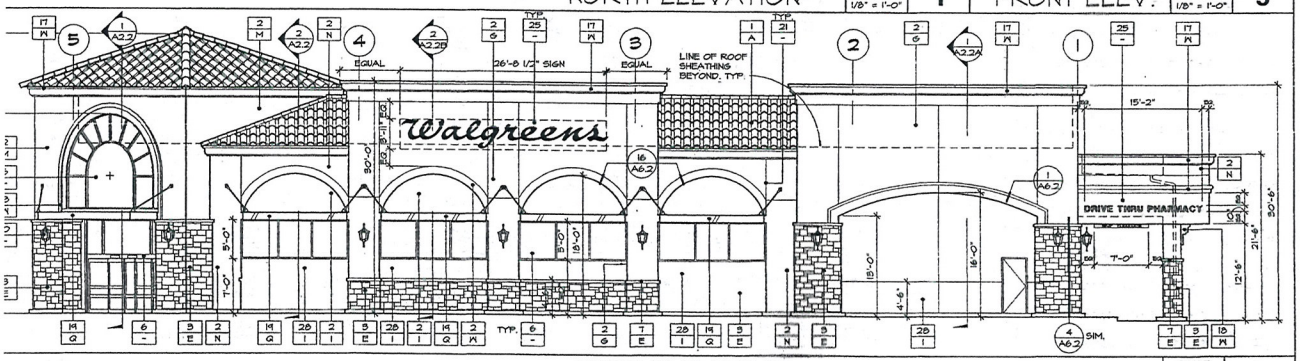
RECEIVED
MAY 13 2010

SUP-38276

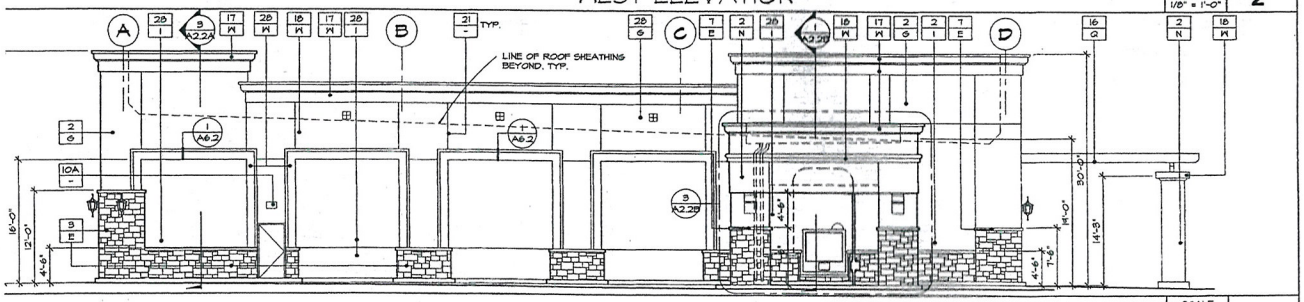


NORTH ELEVATION — SCALE 1/8" = 1'-0" — 1

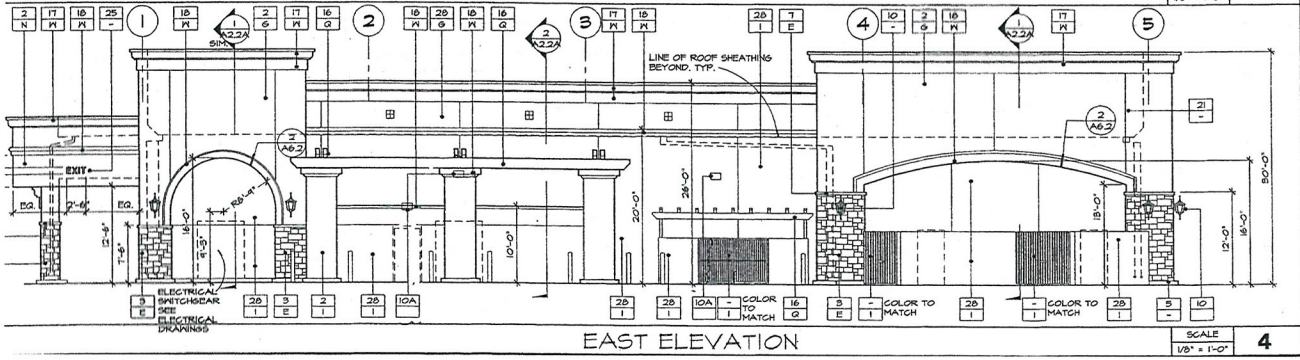
FRONT ELEV. — SCALE 1/8" = 1'-0" — 5



WEST ELEVATION — SCALE 1/8" = 1'-0" — 2



SOUTH ELEVATION — SCALE 1/8" = 1'-0" — 3



EAST ELEVATION — SCALE 1/8" = 1'-0" — 4

EXTERIOR MATERIALS

1	CLAY ROOF TILE - TWO PIECE TILE, "DELEOCKAY TILE CO." SEE MANUFACTURERS SPECIFICATIONS 1080 - ER 3416 LARR 24894 PHONE: (909) 674-1578
2	7/8" EXTERIOR CEMENT PLASTER ON METAL LATH OVER 2 LAYER OF BLDG. PAPER O/ WD OR STEEL STUDS, 20/30 FINE SAND FINISH. WATER PROOFING. APPLY FLEXIBLE EXTERIOR ELASTOMERIC TEXTURE COATING W/ COLOR. APPLY IN STRICT ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS.
3	STONE VENEER BY EL DORADO STONE (800) 925-4674 (4/A6.2)
4	CONCRETE SIDEWALK.
5	CONCRETE CURB BASE - STANDARD GRAY SMOOTH TROWEL FINISH
6	ARCADIA ALUMINUM STOREFRONT SYSTEM (SEE SCHEDULE) (CLEAR ANODIZED)
7	WAINSCOT SILL SEE DETAIL
8	FABRIC AWNING
9	MISCELLANEOUS SHEET METAL FLASHING, COPING, DOORS, ELECTRICAL EQUIPMENT, HAND RAILS, GUARD RAILS ETC., SHEET METAL SHALL BE MIN. 24GA.
10	WALL MOUNTED DECORATIVE LIGHT FIXTURE BY ART MANUFACTURERS (714) 540-4125
10A	WALL MOUNTED FIXTURE. (SEE ELECTRICAL DRAWINGS)
11	MASONRY BLOCKS A) SPLIT FACE BLOCK. B) PRECISION BLOCK. BRICK VENEER.
12	
13	METAL DOORS/FRAMES, VENTS, MISC. STEEL METAL ARBOR. PAINT TO MATCH ADJACENT SURFACE.
14	MASONRY EXPANSION JOINT SEE DETAIL 8/A6.2. LOCATE EXTERIOR CEMENT PLASTER EXPANSION JOINT OVER MASONRY EXPANSION T/A6.2.
15	1/4" FROSTED GLASS
16	STEEL TRELLIS
17	FOAM CORNICE W/ PLASTER FINISH #20 SAND FINISH PLASTER COAT OVER SYNTHETIC BASE COAT.
18	FOAM TRIM / MOULDING W/ PLASTER FINISH; #20 SAND FINISH PLASTER COAT OVER SYNTHETIC BASE COAT.
19	METAL AWNING
20	PRECAST CONCRETE COLUMNS BY CONC. DESIGNS INC. (CDI) COLOR - TY 80 "YUCCA". (SANDBLASTED)
21	1/2" METAL PLASTER REVEAL. PAINT TO ARCH ADJACENT SURFACE.
22	1" METAL PLASTER REVEAL. PAINT TO MATCH ADJACENT SURFACE.
23	CONTROL JOINT, PAINT TO MATCH ADJACENT SURFACE SEE DETAIL (4/A6.2)
24	ACCENT TILES BY DALTILE (800) 933-TILE, WWW.DALTILE.COM
25	WALGREENS SIGNAGE. PROVIDE 5/8" PLYWD. BACKING & BLOCKING AS REQUIRED FOR SIGNS. (SEE SPECIFICATIONS & PLANS FOR INDIVIDUAL DETAILS)
26	BUILDING AND/OR CANOPY BEYOND.
27	BOLLARD (SEE FLOOR PLAN FOR TYPE AND FINISH).
28	7/8" EXTERIOR CEMENT PLASTER ON STANDARD UNIT PRECISION BLOCK GRAY, 20/30 FINE SAND FINISH. PAINT TO MATCH COLORS AS NOTED.

EXT. COLORS AND FINISHE

ROOFING

A	DELEO CLAY TILE CO. (909) 674-1578	TUSCANY
B	EAGLE ROOFING PRODUCTS (800) 300-EAGLE	SHEDTBT MONTECITO BLEND
C	BRICKS	
D	CORONADE STONE PRODUCTS (800) 847-8663	2 1/2"x8" SPECIAL US RED USED
E	STONE: ELDORADO STONE (800) 925-4491	HILLSTONE BERGAMO
F	ELDORADO STONE (800) 925-4491	CASTAWAY STACKED STONE

PAINTS

G	SHERWIN WILLIAMS - SW 2824 - GAEN STONE	
H	SHERWIN WILLIAMS - SW 6122 - CAMELBACK	
I	101 - 371 - COUNTRY CORK	
J	SHERWIN WILLIAMS - SW 2804 - TYCOON BROWN	
K	SHERWIN WILLIAMS - SW 1151 - ANTIQUE WHITE	
L	SHERWIN WILLIAMS - SW 6178 - CLAY SAGE	
M	SHERWIN WILLIAMS - SW 6690 - COLONIAL YELLOW	
N	SHERWIN WILLIAMS - SW 1567 - YELLOW FLICKER	
O	SHERWIN WILLIAMS - SW 6327 - BOLD BRICK	
P	SHERWIN WILLIAMS - SW 2849 - DOMICILE BLUE	
Q	SHERWIN WILLIAMS - SW 2824 - TAVERN TAUPE	
R	SHERWIN WILLIAMS - SW 2821 - BONFIRE	
S	SHERWIN WILLIAMS - SW 2801 - GOLDEN GATE COSTCO ONLY	

METAL PANEL SIDING

T	SHERWIN WILLIAMS - SW 6061 - RED ACCENT	
U	SHERWIN WILLIAMS - SW 1122 - ECHELON EGRU	
V	SHERWIN WILLIAMS - SW 2144 - OVERCAST MOON	
W	SHERWIN WILLIAMS - SW 1401 - COLLECTORS WHITE	
X	SUNBRELLA FIRESIST - #8691 - BURGUNDY	
Y	SUNBRELLA FIRESIST - #8691 - FOREST GREEN	
Z	SUNBRELLA FIRESIST - #8626 - NAVY BLUE	

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL, COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
2. PROVIDE CONTINUOUS 2X BLOCKING IN WALL FOR SIGN AGE ATTACHMENTS. COORDINATE WITH SIGN CONTRACTOR.
3. 7/8" THICK EXTERIOR CEMENT PLASTER, TYP. ON STUD WALLS, WHERE PLASTER FINISH IS CALLED OUT.
4. CONSTRUCTION JOINTS OF THE EPS FOAM CORNICE SHALL BE 20'-0" O.C. (MAXIMUM)
5. NOT USED.
6. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS.
7. PRIOR TO PAINT OR STUCCO COLOR COAT BEING APPLIED TO ANY BUILDINGS, THE CONTRACTOR SHALL PAINT A TEST PATCH ON THE BUILDING INCLUDING ALL COLORS. THE REMAINDER OF THE BUILDING MAY NOT BE PAINTED UNTIL INSPECTED AND APPROVED BY THE ARCHITECT AND OWNER.
8. PROVIDE 5 GALLONS EA.(PER COLOR) OF UNOPENED EXTERIOR PAINT.
9. PAINT ALL EXPOSED METAL FLASHING, PIPES, EQUIPMENT, ETC., TO MATCH ADJACENT SURFACE (TYP.)
10. REFER TO EXHIBIT "C" FOR STOREFRONT INFORMATION.

RECEIVED
MAY 13 2010

SUP-38276

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

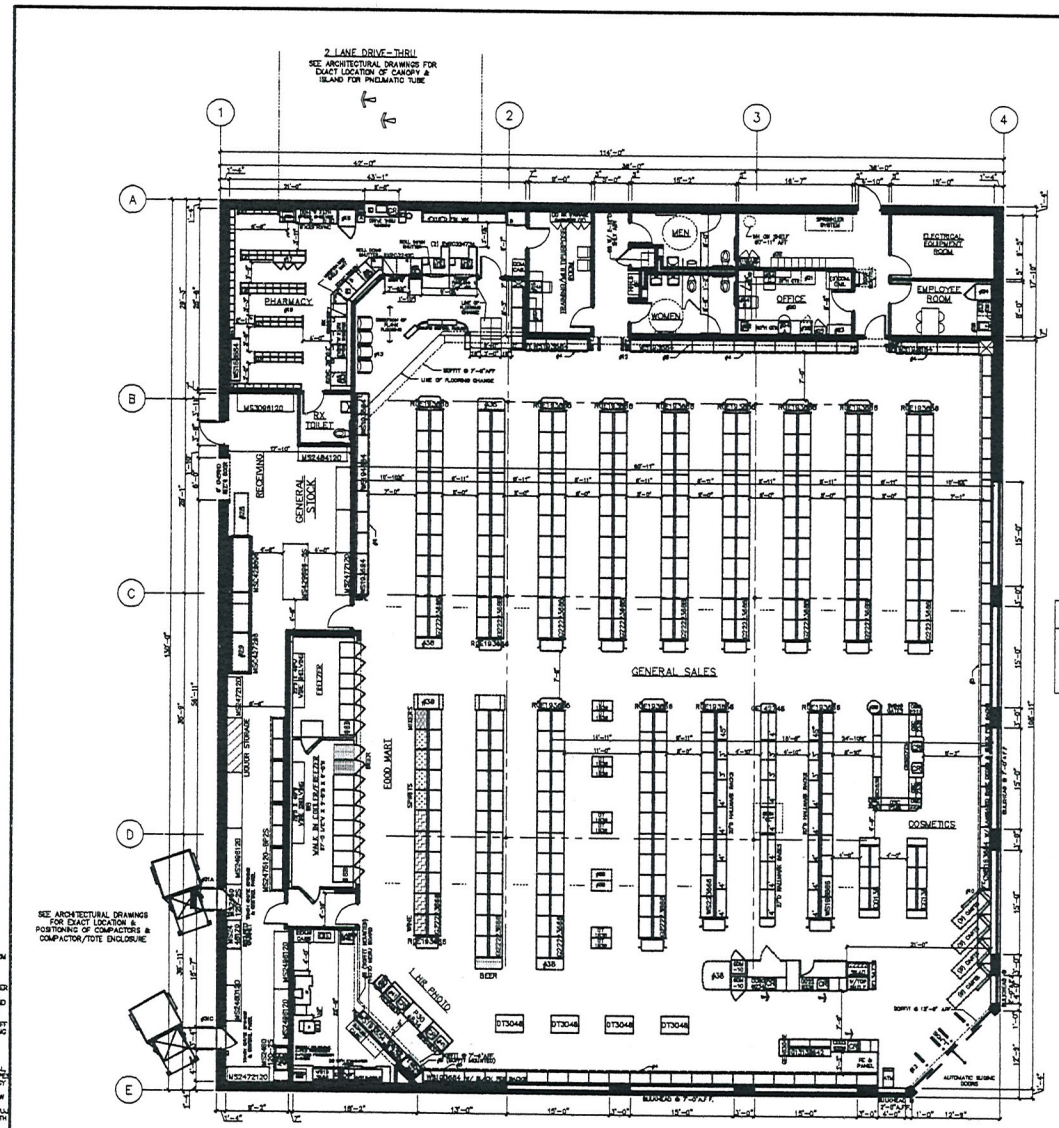
CERTIFICATION AND SEAL

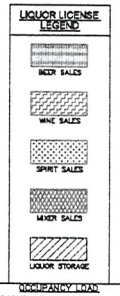
STORE NUMBER 10783

PROJECT NAME
WALGREENS STOR
6495 NORTH DECATUR
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER &

CADD PLOT: 10783-A21-BW-16NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/8" = 1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:
DR/
OF





OCCUPANCY LOAD

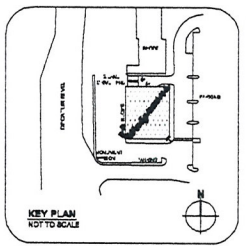
TOTAL OCCUPANCY: 441

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 80.25 SQ. FT.

TOTAL SALES: 9432 SQ. FT.

% SALES FLOOR DEVOTED TO LIQUOR = .85%



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS ARE ABLE HANGING @ 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" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSABILITY SIGN. (SHIFT TO BOTTOM OF SIGN)

PHARMACY DEPARTMENT:
REFER TO PHOTOMETRIC PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP PRESCRIPTIONS
SIGN "K" DROP OFF PRESCRIPTIONS
SIGN "Q" CONSULTATION WINDOW
SIGN "TX" T.A.B.
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. 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 REACH-IN REFRIGERATION: (PROVIDE 3" AIR SPACE BETWEEN COOLERS AND FREEZERS)
OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 3" x 4" EACH END FOR END PANELS)
A. ___ VO-36: 6'-0"W X 43 7/8"D X 81 3/4"H
B. ___ VO-38: 6'-0"W X 43 7/8"D X 81 3/4"H
MODEL TE-ENDLESS REACH-IN FREEZERS (ADD 3" x 4" EACH END FOR END PANELS)
C. ___ TEL-24: 4'-1 4"W X 27 3/4"D X 87"H
D. ___ TAF-48HD: 52"W X 36 1/4"D X 81"H
E. ___ WALK-IN WALK DOG: FR: 70"W X 39"D X 78"H
8. MASTER-BILT WALK-IN COOLER, PROVIDE
8 @ DOOR COOLMASTER DOORS 26 3/4" X 78" EACH AND
6 @ DOOR FREEZEMASTER DOORS 26 3/4" X 78" EACH BY ANTHONY
A. ___ DOORS: FOR EACH DOOR PROVIDE (1) ___ 12 SSV-24 LOW DRAWER SHELVES: UPPER (3) WITH SLIDES AND LOWER (1) WITH ROLLERS COMPLETE WITH UPRIGHTS
B. ___ DOORS: FOR EACH DOOR PROVIDE 5PID SLD-7 NYLALITE SHELVING SYSTEM
C. 6 DOORS: TO ROLLER CONVEYOR AT FLOOR LEVEL
D. 8 DOORS: FOR EACH DOOR PROVIDE 7PPI ANTHONY BAR LITE
E. ___ DOORS: FOR EACH DOOR PROVIDE (3) 27"D ANTHONY SHELVES AND (4) 5PID MONTHAN DOOR SHELVES
F. ___ DOORS: TO DOUBLE DECK ROLLER CONVEYOR
9. SCC CHEST BY VENDOR
10. CHART RAILS W/ DISPLAY SHELF & BEAT WALL ABOVE
11. PROVIDE A 4TH BLACK VINYL DADO AT ALL CHECKLITES
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. PATIENT WAITING AREA: (6) SEATS
14. PROVIDE CLOSETING FOR FUTURE ROBOTICS
16. COMPUTER TERMINAL
16A) INTERVIEW PHONE TERMINAL
16C) TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CPIX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
#1 - RX 3 DRAWER FILE INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX CPU'S INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 2 DRAWER FILE INSERT
#7 - RX TRIPH INSERT WITH CPU SHELF
#8 - RX CPU'S CABINET
#9 - RX 10 DRAWER FILE CABINET

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

STOCKROOM:
28. "CLEAT-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLL PR CONVEYOR
31. SCC ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A) TRASH COMPACTOR
31B) BALER
31C) CARDBOARD COMPACTOR

LUNCH/BREAK ROOM:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKER W/ PERFORATED DOORS, (1) 8 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. PROVIDE 2'-0" X 2'-0" EMPLOYEE CORK BOARD
34. EMPLOYEE ROOM REFRIGERATOR
35. PROVIDE 60" CLEARANCE HANG NEXT TO COUNTER
36. EMPLOYEE ROOM SINK (IN COUNTER)
37. 4'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:
38. TEL-DATA/ELECTRICAL OUTLET FOR FUTURE USE
39. VENDOR RACKS: REMOVE BASE DECK & SHOES; (LEAVE PANEL TO FLOOR)
40. PROVIDE OPENING FOR DAYLIGHT GLARE (SEE INTERIOR ELEVATION FOR LOCATION)
40. NUMISMATIC MACHINE (VENDOR)
41. PICTURE CAMS *LINE TERMINAL

*A.D.A. DOOR CLEARANCES	EXECUTIVE APPROVAL		DATE
	SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	PROTOTYPE	
	SENIOR VICE PRESIDENT STORE OPERATIONS		
	VICE PRESIDENT STORE OPERATIONS		
*ADDITIONALITY REQUIRED, MAY VARY WITH LOCAL JURISDICTIONS APPROACH TO DOOR SWING	REVIEWED BY:	C ED GIBSON 08.10.08 / B LEVALS 08.10.08	

FIXTURE LEGEND

2 GONDOLA (EA SIDE)	1916 D.	36 W.	66" H.	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH, EXAMPLE:	
04 GONDOLA END	16 D.	38 W.	66" H.	DT DISPLAY TABLE	30 D.	48 W.
WB WALL	15 D.	36 W.	84" H.			

