City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

July 29, 2010

6:00 PM

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

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

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

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2010

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

CONSENT ITEMS:

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

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

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

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.

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).

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

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

PUBLIC HEARING ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. 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 adjacent to the west side of Lamb Boulevard, approximately 285 feet north of Bonanza Road (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 northwest corner of Washburn Road and Alpine Ridge Way (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, A 3,344 SQUARE-FOOT BUS WASH FACILITY AND A 5,740 SQUARE-FOOT ACCESSORY STRUCTURE (FUEL ISLAND CANOPY) on a portion of 131.70 acres at the northwest corner of Washburn Road and Alpine Ridge Way (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, 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, 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. DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

55. 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:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

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

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

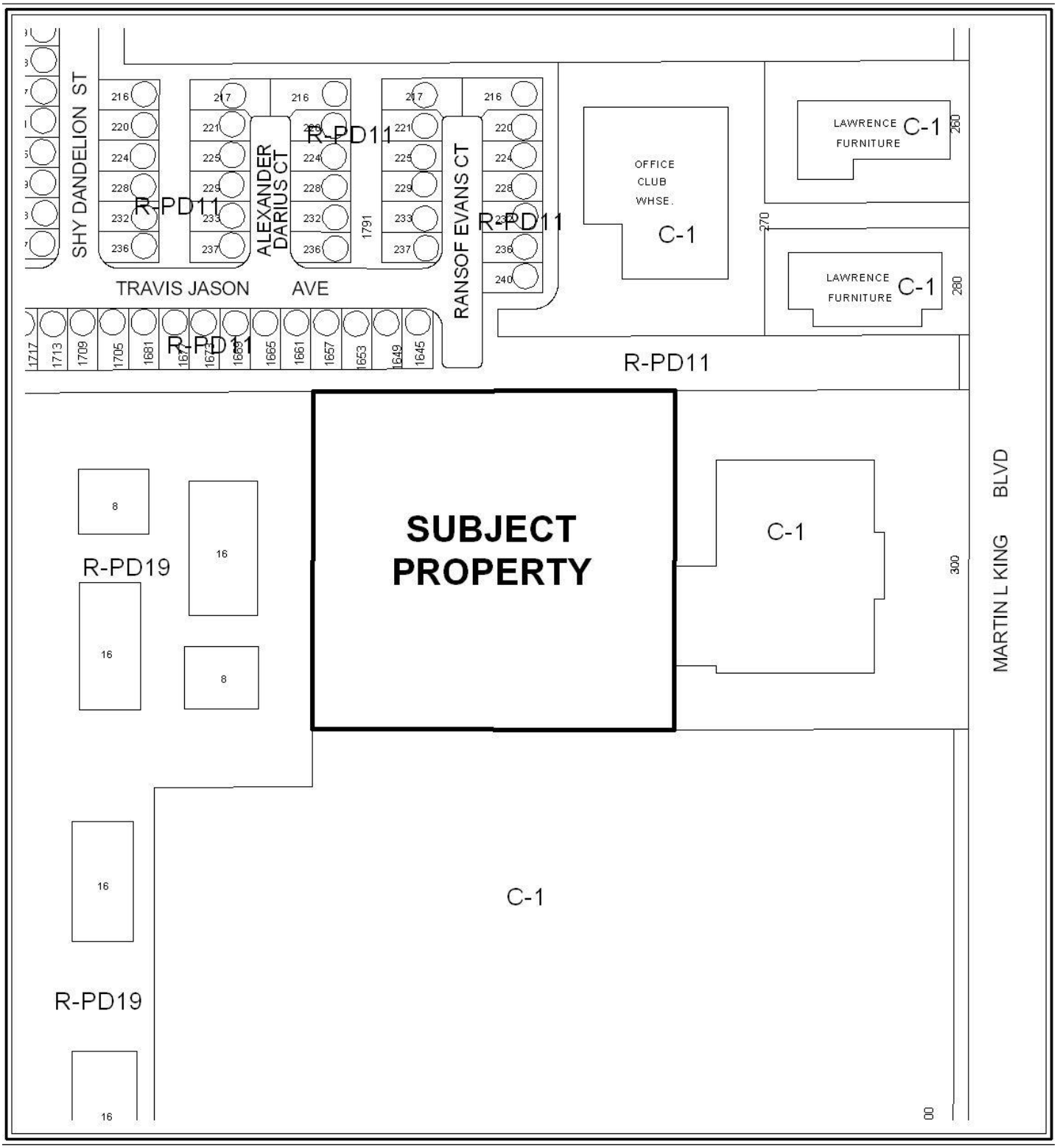
SUBJECT:
EOT-38396 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Variance (VAR-27954) TO ALLOW A 14-FOOT WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWABLE HEIGHT at 300 South Martin Luther King Boulevard (APN 139-33-202-007),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

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

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

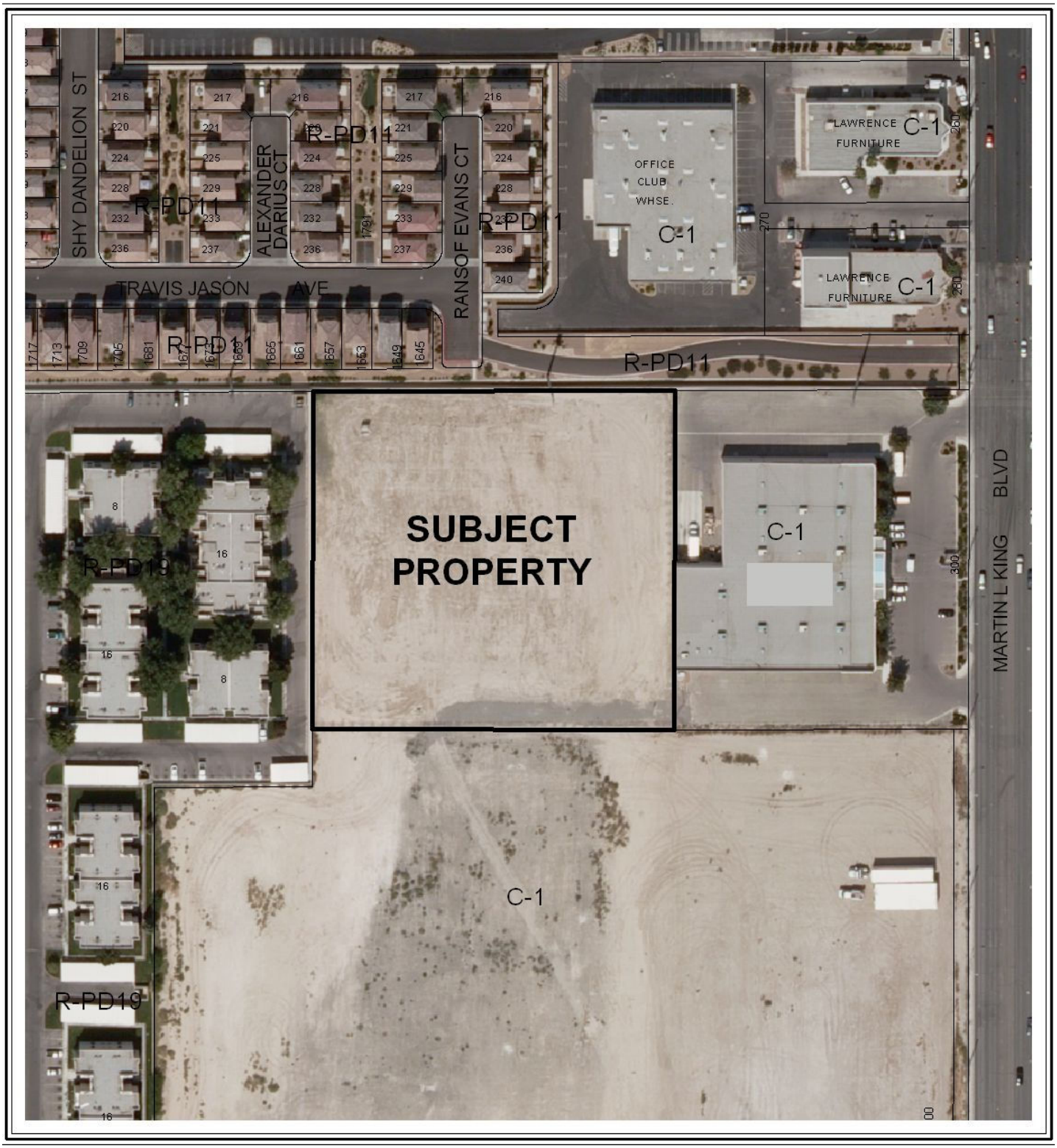
RECOMMENDATION:
Staff recommends

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



CASE: **EOT-38396 AND EOT-38397**

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



0 100 200 Feet

CASE: **EOT-38396 AND EOT-38397**

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski (NV Energy)

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James R. Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 2010

Yolanda M. Benito

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 300 South Martin Luther King Boulevard

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

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

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

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

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

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

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

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

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

E-mail Address TDombrowski@nvenergy.com

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Same as above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* James R Saavedra

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

Print Name James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 20 10.

Yolanda M Benito

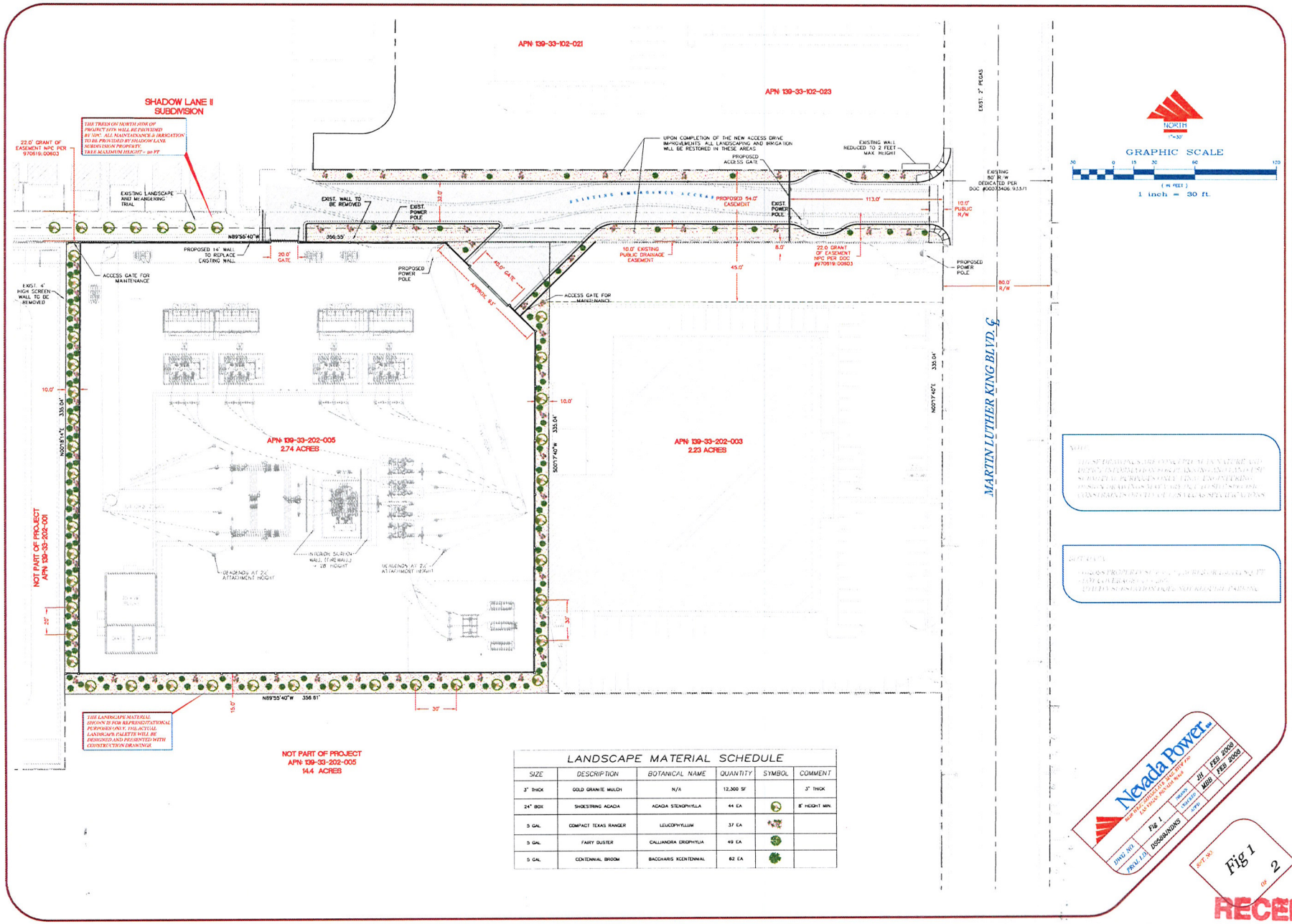
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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



LANDSCAPE MATERIAL SCHEDULE

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

REVISIONS

NO	DATE	BY	APPROVAL
			Proj. Eff.

DN-1 SUBSTATION

USE PERMIT - SITE PLAN (OPTION 2)

Nevada Power Co.

DWG NO.	Fig 1
PROJ. NO.	DS5&6/NDXS

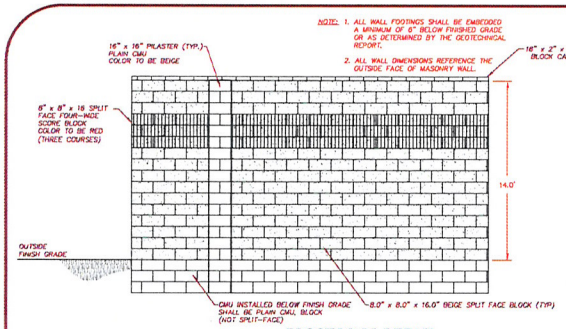
DRAWN	JH	FEB 2010
DESIGN	MBB	FEB 2010
APPD		

SHT. NO. Fig 1 OF 2

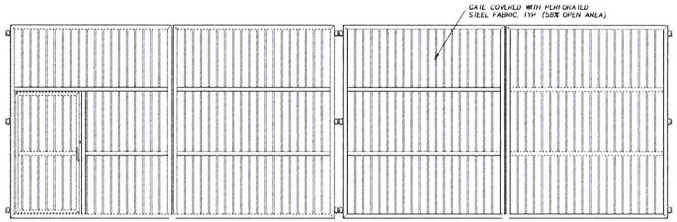
EOT-38396

RECEIVED
JUN 01 2010
City of Las Vegas

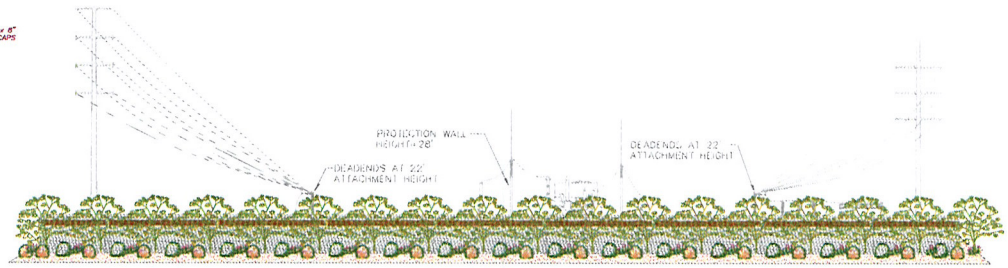
C:\Civil 3d projects\ DN-1\Drawings\LCSD\--LP--option2.dwg Jun 08, 2006 - 10:15am



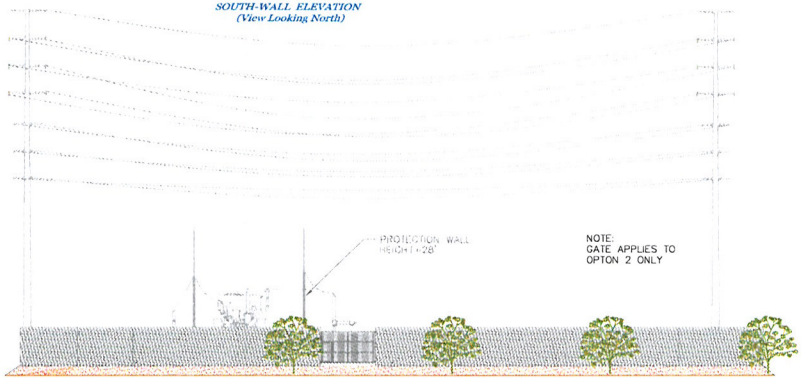
BLOCK WALL DETAIL
SCALE: N.T.S.



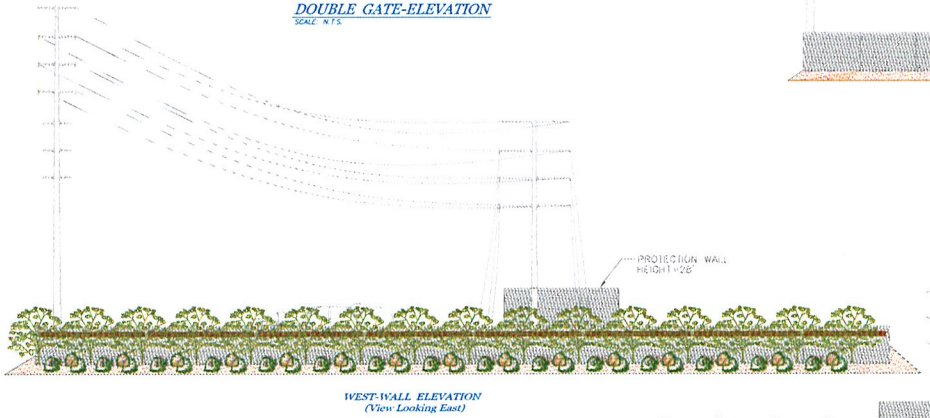
DOUBLE GATE-ELEVATION
SCALE: N.T.S.



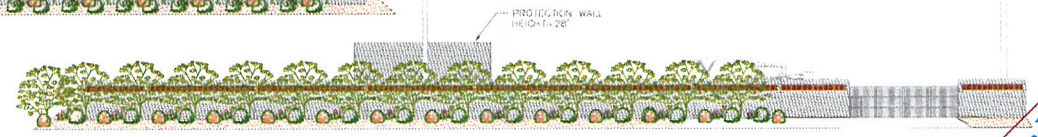
SOUTH-WALL ELEVATION
(View Looking North)



NORTH-WALL ELEVATION
(View Looking South)



WEST-WALL ELEVATION
(View Looking East)



EAST-WALL ELEVATION
(View Looking West)

NOTE:
THESE ELEVATIONS ARE CONCEPTUAL IN NATURE AND REFLECT INFORMATION AVAILABLE AT THIS TIME. ANY SUBSEQUENT SUBMITTAL PERFORMED TO FINAL ENGINEERING DESIGN, DRAWINGS MAY VARY IN ANY WAY FROM THE CONCEPTUAL INFORMATION CONTAINED HEREIN.

Nevada Power Co.
DRAWING NO. Fig 2
PROJECT DS56/MNDNS
DRAWN JH FEB 2008
DESIGNED MEB FEB 2008
APPD

BY	DATE	REV.	APPROVAL	REVISIONS
				Proj #0

DN-1 SUBSTATION
USE PERMIT - ELEVATION (OPTION 2)

SHT NO. Fig 2 2

RECEIVED
JUN 01 2010
City of Las Vegas

EOT-38396

C:\DWG\Downtown Div-1\Drawings\LEED\-pf-option2.dwg Jun 06, 2008 - 10:03am

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

July 11, 2008

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

RE: ABEYANCE - VAR-27954 - VARIANCE

Dear Mr. Dombrowski:

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

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

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

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

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

07101-001-06-07

EOT-38396

NVEnergy

June 1, 2010

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

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

To Whom It May Concern:

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

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

Sincerely,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

EOT-38396

NVEnergy™

Date: June 1, 2010

To: City of Las Vegas Planning & Development Department

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

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Director of Development Services, dated May 4, 2010 from Paul Kaleta that provided the following.

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

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

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

Land Services Director signature or higher is required for:
(a) Relinquishments of easement granted on private property or rights contained in government patent rights;
(b) Grants of easements; and
(c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 4, 2011.

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

Respectfully yours,

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

EOT-38396

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

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

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

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

RECOMMENDATION:
Staff recommends

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

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

Name of Property Owner: NV Energy

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski (NV Energy)

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 2010

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 300 South Martin Luther King Boulevard

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

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

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

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

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

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

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

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

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

E-mail Address TDombrowski@nvenergy.com

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Same as above **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* James R Saavedra

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

Print Name James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 20 10,

by James R. Saavedra Yolanda Benito

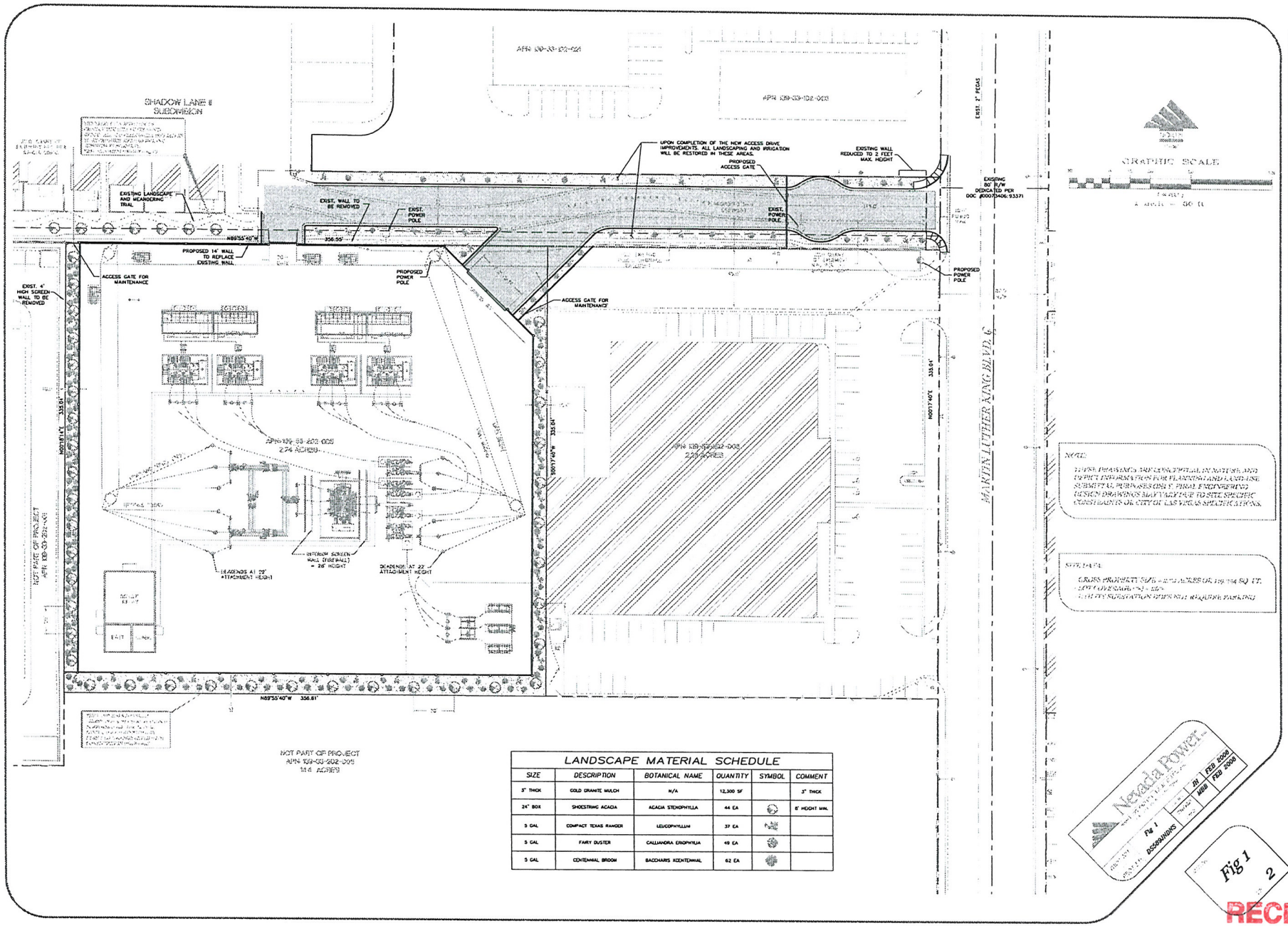
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	EOT-~~3894~~ 3897
Meeting Date:	7-29-10
Total Fee:	300
Date Received:*	6-1-10
Received By:	JS.

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



NOTE:
THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND DEPICT INFORMATION FOR PLANNING AND LAND USE SUBMITTAL PURPOSES ONLY. FINAL ENGINEERING DESIGN DRAWINGS MAY VARY DUE TO SITE SPECIFIC CONSTRAINTS OR CITY OF LAS VEGAS SPECIFICATIONS.

SITE DATA

GROSS PROPERTY SIZE = 5.03 ACRES OR 219,114 SQ. FT.
LOT COVERAGE (%) = 22%
UTILITY SUBSTATION USES WILL REQUIRE PARKING

LANDSCAPE MATERIAL SCHEDULE

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

DN-1 SUBSTATION

USE PERMIT - SITE PLAN (OPTION 2)

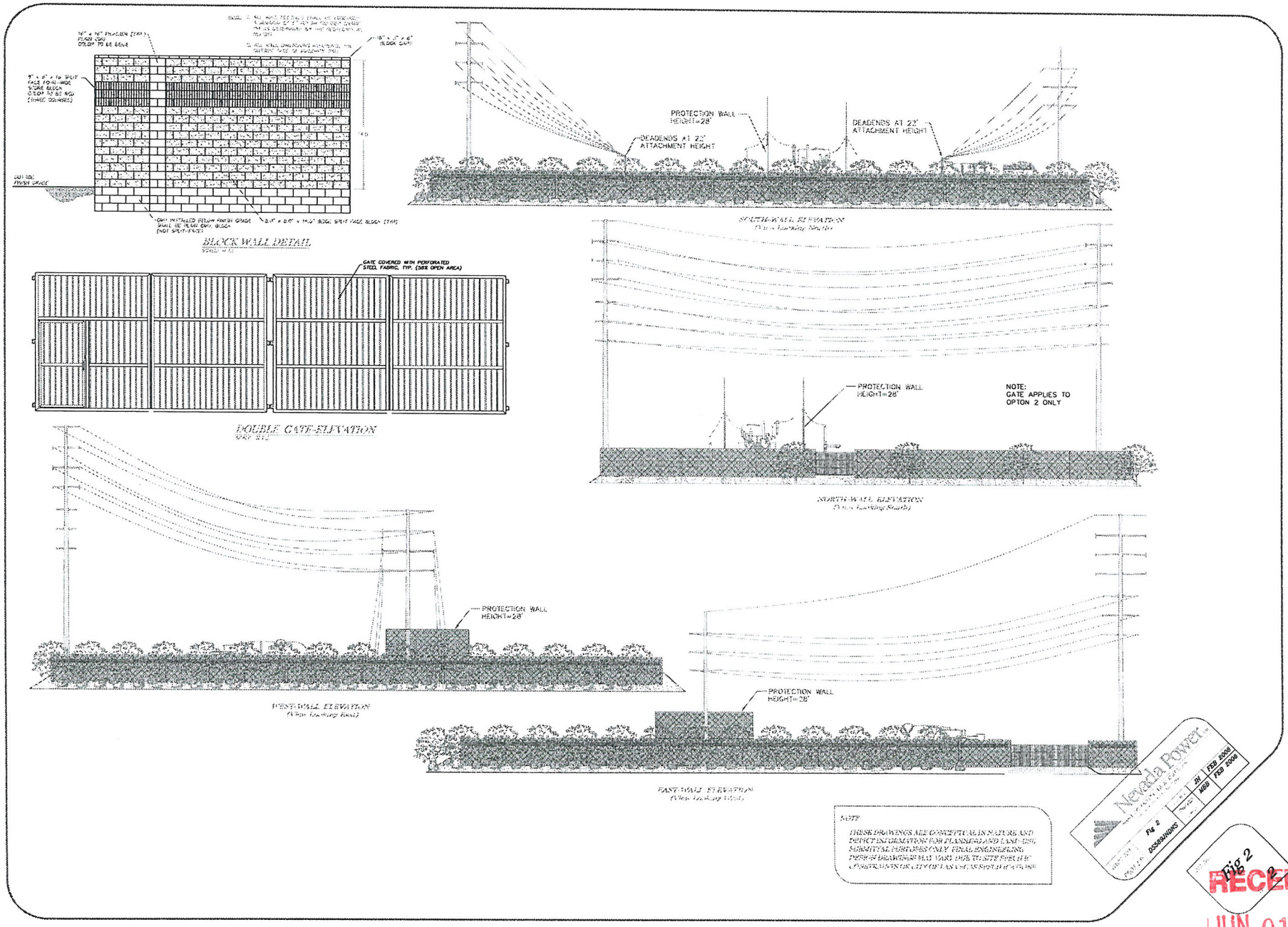
Nevada Power

DRAWN BY:	DSSBANDS	
CHECKED BY:	MBB	FEB 2008
APPROVED BY:		FEB 2008

Fig 1

RECEIVED
JUN 01 2010
City of Las Vegas

EOT-38397



DN-1 SUBSTATION

USE PERMIT - ELEVATION (OPTION 2)

Fig 2

RECEIVED
JUN 01 2010
City of Las Vegas

EOT-38397

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

July 11, 2008

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

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

Dear Mr. Dombrowski:

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

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

Planning and Development

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

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

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

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

07101-001-06-07

EOT-38397

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

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

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

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

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

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

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

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

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

Public Works

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

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

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

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

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

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

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb

NVEnergy™

June 1, 2010

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

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

To Whom It May Concern:

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

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

Sincerely,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

EOT-38397

NVEnergy™

Date: June 1, 2010

To: City of Las Vegas Planning & Development Department

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

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Director of Development Services, dated May 4, 2010 from Paul Kaleta that provided the following.

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

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

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

Land Services Director signature or higher is required for:
(a) Relinquishments of easement granted on private property or rights contained in government patent rights;
(b) Grants of easements; and
(c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 4, 2011.

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

Respectfully yours,

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

EOT-38397

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

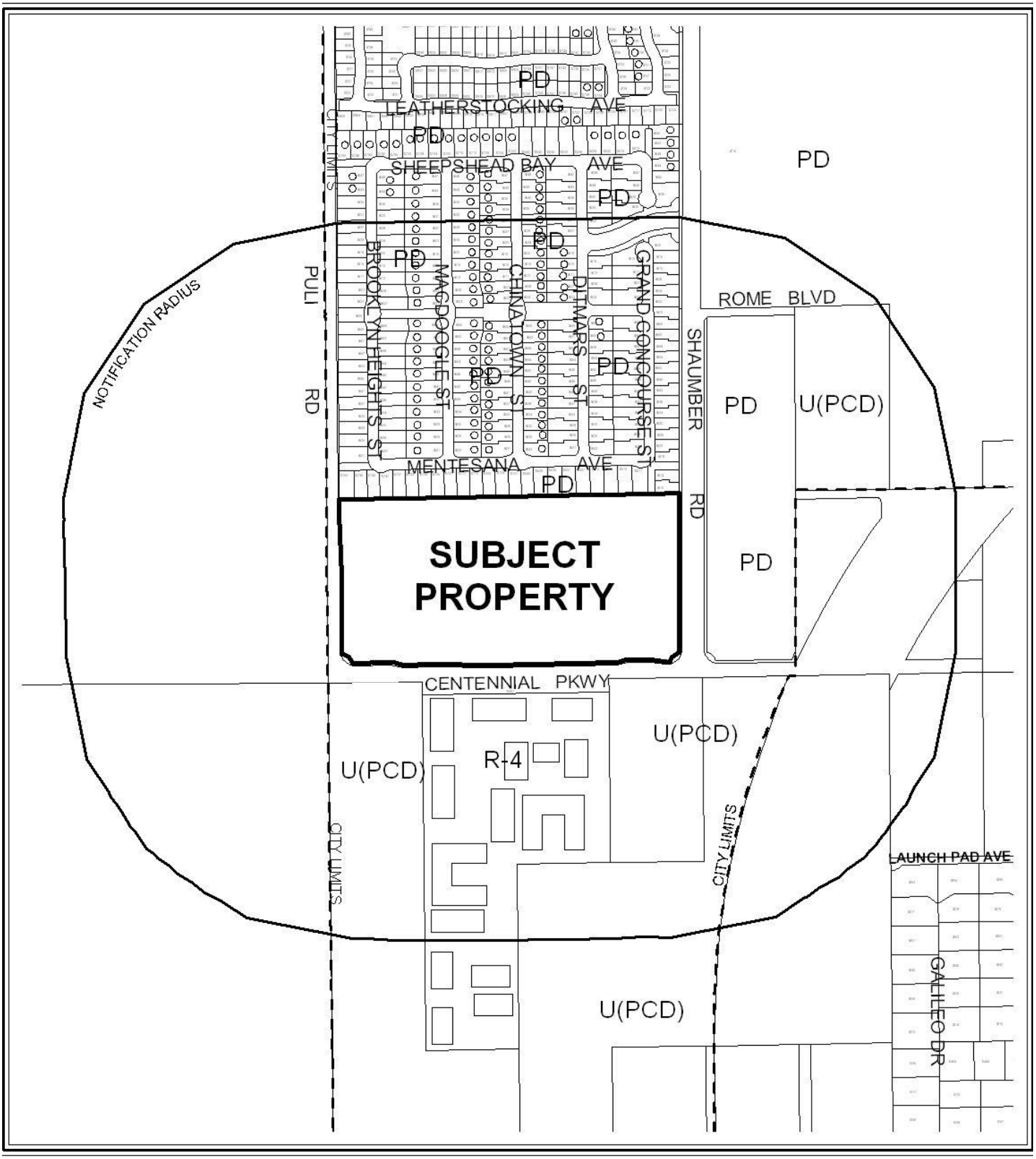
SUBJECT:
WVR-38578 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED on 20.28 acres at the northwest corner of Shaumber Road and Centennial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

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

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

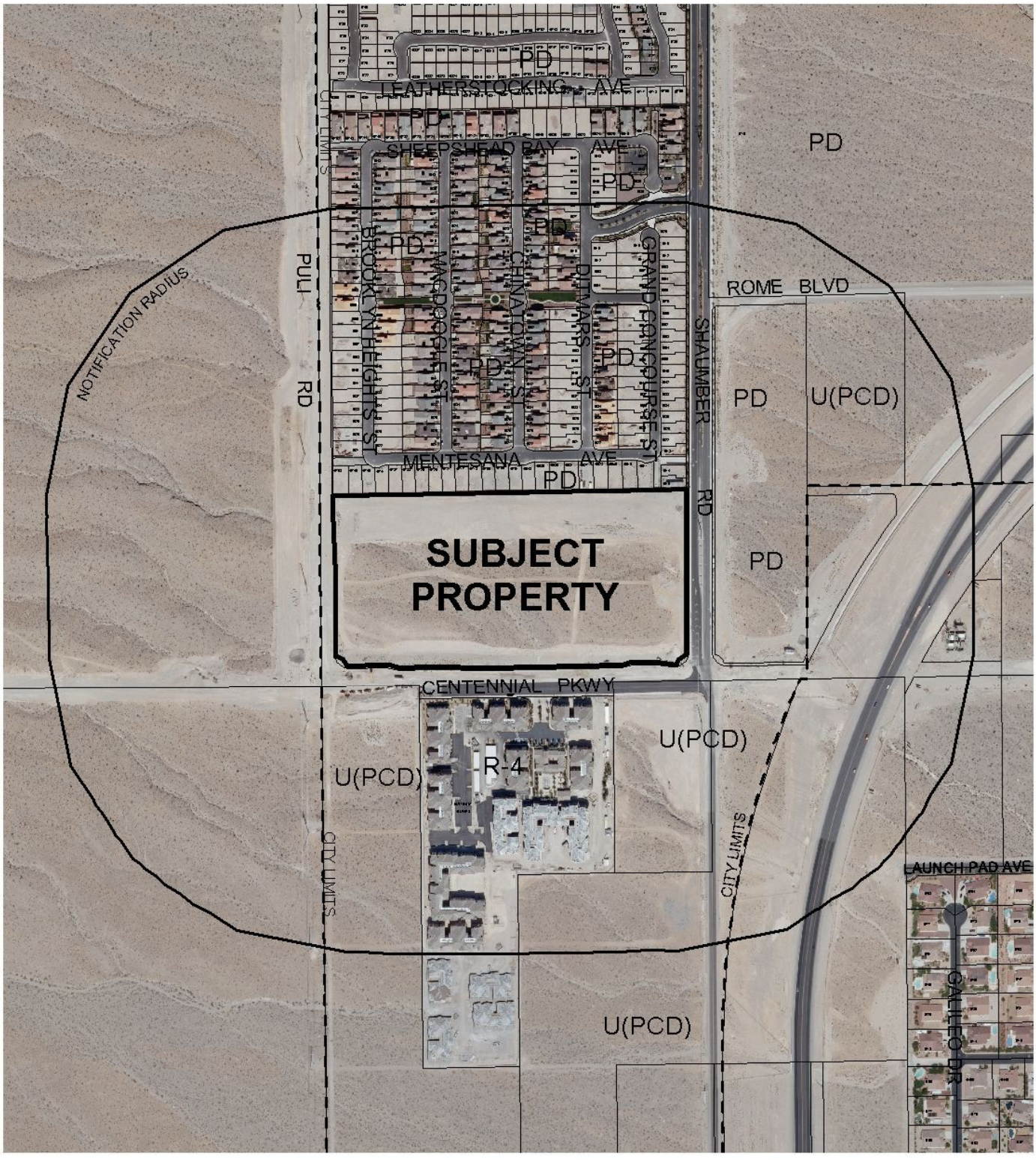
CASE: **WVR-38578**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **WVR-38578**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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: _____

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

Subscribed and sworn before me

This _____day of _____, 20__

_____
Notary Public in and for said County and State

RECEIVED
JUN 1 [illegible] 2010

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

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

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JUN 15 2010

PLANNING & DEVELOPMENT

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* 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

FOR DEPARTMENT USE ONLY

Case #	WVR-38578
Meeting Date:	07/29/10
Total Fee:	$830.00
Date Received:*	06/15/10
Received By:	Jonathan B.

RECEIVED JUN 15 2010

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

Revised 10/27/08

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]

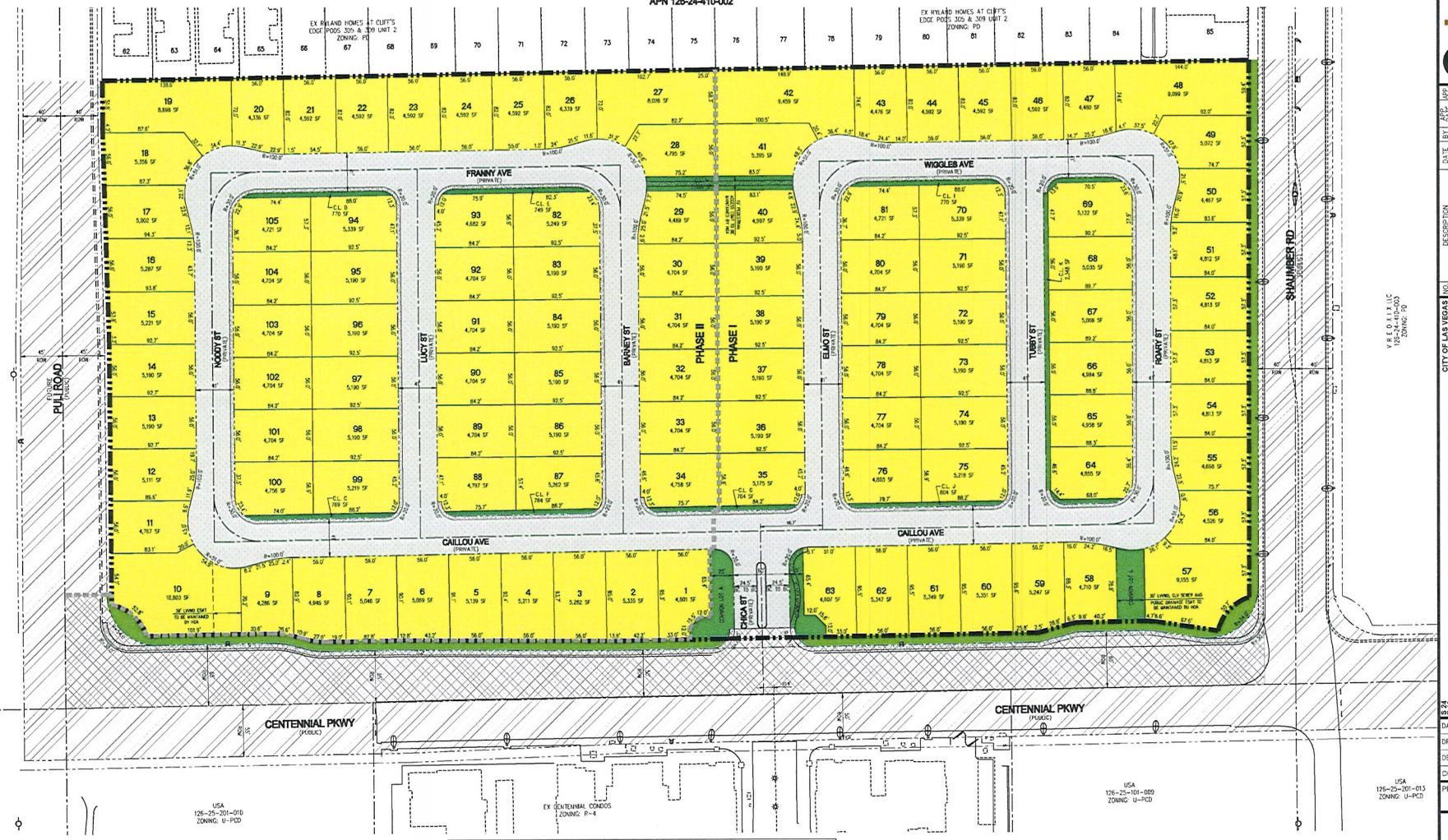
D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

RECEIVED
JUN 15 2010

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



PROJECT SUMMARY	
ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 56'x84'
MINIMUM LOT AREA	= 4,286 SQ FT
MAXIMUM LOT AREA	= 10,803 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.92 AC
TOTAL LOTS	= 105 LOTS
GROSS DENSITY	= 5.18 DU/AC

OPEN SPACE	
NO OF UNITS	= 105
REQUIRED O.S. (CLIFF'S EDGE)	= 10,250 SF
PROVIDED OPEN SPACE	= 12,410 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 66-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. SINGLE ENTRANCE TO SITE WITH EMERGENCY ACCESS EASEMENT WHERE TWO ENTRANCES ARE REQUIRED (SEC 18.12.070)

LEGEND

- OFF-SITES CONSTRUCTED BY MASTER DEVELOPER
- OFF-SITES CONSTRUCTED BY PARDEE HOMES
- PRIVATE STREETS
- COMMON AREA TO BE BUILT BY PARDEE AND MAINTAINED BY PROVIDENCE HOA
- ONSITE COMMON AREA TO BE MAINTAINED BY POD 307 HOA
- 55' X 84' LOTS
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER

SCALE - 1"=50' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5309

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

SITE PLAN

S 24 T 19 R 59

DATE: 5/25/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO. PAR1002-001

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16658

SP-1
SHEET 1 OF 1

WVR-38578

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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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.

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JUN 15 2010

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

WVR-38578

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager

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WVR-38578

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

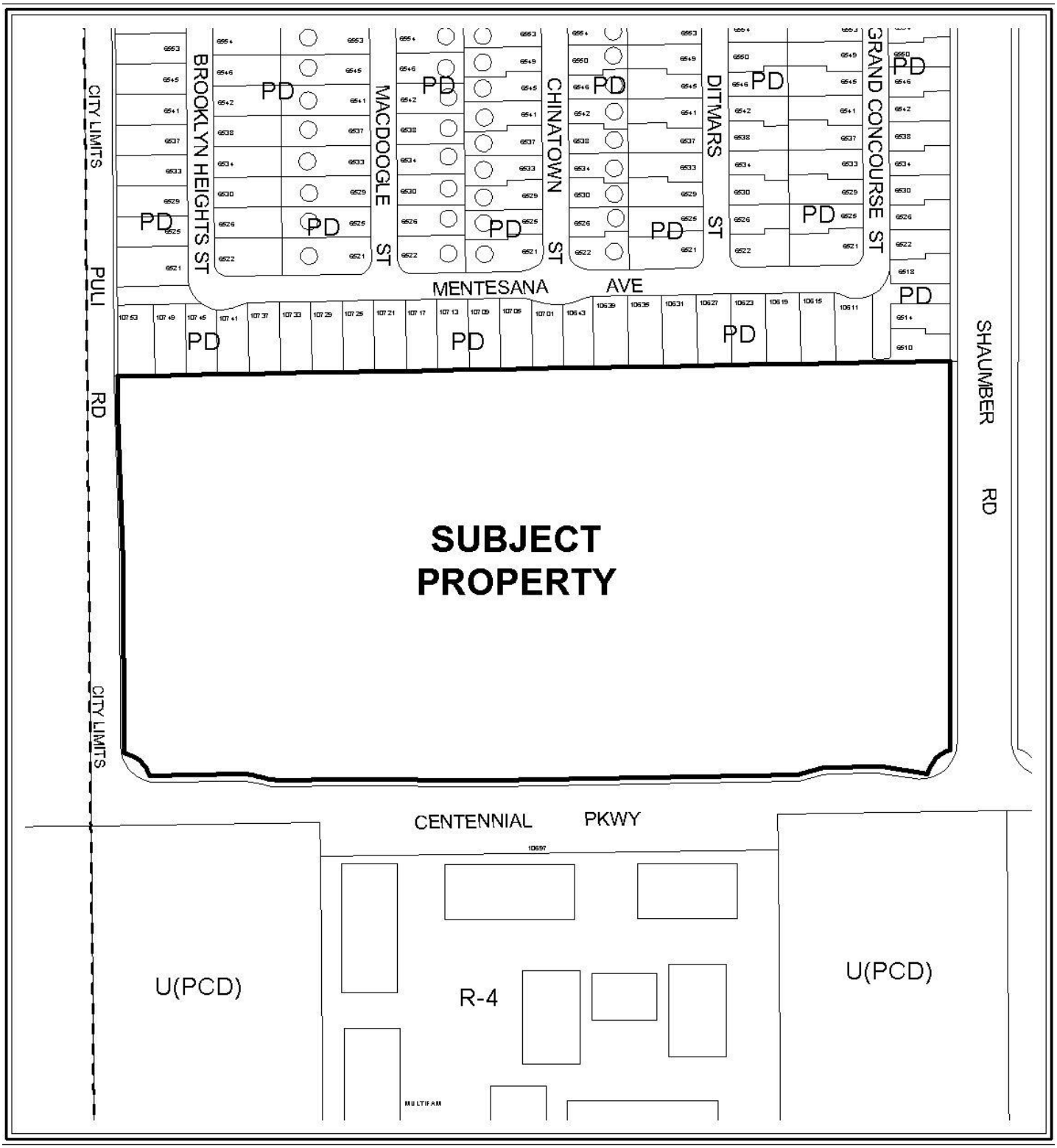
SUBJECT:
TMP-38575 - TENTATIVE MAP RELATED TO WVR-38578 - PROVIDENCE POD 307 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Tentative Map FOR A 105-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



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CASE: TMP-38575

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: **TMP-38575**

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

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
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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: _____

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

Subscribed and sworn before me

This _____day of _____, 20__

_____
Notary Public in and for said County and State

RECEIVED
JUN 15 2010

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

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

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JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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* _____

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

RECEIVED JUN 15 2010

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

Revised 10/27/08

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

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]

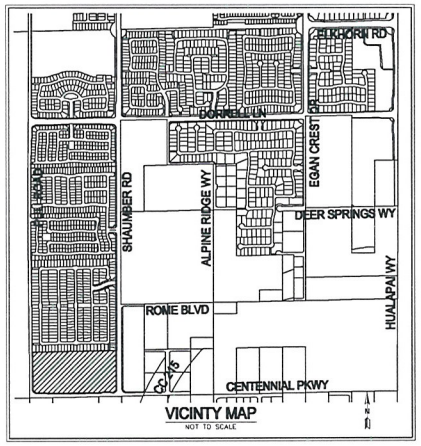
D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

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 FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA CENTENNIAL PKWY.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE DRAWN ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" WATER LINE IN CENTENNIAL
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 12" MAIN LOCATED IN CENTENNIAL
10. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL BE LESS THAN 6%
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA
12. THERE ARE EXISTING EASEMENTS ON THESE PROPERTIES. THESE EASEMENTS ARE BEING RELINQUISHED WHERE APPLICABLE.
13. THIS SUBDIVISION IS PART OF THE PROVIDENCE (CLIFF'S EDGE) MASTER PLANNED COMMUNITY

LEGAL DESCRIPTION

LOT 307 AS SHOWN ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

OWNER

H O F FINANCIAL I LLC
3300 BRISTOL ST #100
COSTA MESA CA 92626-1810
PH (714) 433-2500
FX (714) 433-2454

DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DR, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-6681

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 294-5300
FX (702) 294-5309

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- 2000 EX CONTOUR (5' INTERVAL)

PROJECT SUMMARY

ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 55'x94'
MINIMUM LOT AREA	= 4,286 SQ FT
MAXIMUM LOT AREA	= 10,803 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.92 AC
TOTAL LOTS	= 105 LOTS
GROSS DENSITY	= 5.18 DU/AC

OPEN SPACE

NO OF UNITS	= 105
REQUIRED O.S. (CLIFF'S EDGE)	= 10,250 SF
PROVIDED OPEN SPACE	= 12,410 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 66-FT (PRIVATE STREET ONLY) (SEC 19.12.100)
2. SINGLE ENTRANCE TO SITE WITH EMERGENCY ACCESS EASEMENT WHERE TWO ENTRANCES ARE REQUIRED (SEC 19.12.070)

PARKING ANALYSIS

NO OF UNITS	= 105
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 210 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

105 UNITS X 250 GPD/UNITS = 26,250 GPD
TOTAL AVERAGE CONTRIBUTION = 26,250 GPD = 0.02625 MGD
TOTAL PEAK FLOW = 0.02625 MGD X 3.25 (PEAK FACTOR) = 0.08479 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

SETBACKS

FRONT (GARAGE) FRONT ENTRY GARAGE	= LESS THAN 5' OR 18+
FRONT (LIVING AREA) SINGLE STORY (<12') TWO STORY (>12')	= 8' (5' TO PORCH) = 12' (5' UP TO 50% OF BLDG WIDTH; 5' TO CANTILEVERED BALCONY)
INTERIOR SIDE PERIMETER SIDE	= 3' = 10'
REAR INTERIOR LOTS PERIMETER LOTS	= 3' (7' FOR AT LEAST 50% OF BLDG WIDTH) = 10'
REAR PATIO COVERS	= 5'
2ND STORY BALCONY FRONT REAR	= 8' = 7'
SEPARATION BLDG TO BLDG	= 6'

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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NO	DESCRIPTION	DATE	BY	APP'D DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

TENTATIVE MAP

S:24 T:19 R:59

DATE: 6/15/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-001

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16808

TM-1
SHEET 1 OF 3

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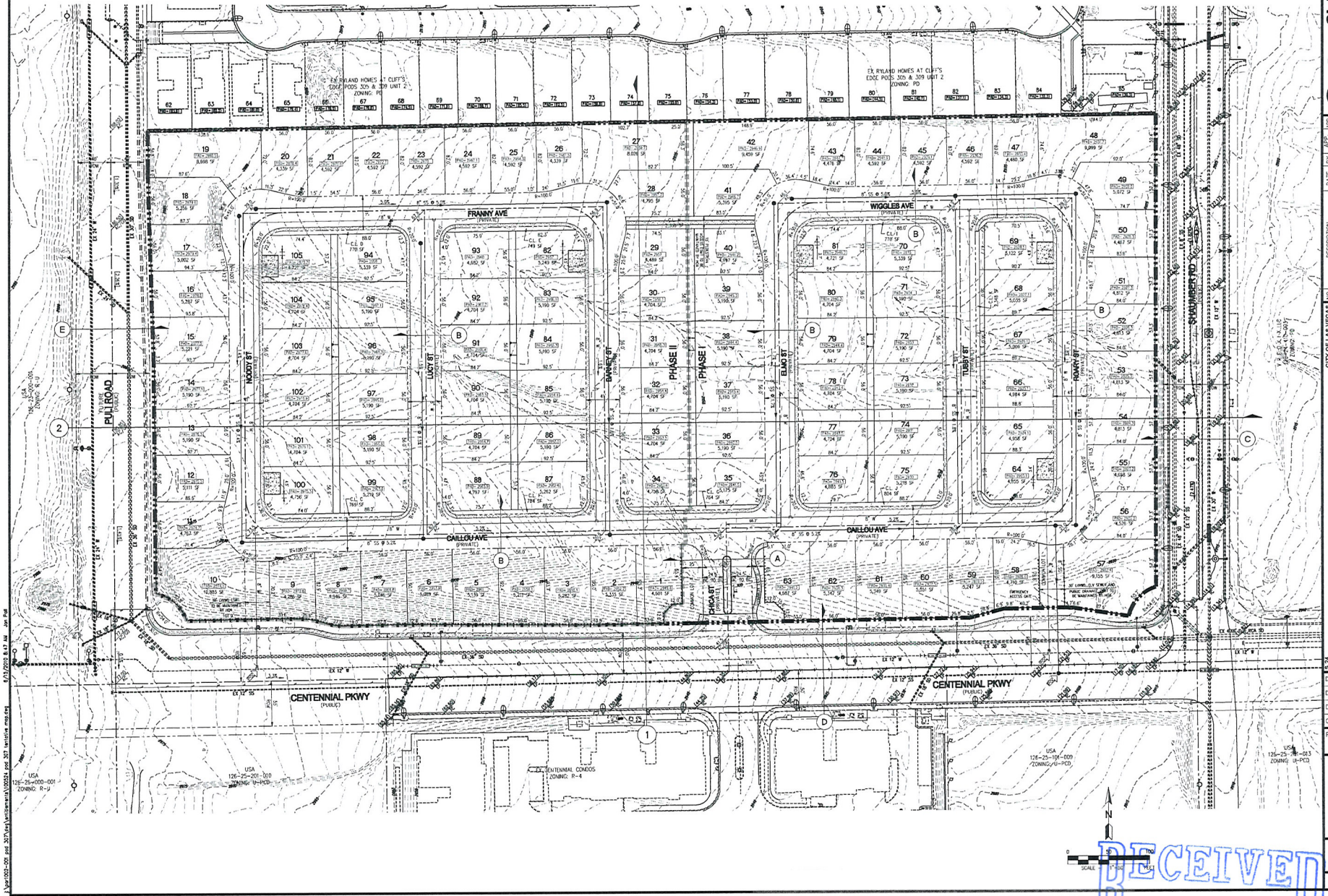

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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PHONE (702) 254-5300 FAX (702) 254-5300

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

S 24
T 19
R 59

DATE: 6/15/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO.
PAR1002-001

PROFESSIONAL ENGINEER – STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16658

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SHEET 2 OF 3

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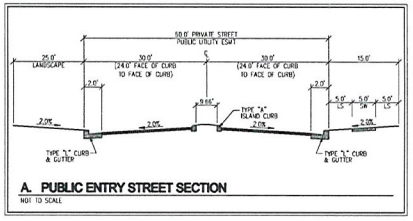

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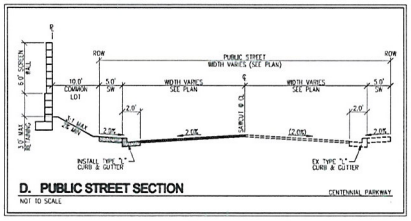

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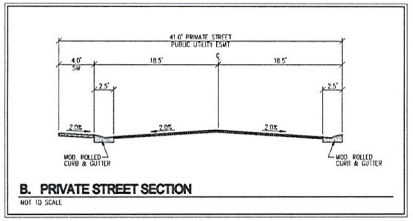

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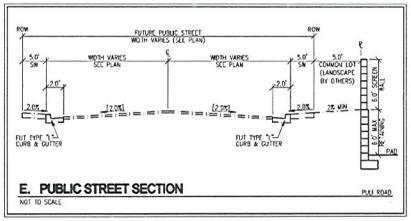

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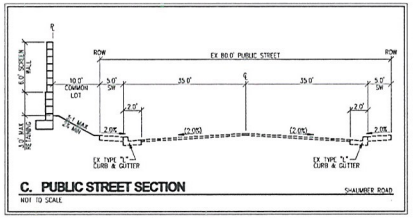

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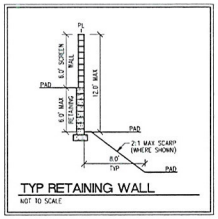

TYP RETAINING WALL
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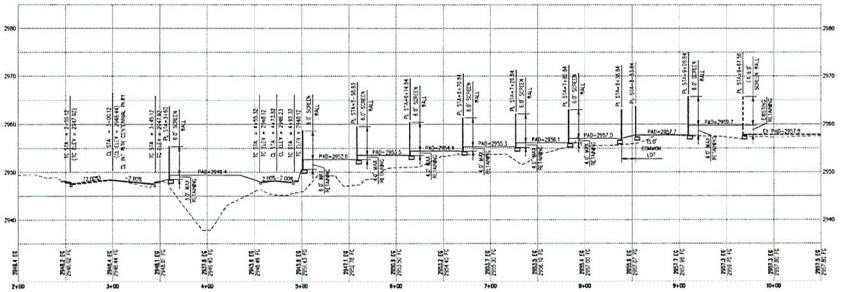
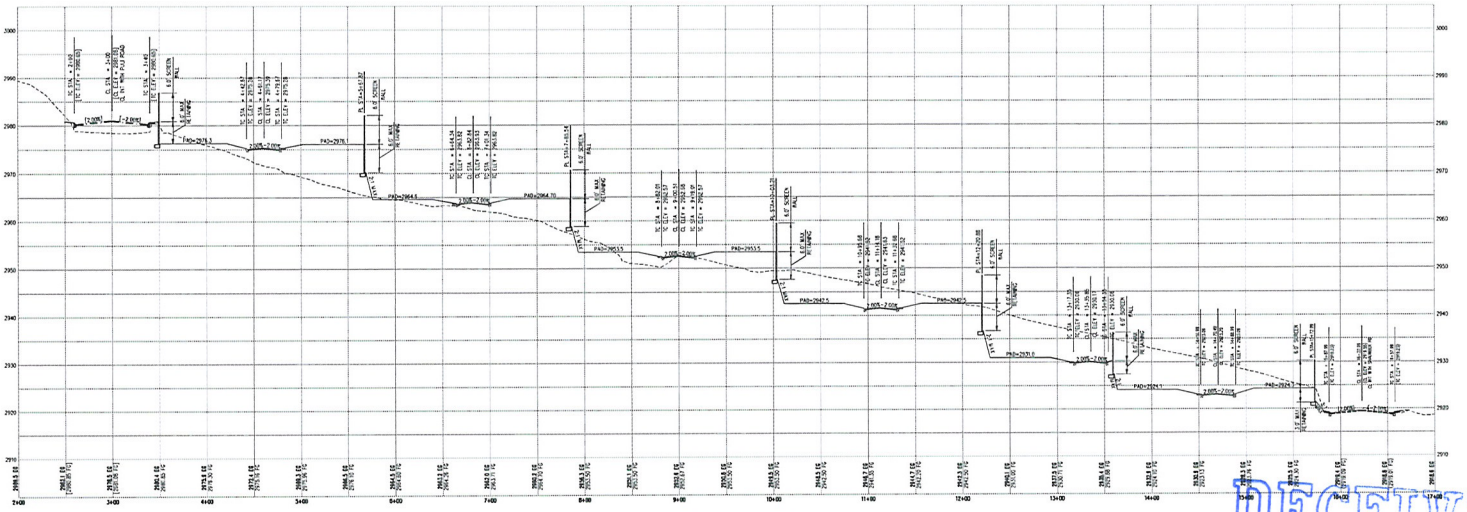


1. NORTH / SOUTH SECTION
SCALE: 1" = 60'



2. EAST / WEST SECTION
SCALE: 1" = 60'

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CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307
TENTATIVE MAP

S 24
T 19
R 59

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PAR1002-001

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16658

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SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 2
FRONT ELEVATIONS

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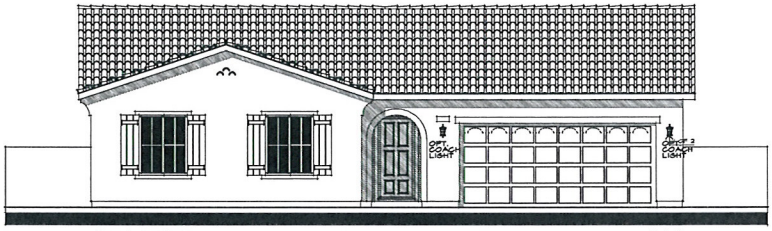
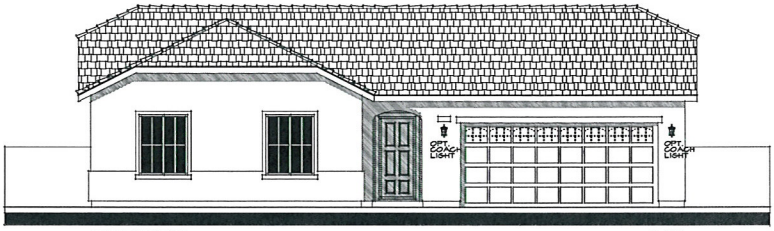


SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 3
FRONT ELEVATIONS

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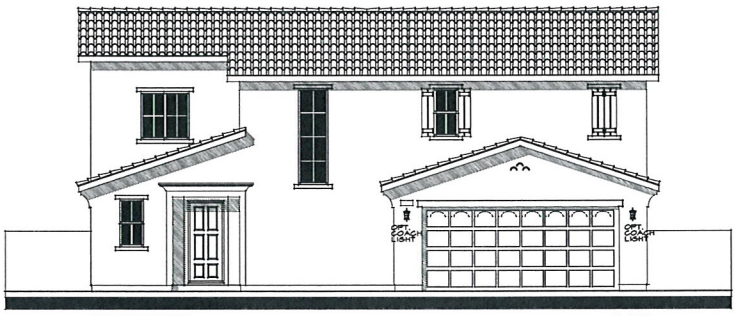

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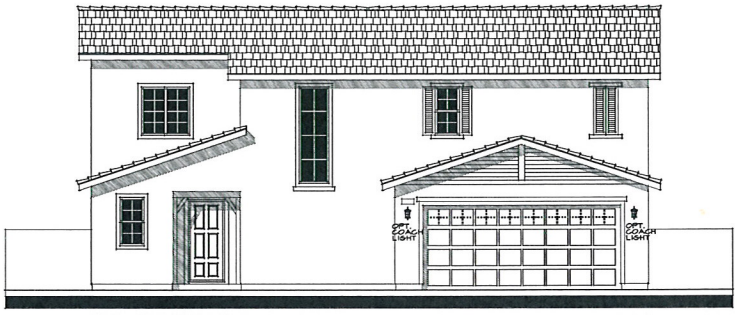

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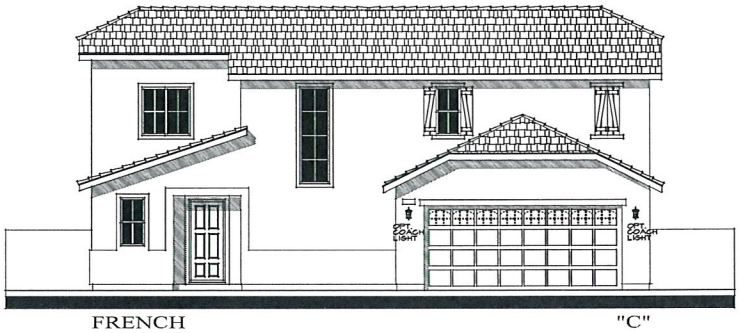

FRENCH "C"

PLAN 5
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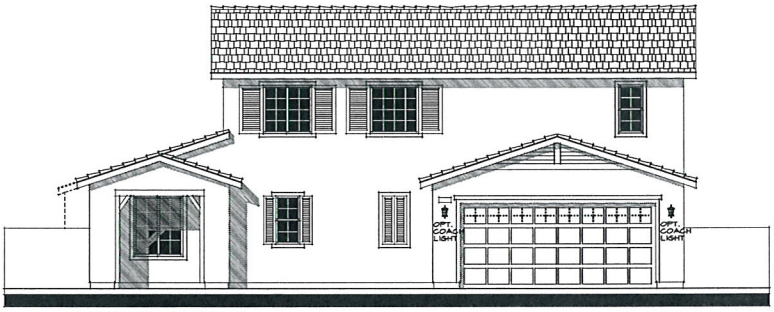

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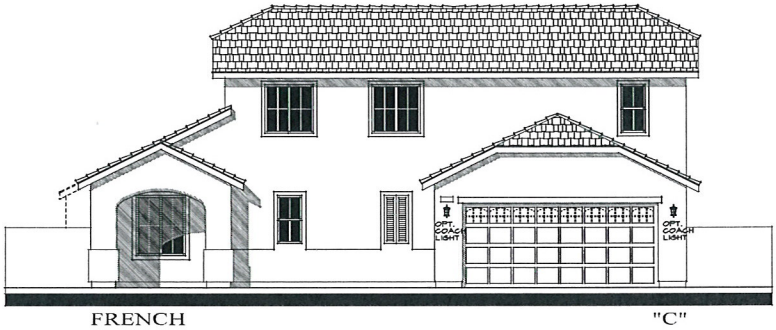

FRENCH "C"

PLAN 6
FRONT ELEVATIONS

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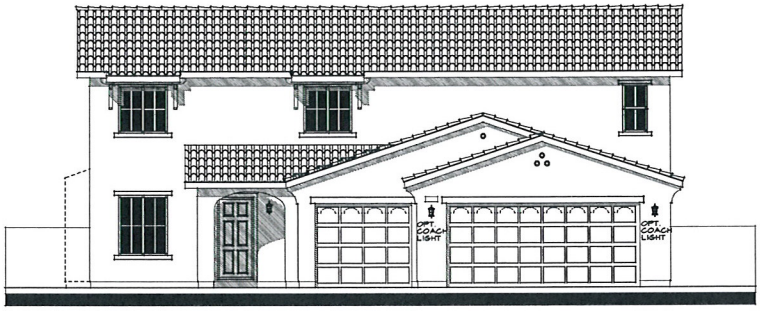

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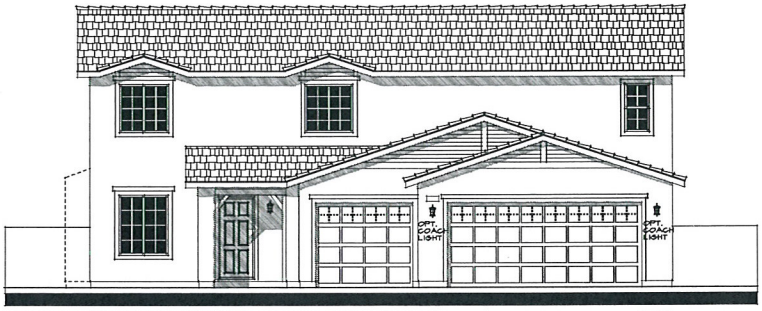

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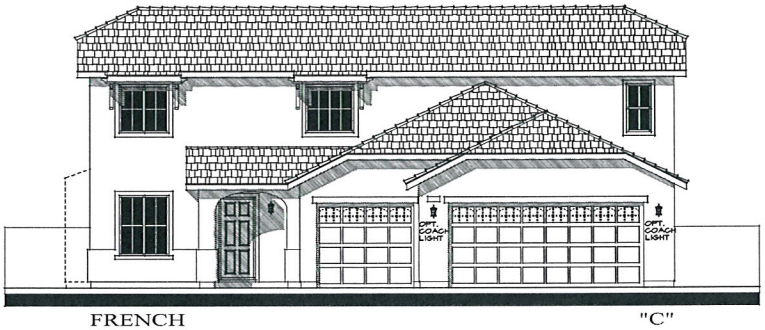

FRENCH "C"

PLAN 7
FRONT ELEVATIONS

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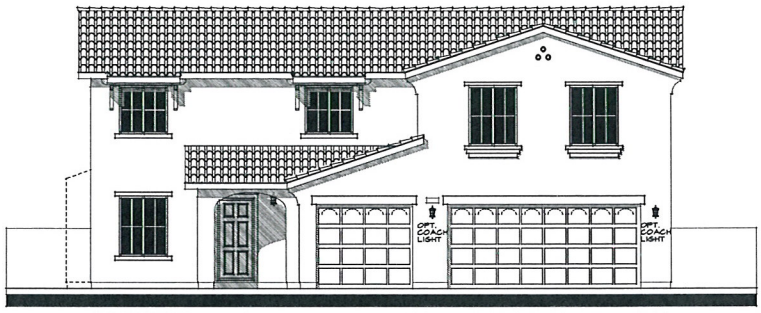

SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 7X
FRONT ELEVATIONS

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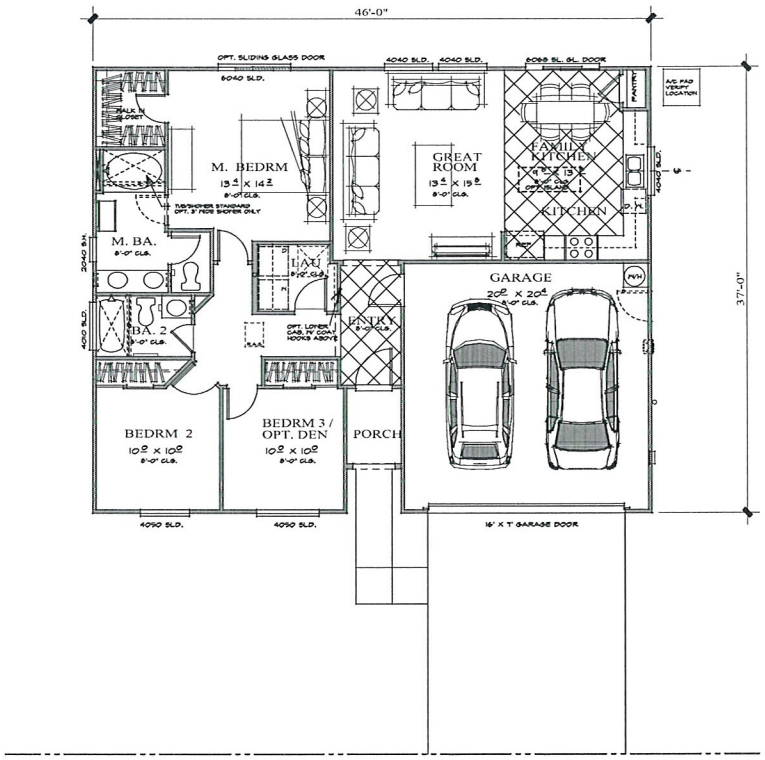

PLAN 2 • 1232 SQ. FT.

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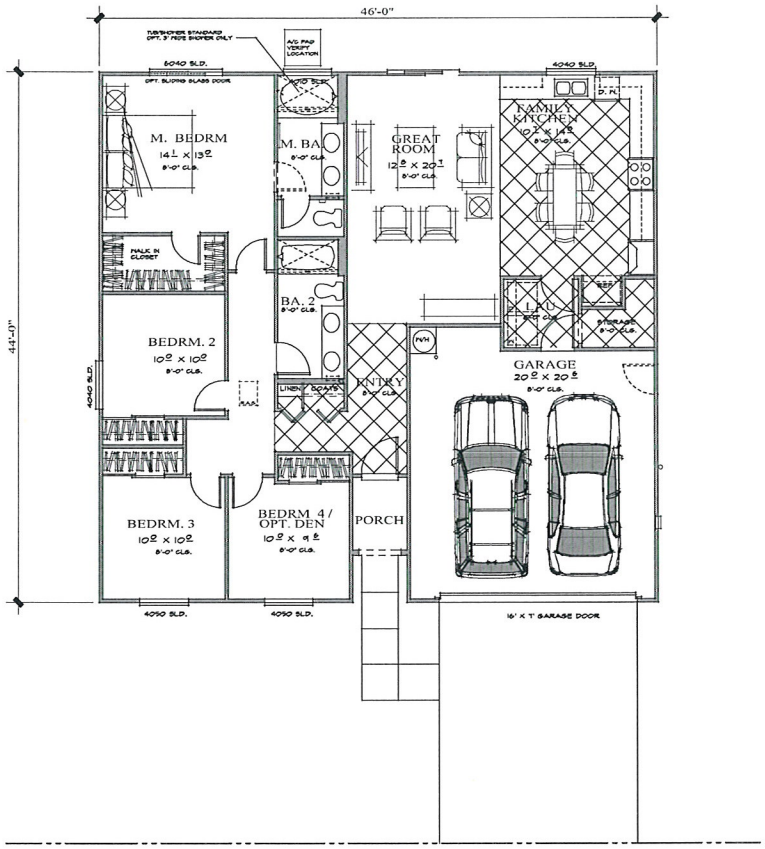

PLAN 3 • 1537 SQ. FT.

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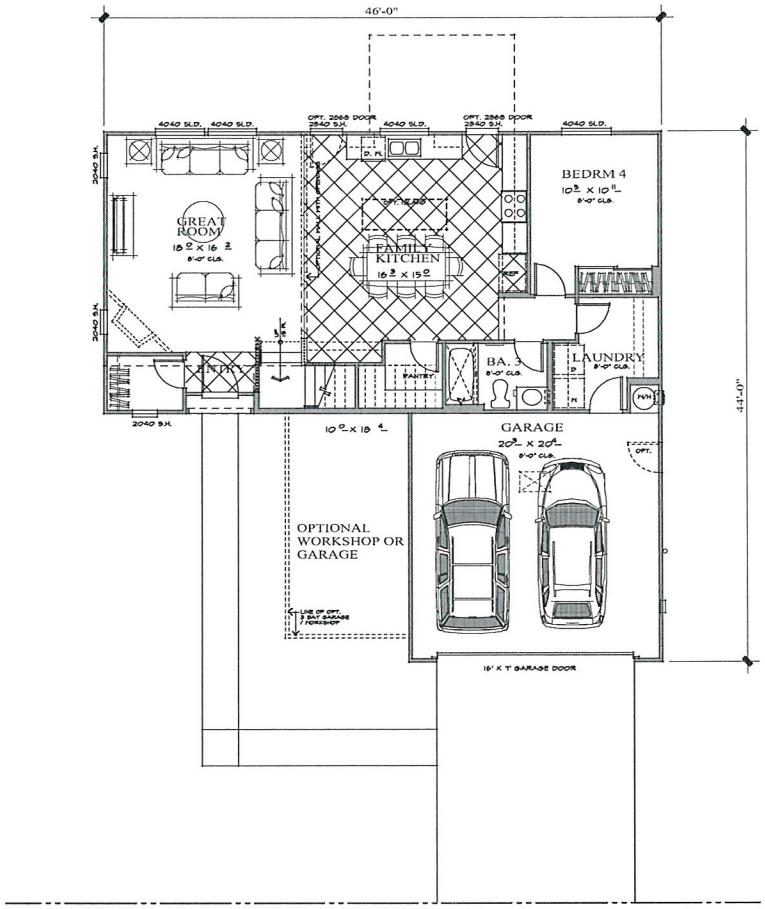

PLAN 5 • 2027 SQ. FT.

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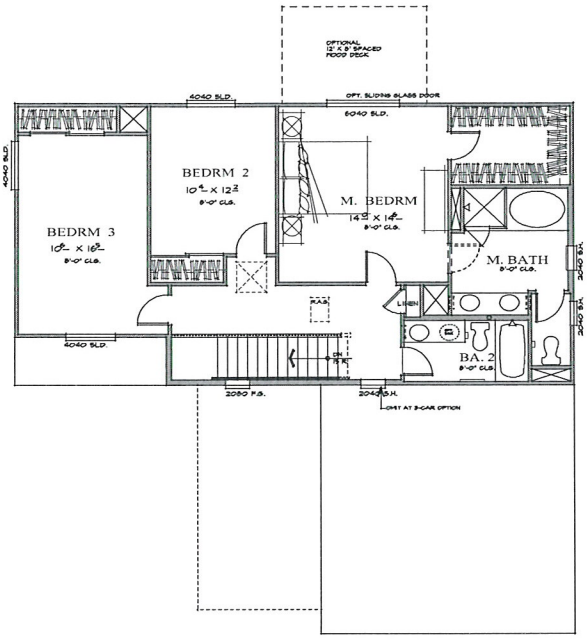

PLAN 5

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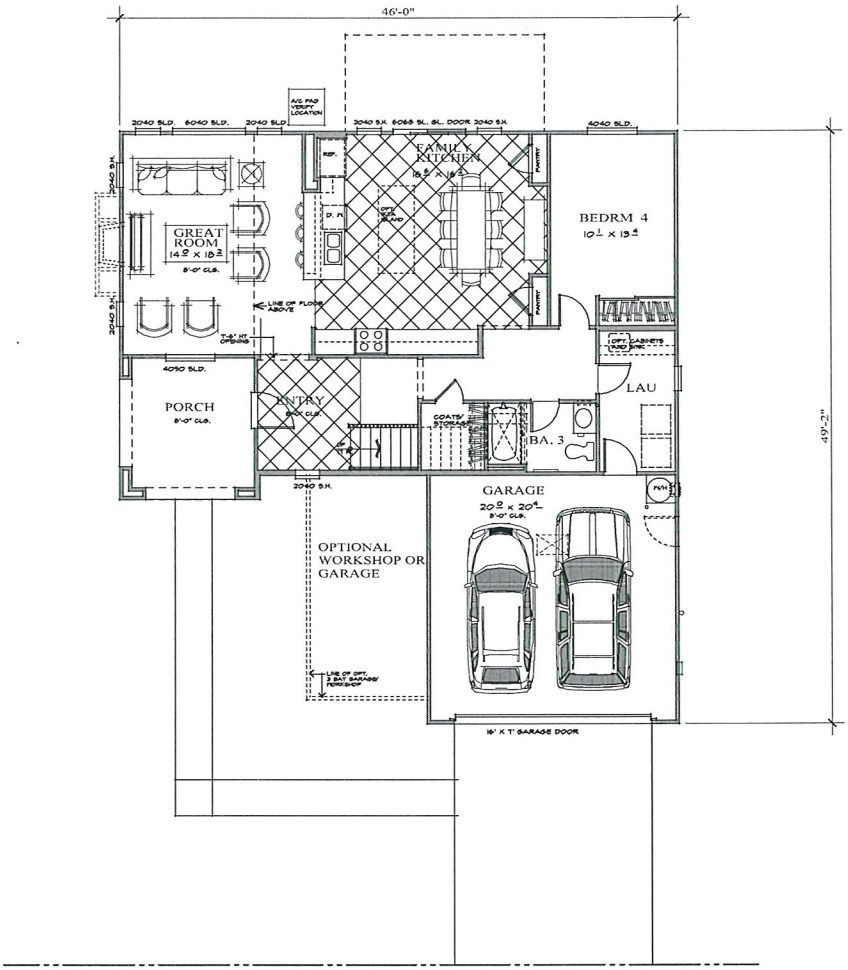

PLAN 6 • 2139 SQ. FT.

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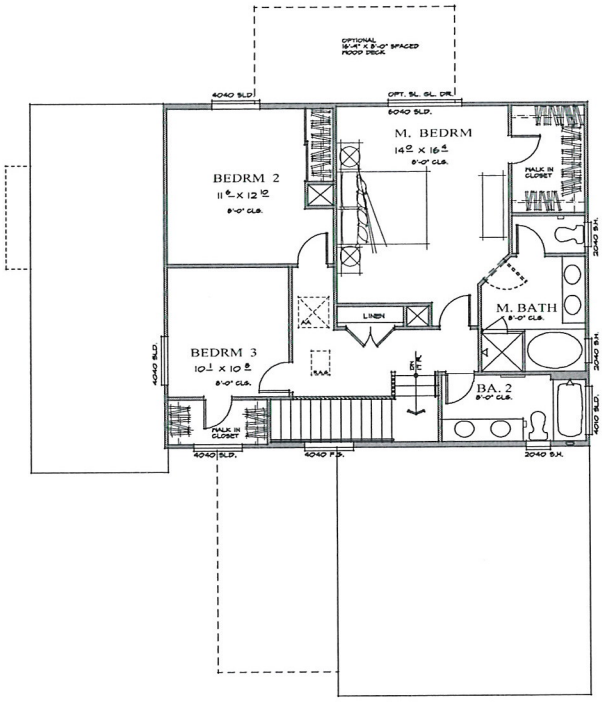

PLAN 6

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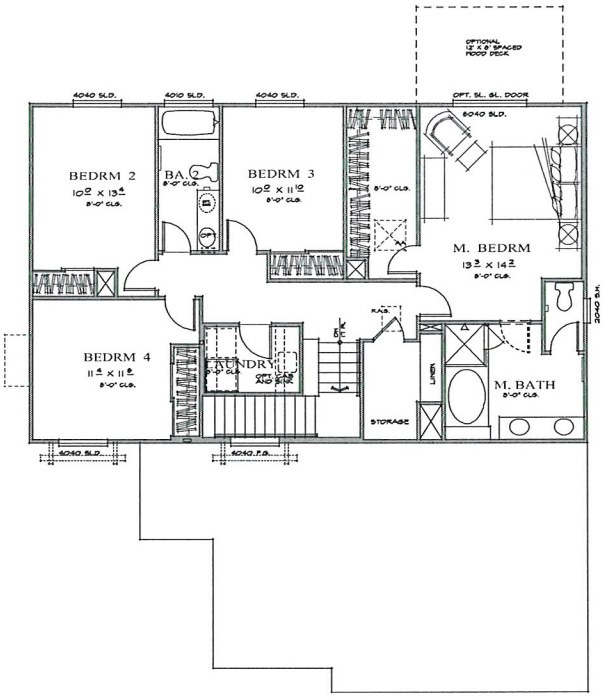

PLAN 7

LivingSmart® Homes

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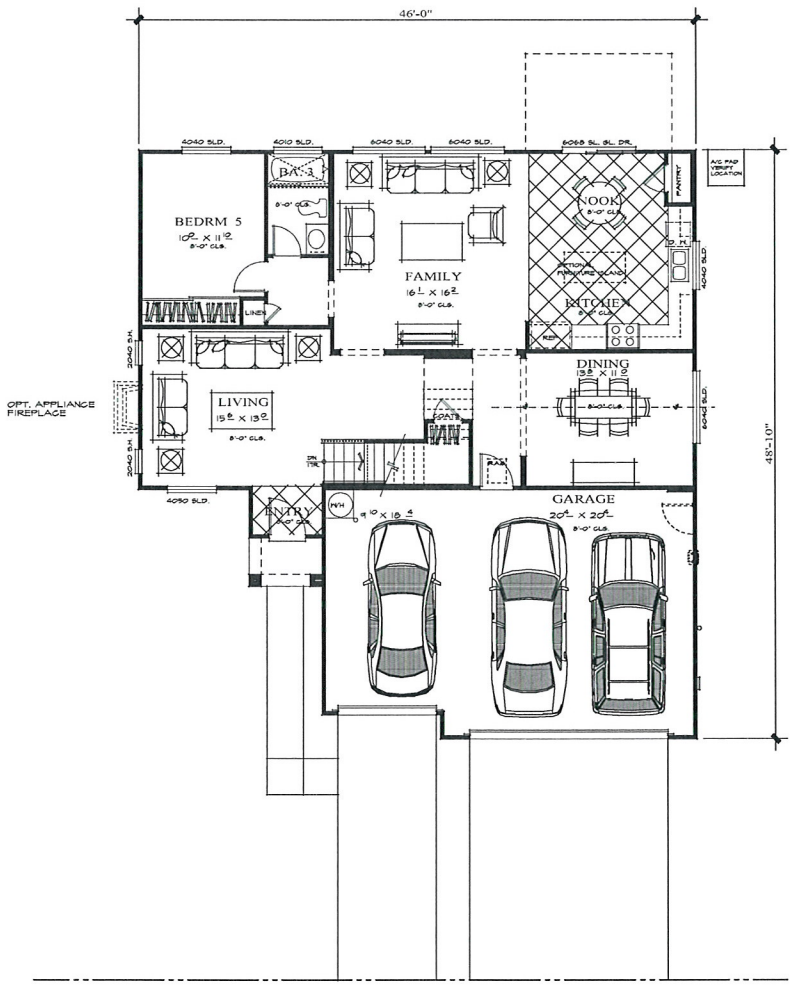

PLAN 7X • 2967 SQ. FT.

LivingSmart® Homes

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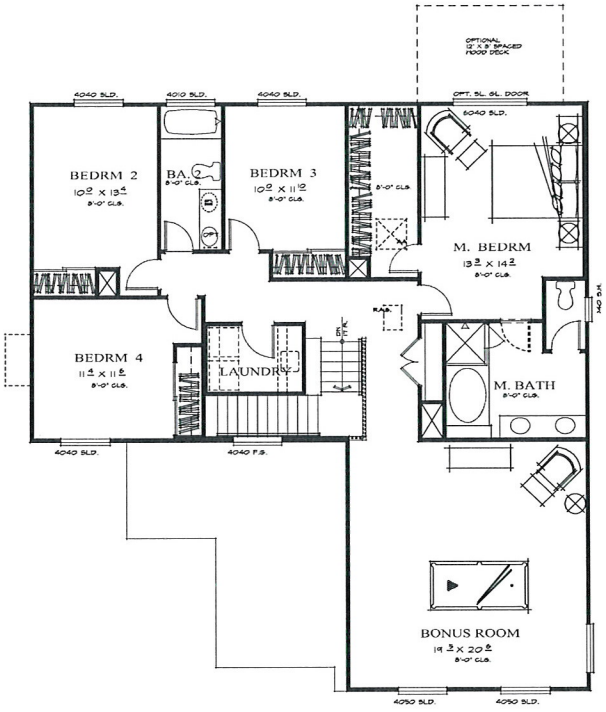

P L A N 7 X - 2967 SQ. FT.

LivingSmart® Homes

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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)

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JUN 15 2010

TMP-38575

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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.

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5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

TMP-38575

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager

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

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

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

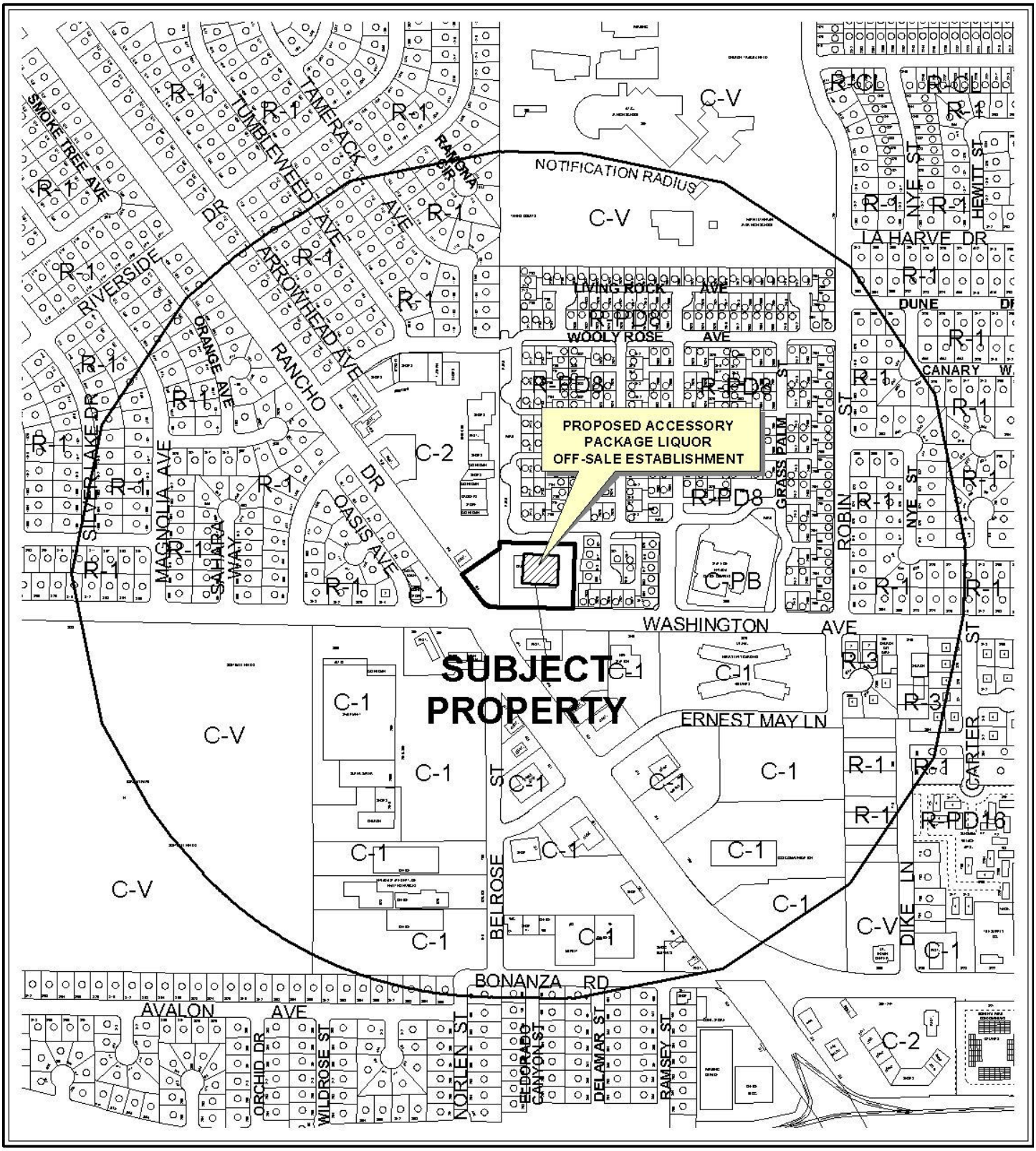
SUBJECT:
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



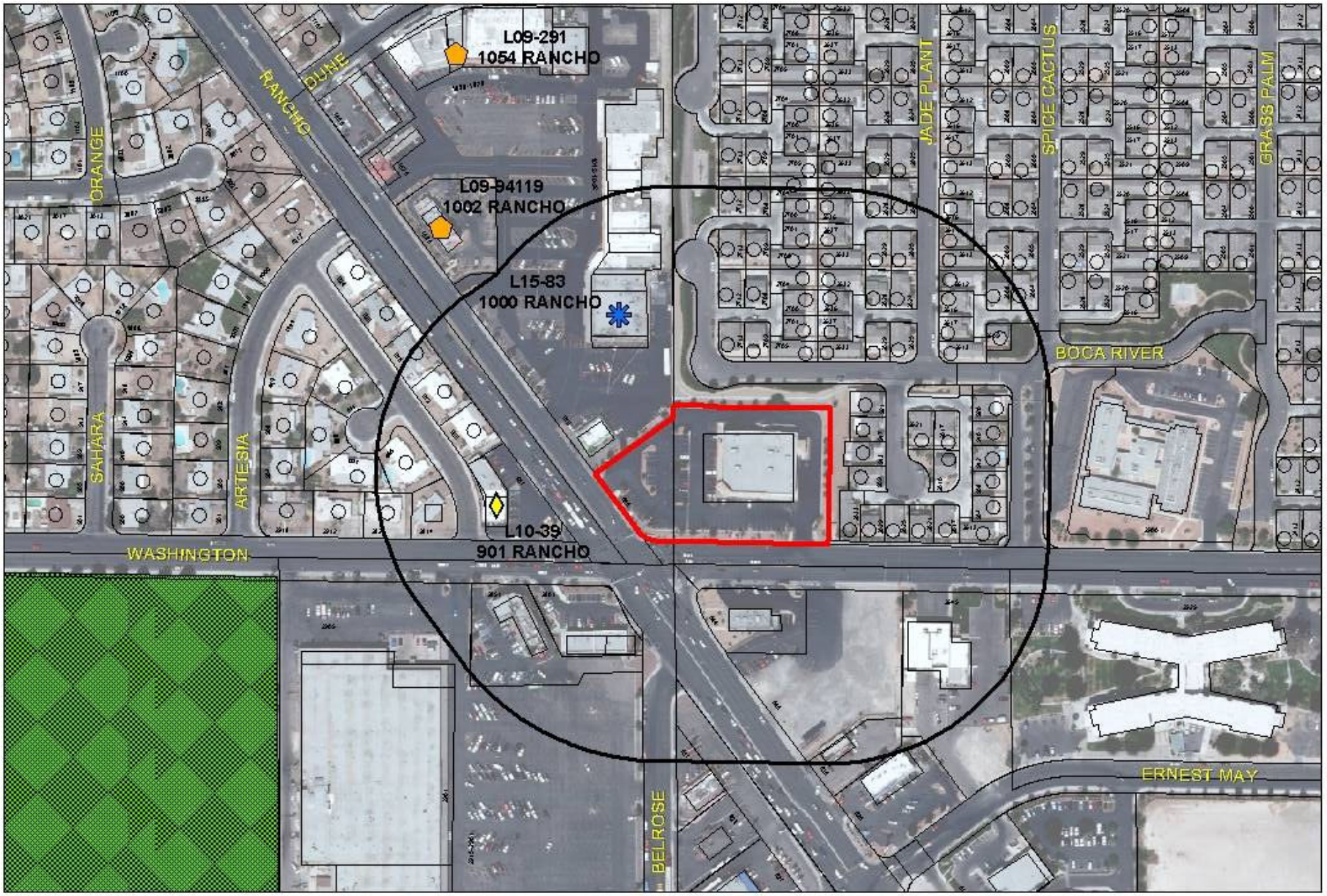
0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



SUP-38239

Business Licenses

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim

Notary Public in and for said County and State

San Diego, California

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

RECEIVED
MAY 10 2010

6425

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 900 North Rancho Drive

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

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

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

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

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

Additional Information _____

PROPERTY OWNER A S R V General W L LLC **Contact** _____
ASRV General WL, LLC
Address 7935 Entrada Lazanja **Phone:** (650) 207-3042 **Fax:** _____
City San Diego **State** CA **Zip** 92127
E-mail Address none

APPLICANT Walgreen Co. **Contact** Rebecca Lidskin, Attorney
Address 104 Wilmot Road, M.S. #1420 **Phone:** (847) 315-4651 **Fax:** (847) 315-4825
City Deerfield **State** Illinois **Zip** 60015
E-mail Address Rebecca.Lidskin@walgreens.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts
Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490
City Las Vegas **State** Nevada **Zip** 89101
E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009.

Jennifer Rhim

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

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

WBB Loan #: 41-090511

Revised 10/27/08

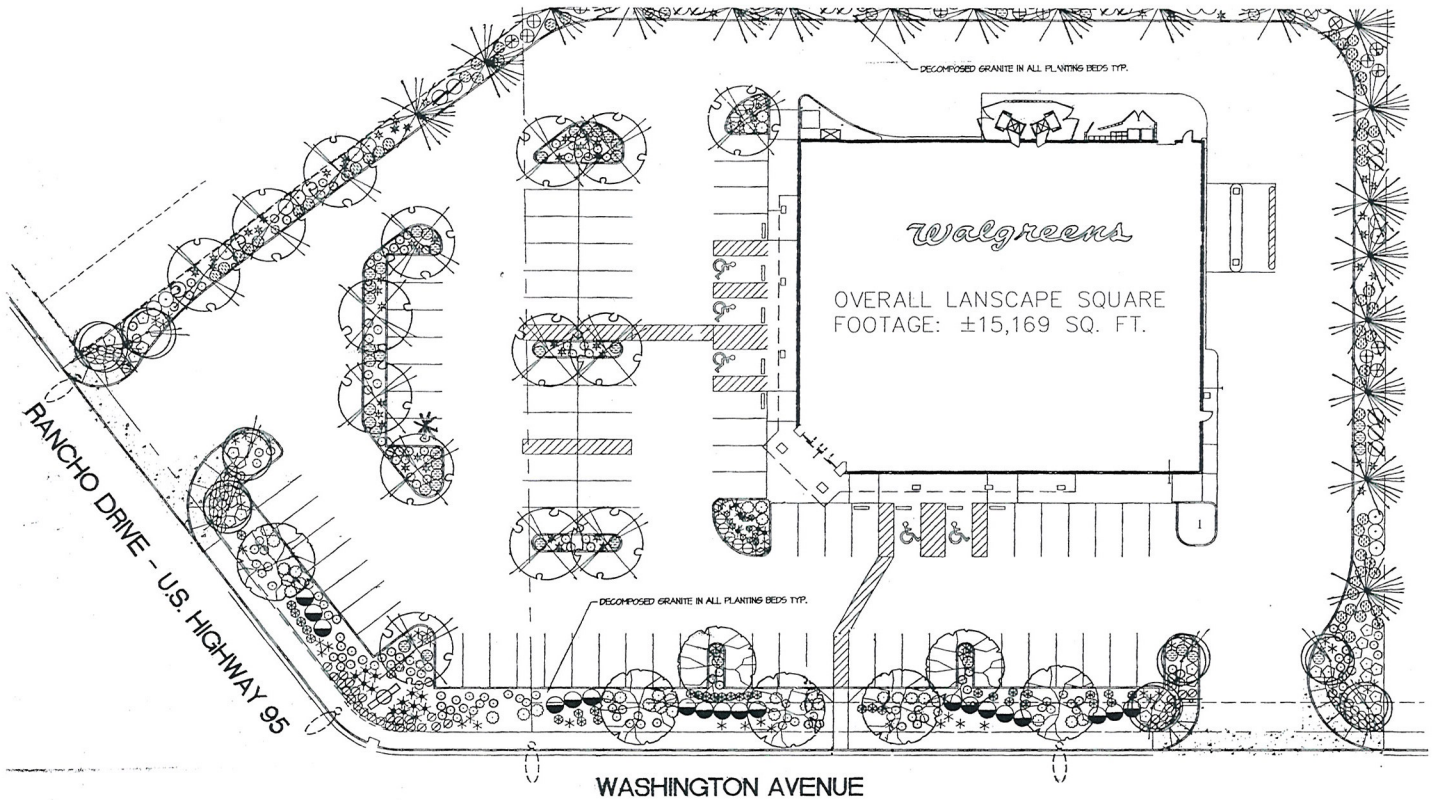
FOR DEPARTMENT USE ONLY

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

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

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

6425



PLANT SCHEDULE

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

LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

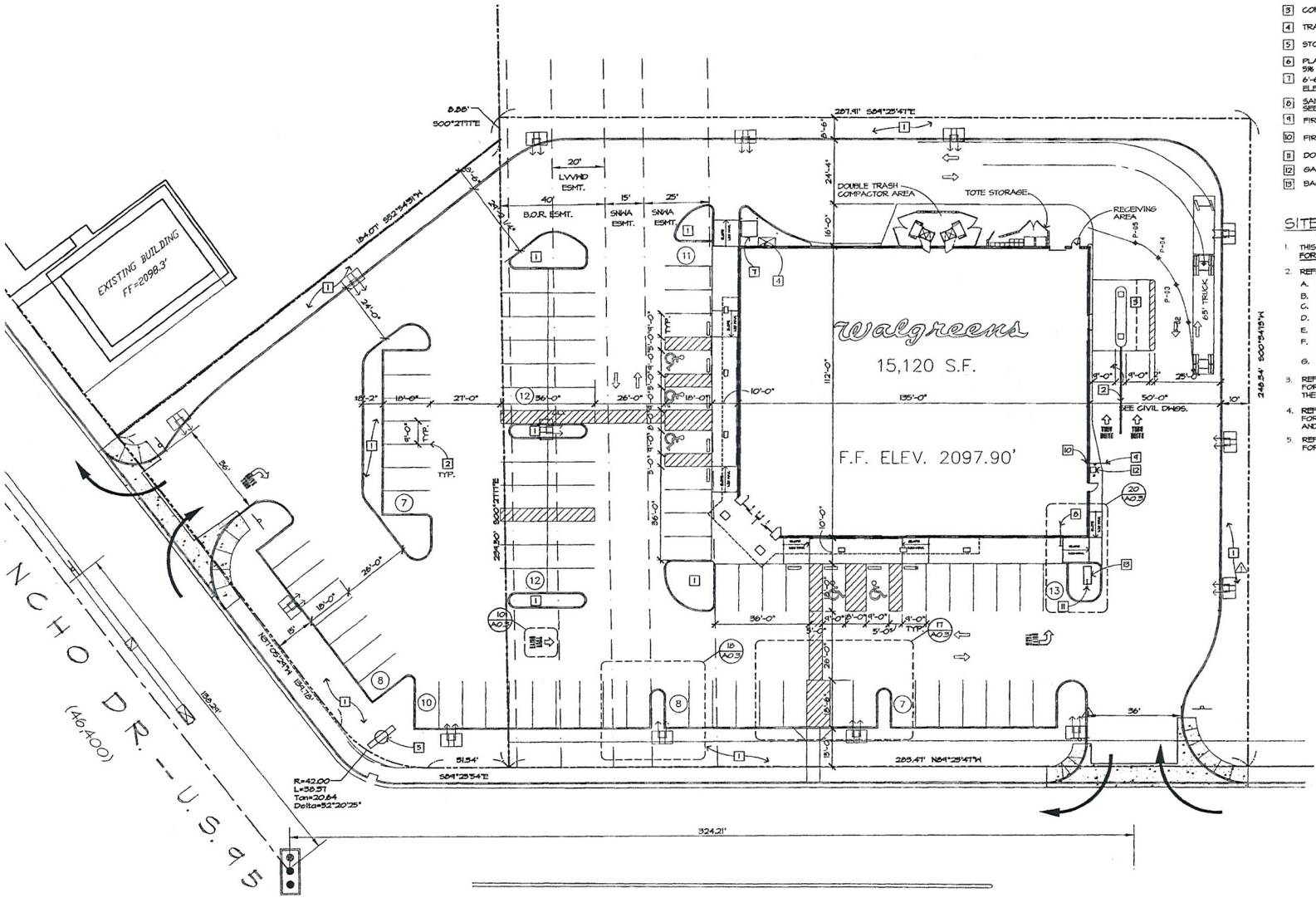
PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

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

RECEIVED
MAY 19 2010

SUP-38239



KEYNOTES:

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

SITE PLAN GENERAL NOTES:

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

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

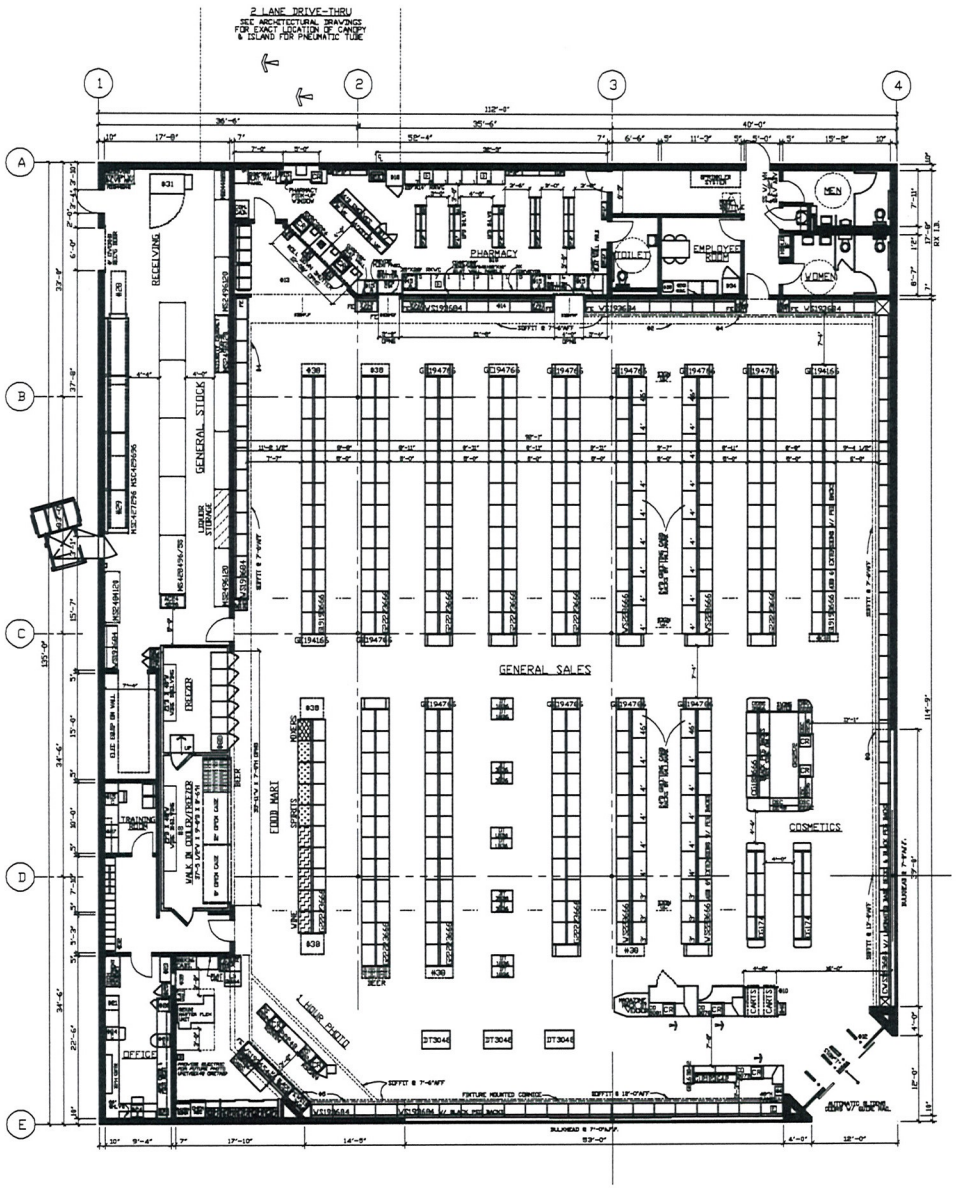
DRAWING TITLE
SITE PLAN - BEER & WINE

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

TM MICHALSKI 11/16/2009 12:17 PM G:_ARCHITECTURE\BEER AND WINE\NEV

RECEIVED
MAY 10 2010

SUP-38239

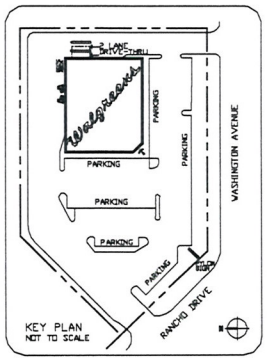


LIQUOR LICENSE LEGEND

BEER SALES
WINE SALES
SPIRIT SALES
MIXER SALES
LIQUOR STORAGE

OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

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



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

SIGN "J" PICK UP PRESCRIPTIONS
SIGN "K" DROP OFF PRESCRIPTIONS
SIGN "O" CONSULTATION WINDOW
SIGN "TX" T. A. S.

ATTACH SIDES TO UNDERSIDE OF SOFFIT. REFER TO FIXTURE PLAN FOR SIGN LOCATION. PROVIDE (6) HOLLOW WALL ANCHORS PER SIGN. SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS.

GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER. CHECKOUT COUNTERS ARE 34"H UNLESS OTHERWISE NOTED
2. MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. SALES AREA CORNICE
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 8" AT EACH END, FOR END PANELS)
   A. 1 MD-06 6'-0"W X 48 7/8"D
   B. 2 MD-09 9'-0"W X 48 7/8"D
   MEDIUM TEMP.-ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
   C. 1 MDL-5-24 10'-1 3/8"W X 30 3/4"D
8. MASTER-BILT WALK-IN COOLER: PROVIDE
   ___ 600SR COOLMASTER DOORS
   86 3/4" X 73" EACH AND
   6 600SR FREEZERMASTER DOORS
   86 3/8" X 73" EACH BY ANTHONY
   A. ___ DOOR(S) FOR EACH DOOR PROVIDE
   (7) __'D REV-O-FLOW GRAVITY SHELVES; UPPER (3) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
   B. ___ DOOR(S) FOR EACH DOOR PROVIDE
   (7) 86"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
   C. ___ DOOR(S) __'D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 6 DOOR(S) FOR EACH DOOR PROVIDE
   (6) 87"D ANTHONY SHELVES
   E. ___ DOOR(S) FOR EACH DOOR PROVIDE
   (2) 87"D ANTHONY SHELVES AND (4) 12"D MERCHANDISER SHELVES
   F. ___ DOOR(S) __' DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

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

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. COMPUTER PRINTER
23. LATERAL FILE
24. ADMINISTRATION TERMINAL
   24A P.O.S. TERMINAL
   24B ASAP2 TERMINAL
   24C STAFFWORKS TERMINAL
25. TALL LOCKER
26. SAFE
27. TV & VCR (IN TRADING ROOM)

STOCKROOM:
28. FAST-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SALER

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

MISCELLANEOUS:
37. 6" x 6" ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; SEND PANEL TO REMAND
39. PROVIDE OPENING FOR ONE WAY GLASS SEE INTERIOR ELEVATION FOR LOCATION
40. NEWSPAPER RACK BY VENDOR

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. VICE PRESIDENT FACILITIES DEVELOPMENT		
SR. VICE PRESIDENT DRUG STORE OPERATIONS		
SR. MANAGER PLANNING & DESIGN	PROTOTYPE J. MARK	4-10-00

FIXTURE LEGEND

G GONDOLA (DA. SIDE) 1010 D. 36 W. 66 H.
GE GONDOLA END 10 D. 39 W. 66 H.
WS WALL SHLVG 18 D. 36 W. 84 H.
DT DISPLAY TABLE 30 D. 48 W.

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

#DOES NOT INCLUDE STANDARD BASE, CROWN OR FINISHED PANELS

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL
847-948-2581 60015

PROJECT DATA

TYPE		GENERAL SALES		FOOD MART	
NEW LOCATION	■	PHARMACY	■	SECURITY	
NEW LOCATION EXPN'S ALRD		LIQUOR		24 HR STORE	
REMODEL		1 HR PHOTO	■		

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW	9886	1735	1343		12,964
	EXIST					
FOOD MART	NEW	700				700
	EXIST					
RX	NEW	799				799
	EXIST					
RX WAIT'G	NEW	185				185
	EXIST					
LIQ	NEW					
	EXIST					
1 HR PHOTO	NEW	435				435
	EXIST					
BSMT	NEW					
	EXIST					
END FLOOR	NEW					
	EXIST					
TOTAL NEW		12,005	1735	1343		15,083
TOTAL EXIST						

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

FIXTURE MANUFACTURER

KIECHLER/ NYERS ☐ MAIDX/ MYERS ☐ LOZIER/ MYERS ☐ DARLING/ DARLING ■

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

DATE	STORE NUMBER	SCALE 1/8"=1'-0"
4-7-00	1555-06425	
SUPERSEDES PLAN DATED	CAD PLOT: F064251D104	DRAWING NUMBER D1
RELEASED TO CONSTRUCTION	VOID PLOT: F064251D103	OF DWGS

PLOT: R18235 01/99

SUP-38239

RECEIVED
MAY 10 2010

AREA SUMMARY

H ELEVATION

7" EXIT SIGN	2.1 SF.
AL	2.1 SF.

ELEVATION

" WALGREENS SCRIPT SIGN	55.8 SF.
15" 1-HR PHOTO	21 SF.
15" PHARMACY	141.2 SF.
AL	218 SF.

H ELEVATION

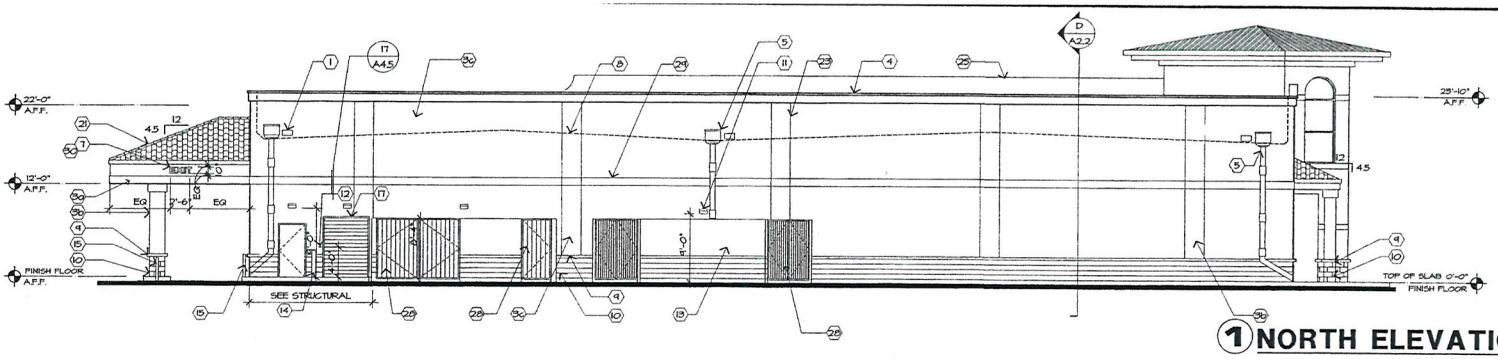
" WALGREENS SCRIPT SIGN	55.8 SF.
15" PHARMACY	141.2 SF.
15" 1-HR PHOTO	21 SF.
0" DRIVE THRU PHARMACY	126 SF.
AL	108.6 SF.

ELEVATION

AL	200.2 SF.
UILDING SIGNAGE	206.7 SF.

