



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 105-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 STANDARDS 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. ZON-38618 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TEAMSTERS UNION LOCAL 631 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.14 acres 285 feet from the northwest corner of Bonanza Road and Lamb Boulevard (APNs 140-30-803-006 and 007), Ward 3 (Reese).
28. 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).
29. 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).
30. 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).
31. 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).
32. VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW A 5,064 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) (PRIVATE HORSE CORRAL OR STABLE) WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 010, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
33. SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 010, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
34. 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).

35. 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).
36. 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).
37. 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).
38. 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).
39. 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).
40. 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).
41. 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).
42. 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).
43. 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).
44. 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).

45. 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).
46. 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).
47. SUP-38536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,996 SQUARE-FOOT CONVENIENCE STORE WITH WAIVERS TO ALLOW A 142-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED AND A 313-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 1451 West Owens Avenue (APN 139-28-501-001), C-2 (General Commercial) Zone, Ward 5 (Barlow).
48. 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).
49. 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).
50. 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).
51. 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).
52. 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).
53. 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:

54. 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.
55. DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

56. 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:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - 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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-38578** APN: 126-24-410-002
Name of Property Owner: HOF Financial I, LLC
Name of Applicant: Pardee Homes of Nevada, Inc.
Name of Representative: Slater Hanifan Group

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

_____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

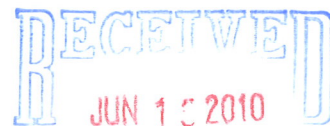
Signature of Property Owner: [Signature]

Print Name: Russ Wakeham, VP
HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

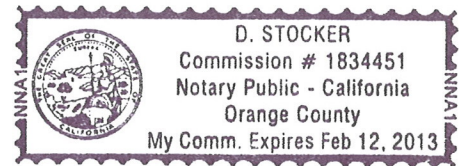
On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

[SEAL]

D Stocker
Signature



RECEIVED
JUN 15 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Waiver
Project Address (Location) Centennial Parkway / Shaumber Rd
Project Name Providence POD 307 Proposed Use _____
Assessor's Parcel #(s) 126-24-410-002 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeham, VP
Address 3200 Bristol Street, suite 800 Phone: 714-433-2300 Fax: _____
City Costa Mesa State CA Zip 92626
E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale
Address 650 White Drive Suite 100 Phone: 614-1400 Fax: 873-6881
City Las Vegas State NV Zip 89119
E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
Address 5740 S. Arville St. # 216 Phone: 284-5300 Fax: 284-5399
City Las Vegas State NV Zip 89118
E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature] HOF Financial I, LLC

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

Print Name Russ Wakeham, VP

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>WVR-38578</u>
Meeting Date:
<u>07/29/10</u>
Total Fee:
<u>830.00</u>
Date Received*:
<u>06/13/10</u>
Received By:
<u>Jonathan B.</u>

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

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

ACKNOWLEDGMENT

STATE OF CALIFORNIA

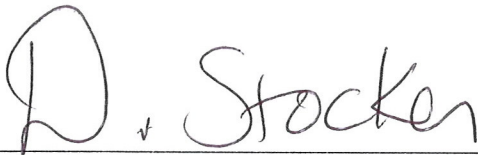
COUNTY OF ORANGE

On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

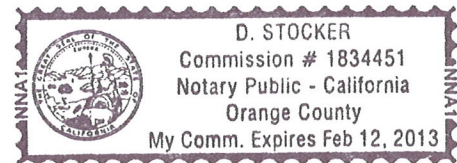
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Signature



RECEIVED
JUN 15 2010

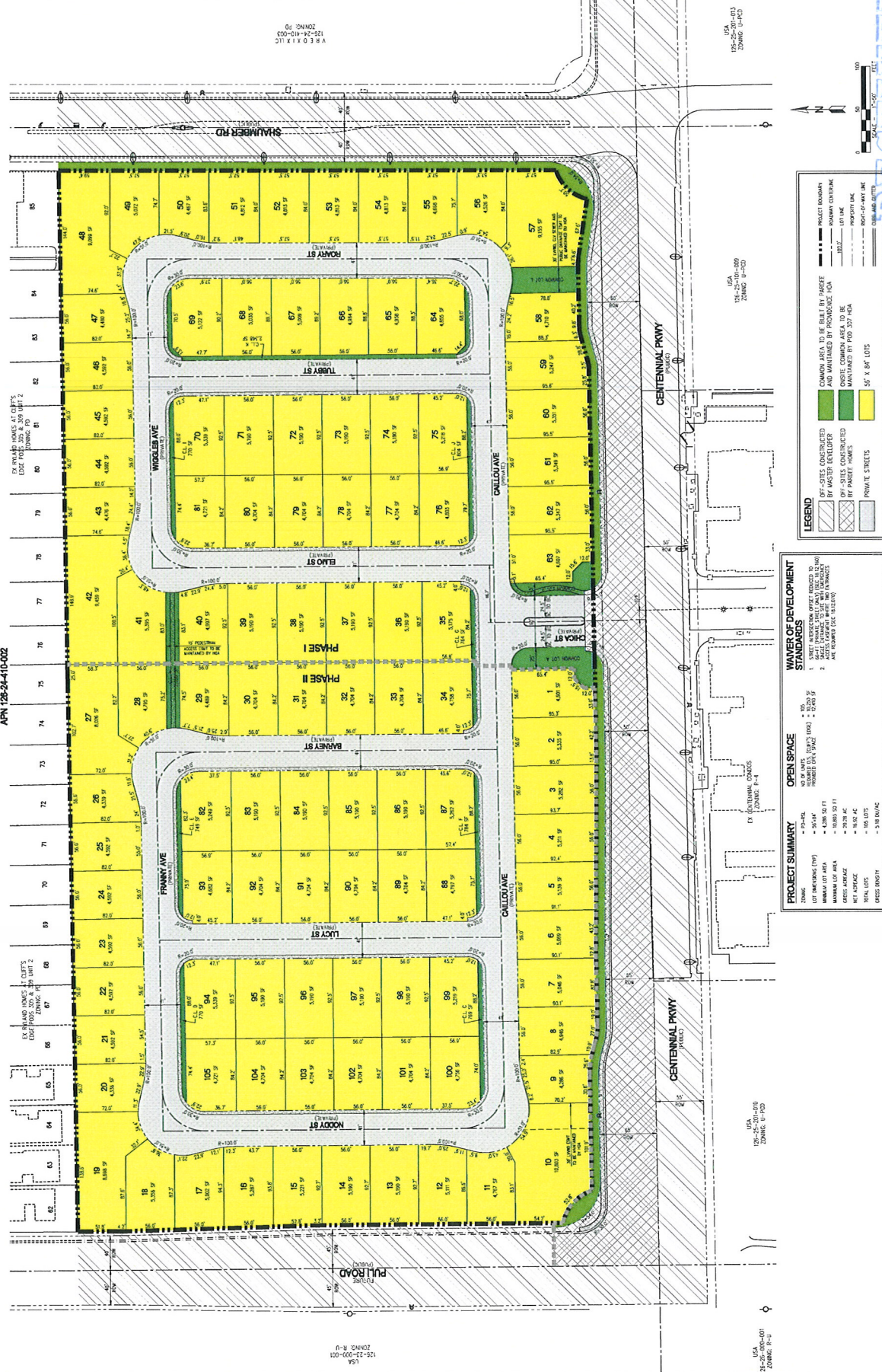
PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
SITE PLAN

S-I-G
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #210, LAS VEGAS, NV 89119
PHONE (702) 264-5200
FAX (702) 264-5208

[illegible]

4000 4100 4200	DATE: 5/25/10
	DRAFTER: JDP
	DESIGNER: JDP
	CHECKED: JH
	PROJECT NO. PAR1002-001

SP-1
SHEET 1 OF 1

[illegible]

LEGEND

	OFF-SITES CONSTRUCTED BY MASTER DEVELOPER
	OFF-SITES CONSTRUCTED BY MASTER DEVELOPER
	COMMON AREA TO BE BUILT BY THE MASTER DEVELOPER
	COMMON AREA TO BE BUILT BY THE MASTER DEVELOPER
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE
	PROPERTY LINE



PAR1002-001

June 14, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Justification Letter for Pardee Homes Providence POD 307 Tentative Map and Waiver

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Tentative Map and Waiver application for the subject development. The purpose of this request is to develop a 105 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

The land use for POD 307 in the approved master plan is Residential Small Lot (RSL) development for up to 15 du/ac but this proposed development is more in line with the Low Density classification (<5.5 du/ac) per Cliffs Edge design guidelines. The development standards for the RSL (Mini-Lot conventional) will still be utilized for this development.

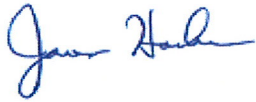
There are two waivers being requested. The first waiver is to reduce the interior street intersection offset to 66' from 125' per Section 18.12.160 of the Code. This occurs at the first street just east of the entrance of the subdivision. This is an internal private street and traffic volumes from this street should not be significant enough to have an impact on the traffic movements at this intersection. Also, at the pre-submittal meeting, Rick Schroder requested that the entrance off Centennial be shifted in order to get the street offset to 10' from the apartment complex's entrance on the south side of Centennial. This request has been met and is reflected on the tentative map. The second waiver is for a single entrance to the site instead of two for developments with more than 100 lots per Section 18.12.070 of the Code. The proposed development is only 5 lots over the single entry requirement so it's only a minor deviation. As a concession, a secondary emergency access is provided at the southeast corner of the development off of Centennial Parkway.



Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in blue ink, appearing to read "James Hackman".

James Hackman, P.E.
Project Manager

RECEIVED
JUN 15 2010

WVR-38578

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 105-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 (Unless Appealed Within Seven Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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: **TMP-38575** APN: 126-24-410-002

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Russ Walker, VP

HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

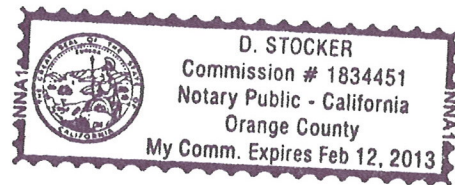
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

D. Stocker

Signature



RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Centennial Parkway / Shaumber Rd
 Project Name Providence POD 307 Proposed Use _____
 Assessor's Parcel #(s) 126-24-410-002 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeham
 Address 3200 Bristol Street, Suite 800 Phone: 714 433-2300 Fax: _____
 City Costa Mesa State CA Zip 92626
 E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale
 Address 650 White Drive Suite 100 Phone: 614-1400 Fax: 873-6881
 City Las Vegas State NV Zip 89119
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: 284-5300 Fax: 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name Russ Wakeham, VP

HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>TMP-38575</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>06/15/10</u>
Received By:	<u>Jonathan B.</u>

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

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

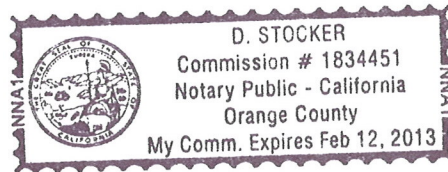
On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

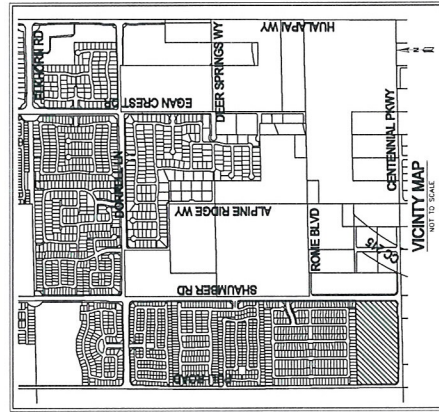
[SEAL]

D. Stocker
Signature



RECEIVED
JUN 15 2010

TENTATIVE MAP FOR PROVIDENCE POD 307 A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY APN 126-24-410-002



NOTES

1. THERE ARE NO KNOWN PARTS OF FIGURES LOCATED ADJACENT TO OR WITHIN THE PROJECT AREA.
2. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
3. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
4. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
5. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
6. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
7. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
8. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
9. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
10. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
11. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.
12. THERE ARE NO KNOWN COORDINATES BEING WITHIN 20 FEET OF THE PROJECT AREA.

LEGAL DESCRIPTION

THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA, AND IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

OWNER

THE PROJECT IS OWNED BY THE CITY OF LAS VEGAS, NEVADA.

DEVELOPER

THE PROJECT IS DEVELOPED BY THE CITY OF LAS VEGAS, NEVADA.

ENGINEER

THE PROJECT IS ENGINEERED BY THE CITY OF LAS VEGAS, NEVADA.

PROJECT SUMMARY

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

OPEN SPACE

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

WAIVER OF DEVELOPMENT STANDARDS

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

PARKING ANALYSIS

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

UTILITY SERVICE BY

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

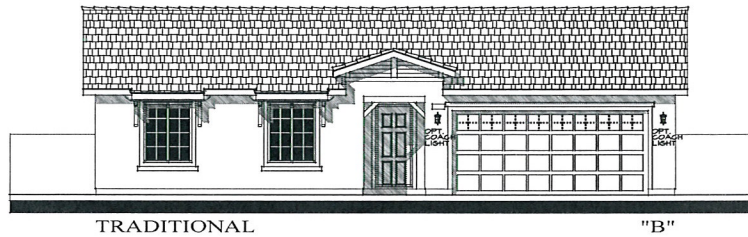
SETBACKS

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

DISCLAIMER NOTE

THE PROJECT IS A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY. THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA. THE PROJECT IS DESCRIBED AS FOLLOWS: LOT 10, TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF LAS VEGAS, NEVADA.

RECEIVED
JUN 15 2010
TMP-38575



PLAN 2
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

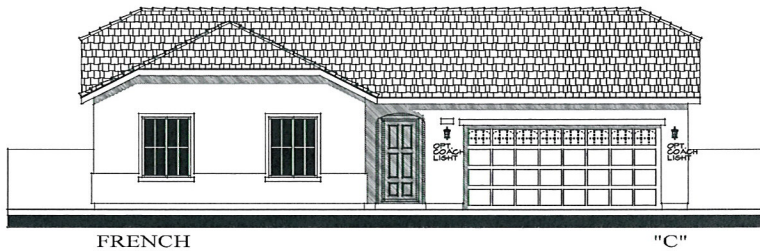
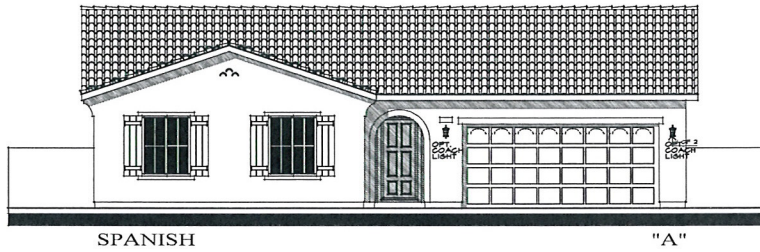
2. 2010 PROVIDENCE DESIGN PLAN 00012-10 PLAN 2 FRONT ELEVATIONS

BASSENIAN
architects
LACON

Architecture and Land Planning
400 Orchard Dr. Suite 100
Newport Beach, CA 92660-6703
Telephone 949-555-8100

COPYRIGHT © 2009 BASSENIAN/LACON, INC. ALL RIGHTS RESERVED
023-10112
3-5-10

RECEIVED
JUN 15 2010
TMP-38575



PLAN 3
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

J. THOMAS DESIGN GROUP, INC. 3015 1/2 S. 10TH AVE. SUITE 100
TAMPA, FL 33613
TEL: 813-971-1111
WWW.JTHOMASDESIGN.COM

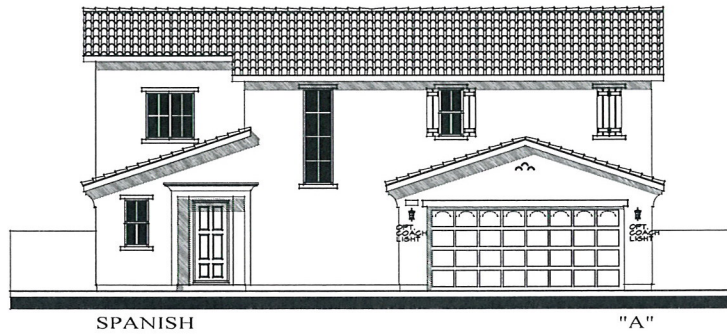
BASSENIAN
architects
LACON

Architects and Land Planning
1000 Orchard Dr., Suite 100
Beverly Hills, CA 90210-4713
Telephone 414-515-1100

COPYRIGHT © 2008 BASSENIAN/LACON ARCHITECTS
023-10112
3-5-10

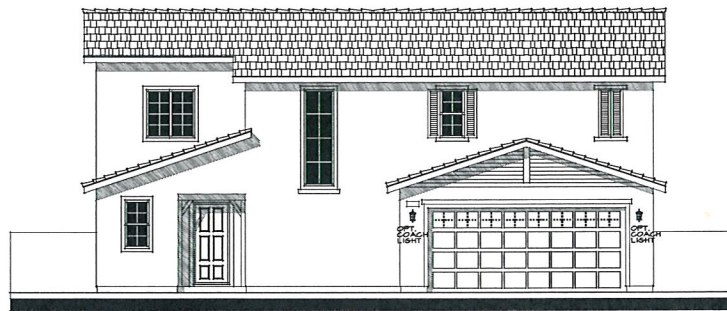
RECEIVED
JUN 15 2010

TMP-38575



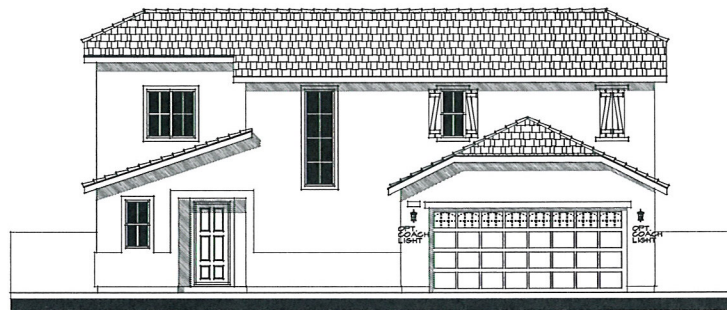
SPANISH

"A"



TRADITIONAL

"B"



FRENCH

"C"

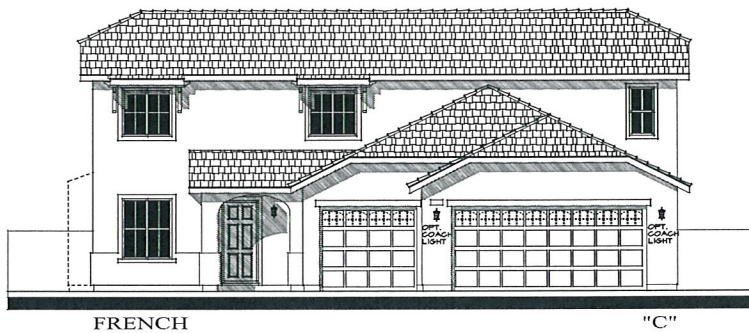
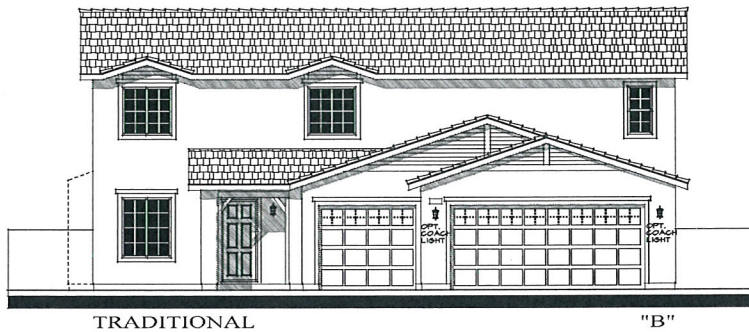
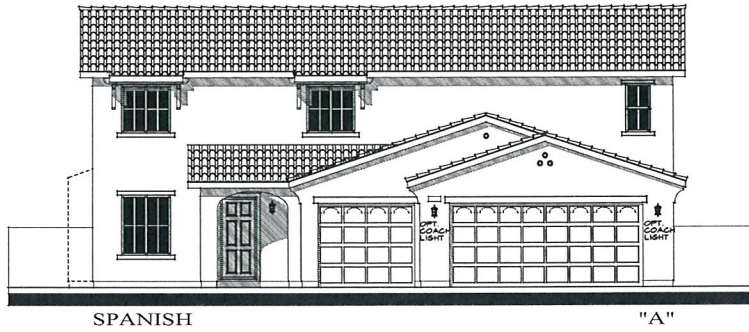
PLAN 5
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

RECEIVED
JUN 15 2010

© 2009 BASSENIAN ARCHITECTS
BASSENIAN
ARCHITECTS
LACON
Architects and Land Planning
4000 Orchard Dr., Suite 100
Newport Beach, CA 92660-0793
Telephone 949-553-8100
0023-10112
3-5-10

TMP-38575

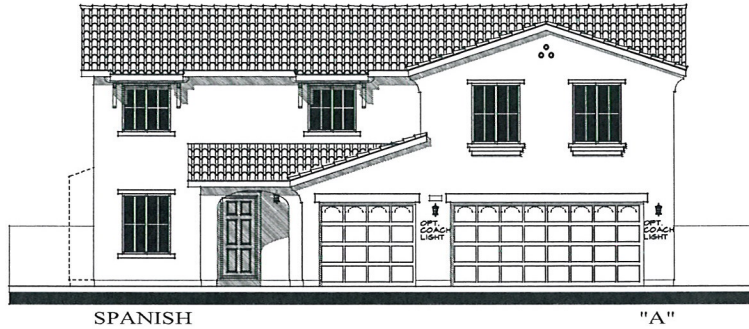


PLAN 7
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE



RECEIVED
JUN 15 2010
TMP-38575



PLAN 7X
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

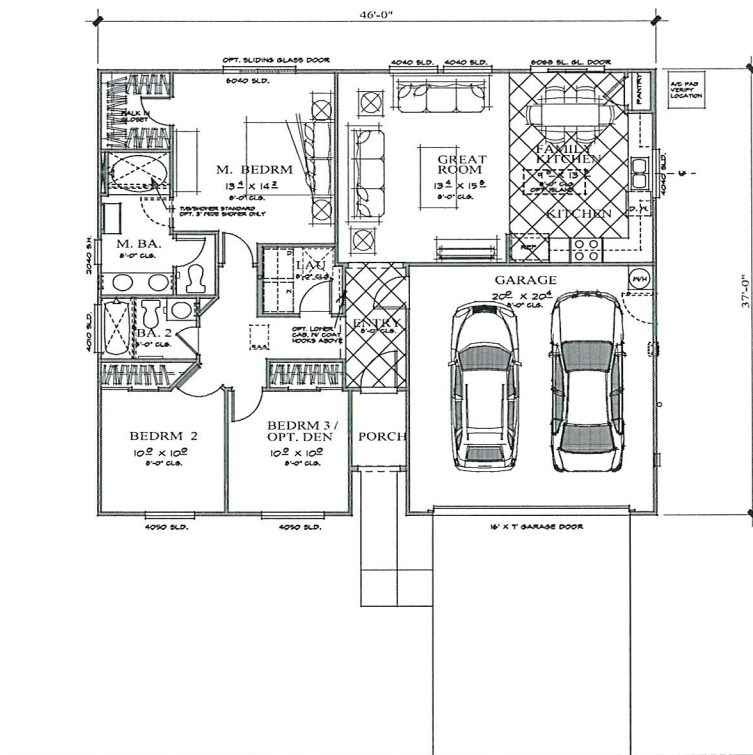
J:\TMP\2010\PROVIDENCE\PLAN 7X\FRONT ELEVATIONS



COPYRIGHT © 2008 BASSENIAN/ARCHITECTS
023-10112
3-5-10

RECEIVED
JUN 15 2010

TMP-38575



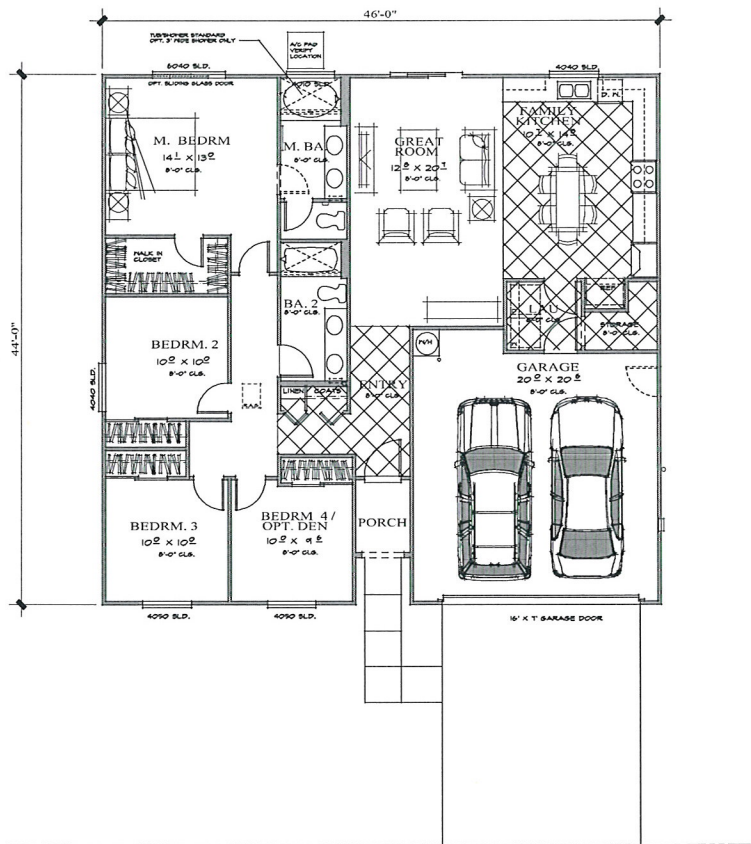
PLAN 2 • 1232 SQ. FT.

LivingSmart® Homes
PROVIDENCE

J. THOMPSON/DESIGN
BASSENIAN
LAZONI
Architecture and Land Planning
2000 Orchard Ave. Suite 100
Beverly Hills, CA 90210-1113
Telephone 916-358-9100

023-10112
5-5-10

RECEIVED
JUN 15 2010
TMP-38575

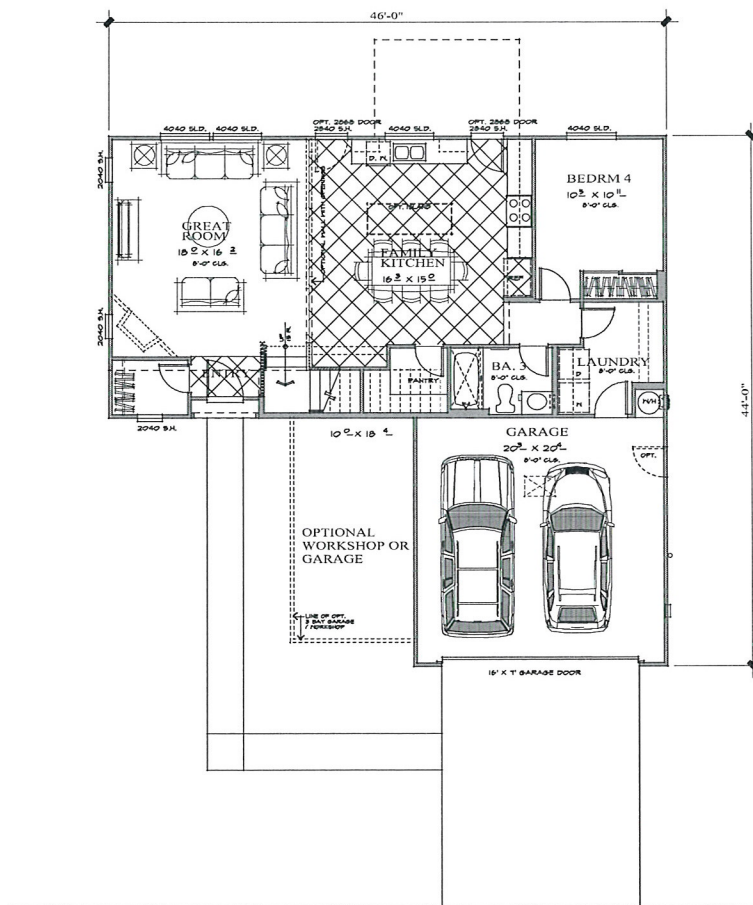


PLAN 3 • 1537 SQ. FT.

LivingSmart® Homes PROVIDENCE



RECEIVED
JUN 15 2010
TMP-38575



PLAN 5 • 2027 SQ. FT.

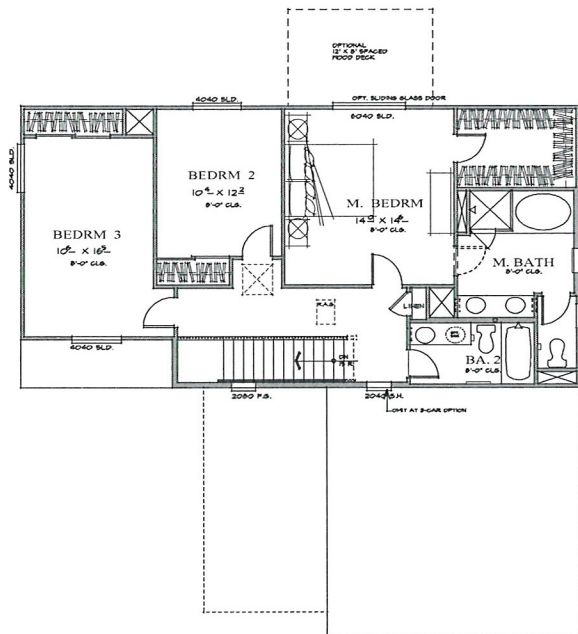
LivingSmart® Homes
PROVIDENCE

RECEIVED
JUN 15 2010



023-10112
5-5-10

TMP-38575



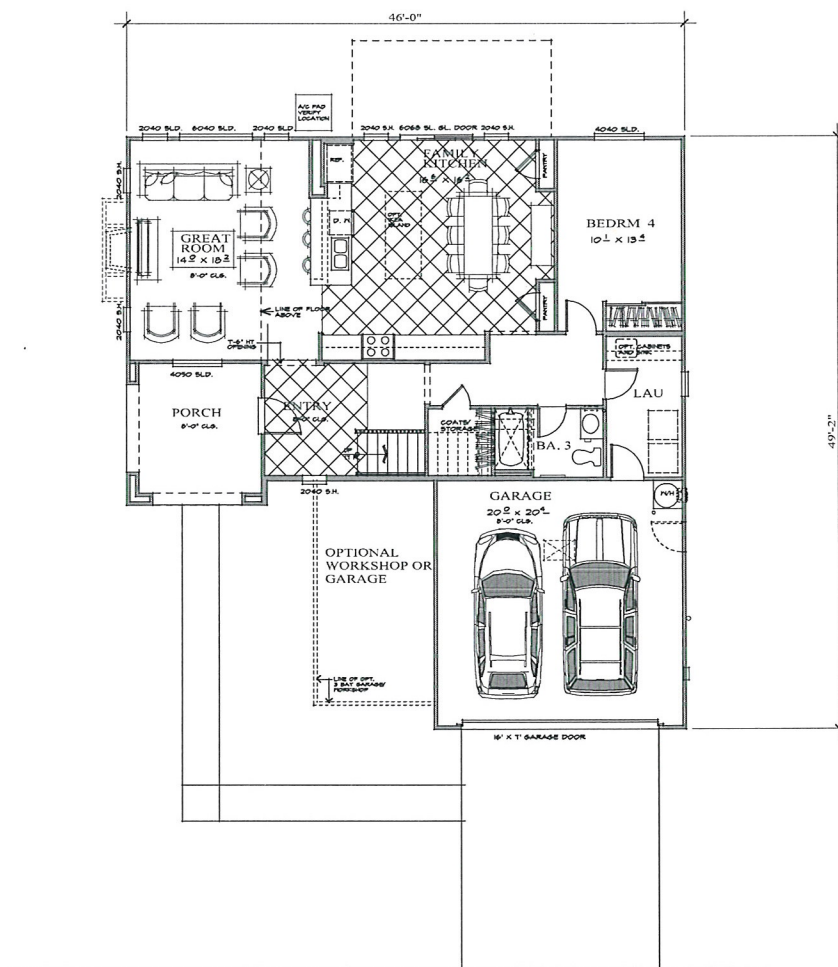
PLAN 5

LivingSmart® Homes
PROVIDENCE



RECEIVED
JUN 15 2010

TMP-38575



PLAN 6 • 2139 SQ. FT.

LivingSmart® Homes
PROVIDENCE

PROVIDENCE



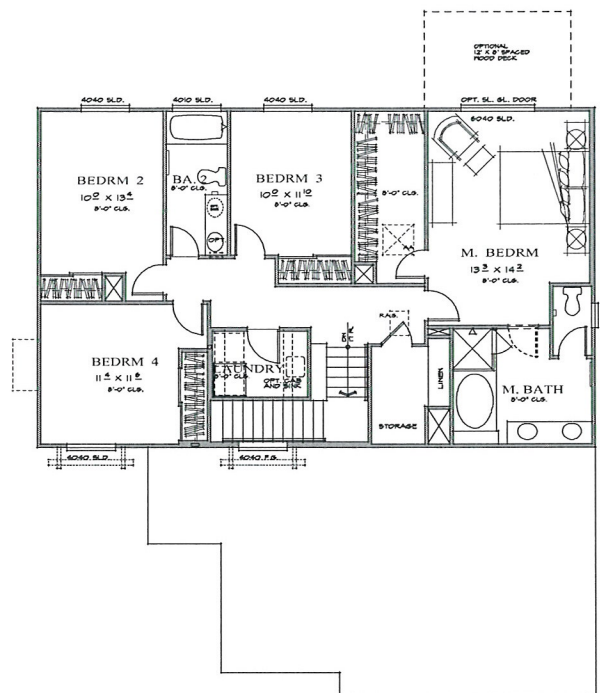
Architecture and Land Planning
8001 Orchard Dr. Suite 100
Newport Beach CA 92660-0735
Telephone 949-353-9100

023-10112
5-5-10

RECEIVED
JUN 15 2010

TMP-38575

PLAN 6



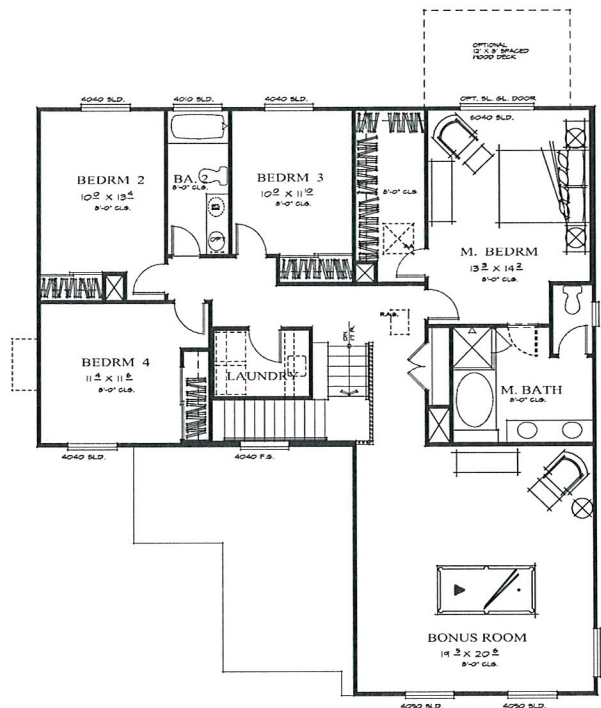
PLAN 7

LivingSmart® Homes
PROVIDENCE



023-10112
5-5-10

RECEIVED
JUN 15 2010
TMP-38575



P L A N 7 X - 2967 SQ. FT.

LivingSmart® Homes PROVIDENCE

J. TAMP/PROVIDENCE
BASSENIAN
architects
LACONI
 Architecture and Land Planning
 400 Orchard St., Suite 200
 Newport Beach, CA 92660-4703
 Telephone 949-555-9100
 COPYRIGHT © 2004 BASSENIAN/LACONI ARCHITECTS
 023-10112
 3-5-10

RECEIVED
 JUN 15 2010
TMP-38575



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

6/14/2010

Dan Hale
Pardee Homes
650 White Drive
Suite 100
Las Vegas, NV 89119

Via: E-mail (dan.hale@pardeehomes.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Tentative Map Submittal
POD: 307
Plan Date: 6/14/10

Dear Dan:

The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC approves your Tentative Map for POD 307.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED
JUN 15 2010

TMP-38575



PAR1002-001

June 14, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Justification Letter for Pardee Homes Providence POD 307 Tentative Map and Waiver

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Tentative Map and Waiver application for the subject development. The purpose of this request is to develop a 105 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

The land use for POD 307 in the approved master plan is Residential Small Lot (RSL) development for up to 15 du/ac but this proposed development is more in line with the Low Density classification (<5.5 du/ac) per Cliffs Edge design guidelines. The development standards for the RSL (Mini-Lot conventional) will still be utilized for this development.

There are two waivers being requested. The first waiver is to reduce the interior street intersection offset to 66' from 125' per Section 18.12.160 of the Code. This occurs at the first street just east of the entrance of the subdivision. This is an internal private street and traffic volumes from this street should not be significant enough to have an impact on the traffic movements at this intersection. Also, at the pre-submittal meeting, Rick Schroder requested that the entrance off Centennial be shifted in order to get the street offset to 10' from the apartment complex's entrance on the south side of Centennial. This request has been met and is reflected on the tentative map. The second waiver is for a single entrance to the site instead of two for developments with more than 100 lots per Section 18.12.070 of the Code. The proposed development is only 5 lots over the single entry requirement so it's only a minor deviation. As a concession, a secondary emergency access is provided at the southeast corner of the development off of Centennial Parkway.

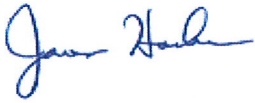


TMP-38575

Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in blue ink, appearing to read "James Hackman".