SHELVING

ALL FIXTURES ARE FINISHED AND GROUNDED ON FINISHED END PANELS

Walgreens

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

PROJECT DATA

TYPE	GENERAL SALES	FOOD MART
NEW LOCATION	PHARMACY	SECURITY
NEW LOCATION EXISTING BLDG	1 HOUR PHOTO	24 HOUR STORE
REMODEL	LIQUOR	OTHER

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW	9432	1172	1364		12,968
	EXISTG					
FOOD MART	NEW	600				600
	EXISTG					
RX	NEW	723				723
	EXISTG					
RX WAITG	NEW	204				204
	EXISTG					
1 HOUR PHOTO	NEW	436				436
	EXISTG					
LIQUOR	NEW					
	EXISTG					
BSMT	NEW					
	EXISTG					
2ND FLOOR	NEW					
	EXISTG					
TOTAL: NEW		11,884	1772	1364		14,920
TOTAL EXISTG						

TOTAL AREA: "FOR" FLOOR 14,920 SQ.FT.
TOTAL AREA: OTHER LEVELS 0 SQ.FT.
GROSS AREA INCLUDING ALL LEVELS: 14,920 SQ.FT.
RX SHELVING LINEAL FEET: 67 LN.FT.

NO.	DATE	BY	DESCRIPTION	CONST
1	09/17/07	KK	REVISED PLAN TO INCLUDE: ADD NEW END STAND TO TANDEM CHECKOUT GONDOLA PER CORP PUROS; REPLACE 6' SECURITY CABINET W/ 4' CABINET PER DREAM TEAM; REVISE CORNER PHARMACY TO "PHARMACY '07" DESIGN PER UPPER MANAGEMENT AND PHARMACY SERVICES;	

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 AND SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 10783

PROJECT NAME
WALGREENS STORE
(NWC) DECATUR & I-215
LAS VEGAS, NEVADA

DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: 10783-01-08-1758PM07
SCALE: 1/8"=1'-0"
DRAWN BY: K KESTERSON
DATE: 08/29/08
REVIEWED BY:
VOID PLOT:
SUPERSEDES PLAN DATED:
DRAWING NO. D1
OF DWGS.

SUP-38276

RECEIVED
MAY 13 2009

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

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

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

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

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

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

May 13, 2010

VIA HAND DELIVERY

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

RECEIVED
MAY 13 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 81 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6495 North Decatur Boulevard. 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 on a major thoroughfare and is abutted by Interstate 215. There are other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

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

SUP-38276

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 81 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 81 square feet of accessory "off-sale" packaged beer, wine, and liquor sales.

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 13 2010

SUP-38276

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.: **36.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

4855

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38340** APN: 138-14-501-008

Name of Property Owner: L V 2 N W LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT DiMucci President of JMC-27, Inc., Managing Member of LV2NW, LLC

Subscribed and sworn before me

This 3RD day of November, 2009

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LISA A DIGIACOMO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/23/10

RECEIVED
MAY 26 2010

4855

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6001 West Cheyenne Avenue

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

Assessor's Parcel #(s) 138-14-501-008 **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 L V 2 N W LLC **Contact** [redacted] Lisa Di Giacomo 963-6151

Address JMC Development PO Box 1759 **Phone:** (847) 654-0820 **Fax:** (847) [redacted]

City Palatine **State** IL **Zip** 60078

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 ROBERT DIMUCCI President of JMC-27, Inc., MANAGING MEMBER OF LV2NW, LLC

Subscribed and sworn before me

This 3RD day of November, 20 09.

Lisa A DiGiacomo

Notary Public in and for said County and State

OFFICIAL SEAL
LISA A DIGIACOMO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/23/10

FOR DEPARTMENT USE ONLY

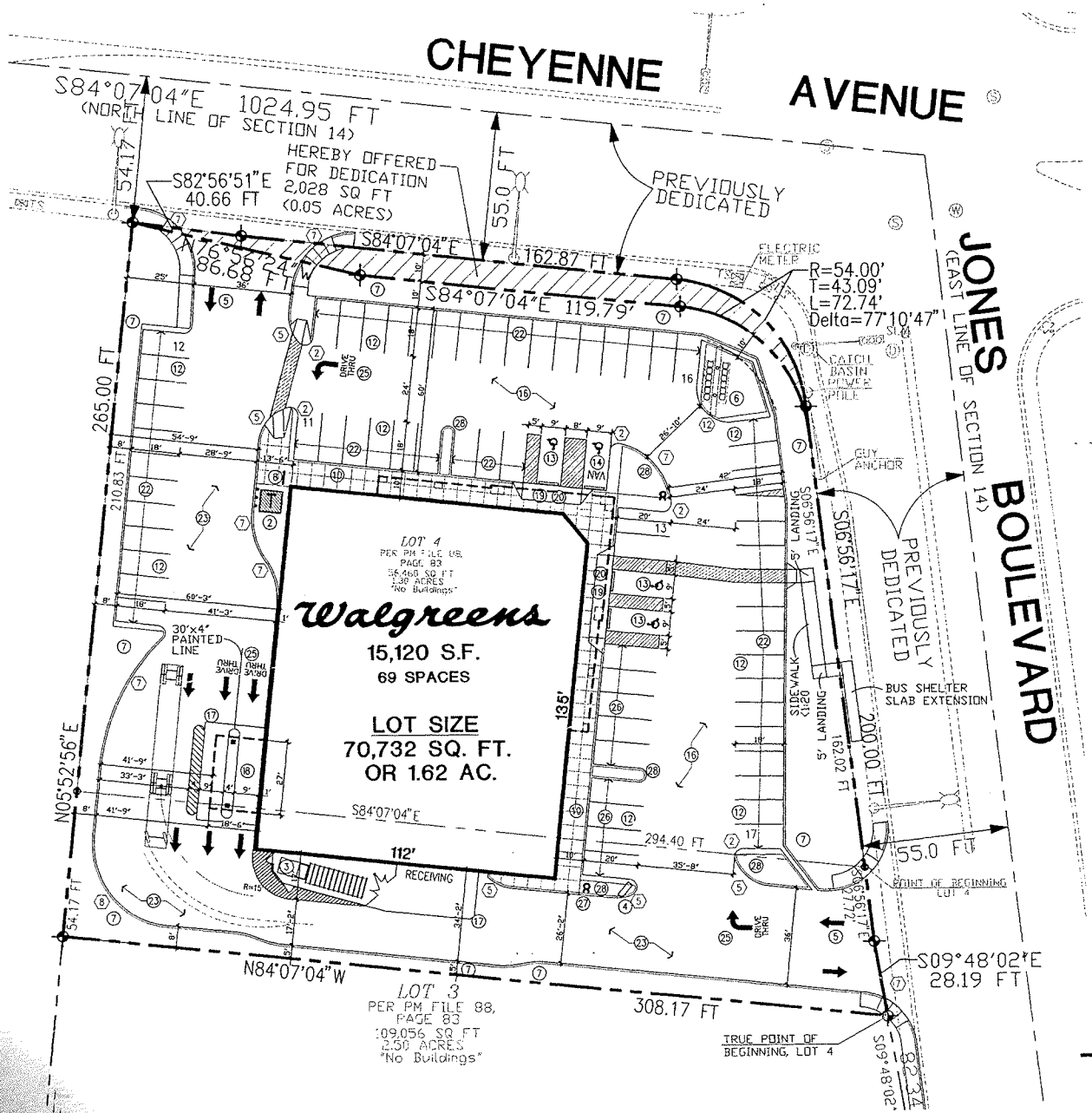
Case #	SUP-38340
Meeting Date:	07/29/10
Total Fee:	1280.00
Date Received:*	05/25/10
Received By:	Jonathan B.

*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 25 2010

Revised 10/27/08

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



SITEPLAN

SCALE: 1"=20'-0"

N

20 0 10 20 40 80

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

NO.	DATE	BY	DESCRIPTION
1	11/13/09	BAH	BEER & WINE PERMIT

REVISIONS

STORE NUMBER 04855

PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AVE
LAS VEGAS, NV

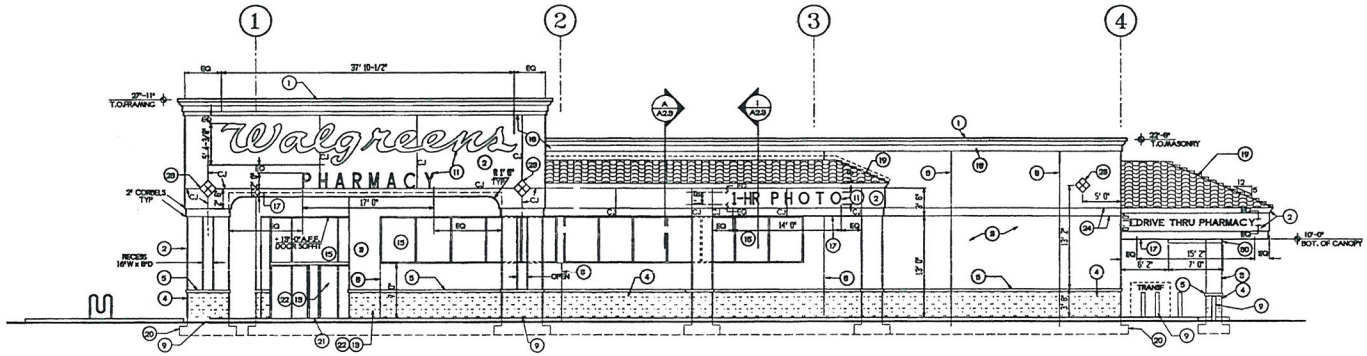
DRAWING TITLE
SITE PLAN

CADD PLOT: 4855-A01-BW-13NOV09	SCALE: 1"=20'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: MWS	A0.1
SUPERSEDES PLAN DATED:	DATE: 02-03-98	
	REVIEWED BY:	OF DWGS.

SUP-38340

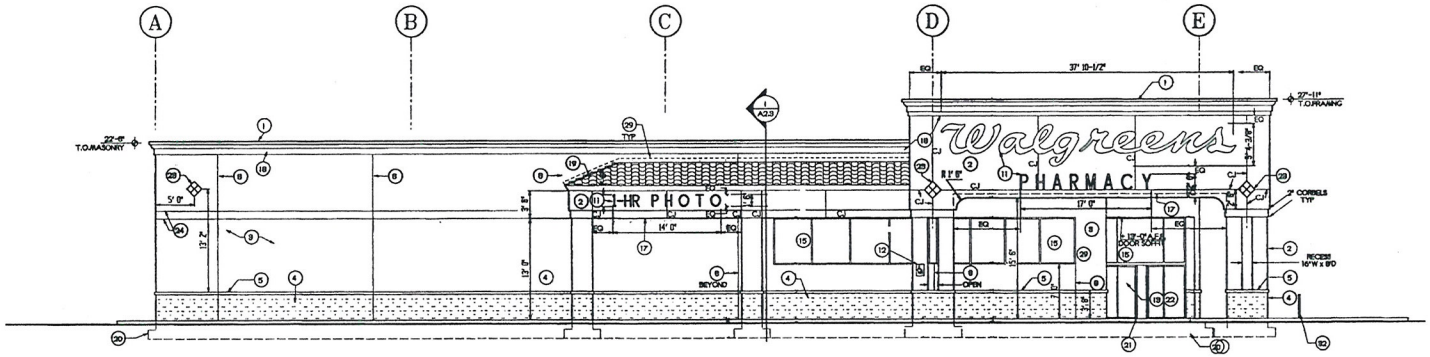
RECEIVED
MAY 25 2010

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



NORTH ELEVATION

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



EAST ELEVATION

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

NO.	DATE	BY	DESCRIPTION
1	11/13/09	BAH	BEER & WINE PERMIT

REVISIONS

STORE NUMBER 04855

PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AV
LAS VEGAS, NV

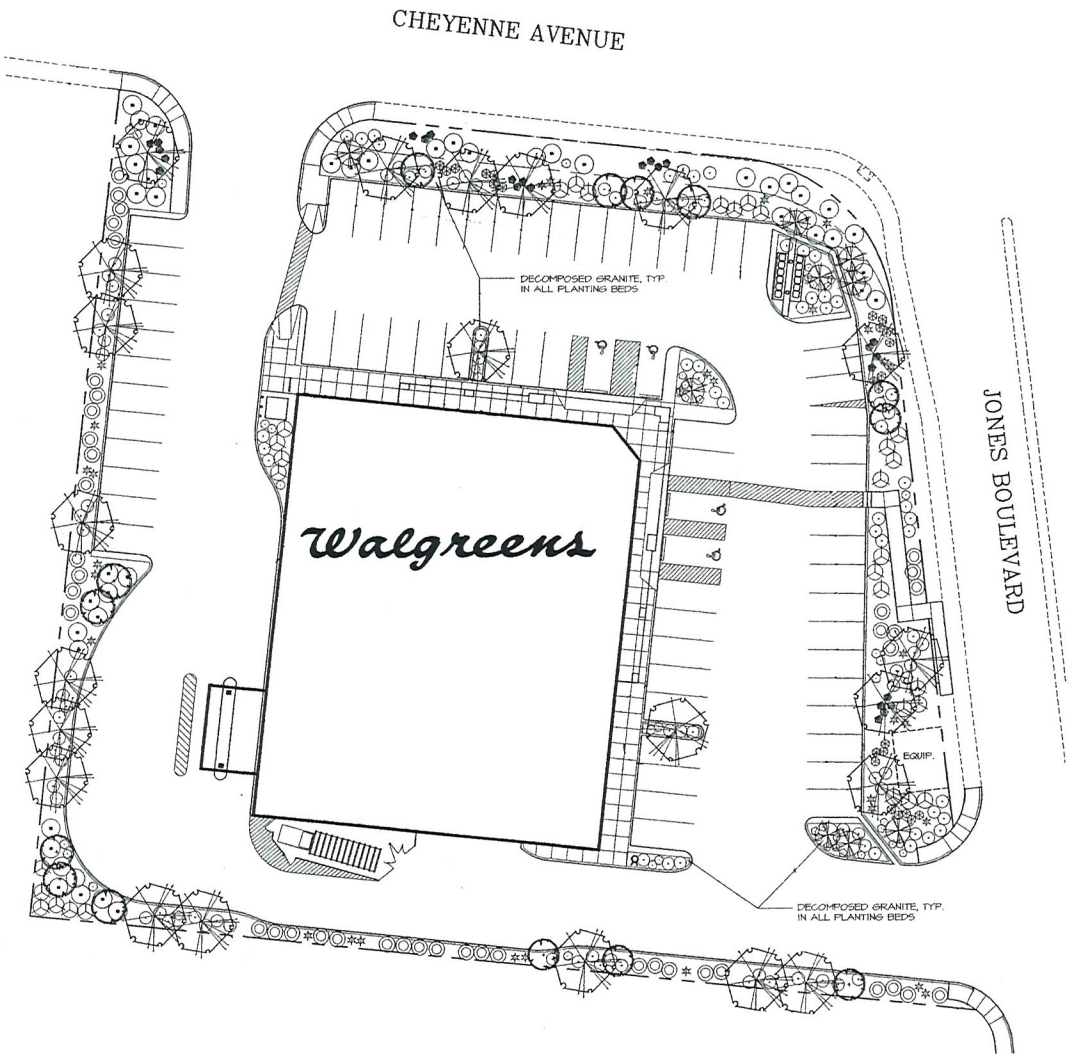
DRAWING TITLE
EXTERIOR ELEVATIONS

CADD PLOT: 04855-A21-BW-13NOV09	SCALE: 1/8"=1'-0"	DRAWIN
VOID PLOT:	DRAWN BY: BJ	A
SUPERSEDES PLAN DATED:	DATE: 02-03-98	
	REVIEWED BY:	OF

TIM MICHALSKI 11/17/2009 8:17 AM G:_ARCHITECTURE\BEER AND WINE AND WINE\04855\04855-A21-BW-13NOV09

RECEIVED
MAY 25 2010

SUP-38340



20 0 10 20 40 80

NORTH

SUP-38340

MAY 2 3 2010

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

NO.	DATE	BY	DESCRIPTION	CONST
1	11/13/09	BAH	BEER & WINE PERMIT	

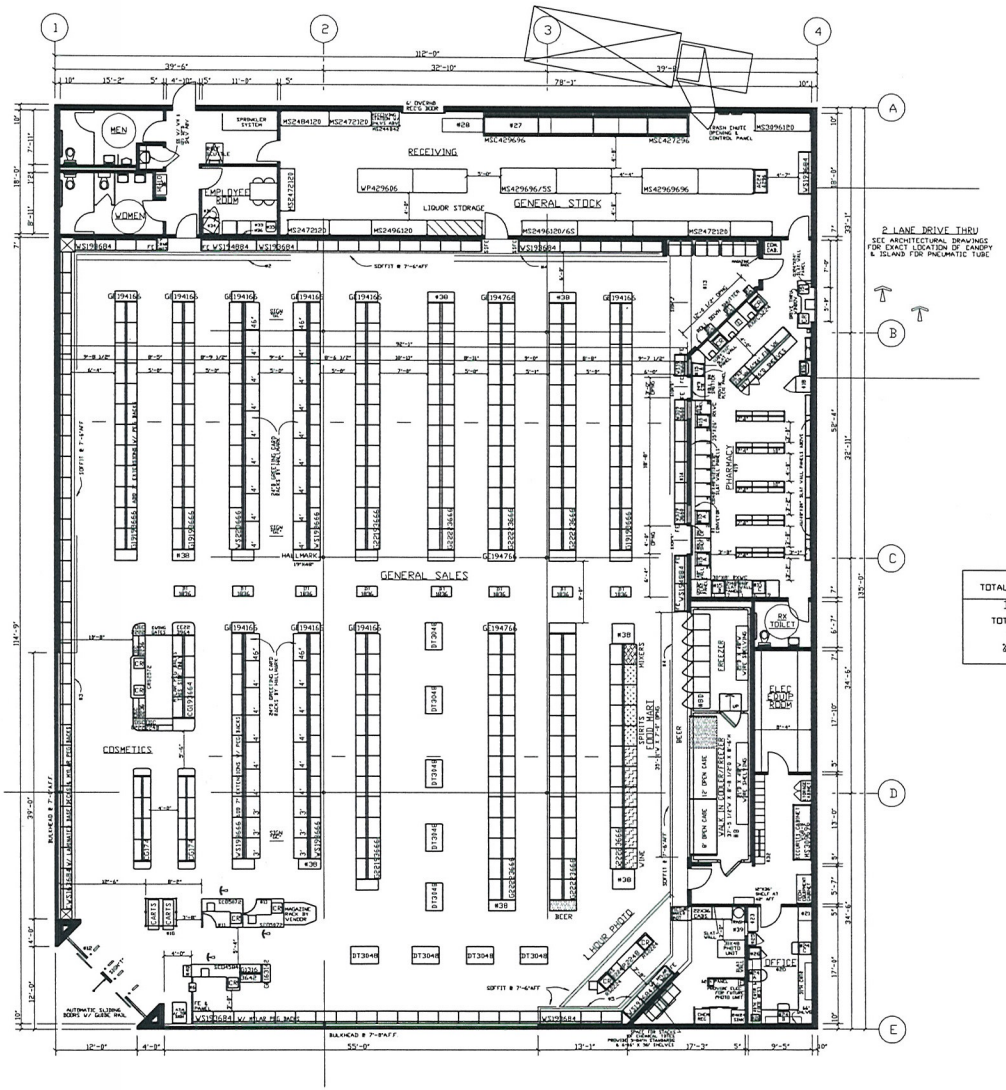
REVISIONS

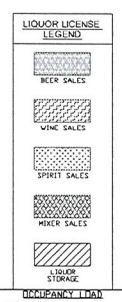
STORE NUMBER 04855

PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AVE
LAS VEGAS, NV

DRAWING TITLE
LANDSCAPE PLAN

CADD PLOT: 04855-L11-BW-13NOV09	SCALE: 1"=20'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: TAG	L1.1
SUPERSEDES PLAN DATED:	DATE: 04-06-98	
	REVIEWED BY: JWZ	OF DWGS.