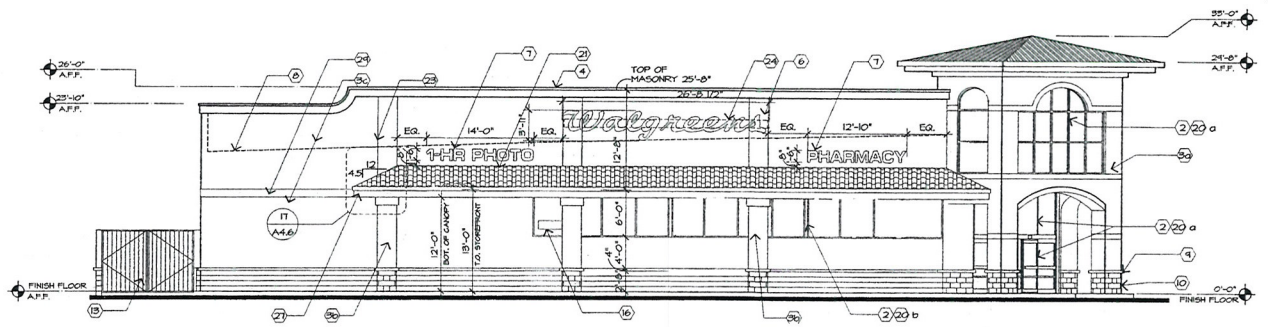
ERIOR FINISH SCHEDULE

AL	MANUFACT.	STYLE/NO.	COLOR/FIN.
ION	—	—	—
M STOREFRONT & FRAMING IET POLES	—	—	DARK BRONZE ANODIZED
NISH OVER ONCRETE FRAMING	BENJAMIN MOORE	#951	DRYVIT QUARTZPUTZ
NISH OVER ONCRETE	BENJAMIN MOORE	#951	DRYVIT QUARTZPUTZ
NISH OVER I PLASTER S AND CAP FLASHING APET MOLDING TS FINISH	BENJAMIN MOORE	#951	DRYVIT QUARTZPUTZ
3" T DOWNSPOUT (CHALL BEHIND PORT)	BENJAMIN MOORE	#951	PREFINISHED LIGHT SAND
EENS SCRIPT SIGN ED DETAIL A5.2	—	—	—
NAL LETTER SIGN ED DETAIL A5.2	—	—	—
INE	—	—	—
8" SPLIT FACED INTEGRALLY ED)	ORCO	—	TAN
IT FACED BLOCK, ALLY COLORED)	ORCO	—	TAN
OR LIGHT	—	—	—
BELL @ L.F. F.	—	—	—
COMPACTOR CLOSURE	BENJAMIN MOORE	#951	LIGHT SAND
L PIPE BOLLARD	—	—	TRAFFIC YELLOW
E TION POST	—	—	TRAFFIC YELLOW
IDOW SIGN	—	—	—
ROLL-UP DOOR E	BENJAMIN MOORE	#1032	ADOBE
NCE SIGN FOR	—	—	—
EAVE TRIM	BENJAMIN MOORE	#951	LIGHT SAND
ED CLEAR GLASS	—	—	—
ED TINTED GLASS	—	—	AZURLITE OR EQUAL
TILE ROOF TILE	MONIER	MISSION "S" PINTO	PINTO
PIPE BOLLARD	—	—	TRAFFIC YELLOW
L JOINT (12 / A5.2)	—	—	—
W FOR SIGNAGE	BENJAMIN MOORE	#951	LIGHT SAND
T BEYOND	—	—	—
D	—	—	—
ILEVERED	—	—	—
VATE	BENJAMIN MOORE	#951	LIGHT SAND
ND (17 / A4.5)	BENJAMIN MOORE	#951	LIGHT SAND
LY" SIGN	SETON (800) 243-3624		—
OOR & FRAME	BENJAMIN MOORE	#1032	ADOBE

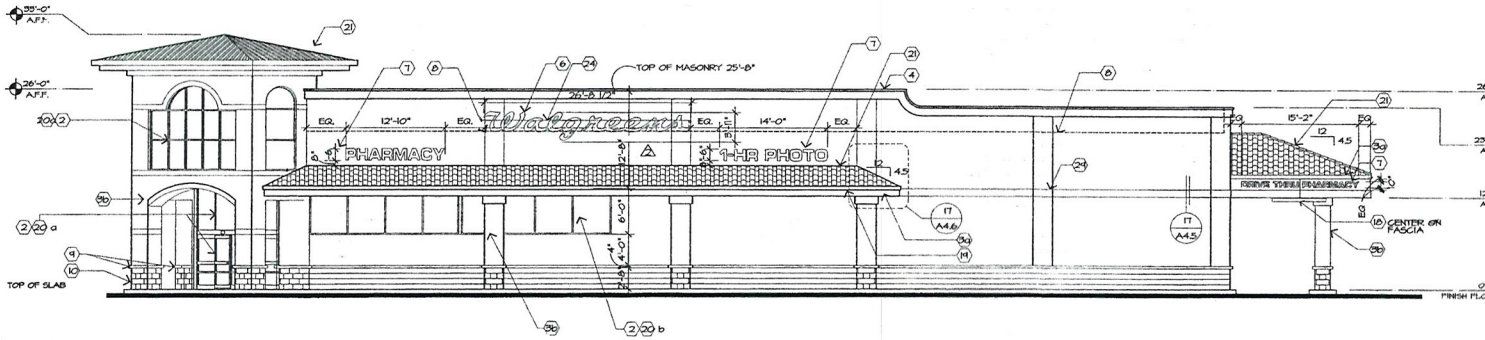


1 NORTH ELEVATION

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

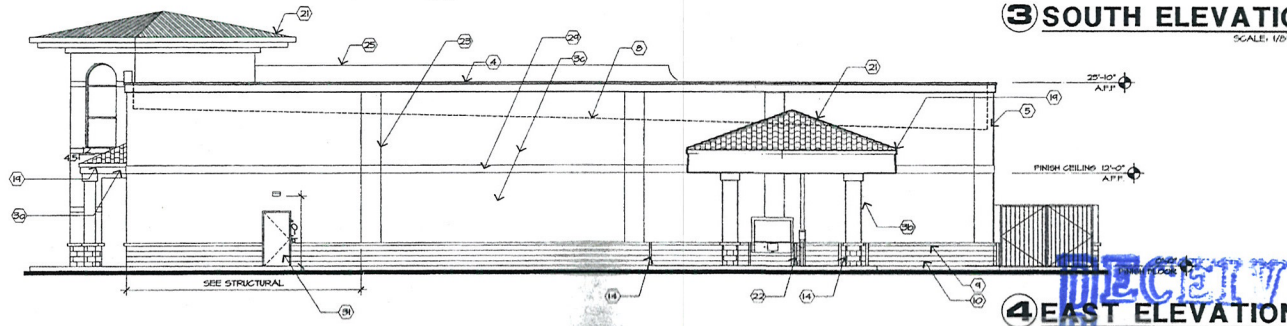


2 WEST ELEVATION



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

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

NO.	DATE	BY	DESCRIPTION	CO

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: 06425-A01-BW-16NOV09	SCALE: 1/8"=1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A2.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	

RECEIVED
MAY 13 2010

SUP-38239

LIONEL SAWYER & COLLINS

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

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

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

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

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

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

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

May 14, 2010

VIA HAND DELIVERY

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

RECEIVED
MAY 14 2010

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

To Whom It May Concern:

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

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

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

SUP-38239
REVISED

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

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

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

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 14 2010

SUP-38239
REVISED

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

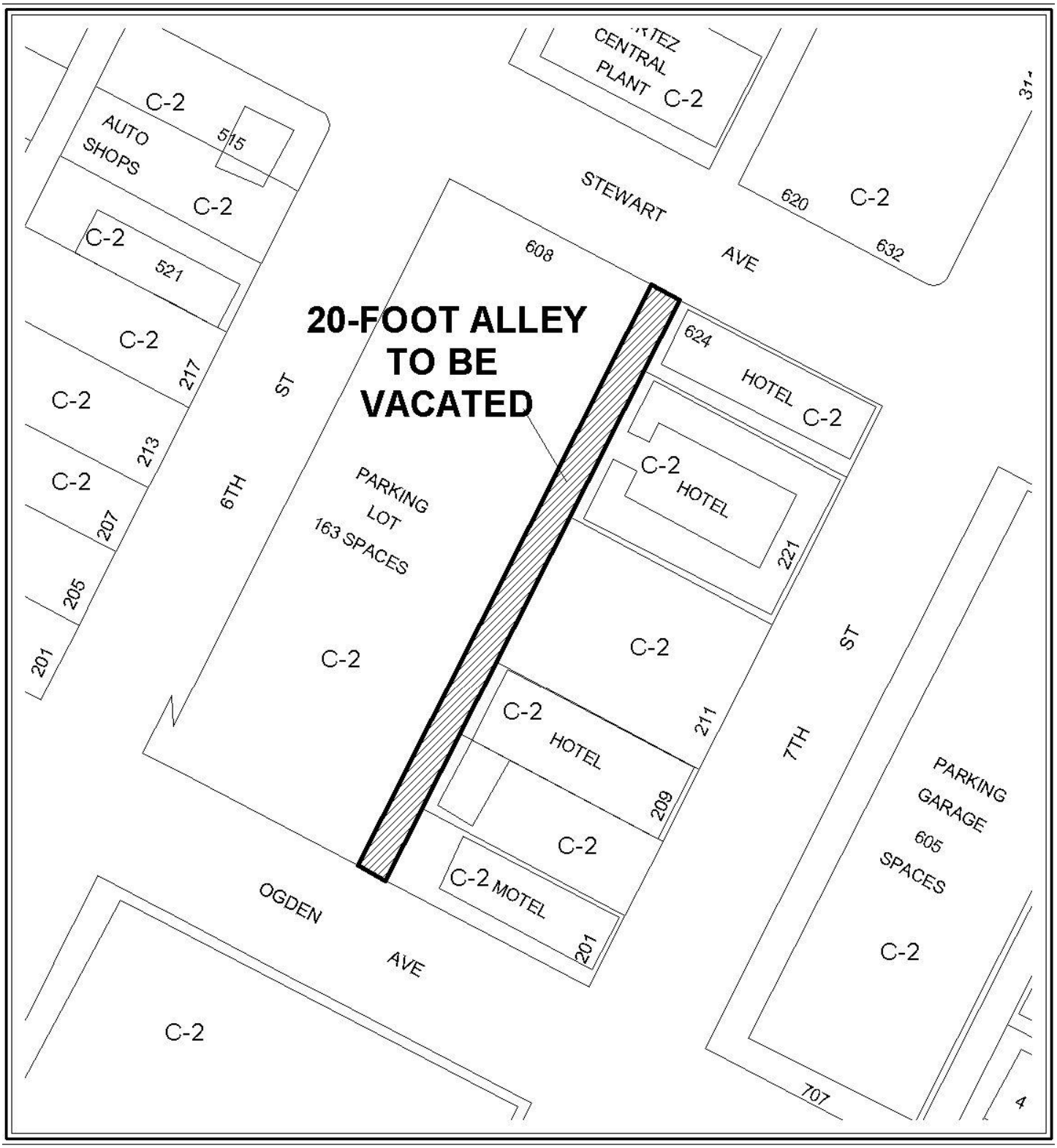
SUBJECT:
VAC-36478 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Petition to Vacate an existing 20-foot wide alley generally located west of 7th Street between Ogden Avenue and Stewart Avenue, Ward 5 (Barlow)

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

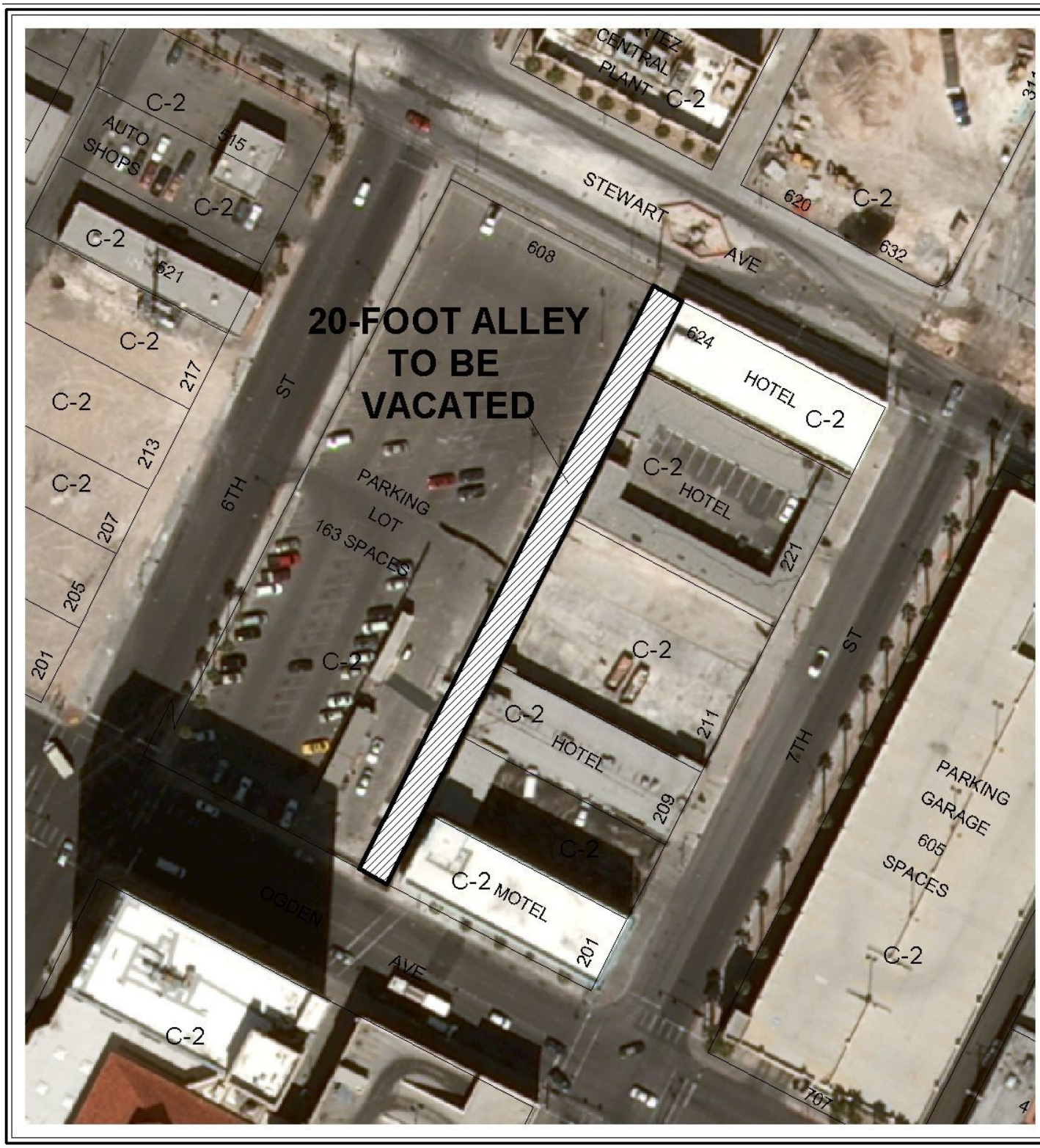
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 100 200 Feet

CASE: **VAC-36478**

N



0 100 200 Feet

CASE: **VAC-36478**

N

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

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

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

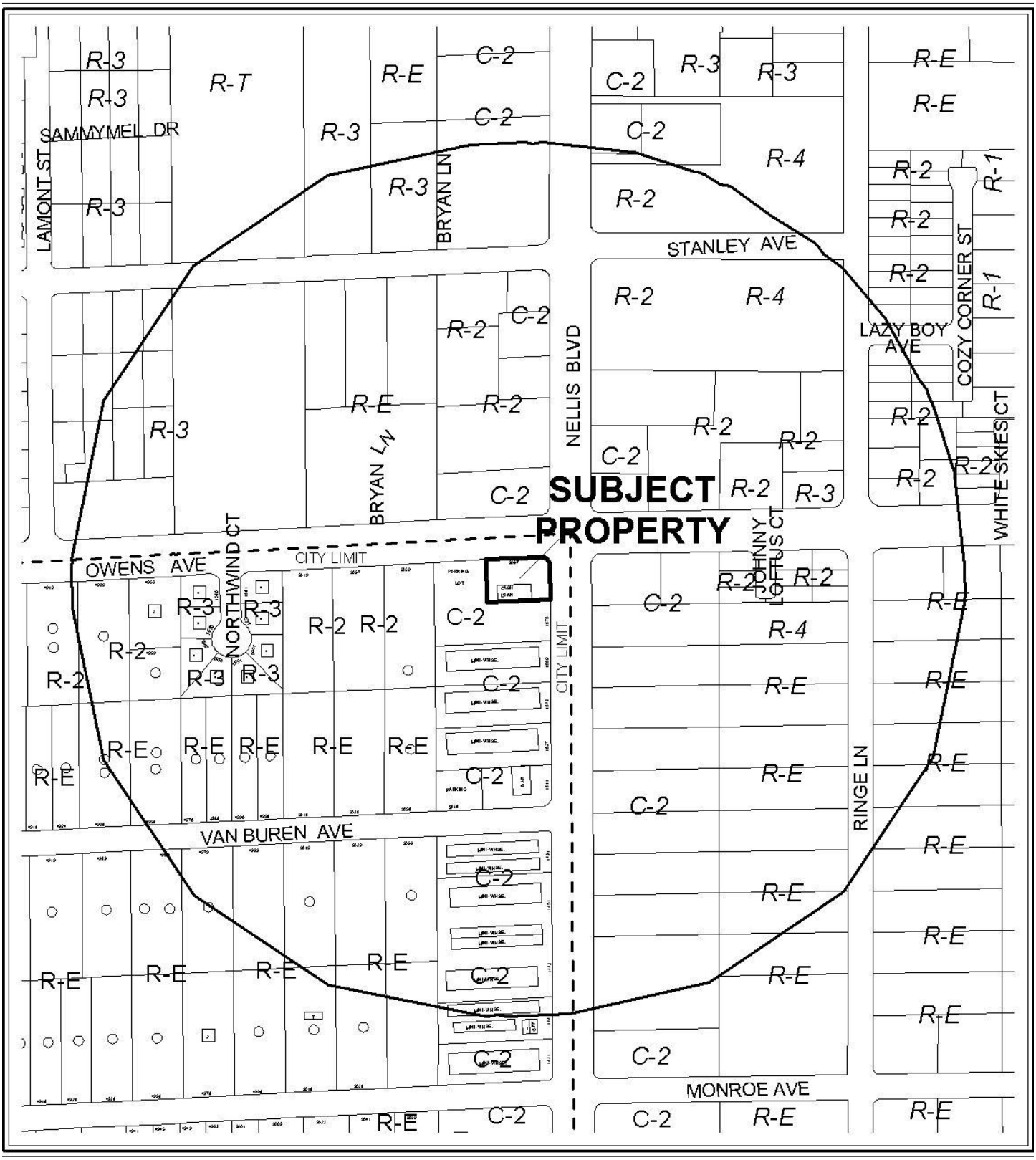
SUBJECT:
ABEYANCE - SUP-37620 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-19671) TO ALLOW UNLIMITED 24-HOUR OPERATIONS AT AN EXISTING 2,366 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



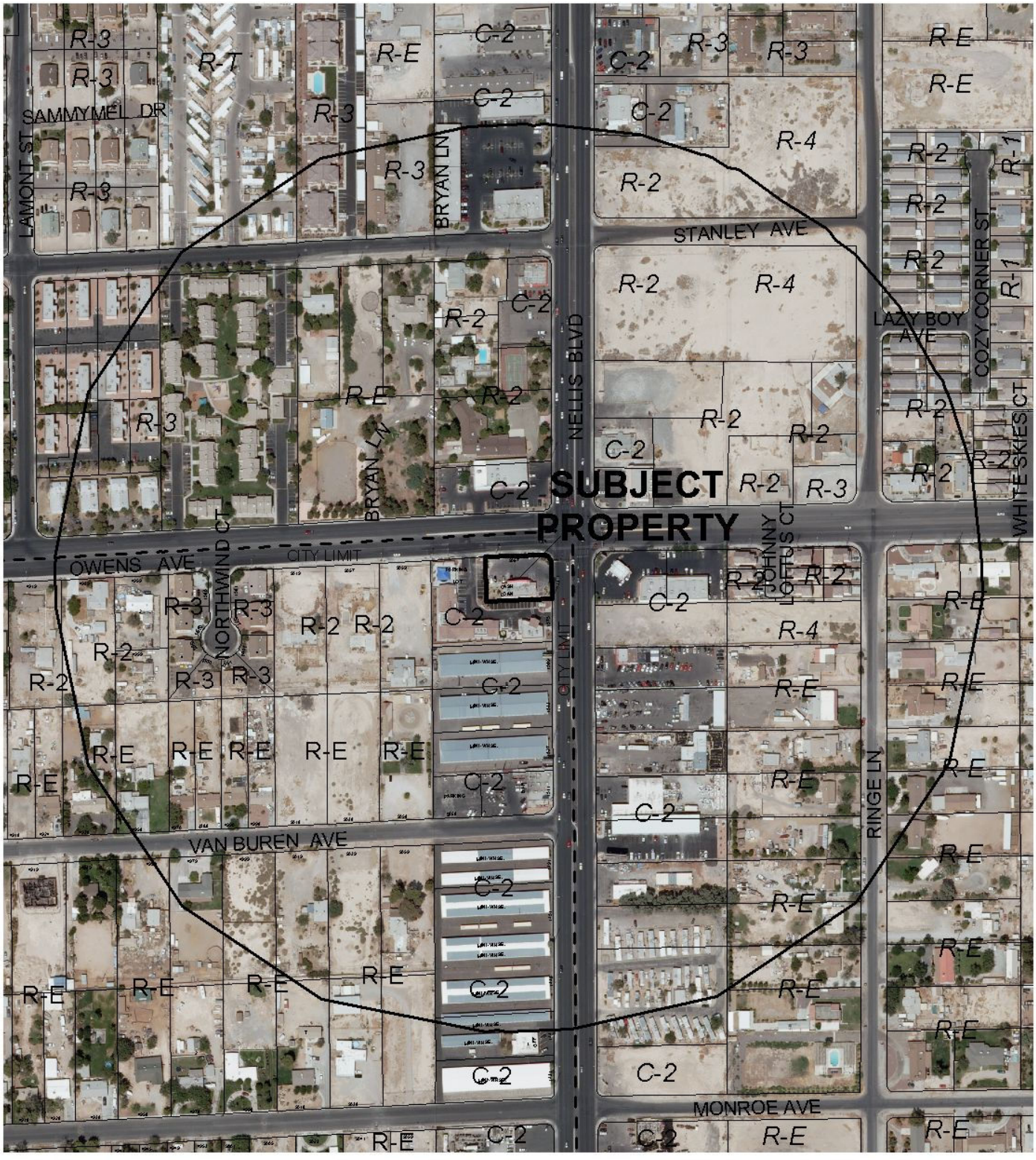
0 300 600 Feet

CASE: **SUP-37620**

RADIUS: 1000 FT

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

N



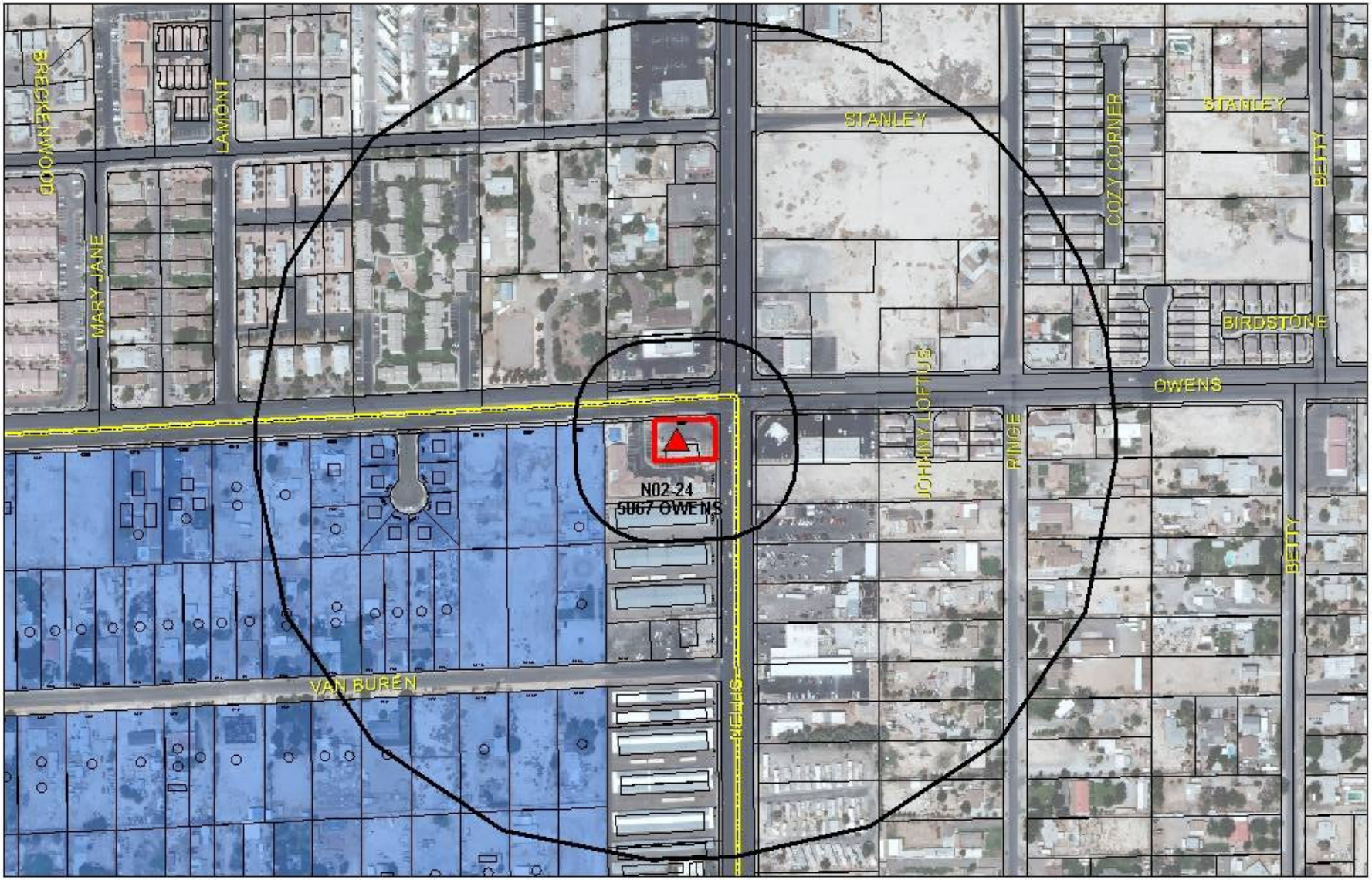
0 300 600 Feet

CASE: **SUP-37620**

RADIUS: 1000 FT

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

N



SUP-37620

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

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

N

0 220 440 880 Feet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Nellis Owens 48 LLC

Name of Applicant: Rapid Cash

Name of Representative: Rapid Cash

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 09 2010

Signature of Property Owner: Jeffery H. Lewis

Print Name: Jeffery H. Lewis

Subscribed and sworn before me

This 31st day of December, 2009

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 5067 Owens Ave

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

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

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

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

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

Additional Information Existing payday locations will add service of purchasing gold

PROPERTY OWNER Nellis Owens 48 LLC **Contact**

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

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

E-mail Address

APPLICANT Rapid Cash **Contact** Chris Darnell

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

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

E-mail Address ChrisDarnell@speedyinc.com

REPRESENTATIVE Rapid Cash **Contact** Chris Darnell

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

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

E-mail Address ChrisDarnell@speedyinc.com

Property Owner Signature* Jeffery W. Leevin

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

Print Name Nellis Owens 48 LLC

Subscribed and sworn before me

This 31st day of December, 2009.

Kristen M Campbell

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

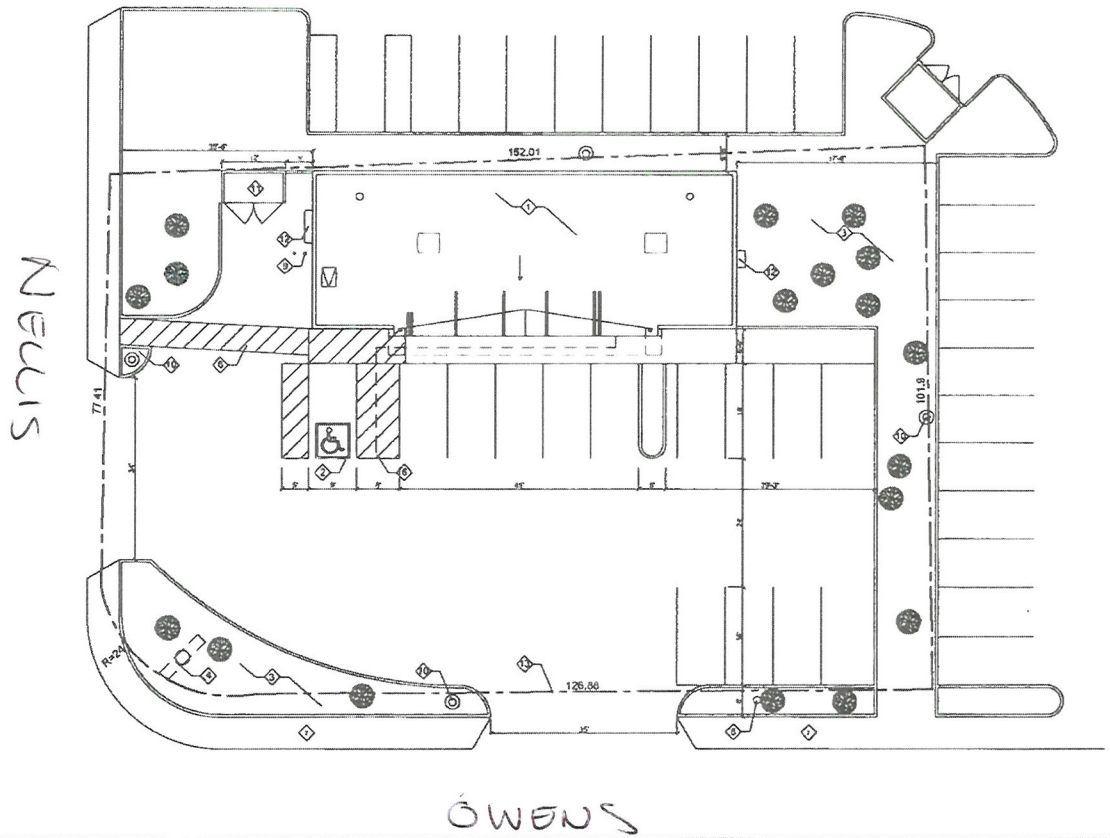
Case #	SUP-37520
Meeting Date:	4/22/10
Total Fee:	1030.00
Date Received:*	3/9/10
Received By:	MREY

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

Revised 10/27/08

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

#62



LANDSCAPING		
LANDSCAPING	X	
IRRIGATION		X
SWALES		X
GROUND COVER	X	

PARKING	
ACCESSIBLE SPACE	1
NON-ACCESSIBLE SPACE	13
TOTAL	14

SITE PLAN

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

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

KEYNOTES

SCALE: NTS (1)

Project Owner:

RAPID CASH

Consultant:

Menemsha

Project Address:

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

Stamp:

No.	Date	Description

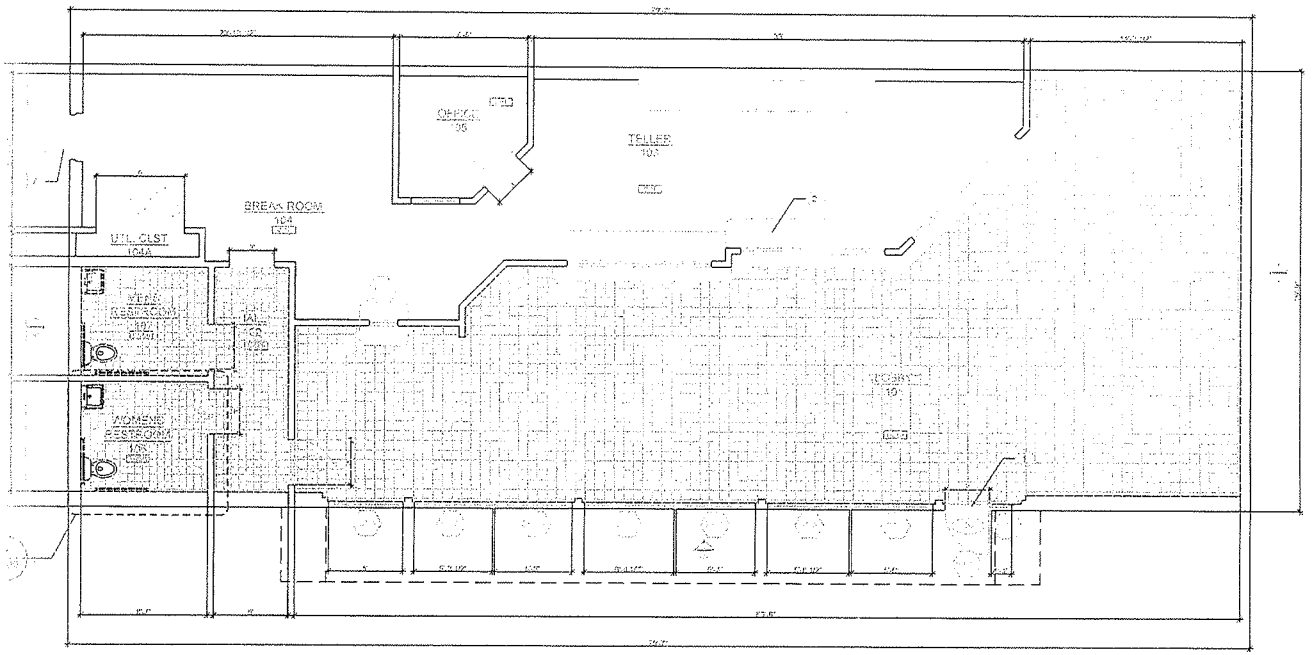
Sheet Title:

SITE PLAN

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

A100

SUP-37620 RECEIVED
04/22/10 PC MAR 09 2010



NOTE: BUILDING IS NOT SPRINKLED

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

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

KEYNOTES

SCALE: NTS (1)

	MARBLE	MARBLE FLOORING
	CONC	CONCRETE FLOORING
	GRANITE	GRANITE FLOORING
	TERZ	TERRAZZO FLOORING

Project Owner:

RAPID CASH

Consultant:

Menemsha construction solutions

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

TJ PLANNING & MANAGEMENT
4900 W. 147TH ST.
HAWTHORNE, CA 90250
Voice: 310.243.3430
Fax: 310.243.3431
www.menemshasolutions.com

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

Project Address:

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

Stamp:

No.	Date	Description

Sheet Title:

FLOOR PLAN

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

A110

SUP-37620
04/22/10 PC

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MAR 09 2010



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

03/18/10



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

03/18/10



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

03/18/10

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

March 9, 2010

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

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

Dear Sir or Madam:

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

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

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

Yours truly,

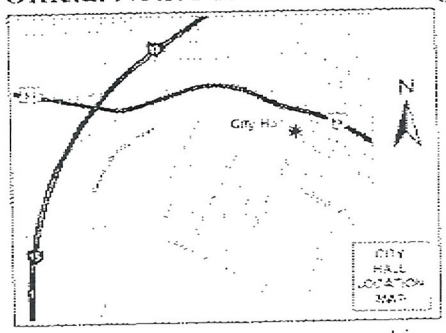
Lucy Stewart

RECEIVED
MAR 09 2010

SUP-37621
04/22/10 PC

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.41⁴
APR 28 2010
MAILED FROM ZIP CODE 89101

Case: SUP-37620

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

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42-43
p

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

PRESORTED FIRST CLASS

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

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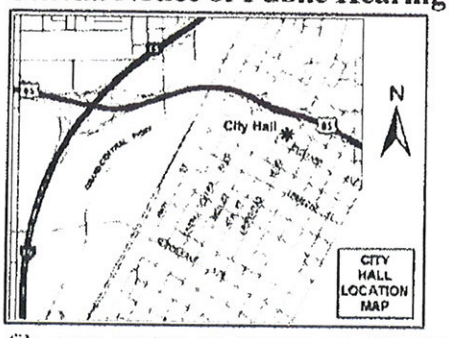
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

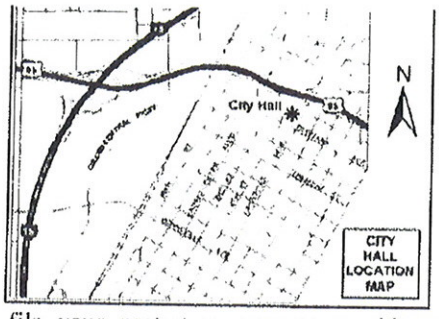
Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

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



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APR 16 2010

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

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

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

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

PRESORTED FIRST CLASS

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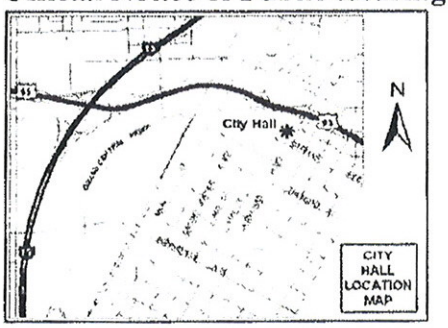

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

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

RECEIVED
APR 16 2010

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

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

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UNITED STATES POSTAGE
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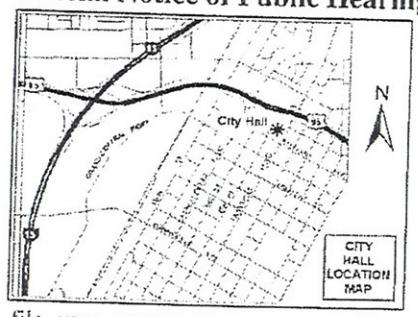

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☒ I SUPPORT ~~this~~ Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

RECEIVED
APR 20 2010

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

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

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

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

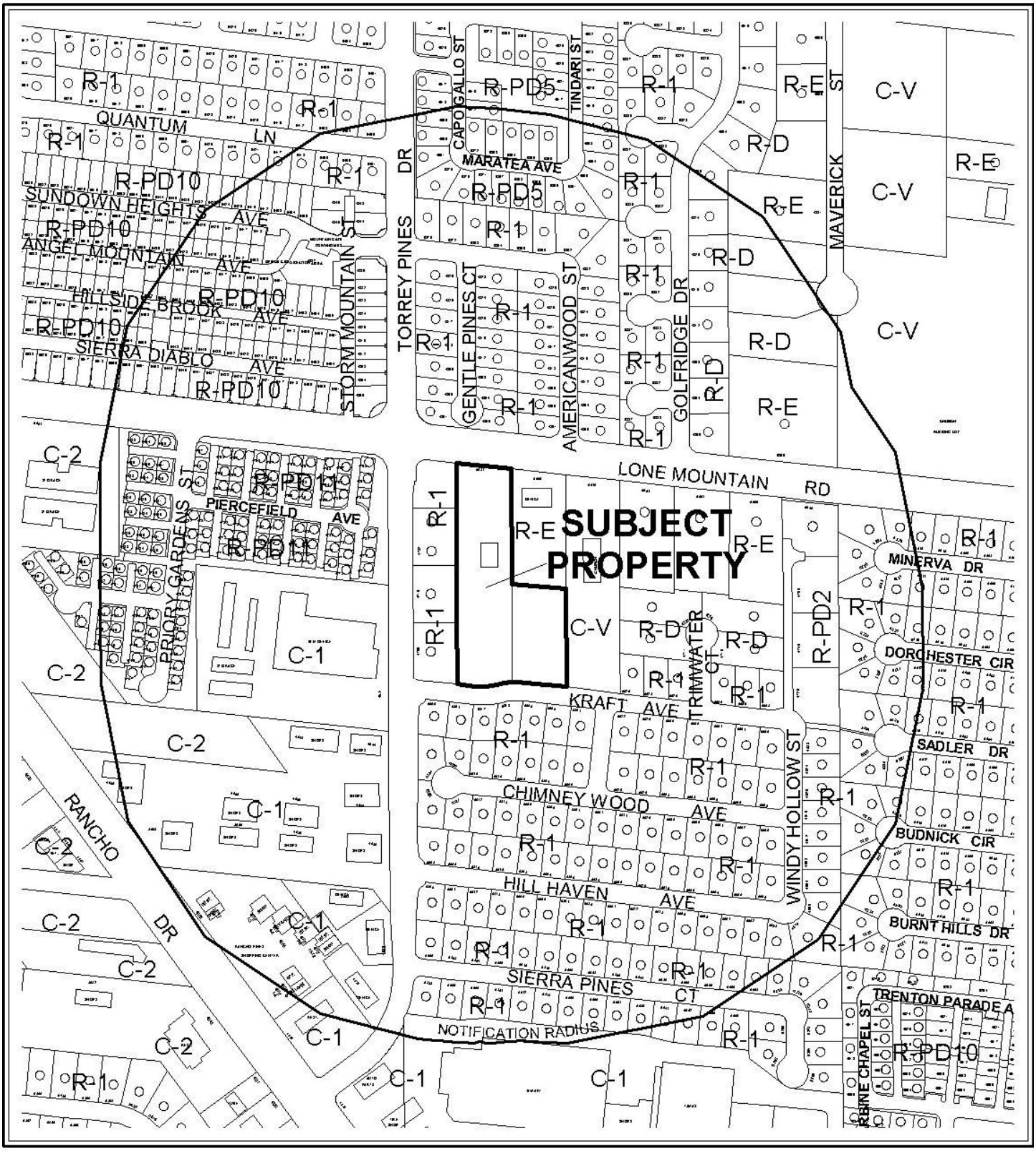
SUBJECT:
ABEYANCE - SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



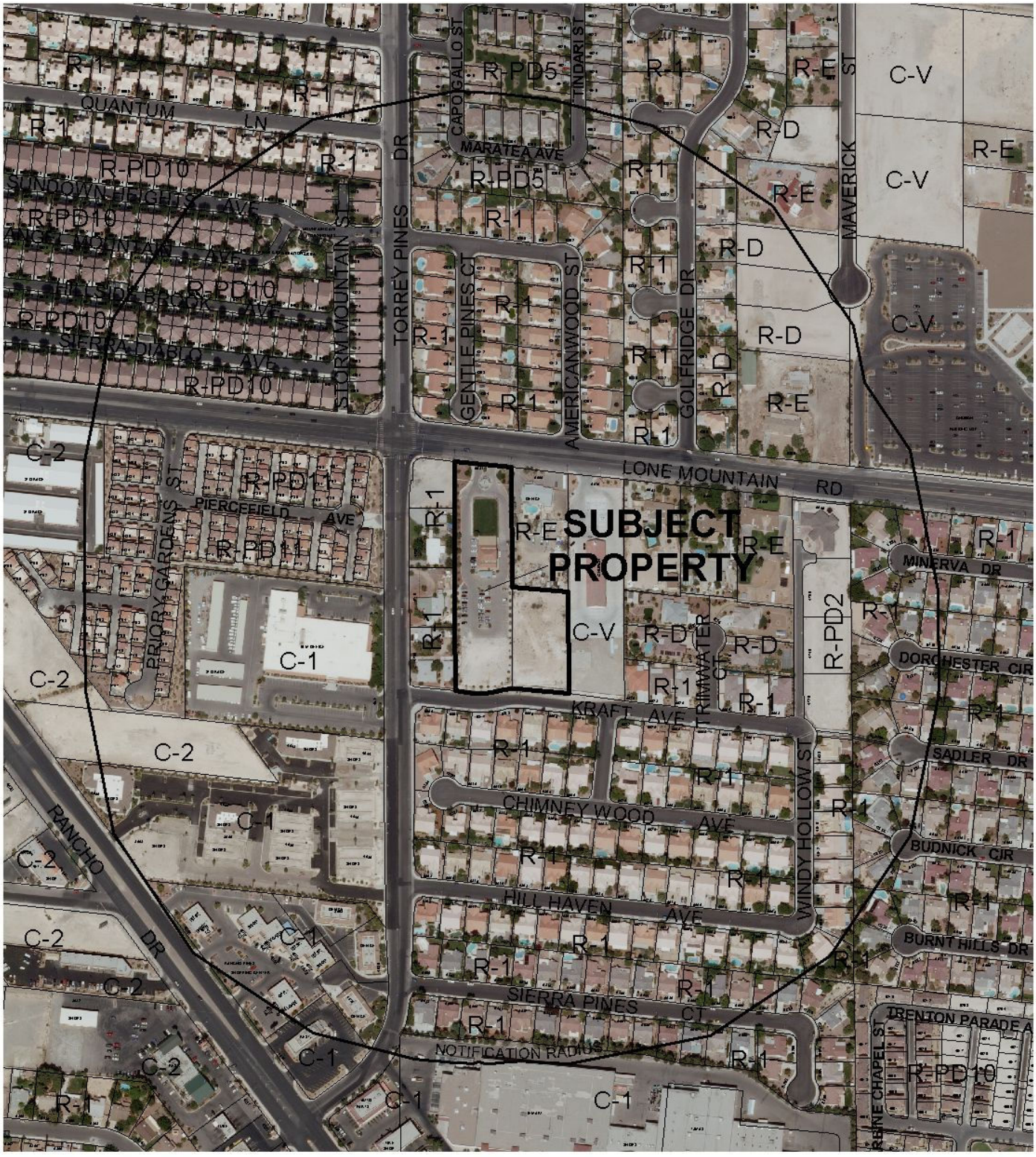
0 400 800 Feet

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

RADIUS: 1000 FT

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

N



0 400 800 Feet

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

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

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

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

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

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

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

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

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

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

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

E-mail Address lvgurdwara@gmail.com

APPLICANT Sukhjit P Singh, President **Contact**

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

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

E-mail Address tony_singh65@hotmail.com

REPRESENTATIVE Lee A Bigelow, Architect **Contact**

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

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

E-mail Address leeabig@cox.net

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* [signature]

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

Print Name SUKHJIT P SINGH

Subscribed and sworn before me

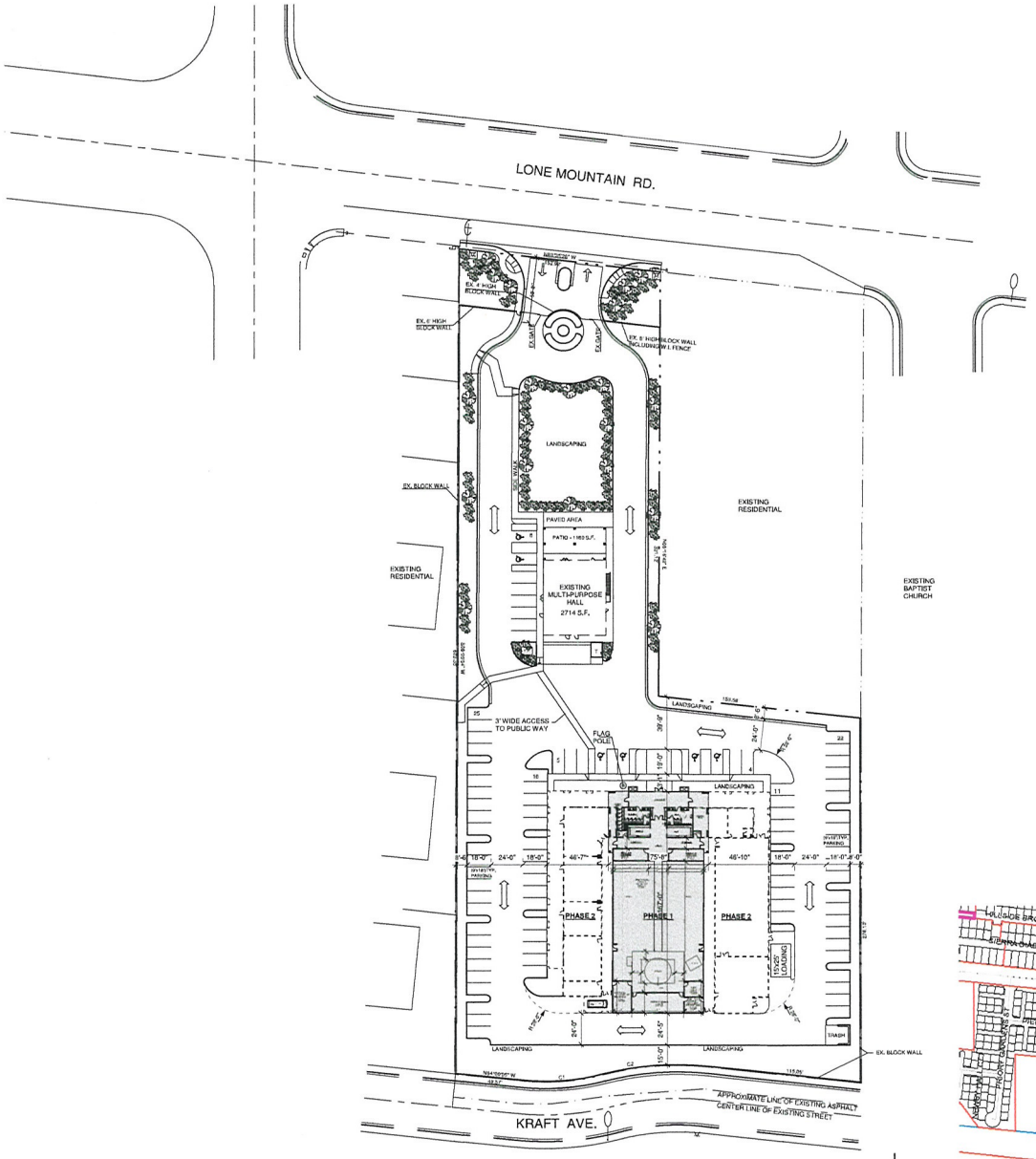
This 3RD day of APRIL, 2010.

[signature]

Notary Public in and for said County and State

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

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



ARCHITECTURAL SITE PLAN
Scale: 1" = 40 ft

CODE ANALYSIS

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

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

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

PHASE 1 TOTAL ASSEMBLY AREAS OCCUPANY = 821.91

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

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

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

11. PLUMBING FIXTURES REQUIRED
1 - WC PER 150 MALE - 3 REQUIRED
1 - WC PER 75 FEMALE - 6 REQUIRED
1 - LAV PER 200 MALE & FEMALE - 3 REQ'D
1 - DF PER 1,000 - 1 REQUIRED
1 - SERVICE SINK - 1 REQUIRED

PLUMBING FIXTURES PROVIDED
3 WATER CLOSETS - 3 URINALS
6 WATER CLOSETS
4 LAVATORIES
2 DRINKING FOUNTAINS
1 SERVICE SINK

12. SPECIAL INSPECTIONS REQUIRED - NONE — IBC CHAPTER 17

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

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

TOTAL PARKING REQUIRED = 67 SPACES
TOTAL PARKING PROVIDED = 91 SPACES

1 LOADING SPACE REQUIRED
1 LOADING SPACE PROVIDED

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

16. OCCUPANT LOAD: **PHASE 2**: IBC 1004, TABLE 1004.1.1
LANGAR HALL - 1:15 3552/15 = 236.8
MULTI PURPOSE - 1:7 2924/7 = 417.71
MEDIA - 1:100 958/100 = 9.58
FIRST AID - 1:100 316/100 = 3.16
CONFERENCE - 1:15 571/15 = 38.06
OFFICE - 1:100 360/100 = 3.60
KITCHEN - 1:200 1561/200 = 7.81

PHASE 2 - TOTAL ASSEMBLY AREAS OCCUPANY = 716.72

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

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

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

19. **PHASE 1 & PHASE 2**
TOTAL OCCUPANCY - 1,538.63
PLUMBING FIXTURES REQUIRED
1 - WC PER 150 MALE - 6
1 - WC PER 75 FEMALE - 11
1 - LAV PER 200 MALE & FEMALE - 4
1 - DF PER 1,000 - 2
1 - SERVICE SINK - 1

PLUMBING FIXTURES PROVIDED
3 WATER CLOSETS - 3 URINALS
6 WATER CLOSETS
4 LAVATORIES
2 DRINKING FOUNTAINS
1 SERVICE SINK



VICINITY MAP
N.T.S.

PROJECT LOCATION

SUP-37930
SDR-37929
REVISED

RECEIVED
APR 23 2010

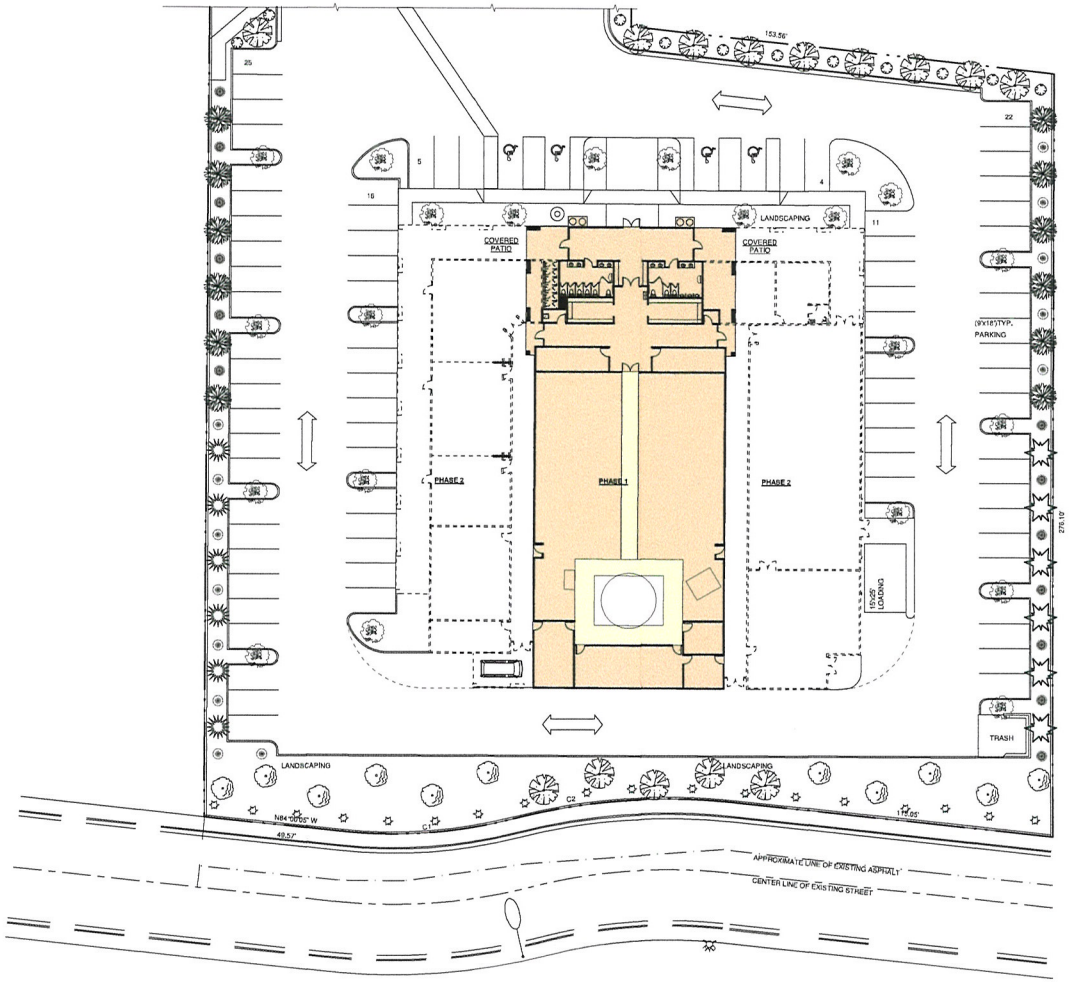
DATE
4 MAR 2010
1 22 APR 2010
2
3
4
5

PRELIMINARY NOT FOR CONSTRUCTION

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

Lee Abigelow Architect
3363 Keller Way
N. Las Vegas, NV 89032
Tel. (702) 396-2999
Fax (702) 649-0127

SHEET NUMBER
PR-1

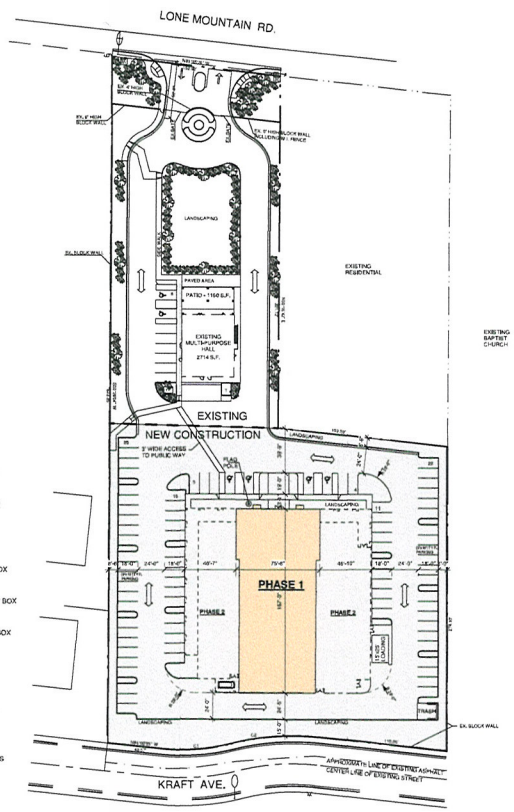


PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 20 ft

PLANT LEGEND

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

MINERAL GOLD - DECOMPOSED GRANITE IN ALL PLANTING AREAS



ARCHITECTURAL SITE PLAN
Scale: 1" = 50 ft



VICINITY MAP
N.T.S.

NORTH

SUP-37930
SDR-37929
REVISED

RECEIVED
APR 23 2010

DATE	4 MAR 2010
1	22 APR 2010
2	
3	
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STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE VISUAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS BEFORE PROCEEDING WITH THE WORK. (SPEC 2010-20)

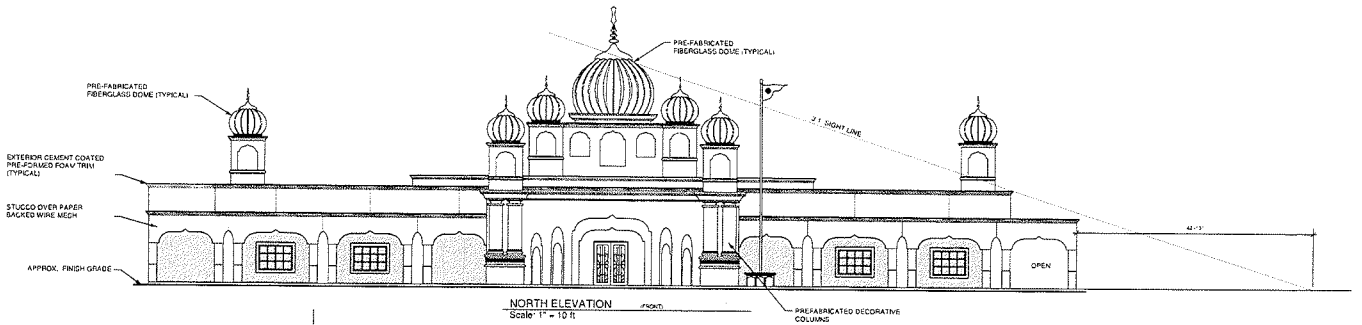
GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

SEAL

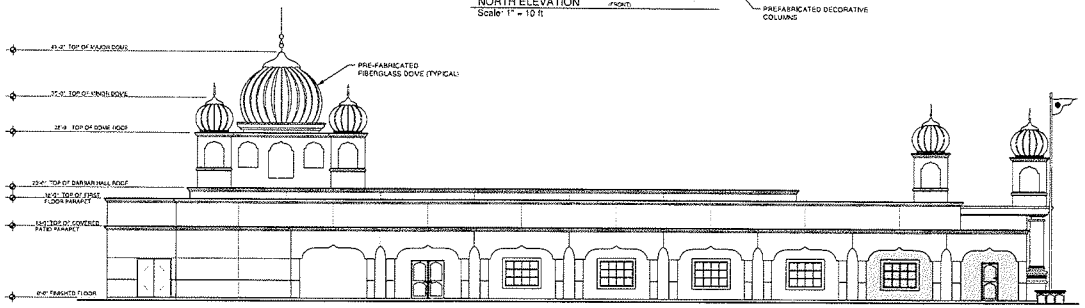
PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect
beadlg@aol.net
Tel. (702) 658-2020
Fax (702) 658-2010
3363 Keller Way
N. Las Vegas, NV 89032

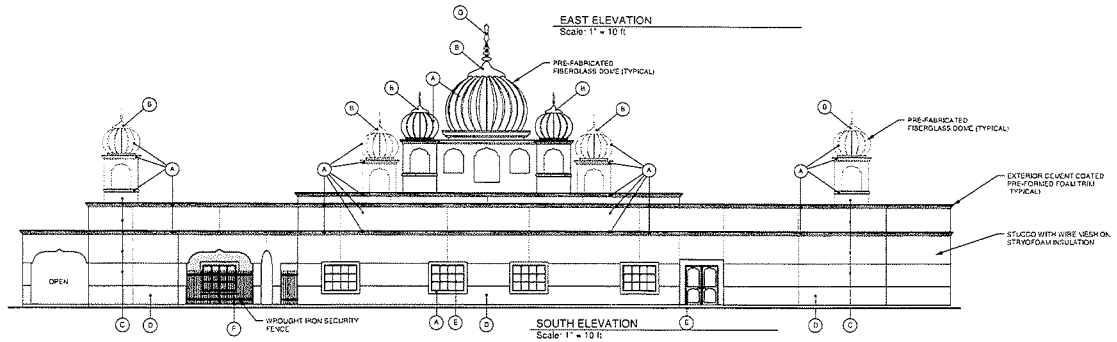
SHEET NUMBER
L-1



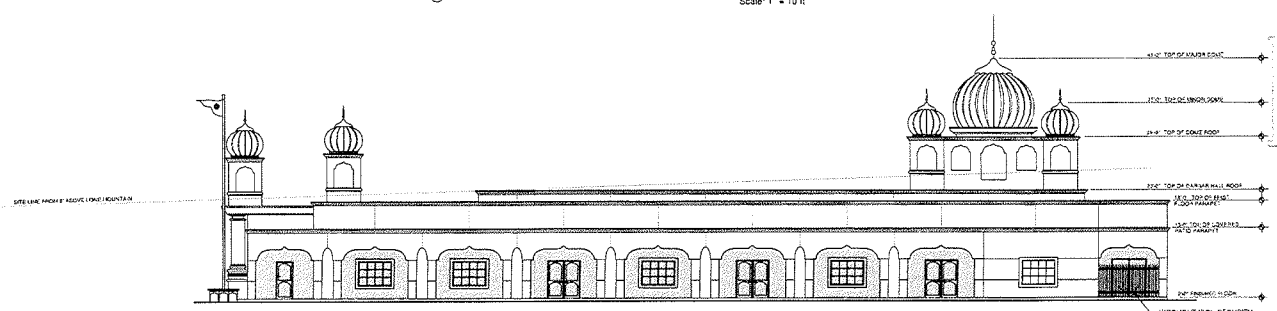
NORTH ELEVATION
Scale: 1" = 10 ft



EAST ELEVATION
Scale: 1" = 10 ft



SOUTH ELEVATION
Scale: 1" = 10 ft



WEST ELEVATION
Scale: 1" = 10 ft

COLOR SCHEDULE

SEE SOUTH ELEVATION FOR COLOR NOTATIONS

A PREFABRICATED FIBERGLASS DOME
DECORATIVE FOAM TRIM AND WINDOW SURROUNDS
PREFABRICATED DECORATIVE COLUMNS
GLIDDEN PAINT - WHITE ON WHITE GLC26

B PREFABRICATED FIBERGLASS DOME CAP
GLIDDEN PAINT - AZTEC GOLD GLY28

C 100 GRIT STUCCO PRIMARY COLOR
GLIDDEN PAINT - CAFE LATTE GLN16

D 100 GRIT STUCCO ACCENT COLOR
GLIDDEN PAINT - LEATHER BROWN GLN26

E ALUMINUM: VINYL WINDOWS AND DOORS
WHITE

F WROUGHT IRON SECURITY FENCING
GLIDDEN PAINT - ONYX BLACK GLN62

G KHANDA
GLIDDEN PAINT - SMOKY CHARCOAL GLN48

APR 12 2010

SUP-37930
SDR-37929

DATE 12 APR 2010

1
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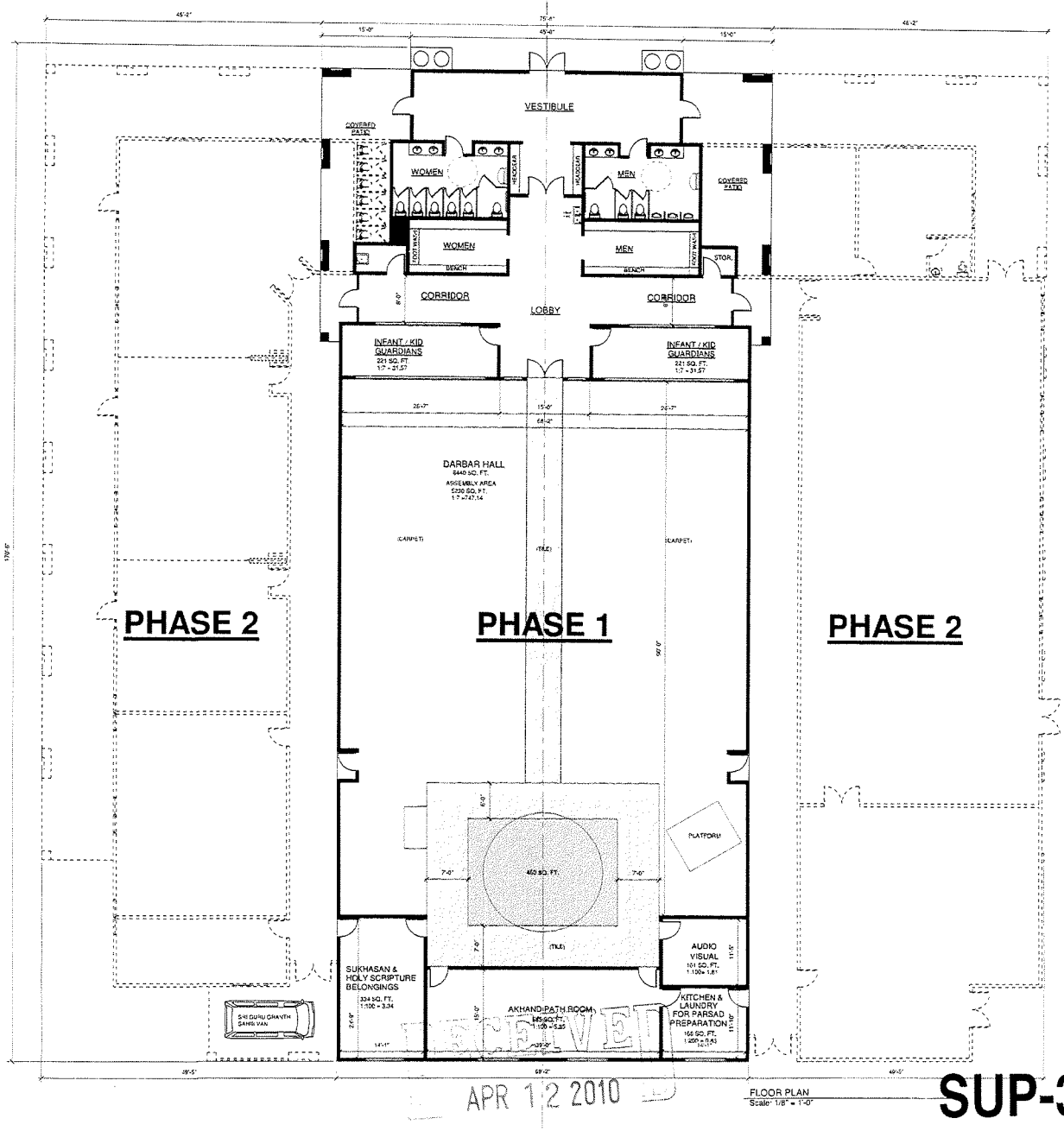
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Lee Bigelow Architect
3003 Kohler Way
N. Las Vegas, NV 89032
Tel. (702) 526-2620
Fax (702) 526-0122

PR-3



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

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APR 12 2010

SUP-37930
SDR-37929

DATE 4 MAR 2010

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

PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect

PR-2

MATERIAL BOARD FOR GURDWARA BABA DEEP SINGH

100 GRIT STUCCO / PRIMARY COLOR

GLIDDEN PAINT

CAF'E LATTE - GLN16

100 GRIT STUCCO / ACCENT COLOR

GLIDDEN PAINT

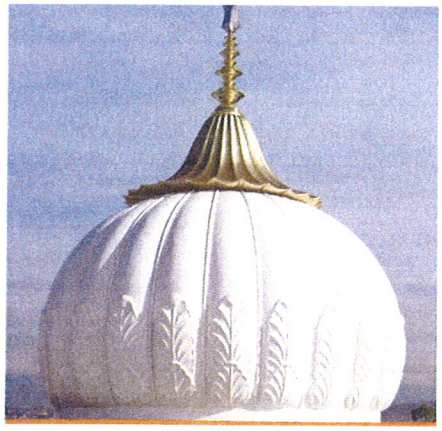
LEATHER BROWN - GLN26

WINDOWS & DOORS
WHITE - ALUMINUM / VINYL
WITH CLEAR GLASS

WROUGHT IRON SECURITY FENCING

GLIDDEN PAINT

ONYX BLACK - GLN62



KHANDA
GLIDDEN PAINT
SMOKY CHARCOAL - GLN48

PREFABRICATED FIBERGLASS DOME CAP
GLIDDEN PAINT
AZTEC GOLD - GLY28

PREFABRICATED FIBERGLASS DOME
GLIDDEN PAINT
WHITE ON WHITE - GLC26

RECEIVED
APR 12 2010

SUP-37930
SDR-37929



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

04/22/10



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

04/22/10



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

04/22/10



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

04/22/10



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

04/22/10

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

March 15, 2010 Revised April 23, 2010

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,
Gurdwara Baba Deep Singh, Inc.

Sukhjit "Tony" Singh
President

SUP-37930
SDR-37929
REVISED

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APR 23 2010

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

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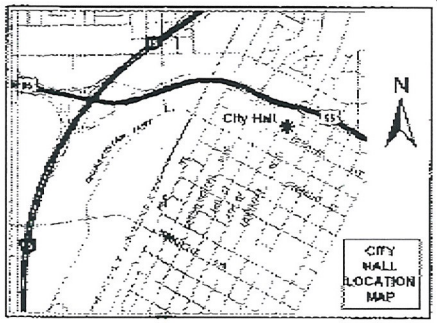

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

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44-45 P

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

25 May 2010

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

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

Attn: Mr. Greg Kapovich

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

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

Sincerely,

Lee A Bigelow

Lee A. Bigelow
Architect

cc: Gurdwara Baba Deep Singh Jl (Shaheed)G

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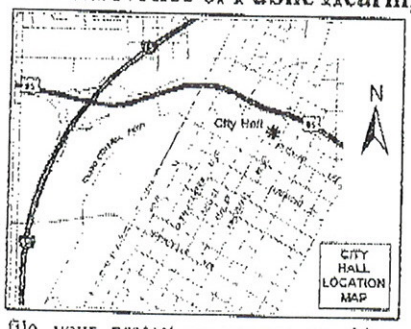

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

Case: SUP-37930

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

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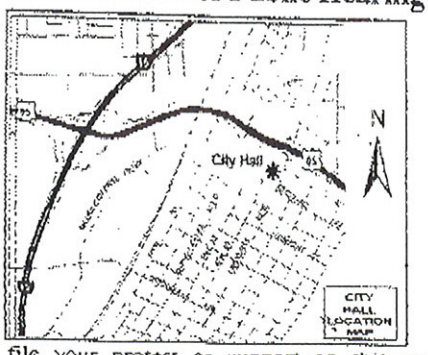

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

No waiver of landscape buffer please

Case: SUP-37930

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

Application Information

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

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

Application Location



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

Public Hearing Information

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

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

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

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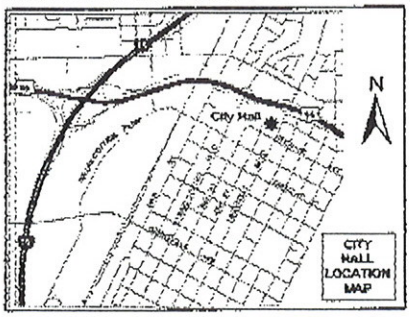

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

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Case: SUP-37930

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

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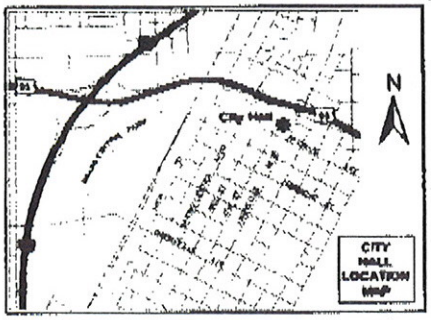

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SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

4790 Pencarrow Ct

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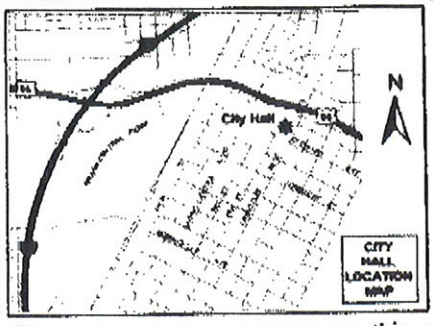

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13802110070
BOWEN EUGENE & JANE ANN
5010 CONOUGH LN
LAS VEGAS NV 89149-5252

4798 Pencarrow Ct

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Kat[redacted]

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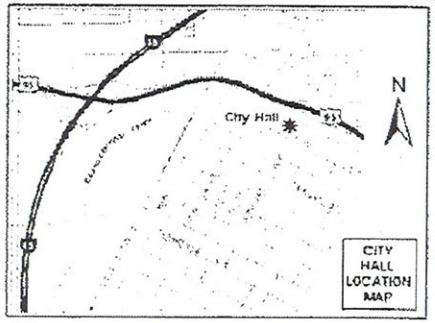

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13802610016
MINTZ TRUST
6220 SIERRA PINES CT
LAS VEGAS NV 89130-2341

CAV0511 89130

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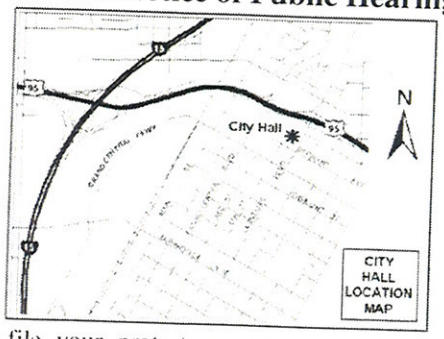

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13802610001 Case: SUP-37930
SOPER RANDALL K
6332 SIERRA PINES CT
LAS VEGAS NV 89130-2343

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CAVDS11 89130

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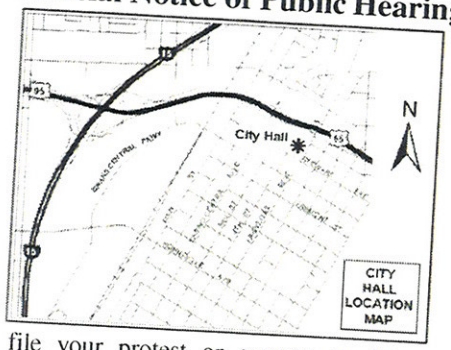

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13802501006 Case: SUP-37930
SARDINAS UBALDO JR
6281 W LONE MOUNTAIN RD
LAS VEGAS NV 89130-2101

CAVDS11 89130

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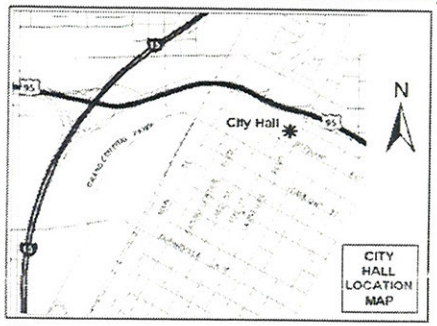

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Case: SUP-37930
13802610027
LABUTTI RONALD J & SUSAN REV TR
6241 SIERRA PINES CT
LAS VEGAS NV 89130-2342

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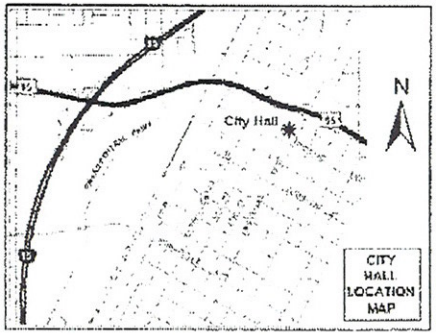

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13802511019
PURCELL FRANCIS A & JOY D
P O BOX 2378
TAOS NM 87571-2378

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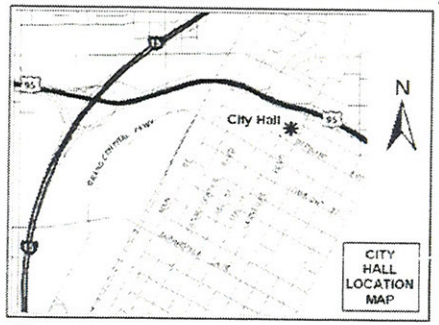

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13802511045
ECHELBARGER ALAN & SARAH
6325 HILL HAVEN AVE
LAS VEGAS NV 89130-2353

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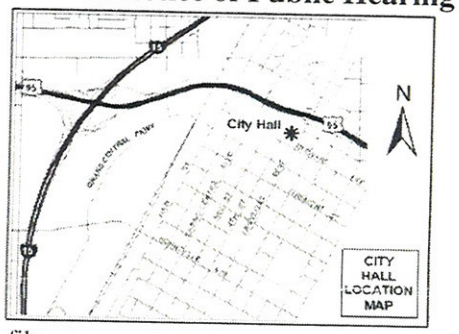

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SUP-37930 & SDR-37929

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Case: SUP-37930

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

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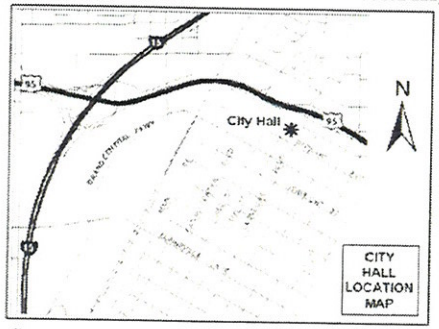

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Case: SUP-37930
12535415055
TAYLOR JOHN DAVID FAMILY TRUST
6505 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1867

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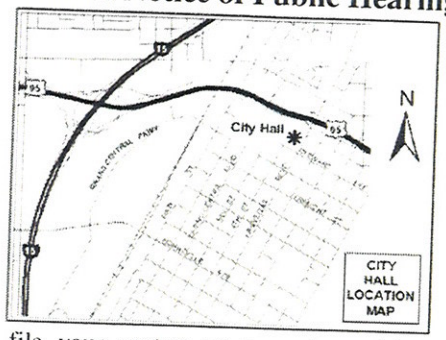

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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PLANNING AND DEVELOPMENT

Case: SUP-37930

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9 HOMEFIELD CLOSE
HAYES MIDDLESEX
UNITED KINGDOM UB49AS 00000-0000

0012280001

Submitted after final agenda
Date
Item 44, 45 A

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

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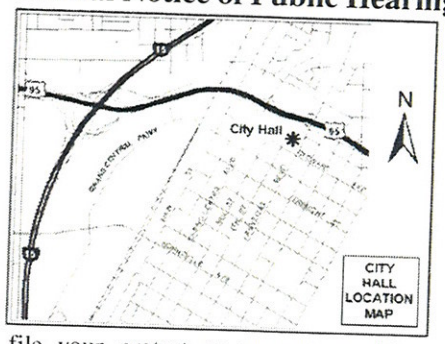

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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13802511039
PASKO PAULETTE
6304 HILL HAVEN AVE
LAS VEGAS NV 89130-2352

Case: SUP-37930

CAVDS11 89130

Submitted after final agenda
Date
Item 44-45 A

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

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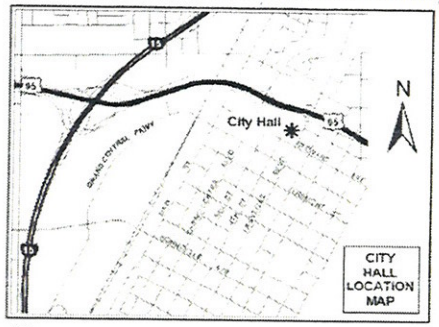

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SUP-37930 & SDR-37929

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MAY 24 2010

Case: SUP-37930

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

CAV0511 19087

Submitted after final agenda
Date
Item 44-45 A

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

Re: SUP-37930 & SDR-37929

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

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

Name/Signature	Address
Carol Halberg	6332 Sierra Pines Ct
Joseph Stanley	6328 SIERRA PINES CT
Charlotte Stanley	6328 SIERRA PINES CT
Sylvia Chavez	6320 Sierra Pines CT
Mark Treyler	6312 SIERRA PINES CT.
Michelle Greenberg	6308 Sierra Pines Ct
[illegible]	6308 SIERRA PINES CT
[illegible]	6244 Sierra Pines Ct.
Shirley Carno	6237 Sierra Pines Ct, Las Vegas NV 89130
Dawed Carno	6237 Sierra Pines Ct, Las Vegas, NV 89130
Bonnie Lewis	" " " " "
Torsten [illegible]	6228 Sierra Pines Ct Las Vegas NV 89130
Tina Robnett	6224 Sierra Pines CT Las Vegas NV 89130
[illegible]	6224 Sierra Pines Ct. LV, NV, 89130
[illegible]	6229 SIERRA PINES CT LV NV 89130
[illegible]	6241 Sierra Pines Ct. LV NV 89130

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MAY 26 2010
44-45
21P

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

Re: SUP-37930 & SDR-37929

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

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

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MAY 25 2010

Submitted after final agenda
Date Item 44-45

Herbert [illegible] 6220 Sierra Pines Ct. LV NV 89130

Orvie M. Dahl 6204 Sierra Pines ct LV 89130
Jerry L. Hyde 6205 Sierra Pines Ct. LV 89130
Tanya M. Hyde 6205 Sierra Pines Ct. LV, NV 89130
Martha Bento 6329 SIERRA Pines ct. LV NV 89130
Joe Martinez 6333 SIERRA PINES ct LV NV 89130
Ronald Jaye 6309 Hill Haven Av LV NV 89130
Bell Jaye 6309 Hill Haven Av LV NV 89130
Mathilda C. Davis 6304 HILL HAVEN AVE LAS VEGA 89130
CAMILLE R. SMITH 6284 Hill Haven Ave LV, NV 89130
Connie Wolf 6273 Hill Haven Ave LV NV 89130
Deanne Varney 6269 Hill Haven Ave LV 89130

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Planning & Development Department
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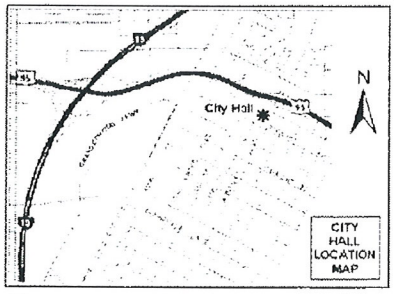

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

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MAY 17 2010

44-45 P

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MAY 19 2010

City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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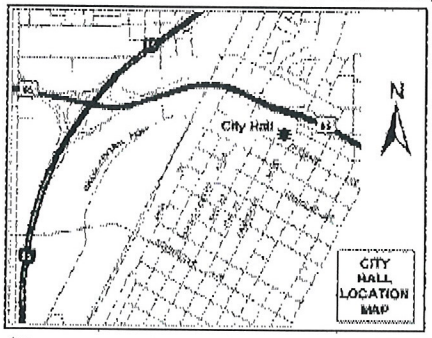

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

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

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

44-45 P

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

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

LET THEM BUILD ELSE WHERE AND NAME IT #2 OR ANNEX.

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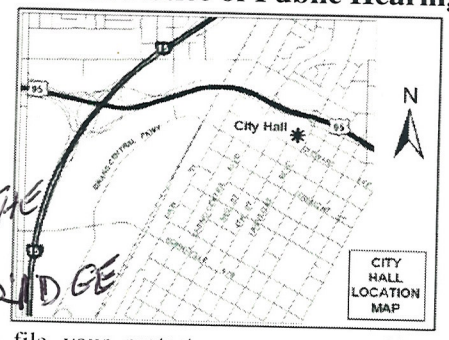
5/16/10

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



1) THIS IS RESIDENTIAL AREA. THE TRAFFIC ON SUNDAY IS IMPOSIBLE TO LEAVE GOLFRIDGE

2) TO GIVE O.K. TO CHURCH EXPANSION, WOULD BE THE END OF RESIDENTIAL AREA.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

Please use available blank space on card for your comments.

Case: SUP-37930

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

Bert Daniels

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

RECEIVED
MAY 19 2010

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

CAVDS11 89130

44-45
P

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

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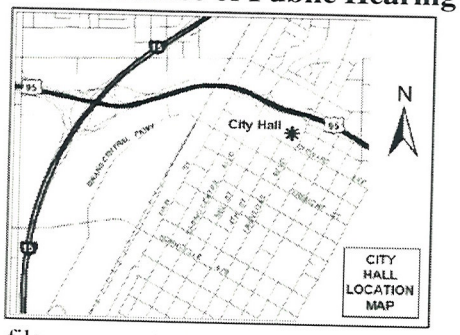

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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MAY 19 2010

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

CAVDS11 89130

44-45
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City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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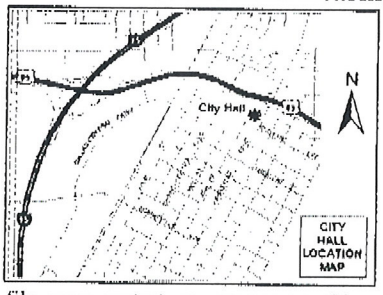

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☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

PRESORTED FIRST CLASS

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

Case: SUP-37930

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

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MAY 19 2010

44-45 P

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

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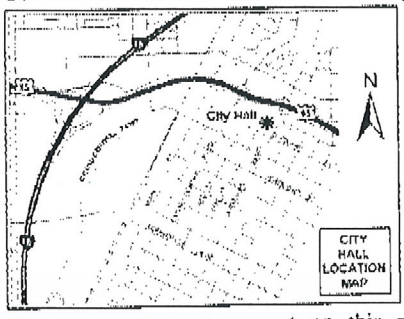

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

$00.44
MAY 14 2010
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MAY 19 2010

Case: SUP-37930

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

44-45
A

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

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Planning & Development Department
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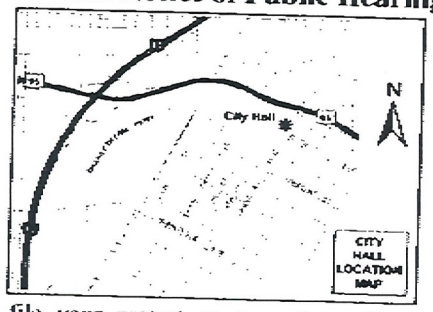

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I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

$ 00.41[4]

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

Case: SUP-37900

CAVDS11 89130

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2010-05-18 09:05 ALAN RADA 7024334945 >>

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Planning & Development Department
Development Services Center
731 S. Fourth Street
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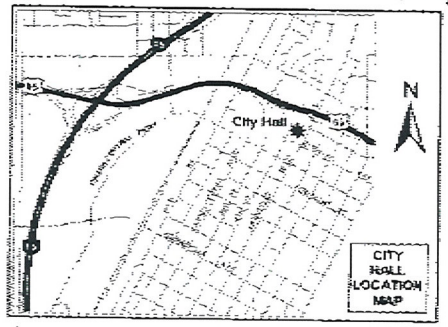

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

Case: SUP-37930
13802512002
MCGRAIL JOHN M & DIANA
6258 W KRAFT AVE
LAS VEGAS NV 89130-2354

John M McGrail

CAVDS11 89130

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MAY 17 2010

44-45
C

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

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37929** APN: 138-02-501-002 & 014

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

Name of Applicant: Sukhjit P Singh, President

Name of Representative: Lee A Bigelow, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

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

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

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

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

E-mail Address lvgurdwara@gmail.com

APPLICANT Sukhjit P Singh, President **Contact**

Address 9515 Crooked Wood Avenue **Phone:** 702 287-0347 **Fax:**

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

E-mail Address tony_singh65@hotmail.com

REPRESENTATIVE Lee A Bigelow, Architect **Contact**

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

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

E-mail Address leeabig@cox.net

Property Owner Signature* [signature]

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

Print Name SUKHJIT P SINGH

Subscribed and sworn before me

This 3RD day of APRIL, 20 10.

[signature]

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

*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.

SDR 37929
Gurdwara Baba Deep Singh, Inc.

6341 W. Lone Mountain Rd.

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

Traffic produced by proposed development:

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

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

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

Existing traffic on all nearby streets:

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

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

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

Traffic Capacity of adjacent streets:

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

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

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

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

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

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

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

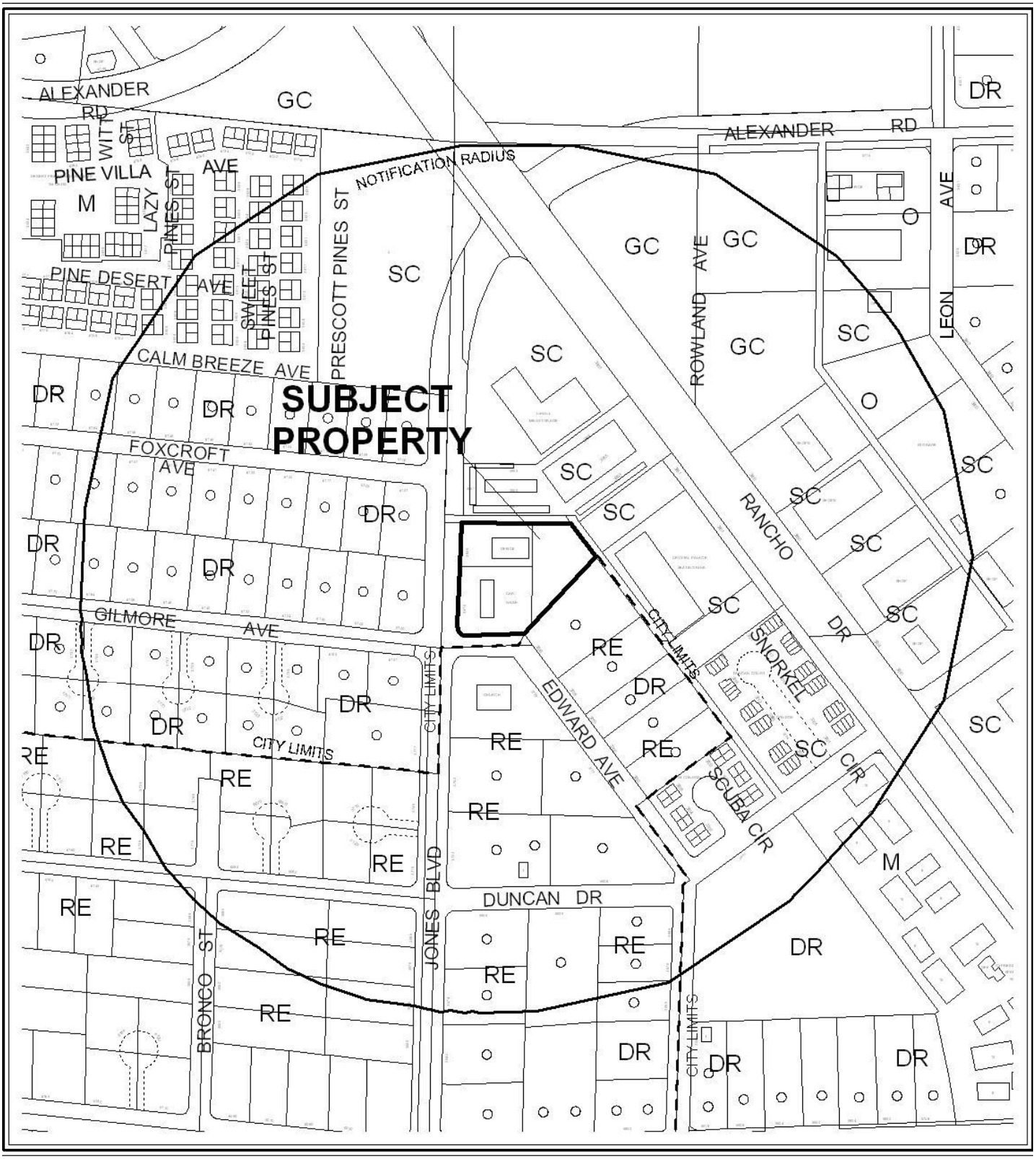
SUBJECT:
GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT RURAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003,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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



CASE: **GPA-38525**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

DR (DESERT RURAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-38525**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

DR (DESERT RURAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N

PLANNING & DEVELOPMENT

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*** 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.

Nora Lares

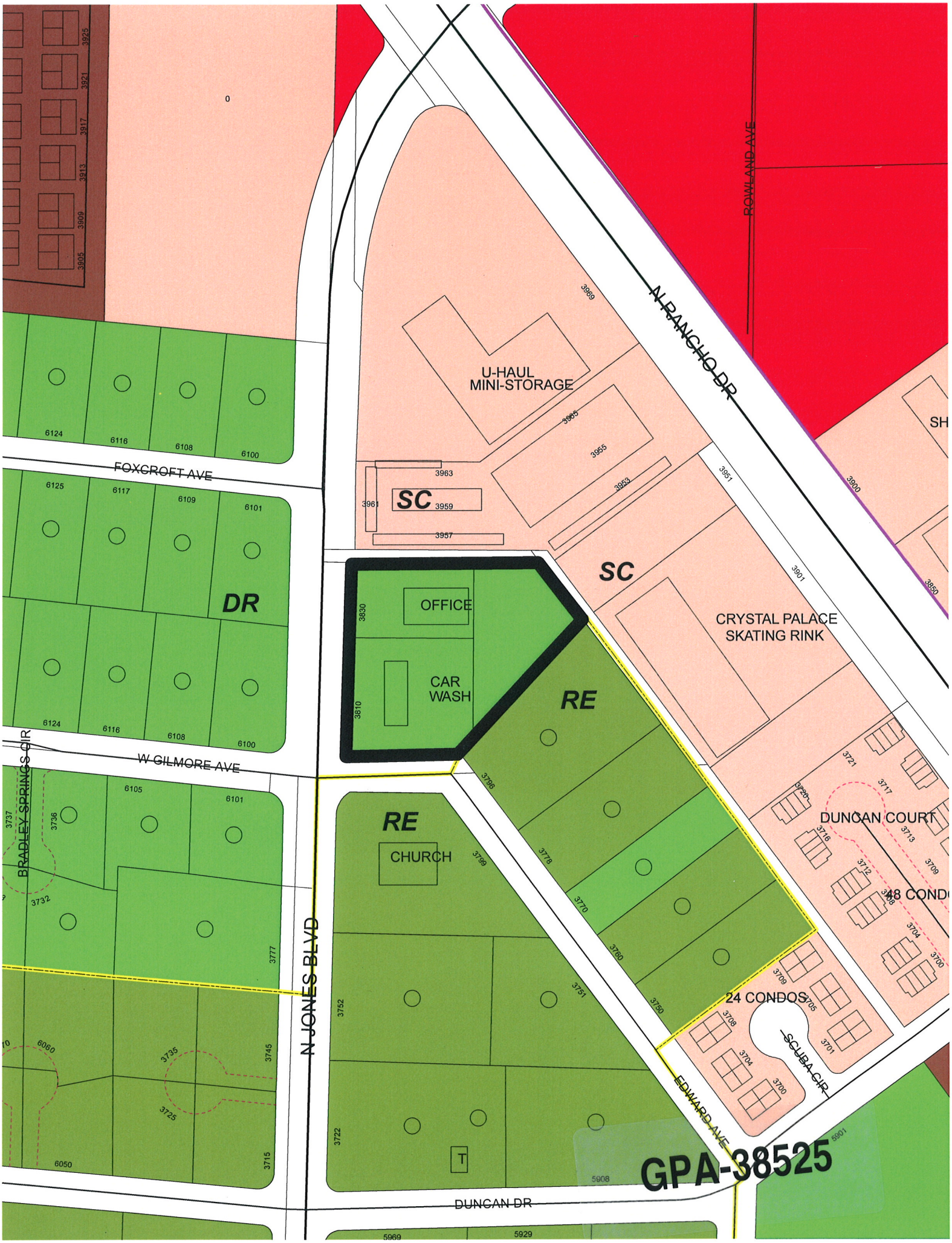
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 08-103606-1 My Appointment Expires Nov. 9, 2012

FOR DEPARTMENT USE ONLY

Case #	GPA-38525
Meeting Date:	7-29-10
Total Fee:	~~$~~
Date Received:*	6-14-10
Received By:	

*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.


N RANCHO DR
ROWLAND AVE
U-HAUL
MINI-STORAGE
SC
SC
OFFICE
CAR
WASH
CRYSTAL PALACE
SKATING RINK
DR
RE
RE
CHURCH
DUNCAN COURT
24 CONDOS
SCUBA CIR
EDWARD AVE
FOXCROFT AVE
W GILMORE AVE
BRADLEY SPRINGS CIR
N JONES BLVD
DUNCAN DR
GPA-38525

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,

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

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JUN 16 2010

GPA-38525

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

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

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

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

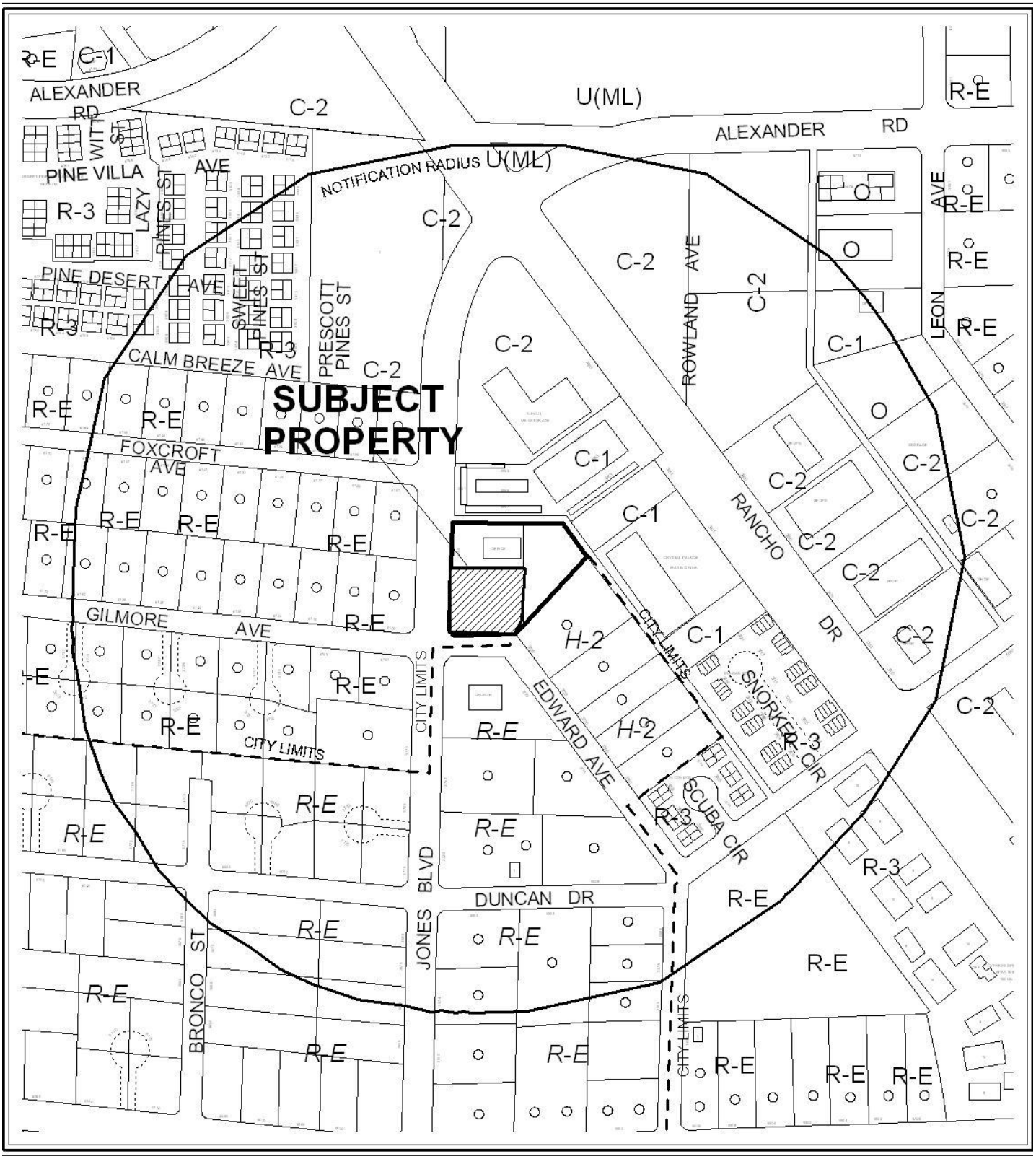
C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-38590**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38590**

RADIUS: 1000 FT

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

N

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, 20 10

_____
Notary Public in and for said County and State

MARIA E. WARKENTIN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-13-2011
Certificate No: 07-1959-1

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PLANNING & DEVELOPMENT

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* _____

*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.

_____

Notary Public in and for said County and State

MARIA E. WARKENTIN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-13-2011
Certificate No: 07-1959-1

FOR DEPARTMENT USE ONLY

Case #	SUP-38590
Meeting Date:	7/29/10
Total Fee:	1,030
Date Received:*	6/15/10
Received By:	Bm S

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

Revised 10/27/08

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

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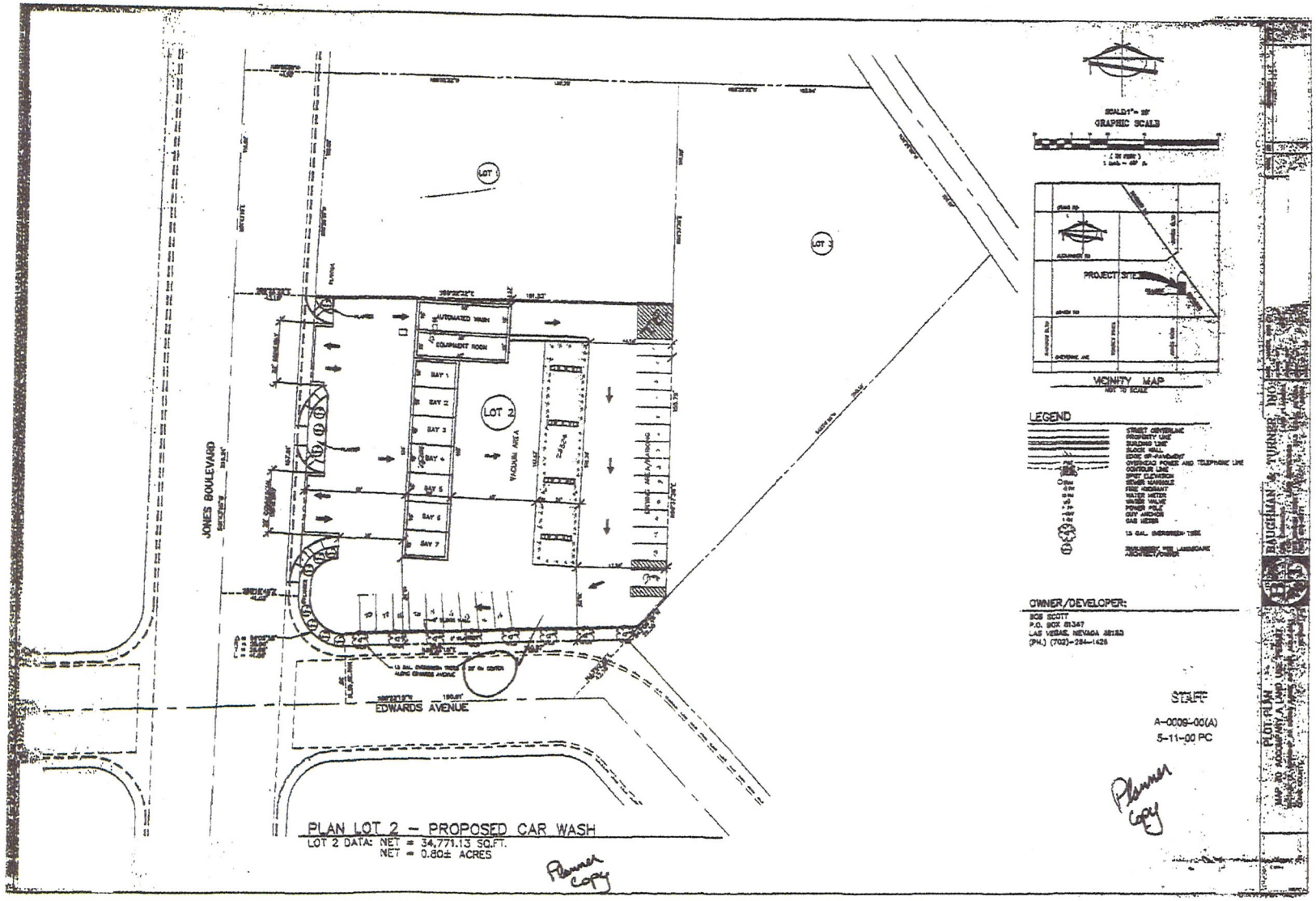

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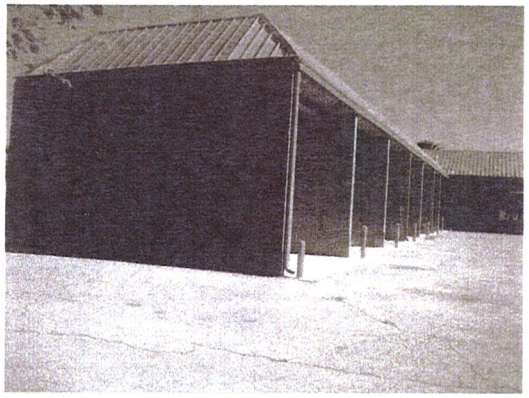
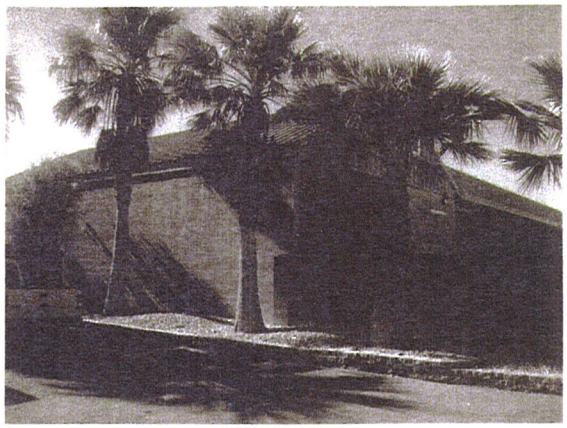
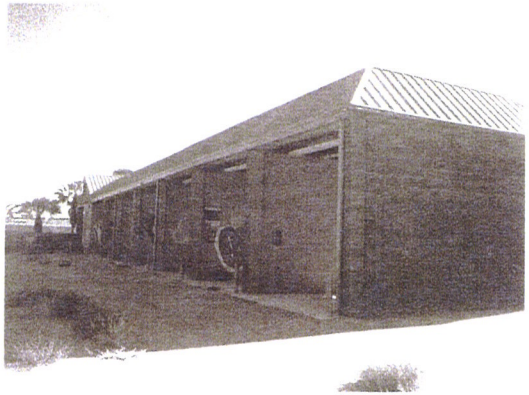
SUP-38590



South Elevation

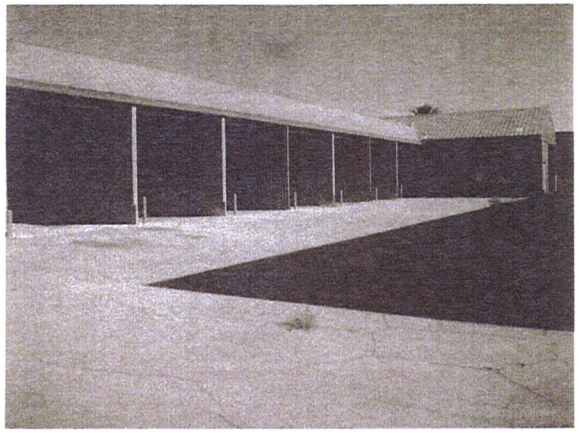


North Elevation



West Elevation

3810 N Jones Blvd. Las Vegas 89109



East Elevation

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PRINCETON
LAKE TAHOE
HO CHI MINH CITY

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

www.duanemorris.com

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

SUP-38590

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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.

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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

SUP-38590

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City of Las Vegas

CBRE
CB RICHARD ELLIS

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

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

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JUN 15 2010
City of Las Vegas

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PRINCETON
LAKE TAHOE
HO CHI MINH CITY

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

www.duanemorris.com

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.

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JUN 15 2010
SUP-38590
City of Las Vegas

DuaneMorris

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

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City of Las Vegas

SUP-38590

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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

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

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City of Las Vegas

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,

Thomas Murray

Thomas Murray
Executive Officer
Deposit Insurance National Bank of Las Vegas

SUP-38590

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

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

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

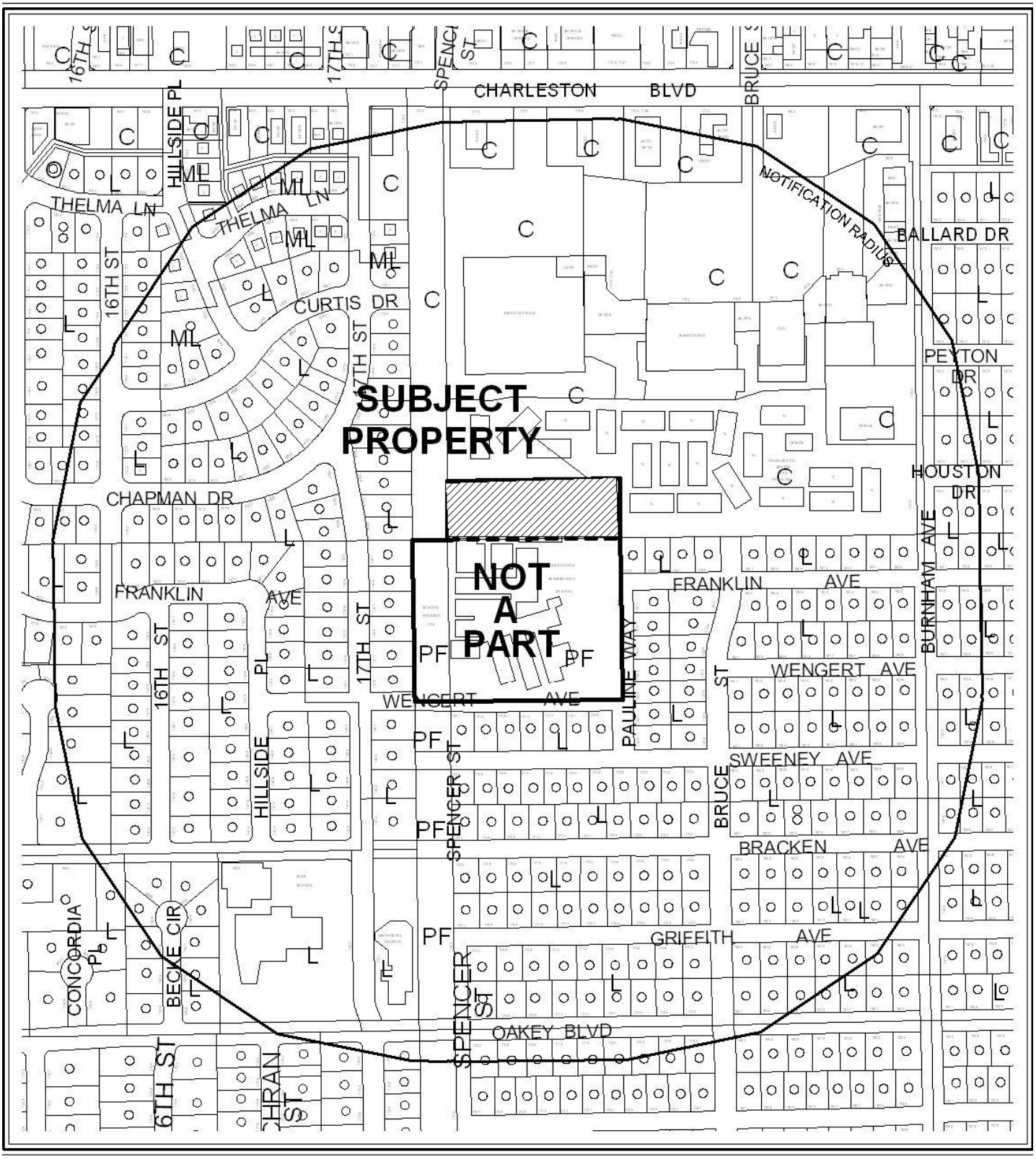
SUBJECT:
GPA-38526 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 1.76 acres at 1300 Pauline Way (APN 162-02-501-001), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



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CASE: **GPA-38526**

RADIUS: 1000

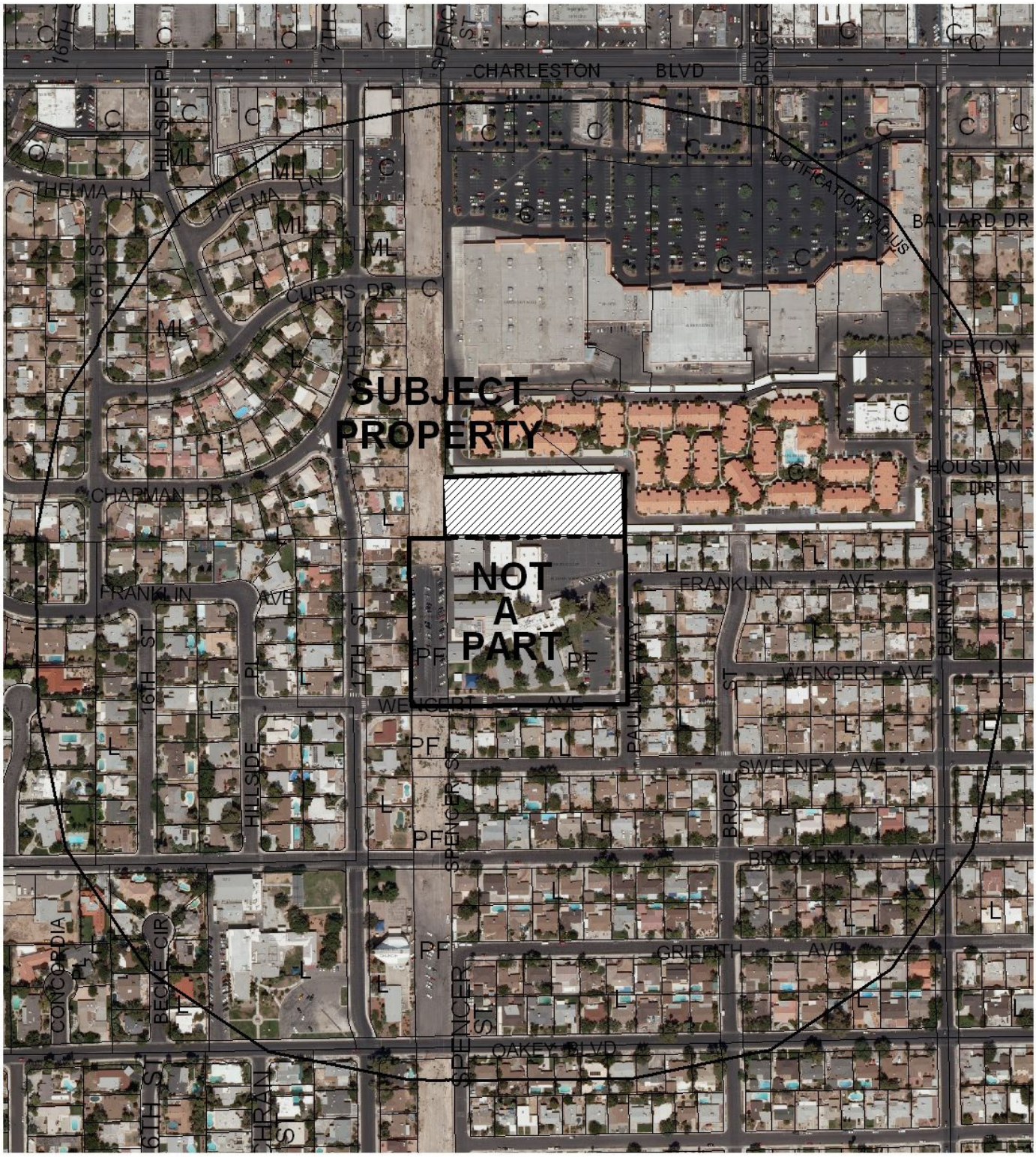
GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

N



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CASE: **GPA-38526**

RADIUS: 1000

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

N

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: _____

REPRESENTATIVE

Signature of ~~Property Owner~~: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

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

Nora Lares

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 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.