James Hackman, P.E.
Project Manager

RECEIVED
JUN 15 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

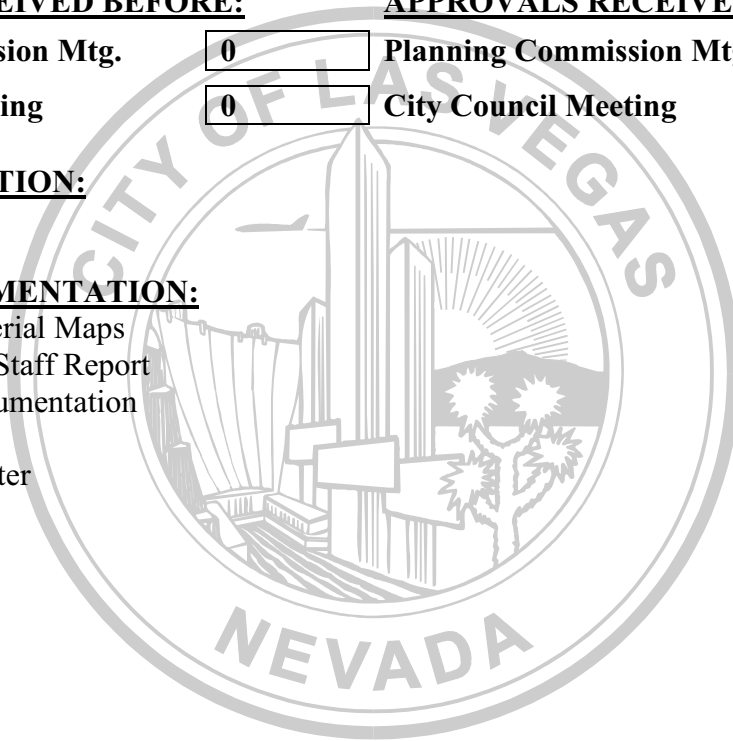
0

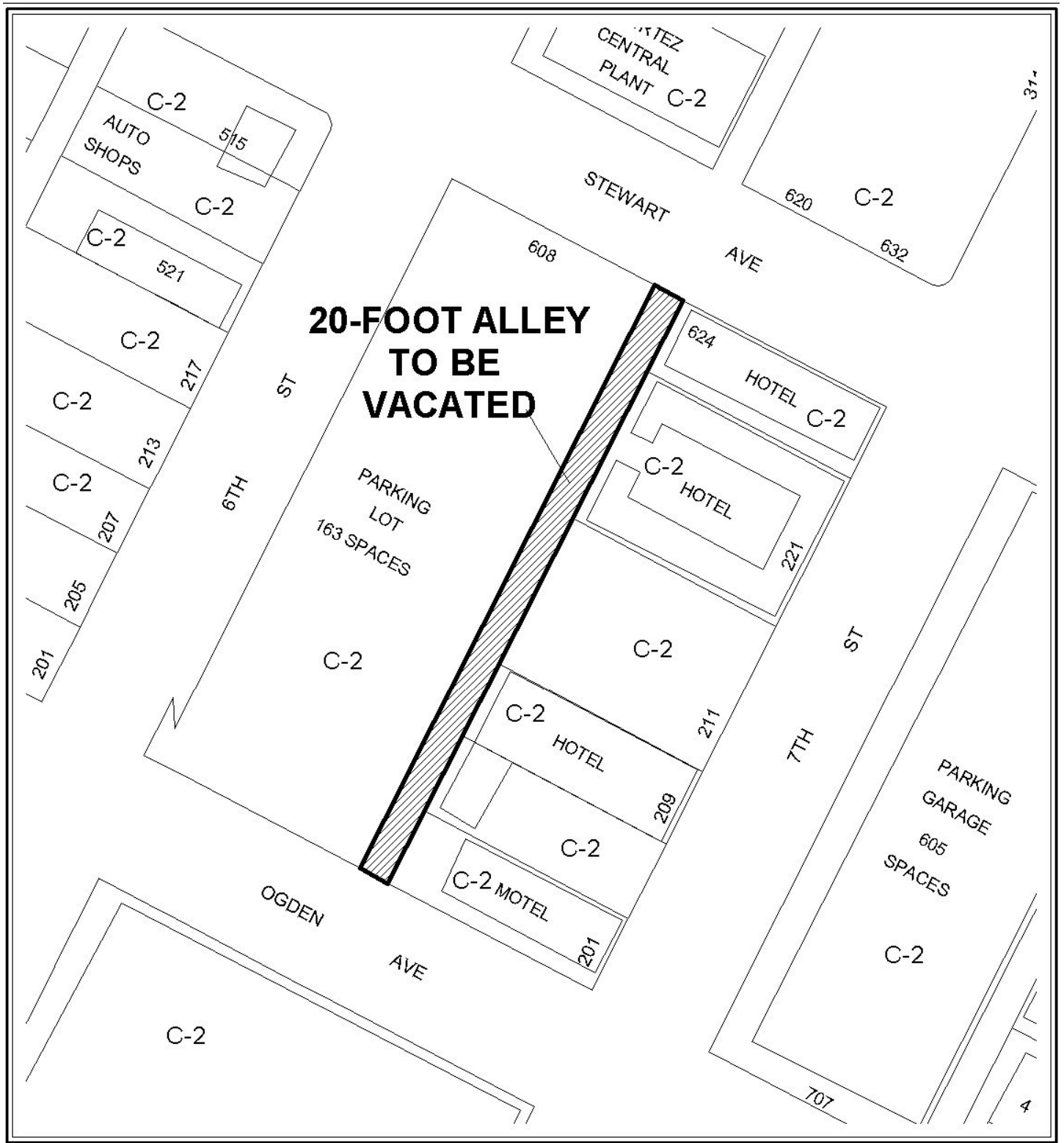
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

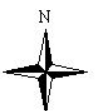
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

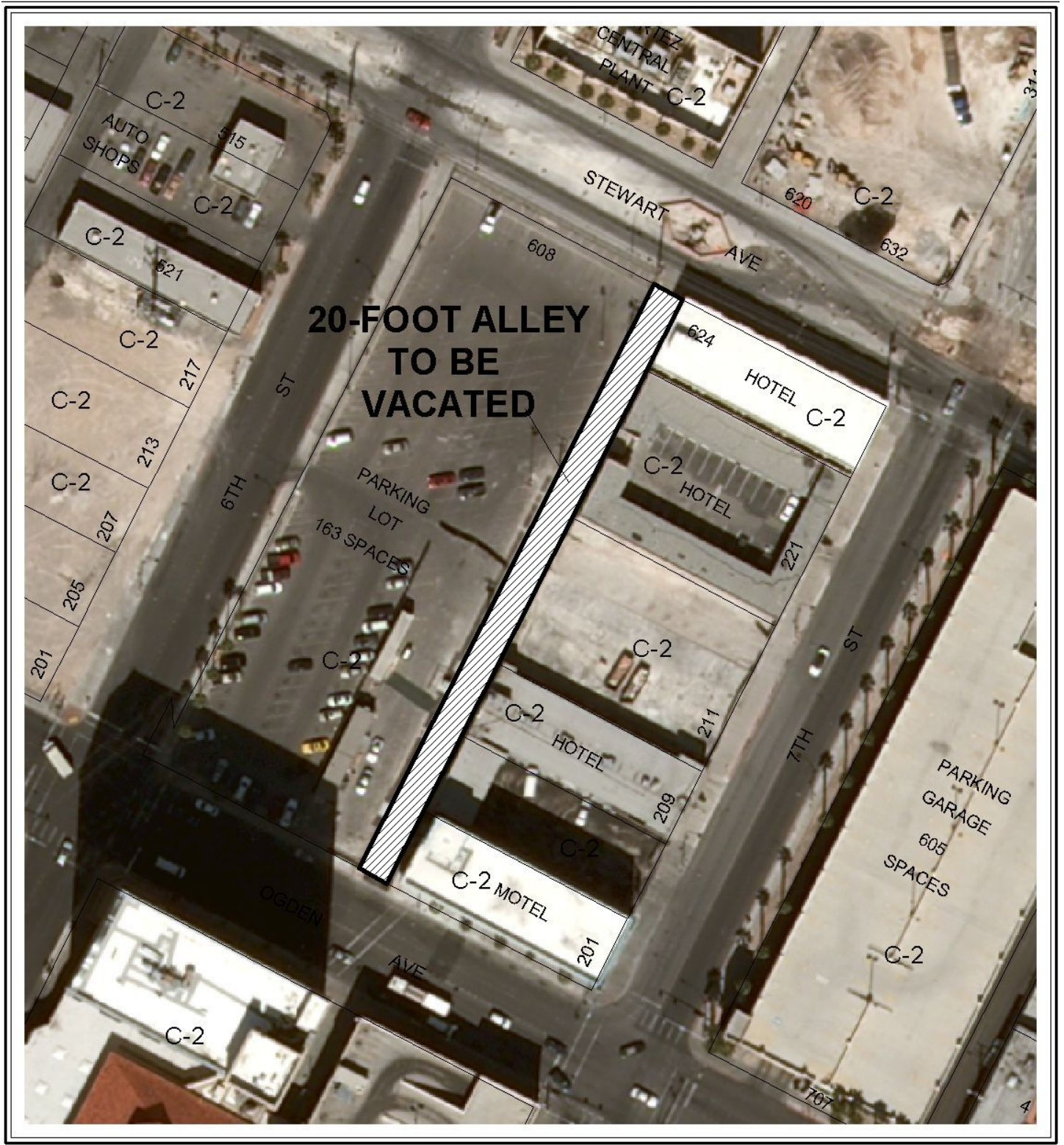




CASE: VAC-36478

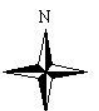
0 100 200 Feet





0 100 200 Feet

CASE: VAC-36478



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 3810, 3820 and 3830 North Jones Boulevard

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 138-12-111-003, 004 and 005 Ward # 6

General Plan: existing DR proposed SC Zoning: existing C-1 proposed No

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.93 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Community Bank of Nevada Contact D. Kruck

Address 7676 W Lake Mead Boulevard Phone: _____ Fax: _____

City Las Vegas State NV Zip 89128-6642

E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed

Address 731 South 4TH Street Phone: 229-6882 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address areed@lasvegasnevada.gov

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT

Property Owner Signature*

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

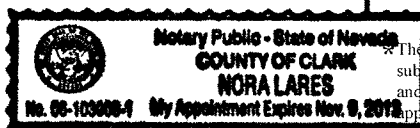
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 20 10.

Morjan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

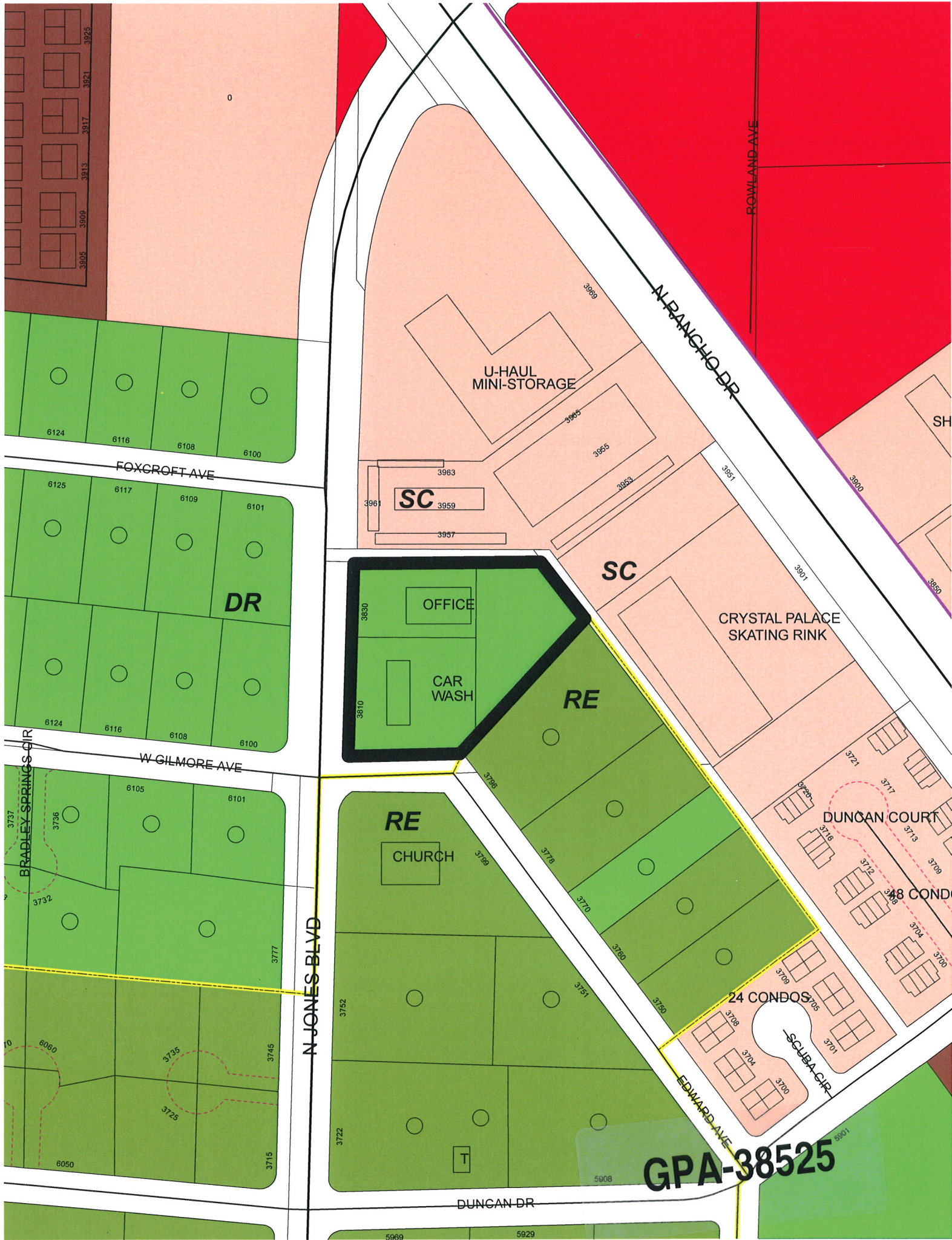
Case # GFA-38525

Meeting Date: 7-29-10

Total Fee: 0

Date Received: 6-14-10

Received By: Andy



June 15, 2010

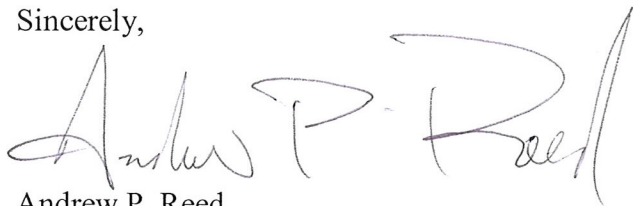
Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application GPA-38525
Assessors Parcel Number 138-12-111-003, 004, and 005

Dear Mr. Gebeke:

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

Sincerely,

A handwritten signature in blue ink that reads "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" and last name "Reed" clearly legible, and "P." in the middle.

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

RECEIVED

JUN 16 2010

GPA-38525

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

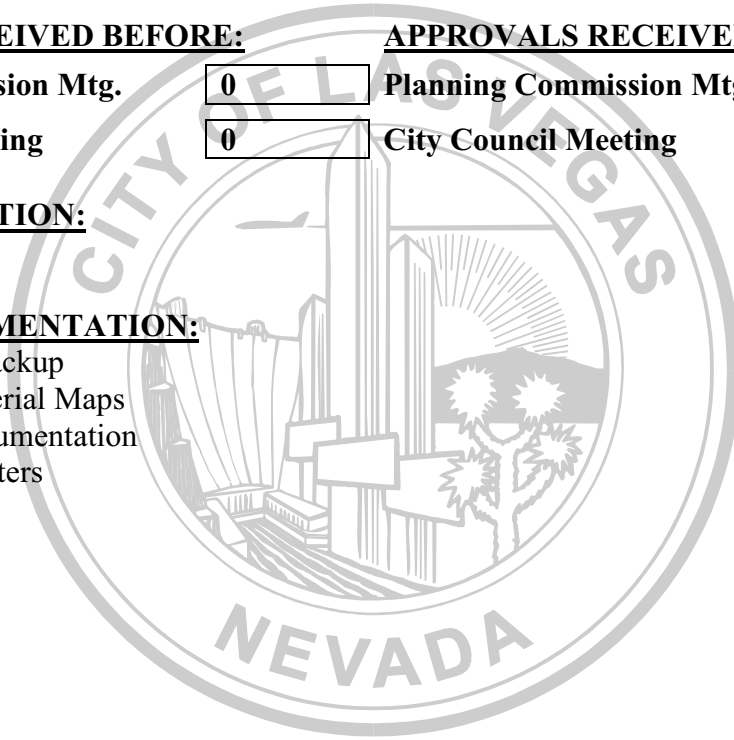
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letters



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38590** APN: 138-12-111-005

Name of Property Owner: Federal Deposit Insurance Company as Receiver for Community Bank of Nevada

Name of Applicant: Federal Deposit Insurance Company as Receiver for Community Bank of Nevada

Name of Representative: Eleissa C. Lavelle, Esq., Duane Morris, LLP

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

☐ Yes

☒ No

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

City Official: N/A

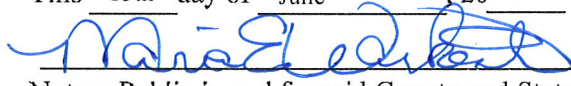
Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Eleissa C. Lavelle, Esq., Authorized Representative for FDIC as Receiver for Community Bank of Nevada

Subscribed and sworn before me

This 15th day of June, 2010

Notary Public in and for said County and State



RECEIVED

JUN 15 2010

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: FDIC as Receiver for Community Bank of Nevada-Special Use Permit
Project Address (Location) 3810 No. Jones Blvd., Las Vegas, NV
Project Name Splash & Dash Car Wash Proposed Use Self-Service Carwash
Assessor's Parcel #(s) 138-12-111-005 Ward # 6
General Plan: existing DR proposed SC Zoning: existing C-1 proposed C-1
Commercial Square Footage 4323 sq. ft. (car wash); 3388 sq. ft. canopy - total= 7711 sq. ft.
Floor Area Ratio N/A
Gross Acres 0.80 Lots/Units N/A Density N/A
Additional Information Use in existence.

PROPERTY OWNER FDIC as Receiver for Community Bank of Nevada Contact Linda Yium
Address 2001 Russ Ave., Suite 3300 Phone: 214 863 3019 Fax: 214 863 3097
City Dallas State TX Zip 75201
E-mail Address Linda.Yium@cbre.com

APPLICANT FDIC as Receiver for Community Bank of Nevada Contact Linda Yium
Address 2001 Russ Ave., Suite 3300 Phone: 214 863 3019 Fax: 214 863 3097
City Dallas State TX Zip 75201
E-mail Address Linda.Yium@cbre.com

REPRESENTATIVE Eleissa C. Lavelle, Duane Morris, LLP Contact Eleissa C. Lavelle, Esq.
Address 100 N. City Parkway, Suite 1560 Phone: (702) 868-2605 Fax: (702) 920-8931
City Las Vegas State NV Zip 89106
E-mail Address eclavelle@duanemorris.com

Property Owner Signature* EA - CL

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

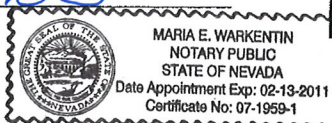
Print Name Eleissa C. Lavelle

Subscribed and sworn before me

This 15th day of June, 20 10

Maria E. Warkentin

Notary Public in and for said County and State



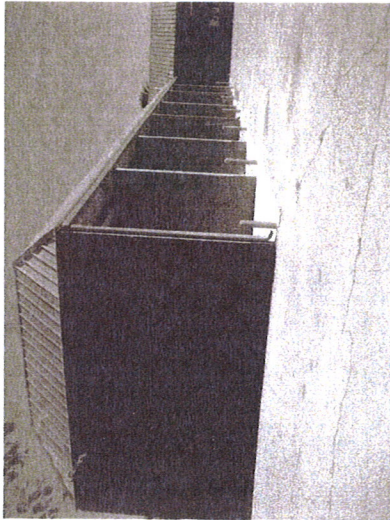
FOR DEPARTMENT USE ONLY

Case #	<u>5UP-38590</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>Bu S</u>

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

JUN 15 2010

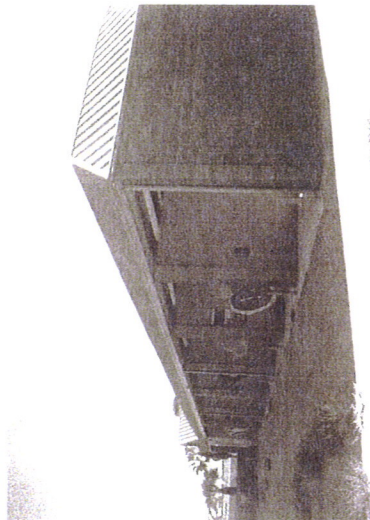
City of Las Vegas



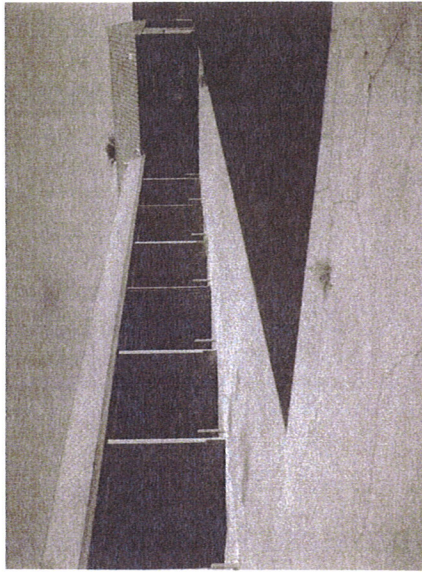
South Elevation



North Elevation



West Elevation



East Elevation

3810 N Jones Blvd. Las Vegas 89109

RECEIVED
JUN 15 2010
City of Las Vegas

SUP-38590

ELEISSA C. LAVELLE, ESQ.
DIRECT DIAL: (702) 868-2605
PERSONAL FAX: +1 702 920 8931
E-MAIL: eclavelle@duanemorris.com

www.duanemorris.com

NEW YORK
LONDON
SINGAPORE
LOS ANGELES
CHICAGO
HOUSTON
HANOI
PHILADELPHIA
SAN DIEGO
SAN FRANCISCO
BALTIMORE
BOSTON
WASHINGTON, DC
LAS VEGAS
ATLANTA
MIAMI
PITTSBURGH
NEWARK
BOCA RATON
WILMINGTON
CHERRY HILL
PRINCETON
LAKE TAHOE
HO CHI MINH CITY

June 15, 2010

VIA HAND DELIVERY

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

Re: **3810 North Jones Boulevard, Las Vegas, Nevada**
Application for Special Use Permit
Justification Letter

Ladies and Gentlemen:

This firm represents the Federal Deposit Insurance Corporation as Receiver for Community Bank of Nevada ("FDIC-R"), the record owner of the above referenced real property and applicant hereunder. This Justification Letter is sent in support of the Application of the FDIC-R. The special use permit for which application is made is required in order to authorize the continued use of this property as a self-service carwash facility. The previously non-conforming use of the site expired January 27, 2010, one year after the expiration date of the last business license for this use. The business license expired as a result of the foreclosure by the Community Bank of Nevada of this property, which occurred June 6, 2008. The site was annexed by the City of Las Vegas in its current configuration in 2001.

The property in question consists of an approximately 0.80 acre tract of land located on the east side of North Jones Boulevard. The property has been improved with a one-story building which contains self-service carwash bays and a maintenance room. Additional site improvements include asphalt parking and drives, a perimeter block wall and a canopy covered vacuum use structure together with areas of landscaping. The improvements to this property were constructed in 1999.

The current zoning of C-1 (Limited Commercial) is not consistent with the current General Plan designation of DR (Desert Rural). A General Plan Amendment is required to

DUANE MORRIS LLP

100 NORTH CITY PARKWAY, SUITE 1560 LAS VEGAS, NV 89106-4617
DM2\2355835.2

SUP-38590

RECEIVED

JUN 15 2010

PHONE: 702.868.2600 FAX: 702.385.6862

City of Las Vegas

amend the designation to SC (Service Commercial). A neighborhood meeting is scheduled for June 29, 2010 as part of this application.

The FDIC-R desires to market and sell the property to a purchaser who would use the property as a self-service carwash, essentially continuing the same use as has previously existed on this property since its construction in 1999. The FDIC-R requests that a special use permit be issued which will reinstate and allow the continued historic use of the property as a self-service carwash.

FDIC-R is informed and believes that the previous owner employed no more than three employees who operated this business and its hours of operation were between 7:00 a.m. and 10:00 p.m., seven days a week. It is anticipated that this staffing level (perhaps increased to no more than five employees) and the hours of operation would be continued. The real property has access directly from North Jones Boulevard. In addition, we request waivers of the minimum special use permit requirements that opening to the wash bays shall not face the public rights-of-way, that the use not be located within 200 feet of residential property unless separated by a street, or that the use be operated in conjunction with other motor vehicle related uses. The only use of this parcel will be as a coin-operated carwash. The parcel is separated by a block wall from residential property which is nearby, as shown on the site maps. Openings to carwash bays on the property will be closed when not in use.

Any other use of this property would require that the improvements which have been in existence for more than 10 years be demolished and expensive reconstruction would be required for any other use. To the best of our knowledge, this property has been used as a self service carwash continuously without objection as to such use from surrounding property owners since it was first constructed. It is therefore requested that the use be continued to be approved through the issuance of the special use permit requested herein to reestablish this self-service carwash use.

Attachments to the Application include the following:

Attachment A consists of nineteen (19) black and white and one (1) color copies of the site plan, which was obtained from the Clark County Building Department, and on file with that Department in connection with the original application for construction. In addition, Attachment A consists of photographs showing the improvements to the property as currently existing as of June 14, 2010 (nineteen (19) black and white and one (1) color). In light of the fact that the improvements were constructed in 1999 and the current owner acquired the Property through foreclosure, a complete set of drawings is only available through the Clark County Building Department, and Applicant respectfully requests that this submission will be deemed satisfactory to show the dimensions, elevations and landscaping of the project, as constructed.

Attachment B is Ordinance Number 5277, approving the annexation of this property by the City of Las Vegas, recorded on January 11, 2001.

City of Las Vegas Planning and Development Department
June 15, 2010
Page 3

Duane Morris

Attachment C is the assessor's parcel map showing the location of the subject property and designation of assessor's parcel number.

Attachment D is the Trustee's Deed Upon Sale, showing title to the property in Community Bank of Nevada, as well as the legal description.

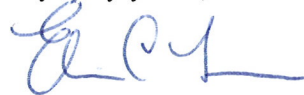
Attachment E is the Order Appointing the FDIC as Receiver for Community Bank of Nevada and acceptance of the appointment.

Attachment F is a letter from Linda Yium authorizing execution and submission of this Application by Eleissa C. Lavelle, Esq., of the law firm of Duane Morris, LLP, as counsel for FDIC-R in this matter, and the engagement letter executed by Ken Pearson on behalf of FDIC-R, authorizing engagement of Eleissa C. Lavelle, Esq. and the law firm of Duane Morris, LLP as counsel for FDIC-R in this matter.

Attachment G is the Statement of Financial Interest.

Should you have any questions or require any further information, please let us know.

Very truly yours,



Eleissa C. Lavelle, Esq.

ECL:fs
Attachments

cc: Linda Yium

City of Las Vegas
Planning and Development Department
Las Vegas, Nevada

June 14, 2010

RE: **Community Bank of Nevada
Owned Real Estate (ORE)**

To whom it may concern:

CB Richard Ellis has been retained by the FDIC to manage and sell the owned real estate (ORE) assets from the Community Bank of Nevada receivership. Please see the attached press releases.

CB Richard Ellis has subsequently engaged Eleissa C. Lavelle, Esq with Duane Morris LLP to assist in obtaining permits for the operation of the 3810 N. Jones Blvd, Las Vegas, NV property as a car wash and to provide additional legal services as required for the real estate. CB Richard Ellis has authorized Eleissa C. Lavelle with Duane Morris LLP to perform the following services for the Community Bank of Nevada asset, 3810 N. Jones Blvd, Las Vegas, NV: obtain permits as required for the operation of the property as a car wash and other legal services for the management, marketing, and disposition of this property.

I am the asset manager for 3810 North Jones Blvd, Las Vegas, NV from the Community Bank of Nevada receivership. Please feel free to contact me with questions or for additional information.

Thank you,



Linda Yium
CB Richard Ellis, Inc.
Contractor for the FDIC as Receiver for Community Bank of Nevada

RECEIVED

JUN 15 2010

SUP-38590

City of Las Vegas

ELEISSA C. LAVELLE, ESQ.
DIRECT DIAL: (702) 868-2605
PERSONAL FAX: 702.920.8931
E-MAIL: eclavelle@duanemorris.com

www.duanemorris.com

NEW YORK
LONDON
SINGAPORE
LOS ANGELES
CHICAGO
HOUSTON
HANOI
PHILADELPHIA
SAN DIEGO
SAN FRANCISCO
BALTIMORE
BOSTON
WASHINGTON, DC
LAS VEGAS
ATLANTA
MIAMI
PITTSBURGH
NEWARK
BOCA RATON
WILMINGTON
CHERRY HILL
PRINCETON
LAKE TAHOE
HO CHI MINH CITY

March 12, 2010

Ken Pearson
CB Richard Ellis Inc.
Global Corporate Services
FDIC Account
2100 Ross Avenue, Suite 3300
Dallas, TX 75201

Attention: Linda Yium, Asset Manager

Re: Federal Deposit Insurance Corporation ("FDIC")/Community Bank of Nevada – 3810 N. Jones Blvd., Las Vegas, Nevada (the "Property") – Legal Services Pertaining to Permitting and Property Use.

Dear Mr. Pearson:

We are writing to confirm our firm's engagement by CB Richard Ellis, Inc. ("CBRE") on behalf of the Federal Deposit Insurance Corporation, receiver of Community Bank of Nevada, to assist in obtaining permits as required for the operation of the Property as a car-wash, and to provide other legal services as may be required and ordered by you in connection with the management, marketing and disposition of the Property. By entering into this Agreement, we represent that our law firm is on the FDIC's list of Legal Counsel Approved (LCA). Based on a review of our current client list and our understanding of the scope of this assignment, our engagement will not create a conflict of interest with respect to the FDIC, CB Richard Ellis or any of the other clients that we represent and services we provide.

Fees for our services will be charged based on the reduced hourly rates approved by the FDIC, and reflected in the attached Legal Services Agreement Rate Schedule, which is made a part of this Agreement. Our hourly rates are subject to change from time to time as may be approved by the FDIC.

A budget of \$10,000.00 has been proposed for the initial services required under this engagement, subject, however, to change as the matter progresses. In no event shall our charges for this representation exceed \$50,000 without prior written authorization from you.

DUANE MORRIS LLP

100 NORTH CITY PARKWAY, SUITE 1560 LAS VEGAS, NV 89106-4617
DM1\2112751.1

SUP-38590

City of Las Vegas

PHONE: 702.868.2600 FAX: 702.385.6862

RECEIVED
JUN 15 2010

Ken Pearson
CBRE
March 12, 2010
Page 2

Duane Morris

All reasonable out-of-pocket costs actually incurred by us in providing services under this agreement, including, but not limited to, filing and other court fees (as may be required); photocopying; long distance phone calls; postage; courier service; document preparation fees; fax transmissions and receptions; and travel expenses, will be reimbursed to you at our reasonable cost, and as may otherwise be allowed consistent with our agreement with the FDIC. We estimate the cost of reimbursable out-of-pocket costs for this engagement, will not exceed \$1,500.00, subject, however, to change as the matter progresses.

Our findings and progress on this assignment will be regularly communicated to you and/or to your designated representatives. Copies of significant correspondence and other materials will also be provided to keep you apprised of progress and developments during this engagement. In addition, we are always pleased to respond to any questions you may have regarding our services and the costs for such services.

Detailed statements indicating the services rendered and any costs advanced will be submitted to CBRE on a monthly basis. Statements are to be paid in full within 60 days following their receipt and certification by CBRE.

This engagement shall start now and remain in effect until the earlier of the date for completion of the required services, or one (1) year, and may be renewed by you for an additional six (6) month term upon advance written notice delivered to us within thirty (30) days prior to the scheduled termination. You may terminate this engagement at any time by written notice delivered to us at the above address. In such event, your obligation for fees and costs would be limited to fees and costs incurred prior to the date we receive your written notice.

The parties agree that signatures may be exchanged by hand, by mail, by fax, by photocopy or in counterparts – any such method being binding on both parties when completed and exchanged.

If the foregoing meets with your approval, please sign and return the enclosed copy of this letter for our records.

Very truly yours,

DUANE MORRIS LLP

By:



Eleissa C. Lavelle, Esq.

Title: Partner

ECL:mew
Enclosures

RECEIVED

JUN 15 2010

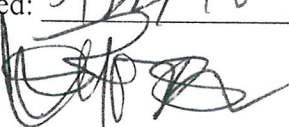
City of Las Vegas

Ken Pearson
CBRE
March 12, 2010
Page 3

Duane Morris

**APPROVED AND ACCEPTED BY CB RICHARD ELLIS, INC.
ON BEHALF OF THE FEDERAL DEPOSIT INSURANCE
CORPORATION, RECEIVER OF COMMUNITY BANK OF NEVADA**

Dated: 3/22/10

By: 

Ken Pearson, Alliance Director

RECEIVED
JUN 15 2010
City of Las Vegas



FDIC

Division of Resolutions and Receiverships
West Coast Temporary Satellite Office
40 Pacifica
Irvine, California 92618

(949) 208-6200

August 14, 2009

George E. Burns
Commissioner, Financial Institutions Division
State of Nevada Department of Business and Industry
2785 East Desert Inn Road, Suite 180
Las Vegas, CA 89121

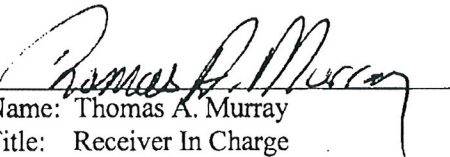
Subject: Community Bank of Nevada
Las Vegas, Nevada- In Receivership
Acceptance of Appointment as Receiver

Dear Commissioner Burns:

Please be advised that the Federal Deposit Insurance Corporation accepts its appointment as Receiver of the captioned depository institution, in accordance with the Federal Deposit Insurance Act, as amended.

Sincerely,

FEDERAL DEPOSIT INSURANCE CORPORATION

By: 
Name: Thomas A. Murray
Title: Receiver In Charge

Deposit Insurance National Bank of Las Vegas, NV

8945 W. Russell Road Las Vegas, NV 89148



August 17, 2009

Mr. James Christian
Ms. Karen Nevitt
Wells Fargo Bank, National Association
100 W. Washington St., 13th Floor
MAC S4101-13A
Phoenix, AZ 85003-1808

Re: Community Bank of Nevada

Dear Mr. Christian and Ms. Nevitt:

This letter confirms that Deposit Insurance National Bank of Las Vegas ("DINB") has acquired certain assets of Community Bank of Nevada ("CBN"), which assets include deposit account nos. 412-1554307, 495-0021642 and 494-5069631 (the "Accounts") maintained by CBN with Wells Fargo Bank, National Association ("Wells Fargo"). In addition, please accept this letter as confirmation that (i) DINB is the owner of the Accounts effective as of close of business August 14, 2009, (ii) all treasury management and foreign exchange/wire services (the "Services") that are currently being provided on the Accounts should remain in place until such time that DINB notifies Wells Fargo that it is terminating a Service, (iii) all authorizations, including signing authority, that are currently in place for the Accounts and the Services are still effective and will remain in place until such time that DINB notifies Wells Fargo, and provides appropriate documentation, changing such authorizations, (iv) DINB agrees that it is bound by the account and service agreements that are currently in place for the Accounts and Services and (v) without limiting the generality of the foregoing, the special currency order placed on Saturday, August 15, 2009 shall be deemed to have been placed by DINB in accordance with the terms of this letter.

Please contact me with any questions regarding this matter.

Respectfully yours,

A handwritten signature in dark ink, reading "Thomas Murray", is written over a light blue horizontal line.

Thomas Murray
Executive Officer
Deposit Insurance National Bank of Las Vegas

SUP-38590

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

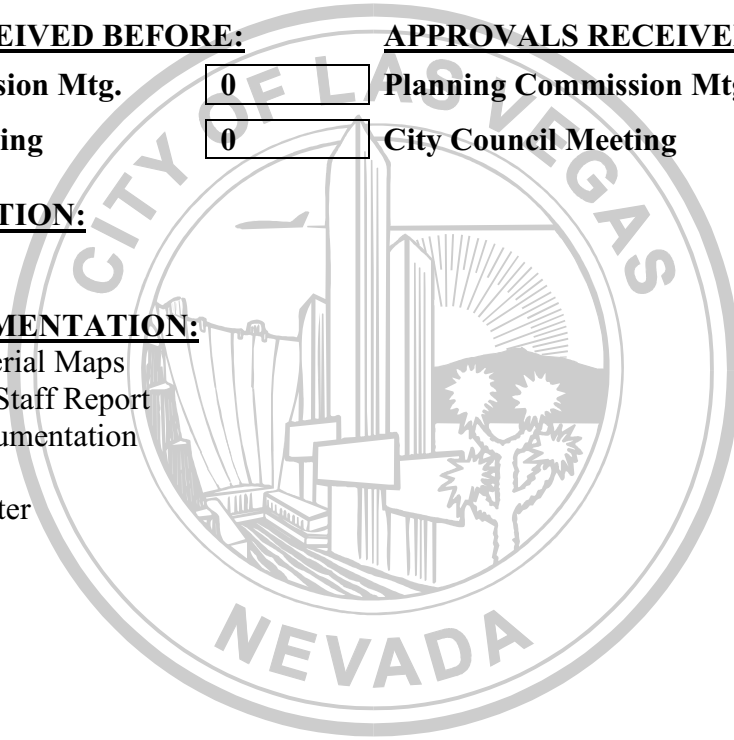
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38526** APN: 162-02-501-001

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andrew Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

REPRESENTATIVE

Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
Project Address (Location) 1300 Pauline Way
Project Name Crestwood Elementary School Proposed Use No change
Assessor's Parcel #(s) 162-02-501-001 Ward # 3
General Plan: existing C proposed PF Zoning: existing C-V proposed NO CHANGE
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.76 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER School Board of Trustees Contact Linda Perri
Address 4190 McCleod Drive Phone: 799-5214 Fax: 799-5436
City Las Vegas State NV Zip 89121
E-mail Address lkperri@interact.ccsd.net

APPLICANT City of Las Vegas Contact Andy Reed
Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address areed@lasvegasnevada.gov

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

Authorized Agent

Property Owner Signature* Andrew P. Reed

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

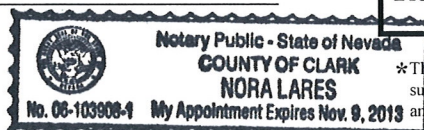
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010.

Notary Public

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA-38526</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>6-15-10</u>
Received By:	<u>A Reed</u>

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

1700

RETAIL

SHOPS

GROCE

16

16

16

16

16

16

16

16

16

C

C

C

C

L

PF

CREST.WOOD
ELEMENTARY
SCHOOL

SCHOOL
PARKING
LOT

1733

1737

1741

FRANKLIN AVE

1300

1301

1305

1309

1313

PAULINE WAY

WENCERT AVE

GPA-38526



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

June 15, 2010

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

RE: Application GPA-38526

Assessors Parcel Number 162-02-501-001

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **GPA-38527** APN: 139-28-701-001

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

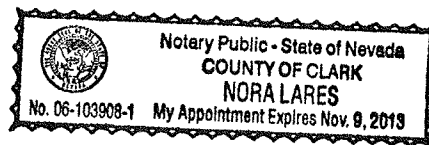
APN: _____
Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) 800 North Martin L. King Boulevard
 Project Name A. D. Guy Community Center Proposed Use No change
 Assessor's Parcel #(s) 139-28-701-001 Ward # 5
 General Plan: existing C proposed PF Zoning: existing C-V proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.53 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Andy Reed
 Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address areed@lasvegasnevada.gov

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

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

AUTHORIZED AGENT

Property Owner Signature* _____

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

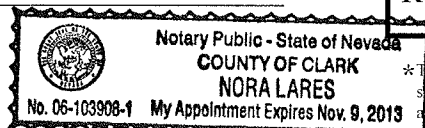
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of JUNE, 2010.

Morgan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GPA-38527
 Meeting Date: 7-29-10
 Total Fee: 0
 Date Received: 6-15-10
 Received By: A Reed

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



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

June 15, 2010

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

RE: Application GPA-38527

Assessors Parcel Number 139-28-701-001

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

GPA-38527

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

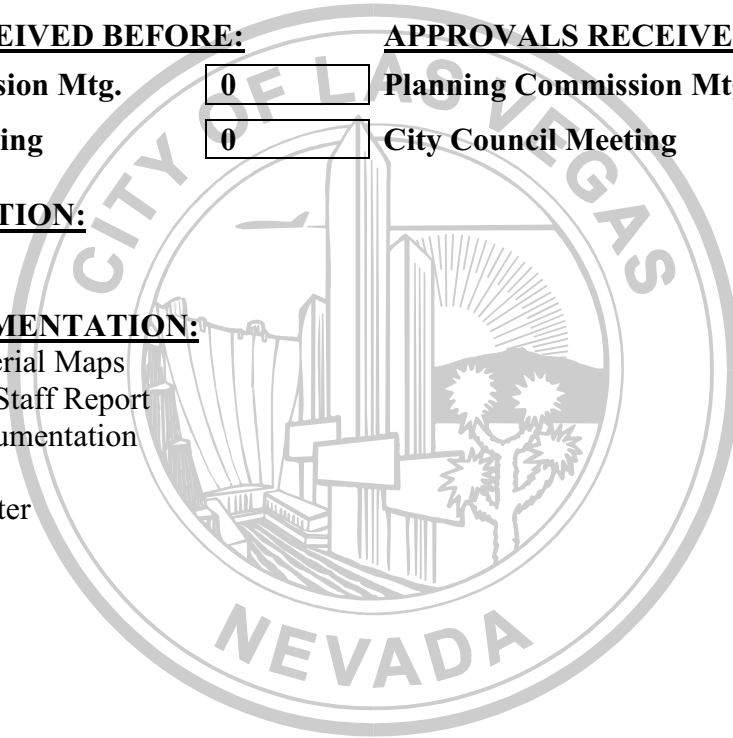
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38528** APN: 138-35-501-017

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

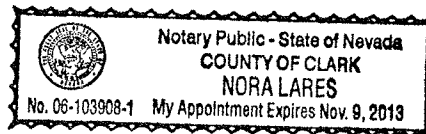
Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
Project Address (Location) 6230 Garwood Avenue
Project Name Howard Lieburn Senior Center ☒ Proposed Use No change
Assessor's Parcel #(s) 138-35-501-017 Ward # 1
General Plan: existing L proposed PF Zoning: existing C-V proposed No CHANGE
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.88 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Andy Reed
Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address areed@lasvegasnevada.gov

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

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

AUTHORIZED AGENT

Property Owner Signature

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

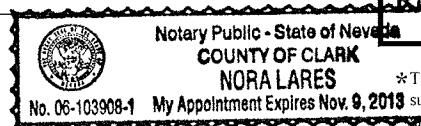
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA-38528</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>6-15-10</u>
Received By:	<u>[Signature]</u>

* This 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.