OCCUPANCY LOAD

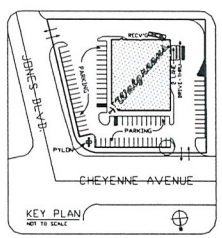
TOTAL OCCUPANCY: 451

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 78.7 SQ. FT.

TOTAL SALES: 10100 SQ. FT.

% SALES FLOOR DEVOTED TO LIQUOR = 78%



FOR REFERENCE ONLY. SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

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

ATTACH SIGNS 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.
2. SECURITY MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. PLASTIC "S". CORNICE SPECIFIED ON THIS DRAWING TO BE SOFFIT MOUNTED.
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-3ILT REACH-IN COOLERS (78.5"H):
   PROVIDE 3" AIR SPACE BEHIND
   A. -- - 3 DR MED. TEMP. BMG-80; 84"W X 34.5"D
   B. -- - 3 DR LOW TEMP. BLG-80; 84"W X 34.5"D
   C. -- - 2 DR MED. TEMP. BMG-52; 56"W X 34.5"D
   D. -- - 2 DR LOW TEMP. BLG-52; 56"W X 34.5"D
   E. -- - 2 DR BACK-UP TLG-52; 56"W X 34.5"D
   F. -- - WINE CLR WRB-580; 70"W X 29"D X 76"H
8. MASTER-3ILT WALK-IN COOLER: PROVIDE
   --- #1000R COOLMASTER DOORS
   26 3/4" X 73" EACH AND
   6. #100FR FREEZMASTER DOORS
   26 3/8" X 73" EACH BY ANTHONY.
   A. -- DOOR(S) FOR EACH DOOR PROVIDE
   (7) - (3 RCV-D-FLOW GRAVITY SHELVES, UPPER (5) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS.
   B. -- DOOR(S) FOR EACH DOOR PROVIDE
   (7) 24"D ANTHONY WIRE SHELVES AND (3) 36"D ADJ.
   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) 36"D MERCHANDISER SHELVES
   F. -- DOOR(S) "D DOUBLE DECK ROLLER CONVEYOR
   G. -- DOOR(S) FOR EACH DOOR PROVIDE (2) MOBILE ICE MERCHANDISERS
9. ICE CHEST BY VISION APPROX. 30 X 34 X 78
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. FREE STANDING CHECKOUTS TO HAVE A GATE AND 34"H SIDE SCREEN PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. RX WAITING ROOM W/ 4'H WAINSCOT (LAMINATE BY FIXTURE MANUFACTURER)
   (7) SEATS
   (-) TABLE LAMP (WHEN SHOWN)
   (1) MAGAZINE RACK; LOCATE AT 42" AFF
   (2) PIECES OF ARTWORK 20X25 (SEE INTERIOR ELEVATION FOR LOCATION)
14. FIXED GLASS PANEL OPENING (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 3 DRAWER VIAL INSERT
   #2 - RX 3 DRAWER FILE INSERT
   #3 - RX OPEN INSERT
   #4 - RX OPEN INSERT
   #5 - RX PRINTER CABINET
   #6 - RX 3 DRAWER FILE INSERT
   #7 - RX OPEN INSERT W/ CPU SHELF
   #8 - RX WELL CABINET
   #9 - RX 3 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: ASAOD TERMINAL
   24C: STAFFWORKS TERMINAL
25. TILL LOCKER
26. SAFE

STOCKROOM
27. GRAVITY CONVEYOR
28. NEXT-N-FLEX CONVEYOR
29. POWER ROLLER CONVEYOR
30. BALER 50"W X 34"3 X 78"H

EMPLOYEE ROOM
31. TV, VCR & BRACKET PROVIDED BY WALGREENS
32. EMPLOYEE LOCKERS: (1) 7'W & (1) 6'W X 18"3
33. 8'-0"W X 8'D EMPLOYEE COUNTER W/ CABINET
34. EMPLOYEE BREAK REFRIGERATOR
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 8'-0" MIRROR ON WALL ABOVE COUNTER

MISC:
37. (2) ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS REMOVE BASE (KICK & SHOES; SEE INTERIOR ELEVATION FOR LOCATION)
39. PROVIDE OPENING FOR ONE WAY ATM
40. NEWSPAPER RACK BY VENDOR

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT DRUG STORE OPERATIONS	G.S. KRAISS	12-24-97
SR. VICE PRESIDENT FACILITIES DEVELOPMENT	W.A. SHIEL	12-24-97
VICE PRESIDENT DRUG STORE OPERATIONS		
REGIONAL VICE PRESIDENT		
SR. MANAGER PLANNING & DESIGN	J.C. MARK	12-24-97

FIXTURE LEGEND

G 18 18 36 66 = GONDOLA D. W. H. (EACH SIDE)	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EX:
GE 18 39 66 = GONDOLA D. W. H. END	DT 30 48 DISPLAY D. W. TABLE
WS 18 36 84 = WALL D. W. H. SHLV.	

*DOES NOT INCLUDE STANDARDS, WOOD CROWNS OR FINISHED END PANELS.

Walgreens

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

PROJECT DATA

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

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN. SALES	EXIST					
	NEW	10100	1782	1329		13211
LIQ.	EXIST					
	NEW					
BEER	EXIST					
	NEW					
1 HR PHOTO	EXIST					
	NEW	225				225
RSMT.	EXIST					
	NEW					
MEZZ. AWNG.	EXIST					
	NEW					
RX WAIT'G	EXIST					
	NEW	984				984
FOOD MART	EXIST					
	NEW	700				700
TOTAL EXIST						
TOTAL NEW		12009	1782	1329		15120

TOTAL AREA FIRST FLOOR 15120 SQ. FT.
TOTAL AREA OTHER LEVELS 0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS AND ALL LEVELS 15120 SQ. FT.
RX SHELVING LINEAL FEET 100 LIN. FT.
RX SQUARE FOOT AREA 799 SQ. FT.

FIXTURE MANUFACTURER

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

REVISIONS

NO	DATE	BY	DESCRIPTION	CONST.
	7-30-98	JL	REVIEW #01	

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.

PROJECT NAME

S.W.C. JONES BLVD. & CHEYENNE AVE.
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE PLAN

DATE: 12-12-97
DRAWN BY: D. LEONE
CADD PLOT: F04855D106
VOID PLOT: F04855D105
STORE NO. 155-04855
SCALE: 1/8"=1'-0"
RELEASED TO CONSTRUCTION
DRAWING NO. D1
OF DWGS.

PLOT: 11x17.DSRS 12/97

07-30-98
REVIEW MTLRS; SHIFT ANGLED WALL & PHOTO COUNTER IN SAL. PHOTO; ADJUST DIMENSIONS ACCORDINGLY; REVISE SLAT WALL PANELS IN RX; REVISE RXRC WALL PANEL TO ACCOMMODATE 8" SPEAK TEAM -- REMOVE SIGNS "C" & "J"; REVERSE SWING OF OFFICE DOOR ACCORDINGLY; REVISE STOCK SHELVING PER HEALTH SERVICES - ADD SLAT WALL PANELS AT DRIVE-THRU WINDOW; REVISE RXRC WALL; REVISE DIMENSION AT RX/VITAMIN WALL & SHIFT "SW" WINDOW 9" TO ACCOMMODATE WALL SHELVING; PER MERCHANDISING MTLRS, REVISE FRONT WALL W/ 2'9"S & SHIFT ANGLED WALL & PHOTO COUNTER, REPLACE 24"3 SW W/ 18"3 SW AT ENTR & SHIFT CHECKOUTS. ADD 2'W SLAT WALL THRU WINDOW; REVISE WINDOW AT RX FRONT WALL REMOVE SPEED SHELF & THE OVER COUNTER SHELVING AND ADD SLAT WALL PANELS; ADD NOTE #13 REGARDING WAINSCOT IN "PATIENT SEATING AREA"; REMOVE COSMETIC CANOPY; REPLACE REV. FLAT W/ 2'W SLAT WALL "PICTURE MAKE" UNIT; AT 1 HOUR PHOTO ADD MONEY COUNTING SHELF NEXT TO OFFICE; ADD MERCHANDISING RACK IN STOCK ROOM. (F04855S105)

09-24-98
PER P.A. REVISE VERTICAL COLUMN LINE DIMENSIONS. (F04855S04)

10-27-98
REVIEW 1ST CHECKED; REVISE DIMENSIONS TO ACCOMMODATE TRASH ENCLOSURE; REVISE WALL ENLNG AT ATM; SHIFT SHELF STANDARDS AT REVISED TABLE ORIENTATION IN CHEM. RM.; REVISE GONDOLA D NEXT TO POWER AISLE; CHANGE ORIENTATION OF 30"W TABLES IN CONFECTION; CHANGE SLAT WALL PANEL TO 1" SQUARE RX "ONLY" AT PLUMBING WALL PER ARCHITECT'S PLAN. (F04855S05)

02-24-98
ADD SIGNATURES; REVISE DIMENSIONS AT N-SW COOLER ADJOINING DIMENSION STRING; REVISE SALES FLOOR TO STOCK CHANGE EXT. WALL TO 1'-0". (F04855S06)

RECEIVED
MAY 25 2010

SUP-38340

LIONEL SAWYER & COLLINS

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

May 20, 2010

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

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

*ADMITTED IN CA ONLY

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

VIA HAND DELIVERY

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

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

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of 79 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6001 West Cheyenne Avenue. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is intersected by two major thoroughfares – Cheyenne and Jones – and is surrounded by commercial uses. There are other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

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

SUP-38340 MAY 2 2010

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 79 square feet 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

SUP-38340

MAY 2[illegible]2010

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38501 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GROUND HOG 1, LLC - OWNER: CHARLESTON ASSOCIATES, LLC - Request for a Special Use Permit FOR A PROPOSED 3,314 SQUARE-FOOT SUPPER CLUB at 740 South Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38501** APN: 13832312005

Name of Property Owner: Charleston Associates, LLC (formerly known as Boca Fashion Village

Name of Applicant: Ground Hog 1, LLC

Name of Representative: Neal Tomlinson

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: Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 2010

Susan J Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

RECEIVED
JUN 09 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Supper Club

Project Address (Location) 730 S. Rampart Blvd., Suite 7, Las Vegas, NV 89145

Project Name Ground Hog 1, LLC **Proposed Use** Supper Club

Assessor's Parcel #(s) 13832312005 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing PD proposed PD

Commercial Square Footage 3,250 **Floor Area Ratio** NA

Gross Acres 6.04 **Lots/Units** NA **Density** NA

Additional Information

PROPERTY OWNER Charleston Associates, LLC **Contact** Leasing Department

Address 9440 W Sahara Ave #240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Ground Hog 1, LLC **Contact** Ted Mamola

Address 7690 Blue Whirlpool **Phone:** (702) 575-9326 **Fax:** (702) 750-9825

City Las Vegas **State** NV **Zip** 89135

E-mail Address tedmamola1@yahoo.com

REPRESENTATIVE Snell & Wilmer L.L.P. **Contact** Neal Tomlinson

Address 3883 Howard Hughes Parkway **Phone:** (702) 784-5276 **Fax:** (702) 784-5252

City Las Vegas **State** NV **Zip** 89169

E-mail Address ntomlinson@swlaw.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 Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 20 10.

Susan J. Azuse

Notary Public in and for said County and State

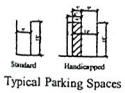
SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

RECEIVED
JUN 09 2010

FOR DEPARTMENT USE ONLY

Case #	SUP 38501
Meeting Date:	7/29/10
Total Fee:	1280
Date Received:*	6/9/2010
Received By:	MRey

*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.



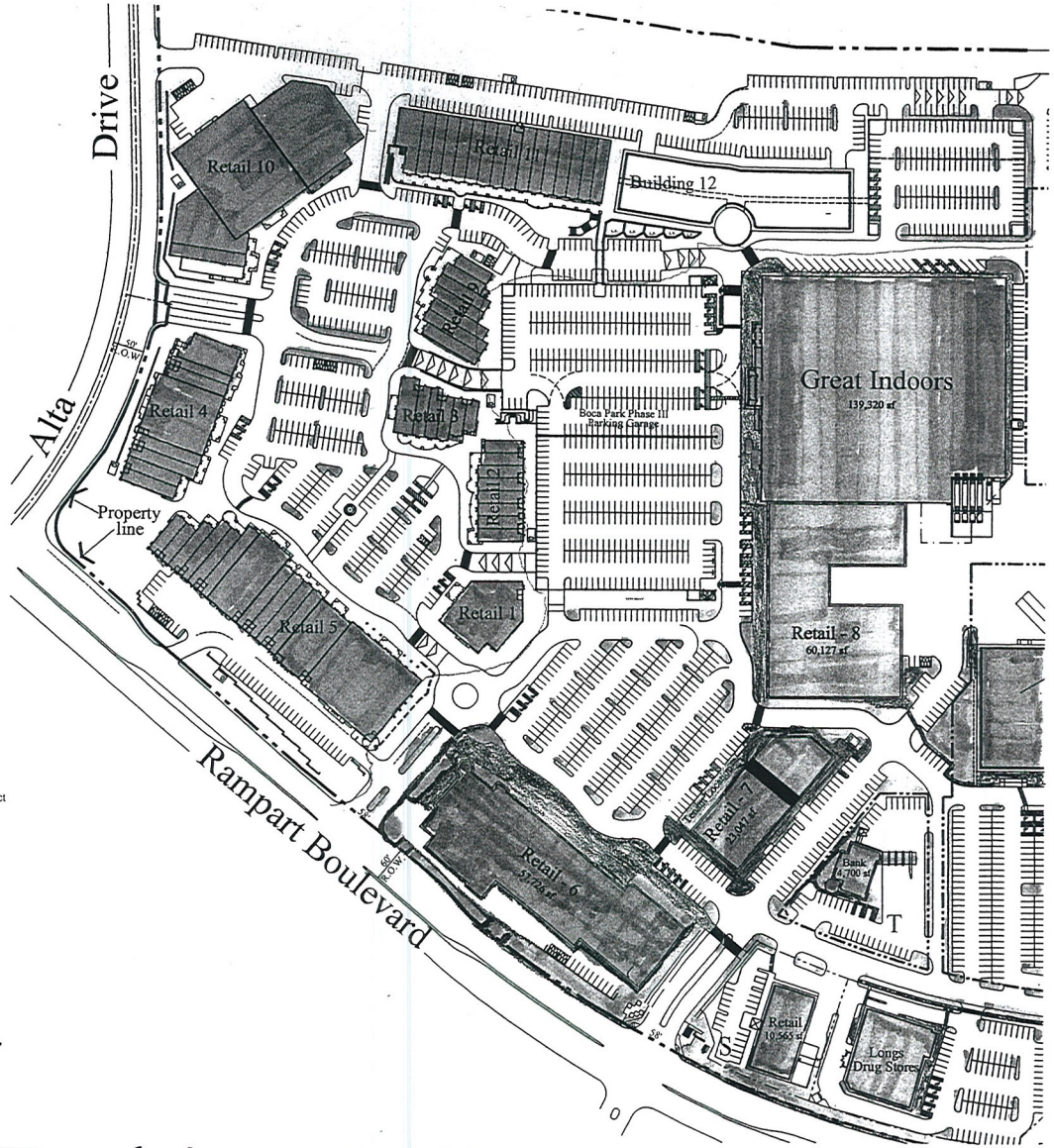
Typical Parking Spaces



Location Map



Vicinity Map



Boca Fashion Village

Rampart Boulevard and Alta Drive, Las Vegas, Nevada

SITE INFORMATION

ZONING

PD- Planned Development

AREA

Net Area:	1,823,760 sf

BUILDING AREA

Building 1	10,135 s.f.
Building 2	11,400 s.f.
Building 3	10,430 s.f.
Building 4	26,600 s.f.
Building 5	54,988 s.f.
Building 6	57,726 s.f.
Building 7	23,047 s.f.
Building 8	60,127 s.f.
Building 9	12,520 s.f.
Building 10	51,725 s.f.
Building 11	66,640 s.f.
Vacant	139,320 s.f.
Total Retail	524,658 s.f.
F.A.R.	0.29

Office Areas	
Building 12 (3-Story)	108,000 s.f.
Total Bldg.	632,658 s.f.
Total F.A.R.	0.35

PARKING REQUIREMENTS

Required	632,658 / 250 = 2,531 spaces
Provided	2,641 spaces

Master Site Plan

Scale: 1" = 90'

Date: March 28, 2010
Project Number: 99157

SUP-38501

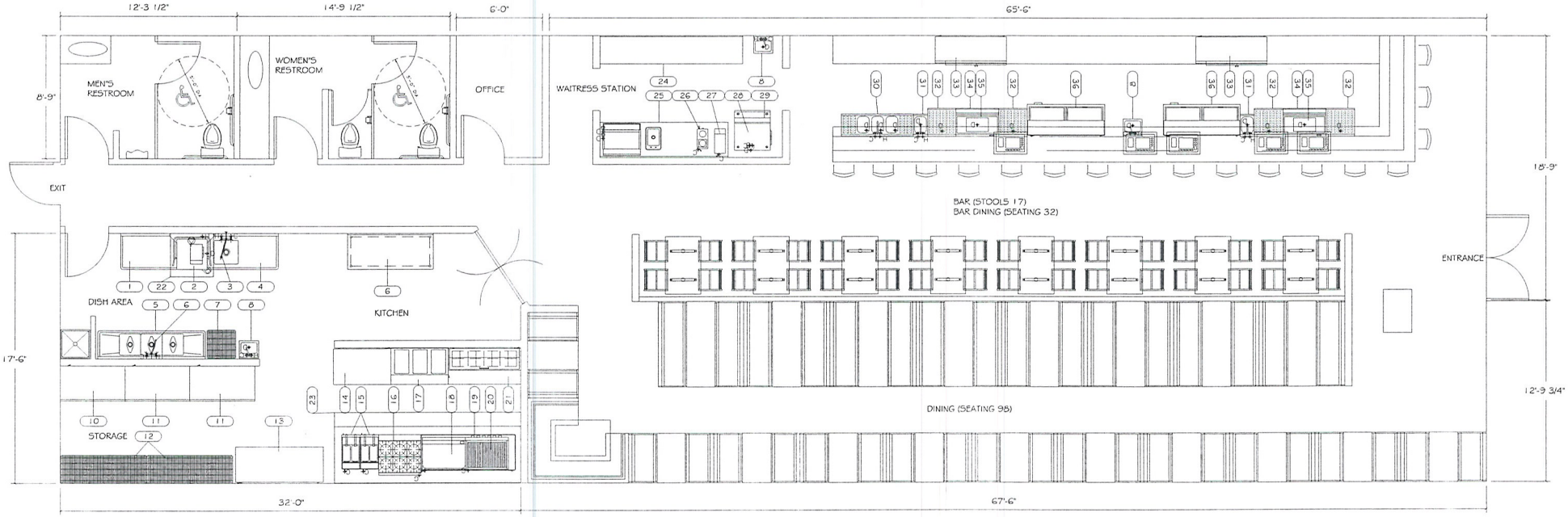
RECEIVED
JUN 09 2010

OCCUPANT LOAD

TENANT SPACE AREA=	3,314 S.F.
DINING (NON-FIXED SEAT) = 949 sq. ft.	@ 1:15=63.26
BOOTHS (FIXED SEATING) @ 1:24 INCHES OF SEATING AREA = 97 (TOTAL AREA 554)	
STORAGE = 52 sq. ft.	@ 1:300=0.17
BUSINESS AREAS = 453 sq. ft.	@ 1:100=4.53
KITCHEN = 1072 sq. ft.	@ 1:200=5.36
RESTROOMS = 234 sq. ft.	NO OCC. LOAD