Nora Lares

Notary Public in and for said County and State

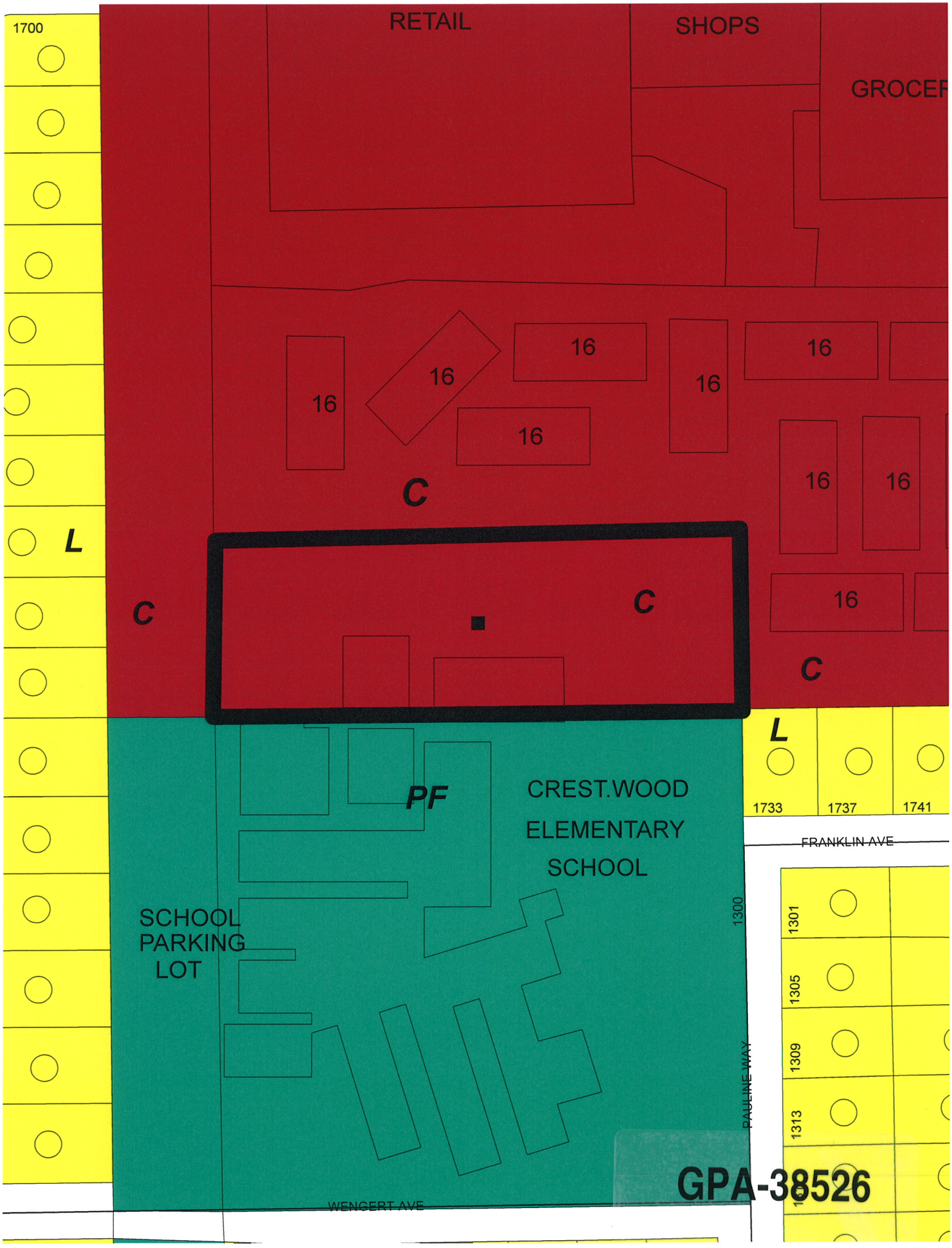
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

Case #	GPA-38526
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.

Revised 10/27/08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PAULINE WAY
WENGERT AVE
GPA-38526

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

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

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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

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

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

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

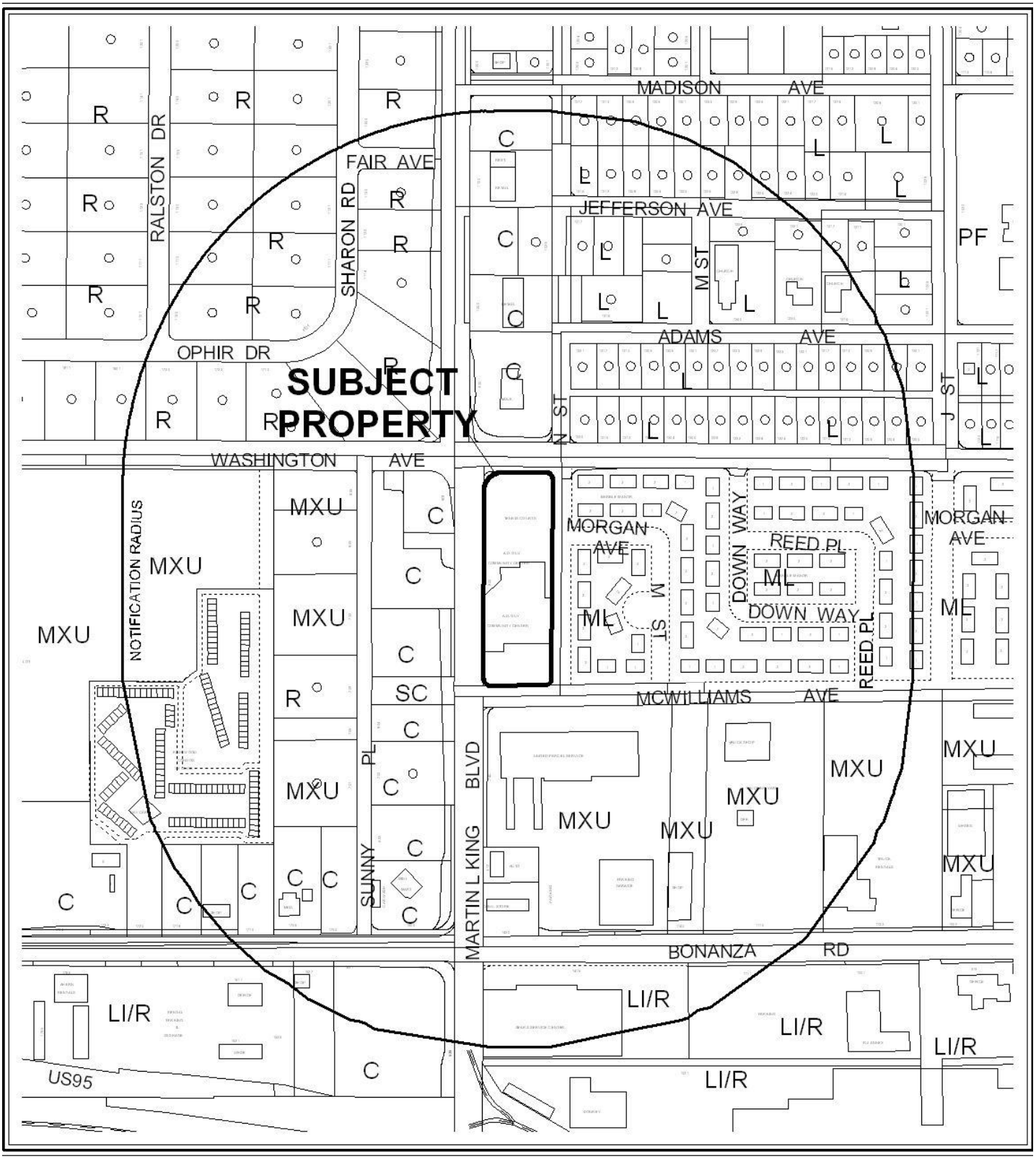
SUBJECT:
GPA-38527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITY) on 2.53 acres at 800 North Martin L. King Boulevard (APN 139-28-701-001), Ward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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **GPA-38527**

RADIUS: 1000

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

N



0 300 600 Feet

CASE: **GPA-38527**

RADIUS: 1000

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 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*~~ 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.

Nora Lares

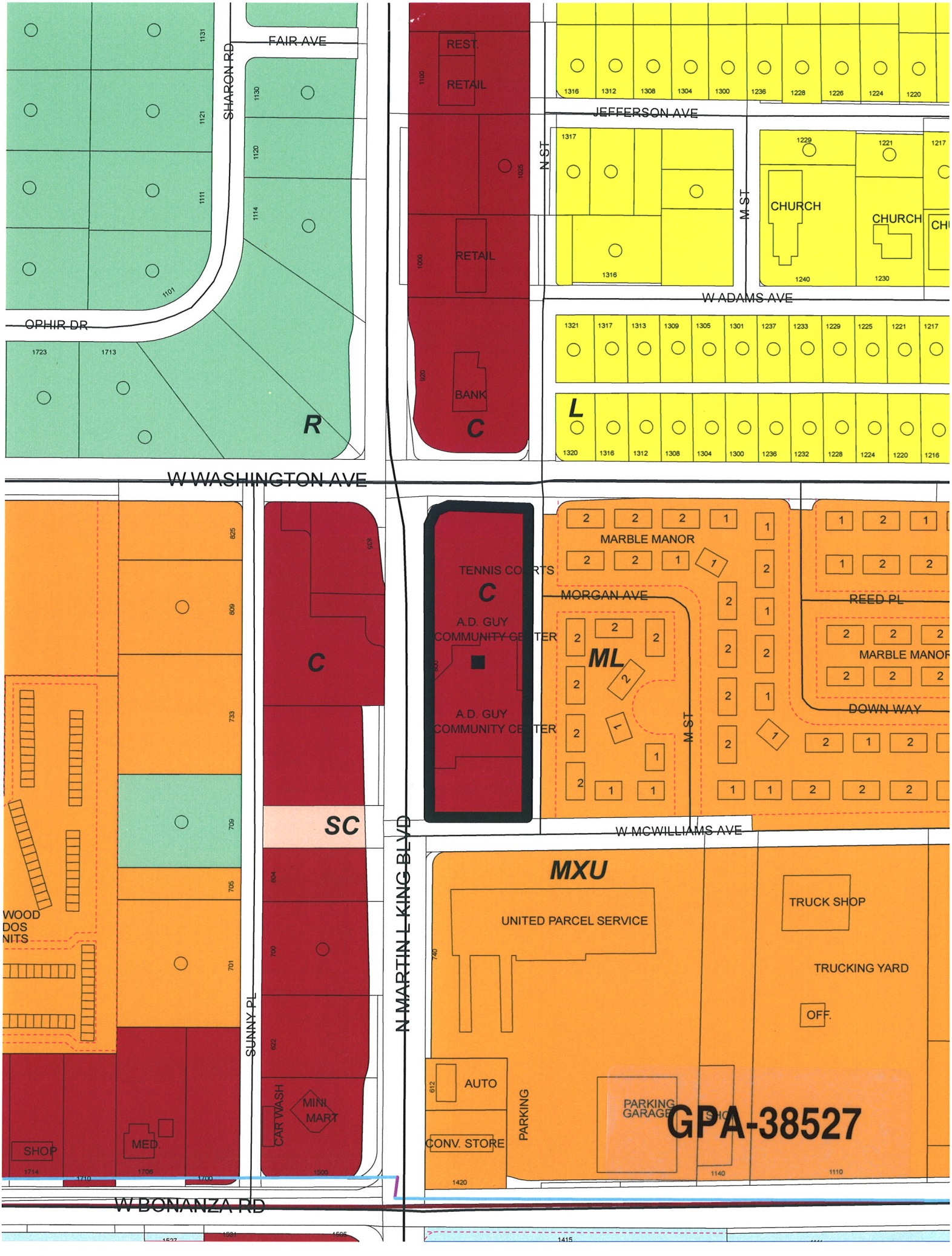
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	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.


FAIR AVE
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OPHIR DR
REST.
RETAIL
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CAR WASH
MINI MART
SUNNY PL
N MARTIN L KING BLVD
W BONANZA RD

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-38527

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

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

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

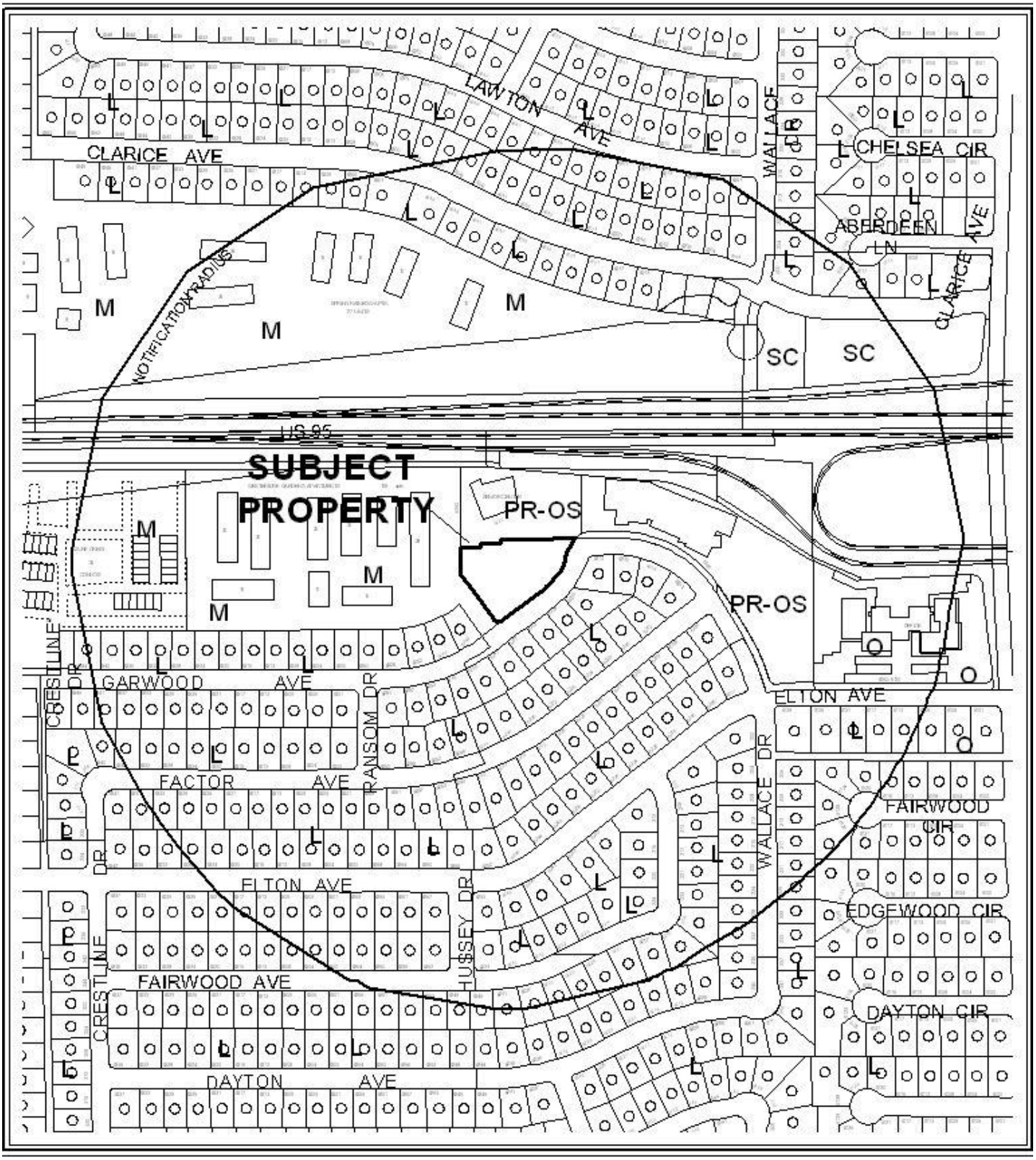
SUBJECT:
GPA-38528 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 0.88 acres at 6230 Garwood Avenue (APN 138-35-501-017), Ward 1 (Tarkanian).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



CASE: **GPA-38528**

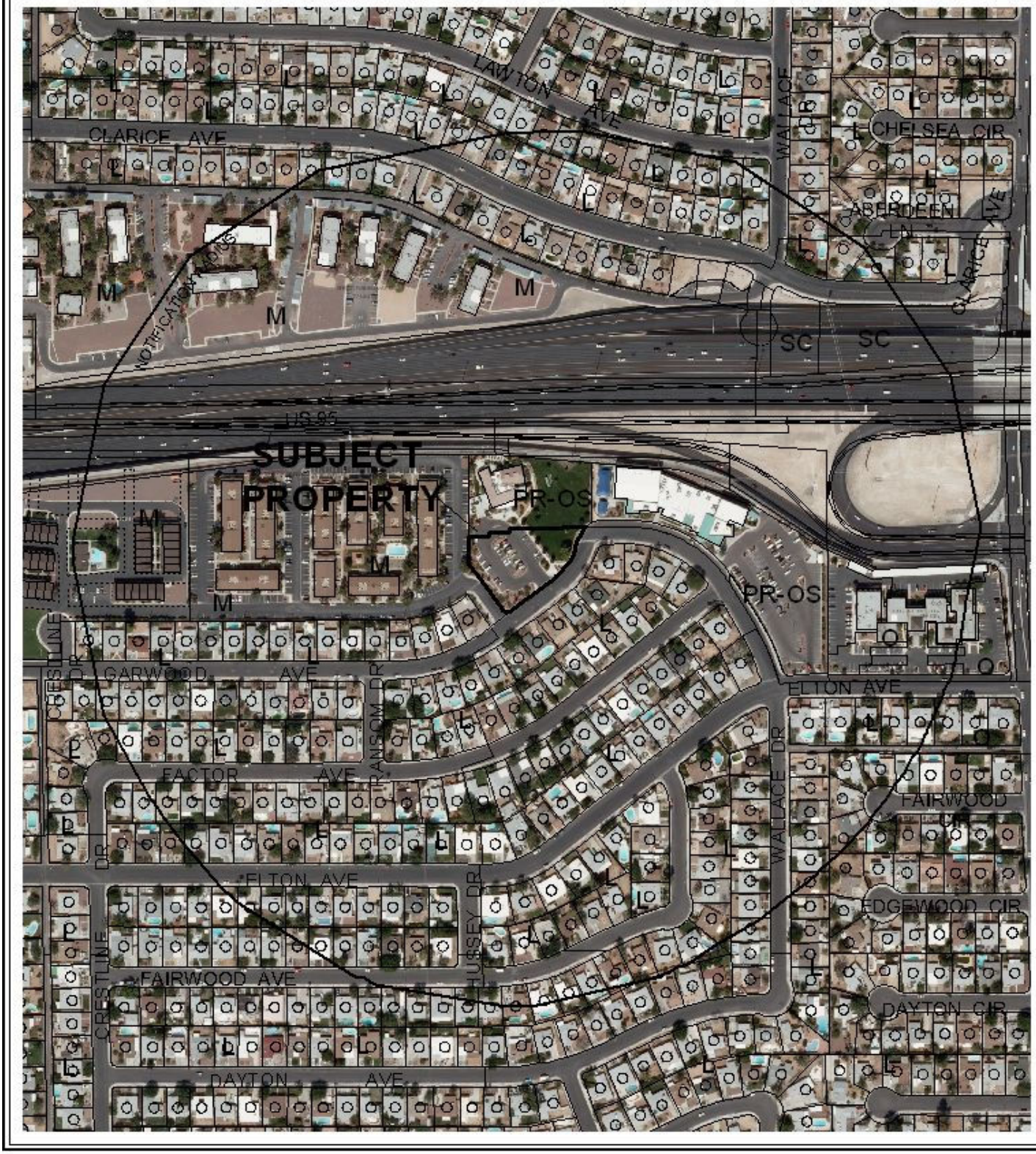
RADIUS: 1000

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)



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CASE: **GPA-38528**

RADIUS: 1000

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 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~~ 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.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	GPA-38528
Meeting Date:	7-29-10
Total Fee:	0
Date Received:*	6-15-10
Received By:	

*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.
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GPA-38528

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
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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

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

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

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

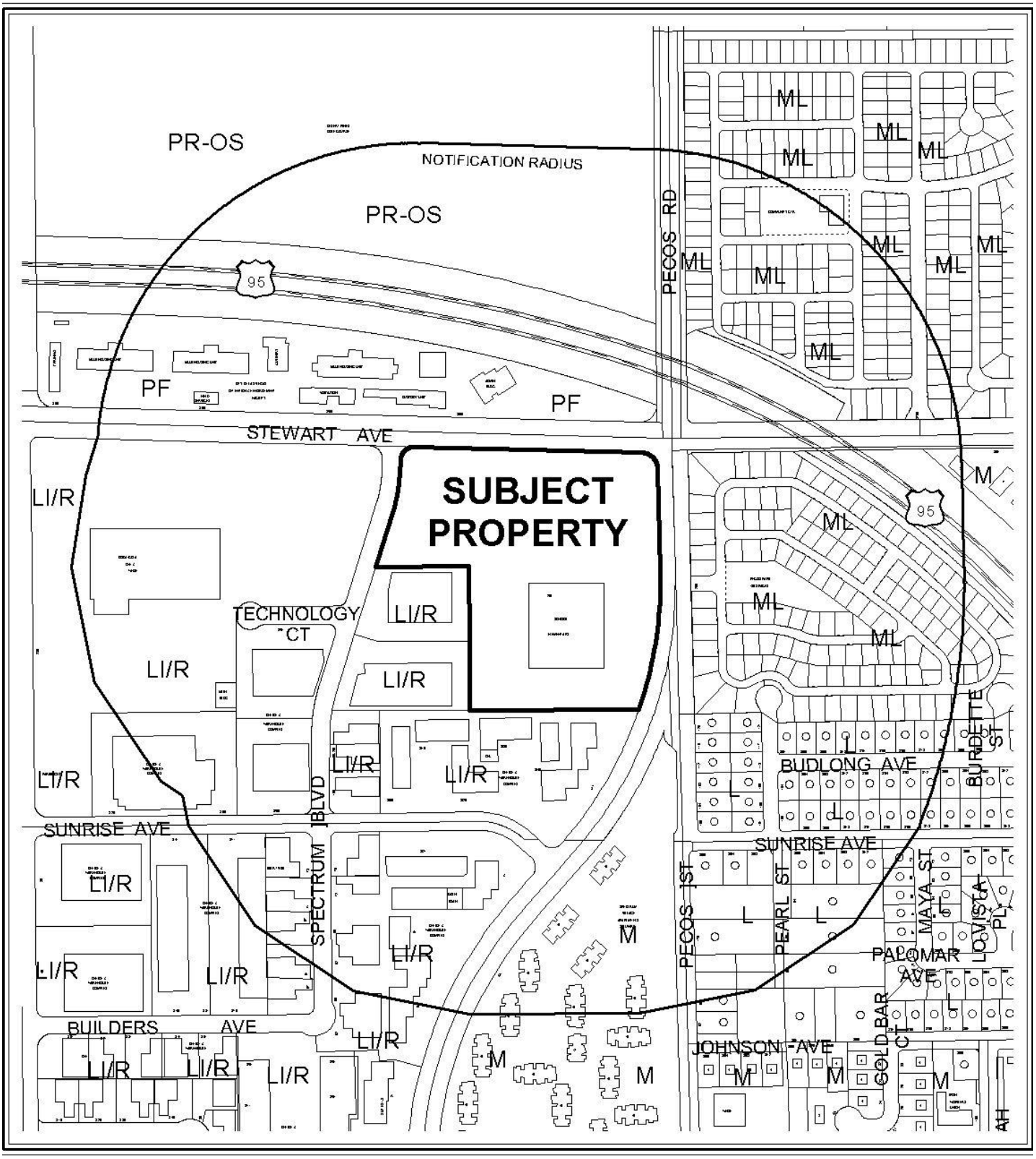
SUBJECT:
GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITY) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38529 and ZON-38530
3. Supporting Documentation
4. Photos - GPA-38529 and ZON-38530
5. Justification Letter - GPA-38529 and ZON-38530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NOTIFICATION RADIUS
PR-OS
PECOS RD
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PF
PF
STEWART AVE
SUBJECT PROPERTY
LI/R
TECHNOLOGY CT
LI/R
LI/R
LI/R
LI/R
LI/R
SUNRISE AVE
SPECTRUM BLVD
LI/R
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BUILDERS AVE
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BUDLONG AVE
SUNRISE AVE
PECOS ST
PEARL ST
MAYA ST
LOVISTA PL
PALOMAR AVE
GOLD BAR CT
JOHNSON AVE
BURDETTE ST
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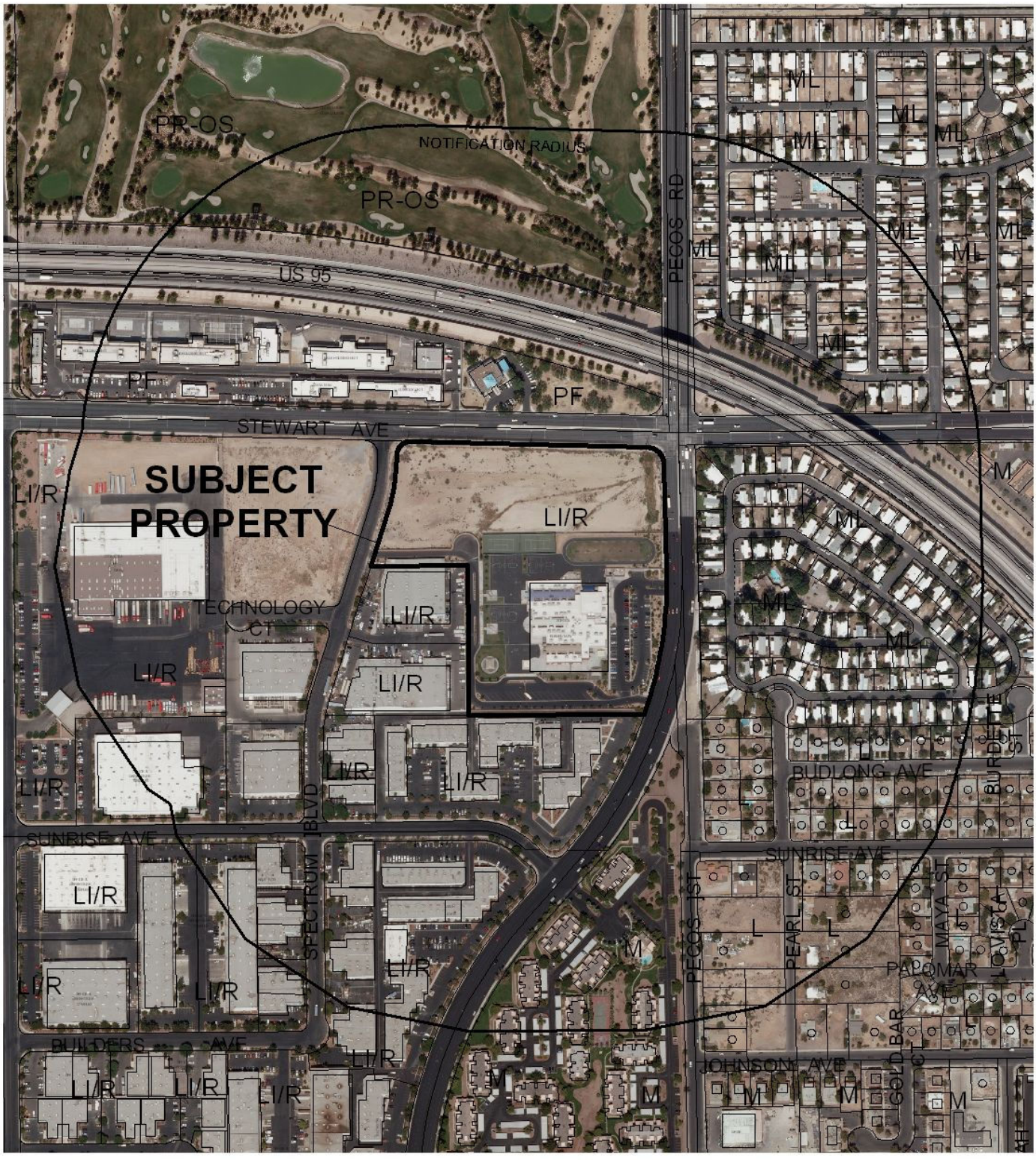
SUBJECT PROPERTY
NOTIFICATION RADIUS
PR-OS
PR-OS
US 95
PECOS RD
PF
PF
STEWART AVE
LI/R
LI/R
TECHNOLOGY CT
LI/R
LI/R
LI/R
LI/R
LI/R
LI/R
SUNRISE AVE
SPECTRUM BLVD
LI/R
LI/R
LI/R
BUILDERS AVE
LI/R
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ML
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M
M
BUDLONG AVE
SUNRISE AVE
PECOS ST
PEARL ST
MAYA ST
LOMA VISTA PL
PALOMAR AVE
GOLD BAR CT
JOHNSON AVE
L
L
L

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 Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

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

Nora Lares
Notary Public in and for said County and State

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 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.

Nora Lares

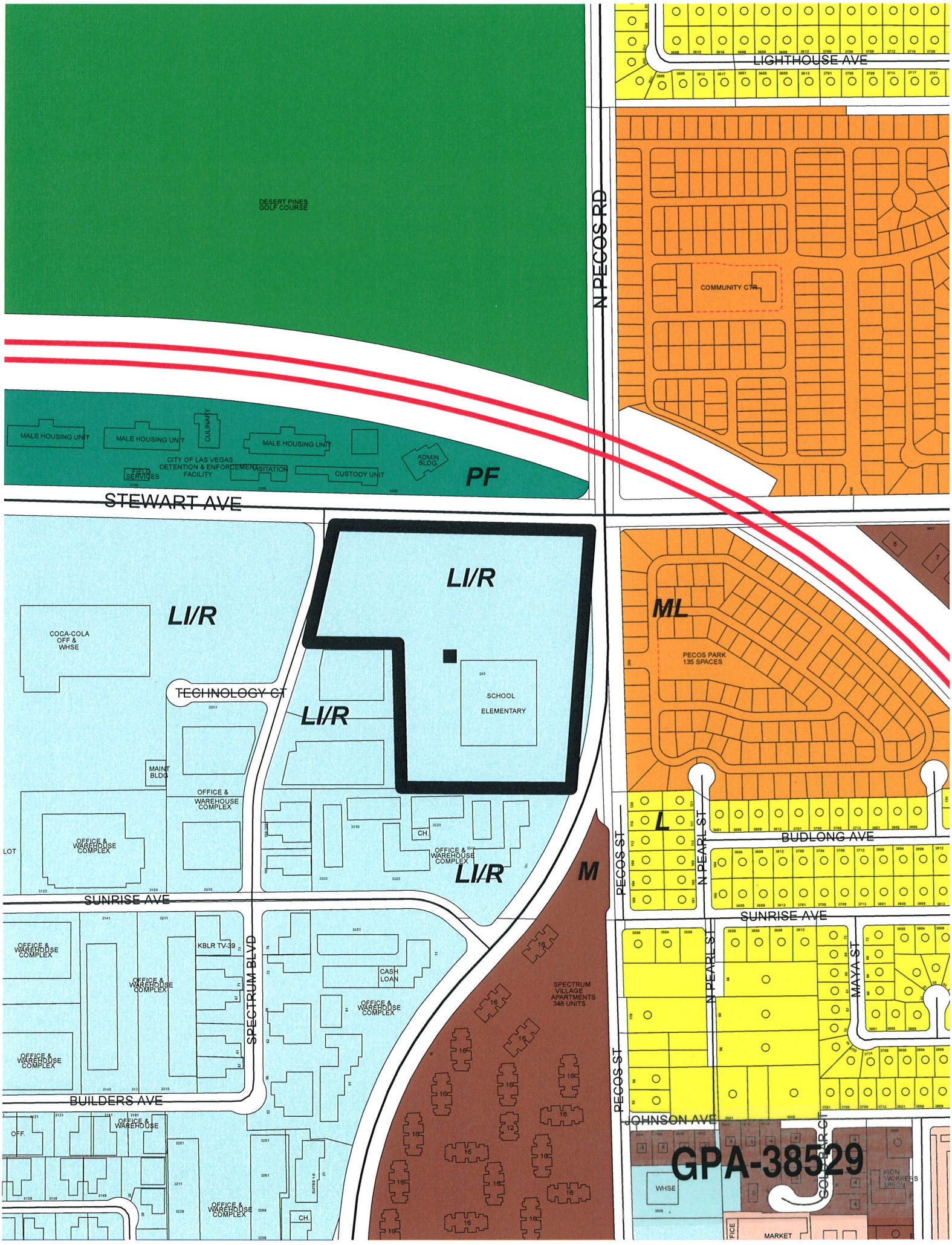
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	GPA-39529
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.


DESERT PINES GOLF COURSE
LIGHTHOUSE AVE
N PECOS RD
COMMUNITY CTR
MALE HOUSING UNIT
MALE HOUSING UNIT
CULINARY
MALE HOUSING UNIT
CITY OF LAS VEGAS DETENTION & ENFORCEMENT FACILITY
FIELD SERVICES
VISITATION
CUSTODY UNIT
ADMIN BLDG
PF
STEWART AVE
LI/R
LI/R
LI/R
LI/R
ML
COCA-COLA OFF & WHSE
TECHNOLOGY CT
SCHOOL ELEMENTARY
PECOS PARK 135 SPACES
MAINT BLDG
OFFICE & WAREHOUSE COMPLEX
OFFICE & WAREHOUSE COMPLEX
CH.
OFFICE & WAREHOUSE COMPLEX
L
BUDLONG AVE
PECOS ST
N PEARL ST
SUNRISE AVE
M
SUNRISE AVE
OFFICE & WAREHOUSE COMPLEX
KBLR TV-39
SPECTRUM BLVD
OFFICE & WAREHOUSE COMPLEX
CASH LOAN
OFFICE & WAREHOUSE COMPLEX
SPECTRUM VILLAGE APARTMENTS 348 UNITS
N PEARL ST
MAYA ST
PECOS ST
BUILDERS AVE
OFF
OFFICE & WAREHOUSE
OFFICE & WAREHOUSE COMPLEX
CH.
JOHNSON AVE
GOLDBAR CT
GPA-38529
WHSE
IRON WORKERS UNION
MARKET

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

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

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

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

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

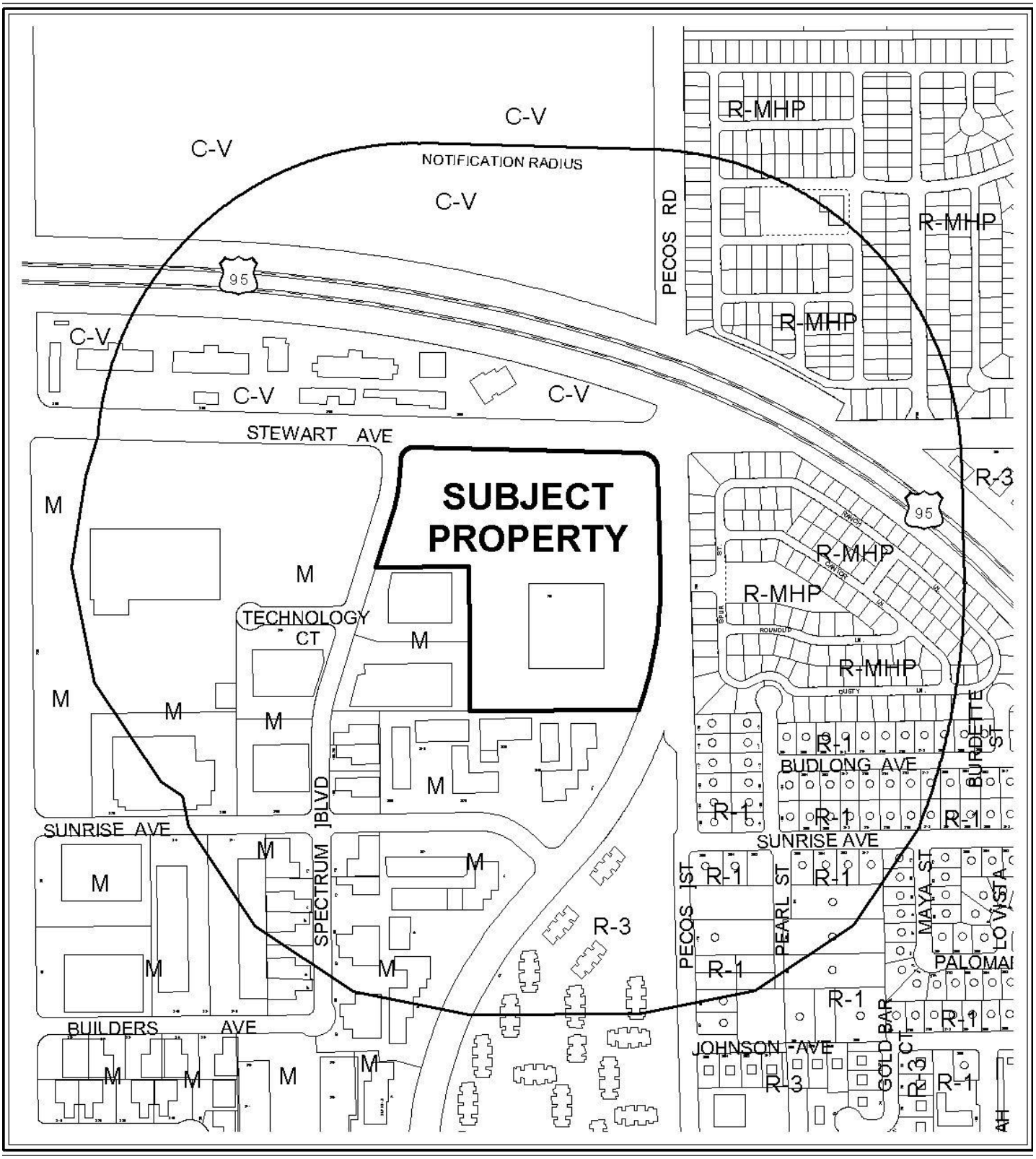
SUBJECT:
ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

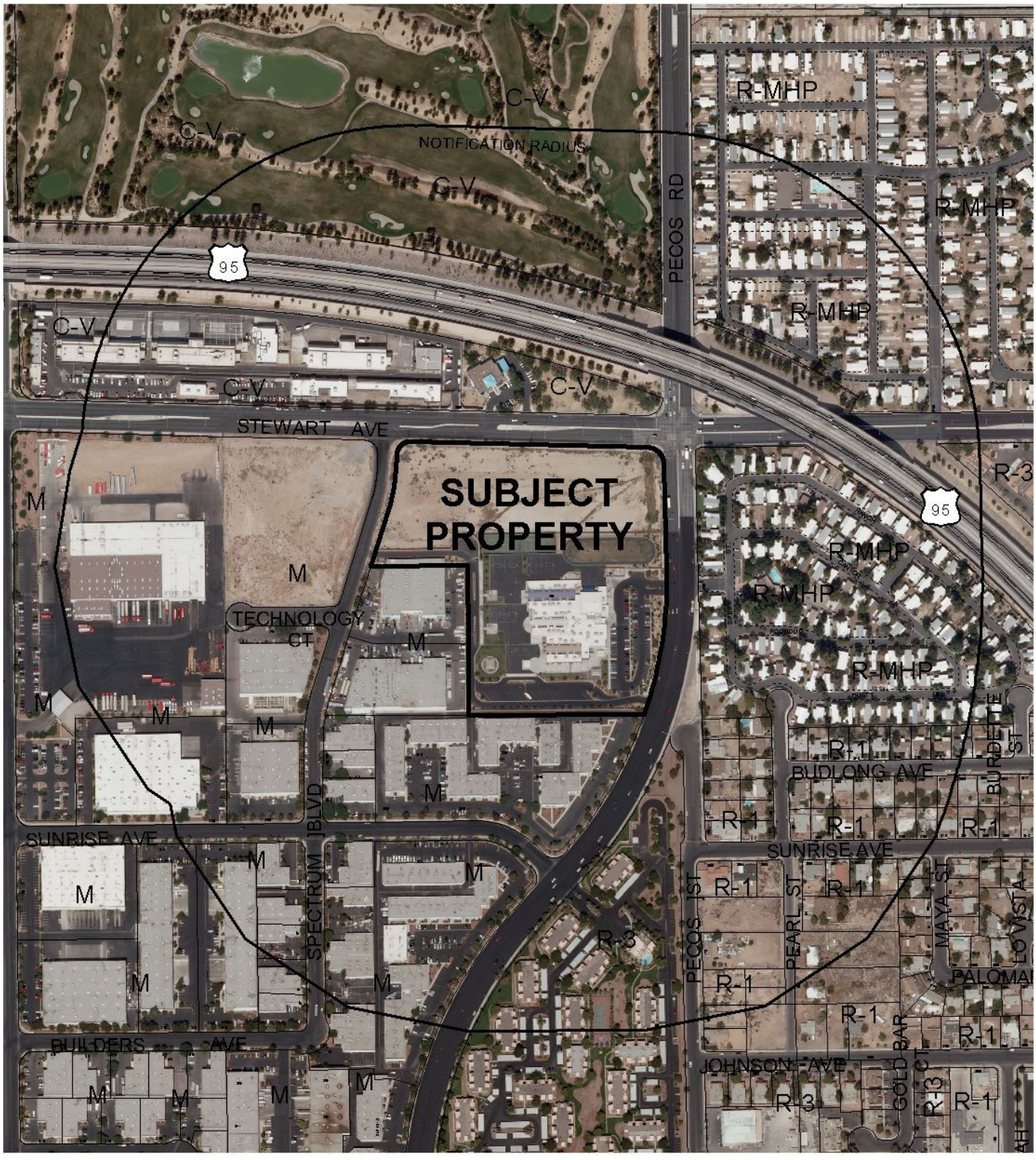
CASE: **ZON-38530**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N



0 300 600 Feet

CASE: **ZON-38530**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

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: 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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 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.

Nora James

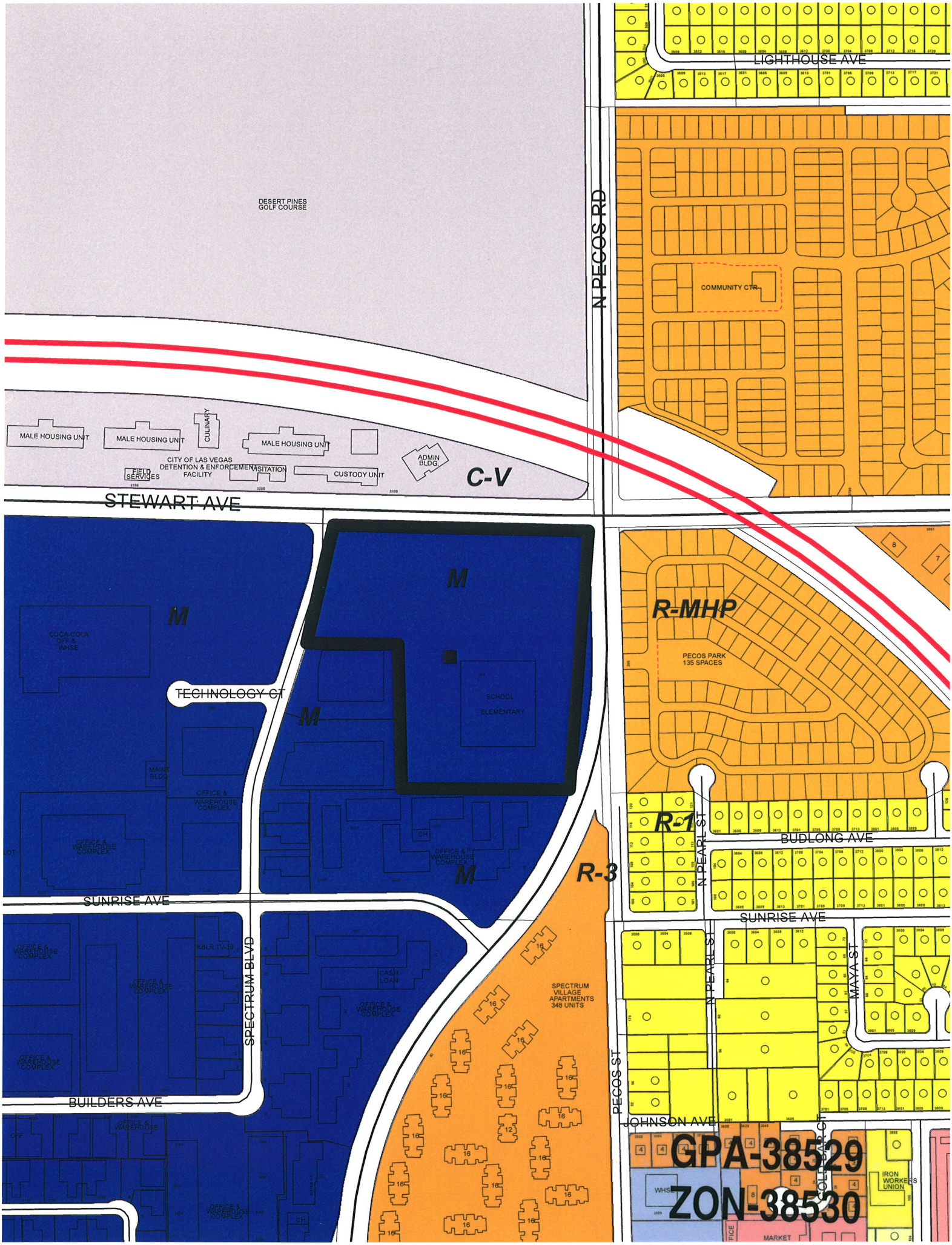
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-38530
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.


DESERT PINES GOLF COURSE
LIGHTHOUSE AVE
N PECOS RD
COMMUNITY CTR
MALE HOUSING UNIT
MALE HOUSING UNIT
CULINARY
MALE HOUSING UNIT
ADMIN BLDG
CITY OF LAS VEGAS DETENTION & ENFORCEMENT FACILITY
FIELD SERVICES
VISITATION
CUSTODY UNIT
C-V
STEWART AVE
M
M
M
M
COCA-COLA OFF & WHSE
TECHNOLOGY CT
MAINT BLDG
OFFICE & WAREHOUSE COMPLEX
SCHOOL ELEMENTARY
R-MHP
PECOS PARK 135 SPACES
R-1
BUDLONG AVE
N PEARL ST
SUNRISE AVE
R-3
SPECTRUM BLVD
SPECTRUM VILLAGE APARTMENTS 348 UNITS
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CASH LOAN
BUILDERS AVE
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GPA-38529
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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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38530

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

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

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

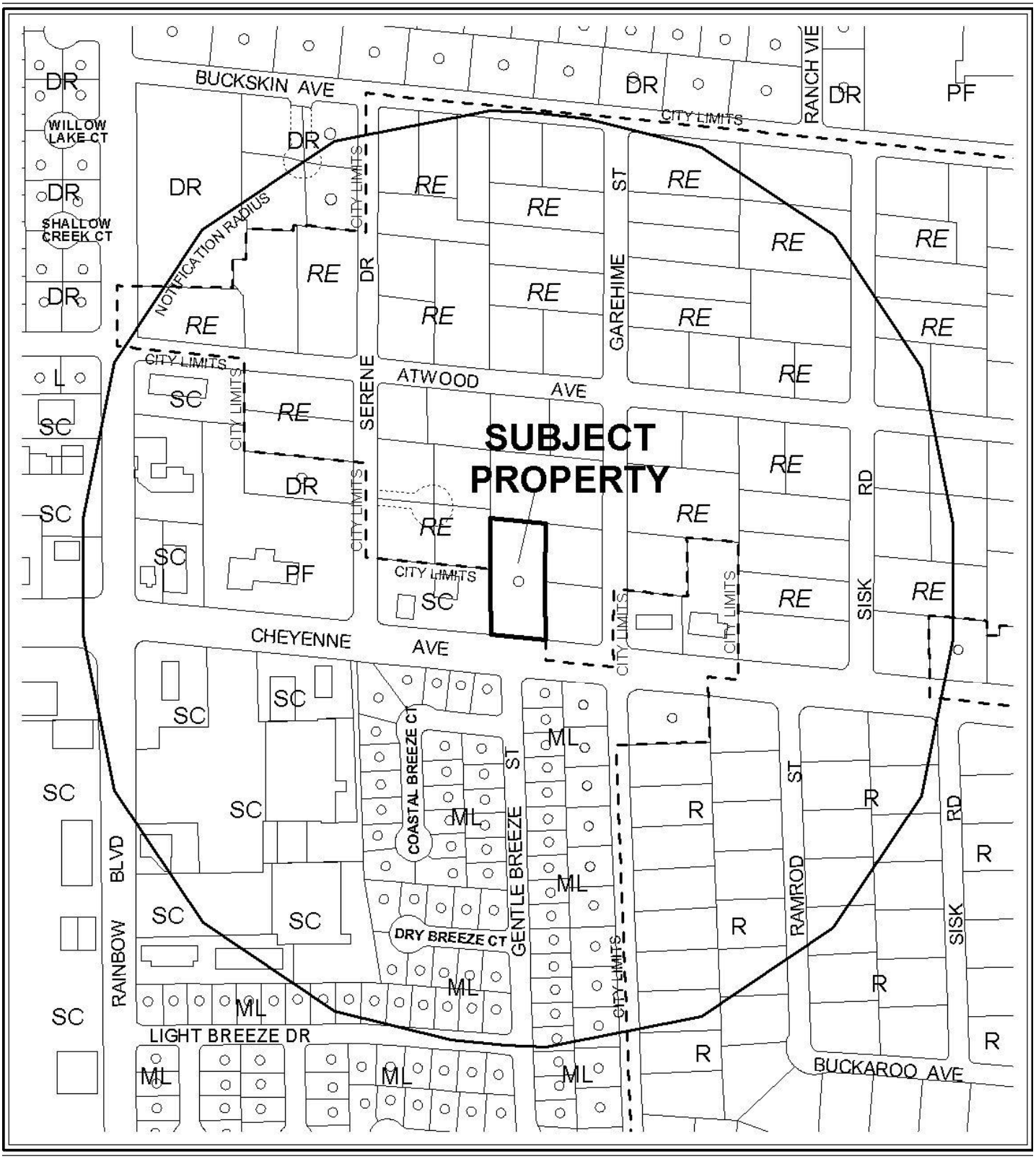
SUBJECT:
GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

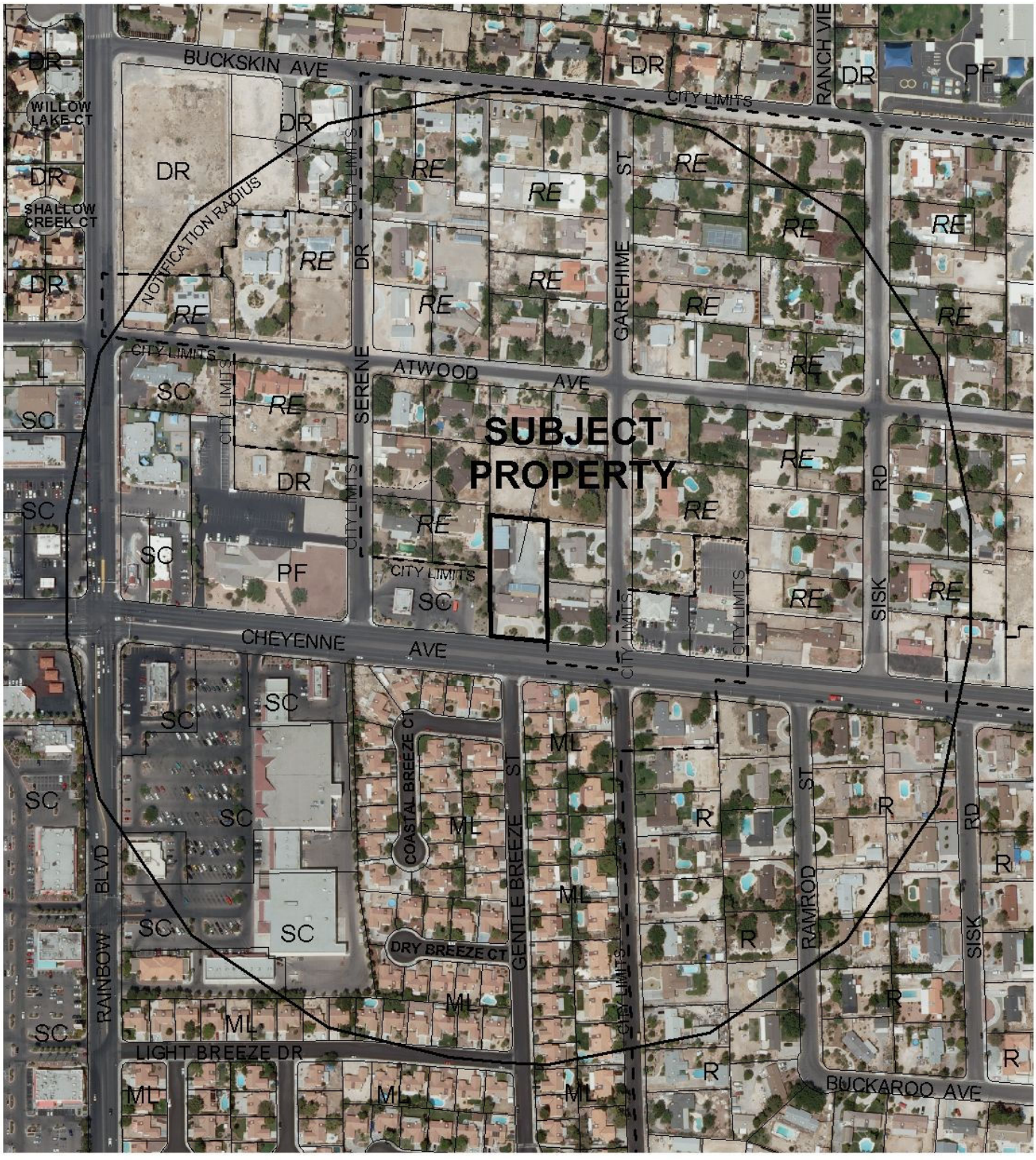
CASE: **GPA-38579**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

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

N



0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

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

N

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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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) 138-11-406-012 **Ward #** 4

General Plan: existing OR proposed CI **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@MAUI ONE INC.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@MAUI ONE INC.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 Paitaka P. 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	GPA-38579
Meeting Date:	7/29/10
Total Fee:	$2,000
Date Received:*	6/15/10
Received By:	

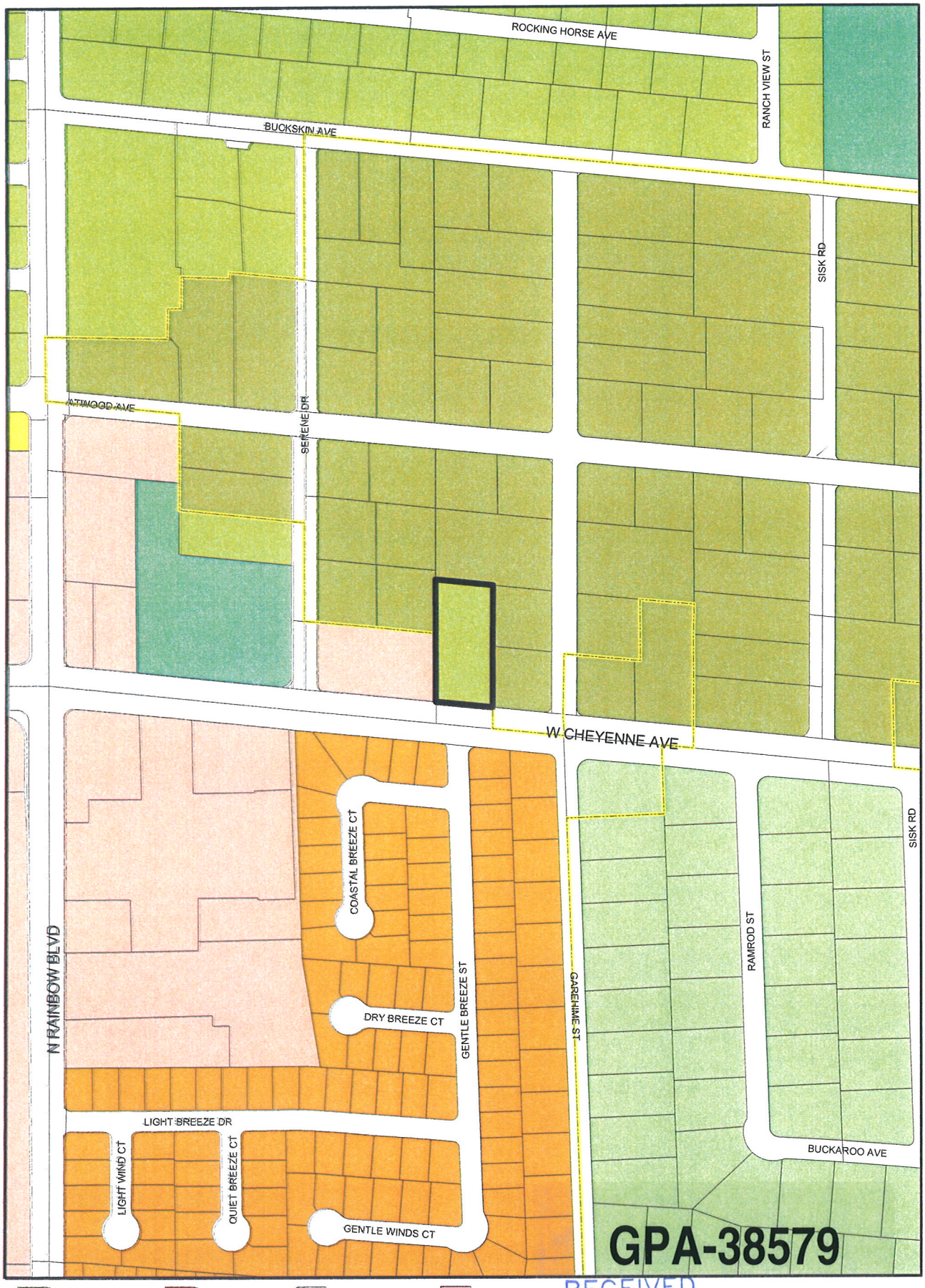
RECEIVED
JUN 15 2010

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 138-11-406-012



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

RECEIVED
JUN 15 2010

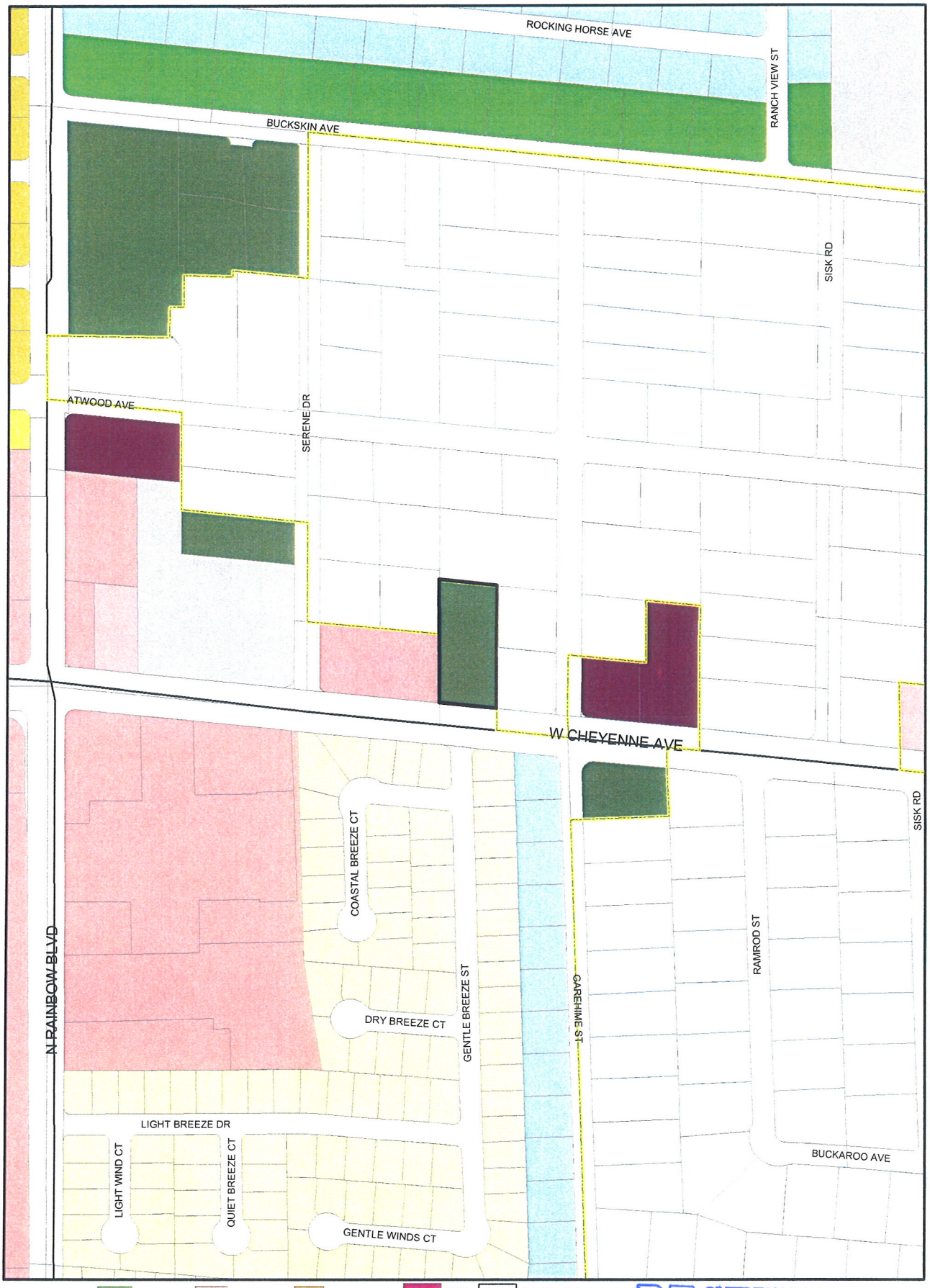
From DR TO SC

Data Current as of: June 10, 2010

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

PLANNING & DEVELOPMENT

REZONING Parcel: 138-11-406-012



ZONING

U	R-MH	R-MHP	PD	Not in City	
R-A	R-CL	P-R	T-D	Subject Parcel	
R-E	R-2	N-S	TC	City Limits	
R-D	R-3	O	C-2		
R-PD	R-4	C-D	C-M		
R-1	R-5	C-1	M		
C-V					
C-PB					
P-C					

From R-E TO C-1

Data Current as of: June 10, 2010

RECEIVED
JUN 15 2010
PLANNING & DEVELOPMENT

ZON-38580

SITE INFORMATION

ZONING APN No. 138-14-000 12
CURRENT ZONING: R-3
NEW ZONE CHANGE - C-1

AREA (Approximate, to be verified)
Net Area: 40,008.75 SF ÷ 43,560 SF =
1.58 ACRES.

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio: 1 SPACE PER 6 BEDS + 5 DOCTORS + 1 SPACE PER EMPLOYEE	17.5 SPACES	
Parking Required:		
PARKING PROVIDED:		19 SPACES

57 BEDS TOTAL ÷ 6 = 9.5 SPACES
DOCTORS = 3 SPACES
EMPLOYEES = 5 SPACES

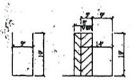
SETBACKS
Front: 20'
Rear: 20'
Side: 10'
Corner Street Side:

BUILDING HEIGHT
Allowed: 35'
Provided: 24'

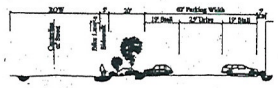
BUILDING COVERAGE
Allowed: 50%
Provided: 48%

BUILDING AREAS
EXIST. 1 STORY STRUCTURE = 3508 SF
REC. BLDG - 2 STORY = 2401 SF
BUILDING A = 4113 SF
BUILDING B = 11,792 SF
TOTAL 22,314 SF

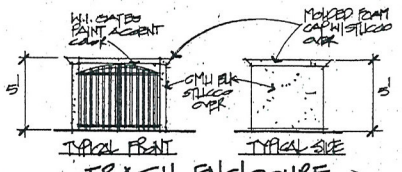

Fire Turning Radius


Typical Parking Spaces


CMU Wall C-C


Typical Street/Landscape Section A-A

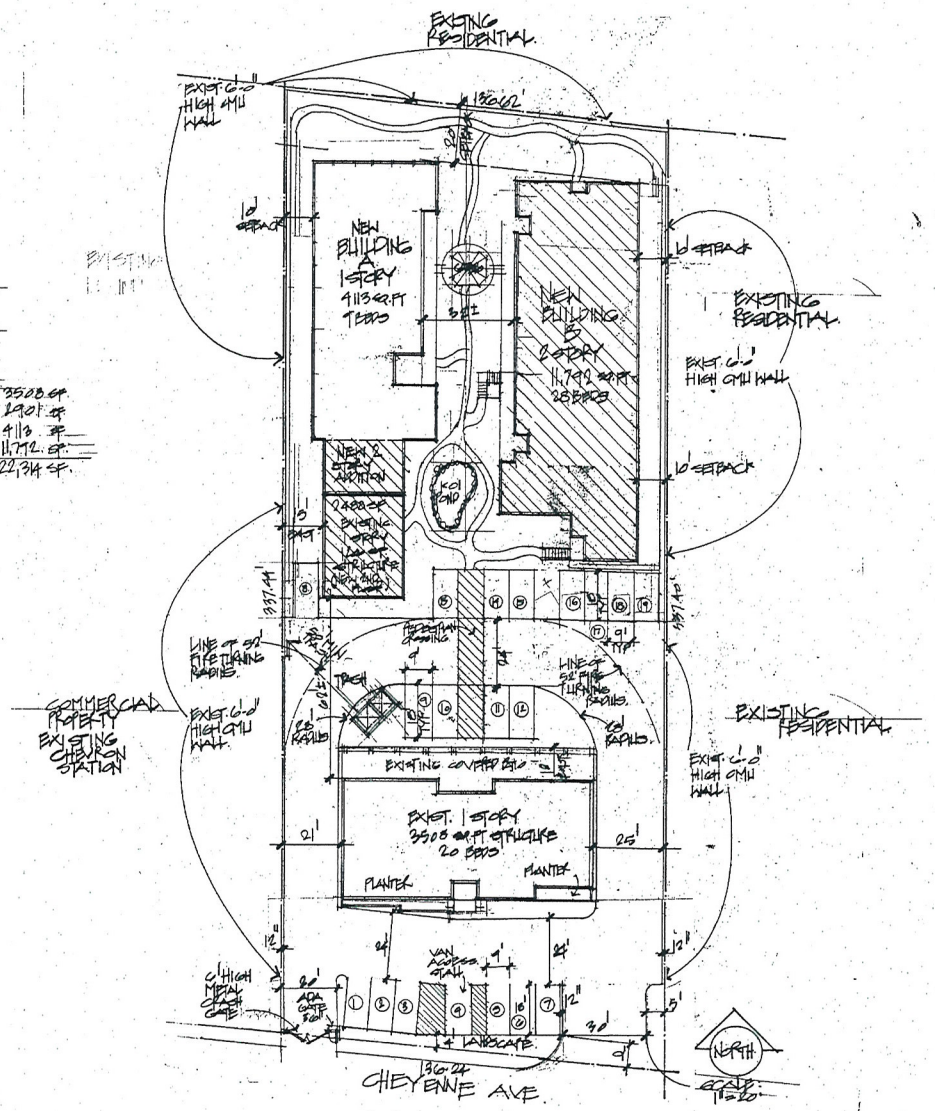
57



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

RECEIVED
JUN 15 2010

E. 8.10 TRANS.
6.19.10

OHANA ADULT DAY CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV.

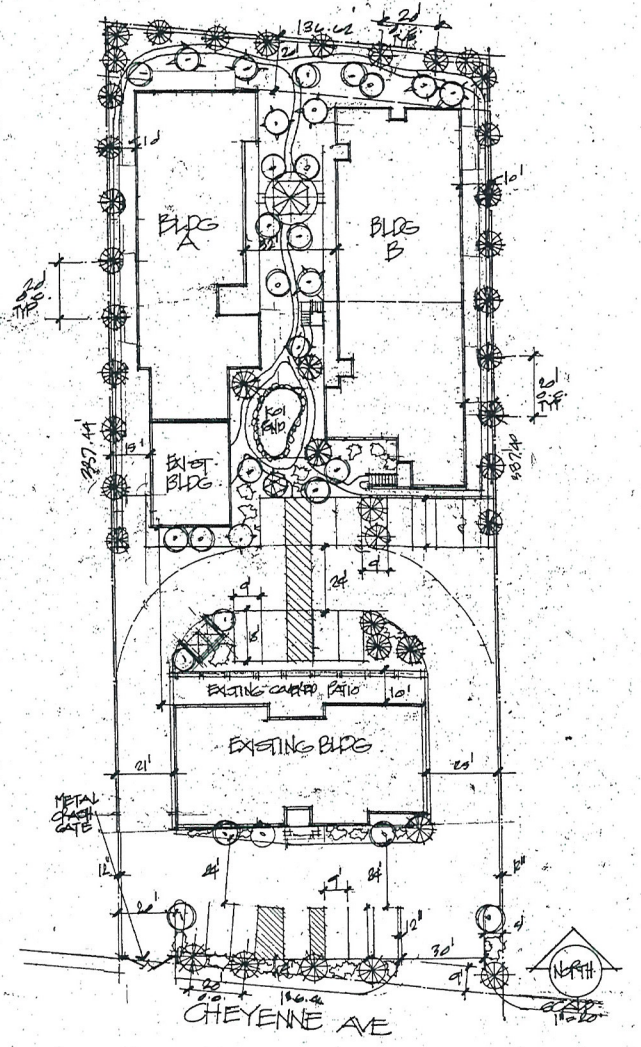
J W DESIGN
Jeffrey Weinberg

E.18.10.

1/6

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 15 Gal.	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 15 Gal.	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 15 Gal.	20'-30' On Center	MONDEL PINE	Pinus pigra
	24	Height Varies	Varies. See Sidebrick Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 15 Gal.	Varies. See Sidebrick Requirements	FLOWERING PLUM	Prunus Mirabeau
	47	1- 5 Gallon	N/A.	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf.	



LANDSCAPE PLAN

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

RECEIVED
JUN 15 2010

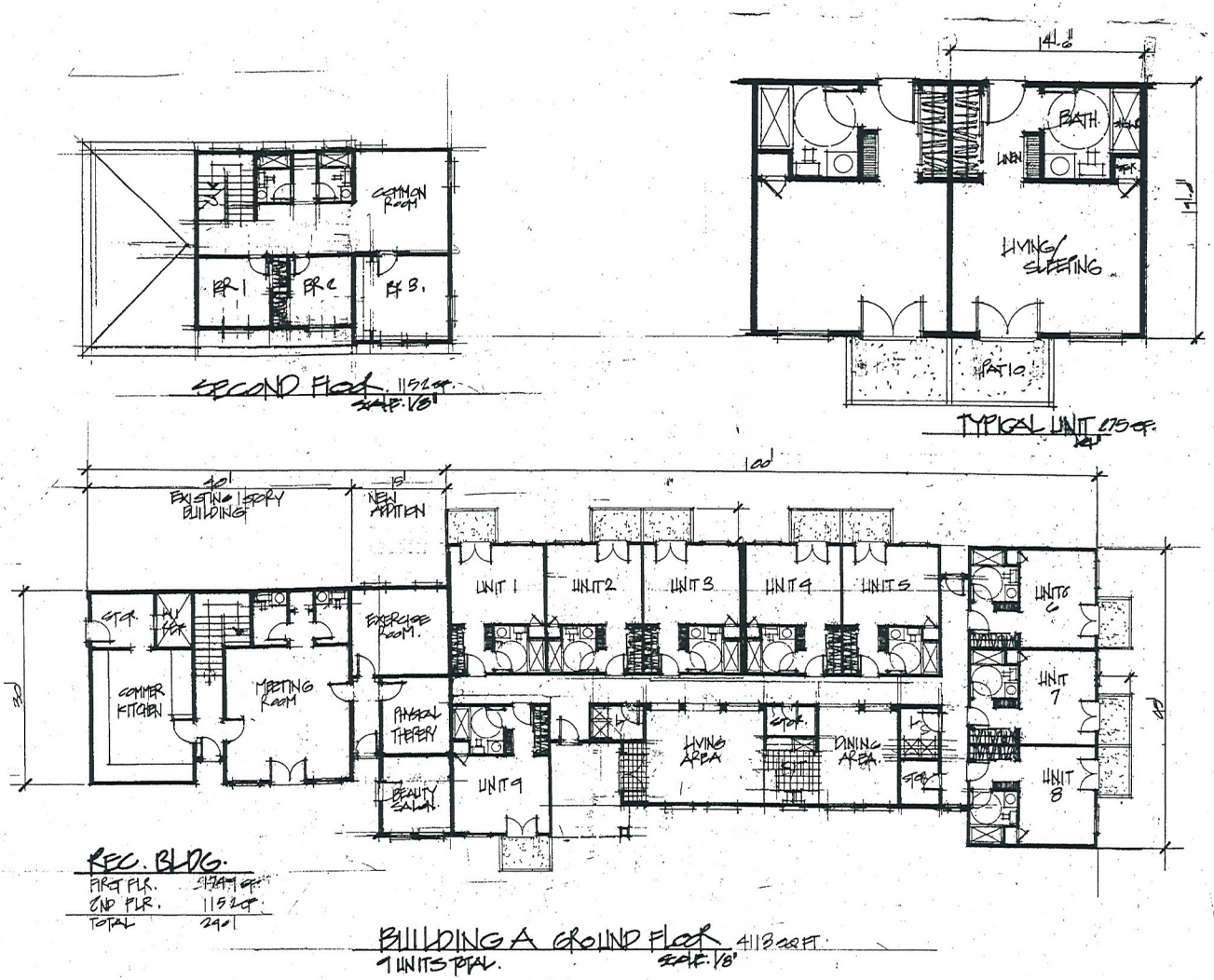
5.8.10 TRANS. EXP.
6.14.10

CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

5.18.10

7
6



6.14.10

CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

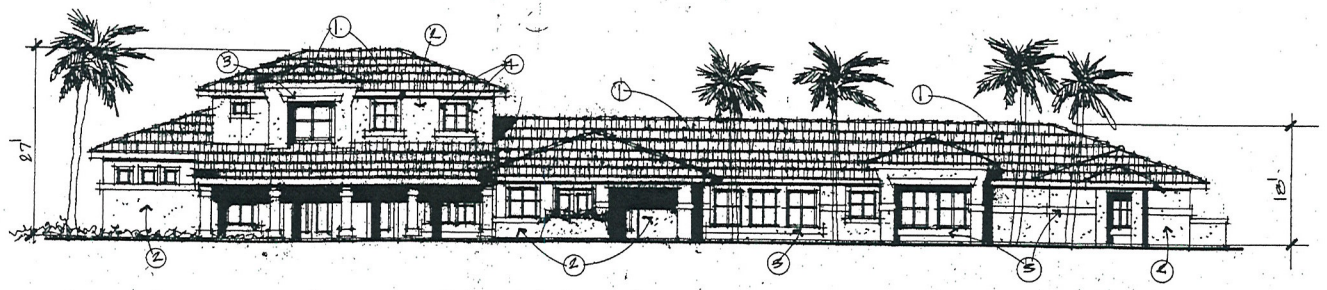
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey Weinberg
16 W. Fourth Ave., Suite 3
Henderson, NV 89015
(702) 598-9734

5.18.10

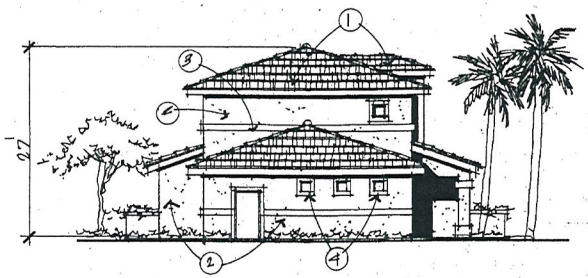
3 of 6

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

RECEIVED
JUN 15 2010



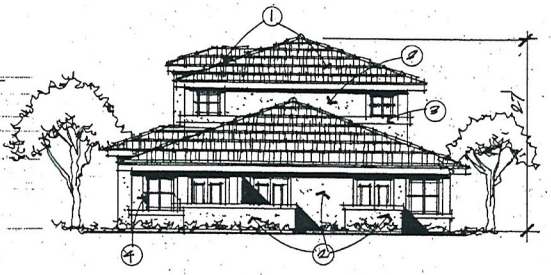
FRONT ELEVATION
SCALE: 1/8"



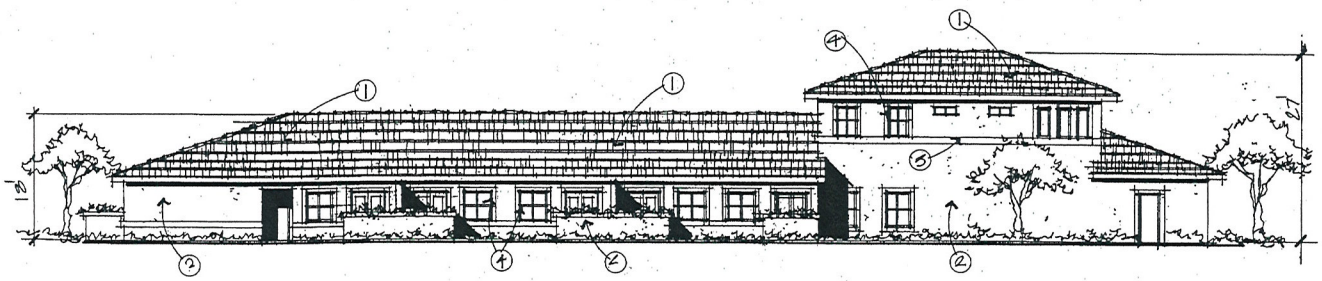
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 8" BEAM TRIM STUCCO OVER
4. 6" STUCCO WINDOW SURROUNDS



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

RECEIVED
JUN 15 2010

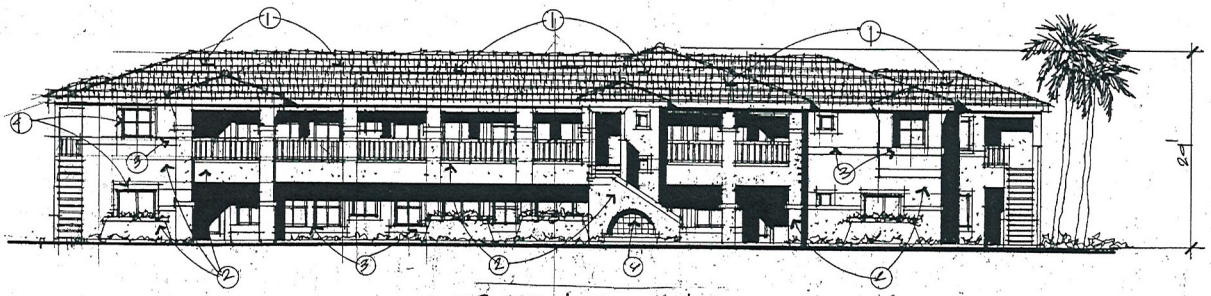
6.14.10

GHANA
ADULT DAY CARE HOME
6040 CHEYANNE AVE.
LAS VEGAS, NV.

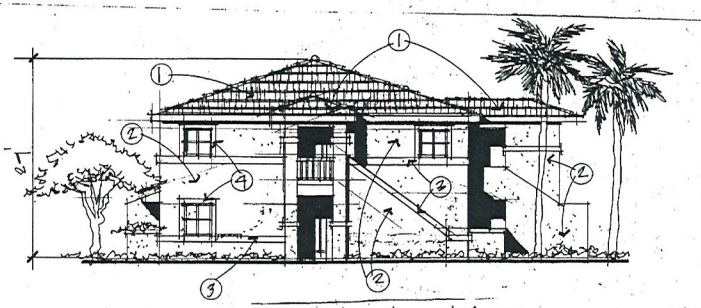
J W DESIGN

8.18.10

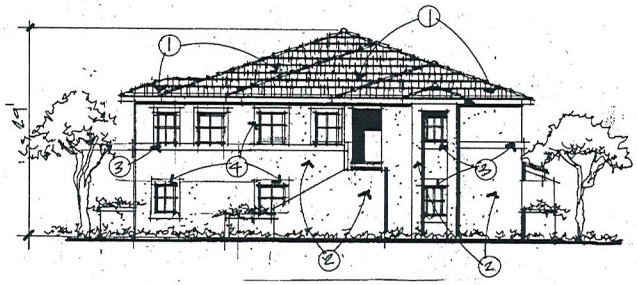
A5
6



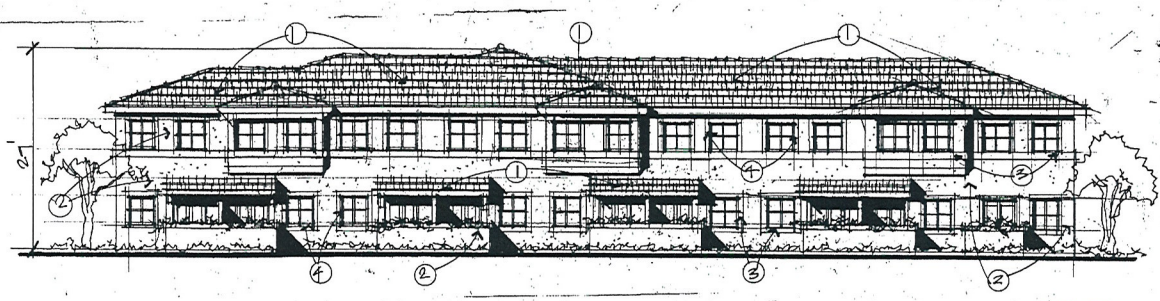
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT FLAT CONCRETE TILE ROOF
2. EXTERIOR STUCCO
3. 5/8" FOAM TRIM STUCCO OVER
4. 2" STUCCO WINDOW SURROUNDS
5. WOOD LATTICE SHADE STRUCTURE
6. CERAMIC TILE WATER FEATURE

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

RECEIVED
JUN 15 2010

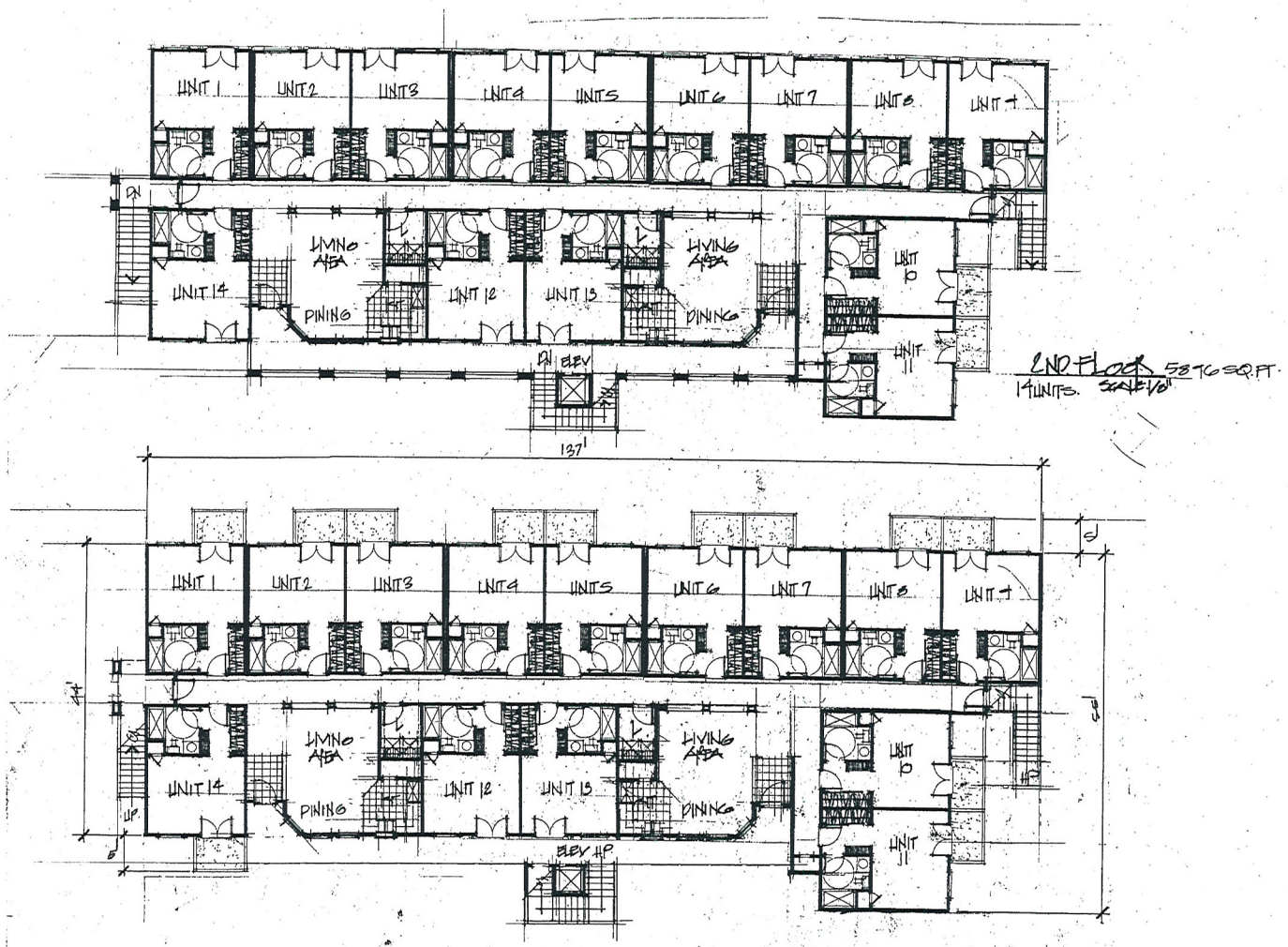
6.14.10.

OHANA
ADULT DAY CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

5.18.10

6 of 6



END FLOOR 5896 SQ.FT.
14 UNITS. SCALE: 1/8"

BUILDING B FLOOR PLAN 14 UNITS.
5896 SQ.FT. — FIRST FLR. SCALE: 1/8"
5896 SQ. FT. — 2ND FLR
11,772 SQ. FT. TOTAL

UNIT COUNT:

FIRST FLOOR	14 UNITS.
SECOND FLOOR	14 UNITS
TOTAL	28 UNITS.

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JUN 15 2010

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577

6.14.10.

GHANA ADULT GROUP CARE HOME
6670 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

5.18.10

4 of 6

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!!

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JUN 15 2010

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

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577
Thursday, June 10, 2010

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

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

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

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

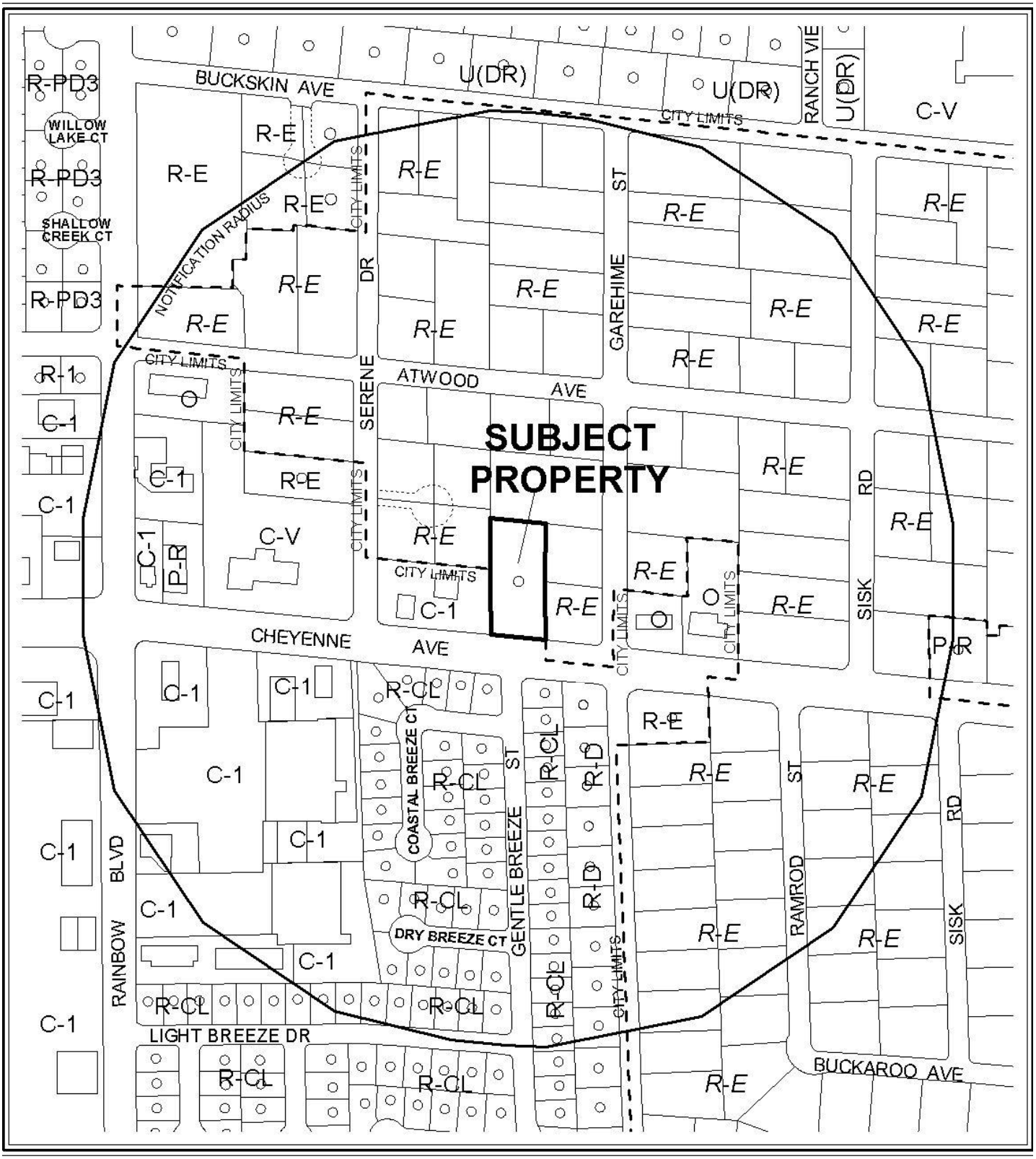
C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

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



0 300 600 Feet

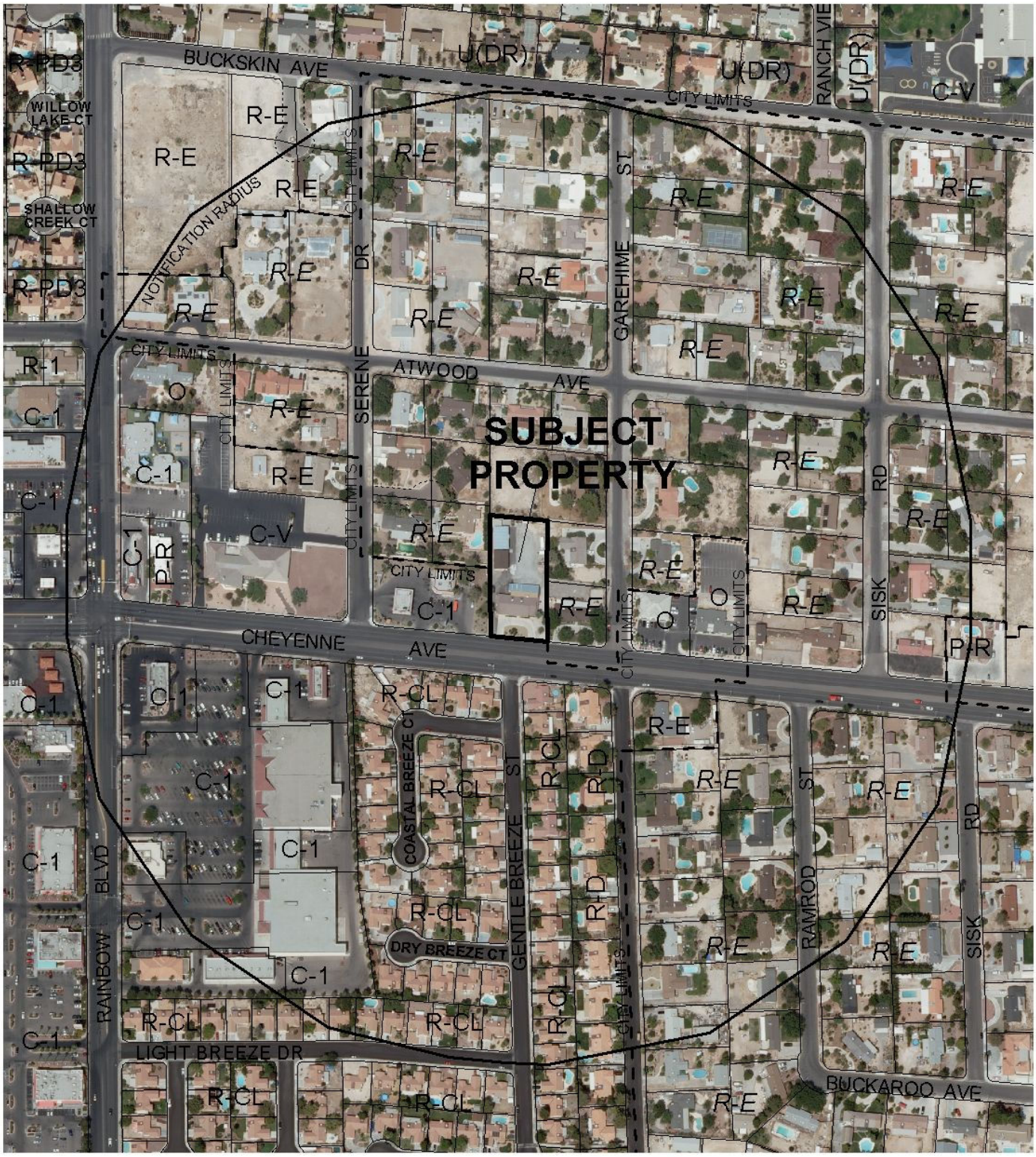
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

RADIUS: 1000 FT

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

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

N



CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

0 300 600 Feet

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA.

Name of Applicant: PAITAKA P. MIYAHIRA or Tassy 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

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JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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 ~~PR~~ proposed CI **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48%

Gross Acres 1.057 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PTS ~~INC~~ 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 @ MAUI 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** 89105

E-mail Address SUZY @ MAUI ONE INC "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 Paitaka P 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON - 38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

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

Revised 10/27/08

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

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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: 138-11-406-012

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, 2010

_____

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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 CL **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 7098

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY@MAUI ONE INC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7098

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY@MAUI ONE INC.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 Paitaka P 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-38576
Meeting Date:	7-29-10
Total Fee:	$830.00
Date Received:*	6/15/10
Received By:	

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

RECEIVED
JUN 15 2010

Revised 10/27/08

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

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

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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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

_____

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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 C/ **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48%

Gross Acres 1.057 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PUS MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 2891743 **Fax:** 645 7098

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 2891743 **Fax:** 645 7089

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY@MAUIONEINC.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 Paitaka P. 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-38574
Meeting Date:	7/29/10
Total Fee:	$1,030.00
Date Received:*	6/15/10
Received By:	

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

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JUN 15 2010

Revised 10/27/08

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

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

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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 Groff 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

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 C/ **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48/1

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** 89105

E-mail Address SUZA@MACH1ONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7093

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY@MACH1ONEINC.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 Fifield

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-38577
Meeting Date:	7-29-10
Total Fee:	$ 1,030
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

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

SDR 38577
Paitaka P. Miyahira & Tasey R. Miyahira

6640 W. Cheyenne Ave.

Proposed 37 bed expansion of an existing convalescent facility.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	20	2.02	40
AM Peak Hour			0.06	1
PM Peak Hour			0.17	3

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	37	2.02	75
AM Peak Hour			0.06	2
PM Peak Hour			0.17	6

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	57	2.02	115
AM Peak Hour			0.06	3
PM Peak Hour			0.17	9

Existing traffic on all nearby streets:

Cheyenne Ave	
Average Daily Traffic (ADT)	37,375
PM Peak Hour (heaviest 60 minutes)	2,990

Rainbow Blvd	
Average Daily Traffic (ADT)	22,050
PM Peak Hour (heaviest 60 minutes)	1,764

Torrey Pines Dr	
Average Daily Traffic (ADT)	6,550
PM Peak Hour (heaviest 60 minutes)	524

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Cheyenne Ave	51,800
Rainbow Blvd	34,500
Torrey Pines Dr	34,500

This project is expected to add 75 trips per day on Cheyenne Ave., Rainbow Blvd. and Torrey Pines Dr. This will increase traffic on Cheyenne Ave., Rainbow Blvd. & Torrey Pines Dr. by under 1 percent. Currently, Cheyenne is at about 72 percent of capacity, Rainbow is at about 64 percent of capacity and Torrey Pines is at about 19 percent of capacity.

Based on Peak Hour use, this development will add about 9 additional cars into the area in the peak hour, or about one every seven minutes.

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

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

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

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

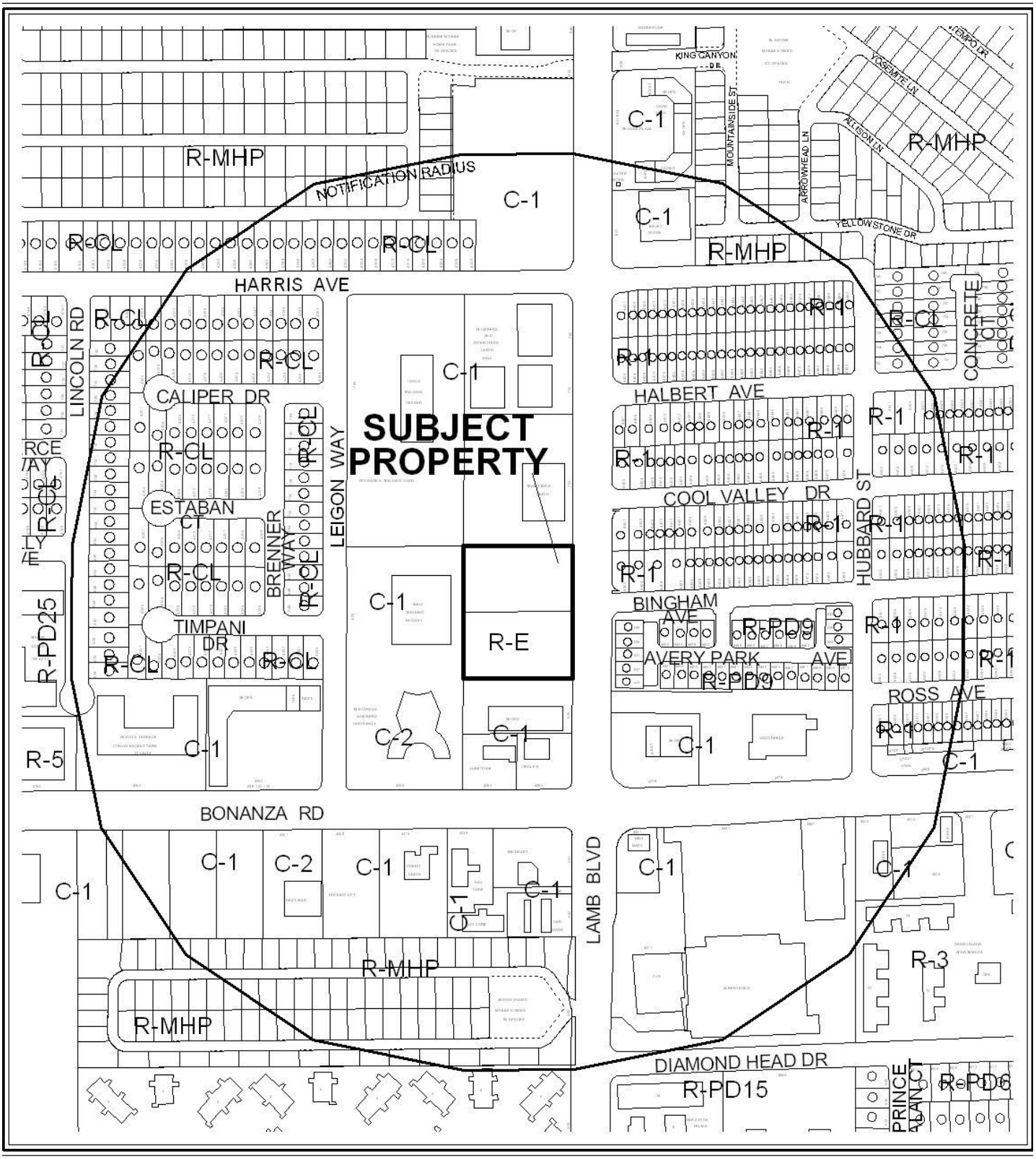
SUBJECT:
ZON-38618 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.14 acres adjacent to the west side of Lamb Boulevard, approximately 285 feet north of Bonanza Road (APNs 140-30-803-006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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

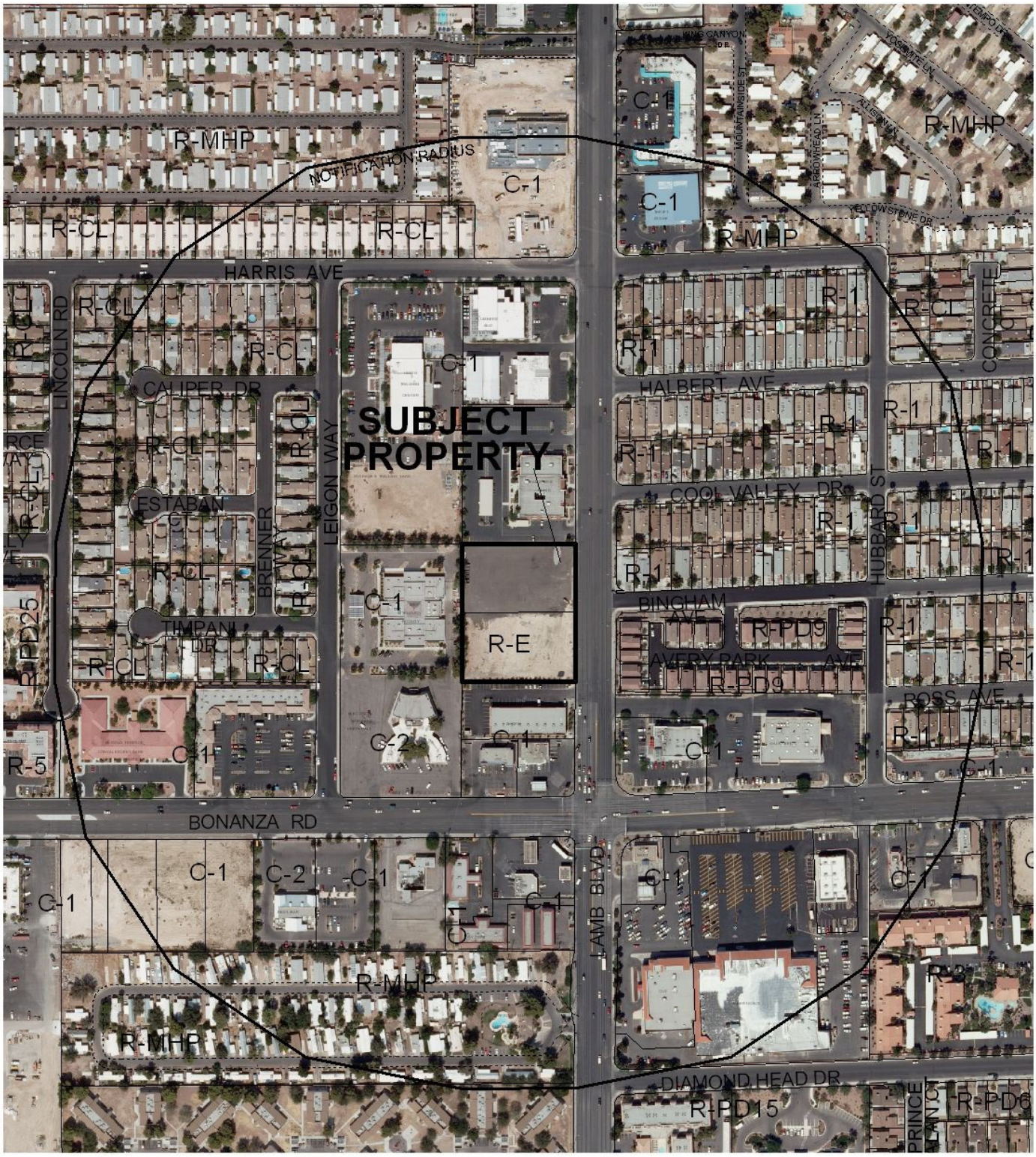
CASE: **ZON-38618**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-38618**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Teamsters Local Union 631

Name of Applicant: Teamsters Local Union 631

Name of Representative: Aptus Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
10 JUN 24 PM 1:51
PLANNING AND DEVELOPMENT

Signature of Property Owner: John Phillipenas

Print Name: John Phillipenas

Subscribed and sworn before me

This 24th day of June, 2010

Marlene A Garcia

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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 Local Union 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 45,000 s.f. **Floor Area Ratio** 0.48

Gross Acres 2.14 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Teamsters Local Union 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 Teamsters Local Union 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

REPRESENTATIVE 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

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 24 day of June, 2010.

Marlene A Garcia

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-38618
Meeting Date:	7/29/10
Total Fee:	$1,200.00
Date Received:*	6/24/10
Received By:	

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

Revised 10/27/08

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JUN 18 2010
City of Las Vegas

ZON-38618

APTUS Architecture

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 Leobold, AICP
Aptus Architecture

Attachments

RECEIVED
JUN 18 2010
City of Las Vegas

ZON-38618

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

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

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

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

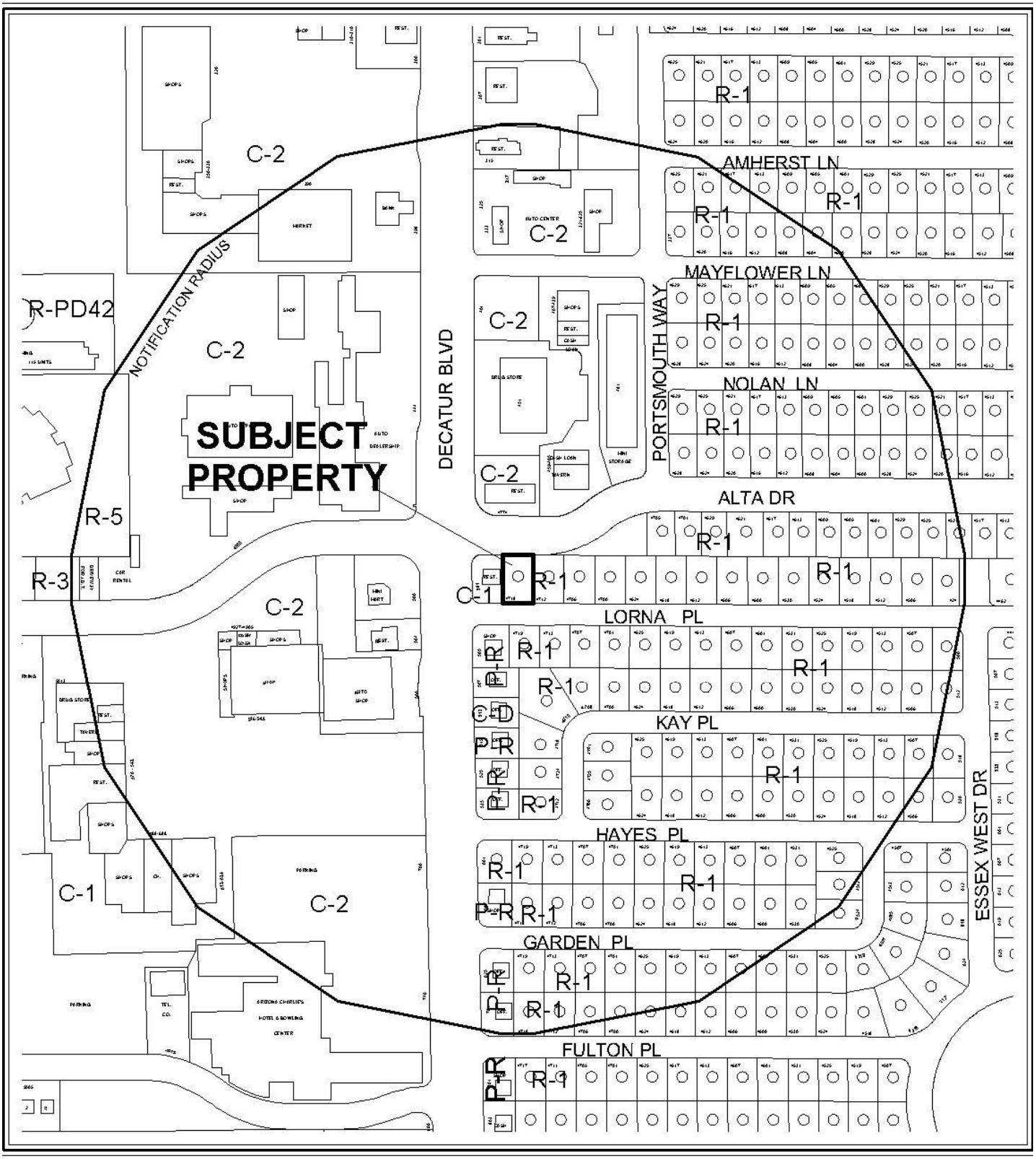
SUBJECT:
VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **VAR-38328**

RADIUS: 1000 FT

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

N



CASE: **VAR-38328**

RADIUS: 1000 FT

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

0 300 600 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KOHAVA COHEN

Name of Applicant: KOHAVA COHEN

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 21 2010

Signature of Property Owner: Kohava Cohen

Print Name: KOHAVA COHEN

Subscribed and sworn before me

This 19th day of May, 20 10

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Kohava Cohen / Azrikam Cohen

Project Address (Location) 4718 Lorna Place, 89107

Project Name _____ **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address aziacc@gmail.com

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

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

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

E-mail Address _____

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

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

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

E-mail Address aziacc@gmail.com

Property Owner Signature* Kohava Cohen

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

Print Name Kohava Cohen

Subscribed and sworn before me

This 26th day of April, 20 10.

Notary Public in and for said County and State

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

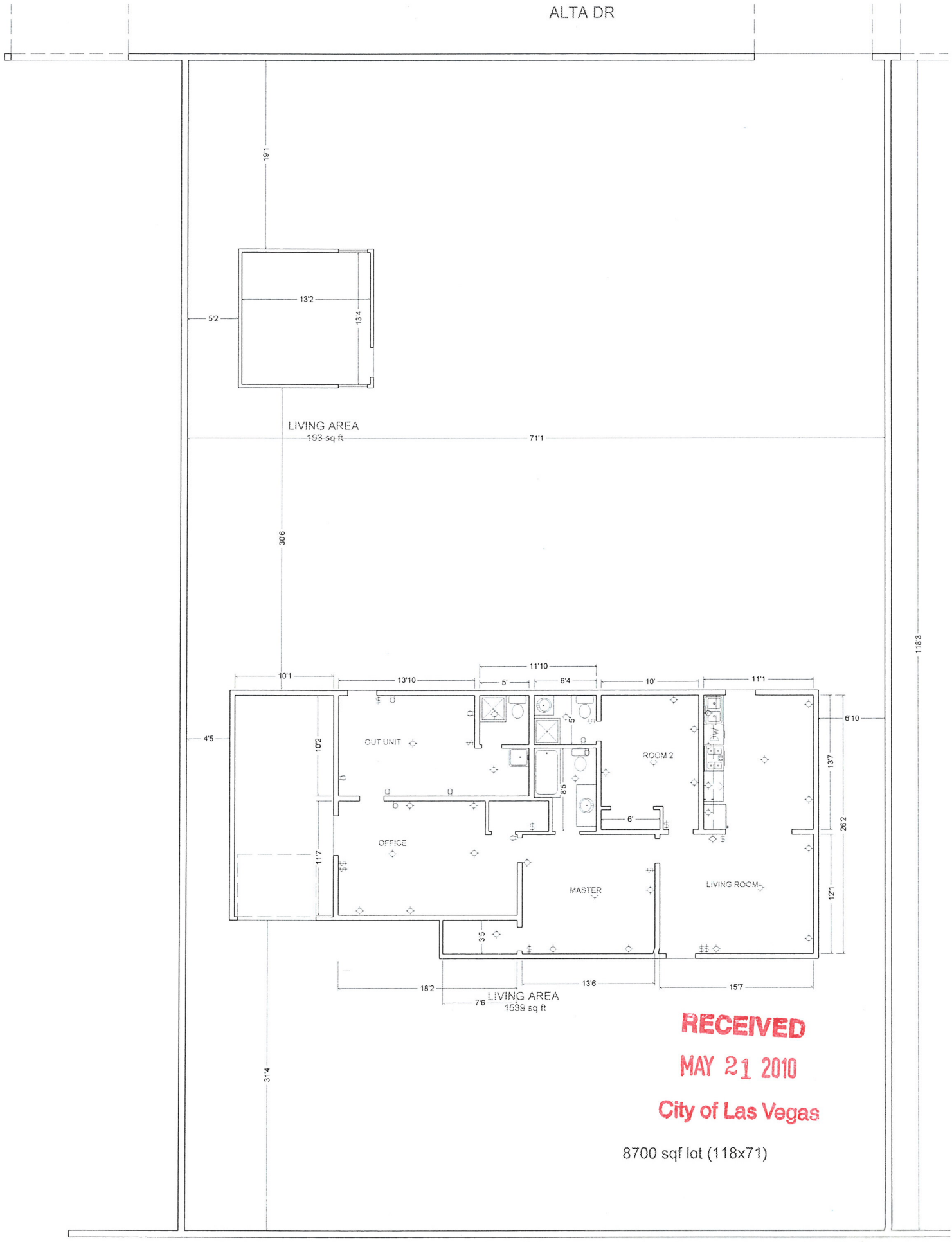
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

ALTA DR



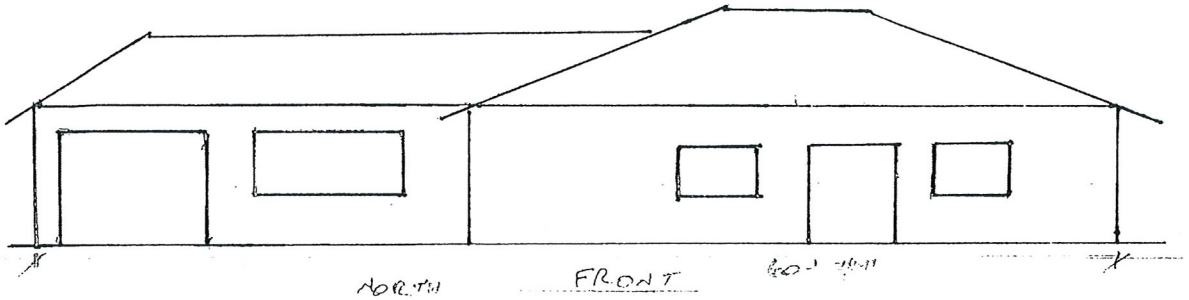
RECEIVED

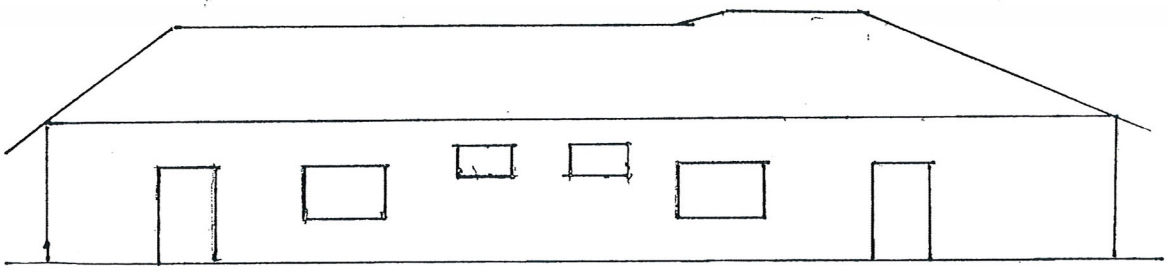
MAY 21 2010

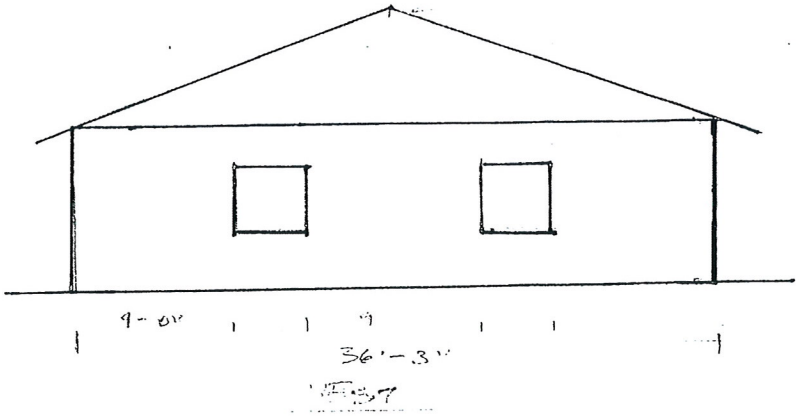
City of Las Vegas

8700 sqf lot (118x71)

VAR-38328







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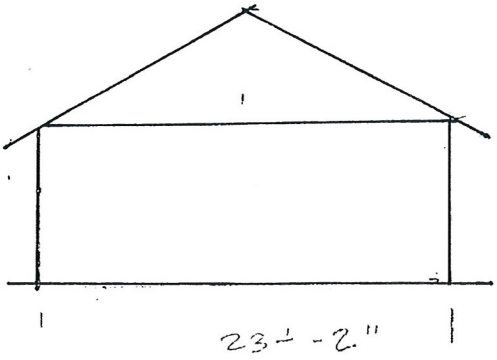
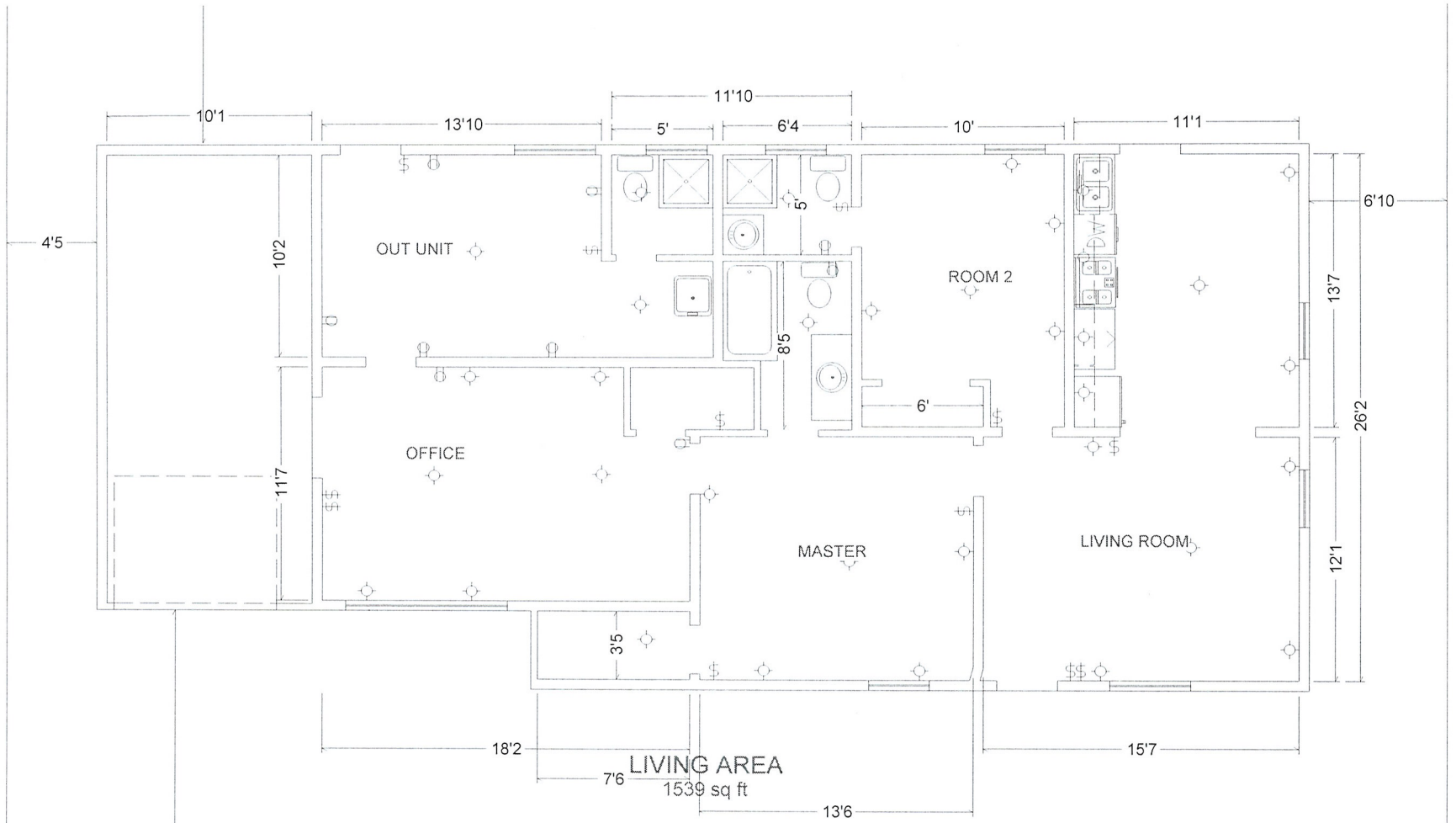


RECEIVED
MAY 21 2010
City of Las Vegas

VAR-38328



RECEIVED
MAY 21 2010
City of Las Vegas

VAR-38328

To whome it may Consern

we enclosed half of Existing carport to have a gage and the same time blocking the noice coming 24 ours from the rest and attached to our house.

the roof exsisting the concrete floor Exsisting, we regesting a variese to allow 4 feet side setback.