SPRING RAINBOW APTS.
177 UNITS

16

16

6221

6217

6213

CLARIGE AVE

N WALLACE DR

DGE GARDENS APARTMENTS

20

20

16

M

28

12

16

SENIOR CENTER

PR-OS

L

CARWOOD AVE

L

FACTOR AVE

HARGROVE AVE

RANSOM DR

ELTON AVE

WHITE DR

GPA-38528



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

June 15, 2010

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

RE: Application GPA-38528

Assessors Parcel Number 138-35-501-017

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

GPA-38528

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38529** APN: 139-36-710-019

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andrew Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

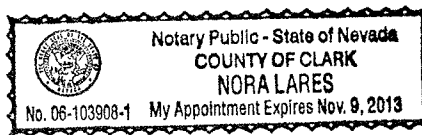
Signature of ~~Property Owner~~ ^{REPRESENTATIVE} _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) 245 North Pecos Road
 Project Name Miley Elementary School Proposed Use No change
 Assessor's Parcel #(s) 139-36-710-019 Ward # 3
 General Plan: existing LI/R proposed PF Zoning: existing M proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 14.4 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER School Board of Trustees Contact Linda Perri
 Address 4212 Eucalyptus Annex Phone: 799-5214 Fax: 799-5436
 City Las Vegas State NV Zip 89121
 E-mail Address lkperri@interact.ccsd.net

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address areed@lasvegasnevada.gov

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

AUTHORIZED AGENT Andrew P. Reed
 Property Owner Signature* _____

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

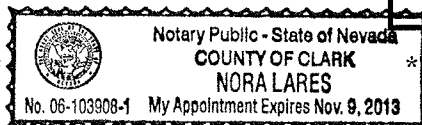
Print Name ANDREW P. REED

Subscribed and sworn before me

This 15th day of June, 2010

Norajana

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA-38529</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>6-15-10</u>
Received By:	<u>A. Reed</u>

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





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

June 15, 2010

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

RE: Application GPA-38529

Assessors Parcel Number 139-36-710-019

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

GPA-38529

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

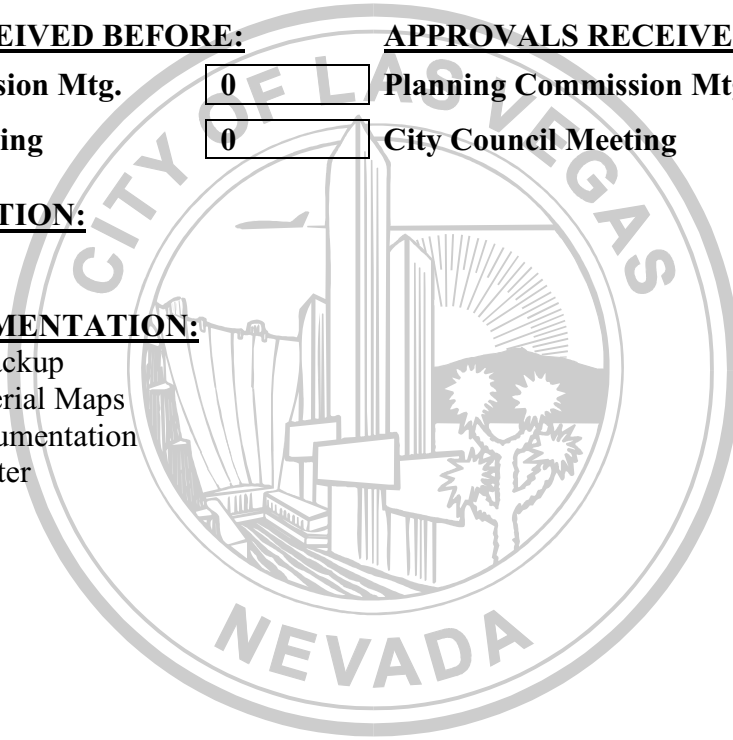
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38530** APN: 139-36-710-019

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andrew Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

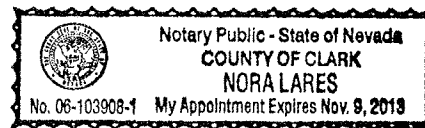
Signature of ~~Property Owner~~ ^{REPRESENTATIVE} _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Norales
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
Project Address (Location) 245 North Pecos Road
Project Name Miley Elementary School Proposed Use No change
Assessor's Parcel #(s) 139-36-710-019 Ward # 3
General Plan: existing LI/R proposed PF Zoning: existing M proposed C-V
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 14.4 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER School Board of Trustees Contact Linda Perri
Address 4212 Eucalyptus Annex Phone: 799-5214 Fax: 799-5436
City Las Vegas State NV Zip 89121
E-mail Address lkperri@interact.ccsd.net

APPLICANT City of Las Vegas Contact Andy Reed
Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address areed@lasvegasnevada.gov

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

AUTHORIZED AGENT

Property Owner Signature* _____

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

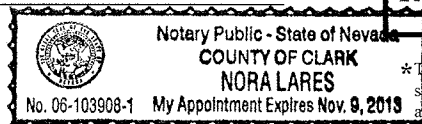
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Mona Jones

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-38530</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>0</u>
Date Received:	<u>6-15-10</u>
Received By:	<u>A. Reed</u>

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

DESERT PINES
GOLF COURSE

N PECOS RD

LIGHTHOUSE AVE

COMMUNITY CTR

MALE HOUSING UNIT
MALE HOUSING UNIT
CULINARY
MALE HOUSING UNIT
CITY OF LAS VEGAS
DETENTION & ENFORCEMENT
FACILITY
FIELD SERVICES
ADMIN BLDG
CUSTODY UNIT

C-V

STEWART AVE

TECHNOLOGY CT

M

M

R-MHP

PECOS PARK
135 SPACES

SCHOOL
ELEMENTARY

R-1

BUDLONG AVE

R-3

SUNRISE AVE

SUNRISE AVE

SPECTRUM BLVD

PECOS ST

N PEARL ST

MAYA ST

BUILDERS AVE

JOHNSON AVE

GPA-38529
ZON-38530

IRON WORKERS
UNION

MARKET



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

June 15, 2010

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

RE: Application ZON-38530

Assessors Parcel Number 139-36-710-019

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

ZON-38530

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - 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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38579** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

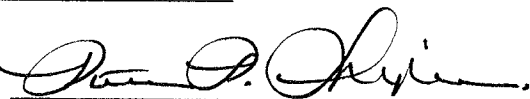
☒ No

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): _____

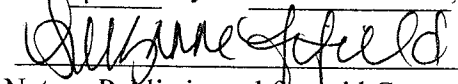
APN: _____

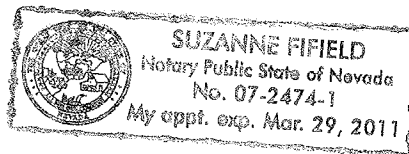
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-400-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER P&S MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89106
 E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1748 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONEINC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2558 Fax: 228 4672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

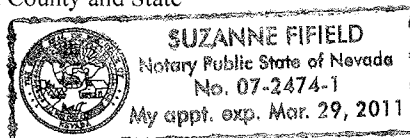
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10.
Suzanne Fifeild

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA - 38579</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$2,000</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

Thursday, June 10, 2010

To Whom It May Concern:

We are respectfully applying for rezoning designation from Re Estates to a proposed Convalescent Care Facility/Nursing Home located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108.

We are currently requesting the following variances for this facility.

1. The 15' landscape area requested in the front of the facility be changed to a 4'-6' landscape area. This will be accomplished by removing two courses of the brick wall currently located in front of the facility lowering the wall height to 8" and retaining the lighted brick pilasters that are located at each end of the wall.
2. The 30' feet requirement from the property line adjacent to 3235 Garehime Street as the facility will be 10' from the property line. I have spoken with Michael and Pamela Hardin, the property owners, on this issue and they approve. Attached is a letter with their signatures.
3. The 3:1 proximity slope requirement where building A should be 81' from the side property line and building B should be 87' from the side property line to 10' on each property line.

We are also requesting exceptions for the entrance/driveway off of Cheyenne Avenue to the facility and the landscape requirement. The current requirement is that the entrance/driveway be 32'. We are requesting an exception for the entrance/driveway to be 30'. We are also seeking to eliminate the requirement for 24" box trees for the Southern 160' of the East and West property lines. However, we will incorporate multiple trees at other locations on the property. Trash enclosures meet requirements.

The facility will be called Ohana (Family) Care Manor and will house 50 adults and approximately 30 to 35 employees. It will have the ability to accommodate 50 to 80 adults and be open 24 hours a day, 7 days a week. The plans provide for adequate parking spaces for the facility of this size. The facility will be professionally managed and a licensed administrator who has been my consultant will manage the facility. Our philosophy is to hire the best qualified people in all phases of our employment. Our number 1 goal is to earn the greatest reputation for care, quality and service. License is available upon request.

According to the April 2nd, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policy makers on edge. In 2008, although Nevada's population grew 1.4 percent that year, the Census Bureau estimated that the number of residents age 65 and older increased by 3.9 percent. In short, this article addresses the immediate and upcoming urgent need for adult care facilities such as the one we are proposing. See attached article.

We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. The landscaping will be such that it will be very attractive and enhance the surrounding neighborhood. Some of the amenities this facility will include are pets, koi ponds, garden areas, walking paths, sitting areas, lush vegetation, misting systems, beauty salon, group exercise and shuttle service. This facility will be as energy efficient as practical using professional guidance for energy benefits. The manor will also provide employment opportunities at a time when so many in the work force are being let go or laid off. This will help at a time when employment is at an all time low and will provide our economy with a boost in moral and encouragement. This will certainly help our current economy with added jobs. JOBS!!

GPA-38579 ZON-38580

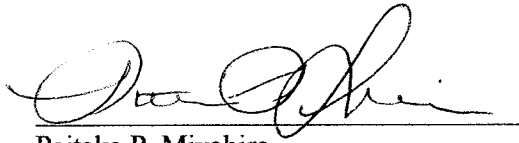
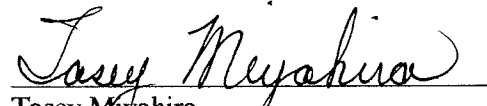
VAR-38576 SUP-38574

SDR-38577

The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Please consider our request as there will come a time that our parents, grandparents and even ourselves will need some assistance as we become senior citizens.

Thank you in advance for your consideration of this project.


Paitaka P. Miyahira
Property Owner
Tasey Miyahira
Property Owner

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38580** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHARA

Name of Applicant: PAITAKA P. MIYAHARA or Tasey Miyahira

Name of Representative: Paitake Miyahira, Geoff Robins

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): _____

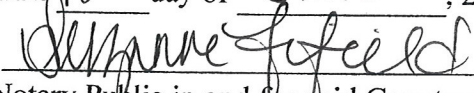
APN: _____

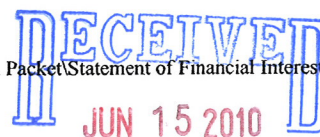
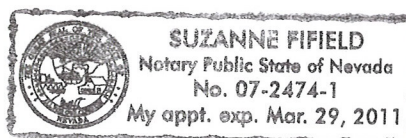
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHARA

Subscribed and sworn before me

This 15th day of June, 2010


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING
 Project Address (Location) 6640 W
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-406-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing proposed
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units Density
 Additional Information

PROPERTY OWNER PTS MIA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89106
 E-mail Address SUZY @ MALI ONE INC . COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89106
 E-mail Address SUZY @ MALI ONE INC . COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4671
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10
Suzanne Fifield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 38580</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$1,200</u>
Date Received:	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38576** APN: 130-11-406-012
Name of Property Owner: Paitaka Miyahira
Name of Applicant: Paitaka or Tasey Miyahira
Name of Representative: Paitaka Miyahira Geoff Robins

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): _____

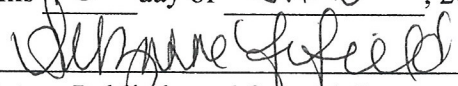
APN: _____

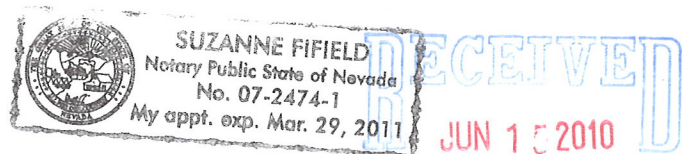
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 20 10


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-406-012 Ward # _____
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 Fax: 2284672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

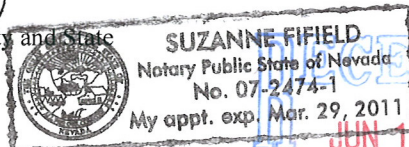
Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Ffield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38576</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$830.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38574** APN: 138-11-406-012

Name of Property Owner: PAITAKA Miyahira

Name of Applicant: Paitaka P. Miyahira or Tasey Miyahira

Name of Representative: Paitaka Miyahira or Geoff Robins

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: _____

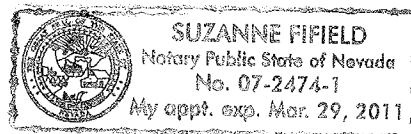
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 20 10

Suzanne Fifield
Notary Public in and for said County and State



RECEIVED

JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-406-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 Fax: 228 4672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

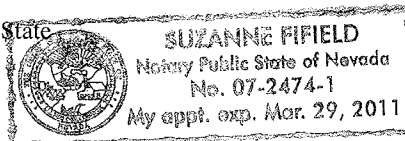
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38574</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

JUN 15 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38577** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Geoff Robins

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: _____

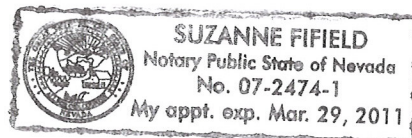
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

Suzanne Fife
Notary Public in and for said County and State



RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-406-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZANNE@MALLONEINC.COM

APPLICANT PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZANNE@MALLONEINC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

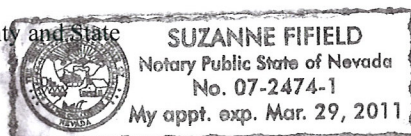
Print Name Tasey Miyahira Patricia P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38577</u>
Meeting Date:	<u>7-29-10</u>
Total Fee: \$	<u>1,030</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-38618 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TEAMSTERS
UNION LOCAL 631 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1
(LIMITED COMMERCIAL) on 2.14 acres 285 feet from the northwest corner of Bonanza Road
and Lamb Boulevard (APNs 140-30-803-006 and 007), Ward 3 (Reese).

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

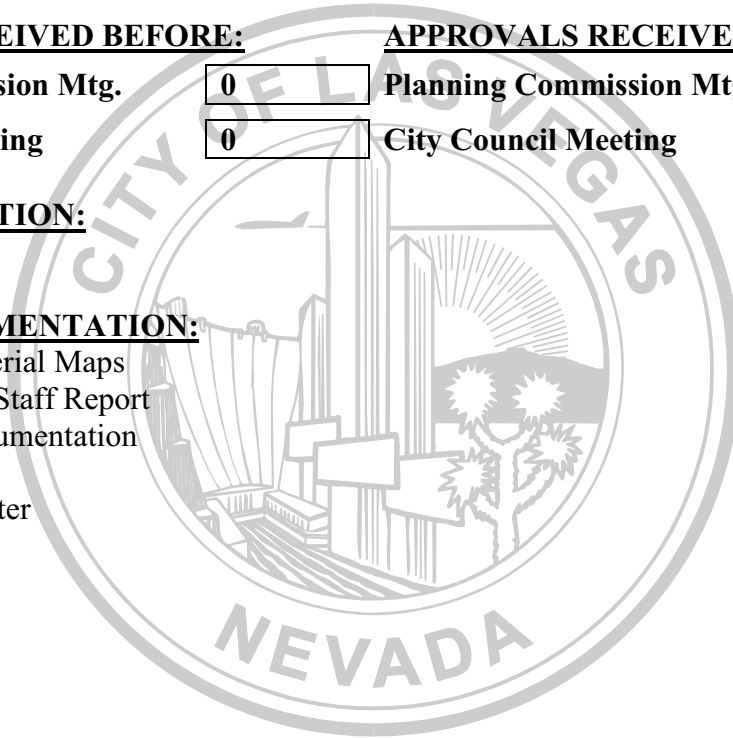
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38618** APN: 140-30-803-006 and 007

Name of Property Owner: Teamsters Union Local 631

Name of Applicant: Aptus Architecture

Name of Representative: Gary Leobold

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

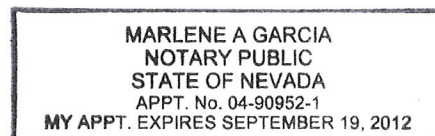
Signature of Property Owner: John Phillipenas

Print Name: John Phillipenas

Subscribed and sworn before me

This 18 day of June, 2010

Marlene A Garcia
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning R-E (Residence Estates) to C-1 (Limited Commercial)
 Project Address (Location) w/s Lamb Boulevard north of Bonanza Road
 Project Name Teamsters Union Local 631 Training Center Proposed Use Trade School
 Assessor's Parcel #(s) 140-30-803-006 and 007 Ward # 3
 General Plan: existing SC proposed SC Zoning: existing R-E proposed C-1
 Commercial Square Footage 41,500 s.f. Floor Area Ratio 0.45
 Gross Acres 2.14 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Teamsters Union Local 631 Contact Steve LoPresti
 Address 700 N. Lamb Boulevard Phone: (702) 430-5033 Fax: (702) 437-7283
 City Las Vegas State NV Zip 89110
 E-mail Address stevel@teamsters631.com

APPLICANT Aptus Architecture Contact Gary Leobold
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 985-4885 Fax: (888) 867-6909
 City Las Vegas State NV Zip 89104
 E-mail Address gary@aptusgroup.com

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

Property Owner Signature* John Phillipenas

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

Print Name John Phillipenas

Subscribed and sworn before me

This 18 day of June, 2010.

Marlene Garcia

Notary Public in and for said County and State

RECEIVED
JUN 18 2010

Revised 10/27/08

City of Las Vegas

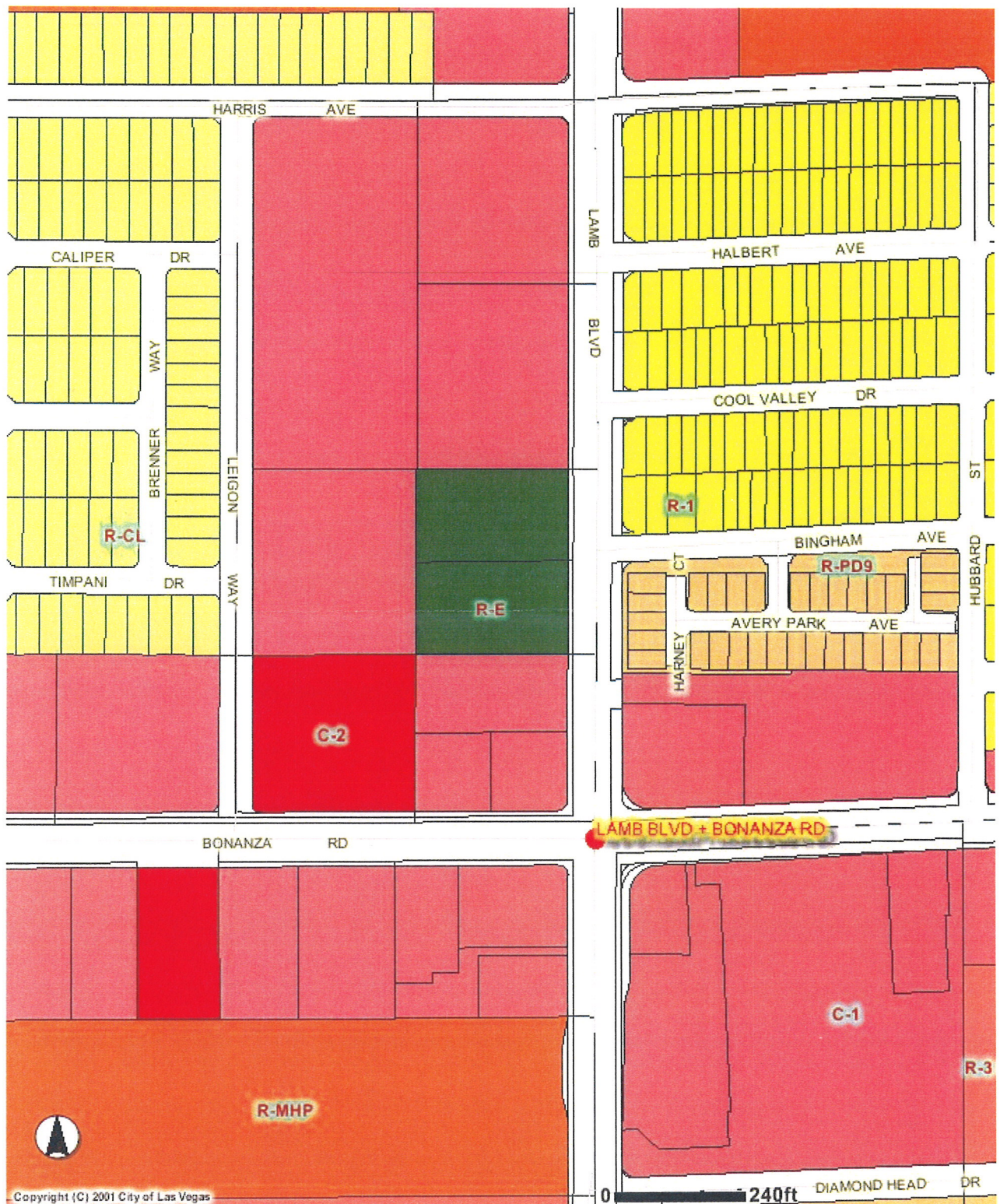
MARLENE A GARCIA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90952-1
MY APPT. EXPIRES SEPTEMBER 19, 2012

FOR DEPARTMENT USE ONLY

Case #	<u>20N-38618</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>1200</u>
Date Received:	<u>*6-18-10</u>
Received By:	<u>F.S.</u>

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

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



RECEIVED
JUN 18 2010
City of Las Vegas

ZON-38618

June 18, 2010

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

RE: APN: 140-30-803-006 and 007
Rezoning Application

Dear Staff:

Our client, Teamsters Union Local 631, owns two contiguous properties immediately to the south of their business offices located at 700 N. Lamb Boulevard. These undeveloped properties are currently unaddressed and are legally described as APN 140-30-803-006 and 007.

The 2.14-acre subject site is currently designated as Service Commercial in the City's General Plan. We wish to apply for a conforming rezoning from R-E (Residence Estates) to C-1 (Limited Commercial). We respectfully request that this rezoning application be considered by Planning Commission on July 29 and by City Council on September 1.

Approval of this rezoning will enable the owners to seek approval of a Site Development Plan Review for a training center on the subject site. This facility would enable the Union to train employees of the companies that employ union workers in the assembly and disassembly of convention center displays and signage. Such a project would be considered as a Trade School per Title 19. This use is a Permitted Use in the C-1 District, and as such would be consistent with the General Plan and with Title 19.

This project will be funded in part by a HUD Economic Development Initiative Grant, and will enable the Union to provide a more effective and efficient training service to its members than is currently provided in leased accommodations across the City. It is a logical and compatible addition to this immediate area, which features a number of labor union offices, such as the Plumbers and Pipefitters, the IBEW and the teamsters, as well as the individual training centers for these unions.

Thank you for your assistance and cooperation in making this quality project a reality.

Respectfully submitted,



Gary Leibold, AICP
Aptus Architecture

Attachments

RECEIVED
JUN 18 2010
ZON-38618
City of Las Vegas

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - 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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38553** APN: 126-36-201-002 (a portion of)

Name of Property Owner: USA

Name of Applicant: Clark County School District

Name of Representative: KGA Architecture - Nathan Goodman

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: _____

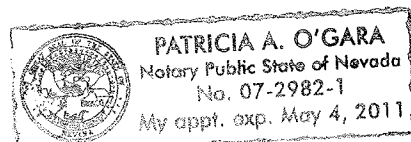
Signature of Property Owner: _____

Print Name: Jeff Weiler

Subscribed and sworn before me

This 16th day of June, 2010

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) SW corner of Ann Road and 215 Beltway
 Project Name CCSD NW Transportation Facility Proposed Use Transport. Facility
 Assessor's Parcel #(s) 126-36-201-002 (a portion of) Ward # 6
 General Plan: existing PF proposed PF Zoning: existing C-V proposed C-V
 Commercial Square Footage 41,000 Floor Area Ratio 1:39.5
 Gross Acres 131.7 (40.8) Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER USA Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT Clark County School District Contact Linda Perri
 Address 4190 Mcleod Drive Phone: (702) 799-5214 Fax: _____
 City Las Vegas State NV Zip 89121
 E-mail Address lkperri@interact.ccsd.net

REPRESENTATIVE KGA Architecture Contact Nathan Goodman
 Address 9075 West Diablo Drive, 3rd Floor Phone: (702) 367-6900 Fax: (702) 367-2043
 City Las Vegas State NV Zip 89148
 E-mail Address NGoodman@KGAarchitecture.com

Property Owner Signature* _____

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

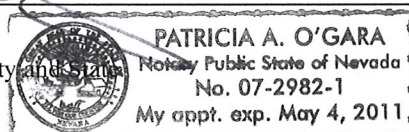
Print Name JEFF WEILER

Subscribed and sworn before me

This 11th day of June, 20 10

Patricia A. O'Gara

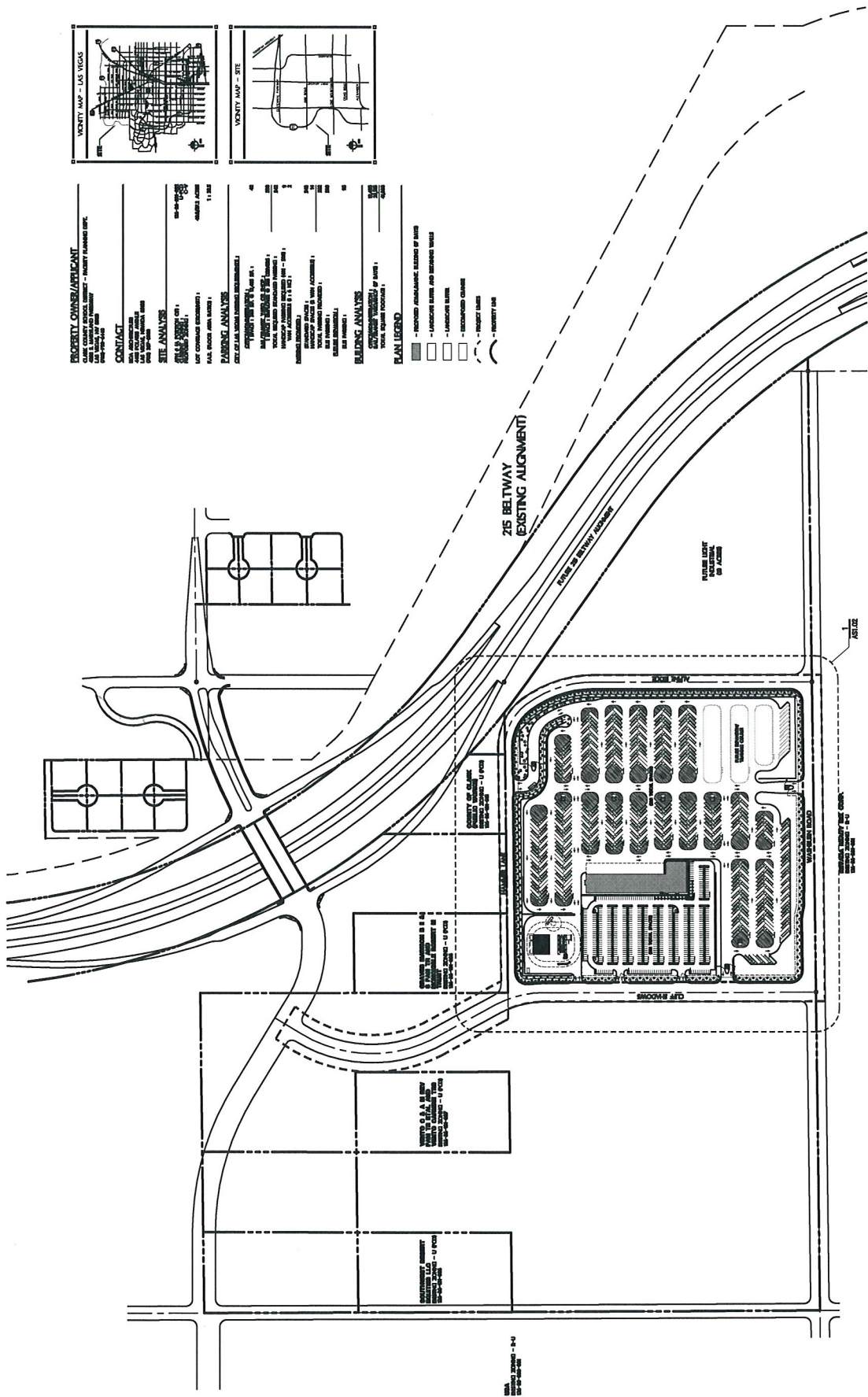
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38553</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>\$ 830.00</u>
Date Received:*	<u>06/14/10</u>
Received By:	<u>Jonathan B.</u>

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



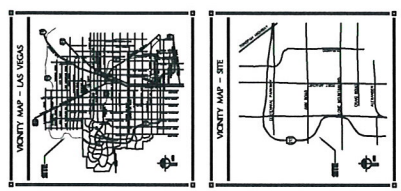
PROPERTY OWNER/CLIENT
 CCSD NORTHWEST
 11111 NORTH LAS VEGAS AVENUE
 SUITE 100
 LAS VEGAS, NV 89135
 702-795-1234

CONTACT
 KGA ARCHITECTURE
 11111 NORTH LAS VEGAS AVENUE
 SUITE 100
 LAS VEGAS, NV 89135
 702-795-1234

SITE ANALYSIS
 11.100

PARKING ANALYSIS
 11.100

PLAN LEGEND
 - EXISTING ADJACENT BUILDING OF PARK
 - EXISTING PARKING LOT AND EXISTING TRAIL
 - EXISTING ROAD
 - EXISTING CHANNE
 - EXISTING MAINT
 - EXISTING SIDE
 - EXISTING SIDE



CCSD NORTHWEST
 SATELLITE TRANSPORTATION
 FACILITY
 LAS VEGAS, NEVADA

KGA
 ARCHITECTURE
 11111 NORTH LAS VEGAS AVENUE
 SUITE 100
 LAS VEGAS, NV 89135
 702-795-1234

AUSTIN
 11111 NORTH LAS VEGAS AVENUE
 SUITE 100
 LAS VEGAS, NV 89135
 702-795-1234

www.kgaarchitect.com

CCSD NORTHWEST
 SATELLITE TRANSPORTATION FACI
 LITY
 11111 NORTH LAS VEGAS AVENUE
 SUITE 100
 LAS VEGAS, NV 89135
 702-795-1234

AS101

JUN 14 2010

JAN 10 2010

PER 101

RECEIVED

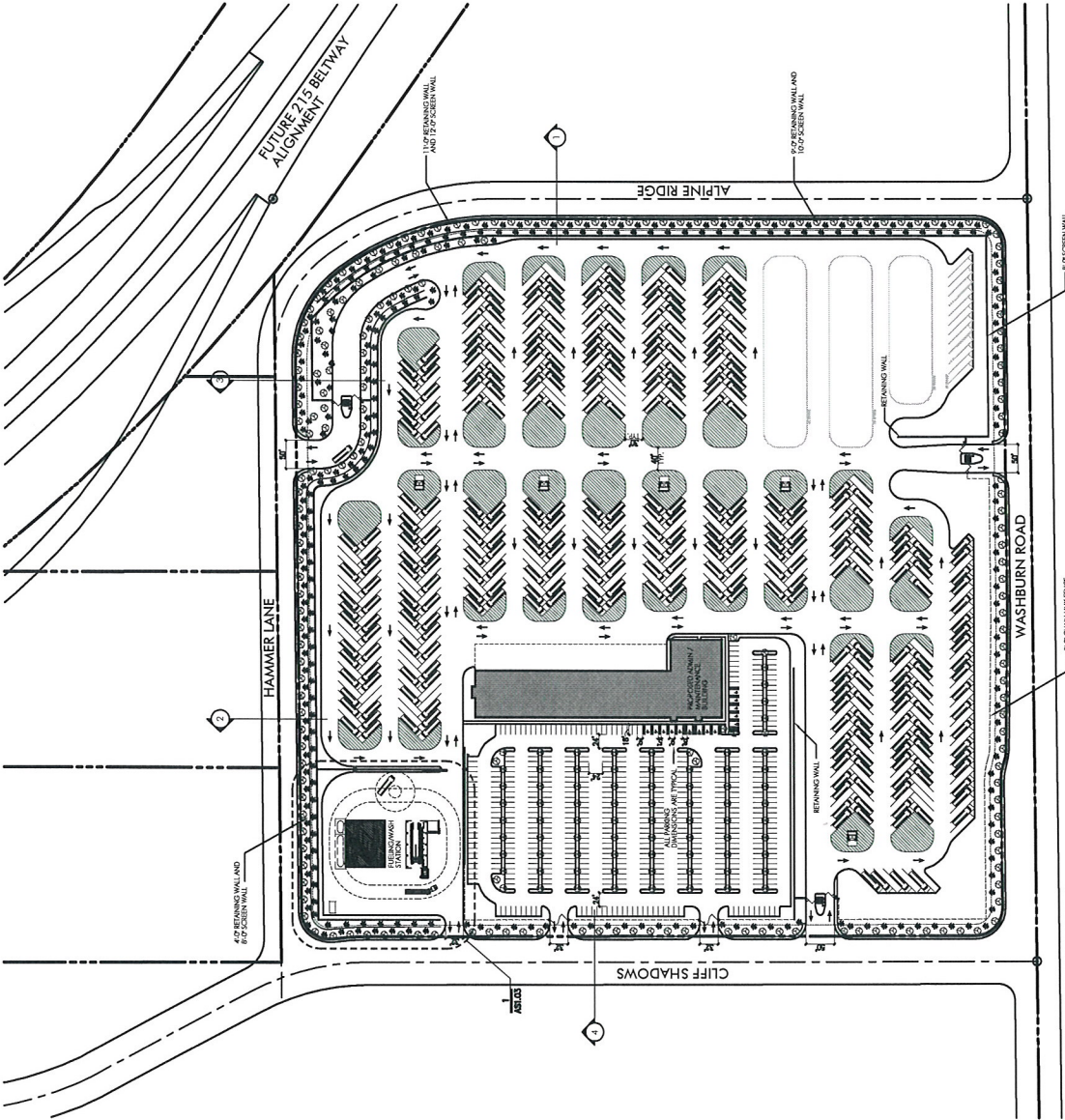
JUN 14 2010

VAR-38553

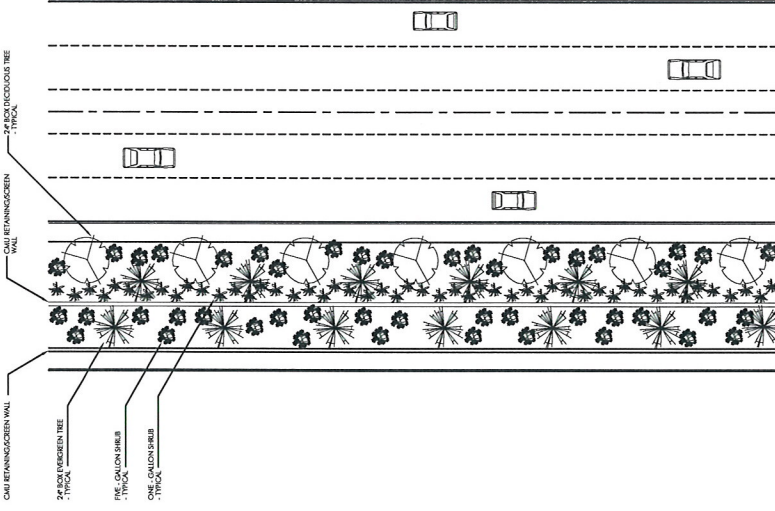
AS101

OVERALL SITE PLAN
 SCALE: 1" = 200'

SDR-38557



1 ENLARGED SITE PLAN
SCALE: 1" = 100'-0"



2 LANDSCAPE BUFFER DETAIL
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- PROPOSED ADMIN./MAINTENANCE BUILDING (17 BAYS)
- LANDSCAPE BUFFER AND RETAINING WALLS
- LANDSCAPE BUFFER AND GENERAL LANDSCAPING
- DECOMPOSED GRANITE
- CONCRETE PAD

RECEIVED
JUN 14 2010

VAR-38553
SDR-38557

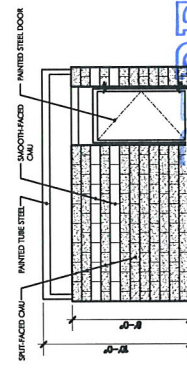
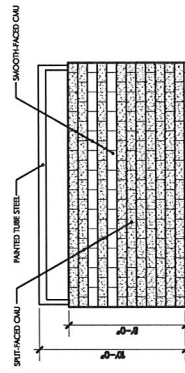
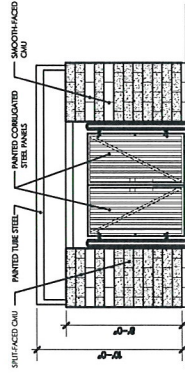
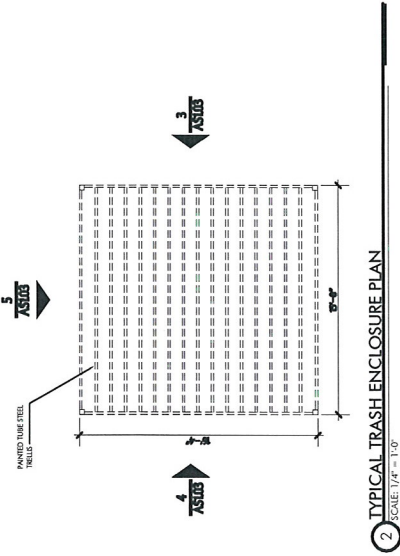
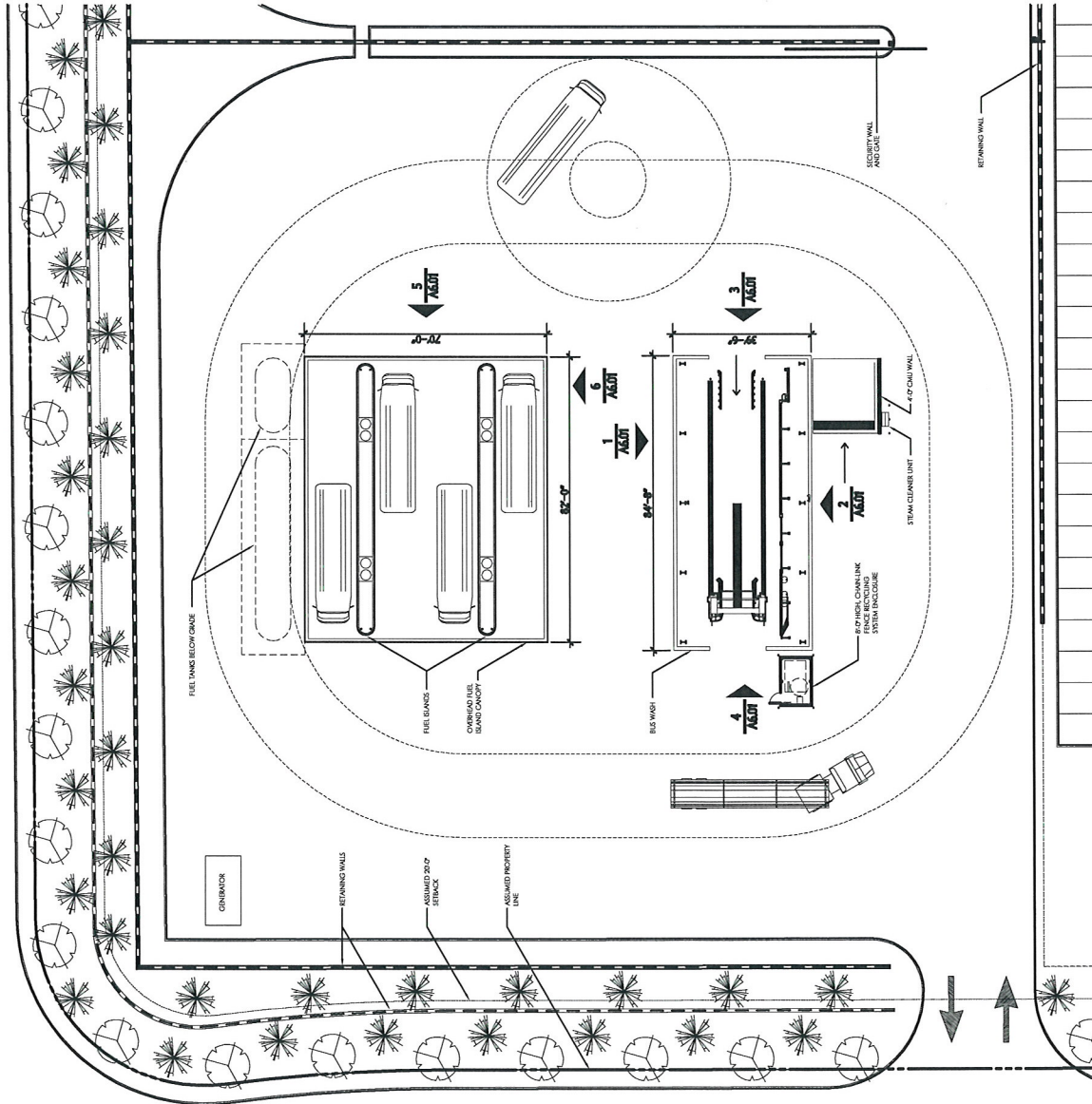
CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY
LAS VEGAS,
NEVADA

KCA
ARCHITECTURE
LAS VEGAS
1000 S. MOUNTAIN AVENUE
SUITE 200
LAS VEGAS, NEVADA 89103
702.367.6900
AUSTIN
1000 S. MOUNTAIN AVENUE, SUITE 200
AUSTIN, TEXAS 78744
512.441.8300
www.kcaarchitect.com

PROJECT
CCSD NORTHWEST
SATELLITE TRANSPORTATION FACILITY
SHEET NO. 001
ISSUED SET PLAN

DATE
JUNE 10, 2010
JOB NO.