TOTAL = 170.32 OCC (171 OCC)

Project: Ground Hog 1 LLC. Supper Club



RECEIVED
JUN 09 2010

SUP-38501

Ground Hog 1 EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number	Amps	Volts	Phase	Direct	NEMA	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)	Gas Size (in)	MBTUH	Equipment Remarks
1	1	Dishtable, Straight	Advance Tabco	DTC-S70-48L												
2	1	Warewasher, Door Type, Low Temp	Jackson MSC	Conserver XL	11.4	115	1	X			0.75		2			
3	1	Pre-Rinse Faucet, Deck Mount	T & S Brass	B-0133-BC						0.5	0.5					
4	1	Dishtable, Straight	Advance Tabco	DTS-S70-60R						0.5	0.5	1.5				
5	1	Warewasher, Door Type, Low Temp	Jackson MSC	Conserver XL	11.4	115	1	X			0.75		2			
6	1	Faucet, Wall Mount	T & S Brass	B-0231						0.5	0.5					
7	1	Shelving, Wire	Eagle Group/Metal Masters	2424Z												
8	3	Sink, Hand, Wall Mount	GSW	HS-1615W						0.5	0.5	1.5				
9	1	Table, Work	Eagle Group/Metal Masters	T3072B-BS												
10	1	Freezer, Reach-In	Saturn	S-49F	13.2	115	1		5-20P							
11	2	Refrigerator, Reach-In	Saturn	S-49R	9.1	115	1		5-15P							
12	2	Shelving, Wire	Eagle Group/Metal Masters	2472Z												
13	1	Refrigerator, Undercounter, Compact	Saturn	USC-72	8.5	115	1		5-15P							
14	1	Freezer, Undercounter, Compact	Saturn	UCSF-48	6.1	115	1		5-15P							
15	2	Fryer, Deep Fat, Gas	Dean	SR42G										0.75	105	
16	1	Range, Restaurant, Gas	Garland	G36-6R												
17	1	Table, Hot Food	Eagle Group/Metal Masters	DHT3-208	10.8	208	1		6-15P							
18	1	Griddle, Gas	Garland	GXT3										0.75	72	
19	1	Refrigerator, Shorty	True Food Service	TRCB-79	8.8	115	1		5-15P							
20	1	Broiler, Under-Fired/Gas	Garland	GXRN36										0.75	90	
21	1	Refrigerator, Sandwich/Salad Prep	Saturn	SUSS-60-16	7.8	115	1		5-15P							
22	1	Condensate Hood	Captive Air	Custom Fab												
23	1	Exhaust Hood System	Captive Aire	Custom Fab												
24	1	Table, Enclosed Base	Advance Tabco	EK-SS-2410M												
25	1	Table, Enclosed Base	Advance Tabco	CK-SS-309M												
26	1	Coffee Maker, Automatic	Curtis Co., Wilbur	ALP3GT63A000												
27	1	Iced Tea Brewer	Curtis Co., Wilbur	PTT310000												
28	1	Ice Maker w/o Bin	Scotsman	C0630SA-32A	18.2	208	1	X		0.375			0.75			
29	1	Bin, Ice	Scotsman	B530S									1			
30	1	Underbar Sink	Krowne Metal	KR18-53C						0.5	0.5		1			
													1			
													1			
31	2	Underbar Handsink	Krowne Metal	KR18-1C						0.5	0.5	1.5				
32	4	Underbar Glass Rack	Krowne Metal	KR18-GSB1									1			
33	2	Back Bar Cooler	True Food Service	TBB-24GAL-60G	7.0	115	1		5-15P							
34	2	Underbar Speed Rail	Krowne Metal	RS-36												
35	2	Underbar Ice Chest	Krowne Metal	KR18-36-8									0.5			
36	2	Cooler, Bottle	True Food Service	TD-65-24	7.3	115	1		5-15P							

SUP-38501

JUN 09 2010

JUSTIFICATION LETTER

Application/Petition For:	Special Use Permit – Supper Club
Project Name:	Ground Hog 1, LLC
Assessor's Parcel:	13832312005

Issue: This Application/Petition is for a Special Use Permit for a Supper Club with liquor and restricted gaming located within the Boca Fashion Village.

Information: The number of employees will be determined in the future, but it is anticipated that at least 20 employees will be needed, as the business will operate 24 hours. State licenses will be required and the applicant intends to submit all licensing applications within the next 30 days. The business will comply will all applicable local, state and federal laws, rules and regulations.

Findings: This project meets and supports existing City regulations because the proposed use will be conducted in a manner harmonious and compatible with existing land uses, consistent with Boca Park development plans and standards, and with future surrounding land uses as projected by the General Plan. The subject site is physically suitable for the type and intensity of land use being proposed, and access to the property is more than adequate to meet the requirements of the proposed use. Approval of this special use permit will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Applicant Representative:

D. Neal Tomlinson, Esq.
3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169

RECEIVED
JUN 09 2010

SUP-38501

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit TO ADD A PROPOSED NIGHT CLUB USE TO AN EXISTING 4,807 SQUARE-FOOT TAVERN at 6720 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38519 APN: 138-10-816-007

Name of Property Owner: Charleston Heights Development LLC

Name of Applicant: Jose Rubio, Gerald Goscicki - Choices Pub

Name of Representative: N/A

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: _____

95, LLC as attorney-in-fact
Print Name: Ernest A. Becker, Jr.

RECEIVED
JUN 11 2010

Subscribed and sworn before me

This 20th day of May, 20 10

Debra Alston
Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: zoning change to nightclub

Project Address (Location) 6720 W. Cheyenne Ave, Las Vegas, NV 89108

Project Name Chaces Pub **Proposed Use** tavern/nightclub

Assessor's Parcel #(s) 138-10-816-007 **Ward #** 4

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

Commercial Square Footage 4800 sq' **Floor Area Ratio** N/A

Gross Acres 9.34 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Charleston Heights Development LLC **Contact** Ernest A. Becker, Jr.
95, LLC as attorney-in-fact
Address 8090 S Durango Drive Ste 115 **Phone:** 395-9244 **Fax:** 395-4155
City Las Vegas **State** NV **Zip** 89113
E-mail Address eabj@beksgroup.com

APPLICANT Willie Rubano/Gerald Goscicki **Contact** Same
Address 6720 W. Cheyenne Ave, Las Vegas, NV 89108 **Phone:** 547 3747 **Fax:** 547 3748
City LV **State** NV **Zip** 89108
E-mail Address lolenrubano@aol.com/jerrygoscicki@gmail.com

REPRESENTATIVE N/A **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 Ernest A. Becker, Jr.

Subscribed and sworn before me

This 20th day of May, 2010

Debra Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

RECEIVED
JUN 11 2010

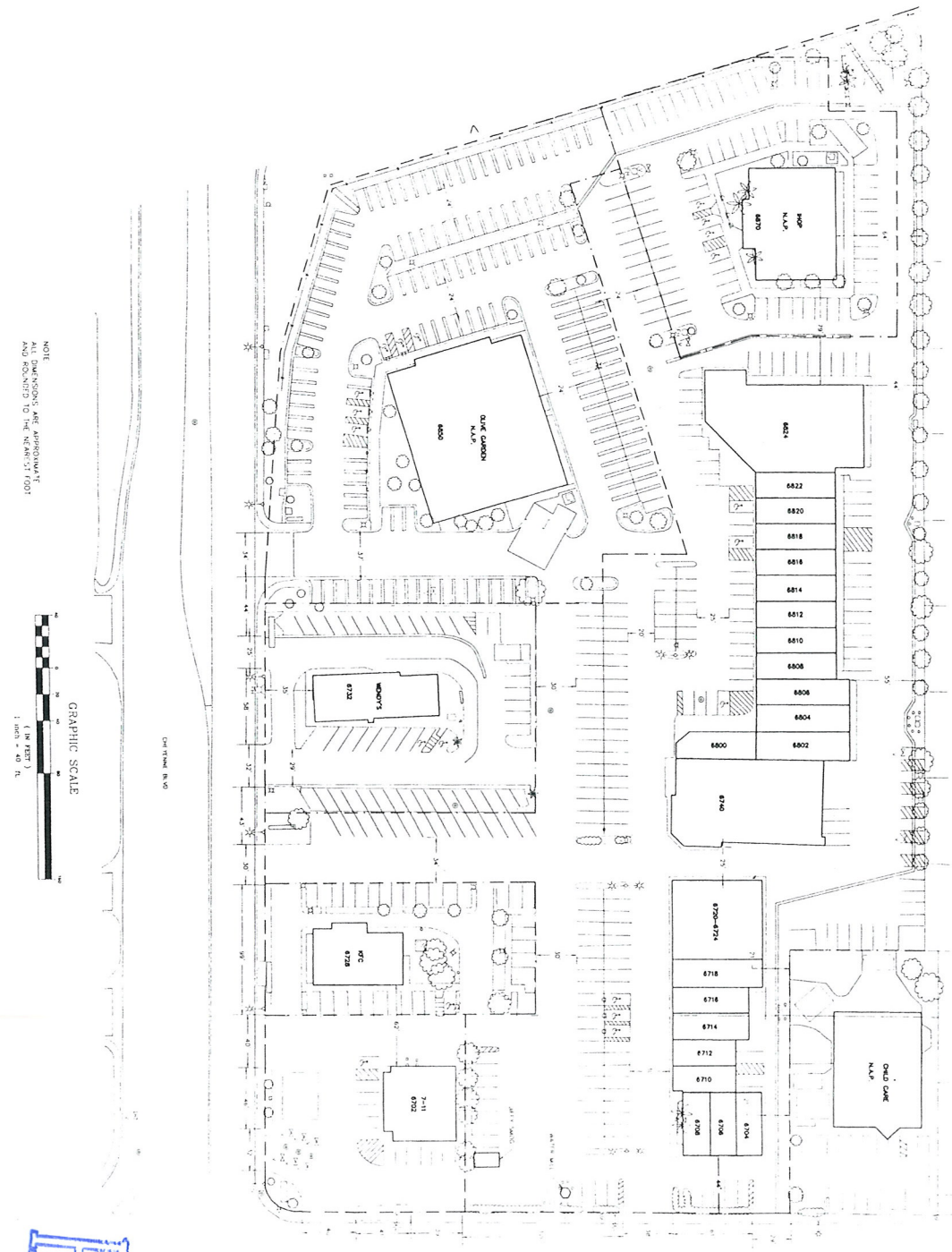
FOR DEPARTMENT USE ONLY

Case #	SUP-39519
Meeting Date:	7/29/10
Total Fee:	1530.00
Date Accepted:	6/11/2010
Accepted By:	MReyes

*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.

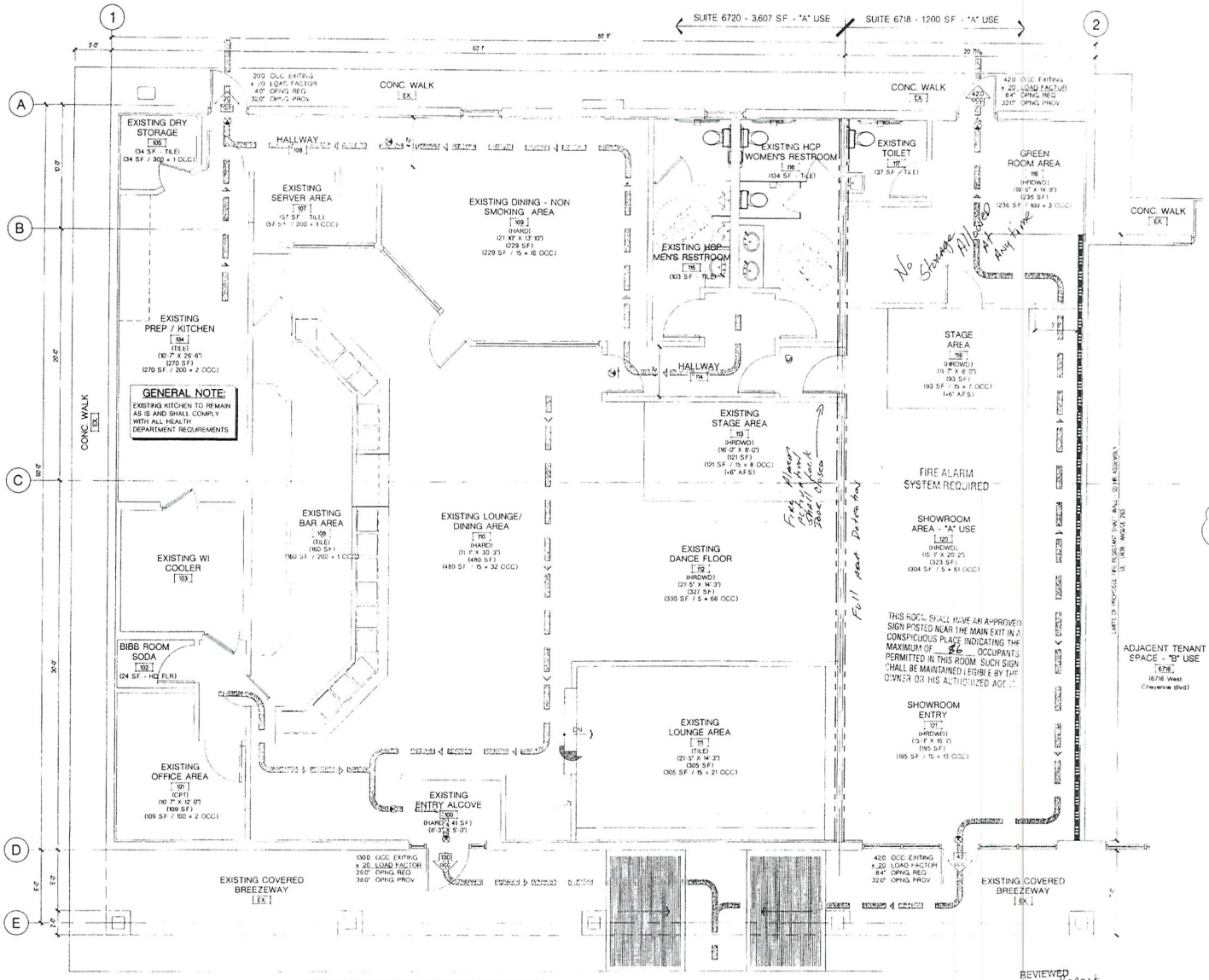
Revised 10/27/08

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



RECEIVED
JUN 11 2010
SUP-38519

1	REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA EDWARD F. FANEY 9563 CIVIL	PARKING TABULATION PLAN	BECKER ENTERPRISES	
		CHEYENNE VILLAGE CENTER	ALPHA ENGINEERING COMPANY	



GENERAL NOTES:

1. FOR WALL TYPES AND CONSTRUCTION, SEE DETAILS ON SHT. TI-2
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SECTION 1091 IBC 2006.
4. MAINTAIN ALL EGRESS AS SHOWN ON PLAN.

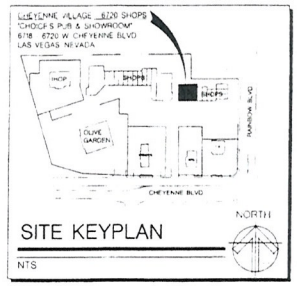
PROVIDE FIRE PROTECTION FOR COOKING SURFACES AS REQUIRED BY NFPA 1

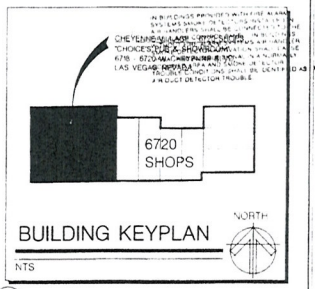
EXITING PLAN

SCALE 1/4" = 1'-0"

(4,807.00 GROSS S.F.)

REVIEWED
Repeat
Per Chief Bell
BY See Email comments
LAS VEGAS FIRE DEPARTMENT





LOAD CALCULATIONS:

NUMBER OF OCCUPANTS

EXIT REQUIREMENTS

EXISTING BUILDING - 4,807 SF (GROSS/LEASABLE) - PER 2006 IBC

PREP / KITCHEN AREA 270 SF / 200	= 2 OCC
OFFICE AREA 109 SF / 100	= 2 OCC
SERVER AREA 57 SF / 200	= 1 OCC
LOUNGE / DINING AREA 480 SF / 15	= 32 OCC
DINING AREA - NON SMOKING 229 SF / 15	= 16 OCC
BAR AREA 160 SF / 200	= 1 OCC
LOUNGE AREA 305 SF / 15	= 21 OCC
DANCE FLOOR 330 SF / 5	= 66 OCC
DRY STORAGE AREA 34 SF / 300	= 1 OCC
STAGE AREAS 214 SF / 15	= 15 OCC
GREEN ROOM AREA 236 SF / 100	= 3 OCC
SHOWROOM AREA 304 SF / 5	= 61 OCC
SHOWROOM ENTRY AREA 195 SF / 15	= 13 OCC
RESTROOM AREA 274 SF /	= OCC
MISC. HALLWAYS, BOH, ETC. (GROSS) /	= OCC
TOTAL OCCUPANTS = THIS REMODEL	= 234 OCC

234 TOTAL OCCUPANTS - 2 EXITS REQD, 4 EXIT PROV'D

EXITING WIDTH

20 x 234 (GROUP "A" OCCUP. LOAD) = 48.8" (REQD) 120" (PROVD)

IF GREATER THAN 2000 CFM'S PROVIDE HVAC SMOKE DETECTOR SHUT DOWN AS REQUIRED BY UMC

RESTROOM CALCULATIONS

PER 2006 IBC TABLE 2902.1

TOTAL OCCUPANTS = 234 OCC
= 2 USE, MALE 1:40 WOMEN 1:40

LOW VOLTAGE WIRING INSPECTION REQUIRED

WC

MENS WC: 117 OCC / 40 = 2.92 REQD + 3 WC REQD = 2" WC PROVD & (2) URINAL PROVD

WOMENS WC: 117 OCC / 40 = 2.92 REQD + 3 WC REQD = (3) WC PROVD

CENTRAL STATION SUPERVISION (REMOTE REPORTING) OF FIRE ALARM SYSTEM REQUIRED.

LAV

MENS LAV: 117 OCC / 75 = 1.56 REQD + 2 LAV REQD = (2) LAV PROVD

WOMENS LAV: 117 OCC / 75 = 1.56 REQD + 2 LAV REQD = (2) LAV PROVD

DF

1:500 = (0 REQD)

PLANS FOR FIRE HYDRANTS, FIRE EXTINGUISHING SYSTEMS, FIRE ALARM SYSTEMS, MEDICAL GAS SYSTEMS, OR OIL FIRE WATER AND FUEL TANKS MUST BE APPROVED BY FIRE DEPARTMENT BEFORE INSTALLATION.

SERVICE SINK

(1 IN SERVICE SINK REQD)

NOTE: EXISTING UNISEX TOILET IS PROVD ADJACENT TO GREEN ROOM

PORTABLE FIRE EXTINGUISHERS REQUIRED PER NFPA 10 MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT. EXCLUDING STAIRS.

EXIT SIGNS REQUIRED

PLANS APPROVED CONSTRUCTION

MT MAR 18 2010

RECEIVED
JUN 11 2010

SUP-38519

COLLINS DEVELOPMENT, INC.
3670 West Oquendo Road
Las Vegas, Nevada 89118
(702) 736-3555 Fax (702) 736-3556
License #0055666

CONTRACTOR
These plans are prepared and submitted by SYS LAS SIGN INC. as contractor as an employee to GES Company Name: Collins Development Inc. Kelli Underwood (Please Print) Company Name: 0055666 Contractor License Number: Kelli Underwood (Contractor's Signature) (Contractor's Name - Typed or Printed)

"CHEYENNE VILLAGE"
NWC of Cheyenne Blvd. & Rainbow Blvd.
Building 6720
"Choice's Pub & Showroom"
6718 - 6720 West Cheyenne Blvd. Las Vegas, Nevada

PROVIDE KNOX BOX

Project No.	2010003
Drawn By	K.U.
File Ver. No.	
Date	02.29.2010
Change	NEW SHEET

FLOOR PLAN, EXITING PLAN
LEGENDS, NOTES, SCHEDULE

TI-1.1

CHOICES PUB GRILL & SHOWROOM

City of Las Vegas
June 11, 2010

Re: Choices Pub, Grill & Showroom
6720 W. Cheyenne Ave
Las Vegas, NV 89108

Justification Letter to receive a Special Use Permit for a Nightclub license

Choices Pub, Grill & Showroom wishes to have the zoning changed to allow a nightclub license in order to offer its guests entertainment 7 nights per week.