Thank You
Kohava Cohen

RECEIVED
MAY 21 2010

VAR-38328

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

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

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

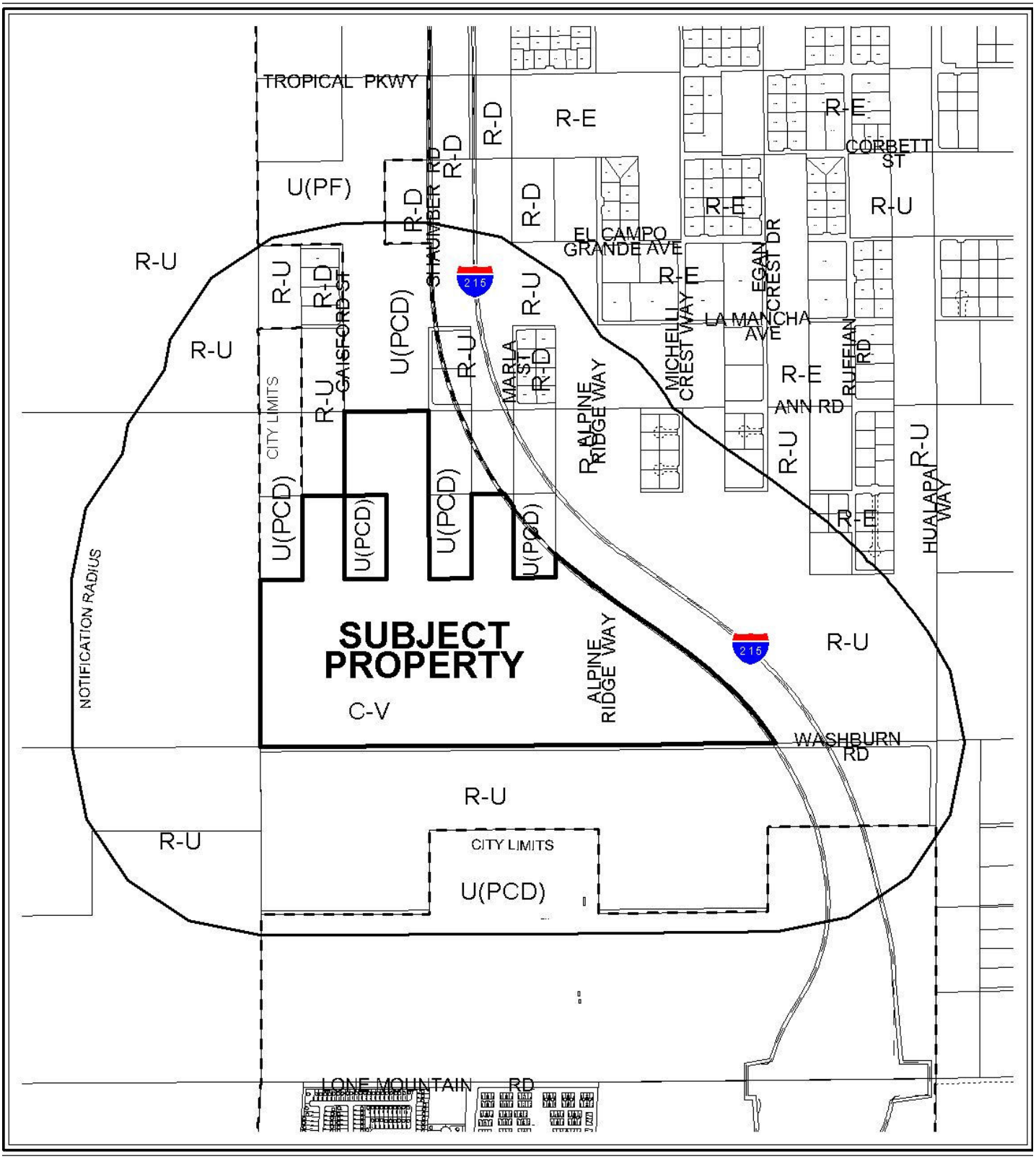
SUBJECT:
VAR-38553 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



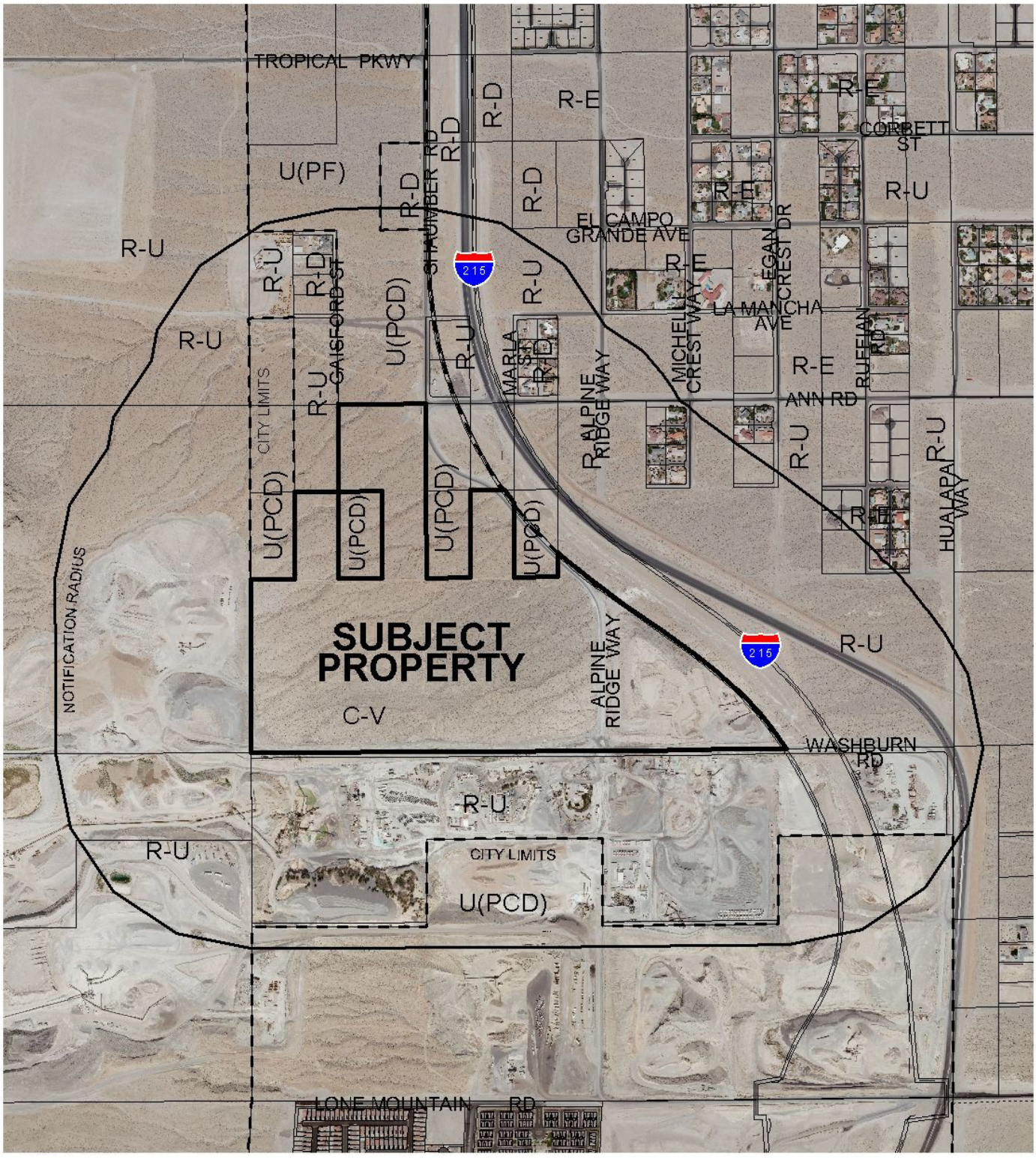
0 900 1800 Feet

CASE: **VAR-38553; SDR-38557**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **VAR-38553; SDR-38557**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 900 1800 Feet

N

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: J. K. Weiler

Print Name: Jeff Weiler

Subscribed and sworn before me

This 16th day of June, 2010

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2011

PLANNING & DEVELOPMENT

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* J. K. Weiler

* 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

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2011

FOR DEPARTMENT USE ONLY

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

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

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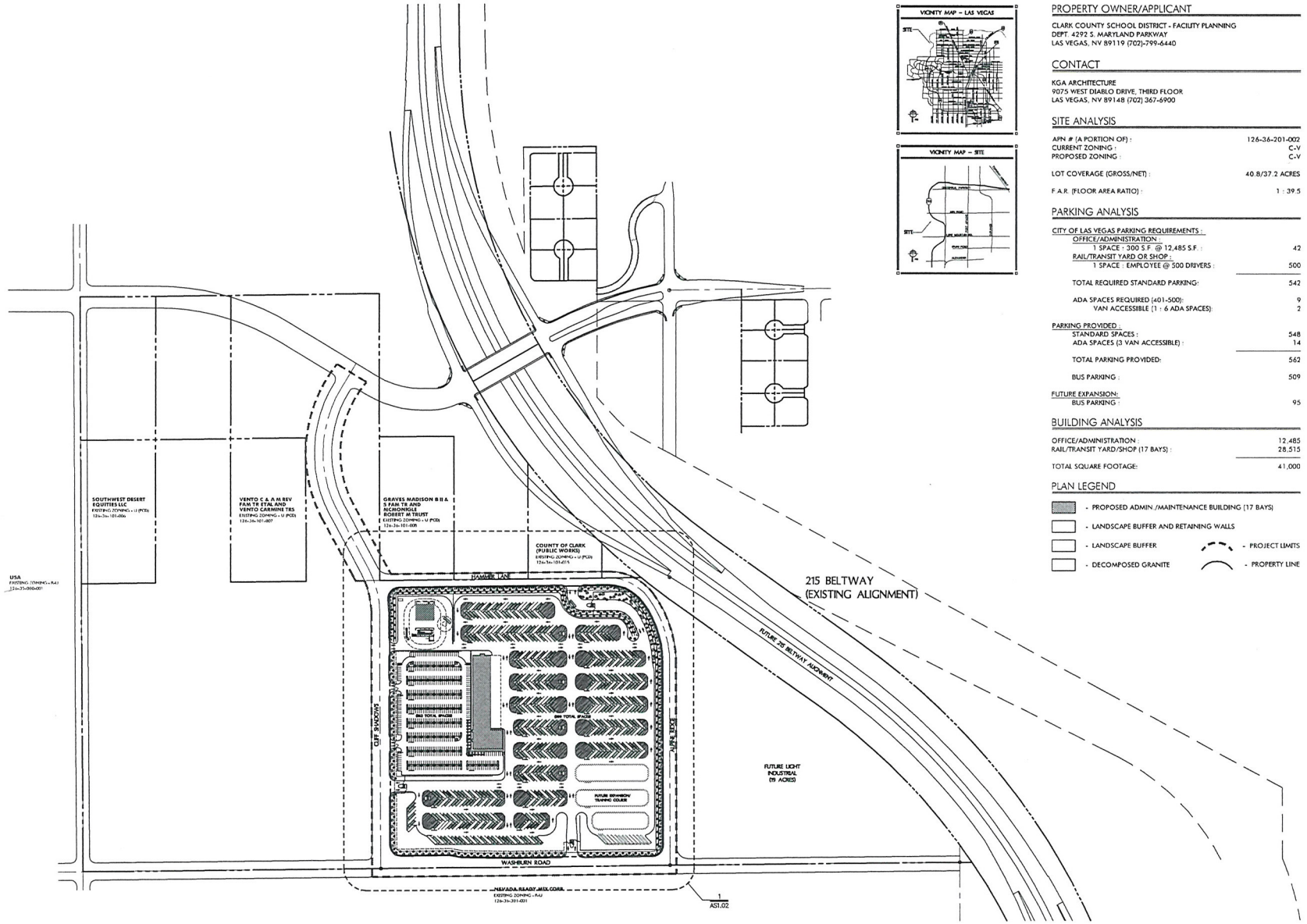
JUN 14 2010

Revised 10/27/08



PROPERTY OWNER/APPLICANT

CLARK COUNTY SCHOOL DISTRICT - FACILITY PLANNING
DEPT. 4292 S. MARYLAND PARKWAY
LAS VEGAS, NV 89119 (702)-799-6440

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148 (702) 367-6900

SITE ANALYSIS

APN # (A PORTION OF) :	126-36-201-002
CURRENT ZONING :	C-V
PROPOSED ZONING :	C-V
LOT COVERAGE (GROSS/NET) :	40.8/37.2 ACRES
F.A.R. (FLOOR AREA RATIO) :	1 : 39.5

PARKING ANALYSIS

CITY OF LAS VEGAS PARKING REQUIREMENTS :	
OFFICE/ADMINISTRATION :	
1 SPACE : 300 S.F. @ 12,485 S.F. :	42
RAIL/TRANSIT YARD OR SHOP :	
1 SPACE : EMPLOYEE @ 500 DRIVERS :	500
TOTAL REQUIRED STANDARD PARKING:	542
ADA SPACES REQUIRED (401-500):	9
VAN ACCESSIBLE (1 : 6 ADA SPACES):	2
PARKING PROVIDED :	
STANDARD SPACES :	548
ADA SPACES (3 VAN ACCESSIBLE) :	14
TOTAL PARKING PROVIDED:	562
BUS PARKING :	509
FUTURE EXPANSION:	
BUS PARKING :	95

BUILDING ANALYSIS

OFFICE/ADMINISTRATION :	12,485
RAIL/TRANSIT YARD/SHOP (17 BAYS) :	28,515
TOTAL SQUARE FOOTAGE:	41,000

PLAN LEGEND

- PROPOSED ADMIN./MAINTENANCE BUILDING (17 BAYS)
- LANDSCAPE BUFFER AND RETAINING WALLS
- LANDSCAPE BUFFER
- DECOMPOSED GRANITE
- PROJECT LIMITS
- PROPERTY LINE

OVERALL SITE PLAN

SCALE: 1" = 200'-0"

VAR-38553
SDR-38557

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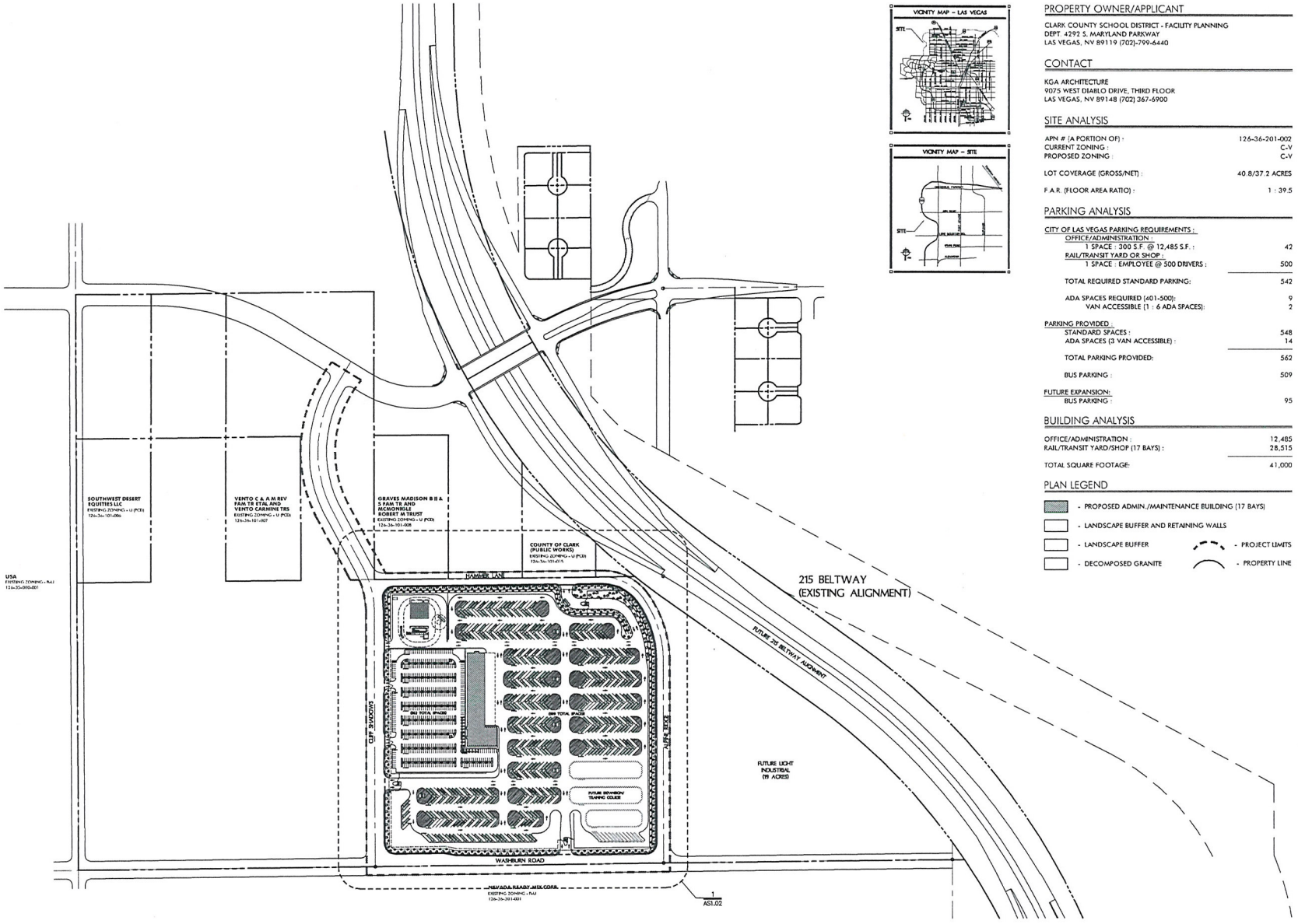
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY
LAS VEGAS, NEVADA

KGA ARCHITECTURE
LAS VEGAS
4496 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900
AUSTIN
1701 Directors Boulevard, Suite 710
Austin, Texas 78744
512.441.8700
www.KGAarchitecture.com

PROJECT: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY
SHEET CONTENTS: OVERALL SITE PLAN
DATE: JUNE 10, 2010
JOB NO:
SHEET: AS1.01



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CONTACT

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LAS VEGAS, NV 89148 (702) 367-5900

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- DECOMPOSED GRANITE
- PROPERTY LINE

OVERALL SITE PLAN

SCALE: 1" = 200'-0"

VAR-38553

SDR-38557

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CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY

LAS VEGAS, NEVADA

KGA ARCHITECTURE

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AUSTIN
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512.441.8700

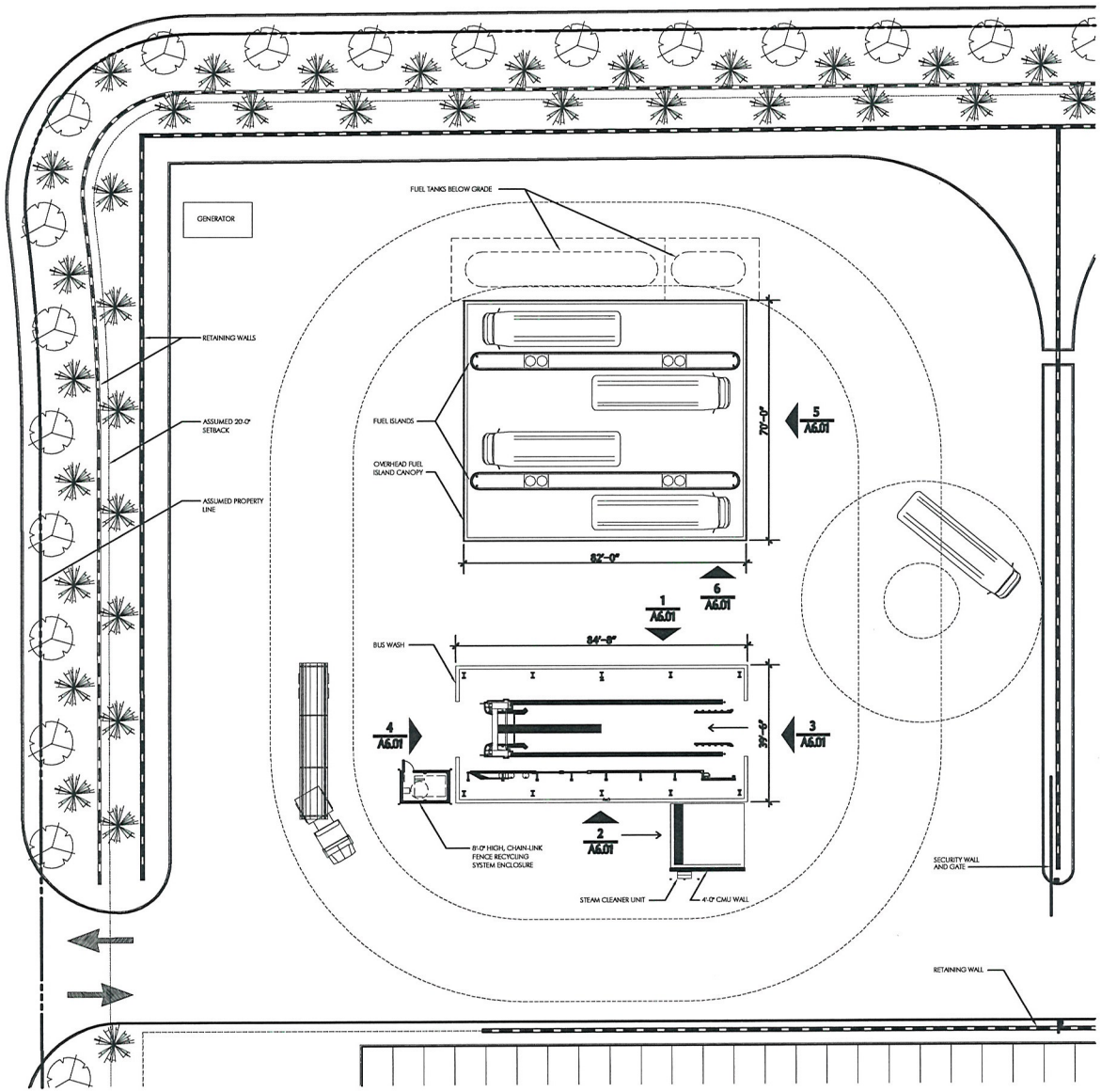
www.KGArchitecture.com

PROJECT:
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY

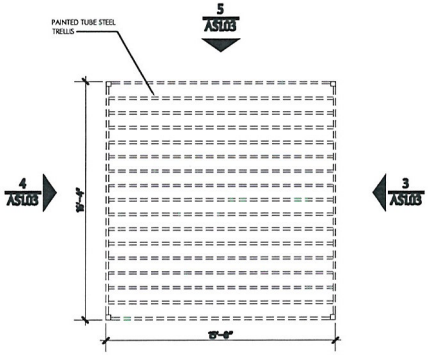
SHEET CONTENTS:
OVERALL SITE PLAN

DATE:
JUNE 10, 2010
JOB NO:

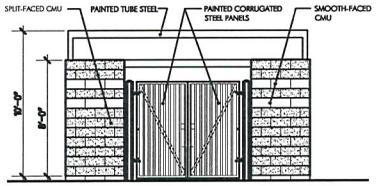
SHEET:
AS1.01



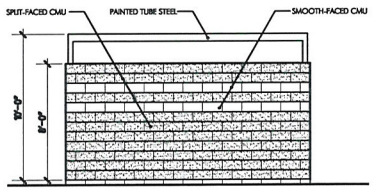
1 FUELING AND BUS WASH STATION PLAN
SCALE: 1/16" = 1'-0"



2 TYPICAL TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



4 TYPICAL TRASH ENCLOSURE ELEVATION
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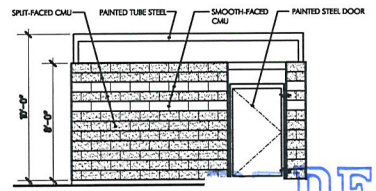

5 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS: FUELING STATION, BUS WASH AI TYPICAL TRASH ENCLOSURE PLA AND ELEVATIONS
DATE: JUNE 10, 2010
JOB NO.:
SHEET: AS1.03

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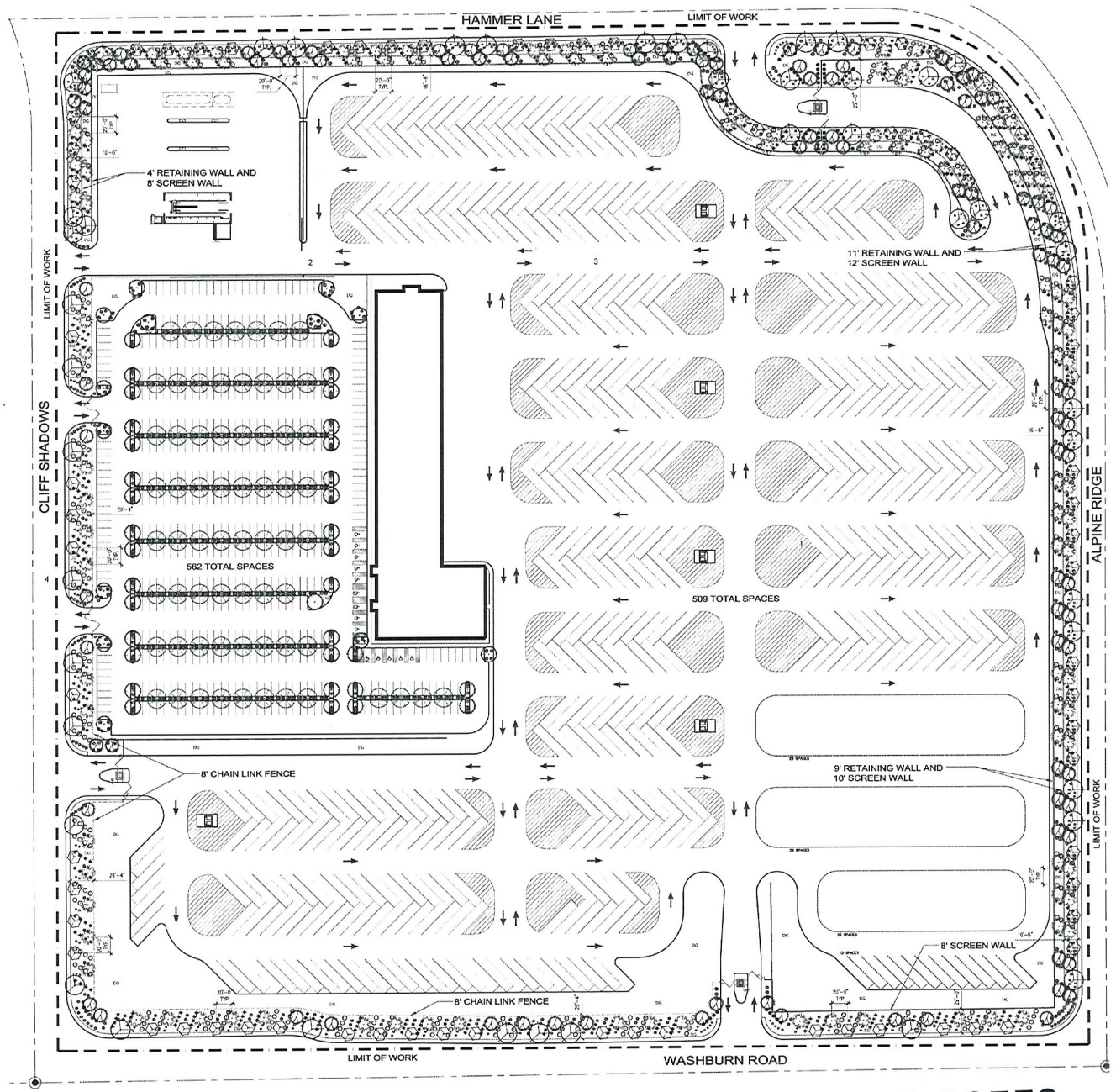
SDR-38557



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	66	1 1/4" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	73	1 1/2" 24" BOX
	PINUS ELDARICA AFGHAN PINE	107	2" 24" BOX
	PINUS PINEA ITALIAN STONE PINE	106	2" 24" BOX
	PISTACIA CHINENSIS CHINESE PISTACHE	45	1 1/2" 24" BOX
	PROSOPIS CHILENSIS CHILEAN MESQUITE	47	1 1/2" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	337	5 GALLON
	BACCHARIS HYBRID 'STARN THOMPSON' STARN THOMPSON BACCHARIS	146	5 GALLON
	SALSA CAPITATA 'SIERRA GOLD TM' SIERRA GOLD DALEA	259	5 GALLON
	DASYLIRION WHEELERI DESERT SPOON	56	5 GALLON
	ENCELIA FARINOSA BRITTLEBUSH	6	5 GALLON
	HESPERALOE FUNIFERA GIANT HESPERALOE	320	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	329	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	335	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	186	5 GALLON
	TECOMA CHAMAEDRYS 'PROSTRATA' PROSTRATE GERMANDER	327	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	ALL PLANTING AREAS TO RECEIVE 3" LAYER OF THE FOLLOWING DECORATIVE ROCK MULCH MIX: 10% - 3" 20% - 1 1/2" 20% - 7/8" SCREENED 40% - 3/8" SCREENED 10% - 1/4" SEE NOTE #1.	293,647 S.F.	

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL A 3" LAYER OF DECOMPOSED GRANITE/ROCK IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF 'PRE EMERGENT' HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE NOTES:

TOTAL LANDSCAPE AREA	293,647 S.F.
TOTAL OPEN SPACE AREA	1,285,568 S.F.
TOTAL AREA	1,579,415 S.F.

VAR-38553
SDR-38557

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CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY
LAS VEGAS, NEVADA

KGA ARCHITECTURE
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4495 South Polaris Avenue
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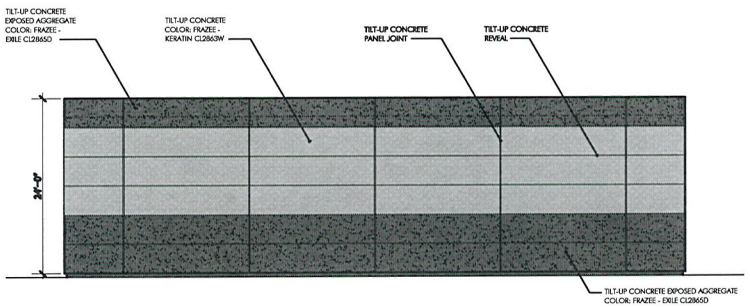
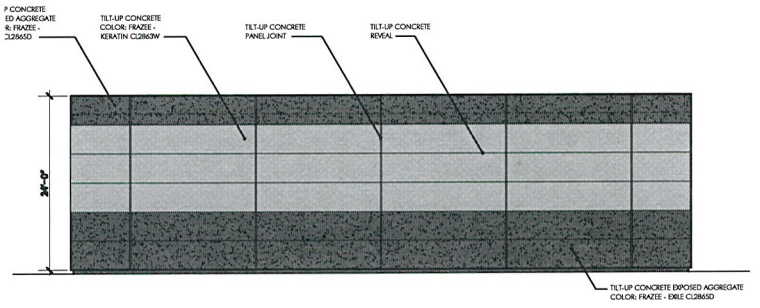
512.441.8200
www.KGAarchitecture.com
LANDSCAPE:
SOUTHWICK LANDSCAPE ARCH
TELEPHONE: (702) 341-1256

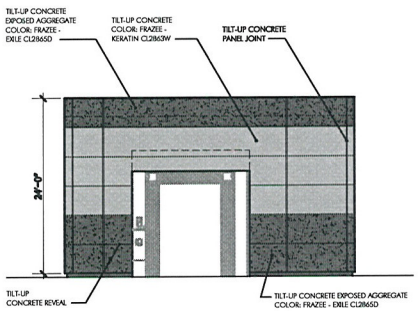
PROJECT:
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS
LANDSCAPE PLAN
DATE:
JUNE 14, 2010
JOB NO.:
10-013
SHEET:
L1.01



1 BUS WASH NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUS WASH SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUS WASH EAST ELEVATION
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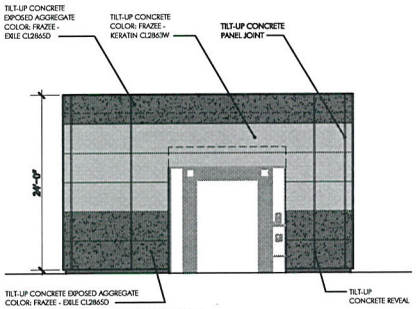

4 BUS WASH WEST ELEVATION
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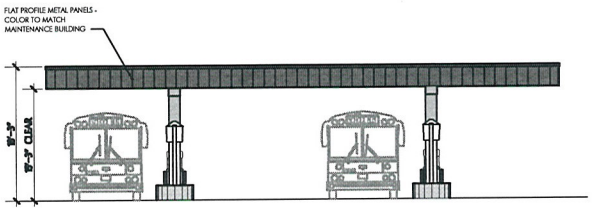
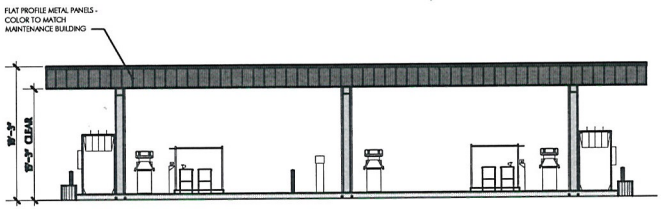


5 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"



6 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"

VAR-38553
SDR-38557

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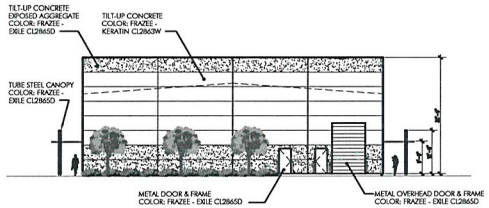
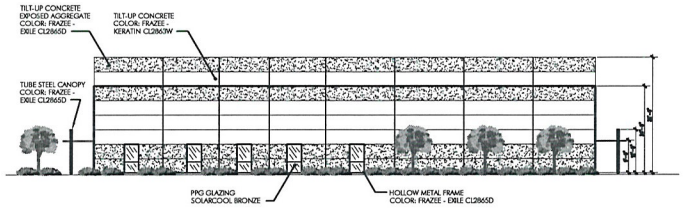
PROJECT:
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS:
BUS WASH AND FUELING STATIO ELEVATIONS
DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
AS6.01



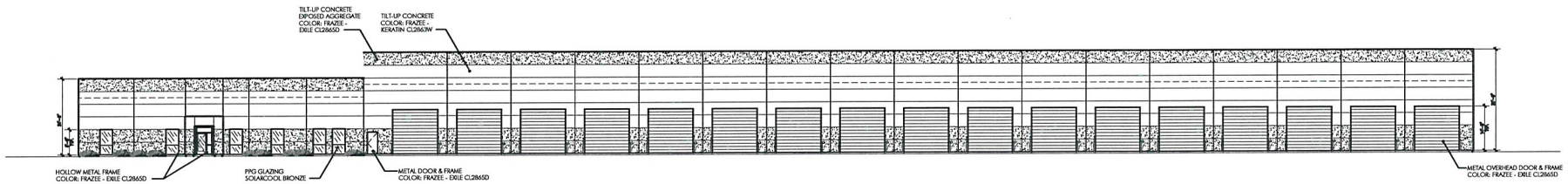
NORTH ELEVATION

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



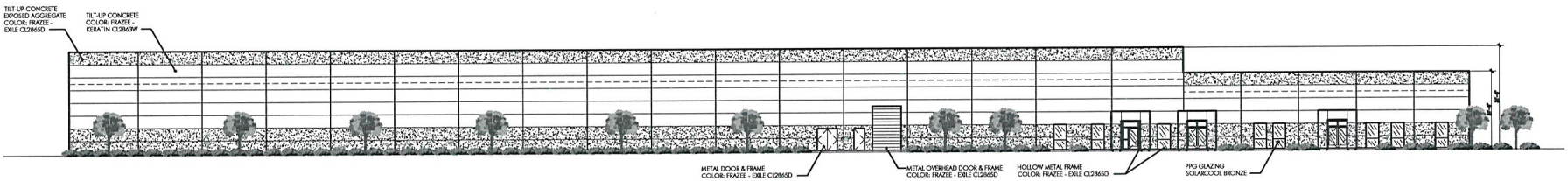
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

VAR-38553
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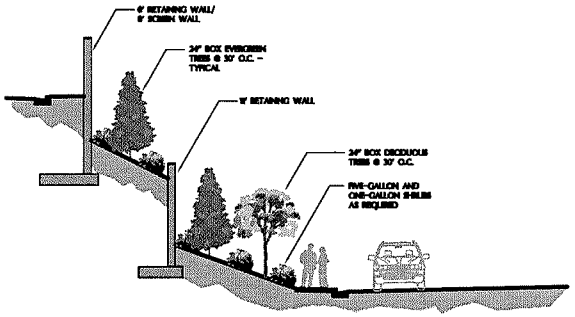
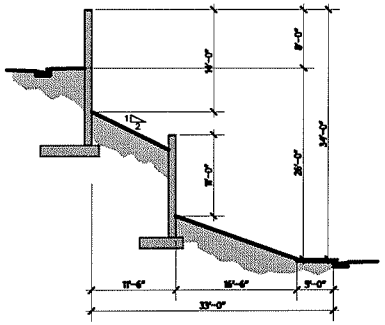
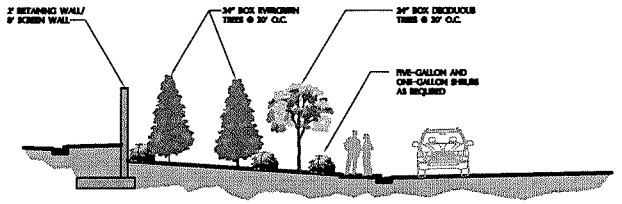
PROJECT: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS: MAINTENANCE BUILDING EXTERIOR ELEVATIONS
DATE: JUNE 10, 2010
JOB NO.:
SHEET: AS6.02

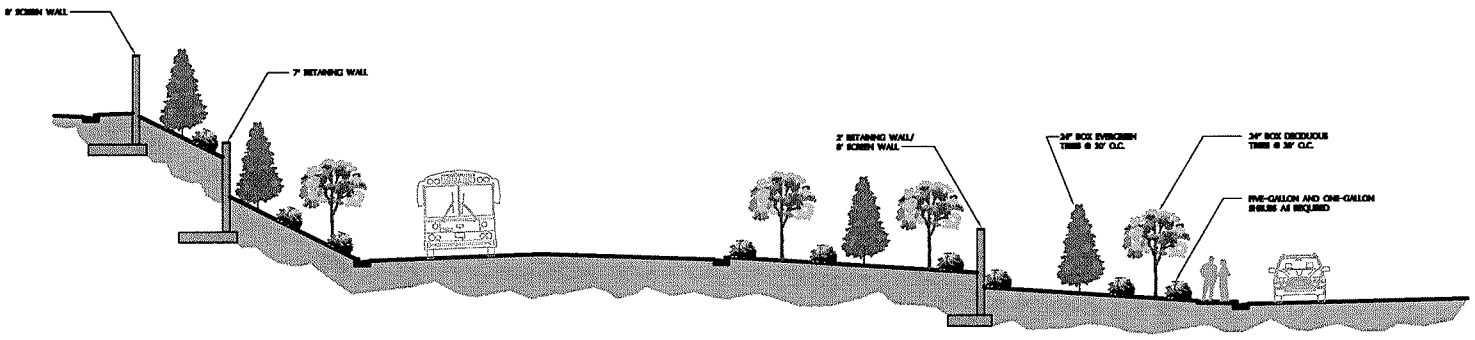




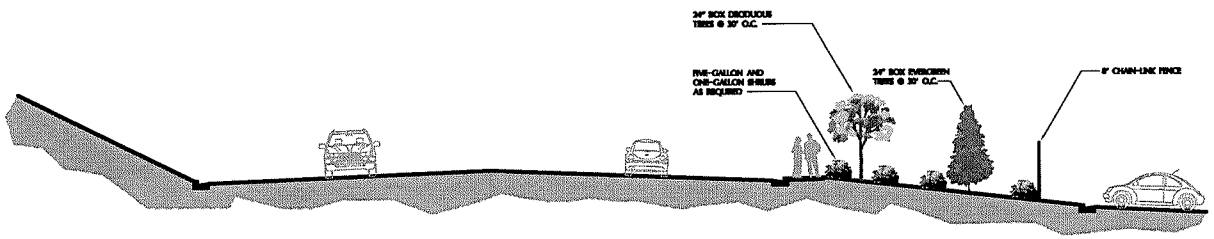
1 SITE SECTION
SCALE: 1/8" = 1'-0"



2 SITE SECTION
SCALE: 1/8" = 1'-0"



3 SITE SECTION
SCALE: 1/8" = 1'-0"



4 SITE SECTION
SCALE: 1/8" = 1'-0"

VAR-38553
SDR-38557

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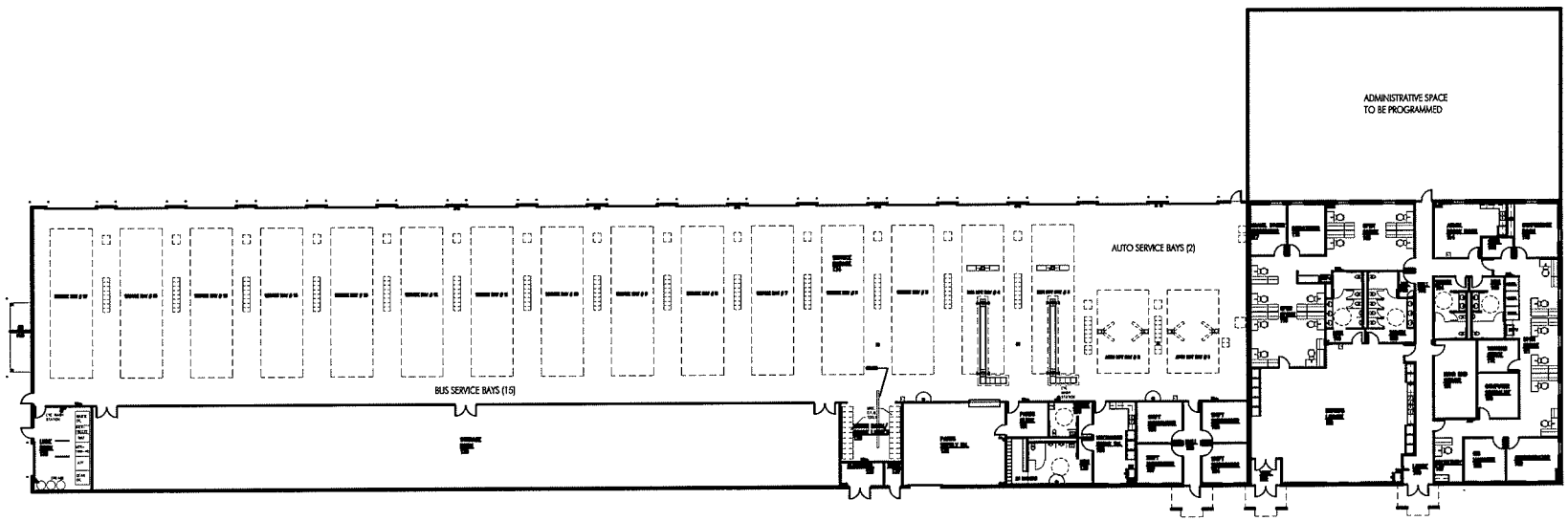
JUN 14 2010

CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY
LAS VEGAS, NEVADA

KGA
ARCHITECTURE
LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900
AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200
www.KGAarchitecture.com

PROJECT:
CCSD NORTHWEST
SATELLITE
TRANSPORTATION FACILI
SHEET CONTENTS:
SITE SECTIONS
DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
AS7.01



MAINTENANCE BUILDING FLOOR PLAN

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

VAR-38553
SDR-38557

JUN 14 2010

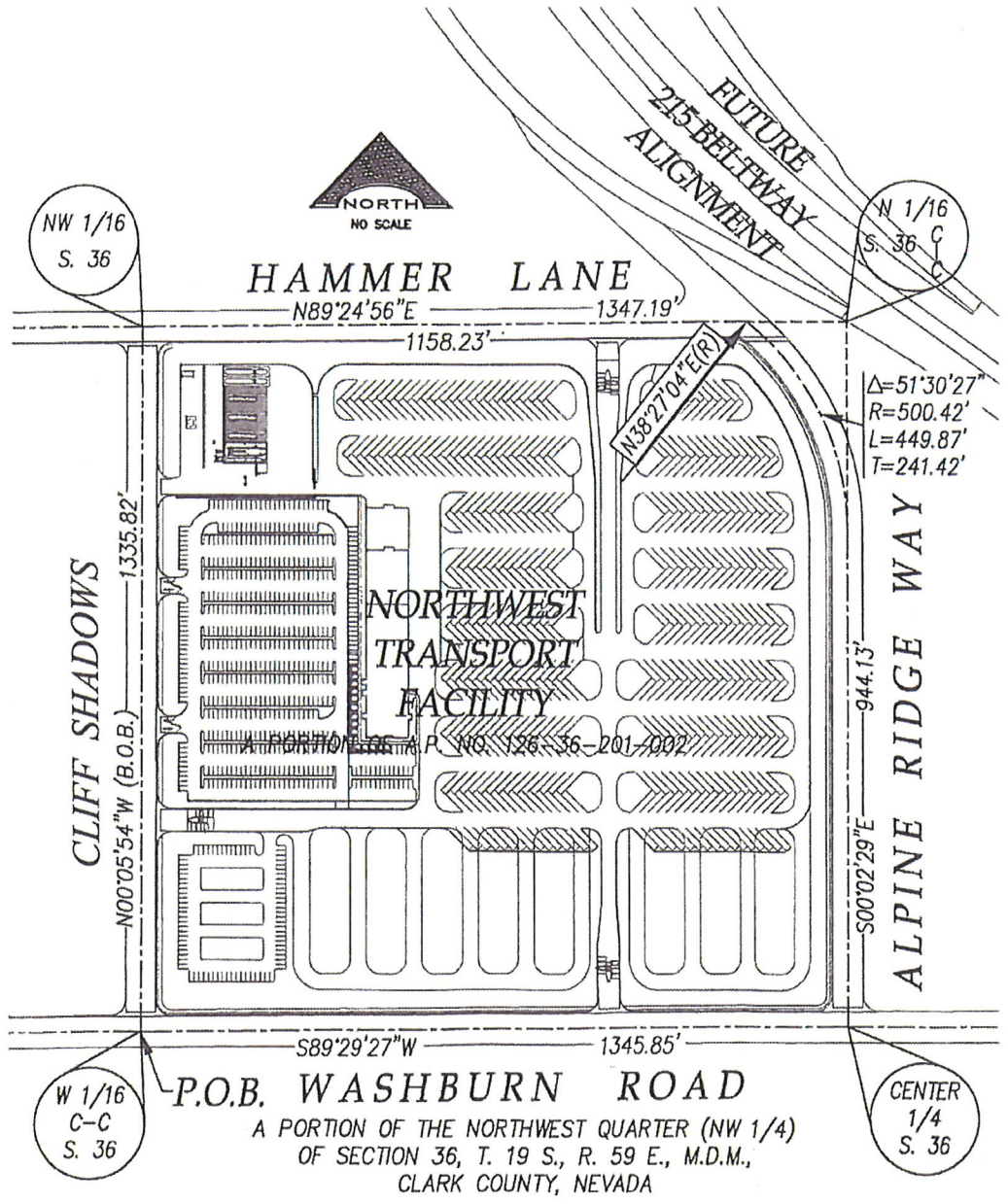
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY
LAS VEGAS, NEVADA

KGA
ARCHITECTURE
LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702 367 6900
AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512 441 8700
www.KGAarchitecture.com

PROJECT:
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS:
MAINTENANCE BUILDING FLOOR PLAN
DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
A1.01

EXHIBIT "A"

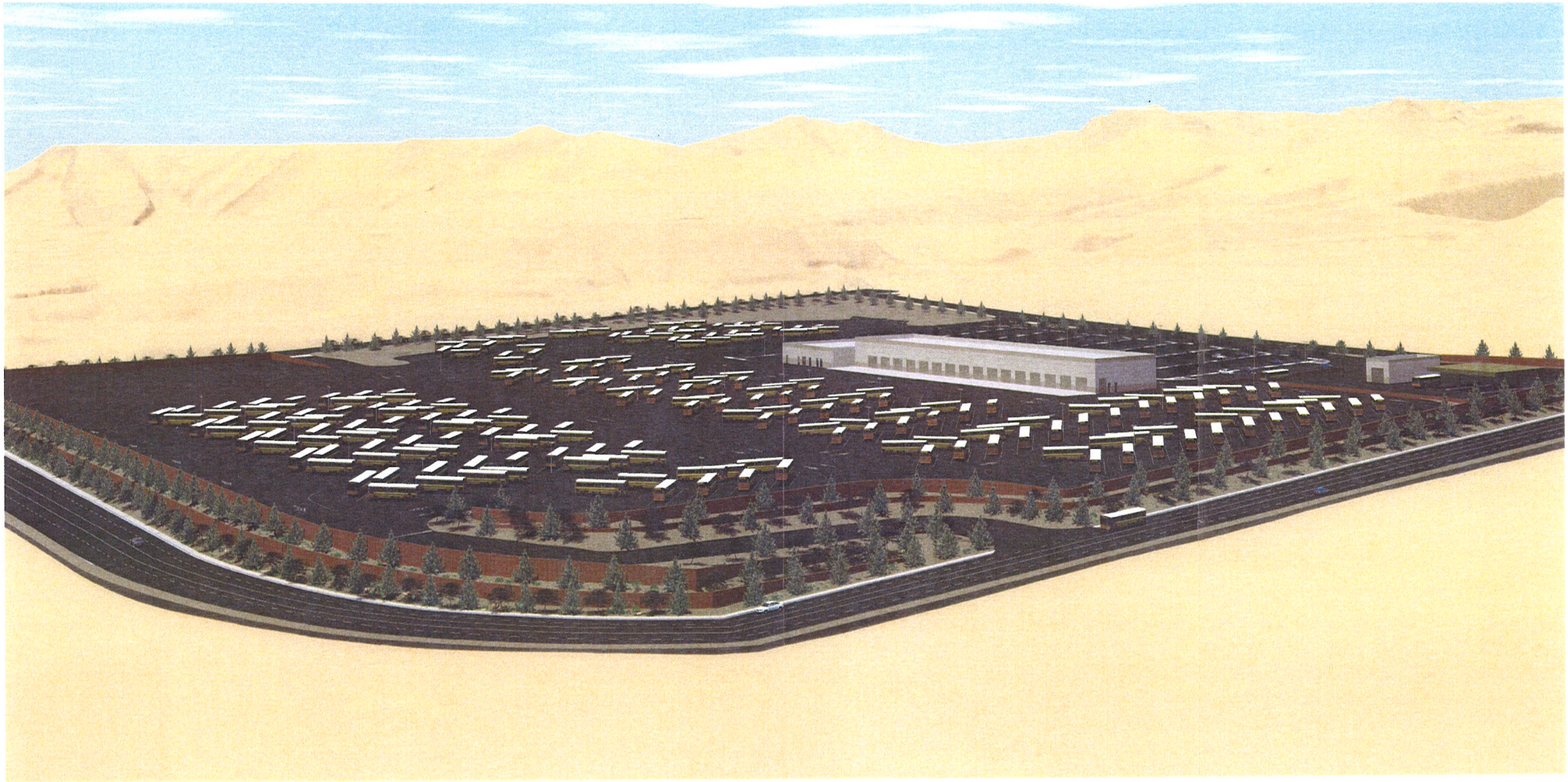
TO ACCOMPANY LEGAL DESCRIPTION OF THE PROPOSED NORTHWEST TRANSPORT FACILITY SITE



A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA

VAR-38553
SDR-38557
REVISED

RECEIVED
JUN 24 2010



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

RECEIVED
JUN 14 2010

VAR-38553
SDR-38557

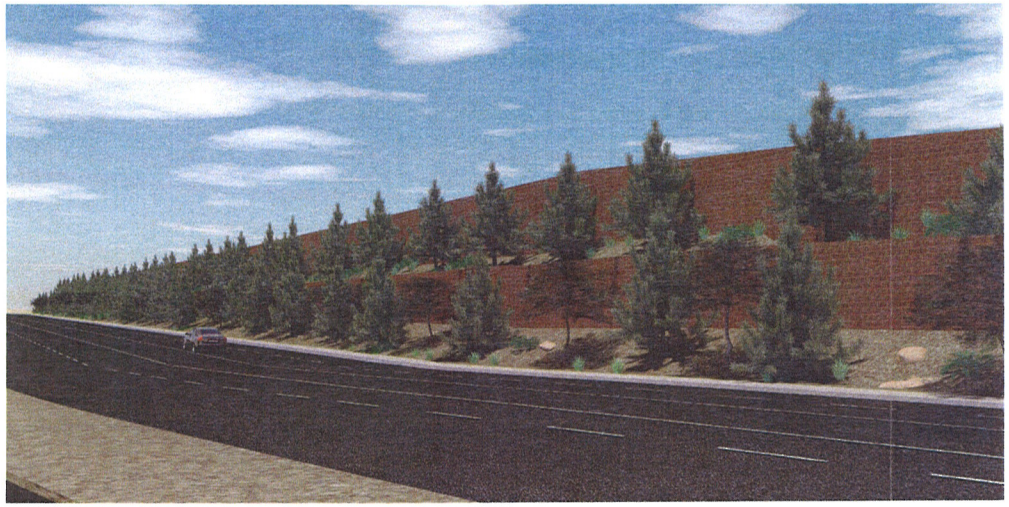
CCSD
CLARK COUNTY
SCHOOL DISTRICT

CLARK COUNTY SCHOOL DISTRICT

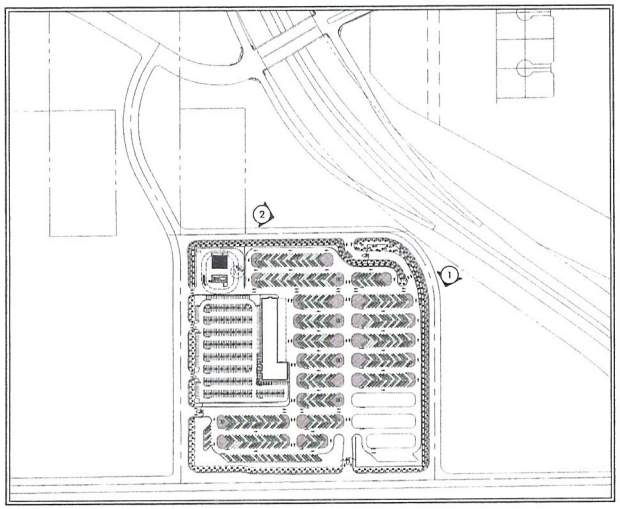
NORTHWEST SATELLITE TRANSPORTATION FACILITY

AERIAL VIEW FROM THE NORTHEAST

KGA ARCHITECTURE



1 VIEW TO SOUTH



VIEWPOINT LEGEND



2 VIEW TO EAST

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JUN 14 2010

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

CCSD CLARK COUNTY SCHOOL DISTRICT

CLARK COUNTY SCHOOL DISTRICT

NORTHWEST SATELLITE TRANSPORTATION FACILITY

SITE PERIMETER RENDERINGS

VAR-38553
SDR-38557

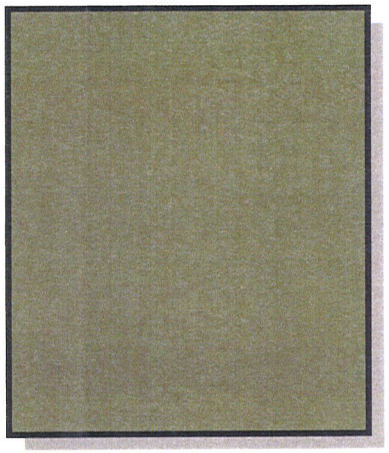
KGA ARCHITECTURE

EXTERIOR BLOCK
(RETAINING WALLS AND ACCESSORY STRUCTURES)

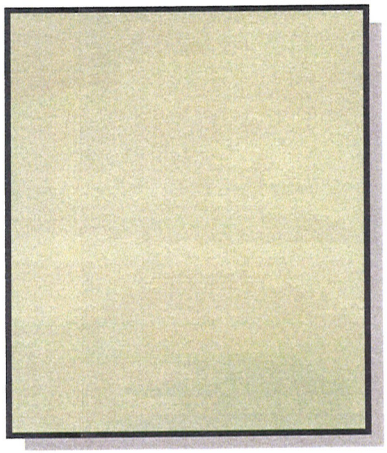


CEMEX -
#28 ANTHEM SMOOTH

EXTERIOR PAINT COLORS



FRAZEE - CL EXILE 2865D



FRAZEE - CL KERATIN 2863W

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JUN 14 2010

CCSD
CLARK COUNTY
SCHOOL DISTRICT

CLARK COUNTY SCHOOL DISTRICT - NORTHWEST TRANSPORTATION FACILITY

COLOR AND MATERIALS BOARD

VAR-38553
SDR-38557

KGA ARCHITECTURE

KGA ARCHITECTURE

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

RECEIVED
JUN 14 2010

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

www.KGAarchitecture.com

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

VAR-38553
SDR-38557

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

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

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

SUBJECT:
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, A 3,344 SQUARE-FOOT BUS WASH FACILITY AND A 5,740 SQUARE-FOOT ACCESSORY STRUCTURE (FUEL ISLAND CANOPY) on a portion of 131.70 acres at the northwest corner of Washburn Road and Alpine Ridge Way (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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, 2010

_____

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2011

PLANNING & DEVELOPMENT

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* J. K. Weller

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

Print Name JEFF WELLER

Subscribed and sworn before me

This 14th day of June, 2010.

Patricia A. O'Gara

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-38557
Meeting Date:	07/29/10
Total Fee:	$ 1030.00
Date Received:*	06/14/10
Received By:	Jonathan B.

RECEIVED JUN 14 2010

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

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

SDR 38557
Clark County School District

SWC Ann Rd & CC 215

Proposed 509 bay bus yard.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUS YARD*	509	4.00	2,036
AM Peak Hour			1.00	509
PM Peak Hour			1.00	255

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	12.485	11.01	137
AM Peak Hour			1.55	19
PM Peak Hour			1.49	19

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUS YARD*	509	#N/A	2,173
AM Peak Hour			#N/A	528
PM Peak Hour			#N/A	273

Existing traffic on all nearby streets:

Ann Rd	
Average Daily Traffic (ADT)	2,200
PM Peak Hour (heaviest 60 minutes)	176

CC 215	
Average Daily Traffic (ADT)	26,188
PM Peak Hour (heaviest 60 minutes)	2,095

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Ann Rd	16,900
CC 215	34,500

This project is expected to add 2,173 trips per day on Ann Rd. and CC 215. This will increase traffic on Ann Rd. by about 99 percent, and on CC 215 by about 9 percent. Currently, Ann is at about 13 percent of capacity and CC215 is at about 76 percent of capacity.

Based on Peak Hour use, this development will about 528 additional cars into the area in the peak hour, or about nine every minute.

*Not from Trip Generation Manual

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

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

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

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

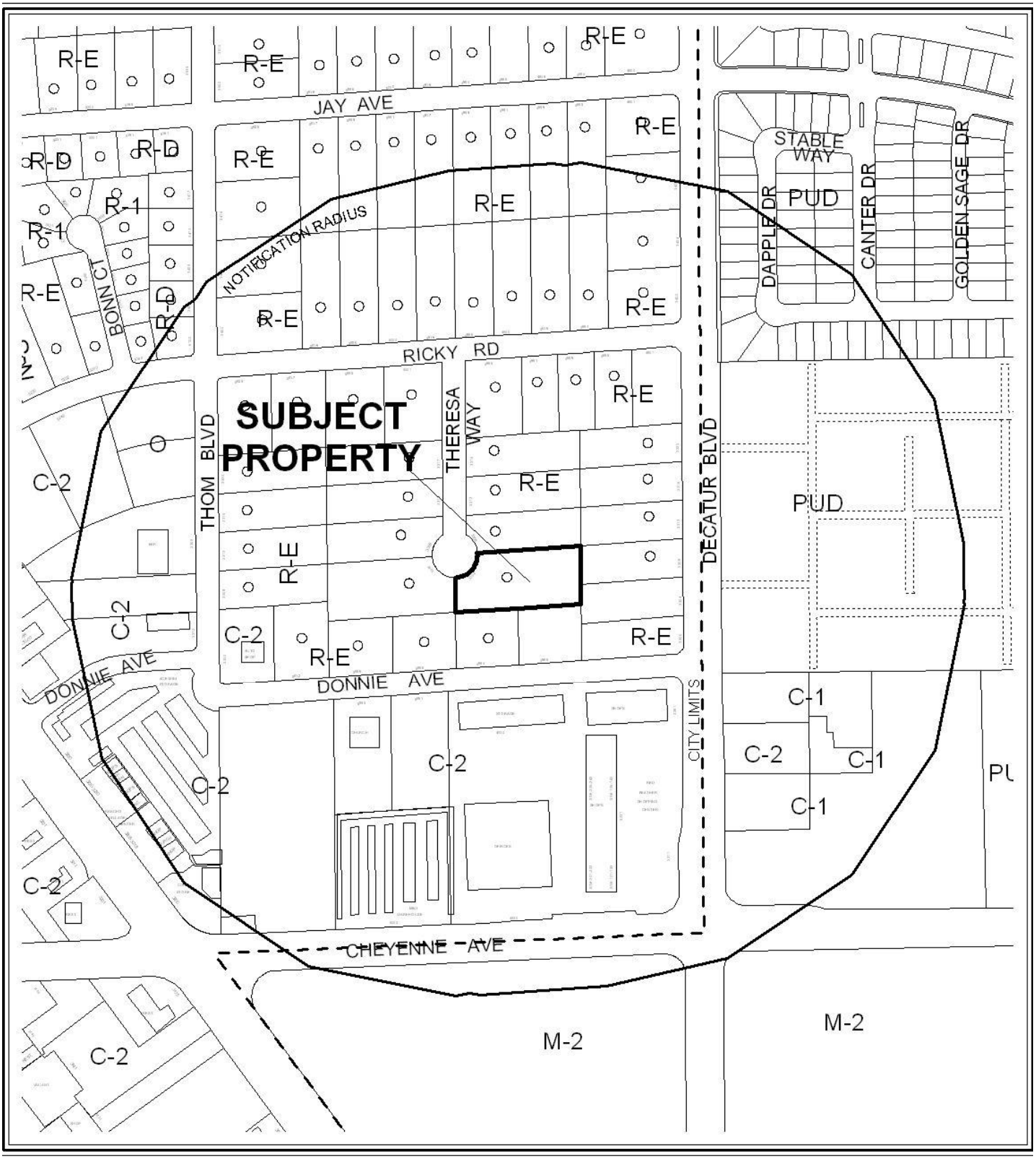
SUBJECT:
VAR-38560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENISE RICHARDSON - Request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT, XX-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE 796 SQUARE FEET IS THE MAXIMUM AREA ALLOWED AND XX FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.07 acres at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

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**17**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: VAR-38560

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: VAR-38560

RADIUS: 1000 FT

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

N

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: PREATOR CONSULTING, LLC (PREATOR, LAZELL)

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

JANN AMWAY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: [illegible]-20[illegible]
Certificate No: 00-65[illegible]

RECEIVED

JUN 14 2010

PLANNING & DEVELOPMENT

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 #** G

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

Commercial Square Footage Ø **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 PREATORCONSULTING@COX.NET

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.

Notary Public in and for said County and State

Clark, NV

JANN AMWAY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-11-2012
Certificate No: 00-65828-1

FOR DEPARTMENT USE ONLY

Case #	VAR-38560
Meeting Date:	7-29-10
Total Fee:	$ 830.00
Date Received:*	6-14-10
Received By:	

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

Revised 10/27/08

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RECEIVED
JUN 14 2010

U.S. METAL BUILDINGS

1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

BUILDING SPECIFICATIONS

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. ALL AMERICAN BUILDING SYSTEMS WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS ALL AMERICAN BUILDING SYSTEMS METAL BUILDING IS DESIGNED USING STANDARD DESIGN PRACTICES BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES.

AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", 13TH EDITION.

AMERICAN IRON AND STEEL INSTITUTE: "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", 2001 EDITION (W/ 2004 SUPPLEMENT).

AMERICAN WELDING SOCIETY: "STRUCTURAL WELDING CODE"
AWS D1.1-2006 :STEEL
AWS D1.3-98 :SHEET STEEL

MBMA METAL BUILDING SYSTEMS MANUAL, 2002 ED. WITH 2004 UPDATE

MATERIAL PROPERTIES OF STEEL PLATE USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND OTHER PRIMARY STRUCTURAL, EXCLUSIVE OF COLD-FORMED SECTIONS, CONFORM TO ASTM A529 OR A572. FLANGES WITH THICKNESS OF 1" OR LESS AND WIDTH OF 12" OR LESS CONFORM TO ASTM A529-05 GRADE 55. FLANGES GREATER THAN 1" IN THICKNESS OR 12" IN WIDTH CONFORM TO ASTM A 572-06 GRADE 50. WEBS OF 3/16" OR LESS CONFORM TO ASTM A1011-06b GRADE 50 AND WEBS GREATER THAN 3/16" CONFORM TO ASTM A1018-06c GRADE 50 OR ASTM A572-06 GRADE 50.

MATERIAL PROPERTIES OF HOT ROLLED SECTIONS W8X10 THROUGH W24X76 CONFORM TO ASTM A572-06 GRADE 50 OR ASTM A992-04A GRADE 50. HOT ROLLED SECTIONS LARGER THAN W24X76 CONFORM TO ASTM A36-05.

MATERIAL PROPERTIES OF PIPE SECTIONS CONFORM TO ASTM A53-06a TYPE "E" GRADE "B". MINIMUM YIELD OF 35,000 PSI.

MATERIAL PROPERTIES OF HOLLOW STRUCTURAL SECTIONS CONFORM TO ASTM A500-03A GRADE "B". MINIMUM YIELD OF 42,000 PSI.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM A1011-06b GRADE 55 WITH A MINIMUM YIELD OF 55,000 PSI.

MATERIAL PROPERTIES OF CABLE BRACING CONFORM TO ASTM A475-03, CLASS A 7-STRAND WIRE. ROD BRACING CONFORMS TO ASTM A36-05.

HIGH STRENGTH BOLTS AND THEIR INSTALLATION SHALL CONFORM TO ASTM SPECIFICATIONS A-325 AND ARE DESIGNED AS BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. TIGHTENING OF THESE BOLTS IS RECOMMENDED BY THE "SNUG-TIGHTENED JOINTS" METHOD, PER 2002 RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR 490 BOLTS."

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.

BUILDERS RESPONSIBILITIES

THE BUILDER MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED.

APPROVAL OF ALL AMERICAN BUILDING SYSTEMS DRAWINGS AND CALCULATIONS INDICATES THAT ALL AMERICAN BUILDING SYSTEMS HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS.
(SECT. 4.4.1 AISC CODE OF STANDARD PRACTICE, 13TH EDITION.)

WHERE DISCREPANCIES EXIST BETWEEN THE ALL AMERICAN BUILDING SYSTEMS STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS WILL GOVERN.
(SECT. 3.3 AISC CODE OF STANDARD PRACTICE. 13TH EDITION.)

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY ALL AMERICAN BUILDING SYSTEMS ARE THE RESPONSIBILITY OF THE BUILDER AND ENGINEERS OTHER THAN ALL AMERICAN BUILDING SYSTEMS ENGINEERING UNLESS SPECIFICALLY INDICATED.

THE BUILDER IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH ALL AMERICAN BUILDING SYSTEMS CONSTRUCTION DRAWINGS.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSEWORK OR OTHER ELEMENTS REQUIRED FOR ERECTION WILL BE DETERMINED, FURNISHED, AND INSTALLED BY THE BUILDER. (SECT 7.10 AISC CODE OF STANDARD PRACTICE, 13TH EDITION.)

IT IS THE BUILDERS RESPONSIBILITY TO APPLY AND OBSERVE ALL PERTINENT SAFETY RULES AND REGULATIONS, AND PER OSHA STANDARDS AS APPLICABLE.

THE BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF ALL SHIPMENTS RECEIVED, AND MUST INVENTORY BUILDING AT TIME OF DELIVERY.

GENERAL NOTES

NO CHANGES SHOULD BE MADE TO THIS BUILDING SYSTEM UNLESS APPROVED IN WRITING BY THE MANUFACTURERS ENGINEERING DEPARTMENT.

UNAPPROVED CHANGES COULD RESULT IN AN UNSAFE BUILDING DESIGN AND COULD ENDANGER PUBLIC SAFETY.

THIS BUILDINGS ANCHOR BOLTS ARE BY OTHERS. ALL AMERICAN BUILDING SYSTEMS DOES NOT PROVIDE ANCHOR BOLTS.

ENGINEERING SEAL

THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOORS, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE BUILDING.

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.

DESIGN LOADING

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY:

IBC 06

THE BUILDER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

FRAME / ROOF DEAD LOAD		
SUPERIMPOSED	2.000	PSF
COLLATERAL (LIGHTS)	0.5	PSF
FRAME / ROOF LIVE LOAD	12 / 20.0	PSF
SNOW LOAD		
GROUND SNOW LOAD (Pg)	0	PSF
FLAT ROOF SNOW LOAD (Pf)	0	PSF
SNOW EXPOSURE FACTOR (Ce)	1.0	
SNOW LOAD IMPORTANCE FACTOR (Is)		
THERMAL FACTOR (Ct)	1.2	
WIND LOAD		
BASIC WIND SPEED	90	MPH
WIND IMPORTANCE FACTOR (Iw)	1.00	
WIND EXPOSURE CATEGORY	C	
TOPOGRAPHICAL FACTOR	1.0	
SEISMIC LOAD		
OCCUPANCY CATEGORY	II - Normal	
S_{DS}	0.5107	
S_{D1}	0.3502	
Ss	0.5700	
S1	0.2880	
SITE CLASS	D	
SEISMIC DESIGN CATEGORY	D	
SEISMIC IMPORTANCE FACTOR (Ie)	1.00	
DESIGN BASE SHEAR (V)	1.32	KIPS
RAIN INTENSITY		
5-MINUTE DURATION, 5-YEAR RECURRENCE (I1)	4	IN/HOUR
5-MINUTE DURATION, 25-YEAR RECURRENCE (I2)	6	IN/HOUR

BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM = ORDINARY MOMENT FRAME OF STEEL.
R = 3.2500
ANALYSIS PROCEDURE IS EQUIVALENT LATERAL FORCE PROCEDURE.

DRAWING INDEX

ISSUE	PAGE	DESCRIPTION
A	C1	COVER SHEET
0	F1	ANCHOR BOLT PLAN
0	F2	ANCHOR BOLT REACTIONS
A	E1	ROOF FRAMING PLAN
A	E2	FRONT SIDEWALL
A	E3	BACK SIDEWALL
A	E4	LEFT ENDWALL
A	E5	RIGHT ENDWALL
A	E6	FRAME CROSS SECTION
A	DET1-2	GENERAL DETAILS
A	-	STANDARD DETAILS

DRAWING STATUS

☐ FOR APPROVAL
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

☒ FOR CONSTRUCTION PERMIT
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

☐ FOR ERECTOR INSTALLATION
FINAL DRAWINGS.

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

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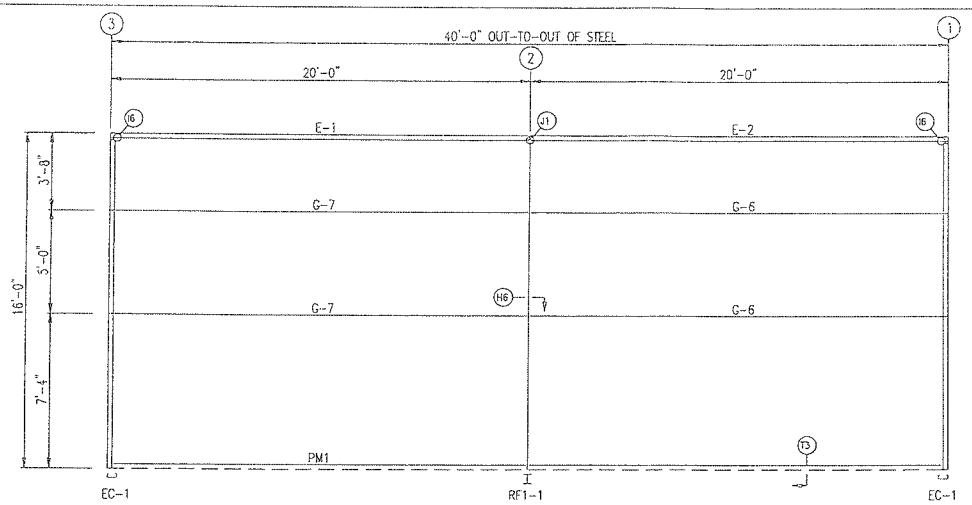
DRAWN	DATE
SD	10/ 5/09
CHECKED	DATE
JG	10/ 7/09
APPROVED	DATE
SCALE	
N.T.S.	

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR.,
DEERFIELD BEACH, FL. 33442 (800) 638-5450
(800) 638-5450

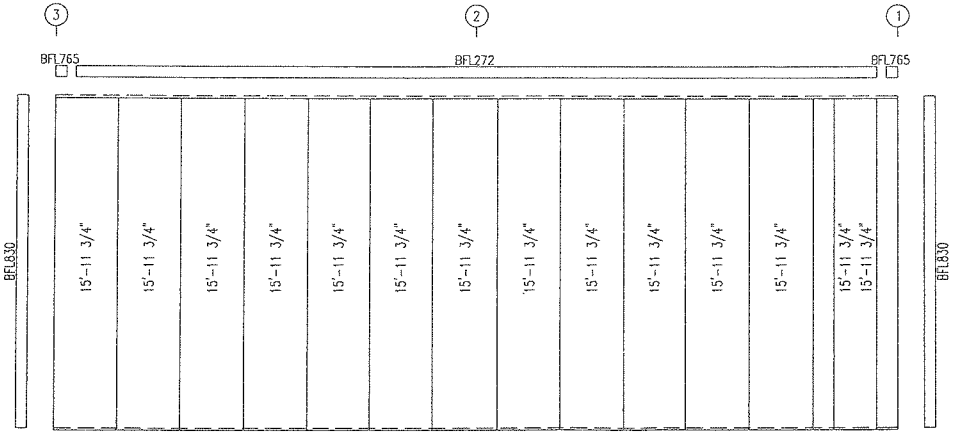
CUSTOMER:
JOHN & DENISE RICHARDSON
LAS VEGAS, NV 89130

BUILDING: VAR-38560
35'-0" x 40'-0" x 16'-0" 2.0:12

STATE OF NEVADA
JUSTIN BEJUNIS ANKLESARIA
EXP. 12/31/10
No. 17245
PROFESSIONAL ENGINEER



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. PR – Saddle Tan

MEMBER TABLE
FRAME LINE D

MARK	PART	LENGTH
E-1	8ES2L14	19'-11 1/2"
E-2	8ES2L14	19'-11 1/2"
G-6	8X35Z14	19'-7 3/4"
G-7	8X35Z14	19'-7 3/4"

TRIM TABLE
FRAME LINE D

PART	DETAIL
BFL272C	TRIM_120
BFL765L	
BFL765R	
BFL830	TRIM_184

Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to this elevation. Wall sheeting must be continuous from eave strut / rake angle to base support in order to be considered effective. The effective length of wall panel at each wall must be determined by rational analysis considering included openings and height to width ratios of panel segments. Minimum effective width required on this wall for applied force is see below. Additional openings not indicated should be avoided without prior consultation with the metal building manufacturer.

BSW REQ'D. 20 Feet with Horizontal shear force = 1.9 kips.

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VAR-38560 OCT 0 7 2010

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GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON 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.

REVISIONS

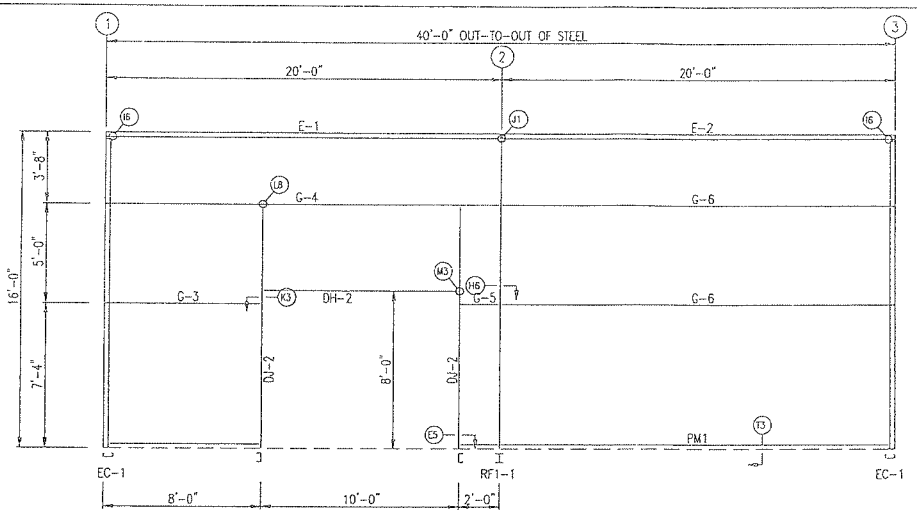
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	[illegible]	EM

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

Project: JOHN & DENISE RICHARDSON
Customer: JOHN & DENISE RICHARDSON
Owner: JOHN & DENISE RICHARDSON
Location: LAS VEGAS, NV 89130

CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E3	A

PROFESSIONAL ENGINEER, STATE OF NEVADA
BEJUNIN ANILLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245



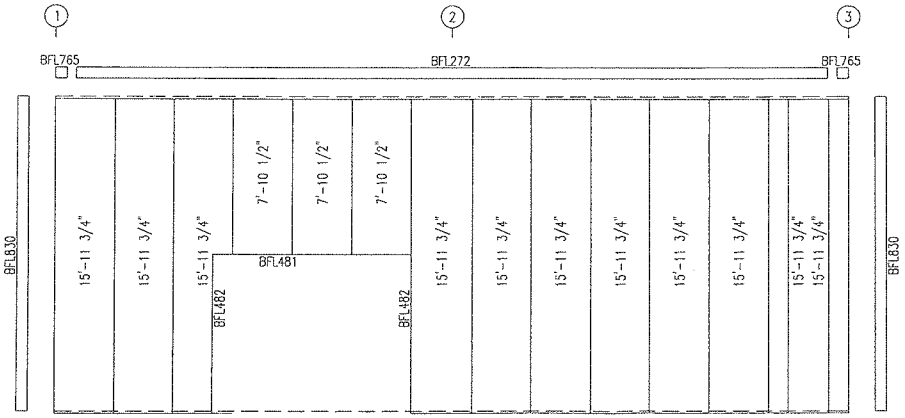
SIDEWALL FRAMING: FRAME LINE A

MEMBER TABLE FRAME LINE A		
MARK	PART	LENGTH
DJ-2	8F25C16	12'-4"
DH-2	8F25C16	10'-0"
E-1	8ES2L14	19'-11 1/2"
E-2	8ES2L14	19'-11 1/2"
G-3	8X35213	7'-9"
G-4	8X35213	19'-7 3/4"
G-5	8X35213	1'-5 1/4"
G-6	8X35214	19'-7 3/4"

TRIM TABLE FRAME LINE A	
PART	DETAIL
BFL482	TRIM_92
BFL481	TRIM_93
BFL272C	TRIM_120
BFL765L	
BFL765R	
BFL830	TRIM_184

Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to this elevation. Wall sheeting must be continuous from eave strut / rake angle to base support in order to be considered effective. The effective length of wall panel at each wall must be determined by rational analysis considering included openings and height to width ratios of panel segments. Minimum effective width required on this wall for applied force is see below. Additional openings not indicated should be avoided without prior consultation with the metal building manufacturer.

FSW REQ'D. 20 Feet with Horizontal shear force = 1.9 kips.



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR – Saddle Tan

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A	10/05/09	FOR CONSTRUCTION PERMIT	SD		EM

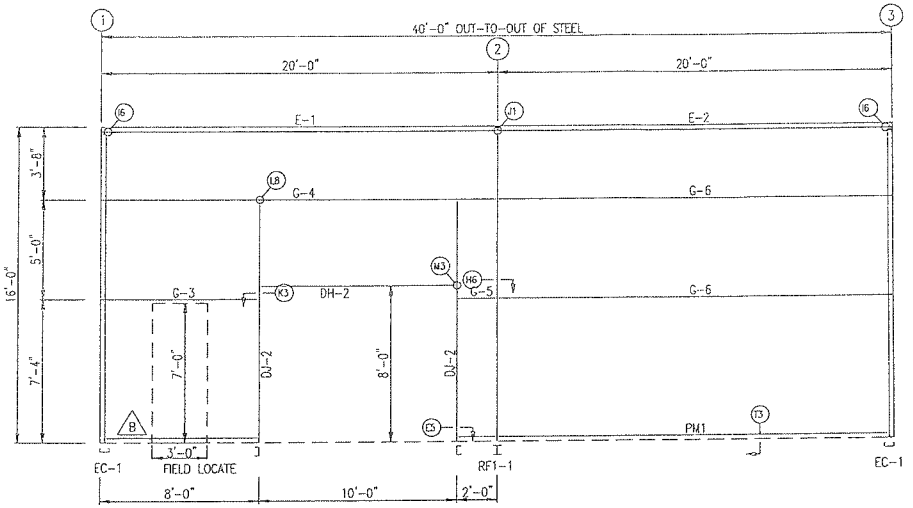
U.S. METAL BUILDINGS

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

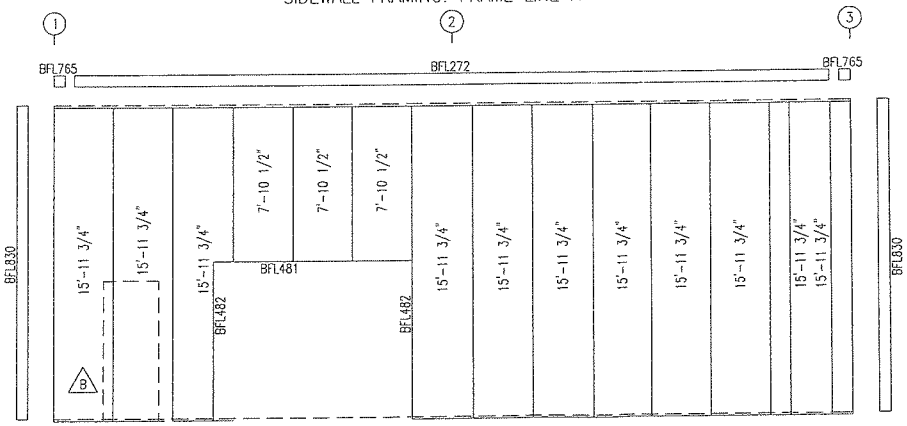
(800) 638-5450

Project: JOHN & DENISE RICHARDSON							
Customer: JOHN & DENISE RICHARDSON				Owner: JOHN & DENISE RICHARDSON			
Location: LAS VEGAS, NV 89138							
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E2	A





SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR – Saddle Tan

MEMBER TABLE
FRAME LINE A

MARK	PART	LENGTH
DJ-2	8F25C16	12'-4"
DH-2	8F25C16	10'-0"
E-1	8ES2L14	19'-11 1/2"
E-2	8ES2L14	19'-11 1/2"
G-3	8X35Z13	7'-9"
G-4	8X35Z13	19'-7 3/4"
G-5	8X35Z13	1'-5 1/4"
G-6	8X35Z14	19'-7 3/4"

TRIM TABLE
FRAME LINE A

PART	DETAIL
BFL482	TRIM_92
BFL481	TRIM_93
BFL272S	TRIM_120
BFL765L	
BFL765R	
BFL830	TRIM_184

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	JG	EM
B	10/15/09	REVISED FOR CONSTRUCTION PERMIT	SD	JG	EM

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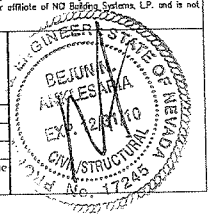
U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

Project:	JOHN & DENISE RICHARDSON				
Customer:	JOHN & DENISE RICHARDSON	Owner:	JOHN & DENISE RICHARDSON		
Location:	LAS VEGAS, NV 89130				

CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E2	B

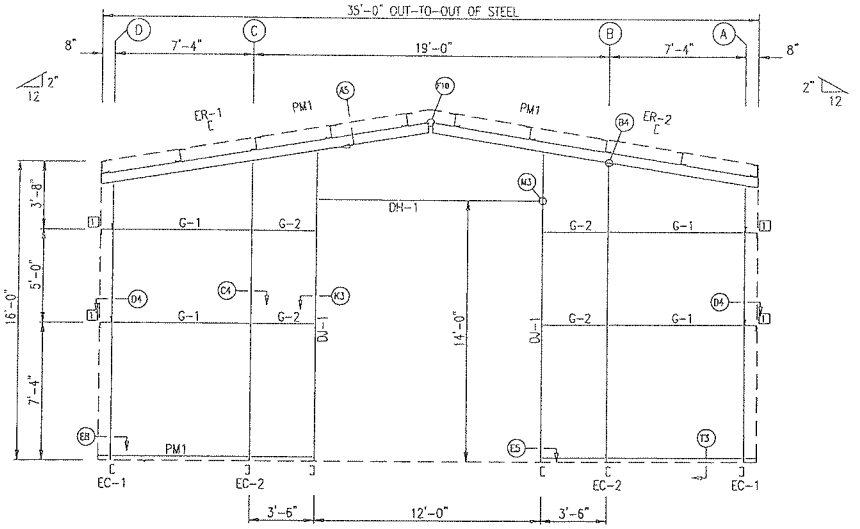


BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	5/8"	1 3/4"
Columns/Rof	4	A325	1/2"	1 1/4"
Jamb	2	A325	1/2"	1 1/4"

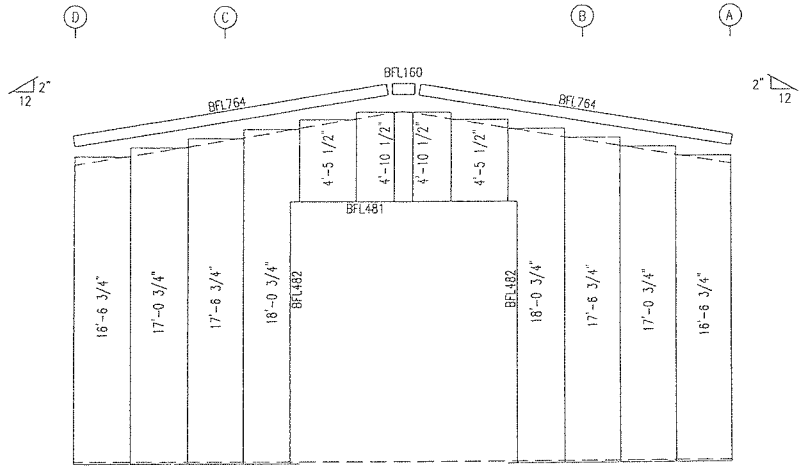
MEMBER TABLE FRAME LINE 1		
MARK	PART	LENGTH
EC-1	8F25C16	14'-7 7/8"
EC-2	8F35C13	15'-10 1/2"
ER-1	8F25C13	17'-8 5/8"
ER-2	8F25C13	17'-8 5/8"
DJ-1	8F25C14	16'-5 1/2"
DH-1	8F25C14	12'-0"
G-1	8X25Z16	6'-8"
G-2	8X25Z16	3'-3"

TRIM TABLE FRAME LINE 1	
PART	DETAIL
BFL482	TRIM_92
BFL481	TRIM_93
BFL764	TRIM_104
BFL160C	TRIM_106

CONNECTION PLATES FRAME LINE 1	
ID	MARK/PART
1	SC-5



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR – Saddle Tan

Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to this elevation. Wall sheeting must be continuous from eave strut / rake angle to base support in order to be considered effective. The effective length of wall panel at each wall must be determined by rational analysis considering included openings and height to width ratios of panel segments. Minimum effective width required on this wall for applied force is see below. Additional openings not indicated should be avoided without prior consultation with the metal building manufacturer.

LEW REQ'D. 16 Feet total with Horizontal shear force = 1.3 kips.

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REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	[illegible]	EM

U.S. METAL BUILDINGS

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

(800) 638-5450

Project: JOHN & DENISE RICHARDSON

Customer: JOHN & DENISE RICHARDSON | Owner: JOHN & DENISE RICHARDSON

Location: LAS VEGAS, NV 89130

CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E4	A

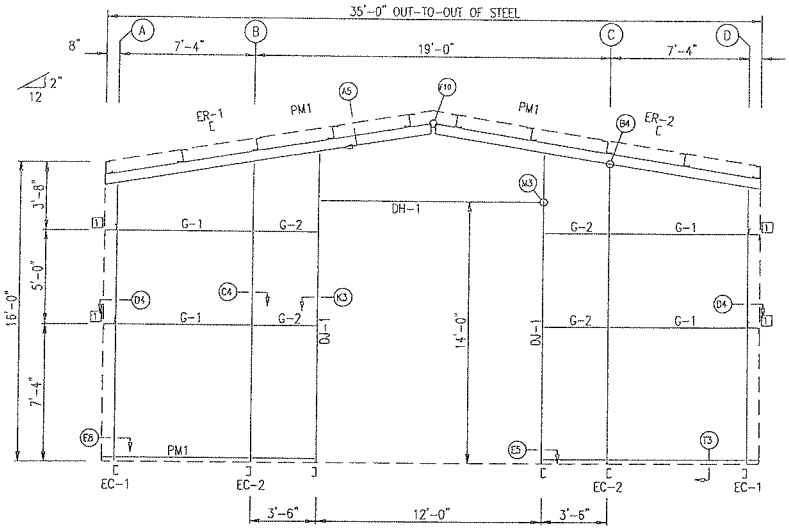
PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. ANKLESARIA
EXP. 12/31/10
CIVIL STRUCTURAL
No. 17245

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	5/8"	1 3/4"
Columns/Raf	4	A325	1/2"	1 1/4"
Jamb	2	A325	1/2"	1 1/4"

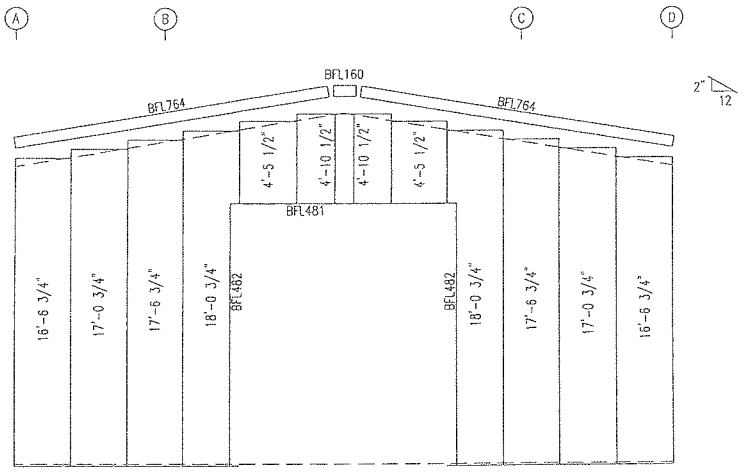
MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
EC-1	BF25C16	14'-7 7/8"
EC-2	BF35C13	15'-10 1/2"
ER-1	BF25C13	17'-8 5/8"
ER-2	BF25C13	17'-8 5/8"
DJ-1	BF25C14	16'-5 1/2"
DH-1	BF25C14	12'-0"
G-1	BX25Z16	6'-8"
G-2	BX25Z16	3'-3"

TRIM TABLE FRAME LINE 3	
PART	DETAIL
BFL482	TRIM_92
BFL481	TRIM_93
BFL764	TRIM_104
BFL160C	TRIM_106

CONNECTION PLATES FRAME LINE 3	
ID	MARK/PART
1	SC-5



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

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1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
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Project: JOHN & DENISE RICHARDSON							
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Location: LAS VEGAS, NV 89130							
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
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PROFESSIONAL ENGINEER STATE OF NEVADA
BEDUM AMLESERIA
EXP. 11/31/10
CIVIL/STRUCTURAL
No. 17245

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IN ORDER TO GIVE YOU PROMPT SERVICES AND KEEP PROBLEMS TO A MINIMUM, PLEASE HANDLE ANY SHORTAGES BY BACK ORDERS IN THE FOLLOWING MANNER:

CAREFULLY CHECK YOUR PACKING LIST WHILE UNLOADING. NOTE ANY ITEMS, WHICH APPEAR TO BE MISSING AND NOTIFY THE CUSTOMER SERVICE DEPARTMENT AT 1-800-777-4578 AS SOON AS POSSIBLE. CALLING SOMETIME ELSE COULD DELAY THE PROPER RESPONSE.

1._SHORT_MATERIALS – IMMEDIATELY UPON DELIVERY OF MATERIAL, QUANTITIES ARE TO BE VERIFIED BY THE CUSTOMER AGAINST QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENTS. NEITHER THE MANUFACTURER FOR THE CARRIER IS RESPONSIBLE FOR THE MATERIAL SHORTAGES AGAINST THE QUANTITIES BILLED ON SHIPPING DOCUMENT IF SUCH SHORTAGES ARE NOT NOTED ON SHIPPING DOCUMENTS WHEN THE MATERIAL IS DELIVERED, AND THEN ACKNOWLEDGED BY THE CARRIER'S AGENT. IF THE CARRIER IS THE MANUFACTURER, CLAIMS FOR SHORTAGES ARE TO BE MADE BY THE CUSTOMER TO THE COMMON CARRIER. IF THE SHIPPING QUANTITIES RECEIVED ARE CORRECT ACCORDING TO THE QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENTS, BUT ARE LESS THAN THE QUANTITIES ORDERED OR THE QUANTITIES THAT ARE NECESSARY TO COMPLETE THE METAL BUILDING ACCORDING TO THE ORDER DOCUMENTS, CLAIM IS TOO BE MADE OF THE MANUFACTURER.

2._DAMAGED_OR_DEFECTIVE_MATERIAL – DAMAGED OR DEFECTIVE MATERIAL, REGARDLESS OF THE DEGREE OF DAMAGE, MUST BE NOTED ON THE SHIPPING DOCUMENTS BY THE CUSTOMER AND ACKNOWLEDGED IN WRITING BY THE CARRIER'S AGENT. THE MANUFACTURER IS NOT RESPONSIBLE FOR MATERIAL DAMAGED IN UNLOADING OF PROPERLY ON MISSED MATERIALS, INCLUDING, BUT NOT LIMITED TO: FASTENERS, SHEET METAL, "Z" & "J" SECTIONS & COMPLETE PANELS THAT BECOME BENT AND/OR DAMAGED BY RAINED WATER IN THE POSSESSION OF OTHERS. PACKAGED OR MISTED MATERIAL THAT BECOMES WET IN TRANSIT MUST BE UNPACKED, UNSTACKED AND DRIED BY THE CUSTOMER.

IF THE CARRIER IS THE MANUFACTURER, THE CUSTOMER MUST MAKE CLAIM FOR DAMAGE DIRECTLY TO THE MANUFACTURER. IF THE CARRIER IS A COMMON CARRIER, THE CUSTOMER MUST MAKE THE CLAIM FOR DAMAGE TO THE COMMON CARRIER. THE MANUFACTURER IS NOT LIABLE FOR ANY CLAIM WHATSOEVER INCLUSIVE, BUT NOT LIMITED TO LABOR CHARGES OF CONSEQUENTIAL DAMAGES RESULTING FROM THE CUSTOMER'S USE OF DAMAGED OR DEFECTIVE MATERIALS THAT CAN BE DETECTED BY VISUAL INSPECTION.

3R._CHANGE_TO_USE_CAUSE_FOR_REJECTION – SEE INSTALLATION MANUAL.

4._EXCESSIVE_MATERIAL – THE MANUFACTURER RESERVES THE RIGHT TO RETURN ANY MATERIAL DELIVERED IN EXCESS OF THOSE REQUIRED BY THE ORDER DOCUMENTS.

5T._INITIAL_CLAIM – IN THE EVENT OF ERROR, THE CUSTOMER MUST PROMPTLY MAKE A WRITTEN OR VERBAL "INITIAL CLAIM" TO THE MANUFACTURER FOR THE CORRECTION OF DESIGN, DRAFTING, BILL OF MATERIALS OF FABRICATION ERROR. THE "INITIAL CLAIM" INCLUDES:

1. DESCRIPTION OF THE NATURE AND EXTENT OF THE ERRORS, INCLUDING QUANTITIES.
2. DESCRIPTION OF THE NATURE AND EXTENT OF PROPOSED CORRECTIVE WORK INCLUDING ESTIMATED MAN-HOURS.
3. MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING ESTIMATED QUANTITIES AND COST.
4. MAXIMUM TOTAL COST OF PROPOSED CORRECTIVE WORK AND MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER.

ES01

AUTHORIZATION_FOR_CORRECTIVE_WORK – IF THE ERROR IS THE FAULT OF THE MANUFACTURER, AN "AUTHORIZATION FOR CORRECTIVE WORK" MUST BE ISSUED IN WRITING BY THE MANUFACTURER TO AUTHORIZE THE CORRECTIVE WORK AT A COST NOT TO EXCEED THE MAXIMUM TOTAL COST SET FORTH.

ALTERNATIVE CORRECTIVE WORK OTHER THAN THAT PROPOSED IN THE "INITIAL CLAIM" MAY BE DIRECTED BY THE MANUFACTURER IN THE "AUTHORIZATION OF CORRECTIVE WORK," ONLY THE CUSTOMER SERVICE DEPARTMENT MAY AUTHORIZE CORRECTIVE WORK.

7._FINAL_CLAIM – THE FINAL CLAIM IN WRITING MUST BE FORWARDED BY THE CUSTOMER TO THE MANUFACTURER WITHIN TEN (10) DAYS OF COMPLETION OF THE CORRECTIVE WORK AUTHORIZED BY THE MANUFACTURER.

THE "FINAL CLAIM" MUST INCLUDE:

1. ACTUAL NUMBER OF MAN-HOURS BY DATE OF DIRECT LABOR USE ON CORRECTIVE WORK AND ACTUAL HOURLY RATES OF PAY
2. TAXES AND INSURANCE ON TOTAL ACTUAL DIRECT LABOR.
3. OTHER DIRECT COSTS ON ACTUAL DIRECT LABOR.
4. COST OF MATERIAL (NOT MINOR SUPPLIES) AUTHORIZED BY THE MANUFACTURER TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING COPIES OF PAID INVOICES.
5. TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK (SUM OF 1, 2, 3 & 4). THE "FINAL CLAIM" MUST BE SIGNED AND CERTIFIED TRUE AND CORRECT BY THE CUSTOMER. "FINAL CLAIMS" ARE ORDERED BY THE CUSTOMER BY THE MANUFACTURER IN AN AMOUNT NOT TO EXCEED THE LESSER OF THE MAXIMUM TOTAL COST SET FORTH IN WRITING IN THE "AUTHORIZATION FOR CORRECTIVE WORK" OR TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK.
6. COST OF EQUIPMENT (RENTAL OR DEPRECIATION), SMALL TOOLS, SUPERVISION, OVERHEAD AND PROFIT ARE NOT SUBJECTED TO CLAIMS.

9R._STRUCTURAL_DESIGNS_SHOP_DRAWER – THE PLANS SUPPLIED BY NCI ARE NOT INTENDED TO PROVIDE THE UNIFORMITY OF APPEARANCE OF A FINISH COAT PRIOR TO PRIMER. EXTENDED PROTECTION IS SUBJECTED TO PROLONGED EXPOSURE. IF MATERIAL ERECTION OF STEEL IS NOT POSSIBLE, IT MUST BE PROTECTED FROM EXPOSURE TO ATMOSPHERIC AND/OR ENVIRONMENTAL CONDITIONS THAT MAY BE DETRIMENTAL TO PAINT PERFORMANCE. THESE CONDITIONS SHOULD INCLUDE, BUT NOT BE LIMITED TO, PROLONGED EXPOSURE TO ULTRA-VIOLET LIGHT DUE TO POSSIBLE FADING AND OR SPOTTING OR STAINING CAUSED BY WATER RESULTING IN SPOTTING, PEELING OR LOCALIZED SURFACE CORROSION.

THE NCSA CORROSIVITY STATES THAT:

"...THE MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE SHOP COAT OF PRIMER OR CORROSION THAT MAY RESULT FROM EXPOSURE TO ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS, NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING..."

THE AISC, CODE OF STANDARD PRACTICE FURTHER STATES THAT:

"...THE SHOP COAT OF PAINT IS THE PRIME COAT OF THE PROTECTIVE SYSTEM. IT PROTECTS THE STEEL FOR ONLY A SHORT PERIOD OF EXPOSURE..."

PRIMER TOUCH-UP DUE TO TRANSIT ABRASIONS AND/OR SCRATCHING DURING LOADING AND UNLOADING IS TO BE EXPECTED. PRIMER TOUCH-UP IS NOT THE RESPONSIBILITY OF NCI. ADDITIONAL GUIDELINES FOR THE HANDLING AND STORAGE OF STEEL COMPONENTS CAN BE FOUND IN BOTH THE AISC CODE OF STANDARD PRACTICE.

10._SUBSEQUENT_MATERIAL_TIME – EVERY EFFORT WILL BE MADE TO SEE THAT THE CARRIER ARRIVES AT THE JOBSITE ON THE REQUESTED DAY AND AT THE REQUESTED HOUR. MANUFACTURER MAKES NO WARRANTY AND ACCEPTS NO RESPONSIBILITY FOR COSTS ASSOCIATED WITH A SHIPMENT NOT ARRIVING AT A REQUESTED TIME UNLESS A SEPARATE AGREEMENT HAS BEEN MADE IN WRITING FOR A GUARANTEED ARRIVAL TIME.

ES02

UNLOADING, HANDLING, AND STORING MATERIALS

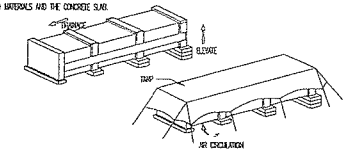
STRUCTURAL – A GREAT AMOUNT OF TIME AND TROUBLE CAN BE SAVED IF THE BUILDING PARTS ARE UNLOADED AT THE BUILDING SITE ACCORDING TO A PRE-ARRANGED PLAN. PROPER LOCATION AND HANDLING OF COMPONENTS WILL ELIMINATE UNNECESSARY HANDLING.

NOTE: FACE BARS ARE STENCILED ON PRIMARY STRUCTURAL MEMBERS AT LEAST ONE, 1'-0" FROM END.

DISPATCH ALL SHIPMENTS PRIOR TO RELEASING THE RE-BARS FOR LOADS THAT MAY HAVE SHIFTED DURING TRANSIT

PLYWOOD_SHEETS_DECK

BLOCKING UNDER THE COLUMNS AND RAFTERS PROTECTS THE SPLICE PLATES AND THE SLAB FROM DAMAGE DURING THE UNLOADING PROCESS. IT ALSO FACILITATES THE PLACING OF SLINGS OR CABLES AROUND THE MEMBERS FOR LATER LIFTING AND ALLOWS MEMBERS TO BE BOLTED TOGETHER INTO SUB-ASSEMBLIES EASE OF THE GROUND. EXTRA CARE SHOULD ALWAYS BE EXERCISED IN THE UNLOADING OPERATION TO PREVENT INJURIES FROM HANDLING THE STEEL AND TO PREVENT DAMAGE TO MATERIALS AND THE CONCRETE SLAB.



IF WATER IS ALLOWED TO REMAIN FOR EXTENDED PERIODS IN BUNDLES OF PRIMED PARTS SUCH AS GIRTS, PURLINS, ETC., THE PRIMER WILL FADE AND THE PAINT WILL GRADUALLY SUFFER REDUCING ITS BOND TO THE STEEL. THEREFORE, UPON RECEIPT OF A JOB, ALL BUNDLES OF PRIMED PARTS SHOULD BE STORED AT AN ANGLE TO ALLOW ANY TRAPPED WATER TO DRAIN AWAY AND PERMIT AIR CIRCULATION FOR DRYING. PUDDLES OF WATER SHOULD NOT BE ALLOWED TO COLLECT AND REMAIN ON GUSSETS OR RAFTERS FOR THE SAME REASON.

THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. THE COAT OF SHOP PRIMER DOES NOT PROMISE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER.

THE MANUFACTURER IS NOT RESPONSIBLE FOR DETERIORATION OF THE SHOP COAT OF PRIMER OR CORROSION THAT MAY RESULT FROM EXPOSURE TO ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS, NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING. MINOR ABRASIONS TO THE SHOP COAT CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION AFTER PAINTING ARE UNAVOIDABLE.

ES03

ROOF AND WALL PANELS

MANUFACTURER'S WALL AND ROOF PANELS INCLUDING COLOR COATED, GALVALUME & GALVANIZED, PROVIDE EXCELLENT SERVICE UNDER WIDELY VARIED CONDITIONS. ALL UNLOADING & ERECTION PERSONNEL SHOULD FULLY UNDERSTAND THAT *THESE PANELS ARE QUALITY WEATHERWORKS, WHICH REQUIRES CAUTIOUS CARE IN HANDLING.*

UNDER NO CIRCUMSTANCES, SHOULD PUDDLES OR UNDRIED ACCUMULATIONS OF SHEETS SHOULD BE LIFTED OFF THE TRUCK WITH EXTREME CARE, DOWN TO INSURE THAT NO DAMAGE OCCURS TO ENDS OF THE SHEETS OR TO EDGE RIBS. THE PACKAGES SHOULD BE STORED OFF THE GROUND SUFFICIENTLY HIGH TO ALLOW AIR CIRCULATION UNDERNEATH THE PACKAGES. THIS AVOIDS GROUND MOISTURE & DECKING PEOPLE FROM WALKING ON THE PACKAGES. ONE END OF THE PACKAGE SHOULD ALWAYS BE ELEVATED TO ENCOURAGE DRAINAGE IN CASE OF RAIN.

ALL STACKED METAL PANELS ARE SUBJECT TO SOME DEGREE, TO LOCALIZED DISCOLORATION OR STAIN WHEN WATER IS TRAPPED BETWEEN THEIR CLOSELY NESTED SURFACES. NCI EXERCISES EXTREME CAUTION DURING FABRICATING AND SHIPPING OPERATIONS TO INSURE THAT ALL PANEL STOCK IS KEPT DRY. HOWEVER, DUE TO CLIMATIC CONDITIONS, WATER FORMED BY CONDENSATION OF MOISTURE CAN BECOME TRAPPED BETWEEN STACKED SHEETS. WHEN CAN ALSO BE TRAPPED BETWEEN THE STACKED SHEETS WHEN EXPOSED TO RAIN. THIS DISCOLORATION CAUSED BY TRAPPED MOISTURE IS OFTEN CALLED WET STORAGE STAIN.

THE STAIN IS USUALLY SUPERFICIAL & HAS LITTLE EFFECT ON THE APPEARANCE OR SERVICE LIFE OF THE PANELS AS LONG AS IT IS NOT PERMITTED TO REMAIN ON THE PANELS. HOWEVER, MOISTURE IN CONTACT WITH THE SURFACE OF THE PANELS OVER AN EXTENDED PERIOD CAN SEVERELY ATTACK THE FINISH & REDUCE THE EFFECTIVE SERVICEABILITY.

IT IS THEREFORE ESSENTIAL THAT PROTECTION BE TAKEN WHEN HANDLING ON PANELS. USE SATISFY LINES AND NETS WHEN NECESSARY PROVIDE SELF SUPPORT. OIL OR WAX APPLIED TO THE ROOF & WALL PANELS FOR PROTECTION AGAINST WEATHER DAMAGE WILL MAKE THEM A VERY SLIPPERY SURFACE. WIPE DRY ANY OIL, WAX HAS HANDLED FROM PANELS SURFACE ON A SLOPE. BEWARE, FOOT, OR GLOVE STAINS OF MOISTURE GREATLY INCREASE THE SLIPPERINESS OF THE PANELS. ALWAYS ASSUME PANEL SURFACE IS SLIPPERY & ACT ACCORDINGLY. NEVER WALK ON SKYLIGHTS OR TRANSLUCENT PANELS THAT SHATTER.

USE WOOD BLOCKING TO ELEVATE & SLOPE THE PANELS IN A MANNER THAT WILL ALLOW MOISTURE TO DRAIN. WOOD BLOCKING PLACED BETWEEN BUNDLES WILL PREVENT ADDITIONAL AIR CIRCULATION. COVER THE STACKED BUNDLES WITH A TARP OR PLASTIC COVER LEAVING ENOUGH OPENING AT THE BOTTOM FOR AIR TO CIRCULATE.

WHEN HANDLING OR UNLOADING THE PANELS, LIFT RATHER THAN SLIDE THEM APART. ENDRED EDGES MAY SCRATCH THE

ES04

TOUCH-UP OF THESE MINOR ABRASIONS IS THE RESPONSIBILITY OF THE END CONTRACTOR. SHOP PAINTED STEEL NEEDS IS STORED IN THE FIELD PENDING ERECTION SHOULD BE KEPT FREE OF THE GROUND, AND SO POSITIONED AS TO MINIZE WATER-HOLDING POCKETS, DUST, MUD, AND OTHER CONTAMINATION OF THE PRIMER FILM. REPAIRS OF DAMAGE TO PRIMED SURFACES AND/OR REMOVAL OF FOREIGN MATERIAL DUE TO IMPROPER FIELD STORAGE OR SITE CONDITIONS ARE NOT THE RESPONSIBILITY OF THE MANUFACTURER.

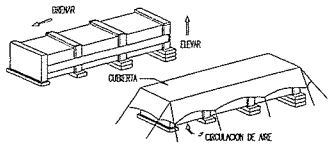
ALL PRIMER SHOULD BE TOUCHED UP AS REQUIRED BEFORE ERECTION

DESCARGA, MANEJO Y ALMACENAMIENTO DE MATERIAL

ESTRUCTURAL – UNA GRAN CANTIDAD DE TIEMPO Y PROBLEMAS PUEDEN AHORRARSE SI LAS PIEZAS SON DESCARGADAS EN EL LUGAR DE LA CONSTRUCCION DE ACUERDO A UN PLAN PRE- ARREGLADO, LUGAR Y MANEJO APROPIADO DE LOS COMPONENTES ELIMINARAN MANEJOS O MOVIMIENTOS INECESARIOS.

NOTA: LOS PISOS DEBERAN CONTENDRAN EN LOS SOBRANTES PUNTUALES DE LA ESTRUCTURA EN LA PARTE EXTERIOR DE LOS MUROS, A 1'-0" DEL TOPE, DISPOSICIONE PERMENANENTE TODOS LOS EMBARQUES ANTES DE DESCARGAR Y DESATAR LOS ELEMENTOS YA QUE PUEDEN HABERSE MOVIDO DURANTE EL RECORRIDO. *DESCARGUE SECUENCIAL DE CONCRETO*

LAS SEPARACIONES O CALZAS DE MADERA QUE SE COLOCAN PARA LAS COLUMNAS Y RAFTERS EVITAN UN DAÑO EN LAS PLANCHAS DE CONEXCION AL DESCARGAR LOS MATERIALES. ESTO TAMBIEN FACILITA LA LOCALIZACION DE SLINGS O CABLES ALREDEDOR DE LOS MIEMBROS PARA DESPUES LEVANTAR Y FIJARLOS A LOS MIEMBROS SIN ATORNILLADOS JUNTOS DENTRO DE SUB-MONTAJES. MIEMBROS ESTAN EN MEDIDA, EXTRA- CUIDADO DEBERA SER SEGUIDO APLICADO EN LA OPERACION DE DESCARGA PARA PREVENIR DAÑOS POR EL MANEJO DEL ACERO ASI COMO PARA PREVENIR DAÑAR LOS MATERIALES Y EL CONCRETO.