AS102



CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY
LAS VEGAS,
NEVADA

KGA
ARCHITECTURE
LAS VEGAS
1733 E. Sahara Avenue
Las Vegas, Nevada 89103
702.367.8500

AUSTIN
1733 E. Sahara Avenue, Suite 770
Las Vegas, Nevada 89103
702.441.8200
www.kgaarchitecture.com

CCSD NORTHWEST
SATELLITE
TRANSPORTATION FACILITY
LAS VEGAS, NEVADA
TYPICAL TRASH ENCLOSURE PLAN
DATE: 06.15.2010
BY: KGA
FOR: CCSD

AS103

JUN 14 2010

VAR-38553

SDR-38557

RECEIVED

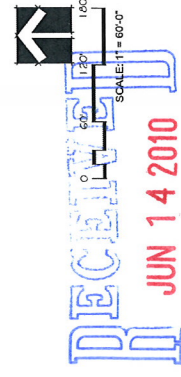
TREES	SIMBOL	ESP/FRUIT NAME COMMON NAME	SAULT METRIC SIZE	QTY
		FERNERIA VELUTINA (NO RANGE)	1' Lx4' 4" D MAX	55
		NANNIPALM (NO RANGE) NANNIPALM (NO RANGE) NANNIPALM (NO RANGE)	1' Lx2' 2" D MAX	75
		PANDANUS (NO RANGE) PANDANUS (NO RANGE)	1' Lx2' 2" D MAX	127
		PANDANUS (NO RANGE) PANDANUS (NO RANGE)	1' Lx2' 2" D MAX	156
		PANDANUS (NO RANGE) PANDANUS (NO RANGE)	1' Lx2' 2" D MAX	45
		PANDANUS (NO RANGE) PANDANUS (NO RANGE)	1' Lx2' 2" D MAX	47

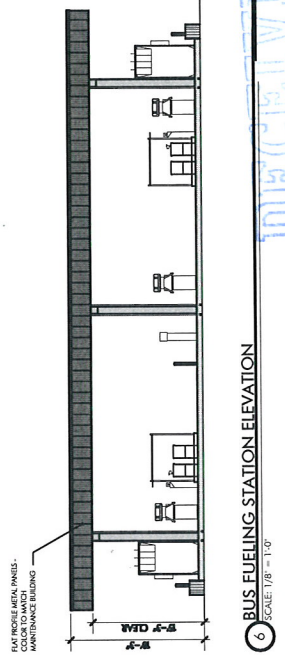
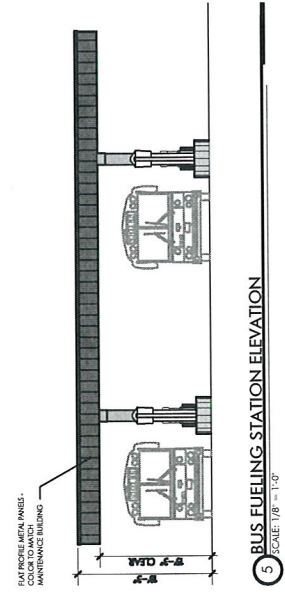
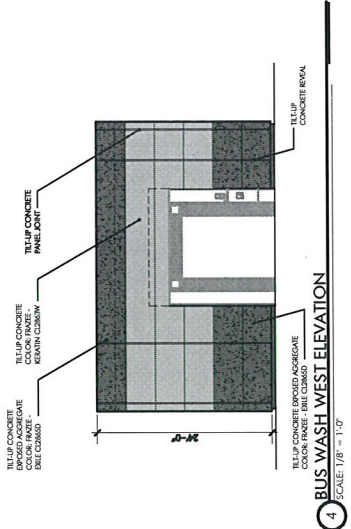
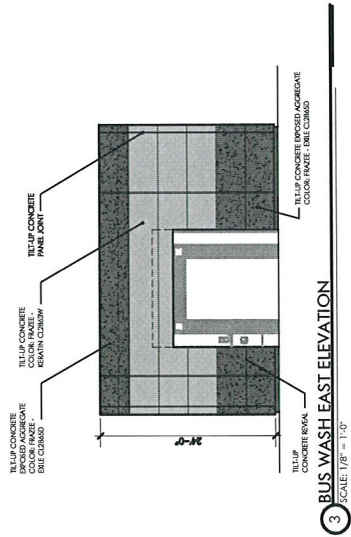
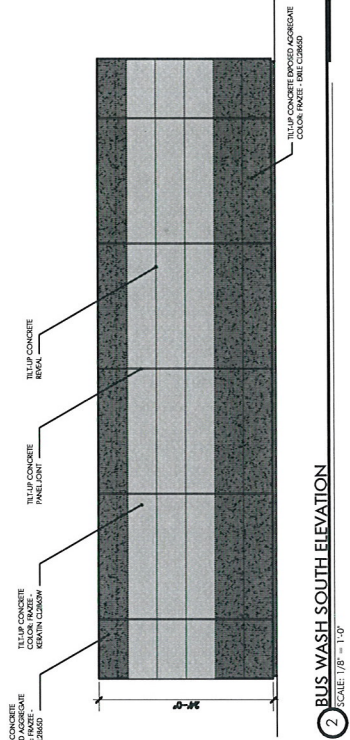
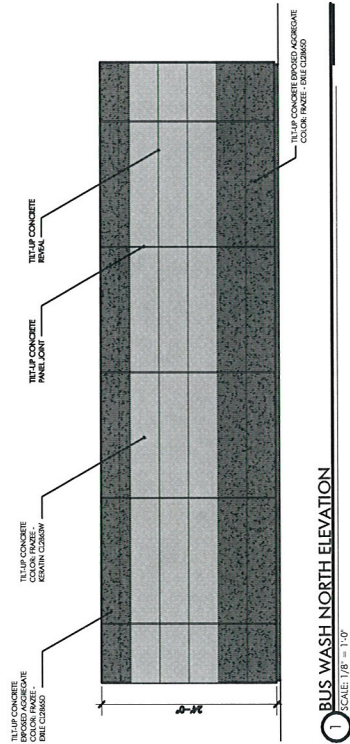
SHRUBS	DRINK	INGREDIENT NAME	CONTRACT NAME	QTY	UNIT PRICE	SIZE
①		ACER FRATERNUS (REDY. ACUT)		337	5.00/LIN	
②		TRIFOLIUM		149	5.00/LIN	
③		HYDRANGEA PETER PAN (PINK)		176	5.00/LIN	
④		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑤		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑥		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑦		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑧		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑨		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑩		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑪		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑫		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑬		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑭		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑮		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑯		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑰		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑱		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑲		SHRUB CORYLUS CORNUS		70	5.00/LIN	
⑳		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉑		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉒		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉓		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉔		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉕		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉖		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉗		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉘		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉙		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉚		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉛		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉜		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉝		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉞		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㉟		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊱		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊲		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊳		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊴		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊵		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊶		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊷		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊸		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊹		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊺		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊻		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊼		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊽		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊾		SHRUB CORYLUS CORNUS		70	5.00/LIN	
㊿		SHRUB CORYLUS CORNUS		70	5.00/LIN	

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	ALL PLANTING DESIGNS TO INCLUDE PLANTS OF THE FOLLOWING DESCRIPTION (QUANTITY OF EACH) 100% 1" JET 100% 1" JET 100% 1" JET 100% 1" JET SEE DETAIL #1	200,000 JET	

[illegible]

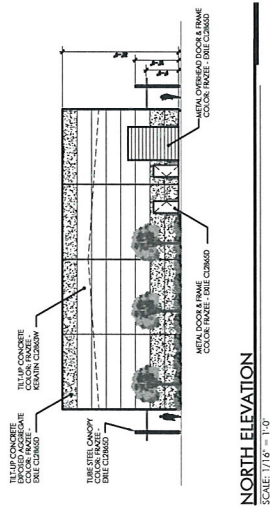
TOTAL LANDSCAPE AREA	202,847 S.F.
TOTAL OPEN SPACE AREA	1,255,560 S.F.
TOTAL AREA	3,794,155 S.F.



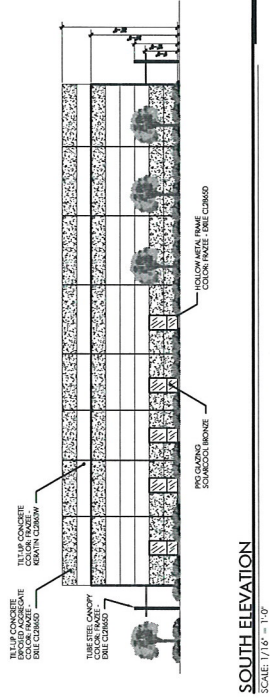


RECEIVED
JUN 14 2010

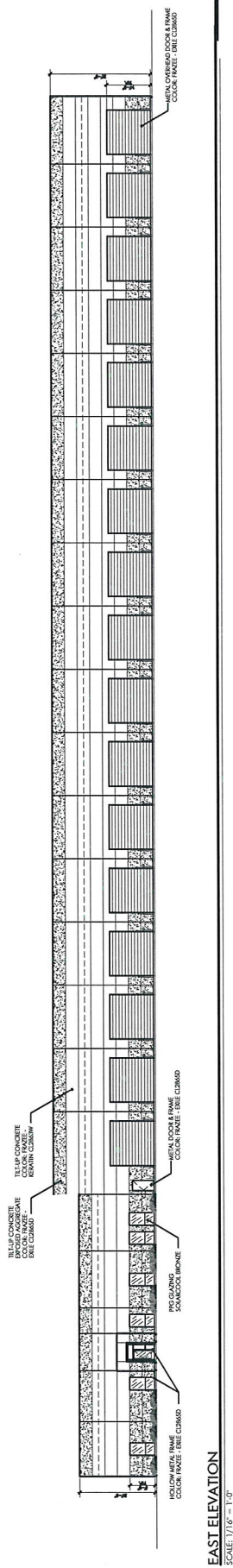
VAR-38553
SDR-38557



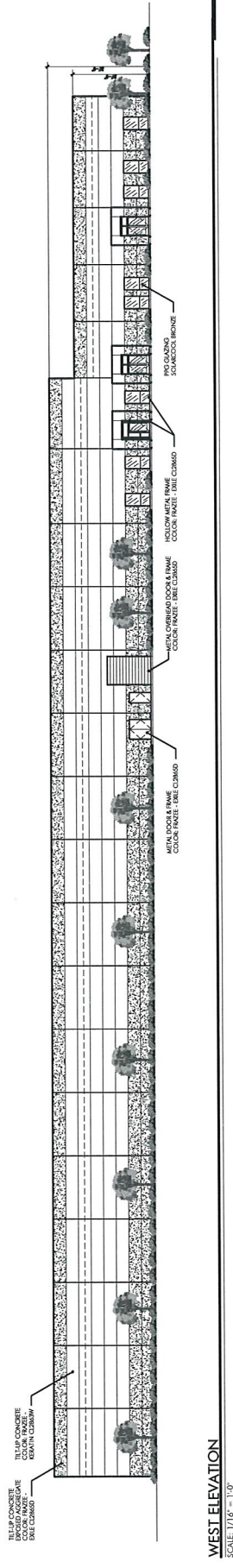
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

RECEIVED
JUN 14 2010

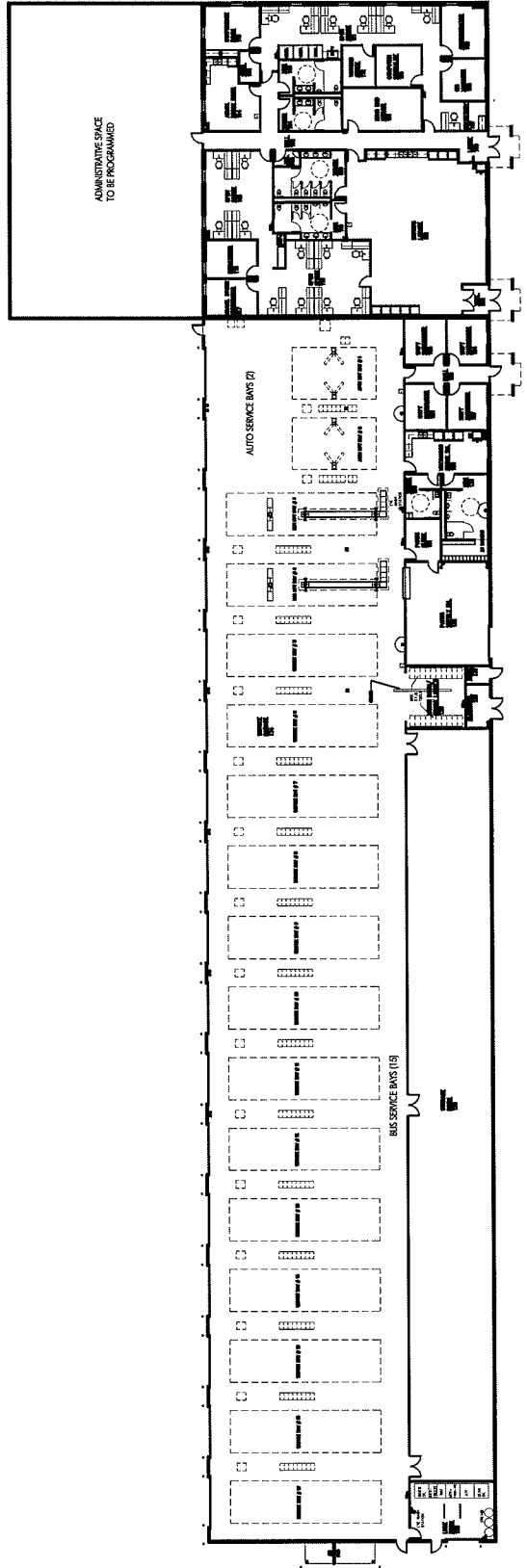
VAR-38553
SDR-38557

VAR-38553
SDR-38557

JUN 14 2010

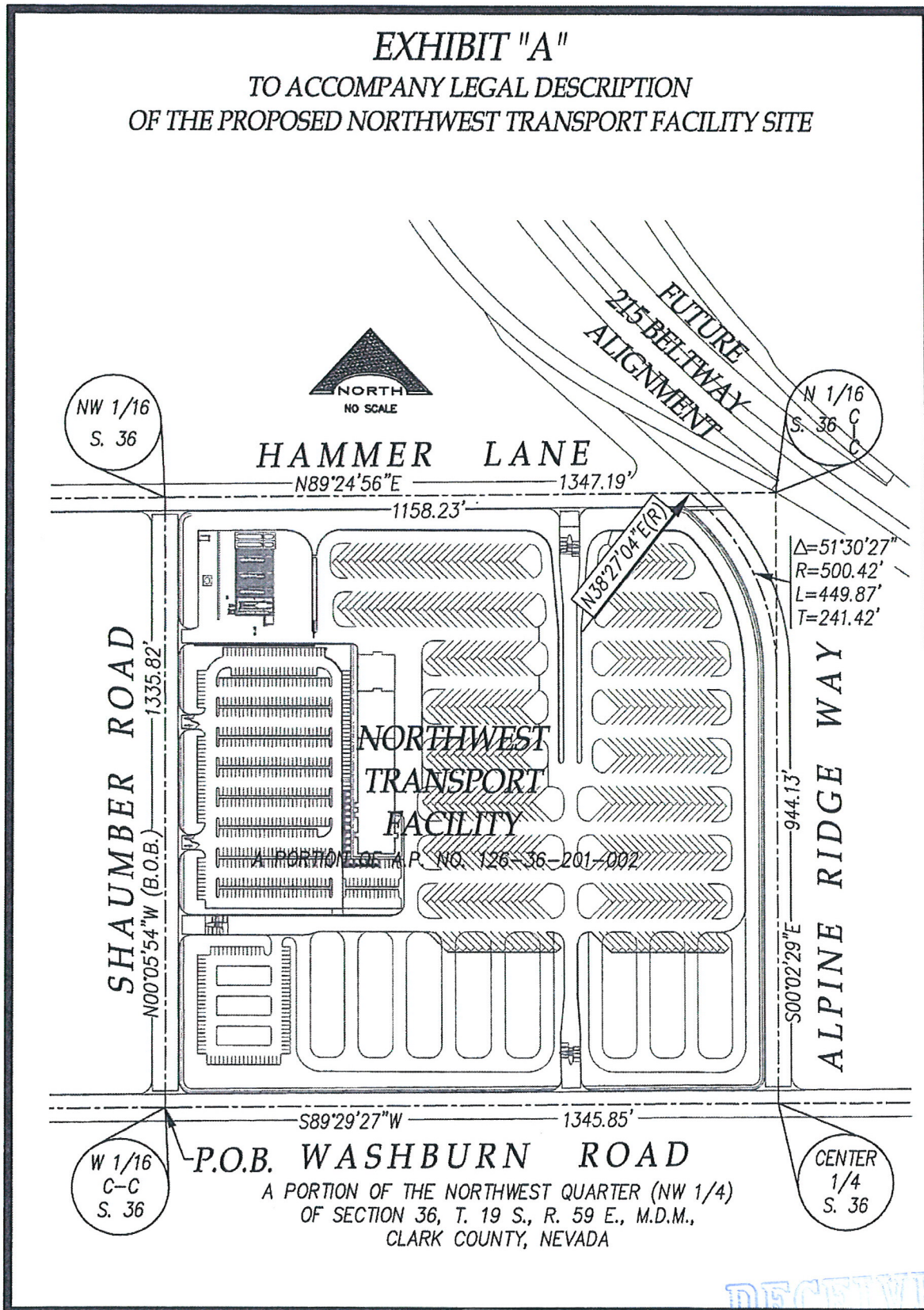
CCSD NORTHWEST
SATELLITE
TRANSPORTATION FACILITY
AUTOMOBILE
MAINTENANCE BUILDING
ROCK PLAN
DATE: JUN 10, 2010
FOR: NCD
SHEET: A101

CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY
LAS VEGAS,
NEVADA
KGA
ARCHITECTURE
LAS VEGAS
1000 S. LAS VEGAS AVENUE
SUITE 100
LAS VEGAS, NEVADA 89103
702.387.8800
AUTUMN
1000 S. LAS VEGAS AVENUE, SUITE 170
LAS VEGAS, NEVADA 89103
702.387.8800
www.kgaarchitecture.com



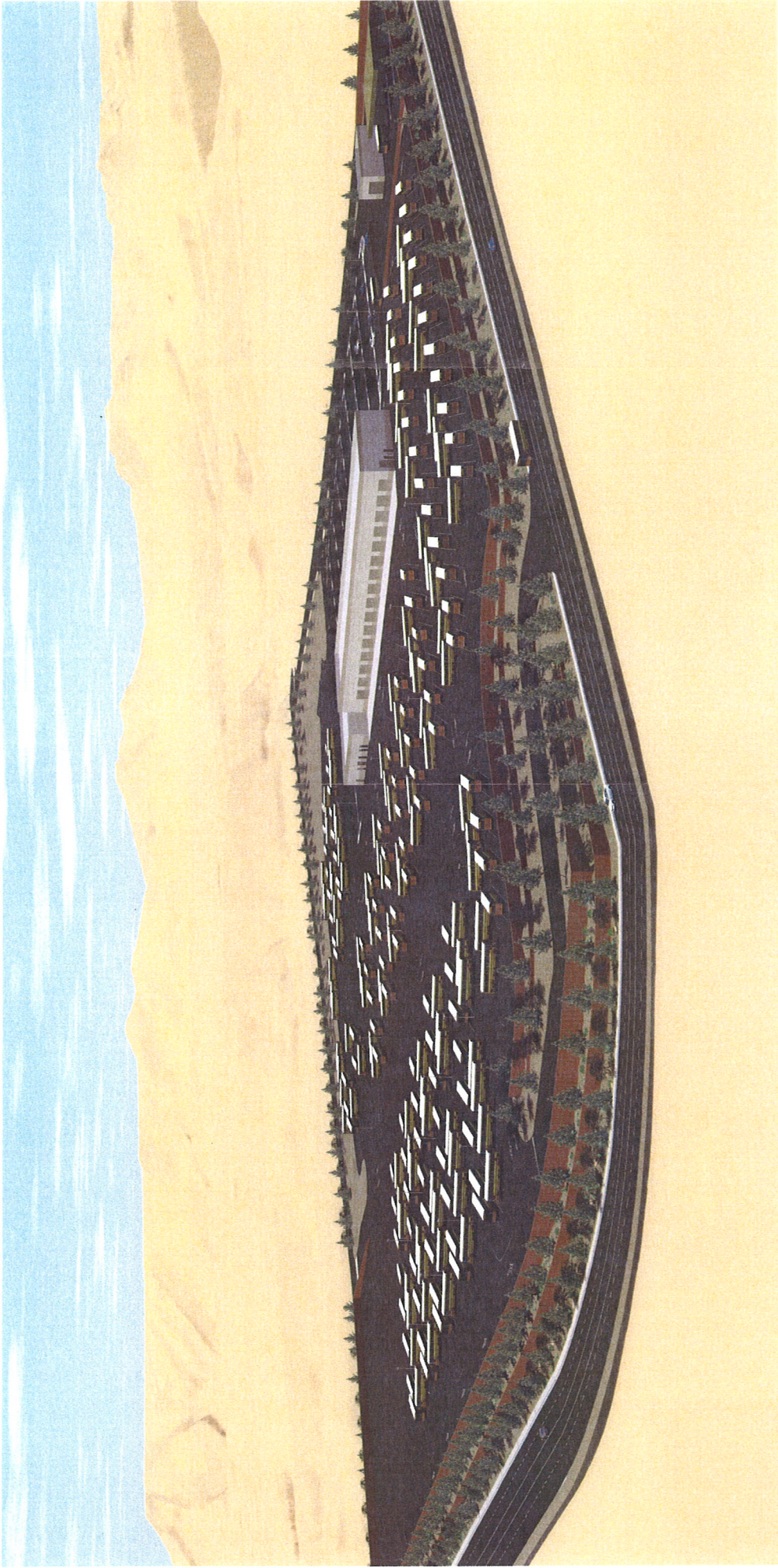
MAINTENANCE BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT "A"
TO ACCOMPANY LEGAL DESCRIPTION
OF THE PROPOSED NORTHWEST TRANSPORT FACILITY SITE



VAR-38553
SDR-38557

JUN 14 2010

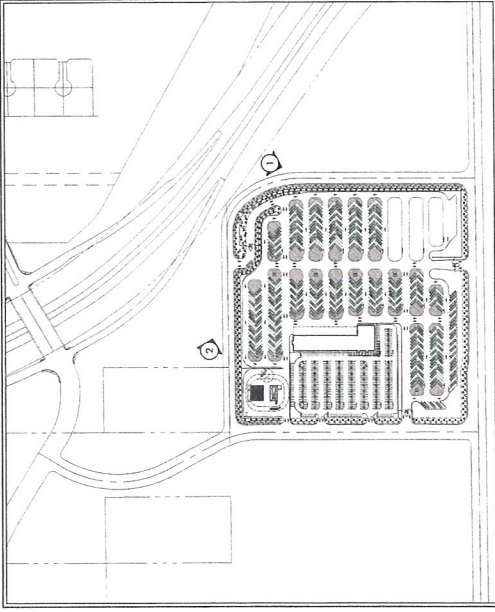




1 VIEW TO SOUTH



2 VIEW TO EAST



VIEWPOINT LEGEND

RECEIVED
JUN 14 2010

ALL DRAWINGS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION.

VAR-38553
SDR-38557

CCSD
CLARK COUNTY
SCHOOL DISTRICT

CLARK COUNTY SCHOOL DISTRICT
NORTHWEST SATELLITE TRANSPORTATION FACILITY
SITE PERIMETER RENDERINGS

KGA ARCHITECTURE



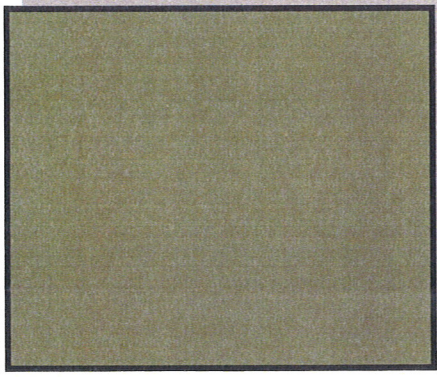
EXTERIOR BLOCK

(RETAINING WALLS AND ACCESSORY STRUCTURES)

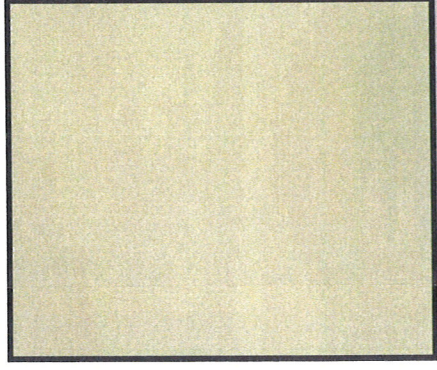


CEMEX -
#28 ANTHEM SMOOTH

EXTERIOR PAINT COLORS



FRAZEE - CL EXILE 2865D



FRAZEE - CL KERATIN 2863W

RECEIVED
JUN 14 2010



**CLARK COUNTY
SCHOOL DISTRICT**

CLARK COUNTY SCHOOL DISTRICT - NORTHWEST TRANSPORTATION FACILITY
COLOR AND MATERIALS BOARD

VAR-38553

SDR-38557

KGA ARCHITECTURE

KGARCHITECTURE

FOUNDING PARTNERS

Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS

David P. Brom, AIA
James C. Lord II, AIA
Rick Romito

SENIOR ASSOCIATES

Lee Norsworthy, AIA

ASSOCIATES

Mark Danley, AIA
Craig R. Forrest, AIA, LEED AP
Luma Jaffar, AIA, LEED AP

June 10, 2010

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

Attn: Planning Staff

Re: Clark County School District – Northwest Transportation Facility

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review, a General Plan Amendment for the Master Street and Highways Plan and a Variance for this project located on the southwest corner of Ann Road and the 215 Beltway. The site consists of approximately 131.7 acres of BLM land. The proposed project lies on a 40.8 acre portion of the site.

The scope of the proposed CCSD Transportation Yard consists of a 41,000 square foot Administration/Maintenance Building, approximately 500 Bus Parking spaces and a Fueling/Wash Station. This site will be utilized by the CCSD to provide a localized hub for the storage and maintenance of school buses. The site creates a more efficient location for the buses already servicing this area of the valley – both in terms of travel time and fuel.

The Administration/Maintenance Building will house 17 service bays and will also include space for administrative staff and offices. In addition, the Maintenance Building will have lounge space and restroom facilities for the bus drivers.

Due to the project's location near several residential properties, the site design takes into account the impact of the project on the views of the local residents. A 33'-0" landscape buffer has been incorporated into the design around the perimeter of the site. This buffer visually softens the impact of the project as viewed from the neighboring residential areas.

Due to the amount of grade change throughout the proposed site, we are utilizing retaining walls around a large portion of its perimeter. Because of a significant grade change at the north and west edges of the site, we are requesting a Variance of Title 19 (Chapter 19.12 – Figure 8) for the Retaining and Screening Wall Standard Stepback. Please refer to the drawings for details.

We have met with several entities regarding this project including the office of Councilman Ross, Commissioner Brown and the Ann Road Committee. In addition, a neighborhood meeting was held on November 19, 2009 notifying the general public of the proposed plans for this project.

The previous zoning actions related to this parcel include: **GPA-25625** and **ZON-25626**. Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,


Nathan Goodman
Designer

LAS VEGAS

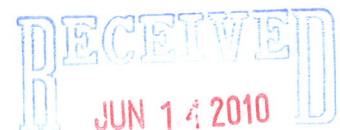
AUSTIN

9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148-7604
702.367.6900

www.KGAarchitecture.com

VAR-38553
SDR-38557

1701 Directors Boulevard, Suite 770
Austin, Texas 78744-1009
512.441.8200



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38557** APN: 126-36-201-002 (a portion of)

Name of Property Owner: USA

Name of Applicant: Clark County School District

Name of Representative: KGA Architecture - Nathan Goodman

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

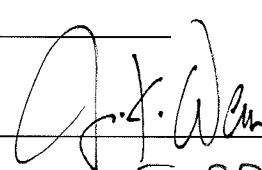
☒ No

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: _____

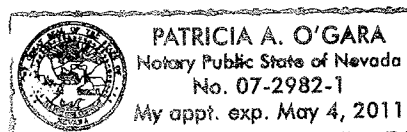
Signature of Property Owner: 

Print Name: Jeff Weiler

Subscribed and sworn before me

This 16th day of June, 202010


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) SW corner of Ann Road and 215 Beltway

Project Name CCSD NW Transportation Facility Proposed Use Transport. Facility

Assessor's Parcel #(s) 126-36-201-002 (a portion of) Ward # 6

General Plan: existing PF proposed PF Zoning: existing C-V proposed C-V

Commercial Square Footage 41,000 Floor Area Ratio 1:39.5

Gross Acres 131.7 (40.8) Lots/Units n/a Density n/a

Additional Information _____

PROPERTY OWNER USA Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT Clark County School District Contact Linda Perri

Address 4190 Mcleod Drive Phone: (702) 799-5214 Fax: _____

City Las Vegas State NV Zip 89121

E-mail Address lkperri@interact.ccsd.net

REPRESENTATIVE KGA Architecture Contact Nathan Goodman

Address 9075 West Diablo Drive, 3rd Floor Phone: (702) 367-6900 Fax: (702) 367-2043

City Las Vegas State NV Zip 89148

E-mail Address NGoodman@KGAarchitecture.com

Property Owner Signature* [Signature]

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

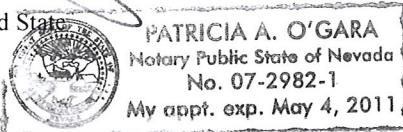
Print Name JEFF WEILER

Subscribed and sworn before me

This 11th day of June, 2010.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SAR-38557</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>06/14/10</u>
Received By:	<u>Jonathan B.</u>

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

17

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
6. Support Letters



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38560** APN: 138-12-810-033

Name of Property Owner: RICHARDSON, DENISE

Name of Applicant: RICHARDSON, DENISE

Name of Representative: PRESTOR CONSULTING, LLC (PRESTOR, LOZELL)

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: _____

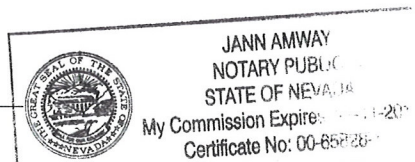
Signature of Property Owner: Denise E Richardson

Print Name: Denise E Richardson

Subscribed and sworn before me

This 10th day of June, 2010

Jann Amway
Notary Public in and for said County and State
Clark, NV



RECEIVED

JUN 14 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - CLASS II Accessory
Project Address (Location) 3304 THERESA Way
Project Name 3304 THERESA Way - GARAGE Proposed Use Res.
Assessor's Parcel #(s) 138-12-810-033 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing RE proposed _____
Commercial Square Footage 0 Floor Area Ratio _____
Gross Acres 1.07 Lots/Units 1 Density 1 U/AC (EX)
Additional Information HOME CONSTRUCTED 1976

PROPERTY OWNER RICHARDSON, DENISE Contact RICHARDSON, JOHN
Address 3304 THERESA Way Phone: 769-0183 Fax: -
City LAS VEGAS State NV Zip 89130
E-mail Address NVTOPAZ @ AOL.COM

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

REPRESENTATIVE PREATOR CONSULTING, LLC Contact LAZELL PREATOR, PE
Address 1012 SILVER RETREAT CT Phone: 606-7613 Fax: 564-4082
City HENDERSON State NV Zip 89002
E-mail Address PREATOR CONSULTING @ COX.NET

FOR DEPARTMENT USE ONLY

Property Owner Signature* Denise E. Richardson

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

Print Name Denise E. Richardson

Subscribed and sworn before me

This 10th day of June, 20 10.

Frank J. Amway
Notary Public in and for said County and State of Clark, NV
JANN AMWAY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-11-2012
Certificate No: 00-65828-1

Case #	<u>VAR-38560</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$ 830.00</u>
Date Received:*	<u>6-14-10</u>
Received By:	<u>J. Amway</u>

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

RECEIVED

JUN 14 2010

(800) 638-5450

ALL STEEL MEMBERS EXCEPT BOLTS, FASTENERS, AND CABLE SHALL RECEIVE ONE SHOP COAT OF INHIBITIVE PRIMER, SSPC SPEC. #15, UNLESS STATED OTHERWISE IN THE CONTRACT. SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE OWNER, UNLESS STIPULATED OTHERWISE.

THESE DRAWINGS AND THE METAL BUILDING SYSTEM THEY REPRESENT ARE THE PRODUCT OF AN AFFILIATE OF NCI GROUP, INC. - 10943 N. SAM HOUSTON PARKWAY W., HOUSTON, TX 77064. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON IS EMPLOYED BY AN AFFILIATE OF NCI GROUP, INC. AND IS NOT THE ENGINEER-OF-RECORD FOR THE OVERALL PROJECT.

FOR QUESTIONS OR ASSISTANCE
CONCERNING ERECTION CALL:
1-800-784-9795
MONDAY - FRIDAY 7:30AM TO 5:00PM

五

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR.,

1182 EAST NEWPORT CENTER DR.,
DEERFIELD BEACH, FL. 33442

(800) 638-5450

CUSTOMER:

JOHN & DENISE R

1 AS VECAS NIV 88

DAVID L. GLASS, Ph.D.

BUILDING:

35-0" x 40" x 40"

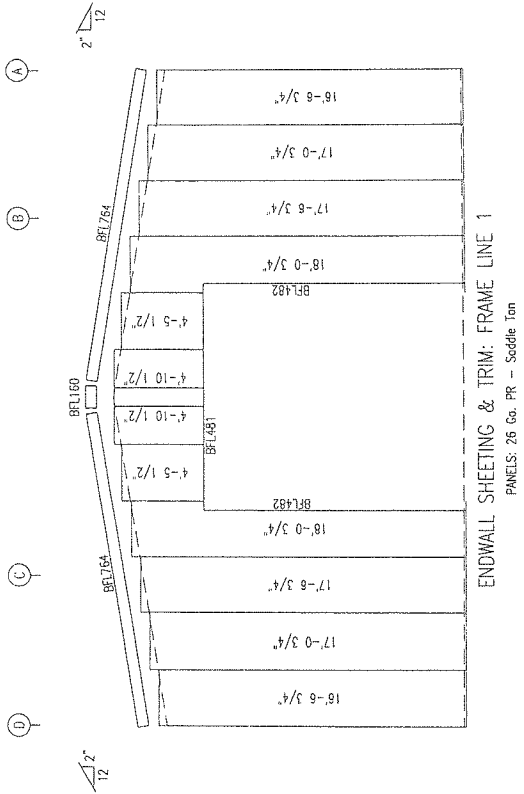
Abstract

BOLT TABLE			
LOCATION	QUAN	TYPE	LENGTH
CR-175/2	4	A325	3/4"
CR-175/2	4	A325	1/2"
CR-175/2	4	A325	1/4"

MATERIAL TABLE		
MARK	PART	LENGTH
EC-1	8725C16	14'-7 1/8"
EC-2	8725C13	13'-10 1/2"
EC-3	8725C13	17'-8 5/8"
EC-4	8725C13	17'-8 5/8"
EC-5	8725C14	16'-5 1/2"
EC-6	8725C14	12'-0"
EC-7	8725C16	6'-0"
EC-8	8725C16	3'-5"

TRIM TABLE	
FRAME LINE	1
TRIM-1	TRIM-106
TRIM-2	TRIM-106
TRIM-3	TRIM-106
TRIM-4	TRIM-106

CONNECTION TABLE	
FRAME LINE	1
EC-1	SC-3
EC-2	SC-3
EC-3	SC-3
EC-4	SC-3
EC-5	SC-3
EC-6	SC-3
EC-7	SC-3
EC-8	SC-3



ENDWALL FRAMING: FRAME LINE 1

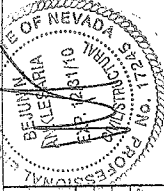
Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to the elevation. Wall shearing must be continuous from corner to corner. Length of wall panel at each end must be determined by rational analysis considering included openings and height to width ratios of panel segments. Additional openings not indicated should be provided without prior consultation with the metal building manufacturer.

LEW REQD. 16 Feet total with horizontal shear force = 1.3 kips.

RECEIVED
JUN 14 2010

00012009

These drawings and the metal building they represent are the product of M. American Systems, a division of American Systems, Inc., a company whose office is located at 11000 N. 11th Avenue, Suite 200, Phoenix, AZ 85021. The engineer, architect, and others herein are employed by M. American Systems or another division or affiliate of M. American Systems, Inc. and is not the engineer of record for this project.



U.S. METAL BUILDINGS	
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442	
(800) 638-5450	
Project	JOHN & JENISE RICHARDSON
Customer	JOHN & JENISE RICHARDSON
Location	LAS VEGAS, NV 89130
Job Number	3504-246381
Building ID	A
Phase	NTS
Date	12/31/10
Scale	1/4" = 1'-0"
Sheet Number	E4
Issue	A

NO.	DATE	DESCRIPTION	BY	CHK'D	DES
1	10/05/09	FOR CONSTRUCTION PERMIT	SD	JA	EM

GENERAL NOTES:

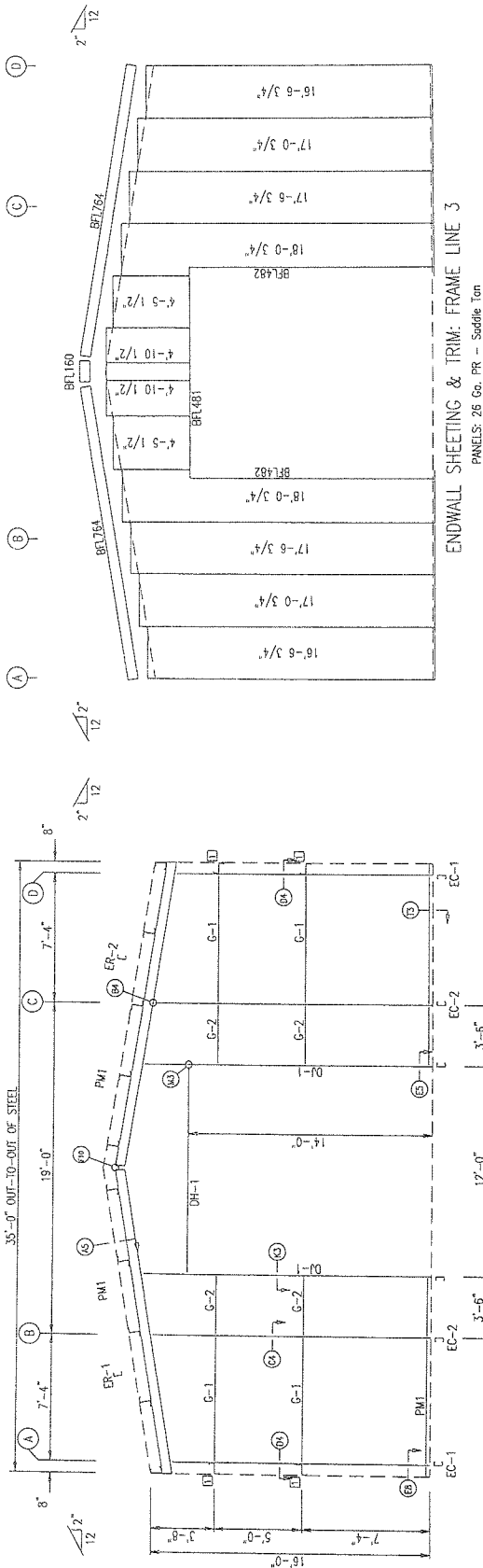
1. INSTALL ALL BRIS AND FLANGE BRACES (FB) AS SHOWN.
2. OTHER THAN FOR WALL DOORS AND WINDOWS SHOWN ON THIS CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
3. AFTER INSTALLATION Wipe ALL PANELS CLEAN OF METAL SHIMMING CAUSED BY DRILLING.

BOLT TABLE			
LOCATION	QUANTITY	TYPE	LENGTH
EC-1/EC-2	4	A325	5/8"
EC-1/EC-2	4	A325	1/2"
EC-1/EC-2	4	A325	1/2"

MEMBER TABLE			
MEMBER	MARK	TYPE	LENGTH
EC-1	8225C16	14-7/8"	14-7/8"
EC-2	8225C13	15-10 1/2"	15-10 1/2"
EC-3	8225C13	17-8 5/8"	17-8 5/8"
EC-4	8225C13	17-8 5/8"	17-8 5/8"
EC-5	8225C13	16-5 9/16"	16-5 9/16"
EC-6	8225C14	12-0"	12-0"
EC-7	8225C16	6-9"	6-9"
EC-8	8225C16	3-3"	3-3"

TRIM TABLE			
TRIM	MARK	TYPE	LENGTH
TRIM	8225C16	14-7/8"	14-7/8"
TRIM	8225C13	15-10 1/2"	15-10 1/2"
TRIM	8225C13	17-8 5/8"	17-8 5/8"
TRIM	8225C13	17-8 5/8"	17-8 5/8"
TRIM	8225C13	16-5 9/16"	16-5 9/16"
TRIM	8225C14	12-0"	12-0"
TRIM	8225C16	6-9"	6-9"
TRIM	8225C16	3-3"	3-3"

CONNECTION TABLE			
CONNECTION	MARK	TYPE	LENGTH
CONNECTION	8225C16	14-7/8"	14-7/8"
CONNECTION	8225C13	15-10 1/2"	15-10 1/2"
CONNECTION	8225C13	17-8 5/8"	17-8 5/8"
CONNECTION	8225C13	17-8 5/8"	17-8 5/8"
CONNECTION	8225C13	16-5 9/16"	16-5 9/16"
CONNECTION	8225C14	12-0"	12-0"
CONNECTION	8225C16	6-9"	6-9"
CONNECTION	8225C16	3-3"	3-3"



ENDWALL FRAMING: FRAME LINE 3

ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 25 Gs. PR - Saddle Top

Pond design action is utilized to resist seismic and/or wind forces applied parallel to this direction. Wall sheeting must be continuous from eave stud / rafter edge to base support in order to be considered effective. The effective height of wall sheeting must be continuous from eave stud / rafter edge to base support in order to be considered effective. Minimum effective width required on this wall for applied force is set below. Vertical joints and horizontal joints should be avoided without prior consultation with the design engineer.

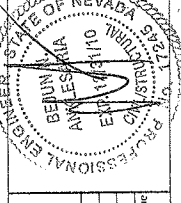
REF. ECOD. 16. Feet total with horizontal shear force = 1.3 kips.

RECEIVED

JUN 14 2010

CCT 07 2009

These drawings and the model building they represent are the product of AM American Systems or another division or affiliate of AM American Systems. AM American Systems is not responsible for the design, construction, or performance of the building or any part thereof. The engineer of record for this project.