The Pub wishes to offer Live Jazz on Sunday afternoons, Karaoke Sunday and Wednesday evenings, Rotating Live Bands Monday, Friday and Saturday evenings, Country Music on Tuesday evenings, and an Open Mic/Jam on Thursday evenings.

In addition, in the adjacent Showroom space Choices Pub wishes to offer dance lessons, acting and singing lessons, Comedy Shows, a pre-sale band venue, banquet facilities, and dinner shows.

All existing policies and regulations are being met; we only wish to offer entertainment 7 nights per week rather than the 3 currently allowed.

Cordially,

Julie Rubino

Gerald Goscick

6720 W. Cheyenne Ave, Las Vegas, NV 89108
702-547-3747

RECEIVED
JUN 11 2010
SUP-38519

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38531 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 1,040 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED AND FROM A RESIDENTIAL USE WHERE 1,000 FEET AND 200 FEET, RESPECTIVELY, ARE REQUIRED, AND TO ALLOW 1,040 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 2333 North Jones Boulevard, Suite #110 (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38532 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN METTA AND JANICE METTA - Request for a Special Use Permit FOR A PROPOSED 1,171 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 4112 Birchmont Street (APN 138-01-812-029), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 750 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-38533 and SUP-38534
2. Conditions and Staff Report - SUP-38533 and SUP-38534
3. Supporting Documentation
4. Photos - SUP-38533 and SUP-38534
5. Justification Letter - SUP-38533 and SUP-38534

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38534 - SPECIAL USE PERMIT RELATED TO SUP-38533 - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3.

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAMITAS RESTAURANT - OWNER: ENCRYPTIC LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING 1,920 SQUARE-FOOT RESTAURANT at 611 Fremont Street, Suite #1 (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHWAY STUDIOS, INC. - OWNER: S & F GENESEE, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 1025 1st Street (APN 139-33-811-018), C-2 (General Commercial) Zone, Ward 3 (Reese).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELE MORGAN-DEVORE - OWNER:CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), Ward 1 (Tarkanian).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-38583 and SDR-38563
3. Supporting Documentation
4. Photos - VAC-38583 and SDR-38563
5. Justification Letter - VAC-38583 and SDR-38563

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SDR-38563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-38583 - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-37021) FOR A 174 SQUARE-FOOT REDUCTION TO A 3,547 SQUARE-FOOT MUSEUM AND FOR A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG A PORTION OF THE NORTH AND WEST PERIMETERS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
SDR-38564 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA CANCER INSTITUTE - OWNER: COUNTY OF CLARK - Request for a Site Development Plan Review FOR A PROPOSED 2,481 SQUARE-FOOT ADDITION TO AN EXISTING HOSPITAL on 14.31 acres at 1800 West Charleston Boulevard (APN 139-33-405-001 through 002, and 139-33-410-001, 004, 006 through 011), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

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

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

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

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

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 RECOMMENDATION

BACKUP DOCUMENTATION:

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:
DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 09/01/2010

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. DRAFT West Charleston Corridor Plan

City of Las Vegas

West Charleston Boulevard Corridor Plan



TABLE OF CONTENTS

THE CORRIDOR

Introduction 1
Location 2
Description 3
History 4
Relationship to Planning Policy Documents 5

PLANNING PROCESS

Community Participation 7

ANALYSES

Existing Conditions 9
Traffic Analysis 11
S.W.O.T. Analysis 13

VISION AND GUIDING PRINCIPLES

Urban Design Standards 15
Sidewalks and Public Aesthetics 16
Streetscape Elements 17
Pedestrian Lighting 18
Public Spaces 19
Vehicular Circulation and Access 20
Transit Modes and Amenities 21
Site Development 23
Building Orientation 25
Parking Management 26
Adjacent Residential Neighborhoods 27
Building Design 28
Infill Development 29

ACTION PLAN

Streetscape 31
Sidewalks 33
Streetscape Trees 34
Streetlights and Utilities 35
Street Furniture 36
Vehicular Travel Lanes 37
Bus Turnout Easements 38
Mid-Block Crosswalks 39
Curbs, Gutters, and Driveways 40
Landscape Medians 42
Pocket Parks 43
Gateway Features 44
Sign Code Regulations 45
Public Art 46

GRAPHICS

GRAPHIC 1 EXISTING RIGHT-OF-WAY 9
GRAPHIC 2 PROPOSED RIGHT-OF-WAY 9
GRAPHIC 3 BUS STOPS 11
GRAPHIC 4 SIDEWALK SCHEMATIC 16
GRAPHIC 5 PROPOSED RIGHT-OF-WAY 37

MAPS

Map 1 Location 2
Map 2 Bus Stops 22


3821

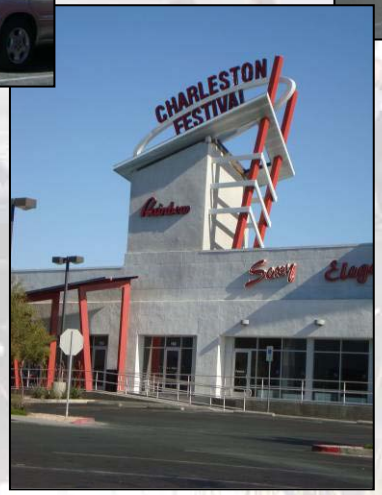



LANTANA
APARTMENT
HOMES
6501


BARBER
SHOP
Hair Cuts
BARBERS

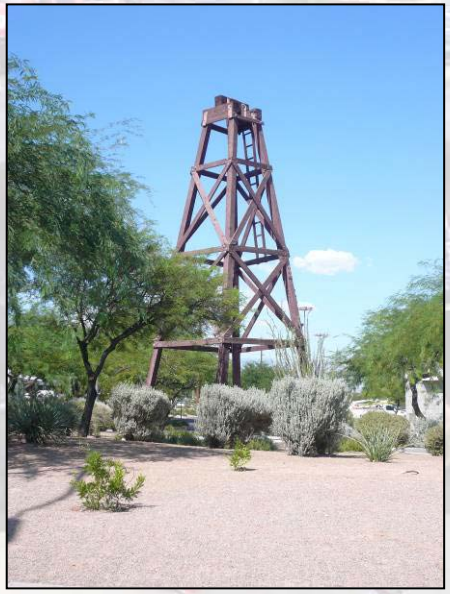

RED ROCK
MEDICAL GROUP




CHARLESTON
FESTIVAL







INTRODUCTION:

The purpose of the West Charleston Boulevard Corridor Plan, between I-15 and Rainbow Boulevard, is to establish a planning framework and strategy for revitalization of the corridor and surrounding area. The Corridor Plan is based upon the completion of a study primarily focused on the following three principles:

1. Establish a baseline of existing conditions;
2. Enhance the identity of this corridor through the use of thematic elements including, but not limited to: enhanced architectural design standards; façade enhancements programs; street improvements; landscaping; gateway identification; street furniture; and other urban design elements; and
3. Protect the established residential neighborhoods along the corridor while nurturing commercial opportunities within walking distance.

Values:	**Priorities:**	
•Safety	•Add Pedestrian Lighting	•Reduce Curb Cuts
•Aesthetics	•Provide Bus Stop Shelters	•Add Shade Trees
•Access	•Provide Mid-Block Crosswalks	•Eliminate Blight
•Environment	•Provide Pedestrian Amenities	•Landscape Medians
•Character	•Remove Obstructions in Pedestrian Pathways	

Key components of this plan include:

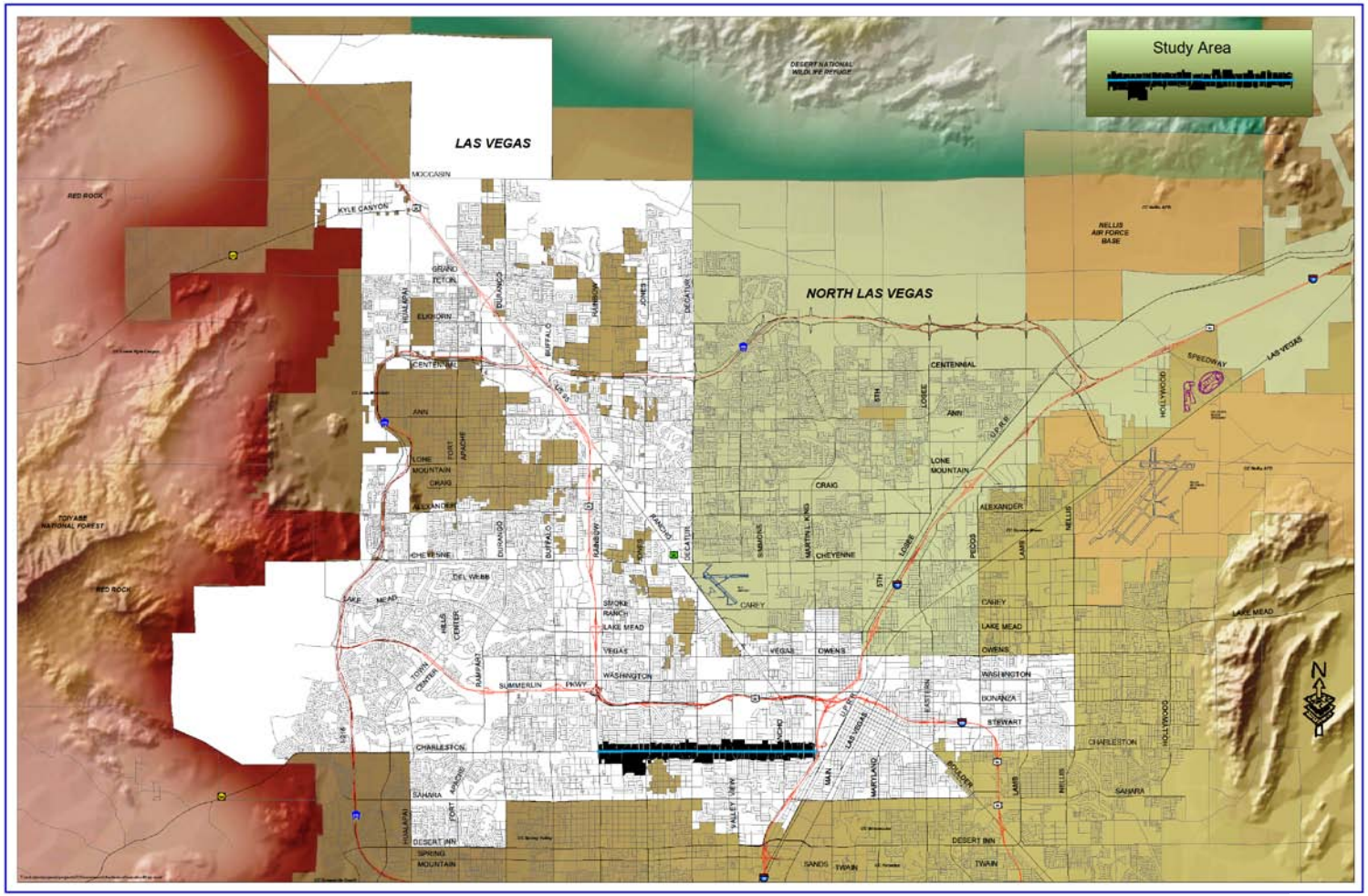
- Improving the physical street – walking/sidewalks and pedestrian networks.
- Managing the quantity and quality of walking and transit facilities and services.
- Improving connectivity to adjacent neighborhoods.
- Increasing the efficiency and safety of intersections.
- Creating a safe and inviting environment to encourage sustainable and healthy non-motorized means of travel.



Vision:

Vehicular traffic can be shifted to other modes such as walking and public transit through the transition of West Charleston Boulevard to a "complete street" and "complete village" scenario. To fulfill this vision, it will require significant collaboration, engagement, and involvement of the City, the Nevada Department of Transportation (NDOT), the Regional Transportation Commission (RTC), property owners, and area residents. The revitalization of West Charleston Boulevard should be viewed as a regional model that will benefit the quality of life of all who live in and near this corridor, as well as serve as an example to other neighborhoods that can benefit from similar urban design and transportation approaches.

LOCATION:



The corridor is located west of downtown Las Vegas and runs approximately four and one- half (4.5) miles east/west between Martin L. King Boulevard and Rainbow Boulevard and includes both sides of Charleston Boulevard in the southwestern section of the city.

MAP 1

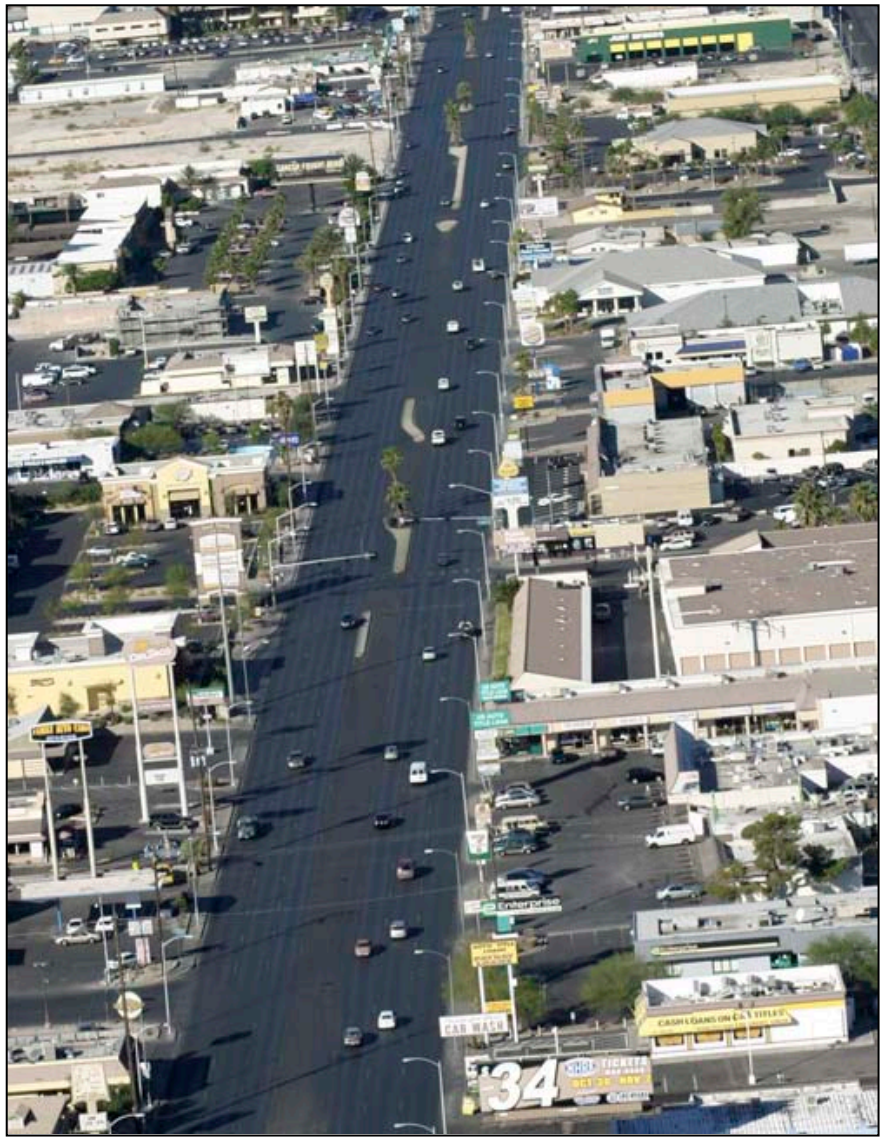
DESCRIPTION:

The study corridor is maintained by the Nevada Department of Transportation (NDOT) as State Route 159. Charleston Boulevard is designated as a Major Street on the official Master Plan of Street and Highways Map and is classified as a Primary Thoroughfare, with a minimum right-of-way width of one hundred feet. It has an existing design capacity of three or more travel lanes of traffic in each direction and a center turn lane that has some limited landscaping dispersed along it.

The corridor has clearly defined residential areas that are represented by ten neighborhood associations listed with the City of Las Vegas Neighborhood Services Department. In addition to these associations, there are four more in close proximity and several neighborhoods that have no official associations. Charleston Boulevard could become the mixed-use corridor that brings these neighborhoods together and provides the context for gathering, shopping, working and living in an urban setting.

"The principal elements of a corridor plan address what the land uses and the character of development should be along the road (the area beyond the pavement) and how the roadway (the pavement and right-of-way) improvements should be designed to best support the land use and community character goals."

- Bluegrass Corridor Management Planning Handbook, November 2000 -



HISTORY:



The city of Las Vegas as we know it today began formal development with the Las Vegas Land and Water Company (LVLWC) land auction in 1905. The Charleston underpass was constructed underneath the railroad tracks in 1949, opening up opportunities for expansion to the west of the railroad.



Development along West Charleston Boulevard began in earnest in the early 1950's. Las Vegas maps prior to this time typically show West Charleston Boulevard as a short stub extending westward beyond the current Interstate 15 and the Union Pacific railroad tracks, with the majority of existing development expanding in diverging grid patterns to the east of the interstate. State maps, however, show West Charleston Boulevard extending westward as State Highway 85 leading to Pahrump as early as 1947.

The early 1950's was a time of great growth and prosperity for the city of Las Vegas as, with everywhere else in the country, the economy rebounded after World War II.

By 1950, the population of Las Vegas had increased to 24,624, almost tripling from a decade earlier. The downtown commercial area was no longer considered to be the central focus of community life. Residents became more dependent upon the automobile and could live farther and farther away from the town center.

It was during this time that "The Strip" began to develop along Las Vegas Boulevard South, which was the main route to Los Angeles, California. The popularity of gaming, dependency upon the automobile, limited downtown parking, smaller lot sizes, and lower tax rates resulted in larger resort casinos locating along the Strip. The Strip wasn't as conducive to single-family residential housing as other areas in the city, and development began to expand westward along Charleston Boulevard with the development of residential tracts such as Westwood, Westlund, McNeil, Westleigh, and Hyde Park. The homes were built in a typical modest ranch style with spacious lots on quiet streets.



What would become a major employment source was also founded, University Medical Center (UMC) (formerly Southern Nevada Memorial Hospital) in 1953. Other major employment sources were built in the decades that followed including The Las Vegas Valley Water Authority in 1963 and the College of Southern Nevada (formerly Community College of Southern Nevada) campus in 1988. During this same time period, residential development continued along this stretch of roadway. The only planning in the area was what the owners wanted to build. Staff could find no record of master plans or documents during this time period.



Charleston Boulevard became Nevada State Route 159 in 1991. It becomes Red Rock Road, a Nevada Scenic Byway, as it enters the Red Rock Canyon National Conservation Area to the west of Las Vegas.

RELATIONSHIP TO PLANNING POLICY DOCUMENTS:

What is a Corridor Plan?