SI EL ACERO PUEDE PERMANECER POR PERIODOS CONSIDERABLES EN ALMACENAMIENTO O REMODELANDO DE LAS PARTES PRINCIPALES COMO GIRTS, PURLINS, ETC. EL PRIMERO FALLARA Y LA PINTURA SE QUARDARA GRADUALMENTE REDUCIENDO LA UNION CON EL ACERO, POR LO TANTO REDUCIO EL MATERIAL. TODOS LAS HERRAMIENTAS DE ESTAS PIEZAS DEBERAN SER ALMACENADAS EN UN ANGULO QUE PERMITA QUE CUALQUIER AGUA PUEDA DRENARSE Y PERMITIR LA CIRCULACION DE AIRE PARA SECARSE. NO DEBERA PERMARSE QUE EL AGUA SE COLOQUE Y ESTANQUE EN LAS COLUMNAS Y RAFTERS POR LA MISMA RAZON .

LA CAPA DE SHOP PRIMER INTENTA PROTEGER AL MARCO DE ACERO POR UN DETERMINADO TIEMPO DE EXPOSICION A CONDICIONES ATMOSFERICOS ORDINARIAS. LA CAPA DE SHOP PRIMER NO PROPORCIONA UNIFORMIDAD DE APARIENCIA, DURABILIDAD Y RESISTENCIA A LA CORROSION COMO UNA CAPA FINAL DE PINTURA HECHA EN EL CAMPO SOBRE EL SHOP PRIMER.

EL FABRICANTE NO SE RESPONSABILIZA DEL DETERIORO DE LA CAPA DE DE PRIMER O DE LA CORROSION QUE PUEDA RESULTAR DE LA EXPOSICION A LAS CONDICIONES ATMOSFERICAS Y AL MEDIO AMBIENTE, NI LA COMPATIBILIDAD DEL PRIMER A CUALQUIER CAPA DE PINTURA APLICADA EN LA OBRA. MENORES ABRASIONES DE LA ULTIMA CAPA CAUSADAS POR MANEJO, CARGA, EMBARQUE, DESCARGA Y ERECCION DEL MATERIAL DESPUES DE LA PINTURA SON INEVITABLES. RETOQUES DE ESTAS ABRASIONES MENORES SON RESPONSABILIDAD DEL CLIENTE FINAL EL ACERO PREVARO EL CUAL ES ALMACENADO EN LA OBRA DURANTE LA ERECCION DEL EDIFICIO, DEBERA MANTENERSE LIBRE DE TIERRA ASI COMO EN UN SITIO CON HUMA AGUA, POLVO , LODO Y OTROS CONTAMINANTES QUE AFECTEN LA PRIMERA CAPA. REPARACIONES DE DAÑOS A LA PRIMERA SUPERFICIE Y/O LA ELIMINACION DE MATERIALES AJENOS A ESTOS. DEBIDO AL INCORRECTO ALMACENAMIENTO EN OBRA O A LAS CONDICIONES DEL LUGAR NO SON RESPONSABILIDAD DEL FABRICANTE.

TODO ACERO PREVARO DEBERA SER REMOVIDO COMO SE REQUIERA ANTES DE LA CONSTRUCCION

CUBIERTAS DE TECHOS Y PAREDES

PANELES DE PAREDES Y TECHOS DEL FABRICANTE INCLUYENDO COLOR COATED GALVALUME Y GALVANIZADO PROPORCIONA UN SERVICIO EXCELENTE BAJO UNA EXTENSA VARIEDAD DE CONDICIONES. BUEN PERSONAL DE DESCARGA Y ERECCION DE MATERIAL, DEBERA ENTENDER COMPLETAMENTE *CUIDOS PANELES SON PRODUCTOS DE CALIDAD , LOS CUALES AHERVAN CUIDADO AL MANEJARSE.*

BAJO NINGUNA CIRCUNSTANCIA, DEBERA ARRASTRAR DE BANDAS, ACERCA O ACCESORIOS PAQUETES DE PANELES ENCIMA DE OTROS PANELES. DEBERA SER LEVANTADOS DEL SUELO CUIDADOSAMENTE QUE NINGUN DAÑO OCURRA , NI A LAS PUNTAS NI A LAS PERPENDIRAS DE LOS MISMOS.LOS PAQUETES DEBERAN ALMACENARSE LO SUFICIENTEMENTE ALEJADOS DE LA SUPERFICIE DE TIERRA PARA PERMITIR LA CIRCULACION DE AIRE BAJO LOS PAQUETES. ESTO EVITA LA HUMEDAD DE LA TIERRA Y DONDE QUE LA SUCIEDAD CAUSE DAÑOS A LOS PANELES. LOS EXTREMOS DEL PAQUETE DE LAMINAS DEBERA ESTAR SIEMPRE ELEVADO PARA PERMAR EL AGUA EN CASO DE LLUVIA.

TODO PAQUETE O PORTION DE PANELES MEDIA, ESTAN SUJETOS EN ALGUN GRADO A SUFRIR CIERTAS DECOLORACIONES O MANCHAS CUANDO EL AGUA ESTA ATRAPADA ENTRE SUS SUPERFICIES MAS CERCANAS. NCI PROMETE EXPRESA PROTECCION DURANTE LA EXPOSICION Y EL PERIODO DE EMBARQUE ACCESORIOSOS QUE TODO PANEL APARDO SE ENTREGA SECO. DE CUALQUIER MANERA DEBIDO A LAS CONDICIONES CLIMATICAS Y A LA CONDENSACION DE AIRE HUMEDO , EL AGUA PUEDE OCASIONAL ATRAPADA ENTRE LAS LAMINAS APILADAS Y LO MISMO SUCEDERA SI ESTAS SE EXTRAEN A LA LLUVIA. LA DECOLORACION CAUSADA POR LA HUMEDAD ATRAPADA ES FRECUENTEMENTE LLAMADA MANCHA DE HUMEDAD CUANDOSA.

LA MANCHA ES USUALMENTE SUPERFICIAL Y TIENE UN PEQUEÑO EFECTO EN LA APARIENCIA O DURACION DEL PANEL. SIEMPRE Y CUANDO NO SE PERMITA QUE LA MANCHA PERMANEZCA EN EL PANEL DE CUALQUIER MANERA EL CONTACTO DE LA HUMEDAD CON LA SUPERFICIE DE LOS PANELES DURANTE UN PERIODO LARGO PUEDE DAÑAR SEVERAMENTE EL ACABADO Y REDUCIR LA DURACION DE VIDA. POR LO TANTO ES NECESARIO QUE TODOS LOS PANELES SEAN INSPECCIONADOS POR HUMEDAD AL RECIBIR EL EMBARQUE. SI SE PRESENTA HUMEDAD PROCEDA A SECAR LOS PANELES INMEDIATAMENTE Y ALMACENELOS EN UN LUGAR SECO Y CALIDO.

PRECAUCION: SIEMPRE DONE TENGAS CUIDADO CUANDO SE CAMINE SOBRE LOS PANELES, USE BOTAS Y LONAS DE SUFICIENTE CUANDO SEA NECESARIO LOS PANELES SON RESBALOSOS. ACEITE O OTRA APLICADOS A LOS PANELES DEL TECHO O PAREDES PARA PROPORCIONES CONTRA DAÑOS CAUSADOS POR EL CLIMA LOS HARAN SUPERFICIES MUY RESBALADOSAS. SEDE CUIDADOSO ACEITE QUE SE PUDO HABERSE ACUMULADO POR ALMACENAMIENTO DE EMBARQUE, BRUSH, HIELO O CUALQUIER OTRA FORMA DE HUMEDAD INCREMENTA QUE LAS SUPERFICIES DE LOS PANELES SE VUELVAN MAS RESBALOSAS. ASUMA SIEMPRE QUE LA SUPERFICIE DEL PANEL ES RESBALOSA Y ACTUE DE ACUERDO A ESTA BUENA IDEA O CUANDO SUENE SOPLADO O PANELES TROQUELONDEADOS SEVERAMENTE.

USE BLOQUES DE MADERA PARA ELEVAR E INCLINAR LOS PANELES DE MANERA QUE PERMITA DRENAR LA HUMEDAD. CALZAS DE MADERA ENTRE LAS PILAS DE PANELES PERMITEN CIRCULACION DE AIRE ADECUADA. COPRA LAS PILAS CON UNA CUBIERTA PLASTICA DEJANDO SUFICIENTEMENTE ACERCO EL FONDO PARA PERMITIR LA CIRCULACION DE AIRE. CUIDADO SE ENSEÑE O SEPARAN LOS PANELES, NO LOS DESUDE DE MANERA QUE SE SEPAREN MEJOR LENTAMENTE, EL SOBRANTE EN LAS GRILLAS PODRA ROLAR LAS SUPERFICIES CUANDO LAS LAMINAS SE DESLIZAN SEPARANDOSE UNA

ES04

CONTRA SUPERFICIES MIEN SHEETS ARE SLID OVER ONE ANOTHER. MINES ALIGHT PANELS TO BE STACKED ON SIDE OR END OF LOAD.

ROUGH & IMPROPER HANDLING OF A PANEL IS INCREDIBLE & A PRIME EXAMPLE OF POOR JOB SUPERVISION.

FASTENER INSTALLATION

CORRECT FASTENER INSTALLATION IS ONE OF THE MOST CRITICAL STEPS WHEN INSTALLING ROOF PANELS. BEFORE THE FASTENER IS USED, IT IS TESTED AND THE WASHER IS PROPERLY SEATED. DO NOT OVERDRIVE FASTENERS. A SLIGHT EXTRUSION OF NEOPRENE AROUND THE WASHER IS A GOOD VISUAL TIGHTNESS CHECK.

ALWAYS USE THE PROPER TOOL TO INSTALL FASTENERS. A FASTENER DRIVER (SOCKET SIZE) WITH A RPM OF 1700-2000 SHOULD BE USED FOR SELF-DRILLING SCREWS. A 500-600 RPM FASTENER DRIVER SHOULD BE USED FOR SELF-TAPPING SCREWS. DESIGNED WITH SOCKETS, THESE CAN CAUSE THE FASTENERS TO BECOME DURING INSTALLATION.



NOTE: ALWAYS REMOVE METAL FILINGS FROM SURFACES OF PANELS AT THE END OF EACH WORK PERIOD. LEAVING FILINGS CAN CAUSE THE PAINT FINISH AND TOP TO RUST PREMATURELY.

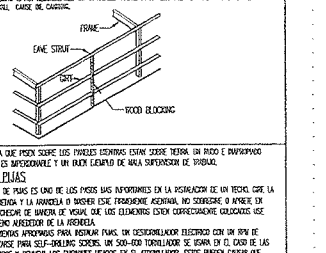
MASTIC SEALANT

PROPER MASTIC APPLICATION IS CRITICAL TO THE WEATHER TIGHTNESS OF A BUILDING. MASTIC SHOULD NOT BE SPECIFIED WHEN INSTALLED. APPLY ONLY TO CLEAN, DRY SURFACES. KEEP ONLY ENOUGH MASTIC ON THE ROOF THAT CAN BE INSTALLED IN A DAY. DURING RAINY WEATHER, STORE MASTIC IN A COOL, DRY PLACE. DURING COLD WEATHER (BELOW 40°) MASTIC MUST BE KEPT WARM (60°-90°) UNTIL APPLICATION. AFTER MASTIC HAS BEEN APPLIED, KEEP PROTECTIVE PAPER IN PLACE UNTIL PANEL IS READY TO BE INSTALLED.

ALIGNING THE GIRTS

INSTALLATION OF THE BUILDING WALLS IS GENERALLY DONE BEFORE THE ROOF. BEFORE STARTING THE WALL INSTALLATION, CHECK TO BE SURE THAT THE EAVE STRUT AND GIRTS ARE STRAIGHT AND PLUMB. ONE METHOD OF ALIGNING THE GIRTS IS TO USE TEMPORARY WOOD BLOCKING TO THE PROPER LENGTH AND INSTALL BETWEEN THE LINES OF GIRTS. THIS BLOCKING CAN BE USED FROM END TO END WHICH WILL REDUCE THE NUMBER OF PIECES REQUIRED. NORMALLY, ONE LINE OF BLOCKING PER UNIT WILL BE SUFFICIENT. BRACING CAN ALSO BE USED TO HOLD THE GIRTS STRAIGHT AND PLUMB.

NOTE: TEMPORARY GIRT BLOCKING IS NOT RECOMMENDED ON CONCEALED FASTENER PANELS. THE REMOVAL OF THE BLOCKS AFTER PANEL INSTALLATION WILL CAUSE SIL DAMAGE.



DE OBRA. NUNCA PERMITA QUE PASEN SOBRE LOS PANELES ESCRITOS ESTAR SOBRE TIERRA, EN PISOS E EMPARRADO MANEJO DE LOS PANELES ES IMPRESCINDIBLE Y UN BUEN EJEMPLO DE MALA SUPERVISION DE TRABAJO.

INSTALACION DE PIJAS

LA CORRECTA COLOCACION DE PIJAS ES UNO DE LOS PASOS MAS IMPORTANTES EN LA INSTALACION DE UN TECHO, CUYE LA PIJA HASTA QUE ESTE APRETADA Y LA ARANDELA DE WASHER ESTE FIRMEMENTE ASENTADA, NO SOBREGIRE O APRETE EN EXCESO LAS PIJAS, PARA CHEQUEAR DE MANERA DE VISUAL QUE LOS DISPOSITIVOS ESTEN CORRECTAMENTE COLOCADOS USE UNA SELLADOR DE NEOPRENO ALREDEDOR DE LA ARANDELA.

SIEMPRE USE LAS HERRAMIENTAS APROPIADAS PARA INSTALAR PIJAS. UN DESTORNILLADOR ELECTRICO CON UN RPM DE 1700-2000 PARA UTILIZANDO PARA SELF-DRILLING SCREWS. UN 500-600 TORNILLADOR SE USARA EN EL CASO DE LAS PIJAS SELF-TAPPING. DISEGREE Y REMUEVA LOS EMPAQUES USADOS EN EL ATORNILLADOR, ESTOS PUEDEN CAUSAR QUE LA PIEZA TIENDA A INVERSE O MANTENERSE INCONSISTANTE DURANTE LA INSTALACION.



NOTAR SIEMPRE REMUEVA LAS LIMADURAS DE METAL QUE OCURRA SOBRE LA SUPERFICIE DE LOS PANELES AL FINAL DE CADA PERIODO DE TRABAJO. LAS LIMADURAS PUEDEN DESTRUIR EL ACABADO FINAL Y ANULAR CUALQUIER GARANTIA.

SELLADOR

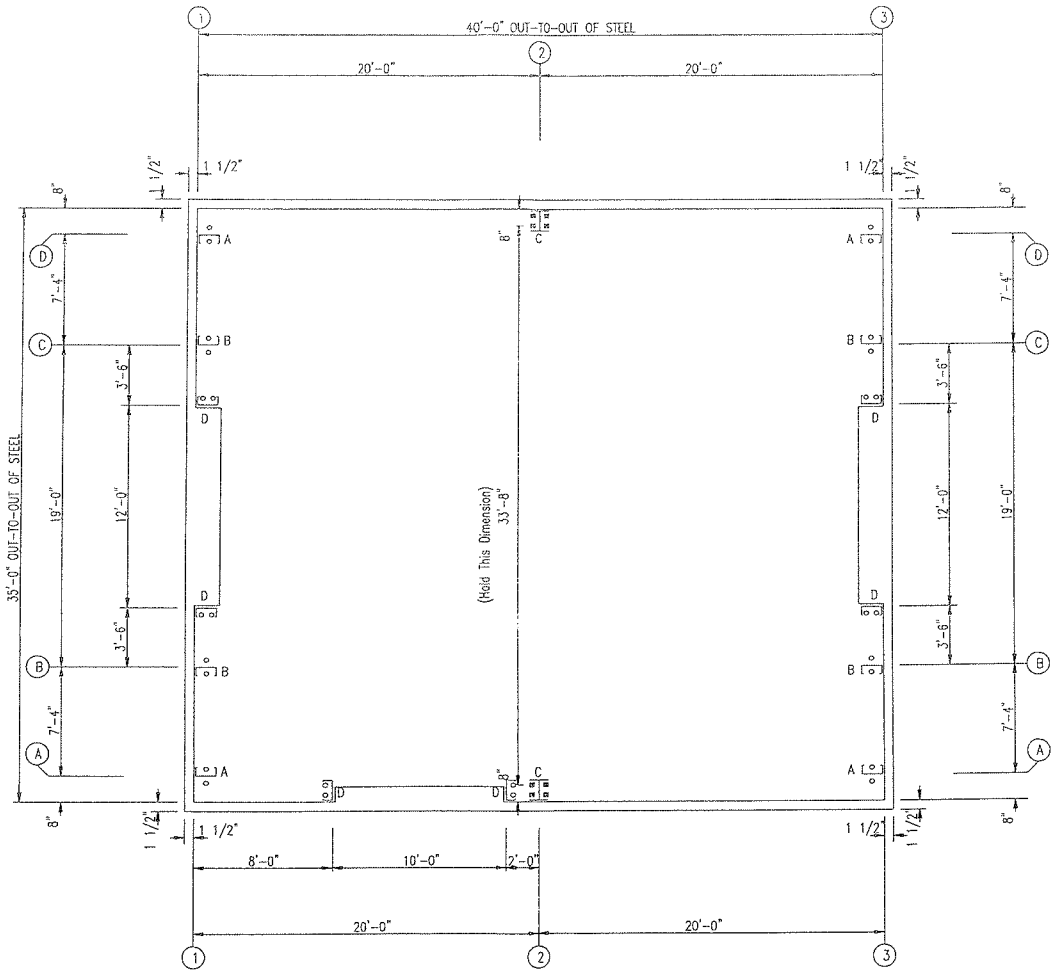
LA APROPIADA APLICACION DEL SELLADOR ES DE GRAN IMPORTANCIA EN LA IMPERMEABILIDAD DE UN EDIFICIO. EL SELLADOR NO DEBE ESTIRARSE, CUANDO SE ESTA INSTALANDO. APLIQUE SOLAMENTE SOBRE SUPERFICIES LIMPIAS Y SECAS. MANTENGA SOLAMENTE LA CANTIDAD DE SELLADOR QUE SE COLOCARA ESE DIA. DURANTE CLIMA CALIENTE, ALMACENELO EN UN LUGAR FRIO Y SECO. DURANTE CLIMA FRIO (ABAJO DE 60° F), EL SELLADOR DEBE MANTENERSE CALIENTE (60°-90°) HASTA SU APLICACION. DESPUES DE QUE EL SELLADOR HALLA SIDO APLICADO, MANTENGA LA CUBIERTA O PANEL PROTEGIDO HASTA QUE ESTE PANEL ESTE LISTO PARA INSTALARSE.

ALINEAMIENTO DE LOS AMARRES

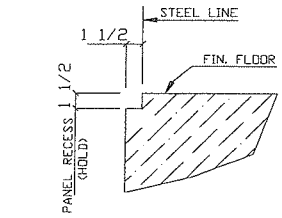
LA INSTALACION DE LAS PIEZAS DE EL EDIFICIO ES GENERALMENTE HECHA ANTES QUE EL TECHO. ANTES DE EMPEZAR CON LA INSTALACION DE LAS PAREDES, ASEGURESE QUE EL ALERO Y EL AMARRE ESTEN ENCUADRO Y NIVELADOS. UN METODO PARA ALINEAR LOS AMARRES ES COLOCAR CALZAS DE MADERA DEL MISMO LARGO DE LOS AMARRES ESTAS ESTARAN TEMPORALMENTE INSTALADAS ENTRE LOS ELLOS. ESTOS BLOQUES DE MADERA PODRAN SER REMOVIDOS DE UNA PARTE Y MUESTRA A ESAR EN OTRA LO CUAL ASEGURA EL MISMO DE PIEZAS REDUCIDAS. NORMALMENTE, UNA LINEA DE BLOQUES DE MADERA POR CADA SOBRAN SUFICIENTE. ESTOS AMARRADOS PODRAN SER SOLO USADOS PARA MANTENER O SOSTENER LOS AMARRES RESTOS Y N

○ Dia= 5/8"

⊗ Dia= 3/4"



ANCHOR BOLT PLAN



CONCRETE NOTCH DETAIL

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REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
0	10/05/09	FOR ERECTOR INSTALLATION	SD	JG	EM

U.S. METAL BUILDINGS

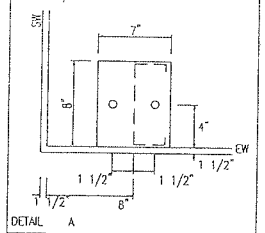
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442

(800) 638-5450

Project: JOHN & DENISE RICHARDSON								
Customer: JOHN & DENISE RICHARDSON				Owner: JOHN & DENISE RICHARDSON				
Location: LAS VEGAS, NV 89130								
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue	
SD		N.T.S.		A	3501-246381	F1	0	

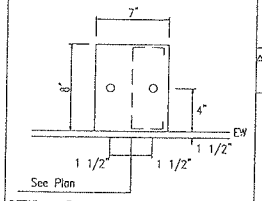
PROFESSIONAL ENGINEER STATE OF NEVADA
BIJUN N. ANKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

Dia= 5/8"



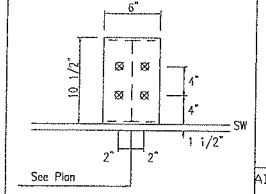
DETAIL A

Dia= 5/8"



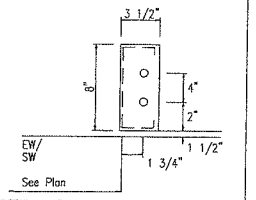
DETAIL B

Dia= 3/4"

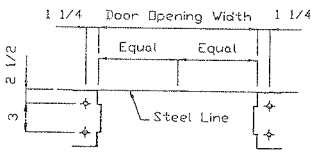


DETAIL C

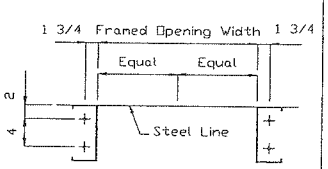
Dia= 5/8"



DETAIL D



AB Dia	Walk Door AB Layout
1/2"	



AB Dia	Framed Opening AB Layout
5/8"	

BRACING REACTIONS, PANEL SHEAR

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	1						55
L_SW	A						64
R_EW	3						56
B_SW	B						48

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	= 35
Length (ft)	= 40
Eave Height (ft)	= 16 / 16
Roof Slope (rise/12)	= 2.0:12 / 2.0:12
Dead Load (psf)	= 2.000
Collateral Load (psf)	= 0.5
Roof Live Load (psf)	= 20.00
Frame Live Load (psf)	= 12
Roof Snow Load (psf)	= 0
Ground Snow Load (psf)	=
Wind Speed (mph)	= 90
Wind Code	= IBC 06
Exposure	= C
Closed/Open	= Closed
Importance – Wind	= 1.00
Importance – Seismic	= 1.00
Seismic Zone	= D
Seismic coeff (Cs)	= 0.766

ID	Description
1	DL+CL+LL
2	DL+CL+0.75LL+0.75WL1
3	DL+CL+0.75LL+0.75WR1
4	0.60DL+WL2
5	0.60DL+WR2
6	0.60DL-LnWnd1+LWIND1_L2E
7	0.60DL-LnWnd1+LWIND1_R2E
8	0.60DL+WL2+WS
9	1.050DL+1.05CL+0.75LL-0.52SeisL
10	0.60DL+WP+LnWnd1
11	0.60DL+WR2+WS
12	1.050DL+1.05CL+0.75LL+0.52SeisL

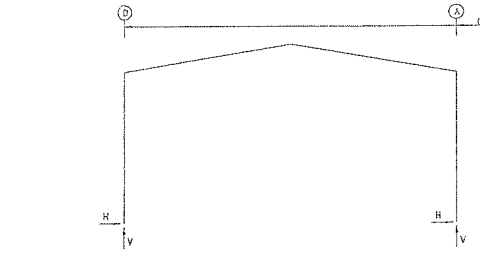
ANCHOR BOLT SUMMARY

	Qnt	Loc	Dia (in)	Type	Proj (in)
O	12	DJ	5/8"	A307	2.00
O	16	EW	5/8"	A307	2.00
⊠	8	RF	3/4"	A307	2.50

GENERAL NOTES

1. THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT DIAMETER ONLY TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BEARING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE ANCHOR BOLT EMBEDMENT FOR TRANSFER OF FORCES TO THE FOUNDATION.
   THE METAL BUILDING MANUFACTURER DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN, MATERIAL AND CONSTRUCTION OF THE FOUNDATION EMBEDMENTS. THE END USE CUSTOMER SHOULD ASSURE HIMSELF THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES.
   (SECTION A3 MBMA 2006 METAL BUILDING SYSTEMS MANUAL)
2. BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED)

FRAME LINES: 2



RIGID FRAME:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Column Reactions (k) Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	Bolt D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
2	D	3	2.5	3.0	4	-3.6	-3.1	4	0.750	6.000	10.50	0.500	0.0
		1	1.9	6.8	6	0.4	-5.8						
2	A	5	3.6	-3.1	2	-2.5	3.0	4	0.750	6.000	10.50	0.500	0.0
		1	-1.9	6.8	7	-0.4	-5.8						

ENDWALL COLUMN:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Column Reactions (k) Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	Bolt D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
1	D	8	0.0	-0.2	8	0.0	-0.2	2	0.625	7.000	8.000	0.250	0.0
		9	0.0	0.2									
1	C	8	1.5	-2.3	10	-1.4	-1.9	2	0.625	7.000	8.000	0.250	0.0
		1	0.0	4.0	8	1.5	-2.3						
1	B	11	1.5	-2.3	10	-1.4	-1.9	2	0.625	7.000	8.000	0.250	0.0
		1	0.0	4.0	11	1.5	-2.3						
1	A	11	0.0	-0.2	11	0.0	-0.2	2	0.625	7.000	8.000	0.250	0.0
		12	0.0	0.2									
3	A	8	0.0	-0.2	8	0.0	-0.2	2	0.625	7.000	8.000	0.250	0.0
		9	0.0	0.2									
3	B	8	1.5	-2.3	10	-1.4	-1.9	2	0.625	7.000	8.000	0.250	0.0
		1	0.0	4.0	8	1.5	-2.3						
3	C	11	1.5	-2.3	10	-1.4	-1.9	2	0.625	7.000	8.000	0.250	0.0
		1	0.0	4.0	11	1.5	-2.3						
3	D	11	0.0	-0.2	11	0.0	-0.2	2	0.625	7.000	8.000	0.250	0.0
		12	0.0	0.2									

Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to this elevation. Wall sheeting must be continuous from eave strut / rake angle to base support in order to be considered effective. The effective length of wall panel at each wall must be determined by rational analysis considering included openings and height to width ratios of panel segments. Minimum effective width required on this wall for applied force is see below. Additional openings not indicated should be avoided without prior consultation with the metal building manufacturer.

FSW REQ'D. 20 Feet with Horizontal shear force = 1.9 kips.
BSW REQ'D. 20 Feet with Horizontal shear force = 1.9 kips.
LEW REQ'D. 16 Feet total with Horizontal shear force = 1.3 kips.
REW REQ'D. 16 Feet total with Horizontal shear force = 1.3 kips.

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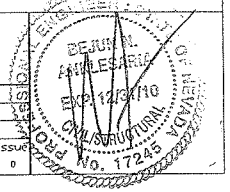
REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
0	10/05/09	FOR ERECTOR INSTALLATION	SD	JG	EM

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

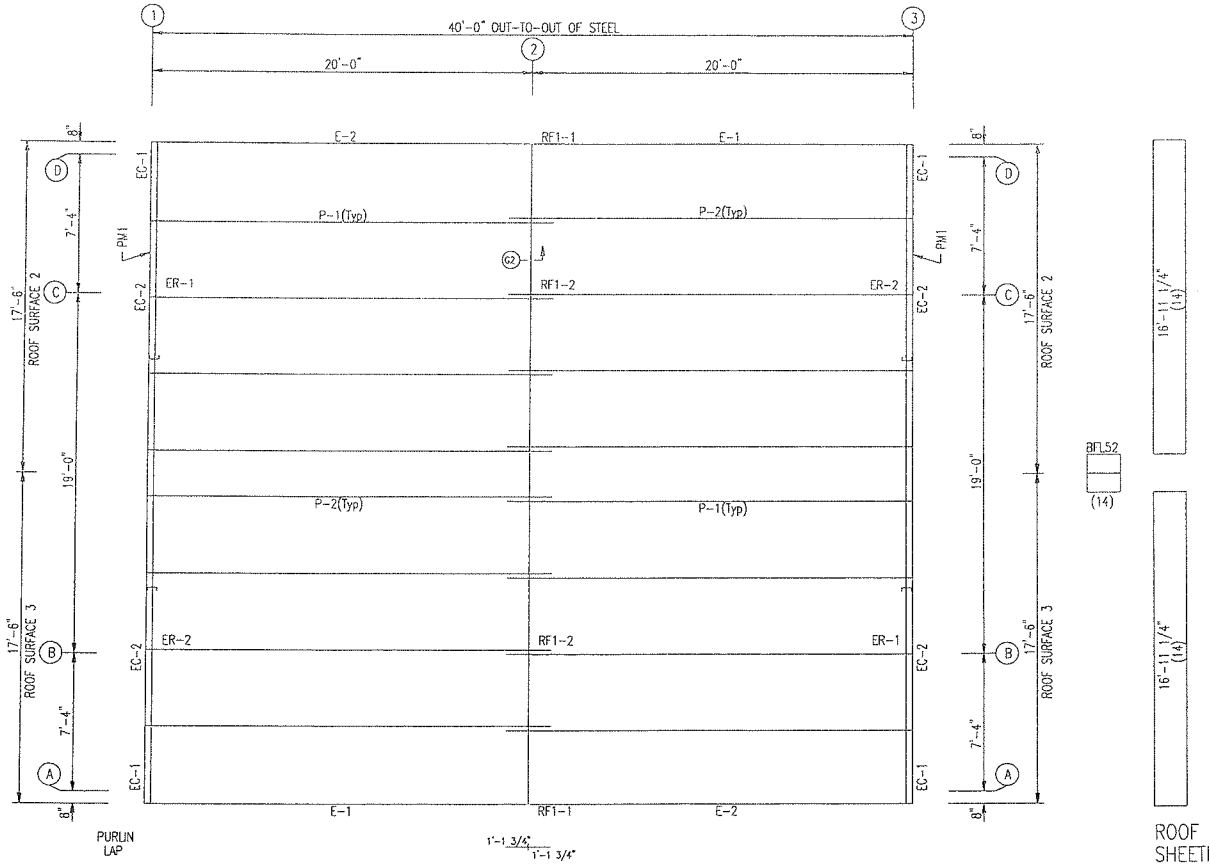
Project: JOHN & DENISE RICHARDSON
Customer: JOHN & DENISE RICHARDSON
Owner: JOHN & DENISE RICHARDSON
Location: LAS VEGAS, NV 89130

CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	F2	0



MEMBER TABLE ROOF PLAN		
MARK	PART	LENGTH
P-1	8X25Z16	21'-1 1/2"
P-2	8X25Z16	21'-1 1/2"
E-1	8ES2L14	19'-11 1/2"
E-2	8ES2L14	19'-11 1/2"

TRIM TABLE FRAME LINE	
PART	DETAIL
BFL52C	TRIM_185



ROOF FRAMING PLAN

ROOF SHEETING

PANELS: 26 Ga. PR - Galvolume

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GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL ROOF DETAIL.
4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	[illegible]	EM

U.S. METAL BUILDINGS

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(800) 638-5450

Project: JOHN & DENISE RICHARDSON
Customer: JOHN & DENISE RICHARDSON — Owner: JOHN & DENISE RICHARDSON
Location: LAS VEGAS, NV 89130

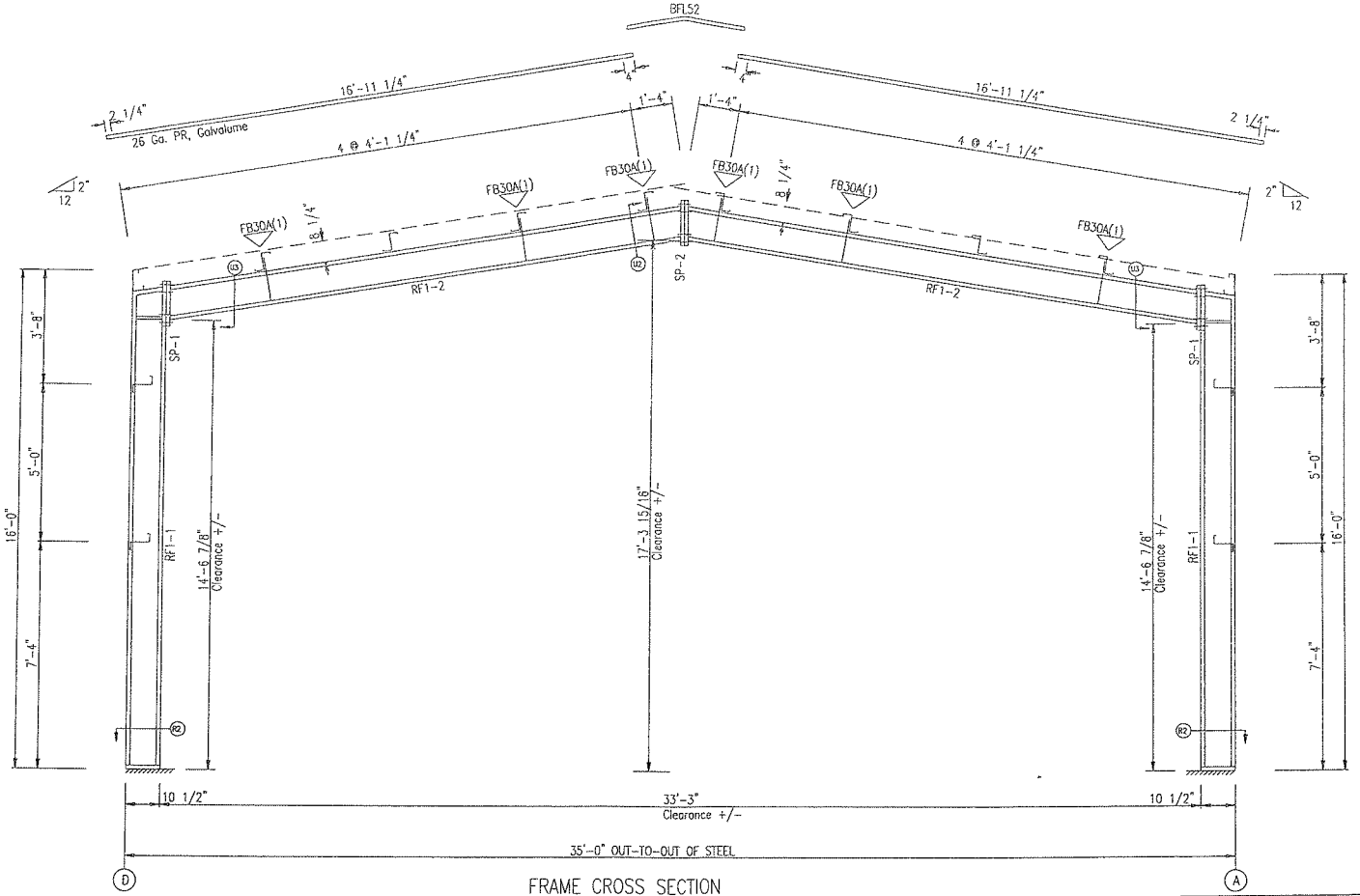
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E1	A

PROFESSIONAL ENGINEER - STATE OF NEVADA
BEJUNIN ANKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

SPLICE BOLTS						
Splice Mark	Quan Top/	Bot/	Int	Bolt Type	Bolt Dia	Bolt Length
SP-1	4	4	0	A325	3/4"	2"
SP-2	4	4	0	A325	3/4"	1 3/4"

FLANGE BRACES: Both Sides(Unless Noted))
FBxxA(1): xx=length(in)
A - L2X2X14G

MEMBER SIZE TABLE (in)					
MARK	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LENGTH	INSIDE FLANGE W x T x LENGTH
RF1-1	10.0/10.0	0.127	170.8	5 x 1/4" x 182.9	5 x 1/4" x 170.8
	10.0/10.0	0.250	13.8	5 x 1/4" x 10.3	
RF1-2	10.0/10.0	0.127	202.8	5 x 1/4" x 201.1	5 x 1/4" x 201.1



FRAME CROSS SECTION

FOR FRAME LINE 2

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GENERAL NOTES:

1. ALL MAINFRAME COLUMNS AND RAFTER CONNECTIONS MUST BE INSTALLED IN A PRETENSIONED CONDITION BY AN APPROVED METHOD IN THE RCSC "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.

REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	TH	EM

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
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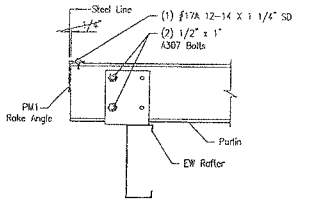
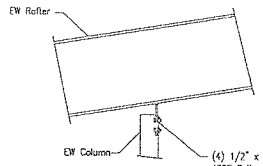
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	E6	A

PROFESSIONAL ENGINEER - STATE OF NEVADA
BEJUN A. AKLEMARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
NO. 17245



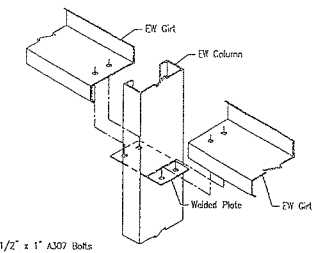
1/2" x 1" A307 Bolts (Typ.) (U.N.)

A5 SECTION THRU COLD FORMED RAFTER



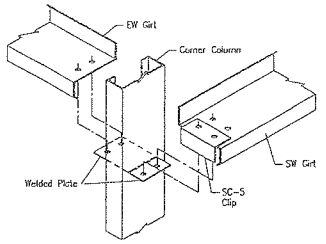
1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)

B4 ENDWALL COLUMN TO RAFTER



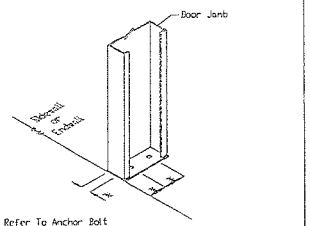
1/2" x 1" A307 Bolts (Typ.) (U.N.)

C4 CEE ENDWALL COLUMN TO WALL GIRT



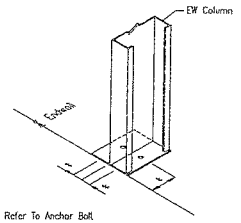
1/2" x 1" A307 Bolts (Typ.) (U.N.)

D4 CORNER COLUMN TO WALL GIRT



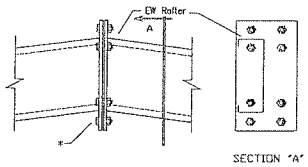
(*) = Refer To Anchor Bolt Plan

E5 BASE PLATE FOR DOOR JAMB



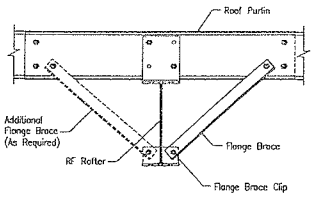
(*) = Refer To Anchor Bolt Plan

E8 BASE PLATE FOR ENDWALL COLUMN



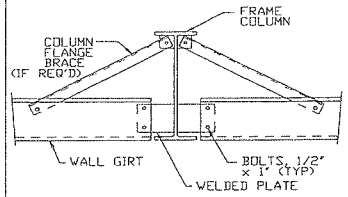
(*) = Refer To Endwall Drawing For Bolt Dia. & Type

F10 RAFTER SPLICE AT SURFACE CHANGE

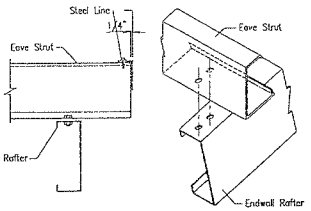


1/2" x 1" A307 Bolts (Typ.) (U.N.)

G2 ROOF PURLIN TO INTERIOR FRAME RAFTER

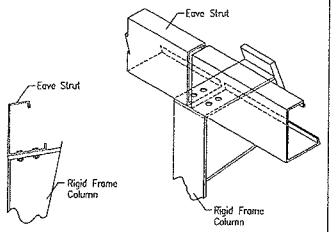


H6 WALL GIRT TO FRAME COLUMN



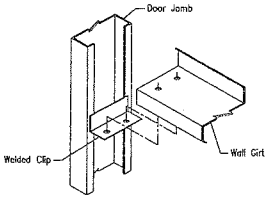
1/2" x 1" A307 Bolts (Typ.) (U.N.)

I6 LOW SIDE EAVE STRUT TO COLD FORMED RAFTER



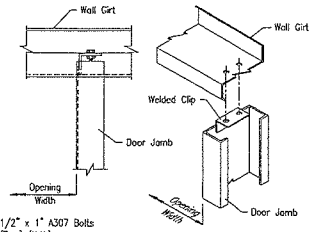
1/2" x 1" A307 Bolts (Typ.) (U.N.)

J1 EAVE STRUT TO RIGID FRAME



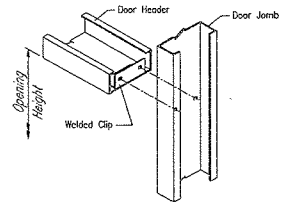
1/2" x 1" A307 Bolts (Typ.) (U.N.)

K3 WALL GIRT TO DOOR JAMB



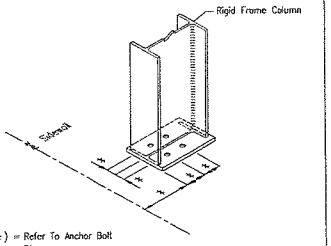
1/2" x 1" A307 Bolts (Typ.) (U.N.)

L8 DOOR JAMB TO WALL GIRT



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

M3 DOOR HEADER TO DOOR JAMB



(*) = Refer To Anchor Bolt Plan

R2 ANCHOR BOLTS AT SIDEWALL COLUMNS

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JUN 14 2010

OCT 07 2009

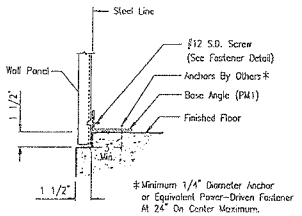
These drawings and the metal building they represent are the product of All American Systems or another division or affiliate of NCI Building Systems, L.P. ~ 7301 Fairview, Houston, TX 77041. The engineer whose seal appears hereon is employed by All American Systems or another division or affiliate of NCI Building Systems, L.P. and is not the engineer of record for this project.

REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	BSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD	JH	EM

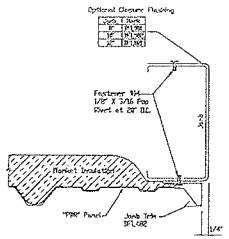
U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

Project:	JOHN & DENISE RICHARDSON							
Customer:	JOHN & DENISE RICHARDSON			Owner: JOHN & DENISE RICHARDSON				
Location:	LAS VEGAS, NV 89130							
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue	
SD		N.T.S.		A	3501-246381	DET1	A	

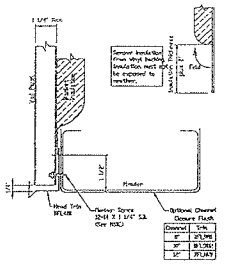
BIJUN N. ARYALEKHA
EXP. 12/31/10
CIVIL/STRUCTURAL
NO. 17249
STATE OF NEVADA
PROFESSIONAL ENGINEER



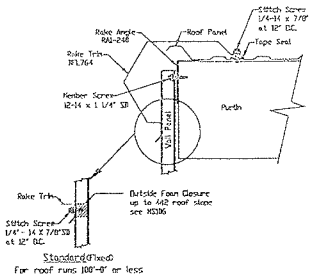
T3 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION



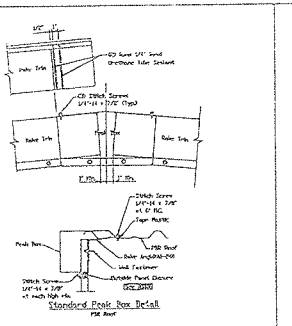
Framed Opening Jamb Trim Detail
"PBR" Panel
TRIM_92



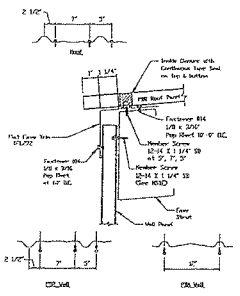
3 Sided Framed Opening Trim Installation
Head Trim
TRIM_93



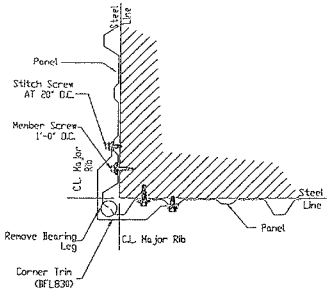
Standard Rake Trim Section
Midwest - PBR Roof - Sheeted Wall
TRIM_104



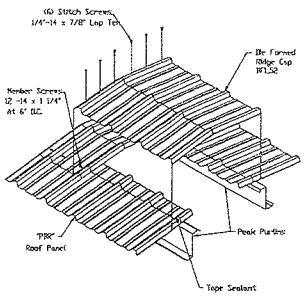
Standard Peak Box Detail
PBR Roof



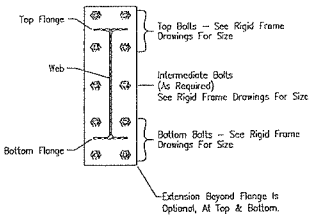
Low Eave Trim
Part Detail 1/4" Wall Panel-PBR Roof
TRIM_120



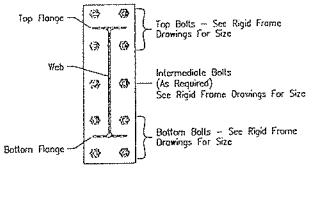
"PBR" Panel Outside Corner Trim



"PBR" Roof Fixed Ridge Detail



U2 BOLTS FOR RIGID FRAME RAFTER AT BUILDING PEAK



U3 BOLTS FOR RIGID FRAME RAFTER TO COLUMN CONNECTION

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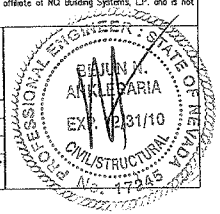
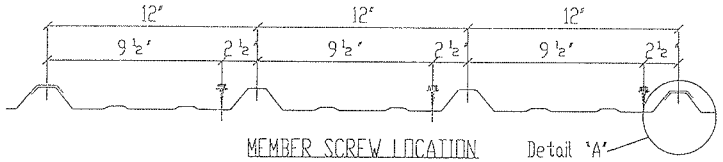
REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	DSN
A	10/05/09	FOR CONSTRUCTION PERMIT	SD		EM

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

Project: JOHN & DENISE RICHARDSON
Customer: JOHN & DENISE RICHARDSON — Owner: JOHN & DENISE RICHARDSON
Location: LAS VEGAS, NV 89130

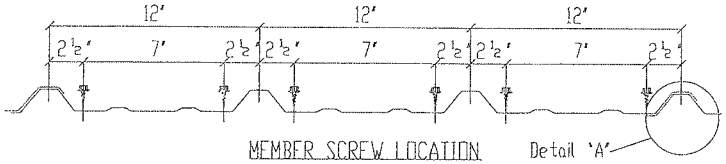
CAD	Date	Scale	Phase	Building ID	Job Number	Sheet Number	Issue
SD		N.T.S.		A	3501-246381	DET2	A





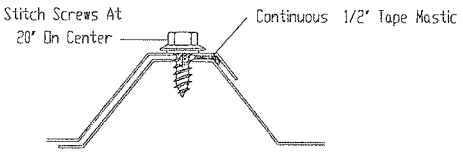
MEMBER SCREW LOCATION Detail 'A'

(ALL MEMBERS EXCEPT AS NOTED BELOW)



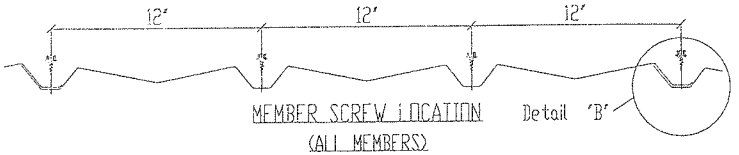
MEMBER SCREW LOCATION Detail 'A'

(PEAK PURLIN, EAVE STRUT, AND PANEL END LAPS)



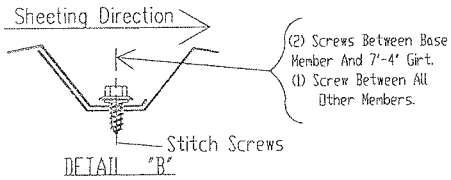
DETAIL "A"

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



MEMBER SCREW LOCATION Detail 'B'

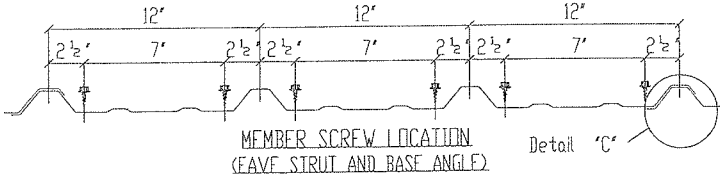
(ALL MEMBERS)



DETAIL "B"

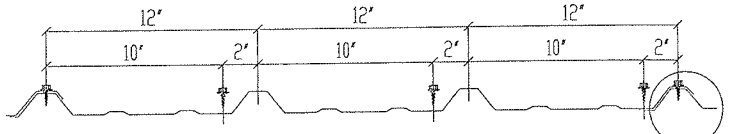
"PBA" PANEL WALL

For use only with buildings that have PBA wall panel.



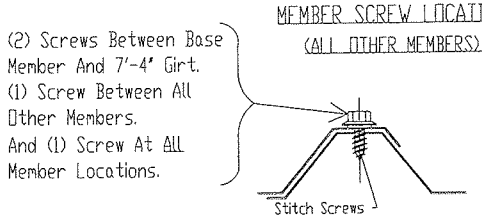
MEMBER SCREW LOCATION Detail 'C'

(EAVE STRUT AND BASE ANGLE)



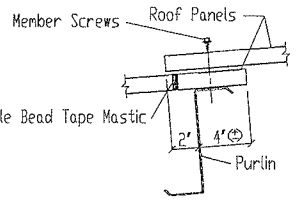
MEMBER SCREW LOCATION Detail 'C'

(ALL OTHER MEMBERS)



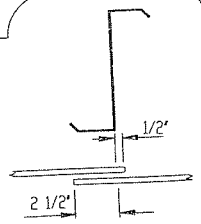
DETAIL "C"

"PBR" PANEL WALL



SECTION THRU PEAK PURLIN AND PANEL END LAPS

"PBR" PANEL ROOF



SOFFIT PANEL LAPS

FOR USE ON BUILDINGS WITH LAPPING SOFFIT ONLY.

(SCREW PLACEMENT, SAME AS ROOF PANELS)

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

STANDARD PANEL FASTENER

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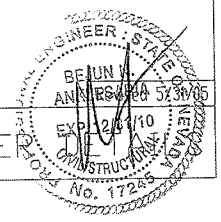

Signature® 200

Siliconized Polyester



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JUN 14 2010

VAR-38560



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

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JUN 14 2010

VAR-38560

PREATOR CONSULTING
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

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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, Sh 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: Sh Fowler

Print Name: Sh Fowler

This 16th day of Dec., 2009

RECEIVED

JUN 14 2010

I, Josnva 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: Josnva 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. RONAL LEACH, 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 LEACH

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

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JUN 14 2010

John
769-0183

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, Estella 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: Estella Hatcher

Print Name: Estella 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: Jack Alger

Print Name: Jack Alger

This 23 day of Nov, 2009

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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

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JUN 14 2010

I, Gail Powell Barragan, property owner of the property located at 3312 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: Gail Powell Barragan

Print Name: Gail Powell Barragan

This 28th day of Dec, 2009

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JUN 14 2010

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

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

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

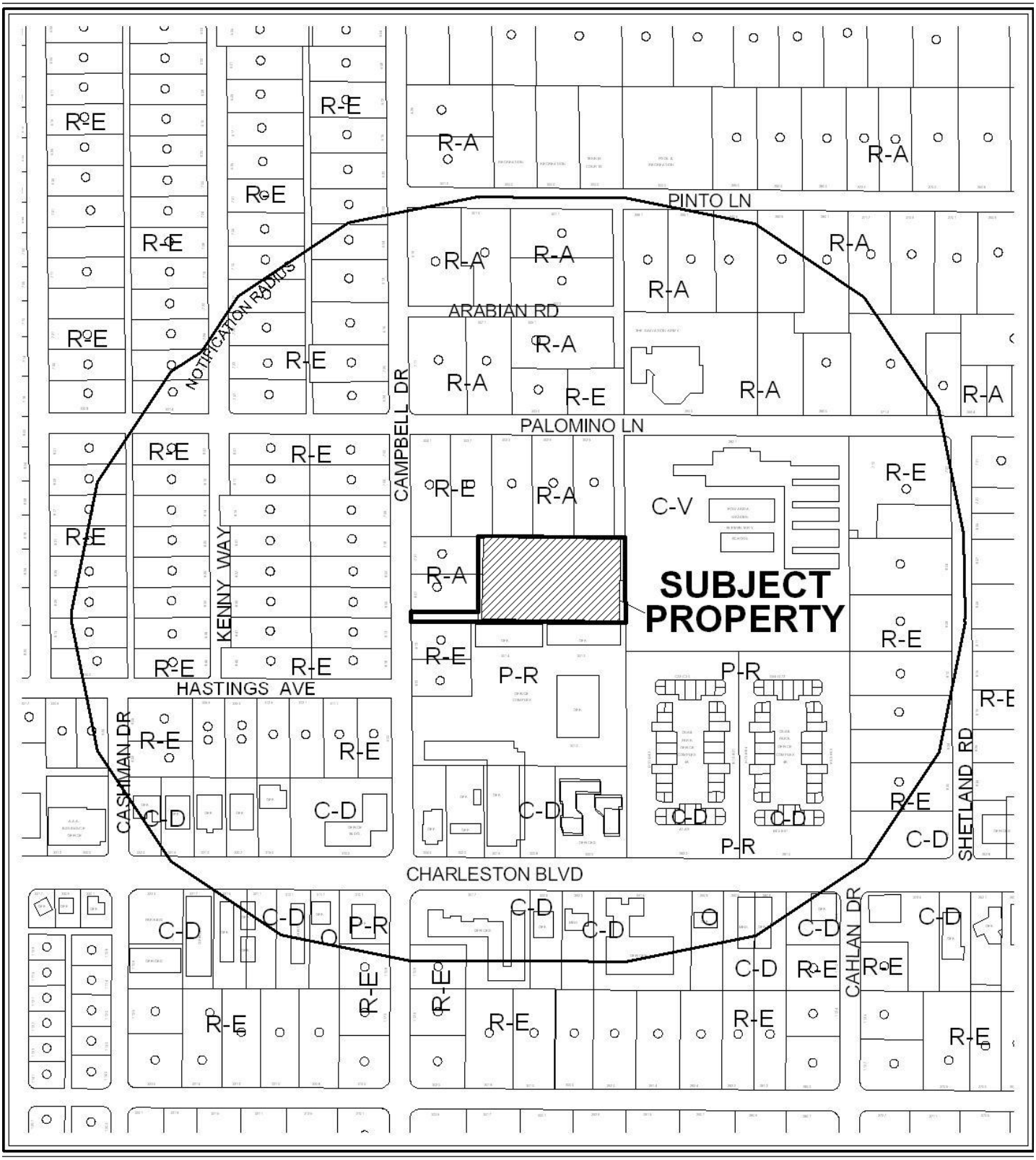
SUBJECT:
VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW A 5,064 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) (PRIVATE HORSE CORRAL OR STABLE) WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 200 feet east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

C.C.: 09/10/2010

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

RECOMMENDATION:
Staff recommends

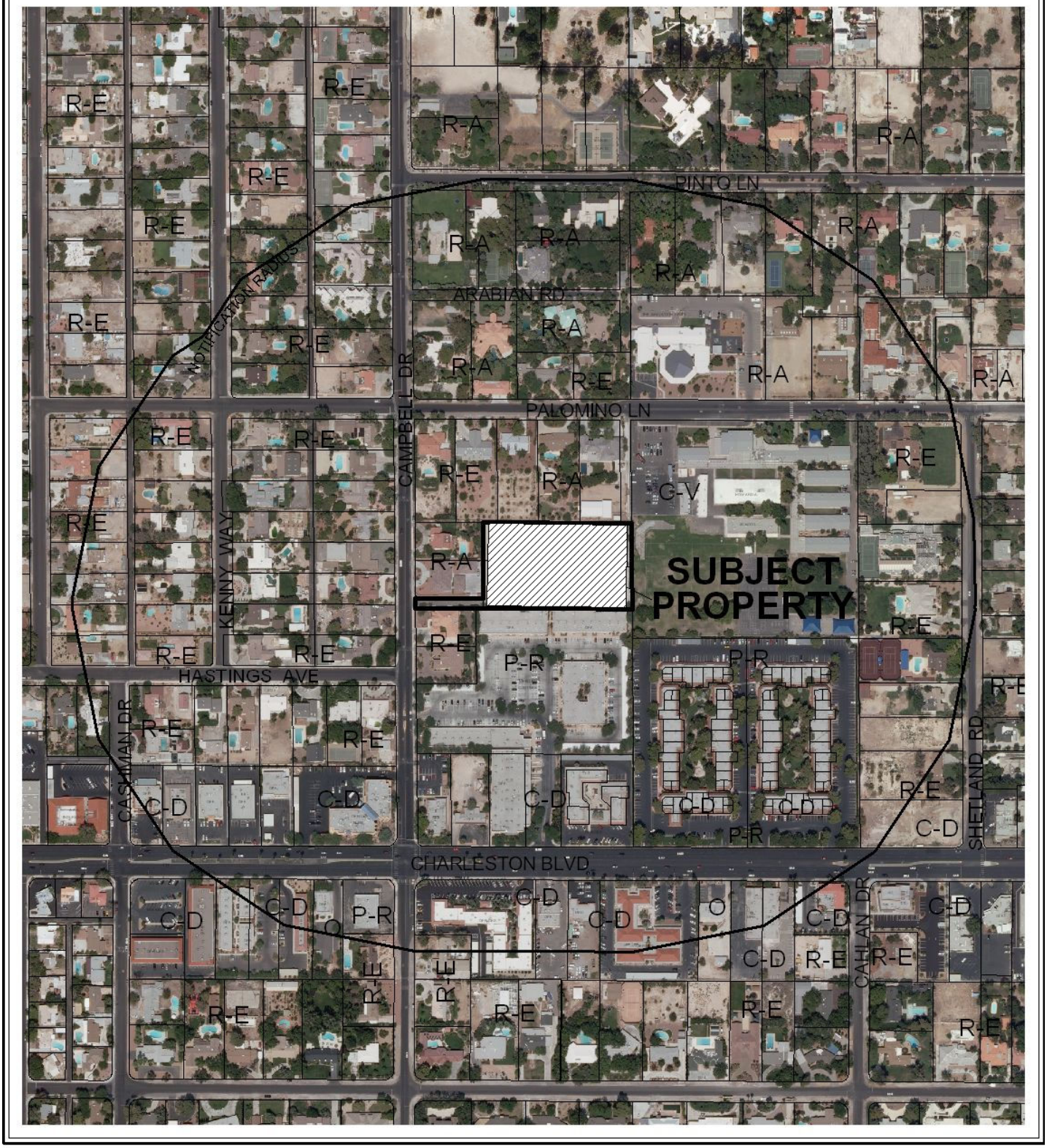
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-38582 and SUP-38573
2. Conditions and Staff Report - VAR-38582 and SUP-38573
3. Supporting Documentation
4. Photos - VAR-38582 and SUP-38573
5. Justification Letter - VAR-38582 and SUP-38573



CASE: VAR-38582 AND SUP-38573

RADIUS: 1000 FT

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



0 400 800 Feet

CASE: VAR-38582 AND SUP-38573

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

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: Ann F Busch

Print Name: Ann F Busch

Subscribed and sworn before me

This 16th day of June, 2010

Sharon H. Sevigny

Notary Public in and for said County and State

Sharon H. Sevigny

SHARON H. SEVIGNY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-11
Certificate No: 07-2899-1

PLANNING & DEVELOPMENT

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

~~Commercial~~ Residential **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* Ann H

*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.

Sharon H. Sevigny

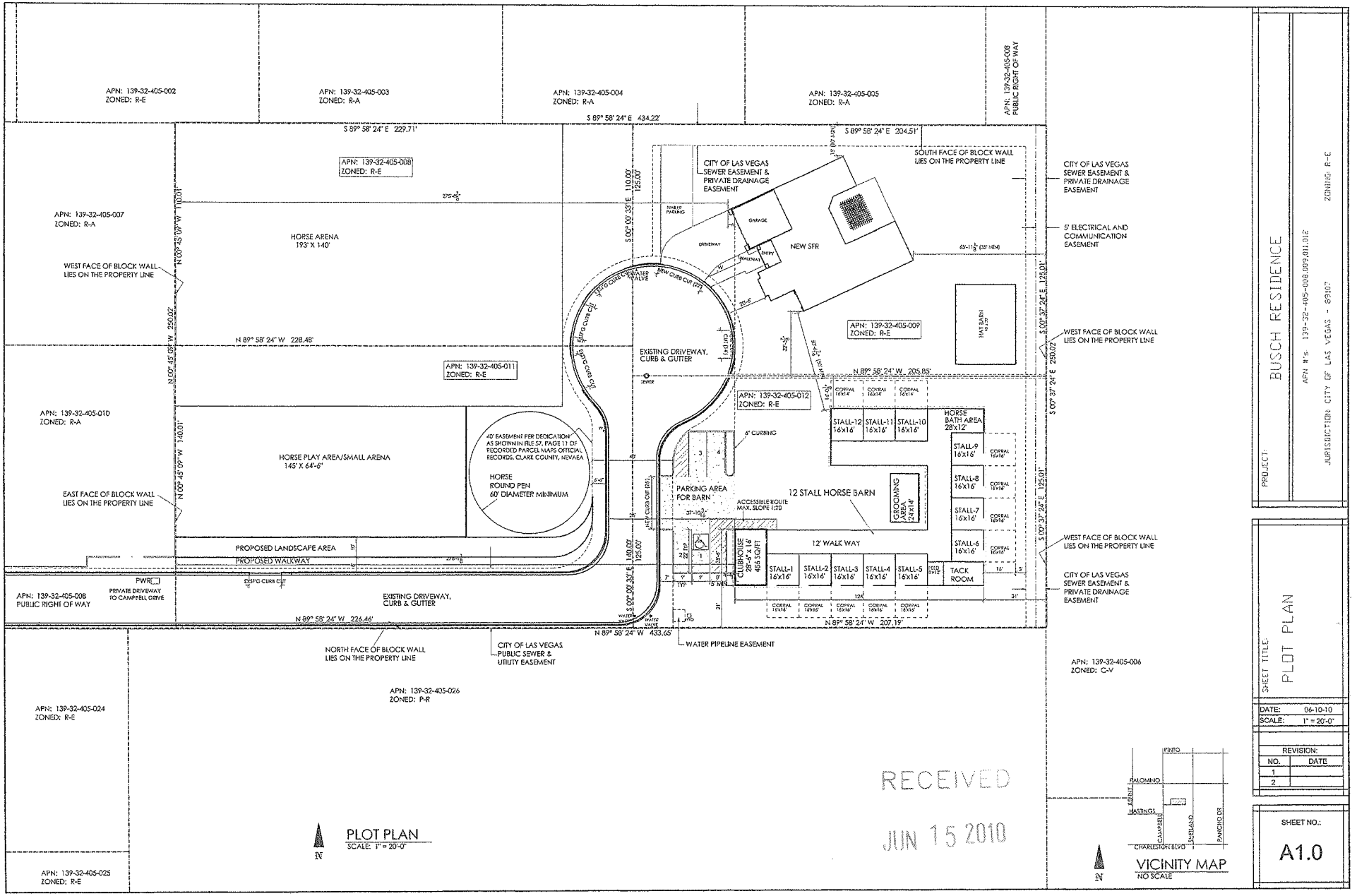
Notary Public in and for said County and State

SHARON H. SEVIGNY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-11
Certificate No: 07-2899-1

FOR DEPARTMENT USE ONLY

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

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



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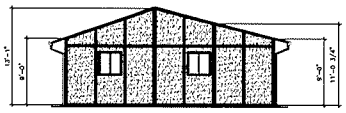
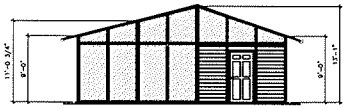
JUN 15 2010

SUP-38573
VAR-38582



ELEVATION AT LINE A



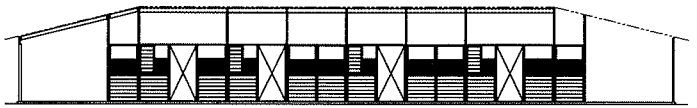
ELEVATION AT LINE C



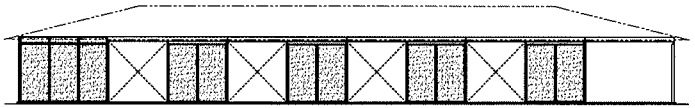
ELEVATION AT LINE G



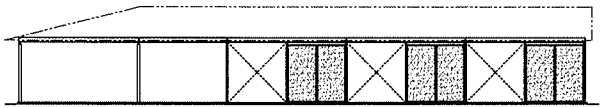
ELEVATION AT LINE N



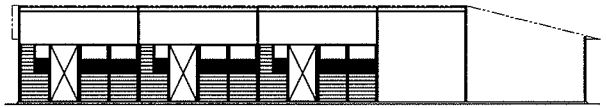
ELEVATION AT LINE O



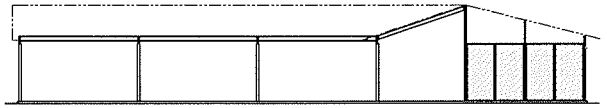
ELEVATION AT LINE S



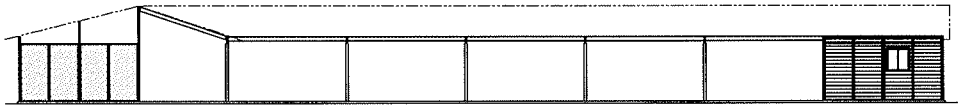
ELEVATION AT LINE 1



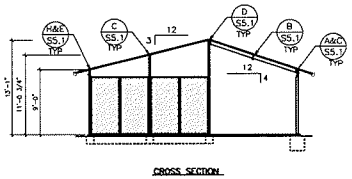
ELEVATION AT LINE 4



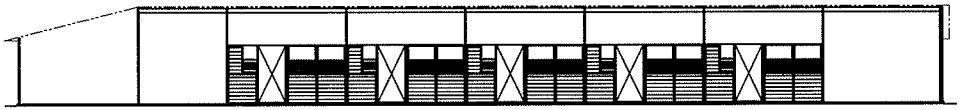
ELEVATION AT LINE 6



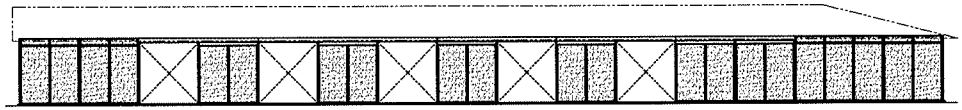
ELEVATION AT LINE 10



CROSS SECTION



ELEVATION AT LINE 12



ELEVATION AT LINE 15

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JUN 15 2010

VAR-38582

SUP-38573

FCP BARNS AND BUILDINGS
23100 BAXTER RD. WILDOMAR, CA 92595
PH: (951) 678-4571 FAX: (951) 678-7366

SECTION/ELEVATIONS

NED & ANN BUSH
CAMPBELL DR.
APN#: 139-32-405-012
LAS VEGAS, NEVADA

SHEDROW BARN

NO.	REVISION/ISSUE	DATE

DATE: 06-01-10
DRAWN BY: UJR
SCALE: 3/32" = 1'-0"
DRAWING NUMBER: B10036
JOB NUMBER: 00000-00

SHEET NUMBER:
S3.1
SHEET 5 OF 7

Primary Dwelling Elevations



BUSCH ELEVATIONS

FRONT ELEV HAS 3 DIFFERENT ROOF PITCHES AND STONE AND FRONT ARCH DIFFERENCES

VAR-38582

SUP-38573

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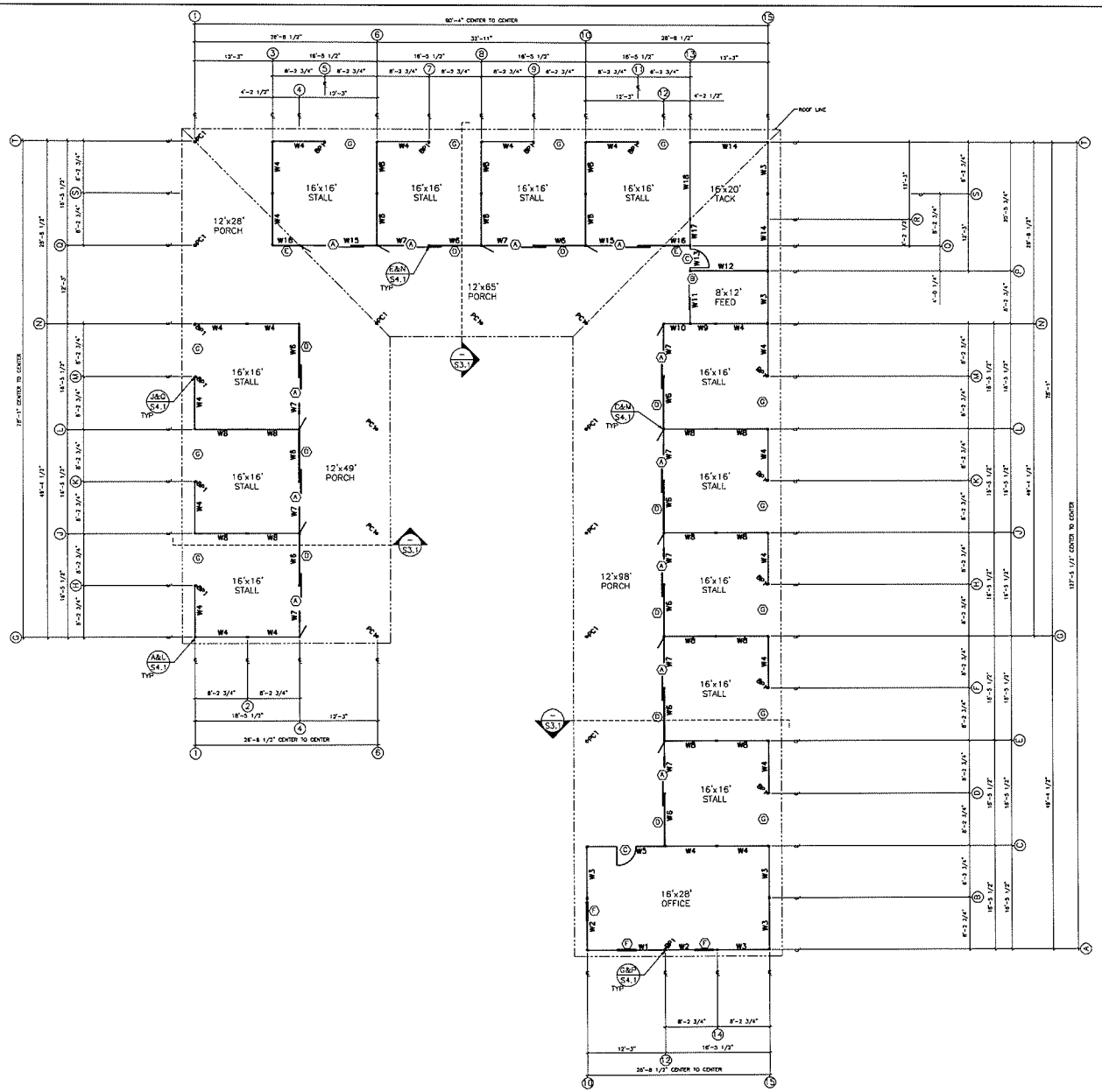
JUN 15 2010



WALL SCHEDULE					
SYMBOL	SIZE	EXTERIOR FINISH	INTERIOR FINISH	NOTE	QUANTITY
W1	12' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	1
W2	6' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W3	6' x 8' SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	6
W4	8' x 8' SOLID WALL PANEL	EMBOSSED STEEL	ZINC	NONE	21
W5	12' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W6	8' x 8' WALL PANEL	T&G	ZINC	NONE	10
W7	8' x 8' STALL FRONT	T&G	ZINC	NONE	10
W8	8' x 8' SOLID WALL PANEL	ZINC	ZINC	NONE	18
W9	3'-10 x 8' SOLID WALL PANEL	EMBOSSED STEEL	ZINC	NONE	1
W10	4' x 8' SOLID WALL PANEL	T&G	ZINC	NONE	1
W11	8' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W12	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	1
W13	4' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W14	12' x 8' SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W15	12' x 8' STALL FRONT	T&G	ZINC	NONE	2
W16	4' x 8' WALL PANEL	T&G	ZINC	NONE	2
W17	9' x 8' WALL PANEL	EMBOSSED STEEL	ZINC	NONE	1
W18	12' x 8' SOLID WALL PANEL	ZINC	EMBOSSED STEEL	NONE	1

OPENING SCHEDULE						
SYMBOL	OPENING TYPE	GLASS	SAFETY GLASS	TRACK & ROLLER	NOTES	QUANTITY
A	4080 OPENING	N	N	Y	4080 STALL FRONT SLIDING DOOR W/(3) 1 7/8"ø HORIZONTAL RAIL	12
B	4080 OPENING	N	N	Y	4080 SOLID SLIDING DOOR	1
C	37 3/4" x 80" OPENING	N	N	N	3068 MANDOOR	2
D	8040 OPENING	N	N	N	8040 OPENING W/(3) 1 7/8"ø HORIZONTAL RAIL	10
E	4080 OPENING	N	N	N	4080 OPENING W/(3) 1 7/8"ø HORIZONTAL RAIL	2
F	3030 OPENING	Y	Y	N	3030 TEMPERED WINDOW W/O GRIDS	3
G	8080 OPENING	N	N	N	8080 OPENING ONLY	12

BP1 – BRACING POST: 3"x3"x13 GA. – 14
PC1 – PORCH COLUMN: 4"x4"x13 GA. – 12

FCP BARNS AND BUILDINGS
23100 BAXTER RD, WILDOMAR, CA 92595
PH: (951) 678-4571 FAX: (951) 678-7366

FLOOR PLAN

NED & ANN BUSH
CAMPBELL DR.
APN#: 139-32-405-012
LAS VEGAS, NEVADA
SHEDROW BARN

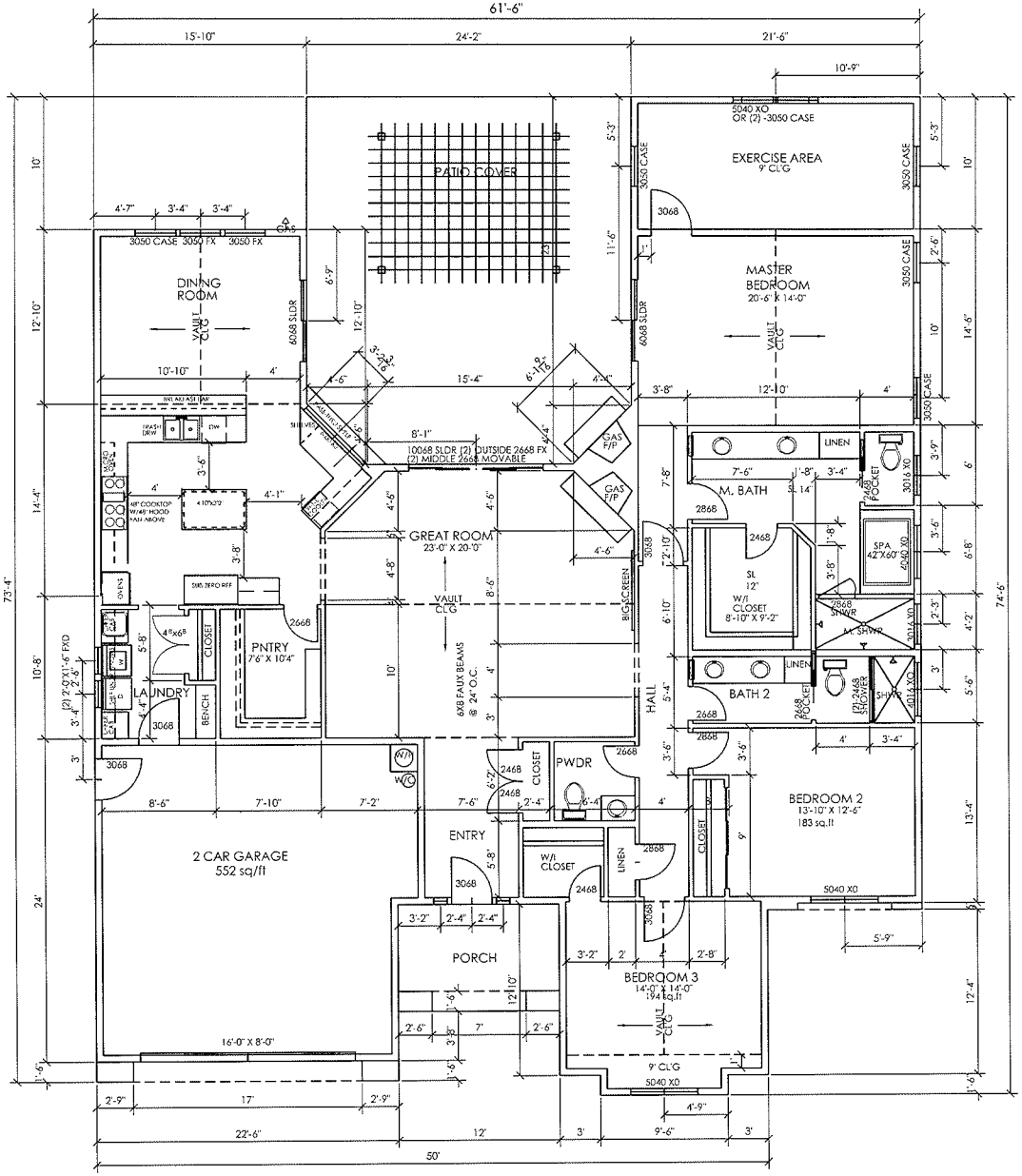
NO.	REVISION/ISSUE	DATE

DATE: 06-01-10
DRAWN BY: UJR
SCALE: 3/32" = 1'-0"
DRAWING NUMBER: B10036
FCP JOB NUMBER: 00000-00

SHEET NUMBER:
S1.1
SHEET 2 OF 7

SUP-38573
VAR-38582

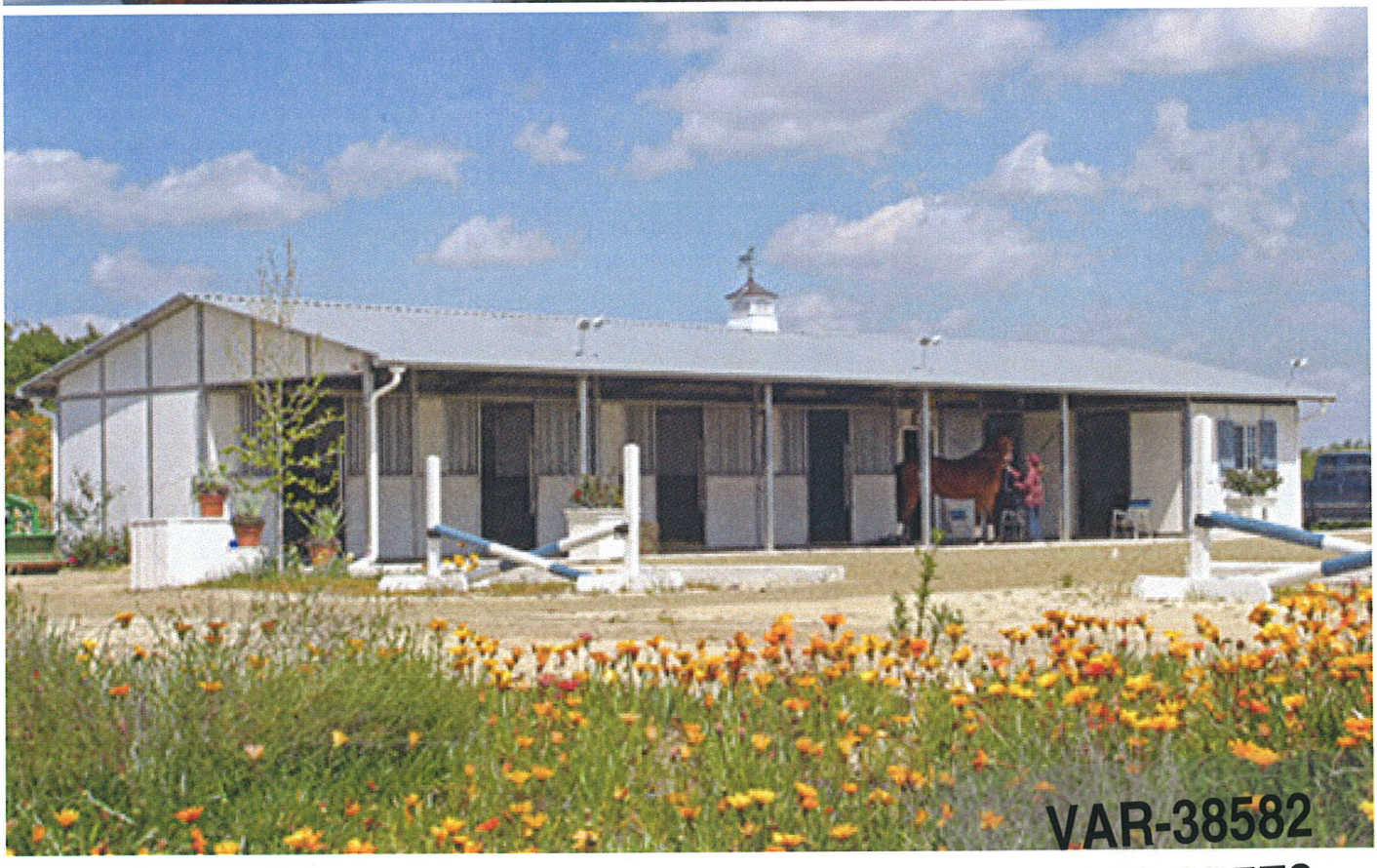
Primary Dwelling Floorplan



VAR-38582
SUP-38573

Shedrow Barn Elevations





VAR-38582

SUP-38573

Paint Colors For All Buildings

Exterior Walls:
"Western Trail"

Roofs:
"Burnished Slate"

VAR-38582

SUP-38573

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.

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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

9901 Covington Cross Drive, Suite 170 Las Vegas, NV 89144 Phone: 702-383-3033 Fax: 702-383-8576

SUP-38573
VAR-38582

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,

Brian Barson (Representative of Owners)
Cornerstone Company

Ann & Ned Busch
Property Owners

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JUN 15 2010

SUP-38573

9901 Covington Cross Drive, Suite 170 Las Vegas, NV 89144 Phone: 702-383-3033 Fax: 702-383-8576

VAR-38582

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

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

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

SUBJECT:
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, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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

SHARON H. SEVIGNY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-11
Certificate No: 07-2899-1

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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

~~Commercial~~ Residential **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* Ann & Ned Busch

*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.

Sharon H. Sevigny

Notary Public in and for said County and State

SHARON H. SEVIGNY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-19-11
Certificate No: 07-2899-1

FOR DEPARTMENT USE ONLY

Case #	SUP-38573
Meeting Date:	7/29/10
Total Fee:	1030.00
Date Received:*	6/15/10
Received By:	J. Mansell

*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 15 2010

Revised 10/27/08

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

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

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

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

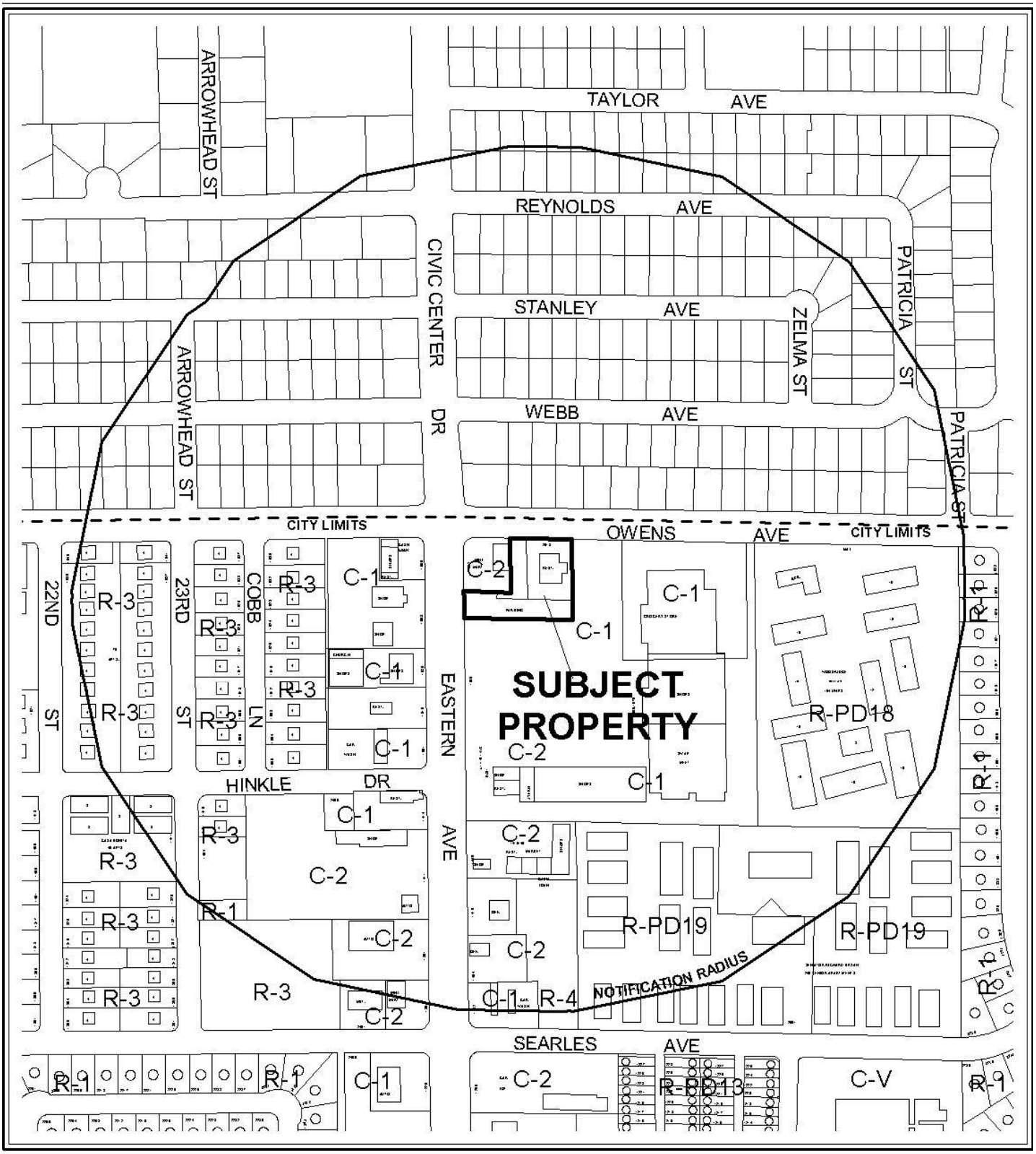
SUBJECT:
VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW 40 PARKING SPACES WHERE 46 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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



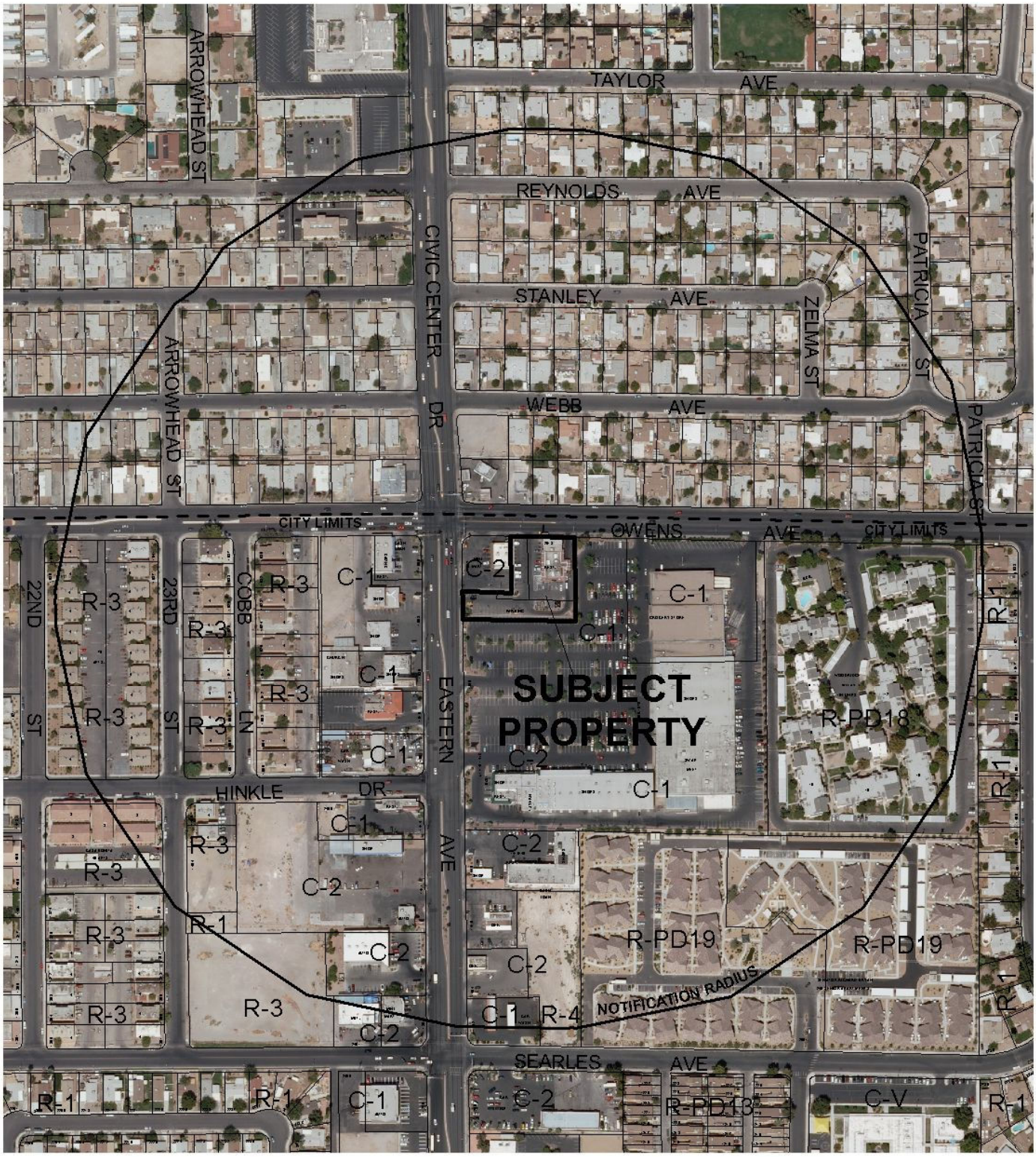
CASE: **VAR-38586, VAR-38587 AND SDR-38585**

0 300 600 Feet

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-38586, VAR-38587 AND SDR-38585**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38586** APN: 139-25-101-002, 003 & 005

Name of Property Owner: Franchise Realty Interstate C/O McDonalds Corporation

Name of Applicant: McDonalds USA LLC

Name of Representative: Spectrum Surveying & Engineering C/O Samantha Johnston

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: Kevin T. McAuley

Print Name: KEVIN T. McAULEY

Subscribed and sworn before me

This 3rd day of May, 2010

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUN 15 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - PARKING

Project Address (Location) 2513 E Owens Avenue

Project Name McDonalds at Eastern & Owens **Proposed Use** Commercial

Assessor's Parcel #(s) 139-25-101-002, 003 & 005 **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER Franchise Realty Interstate **Contact** C/O McDonalds Corporation

Address P.O. Box 182571 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Columbus **State** OH **Zip** 43218

E-mail Address kevin.mcauley@mcd.us.com

APPLICANT McDonalds USA LLC **Contact** Kevin McAuley

Address 17750 Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

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

E-mail Address samanthajohnston@cox.net

Property Owner Signature* Kevin T. McAuley

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

Print Name KEVIN T. McAULEY

Subscribed and sworn before me

This 3rd day of May, 20 10.

Samantha D. Johnston

Notary Public in and for said County and State

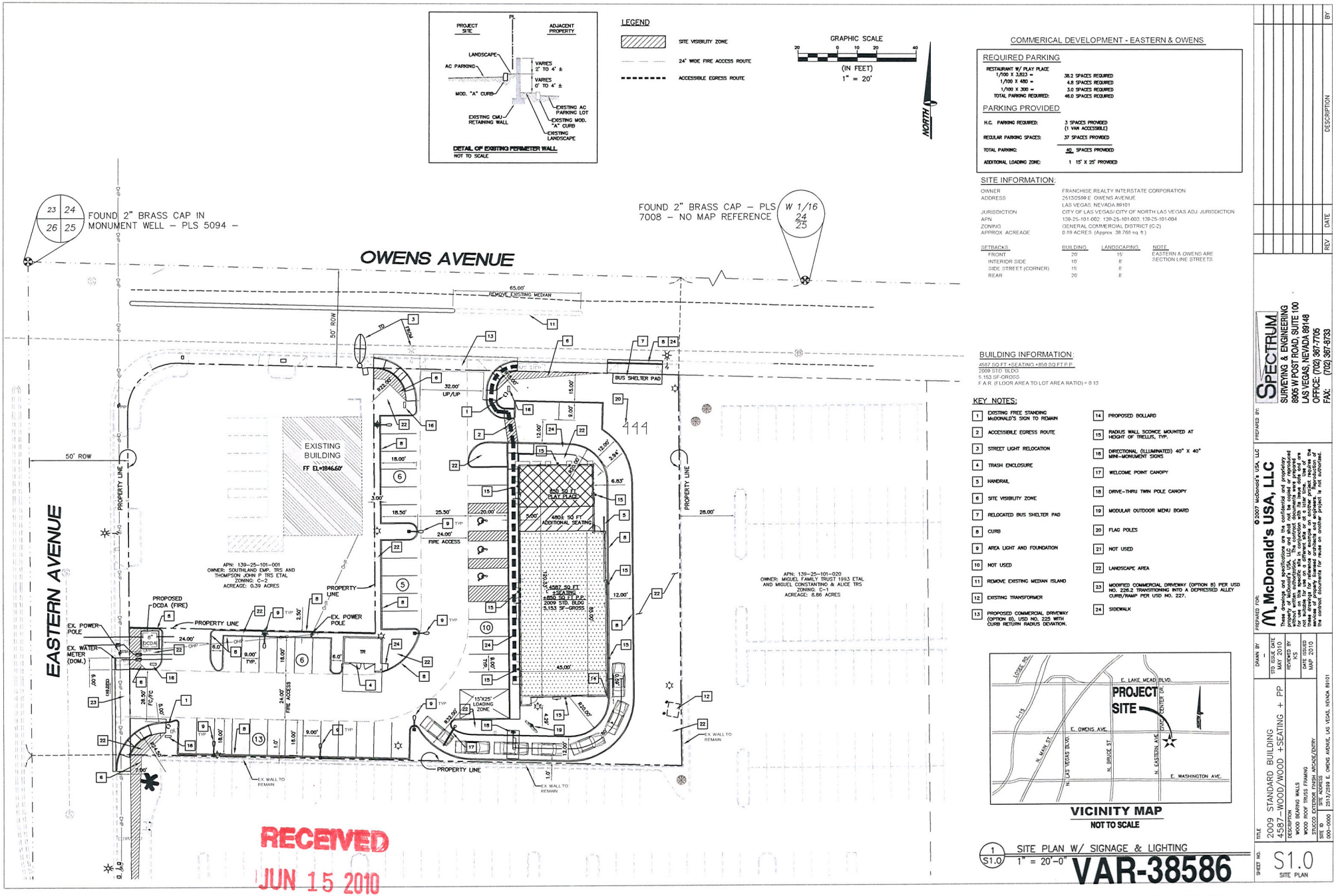
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUN 15 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAR-30586
Meeting Date:	7-29-10
Total Fee:	$32.00
Date Received:*	6-15-10
Received By:	F.S

*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.



DETAIL OF EXISTING PERIMETER WALL
NOT TO SCALE

LEGEND

- SITE VISIBILITY ZONE
- 24' WIDE FIRE ACCESS ROUTE
- ACCESSIBLE EGRESS ROUTE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

NORTH

COMMERICAL DEVELOPMENT - EASTERN & OWENS

REQUIRED PARKING

RESTAURANT W/ PLAY PLACE	
1/100 X 3,823 =	38.2 SPACES REQUIRED
1/100 X 480 =	4.8 SPACES REQUIRED
1/100 X 300 =	3.0 SPACES REQUIRED
TOTAL PARKING REQUIRED:	46.0 SPACES REQUIRED

PARKING PROVIDED

H.C. PARKING REQUIRED:	3 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	37 SPACES PROVIDED
TOTAL PARKING:	40 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	1 15' X 25' PROVIDED

SITE INFORMATION:

OWNER	FRANCHISE REALTY INTERSTATE CORPORATION
ADDRESS	2513/2599 E. OWENS AVENUE LAS VEGAS, NEVADA 89101
JURISDICTION	CITY OF LAS VEGAS/ CITY OF NORTH LAS VEGAS ADJ JURISDICTION
APN	139-25-101-002, 139-25-101-003, 139-25-101-004
ZONING	GENERAL COMMERCIAL DISTRICT (C-2)
APPROX. ACREAGE	0.89 ACRES (Approx. 38,768 sq. ft.)

SETBACKS	BUILDING	LANDSCAPING	NOTE
FRONT	20'	15'	EASTERN & OWENS ARE SECTION LINE STREETS
INTERIOR SIDE	10'	8'	
SIDE STREET (CORNER)	15'	8'	
REAR	20'	8'	

BUILDING INFORMATION:

4587 SQ.FT.+SEATING +850 SQ.FT.P.P.
2009 STD. BLDG
5,153 SF-GROSS
F.A.R. (FLOOR AREA TO LOT AREA RATIO) = 0.13

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. ACCESSIBLE EGRESS ROUTE
3. STREET LIGHT RELOCATION
4. TRASH ENCLOSURE
5. HANDRAIL
6. SITE VISIBILITY ZONE
7. RELOCATED BUS SHELTER PAD
8. CURB
9. AREA LIGHT AND FOUNDATION
10. NOT USED
11. REMOVE EXISTING MEDIAN ISLAND
12. EXISTING TRANSFORMER
13. PROPOSED COMMERCIAL DRIVEWAY (OPTION B). USD NO. 225 WITH CURB RETURN RADIUS DEVIATION.
14. PROPOSED BOLLARD
15. RADIUS WALL SCONCE MOUNTED AT HEIGHT OF TRELLIS, TYP.
16. DIRECTIONAL (ILLUMINATED) 40" X 40" MINI-MONUMENT SIGNS
17. WELCOME POINT CANOPY
18. DRIVE-THRU TWIN POLE CANOPY
19. MODULAR OUTDOOR MENU BOARD
20. FLAG POLES
21. NOT USED
22. LANDSCAPE AREA
23. MODIFIED COMMERCIAL DRIVEWAY (OPTION B) PER USD NO. 226.2 TRANSITIONING INTO A DEPRESSED ALLEY CURB/RAMP PER USD NO. 227.
24. SIDEWALK

VICINITY MAP
NOT TO SCALE

1 S1.0 SITE PLAN W/ SIGNAGE & LIGHTING
1" = 20'-0"

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City of Las Vegas

VAR-38586
VAR-38587
SDR-38585

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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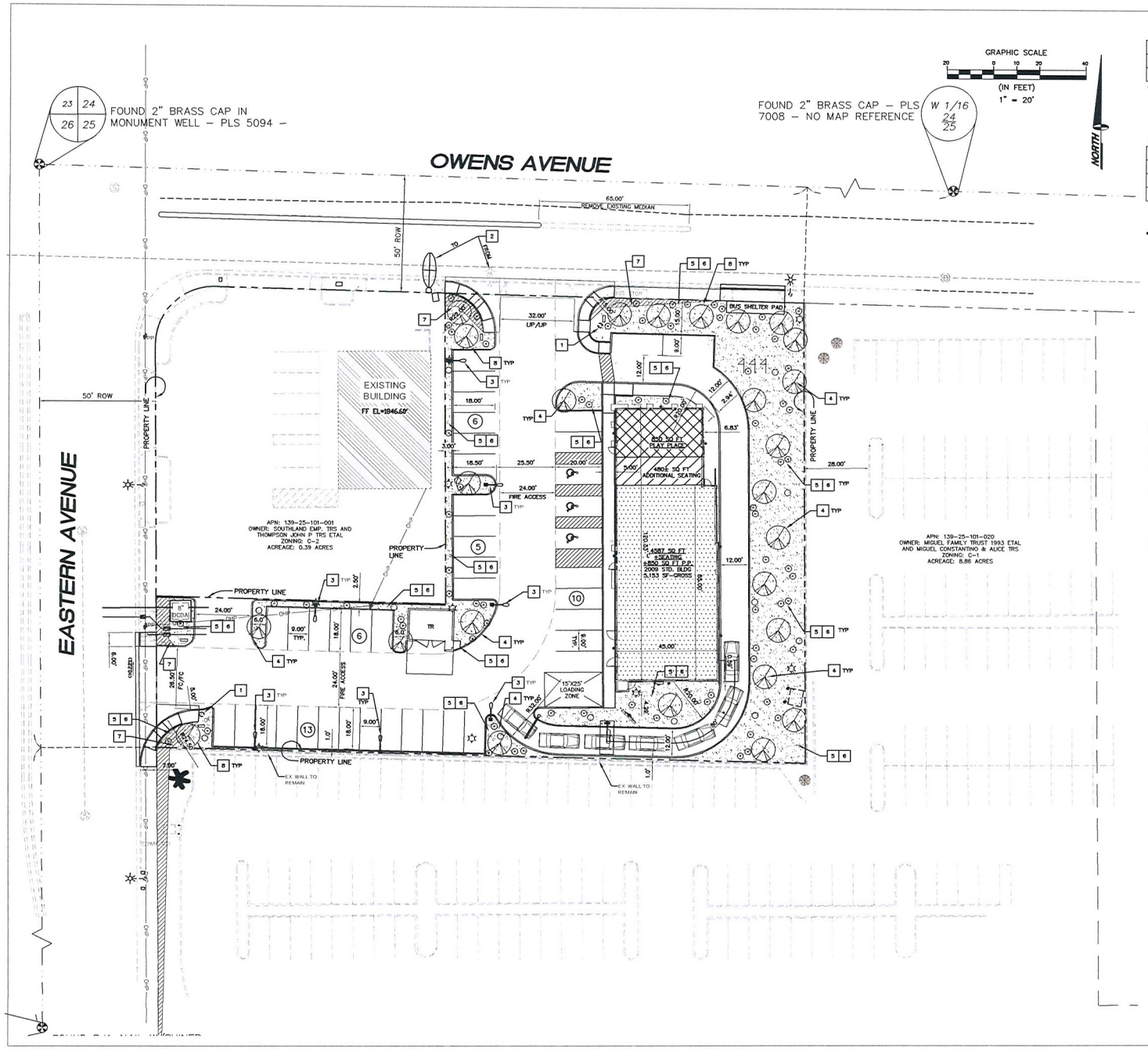
DRAWN BY: -
STD. ISSUE DATE: MAY 2010
REVIEWED BY: KS
CHECKED BY: MAY 2010

TITLE: 2009 STANDARD BUILDING 4587-WOOD/WOOD +SEATING + PP

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
STUCCO EXTERIOR FINISH W/BRICK/STONE ACCENTS

SITE ADDRESS: 2513/2599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101
000-0000

SHEET NO.: S1.0
SITE PLAN



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY	SCIENTIFIC NAME	COMMON NAME
⊙	24"-Box (Medium)	26 ±	Rhus Lancea	African Sumac

* TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. (OR EQUIVALENT)
LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET				
SYMB.	Size	Quantity	Scientific Name	Common Name
⊙	5-Gal	70 ±	Acacia redolens	Prostrate Acacia
○	5-Gal	13 ±	Convolvulus cneorum	Morning Glory

KEY NOTES:
* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 19.10.010 & 19.12.040.