U.S. METAL BUILDINGS			
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442			
(800) 638-5450			
Project: JOHN & DENISE RICHARDSON			
Customer: JOHN & DENISE RICHARDSON			
Location: LAS VEGAS, NV 89130			
Job Number: 2501-246281			
Sheet Number: E5			
Scale: N.T.S.			
Date: 10/05/09			
By: SD			
Check: SD			
Description: PER CONSTRUCTION PERMIT			
Date: 10/05/09			
By: SD			
Check: SD			
Description: PER CONSTRUCTION PERMIT			
Date: 10/05/09			
By: SD			
Check: SD			
Description: PER CONSTRUCTION PERMIT			

GENERAL NOTES:

1. INSTALL ALL GUTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANELS PROVIDE STRUCTURAL STABILITY TO THE BUILDING.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE CONTRACT. DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

CONCRETE NOTCH DETAIL

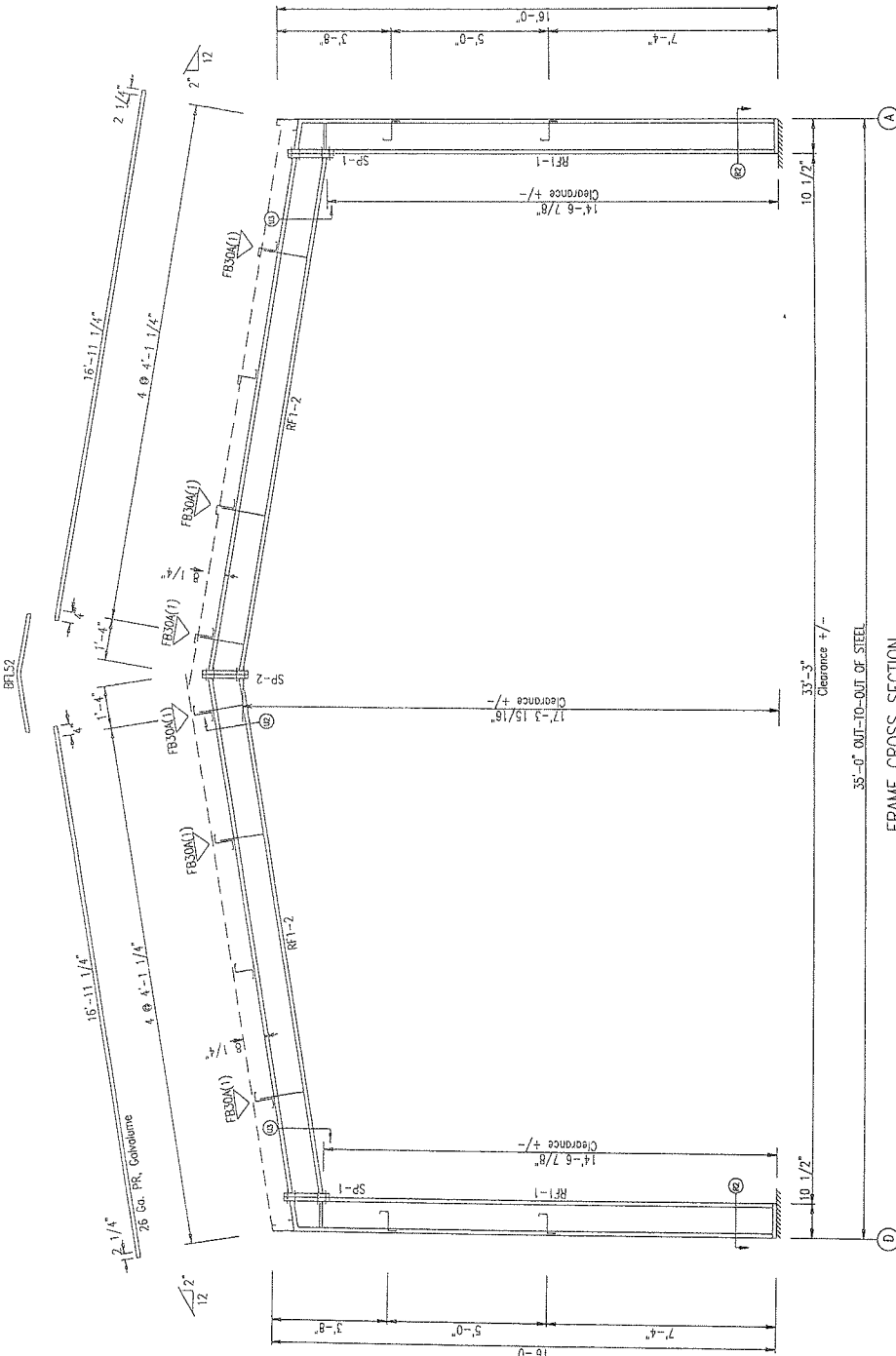
Prior design work is utilized to assist generic and/or fixed forces applied parallel to this condition. No shearing must be continuous from one solid face angle to base support in order to be determined by rational analysis. Length of wall point at each wall must be determined by rational analysis considering indicated openings are thought to be with ratios of panel segments. Maximum effective width required for shear transfer is assumed to be provided without prior consultation with the metal building manufacturer.

FSW REQ'D	20	Feet with Horizontal shear force =	1.9	kips.
GSW REQ'D	20	Feet with Horizontal shear force =	1.9	kips.
LFW REQ'D	16	Feet Foot with Horizontal shear force =	1.3	kips.
PFW REQ'D	16	Feet Joint with Horizontal shear force =	1.3	kips.

SPICE BOLTS			
Splice	Qty	Bar/Int	Bar/Int
SP-1	4	4	0
SP-2	4	4	0

FLANGE BRACES: Both Sides (Unless Noted)
 A - 1/2" x 1/2" x 1/2"

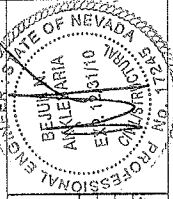
MEMBER SIZE TABLE (in)			
MARK	WEL DEPTH	WEL PLATE	INSIDE FLANGE
RT-1	100/100	0.127	5 x 1/4 x 170.8
RT-2	100/100	0.127	5 x 1/4 x 201.1



RECEIVED
 JUN 14 2010

2010 02 2009

These drawings and the metal building they represent are the product of AMERICAN SYSTEMS or another division of American Systems, Inc. or its subsidiaries. American Systems, Inc. and its subsidiaries are not responsible for the design or construction of the building or for the safety of the building or its occupants. The engineer of record is responsible for the design and construction of the building.



U.S. METAL BUILDINGS		1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442	
Project: JOHN & DENISE RICHARDSON		(800) 638-5450	
Customer: JOHN & DENISE RICHARDSON		Owner: JOHN & DENISE RICHARDSON	
Location: LAS VEGAS, NV 89120		Building ID: 3501-246381	
Scale: N.T.S.	Date:	Phase:	Sheet Number: EG
SD	A	A	A

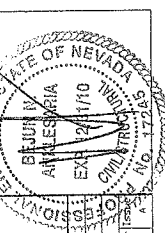
NO.	DATE	DESCRIPTION	BY	CHK'D	ISSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	JL	CH

GENERAL NOTES:
 1. ALL MAINFRAME COLUMNS AND RAFTER CONNECTIONS MUST BE INSTALLED IN A PRETENSIONED CONDITION BY AN APPROVED METHOD IN THE ROISC "SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS" SUCH AS "TURN OF NUT PRETENSIONING".
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.

RECEIVED
JUN 14 2010

00372009

These drawings and the related building files represent the product of an American Systems or another division or affiliate of MCS Building Systems, L.P. ~ 2007 American Systems, L.P. The engineer whose name and signature is employed by an American Systems or another division or affiliate of MCS Building Systems, L.P. and is not the engineer of record for this project.



U.S. METAL BUILDINGS	
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442	
(800) 638-5450	
Project:	JOHN & JENISE RICHARDSON
Customer:	JOHN & JENISE RICHARDSON
Location:	LAS VEGAS, NV 89130
Drawn:	JENISE RICHARDSON
Job Number:	2501-246301
Building ID:	A
Phase:	N.T.S.
Date:	
Scale:	
Sheet:	

A5 SECTION THRU COLD FORMED RAFTER

1/2" x 1" A307 Bolts (Typ.) (U.N.)

B4 ENDWALL COLUMN TO RAFTER

1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)
(4) 1/2" x 1 1/4" A325 Bolts (Typ. U.N. on Endwall Column)

C4 SEE ENDWALL COLUMN TO WALL GIRT

1/2" x 1" A307 Bolts (Typ.) (U.N.)

D4 CORNER COLUMN TO WALL GIRT

1/2" x 1" A307 Bolts (Typ.) (U.N.)

E5 BASE PLATE FOR DOOR JAMB

1/2" x 1" A307 Bolts (Typ.) (U.N.)

E8 BASE PLATE FOR ENDWALL COLUMN

1/2" x 1" A307 Bolts (Typ.) (U.N.)

F10 RAFTER SPICE AT SURFACE CHANGE

1/2" x 1" A307 Bolts (Typ.) (U.N.)

G2 ROOF PURLIN TO INTERIOR FRAME RAFTER

1/2" x 1" A307 Bolts (Typ.) (U.N.)

H6 WALL GIRT TO FRAME COLUMN

1/2" x 1/2" x 1" CYP5 BOLTS x 1" WELDED PLATE

J1 EAVE STRUT TO RIGID FRAME

1/2" x 1" A307 Bolts (Typ.) (U.N.)

K3 WALL GIRT TO DOOR JAMB

1/2" x 1" A307 Bolts (Typ.) (U.N.)

L8 DOOR JAMB TO WALL GIRT

1/2" x 1" A307 Bolts (Typ.) (U.N.)

M3 DOOR HEADER TO DOOR JAMB

1/2" x 1" A307 Bolts (Typ.) (U.N.)

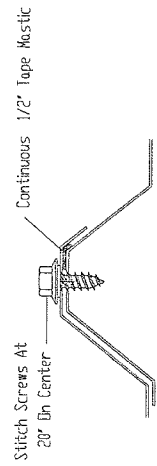
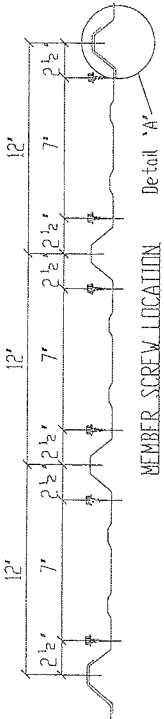
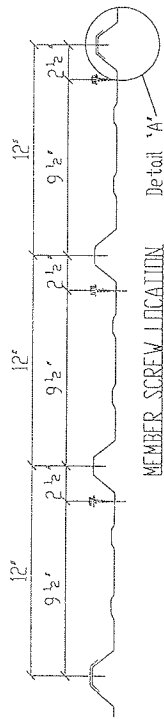
N3 LOW SIDE EAVE STRUT TO COLD FORMED RAFTER

1/2" x 1" A307 Bolts (Typ.) (U.N.)

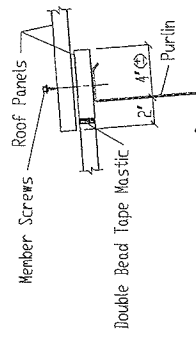
R2 ANCHOR BOLTS AT SIDEWALL COLUMNS

1/2" x 1" A307 Bolts (Typ.) (U.N.)

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/05/09	FOR CONSTRUCTION PERMIT	SD
2			
3			
4			
5			
6			
7			
8			
9			
10			

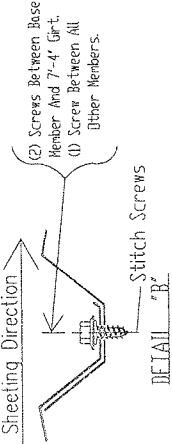
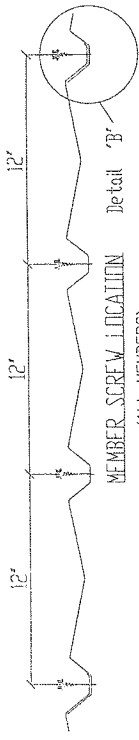


NOTE!
SCREW PATTERNS SHOWN
SATISFY UL-90
REQUIREMENTS FOR ROOF.



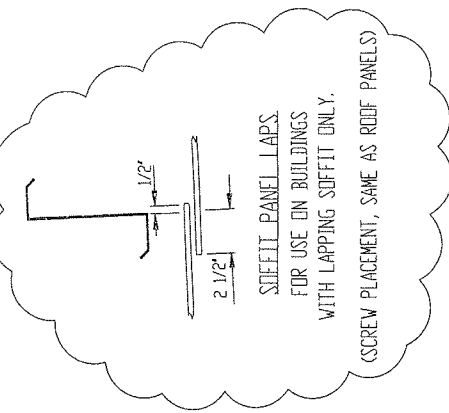
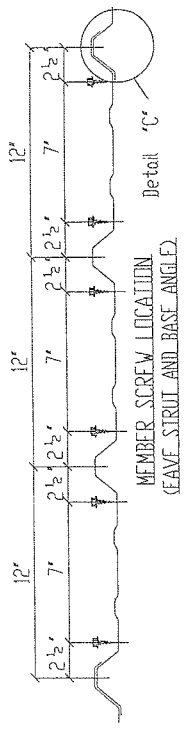
"PBR" PANEL ROOF

NOTE: ALWAYS REMOVE METAL FILINGS FROM THE SURFACE OF THE PANELS
RUSTING FILINGS WILL DESTROY THE PAINT FINISH AND VOID ANY WARRANTY



"PBA" PANEL WALL

For use only with buildings that have PBA wall panel.



(2) Screws Between Base Member And 7'-4" Girt. Other Members. And (1) Screw At All Member Locations.

MEMBER SCREW LOCATION (ALL OTHER MEMBERS)

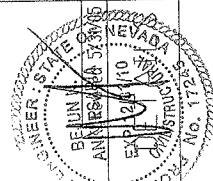
RECEIVED

JUN 14 2010

001 07 2009

"PBR" PANEL WALL

STANDARD PANEL FASTENER



Signature® 200

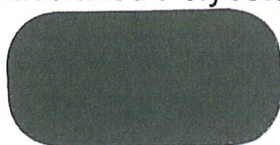
Siliconized Polyester



HAWAIIAN BLUE



CRIMSON RED



FERN GREEN



BURNISHED SLATE



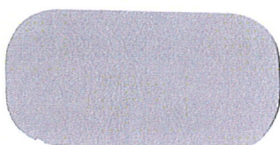
KOKO BROWN



GALLERY BLUE



CHARCOAL GRAY



ASH GRAY



SADDLE TAN



DESERT SAND



POLAR WHITE



RUSTIC RED



LIGHT STONE

RECEIVED

JUN 14 2010

VAR-38560

UNMATCHED
PROTECTION
AGAINST



Click the left or right side of the image to advance or go back. Image 4 of 29

RECEIVED

JUN 14 2010

VAR-38560



1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
Fax: (702) 564-4082

June 14, 2010

Mrs. Margo Wheeler
Director - Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

**RE: JUSTIFICATION LETTER
METAL GARAGE @ 3304 Theresa Way (138-12-810-033)
35'w x 40'l x 17.1'h on 1.07ac; Zoned RE
P-09-11-04r**

Dear Ms. Wheeler;

Preator Consulting, LLC, on behalf of John and Denise Richardson, hereby request planning approval to construct a pre-engineered metal structure (US Metal Buildings) to act as a detached garage on their 1.07ac residential estate lot. The request is for waiver of the size ratio and height of the accessory building. The existing house is 1592sqft and 11.8ft high, while the proposed accessory structure is 1400sqft and 17.1ft high.

This structure is intended to be used only for personal use, for the storage of the couples' collection of antique motorcycles, other recreation vehicles and associated tools. The structure will allow the storage of these materials out of the deteriorating effects of the weather, which affects their usability and value.

The area, Elstner Estates, includes many large storage structures which exceed this proposed structure's size and ratio to the main house. These nearby structures are almost all of metal, and most do not match their main house in color or materials. Please find attached affidavits in support of the structure from the adjacent and nearby homeowners of Elstner Estates.

The Richardsons propose to paint the metal structure and the house the same color; it was determined that stucco over metal would not fully adhere and would quickly become an eyesore to the neighborhood. Pre-approval for the connection of the proposed half bath to the septic system has been granted by the Southern Nevada Health District based on the existing septic system components and usage.

Upon planning approval, the Richardsons are prepared to pull full permits from the Building Department, Southern Nevada Health District and NV Energy. As part of the construction of the building, it is proposed to fully xeriscape the remainder of the lot to match the existing frontage. Decomposed granite for the driveway is proposed to control dust. The gates onto Theresa are existing and no perimeter or offsite improvements are proposed.

Please feel free to contact me at 606-7613 should you have any questions.

Sincerely,
PREATOR CONSULTING, LLC
Lazell H. Preator, PE

Civil Engineering | Due Diligence | Disaster Recover | Planning

RECEIVED
JUN 17 2010
VAR-38560

I, MATT + JACKIE NAITO, property owner of the property located at

3305 Theresa Way Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: _____



Print Name: _____

MATT NAITO

This 23 day of Nov., 2009

RECEIVED

JUN 14 2010

I, LINDA NEWCOMB, property owner of the property located at
3309 Theresa Way Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: L. Newcomb
Print Name: LINDA NEWCOMB

This 24 day of Nov, 2009

RECEIVED

JUN 14 2010

I, Dolores Stendell, property owner of the property located at
3313 Theresa Way Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Dolores Stendell

Print Name: DOLORES STENDELL

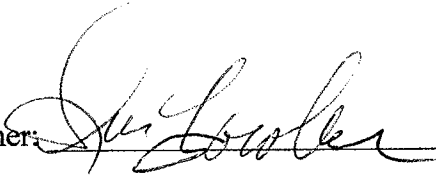
This 23 day of Nov., 2009

RECEIVED

JUN 14 2010

I, Su Fowler, property owner of the property located at
3317 Theresa Way Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner:



Print Name:

Su Fowler

This 16th day of Dec., 2009

RECEIVED

JUN 14 2010

661
I, Joshua Serrano, property owner of the property located at
5001 Ricky Rd. Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: _____



Print Name: _____

Joshua Serrano

This 14 day of December 2009

RECEIVED

JUN 14 2010

I, Shelley Collins, property owner of the property located at

3312 Theresa Way Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: _____

Print Name: _____

This _____ day of _____, 2009

I gave my neighbor, Shelley Collins,
one of these. It got misplaced,
but she has no objection.

RECEIVED

JUN 14 2010

I, RICK WARD, property owner of the property located at
4905 Ricky Rd Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Rick Ward

Print Name: RICK WARD

This 7th day of DEC., 2009

RECEIVED

JUN 14 2010

I. RONALD LEAETH., property owner of the property located at
4901 Ricky RD Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Ronald Leach

Print Name: RONALD LEAETH

This 29 day of DEC, 2009

RECEIVED

JUN 14 2010

I. Willard Gunn, property owner of the property located at
4809 Ricky Rd Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Willard Gunn

Print Name: Willard Gunn

This 1 day of 17, 2009

RECEIVED

JUN 14 2010

I. TRAVIS Lee, property owner of the property located at
4916 Ricky RD Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Travis Lee

Print Name: TRAVIS Lee

This 29 day of December 2009

RECEIVED
JUN 14 2010

I, RYAN TYLER, property owner of the property located at

4900 RICKY RD Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner:



Print Name:

RYAN TYLER

This 23 day of NOV, 2009

RECEIVED

JUN 14 2010

I, Sheila Hanna, property owner of the property located at
5025 Ricky Rd. Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Sheila Hanna

Print Name: Sheila Hanna

This 17th day of Dec., 2009

John

769-0183

RECEIVED
JUN 14 2010

I, Judy Abercrombie, property owner of the property located at

3312 Thom Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Judy Abercrombie

Print Name: Judy Abercrombie

This 15 day of December, 2009

RECEIVED

JUN 14 2010

I, ESTELIA HATCHER, property owner of the property located at
4904 Donnie Ave Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Estelia Hatcher

Print Name: ESTELIA HATCHER

This 14 day of Dec, 2009

RECEIVED

JUN 14 2010

I, Jack Alger, property owner of the property located at

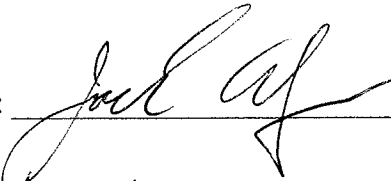
3400 N. Decatur Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner:



Print Name:

Jack Alger

This 23 day of Nov, 2009

RECEIVED

JUN 14 2010

I, SHARON K. JOHNSON, property owner of the property located at
3320 N. Decatur Blvd Las Vegas, NV 89130 have no objection to
granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,
Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property
located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Sharon K Johnson

Print Name: SHARON K. JOHNSON

This 15 day of Dec., 2009

RECEIVED

JUN 14 2010

Gail Powell Barragan, property owner of the property located at
3312 x/ Decatur Las Vegas, NV 89130 have no objection to

granting a building variance to Denise E. Richardson, property owner of 3304 Theresa Way,

Las Vegas, NV 89130, to construct and erect a 35' x 40' metal building on the property

located at 3304 Theresa Way, Las Vegas NV 89130.

Signature of Property Owner: Gail Powell Barragan

Print Name: Gail Powell Barragan

This 28th day of Dec, 2009

RECEIVED

JUN 14 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW A 5,064 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) (PRIVATE HORSE CORRAL OR STABLE) WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 010, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

C.C.: 09/10/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38582 and SUP-38573
2. Conditions and Staff Report - VAR-38582 and SUP-38573
3. Supporting Documentation
4. Photos - VAR-38582 and SUP-38573
5. Justification Letter - VAR-38582 and SUP-38573

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38582** APN: 139-32-405-008, 009, 011, 012

Name of Property Owner: Ned & Ann Busch

Name of Applicant: Ned & Ann Busch

Name of Representative: Brian Barson

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): _____

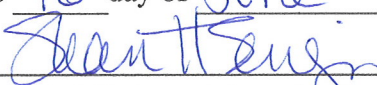
APN: _____

Signature of Property Owner: 

Print Name: Ann F Busch

Subscribed and sworn before me

This 16th day of June, 20 10


Notary Public in and for said County and State

Sharon H. Seigny



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance for Accessory Structure
 Project Address (Location) N of NEC of Charleston & Campbell
 Project Name Private Residence Proposed Use R-E
 Assessor's Parcel #(s) APN# 139-32-405-008, 009, 011, 012 Ward # 1
 General Plan: existing DR proposed No change Zoning: existing R-E proposed No change
~~Residential~~
~~Commercial~~ Square Footage +/- 2,616 Sq Ft Floor Area Ratio _____
 Gross Acres +/- 2.5 Acres Lots/Units 4 Density _____
 Additional Information Variance & SUP needed where accessory structure floor area exceeds 50% of the floor area of the primary dwelling allowed by code.

PROPERTY OWNER Ann & Ned Busch Contact _____
 Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
 City Las Vegas State NV Zip 89107
 E-mail Address ksl213@aol.com

APPLICANT Ann & Ned Busch Contact _____
 Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
 City Las Vegas State NV Zip 89107
 E-mail Address ksl213@aol.com

REPRESENTATIVE Brian Barson Contact _____
 Address 9901 Covington Cross Dr. #170 Phone: 575-0504 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address bbarson@cornerstonecompany.com

Property Owner Signature [Signature]

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

Print Name Ann F. Busch

Subscribed and sworn before me

This 15th day of June, 20 10.

[Signature]

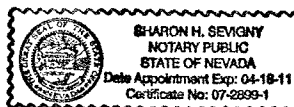
Sharon H. Sevigny
 Notary Public in and for said County and State

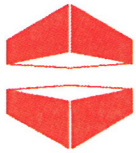
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38582</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>06/15/10</u>
Received By:	<u>Jonathan B.</u>

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

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





Cornerstone Company

Commercial Real Estate Services

June 9, 2010

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

RE: Justification Letter –Variance & Accompanying Special Use Permit
APN: 139-32-405-008, 009, 011, 012

Dear Planning and Development Department,

Enclosed is an application for a Variance & Special Use Permit for an Accessory Structure for that property generally located north of the northeast corner of Charleston Blvd. & Campbell Drive, more specifically described as APN's: 139-32-405-008, 139-32-405-009, 139-32-405-011, & 139-32-405-012 (specific street address not yet assigned). This Variance & Special Use Permit will be contingent upon these four parcels being consolidated into a single parcel. Construction of the primary dwelling will commence before that of the accessory structures.

The property consists of approximately 2.5 acres of land zoned R-E (Residence Estates). The Accessory Structures are going to be +/- 3,864 sq ft for a "shed-row" horse barn and +/- 1,200 sq ft for a hay shelter. The primary dwelling, of which these structures are to be accessory to, is to be +/- 2,616 sq ft. The floor area ratio of primary dwelling to accessory structures is +/- 51.66%.

The Variance is needed because our planned Accessory Structure's ratio of square footage to primary dwelling square footage exceeds that allowed by code. The Special Use Permit is needed because the Variance does not meet the Conditional use requirements; specifically Conditional Use Regulation #3 under the Horse Corral or Stable (Private) use in the Land Use Table of Chapter 19.04, "Barns and other structures shall conform to the standards for accessory buildings".

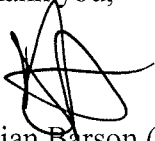
The property owner/applicant has spoken to all directly adjacent property owners who are all excited that the land is finally being developed, glad that it is going to be the proposed use (single family residence with horses), and are in general support of this variance for accessory structure.

The property owner/applicant is passionate about horses. She competes in barrel racing competitions and spends most hours of the day loving and caring for her horses. The

RECEIVED
JUN 15 2010

property owner owns and personally maintains all of the horses that will reside on the subject property. We ask for approval so that she may build a barn and accompanying hay shelter appropriate for the proper care and shelter for these beautiful animals.

Thank you,

A stylized, handwritten signature in black ink, appearing to be 'B. Barson'.

Brian Barson (Representative of Owners)
Cornerstone Company

A handwritten signature in black ink, appearing to be 'Ann & Ned Busch'.

Ann & Ned Busch
Property Owners

RECEIVED

JUN 15 2010

SUP-38573

VAR-38582

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 010, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

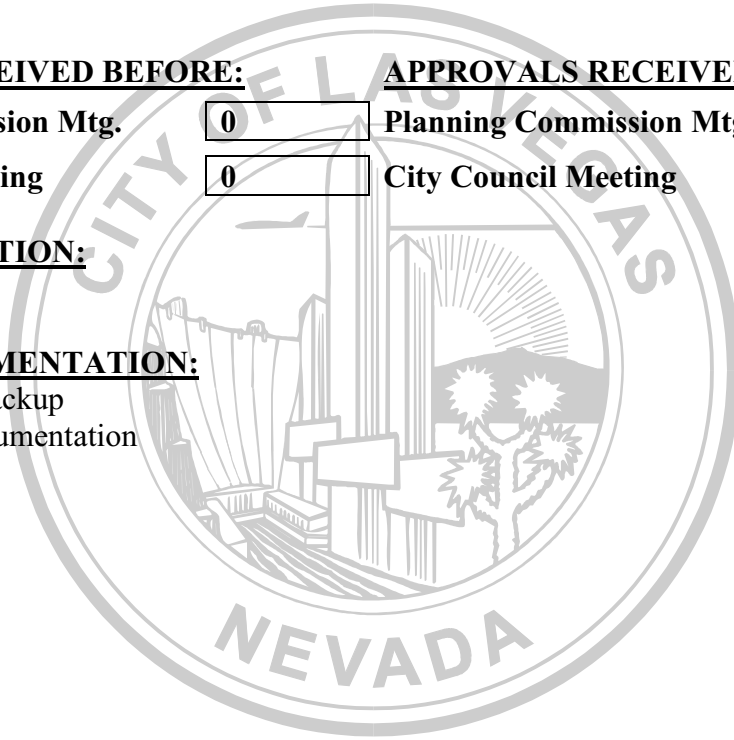
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38573** APN: 139-32-405-008, 009, 011, 012

Name of Property Owner: Ned & Ann Busch

Name of Applicant: Ned & Ann Busch

Name of Representative: Brian Barson

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): _____

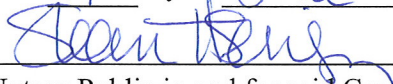
APN: _____

Signature of Property Owner: 

Print Name: Ann F Busch

Subscribed and sworn before me

This 14th day of June, 20 10


Notary Public in and for said County and State

Sharon H. Sevigny



RECEIVED

JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Accessory Structure
 Project Address (Location) N of NEC of Charleston & Campbell
 Project Name Private Residence Proposed Use R-E
 Assessor's Parcel #(s) APN# 139-32-405-008, 009, 011, 012 Ward # 1
 General Plan: existing DR proposed No change Zoning: existing R-E proposed No change
~~Residential~~
~~Commercial~~ Square Footage +/- 2,616 Sq Ft Floor Area Ratio _____
 Gross Acres +/- 2.5 Acres Lots/Units 4 Density _____
 Additional Information Variance & SUP needed where accessory structure floor area exceeds 50% of the floor area of the primary dwelling allowed by code.

PROPERTY OWNER Ann & Ned Busch Contact _____
 Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
 City Las Vegas State NV Zip 89107
 E-mail Address ksl213@aol.com

APPLICANT Ann & Ned Busch Contact _____
 Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
 City Las Vegas State NV Zip 89107
 E-mail Address ksl213@aol.com

REPRESENTATIVE Brian Barson Contact _____
 Address 9901 Covington Cross Dr. #170 Phone: 575-0504 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address bbarson@cornerstonecompany.com

Property Owner Signature* [Signature]

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

Print Name Ann & Ned Busch

Subscribed and sworn before me

This 14th day of June, 20 10

[Signature]

Sharon H. Sevigny

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP- 38573</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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





8905 W. Post Road, Suite 100
Las Vegas, NV 89148
Phone: 702.367.7705
Fax: 702.367.8733

June 15, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Tel. (702) 229-6301

**Subject parcel: Site Development Review for
 APN: 139-25-101-002, 139-25-101-003, 139-25-101-004
 (At the Corner of Eastern Ave and Owens Ave.)
 0.89 Gross Acres**

Mr. Grider:

This serves as a justification letter for the above mentioned parcels for the proposed McDonalds restaurant. We are proposing to demolish the existing McDonalds building to replace with a 5,153 sq.ft. McDonald's restaurant located on the same parcels as mentioned above.

The proposed building exceeds all minimum building setback requirements. The proposed building also meets the requirements for the intended use of the property as a fast food restaurant, 2000 sq. ft. or more (with a single drive-through).

We are providing forty parking spaces for this project, which does not exceed the required forty parking spaces. A variance request is being submitted concurrently with this application requesting the approval of a reduction in the number of parking spaces required per Title 19.10.

In addition, a variance request for the incidental directional signage height is being requested for signage within the drive-thru that exceeds the allowable 7'-0" allowable height.

In addition, to our request for reduction in parking requirements, we are requesting the approval of a reduction in the landscape setback requirements set forth in Title 19.

Landscaping shall conform to City Las Vegas development standards of Title 19. However, we are applying for waiver of reduction of landscaping setbacks on the following property lines:

SDR-38585

RECEIVED
JUN 15 2010
City of Las Vegas

- West property line: reduction from 8'-0" to 3'-0"
- South property line: reduction from 8'-0" to 1'-0"
- North property line: reduction from 8'-0" to 3'-0" (only on portion that is between our parcel and the existing convenience store, all property that is directly on Owens will conform with city standards and meet the 15'-0" required setback)

In order to maximize parking within the limits of the site, we are requesting an exemption of the standards for interior landscaping of the islands for the parking lot per Chapter 19.10.010, section J. In certain areas, the required 5-foot wide parking islands at the end of parking rows and the one landscape island required for every six parking spaces is not achievable without reducing the parking count even further.

Vehicular access to the property will remain off of both Eastern Avenue and Owens Avenue. The revised site plan reflects the requested revisions to include a radial return on Eastern Avenue for the ingress portion of the driveway. This driveway configuration helps eliminate the conflict with an existing power pole along the frontage of Eastern Avenue.

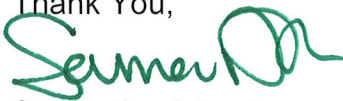
The existing "Dust-Pan" driveway currently providing access off of Owens Avenue will be upgraded to a Curb-Returned Commercial Driveway, Option B, per USD No. 225, with curb return radius deviations as shown per site plan.

In addition, we are requesting a 65' reduction in length of the existing 2-foot wide median island along Owens Avenue. The request is to allow access onto the site from Owens Avenue for both east-bound and west-bound Owens Avenue. This reduction in median length will be coordinated with both City of Las Vegas Traffic Division and City of North Las Vegas Traffic Divisions.

A Parcel Map will be submitted and approved concurrently with the development portion of the project to combine the three subject parcels into one parcel as requested.

If you have any further questions pertaining to this project, please give me a call.

Thank You,



Samantha Johnston
Project Coordinator

SDR-38585

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38523** APN: 140-32-101-017

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

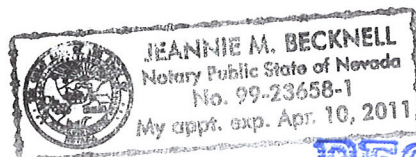
APN: _____

Signature of Property Owner: [Signature]

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 20 10
Jeannie M. Becknell
Notary Public in and for said County and State
State of Nevada
County of Clark



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUS ED
 Project Address (Location) 4561 E BONANZA - 130 -
 Project Name CAMACHO PLAZA Proposed Use 3
 Assessor's Parcel #(s) 140-32-101-017 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C2 proposed SC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.32 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HECTOR CAMACHO Contact 460 1775
 Address 1501 S MARYLAND PK Phone: 460 1775 Fax: _____
 City LV NEV 89104 State _____ Zip _____
 E-mail Address ESTRELLA LV@hotmail.com

APPLICANT HECTOR CAMACHO Contact HECTOR
 Address SAME Phone: 460 1775 Fax: _____
 City ABOBE State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE HECTOR Contact HECTOR
 Address SAME ABOBE Phone: 460 1775 Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name _____

Subscribed and sworn before me

This 11th day of June, 20 10.

Jamie M. Becker

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08



JEANIE M. BECKNELL
Notary Public State of Nevada
No. 99-25658-1
My appt. exp. Apr 10, 2011

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38523</u>
Meeting Date:	<u>7/29/06</u>
Total Fee:	<u>10390</u>
Date Received:*	<u>6/11/06</u>
Received By:	<u>M REX</u>

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

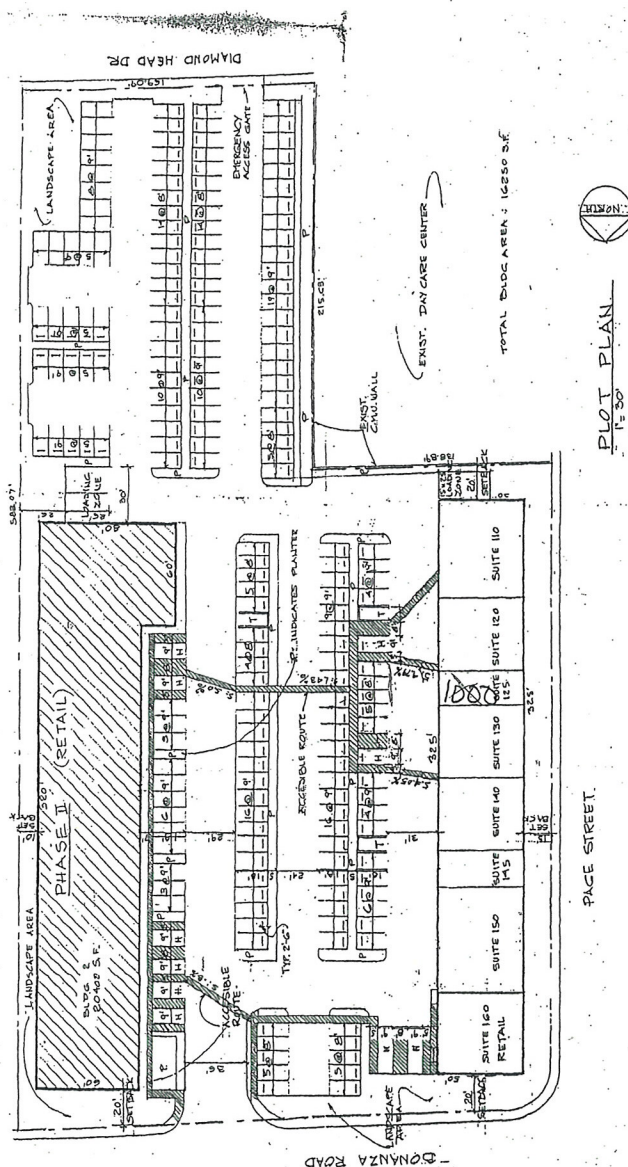
\\depot\Application Packet\Application Form.pdf

LEGAL DESCRIPTION:
 BEING A PORTION OF THE NE1/4 AT THE NW1/4
 OF SECTION 32, TOWNSHIP 20 S, RANGE 62 E
 AS RECORDED AT THE CLARK COUNTY, NY,
 RECORDER'S OFFICE.
 A.P.N.: 140-32-114-045



<u>BUILDING ANALYSIS</u>	
Furniture Store.....	8740 S.F.
Furniture warehouse.....	2910 S.F.
.....	1550 S.F.
Fast Food Eatery, Service.....	2620 S.F.
.....	2100 S.F.
Kitchens.....	464 S.F.
Rest room.....	464 S.F.
.....	2020 S.F.
Subtotal.....	2020 S.F.
Meat Market.....	2035 S.F.
Spiculators meat room.....	44 S.F.
Exterior walls.....	526 S.F.
Interior 4" wall.....	38 S.F.
.....	Subtotal.....3943 S.F.
<u>TOTAL BUILDING AREA.....29400 S.F.</u>	

<u>PARKING ANALYSIS</u>	
<u>PHASE 1 (EXISTING)</u>	
Auto repair garage: 5 spaces x 1 per 200 S.F.	
5 x (1620 S.F. ÷ 200) = 8.25 spaces.	
<u>PHASE 2 (PROPOSED)</u>	
Furniture Store	1470 S.F. ÷ 175 = 8.4 spaces.
Furniture warehouse	1810 S.F. ÷ 200 = 9.1 spaces.
	Subtotal: 17.5 spaces.
Pet & Veterinary	3221 S.F. ÷ 500 = 6.44 spaces.
Daycare	1294 S.F. ÷ 200 = 6.47 spaces.
	Subtotal: 12.91 spaces.
Meat Market	2015 S.F. ÷ 175 = 11.52 spaces.
TOTAL PARKING REQUIRED: 237.7 SPACES.	
TOTAL PARKING PROVIDED: 28 SPACES plus 3 loading.	



PLOT PLAN.
1"=30'

PAGE STREET.

NORA H. MASANA
ARCHTTECT
2207 WEST JOWAN ROAD
NORTH LAS VEGAS NV 89032
(702) 318-0727

CAMACHO AUTO CENTER, PHASE 2
4161 EAST BONANZA
Las Vegas NV 89110
Owner: Hector Camacho
(702) 460-1775

SITE PLAN

DRAWN: H.H.M.
DATE: 10-16-07...
SCALE: 1"=30'

SUP-38523

RECEIVED
JUN 17 2010

JUN 17 2010

583.07'

LANDSCAPE AREA

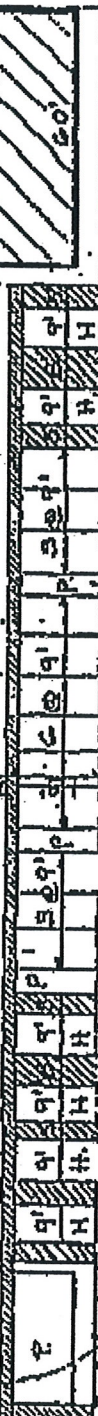
PHASE II (RETAIL)

BLDG 2
80400 S.F.

LOADING
P 140
UN
ZONE

20'
SETBACK

30'



ACCESSIBLE
ROUTE

TYP. 2'-6"

ACCESSIBLE ROUTE
RE-INDICATES PLANTER

DONANZA ROAD

1115 DISPLAY
AREA

LANDSCAPE
AREA

SUITE 160
RETAIL

SUITE 150

SUITE 145

SUITE 140

SUITE 130

SUITE 125

SUITE 120

SUITE 110

RECEIVED
JUN 17 2010

SUP-38523

PAGE STREET

HECTOR CAMACHO
1501 S. MARYLAND PKWY
LAS VEGAS, NEVADA 89104
(702)460-1775

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

I am applying for a Use Permit for an Auto Sales at 4561 E. Bonanza Road, Las Vegas, Nevada 89110. The property is zoned as a C2 which is for a heavy mechanic repair of which is comparable with Use Permit of which I am applying for.

Further this is vital to me because at this time I have filed a chapter 11 bankruptcy and this will give more proof to the judge and trustees that I do intent to have future income.