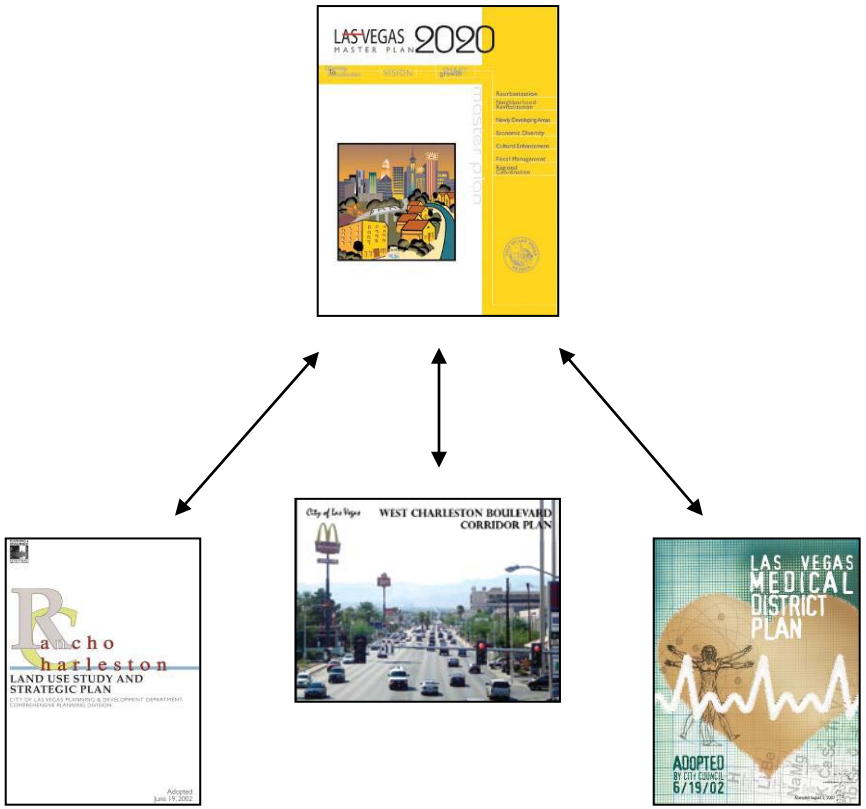
A corridor plan is a policy document prepared by a city to implement a community based vision. It is a statement of how a community views itself, what the vision is for the future, and what actions will be required to implement that vision. The plan provides a framework of community based principles, policies, and implementation strategies recommended by the Planning Commission and adopted by the City Council to realize the community's vision for the corridor.

The corridor planning process provides a community the opportunity to identify their goals and work with the city to achieve them. The West Charleston Boulevard Corridor Plan:

- Encompasses approximately 4.5 miles, entirely within the city limits along West Charleston Boulevard from Martin L. King Boulevard to Rainbow Boulevard;
- Includes primarily commercial properties along West Charleston Boulevard;
- Includes all of the functions and subject matter related to the future physical form of this corridor, such as land use, transportation, appearance and design, community partnerships, financing, and infrastructure;
- Is long range.

The purpose of the West Charleston Boulevard Corridor Plan is to meet the needs of the community by articulating a common vision that reflects the objectives of the many diverse stakeholders involved; including business and property owners, residents, the City of Las Vegas, the Nevada Department of Transportation (NDOT), and the broader community. As a policy document prepared by the City, it describes the goals, policies, and implementation strategies that can achieve the community's vision.

The Las Vegas 2020 Master Plan adopted by City Council on September 6, 2000 covers the entire corridor study area. In addition to the 2020 Master Plan, the City Council has also adopted two special area plans that address land use issues along the eastern section between I-15 and Valley View Boulevard. They are the *Rancho Charleston Land Use Study and Strategic Plan* and the *Las Vegas Medical District Plan*, both adopted on June 19, 2002. Where the plan is silent or in conflict with these plans or Title 19, amended, the more restrictive standard promulgated at the time of application shall apply.




TITLE · PAYDAY
PARK IN SEAR
PRICE SAVE

COMMUNITY PARTICIPATION:

Members of the business community along West Charleston Boulevard attended a meeting on September 22, 2009 to voice their concerns regarding issues along the corridor. The overriding concern was business access off of Charleston. Many were concerned additional raised landscaped medians would both block the view of their business and prevent customers from accessing them. There was general consensus that it would be a good idea to improve the landscaping but no one was in favor of creating a Special Improvement District (SID) to fund such a project.



September 22, 2009

Community members met for a second time to discuss the proposed West Charleston Corridor Plan on May 5, 2010. Members were generally happy with the plan and those that attended the first meeting were pleased that staff listen to their concerns and addressed them in the plan. The main issue raised at this meeting was where the funding would come from and how long would it take to implement the plan.

There were some inquiries as to how the City would go about reducing the number of curb cuts since many of the properties are rather small. Staff explained how the redevelopment process works and that it is driven by the owner of the property---the City would not initiate any changes to private property as a result of this plan.

The planning process has provided an overall specific community driven vision that considers the area's land use trends, constraints, and opportunities. The City of Las Vegas recognized the need for a plan that encapsulates the desires of those who live or work in this corridor and integrates existing plans and information that has been emerging over the years.

While this plan's content is important for the direction it provides to the community, the planning process itself has been invaluable for increasing collaboration and cooperation between stakeholders.



May 4,, 2010



September 22, 2009



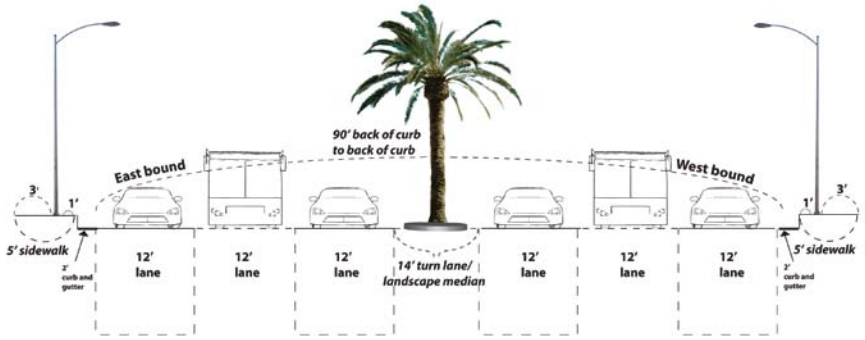
September 22, 2009



September 22, 2009

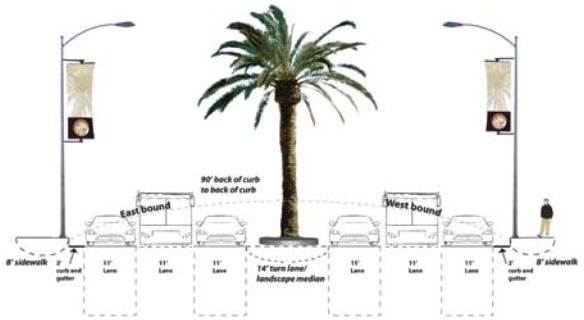
EXISTING CONDITIONS:

Existing Charleston Boulevard Right-of-Way Cross Section:



GRAPHIC 1

Proposed Charleston Boulevard Right-of-Way Cross Section:



GRAPHIC 2

The Nevada Department of Transportation maintains a 100-foot right-of-way for West Charleston Boulevard. The standard cross-section has a five-foot sidewalk on each side; six, 12-foot wide travel lanes, three lanes in each direction; and an 18-foot center turn lane or landscape median. There are also an increased number of curb cuts due to the small lot sizes found along this stretch of roadway.

The sidewalks, as they currently exist, are not pedestrian friendly due to the many obstacles in the way. Everything from streetlights, utility poles and newspaper racks all clutter the sidewalks and make it difficult for some, such as the handicapped, to safely use. To minimize these challenges, this plan calls for the streetlights to be moved to the backside of the sidewalk and the utility lines to be placed underground.

Planning & Development staff have taken several surveys to assess the overall general condition of the corridor. These surveys included the condition of the sidewalks, number of vacant buildings and storefronts, as well as the number of illegal signs. The results of these surveys are as follows:

A survey of the sidewalk conditions revealed that the vast majority are in good to excellent condition. Only eight out of 446 or less then two percent of the parcels had no sidewalks. These tended to be on undeveloped parcels. Six percent of sidewalks were in need of some type of repairs, primarily cracks and small holes. Major obstacles in all the sidewalks along Charleston Boulevard are the fact that the streetlights and utility poles are located nearly in the center of the sidewalk. By undergrounding the utility lines and moving the streetlight poles to the back side of the curb, both the safety and aesthetics of the sidewalks will be greatly improved.

EXISTING CONDITIONS:

Before:



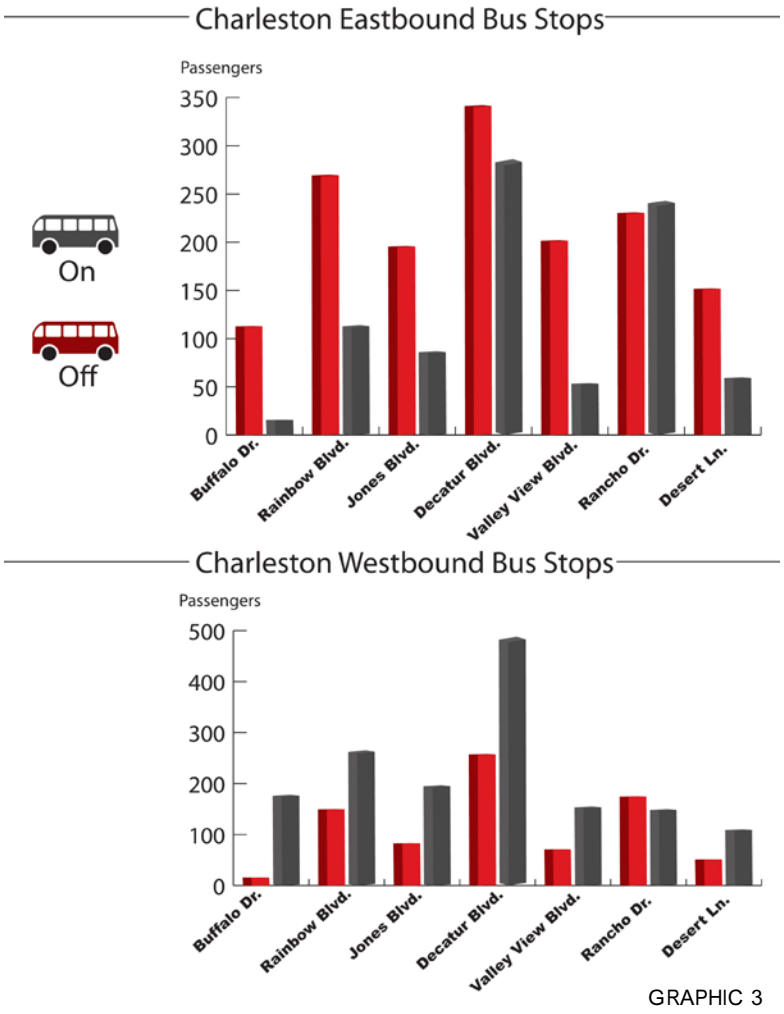
There were less than five percent of parcels with vacant buildings or storefronts when staff conducted a visual survey in November 2008 along the corridor. However, when a follow up survey was taken in early 2009, a six percentage increase in vacant buildings was noted with a vacancy rate of 11.6 percent. This more then likely was attributed to the overall decline in the national economy as opposed to the local conditions of the corridor.

After:



The number of non-permitted permanent signs, banner signs and excessive window signage along the corridor is having an adverse affect on the overall aesthetics of the area. In December 2008, 74 properties were identified with such signage. The greatest concentration was on properties between Decatur Boulevard and Jones Boulevard. The above "before" photo is one example of the 16.5 percent of parcels with excessive signage. While reveals how enforcement of the current sign code can have a dramatic impact on the aesthetics of the corridor.

TRAFFIC ANALYSIS:



GRAPHIC 3

The West Charleston Boulevard Corridor is one of the busiest roadways in the Las Vegas Valley. This volume can be attributed to the fact that it is one of the few roads that bisects the entire valley from east to west in a continuous manner. The traffic counts are based on-peak travel hours between the hours of 7:00 a.m. to 8:00 a.m. and 5:00 p.m. to 6:00 p.m. weekdays. All off-peak hours of operation have significantly reduced traffic volumes.

The intersection of Charleston Boulevard and Decatur Boulevard is located at the center of the study area with an average of 87,000 vehicles passing through every twenty-four hour period. Approximately 45,713 vehicles make up the volume of north/south traffic traveling from Decatur Boulevard with the remaining 41,638 vehicles traveling east/west on Charleston Boulevard. The combined volumes are within the capacity of a six-lane boulevard with a dividing median. The maximum capacity on each roadway is 51,800 vehicles per twenty-four hour period according to the City of Las Vegas Traffic Engineering staff. The overall capacity is reduced by five percent when no medians are present.

The second busiest intersection in the study area is Rancho Drive & Charleston Boulevard. The total volume for this intersection is 70,338 during a 24-hour period. The intersection is measurably lower then the 87,000 vehicles moving through the Decatur Boulevard & Charleston Boulevard intersection during a typical 24-hour weekday period. Much of the reduction in traffic stems from the southbound traffic on Rancho either diverting onto the U.S. 95 or turning onto Alta Drive toward downtown prior to reaching this intersection.

The traffic counts at Buffalo Drive and Charleston Boulevard are similar to those at Rancho Drive & Charleston Boulevard with 71,100 vehicles passing through the intersection in a typical 24-hour weekday period. As seen with the provided traffic counts, Decatur Boulevard is the primary north/south route through the corridor with the increased volume. Therefore, this intersection should be targeted for an increase in commercial and residential density.

The Regional Transit Commission's (RTC) West Charleston bus route #207 carries about two-thirds of the passengers for local service. The remaining third continue on as pass-thru passengers. Four employment centers are located within the corridor that may significantly affect this trend. The data shows that 2,821 passengers get on an eastbound bus and 1,366 get off of the same bus between Buffalo Drive and Desert Lane, near Martin Luther King Boulevard (I-15) on a daily basis. The westbound bus passenger totals are the opposite with 1,303 passengers getting on the bus while 2,748 are getting off the bus. These figures indicate that more people are traveling into the corridor instead of traveling west from within the corridor.

There are approximately 25 bus stops on the north and south side of Charleston in the corridor study area. Each bus can hold approximately 50 passengers. The RTC has recently begun to use the newer double-deck bus on similar routes along Sahara Avenue, just one mile to the south that nearly double the passenger capacity. However, due to the reduced height of the Union Pacific Railroad crossing, these buses cannot be utilized as much on the West Charleston Boulevard corridor.



S.W.O.T. ANALYSIS:

Listed in the following table is the "Strengths, Weaknesses, Opportunities, and Threats" (S.W.O.T.) Analysis that is organized around five common elements that affect the Charleston Boulevard Corridor. Each "Strength" listed correlates to an existing condition that makes a positive contribution in the quality of the defined corridor. Each "Weakness" shows a deficiency or existing condition that has a negative impact on the appearance and operation of the corridor. The "Opportunities" are existing conditions that could be expounded upon to become strengths, and thus provide a positive contribution, whereas "Threats" are seen as conditions that would lead to the weakening or failure of a successful corridor plan.

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
LOCATION	•Central Location •Close Proximity to Downtown & I-15 •Served by CSN •Adjacent to Established Residential Neighborhoods	•None Observed	•Ability to Brand/Give the Corridor Identity	•Dedicated as Nevada Department of Transportation (NDOT) State Route 159
CONNECTIVITY	•Multiple Intersections •Multiple Transit Connections •Established Transit Lines	•Lack of Mid-Block Crosswalks •Traffic Congestion •Limited Neighborhood Interconnectivity	•Well Established Neighborhood Groups •Vehicle Volumes Support Business •Well Established Mass Transit Lines	•High Traffic Counts & Speed •Lack of Clearly Marked Crosswalks
URBAN DESIGN	•Typical Suburban Development Pattern	•Strip Mall Design Pattern •Lack of Landscaping •Lack of Density •No Identity •Excessive Non-Permitted Signage	•Desirable Positioning for Shade (Solar) •Create a Sense of Place •Energy Savings with Buildings Having North/South Orientation •Landscape Existing Medians	•Increased Vehicle Miles Travelled (VMT) •Non-Conforming Signs within Public Right-of-Way •Strip Mall design Dominates the Corridor
VEHICULAR TRANSPORTATION	•Well Travelled Route •Six Travel Lanes	•Lack of Bus Turnouts •Limited Street Capacity	•Future NDOT Improvement Funds	•Increased Traffic Demands
WALKABILITY	•Uniform Sidewalks	•Excessive Curb Cuts •Utilities in Right-Of-Way •Lack of Public Amenities •Narrow Sidewalks Located at Back of Curb	•Variety of Office & Retail •Close Proximity to Residences	•Bias Towards the Vehicle

In summary, one of the key features of the Charleston Boulevard Corridor Plan is its unique position between two valley wide features: The Red Rock Conservation Area and the Las Vegas Wash. Continuing on a theme that celebrates these two key features, there are great opportunities for pedestrian oriented mixed-use developments within the corridor that will create an enriching urban experience while making positive contributions to the local environment.


SCHOOL BUS
TOYOTA

URBAN DESIGN STANDARDS:



The following goals and policies have been developed as guidelines as future development and redevelopment arise. Where these standards differ from Title 19, the more stringent standard will take precedent.

Goal statements are provided in order to define the objectives in which guidelines have been created to achieve and to provide a statement of purpose behind each policy.

Policy statements provide specific direction in order to promote objectives which are defined by the goal statements. Policy statements use the term "should" or "may" to denote that they are considered relevant in order to achieve the stated goal, and will be pertinent to the City review process.

SIDEWALKS AND PUBLIC AESTHETICS

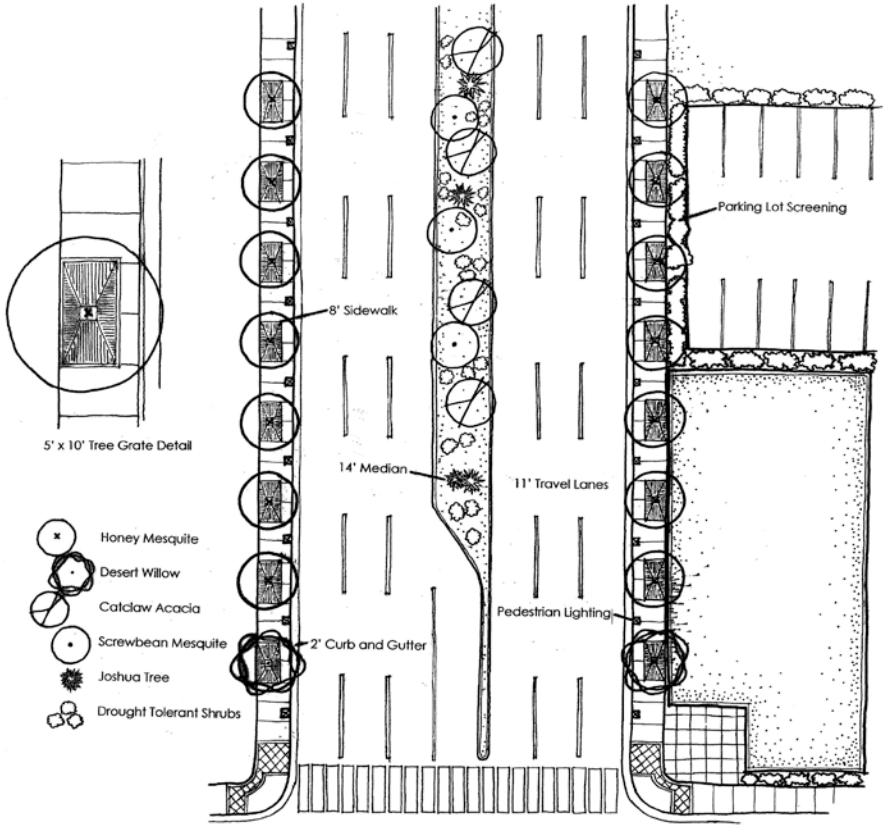
Goal Statement:

Streets, plazas and trail corridors provide the community with a common place for public gathering, events, commerce, movement, access, and recreation. As public space, West Charleston Boulevard should offer pleasant circulation for motorists and pedestrians, as well as provide a social gathering among residents and visitors. **The following policies may encourage such outcomes:**

- Provide continuous sidewalks with safe pedestrian crossings at each corner, by combining and limiting curb cuts that interrupt the sidewalk.
- Encourage the incorporation of residential courtyards and plazas within redevelopment projects.
- Provide ornamental fences and planters to screen parking areas from street view.
- Establish a method of maintaining public improvements common for all properties along the corridor.
- Provide decorative sidewalk pavers at all intersections.

"Sidewalk contacts are the small change from which the cities wealth of public life may grow."