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. RELOCATE EXISTING STREET LIGHT
3. AREA LIGHTING, TYP.
4. LANDSCAPING ADJACENT TO COMMERCIAL OR INDUSTRIAL USE, PROVIDE MINIMUM 24" BOX MEDIUM SIZED TREES (SPACED 30'-0" ON-CENTER PER CHAPTER 19.12.040 LANDSCAPING REQUIREMENTS, ALL TREES AND BUFFER SHRUBS ARE TO BE PER CITY OF LAS VEGAS APPROVED PLANTING LIST)
5. SHRUBS WITHIN BUFFER AREAS (MINIMUM OF FOUR 5-GALLON SHRUBS FOR EVERY REQUIRED TREE PER CHAPTER 19.12.040)
6. GROUND COVER REQUIRED IN ALL PORTIONS OF LANDSCAPE NOT PLANTED IN ORDER TO REDUCE DUST AND EVAPORATION AND IMPROVE APPEARANCE. NON-VEGETATIVE GROUND COVER SHALL INCLUDE ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, AND INSTALLED TO A MINIMUM DEPTH OF TWO INCHES.
7. SITE VISIBILITY ZONES, TREE PLANTING SHOULD BE REDUCED TO 24" OR LESS (BASICALLY SHRUBS IN THIS ZONE)
8. LANDSCAPING ALONG PUBLIC STREET, PROVIDE MINIMUM 24" BOX MEDIUM SIZED TREES (SPACED 20'-0" ON-CENTER PER CHAPTER 19.12.040 LANDSCAPING REQUIREMENTS, ALL TREES AND BUFFER SHRUBS ARE TO BE PER CITY OF LAS VEGAS APPROVED PLANTING LIST)

LEGEND

SITE VISIBILITY ZONE

24' WIDE FIRE ACCESS ROUTE

1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

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City of Las Vegas

VAR-38586
VAR-38587
SDR-38585

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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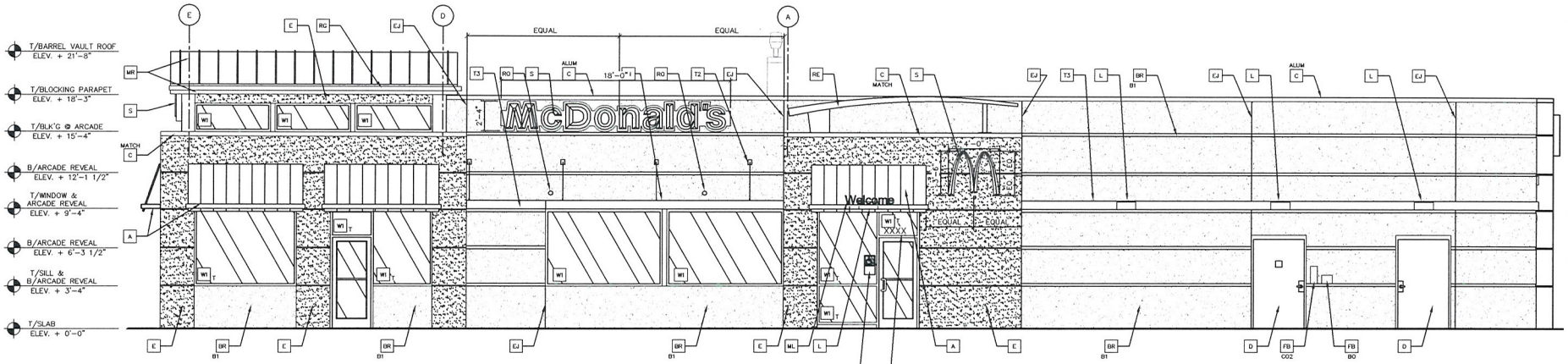
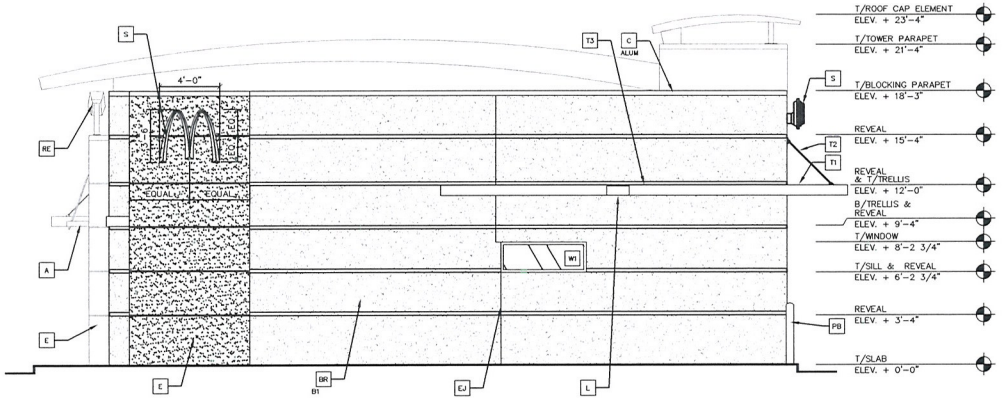
DRAWN BY: -
STD ISSUE DATE: MAY 2010
REVIEWED BY: -
DATE ISSUED: MAR 2010

TITLE: 2009 STANDARD BUILDING 4587-WOOD/WOOD +SEATING + PP
DESCRIPTION: BEARING WALLS WOOD ROOF TRUSS FRAMING STUCCO EXTERIOR FINISH ARCADE/ENTRY
SITE ID: 000-0000
SITE ADDRESS: 2513/2599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101

SHEET NO. LS1.0
LANDSCAPE PLAN



1 A2.1 NON DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 A2.1 REAR ELEVATION
1/4" = 1'-0"

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City of Las Vegas

GLAZING REQUIREMNTS:
U VALUE = XXXX
SHGC = XXXX

KEY NOTES:

- A — METAL AWNING – UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C
- BR B1 — 3 COAT STUCCO EXTERIOR FINISH
- C ALUM — METAL COPING – COLOR = ALUMINUM
- C MATCH — METAL COPING – COLOR TO MATCH SURROUNDING MATERIAL
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- E1 — EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = BENJAMIN MOORE 2125-30 GRAY SHOWER
- FB CO2 — CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- ML — METAL LETTERING – BY OTHERS
- MR — METAL ROOF – STANDING SEAM W/ALUMINUM FINISH FASCIA TRIM, COLOR TO BE "YELLOW – PANTONE COLOR #109U"
- PB — PIPE BOLLARD – PAINTED YELLOW
- RE — ROOF CAP ELEMENT BY OTHERS
- RG — CONTINUOUS RAIN GUTTERS AT BARREL VAULT ROOF COLOR TO MATCH ROOF
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- SP — SPANDREL PANEL SET IN AN EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0, COLOR TO MATCH WINDOW FRAMES
- T1 — ALUMINUM TRELLIS
- T2 — TRELLIS TIE-BACK
- W1 — EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0
- T — T = TEMPERED GLASS
- XX — OPTIONS INCLUDE: TRANSOM (SHOWN)

VAR-38586
VAR-38587
SDR-38585

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
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PREPARED FOR:
McDonald's USA, LLC

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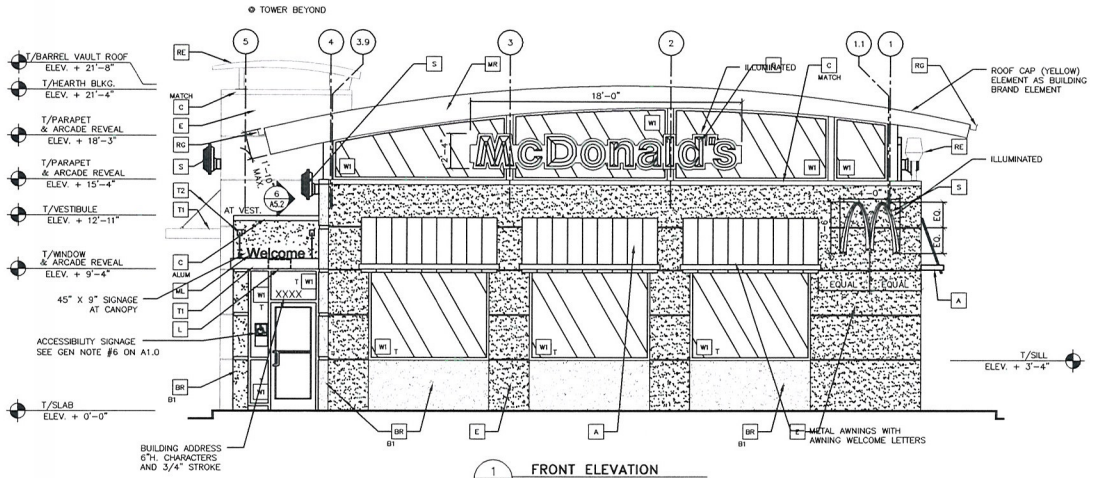
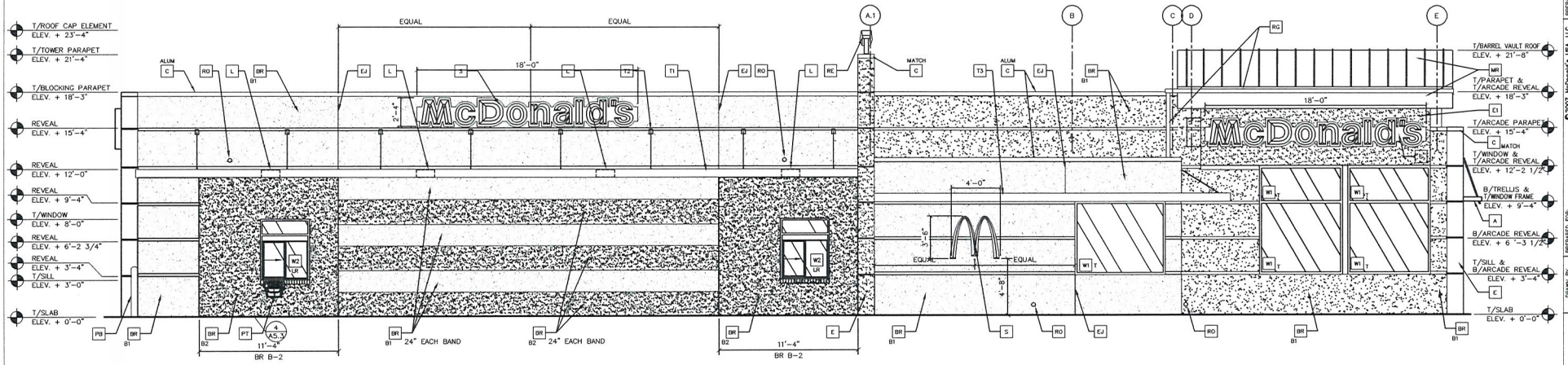
DRAWN BY: GG
STD ISSUE DATE: MAY 2010
REVIEWED BY: KS
DATE ISSUED: MAP 2010

TITLE: 2009 STANDARD BUILDING
4587-WOOD/WOOD +SEATING + PP
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
STUCCO EXTERIOR FINISH ARCADE/ENTRY
SITE ID: 000-0000
SITE ADDRESS: 2513/2599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101



1 A2.0 FRONT ELEVATION
1/4" = 1'-0"



2 A2.0 DRIVE-THRU ELEVATION
1/4" = 1'-0"

GLAZING REQUIREMENTS:
U VALUE = XXXX
SHGC = XXXX

RECEIVED
JUN 15 2010
City of Las Vegas

VAR-38586
VAR-38587
SDR-38585

KEY NOTES:

- A — METAL AWNING – UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C
- BR B1 — 3 COAT STUCCO EXTERIOR FINISH
- C ALUM — METAL COPING – COLOR = ALUMINUM
- C MATCH — METAL COPING – COLOR TO MATCH SURROUNDING MATERIAL
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- E1 — EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = BENJAMIN MOORE 2125-30 GRAY SHOWER
- FB CO2 — CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
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- MR — METAL ROOF – STANDING SEAM W/ALUMINUM FINISH FASCIA TRIM, COLOR TO BE "YELLOW – PANTONE COLOR #109U"
- PB — PIPE BOLLARD – PAINTED YELLOW
- RC — ROOF CAP ELEMENT BY OTHERS
- RG — CONTINUOUS RAIN GUTTERS AT BARREL VAULT ROOF COLOR TO MATCH ROOF
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- SP — SPANDREL PANEL SET IN AN EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0, COLOR TO MATCH WINDOW FRAMES
- T1 — ALUMINUM TRELLIS
- T2 — TRELLIS TIE-BACK
- W1 — EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0
- W2 — DOUBLE SWING DOOR ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)

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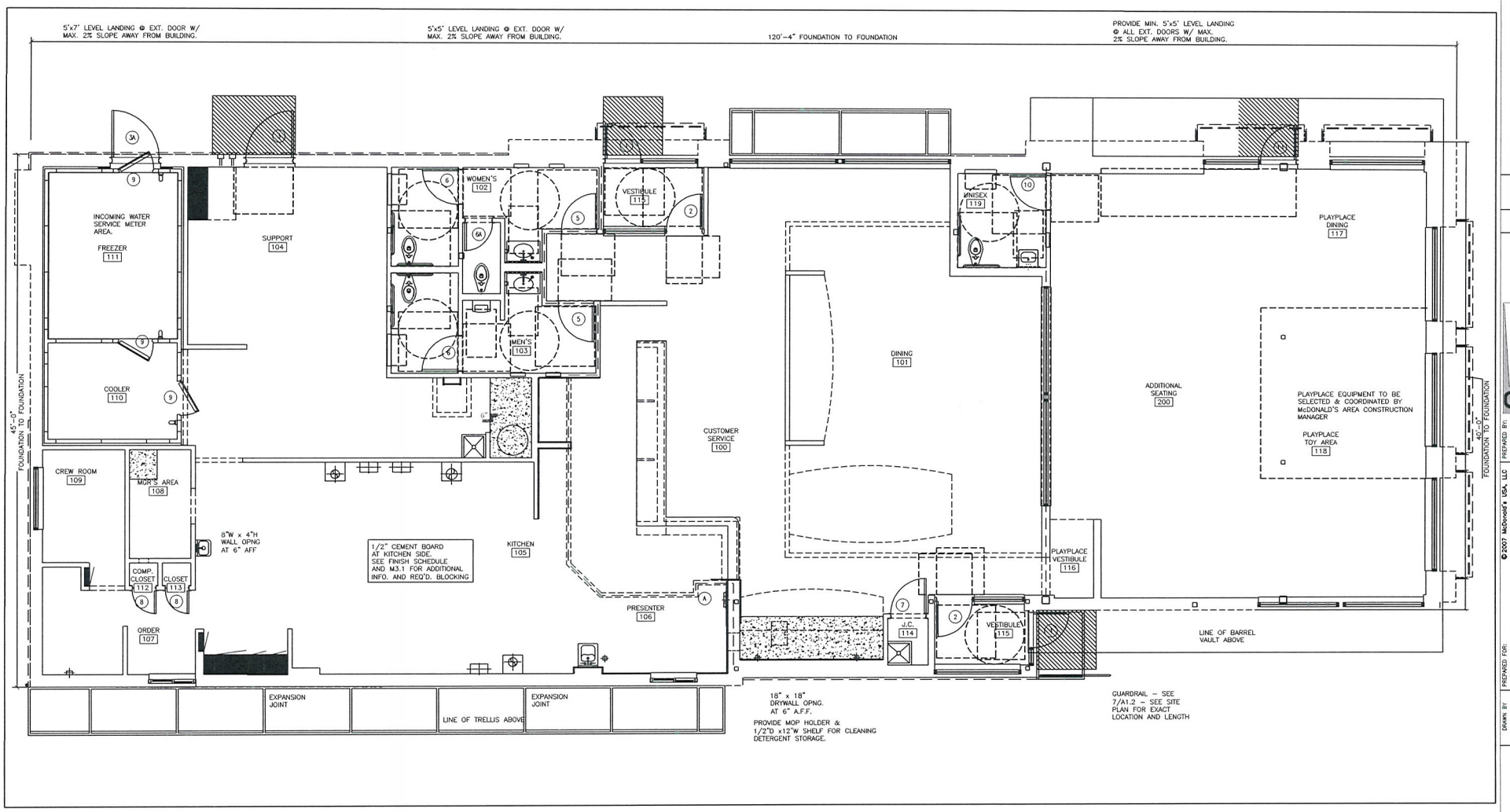
PREPARED FOR: McDonald's USA, LLC
PREPARED BY:

DRAWN BY	STD ISSUE DATE	DATE ISSUED	REVISED BY
CG	MAY 2010	MAR 2010	

TITLE: 2009 STANDARD BUILDING
4587-WOOD/WOOD +SEATING + PP
DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
STUCCO EXTERIOR FINISH ARCHADE/ENTRY

SITE ID	SITE ADDRESS
000-0000	2513/2599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101

REV	DATE	DESCRIPTION	BY



1 / A1.0 FLOOR PLAN
1/4"=1'-0"

RECEIVED
JUN 15 2010
City of Las Vegas

BUILDING INFORMATION:

4587-WOOD/WOOD +SEATING +850 SQ FT PLAY PLACE
2009 STD. BLDG (5,153 SQ FT-GROSS)
MAXIMUM OCCUPANCY: 157
SEATING CAPACITY: 130 ±

VAR-38586
VAR-38587
SDR-38585

BY | DESCRIPTION | REV | DATE

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8906 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX (702) 367-8723

PREPARED FOR:
McDonald's USA, LLC

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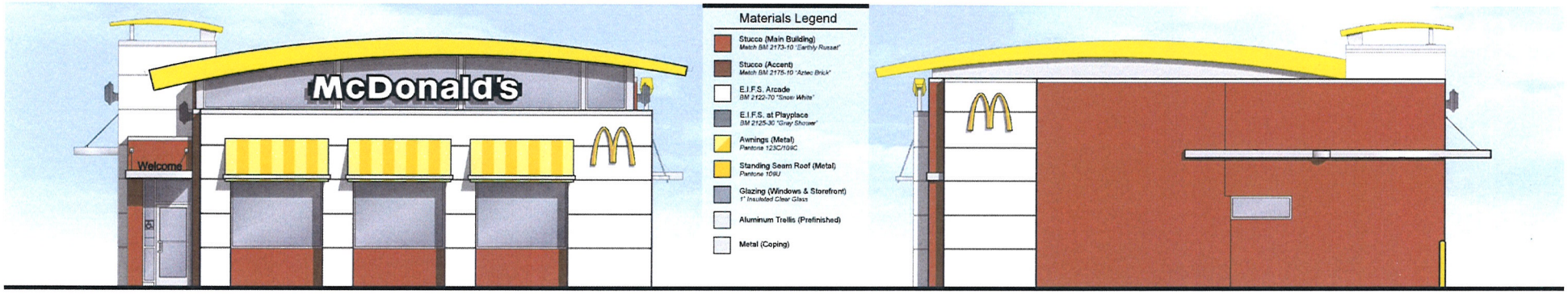
DRAWN BY: -
STD. ISSUE DATE: MAY 2010
REVIEWED BY: KS
DATE ISSUED: MAY 2010

TITLE: 2009 STANDARD BUILDING
4587-WOOD/WOOD +SEATING + PP

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
STUCCO EXTERIOR FINISH ABOVE/ENTRY

SITE ID: 000-0000
SITE ADDRESS: 1513/1599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101

SHEET NO. A1.0
FLOOR PLAN

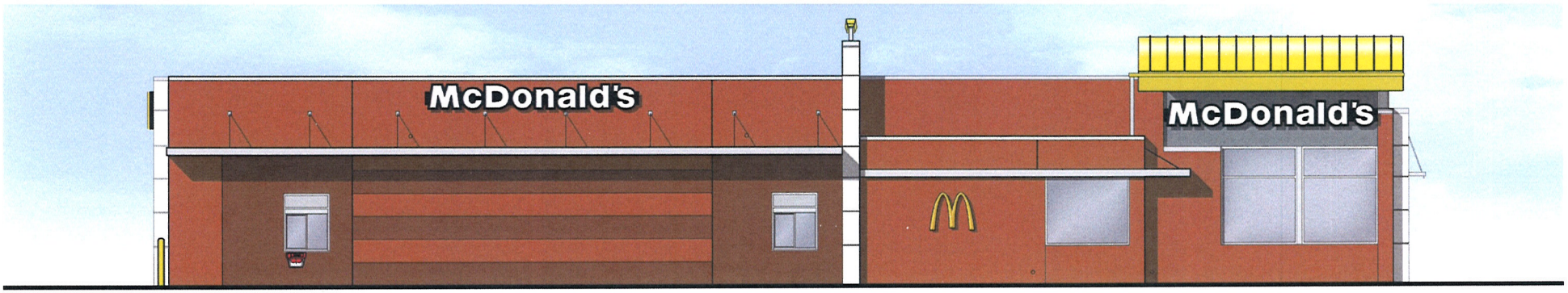


Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

RESTAURANT DEVELOPMENT
US Restaurant Design and Construction

Proposed McDonald's Restaurant
Color Elevation Study

VAR-38586
VAR-38587
SDR-38585

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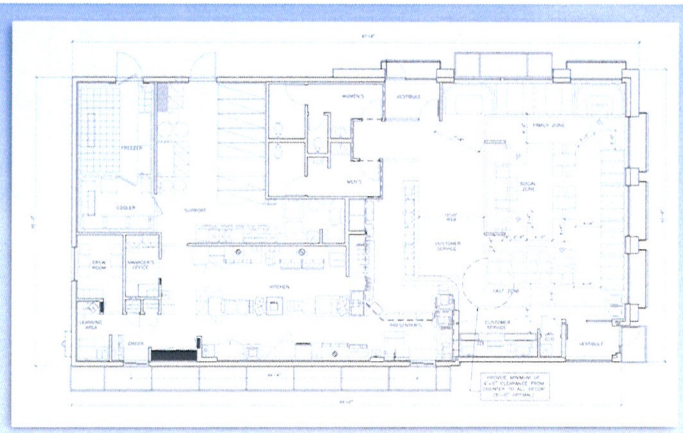
4587

Stucco Base w/
Stucco Arcade

3,911 Gross Sq. Ft.

70 Seats
(4 Accessible Seats)





RESTAURANT DEVELOPMENT
US Restaurant Design and Construction

VAR-38586
VAR-38587
SDR-38585

RECEIVED
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City of Las Vegas



VAR-38586
VAR-38587
SDR-38585

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City of Las Vegas

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JUN 15 2010
City of Las Vegas

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: **Parking Variance Request 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. In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the parking requirements set forth in Title 19.10.

In addition to the Site Development Review application being submitted concurrently with this request, we are requesting the approval of a variance to the parking requirements set forth in Title 19.10. Per the requirements set forth in Title 19.10, the number of required parking is forty-six parking spaces and since we are proposing forty parking spaces this development does not meet the required number of parking per Title 19.10. Please see parking calculations below:

Restaurant:	1/100 x 3,823 = 38.2
Add. Seating:	1 /100 x 480 = 4.8
Playplace:	1/100 x 300 = 3.0
	Total: = 46.0 Required
	Total: = 40.0 Provided

We have provided a minimal square footage within the Play Place for the above parking calculations to reflect a minimal amount of seating that will be within the Play Place area.

Since the majority of McDonald's business is drive-thru and not a dine in restaurant, we are suggesting that a reduction in the number of parking spaces required be approved to meet the number of parking spaces that we are proposing for this project.

VAR-38586

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JUN 15 2010
City of Las Vegas

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

Thank You,

Samantha Johnston
Project Coordinator

VAR-38586

City of Las Vegas Agenda Item No.: **35.**

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

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

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38587** APN: 139-25-101-002, 003 & 005

Name of Property Owner: Franchise Realty Interstate C/O McDonalds Corporation

Name of Applicant: McDonalds USA LLC

Name of Representative: Spectrum Surveying & Engineering C/O Samantha Johnston

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: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 3rd day of May, 20 10

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUN 15 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Signage

Project Address (Location) 2513 E Owens Avenue

Project Name McDonalds at Eastern & Owens **Proposed Use** Commercial

Assessor's Parcel #(s) 139-25-101-002, 003 & 005 **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER Franchise Realty Interstate **Contact** C/O McDonalds Corporation

Address P.O. Box 182571 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Columbus **State** OH **Zip** 43218

E-mail Address kevin.mcauley@mcd.us.com

APPLICANT McDonalds USA LLC **Contact** Kevin McAuley

Address 17750 Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

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

E-mail Address samanthajohnston@cox.net

Property Owner Signature* _____

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

Print Name Kevin T. McAuley

Subscribed and sworn before me

This 3rd day of May, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 96-108944-1
Appt. Exp. 12-2014

RECEIVED
JUN 15 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAR-39587
Meeting Date:	7-29-10
Total Fee:	830
Date Received:*	6.15.10
Received By:	

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

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: **Signage Variance Request 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. In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the signage requirements set forth in Title 19.14.

This request is for the approval of incidental directional signage that exceeds seven feet in height, per Title 19.14. The incidental directional signage includes the Welcome Point Gateway for the drive thru entrance, the Drive Thru Twin Pole Canopy with Built in COD, and the Freestanding Modular Outdoor Menu Board.

The Welcome Point Gateway and the Drive Thru Twin Pole Canopy with Built in COD are both approximately 11' – 0" in height. The Freestanding Modular Outdoor Menu Board is approximately 8' – 0" in height. Please see signage information included within this package.

Since these are standard McDonald's signage that are currently in use over the Las Vegas Valley, we are requesting that this variance request be approved for the overall height requirements set forth in Title 19.14.

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

Thank You,

Samantha Johnston
Project Coordinator

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JUN 15 2010
City of Las Vegas

VAR-38587

City of Las Vegas Agenda Item No.: **36.**

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

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

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

C.C.: 09/01/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. 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-38585** APN: 139-25-101-002, 003 & 005

Name of Property Owner: Franchise Realty Interstate C/O McDonalds Corporation

Name of Applicant: McDonalds USA LLC

Name of Representative: Spectrum Surveying & Engineering C/O Samantha Johnston

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: Kevin T. McAuley

Print Name: KEVIN T McAULEY

Subscribed and sworn before me

This 3rd day of May, 20 10

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt Expires Sept. 19, 2010

RECEIVED
JUN 15 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 2513 E Owens Avenue

Project Name McDonalds at Eastern & Owens **Proposed Use** Commercial

Assessor's Parcel #(s) 139-25-101-002, 003 & 005 **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER Franchise Realty Interstate **Contact** C/O McDonalds Corporation

Address P.O. Box 182571 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Columbus **State** OH **Zip** 43218

E-mail Address kevin.mcauley@mcd.us.com

APPLICANT McDonalds USA LLC **Contact** Kevin McAuley

Address 17750 Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

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

E-mail Address samanthajohnston@cox.net

Property Owner Signature* Kevin T. McAuley

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

Print Name KEVIN T. McAULEY

Subscribed and sworn before me

This 3rd day of May, 20 10.

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUN 15 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SDR-38585
Meeting Date:	7.29.10
Total Fee:	1030.00
Date Received:*	6.15.10
Received By:	FS

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

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

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- 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

City of Las Vegas Agenda Item No.: **37.**

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

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

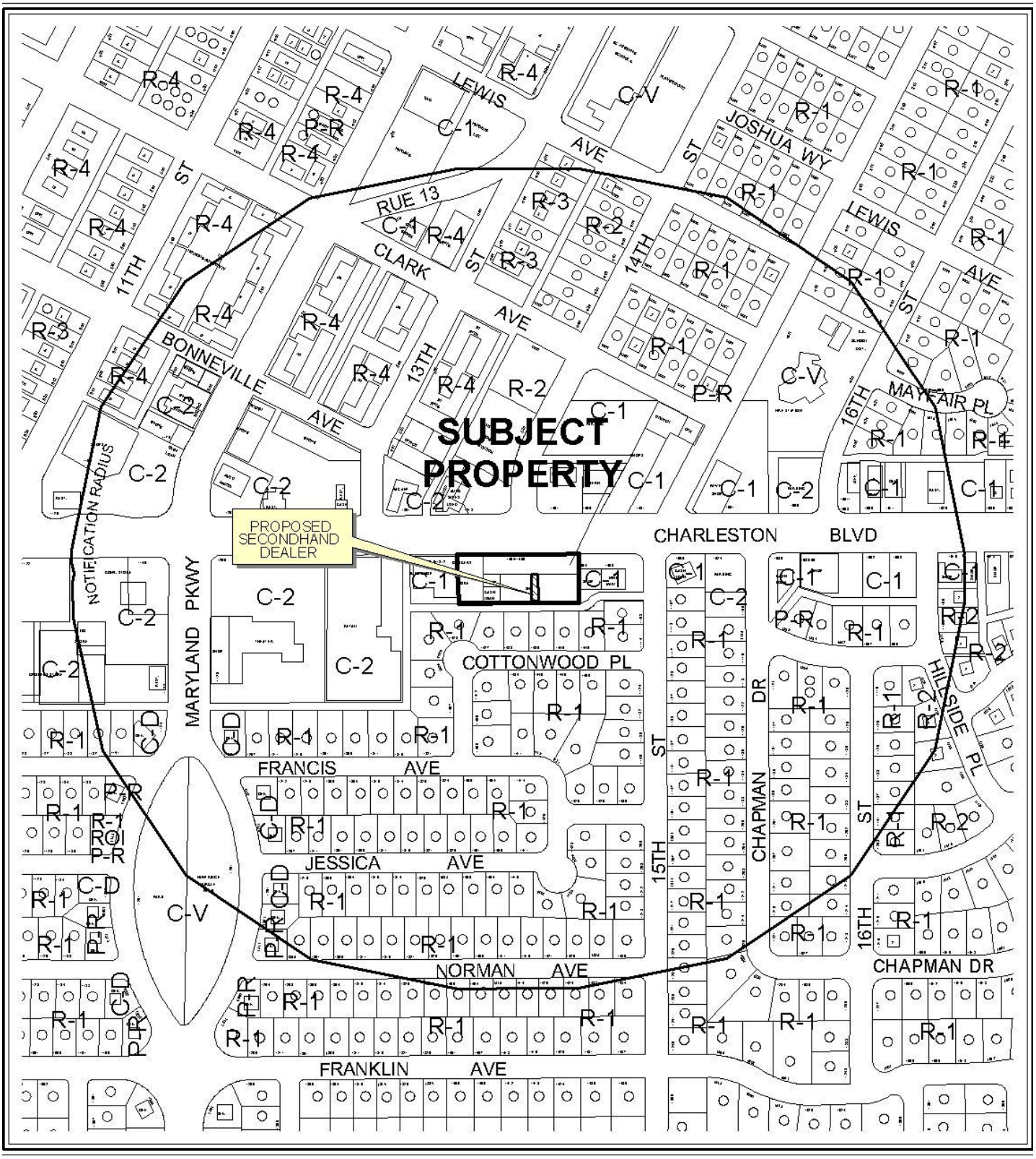
SUBJECT:
SUP-38275 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 500 SQUARE-FOOT JEWELRY STORE at 1444 East Charleston Boulevard (APN 162-02-110-007), C-1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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-38275**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-38275**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38275 APN: 162021 10007

Name of Property Owner: NERCES S. HIMIDIAN

Name of Applicant: WorldWide A's Jewelry, LLC

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: NERCES S. HIMIDIAN

Subscribed and sworn before me

This 10th day of June, 20 10

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SECONDHAND DEALER / JEWELRY CLASS III

Project Address (Location) 1444 E. CHARLESTON BLVD. LV, NV 89104

Project Name WORLDWIDE A'S JEWELRY, LLC **Proposed Use** _____

Assessor's Parcel #(s) 162-02-10-007 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER NERCES S. HIMIDIAN **Contact** 250-3013 CL

Address 1426 E. CHARLESTON BLVD. **Phone:** 250-3013 **Fax:** N/A

City LAS VEGAS, NV 89104 **State** NV **Zip** 89104

E-mail Address N/A

APPLICANT WORLDWIDE A'S JEWELRY, LLC **Contact** LILIBETH GONZALEZ

Address 1444 E. CHARLESTON BLVD **Phone:** (702) 380-8491 **Fax:** (702) 380-8301

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address WORLDWIDEJEWELRY@YAHOO.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name NERCES S. HIMIDIAN

Subscribed and sworn before me

This 15th day of June, 20 10

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91663-1
My Appointment Expires Sept. 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-38275
Meeting Date:	7/29/10
Total Fee:	$1030
Date Accepted:	6/17/10
Accepted By:	Romeo

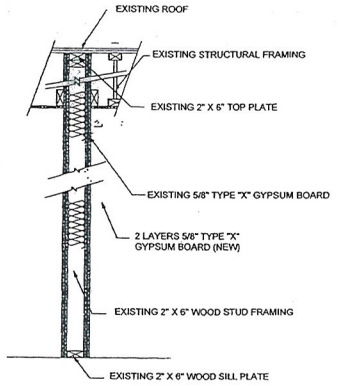
***The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.**

TABLE 720.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a,b,c]

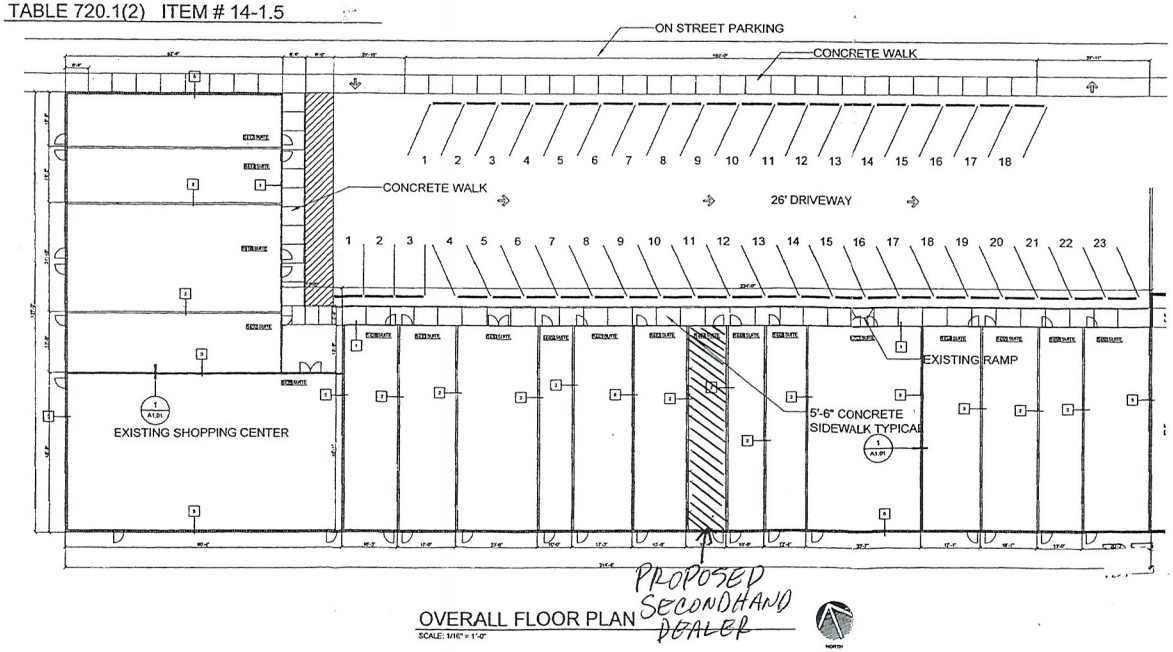
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (Inches) 4 hour	3 hour	2 hour	1 hour
14. Wood studs—interior partition with gypsum wallboard each side	14-1.1[k,m]	2" × 4" wood studs 16" on center with two layers of 3/8" regular gypsum wallboard[e] each side, 4d cooler[e] or wallboard[e] nails at 8" on center first layer, 5d cooler[e] or wallboard[e] nails at 8" on center second layer with laminating compound between layers, joints staggered. First layer applied full length vertically, second layer applied horizontally or vertically	—	—	—	5
	14-1.2[k,m]	2" × 4" wood studs 16" on center with two layers 1/2" regular gypsum wallboard[e] applied vertically or horizontally each side[j], joints staggered. Nail base layer with 5d cooler[e] or wallboard[e] nails at 8" on center face layer with 8d cooler[e] or wallboard[e] nails at 8" on center.	—	—	—	5 1/2
	14-1.3[k,m]	2" × 4" wood studs 24" on center with 5/8" Type X gypsum wallboard[e] applied vertically or horizontally nailed with 6d cooler[e] or wallboard[e] nails at 7" on center with end joints on nailing members. Stagger joints each side.	—	—	—	4 3/4
	14-1.4[l]	2" × 4" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) parallel to studs. Wallboard attached with 6d cooler[e] or wallboard[e] nails at 7" on center.	—	—	—	4 3/4
	14-1.5[k,m]	2" × 4" wood studs 16" on center with two layers 5/8" Type X gypsum wallboard[e] each side. Base layers applied vertically and nailed with 6d cooler[e] or wallboard[e] nails at 9" on center. Face layer applied vertically or horizontally and nailed with 8d cooler[e] or wallboard[e] nails at 7" on center. For nail-adhesive application, base layers are nailed 6" on center. Face layers applied with coating of approved wallboard adhesive and nailed 12" on center.	—	—	6	—
	14-1.6[l]	2" × 3" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[e] applied with face paper grain (long dimension) at right angles to studs. Wallboard attached with 6d cement-coated box nails spaced 7" on center.	—	—	—	3 3/4
15. Exterior or interior walls	15-1.1[k,m]	Exterior surface with 7/8" drop siding over 1/2" gypsum sheathing on 2" × 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" × 4" wood stud partitions. Gypsum sheathing nailed with 1 3/4" by No. 11 gage by 7/16" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[k,m]	2" × 4" wood studs 16" on center with metal lath and 7/8" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5 7/8
	15-1.3[k,m]	2" × 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	3 3/4" No. 16 gage noncombustible studs 16" on center with 7/8" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.			—	Varies[f]

(continued)

TABLE 720.1(2) ITEM # 14-1.5



1 A1.01 WALL PARTITION
1/2" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

CHARLESTON BLVD.

WALL TYPES

1. STORE FRONT WINDOW SYSTEM WITH 2"X6" WOOD STUDS WITH MF 3 COAT STUCCO 6" SOUND INSULATION IN ALL WALL CAVITIES. EXTEND TO THE UNDERSIDE OF STRUCTURE
2. EXISTING DEMISING WALLS
3. AREA SEPARATION WALLS (SHEET A1.01 2003 IBC FIRE-RATING TABLE 720.1(2))
4. NOT USED
5. EXISTING CMU WALL

NOTE:

LEGEND

AREA SEPARATION WALLS
INDICATES EXISTING CMU WALL
EXISTING DEMISING WALLS
NOTE:

GENERAL NOTES

CEILING TYPE SCHEDULE

GYPSUM BOARD CEILING ON 6X6/NO.6AGE
PENDANT DIRECT/ INDIRECT EXISTING FLUORESCENT LIGHT FIXTURE
CEILING HEIGHT
NEW RECESSED EXHAUST FAN 100CFM
EXISTING SURFACE MOUNTED FIXTURE

CEILING NOTES

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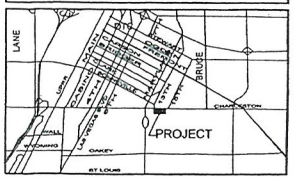
KEY PLAN



© Melvin Green Architect, Ltd. 2004

REVISIONS | BY

MELVIN D. GREEN REGISTERED 2249 ARCHITECT STATE OF NEVADA
AUG 30, 2004

MGA Melvin Green Architect, Ltd. ARCHITECTURE • COMMERCIAL • RESIDENTIAL
3305 W. Spring Mountain Rd., Suite 82 • Las Vegas, NV 89102 • (702) 362-6672

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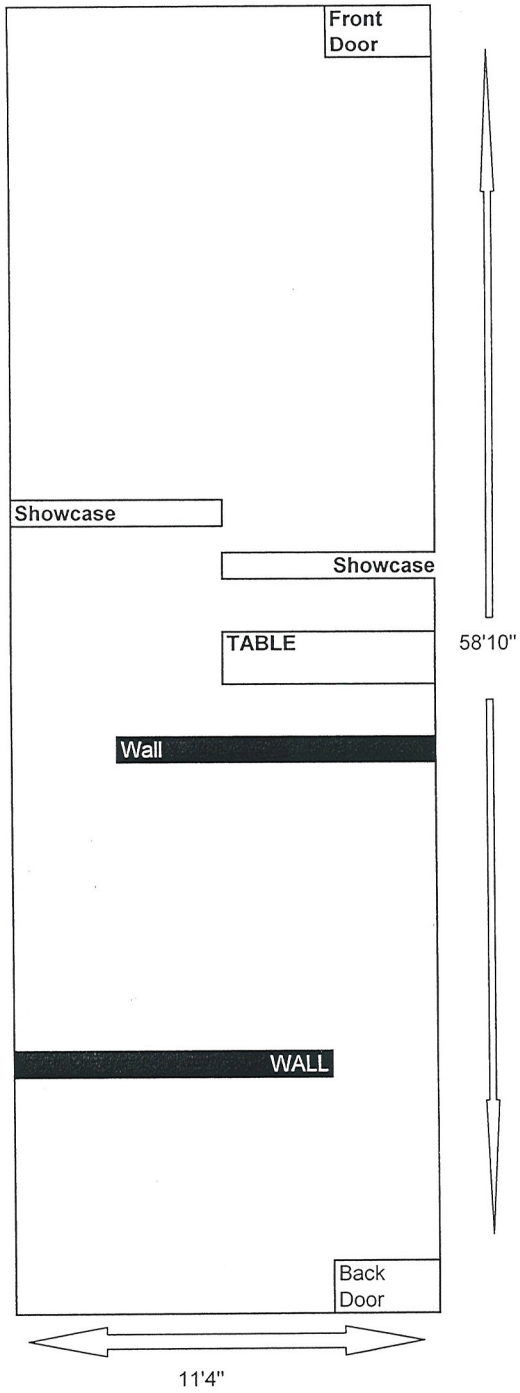
PROJECT: LAFAYETTE SQUARE
WORLDWIDE A's JEWELRY
1944 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL FLOOR PLAN & DETAIL

DATE: 06-30-04
SCALE: AS INDICATED
DRAWN: MG/BW
JOB NO: 2004-0431

SHEET A1.01
OF SHEETS

SUP-38275



WORLDWIDE A'S JEWERY LLC
1444 E CHARLESTON BLVD
LAS VEGAS, NV 89104

RECEIVED
JUN 17 2010

N

SUP-38275

June 10, 2010

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

RE: Worldwide A's Jewelry LLC
Letter of Justification for a Special Use Permit/Second Hand Dealer/Jewelry Class III

Location: 1444 E Charleston BLVD Las Vegas, NV 89104
650sqft

Sir/Madam:

Hello, I am sending this letter to justify our intentions in obtaining a special use permit to be able to operate Second Hand Dealer / Jewelry Class III. Therefore, please allow me to share my goals with you in creating a difference in our community and environment.

Due to the downturn of our economy and our market's consistent decline, it has been especially difficult for many to make ends meet. Hence, having an alternative for our community to buy or sell the jewelry that they no longer use can help them significantly as gold prices are increasingly daily. We are going to buy, sell and trade used articles. In addition, we are also buying precious metal and broken jewelry to be melted in the form of cash.

Such operation will be managed by me, the owner, Lilibeth Gonzales with the help of my son, Mark Gonzales. No additional employees needed to fulfill the position needed for the license requested. The hours of operation will be from Monday – Saturday from 10am to 7pm, and Sundays from 10am to 6pm. We will be incorporating the permit requested in conjunction with our current license issued for the sale and service of wireless and other communication devices.

The demand for gold and other various metals are far more than what we are able to supply. Ergo, compensating our community for buying their scrap gold not only helps them, but it also helps our environment by saving our natural resources.

Most of the gold that comes from the United States is mined from our great state, Nevada. Study shows that the Mines consume more water than all of our State's population combined; not to mention, the distress it brings our planet and animal life when the chemicals and solvents are drained and discarded in our ecosystem. So, we are seeking the approval of your office to issue a special use permit on our behalf.

Hoping for your kind consideration. Your immediate attention is greatly appreciated. Thank you.

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JUN 17 2010

Respectfully yours,

Lilibeth Gonzales
Applicant Owner

City of Las Vegas Agenda Item No.: **38.**

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

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

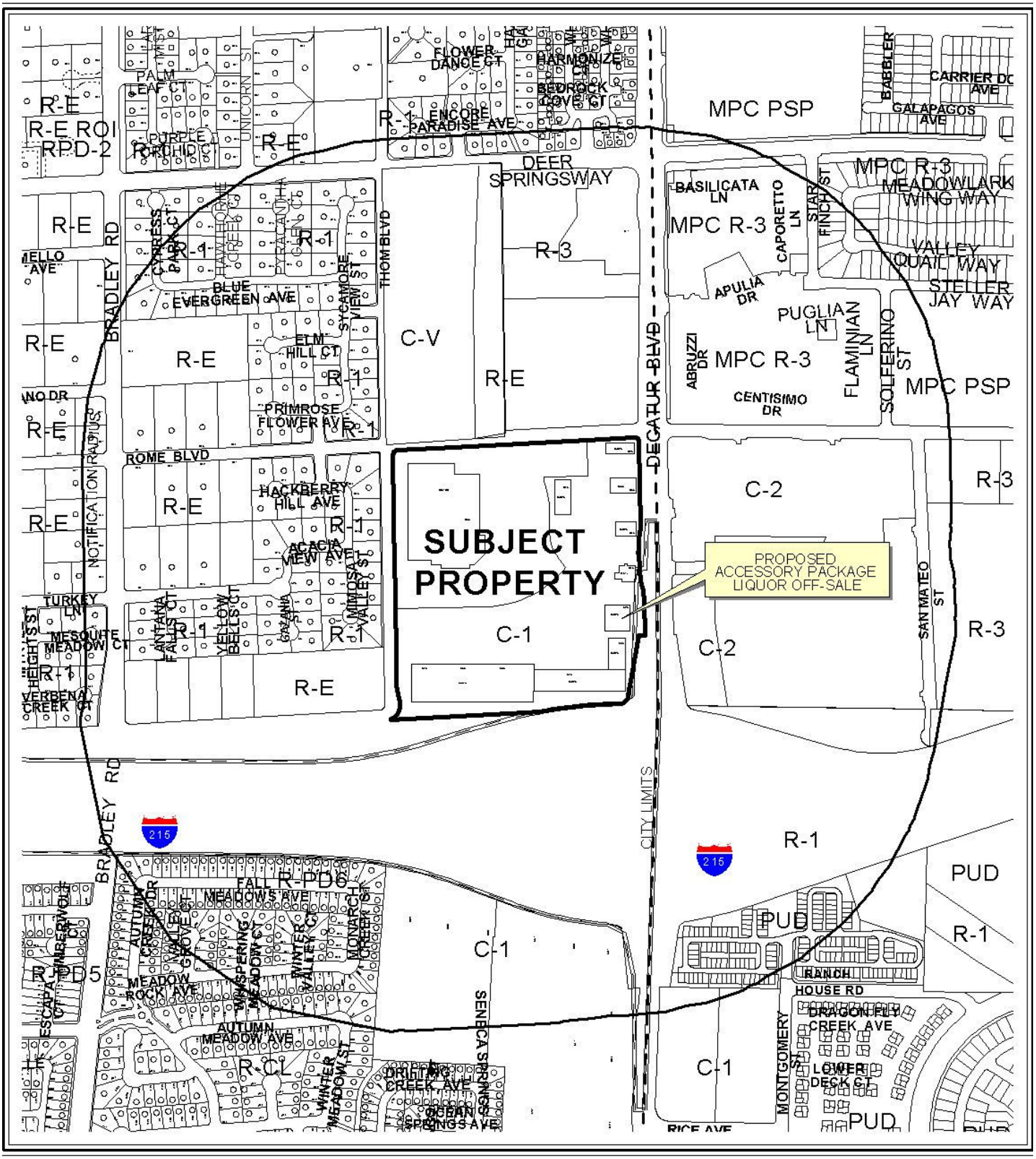
SUBJECT:
SUP-38276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR AN 81 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 6495 North Decatur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

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

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

RECOMMENDATION:
Staff recommends

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



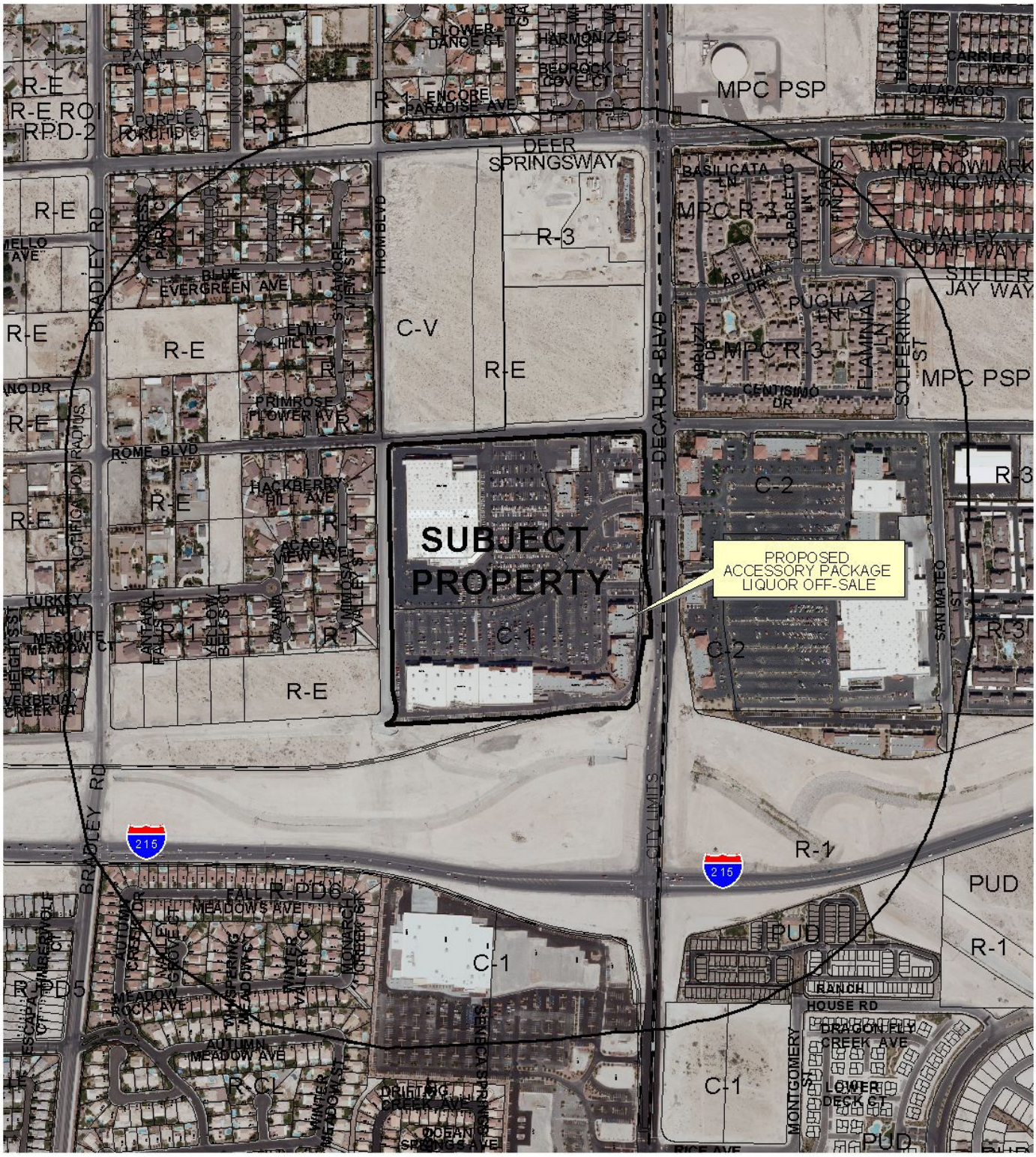
0 300 600 Feet

CASE: **SUP-38276**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-38276**

RADIUS: 1500 FT

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



SUP-38276

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38276** APN: 125-24-811-003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Robert M. Silverman of Walgreen Co.

Name of Representative: Jennifer Roberts of Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark D. Linehan

Subscribed and sworn before me

This 27 day of May, 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: 125-27-811-003

Signature of Property Owner: _____

Print Name: Mark Lingham

Subscribed and sworn before me

This 12 day of May , 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

RECEIVED
MAY 13 2010

10783

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6495 North Decatur Boulevard

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

Assessor's Parcel #(s) 125-24-811-003 **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER Shadow Mtn. Marketplace LLC **Contact** Wynmark Company

Address 5330 Debbie Road #100 **Phone:** (805) 967-6040 **Fax:** (805) 967-7089

City Santa Barbara **State** CA **Zip** 93111

E-mail Address none

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

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

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

E-mail Address Rebecca.Lidskin@walgreens.com

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

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

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name MARK LINEHAN

Subscribed and sworn before me

This 3rd day of November, 20 09.

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38276
Meeting Date:	CC 12/16/09
Total Fee:	1280
Date Received:*	5/13/10
Received By:	MREA

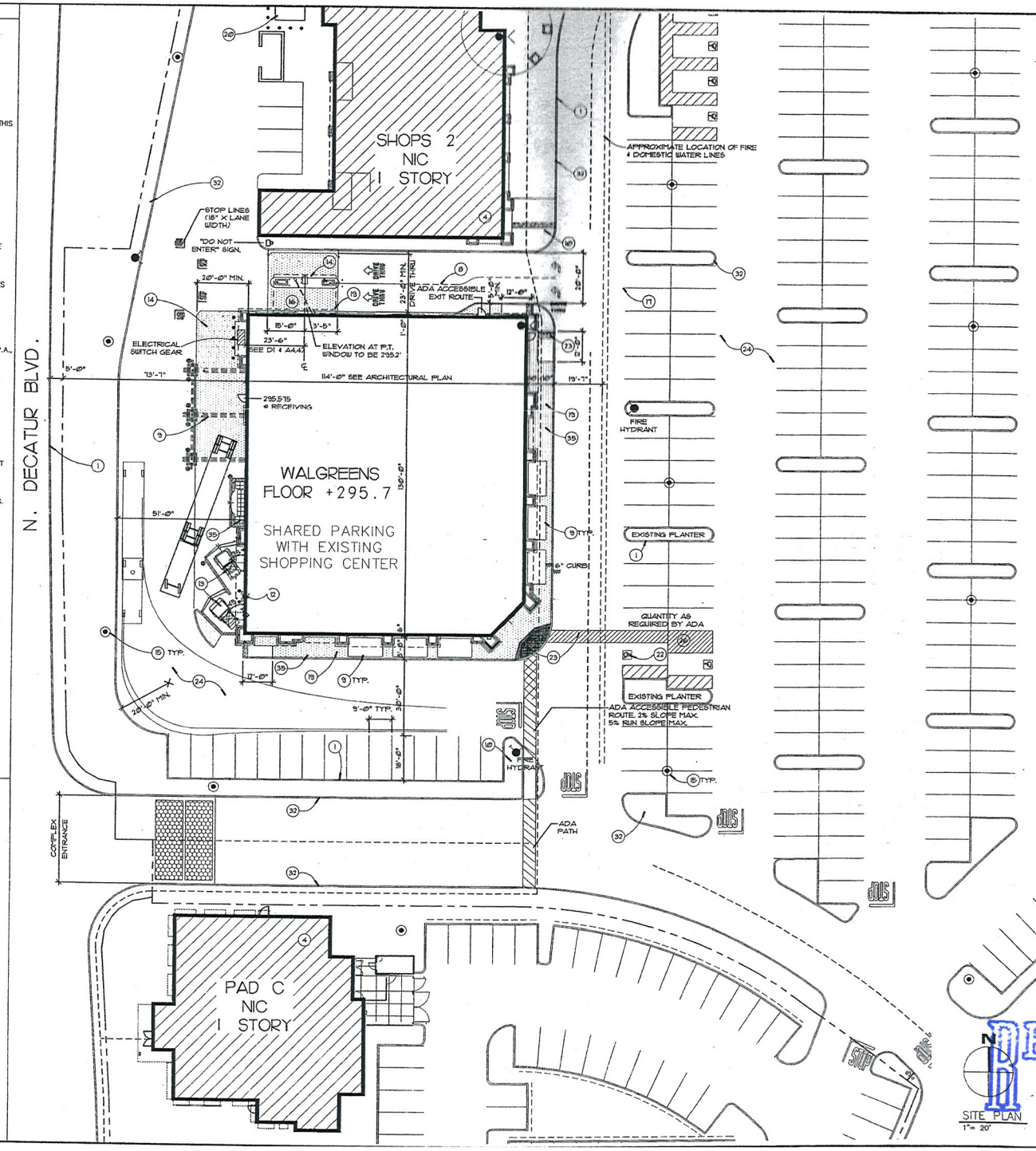
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

#10783

SITE PLAN KEYED NOTES

1. PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
2. 65 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C6.1.
3. NOT USED.
4. IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORIES AND DISTANCE FROM PROPERTY LINE.
5. SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE.
6. CONCRETE APRON TO D.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/ TRAILER WITHOUT ROLLING ONTO CURB. SEE CRITERIA NOTE #9, THIS SHEET. DIVIDE DRIVEWAY INTO LANES W/STRIPING.
7. LIMIT OF HEAVY DUTY ASPHALT PAVING.
8. 50'L X 4"W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER.
9. LINE OF CANOPY ABOVE.
10. 12"x18" "DO NOT BLOCK ENTRANCE" SIGN. SEE DETAIL 11/C0.0.
11. NOT USED.
12. GAS METER WITH BOLLARDS.
13. COMPACTORS. SEE SHEET C6.2.
14. LINE OF CONCRETE PAD.
15. LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. COORDINATE WITH EXISTING SITE LIGHTING PACKAGE.
16. CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
17. PROVIDE LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
18. NOT USED.
19. CONCRETE SIDEWALK. SEE SHEET A1.1 – KEYED NOTE #2.
20. PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A., ANY OTHER LOCATIONS).
21. ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'-4" CLEAR.
22. ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL.
23. ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5% ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
24. ASPHALT PAVING.
25. YELLOW PAINT STRIPING (TYPICAL).
26. ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A.–ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% (2 % MAX.) SLOPE IN ALL DIRECTIONS.
27. TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.).
28. PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
29. INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
30. SPOT ELEVATION AT STREET INTERSECTION.
31. SHARED MONUMENT ID SIGN TO BE PROVIDED BY OTHERS.
32. INDICATE ALL OFF-SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED.
33. ALL END ISLANDS TO BE 3'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED, DETAIL ROLLOVER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
34. RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED).
35. WALKS WITHOUT COLUMNS CAN BE 7'-0"W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-6" CLEAR TO EDGE OF CURB. SOUTHERN PROTOTYPE WALK TO BE 10'-0"W MIN.
36. TOTE ENCLOSURE.
37. DETECTABLE WARNING SURFACE, 36" DEEP.
38. STORM CATCH BASINS TO BE 50' MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE.
39. LIGHT POLES, LANDSCAPINGS, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON.



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

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

STORE NUMBER 10783

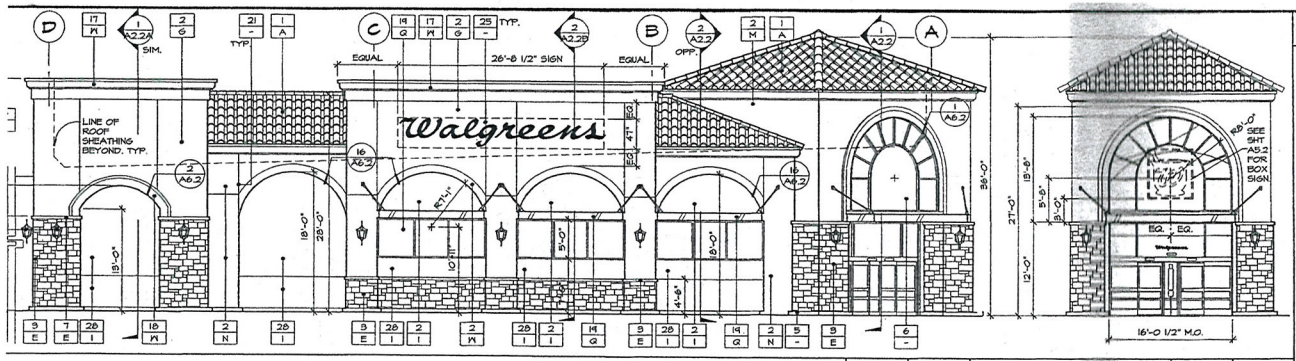
PROJECT NAME
WALGREENS STORE
6495 NORTH DECATUR
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN - BEER & WINE

CADD PLOT: 10783-A01-SW-16NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/20 =1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:
DRAWING NO. A0.1

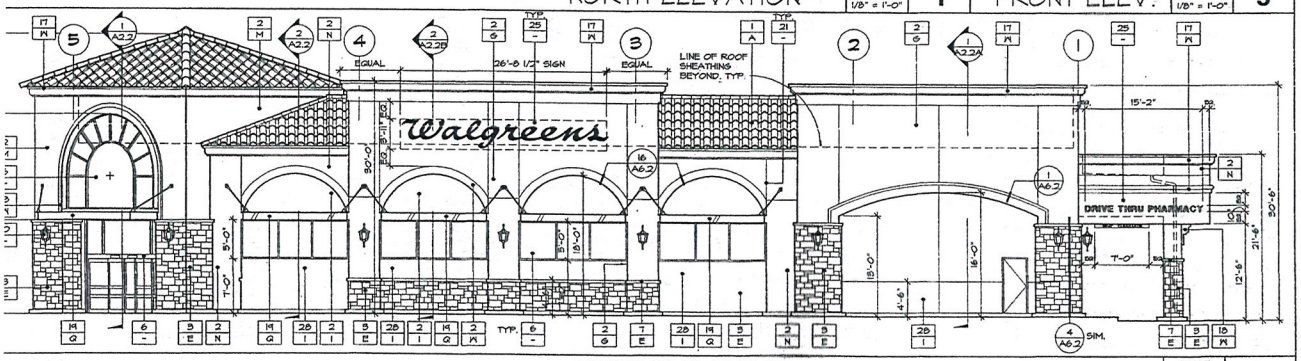
RECEIVED
MAY 13 2010

SUP-38276

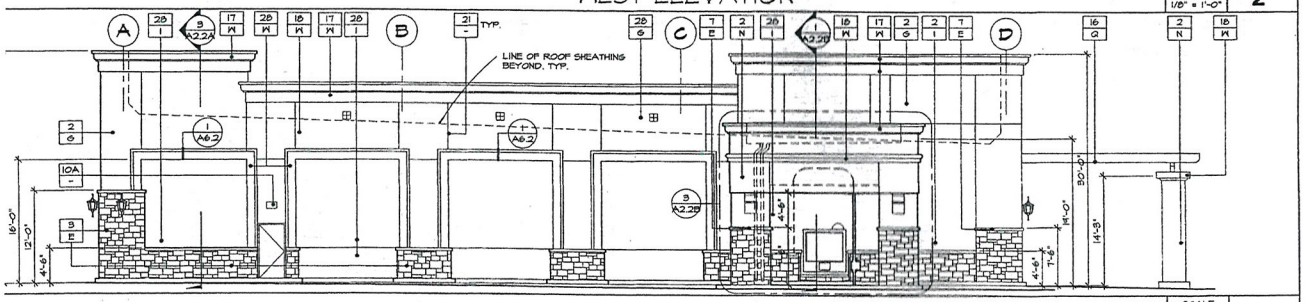


NORTH ELEVATION — SCALE 1/8" = 1'-0" — 1

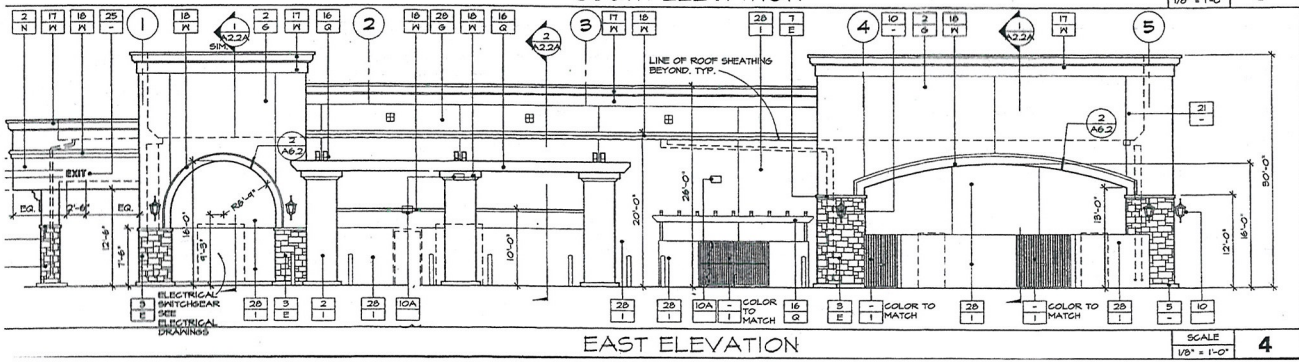
FRONT ELEV. — SCALE 1/8" = 1'-0" — 5



WEST ELEVATION — SCALE 1/8" = 1'-0" — 2



SOUTH ELEVATION — SCALE 1/8" = 1'-0" — 3



EAST ELEVATION — SCALE 1/8" = 1'-0" — 4

EXTERIOR MATERIALS

1	CLAY ROOF TILE - TWO PIECE TILE, "DELEOCKAY TILE CO." SEE MANUFACTURERS SPECIFICATIONS ICBO - ER 5416 LARR 24084 PHONE: (909) 674-1578
2	7/8" EXTERIOR CEMENT PLASTER ON METAL LATH OVER 2 LAYER OF BLDG. PAPER O/ WD OR STEEL STUDS, 20/30 FINE SAND FINISH. WATER PROOFING. APPLY FLEXIBLE EXTERIOR ELASTOMERIC TEXTURE COATING W/ COLOR. APPLY IN STRICT ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS.
3	STONE VENEER BY EL DORADO STONE (800) 847-4674 (4 A6.2)
4	CONCRETE SIDEWALK.
5	CONCRETE CURB BASE - STANDARD GRAY SMOOTH TROWEL FINISH
6	ARCADIA ALUMINUM STOREFRONT SYSTEM (SEE SCHEDULE) (CLEAR ANODIZED)
7	WAINSCOT SILL SEE DETAIL
8	FABRIC AWNING
9	MISCELLANEOUS SHEET METAL FLASHING, COPING, DOORS, ELECTRICAL EQUIPMENT, HAND RAILS, GUARD RAILS ETC., SHEET METAL SHALL BE MIN. 24GA.
10	WALL MOUNTED DECORATIVE LIGHT FIXTURE BY ART MANUFACTURERS (714) 540-4125
10A	WALL MOUNTED FIXTURE. (SEE ELECTRICAL DRAWINGS)
11	MASONRY BLOCKS A) SPLIT FACE BLOCK. B) PRECISION BLOCK BRICK VENEER.
12	
13	METAL DOORS/FRAMES, VENTS, MISC. STEEL METAL ARBOR. PAINT TO MATCH ADJACENT SURFACE.
14	MASONRY EXPANSION JOINT SEE DETAIL 8/A6.2. LOCATE EXTERIOR CEMENT PLASTER EXPANSION JOINT OVER MASONRY EXPANSION T/A6.2.
15	1/4" FROSTED GLASS
16	STEEL TRELLIS
17	FOAM CORNICE W/ PLASTER FINISH #20 SAND FINISH PLASTER COAT OVER SYNTHETIC BASE COAT.
18	FOAM TRIM / MOULDING W/ PLASTER FINISH; #20 SAND FINISH PLASTER COAT OVER SYNTHETIC BASE COAT.
19	METAL AWNING
20	PRECAST CONCRETE COLUMNS BY CONC. DESIGNS INC. (CDI) COLOR - TY 80 "YOCCA". (SANDBLASTED)
21	1/2" METAL PLASTER REVEAL. PAINT TO ARCH ADJACENT SURFACE.
22	1" METAL PLASTER REVEAL. PAINT TO MATCH ADJACENT SURFACE.
23	CONTROL JOINT, PAINT TO MATCH ADJACENT SURFACE SEE DETAIL (4 A6.2)
24	ACCENT TILES BY DALTILE (800) 933-TILE, WWW.DALTILE.COM
25	WALGREENS SIGNAGE. PROVIDE 5/8" PLYWD. BACKING & BLOCKING AS REQUIRED FOR SIGNS. (SEE SPECIFICATIONS & PLANS FOR INDIVIDUAL DETAILS)
26	BUILDING AND/OR CANOPY BEYOND.
27	BOLLARD (SEE FLOOR PLAN FOR TYPE AND FINISH).
28	7/8" EXTERIOR CEMENT PLASTER ON STANDARD UNIT PRECISION BLOCK GRAY, 20/30 FINE SAND FINISH. PAINT TO MATCH COLORS AS NOTED.

EXT. COLORS AND FINISHE

ROOFING

A	DELEO CLAY TILE CO. (909) 674-1578	TUSCANY
B	EAGLE ROOFING PRODUCTS (800) 300-EAGLE	SHEDTST MONTECITO BLEND
C	BRICKS	
D	CORONADE STONE PRODUCTS (800) 847-8663	2 1/2"x8" SPECIAL US RED USED
E	STONE ELDORADO STONE (800) 925-4491	HILLSTONE BERGAMO
F	ELDORADO STONE (800) 925-4491	CASTAWAY STACKED STONE

PAINTS

G	SHERWIN WILLIAMS - SW 2029 - GAEN STONE
H	SHERWIN WILLIAMS - SW 6122 - CAMELBACK
I	101 - 371 - COUNTRY CORK
J	SHERWIN WILLIAMS - SW 2804 - TYCOON BROWN
K	SHERWIN WILLIAMS - SW 1131 - ANTIQUE WHITE
L	SHERWIN WILLIAMS - SW 6178 - CLAY SAGE
M	SHERWIN WILLIAMS - SW 6050 - COLONIAL YELLOW
N	SHERWIN WILLIAMS - SW 1967 - YELLOW FLICKER
O	SHERWIN WILLIAMS - SW 6527 - BOLD BRICK
P	SHERWIN WILLIAMS - SW 2964 - DOMICILE BLUE
Q	SHERWIN WILLIAMS - SW 3024 - TAVERN TAUPE
R	SHERWIN WILLIAMS - SW 2921 - BONFIRE
S	SHERWIN WILLIAMS - SW 23011 - GOLDEN GATE COSTCO ONLY

METAL PANEL SIDING

T	SHERWIN WILLIAMS - SW 6061 - RED ACCENT
U	SHERWIN WILLIAMS - SW 1122 - ECHELON EGRU
V	SHERWIN WILLIAMS - SW 2849 - DUSUST MOON
W	SHERWIN WILLIAMS - SW 1601 - COLLECTORS WHITE
X	SUNBRELLA FIRESIST - #8691 - BURGUNDY
Y	SUNBRELLA FIRESIST - #8697 - FOREST GREEN
Z	SUNBRELLA FIRESIST - #8626 - NAVY BLUE

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL, COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
2. PROVIDE CONTINUOUS 2X BLOCKING IN WALL FOR SIGN AGE ATTACHMENTS. COORDINATE WITH SIGN CONTRACTOR.
3. 7/8" THICK EXTERIOR CEMENT PLASTER, TYP. ON STUD WALLS, WHERE PLASTER FINISH IS CALLED OUT.
4. CONSTRUCTION JOINTS OF THE EPS FOAM CORNICE SHALL BE 20'-0" O.C. (MAXIMUM)
5. NOT USED.
6. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS.
7. PRIOR TO PAINT OR STUCCO COLOR COAT BEING APPLIED TO ANY BUILDINGS, THE CONTRACTOR SHALL PAINT A TEST PATCH ON THE BUILDING INCLUDING ALL COLORS. THE REMAINDER OF THE BUILDING MAY NOT BE PAINTED UNTIL INSPECTED AND APPROVED BY THE ARCHITECT AND OWNER.
8. PROVIDE 5 GALLONS EA.(PER COLOR) OF UNOPENED EXTERIOR PAINT.
9. PAINT ALL EXPOSED METAL FLASHING, PIPES, EQUIPMENT, ETC. TO MATCH ADJACENT SURFACE (TYP.)
10. REFER TO EXHIBIT "C" FOR STOREFRONT INFORMATION.

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

STORE NUMBER 10783

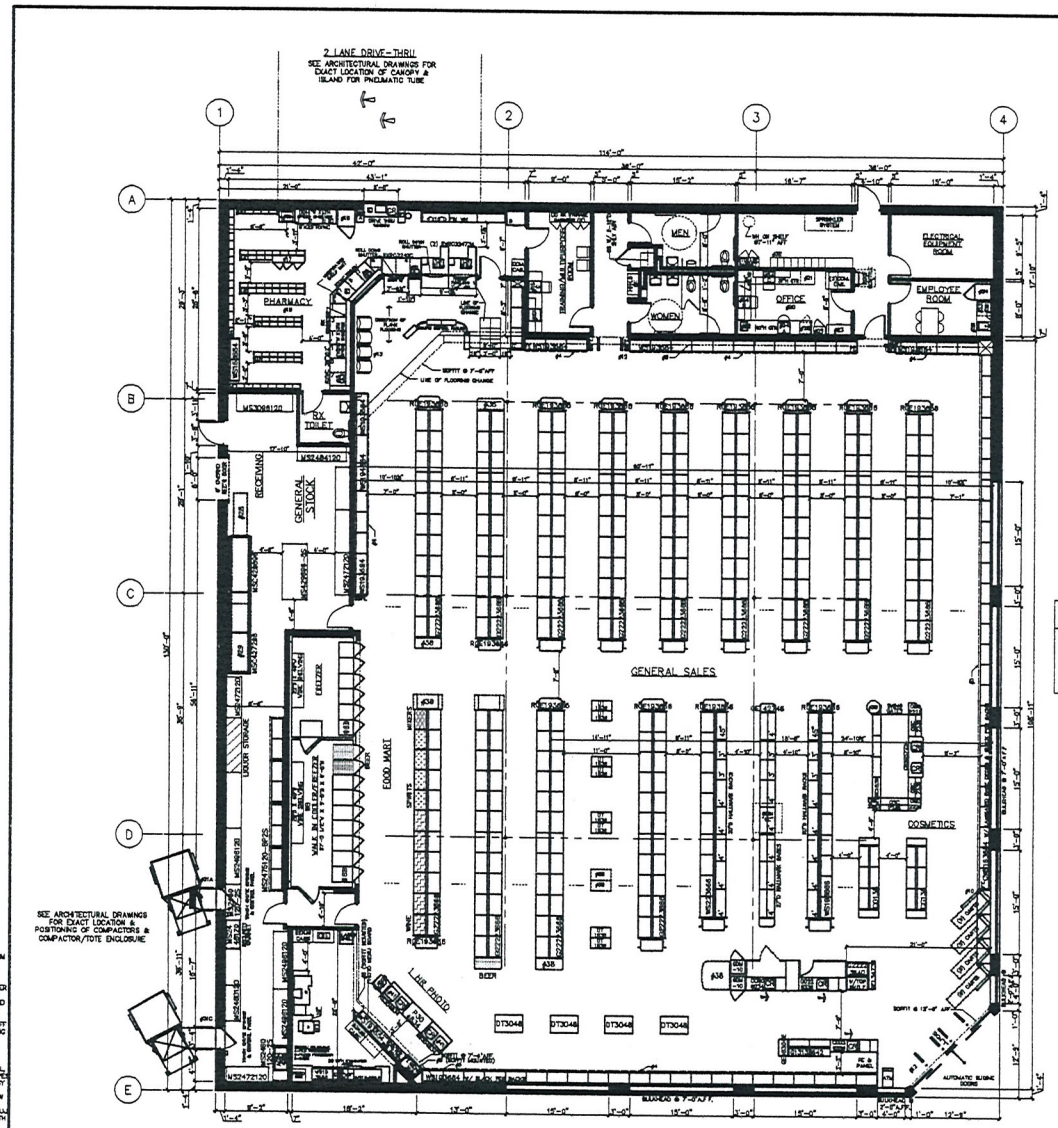
PROJECT NAME
WALGREENS STOR
6495 NORTH DECATUR
LAS VEGAS, NV

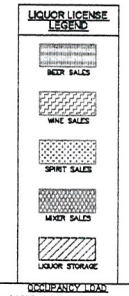
DRAWING TITLE
EXTERIOR ELEVATION - BEER &

CADD PLOT: 10783-A21-BW-16NOV09
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/8" = 1'-0"
DRAWN BY: B. HESTER
DATE: 11/16/09
REVIEWED BY:
DR/
OF

RECEIVED
MAY 13 2010

SUP-38276





OCCUPANCY LOAD

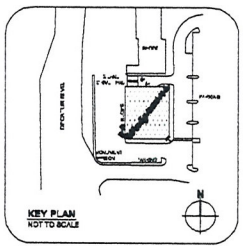
TOTAL OCCUPANCY: 441

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 80.25 SQ. FT.

TOTAL SALES: 9432 SQ. FT.

% SALES FLOOR DEVOTED TO LIQUOR = .85%



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND WALL MARKING @ 10'-0" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
SIGN "L" LIQUOR / THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANES
SIGN "CA" CALIFORNIA ACCESSABILITY SIGN. (5'-4" TO BOTTOM OF SIGN)

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

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

GENERAL NOTES

GENERAL SALES AREA:
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. COSMETIC CORNICE
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FUTURE VTO UNLESS NOTED)
6. CARPET TILES & DESIGN LINES FURNISHED AND INSTALLED BY WALGREENS (WHERE SHOWN)
7. MASTER-BILT REACH-IN REFRIGERATION. (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 3" AT EACH END FOR END PANELS)
   A. ___ VO-26: 6'-0"W X 43 7/8"D X 81 3/4"H
   B. ___ VO-39: 9'-0"W X 43 7/8"D X 81 3/4"H
   MODEL TEL-ENDLESS REACH-IN FREEZERS (ADD 3" AT EACH END, FOR END PANELS)
   C. ___ TEL-34-74: 1'-4"W X 2'-3 3/4"D X 6'-7"H
   D. ___ TAK-48HD: 8'-0"W X 36 1/4"D X 6'-6"H
   E. ___ AWI-96G WALK OVER FR: 10'W X 29'1"D X 7'6"H
8. MASTER-BILT WALK-IN COOLER, PROVIDE
   8 #1000R COOLMASTER DOORS 3'-0" X 6'-10" EACH AND
   8 #1000R FREEZEMASTER DOORS 3'-0" X 6'-10" EACH BY ANTHONY
   A. ___ DOOR(S): FOR EACH DOOR PROVIDE (1) ___ D REV-A-SHELF DRAWER SHELVES: UPPER (5) WITH SLIDES AND LOWER (3) WITH ROLLERS COMPLETE WITH UPRIGHTS
   B. ___ DOOR(S): FOR EACH DOOR PROVIDE SPD 5-D-7 NYLA-LITE SHELVING SYSTEM
   C. 8 DOOR(S): ___ D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 8 DOOR(S): FOR EACH DOOR PROVIDE 3 PPD ANTHONY SHIP VPS
   E. ___ DOOR(S): FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MONOMAX DECK BRACKETS
   F. ___ DOOR(S): ___ D DOUBLE DECK ROLLER CONVEYOR
9. ICC CHEST SYVENDOR
10. CART RAILS W/ DISPLAY SHELF & SEAT WALL ABOVE
11. PROVIDE A 4"H BLACK VINYL BASE AT ALL CHECKLOTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (4) SEATS
14. PROVIDE CONDUIT FOR FUTURE ROBOTICS
15. COMPUTER TERMINAL
   15A) INTERFACE IN LIB TERMINAL
   15C) TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER BUMPER. RX UNDERCOUNTER INSERTS:
   #1 - RX 3 DRAWER FILE INSERT
   #3 - RX 3 DRAWER FILE INSERT
   #3 - RX OPEN INSERT
   #4 - RX CONSULTATION COUNTER UNIT
   #5 - RX PRINTER INSERT
   #6 - RX 3 DRAWER FILE INSERT
   #7 - RX OPEN INSERT WITH CPU SHELF
   #8 - RX OPEN CABINET
   #9 - RX 10 DRAWER FILE CABINET

CASHIER:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. HONOR
23. LATERAL FILE
24. OFFICE COMPUTERS
   24A) POS TERMINAL
   24B) AS400 TERMINAL
   24C) OPTICS P.O.
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)

STOCKROOM:
28. VERTAFLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLL PR CONVEYOR
31. BCC ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
   31A) TRASH COMPACTOR
   31B) BALER
   31C) CARD BOARD COMPACTOR

EMPLOYEE LOCKERS:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKER W/ PERFORATED DOORS, (5) 5 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. P.O.W.M.I.A. & EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 6" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 4'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:
37. ___ ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (LIND PANEL) IN HUMAN
39. PROVIDE OPENING FOR DAMAGED GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NUWRAP/LIN MADE BY VULKEM
41. PICTURE CARE PLUS TERMINAL

*A.D.A. DOOR CLEARANCES	EXECUTIVE APPROVAL		DATE
	SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	PROTOTYPE	
	SENIOR VICE PRESIDENT STORE OPERATIONS		
	VICE PRESIDENT STORE OPERATIONS		
*ADDITIONALITY REQUIRED MAY VARY WITH LOCAL JURISDICTIONS APPROACH TO DOOR SWING	REVIEWED BY:	C ED GRIN 05.10.06 / B LEVAS 05.10.06	

FIXTURE LEGEND

2 GONDOLA (EA SIDE)	19'-6" D.	36" W.	66" H.	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH, EXAMPLE:	
08 GONDOLA END	16" D.	36" W.	66" H.	DT DISPLAY TABLE	30" D.	48" W.
WB WALL	15" D.	36" W.	84" H.			

*SEND NOTIFICATION FOR CEILING AND GROUNDS TO FINISHED END WALLS

GENERAL SALES

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	*TOTAL NEW
GEN SALES	NEW	9432	1172	1364		12,968
	EXIST'G					
FOOD MART	NEW	600				600
	EXIST'G					
RX	NEW	723				723
	MOD'D					
RX WAIT'G	NEW	204				204
	EXIST'G					
1 HOUR PHOTO	NEW	436				436
	EXIST'G					
LIQUOR	NEW					
	EXIST'G					
SSMT	NEW					
	EXIST'G					
2ND FLOOR	NEW					
	EXIST'G					
TOTAL: NEW		11,884	1772	1364		14,820
TOTAL EXIST'G						

TOTAL AREA: "FRB" FLOOR 14,820 SQ.FT.
TOTAL AREA: OTHER LEVELS 0 SQ.FT.
GROSS AREA INCLUDING ALL (MAIN / MEN'S & ALL LEVELS): 14,820 SQ.FT.
RX SHELVING LINEAL FEET: 67 LN.FT.

NO.	DATE	BY	DESCRIPTION	CONST
			REVISED PLAN TO INCLUDE: ADD NEW END STAND TO TANDEM CHECKOUT GONDOLA PER CORP NUMOS; REPLACE 6' SECURITY CABINET W/ 4' CABINET PER DREAM TEAM; REVISE CORNER PHARMACY TO "PHARMACY OUT" DESIGN PER UPPER MANAGEMENT AND PHARMACY SERVICES;	
1	09/17/07	KK		

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 10783

PROJECT NAME
WALGREENS STORE
(NWC) DECATUR & I-215
LAS VEGAS, NEVADA

DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: 10783-01-08-1788PT07
SCALE: 1/8"=1'-0"
DRAWN BY: K KESTERSON
DATE: 09/29/06
REVIEWED BY:
VOID PLOT:
SUPERSEDES PLAN DATED:
DRAWING NO. D1
SHT. OF DWGS.

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

PROJECT DATA

TYPE		GENERAL SALES	FOOD MART
NEW LOCATION	■	PHARMACY ■	SECURITY □
NEW LOCATION EXISTING BLDG	□	1 HOUR PHOTO ■	24 HOUR STORE □
REMODEL	□	LIQUOR □	OTHER □

SQUARE FOOT AREA SUMMARY

(EQUIP.07.0102 REVISED) FIRST CHECK-SET: REVISE WALK-IN COOLER FROM OPEN FRONTS TO DOORS AND FROM 8'-6 1/2" DEEP TO 8'-8" DEEP PER UPPER MANAGEMENT; REVISE WALL AT WALK-IN AND PHOTO ACCORDINGLY; RELOCATE "X" FOR FUTURE 3RD DROP-OFF TERMINAL FROM FILLING COUNTER TO 8' SIDE WORK COUNTER; ELIMINATE "C" FOR FUTURE 3RD CONSULTATION TERMINAL; REMOVE THEATER ROPES AND ADD 2ND PRIVACY PANEL AT CONSULTATION WINDOW PER PHARMACY; REVISE FILM PHOTO EQUIPMENT WITH NORITSU PHOTO EQUIPMENT PER PHOTOFINISHING; REPLACE TECHNICAL EQUIPMENT CABINET IN OFFICE WITH (2) COMMUNICATION CABINETS PER CORPORATE PURCHASING & IT; ADD (2) CDM-10 COOLERS AT TANDEM CHECKOUT PER PURCHASING; UPDATE HEIGHT OF SIGN "DA" TO 6'-0" IN INTERIOR HANGING SIGN NOTES.

PROTOTYPE: R11413D (09-28-2006)

SUP-38276

MAY 13

LIONEL SAWYER & COLLINS

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

May 13, 2010

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

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

*ADMITTED IN CA ONLY

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

VIA HAND DELIVERY

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

RECEIVED
MAY 13 2010

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

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of 81 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6495 North Decatur Boulevard. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is located within a large commercial complex on a major thoroughfare and is abutted by Interstate 215. There are other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

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

SUP-38276

Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Additionally, the 81 square foot space devoted to packaged beer, wine, and liquor sales is less than 1% of the overall retail floor area.

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

As Walgreens is currently operating and the addition of packaged beer, wine, and liquor for sale is compatible with the surrounding area, we respectfully request a special use permit for the addition of 81 square feet of accessory "off-sale" packaged beer, wine, and liquor sales.

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 13 2010

SUP-38276

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

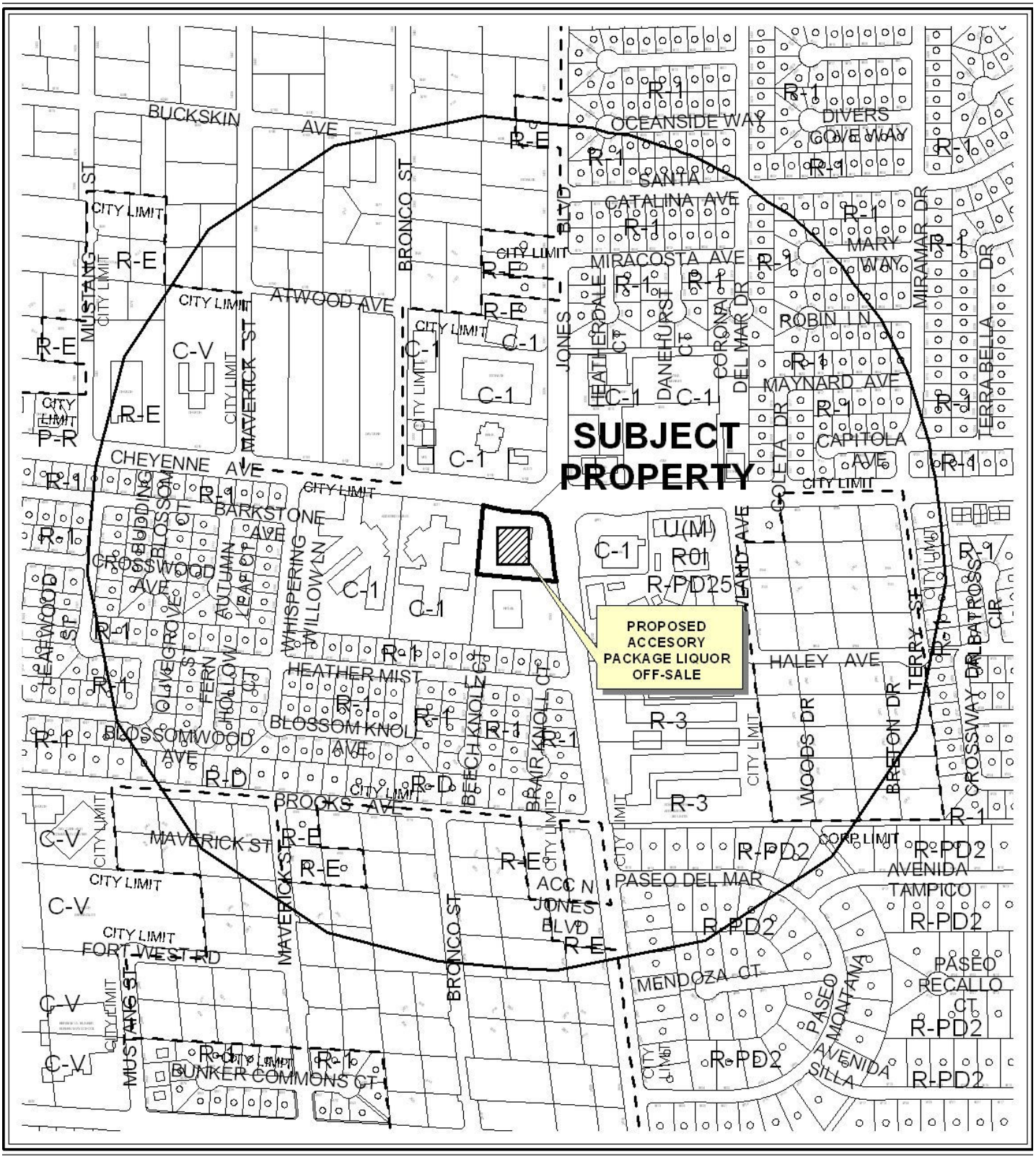
SUBJECT:
SUP-38340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008),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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-38340**

RADIUS: 1500 FT

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



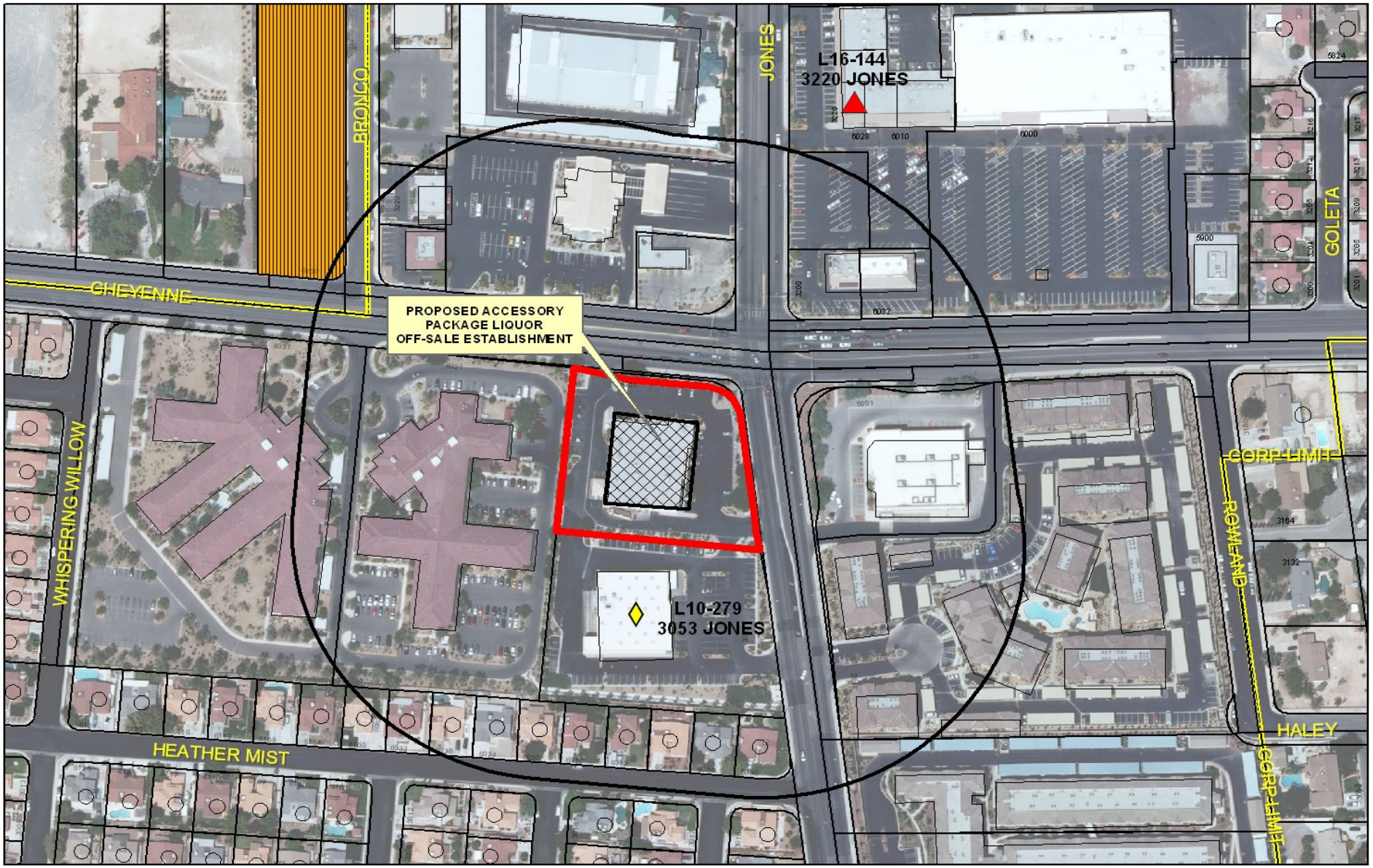
0 300 600 Feet

CASE: **SUP-38340**

RADIUS: 1500 FT

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

N



SUP-38340

Business Licenses

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

N

4855

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38340** APN: 138-14-501-008

Name of Property Owner: L V 2 N W LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT DiMucci President of JMC-27, Inc., Managing Member of LV2NW, LLC

Subscribed and sworn before me

This 3RD day of November, 2009

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LISA A DIGIACOMO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/23/10

RECEIVED
MAY 26 2010

4855

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6001 West Cheyenne Avenue

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

Assessor's Parcel #(s) 138-14-501-008 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER L V 2 N W LLC **Contact** [redacted] Lisa Di Giacomo 963-6151

Address JMC Development PO Box 1759 **Phone:** (847) 654-0820 **Fax:** (847) [redacted]

City Palatine **State** IL **Zip** 60078

E-mail Address none

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

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

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

E-mail Address Rebecca.Lidskin@walgreens.com

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

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

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT DIMUCCI President of JMC-27, Inc., MANAGING MEMBER OF LV2NW, LLC

Subscribed and sworn before me

This 3RD day of November, 20 09.

Lisa A DiGiacomo

Notary Public in and for said County and State

OFFICIAL SEAL
LISA A DIGIACOMO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/23/10

Revised 10/27/08

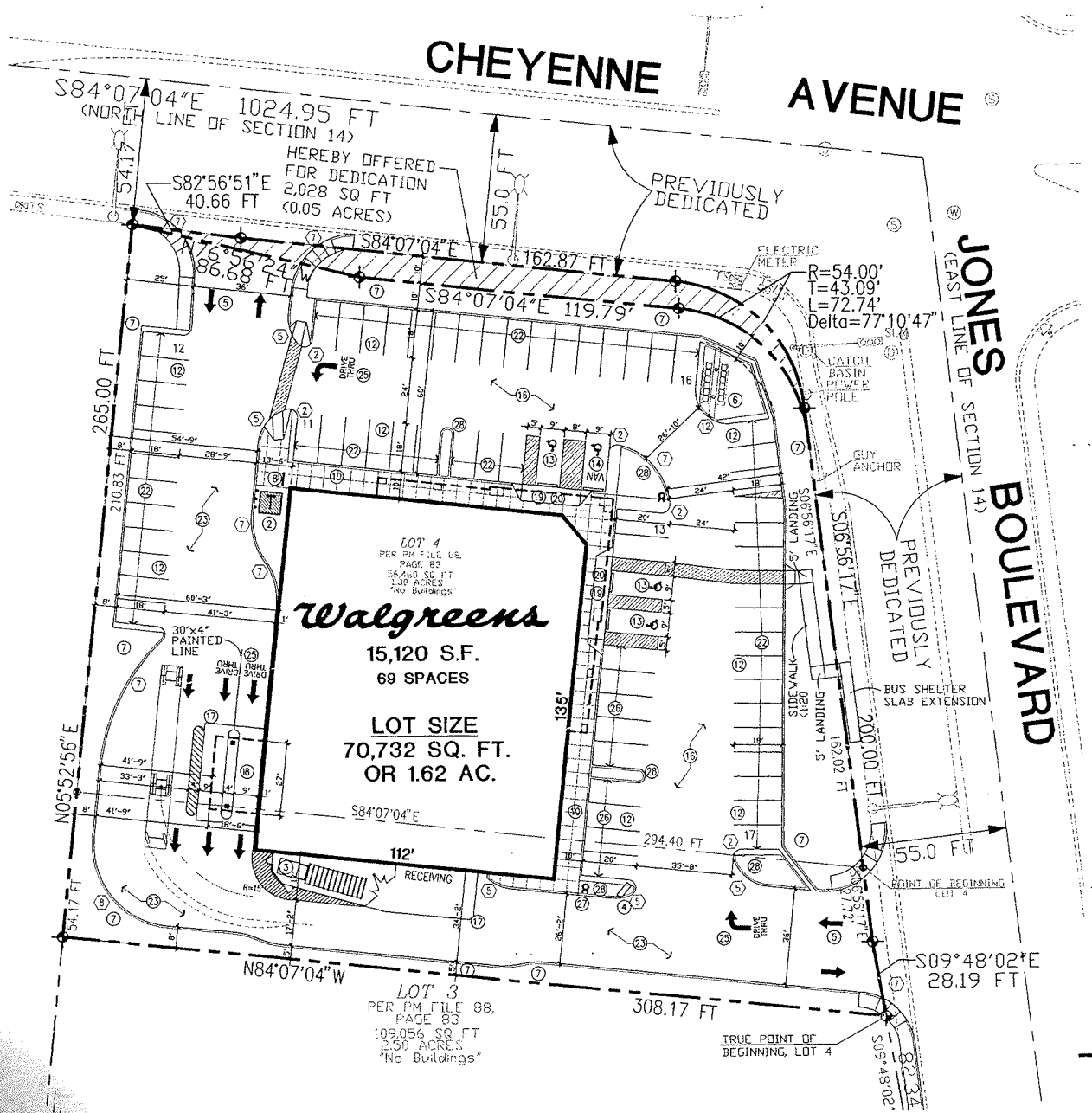
FOR DEPARTMENT USE ONLY

Case #	SUP-38340
Meeting Date:	07/29/10
Total Fee:	1280.00
Date Received:*	05/25/10
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED MAY 25 2010

f:\depot\Application Packet\Application Form.pdf



SITEPLAN

SCALE: 1"=20'-0"

N 20 0 10 20 40 80

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-4616

NO.	DATE	BY	DESCRIPTION
1	11/13/09	BAH	BEER & WINE PERMIT

REVISIONS

STORE NUMBER 04855

PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AVE
LAS VEGAS, NV

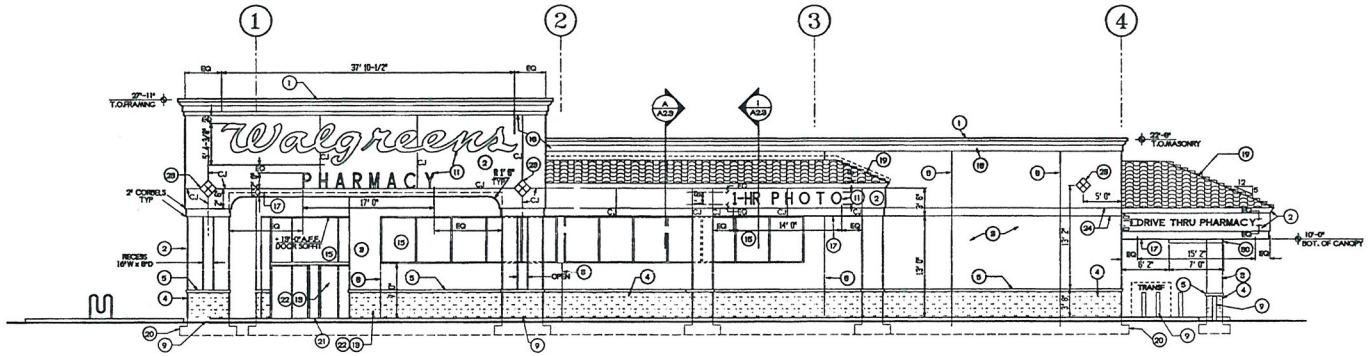
DRAWING TITLE
SITE PLAN

CADD PLOT: 4855-A01-BW-13NOV09	SCALE: 1"=20'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: MWS	A0.1
SUPERSEDES PLAN DATED:	DATE: 02-03-98	
	REVIEWED BY:	OF DWGS.

SUP-38340

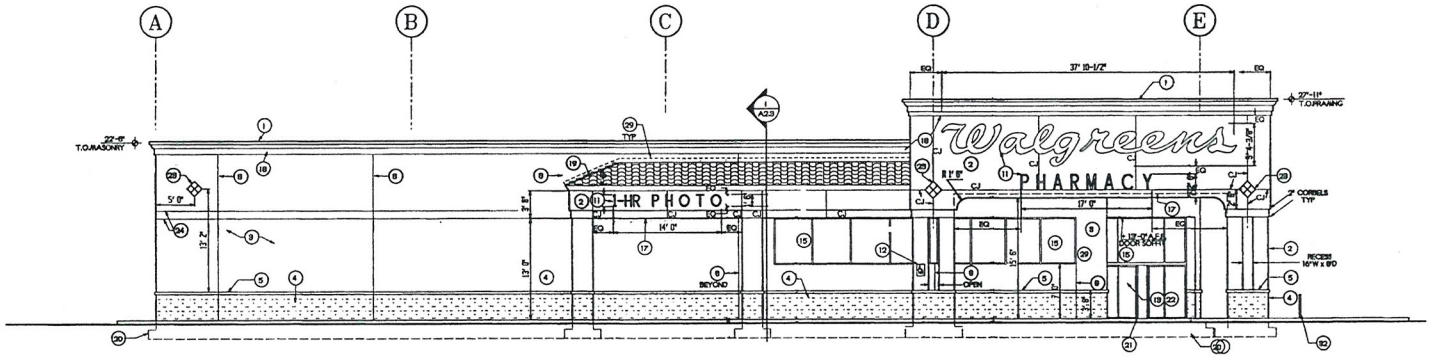
RECEIVED
MAY 25 2010

FACILITIES PLANNING, DESIGN, & ENGINE
106 WILMOT ROAD
DEERFIELD, IL 60015-4616



NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

NO.	DATE	BY	DESCRIPTION
1	11/13/09	BAH	BEER & WINE PERMIT

REVISIONS

STORE NUMBER 04855

PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AV
LAS VEGAS, NV

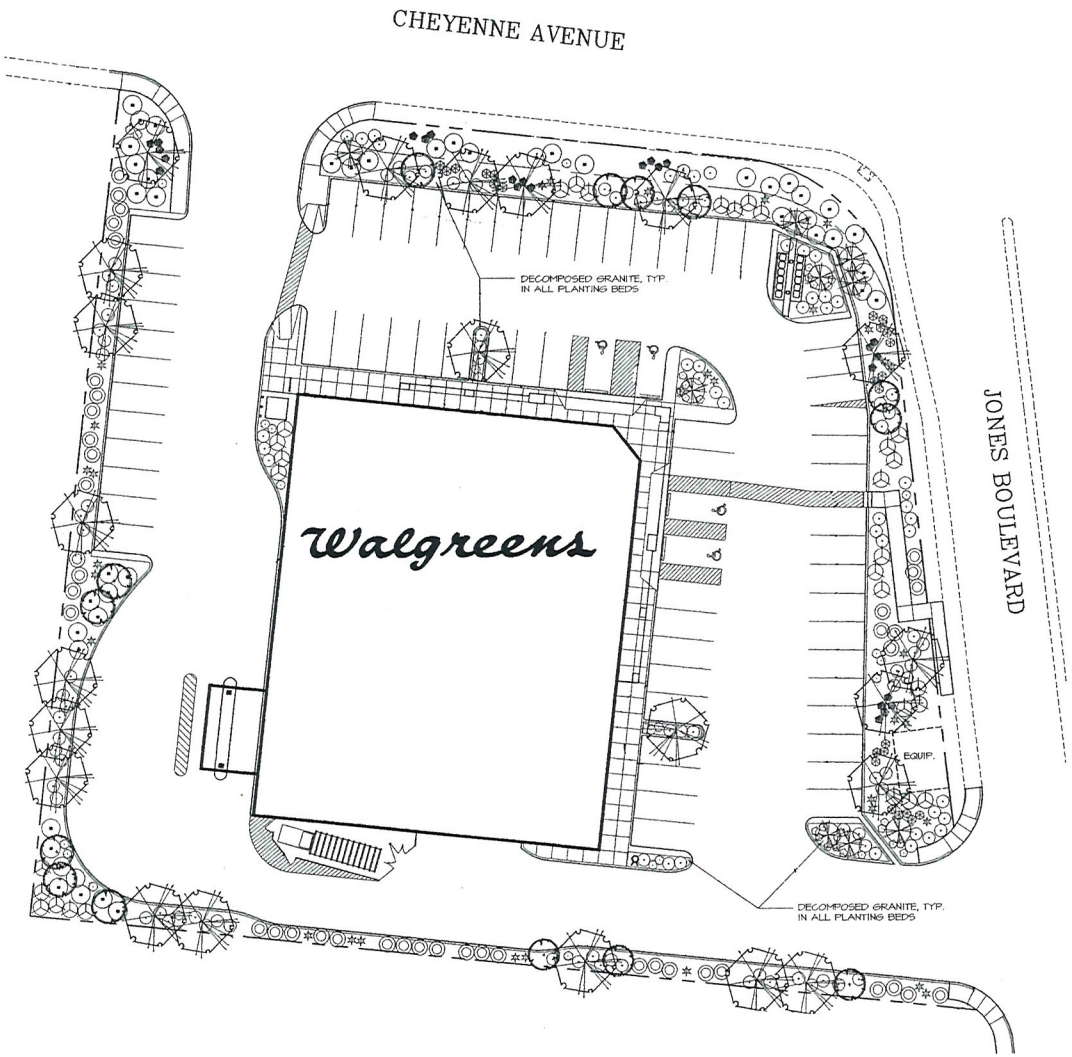
DRAWING TITLE
EXTERIOR ELEVATIONS

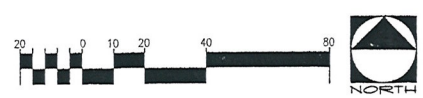
CADD PLOT: 04855-A21-BW-13NOV09	SCALE: 1/8"=1'-0"	DRAWIN
VOID PLOT:	DRAWN BY: BJ	A
SUPERSEDES PLAN DATED:	DATE: 02-03-98	
	REVIEWED BY:	OF

TIM MICHALSKI 11/17/2009 9:17 AM G:_ARCHITECTURE\BEER AND WINE AND WINE\4855\04855-A21-BW-13NOV09

RECEIVED
MAY 25 2010

SUP-38340





Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-4616

NO.	DATE	BY	DESCRIPTION	CONST
1	11/13/09	BAH	BEER & WINE PERMIT	

REVISIONS

STORE NUMBER 04855

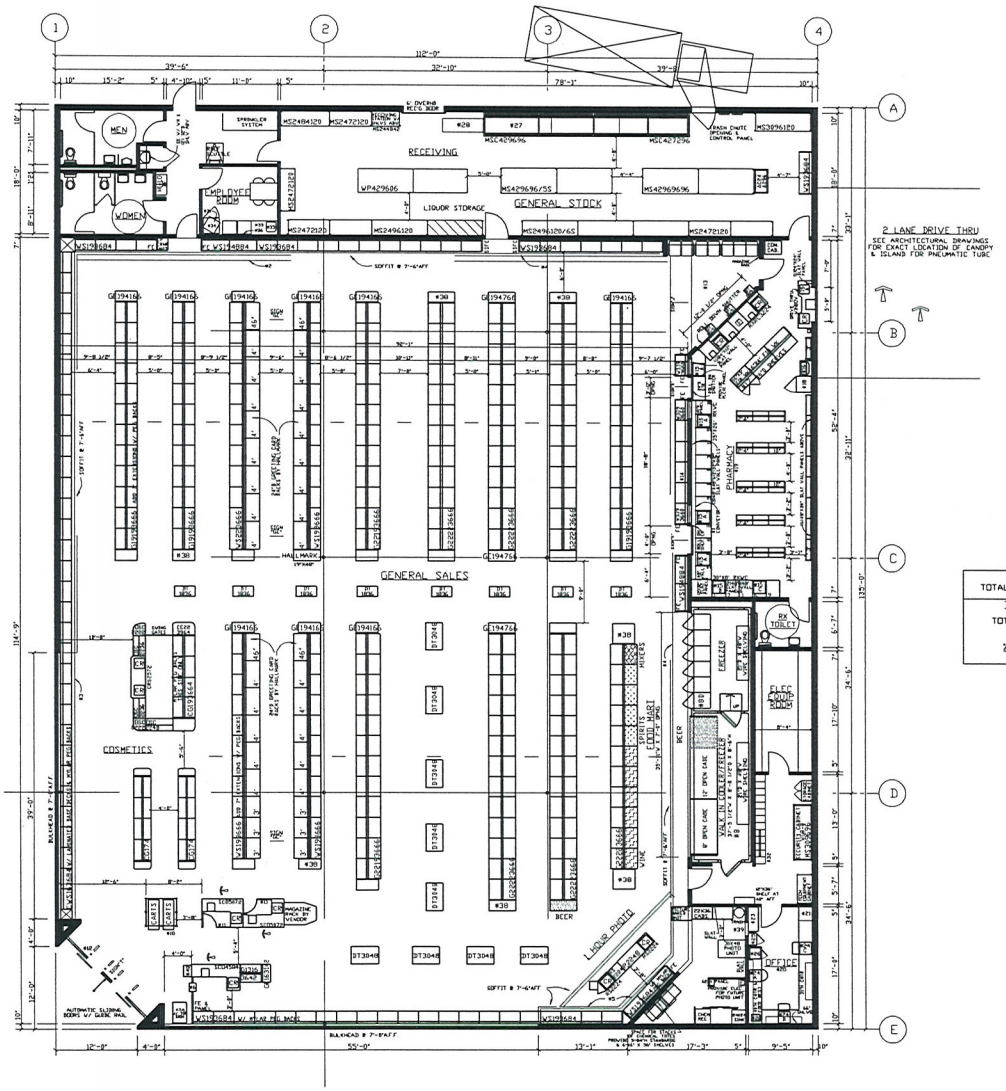
PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AVE
LAS VEGAS, NV

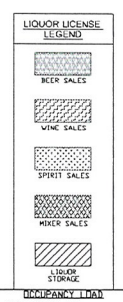
DRAWING TITLE
LANDSCAPE PLAN

CADD PLOT: 04855-L11-BW-13NOV09	SCALE: 1"=20'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: TAG	L1.1
SUPERSEDES PLAN DATED:	DATE: 04-06-98	
	REVIEWED BY: JWZ	OF DWGS.

SUP-38340

MAY 2 3 2010





OCCUPANCY LOAD

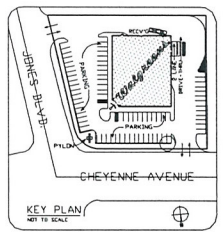
TOTAL OCCUPANCY: 451

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 78.7 SQ. FT.

TOTAL SALES: 10100 SQ. FT.

% SALES FLOOR DEVOTED TO LIQUOR = 78%



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND AISLE MARKERS @ 9'-6" AFF UNLESS OTHERWISE NOTED.

SIGN "L" LIQUOR/THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD CUBE
SIGN "COS" COSMETIC HANGING CUBE 8" X 8" X 30"H @ 8'-0" AFF
SIGN "SB" SAN BRUNO CHECKOUT LANE #
SIGN "N" SAN BRUNO PHOTO

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP PRESCRIPTIONS
SIGN "K" DROP OFF PRESCRIPTIONS
SIGN "O" CONSULTATION WINDOW
SIGN "TX" T.A.S.

ATTACH SIGNS TO UNDERSIDE OF SOFFIT. REFER TO FIXTURE PLAN FOR SIGN LOCATION. PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN. SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS.

GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER; CHECKOUT COUNTERS ARE 34"H UNLESS OTHERWISE NOTED.
2. SECURITY MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. PLASTIC "S". CORNICE SPECIFIED ON THIS DRAWING TO BE SOFFIT MOUNTED.
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-BILT REACH-IN COOLERS (78.5"H):
   PROVIDE 3" AIR SPACE BEHIND
   A. -- 3 DR MED. TEMP. BMG-80; 84"W X 34.5"D
   B. -- 3 DR LOW TEMP. BLG-80; 84"W X 34.5"D
   C. -- 2 DR MED. TEMP. BMG-52; 56"W X 34.5"D
   D. -- 2 DR LOW TEMP. BLG-52; 56"W X 34.5"D
   E. -- 2 DR BACK-UP TLS-52; 56"W X 34.5"D
   F. -- WINE CLR. WKB-580; 70"W X 30"D X 76"H
8. MASTER-BILT WALK-IN COOLER: PROVIDE
   --- #1000R COOLMASTER DOORS
   26 3/4" X 73" EACH AND
   6 #100FR FREEZERMASTER DOORS
   26 3/8" X 73" EACH BY ANTHONY.
   A. -- DOORS(5) FOR EACH DOOR PROVIDE (7) 3'D REV-O-FLOW GRAVITY SHELVES; UPPER (5) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS.
   B. -- DOORS(1) FOR EACH DOOR PROVIDE (7) 24"D ANTHONY WIRE SHELVES AND (5) 36" POST.
   C. -- DOORS(1) "D ROLLER CONVEYOR 14' FLOOR LEVEL
   D. 6 DOORS) FOR EACH DOOR PROVIDE (8) 27"D ANTHONY SHELVES
   E. -- DOORS(1) FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
   F. -- DOORS(1) "D DOUBLE DECK ROLLER CONVEYOR
   G. -- DOORS(1) FOR EACH DOOR PROVIDE (2) MOBILE ICE MERCHANDISERS
9. ICE CHEST BY VENDOR APPROX. 50 X 24 X 78
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. FREE STANDING CHECKOUTS TO HAVE A GATE AND 34"H SIDE SCREEN. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. RX WAITING ROOM: W/ 4'H WAINSCOT (LAMINATE BY FIXTURE MANUFACTURER)
   (7) SEATS
   (1) TABLE LAMP (WHEN SHOWN)
   (1) MAGAZINE RACK: LOCATE AT 42" AFF
   (2) PIECES OF ARTWORK 20X25 (SEE INTERIOR ELEVATION FOR LOCATION)
14. FIXED GLASS PANEL OPENING (SEE ARCH. DWGS)
15. COMPUTER TERMINAL
   15A: INTERCOM PLUS TERMINAL
   15B: INTERCOM TERMINAL
   15C: TRAINING TERMINAL
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
   #1 - RX 3 DRAWER FILE INSERT
   #2 - RX 3 DRAWER FILE INSERT
   #3 - RX OPEN INSERT
   #4 - RX SHELF INSERT
   #5 - RX 3 DRAWER CABINET
   #6 - RX 5 DRAWER FILE INSERT
   #7 - RX OPEN INSERT W/ CPU SHELF
   #8 - RX WILL CALL CABINET
   #9 - RX 13 DRAWER FILE CABINET

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. COMPUTER PRINTER
23. LATERAL FILE
24. ADMINISTRATION TERMINAL
   24A: POS TERMINAL
   24B: ASAGO TERMINAL
   24C: STAFFWORKS TERMINAL
25. TILL LOCKER
26. SAFE

STOCKROOM
27. GRAVITY CONVEYOR
28. MERT-A-FLEX CONVEYOR
29. POWER ROLLER CONVEYOR
30. BALER: 50"W X 54"D X 78"H

EMPLOYEE ROOM:
31. TV, VCR & BRACKET PROVIDED BY WALGREENS
32. EMPLOYEE LOCKERS: (3) 7'W & (3) 6'W X 18"D
33. 8'-0"W X 2'D EMPLOYEE COUNTER W/ CABINET
34. EMPLOYEE ROOM REFRIGERATOR
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 8'-0" MIRROR ON WALL ABOVE COUNTER

MISC:
37. (2) ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS (CANDY, BASE, DAIRY, ETC.) & SHOES; SEE INTERIOR ELEVATION FOR LOCATION
39. PROVIDE OPENING FOR ONE WAY GLASS
40. NEWSPAPER RACK BY VENDOR

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT DRUG STORE OPERATIONS	G.S. KRAISS	12-24-97
SR. VICE PRESIDENT FACILITIES DEVELOPMENT	W.A. SHIEL	12-24-97
VICE PRESIDENT DRUG STORE OPERATIONS		
REGIONAL VICE PRESIDENT		
SR. MANAGER PLANNING & DESIGN	J.C. MARK	12-24-97

FIXTURE LEGEND

G 1818 36 66 = GONDOLA D. W. H. (EACH SIDE)	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH: EX:
GE 18 39 66 = GONDOLA D. W. H. END	DT 30 48 DISPLAY D. W. TABLE
WS 18 36 84 = WALL D. W. H. SHLV.	

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
847-940-2500

PROJECT DATA

TYPE		GENERAL SALES	☒	FOOD MART	☒
NEW LOCATION	☒	PHARMACY	☒	BEER	☐
NEW LOCATION EXISTG. BLDG.	☐	LIQUOR	☐	SECURITY	☐
REMODEL	☐	1 HOUR PHOTO	☒	24 HOUR STORE	☐

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN. SALES	EXIST					
	NEW	10100	1782	1329		13211
LIQ.	EXIST					
	NEW					
BEER	EXIST					
	NEW					
1 HR PHOTO	EXIST					
	NEW	225				225
BSMT	EXIST					
	NEW					
MEZZ. AWNING	EXIST					
	NEW					
RX WAITG	EXIST					
	NEW	984				984
FOOD MART	EXIST					
	NEW	700				700
TOTAL EXIST						
TOTAL NEW		12009	1782	1329		15120

TOTAL AREA FIRST FLOOR 15120 SQ. FT.
TOTAL AREA OTHER LEVELS 0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS AND ALL LEVELS 15120 SQ. FT.
RX SHELVING LINEAL FEET 100 LIN. FT.
RX SQUARE FOOT AREA 799 SQ. FT.

FIXTURE MANUFACTURER

KIECHLER/MYERS ☐ MADIX/MYERS ☐ LOZIER/MYERS ☒

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONST.
	7-30-98	JL	REVIEW W/JL	

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

PROJECT NAME

S.W.C. JONES BLVD. & CHEYENNE AVE.
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE PLAN

DATE: 12-12-97
DRAWN BY: D. LEONE
CADD PLOT: F04855D106
VOID PLOT: F04855D105
STORE NO. 155-04855
SCALE: 1/8"=1'-0"
RELEASED TO CONSTRUCTION
DRAWING NO. D1
OF DWGS.

PLOT: 11x17 (1:1.375)

07-30-98
REVIEW MTLRS; SHIFT ANGLED WALL & PHOTO COUNTER IN SAL. PHOTO; ADJUST. SLAT WALL LENGTHS TO MCH PHOTO UPDATE; ADD #38'S TO GEN. SALES (F04855D106)

07-20-98
PER MERCHANDISING: REVISE SHLVG CHANGES IN GEN. SALES; ADJUST DIMENSIONS ACCORDINGLY; REVISE SLAT WALL PANELS IN RX; REVISE RXRC WALL PANELS TO ACCOMMODATE 36" CAVANAGH & SPEAR TEAM -- REMOVE SIGNS "C" & "F"; REVERSE ENDING OF OFFICE RECEIVING; ACCORDINGLY, REVISE STOCK SHELVING PER HEALTH SERVICES - ADD SLAT WALL PANELS AT DRIVE-THRU WINDOW AND REVISE WINDOW; REVISE DIMENSION AT RX/VITAMIN WALL & SHIFT "SW" WINDOW 9" TO ACCOMMODATE WALL SHELVING; PER MERCHANDISING: REVISE SLAT WALL AT FRONT WALL W/ 2'W'S & SHIFT ANGLED WALL & PHOTO COUNTER, REPLACE 24"D SH W/ 18"D SH AT ENTR & SHIFT CHECKOUTS. AT DRIVE-THRU WINDOW, REVISE WINDOW AT RX PROM WALL REMOVE SPICE SHELF & THE OVER COUNTER SHELVING AND ADD SLAT WALL PANELS; ADD #38 TO MCH #13 REGARDING WAINSCOT IN "PATIENT SEATING AREA"; REMOVE COSMETIC CANOPY; REPLACE REV. FLAT W/ REV. SLOPE AT "PICTURE MAKE" UNIT; AT 1 HOUR PHOTO ADD MONEY COUNTING SHELF MCKT TO OFFICE; ADD MAINSAIL RACK IN STOCK ROOM. (F04855D105)

09-24-98
PER P.A. REVISE VERTICAL COUNTER LINE DIMENSIONS (F04855D04)

10-27-98
REVIEW (ST CHECKET); REVISE SHELVING TO ACCOMMODATE TRASH ENCLOSURE; REVISE WALL SHLVG AT ATM; SHIFT SHELF BRACKETS; REVISE TABLE ORIENTATION IN EMPL. RM.; REVISE GONDOLA NEXT TO MONEY ASSIST; CHANGE ORIENTATION OF 3'WM TABLES IN CONFERENCE; CHANGE PLUMBING DETAIL TO ADJACENT RX TOILET PLUMBING WALL PER ARCHITECT'S PLAN (F04855D05)

10-26-98
ADD (2)ANTENNES; REVISE SHELVING AT MAIN COOLER ADJACENT DIMENSION STRING; REVISE SALES FLOOR AREA DUE TO CHANGE EXT. WALLS TO 8" (F04855D06)

2436

SUP-38340
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MAY 25 2010

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

May 20, 2010

VIA HAND DELIVERY

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit***

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of 79 square feet of accessory "off-sale" packaged beer, wine, and liquor at the premises of Walgreens at 6001 West Cheyenne Avenue. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is intersected by two major thoroughfares – Cheyenne and Jones – and is surrounded by commercial uses. There are other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area. The location also currently complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

With this special use permit, Walgreens will remain competitive with similar businesses by offering patrons the option to purchase packaged beer, wine, or liquor for consumption off-premises. Since this use is commonly found at similar drug and retail grocery stores in Las Vegas, there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

SUP-38340 MAY 2 2010

Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Additionally, the 79 square foot space devoted to packaged beer, wine, and liquor sales is less than 1% of the overall retail floor area.

Furthermore, Walgreen Co. is a well-established national company with shares traded on the New York Stock Exchange. The company has over 60 stores in southern Nevada that maintain a low impact on neighboring properties.