Respectfully



HECTOR CAMACHO

RECEIVED
JUN 11 2010

SUP-38523

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-38536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,996 SQUARE-FOOT CONVENIENCE STORE WITH WAIVERS TO ALLOW A 142-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED AND A 313-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 1451 West Owens Avenue (APN 139-28-501-001), 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Beer/Wine/Cooler Off-Sale Establishment ^{4 SLOT} GAMING, MERCHANDISE
 Project Address (Location) 1451 W OWENS AVE.
 Project Name Pat's Chinese Food & Mini Mart Proposed Use Beer/Wine/Cooler/GAMING
 Assessor's Parcel #(s) 139-28-501-001 Ward # 5-BARLOW ^{SLOTS} MERCHANT
 General Plan: existing C(Commercial) proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage 2000 SQ FT Floor Area Ratio _____
 Gross Acres 0.39 Lots/Units 1 Density FREE STANDING BUILDING
 Additional Information _____

PROPERTY OWNER WAI CHUN GINN Contact WAI CHUN (CANDIE) GINN
 Address 2199 NATALIE AVE. Phone: 702 735 8027 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC.GINN@YAHOO.COM

APPLICANT WAI CHUN GINN Contact CANDIE (WAI CHUN)
 Address 2199 NATALIE AVE. Phone: 702 735 8027 Cell: 702 372 2828 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC.GINN@YAHOO.COM

REPRESENTATIVE PAT GINN Contact JOSALENE GINN
 Address 2199 NATALIE AVE Phone: 702 372 3838 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC.GINN@YAHOO.COM

Property Owner Signature* [Signature]

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

Print Name WAI CHUN GINN

Subscribed and sworn before me

This 14 day of June, 20 10

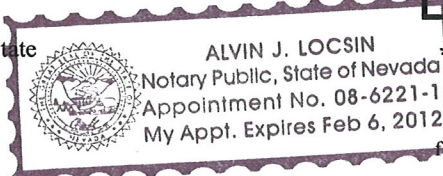
Notary Public in and for said County and State

Revised 10/27/08

RECEIVED

JUN 14 2010

City of Las Vegas

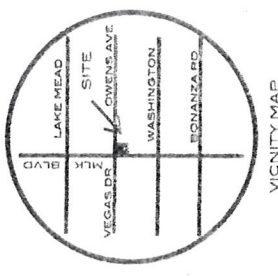


FOR DEPARTMENT USE ONLY

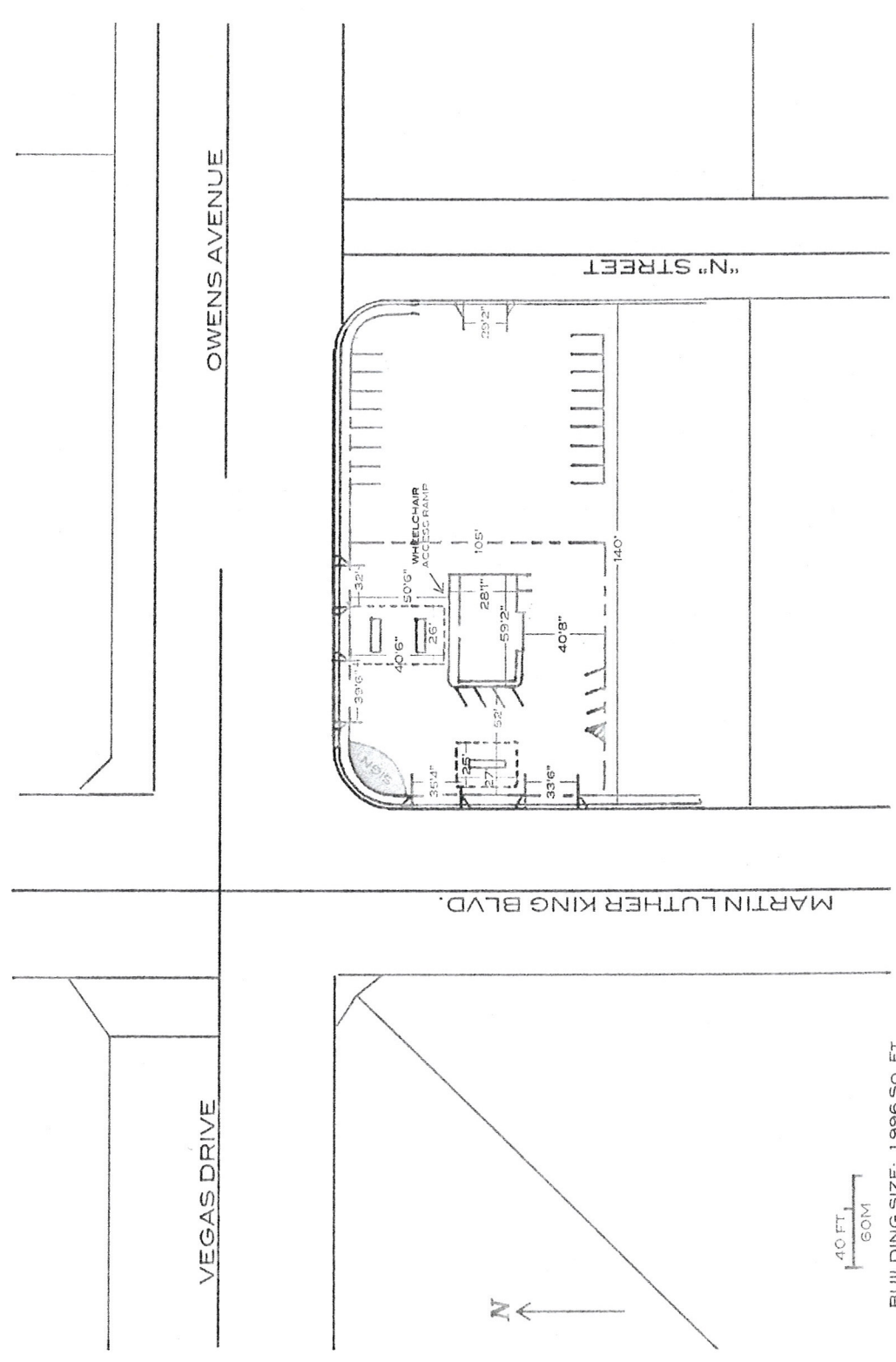
Case #	<u>SUP-38536</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>11290.00</u>
Date Received:*	<u>6-14-10</u>
Received By:	<u>[Signature]</u>

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

File Depot/Application Packet/Application Form.pdf



Owner/Applicant: Wai Chun Ginn
 Site Location: 1451 West Owens Ave., Las Vegas, NV 89106
 Application Type: Site Development
 Application Purpose: Beer/Wine/Cooler Off-Sale Establishment
 APN: 139-28-501-001

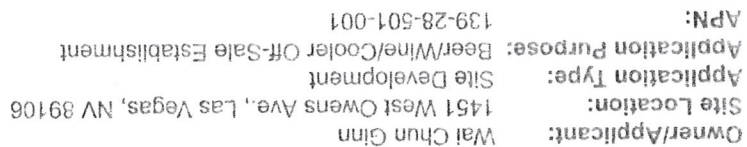


PAT'S CHINESE FOOD & MINI-MART SITE PLAN

RECEIVED
 JUN 14 2010
 City of Las Vegas

SUP-38536

40 FT
60 FT
 BUILDING SIZE: 1,996 SQ. FT.
 PROPERTY SIZE: 14,700 SQ. FT.
 PARKING - 18 REGULAR SPACES
 - 3 HANDICAP SPACES
 - 21 TOTAL SPACES
 - 14' L X 9'10" W
 SIGN - 40' H X 18" W



RECEIVED

JUN 14 2010

SUP-38536

City of Las Vegas

June 14, 2010

To Whom It May Concern~

I would like to apply for Special Use Permit for a Beer/ Wine/ Cooler Off- Establishment with restricted gaming (4 slot machines) for property located at 1451 W. Owens.


Wai Chun Ginn

RECEIVED
JUN 14 2010
SUP-38536 City of Las Vegas

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38581** APN: 139-34-611-019

Name of Property Owner: RICHARD STURMAN

Name of Applicant: MARIA BEATRIZ CALVINO

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: 139-34-611-019

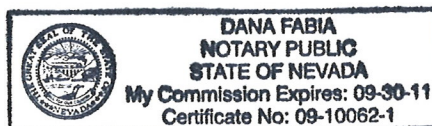
Signature of Property Owner: [Signature]

Print Name: RICHARD STURMAN

Subscribed and sworn before me

This 8th day of June, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 611 FREMONT ST SUITE 1
 Project Name MAMITAS MEXICAN & CUBAN RESTAURANT Proposed Use TAVERN-LIMITED
 Assessor's Parcel #(s) 139-34-611-019 Ward # 5
 General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information TAVERN LIMITED - SUP

PROPERTY OWNER ENCRYPTIC LLC Contact RICHARD STURMAN
 Address 114 N. 3RD ST Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89101
 E-mail Address _____

APPLICANT MAMITAS RESTAURANT Contact 2830819
 Address 611-FREMONT. 89-101 Phone: 702-7944586 Fax: _____
 City LAS VEGAS State NV Zip 89104
 E-mail Address _____

REPRESENTATIVE JOSE MIL (ALVINO) Contact SAME
 Address _____ Phone: 2830819 Fax: _____
 City SAME State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name RICHARD STURMAN

Subscribed and sworn before me

This 8th day of June, 20 10.

Notary Public in and for said County and State



DANA FABIA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-30-11
Certificate No: 09-10062-1

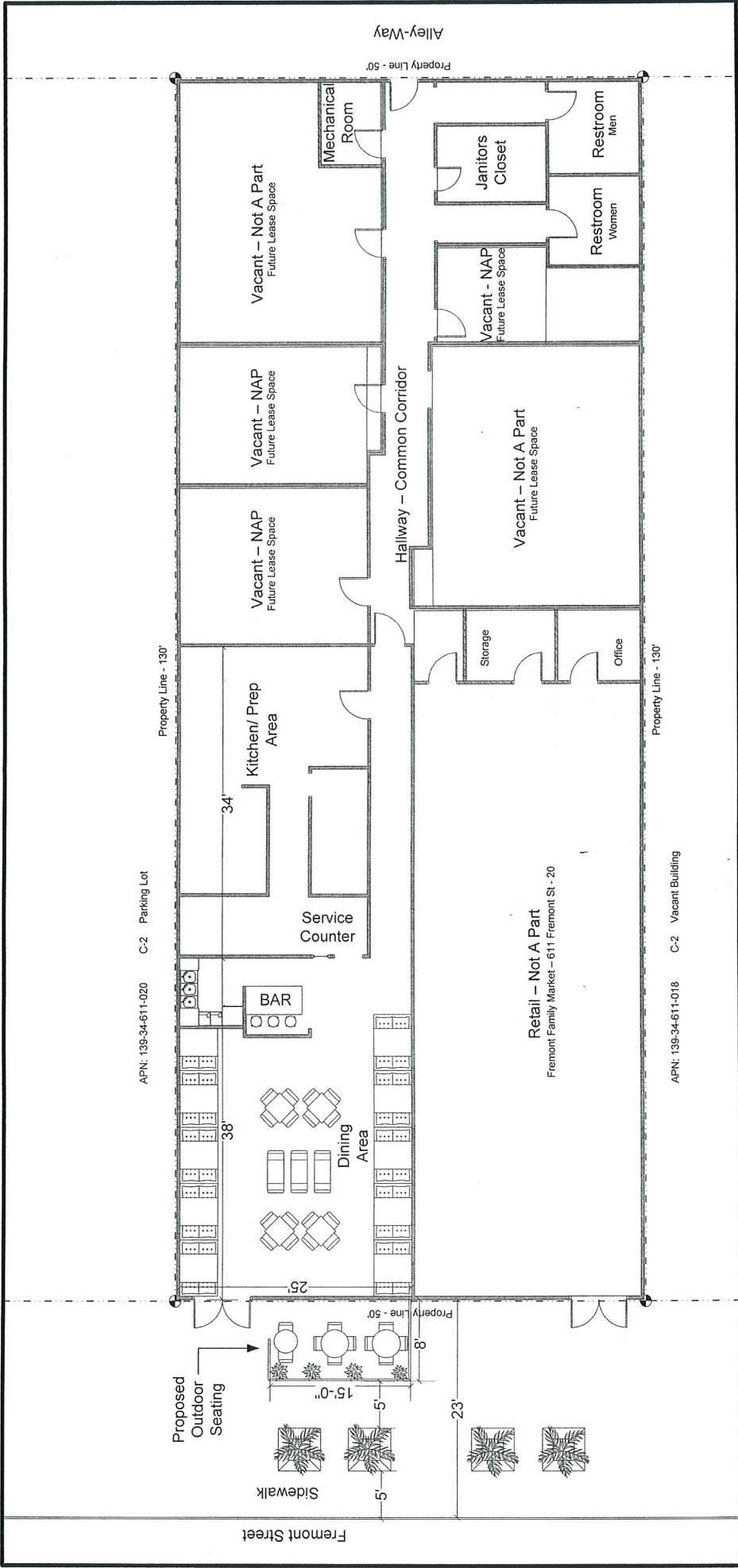
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38581</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>1,280.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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



Mamitas Mexican & Cuban Restaurant

Site/Floor Plan

Project Address: 611 Fremont Street suite 1
 APN: 139-34-611-019
 Proposed Use: Tavern-Limited (in conjunction with existing restaurant)
 Zoning: C-2 (General Commercial)
 Area: 950 SF Dining, 120 SF Outdoors, 850 kitchen/service area
 Area Total: 1,920 SF

RECEIVED

JUN 15 2010

SUP-38581

Vicinity Map

Mamita's Mexican and Cuban Restaurant

611 Fremont Street
Las Vegas, Nevada 89101
(702) 474-7033

June 14, 2010

Dear Sirs,

The purpose of this letter is to request a Tavern-Limited License for our business Mamita's Restaurant.

We, Mamita's Mexican and Cuban Restaurant, have been an established restaurant in Las Vegas since 1985. In 1999, Maria and Jose Calvino moved the restaurant to its current location at 611 Fremont East. We employ eight workers on a steady basis: cooks, dishwashers, delivery, and a wait staff. Our hours of operation are Monday thru Thursday from 10:00 am to 11:00 pm and Friday thru Sunday from 9:00 am to 2:00 am.

Mamita's currently has an Alcohol Beverage License allowing us to serve beer and wine. (License #L09-00256-4-000499). With the city offering businesses in the downtown area origination fee waivers, Mamita's would like to take advantage of this opportunity.

Mamita's is currently in good standing with the City of Las Vegas pertaining to all licenses for operating a restaurant. (Business License: R09-00373-6-000499 and Health Permit: 179Z8-HH-8-01)

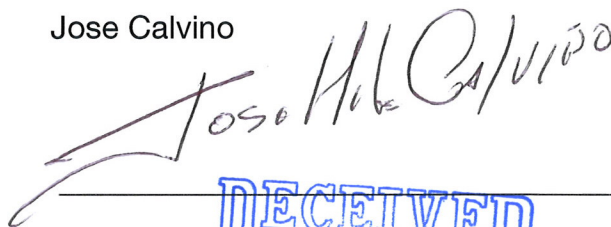
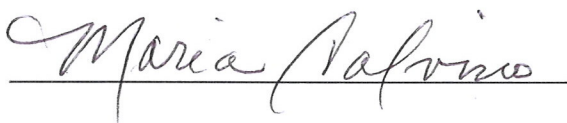
With the revitalization project happening on East Fremont, Mamita's has the ability to grow with the downtown area. Mamita's has ample off-site parking behind the restaurant to accommodate this facility.

Please consider Mamita's Restaurant for this Liquor License, because we would like to grow and offer all of Las Vegas our hometown hospitality.

Thank you for this opportunity,

Maria Calvino

Jose Calvino



SUP-38581

RECEIVED
JUN 15 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38591** APN: 139-33-811-018

Name of Property Owner: S & F Genesee LLC Etal

Name of Applicant: Archway Studios Inc

Name of Representative: Trinity Schlottman

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: _____

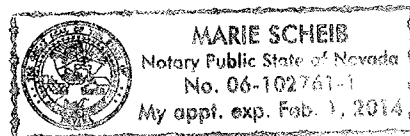
Signature of Property Owner: *David Mozes*

Print Name: DAVID MOZES

Subscribed and sworn before me

This 15th day of June, 20 16

Marie Scheib
Notary Public in and for said County and State



RECEIVED

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 1025 S. 1st Street
 Project Name Artifice Urban Lounge Proposed Use Urban Lounge
 Assessor's Parcel #(s) 139-33-811-018 Ward # 3
 General Plan: existing mxu proposed _____ Zoning: existing C2 proposed C2
 Commercial Square Footage 3,522 Floor Area Ratio _____
 Gross Acres .16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER S & F Genesee LLC Etal Contact David Mozes
 Address 1182 E CARSON AVE Phone: 8183007500 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address david@cmsre.com

APPLICANT Archway Studios Inc Contact Stephen Rubyor
 Address 1112 S. Casino Center Blvd Phone: 595-2998 Fax: _____
 City Las Vegas State NV Zip 89104
 E-mail Address steverubyor@yahoo.com

REPRESENTATIVE Trinity Schlottman Contact Trinity Schlottman
 Address 211 Tower Street Phone: 204-8737 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address trinityhs@yahoo.com

Property Owner Signature* Marie Scheib

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

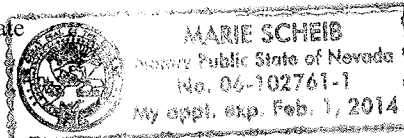
Print Name Marie Scheib David Mozes

Subscribed and sworn before me

This 15th day of June, 20 10

Marie Scheib

Notary Public in and for said County and State



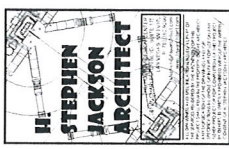
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38591</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>1,280.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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



SEAL

CONSULTANT

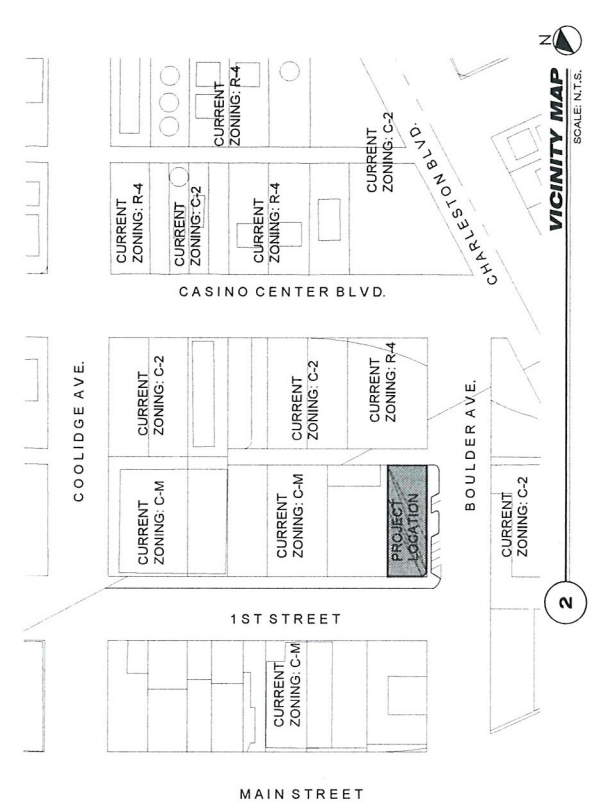
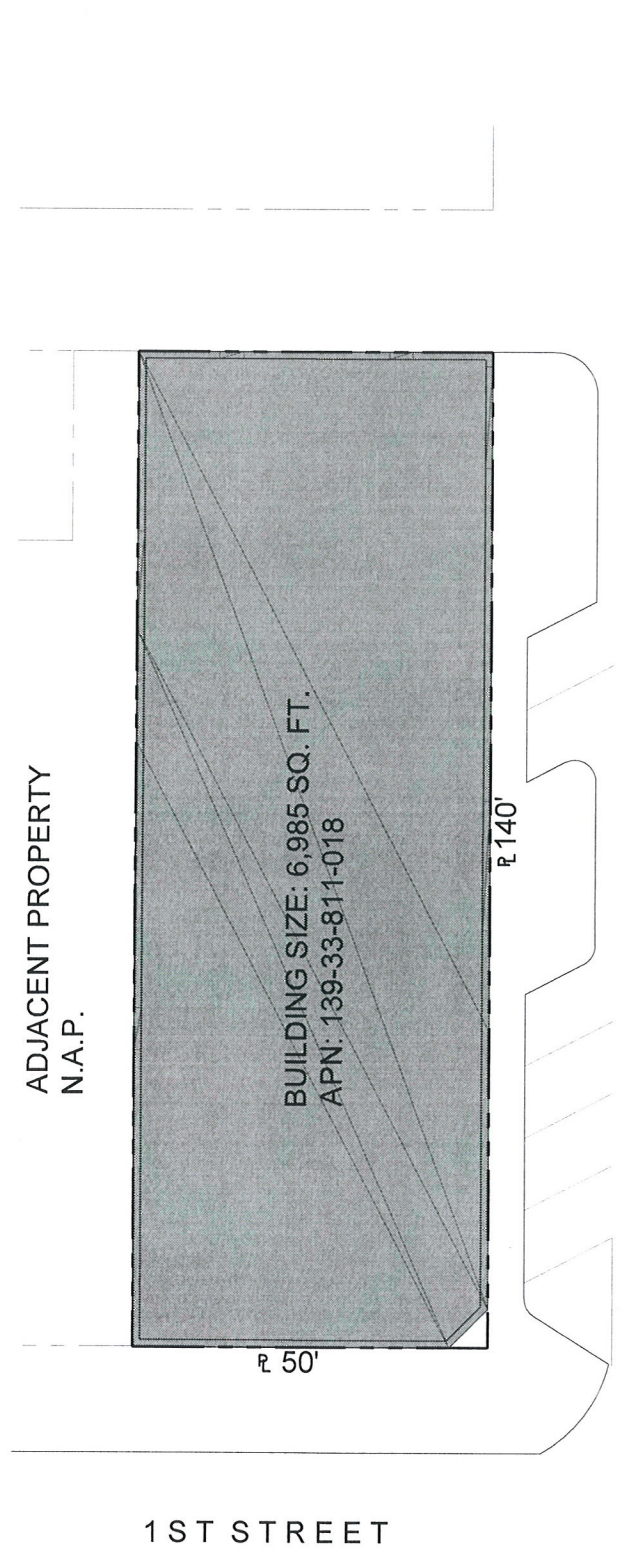
PROJECT / OWNER
ARTIFICE LOUNGE
(IN THE ARTS DISTRICT)
LAS VEGAS, NV
CORNER OF 1ST & BOULDER

SHEET TITLE
VICINITY MAP

REVISION	DATE	DESCRIPTION

PROJECT NUMBER
DATE
ARCHITECTURAL
1 OF 2

PRELIMINARY NOT FOR CONSTRUCTION
SCHEMATIC DESIGN



RECEIVED

SUP-38591

JUN 15 2010

1ST STREET

BOULDER AVE.

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

PARKING ANALYSIS:
PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN
NO PARKING ON-SITE IS REQUIRED.

PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 0 SPACES

COOLIDGE AVE.

CURRENT ZONING: C-M **CURRENT ZONING: C-2**

ZONING: R-4

CURRENT
ZONING: C-2

Δ^2 0.00 0.05 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.55 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95 1.00
 0.00 0.05 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.55 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95 1.00

CASINO CENTER BLVD

1ST STREET

CURRENT ZONING: C-M

MAIN STREET

BOULDER AVE.

CURRENT:
ZONING: C-2

VICINITY MAP SCALE: N.T.S.

2

RECEIVED

SUP-38591

STEPHEN JACKSON ARCHITECT

REAL
12/07/07

CONSULTANT

ARTIFICE LOUNGE
(IN THE ARTS DISTRICT)
CORNER OF 1ST & BOULDER
LAS VEGAS, NV

**SITE PLAN
VICINITY MAP**

Case No.	Case Name	Case Type	Case Status	Case Date	Case Time	Case Location	Case Description	Case Action	Case Result	Case Comment
1	Case 1	Case Type 1	Case Status 1	Case Date 1	Case Time 1	Case Location 1	Case Description 1	Case Action 1	Case Result 1	Case Comment 1
2	Case 2	Case Type 2	Case Status 2	Case Date 2	Case Time 2	Case Location 2	Case Description 2	Case Action 2	Case Result 2	Case Comment 2
3	Case 3	Case Type 3	Case Status 3	Case Date 3	Case Time 3	Case Location 3	Case Description 3	Case Action 3	Case Result 3	Case Comment 3
4	Case 4	Case Type 4	Case Status 4	Case Date 4	Case Time 4	Case Location 4	Case Description 4	Case Action 4	Case Result 4	Case Comment 4
5	Case 5	Case Type 5	Case Status 5	Case Date 5	Case Time 5	Case Location 5	Case Description 5	Case Action 5	Case Result 5	Case Comment 5
6	Case 6	Case Type 6	Case Status 6	Case Date 6	Case Time 6	Case Location 6	Case Description 6	Case Action 6	Case Result 6	Case Comment 6
7	Case 7	Case Type 7	Case Status 7	Case Date 7	Case Time 7	Case Location 7	Case Description 7	Case Action 7	Case Result 7	Case Comment 7
8	Case 8	Case Type 8	Case Status 8	Case Date 8	Case Time 8	Case Location 8	Case Description 8	Case Action 8	Case Result 8	Case Comment 8
9	Case 9	Case Type 9	Case Status 9	Case Date 9	Case Time 9	Case Location 9	Case Description 9	Case Action 9	Case Result 9	Case Comment 9
10	Case 10	Case Type 10	Case Status 10	Case Date 10	Case Time 10	Case Location 10	Case Description 10	Case Action 10	Case Result 10	Case Comment 10

PROJECT NUMBER
DATE
1 OF 2

SCHEMATIC DESIGN

Architectural floor plan of a restaurant layout. The plan includes the following areas and dimensions:

- SEATING AREA:** 2642 SQ. FT. T.O.L. = 178
- FOOD PREP AREA:** 415 SQ. FT. T.O.L. = 2
- OFFICE AREA:** 250 SQ. FT. T.O.L. = 3
- MEN'S RESTROOM**
- WOMEN'S RESTROOM**
- EXIT 42' CLR.** (Two locations)

Other labels include "NOT A PART" in two locations and "1-10" at the top center.

May 7, 2010

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

Re: Request for a Special Use Permit

Planning Department,

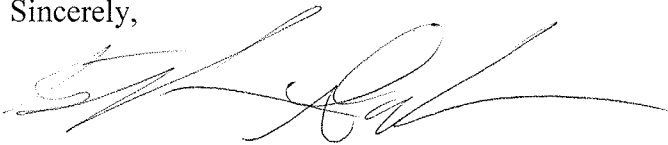
Archway Studios, a Brett Wesley company is pleased to announce the Artifice Urban Lounge located in the 18B Arts District. The lounge will be a dynamic blend art and entertainment to create a unique experience for locals and tourists alike. Artifice will be harmonious with the surrounding businesses and will feature local as well as international artists alike.

We are requesting a Special Use Permit for an Urban Lounge license located at 1025 First Street. The Urban Lounge is 3,522 square feet located within the eastern portion existing 6,985 square foot building. The proposed lounge will have a total occupant load of 172 with 21 seats at the bar and approximately 85 seats within the Urban Lounge.

Our goal is promote awareness, created new interest, and continued revitalization within the Arts District of Las Vegas.

If you require any additional information or clarification feel free to contact me at (702) 595-2998.

Sincerely,



Steve Rubyor
Archway Studios Inc,
1112 S. Casino Center Blvd.
Las Vegas, NV 89101
702-595-2998
steverubyor@yahoo.com

RECEIVED

JUN 15 2010

SUP-38591

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38607** APN: 16301-102-007
16301-102-002
16301-102-001, 163-102-037

Name of Property Owner: Chabad

Name of Applicant: Michele Morgan-Devore

Name of Representative: Michele Morgan-Devore

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: _____

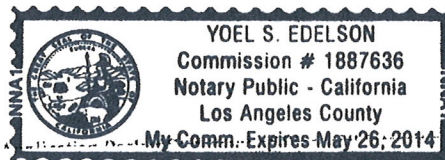
Print Name: RABBI BORUCH CUNIN / CHABAD OF CALIFORNIA

Subscribed and sworn before me

This 16 day of JUNE, 2010

Notary Public in and for said County and State

PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON WHO APPEARED
BEFORE ME





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NON Profit Thrift Shop / VARIANCE
Project Address (Location) 6029 West Charleston LV NV 89146
Project Name Dinosaurs and Roses Proposed Use Non Profit Thrift Shop
Assessor's Parcel # (S) 16301-102-002 16301-102-001 Ward # 1
16301-102-007, 163-102-037
General Plan: existing Sc proposed _____ Zoning: existing C1 proposed _____
Commercial Square Footage 3,000 SF Floor Area Ratio _____
Gross Acres 2.6 acres Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Chabad California Contact _____
Address 741 Gayley Avenue Phone: 310-208-7511 Fax: _____
City Los Angeles State CA Zip 90024
E-mail Address Yanky@chabad.com

APPLICANT Michele Morgan-Devore Contact _____
Address 3849 Cranbrook Hill St Phone: 702 521-4000 Fax: 702 804-8700
City LV NV State NV Zip 89129
E-mail Address _____

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

Property Owner Signature* [Signature]

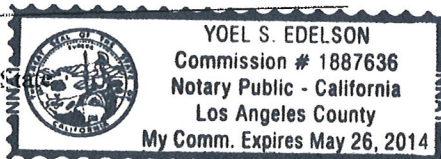
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name RABBI BORUCH LEVIN CHABAD OF CALIFORNIA

Subscribed and sworn before me PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME

This 16 day of JUNE, 2010

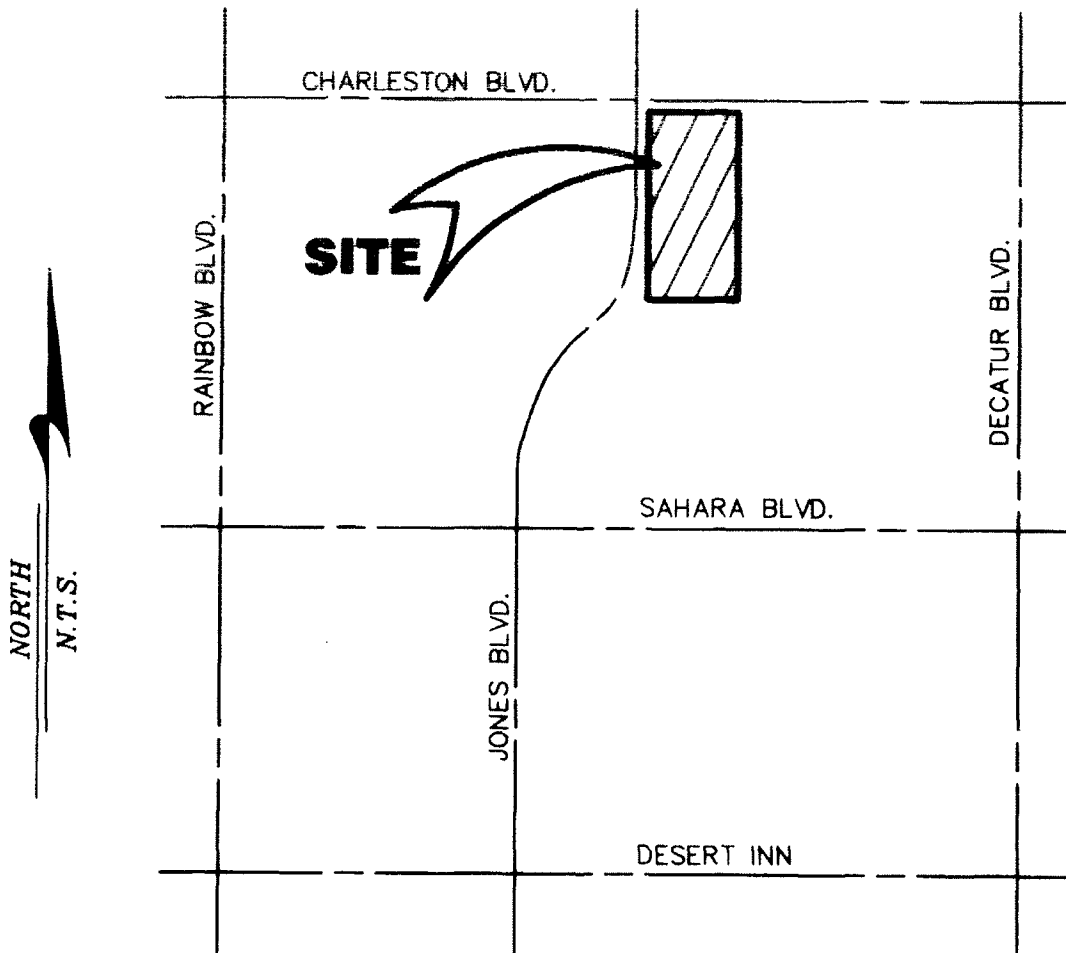
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38607</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>1,030</u>
Date Received:	<u>6-17-10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with



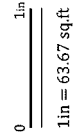
VICINITY MAP
N.T.S.

SUP-38607

RECEIVED

JUN 16 2010

North Arrow



- All objects marked with an "x" represent movable display units.
- Spaces marked with a single line "—" represent already existing windows fixtures.
- Spaces marked with double lines "||" represent already existing doorways.
- *Maximum Occupancy (approx.) 110 people.*

DEWEY

SUP-38607

2010

Michele Morgan-Devore
3849 Cranbrook Hill Street
Las Vegas, Nevada 89129
Cell: 702-521-4000 Fax: 702-804-8700

June 9, 2010

Attn: Planning and Development Dept.

To Whom It May Concern:

Under the non profit status of Chabad of Southern Nevada we are planning on opening a thrift store located at 6029 West Charleston LV NV 89146. It shall be called Dinosaurs and Roses.

We would gain our inventory from donations within the community. Profits from the store would be distributed to Chabad of Southern Nevada and several other charities in the Las Vegas area such as the Humane Society, AFAN, and others local charities that may be in need. Our goal and purpose is to help as many as possible through our donations.

We plan on picking up all of our donations during daytime hours and should anyone drop any donations off after hours we would by Nine AM (or opening time) have any and all donations removed from the parking lot, front door or anywhere that they are left. There will be no drop boxes or outside storage. We will not be encouraging any drop off donations.

We are planning on opening at 9 AM and staying open till 7 PM Sunday through Friday.

We expect to have one store manager and three volunteers during store hours working with the customers.

Chabad/Dinosaurs and Roses does not have or own any similar or existing business.

Thank you, for your consideration please feel free to contact me with any other questions for concerns,

Sincerely,



Michele Morgan-Devore
Director of Operations

RECEIVED
SUP-38607
JUN 16 2010

Chabad of Southern Nevada

-An affiliate of the Worldwide Chabad-Lubavitch Movement-

Regional Headquarters

1261 S. Arville Street
Las Vegas, Nevada 89102
(702) 259-0770
(702) 877-4700 Fax

Rabbi Shea Harlig
Director

The Shul

1254 Vista Dr.
Las Vegas, Nevada 89102

Chabad of Summerlin

2620 Regatta Drive, #117
Las Vegas, Nevada 89128
(702) 243-3623
(702) 242-4318 Fax

Rabbi Yisroel Schanowitz
Director

Chabad of Green Valley

2657 Windmill Pkwy #118
Henderson, Nevada 89014
(702) 617-0770
(702) 617-0707 Fax

Rabbi Mendy Harlig
Director

Chabad Hebrew Center

1261 S. Arville St.
Las Vegas, Nevada 89102
(702) 271-8025
(702) 877-4700 Fax

Rabbi Shmuel Aital
Director

Torah Tots Preschool Desert Torah Academy

1261 S. Arville St.
Las Vegas, Nevada 89102
(702) 259-0777
(702) 877-4700 Fax

Dina Harlig
Director

Rabbi Moishe B. Rodman
Principal

e-mail: chabadlv@aol.com
www.chabadlv.com

May 18, 2010

To whom it may concern:

Chabad of Southern Nevada is engaged in a project with Mrs. Michele Devore to open a thrift shop/business. Chabad of Southern Nevada has the authority to open this business.

Chabad of Southern Nevada is a tax-exempt organization, #88-0265300.

Mrs. Devore has Chabad's permission to operate this business indefinitely.

If you need any further information please call Mrs. Michele Devore, 702-804-8005.

Sincerely

CHABAD OF SOUTHERN NEVADA

Rabbi Shea Harlig
Director

RECEIVED

SUP-38607 JUN 16 2010

- Adult Education • Burial Society • Crisis Counseling • Daily Minyan • Desert Torah Academy Day School • Early Childhood Mommy & Me •
- Family Holiday Programs • Gan Israel Day Camp • Hebrew School • Informative Lecture Series • Jewish Super Phone • Koshering Services •
- Lending Library • Mikvah • Moshiah Awareness • N'Shei Chabad • One on one Rabbinical Studies • Prison & Hospital Visitations •
- Religious Studies • Shabbatons • Torah Tots Preschool • Visits to Retirement Homes • Weekly Torah Fax • Youth Groups *

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).

SET DATE: 08/18/2010

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

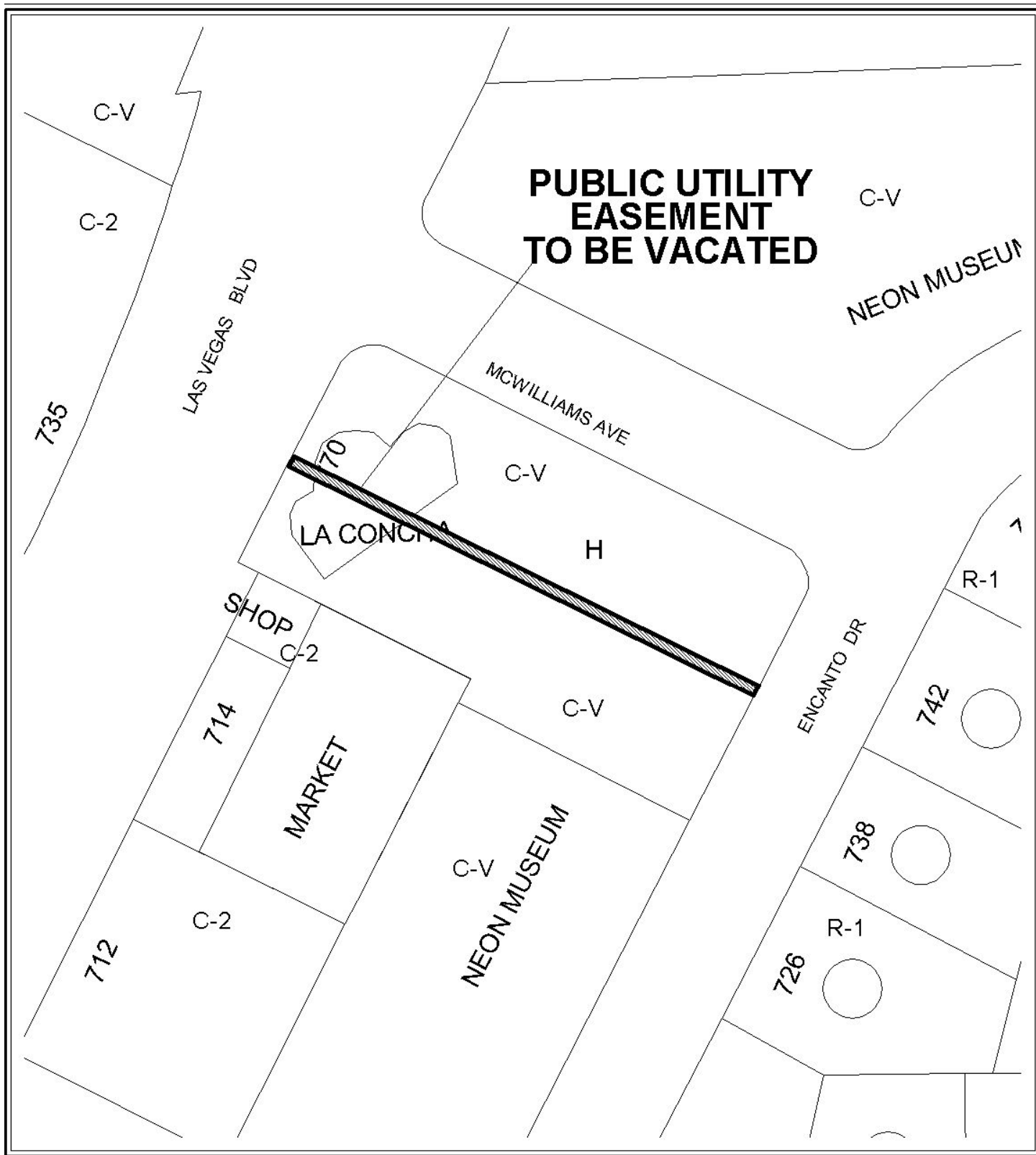
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-38583 and SDR-38563
3. Supporting Documentation
4. Photos - VAC-38583 and SDR-38563
5. Justification Letter - VAC-38583 and SDR-38563



CASE: VAC-38583





CASE: **VAC-38583**





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

COPY

Case Number: **VAC-38583** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Musuem

Name of Representative: Westar Architects

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

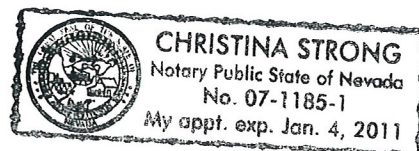
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 15th day of June, 2010

Christina Strong
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: Neon Museum

Project Address (Location) 770 Las Vegas Boulevard North

Project Name La Concha Rehabilitation Proposed Use Museum

Assessor's Parcel #(s) 139-27-812-045, and 139-27-805-005 Ward # 5

General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V

Commercial Square Footage 3,373 Floor Area Ratio 6.9%

Gross Acres 1.19 Lots/Units Lot 12 Density _____

Additional Information _____

RECEIVED
CITY CLERK
2010 JUN 18
A 11:02
Christina Strong

PROPERTY OWNER City of Las Vegas Contact _____

Address 400 E. Stewart Avenue Phone: _____ Fax: _____

City Las Vegas State Nevada Zip 89101

E-mail Address _____

APPLICANT Neon Museum Contact Dorothy Wright

Address 400 E Stewart Avenue Phone: _____ Fax: _____

City Las Vegas State Nevada Zip 89101

E-mail Address dorothy0205@cox.net

REPRESENTATIVE Westar Architects Contact Pat Klenk

Address 701 Bridger Avenue, Suite 400 Phone: 702780000 Fax: (702) 878-8430

City Las Vegas State Nevada Zip 89101

E-mail Address pklenk@wagnarchitects.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* Robin Yoakum

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

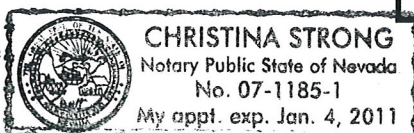
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 15th day of June, 20 10

Christina Strong

Notary Public in and for said County and State



Case #	<u>VAE-38583</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	
Date Received:	<u>6-15-10</u>
Received By:	<u>F.S</u>

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



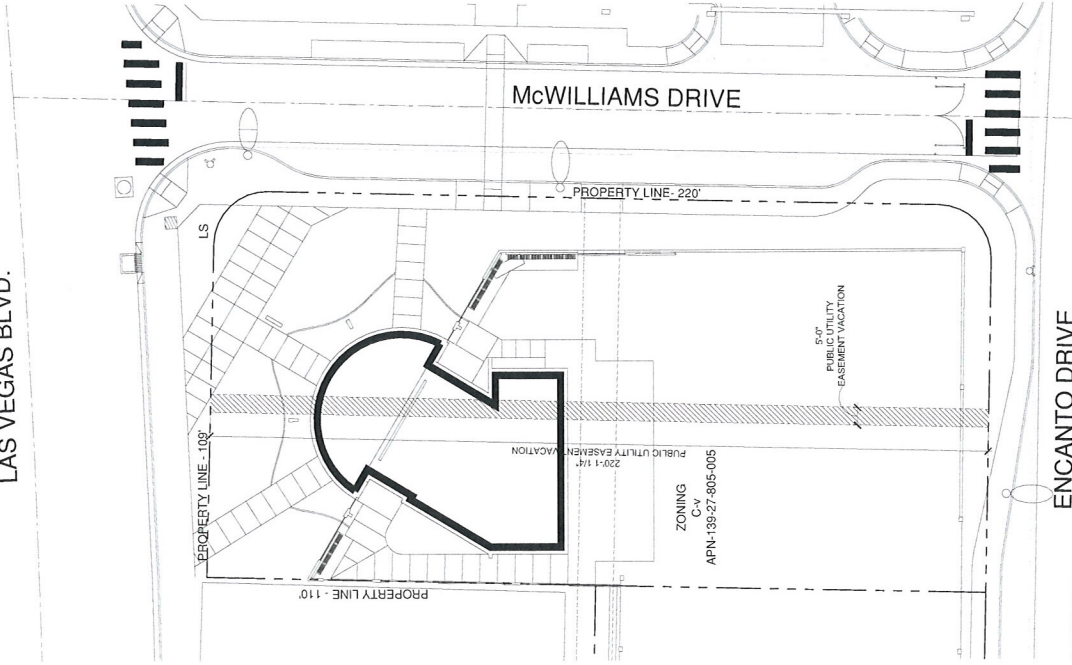
NEON MUSEUM VISITOR CENTER



PUBLIC UTILITY EASEMENT VACATION

6.0%
6.0%

LAS VEGAS BLVD.