- Jane Jacobs, The Death and Life of Great American Cities 1961



GRAPHIC 4

STREETSCAPE ELEMENTS

Goal Statement:

Street trees and other amenities are intended to unify the public right-of-way with a unique character. Street furnishings add variety, comfort and identity to the streetscape theme. Street trees provide shade and comfort for pedestrians, as well as establish a buffer from automobile traffic. Trees help to spatially define and unify the overall streetscape theme and identity. **The following policies may encourage such outcomes:**

- There should be clear pedestrian walking zones on both sides of the street adequate to provide an eight-foot wide sidewalk to serve pedestrian needs.
- Street furnishings, trees and amenities should occupy consistent, well defined zones, which parallel the walking zone.
- Street lights should be placed in an orderly fashion at the back of the curb to define the edge of the pedestrian activity zone.
- Street trees should be provided along West Charleston Boulevard where appropriate in order to provide shade, comfort and safety for pedestrians, which create district identities.
- Reduction in visual clutter is needed in the corridor. This would be accomplished by restricting freestanding signs to a 24-foot height limit. Sign placement would also be restricted to be no closer than five feet from the property line. Emphasis should be placed on detailed wall and hanging signage for individual tenants, while de-emphasizing generic backlit freestanding and monument signs. All tenant signs would be oriented and scaled to the sidewalk. Shopping center signage would be appropriately scaled for the roadway.
- Encourage new development to incorporate public art in their projects.

Before:



After the addition of Streetscape Elements:



PEDESTRIAN LIGHTING

Day View:



Night View:



Goal Statement:

Lighting provides an inviting and safe environment for pedestrian activity during the evening hours. **The following policies may encourage such outcomes:**

- Unique and pedestrian scaled lighting should be provided within the public right-of-way along West Charleston Boulevard. A consistent standard for lighting should be developed before any installation is approved.
- Pedestrian light fixtures should be installed at regular intervals which would allow illumination levels to provide safe levels of lighting on public sidewalks without negatively impacting adjacent residential uses.

Pedestrian lighting includes exterior lighting applications where people travel by foot along pathways and walkways. It is important for the lighting system to illuminate the pathway in order for pedestrians to be able to effectively navigate the pathway as safely and securely as possible.

In addition, outdoor pedestrian lighting must be able to withstand trees, vandalism, and varying weather conditions, as well as be easily maintained and cost effective. Good outdoor lighting can create and encourage a pedestrian friendly environment, which is especially beneficial to neighborhood business districts by increasing their exposure to pedestrians.

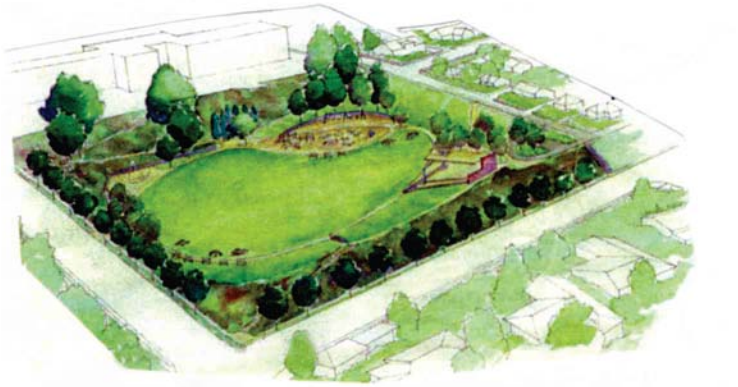
Pedestrian scaled lighting improves walkway illumination for pedestrian traffic and enhances community safety and business exposure. Sidewalk lights have been shown to reduce crime, raise property values, and create an inviting ambiance for evening pedestrians. Typically, this lighting is positioned over the sidewalk, rather than the street, at about 12 to 15 feet in height.

PUBLIC SPACES

Goal Statement:

Create public spaces of varying type and size to foster social interaction, provide venues for community events, and create district identity. **The following policies may encourage such outcomes:**

- Identify land that could be developed into small pocket parks along West Charleston Boulevard.
- Encourage small outdoor gathering spaces adjacent to sidewalks, particularly near restaurants, cafes and other active businesses.
- All public spaces should be designed to encourage active uses. Characteristics that encourage frequent use include: easy access, location on a pedestrian corridor, safety and visibility, and locations near building entries.



Pocket parks, also known as mini-parks or vest-pocket parks, are urban open space at the very small scale. Usually only a few house lots in size or smaller, pocket parks can be tucked into and scattered throughout the urban fabric where they serve the immediately local population.

-Alison Blake -

Before:



After:



VEHICULAR CIRCULATION AND ACCESS

Goal Statement:

Remove superfluous curb cuts to maximize uninterrupted public sidewalks in order to minimize conflicts between vehicles and pedestrians. Additionally, service functions, such as deliveries and refuse pick-up should be located away from primary building frontages where possible. **The following policies may encourage such outcomes:**

- Development should limit curb cuts that access buildings from West Charleston Boulevard. Vehicular building access points should be located off of secondary cross streets where possible.
- Encourage cross access and driveways between shared, common or multiple developments.
- Service and delivery activities should be separated from the primary public access and screened from public view.

Successful urban streets contain the following design elements:

- Provides orientation to its users, and connects well to the larger transportation system;
- Balances the completing needs of the street;
- Relates well to its bordering uses;
- Employs hardscape and/or landscape to great effect;
- Promotes sustainability;
- Is well maintained, and capable of being maintained without excessive costs;
- Has a memorable character; and
- Encourages human contact and social activities.

-American Planning Association, Great Streets 2009

Before:



After:



TRANSIT MODES AND AMENITIES

Goal Statement:

Provide ample amenities for all modes of transportation, and a pleasant transportation alternative to the automobile so that less space is needed for parking surfaces and drive lanes, in order to reduce traffic congestion. **The following policies may encourage such outcomes:**

- Encourage the Regional Transportation Commission (RTC) to create bus turnouts on both sides of West Charleston Boulevard with safe, secure shelters which are integrated into the streetscape.
- Bus Shelters should be designed to protect waiting passengers from the elements as well as enhance their safety. Shelters should be located a minimum of five feet from the back of curb and have adequate seating.
- Although the designated bike trails are located on the parallel streets of Oakey Avenue and Alta Drive, bikes are still permitted along Charleston Boulevard. Bicycle parking racks should be provided with all new development as well as redevelopment projects. Racks should be located near building entrances and not in remote areas of parking lots.

Walkability is enhanced by wide sidewalks, convenient and safe pedestrian crossings, and pedestrian connections between neighborhoods. When such an environment is layered with varying transit options, livability is further enhanced because people are presented with multiple choices for mobility. Successful communities will be those that understand the importance of multiple mobility choices, and the price residents are willing to pay to reduce their commuting time.



Bus stop without bus turn-out lane.



Bus stop with bus turn-out lane.


BUFFALO DR.
RAINBOW BLVD.
JONES BLVD.
DECATUR BLVD
VALLEY VIEW BLVD
RANCHO DR
MARTIN L. KING BLVD
CHARLESTON BLVD
N
CITY OF LAS VEGAS
Charleston Blvd.
Corridor Plan
Bus Stop With Turn Out
Bus Stop With No Turn Out
T:/advplan/projects/projectgis/coreteam/charleston/figureground with bus stops B.mxd
0 0.125 0.25 0.5 Miles
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: December 16, 2009

MAP 2

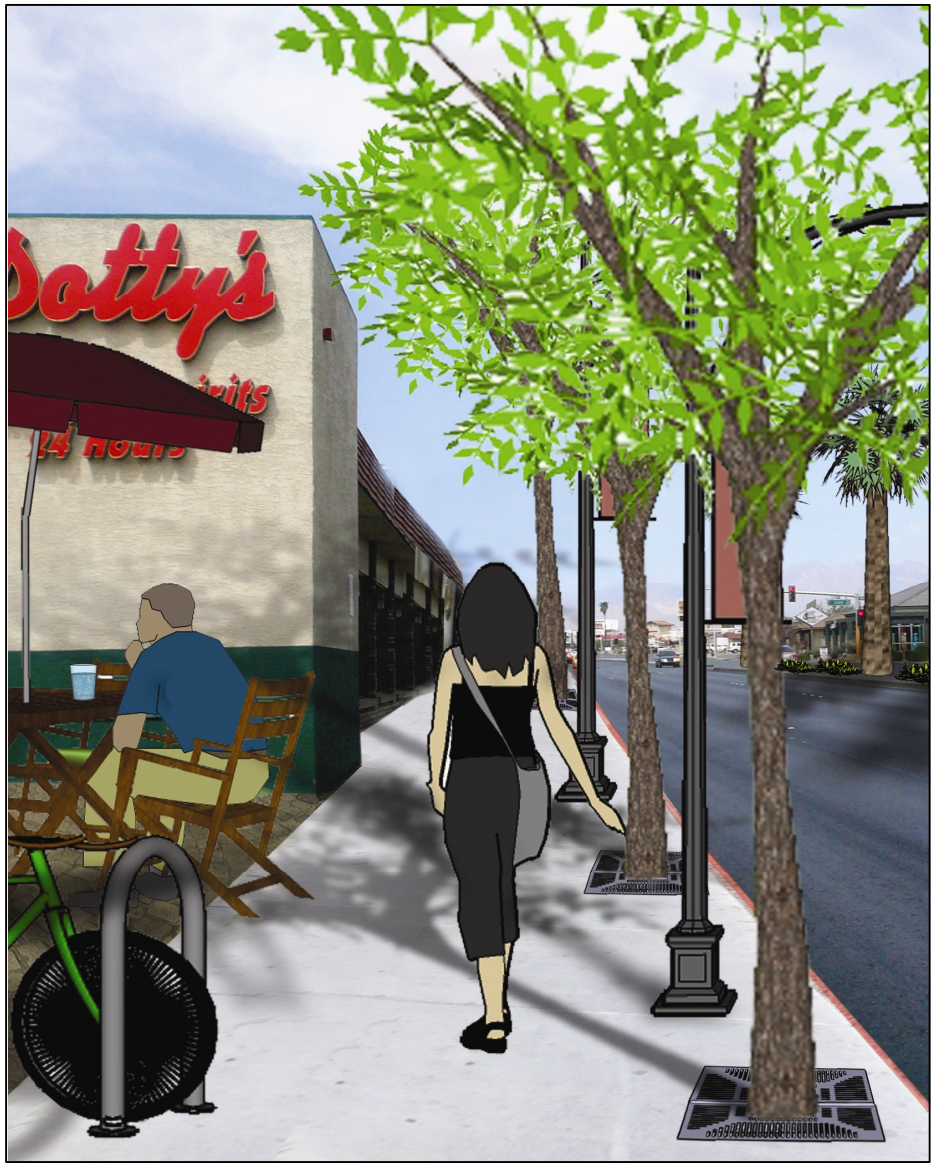
SITE DEVELOPMENT



Goal Statement:

Development should present a unified scale and character of the built environment to create the sense of a complete and identifiable district, which emphasizes the creation of an urban village rather than a strip commercial center. **The following policies may encourage such outcomes:**

- Buildings should be placed to the street edge to occupy the greatest degree possible, which would create a continuous pedestrian oriented façade along West Charleston Boulevard. Buildings containing only residential uses may be setback from the street edge for privacy and security reasons.
- Where buildings do not meet the right-of-way line or property line, the space should be occupied by active uses such as sidewalk cafes and outdoor sales areas or plazas which are intended to invite pedestrian activity.
- Parking areas should be located behind primary buildings whenever possible in order to encourage continuity of uses that support pedestrian activity along the street.
- New development should respect the scale, character and use of existing buildings and uses that surround the site.





BUILDING ORIENTATION

Before:



After:



Goal Statement:

Buildings are the primary elements within the district that create edges to the street environment. It is the goal of these design guidelines to require that buildings are oriented toward streets and reinforce the urban character of the district. **The following policies may encourage such outcomes:**

- Orient all buildings toward the street frontage.
- Building corners are prominent features and should take advantage of the opportunities by creating exciting entrances and architectural features.

One of the primary objectives illustrated in this plan is to encourage the redevelopment of existing 1960's era strip malls into modern, pedestrian oriented commercial activity corridors. This can be achieved by widening the sidewalks and enhancing the streetscape environment to encourage active sidewalks.

PARKING MANAGEMENT

Goal Statement:

Parking lots should not be a dominant feature seen from the public environment. Configure and locate parking in order to insure that the buildings and pedestrian areas are the focus of the corridor. **The following policies may encourage such outcomes:**

- Parking should be located behind or beneath buildings.
- Structured parking within each block should be encouraged to achieve greater density and reduce the amount of surface parking visibility within the corridor.
- Parking lots at street corners should be prohibited.
- Parking structures should incorporate active pedestrian uses on any street frontage.
- Surface parking areas should be screened from the sidewalk and/or adjacent to residential uses.



ADJACENT RESIDENTIAL NEIGHBORHOODS



Goal Statement:

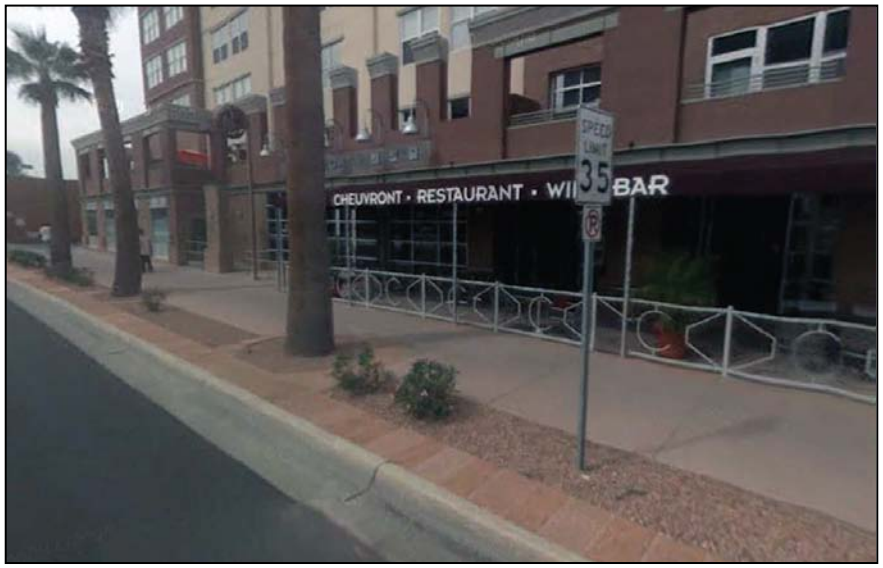
Development within the West Charleston Boulevard Corridor should respect and compliment the scale and character of existing residential uses, and establish buffers and other mitigation devices to minimize traffic, odor and noise nuisances that may affect adjacent residents. **The following policies may encourage such outcomes:**

- Buildings should be a minimum of two-stories in height in order to reduce noise, odor and other negative impacts generated by the traffic volumes along West Charleston Boulevard.
- Utilize generous landscape buffers between different land use districts.

BUILDING DESIGN

Goal Statement:

Buildings are the most significant components of the corridor. Their physical attributes and the uses contained within them establish scale, character and life of the corridor. Placement of the building near or at the back edge of the sidewalk reinforces the vital relationship between public and private spaces along the corridor.



The goal is to encourage development of buildings that reflect a cohesive and vibrant urban village rather than a disconnected collection of residences and businesses that resemble a commercial strip.

The following policies may encourage such outcomes:

- Promote the adaptive reuse of existing buildings to limit environmental impacts.
- Utilize LEED building requirements for all new development.
- Buildings should be inviting places that interact with life on the street. They should include every provision to avoid the "strip" commercial appearance along the corridor.
- Where buildings meet the street, an articulation of forms and details and the use of high quality materials should be required. Special first level features such as windows and awnings or arcades should be employed to lend richness to the street.
- Encourage the use of brick, stone, or high quality precast concrete. Metals that utilize matte finish and neutral in color with visible corner brim should be used for exterior walls.
- Large, blank surfaces should be avoided.
- Architectural details to wrap around all sides of new buildings should be required.
- New buildings should be properly massed to reduce bulk near the top of the building, which complements the character of the surrounding structures.
- A high degree of transparency should be provided at lower levels of building facades where privacy is not a concern (i.e. medical offices).
- All building materials should be selected with the objectives of quality and durability in the urban context. Creating a positive interaction with the pedestrian environment through scale, color and texture should be required.

INFILL DEVELOPMENT

Before:



After:



Goal Statement:

Infill development should be of new, modern, high quality design that sets new standards to adhere to rather than matching the existing 1970-era designs that exists there today. **The following policies may encourage such design:**

- New buildings must be two-story in height.
- No parking lots will be permitted in front of new developments.
- New buildings should design quality, useable outdoor space such as plazas.

Infill development is the process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed. Successful infill developments can return cultural, social, recreational and entertainment opportunities, gathering places, and vitality to older neighborhoods. Close attention must be made to the design of an infill development project to ensure that the new development fits into the existing context and gains neighborhood acceptance.

- www.mrsc.org -

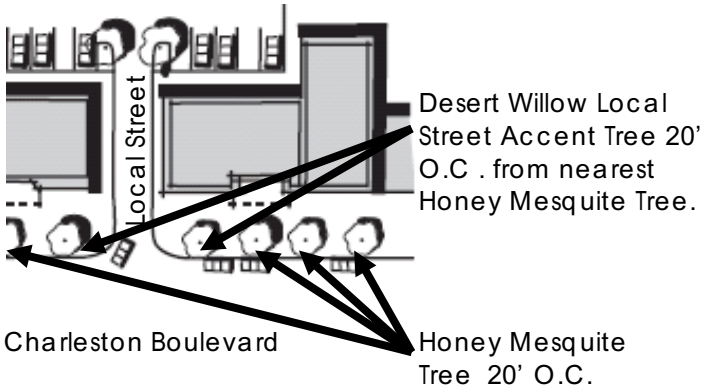


STREETSCAPE TREES

Historically, the neighborhoods along Charleston Boulevard west of downtown Las Vegas were home to large-lot, single-family ranchettes and equestrian properties. As the city matured, the equestrian properties gave way to large-lot single-family homes with lush lawns and large trees. The properties fronting Charelston Boulevard converted to commercial uses, many utilizing appropriate desert species such as mesquite, acacia and palo verde. Today, these commercial properties maintain a lush, drought tolerant landscape theme of large-canopy, successful desert trees, as exemplified by the large specimen desert trees adjacent to the Las Vegas Valley Water District at Charleston Boulevard between Valley View Boulevard and Douglas Drive, the northeast and northwest corners of the intersection of Charleston Boulevard and Campbell Drive, and near the southern edge of the UMC Hospital property between Tonopah Drive and Pahor Drive.

Based on the historical context of the area and the existing precedent set by several existing commercial developments fronting Charleston Boulevard, it is important to capitalize upon the existing thematic precedent set by the existing properties in addition to our physical location within the Mojave Desert, and respect the nature of both. Therefore, it is critical that appropriate drought tolerant landscape material shall be chosen which maintains the integrity of the surrounding areas and enhances them, further establishing a sense of place within the community.

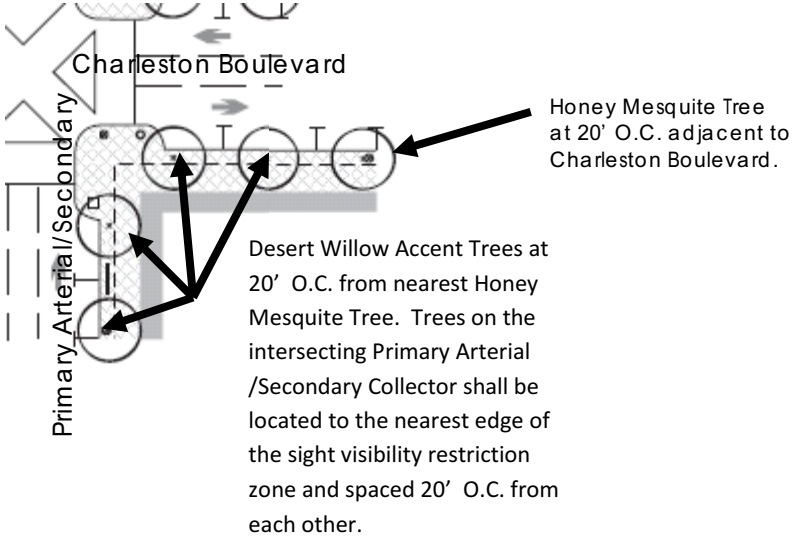
The public sidewalk areas adjacent to Charleston Boulevard shall be designed thematically with Honey Mesquite trees (*Prosopsis glandulosa*) spaced 20 feet on-center adjacent to both north and south sides of Charleston Boulevard. Where local streets intersect with Charleston Boulevard, each intersection shall be defined utilizing Desert Willow trees (*Chilopsis linearis*), which will function as an upright flowering accent tree denoting each crossing. The Desert Willow Trees shall be located outside of and abutting the sight visibility restriction zone adjacent to each local street intersection with Charleston Boulevard, and placed at a distance of 20 feet on-center from the nearest Honey Mesquite Tree.