As Walgreens is currently operating and the addition of 79 square feet of packaged beer, wine, and liquor for sale is compatible with the surrounding area, we respectfully request a special use permit for the addition of accessory "off-sale" packaged beer, wine, and liquor sales.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

SUP-38340

MAY 2[illegible] 2010

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

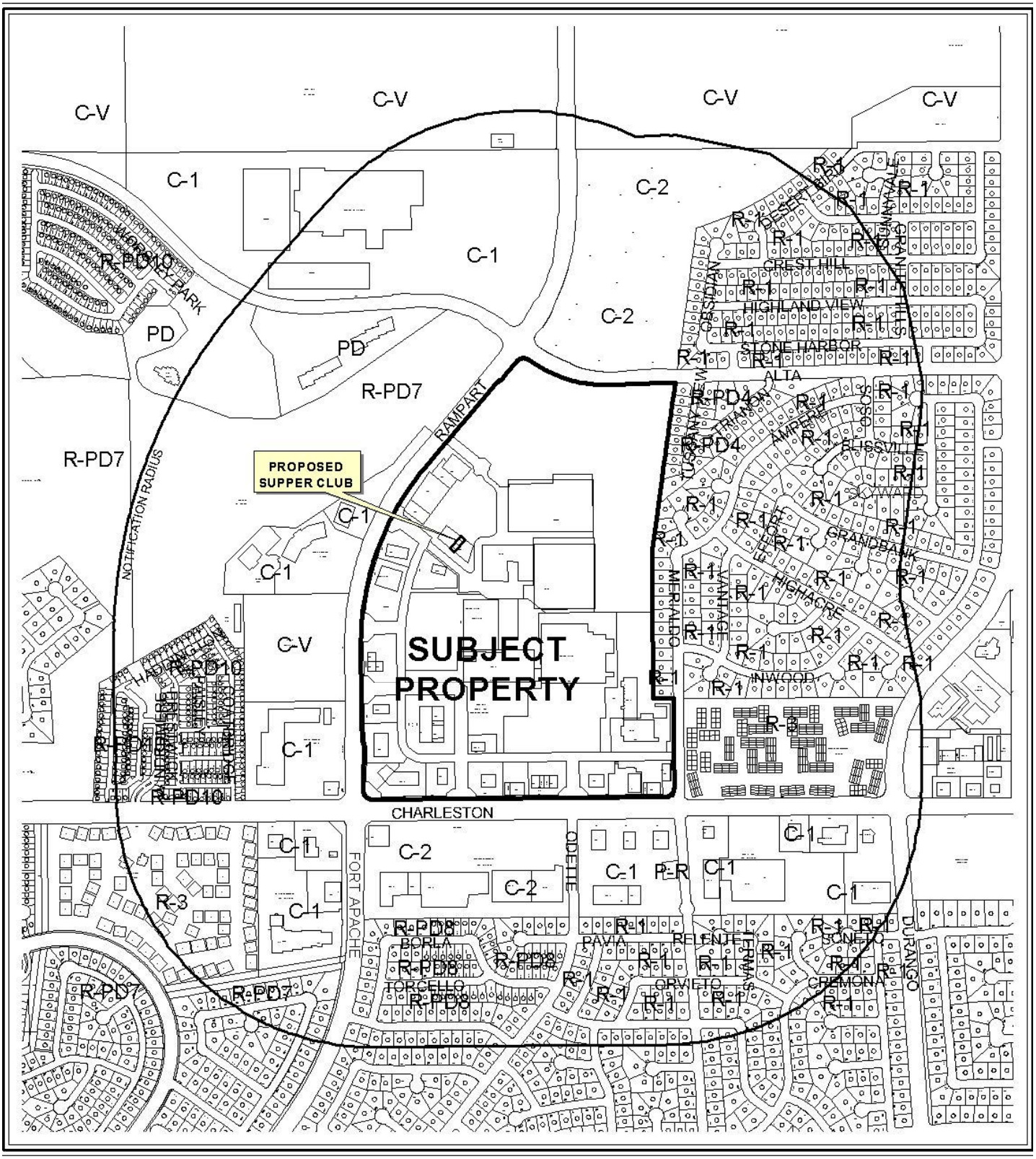
SUBJECT:
SUP-38501 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GROUND HOG 1, LLC - OWNER: CHARLESTON ASSOCIATES, LLC - Request for a Special Use Permit FOR A PROPOSED 3,314 SQUARE-FOOT SUPPER CLUB at 740 South Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 500 1000 Feet

CASE: **SUP-38501**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



0 500 1000 Feet

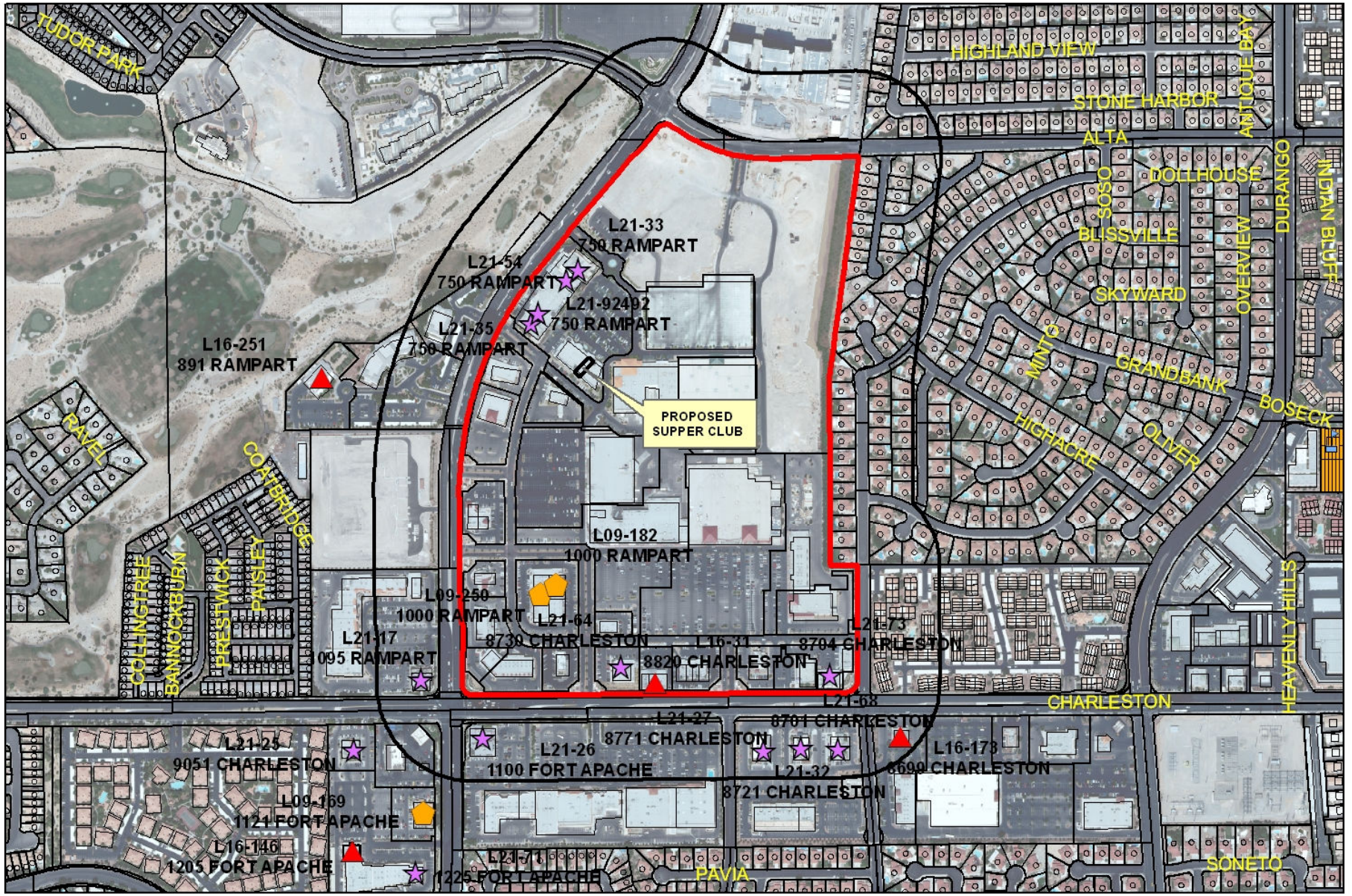
CASE: **SUP-38501**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



SUP-38501

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38501** APN: 13832312005

Name of Property Owner: Charleston Associates, LLC (formerly known as Boca Fashion Village

Name of Applicant: Ground Hog 1, LLC

Name of Representative: Neal Tomlinson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 2010

Susan J Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Supper Club

Project Address (Location) 730 S. Rampart Blvd., Suite 7, Las Vegas, NV 89145

Project Name Ground Hog 1, LLC **Proposed Use** Supper Club

Assessor's Parcel #(s) 13832312005 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing PD proposed PD

Commercial Square Footage 3,250 **Floor Area Ratio** NA

Gross Acres 6.04 **Lots/Units** NA **Density** NA

Additional Information

PROPERTY OWNER Charleston Associates, LLC **Contact** Leasing Department

Address 9440 W Sahara Ave #240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Ground Hog 1, LLC **Contact** Ted Mamola

Address 7690 Blue Whirlpool **Phone:** (702) 575-9326 **Fax:** (702) 750-9825

City Las Vegas **State** NV **Zip** 89135

E-mail Address tedmamola1@yahoo.com

REPRESENTATIVE Snell & Wilmer L.L.P. **Contact** Neal Tomlinson

Address 3883 Howard Hughes Parkway **Phone:** (702) 784-5276 **Fax:** (702) 784-5252

City Las Vegas **State** NV **Zip** 89169

E-mail Address ntomlinson@swlaw.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 20 10.

Susan J. Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

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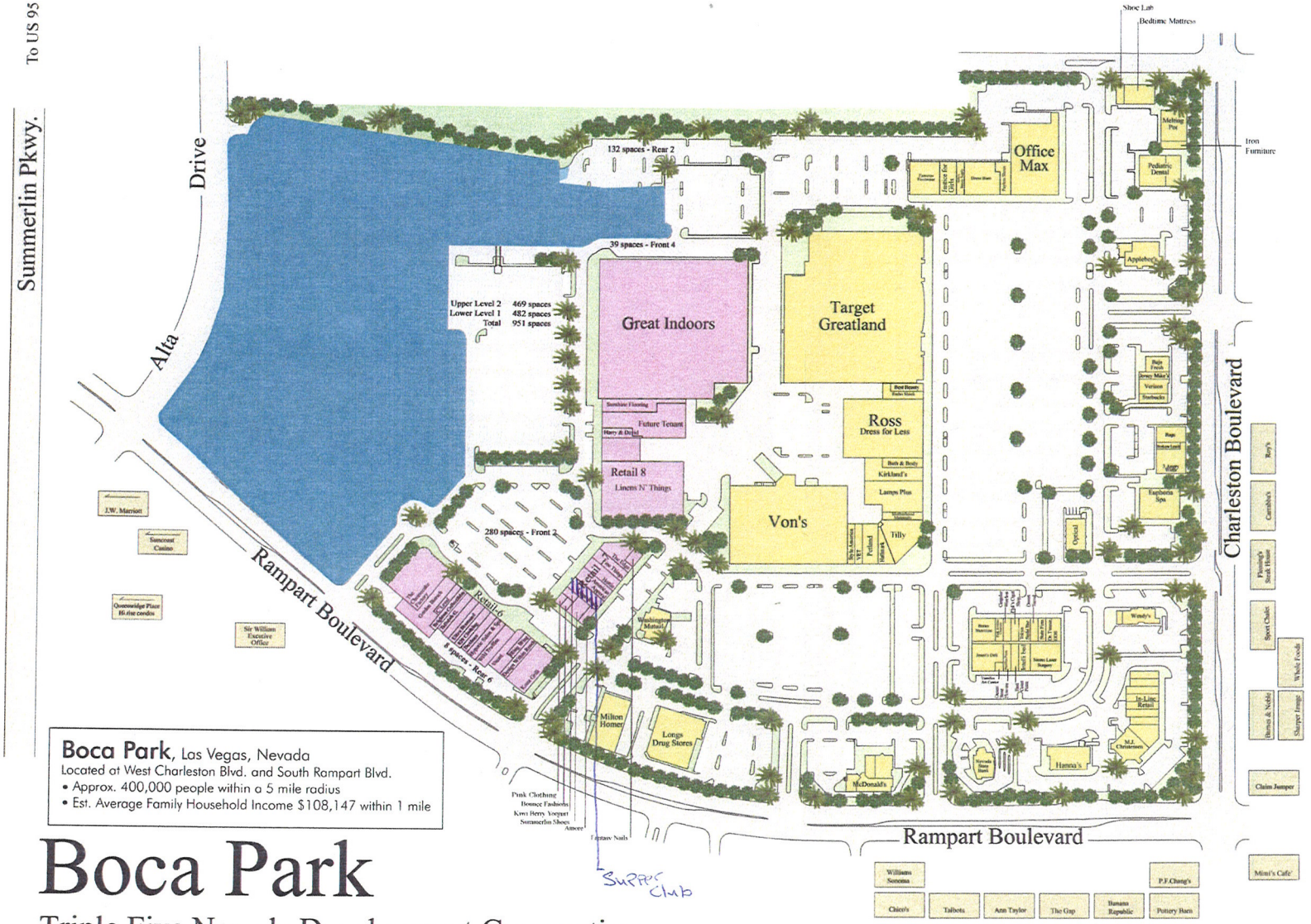
FOR DEPARTMENT USE ONLY

Case #	SUP 38501
Meeting Date:	7/29/10
Total Fee:	1280
Date Received:*	6/9/2010
Received By:	MRey

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



Boca Park, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
- Approx. 400,000 people within a 5 mile radius
- Est. Average Family Household Income $108,147 within 1 mile

Boca Park

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Vegas, NV 89117

Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada

Master Site Plan

Date: February 7, 2007
Project Number: Project # 100185.2

SITE INFORMATION

ZONING
PD - Planned Development District

AREA (Approximate)
Net Area: 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	10,330 gsf	100 gsf	10,430 gsf
Retail Area - 4 Common	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5 Common	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6 Common	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7 Common	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8 Common	50,250 gsf	172 gsf	50,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,007 gsf	258 gsf	54,265 gsf
Retail Area - 11 Common	65,960 gsf	680 gsf	66,640 gsf
Great Indoors	139,320 gsf		139,320 gsf

Total Retail Area	514,187 gsf
Total Common Area	2,399 gsf
Total Building Area	516,586 gsf
FAR (net 1,823,760 sf)	0.283

Office Areas	
Office 12 (3 stories)	108,000 gsf
Storage Areas	
Storage 12 (lower level)	7,250 gsf
Storage Building 8	9,828 gsf
Total Office/Storage Area	125,078 gsf
Total Building Area	641,664 gsf
FAR (net 1,823,760 sf)	0.352

PARKING REQUIREMENTS

Anchor Required:	1 per 250 of Public	110,000/250 =	440
	1 per 2500 of W/H	29,320/2500 =	12
			452
Retail Required:	1 per 250 sf	352,266/250 =	1,410
Restaurant Required:	1 per 50 of Public	16,000/50 =	320
	1 per 200 of Service	9,000/200 =	45
			365
Office Required:	1 per 300 sf	108,000/300 =	360
Storage Required:	1 per 1000 sf	17,078/1000 =	18
Total Parking Required:			2,605

Parking Provided:	
Front of Center (1-4)	645
Upper Deck	469
Lower Deck	482
Parking Garage (5 story)	582
Parking Office Basement	64
Rear of Center (1-6)	397
Total Provided:	2,639

Parking Ratio: 4.1 per 1000 1 per 245 sf

North

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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SUP-38501
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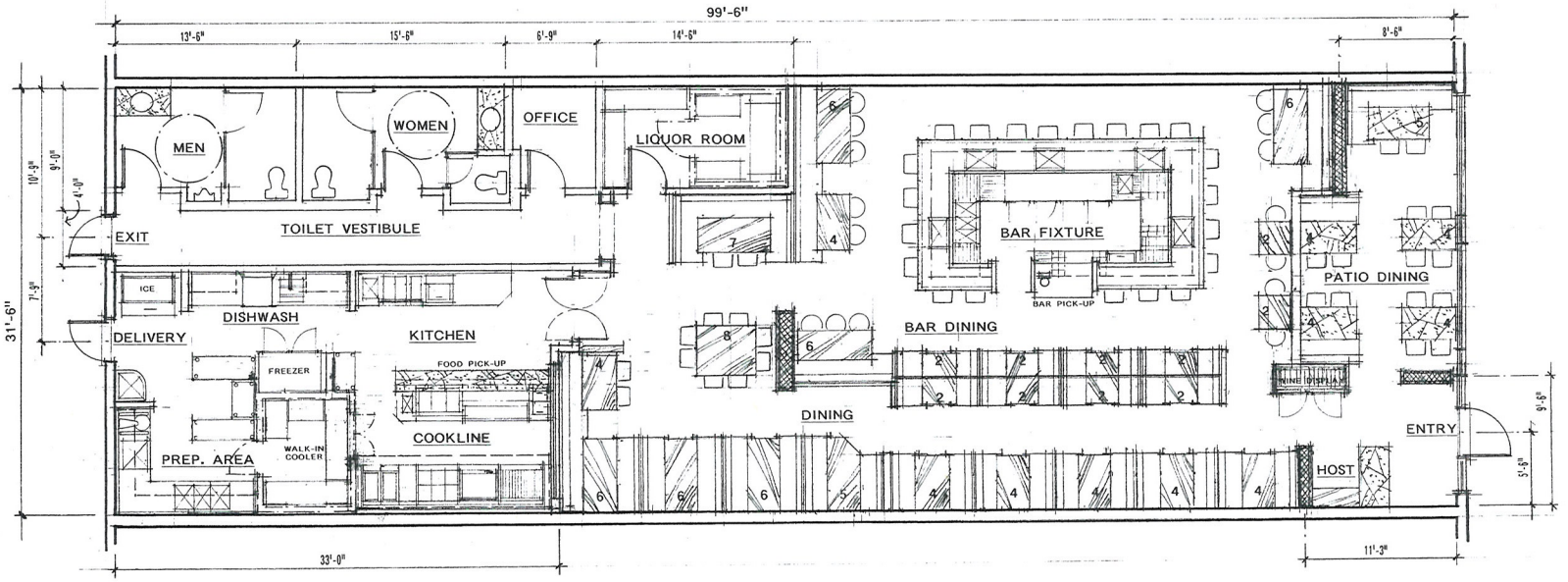

DEVELOPMENT SUMMARY:

Existing Tenant Lease Area:	3,250 sq.ft.
Existing Use:	Commercial Development
Existing Parking:	common with center
Proposed Use:	Restaurant and Bar
Proposed Area Breakdown (3,250 total):	
Entry / Lobby	99 sq.ft.
Public Toilets	261 sq.ft.
Toilet Vestibule	325 sq.ft.
Office	52 sq.ft.
Kitchen	629 sq.ft.
Liquor Storage	112 sq.ft.
Bar Fixture	171 sq.ft.
Dining / Bar Seating	1601 sq.ft.
Proposed Dining Seats:	
Dining Patio	21
Bar Dining Seating	34
Dining Seating	70
Total Dining Seating	125
Proposed Bar Seats:	
Bar Fixture	21
Proposed Total Seats:	
Dining	125
Bar	21
Total Seats	146

BUILDING INTERIOR AREA / EXITING BREAKDOWN:

Entry Lobby / Wait Area	99 sq.ft. ÷ 7 =	14
Kitchen / Food Service	741 sq.ft. ÷ 200 =	4
Restrooms / Vestibule	586 sq.ft.	0
Office	52 sq.ft.	1
Bar Fixture	171 sq.ft. ÷ 200 =	1
Dining / Bar Areas - Public (1,601 sq.ft.)		
Bar Counter Seats =		21
Bar Dining Seating =		42
Patio Dining Seating =		21
Dining Seating =		62
	Total Occupant	166
	Total Seating (Provided)	146
	Total Square Foot	3,250
Total Exit Width Requirement: 166 x 0.2 =		33.2"
Total Exit Width Provided (clear dimension - front + rear doors):		74"
Total Exit Width Required at Main Entrance: 33.2 x 0.5 =		16.6"
Total Exit Width Provided at Main Entrance (clear dimension):		40"

NORTH

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REVISIONS | BY

CHARLES RAMM
3925 E. LAS VEGAS AVE., STE. 201
LAS VEGAS, NEVADA 89104
PHONE 702.454.4550
FAX 702.454.4551
WWW.CHARLESRAMM.COM

CLIENT: Mr. Ted Mandia, Las Vegas, Nevada

PROJECT: Grand Vegas I, LLC, Building 7, Suite 7, Boca Park Development, Rampart & Alta, Las Vegas, Nevada

SHEET: FLOOR PLAN

DATE 6-22-10
SCALE 1/4"
DRAWN
JOB 1000
SHEET A
OF 1 SHEETS

SUP-38501
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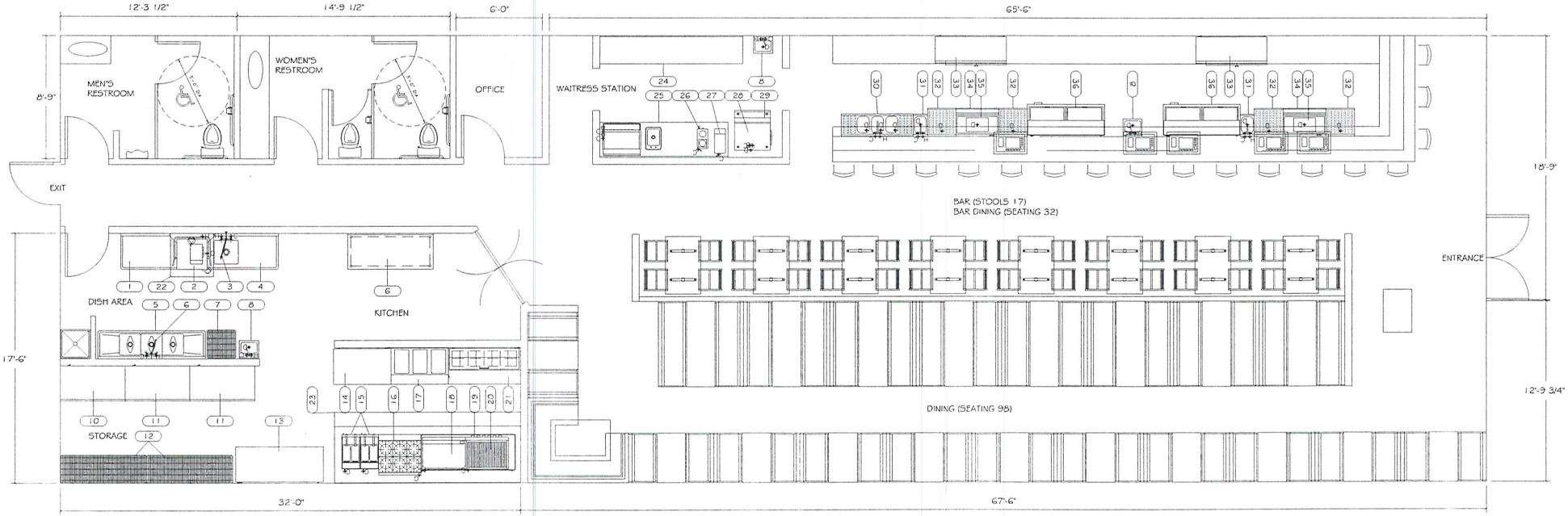
OCCUPANT LOAD

TENANT SPACE AREA=	3,314 S.F.
DINING (NON-FIXED SEAT) = 949 sq. ft.	@ 1:15=63.26
BOOTHS (FIXED SEATING) @ 1:24 INCHES OF SEATING AREA = 97 (TOTAL AREA 554)	
STORAGE = 52 sq. ft.	@ 1:300=0.17
BUSINESS AREAS = 453 sq. ft.	@ 1:100=4.53
KITCHEN = 1072 sq. ft.	@ 1:200=5.36
RESTROOMS = 234 sq. ft.	NO OCC. LOAD

TOTAL = 170.32 OCC (171 OCC)

Project: Ground Hog 1 LLC. Supper Club



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Ground Hog 1 EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number	Amps	Volts	Phase	Direct	NEMA	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)	Gas Size (in)	MBTUH	Equipment Remarks
1	1	Dishtable, Straight	Advance Tabco	DTC-S70-48L												
2	1	Warewasher, Door Type, Low Temp	Jackson MSC	Conserver XL	11.4	115	1	X			0.75		2			
3	1	Pre-Rinse Faucet, Deck Mount	T & S Brass	B-0133-BC						0.5	0.5					
4	1	Dishtable, Straight	Advance Tabco	DTS-S70-60R						0.5	0.5	1.5				
5	1	Warewasher, Door Type, Low Temp	Jackson MSC	Conserver XL	11.4	115	1	X			0.75		2			
6	1	Faucet, Wall Mount	T & S Brass	B-0231						0.5	0.5					
7	1	Shelving, Wire	Eagle Group/Metal Masters	2424Z												
8	3	Sink, Hand, Wall Mount	GSW	HS-1615W						0.5	0.5	1.5				
9	1	Table, Work	Eagle Group/Metal Masters	T3072B-BS												
10	1	Freezer, Reach-In	Saturn	S-49F	13.2	115	1		5-20P							
11	2	Refrigerator, Reach-In	Saturn	S-49R	9.1	115	1		5-15P							
12	2	Shelving, Wire	Eagle Group/Metal Masters	2472Z												
13	1	Refrigerator, Undercounter, Compact	Saturn	USC-72	8.5	115	1		5-15P							
14	1	Freezer, Undercounter, Compact	Saturn	UCSF-48	6.1	115	1		5-15P							
15	2	Fryer, Deep Fat, Gas	Dean	SR42G										0.75	105	
16	1	Range, Restaurant, Gas	Garland	G36-6R												
17	1	Table, Hot Food	Eagle Group/Metal Masters	DHT3-208	10.8	208	1		6-15P							
18	1	Griddle, Gas	Garland	GXT3										0.75	72	
19	1	Refrigerator, Shorty	True Food Service	TRCB-79	8.8	115	1		5-15P							
20	1	Broiler, Under-Fired/Gas	Garland	GXRN36										0.75	90	
21	1	Refrigerator, Sandwich/Salad Prep	Saturn	SUSS-60-16	7.8	115	1		5-15P							
22	1	Condensate Hood	Captive Air	Custom Fab												
23	1	Exhaust Hood System	Captive Aire	Custom Fab												
24	1	Table, Enclosed Base	Advance Tabco	EK-SS-2410M												
25	1	Table, Enclosed Base	Advance Tabco	CK-SS-309M												
26	1	Coffee Maker, Automatic	Curtis Co., Wilbur	ALP3GT63A000												
27	1	Iced Tea Brewer	Curtis Co., Wilbur	PTT310000												
28	1	Ice Maker w/o Bin	Scotsman	C0630SA-32A	18.2	208	1	X		0.375			0.75			
29	1	Bin, Ice	Scotsman	B530S									1			
30	1	Underbar Sink	Krowne Metal	KR18-53C						0.5	0.5		1			
													1			
													1			
31	2	Underbar Handsink	Krowne Metal	KR18-1C						0.5	0.5	1.5				
32	4	Underbar Glass Rack	Krowne Metal	KR18-GSB1									1			
33	2	Back Bar Cooler	True Food Service	TBB-24GAL-60G	7.0	115	1		5-15P							
34	2	Underbar Speed Rail	Krowne Metal	RS-36												
35	2	Underbar Ice Chest	Krowne Metal	KR18-36-8									0.5			
36	2	Cooler, Bottle	True Food Service	TD-65-24	7.3	115	1		5-15P							

SUP-38501

JUN 09 2010

JUSTIFICATION LETTER

Application/Petition For:	Special Use Permit – Supper Club
Project Name:	Ground Hog 1, LLC
Assessor's Parcel:	13832312005

Issue: This Application/Petition is for a Special Use Permit for a Supper Club with liquor and restricted gaming located within the Boca Fashion Village.

Information: The number of employees will be determined in the future, but it is anticipated that at least 20 employees will be needed, as the business will operate 24 hours. State licenses will be required and the applicant intends to submit all licensing applications within the next 30 days. The business will comply will all applicable local, state and federal laws, rules and regulations.

Findings: This project meets and supports existing City regulations because the proposed use will be conducted in a manner harmonious and compatible with existing land uses, consistent with Boca Park development plans and standards, and with future surrounding land uses as projected by the General Plan. The subject site is physically suitable for the type and intensity of land use being proposed, and access to the property is more than adequate to meet the requirements of the proposed use. Approval of this special use permit will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Applicant Representative:

D. Neal Tomlinson, Esq.
3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169

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SUP-38501

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

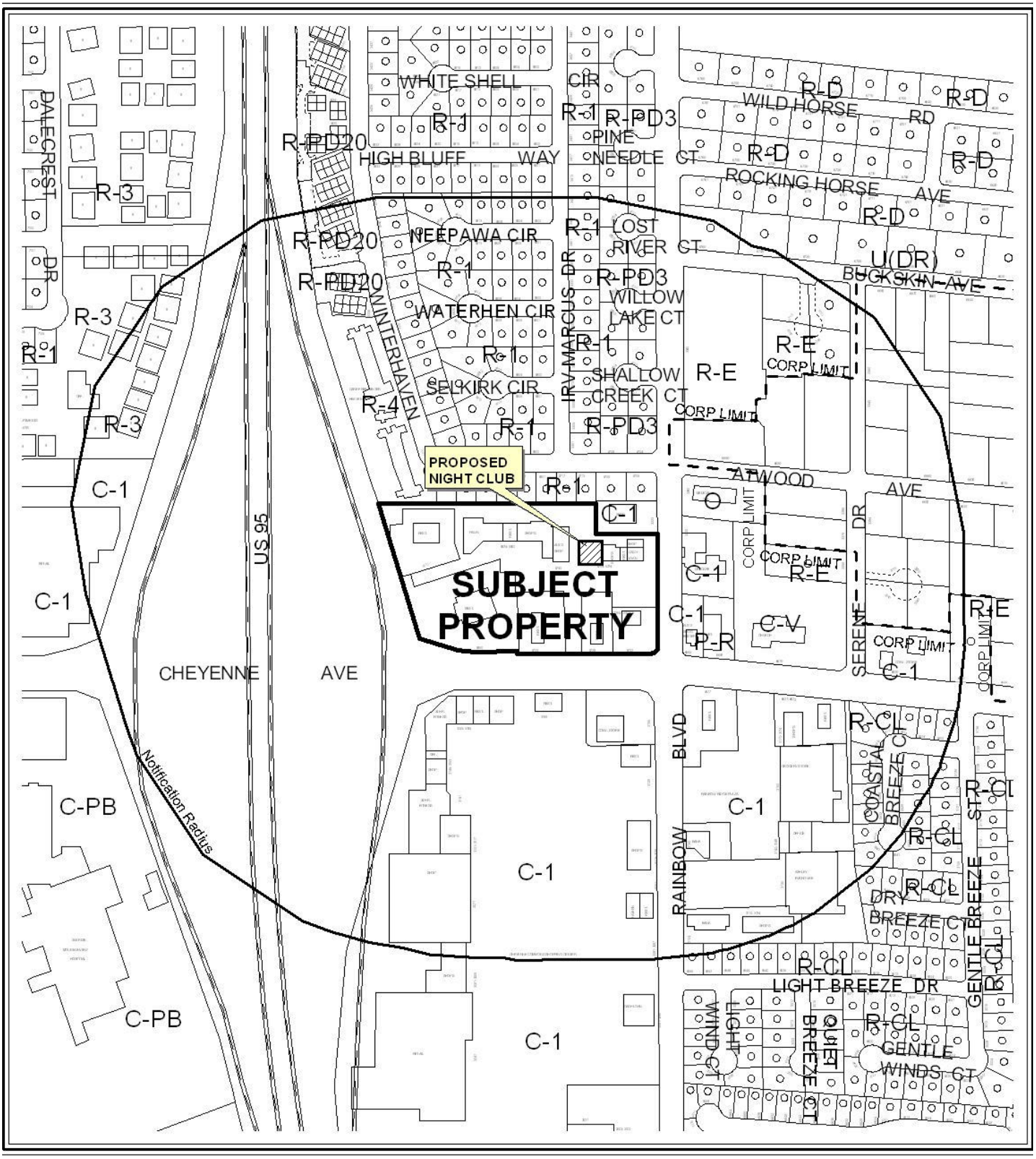
SUBJECT:
SUP-38519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit TO ADD A PROPOSED NIGHT CLUB USE TO AN EXISTING 4,807 SQUARE-FOOT TAVERN at 6720 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

If Approved, C.C.: 09/01/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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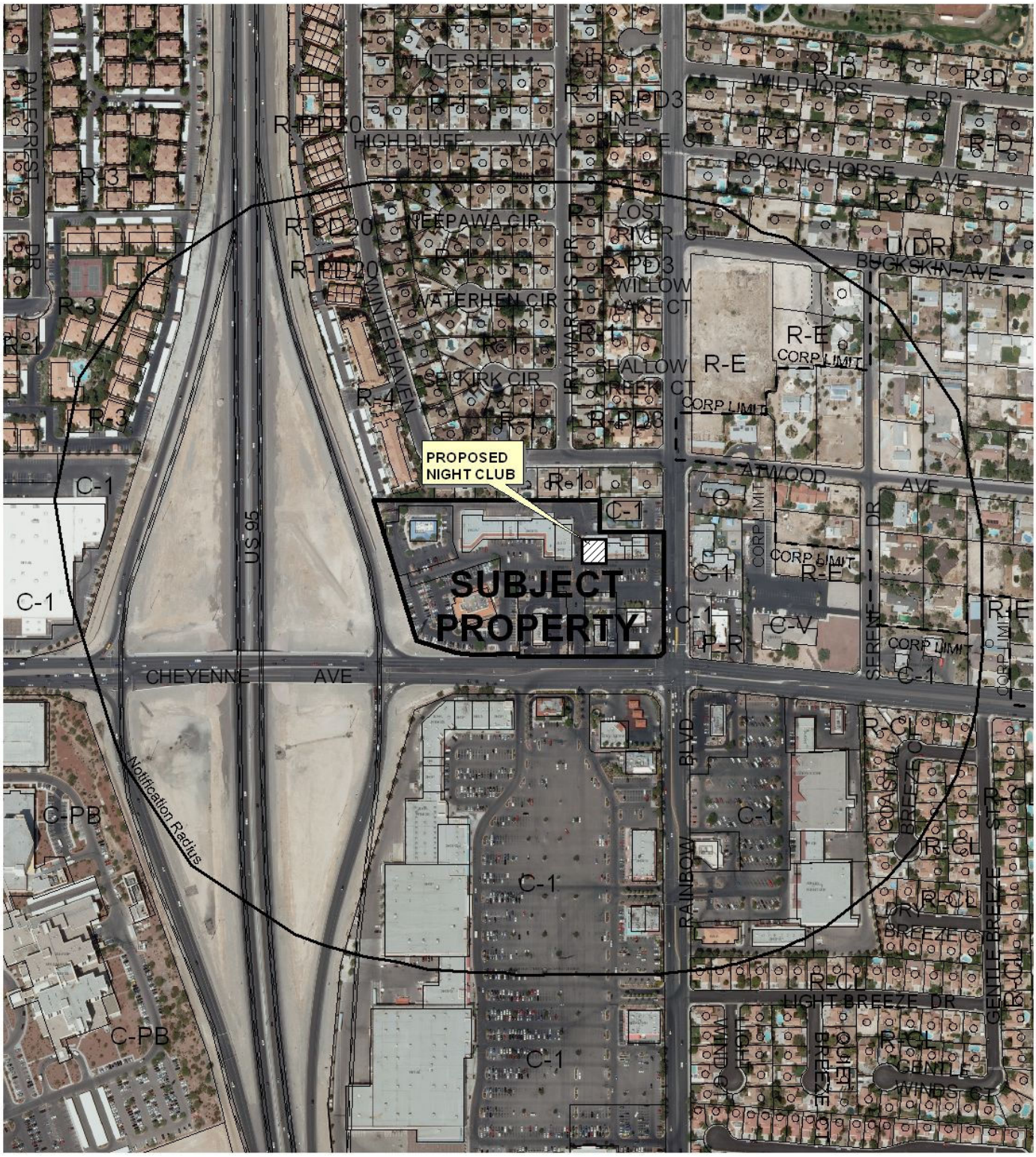
CASE: **SUP-38519**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-38519**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38519 APN: 138-10-816-007

Name of Property Owner: Charleston Heights Development LLC

Name of Applicant: John Rubino, Gerald Goscicki - Choices Pub

Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

95, LLC as attorney-in-fact
Print Name: Ernest A. Becker, Jr.

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JUN 11 2010

Subscribed and sworn before me

This 20th day of May, 20 10

Debra Alston
Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: zoning change to nightclub

Project Address (Location) 6720 W. Cheyenne Ave, Las Vegas, NV 89108

Project Name Chaces Pub **Proposed Use** tavern/nightclub

Assessor's Parcel #(s) 138-10-816-007 **Ward #** 4

General Plan: existing SC proposed N/A **Zoning:** existing C-1 proposed N/A

Commercial Square Footage 4800 sq' **Floor Area Ratio** N/A

Gross Acres 9.34 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Charleston Heights Development LLC **Contact** Ernest A. Becker, Jr.
95, LLC as attorney-in-fact
Address 8090 S Durango Drive Ste 115 **Phone:** 395-9244 **Fax:** 395-4155
City Las Vegas **State** NV **Zip** 89113
E-mail Address eabj@beksgroup.com

APPLICANT Lilie Rubino/Gerald Goscicki **Contact** Same
Address 6720 W. Cheyenne Ave, Las Vegas, NV 89108 **Phone:** 547 3747 **Fax:** 547 3748
City LV **State** NV **Zip** 89108
E-mail Address lilierubino@aol.com/jerrygoscicki@gmail.com

REPRESENTATIVE N/A **Contact**
Address **Phone:** **Fax:**
City **State** **Zip**
E-mail Address

Property Owner Signature* _____
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Ernest A. Becker, Jr.

Subscribed and sworn before me
This 20th day of May, 2010
Debra S. Alston
Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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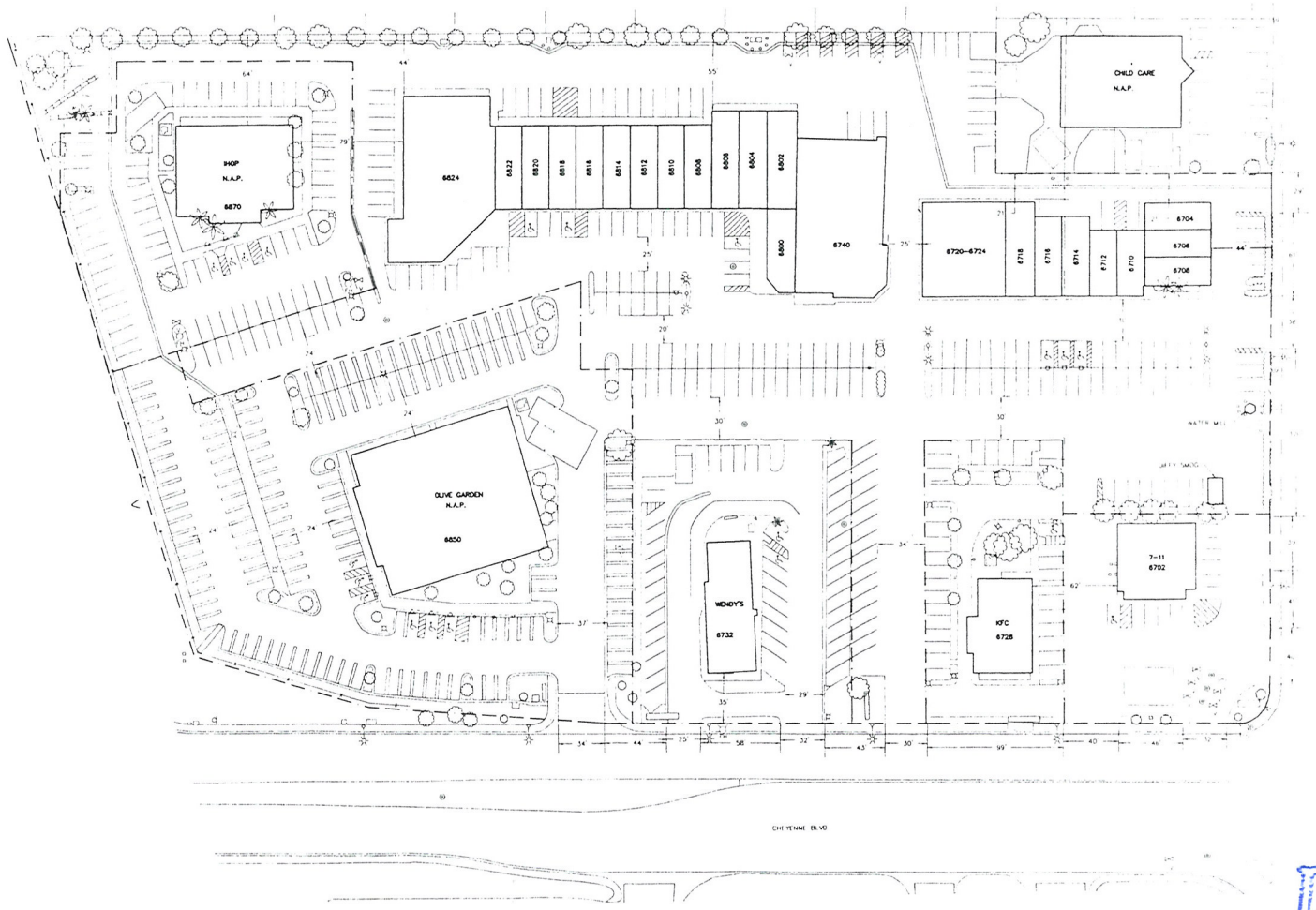
FOR DEPARTMENT USE ONLY

Case #	SUP-39519
Meeting Date:	7/29/10
Total Fee:	1530 00
Date Accepted:	6/11/2010
Accepted By:	MReyes

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



PARKING TABULATION

	ACRE	SPACES
CHILD CARE	0.51	16
IHOP	0.88	70
OLIVE GARDENS	1.95	156
WENDY'S	0.69	45
KFC	0.46	32
7-11	0.51	13
CHEYENNE VILLAGE	4.44	220

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE
ALL DIMENSIONS ARE APPROXIMATE
AND ROUNDED TO THE NEAREST FOOT

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SUP-38519

BECKER ENTERPRISES

ENGINEERING COMPANY

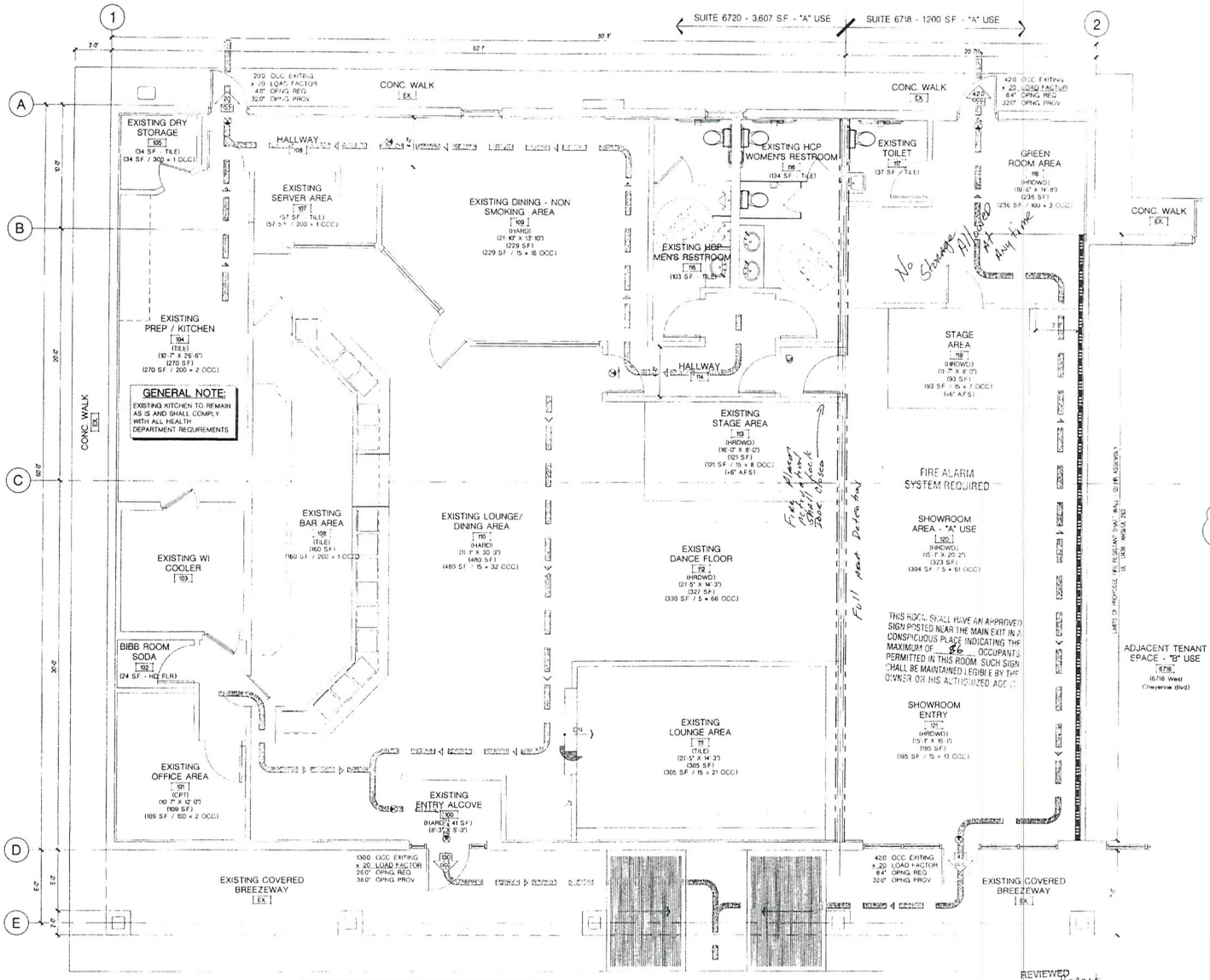
ALPHA

PARKING TABULATION PLAN

CHEYENNE VILLAGE CENTER

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
EDWARD F. TANEY
CIVIL
No. 9903

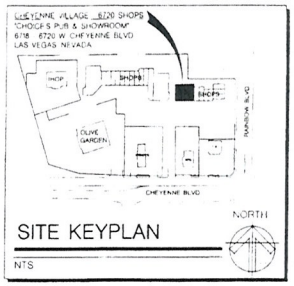
1

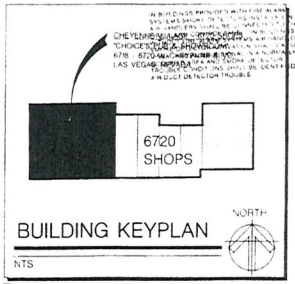


GENERAL NOTES:

1. FOR WALL TYPES AND CONSTRUCTION ◇ SEE DETAILS ON SHT. TI-2
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SECTION 1091 IBC 2006
4. MAINTAIN ALL EGRESS AS SHOWN ON PLAN

REVIEWED
Per Chief Bell Report
BY See Empl. comments
LAS VEGAS FIRE DEPARTMENT





LOAD CALCULATIONS:

NUMBER OF OCCUPANTS

EXIT REQUIREMENTS

EXISTING BUILDING - 4,807 SF (GROSS/LEASEABLE) - PER IBC 2006

PREP - KITCHEN AREA: 270 SF / 200	= 2 OCC
OFFICE AREA: 109 SF / 100	= 2 OCC
SERVER AREA: 57 SF / 200	= 1 OCC
LOUNGE / DINING AREA: 480 SF / 15	= 32 OCC
DINING AREA - NON SMOKING: 229 SF / 15	= 16 OCC
BAR AREA: 160 SF / 200	= 1 OCC
LOUNGE AREA: 305 SF / 15	= 21 OCC
DANCE FLOOR: 330 SF / 5	= 66 OCC
DRY STORAGE: 34 SF / 300	= 1 OCC
STAGE AREAS: 214 SF / 15	= 15 OCC
GREEN ROOM AREA: 236 SF / 100	= 3 OCC
SHOWROOM AREA: 304 SF / 5	= 61 OCC
SHOWROOM ENTRY AREA: 195 SF / 15	= 13 OCC
RESTROOM AREA: 274 SF / -	= - OCC
MISC. HALLWAYS: BDH: 1610 SF (GROSS) / -	= - OCC
TOTAL OCCUPANTS - THIS REMODEL	= 234 OCC

234 TOTAL OCCUPANTS - 2 EXITS REQ'D, 4 EXIT PROV'D

EXITING WIDTH:

20 x 234 (GROUP "A" OCCUP. LOAD) = 46.8" (REQ'D) : 120" (PROV'D)

IF GREATER THAN 2000 CFM'S PROVIDE HVAC SMOKE DETECTOR SHUT DOWN AS REQUIRED BY UMC

RESTROOM CALCULATIONS

PER 2006 IBC TABLE 2902.1

TOTAL OCCUPANTS = 234 OCC
+ 2 USE MALE 1/40 - WOMEN 1/40

LOW VOLTAGE WIRING INSPECTION REQUIRED

WC:

MENS WC: 97 OCC / 40 = 2.92 REQ'D = 3 WC REQ'D
(2 WC PROV'D & 2 URINAL PROV'D)

WOMENS WC: 137 OCC / 40 = 2.92 REQ'D = 3 WC REQ'D
(3 WC PROV'D)

LAV:

MENS LAV: 97 OCC / 75 = 1.56 REQ'D = 2 LAV REQ'D
(2 LAV PROV'D)

WOMENS LAV: 137 OCC / 75 = 1.56 REQ'D = 2 LAV REQ'D
(2 LAV PROV'D)

DF:
1:500 (0 REQ'D)

CENTRAL STATION SUPERVISION (REMOTE REPORTING) OF FIRE ALARM SYSTEM REQUIRED

OTHER:
(1) SERVICE SINK REQ'D

PLANS FOR FIRE HYDRANTS, FIRE EXTINGUISHING SYSTEMS, FIRE ALARM SYSTEMS, MEDICAL GAS SYSTEMS, OR BULK FIRE WATER AND FUEL TANKS MUST BE APPROVED BY FIRE DEPARTMENT BEFORE INSTALLATION.

NOTE: EXISTING UNISEX TOILET IS PROVID ADJACENT TO GREEN ROOM

PORTABLE FIRE EXTINGUISHERS REQUIRED PER NFPA 10. MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT. EXCLUDING STAIRS.

EXIT SIGNS REQUIRED

PLANS APPROVED CONSTRUCTION

BY MAR 18 2010

RECEIVED
JUN 11 2010

SUP-38519

COLLINS DEVELOPMENT, INC.
3670 West Oquendo Road
Las Vegas, Nevada 89118
(702) 889-3555
LICENSE #0055666

CONTRACTOR
These plans submitted by the contractor as exemplars to verify compliance with applicable codes.
Company Name: Collins Development Inc
License No: 0055666
Contractor Signature:
Keith Lockwood (Please Print)
Plans Prepared By: Signature

"CHEYENNE VILLAGE"

NWC of Cheyenne Blvd. & Rainbow Blvd.
Building 6720
"Choice's Pub & Showroom"
6718 - 6720 West Cheyenne Blvd. Las Vegas, Nevada

PROVIDE KNOX BOX

1	03-17-10	KU CLV COMMENTS #57607 DATED 03-17-10

FLOOR PLAN, EXITING PLAN
LEGENDS, NOTES, SCHEDULE

Project No: 2010003
Drawn By: K.U.
Date: 02.29.2010
NEW SHEET

TI-1.1

CHOICES PUB GRILL & SHOWROOM

City of Las Vegas
June 11, 2010

Re: Choices Pub, Grill & Showroom
6720 W. Cheyenne Ave
Las Vegas, NV 89108

Justification Letter to receive a Special Use Permit for a Nightclub license

Choices Pub, Grill & Showroom wishes to have the zoning changed to allow a nightclub license in order to offer its guests entertainment 7 nights per week.

The Pub wishes to offer Live Jazz on Sunday afternoons, Karaoke Sunday and Wednesday evenings, Rotating Live Bands Monday, Friday and Saturday evenings, Country Music on Tuesday evenings, and an Open Mic/Jam on Thursday evenings.

In addition, in the adjacent Showroom space Choices Pub wishes to offer dance lessons, acting and singing lessons, Comedy Shows, a pre-sale band venue, banquet facilities, and dinner shows.

All existing policies and regulations are being met; we only wish to offer entertainment 7 nights per week rather than the 3 currently allowed.

Cordially,

Julie Rubino

Gerald Goscick

6720 W. Cheyenne Ave, Las Vegas, NV 89108
702-547-3747

RECEIVED
JUN 11 2010
SUP-38519

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

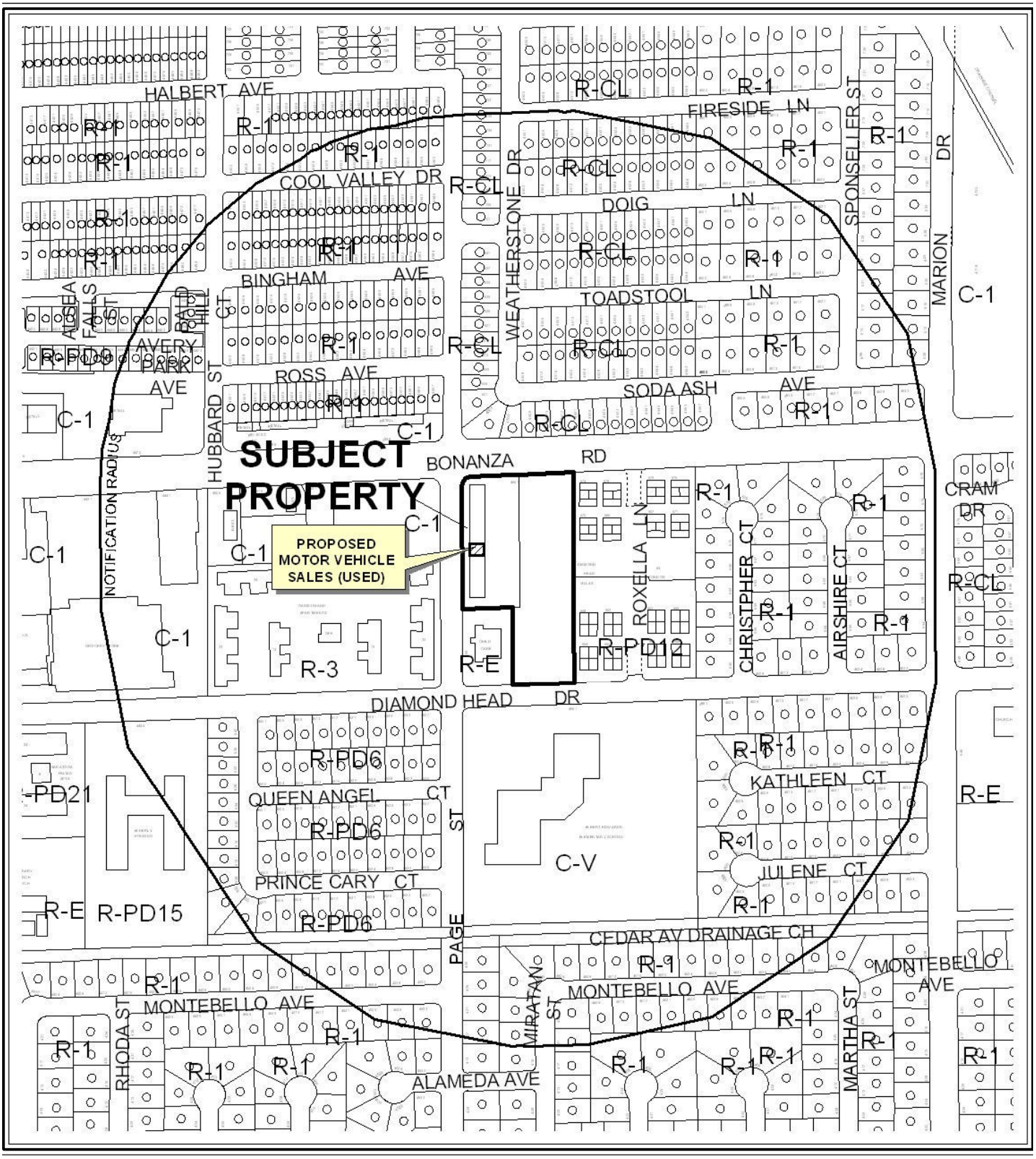
SUBJECT:
SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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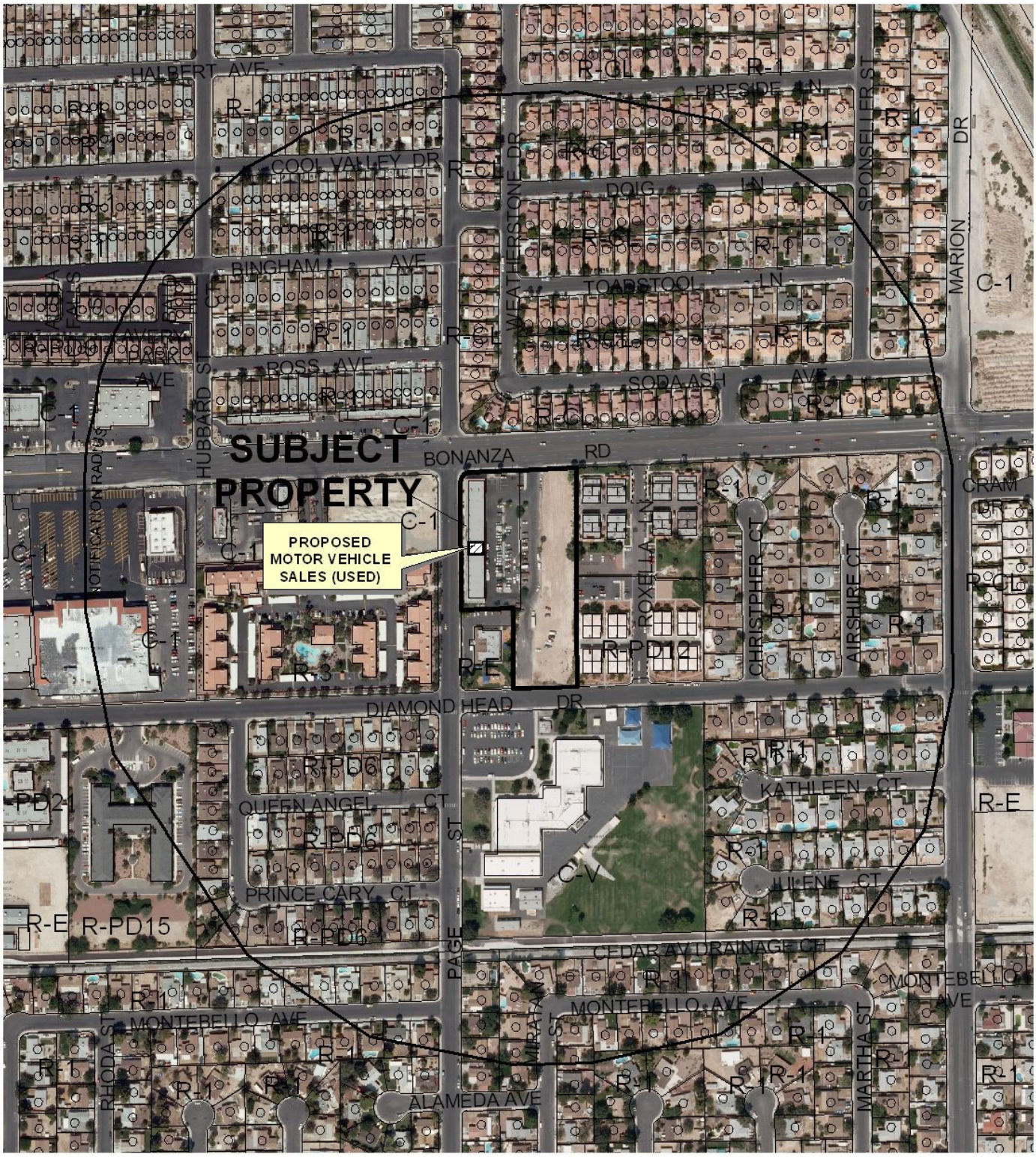
CASE: **SUP-38523**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-38523**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

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: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-23658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUSED

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 GC

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 ESTRELLALVE HOTMAIL.COM

APPLICANT HECTOR CAMACHO **Contact** HECTOR

Address SAME **Phone:** 460 1775 **Fax:** _____

City ABOVE **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE HECTOR **Contact** HECTOR

Address SAME ABOVE **Phone:** 460 1775 **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This 11th day of June, 20 10.

_____

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-25658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10
Total Fee:	1039 00
Date Received:*	6/11/10
Received By:	MREX

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

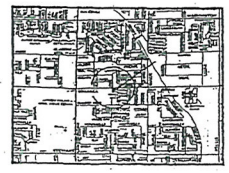
f:\depot\Application Packet\Application Form.pdf

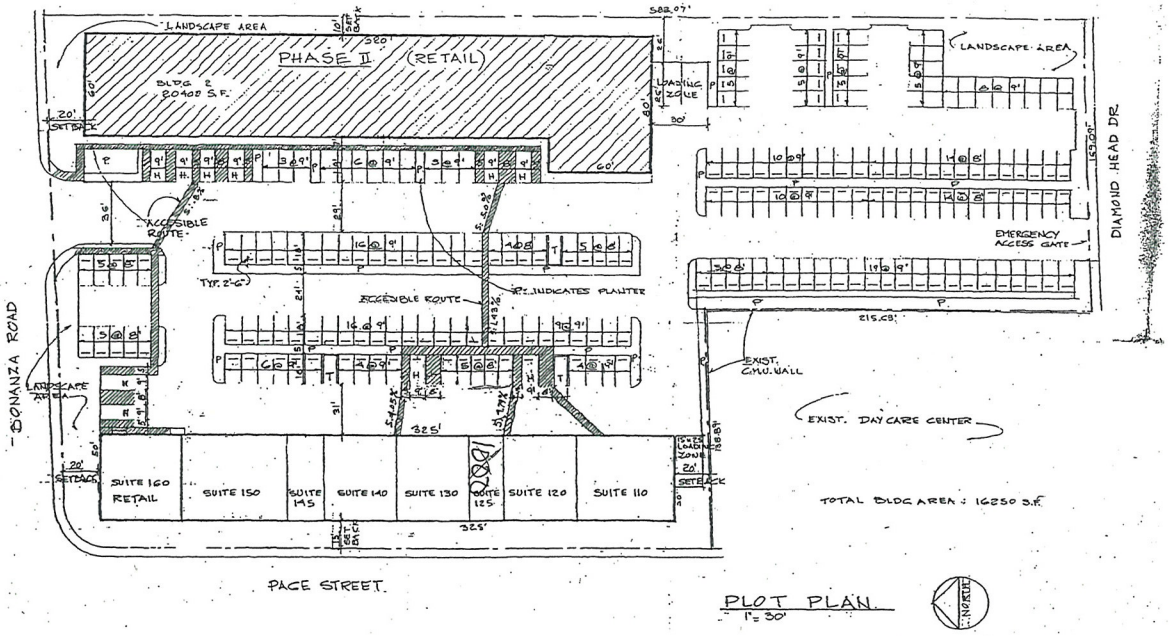
SUP-33611 (S2) Stamped 3-4-09 : PC 4-23-09 Denied

LEGAL DESCRIPTION:

BEING A PORTION OF THE NE/4 AT THE NW/4 OF SECTION 32, TOWNSHIP 20 S, RANGE 62 E AS RECORDED AT THE CLARK COUNTY, NV, RECORDER'S OFFICE.

A.P.N.: 140-32-114-045





PLOT PLAN
1" = 30'

BUILDING ANALYSIS

Furniture Store	8740 S.F.
Furniture warehouse	2810 S.F.
Subtotal	11550 S.F.
Fast Food Eatery. Seating	3623 S.F.
" " " Kitchens	2100 S.F.
" " " Rest rooms	484 S.F.
Subtotal	6207 S.F.
Meat Market	2035 S.F.
Sprinklers raiser room	44 S.F.
Exterior walls	526 S.F.
Interior 6" wall	38 S.F.
Subtotal	2643 S.F.
TOTAL BUILDING AREA	20400 S.F.

PARKING ANALYSIS

PHASE 1 (EXISTING)

Auto repair garage: 5 spaces + 1 per 200 S.F.
5 + (16250 S.F. ÷ 200)= 86.25 spaces.

PHASE 2 (PROPOSED)

Furniture Store	8470 S.F.÷175= 49.4 spaces.
Furniture warehouse	2810 S.F.÷2500= 1.12 spaces.
Subtotal:	49.5 spaces.
Fast Food Eatery	3623 S.F.÷50= 72.46 spaces.
" " Kitchens	2584 S.F.÷200= 12.92 spaces.
Subtotal:	85.38 spaces.
Meat Market	2035 S.F.÷175= 11.62 spaces.

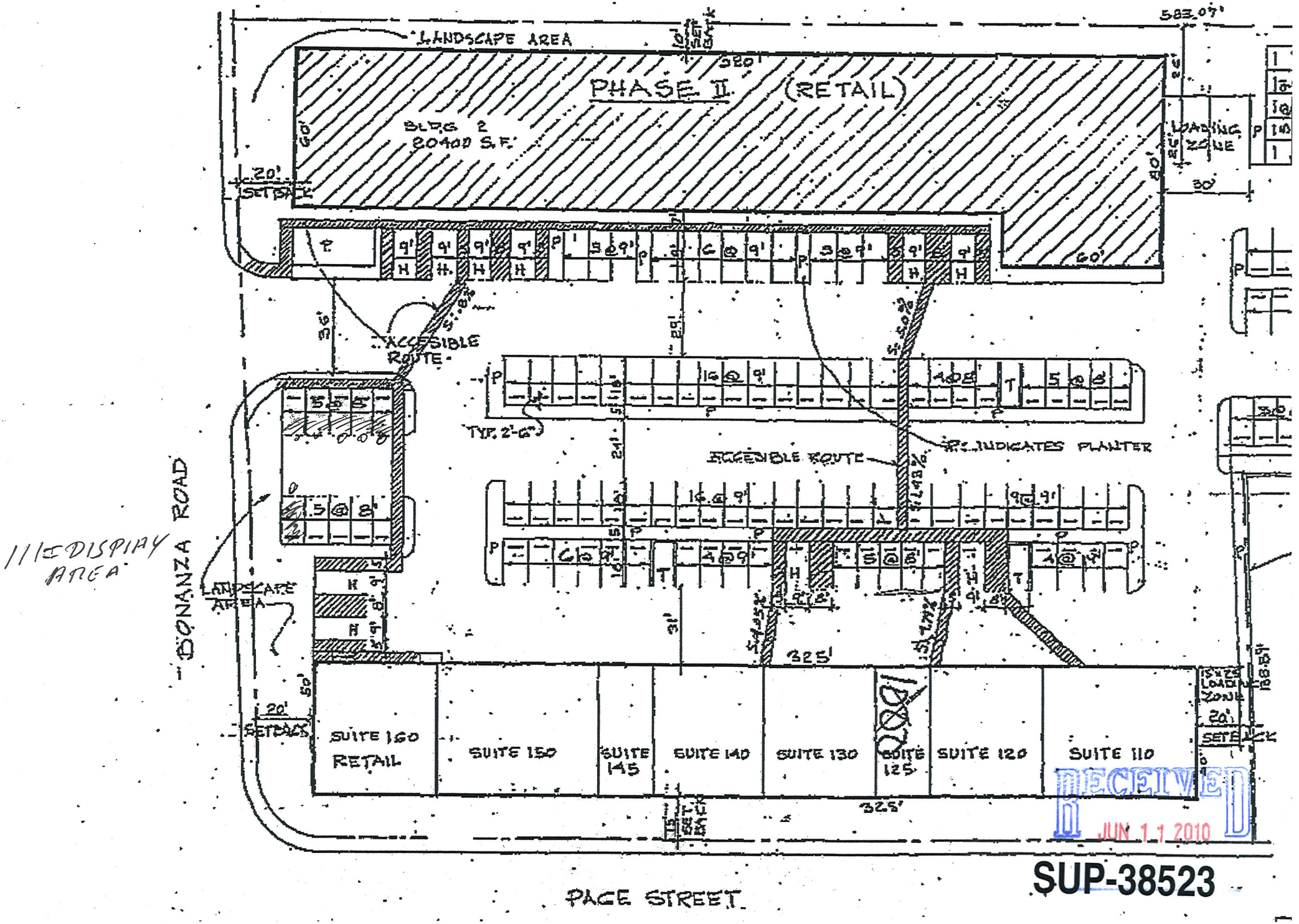
TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

	NORA H.MASANA ARCHTECT 2207 WEST SOWAN ROAD NORTH LAS VEGAS NV 89032 (702) 36-0727	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 11 2010



111 DISPLAY AREA

RECEIVED
JUN 11 2010

SUP-38523

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

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

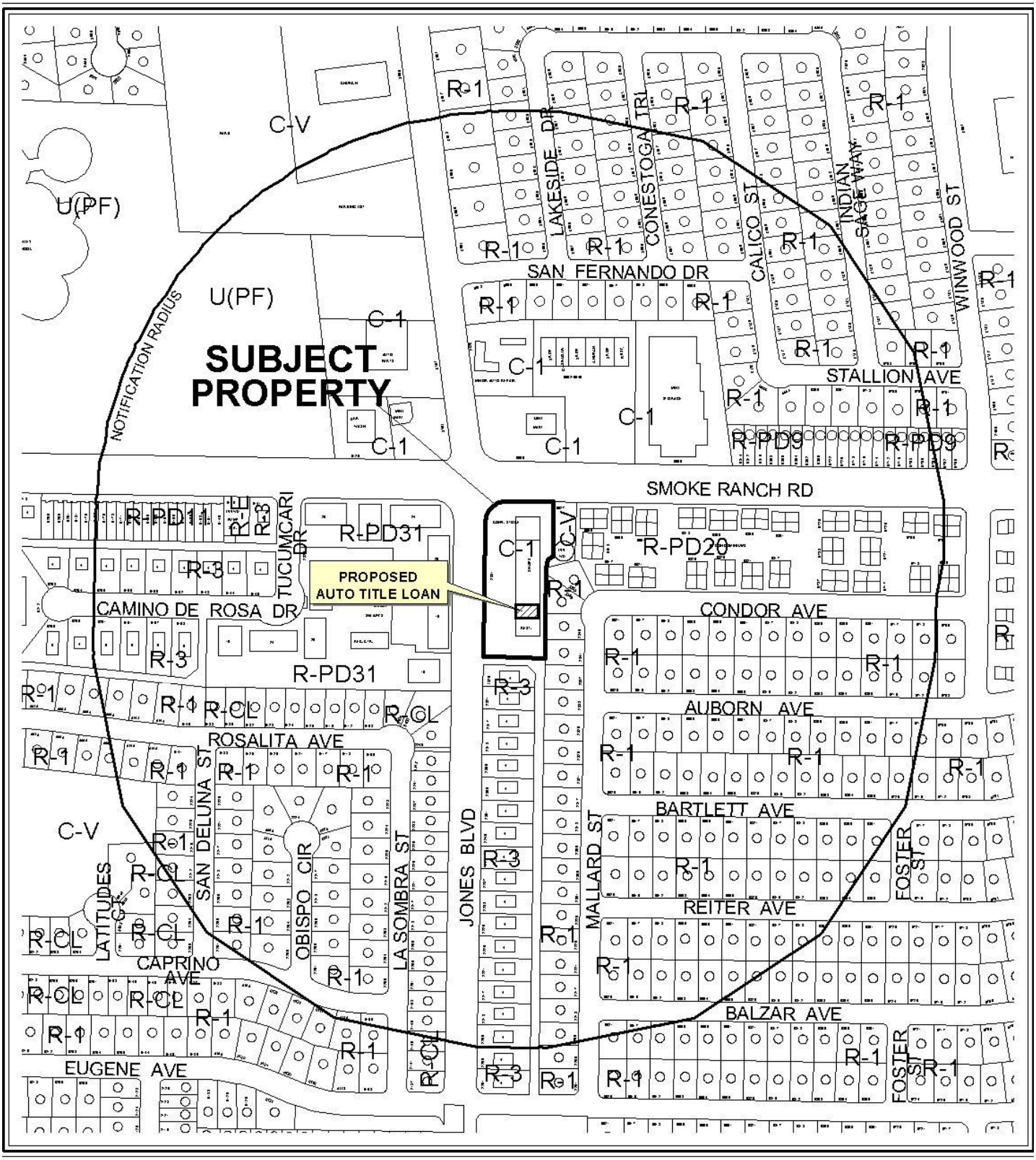
SUBJECT:
SUP-38531 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 1,040 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED AND FROM A RESIDENTIAL USE WHERE 1,000 FEET AND 200 FEET, RESPECTIVELY, ARE REQUIRED, AND TO ALLOW 1,040 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 2333 North Jones Boulevard, Suite #110 (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



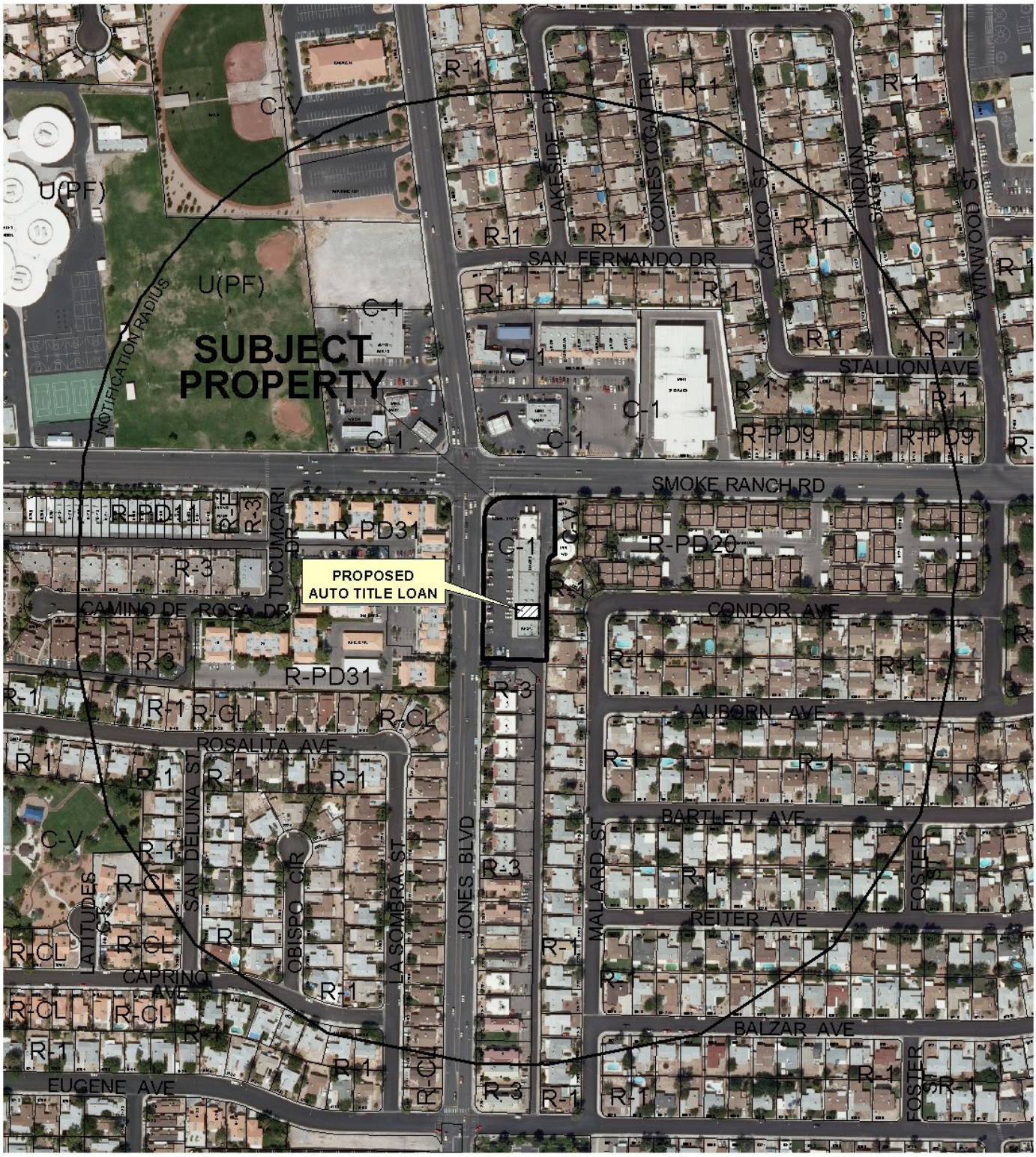
0 300 600 Feet

CASE: **SUP-38531**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

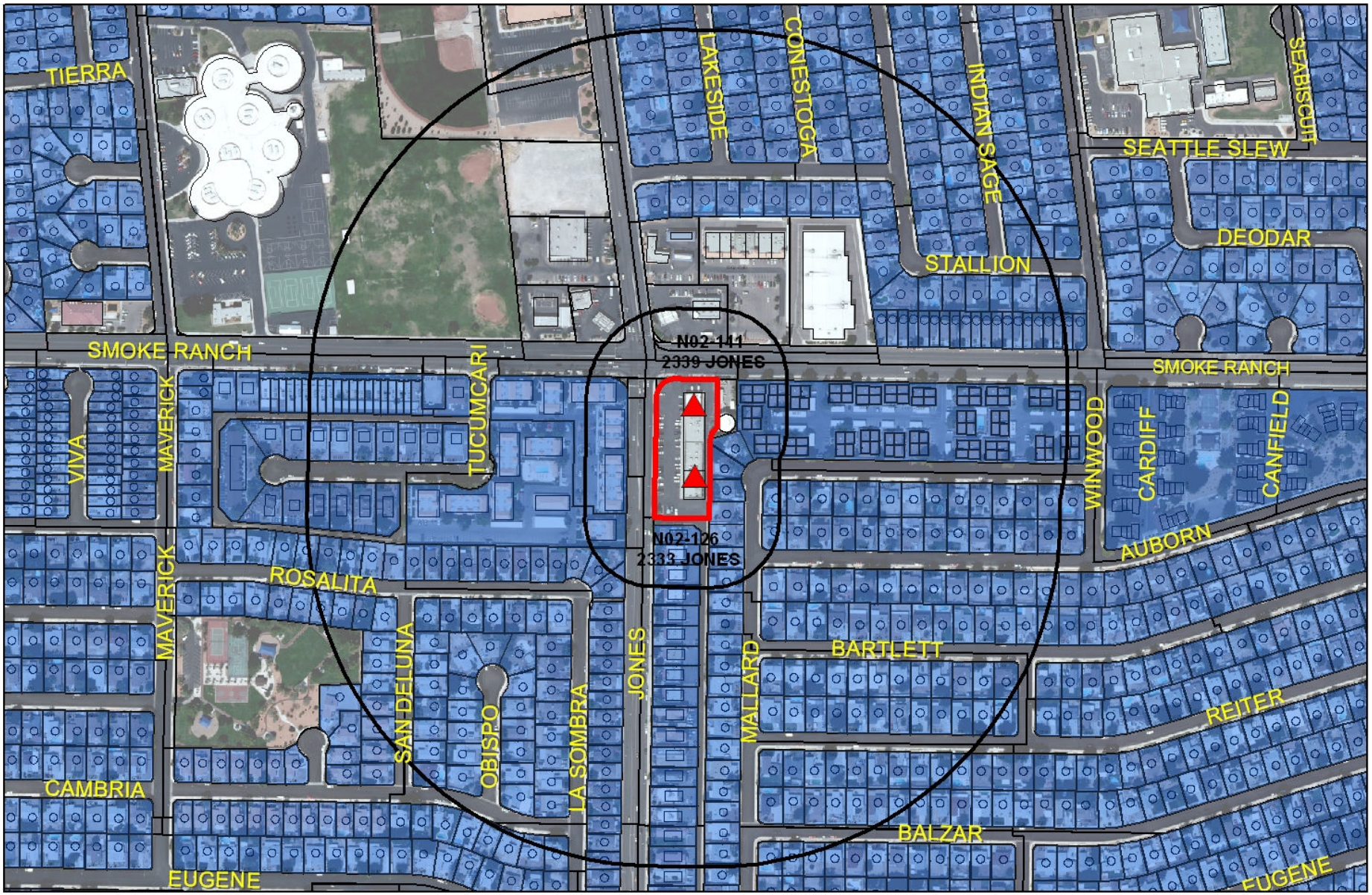
N



CASE: **SUP-38531**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-38531

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 235 470 940 Feet

N

RECEIVED
JUN 1 4 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38531** APN: 138-24-101-001

Name of Property Owner: Becker Investment Co., L.P.

Name of Applicant: Loanex

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: BARRY W BECKER

Subscribed and sworn before me

This 8th day of June, 2010

Rosa Valantasis

Notary Public in and for said County and State

NOTARY PUBLIC
ROSA VALANTASIS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2012
No: 08-7819-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED JUN 14 2010

Application/Petition For: Special Use Permit for Auto Title Loans

Project Address (Location) 2333 N. Jones Boulevard, Suite 110

Project Name Loanex **Proposed Use** Auto Title Loans

Assessor's Parcel #(s) 138-24-101-001 **Ward #** 5

General Plan: existing _____ **proposed** N/A **Zoning: existing** C-1 **proposed** N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Becker Investment Co., L.P. **Contact** John Grewell

Address 50 S. Jones Boulevard, Suite 100 **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address johngrewell@gmail.com

APPLICANT Loanex **Contact** John Grewell

Address 71 Marsh Harbor Court **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address johngrewell@gmail.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.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 BARRY W BECKER

Subscribed and sworn before me

This 8th day of June, 20 10.

Rosa Valantasis

Notary Public in and for said County and State

NOTARY PUBLIC
ROSA VALANTASIS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2012
No: 08-7819-1

FOR DEPARTMENT USE ONLY

Case #	SUP 38531
Meeting Date:	7.29.10
Total Fee:	$1,080.-
Date Received:*	6.14.10
Received By:	JFA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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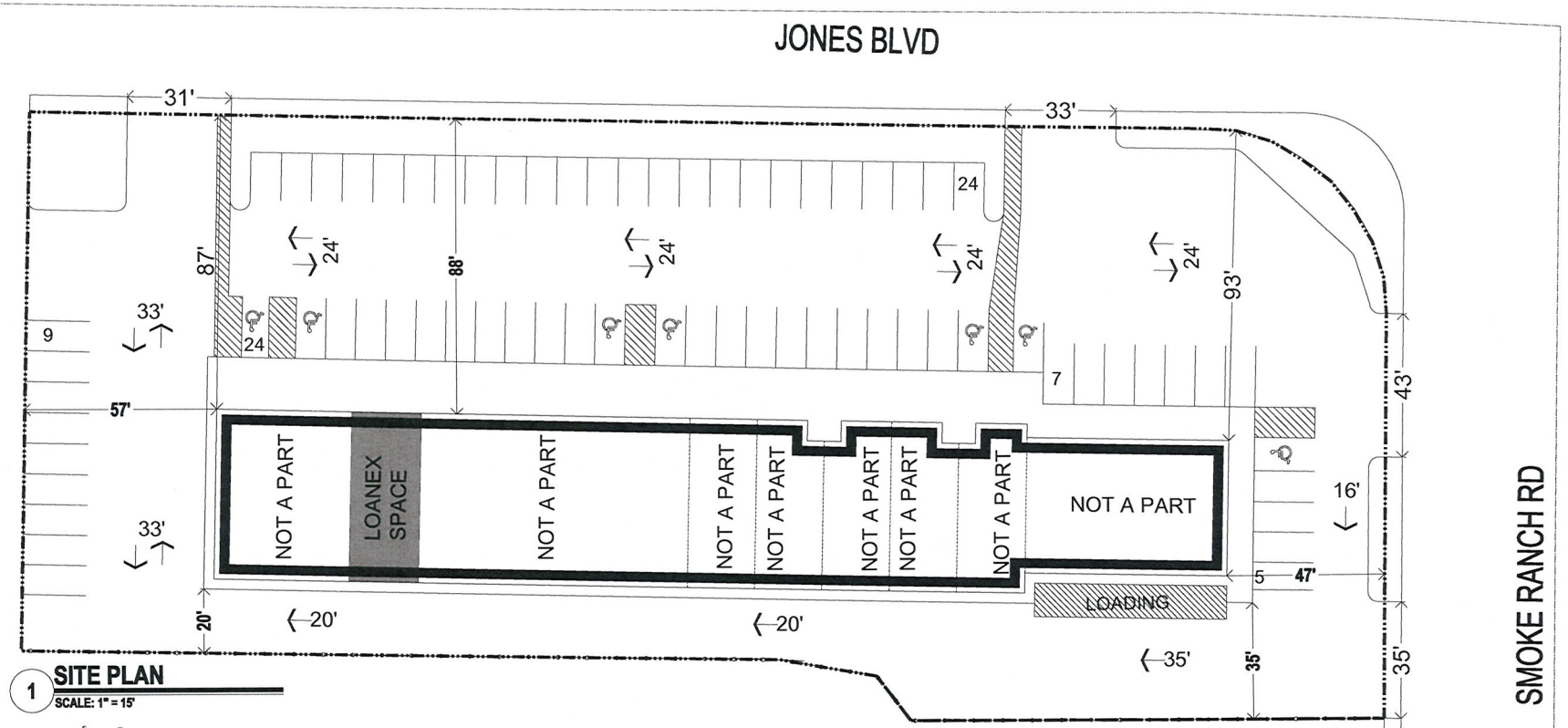
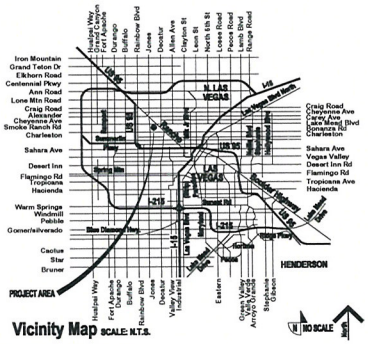


1 SITE PLAN

SCALE: 1" = 15'



Vicinity Map SCALE: N.T.S.



PROJECT AREA

Location Map

SITE INFORMATION

ZONING- Clark County, NV

APN#: 138-24-101-001

Zoning- C-1

AREA (Approximate, to be verified)

Gross Area	91,115 Sq. Ft.	2.09 - Acres
Net Area	64,833 Sq.Ft.	1.47 - Acres
Lot Coverage		16 %

SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

BUILDING HEIGHT

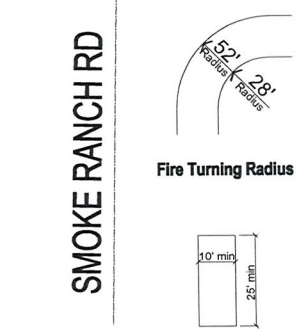
Allowed:	35 ft
Provided:	N/A Existing

PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Georgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	990 GSF	12 Spaces	
102	Joey's Pizza	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	975 GSF	13 Spaces	
103	Discount Car Insurance	Office	1 space per 300 SF of Gross Floor Area	975 GSF	4 Spaces	
104	Vacant	Retail	use retail parking requirements: (1 space per 175 SF of Gross Floor Area)	975 GSF	6 Spaces	
105	Gerardo's Classic Barber Shop	Barber Shop	2 spaces per chair (per business license there are 6 chairs)	1,005 GSF	12 Spaces	
108	Saddle N Spurs Saloon	Tavern	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF	13 Spaces	
110	Cash Today Loans	Financial	1 space per 250 SF of the Gross Floor Area	1,040 GSF	5 Spaces	
				Total	65 Spaces	69 Spaces Existing

H.C. PARKING

Required:	2 Spaces
Provided:	7 Spaces Existing



Conceptual Site Plan : Sheet Title
10-015 : Project Number
05/11/2010 : Date

NORTH

Scale: 1 : 15

0 15 30

FRONTLINE group MOSER architecture studio

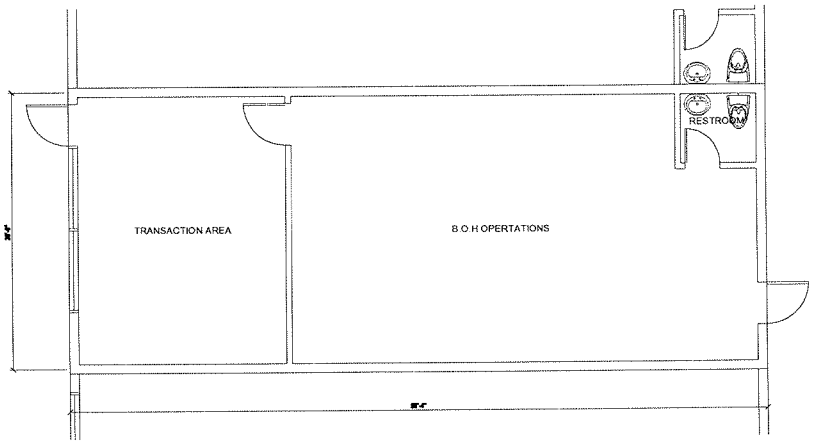
LOANEX

2333 N. Jones, City of Las Vegas, NV

RECEIVED
JUN 14 2010

RECEIVED
JUN 14 2010

SUP-38531



1 **FLOOR PLAN**
SCALE: 1/4" = 1'-0"

RECEIVED
JUN 14 2010

LOANEX

2333 N. Jones, City of Las Vegas, NV

NORTH

Scale:

0

FRONTLINE group MOSER architecture studio

Floor Plan : Sheet Title
10-015 : Project Number
05/11/2010 : Date

SUP-38531

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 11, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: Justification Letter – Special Use Permit for Auto Title and Waivers to Reduce Separation from a Residential Use & Financial Use and to Reduce Minimum Square Footage Requiements
APN: 138-24-101-001

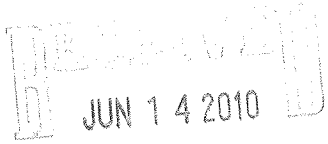
To Whom It May Concern:

Please be advised this office represents Loanex (the "Applicant"). The Applicant is seeking a special use permit for an auto title use at its existing business located at 2333 N. Jones Blvd., Suite110 on the southeast corner of Jones Boulevard and Smoke Ranch Road, more particularly known as APN: 138-24-101-001 (the "Site"). The Applicant is also requesting to waive the 200 foot separation requirement from its existing business to a residential use, the 1000 foot separation requirement from another financial institution specified as it relates to the auto title use and the minimum square footage requirements.

Auto Title Use

The Applicant has been lawfully operating its check cashing/payday loan/title loan business from 9am to 6pm Monday through Saturday for a number of years at the Site, including offering an auto title use to it customers. However, the Nevada legislature recently amended the state law which resulted in existing businesses of this type to reclassify their local business licenses which carved out auto title loans as a separate use. Therefore, as the Site is zoned C-1 a special use permit is now required for the Applicant to obtain approval of the amended business license.

As a result and in order to comply with the new state and local laws, the Applicant is seeking the special use permit to continue offering auto title uses at the Site, as it has for the past several years.



SUP-38531

Waiver to Reduce Separation from Residential Use & Financial Use and Minimum Square Footage Requirements

The City of Las Vegas planning code requires that an auto title use be no closer than 200' to a residential use and 1000' to another financial use. In this case, the existing Site is on the same parcel with these uses and therefore is within zero feet of a residential use and another financial use. In addition, the Code requires a minimum square footage of 1500 square feet and the applicant's suite is 1,040 square feet. As indicated above, the Applicant has been operating at the Site and offering the auto title use for numerous years. Because of the recent amendments to both the state and local laws, the Applicant is required to obtain a special use permit. As a result of this recent requirement to obtain a special use permit, the existing Site and business now also require the said waivers.

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony Celeste per Dan

Anthony J. Celeste

AJC/

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JUN 14 2010

SUP-38531

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

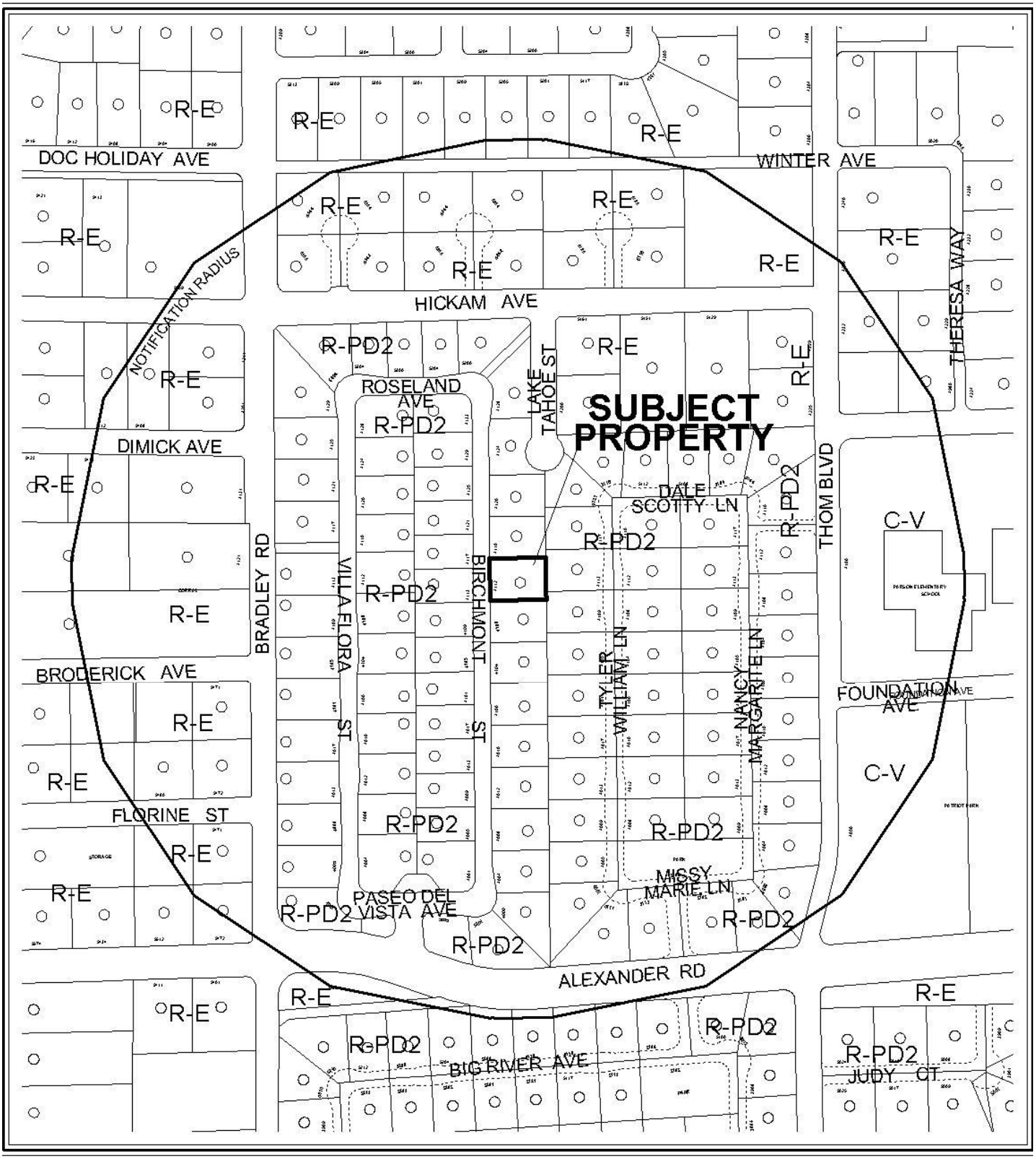
SUBJECT:
SUP-38532 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN METTA AND JANICE METTA - Request for a Special Use Permit FOR A PROPOSED 1,171 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 4112 Birchmont Street (APN 138-01-812-029), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-38532**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 300 600 Feet

CASE: **SUP-38532**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38532 APN: 138-01-812-029

Name of Property Owner: Stephen + Janice Metta

Name of Applicant: Stephen Metta

Name of Representative: Same as above

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: Stephen Metta

Subscribed and sworn before me

This 14TH day of JUNE, 2010

Lynn A Sitten

Notary Public in and for said County and State

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JUN 14 2010

Notary Public - State of Nevada
County of Clark
LYNN A. SITTEN
My Appointment Expires
July 26, 2013
No: 93-1707-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4112 Birchmont Street

Project Name Metta Casita **Proposed Use** Accessory Structure (Class I)

Assessor's Parcel #(s) 139-01-612-029 **Ward #** 6

General Plan: existing R proposed ___ **Zoning:** existing R-PD2 proposed ___

Commercial Square Footage - **Floor Area Ratio** -

Gross Acres - **Lots/Units** 1 **Density** -

Additional Information To Allow A Class 2 Accessory Structure

PROPERTY OWNER Stephen + Janice Metta **Contact** ___

Address 4112 Birchmont St **Phone:** 639-1313 **Fax:** ___

City Las Vegas **State** NV **Zip** 89130

E-mail Address JMETTALOHA@Yahoo.com

APPLICANT Stephen Metta **Contact** ___

Address 4112 Birchmont Street **Phone:** 639-1313 **Fax:** ___

City LV NV **State** NV **Zip** 89120

E-mail Address jmettaaloha@Yahoo.com

REPRESENTATIVE Same as above **Contact** ___

Address ___ **Phone:** ___ **Fax:** ___

City ___ **State** ___ **Zip** ___

E-mail Address ___

FOR DEPARTMENT USE ONLY

Case #	SUP-38532
Meeting Date:	07/29/10
Total Fee:	1030.00
Date Received:*	06/17/10
Received By:	Jonathan B.

Property Owner Signature* ___

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Stephen Metta

Subscribed and sworn before me

This 14TH day of JUNE, 20 10.

Lynn A Sitten

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
LYNN A. SITTEN
My Appointment Expires
July 26, 2013
No: 93-1707-1

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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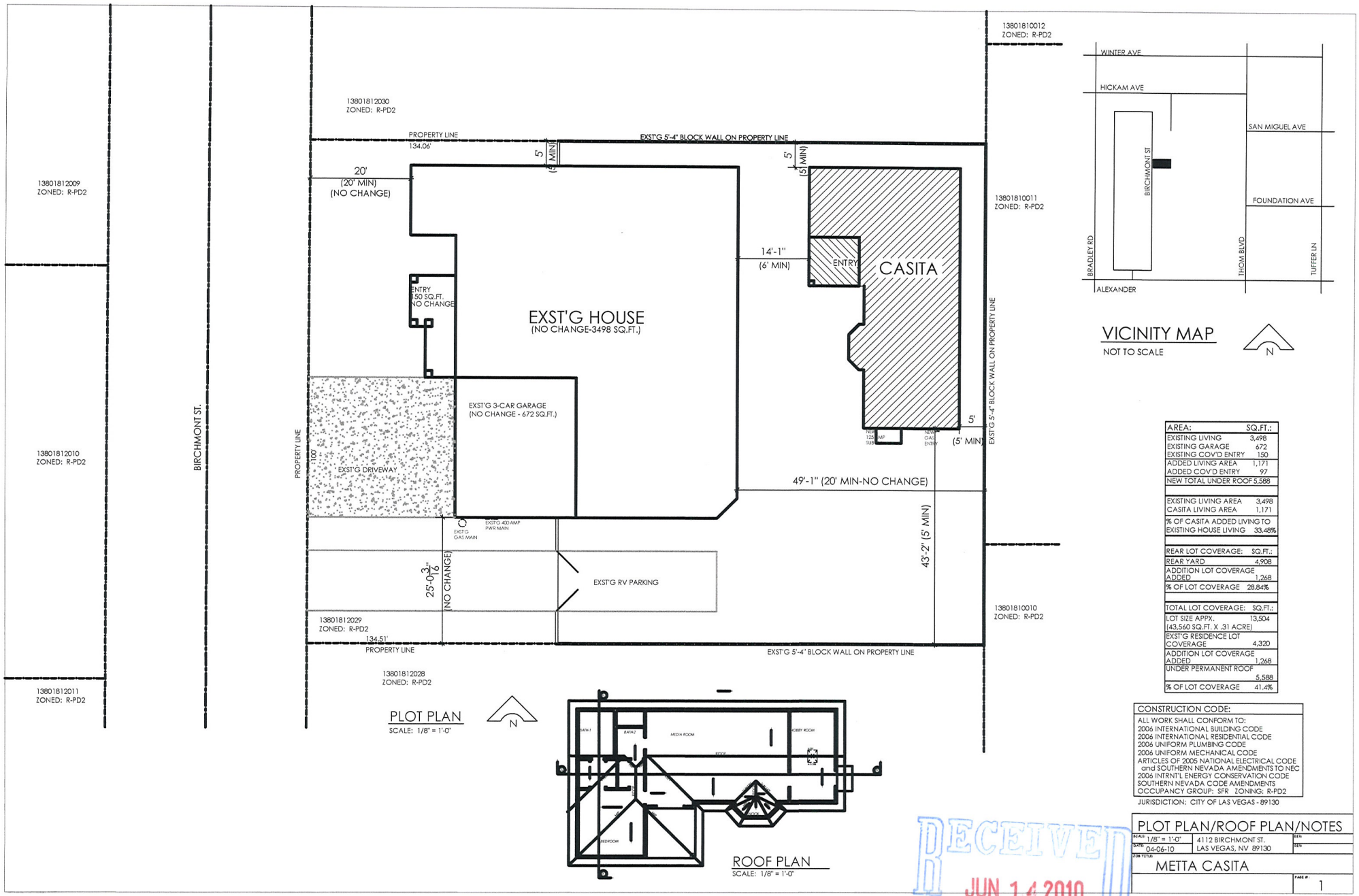
Revised 10/27/08



AREA:	SQ.FT.:
EXISTING LIVING	3,498
EXISTING GARAGE	672
EXISTING COV'D ENTRY	150
ADDED LIVING AREA	1,171
ADDED COV'D ENTRY	97
NEW TOTAL UNDER ROOF	5,588
EXISTING LIVING AREA	3,498
CASITA LIVING AREA	1,171
% OF CASITA ADDED LIVING TO EXISTING HOUSE LIVING	33.48%
REAR LOT COVERAGE:	SQ.FT.:
REAR YARD	4,908
ADDITION LOT COVERAGE ADDED	1,268
% OF LOT COVERAGE	28.84%
TOTAL LOT COVERAGE:	SQ.FT.:
LOT SIZE APPX. (43,560 SQ.FT. X .31 ACRE)	13,504
EXST'G RESIDENCE LOT COVERAGE	4,320
ADDITION LOT COVERAGE ADDED	1,268
UNDER PERMANENT ROOF	5,588
% OF LOT COVERAGE	41.4%

CONSTRUCTION CODE:

ALL WORK SHALL CONFORM TO:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
ARTICLES OF 2005 NATIONAL ELECTRICAL CODE and SOUTHERN NEVADA AMENDMENTS TO NEC
2006 INTRNT'L ENERGY CONSERVATION CODE
SOUTHERN NEVADA CODE AMENDMENTS
OCCUPANCY GROUP: SFR ZONING: R-PD2

JURISDICTION: CITY OF LAS VEGAS - 89130

PLOT PLAN/ROOF PLAN/NOTES

SCALE: 1/8" = 1'-0" | 4112 BIRCHMONT ST.
DATE: 04-06-10 | LAS VEGAS, NV 89130
JOB TITLE: METTA CASITA
PAGE #: 1

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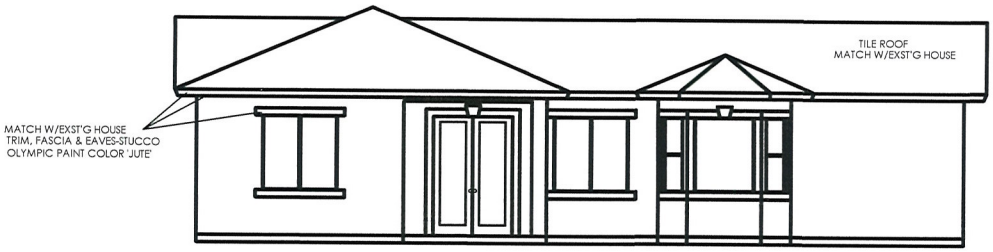
JUN 14 2010

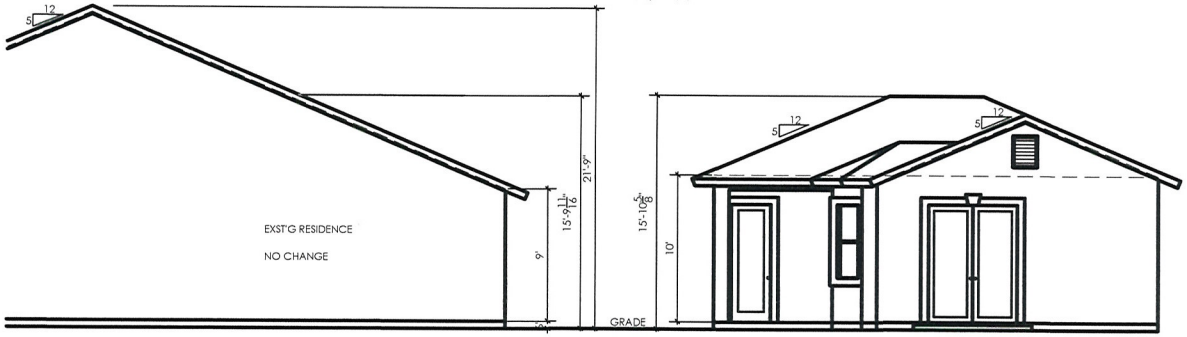
SUP-38532



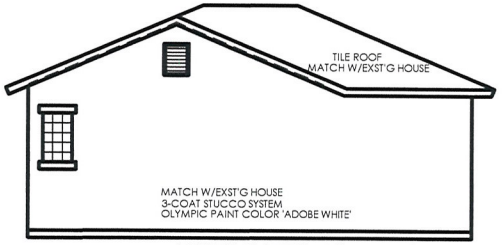
FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



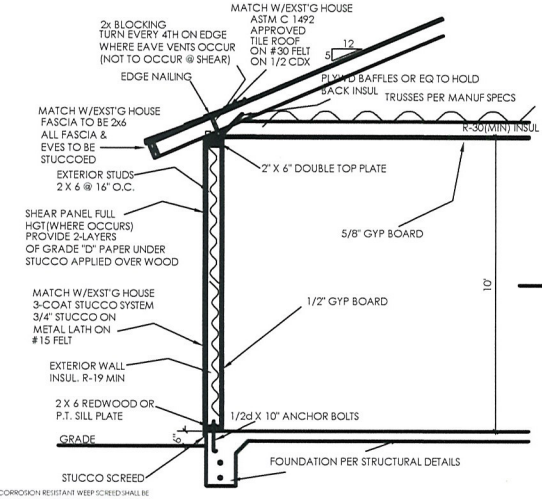
REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

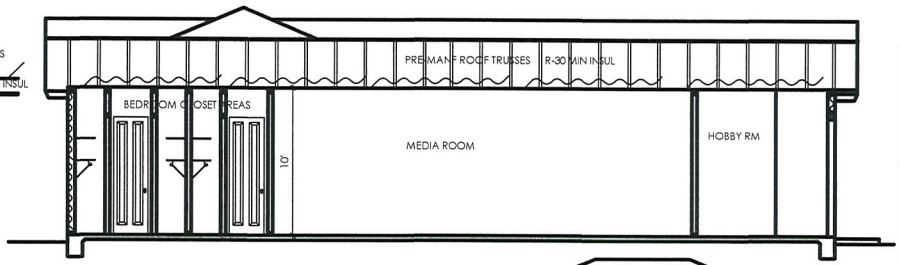


LEFT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

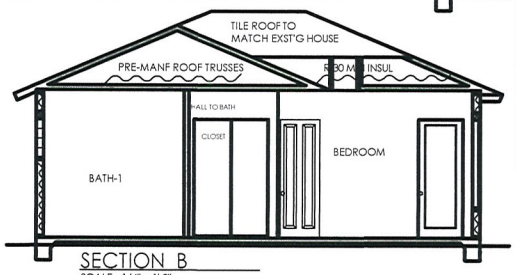


*** A CORROSION RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS AND SHALL BE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. SHALL BE IN ACCORDANCE WITH ASTM C 926 AND SECTION R703.6.3 SOUTHERN NEVADA AMENDMENTS

TYPICAL WALL SECTION
SCALE: NONE



SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"

EXST'G HOUSE - FRONT ELEVATION (WEST)

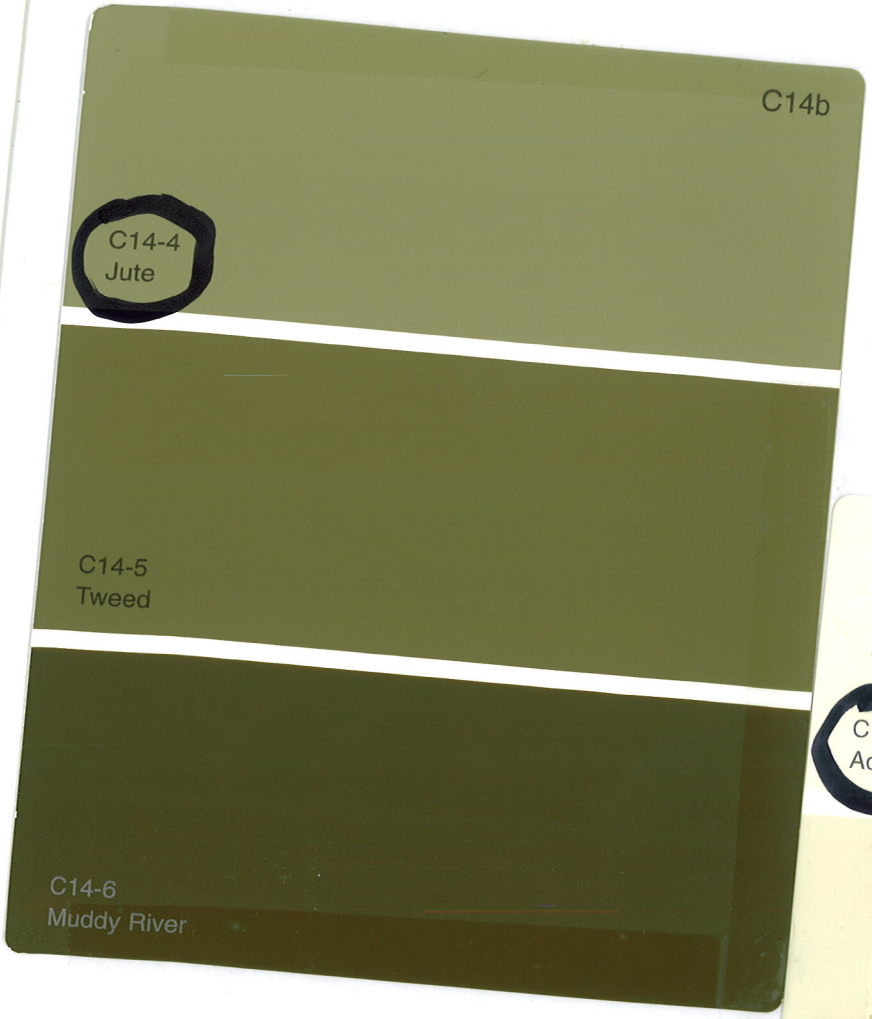


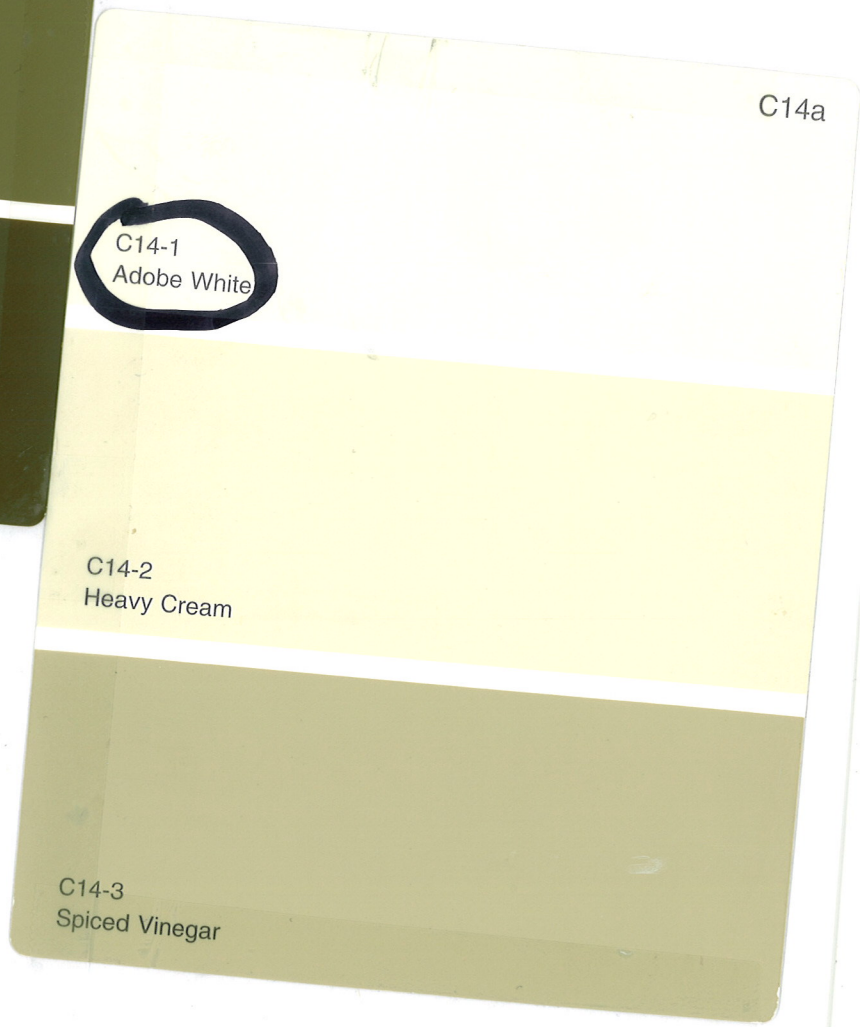
SCALE: VARIES	4112 BIRCHMONT ST.
DATE: 04-06-10	LAS VEGAS, NV 89130
JOB TITLE: METTA CASITA	

ELEVATIONS/SECTIONS

REVISED
JUN 14 2010

SUP-38532





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JUN 14 2010

SUP-38532

SUP-38532


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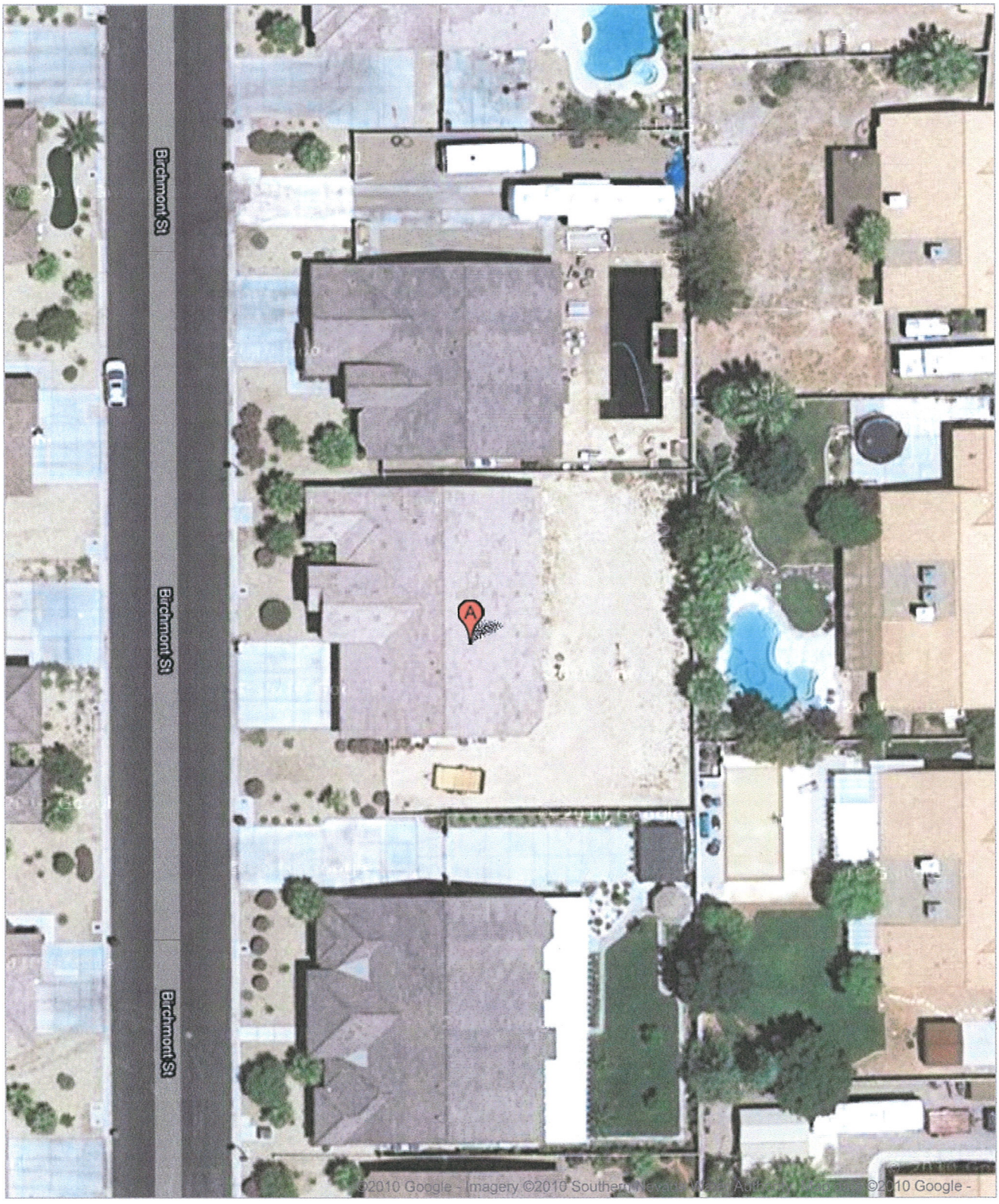
JUN 14 2010
SUP-38532

Google maps Address

To see all the details that are visible on the screen,use the "Print" link next to the map.

Get Directions My Maps Print Send Link



4112 BIRCHMONT LV NV

RECEIVED
JUN 14 2010
SUP-38532

Date: June 14, 2010

To: City of Las Vegas Planning Commission

From: Stephen and Janice Metta
4112 Birchmont Street
Las Vegas, Nevada 89130

Subject: Request for a Special Use Permit

We are requesting a special use permit for the use of an Accessory Structure (Class 1) on our property at 4112 Birchmont for our immediate families use. The structure will be 1,171 sq. ft. and located in the rear yard with the required set back of a 5 ft minimum to all property lines. To assure the structure is harmonious and compatible the exterior will be the same as the original structure, white stucco with brown trim and tile roof. The rear yard coverage is 23.8% and total lot coverage of 41.4%.

The structure meets all City codes and we will meet any conditions of the Planning Commission.

We appreciate your consideration.