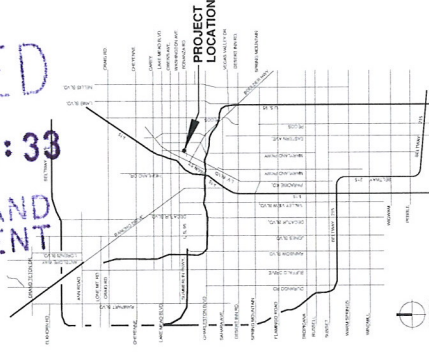


Enlarged Site Plan - Public Utility Easement Vacation

SCALE: 1"=20'

RECEIVED
10 JUN 16 PM 1:33
PLANNING AND
DEVELOPMENT

VICINITY MAP



SCHEMATIC DESIGN



WESTAR ARCHITECTS
721 BRIDGE AVENUE, SUITE 200, LAS VEGAS, NEVADA 89101
ARCHITECTURE-PLANNING-INTERIOR DESIGN • 702.733.8000 • www.westarchitects.com
THESE DRAWINGS AND DESIGN ARE PREPARED BY WESTAR ARCHITECTS FOR THE CLIENT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WESTAR ARCHITECTS.
DATE: JAN. 12, 2015 PROJECT NUMBER: 150549



VAC-38583



W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER – MAJOR AMENDMENT SDR 38563,
VAC 38583

We are Submitting a Major Amendment to the Site Plan (easement vacation VAC 38583), Floor Plan (square footage changed) and Landscape plan to the SDR-37021. We are requesting the entire Public Utility Easement (PUE) of 220 feet long and 5 feet wide, located on the property that runs from east to west parallel to Mc William Drive be vacated. The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

VAC-38583

RECEIVED
10 JUN 16 PM 1:33
PLANNING AND
DEVELOPMENT

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38563** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Musuem

Name of Representative: Westar Architects

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

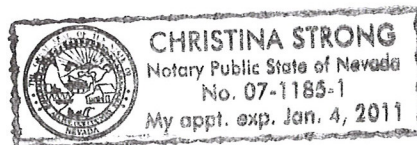
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me - Robin Yoakum

This 15th day of June, 2010

Christina Strong
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum
 Project Address (Location) 770 Las Vegas Boulevard North
 Project Name La Concha Rehabilitation Proposed Use Museum
 Assessor's Parcel #(s) 139-27-812-045, and 139-27-805-005 Ward # 5
 General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V
 Commercial Square Footage 3,373 Floor Area Ratio 6.9%
 Gross Acres 1.19 Lots/Units Lot 12 Density _____
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact _____
 Address 400 E. Stewart Avenue Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address _____

APPLICANT Neon Museum Contact Dorothy Wright
 Address 400 E Stewart Avenue Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address dorothy0205@cox.net

REPRESENTATIVE Westar Architects Contact Pat Klenk
 Address 701 Bridger Avenue, Suite 400 Phone: 702780000 Fax: (702) 878-8430
 City Las Vegas State Nevada Zip 89101
 E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Robin Yaakum

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

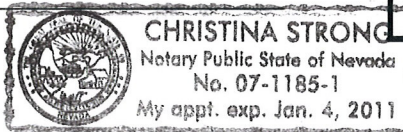
Print Name Robin Yaakum

Subscribed and sworn before me Robin Yaakum

This 15th day of June, 20 10.

Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SR 30563</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>—</u>
Date Received:	<u>6-15-10</u>
Received By:	<u>FS</u>

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



NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSASSORS PARCEL NUMBER (APN)	139-27-812-045, 139-27-805-005
CIVIC DISTRICT (C-V)	47-119 ACRES - 48,741 S.F.
SITE AREA	6.9%
SITE COVERAGE - BUILDING	6.9%
F.A.R.	7.888 S.F.
LANDSCAPE AREA	16.1%
BUILDING AREA	1,086 S.F.
EXISTING BUILDING FOOTPRINT	2,277 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	3,273 S.F.
TOTAL BUILDING S.F.	
PARKING REQUIRED	
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA	12 SPACES
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	
SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES

VICINITY MAP



SCHEMATIC DESIGN



WESTAR ARCHITECTS
WESTAR ARCHITECTS
139-27-812-045, 139-27-805-005
47-119 ACRES - 48,741 S.F.
6.9%
7.888 S.F.
16.1%
1,086 S.F.
2,277 S.F.
3,273 S.F.
12 SPACES
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)
31 SPACES
DATE: JUNE 10, 2010
PROJECT NUMBER: 0349

RECEIVED

JUN 15 2010

SDR-38563



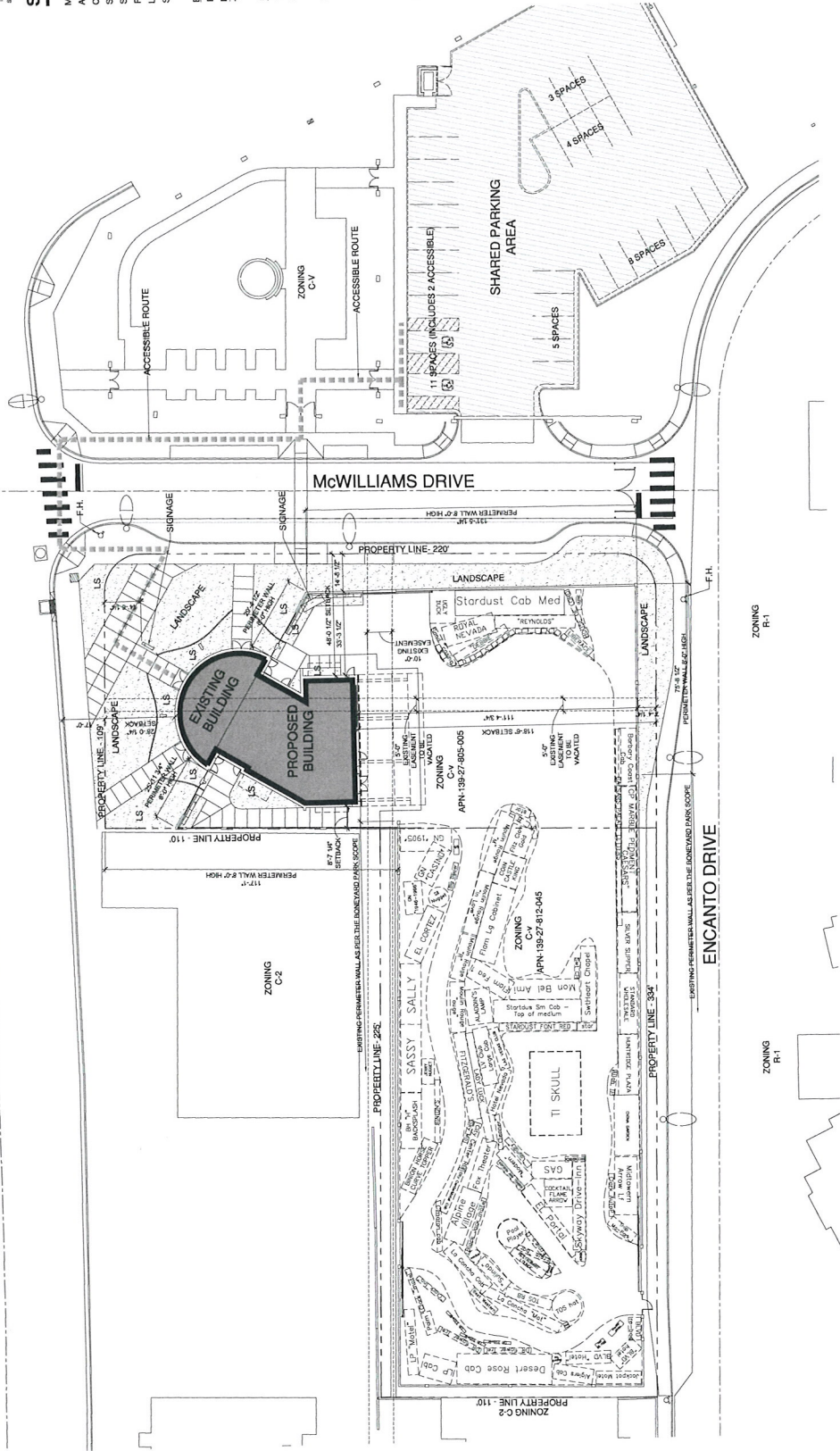
ARCHITECTURAL SITE PLAN

SCALE: 1"=50'

ZONING
C-V

ZONING
C-2

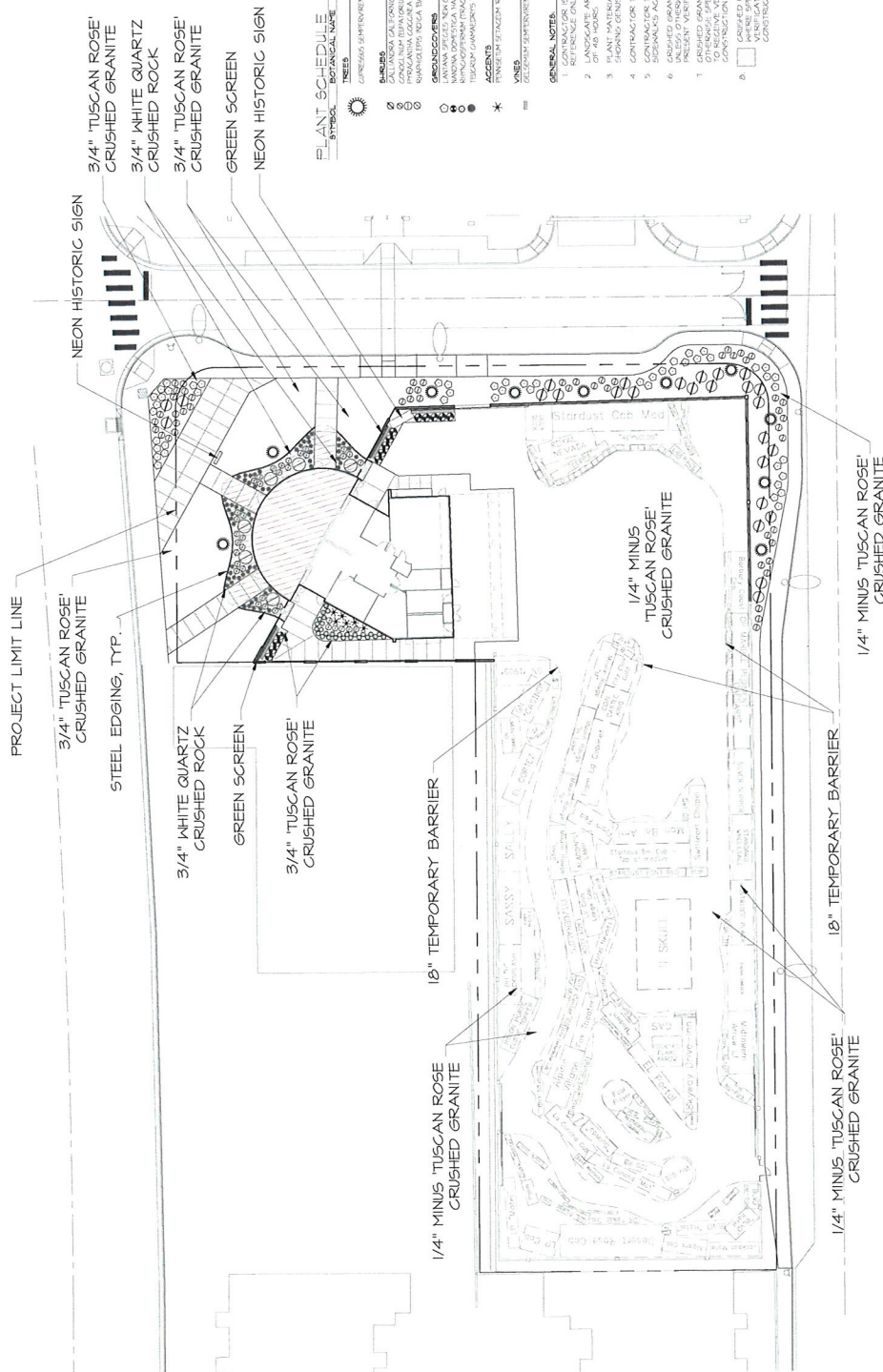
LAS VEGAS BLVD.



ZONING
R-1

ZONING
R-1

ENCANTO DRIVE

[illegible]

1. ☐ CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES THE PLANT SCHEDULE IS INTENDED AS A GUIDE ONLY.

2. ☐ LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIORS TO INSTALLATION WITH INSURE NOTICE OF 48 HOURS.

3. ☐ PLANT MATERIAL TO BE INSTALLED IN 10% OF THE TOTAL QUANTITY OF EACH SPECIES.

4. ☐ CONTRACTOR TO PROVIDE MATCHING SPECIES AND FORMS OF LINE LABELS SPECIES AS SHOWN ON DRAWINGS.

5. ☐ CONTRACTOR TO REMOVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS AND ALL SIDEWALKS ACCORDING TO ALL LATEST REGULATIONS.

6. ☐ CONTRACTOR TO PROVIDE 1" DIA. 10' TYPICAL, 1" DIA. 20' TYPICAL, 1" DIA. 30' TYPICAL, 1" DIA. 40' TYPICAL, 1" DIA. 50' TYPICAL, 1" DIA. 60' TYPICAL, 1" DIA. 70' TYPICAL, 1" DIA. 80' TYPICAL, 1" DIA. 90' TYPICAL, 1" DIA. 100' TYPICAL, 1" DIA. 110' TYPICAL, 1" DIA. 120' TYPICAL, 1" DIA. 130' TYPICAL, 1" DIA. 140' TYPICAL, 1" DIA. 150' TYPICAL, 1" DIA. 160' TYPICAL, 1" DIA. 170' TYPICAL, 1" DIA. 180' TYPICAL, 1" DIA. 190' TYPICAL, 1" DIA. 200' TYPICAL, 1" DIA. 210' TYPICAL, 1" DIA. 220' TYPICAL, 1" DIA. 230' TYPICAL, 1" DIA. 240' TYPICAL, 1" DIA. 250' TYPICAL, 1" DIA. 260' TYPICAL, 1" DIA. 270' TYPICAL, 1" DIA. 280' TYPICAL, 1" DIA. 290' TYPICAL, 1" DIA. 300' TYPICAL, 1" DIA. 310' TYPICAL, 1" DIA. 320' TYPICAL, 1" DIA. 330' TYPICAL, 1" DIA. 340' TYPICAL, 1" DIA. 350' TYPICAL, 1" DIA. 360' TYPICAL, 1" DIA. 370' TYPICAL, 1" DIA. 380' TYPICAL, 1" DIA. 390' TYPICAL, 1" DIA. 400' TYPICAL, 1" DIA. 410' TYPICAL, 1" DIA. 420' TYPICAL, 1" DIA. 430' TYPICAL, 1" DIA. 440' TYPICAL, 1" DIA. 450' TYPICAL, 1" DIA. 460' TYPICAL, 1" DIA. 470' TYPICAL, 1" DIA. 480' TYPICAL, 1" DIA. 490' TYPICAL, 1" DIA. 500' TYPICAL, 1" DIA. 510' TYPICAL, 1" DIA. 520' TYPICAL, 1" DIA. 530' TYPICAL, 1" DIA. 540' TYPICAL, 1" DIA. 550' TYPICAL, 1" DIA. 560' TYPICAL, 1" DIA. 570' TYPICAL, 1" DIA. 580' TYPICAL, 1" DIA. 590' TYPICAL, 1" DIA. 600' TYPICAL, 1" DIA. 610' TYPICAL, 1" DIA. 620' TYPICAL, 1" DIA. 630' TYPICAL, 1" DIA. 640' TYPICAL, 1" DIA. 650' TYPICAL, 1" DIA. 660' TYPICAL, 1" DIA. 670' TYPICAL, 1" DIA. 680' TYPICAL, 1" DIA. 690' TYPICAL, 1" DIA. 700' TYPICAL, 1" DIA. 710' TYPICAL, 1" DIA. 720' TYPICAL, 1" DIA. 730' TYPICAL, 1" DIA. 740' TYPICAL, 1" DIA. 750' TYPICAL, 1" DIA. 760' TYPICAL, 1" DIA. 770' TYPICAL, 1" DIA. 780' TYPICAL, 1" DIA. 790' TYPICAL, 1" DIA. 800' TYPICAL, 1" DIA. 810' TYPICAL, 1" DIA. 820' TYPICAL, 1" DIA. 830' TYPICAL, 1" DIA. 840' TYPICAL, 1" DIA. 850' TYPICAL, 1" DIA. 860' TYPICAL, 1" DIA. 870' TYPICAL, 1" DIA. 880' TYPICAL, 1" DIA. 890' TYPICAL, 1" DIA. 900' TYPICAL, 1" DIA. 910' TYPICAL, 1" DIA. 920' TYPICAL, 1" DIA. 930' TYPICAL, 1" DIA. 940' TYPICAL, 1" DIA. 950' TYPICAL, 1" DIA. 960' TYPICAL, 1" DIA. 970' TYPICAL, 1" DIA. 980' TYPICAL, 1" DIA. 990' TYPICAL, 1" DIA. 1000' TYPICAL, 1" DIA. 1010' TYPICAL, 1" DIA. 1020' TYPICAL, 1" DIA. 1030' TYPICAL, 1" DIA. 1040' TYPICAL, 1" DIA. 1050' TYPICAL, 1" DIA. 1060' TYPICAL, 1" DIA. 1070' TYPICAL, 1" DIA. 1080' TYPICAL, 1" DIA. 1090' TYPICAL, 1" DIA. 1100' TYPICAL, 1" DIA. 1110' TYPICAL, 1" DIA. 1120' TYPICAL, 1" DIA. 1130' TYPICAL, 1" DIA. 1140' TYPICAL, 1" DIA. 1150' TYPICAL, 1" DIA. 1160' TYPICAL, 1" DIA. 1170' TYPICAL, 1" DIA. 1180' TYPICAL, 1" DIA. 1190' TYPICAL, 1" DIA. 1200' TYPICAL, 1" DIA. 1210' TYPICAL, 1" DIA. 1220' TYPICAL, 1" DIA. 1230' TYPICAL, 1" DIA. 1240' TYPICAL, 1" DIA. 1250' TYPICAL, 1" DIA. 1260' TYPICAL, 1" DIA. 1270' TYPICAL, 1" DIA. 1280' TYPICAL, 1" DIA. 1290' TYPICAL, 1" DIA. 1300' TYPICAL, 1" DIA. 1310' TYPICAL, 1" DIA. 1320' TYPICAL, 1" DIA. 1330' TYPICAL, 1" DIA. 1340' TYPICAL, 1" DIA. 1350' TYPICAL, 1" DIA. 1360' TYPICAL, 1" DIA. 1370' TYPICAL, 1" DIA. 1380' TYPICAL, 1" DIA. 1390' TYPICAL, 1" DIA. 1400' TYPICAL, 1" DIA. 1410' TYPICAL, 1" DIA. 1420' TYPICAL, 1" DIA. 1430' TYPICAL, 1" DIA. 1440' TYPICAL, 1" DIA. 1450' TYPICAL, 1" DIA. 1460' TYPICAL, 1" DIA. 1470' TYPICAL, 1" DIA. 1480' TYPICAL, 1" DIA. 1490' TYPICAL, 1" DIA. 1500' TYPICAL, 1" DIA. 1510' TYPICAL, 1" DIA. 1520' TYPICAL, 1" DIA. 1530' TYPICAL, 1" DIA. 1540' TYPICAL, 1" DIA. 1550' TYPICAL, 1" DIA. 1560' TYPICAL, 1" DIA. 1570' TYPICAL, 1" DIA. 1580' TYPICAL, 1" DIA. 1590' TYPICAL, 1" DIA. 1600' TYPICAL, 1" DIA. 1610' TYPICAL, 1" DIA. 1620' TYPICAL, 1" DIA. 1630' TYPICAL, 1" DIA. 1640' TYPICAL, 1" DIA. 1650' TYPICAL, 1" DIA. 1660' TYPICAL, 1" DIA. 1670' TYPICAL, 1" DIA. 1680' TYPICAL, 1" DIA. 1690' TYPICAL, 1" DIA. 1700' TYPICAL, 1" DIA. 1710' TYPICAL, 1" DIA. 1720' TYPICAL, 1" DIA. 1730' TYPICAL, 1" DIA. 1740' TYPICAL, 1" DIA. 1750' TYPICAL, 1" DIA. 1760' TYPICAL, 1" DIA. 1770' TYPICAL, 1" DIA. 1780' TYPICAL, 1" DIA. 1790' TYPICAL, 1" DIA. 1800' TYPICAL, 1" DIA. 1810' TYPICAL, 1" DIA. 1820' TYPICAL, 1" DIA. 1830' TYPICAL, 1" DIA. 1840' TYPICAL, 1" DIA. 1850' TYPICAL, 1" DIA. 1860' TYPICAL, 1" DIA. 1870' TYPICAL, 1" DIA. 1880' TYPICAL, 1" DIA. 1890' TYPICAL, 1" DIA. 1900' TYPICAL, 1" DIA. 1910' TYPICAL, 1" DIA. 1920' TYPICAL, 1" DIA. 1930' TYPICAL, 1" DIA. 1940' TYPICAL, 1" DIA. 1950' TYPICAL, 1" DIA. 1960' TYPICAL, 1" DIA. 1970' TYPICAL, 1" DIA. 1980' TYPICAL, 1" DIA. 1990' TYPICAL, 1" DIA. 2000' TYPICAL, 1" DIA. 2010' TYPICAL, 1" DIA. 2020' TYPICAL, 1" DIA. 2030' TYPICAL, 1" DIA. 2040' TYPICAL, 1" DIA. 2050' TYPICAL, 1" DIA. 2060' TYPICAL, 1" DIA. 2070' TYPICAL, 1" DIA. 2080' TYPICAL, 1" DIA. 2090' TYPICAL, 1" DIA. 2100' TYPICAL, 1" DIA. 2110' TYPICAL, 1" DIA. 2120' TYPICAL, 1" DIA. 2130' TYPICAL, 1" DIA. 2140' TYPICAL, 1" DIA. 2150' TYPICAL, 1" DIA. 2160' TYPICAL, 1" DIA. 2170' TYPICAL, 1" DIA. 2180' TYPICAL, 1" DIA. 2190' TYPICAL, 1" DIA. 2200' TYPICAL, 1" DIA. 2210' TYPICAL, 1" DIA. 2220' TYPICAL, 1" DIA. 2230' TYPICAL, 1" DIA. 2240' TYPICAL, 1" DIA. 2250' TYPICAL, 1" DIA. 2260' TYPICAL, 1" DIA. 2270' TYPICAL, 1" DIA. 2280' TYPICAL, 1" DIA. 2290' TYPICAL, 1" DIA. 2300' TYPICAL, 1" DIA. 2310' TYPICAL, 1" DIA. 2320' TYPICAL, 1" DIA. 2330' TYPICAL, 1" DIA. 2340' TYPICAL, 1" DIA. 2350' TYPICAL, 1" DIA. 2360' TYPICAL, 1" DIA. 2370' TYPICAL, 1" DIA. 2380' TYPICAL, 1" DIA. 2390' TYPICAL, 1" DIA. 2400' TYPICAL, 1" DIA. 2410' TYPICAL, 1" DIA. 2420' TYPICAL, 1" DIA. 2430' TYPICAL, 1" DIA. 2440' TYPICAL, 1" DIA. 2450' TYPICAL, 1" DIA. 2460' TYPICAL, 1" DIA. 2470' TYPICAL, 1" DIA. 2480' TYPICAL, 1" DIA. 2490' TYPICAL, 1" DIA. 2500' TYPICAL, 1" DIA. 2510' TYPICAL, 1" DIA. 2520' TYPICAL, 1" DIA. 2530' TYPICAL, 1" DIA. 2540' TYPICAL, 1" DIA. 2550' TYPICAL, 1" DIA. 2560' TYPICAL, 1" DIA. 2570' TYPICAL, 1" DIA. 2580' TYPICAL, 1" DIA. 2590' TYPICAL, 1" DIA. 2600' TYPICAL, 1" DIA. 2610' TYPICAL, 1" DIA. 2620' TYPICAL, 1" DIA. 2630' TYPICAL, 1" DIA. 2640' TYPICAL, 1" DIA. 2650' TYPICAL, 1" DIA. 2660' TYPICAL, 1

SCHEMATIC DESIGN



W E S T A R A R C H I T E C T S

WESTAR Architectural Group/Network, Inc.
701 BRIDGE AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN

TELEPHONE (702) 678-0000 FAX (702) 678-8430
WWW.WESTARGROUP.COM

PROJECT NUMBER: 09049 FILE NAME: 185-pl.dwg
DATE: June 10, 2010 at 1:28pm

SDR-38563

RECEIVED

JUN 15 2010

City of Las Vegas

LANDSCAPE PLANTING PLAN

SCALE. 1" = 30'



711 N 1 N 0

WWW.ZOIN.COM
AND SCAPARCHITECTURE
www.zoin.com

LAS VEGAS
2005 JUNE DVD

CARLSBAD

CHILSAD, CA 92008
CAL 941 851 0000 DRAGON BY ALP

ATC: 09-12-10 Cerebrolysin 0.5g (A)

2

100

5

3

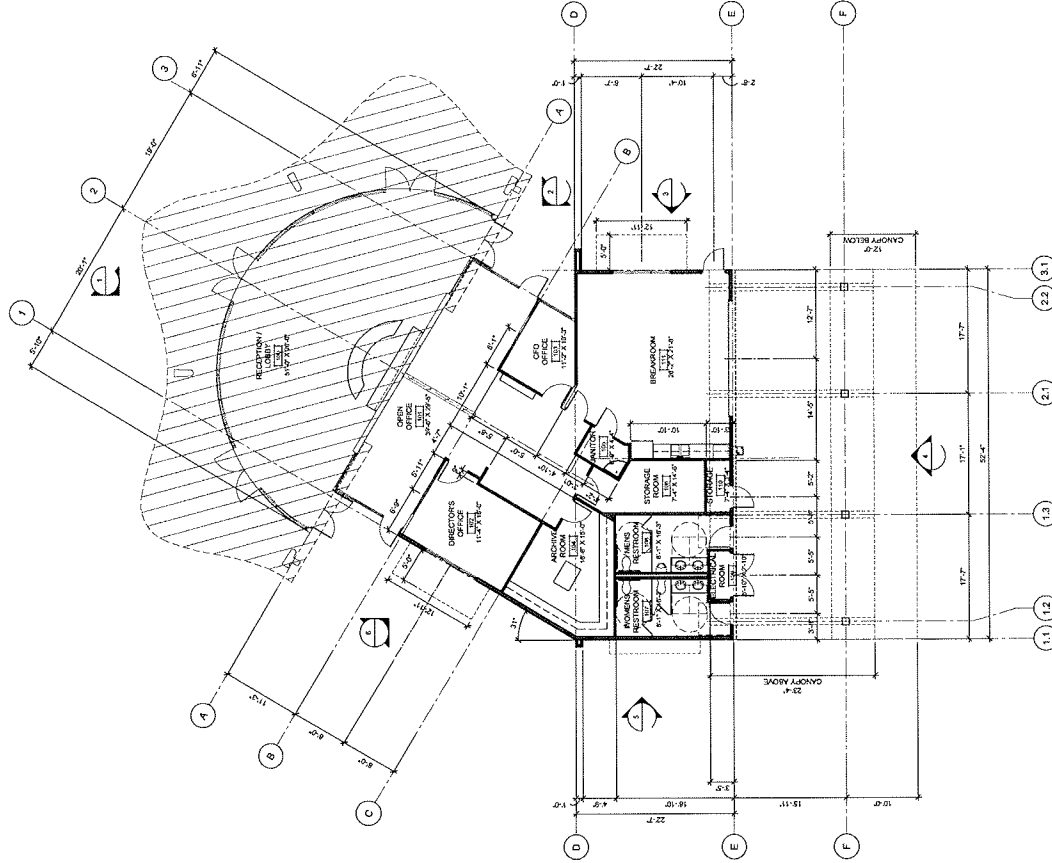


NEON MUSEUM VISITOR CENTER



INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	139-27-812-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	+/- 1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	6.9%
F.A.R.	6.9%
EXISTING BUILDING	
BUILDING AREA (SINGLE STORY)	1,096 S.F.
EXISTING BUILDING (FOOTPRINT)	2,277 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	3,273 S.F.
TOTAL BUILDING S.F.	
OCCUPANT LOAD PER I.B.C. (OFFICE 1 PER 100 SF)	
100 - LOBBY 1,096 S.F.	11 OCC.
101 - OPEN OFFICE 700 S.F.	7 OCC.
102 - DIRECTOR OFFICE 200 S.F.	2 OCC.
103 - CFO ROOM 106 S.F.	1 OCC.
104 - ARCHIVE ROOM 221 S.F.	2 OCC.
105 - JANITOR 33 S.F.	1 OCC.
106 - STORAGE ROOM 122 S.F.	2 OCC.
107 - WOMEN'S RESTROOM 141 S.F.	2 OCC.
108 - MEN'S RESTROOM 136 S.F.	2 OCC.
109 - ELECTRICAL ROOM 26 S.F.	1 OCC.
110 - STORAGE ROOM 31 S.F.	1 OCC.
111 - BREAKROOM 575 S.F.	6 OCC.
TOTAL OCCUPANT LOAD	38 OCC.



ARCHITECTURAL FLOOR PLAN

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



SCHEMATIC DESIGN



WESTSTAR ARCHITECTS

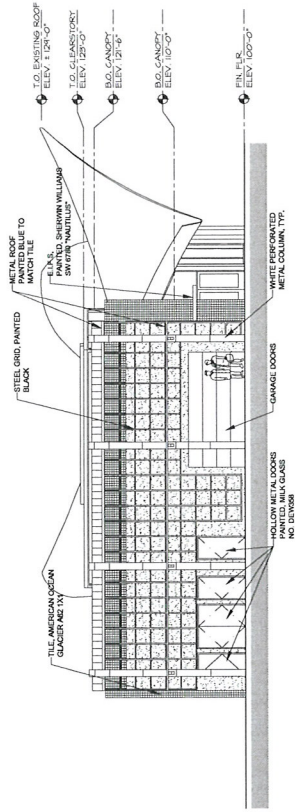
WESTSTAR ARCHITECTS, P.C.
1000 LAS VEGAS BLVD., SUITE 200, LAS VEGAS, NV 89101
TEL: 702.735.1000 FAX: 702.735.1001
WWW.WESTSTARARCHITECTS.COM
PROJECT NUMBER: 00000

SDR-38563



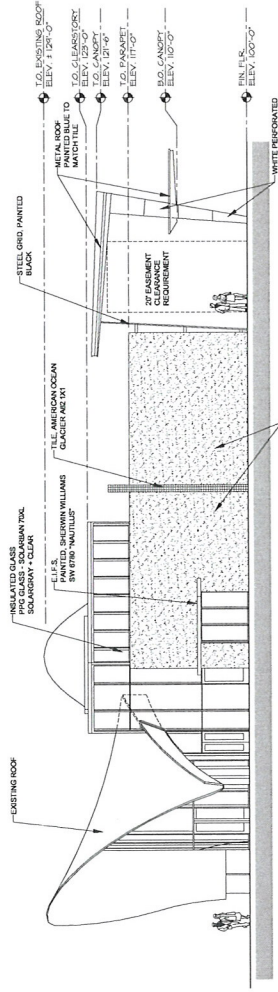
NEON MUSEUM VISITOR CENTER





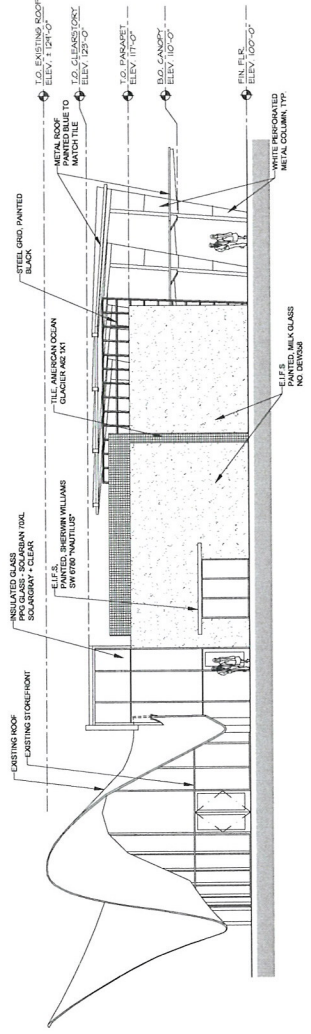
EAST ELEVATION NO. 4

SCALE 1/8" = 1'-0"



SOUTH ELEVATION NO. 5

SCALE 1/8" = 1'-0"



SOUTHWEST ELEVATION NO. 6

SCALE 1/8" = 1'-0"

RECEIVED
JUN 15 2010

City of Las Vegas
SCHEMATIC DESIGN



WESTSTAR ARCHITECTS
 1000 W. WASHINGTON AVENUE, SUITE 200
 LAS VEGAS, NEVADA 89102
 TEL: 702.735.1111 FAX: 702.735.1112
 WWW.WESTSTARARCHITECTS.COM
 DATE: JUNE 10, 2010 PROJECT NUMBER: 09048

SDR-38563



W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER – MAJOR AMENDMENT TO SDR 37021, VAC 37024

We are Submitting a Major Amendment to the Site Plan (easement vacation VAC 37024), Floor Plan (square footage changed) and Landscape plan to the SDR-37021. The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

RECEIVED

JUN 15 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38564** APN: 139-33-405-001

Name of Property Owner: University Medical Center (UMC)

Name of Applicant: Nevada Cancer Institute (NVC)

Name of Representative: Kathleen Silver

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: Kathleen Silver

State of Nevada
County of Clark

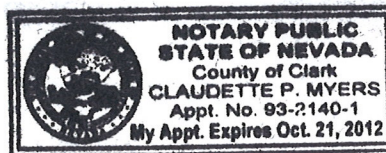
Subscribed and sworn before me

This 1st day of June, 2010

Claudette P. Myers

Notary Public in and for said County and State

Print Name: Kathleen Silver on behalf of UMC



RECEIVED

JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Nevada Cancer Institute (NVC) at UMC Linac Vault Addition
Project Address (Location) 1800 W. Charleston, Las Vegas, NV 89102
Project Name NVC @ UMC Linac Vault Addition **Proposed Use** Medical Imaging
Assessor's Parcel #(s) 139-33-405-001 **Ward #** _____
General Plan: existing _____ proposed _____ **Zoning:** existing PD proposed PD
Commercial Square Footage 2,481 sf Addition **Floor Area Ratio** _____
Gross Acres _____ **Lots/Units** _____ **Density** _____
Additional Information Addition of 2,481 s.f. building space for new Medical Imaging equipment for Cancer diagnosis and treatment.

PROPERTY OWNER University Medical Center **Contact** Cindi Roehr
Address 1800 W. Charleston Blvd **Phone:** (702) 383-3851 **Fax:** (702) 383-2067
City Las Vegas **State** NV **Zip** 89102
E-mail Address cindi.roehr@umcsn.com

APPLICANT Nevada Cancer Institute (NVC) **Contact** Steve Archer
Address One Breakthrough Way **Phone:** (702) 822-5433 **Fax:** (702) 944-2376
City Las Vegas **State** NV **Zip** 89135
E-mail Address sarcher@nvcancer.org

REPRESENTATIVE The Korte Company **Contact** John J. Darin
Address 9225 W. Flamingo Road, Ste 100 **Phone:** (702) 531-9741 **Fax:** (702) 228-5852
City Las Vegas **State** NV **Zip** 89147
E-mail Address John.Darin@korteco.com

Property Owner Signature* Kathleen Silver

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

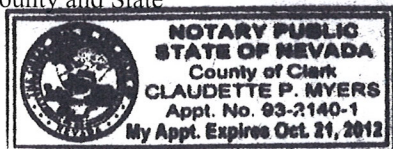
Print Name Kathleen Silver on behalf of UMC

Subscribed and sworn before me

This 1st day of June, 20 10

Claudette P. Myers

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38564</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

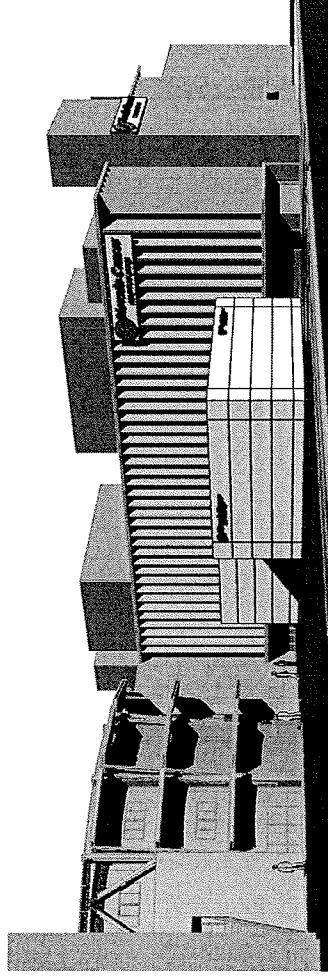
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



Nevada Cancer
INSTITUTE

Research · Treatment · Education



RADIOLOGY / ONCOLOGY CENTER

LINAC VAULT ADDITION

AT THE UNIVERSITY MEDICAL CENTER



Nevada Cancer
INSTITUTE
Research · Treatment · Education

@

UMMC
UNIVERSITY MEDICAL CENTER

RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

SDR-0
COVER SHEET

KORTE

RECEIVED

0000 0000

SDR-38564 JUN 15 2010

PARKING ANALYSIS:

FOR COMPLETE PARKING ANALYSIS SEE SHEET SDR-4. THIS SHEET IS FOR PARKING AREA LOCATIONS ONLY.