Each intersection of Charleston Boulevard crossing a street classified as a Secondary Collector or Primary Arterial shall be identified with four Desert Willow Trees per street corner (sixteen trees per standard four-way intersection total), to be located outside of the sight visibility restriction zone and placed at a distance of 20 feet on-center from the nearest Honey Mesquite Tree. Two Desert Willow Trees shall be located fronting Charleston Boulevard, while the remaining two Desert Willow Trees shall front the intersecting Primary Arterial/Secondary collector, spaced at a distance of 20-feet on center commencing at the edge of the adjacent sight visibility restriction zone.

All street trees utilized along Charleston Boulevard shall be minimum 24-inch box sized, with a minimum six-foot clear trunk and two-inch caliper trunk. In order to develop and promote healthy, large tree canopies and root structure development, tree planting wells shall be 120" x 60". Where existing conditions such as utilities, driveway curb cuts, and other conflicts prevent a full 120" x 60" sized tree well from being placed adjacent to Charleston Boulevard, a minimum 60" x 60" planter may be acceptable; however the use of structural soil at a minimum cubic volume of 60" x 60" x 36" shall be utilized in conjunction with the smaller planter size. In order to allow for clear pedestrian passage, tree grates shall be utilized to maximize pedestrian areas, consisting of Ironsmith model 6062x2 or similar.

Within the median of Charleston Boulevard tree plantings shall consist of minimum 24-inch box sized Catclaw Acacia (*Acacia greggii*), Screwbean Mesquite (*Prosopis pubescens*) and Joshua Tree (*Yucca brevifolia*). Catclaw Acacia and Screwbean



Mesquite trees shall have a minimum 2-inch caliper trunk with a minimum height of six feet. Within the median plantings, a five-to-one ratio of Catclaw Acacia or Screwbean Mesquite trees shall be utilized to each Joshua Tree, however groupings must contain a minimum of one Screwbean Mesquite and one Catclaw Acacia. The spacing may vary depending on location, however all trees shall be spaced at a minimum of 15-feet on center, not to exceed 30-feet on-center. The use of groupings and offset plantings shall be encouraged to create a more naturalistic appearing design.

SIDEWALKS

Action:

As funds become available, widen all sidewalks from five feet to eight feet. The additional width will be provided by the reduced travel lanes from 12 to 11 feet.

Walking yields health benefits from exercise as well as from better air quality. Walking also tends to be less stressful than driving. The buffer zone of trees also increases pedestrian safety. In community terms, walking allows more frequent informal encounters between citizens. Pedestrian friendly streets give more mobility to those citizens who either don't drive or don't own a car, which allows for more involvement and connectedness, as well as addressing an issue of equity.

- sustainablemeasures.com -

The benefits of a wider, more accessible sidewalk:

- *Parents are able to easily push children in strollers.*
- *Citizens of all ages benefit from sidewalk networks with visible pedestrian crossings and other safety features.*
- *A good system of sidewalks may allow older pedestrians who no longer drive to walk to services and socialize in their community while enjoying a continued independent lifestyle.*
- *Wide sidewalks can be gathering places in business districts, offering a place for friends and family to walk and socialize.*
- *Well maintained sidewalks encourage people to walk, providing the benefits of a healthy lifestyle.*
- *Wide sidewalks in business communities offer an opportunity for trees, landscaping, and other pedestrian amenities that creates an inviting atmosphere for customers to shop.*

Before:



After:



STREETSCAPE TREES

Action:

City staff would identify the type of trees and tree grates that would be most appropriate along Charleston Boulevard to assist with both the creation of a street identity and to provide shade for pedestrians. Funding sources would be sought to pay for such a program via grants.



City Trees and Property Values	
Price Increase	**Condition**
7%	Rental Rates for Commercial Offices Having Quality Landscape
9 – 12%	Reported Increase in Consumer Spending in Forested Business Districts
23%	Homes Within ¼ Mile of "Excellent" commercial Corridor

Arborist News, August 2007

Street trees provides for lower urban air temperatures, as asphalt and concrete streets and parking lots are known to increase urban temperatures 3-7 degrees. These temperature increases significantly impact energy costs to homeowners and consumers. The placement of street trees has been shown to reduce surrounding temperatures by as much as 5 degrees, and have been shown to reduce energy consumption by as much as 25%. Trees improve air quality by absorbing gaseous pollutants such as ozone, nitrogen oxide, and sulfur dioxide, through leaf surfaces, and by intercepting particulate matter such as dust, pollen, ash and smoke. Additionally, trees contribute to lower ozone levels, as increases in urban street temperatures that hover directly above asphalt where tailpipe emissions occur dramatically increase the creation of harmful ozone and other gasses into more noxious substances impacting health of Las Vegas citizens.

Economically, trees positively impact commercial businesses. Research performed by the USDA Forest Service has shown that shoppers in well-landscaped business districts are willing to pay more for parking and up to 12% more for retail goods and services. Street trees and vegetation also allow for a reduction in time and travel perception. Psychologically, research has confirmed that motorists perceive the time it takes to get through treed versus non-treed environments has a significant differential. A treeless environment trip is perceived to be longer than one that is. Additionally, there is strong, compelling research showing that motorist road rage is less in green urban versus stark suburban areas. Trees and aesthetics, which are known to reduce blood pressure, may handle some of this calming effect.

- 22 Benefits of Urban Street Trees
By Dan Burden, Senior Urban Designer
Glatting Jackson and Walkable Communities, Inc; May, 2006 -

STREETLIGHTS AND UTILITIES





Action:

All streetlights will be removed from the center of the sidewalk to the back of curb. This will assist in making it easier for pedestrians to navigate sidewalks. Any utilities that would need to be relocated in order to reduce sidewalk obstructions during the widening process would also take place either by moving them to the back of curb, or placing them underground.

STREET FURNITURE

Action:

As funds become available, install street furniture as identified by City staff.



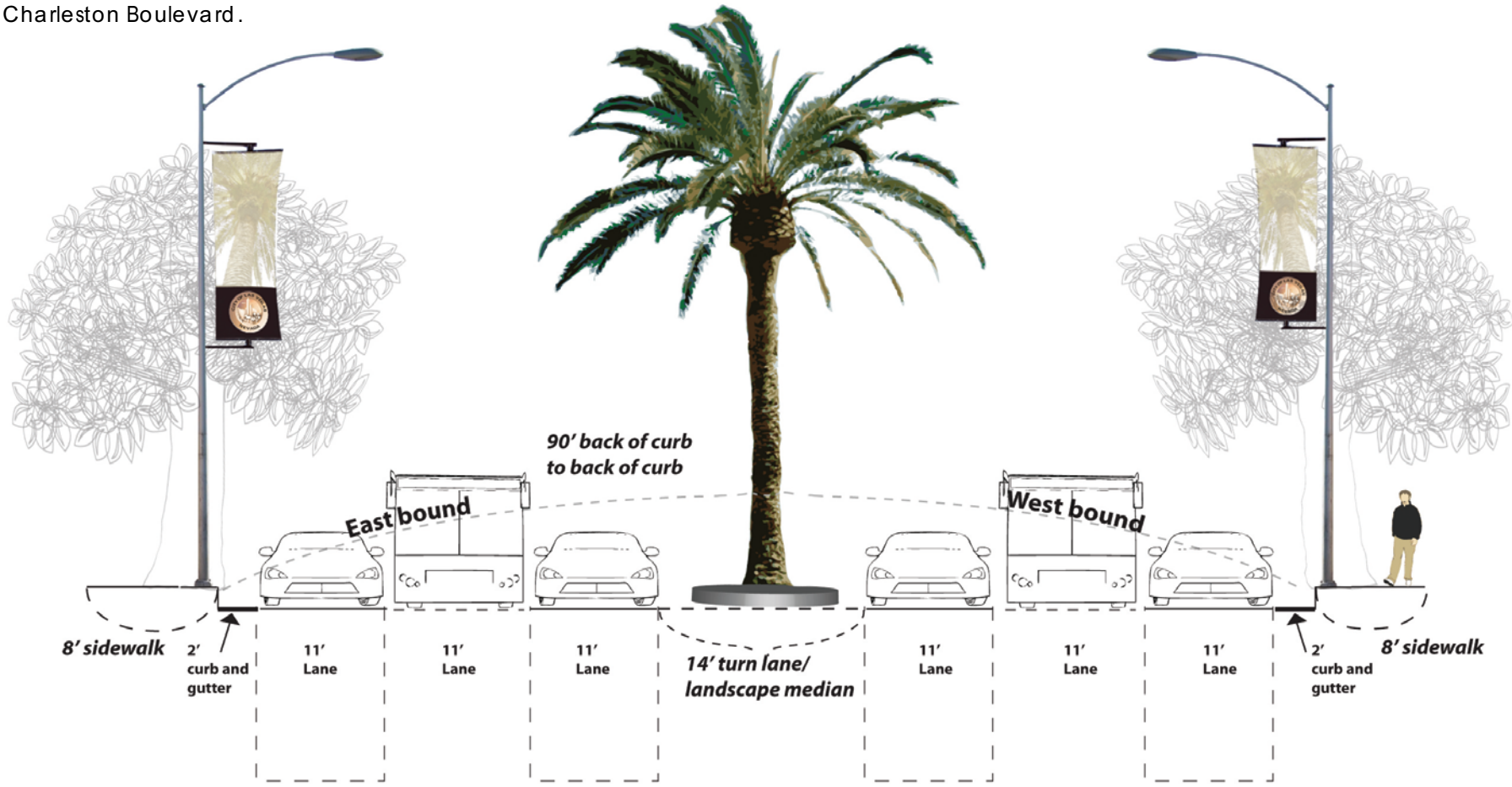


Benches are a necessary addition to a street environment, providing people a place to rest, or relax and enjoy the street scene. Street furnishings should reflect the community's character by drawing on the community's history and surrounding architecture. While the furnishings should be placed conveniently to provide resting points for the pedestrians, they should not cause a hindrance within the pedestrian pathway.

VEHICULAR TRAVEL LANES

Action:

Public Works staff in consultation with the Nevada Department of Transportation (NDOT) staff would reduce the travel lanes from 12 feet to 11 feet. The reduced widths would go toward widening the sidewalks from five feet to eight feet on both sides of West Charleston Boulevard.



GRAPHIC 5

BUS TURNOUT EASEMENTS

Action:

City staff would commission a study on costs for obtaining easements for bus turnouts. Public Works Department staff would research the locations needed for bus turnouts and where the existing conditions would permit them. An estimated cost to obtain the easements would be generated and funding sources sought for implementation. The Regional Transportation Commission (RTC) would be consulted throughout the process.

Bus turnouts are bus stops areas that are recessed from the thoroughfare. The turnout provides an en route bus with an off – street service point that does not interfere with traffic movement and provides a safe waiting area for transit users. These facilities should be designed so that bus operators have clear rear-vision capabilities necessary for safe re-entry into traffic.

The recommended width for turnout designs is 15 feet. This dimension provides bus operators with ample space to properly maneuver and stop their vehicles.

Bus turnouts are needed in areas where passenger volumes are high and the flow could be significantly impeded by stopped transit vehicles. These turnouts should be located only at mid-block bus stop locations, allowing buses to re-enter traffic more easily during gaps in the traffic flow.

With an average monthly ridership of 268,171 people (39.45 passengers per service hour), route 206 along Charleston Boulevard is one of the five busiest routes in Southern Nevada.

-www.rtcsouthernnevada.com -

MID-BLOCK CROSSWALKS

Example of a diagonal, midblock crossing.



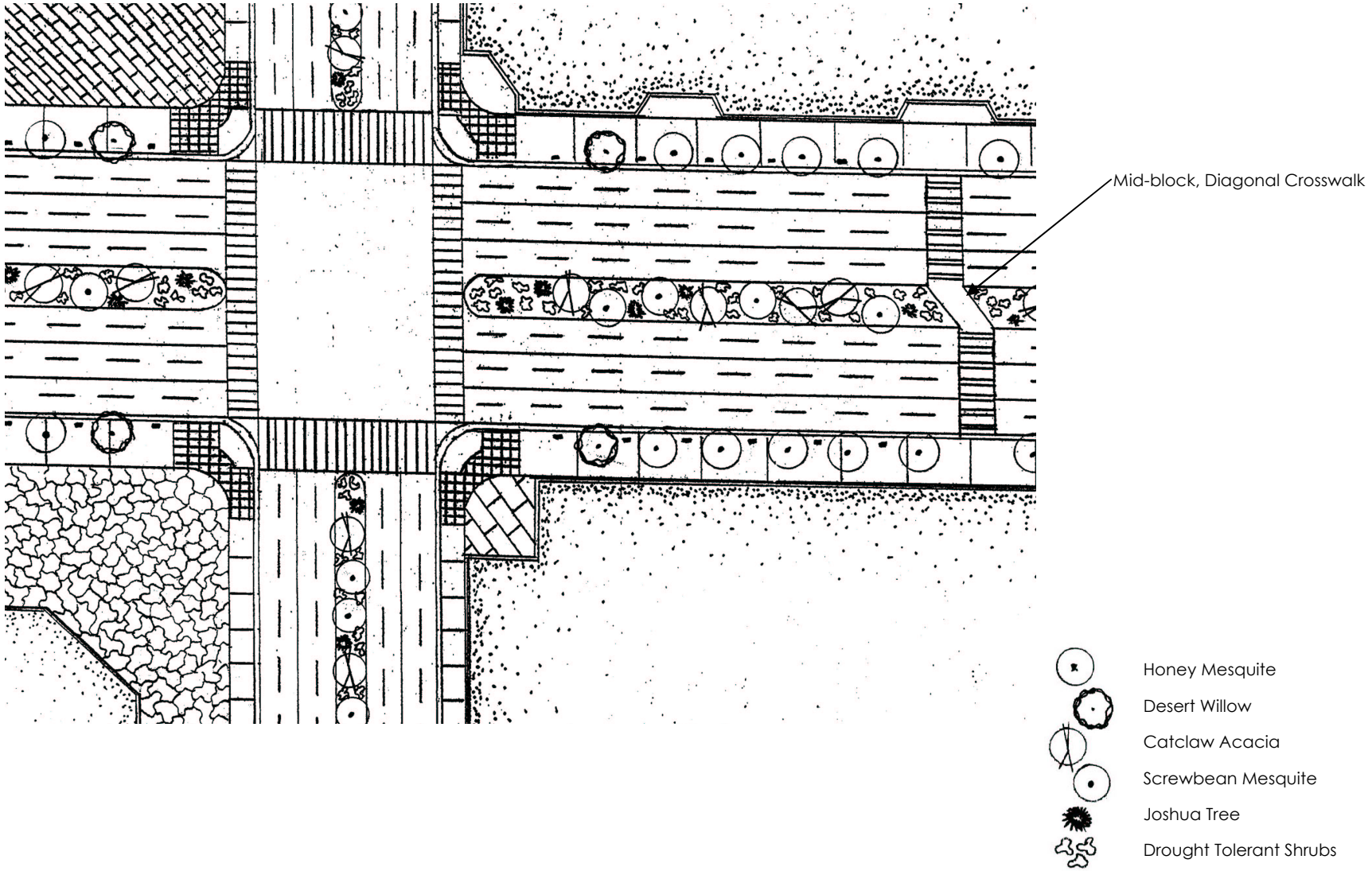
Action:

City staff would identify locations where it would be feasible to install a crosswalk with or without flashing lights at certain mid-block locations. The Nevada Department Transportation (NDOT) and the City Traffic Engineer would have final approval of such locations.

With careful placement (fronts of transit facilities and frequented destinations), mid-block crossings significantly contribute to overall pedestrian safety by preventing impromptu mid-block pedestrian crossings when block lengths exceed 400 feet.

By using a diagonal shift from one leg of the crossing to the next, this allows pedestrians to have refuge, and physically shifts the pedestrian's view toward motorists, forcing them to look in the direction of oncoming traffic. Eye contact made between the motorists and the pedestrians also helps to tame the motorist's behavior behind the wheel, resulting in a safer pedestrian environment.

Example of How the Mid-Block Crosswalk May Look Along West Charleston Boulevard:



No Scale

CURB, GUTTERS, AND DRIVEWAYS



Action:

Public Works Department staff would conduct a study to develop a plan to reduce the number of curb cuts along West Charleston Boulevard. This plan would be implemented when the new curb and gutters are installed in the future and/or as new development takes place.

LANDSCAPE MEDIANS

Before:



After:



Action:

City staff would identify locations where existing raised median islands could be landscaped. These locations would then be reviewed by the Nevada Department of Transportation (NDOT) and then placed on the City's Capital Improvement Plan (CIP) for implementation.

To aid motorists in detecting landscape medians, it is best to have both colorful ground cover and vertical trees within each landscape median. Preference is given to native species that are slow growing, requiring less water and maintenance. Ground cover should be kept to a minimum height of 24 to 28 inches in order to maximize the view of pedestrians.

POCKET PARKS

Action:

City staff would identify locations where possible pocket parks could be located for residents use. Funding sources would be sought and the locations would be placed in the Capital Improvement Plan (CIP) for implementation.







GATEWAY FEATURES

Action:

City staff would identify appropriate intersections for gateway features and development. Meetings with property owners would also take place to obtain their buy-in.



There are points in the corridor where a sense of arrival can be achieved through "gateways." These are points where one feels as if they have arrived into a special place. These gateways may celebrate a "medical" theme within the Medical District, or celebrate the history of an adjacent historical neighborhood. By incorporating landscape elements, streetscape materials and forms, and public art, these gateways can establish and celebrate the community's sense of pride and place. Gateways are significant points within the corridor that should be carefully designed with community input and quality materials.

SIGN CODE REGULATIONS

Action:

Assign City staff to conduct an inventory of potentially non-permitted signs along the corridor and research permits for those properties identified. Those found in violation would receive courtesy letters requesting voluntary compliance before official code enforcement action is taken.

Before Enforcement:



After Enforcement:



PUBLIC ART

Action:

City staff would identify locations where opportunities for public art installation(s) might take place. A public art plan would be developed and submitted to the Las Vegas Arts Commission for consideration.



ACKNOWLEDGEMENTS

LAS VEGAS CITY COUNCIL:

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

LAS VEGAS PLANNING COMMISSION:

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

CITY OF LAS VEGAS: CITY MANAGER'S OFFICE:

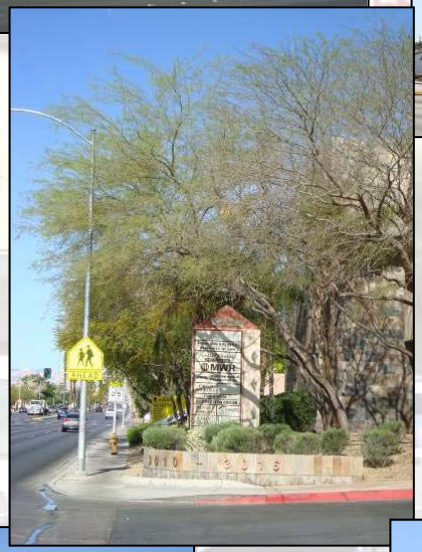
Elizabeth Fretwell, City Manager
Orlando Sanchez, Deputy City Manager
Jim Nichols, Deputy City Manager

CITY OF LAS VEGAS:
DEPARTMENT OF PLANNING & DEVELOPMENT:

M. Margo Wheeler, AICP, Director
Tom Perrigo, AICP, Deputy Director
Flinn Fagg, AICP, Planning Manager
Andy Reed, AICP, Planning Supervisor
Yorgo Kagafas, AICP, Urban Design Coordinator
Mike Howe, Planner II
Ben Sticka, Planner II
Nicole Eddowes, Planner I
Dave Cornoyer, Planner I
Julie Ray, Graphic Artist II
Jorge Morteo, GIS Analyst II







Charleston West
CAR WASH
HAND
WA SH
WASH





McDonald's
DRIVE-THRU
Wendy's
UNIV
45
1500
Diesel

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JULY 29, 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