PARKING AREAS:

AREA & DESCRIPTION:	STD.:	H.C.:	TOTAL:
A VISITOR / PATIENT PKG	73	25	98
B DAY SURGERY	21	4	25
C SCHOOL OF MEDICINE	70	10	80
D DOCTOR'S PARKING	91	—	91
E HC VISITOR ER PARKING	8	—	8
F DOCTORS & EMERGENCY	32	—	32
TG TRAUMA PKG STRUCTURE	370	8	378
I PATIENT / VISITOR	209	14	223
J EMPLOYEE	82	—	82
K EMPLOYEE	211	—	211
PG PARKING GARAGE	438	—	438
L PATIENT / VISITOR / EMP.	43	—	43
M PATIENT / VISITOR	58	3	61
N PATIENT / VISITOR	28	—	28
TOTAL EXISTING PARKING	1,726	72	1,798
			13 SPACES OVERPARKED
NEW CONSTRUCTION (AREA B)	0	0	0
			(NET LOSS OF 0 SPACES)
NEW PARKING TOTALS	1,725	71	1,796
PARKING REQUIRED	1,783 (27 H.C.)		13 SPACES OVERPARKED



SCALE: 1" = 120'-0"



RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
 1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

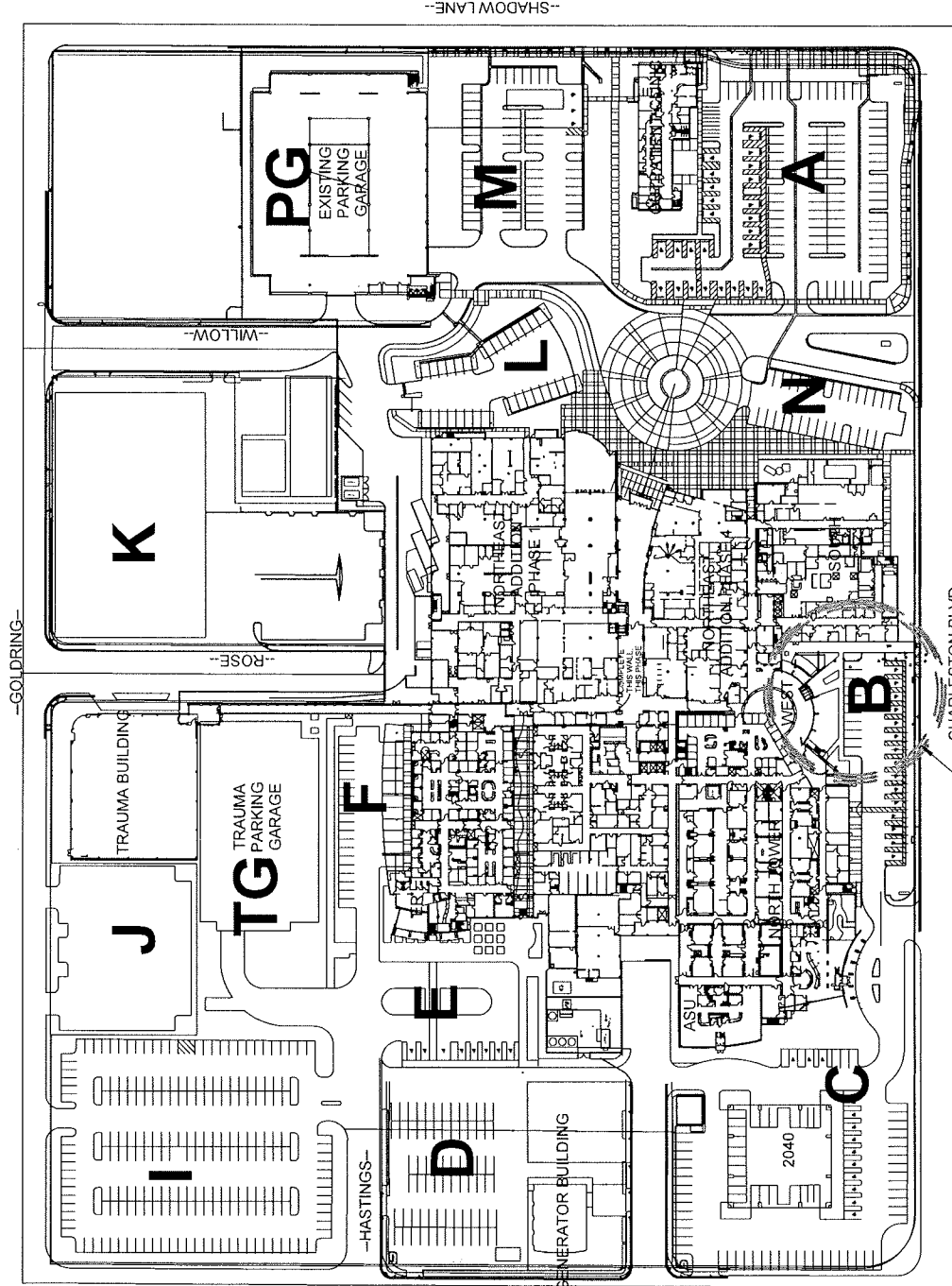
SDR-38564

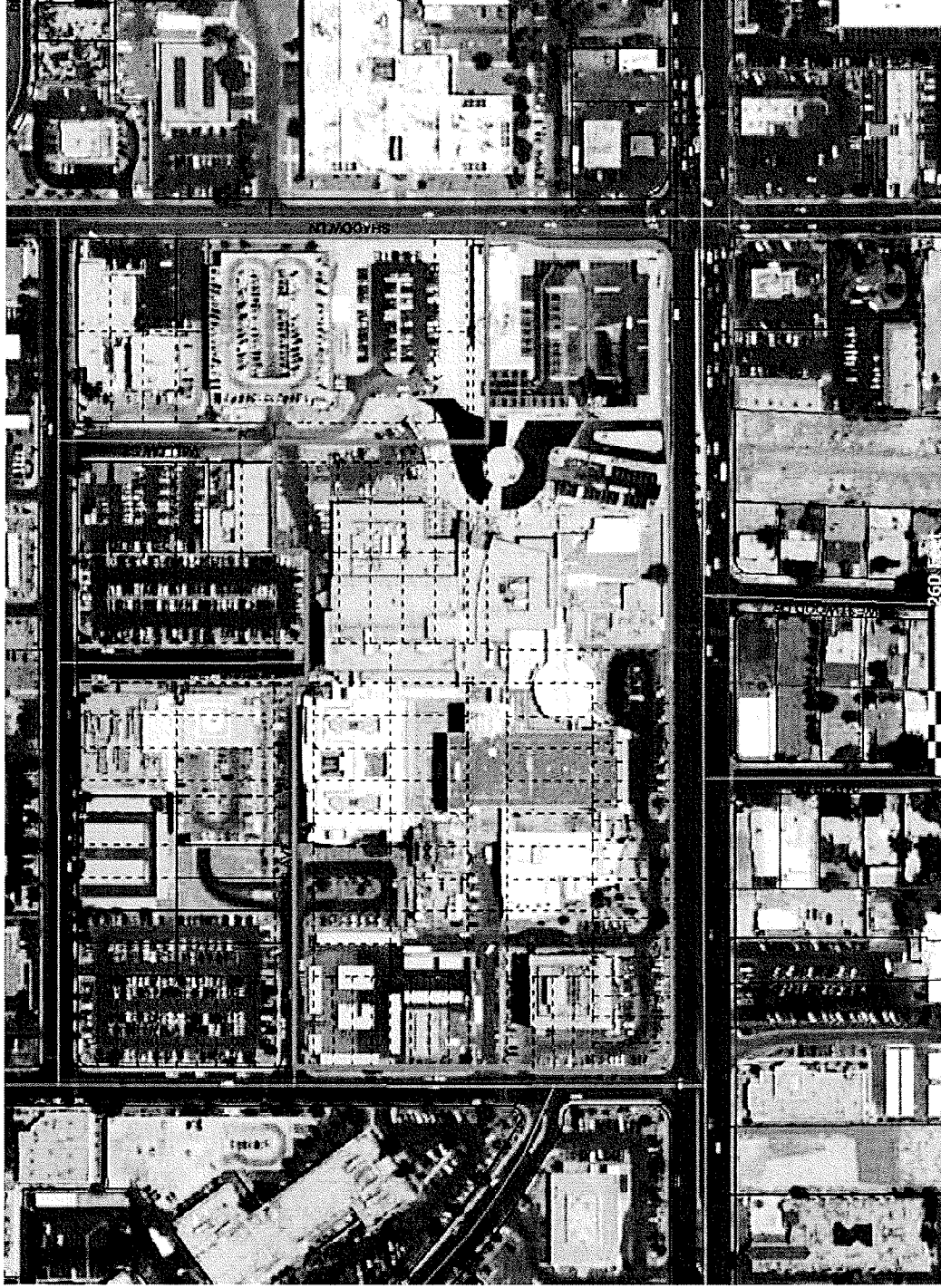
JUN 15 2010

RECEIVED

KORTE

SDR-1
LOCATION / VICINITY PLANS





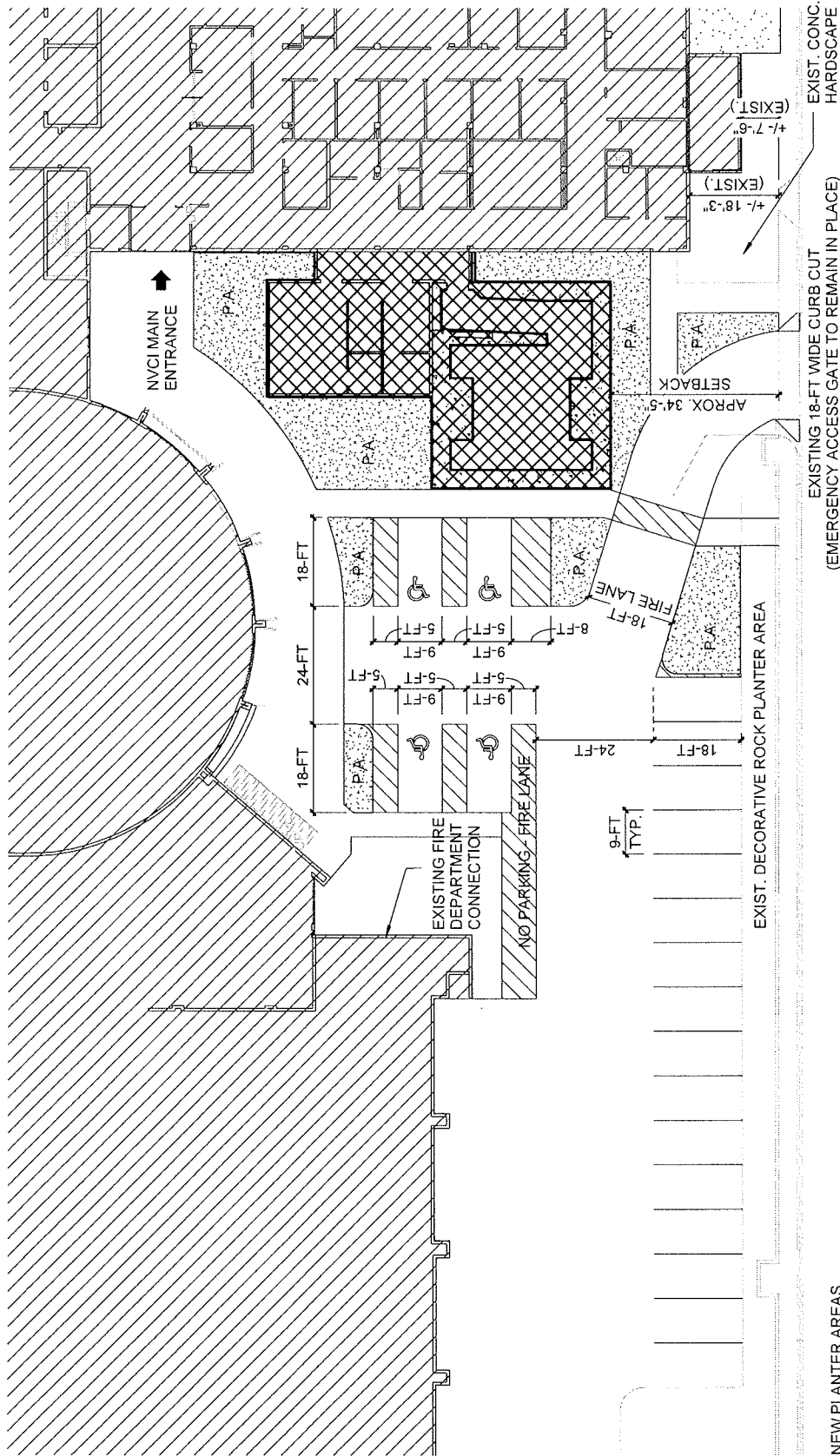
SDR-2
CAMPUS SITE PHOTO & BOUNDARY

RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

KORTE
RECEIVED
JUN 15 2010

SDR-38564

 Nevada Cancer
INSTITUTE
Research. Treatment. Education.
@ UMMC
UNIVERSITY MEDICAL CENTER



NEW PLANTER AREAS TO BE DECORATIVE ROCK ONLY WITH A FEW RELOCATED LARGER STONES TO MATCH EXISTING. SEE EXISTING PHOTOS FOR EXISTING CONDITIONS AND LANDSCAPE PLANS FOR TREES & SHRUBS.

**Nevada Cancer
INSTITUTE**
Research · Treatment · Education



UMC
UNIVERSITY MEDICAL CENTER

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

SDR-3 SITE PLAN

KORTE

1. 100%
 2. 100%
 3. 100%
 4. 100%
 5. 100%
 6. 100%
 7. 100%
 8. 100%
 9. 100%
 10. 100%
 11. 100%
 12. 100%
 13. 100%
 14. 100%
 15. 100%
 16. 100%
 17. 100%
 18. 100%
 19. 100%
 20. 100%
 21. 100%
 22. 100%
 23. 100%
 24. 100%
 25. 100%
 26. 100%
 27. 100%
 28. 100%
 29. 100%
 30. 100%
 31. 100%
 32. 100%
 33. 100%
 34. 100%
 35. 100%
 36. 100%
 37. 100%
 38. 100%
 39. 100%
 40. 100%
 41. 100%
 42. 100%
 43. 100%
 44. 100%
 45. 100%
 46. 100%
 47. 100%
 48. 100%
 49. 100%
 50. 100%
 51. 100%
 52. 100%
 53. 100%
 54. 100%
 55. 100%
 56. 100%
 57. 100%
 58. 100%
 59. 100%
 60. 100%
 61. 100%
 62. 100%
 63. 100%
 64. 100%
 65. 100%
 66. 100%
 67. 100%
 68. 100%
 69. 100%
 70. 100%
 71. 100%
 72. 100%
 73. 100%
 74. 100%
 75. 100%
 76. 100%
 77. 100%
 78. 100%
 79. 100%
 80. 100%
 81. 100%
 82. 100%
 83. 100%
 84. 100%
 85. 100%
 86. 100%
 87. 100%
 88. 100%
 89. 100%
 90. 100%
 91. 100%
 92. 100%
 93. 100%
 94. 100%
 95. 100%
 96. 100%
 97. 100%
 98. 100%
 99. 100%
 100. 100%

RECEIVED

15210

SDR-38564

PARKING ANALYSIS:

NOTE: UNDER THIS SCOPE OF WORK, THE EXISTING ISLAND PARKING WILL BE REDUCED FROM 6 H.C. SPACES TO 4 H.C. SPACES TO ACCOMMODATE THE UPGRADE TO MEET DUAL ACCESS AISLES AS REQUIRED IN TITLE 18, AND AN ACCESS AISLE ADDED TO THE EXISTING SIDEWALK.

THE EXISTING PARKING COUNT AND ANALYSIS BELOW IS BASED ON INFORMATION PROVIDED BY UMC AND IT'S VENDORS...

PARKING REQUIRED:

ZONING REGULATIONS	1 SPACE / HOSPITAL BED	
ON PEAK SHIFTS	1 SPACE / EMPLOYEE	
PHYSICIANS	1 SPACE / 10 BEDS	
TOTAL BED COUNT	531	531 SPACES
TOTAL EMPLOYEES	3,000	
	ASSUME 40% FOR PEAK SHIFT = 1200	1200 SPACES
PHYSICIANS	1/10 BEDS	54 SPACES
TOTAL REQUIRED	531 + 1200 + 54 = 1,785 SPACES	

PARKING AREAS:

AREA & DESCRIPTION:	STD.	H.C.:	TOTAL:
A VISITOR / PATIENT PKG	73	25	98
B DAY SURGERY	21	4	25
C SCHOOL OF MEDICINE	70	10	80
D DOCTOR'S PARKING	91	-	91
E HC VISITOR ER PARKING	-	8	8
F DOCTORS & EMERGENCY	32	-	32
TG TRAMA PKG STRUCTURE	370	8	378
I PATIENT / VISITOR	209	14	223
J EMPLOYEE	82	-	82
K EMPLOYEE	211	-	211
PG PARKING GARAGE	438	-	438
L PATIENT / VISITOR / EMP.	43	-	43
M PATIENT / VISITOR	58	3	61
N PATIENT / VISITOR	28	-	28
TOTAL EXISTING PARKING	1,726	72	1,798
	13 SPECS OVERPARKED		
NEW CONSTRUCTION (AREA B)	0	0	0
	(NET LOSS OF 0 SPACES)		
NEW PARKING TOTALS	1,725	71	1,798
PARKING REQUIRED	1,783 (27 H.C.)		
	13 SPACES OVERPARKED		



Nevada Cancer
INSTITUTE
Research • Treatment • Education



RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

OCCUPANCY CLASSIFICATION

B - BUSINESS OUTPATIENT CLINIC & MEDICAL OFFICES
PATIENTS / CLIENTS ARE WALK-IN AND ARE CAPABLE
OF SELF PRESERVATION

TYPE OF CONSTRUCTION

EXISTING SHELL TYPE IIB CONSTRUCTION
NEW ADDITION TYPE IIB CONSTRUCTION

FIRE PROTECTION

BUILDING CHARACTERISTICS

ALLOWABLE HEIGHT 55-FT (PER IBC TABLE 503)
ACTUAL HEIGHT APPROX. 42-FT
ALLOWABLE STORIES 4 (PER IBC TABLE 503)
ACTUAL STORIES 3
ALLOWABLE AREA 23,000-SF PER FLOOR (PER IBC TABLE 503)
ACTUAL AREA 10,795-SF PER FLOOR
NEW ADDITION 2,481 SF
NEW TOTAL AREA 13,726 SF (23,000 SF ALLOWABLE FROM ABOVE)

OCCUPANT LOAD

NEW ADDITION ADDS 16 PERSONS TO EXISTING BUILDING OCCUPANT LOADS
EXISTING OCCUPANTS 132 PERSONS
ADDITIONS OCC. 16 PERSONS
TOTAL LOADS 148 PERSONS

EXITING

EXITS REQUIRED 2 (PER IBC SECTION 1015.1)
EXITS PROVIDED 2 (SEE SHEET A002)

MAX. EXIT DISTANCE 300-FT (PER TABLE 1016.1)

MAX. EXIT DISTANCE LESS THAN 300-FT
(ENTIRE TRAVEL DISTANCE BETWEEN EXITS IS 178-FT)

SDR-4

CODE ANALYSIS

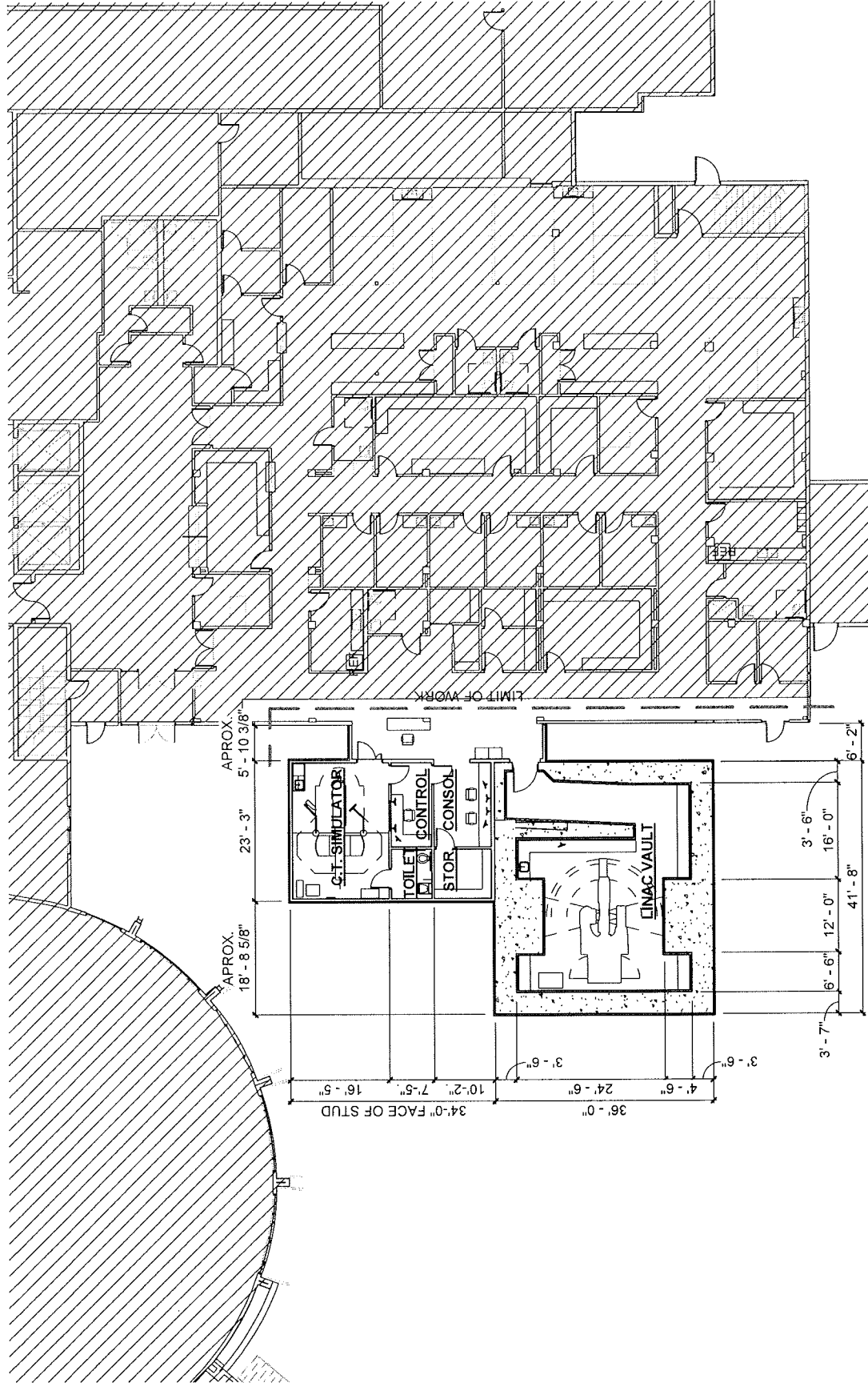


KORTE

RECEIVED

SDR-38564

JUN 15 2010



SCALE: 1/16" = 1'-0"

SDR-5
FLOOR PLAN



RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

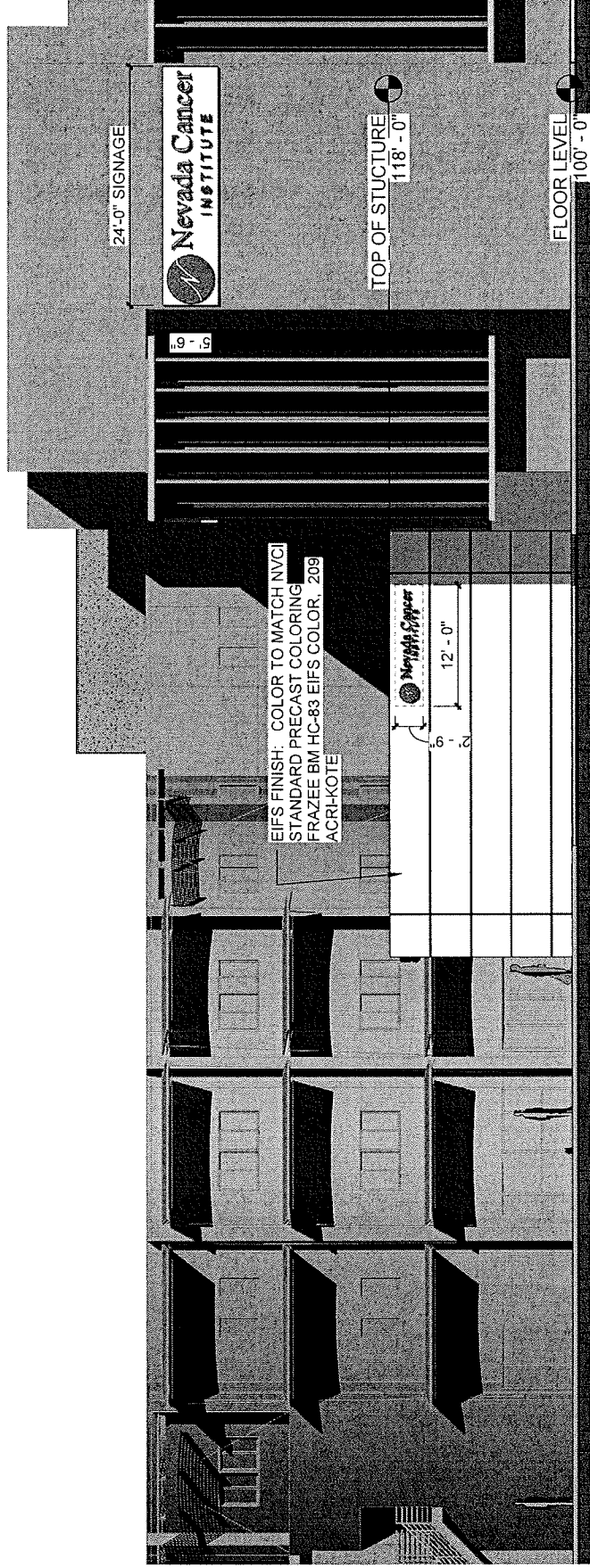
KORTE

RECEIVED

001113001

SDR-38564 JUN 15 2010

Nevada Cancer
INSTITUTE
Research · Treatment · Education



NOTE:
STRUCTURES SHOWN IN GREY ARE
EXISTING STRUCTURES TO REMAIN.

SCALE: 3/32" = 1'-0"



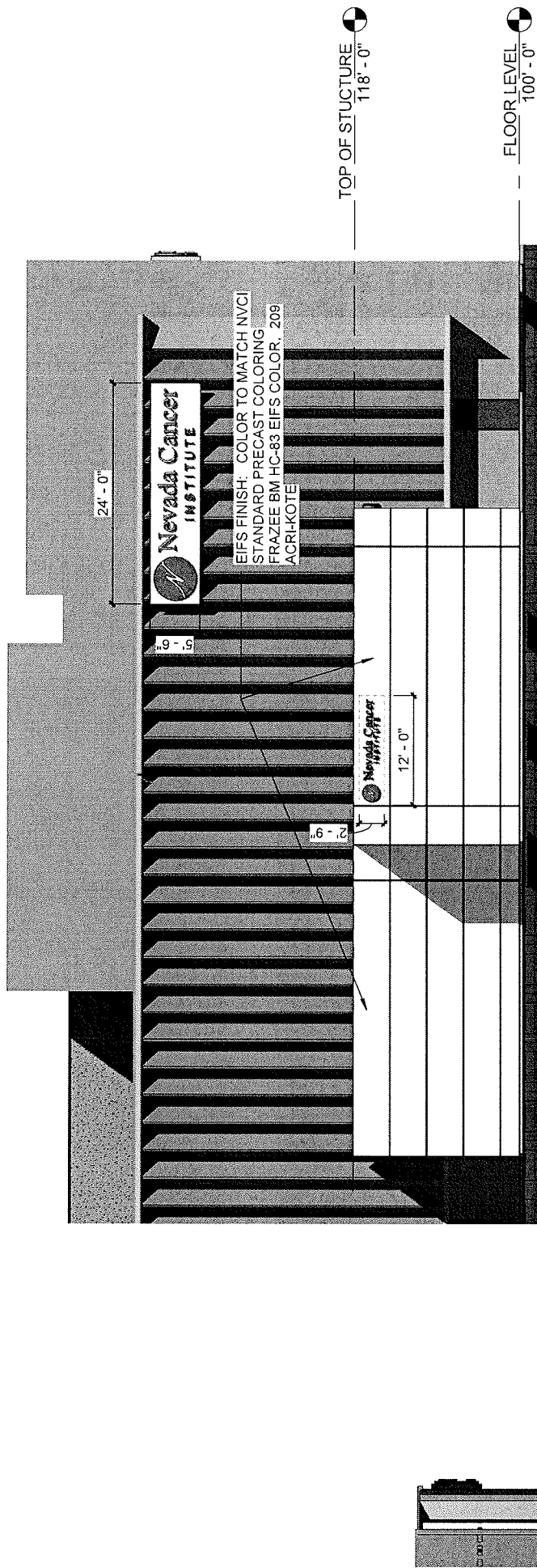
RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

KORTE
RECEIVED

10/14/2009

SDR-6
SOUTH / CHARLESTON ELEVATION

SDR-38564 JUN 15 2010



EIFS FINISH: COLOR TO MATCH NVCI
STANDARD PRECAST COLORING
FRAZEE BM HC-83 EIFS COLOR, 209
ACRI-KOTE

WEST ELEVATION

TOP OF STRUCTURE 118' - 0"

FLOOR LEVEL 100' - 0"

NOTE:
STRUCTURES SHOWN IN GREY ARE
EXISTING STRUCTURES TO REMAIN.

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

SDR-7
NORTH & WEST ELEVATIONS

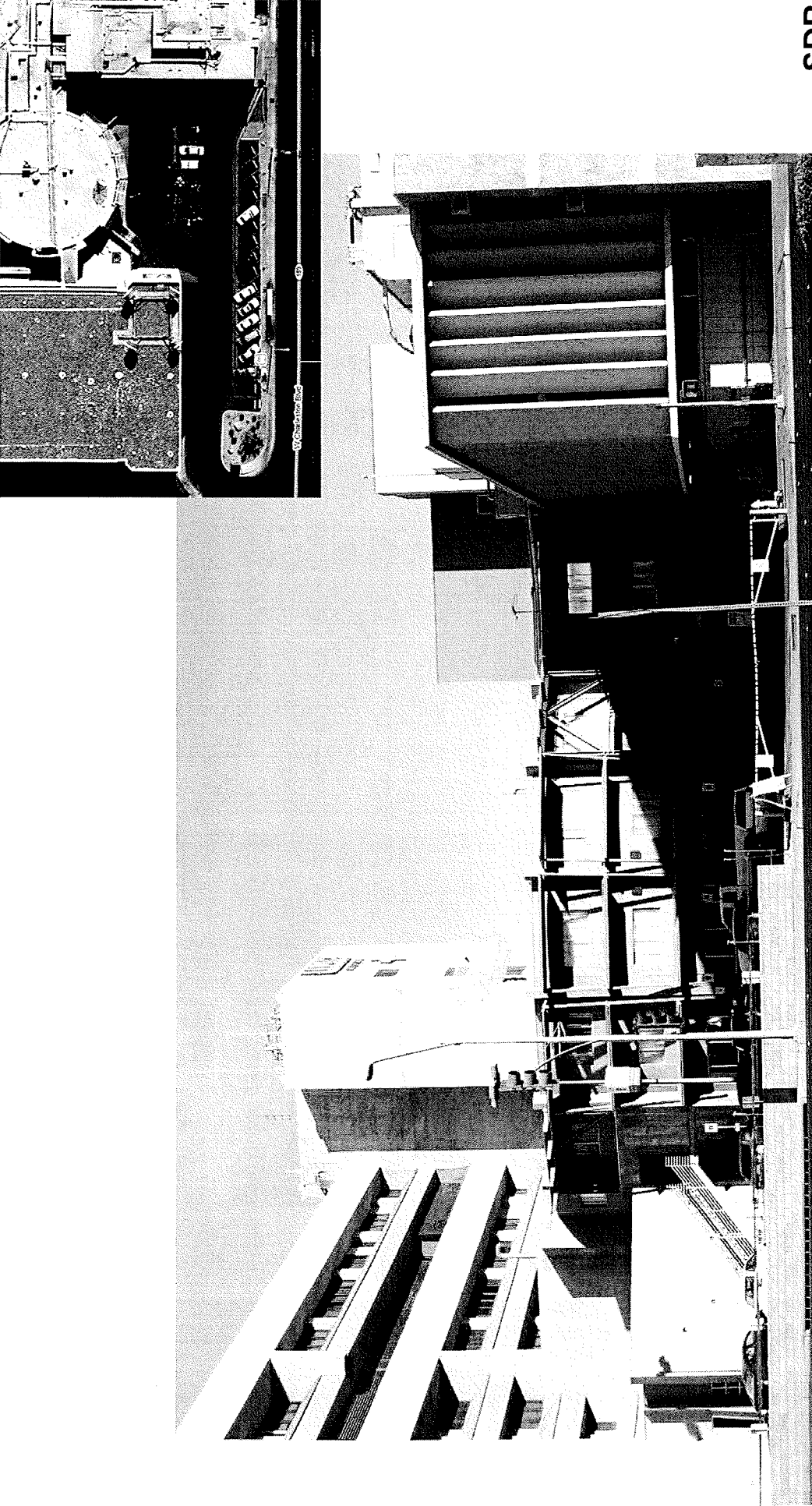


RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

KORTE
RECEIVED
build smart

SDR-38564

JUN 15 2010



SDR-8
EXISTING SITE PHOTOS

KORTE

RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

@UMC
UNIVERSITY MEDICAL CENTER

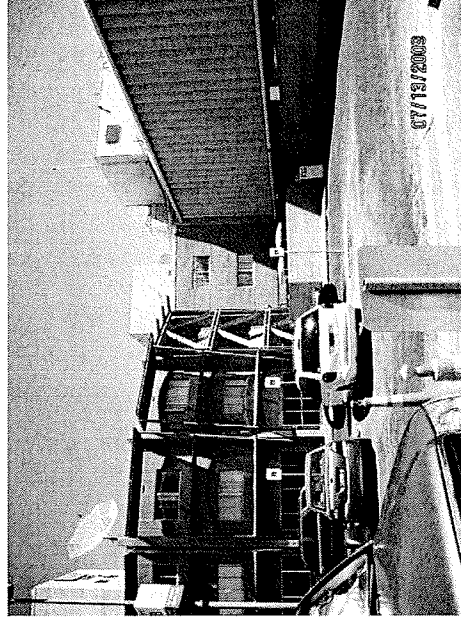
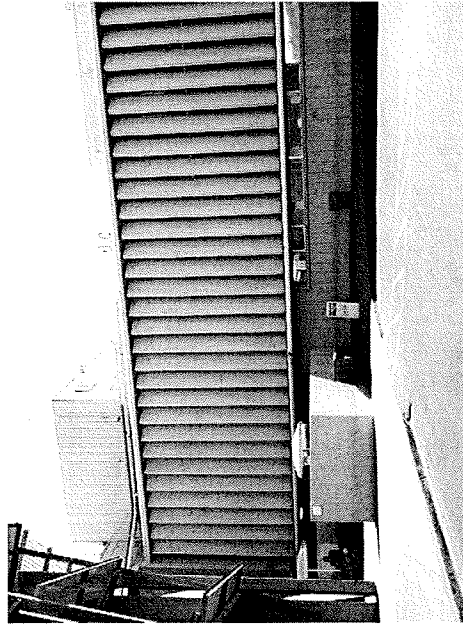
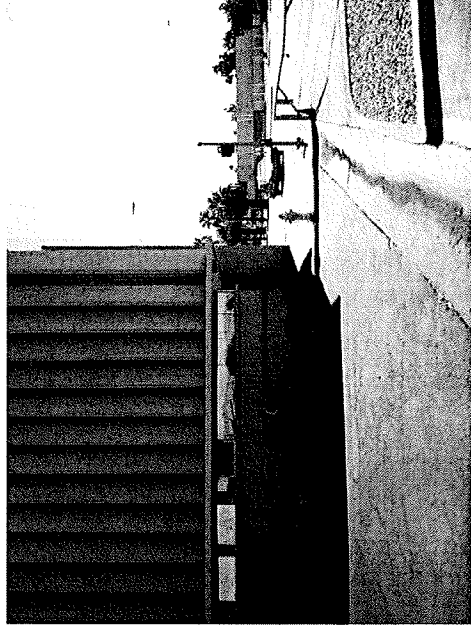
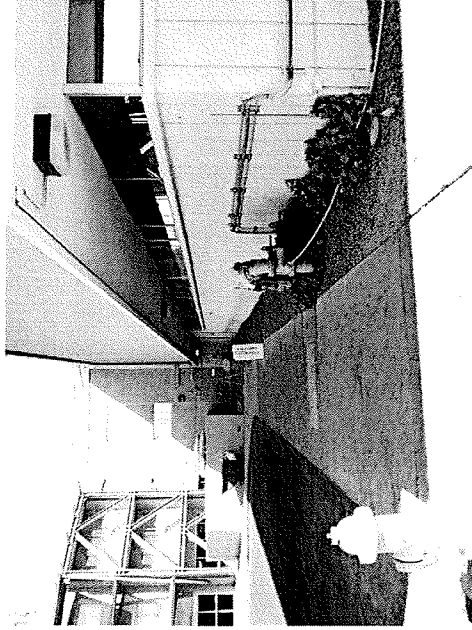
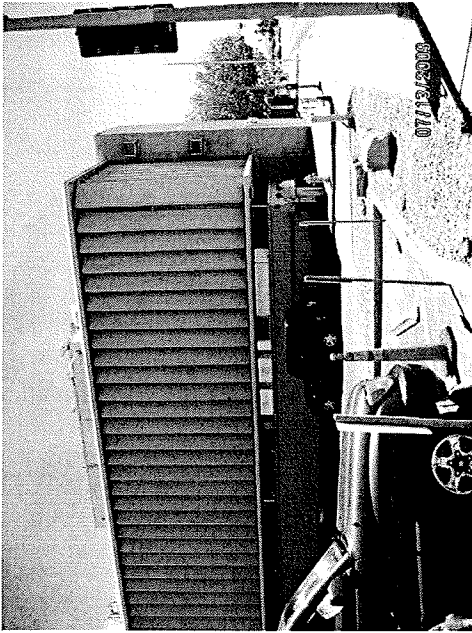
Nevada Cancer
INSTITUTE
Research • Treatment • Education

solid.smell

RECEIVED

JUN 15 2010

SDR-38564



SDR-9
EXISTING SITE PHOTOS



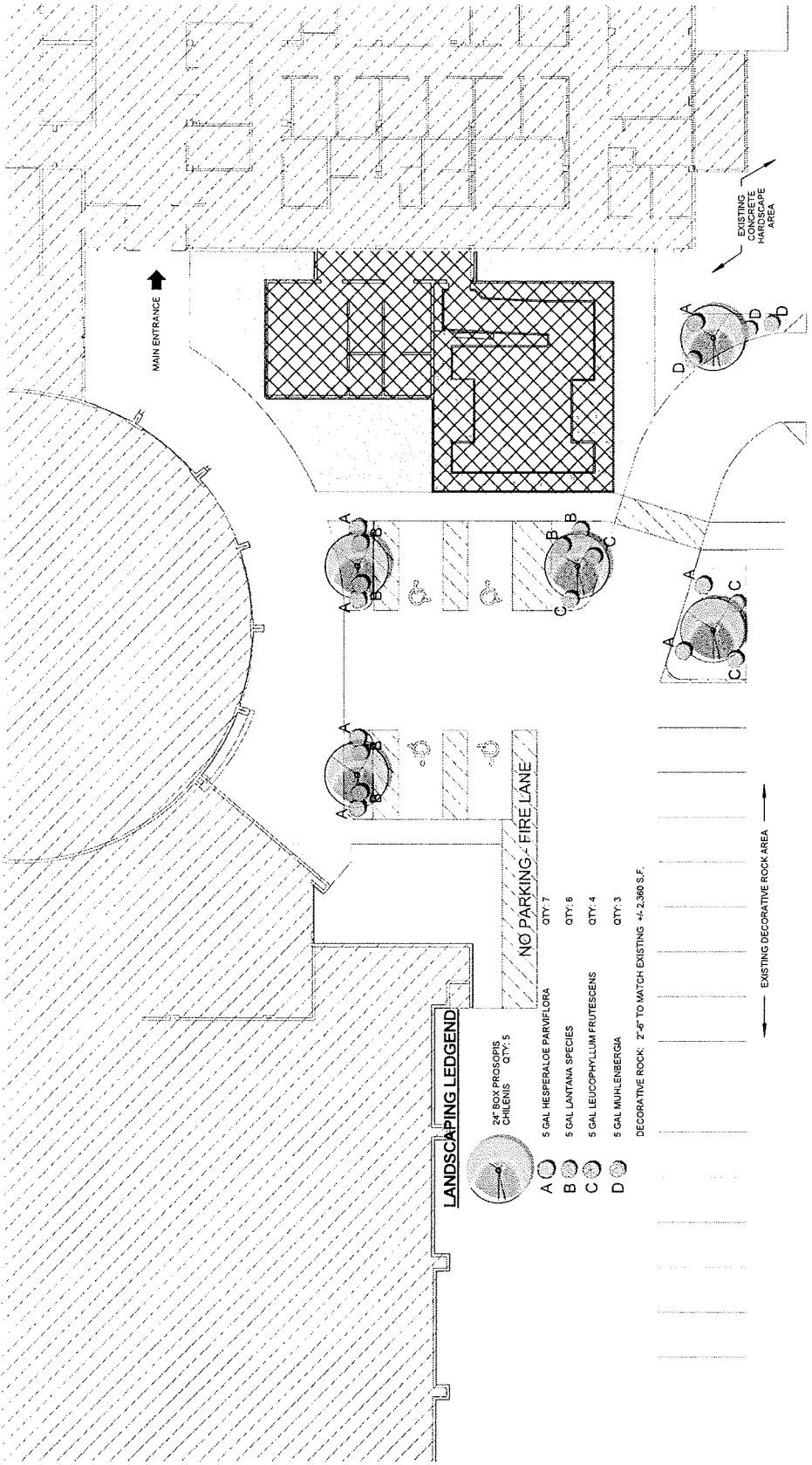
RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

KORTE

RECEIVED
build smart.

SDR-38564

JUN 15 2010



CHARLESTON BLVD.

SDR-10
LANDSCAPE PLAN

KORTE

RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

UNMC
UNIVERSITY MEDICAL CENTER
@
Nevada Cancer
INSTITUTE
Research. Treatment. Education.

RECEIVED
JUN 15 2010

SDR-38564



TKC Design PC
9225 W. Flamingo Road
Suite 100
Las Vegas, Nevada 89147
Tel: (702) 228-9551

June 9, 2010

Planning & Development Department
City Of Las Vegas

Re: JUSTIFICATION LETTER
Nevada Cancer Institute @ University Medical Center
Radiology/Oncology Center LINAC Vault Addition

Summary of Work:

The Nevada Cancer Institute (NVCi), which has been serving the Southern Nevada region for many years, strives to ensure cancer patients and their families, regardless of their geographic location, have access to the latest in cancer prevention, education, detection and treatment options. To that end, NVCi has partnered with the University Medical Center (UMC) in order to provide radiology & oncology services to the citizens of Las Vegas.

Phase 1 of the construction, which is already approved by the City of Las Vegas Planning, is a tenant improvement of an existing ground floor space within one of UMC's existing buildings.

Phase 2, for which this Site Development Plan Review is required, involves the addition of approximately 2,481 square feet of space to house the imaging equipment required to detect and treat cancer patients. The equipment will not fit within the existing structure due to shielding and area requirements and the height restrictions imposed by the existing structure.

To that end, it is our intent to rework the existing parking lot area to include the new structure to house the imaging equipment.

Parking:

Per previous UMC Construction projects and information received by UMC and it's vendors, the required parking for the Campus is 1,785 spaces.

Zoning regulations	1 space / hospital bed	
On peak shifts	1 space / employee	
Physicians	1 space / 10 beds	
Total bed count	531	531 spaces
Total employees	3,000 (assume 40% for peak shift = 1200)	1,200 spaces
Physicians	1/10 beds	54 spaces
Total required	$531 + 1,200 + 54 = 1,785$ spaces (with 28 being accessible per code)	

RECEIVED

JUN 15 2010

The proposed work will include the re-working of the parking lot currently in use by UMC staff & patients. The existing UMC campus currently has 1,798 parking spaces, of which 72 are accessible spaces.

The proposed construction and re-working of the existing parking, due to a more efficient layout, will result in no loss of parking spaces for the area/campus. The new parking totals will be remain at 1,798, of which 72 will be accessible. We will have an excess of 13 spaces, as was the case prior to the proposed addition.

SDR-38564

Aesthetics & Landscaping:

The existing parking lot and surrounding Sitework consists of hardscape asphalt and concrete flatwork. The only landscaped areas occur along Charleston Boulevard. See attached photos in the drawing packet of this submittal.

The new construction will reduce the amount of hardscape asphalt and concrete area by introducing decorative rock landscaped areas surrounding the new construction. These areas will have decorative rock, as well as larger sized decorative boulders, to match the existing landscaping immediately adjacent. Per our Pre-Application meeting held on 5/28/2010, we will be provided 5 trees with 4 surrounding shrubs per tree at the areas discussed. See the attached landscape drawings for information.

Since the new structure will be accessed through the existing building structure (Phase 1 Tenant Improvement), as well as shielding and privacy issues, there will be no openings in the form of windows or doors, in the structure.

The new construction will have an exterior finish of EIFS painted to match NVCI's standard color pallet. The tan color will be complimentary to the surrounding building colors on UMC's campus. Vertical and horizontal reveals will be added for detailing and aesthetics.

If you have any question and/or comments, please feel free to contact me at any time.

Thank you.



JOHN J. DARIN
The Korte Company

9225 W Flamingo Road, Suite 100
Las Vegas, NV 89147
(702) 228-9551 Phone
(702) 228-5852 Fax

(702) 531-9741 Direct Line
(702) 279-7094 Cell

RECEIVED

JUN 15 2010

SDR-38564