RECEIVED
JUN 14 2010
SUP-38532

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

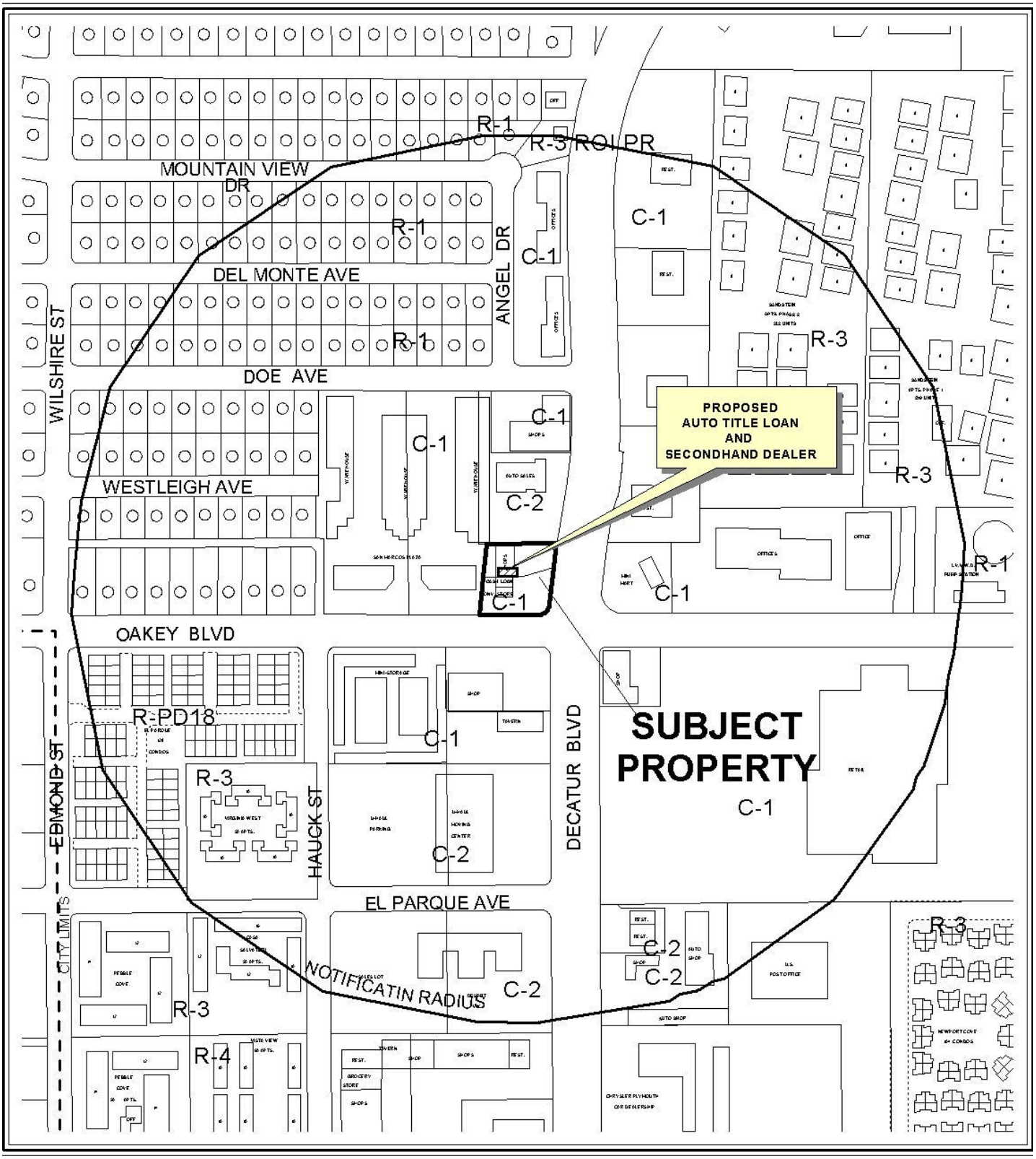
SUBJECT:
SUP-38533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 750 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-38533 and SUP-38534
2. Special Map
3. Conditions and Staff Report - SUP-38533 and SUP-38534
4. Supporting Documentation
5. Photos - SUP-38533 and SUP-38534
6. Justification Letter - SUP-38533 and SUP-38534



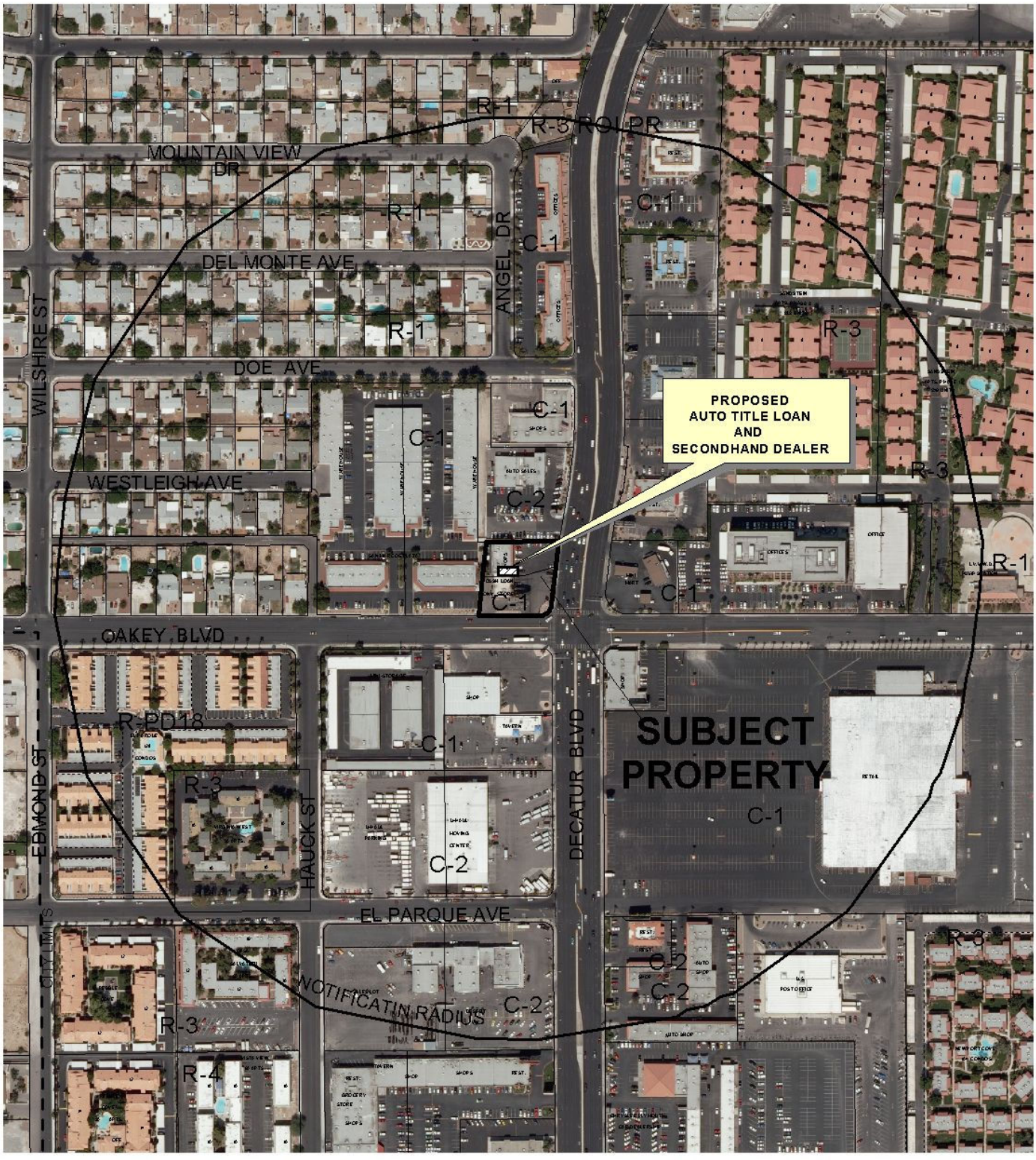
0 300 600 Feet

CASE: **SUP-38533 AND SUP-38534**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



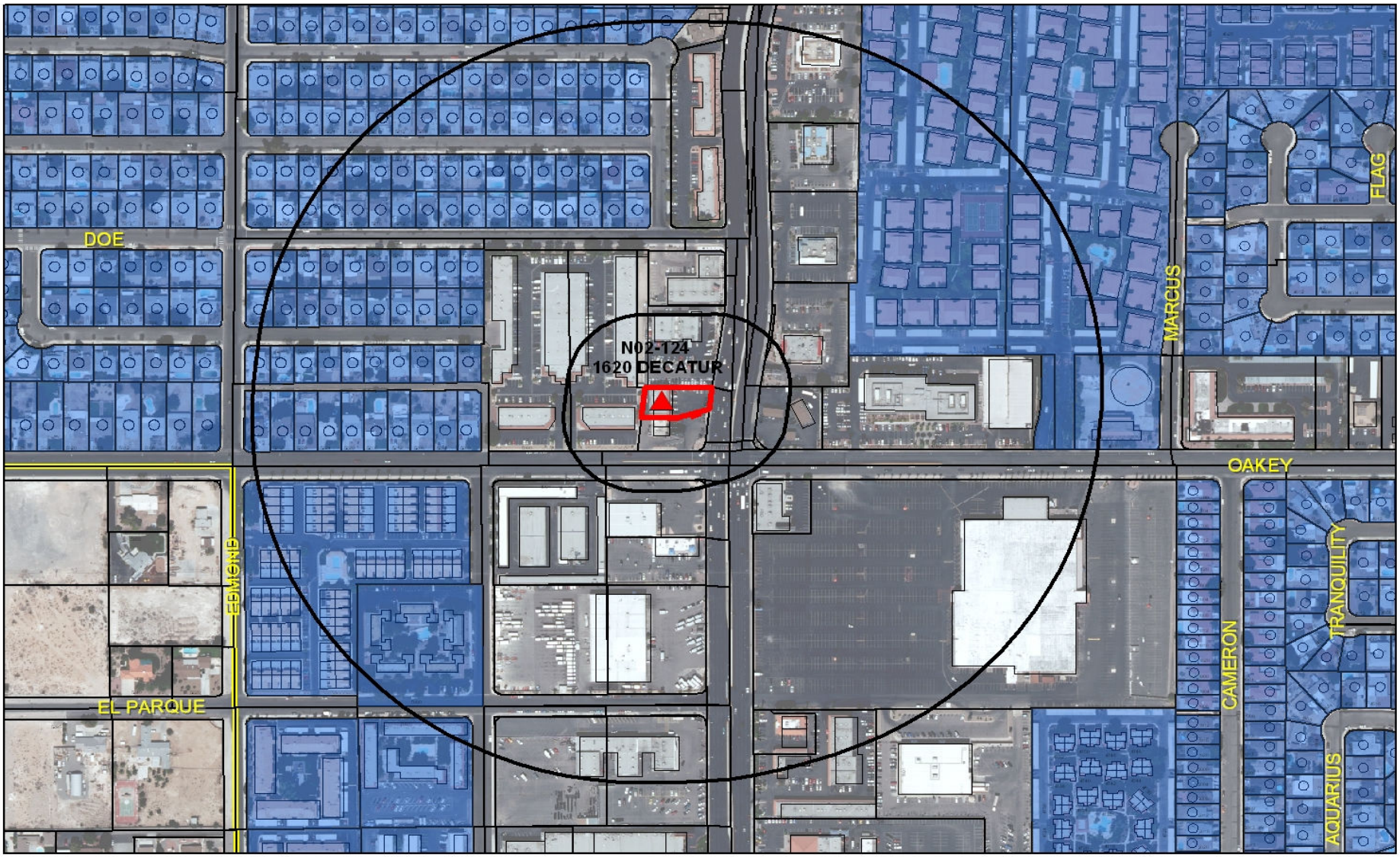
0 300 600 Feet

CASE: **SUP-38533 AND SUP-38534**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-38533

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 210 420 840 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
JUN 14 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38533** APN: 163-01-602-005

Name of Property Owner: Decatur - Oakey Plaza, L.P.

Name of Applicant: Loanex

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: _____

X Signature of Property Owner: Joseph Vranesh

Print Name: Joseph VRANESH

Subscribed and sworn before me

This 10 day of June, 2010

L Ct

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SCOTT K. CATERER
My Appointment Expires
No: 05-101729-1 December 2, 2013

RECEIVED JUN 14 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Auto Title Loans

Project Address (Location) 1620 S. Decatur Boulevard Suite A

Project Name Loanex **Proposed Use** Auto Title Loans

Assessor's Parcel #(s) 163-01-602-005 **Ward #** 1

General Plan: existing _____ **proposed** N/A **Zoning: existing** C-1 **proposed** N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Decatur-Oakey Plaza, L.P. **Contact** John Grewell

Address 1700 S. 8th Street **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address johngrewell@gmail.com

APPLICANT Loanex **Contact** John Grewell

Address 71 Marsh Harbor Court **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address johngrewell@gmail.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

X **Property Owner Signature*** Joseph Vranesh

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Joseph VRANESH

Subscribed and sworn before me

This 10 day of June, 20 10.

Notary Public in and for said County and State

893746.1
Revised 10/27/08

Notary Public - State of Nevada
County of Clark
SCOTT K. CATERER
My Appointment Expires
No: 05-101729-1 December 2, 2013

AMP

RECEIVED JUN 14 2010

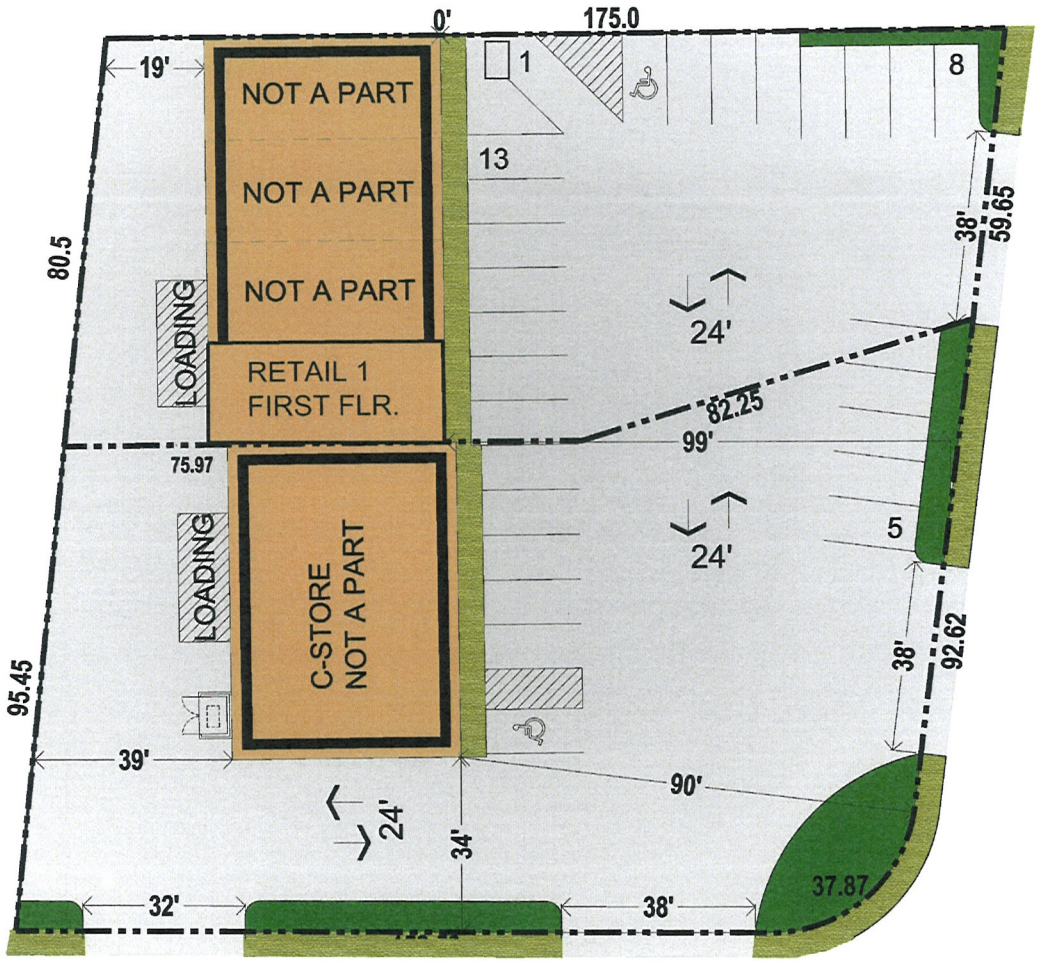
FOR DEPARTMENT USE ONLY

Case #	SUP 38533
Meeting Date:	7.29.10
Total Fee:	$1,030.-
Date Received:*	6.14.10
Received By:	JFA

*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

15919.4



1 **SITE PLAN**
SCALE: 1" = 15'

SITE INFORMATION

ZONING- Clark County, NV

APN#: 163-01-602-005
Zoning- C-1

AREA (Approximate, to be verified)

Gross Area	13,068 Sq.Ft.	0.30 - Acres
Net Area	180,423 Sq. Ft.	4.14 - Acres
Lot Coverage		24 %

SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

PROJECT AREA

BUILDING HEIGHT

Allowed:	35 ft
Provided:	N/A Existing

H.C. PARKING

Required:	2 Spaces
Provided:	2 Spaces Existing

PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
A	Loanex	Financial Institution, Specified	1 space per 250 SF	750 GSF	3 Spaces	
B	Vacant	Vacant	1 space per 175 SF	750 GSF	5 Spaces	
D	Sam Smoke Shop	General Retail	1 space per 175 SF	750 GSF	5 Spaces	
E	Vacant	Vacant	1 space per 175 SF	750 GSF	5 Spaces	
F	Calozzuma Income Tax	Office	1 space per 300 SF	750 GSF	3 Spaces	
G	PC Development Inc.	Office	1 space per 300 SF	750 GSF	3 Spaces	
H	Sixteen Twenty	Beauty Salon	2 spaces per station (Per business license 5 Stations)	750 GSF	10 Spaces	
J	Stone Age Concrete	Office	1 space per 300 SF	750 GSF	3 Spaces	
				Total	37 Spaces	16 Spaces Existing





LOANEX

1620 S. Decatur, City of Las Vegas, NV

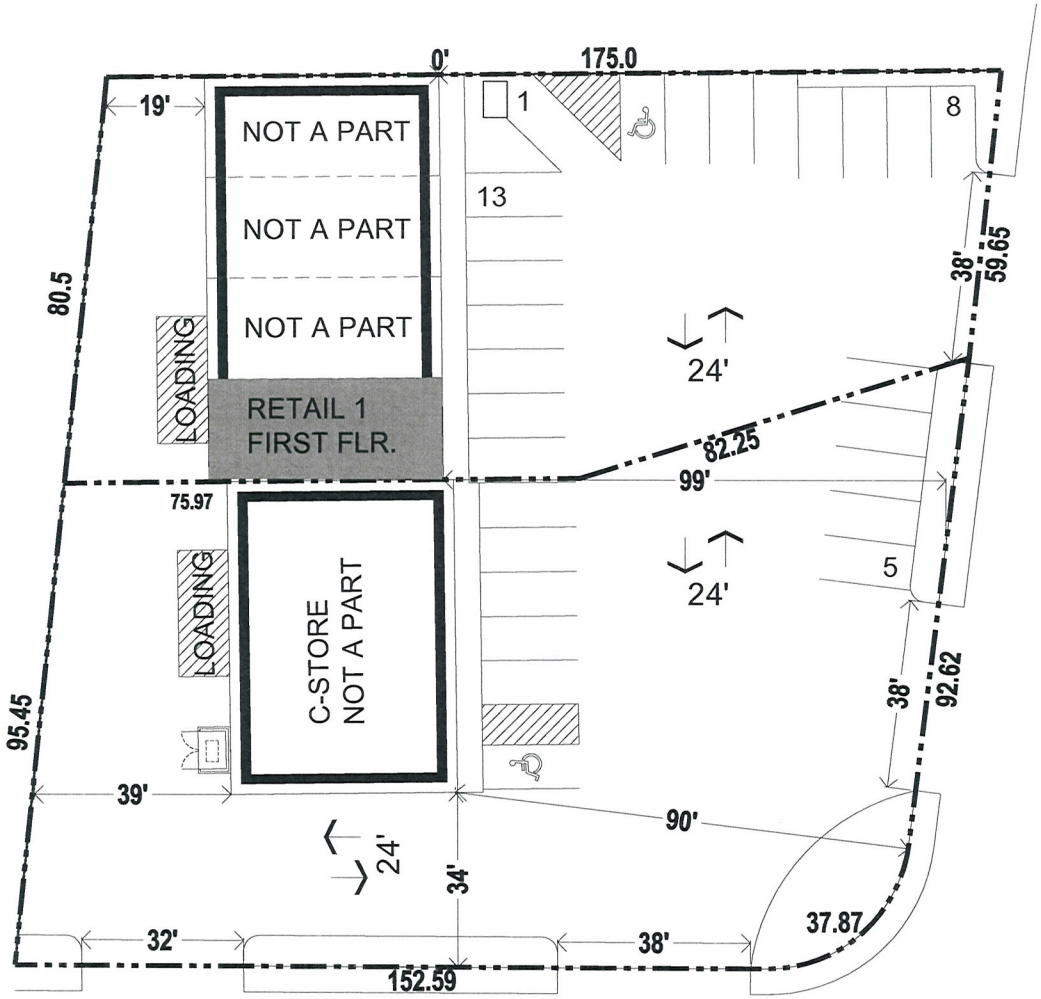
RECEIVED
JUN 25 2010

NORTH
Scale: 1 : 15

FRONTLINE group MOSER architecture studio

Conceptual Site Plan : Sheet Title
10-015 : Project Number
05/11/2010 (Revised 6/24/10) : Date

SUP-38533 REVISED
SUP-38534



1 **SITE PLAN**
SCALE: 1" = 15'

SITE INFORMATION

ZONING- Clark County, NV

APN#: 163-01-602-005

Zoning- C-1

AREA (Approximate, to be verified)

Gross Area	13,068 Sq.Ft.	0.30 - Acres
Net Area	180,423 Sq. Ft.	4.14 - Acres
Lot Coverage		24 %

SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

BUILDING HEIGHT

Allowed:	35 ft
Provided:	N/A Existing

H.C. PARKING

Required:	2 Spaces
Provided:	2 Spaces Existing

PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
A	Loanex	Financial Institution, Specified	1 space per 250 SF	750 GSF	3 Spaces	
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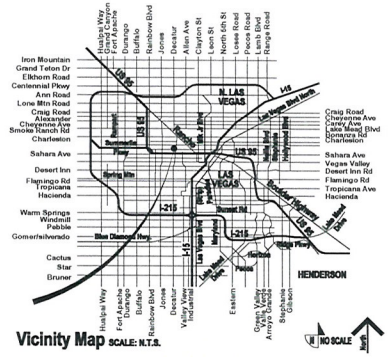
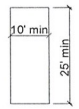


Vicinity Map SCALE: N.T.S.



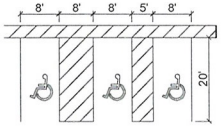
Location Map



Typical Loading Spaces

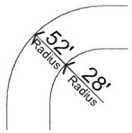


Standard



Handicapped

Typical Parking Spaces



Fire Turning Radius

RECEIVED
JUN 25 2010

NORTH
Scale: 1 : 15
0 15 30

FRONTLINE group MOSER architecture studio

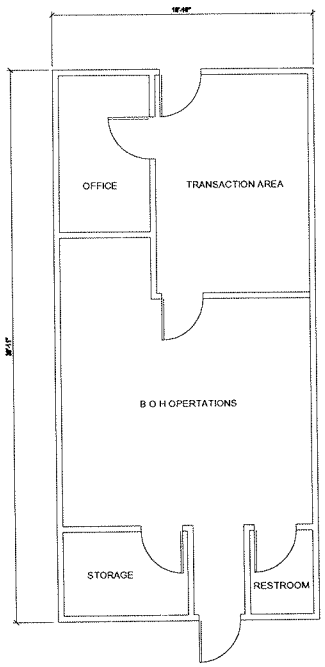
Conceptual Site Plan : Sheet Title
10-015 : Project Number
05/11/2010 (Revised 6/24/10) : Date

LOANEX

1620 S. Decatur, City of Las Vegas, NV

SUP-38533

SUP-38534 REVISED



1 **FLOOR PLAN**
SCALE: 1/4" = 1'-0"

RECEIVED
JUN 1 4 2010

Floor Plan : Sheet Title
10-015 : Project Number
05/11/2010 : Date

NORTH

Scale:

FRONTLINE group

DOSER architecture studio

LOANEX

1620 S. Decatur, City of Las Vegas, NV

SUP-3853

SUP-38534

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 11, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: ***Justification Letter – Special Use Permit for Auto Title Loan & Secondhand Sales and Waivers to Reduce Square Footage Requirements***
APN: 163-01-602-005

To Whom It May Concern:

Please be advised this office represents Loanex (the "Applicant"). The Applicant is seeking a special use permit for an auto title use, secondhand dealer for the buying and selling of gold and a waiver of square footage requirements at its existing business located at 1620 S. Decatur Blvd. Suite A. on the northwest corner of Decatur Boulevard and Oakey Boulevard, more particularly known as APN: 163-01-602-005 (the "Site").

The Applicant has been lawfully operating its 750 square foot check cashing/payday loan/title loan business from 9am to 6pm Monday through Friday for a number of years at the Site, including offering an auto title use to it customers. The Code requires a minimum square footage of 1500 square feet and the Applicant's suite is 750 square feet. However, the Nevada legislature recently amended the state law which resulted in existing businesses of this type to reclassify their local business licenses which carved out auto title loans as a separate use. Therefore, as the Site is zoned C-1 a special use permit is now required for the Applicant to obtain approval of the amended business license.

As a result and in order to comply with the new state and local laws, the Applicant is seeking the special use permit to continue offering auto title uses at the Site, as it has for the past several years.

RECEIVED
JUN 14 2010

SUP-38533
SUP-38534

Secondhand Dealer

In addition the Applicant wishes to expand its business by offering the buying and selling of gold and precious metals at this Site. This use is allowed in a C-1 zone with the approval of a special use permit.

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste for

AJC/

RECEIVED
JUN 14 2010

SUP-38533
SUP-38534

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-38534 - SPECIAL USE PERMIT RELATED TO SUP-38533 - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 750 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 1620 South Decatur Boulevard, Suite A (APN 163-01-602-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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.

RECEIVED
JUN 14 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38534** APN: 163-01-602-005

Name of Property Owner: Decatur - Oakey Plaza, L.P.

Name of Applicant: Loanex

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: _____

X Signature of Property Owner: Joseph Vranesh

Print Name: Joseph VRANESH

Subscribed and sworn before me

This 10 day of June, 2010

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SCOTT K. CATERER
My Appointment Expires
No: 05-101729-1 December 2, 2013

RECEIVED
JUN 14 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Second Hand Sales

Project Address (Location) 1620 S. Decatur Boulevard Suite A

Project Name Loanex **Proposed Use** Second Hand Sales

Assessor's Parcel #(s) 163-01-602-005 **Ward #** 1

General Plan: existing _____ proposed N/A **Zoning:** existing C-1 proposed N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Decatur-Oakey Plaza, L.P. **Contact** John Grewell

Address 1700 S. 8th Street **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address johngrewell@gmail.com

APPLICANT Loanex **Contact** John Grewell

Address 71 Marsh Harbor Court **Phone:** (702) 856-7419 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address johngrewell@gmail.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

X **Property Owner Signature*** Joseph Vranesh

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOSEPH VRANESH

Subscribed and sworn before me

This 10 day of JUNE, 20 10

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SCOTT K. CATERER
My Appointment Expires
No: 05-101729-1 December 2, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP 38534
Meeting Date:	7.29.10
Total Fee:	$1,030.-
Date Received:*	6.14.10
Received By:	JBA

*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.

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

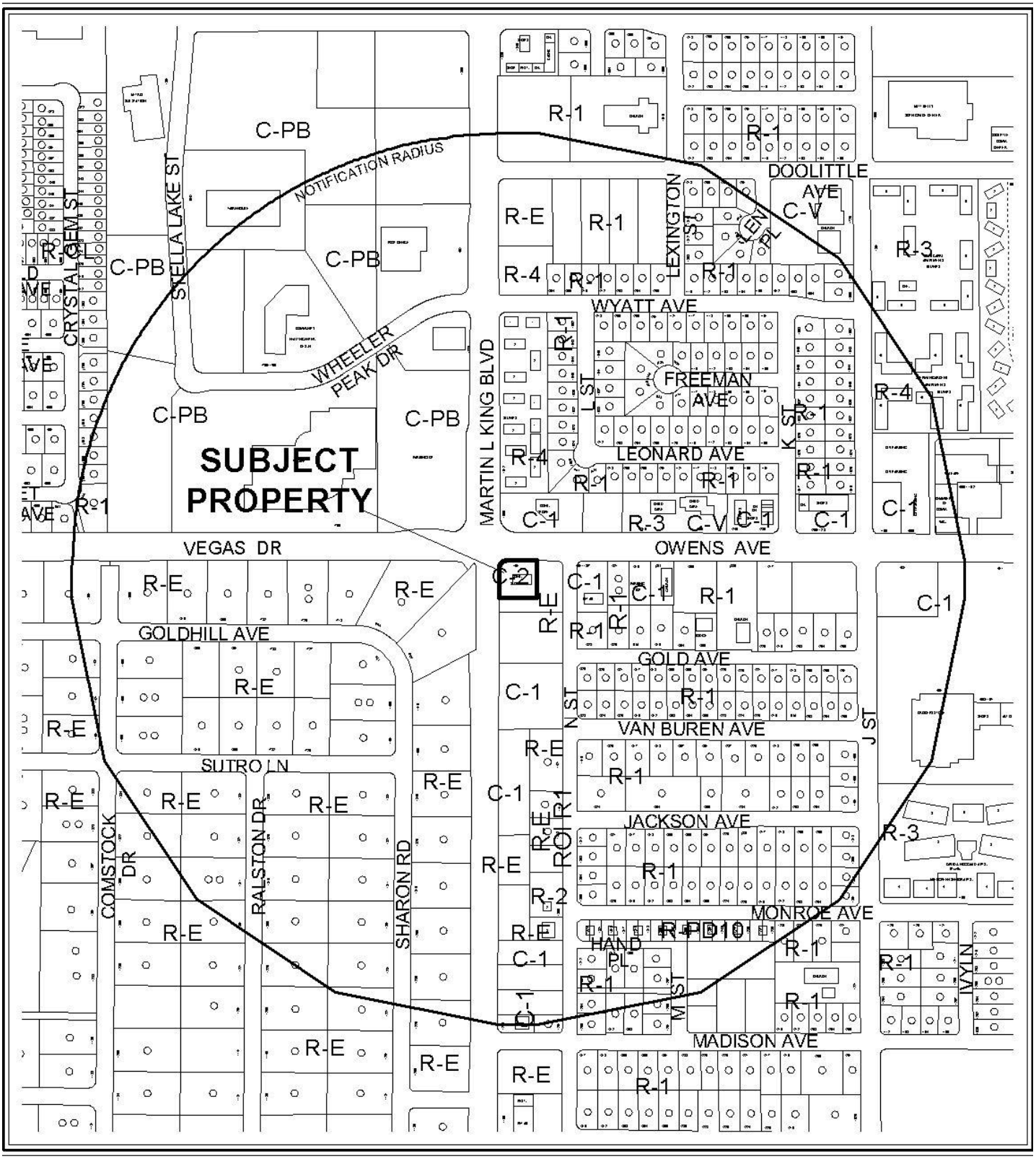
SUBJECT:
SUP-38536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,996 SQUARE-FOOT CONVENIENCE STORE WITH WAIVERS TO ALLOW A 142-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-38536**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N



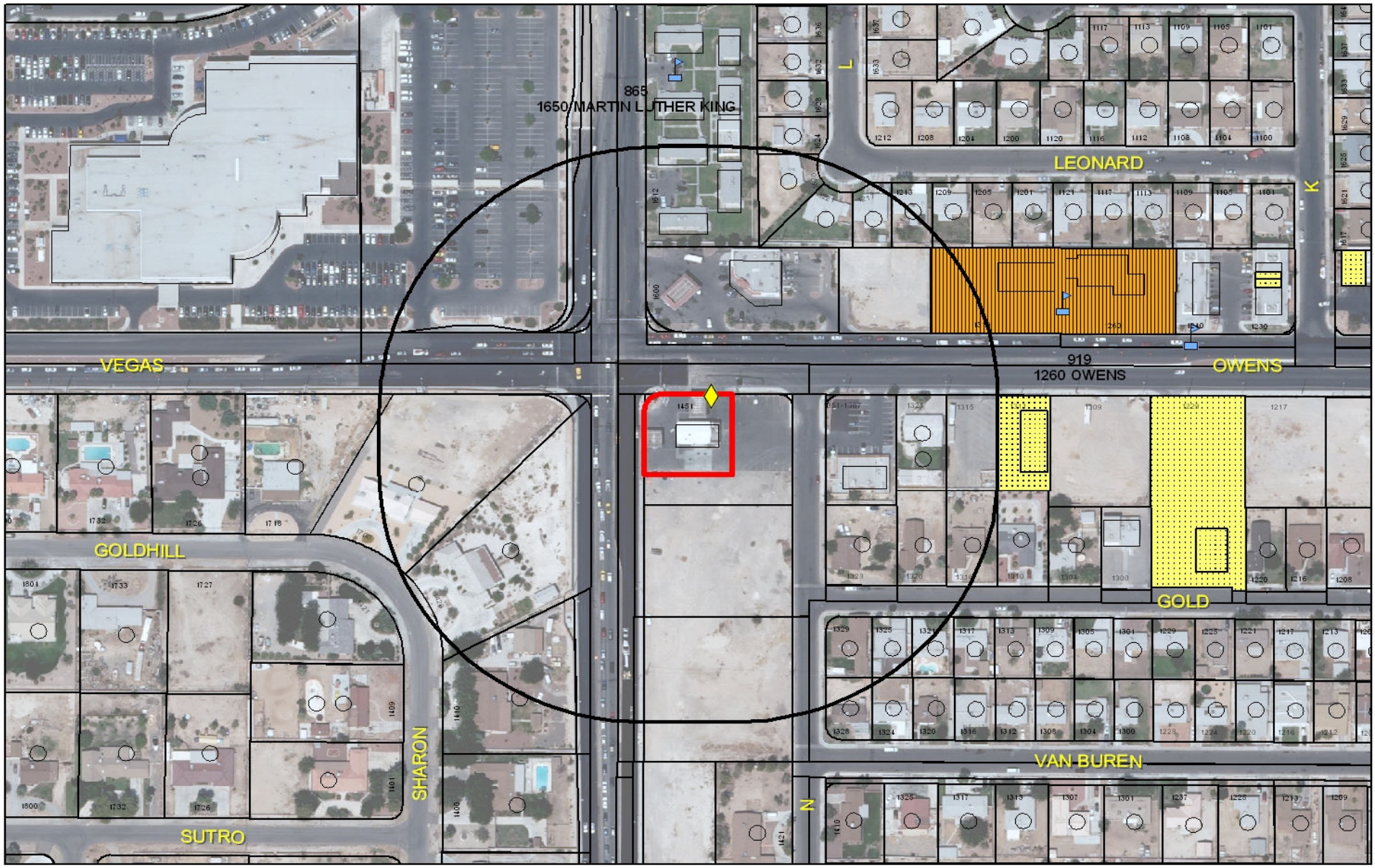
CASE: **SUP-38536**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N



SUP-38536

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38536** APN: 139-28501-001

Name of Property Owner: WAI CHUN GINN

Name of Applicant: WAI CHUN GINN

Name of Representative: WAI CHUN GINN

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: _____

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JUN 14 2010
City of Las Vegas

Signature of Property Owner: _____

Print Name: WAI CHUN GINN

Subscribed and sworn before me

This 11 day of June, 2010

_____

Notary Public in and for said County and State

ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Beer/Wine/Cooler Off-Sale Establishment / 4 SLOT GAMING MACHINE

Project Address (Location) 1451 W OWENS AVE.

Project Name Pat's Chinese Food & Mini Mart **Proposed Use** Beer/Wine/Cooler/GAMI SLOTS MACHIN

Assessor's Parcel #(s) 139-28-501-001 **Ward #** 5-BARLOW

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 7358027 **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 7358027 **Fax:** cell 7023728828

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 3723838 **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.

[signature]

Notary Public in and for said County and State

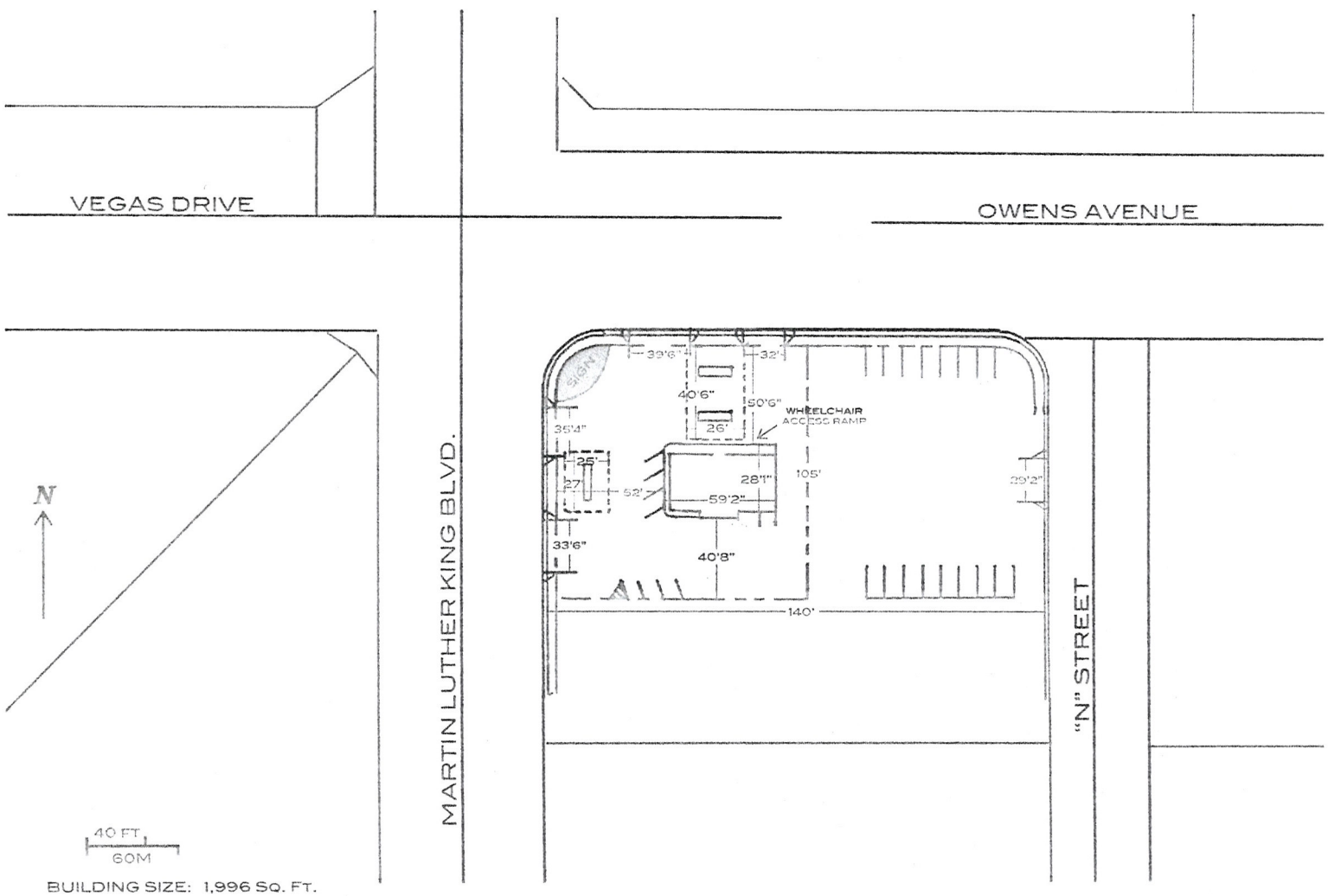
ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

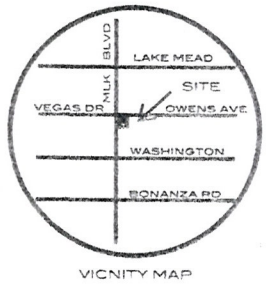
RECEIVED
JUN 14 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-39536
Meeting Date:	7/29/10
Total Fee:	$1290.00
Date Received:*	6-14-10
Received By:	[signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.





VICINITY MAP

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

BUILDING SIZE: 1,996 SQ. FT.

PROPERTY SIZE: 14,700 SQ. FT.

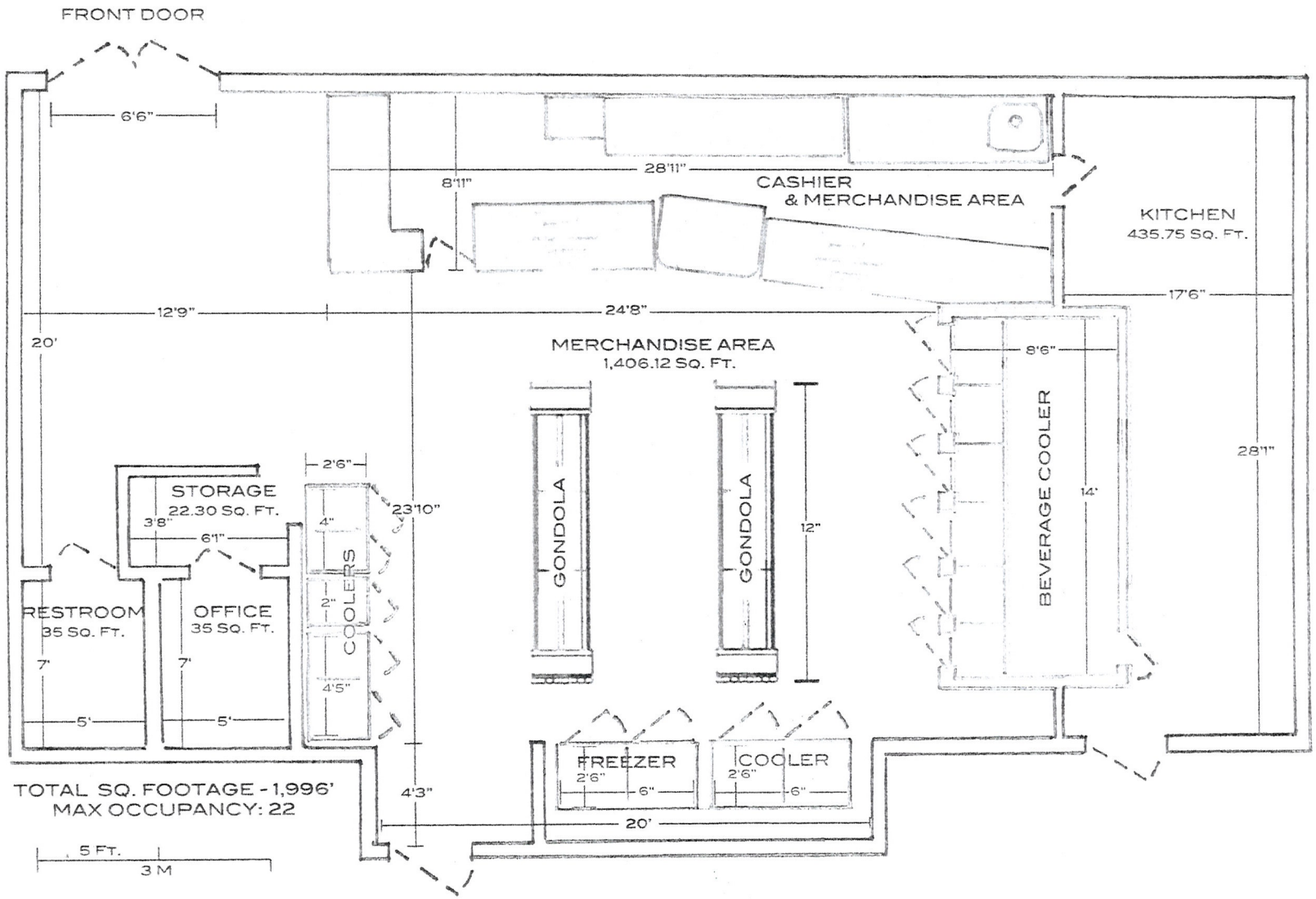
PARKING - 18 REGULAR SPACES
- 3 HANDICAP SPACES
- 21 TOTAL SPACES
- 14' L X 9'10" W

SIGN - 40' H X 18" W

PAT'S CHINESE FOOD & MINI-MART
SITE PLAN

RECEIVED
JUN 14 2010
City of Las Vegas

SUP-38536



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
FLOOR PLAN

RECEIVED
JUN 14 2010
City of Las Vegas

SUP-38536

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
City of Las Vegas

SUP-38536

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

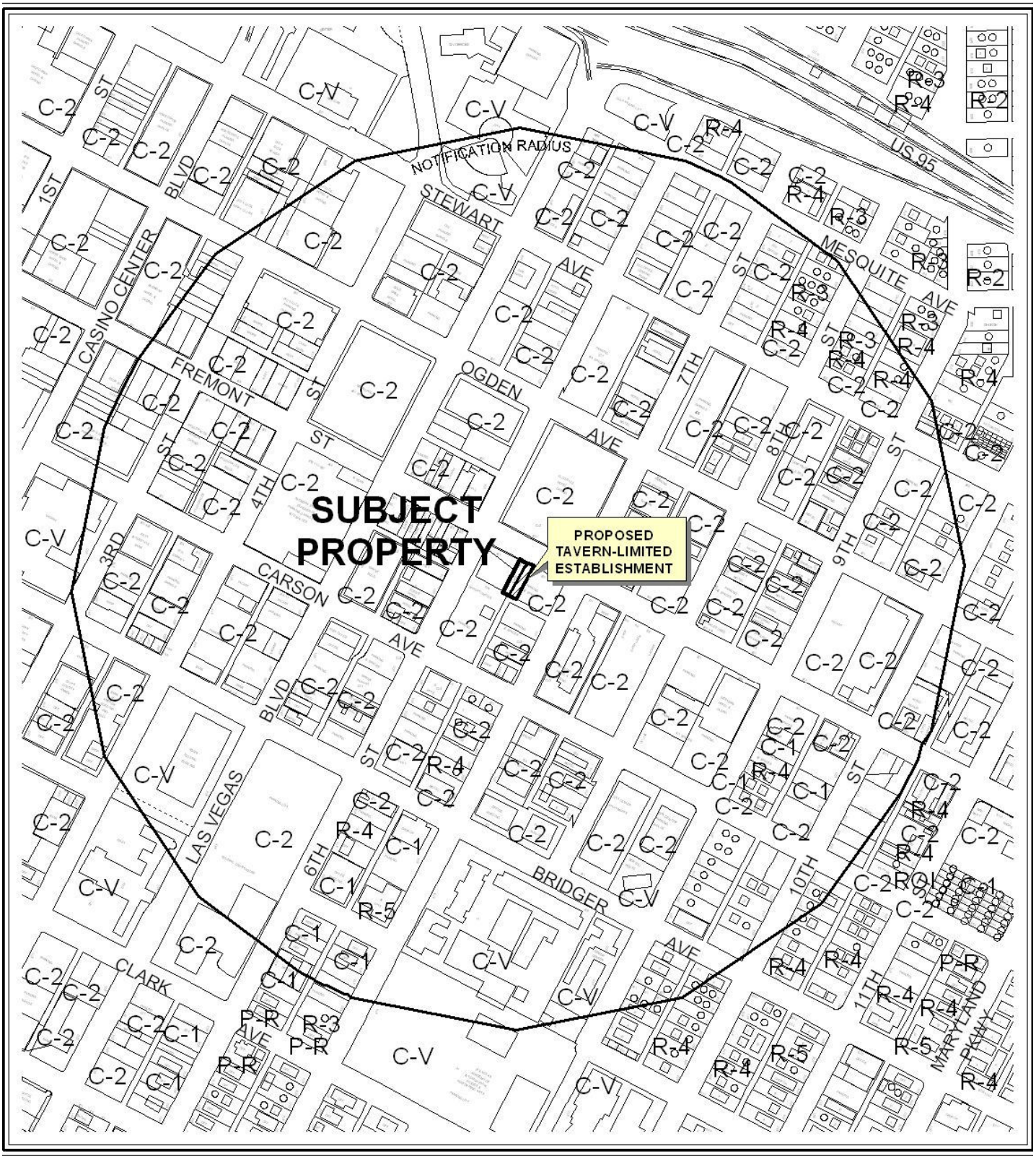
SUBJECT:
SUP-38581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAMITAS RESTAURANT - OWNER: ENCRYPTIC LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING 1,920 SQUARE-FOOT RESTAURANT at 611 Fremont Street, Suite #1 (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-38581**

RADIUS: 1500

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **SUP-38581**

RADIUS: 1500

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

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: _____

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 ~~FOOD~~ 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 Calvino **Contact** _____

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.

[signature]

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

FOR DEPARTMENT USE ONLY

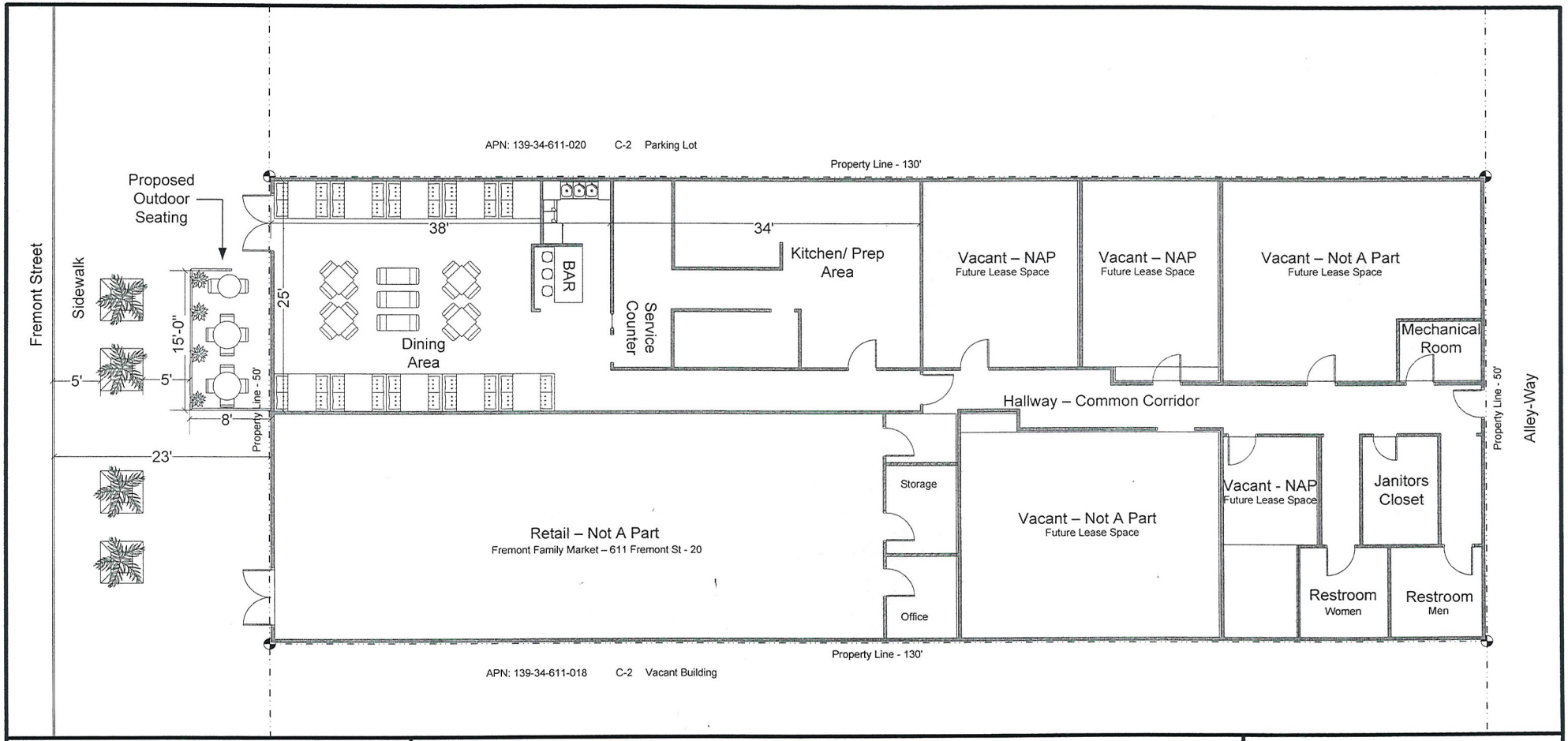
Case #	SUP-38581
Meeting Date:	7-29-10
Total Fee:	1,280.00
Date Received:*	6/15/10
Received By:	[signature]

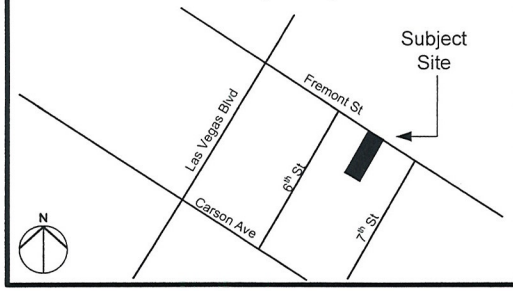
RECEIVED JUN 15 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf





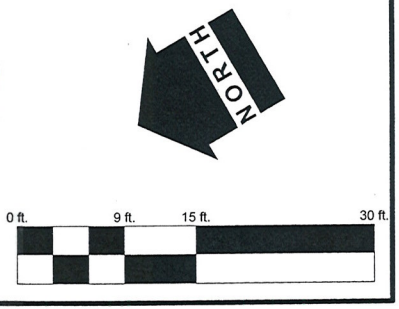
Mamitas Mexican & Cuban Restaurant

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



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

Maria Calvino

Jose Calvino

Jose H. Calvino

RECEIVED
JUN 15 2010

SUP-38581

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

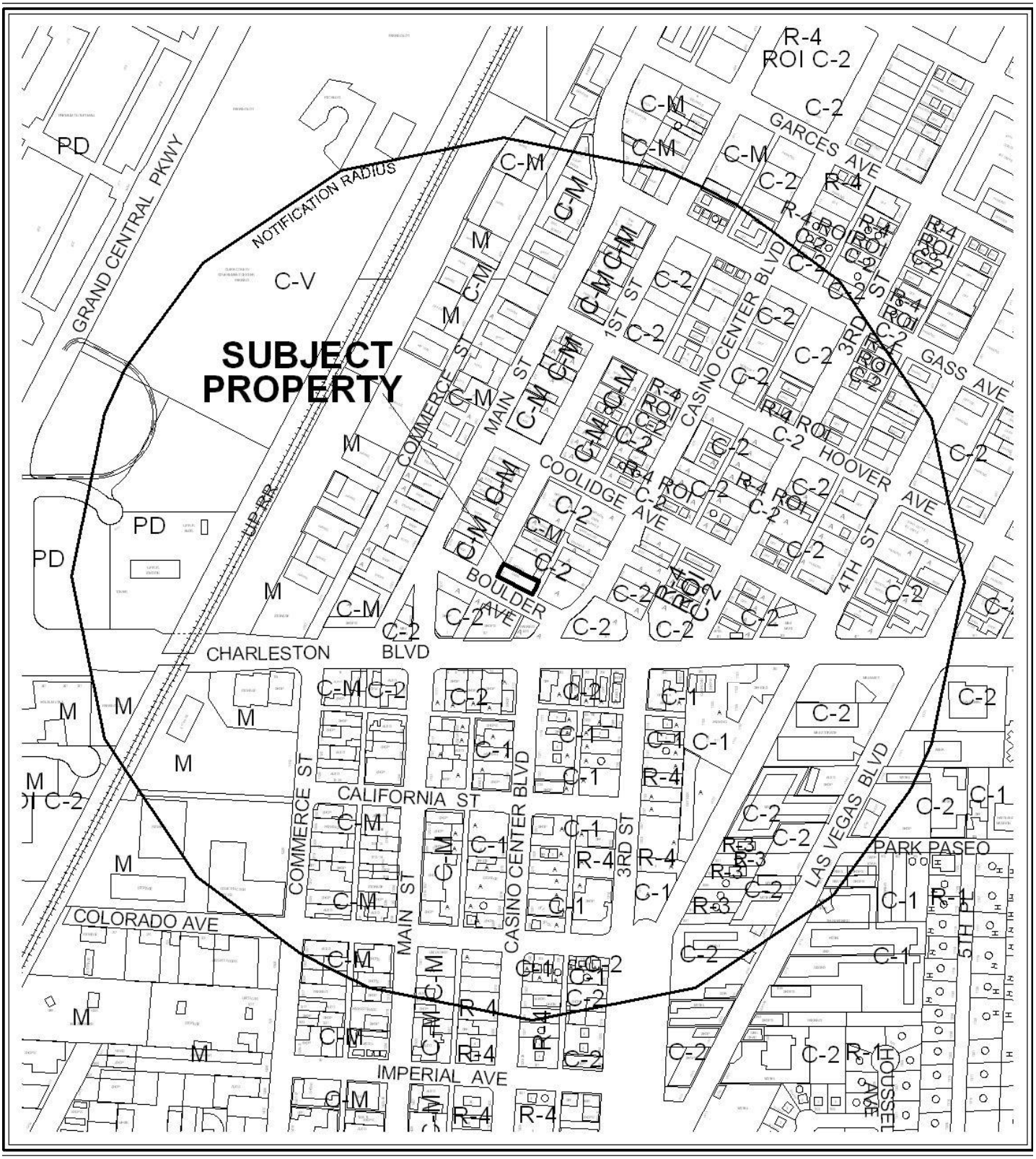
SUBJECT:
SUP-38591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHWAY STUDIOS, INC. - OWNER: S & F GENESEE, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 1025 1st Street (APN 139-33-811-018), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-38591**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-38591**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

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, 2010

Marie Scheib

Notary Public in and for said County and State

MARIE SCHEIB
Notary Public State of Nevada
No. 06-102761-1
My appt. exp. Feb. 1, 2014

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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* David Mozes

*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

MARIE SCHEIB
Notary Public State of Nevada
No. 04-102761-1
My appt. exp. Feb. 1, 2014

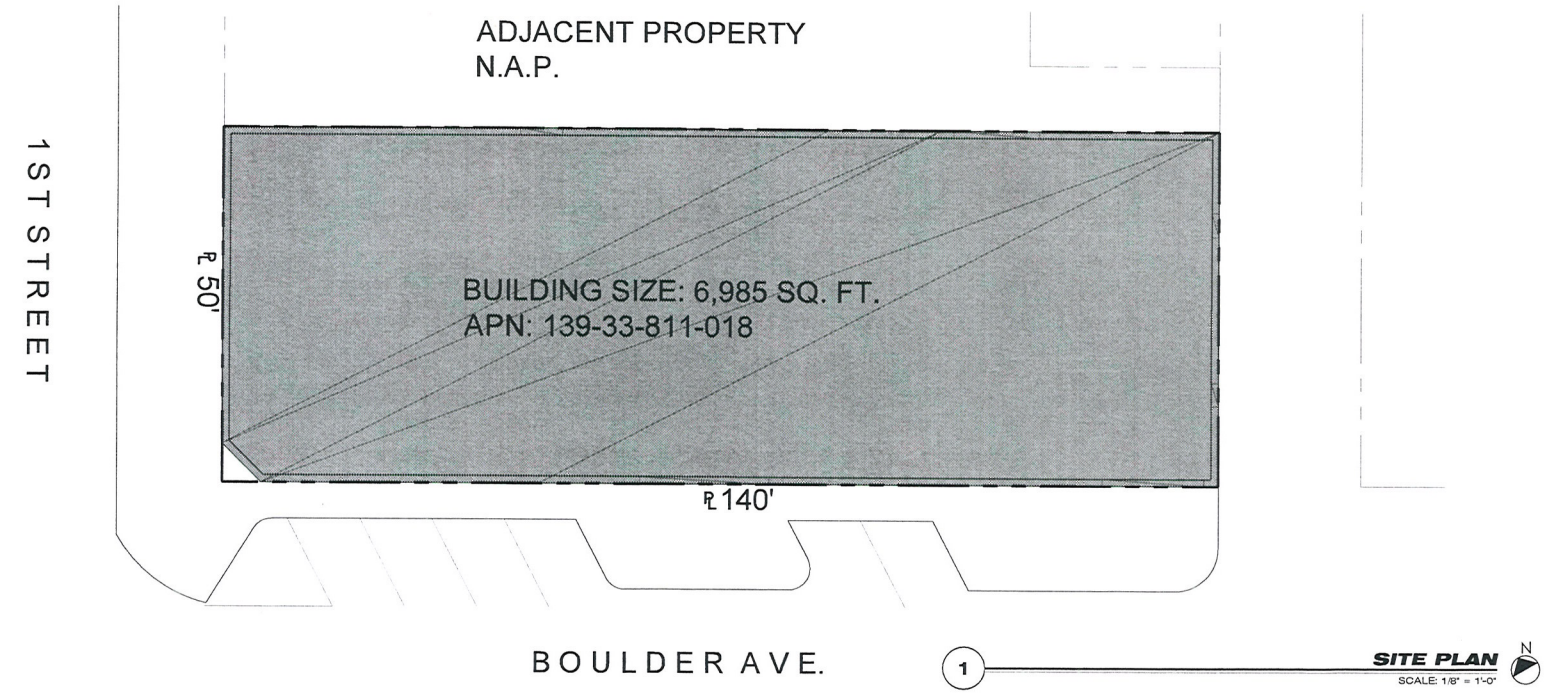
FOR DEPARTMENT USE ONLY

Case #	SUP-38591
Meeting Date:	7-29-10
Total Fee:	1,280.00
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

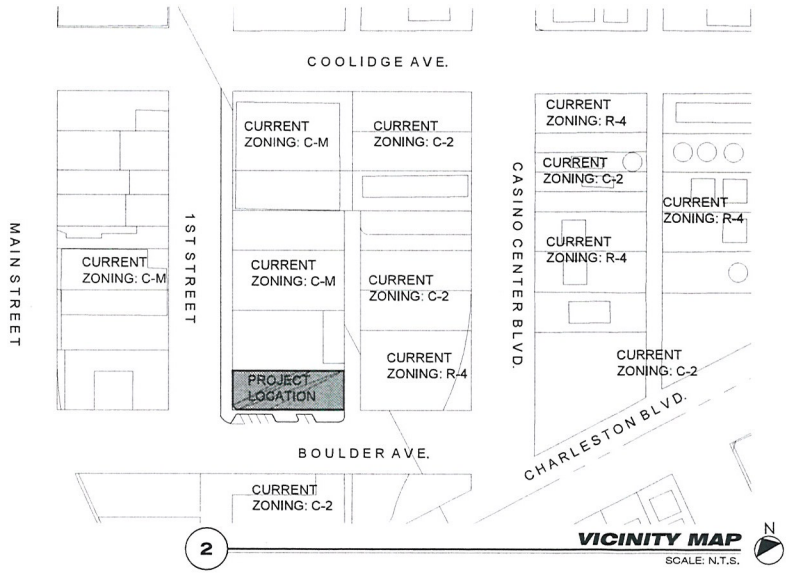
Revised 10/27/08



1 **SITE PLAN** N
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



2 **VICINITY MAP** N
SCALE: N.T.S.

RECEIVED
JUN 15 2010

SUP-38591

H. STEPHEN JACKSON ARCHITECT

SEAL
12/07/07

CONSULTANT

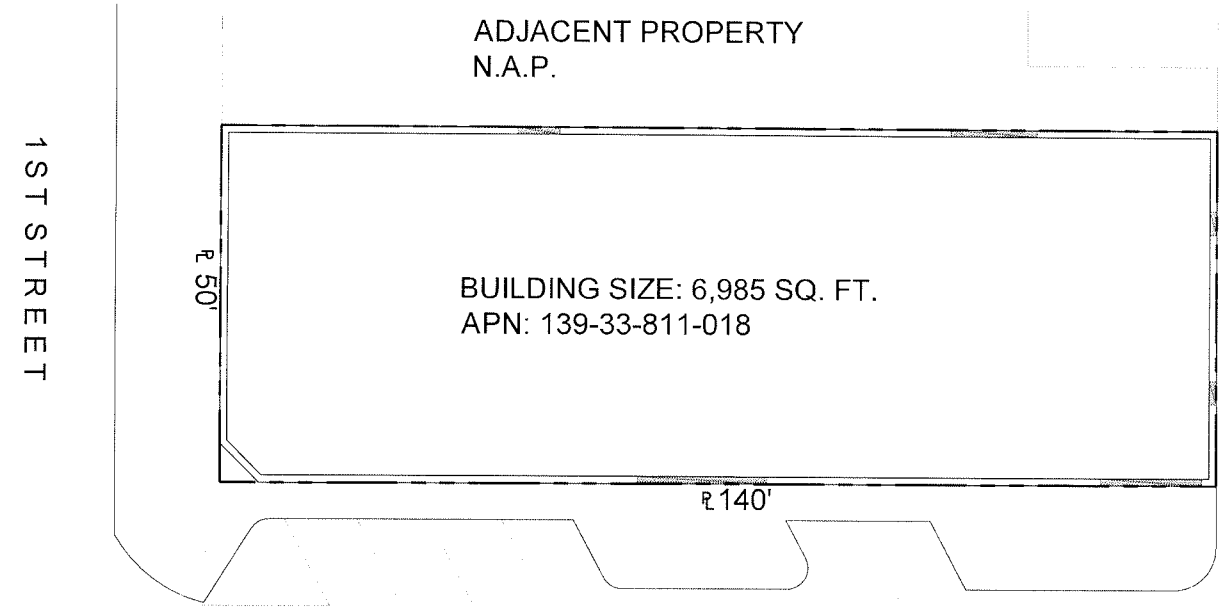
PROJECT / OWNER:
ARTIFICE LOUNGE (IN THE ARTS DISTRICT)
CORNER OF 1ST & BOULDER
LAS VEGAS, NV

SHEET TITLE
SITE PLAN VICINITY MAP

REVISION	DATE	DESCRIPTION

PROJECT NUMBER:
-
DATE:
--/--/--
ARCHITECTURAL
1 OF 2

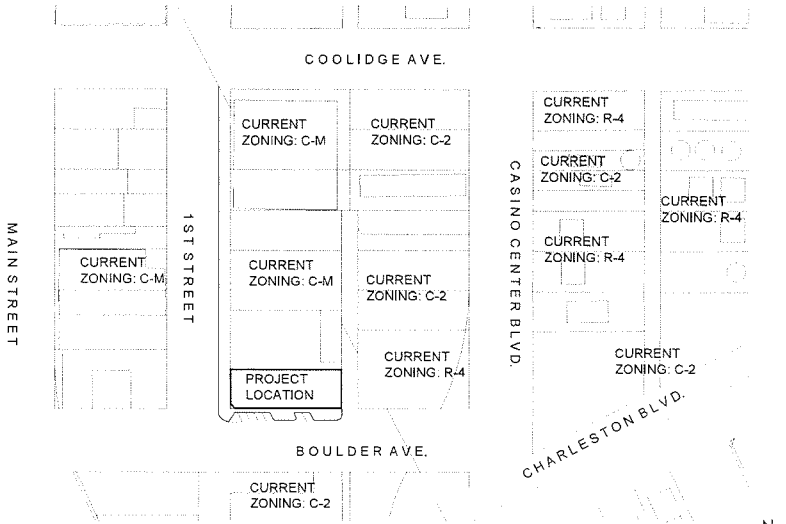
PRELIMINARY NOT FOR CONSTRUCTION
SCHEMATIC DESIGN



1 **SITE PLAN** N
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



2 **VICINITY MAP** N
SCALE: N.T.S.

RECEIVED
JUN 15 2010
SUP-38591

H. STEPHEN JACKSON ARCHITECT

SEAL
12/07/07

CONSULTANT

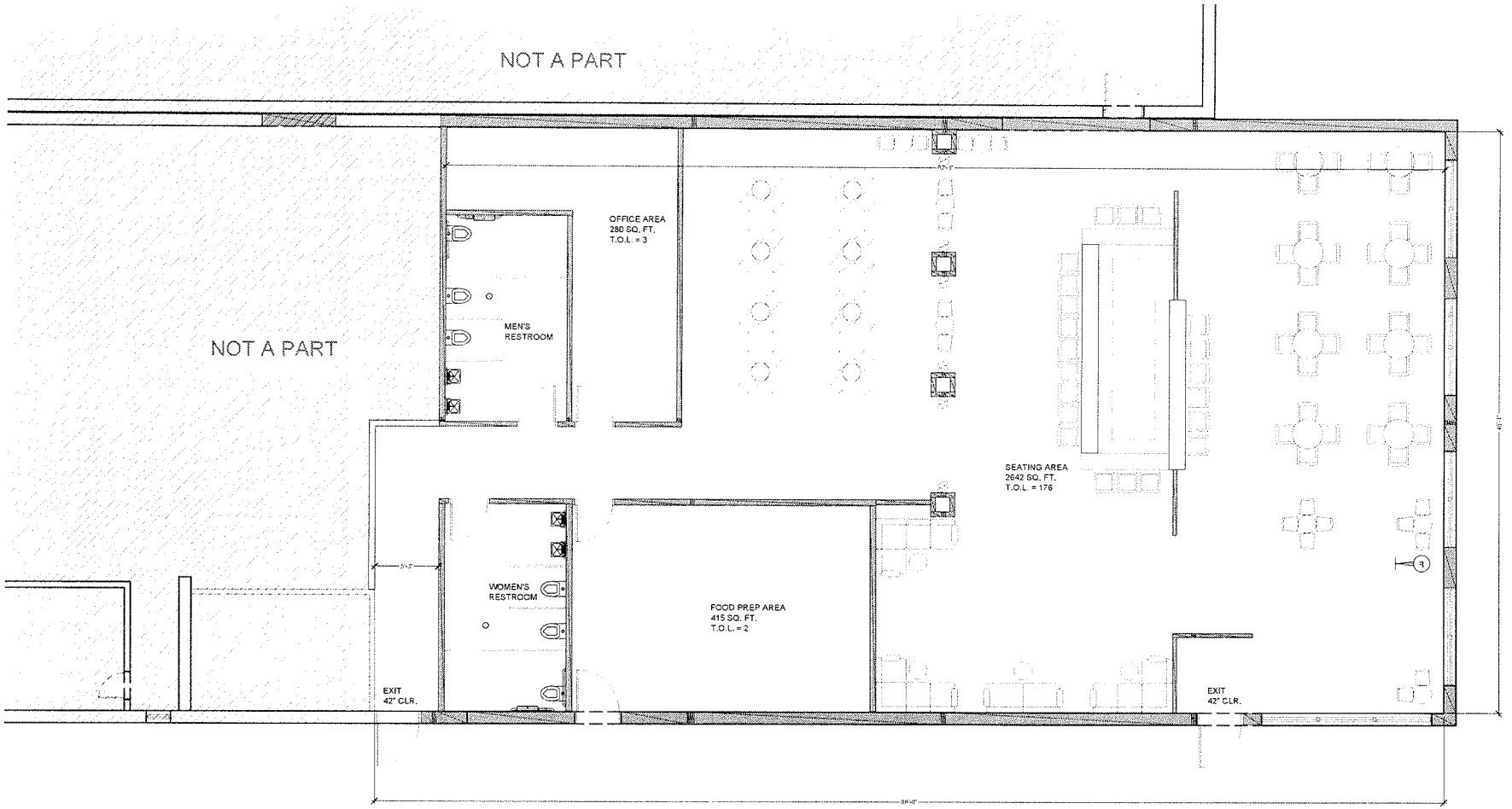
PROJECT / OWNER
ARTIFICE LOUNGE
(IN THE ARTS DISTRICT)
CORNER OF 1ST & BOULDER
LAS VEGAS, NV

SHEET TITLE
SITE PLAN
VICINITY MAP

REVISION	DATE	DESCRIPTION

PROJECT NUMBER
.
DATE
--/--/--

PRELIMINARY NOT FOR CONSTRUCTION
SCHEMATIC DESIGN



1 **FLOOR PLAN - SCHEMATIC**

SCALE: 1/4" = 1'-0"

N

RECEIVED

JUN 15 2010

SUP-38591

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT DOCUMENTS

H. STEPHEN JACKSON ARCHITECT

SEAL

12/07/07

CONSULTANT

PROJECT / OWNER

ARTIFICE LOUNGE
(IN THE ARTS DISTRICT)

CORNER OF 1ST & BOULDER
LAS VEGAS, NV

SHEET TITLE

SCHEMATIC FLOOR PLAN

REVISION	DATE	DESCRIPTION

PROJECT NUMBER

DATE:
05/07/10

ARCHITECTURAL

2 OF 2

Archway Studios
1112 S. Casino Center Blvd - Las Vegas, NV 89101

Phone: 702-595-2998 - Fax: 702-614-4727

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

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

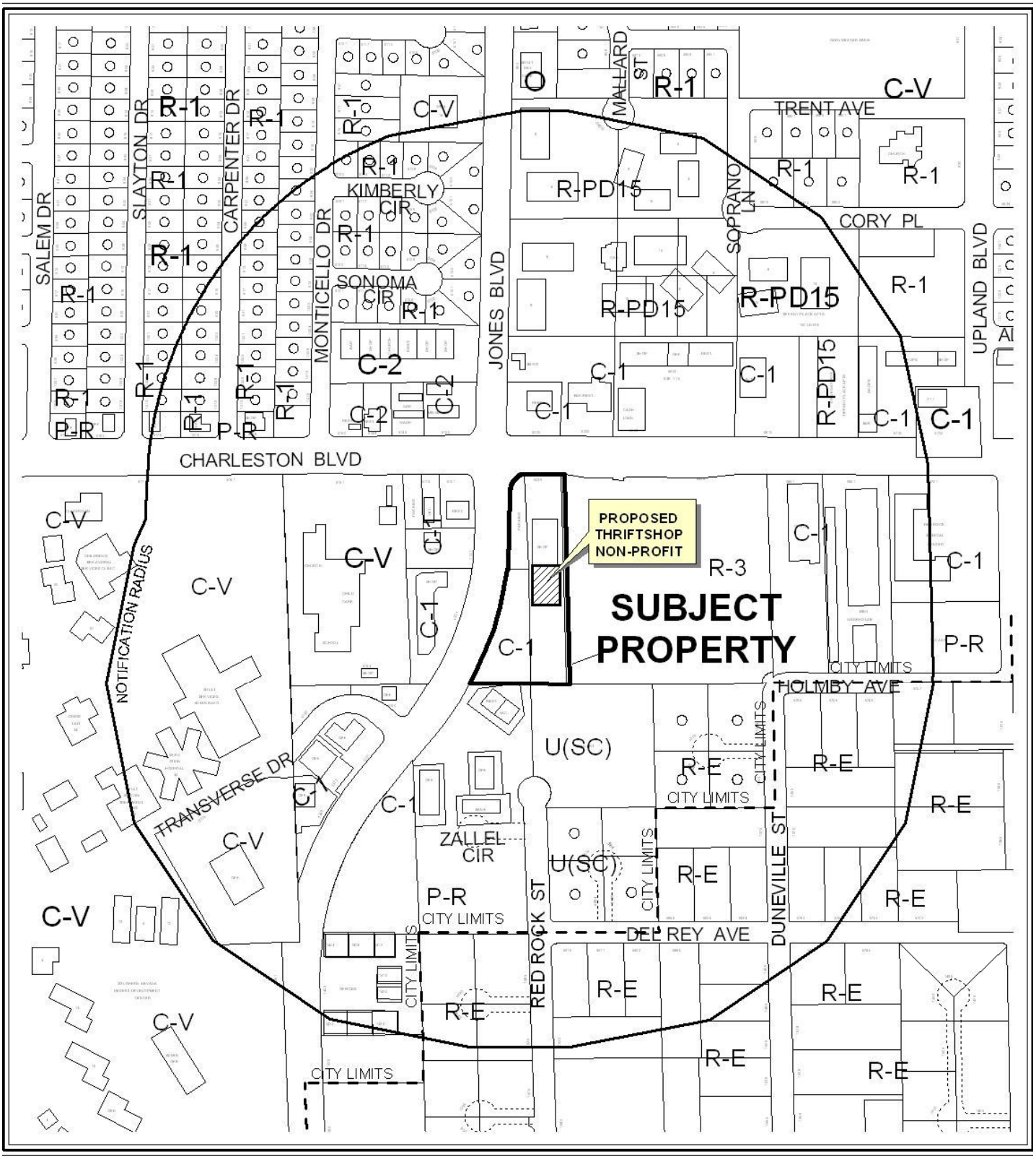
SUBJECT:
SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELE MORGAN-DEVORE - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), Ward 1 (Tarkanian).

IF APPROVED, C.C.: 09/01/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



0 300 600 Feet

CASE: **SUP-38607**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-38607**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

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

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME

_____

Notary Public in and for said County and State

YOEL S. EDELSON
Commission # 1887636
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2014

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 16301-102-007, 163-102-037, **Ward #** 1

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* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name RABBI BORUCH KUNIN 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.

Yoel Edelson

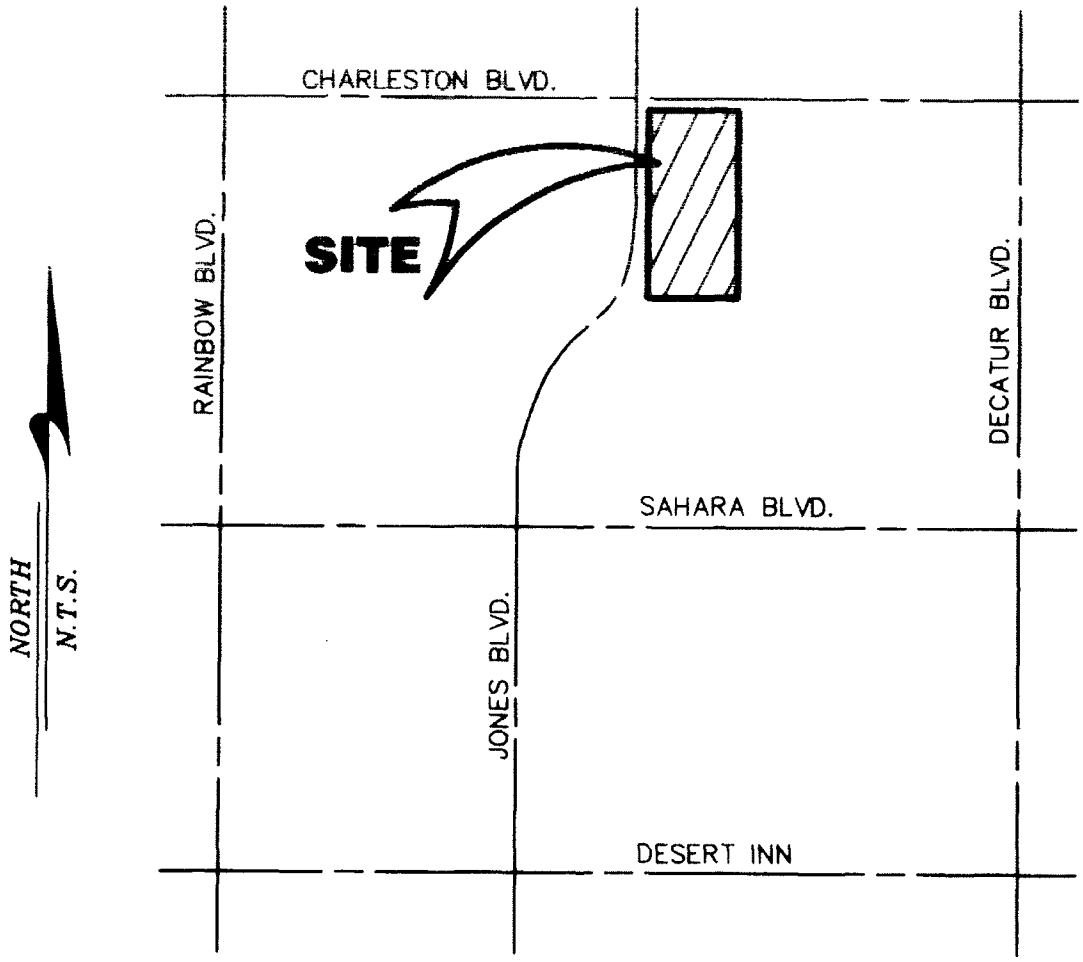
Notary Public in and for said County and State

YOEL S. EDELSON
Commission # 1887636
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-38607
Meeting Date:	7-29-10
Total Fee:	1,030
Date Received:*	6-17-10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with

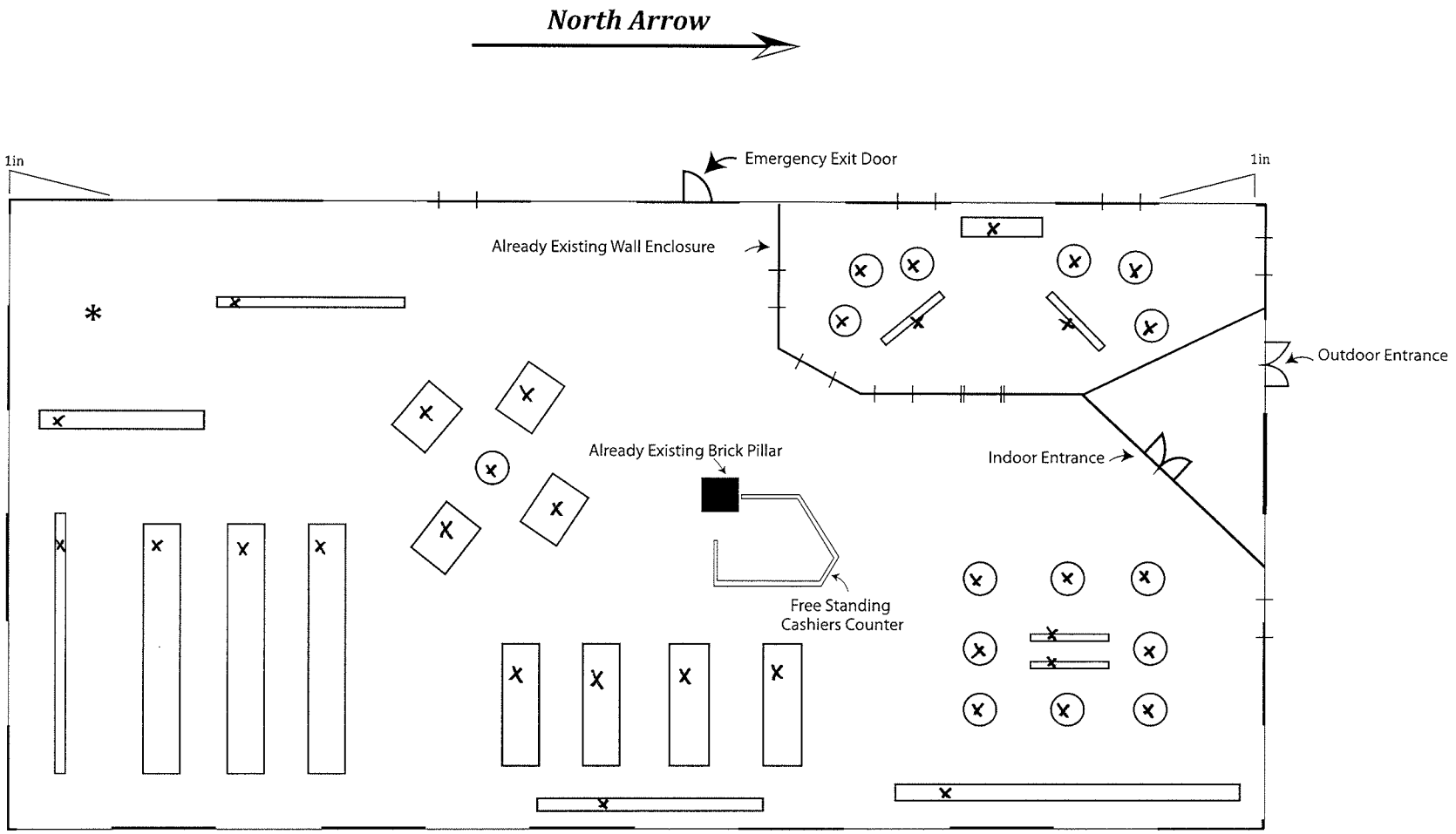


VICINITY MAP
N.T.S.

RECEIVED
JUN 16 2010

SUP-38607

Floor Plan for Dinosaurs&Roses



Graphic Scale

0 1in

1in = 63.67 sq.ft

NOTES:
- 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.*

***Already Existing Space = 2292.12 sq. ft**

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JUN 16 2010

SUP-38607

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

ב"ה

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 Attal
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
JUN 16 2010

SUP-38607

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

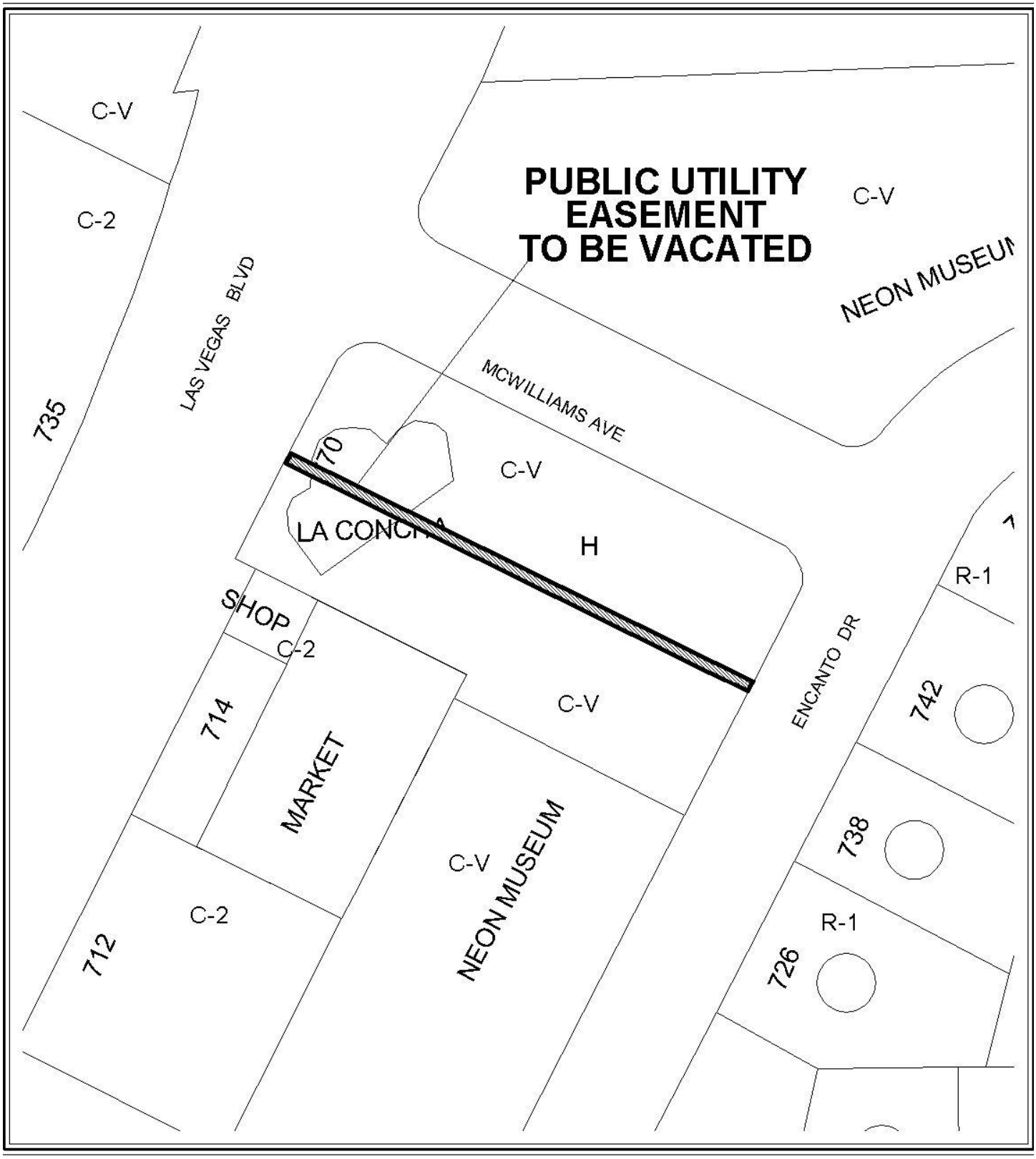
SUBJECT:
VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

SET DATE: 08/18/2010
C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-38583 and SDR-38563
3. Supporting Documentation
4. Photos - VAC-38583 and SDR-38563
5. Justification Letter - VAC-38583 and SDR-38563



CASE: **VAC-38583**

0 50 100 Feet

N



CASE: **VAC-38583**

0 50 100 Feet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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

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 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

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

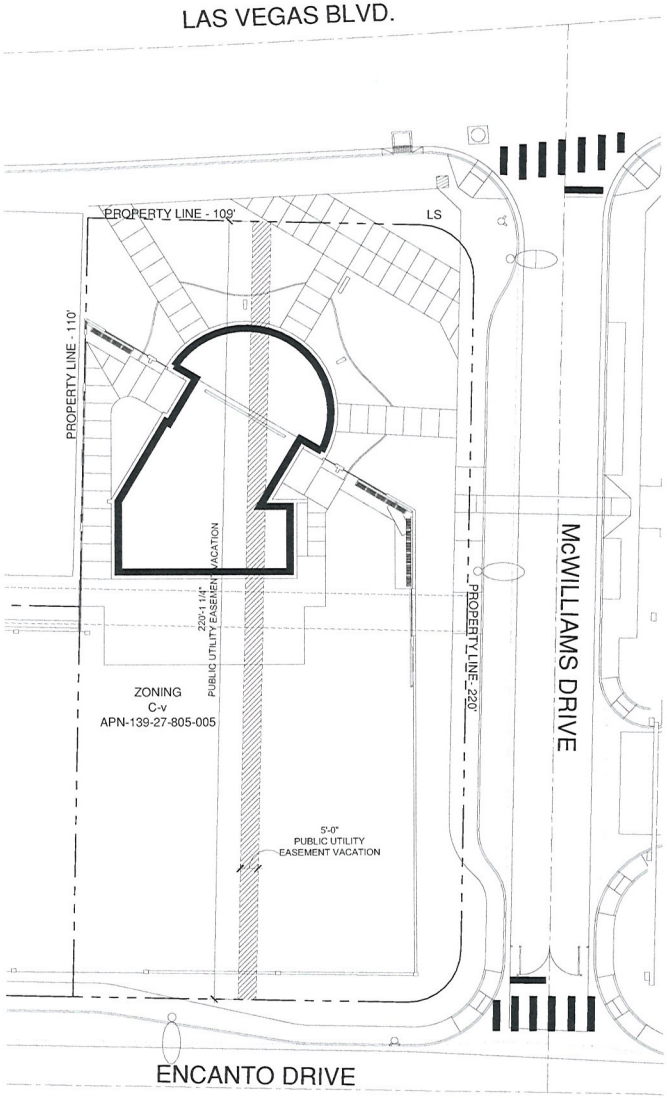
FOR DEPARTMENT USE ONLY

Case #	VAC-38583
Meeting Date:	7-21-10
Total Fee:	
Date Received:*	6-15-10
Received By:	F.S

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



Enlarged Site Plan - Public Utility Easement Vacation

SCALE: 1" = 20'-0"

PLAN NORTH

TRUE NORTH

THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

0' 20' 40' 80'

SCALE: 1" = 20'-0"

PUBLIC UTILITY EASMENT VACATION

6.9%
6.9%

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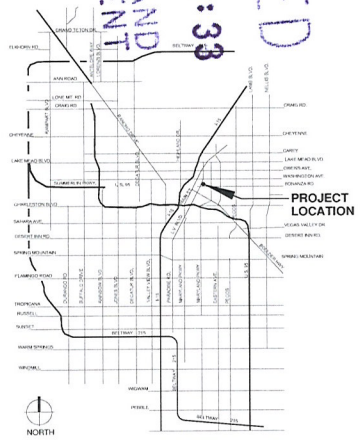
PLANNING AND DEVELOPMENT

VICINITY MAP



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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049

VAC-38583

WESTAR ARCHITECTS

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.

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PLANNING AND DEVELOPMENT
VAC-38583

701 Bridger Ave Suite 400 Las Vegas, Nevada 89101 Tel 702.878.0000 Fax 702.878.8430
nfo@wagnarchitects.com

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-38563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-38583 - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-37021) FOR A 174 SQUARE-FOOT REDUCTION TO A 3,547 SQUARE-FOOT MUSEUM AND FOR A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG A PORTION OF THE NORTH AND WEST PERIMETERS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

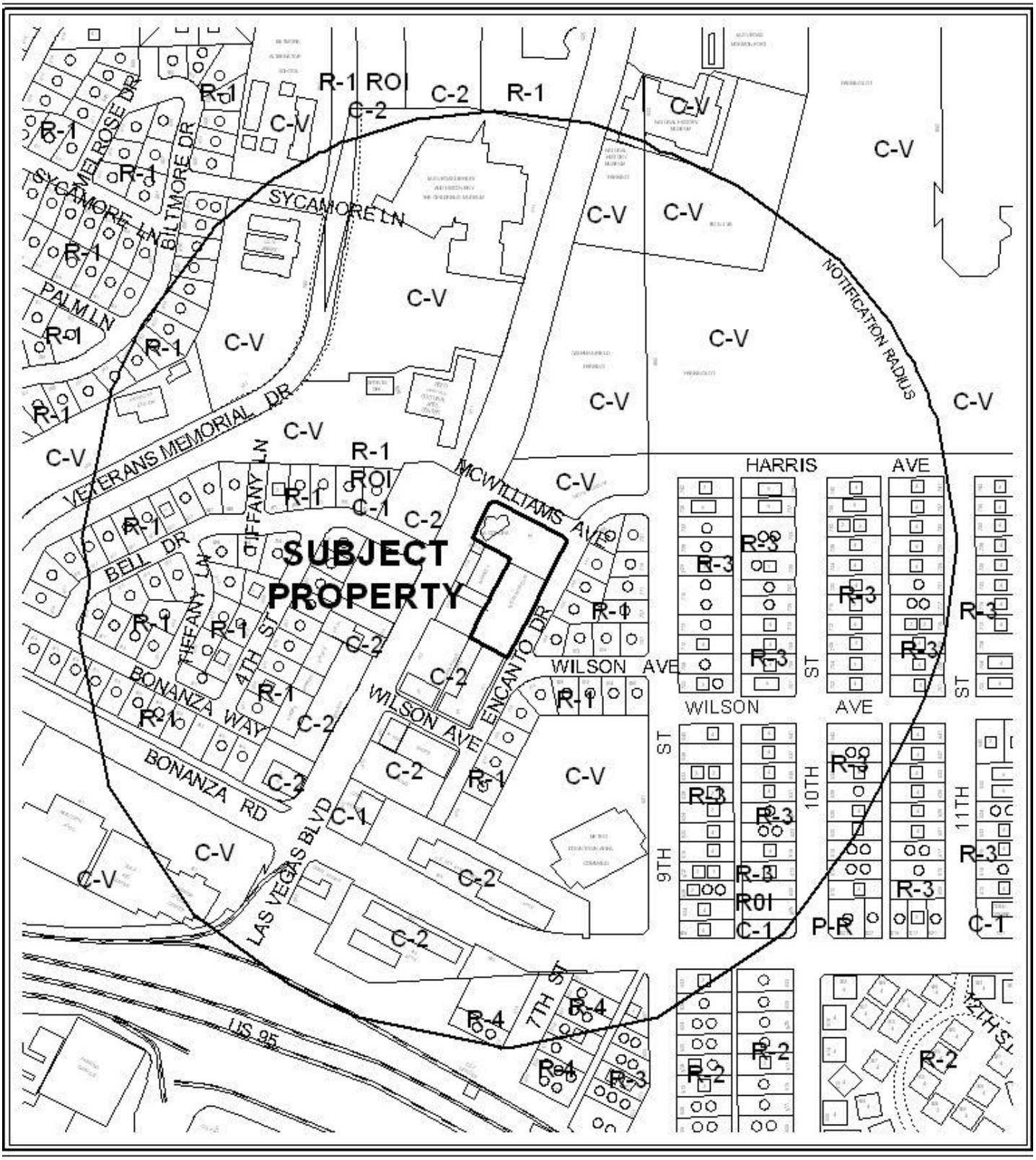
C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
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.



0 300 600 Feet

CASE: **SDR-38563**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 300 600 Feet

CASE: **SDR-38563**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

PLANNING & DEVELOPMENT

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 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

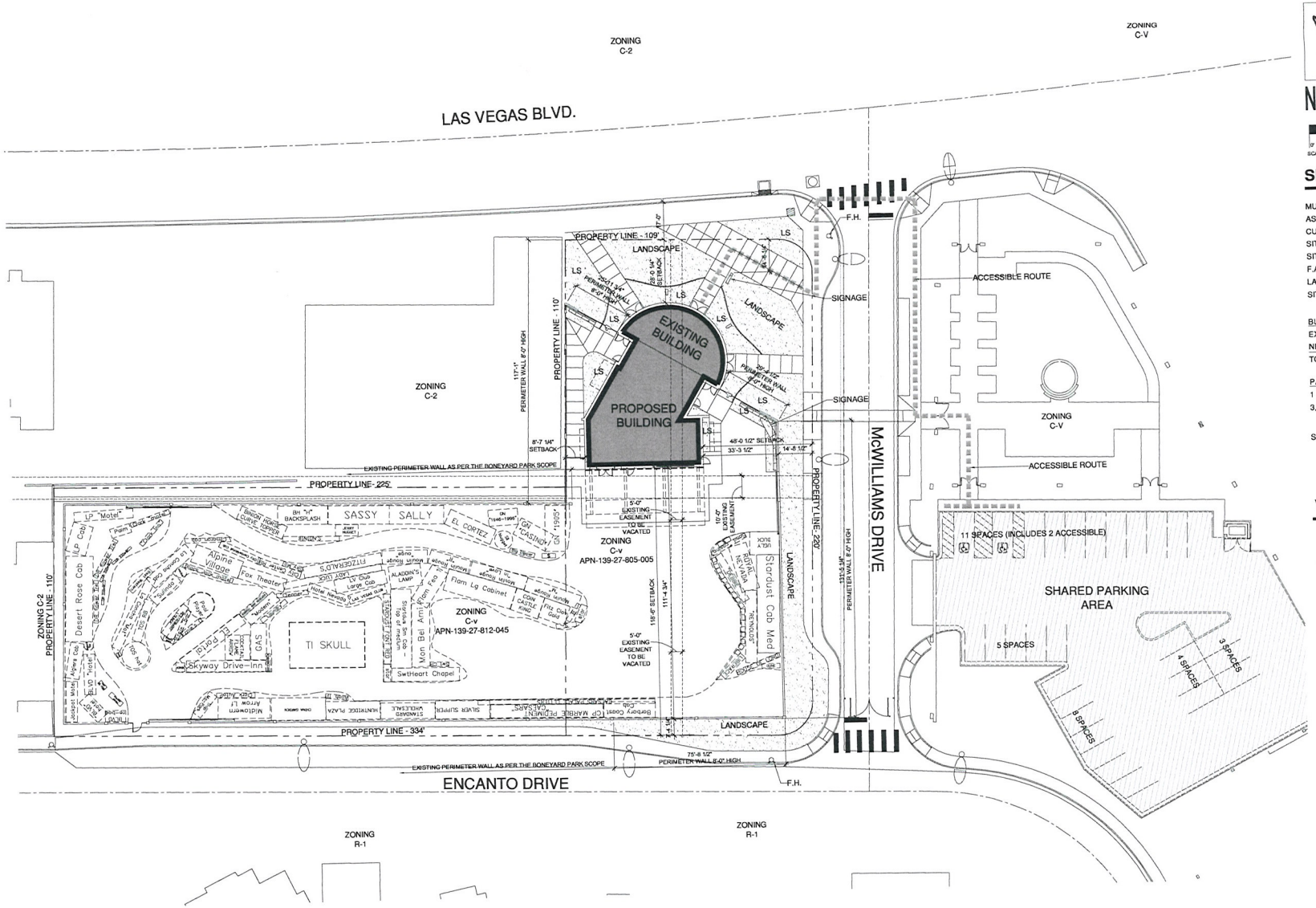
CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR 30563
Meeting Date:	7-29-10
Total Fee:	—
Date Received:*	6-15-10
Received By:	FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

SCALE: 1" = 20'-0"

SITE 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%
LANDSCAPE AREA	7.898 S.F.
SITE COVERAGE - LANDSCAPE	16.1%

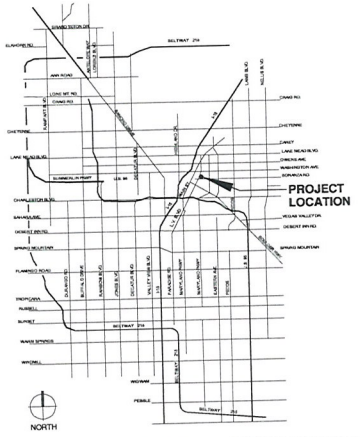
BUILDING AREA

EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 S.F.

PARKING REQUIRED

1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA 3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	12 SPACES
SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES

VICINITY MAP



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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049

PLAN NORTH TRUE NORTH

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JUN 15 2010
City of Las Vegas

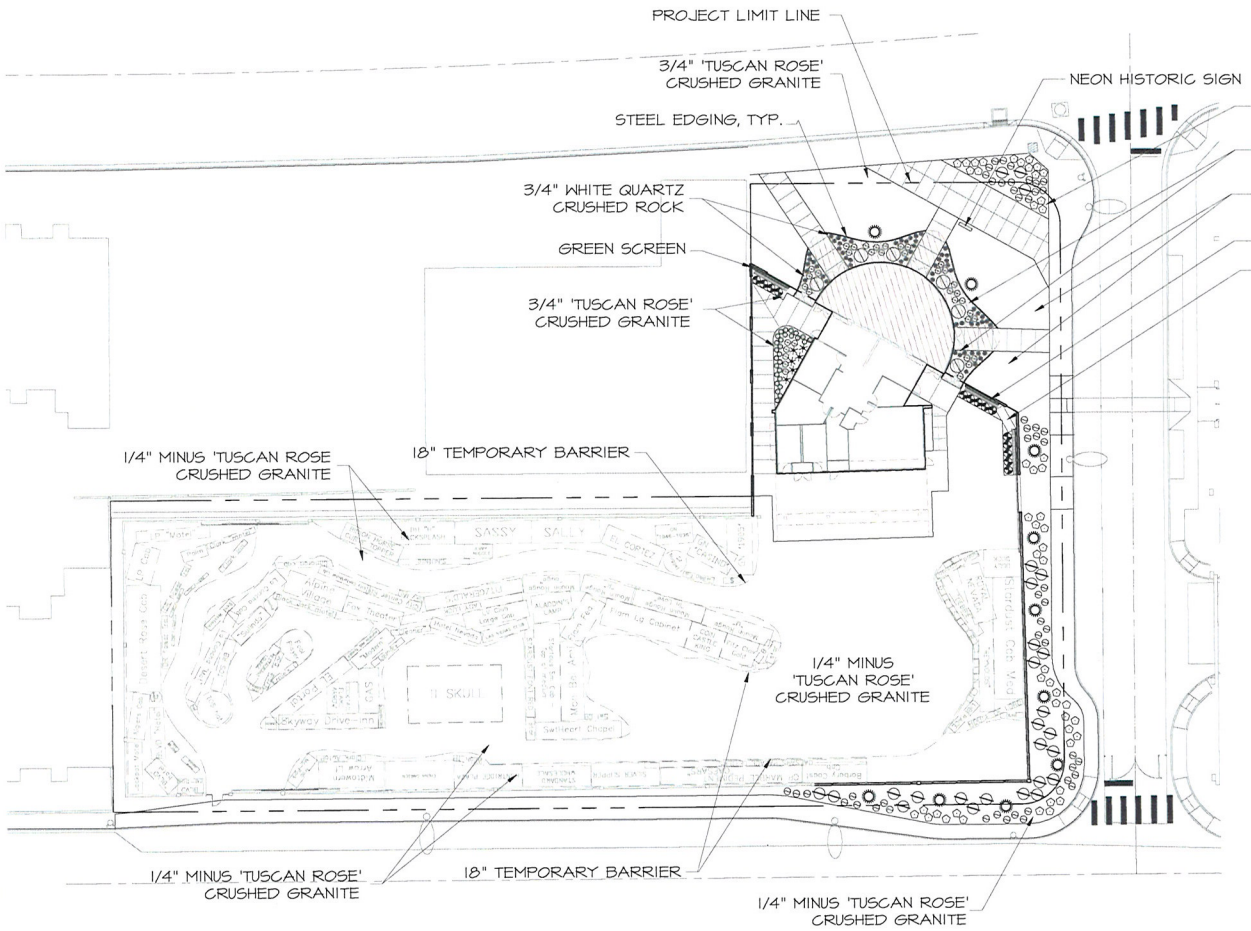
SDR-38563

NOT FOR CONSTRUCTION

NEON MUSEUM VISITOR CENTER

SCALE: 1" = 20'

LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	10	36" BOX	
	SHRUBS				
	CALLIANDRA CALIFORNICA	FAIRY DUSTER	26	5 GAL	
	CONDOLLEUM (EUPATORIUM) GREGGII 'BOOTHILL'	BOOTHILL EUPATORIUM	51	5 GAL	
	PYRACANTHA COCCINEA 'LOMBOY'	LOMBOY PYRACANTHA	6	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA	DWARF INDIAN HAWTHORN	31	5 GAL	
	GROUNDCOVERS				
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	50	5 GAL	
	NANDINA DOMESTICA 'HARBOR DWARF'	SPREADING HEAVENLY BAMBOO	14	5 GAL	
	RHYNCHOSPERMUM (TRACHELOSPERMUM) ASIATICUM	ASIATIC JASMINE	27	5 GAL	
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	60	5 GAL	
	ACCENTS				
	PENNISETUM SETACEUM 'RUBRUM'	RUBY FOUNTAIN GRASS	6	5 GAL	
	VINES				
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	13	5 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. CRUSHED GRANITE, 3/4" SCREENED, COLOR: "TUSCAN ROSE", 2" DEPTH TYPICAL IN ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
7. CRUSHED GRANITE, 1/4" MINUS, COLOR: "TUSCAN ROSE", 2" DEPTH TYPICAL IN ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED. CRUSHED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
8. ☐ CRUSHED ROCK GROUND COVER 3/4": COLOR: "WHITE QUARTZ", 2" DEPTH TYPICAL IN ALL PLANTING BEDS WHERE SPECIFIED. CRUSHED ROCK GROUND COVER SHALL BE SCREENED. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

LANDSCAPE PLANTNG PLAN

SCALE: 1" = 20'

PLAN NORTH / TRUE NORTH

J W Z U N I N O
LANDSCAPE ARCHITECTURE
jwzunino.com
LAS VEGAS
2131 S. JONES BLVD.
LAS VEGAS, NV. 89146
T 702.253.5380
F 702.253.1018
CARLSBAD
2442 FARADAY AVE.
CARLSBAD, CA. 92008
T 760.931.0700 F 760.931.0200

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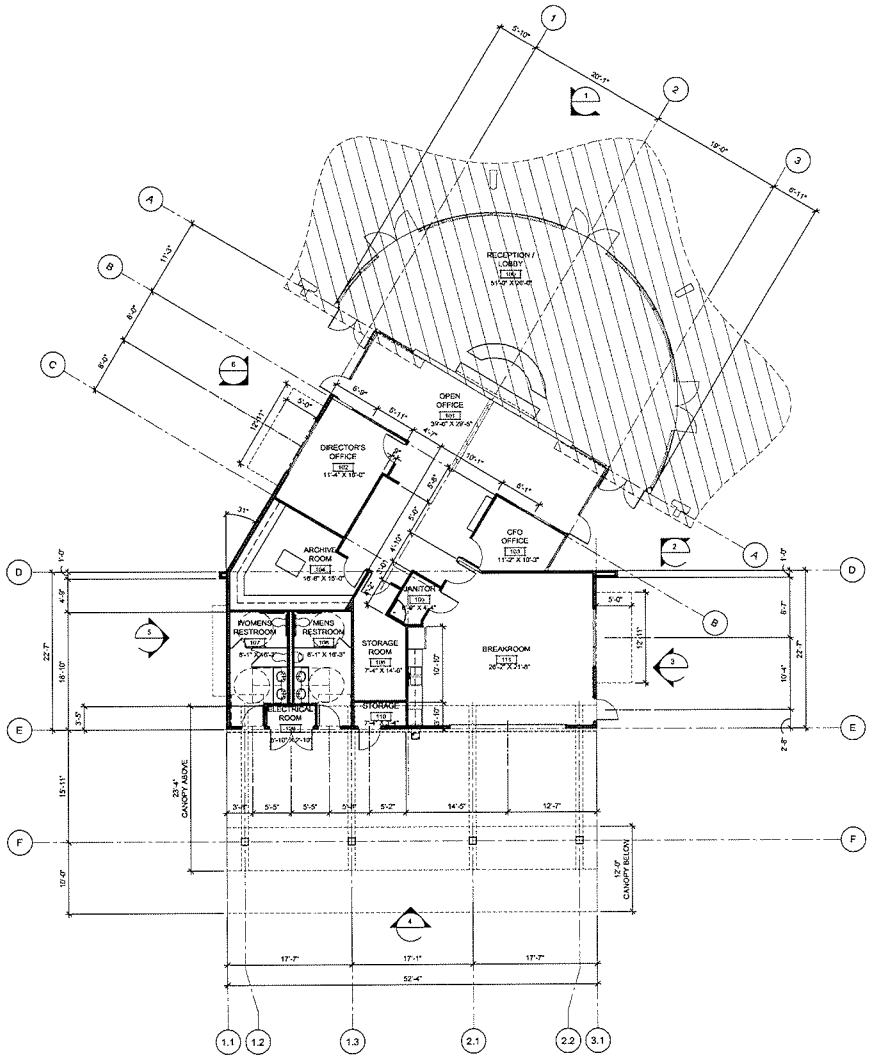
DATE: June 10, 2010 at 1:28pm PROJECT NUMBER: 09049 FILE NAME: 185-pt.dwg
WAS LAST MODIFIED BY TECHNICIAN: anna

SDR-38563



ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

SCALE: 1/8" = 1'-0"

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)	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 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.

SCHEMATIC DESIGN

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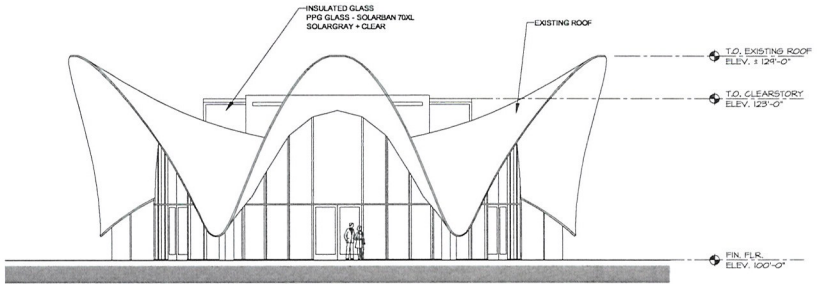
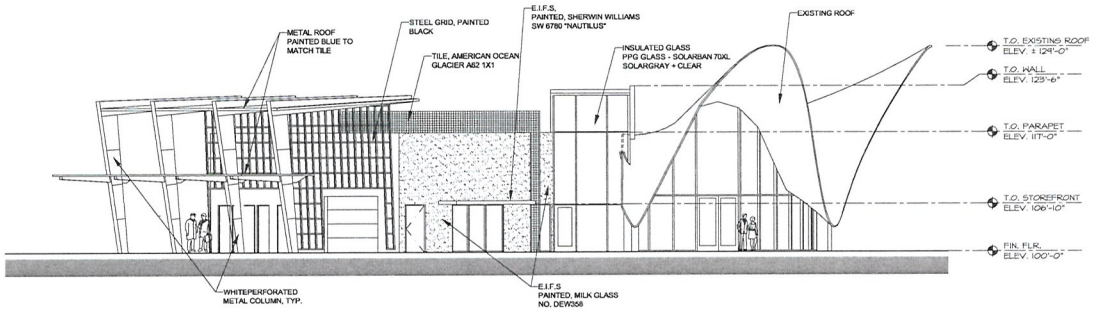


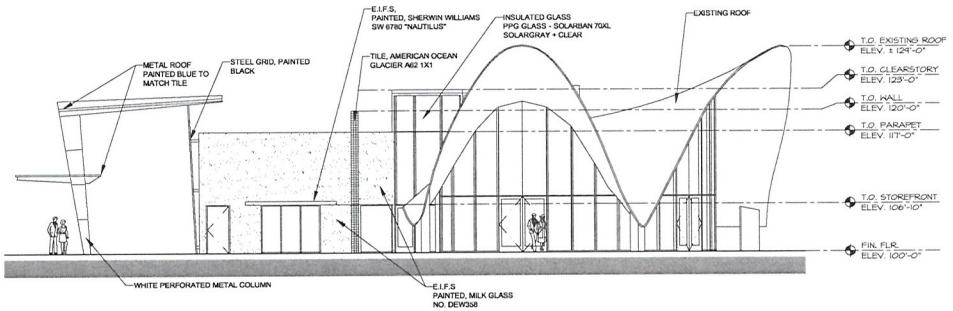
NORTHWEST ELEVATION NO. 1

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION NO. 2

SCALE: 1/8" = 1'-0"



NORTH ELEVATION NO. 3

SCALE: 1/8" = 1'-0"

THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

0' 8' 16' 32'

SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN

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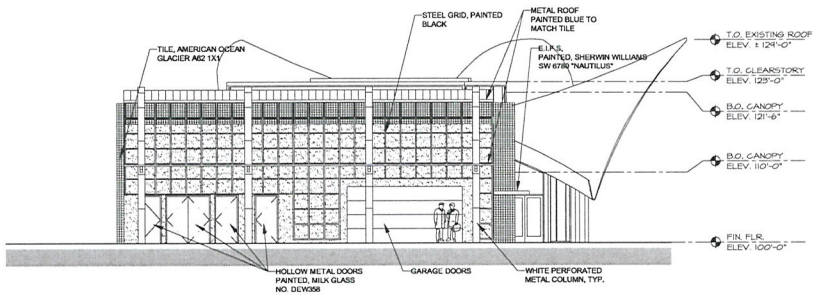
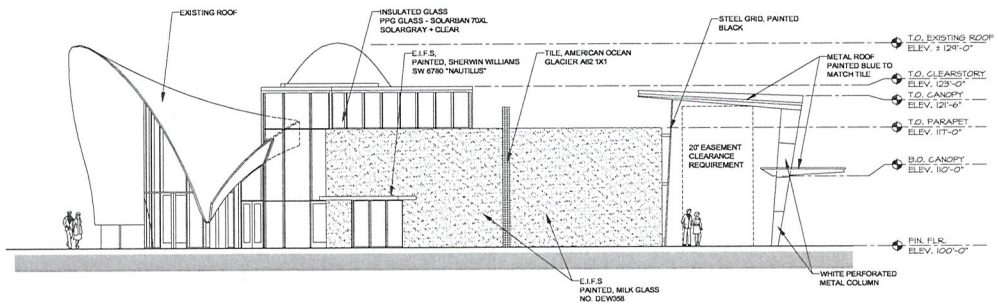


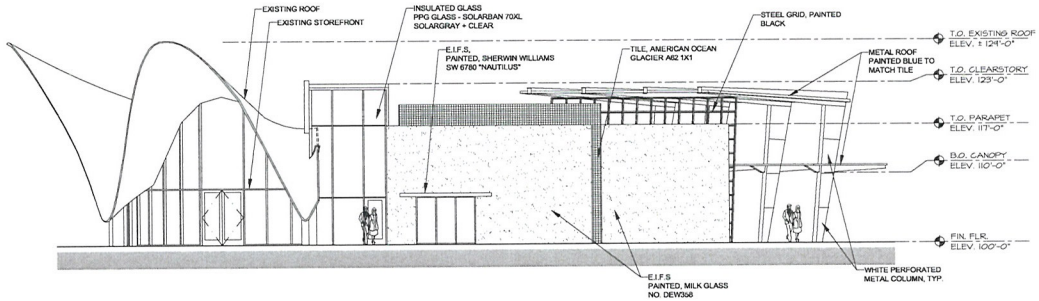
EAST ELEVATION NO. 4

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION NO. 5

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION NO. 6

SCALE: 1/8" = 1'-0"

THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

0' 8' 16' 32'
SCALE: 1/8" = 1'-0"

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DATE: June 10, 2010 PROJECT NUMBER: 09049

SDR-38563

WESTAR ARCHITECTS

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.

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701 Bridger Ave Suite 400 Las Vegas, Nevada 89101 Tel 702.878.0000 Fax 702.878.8430 I
nfo@wagnarchitects.com

SDR-38563

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

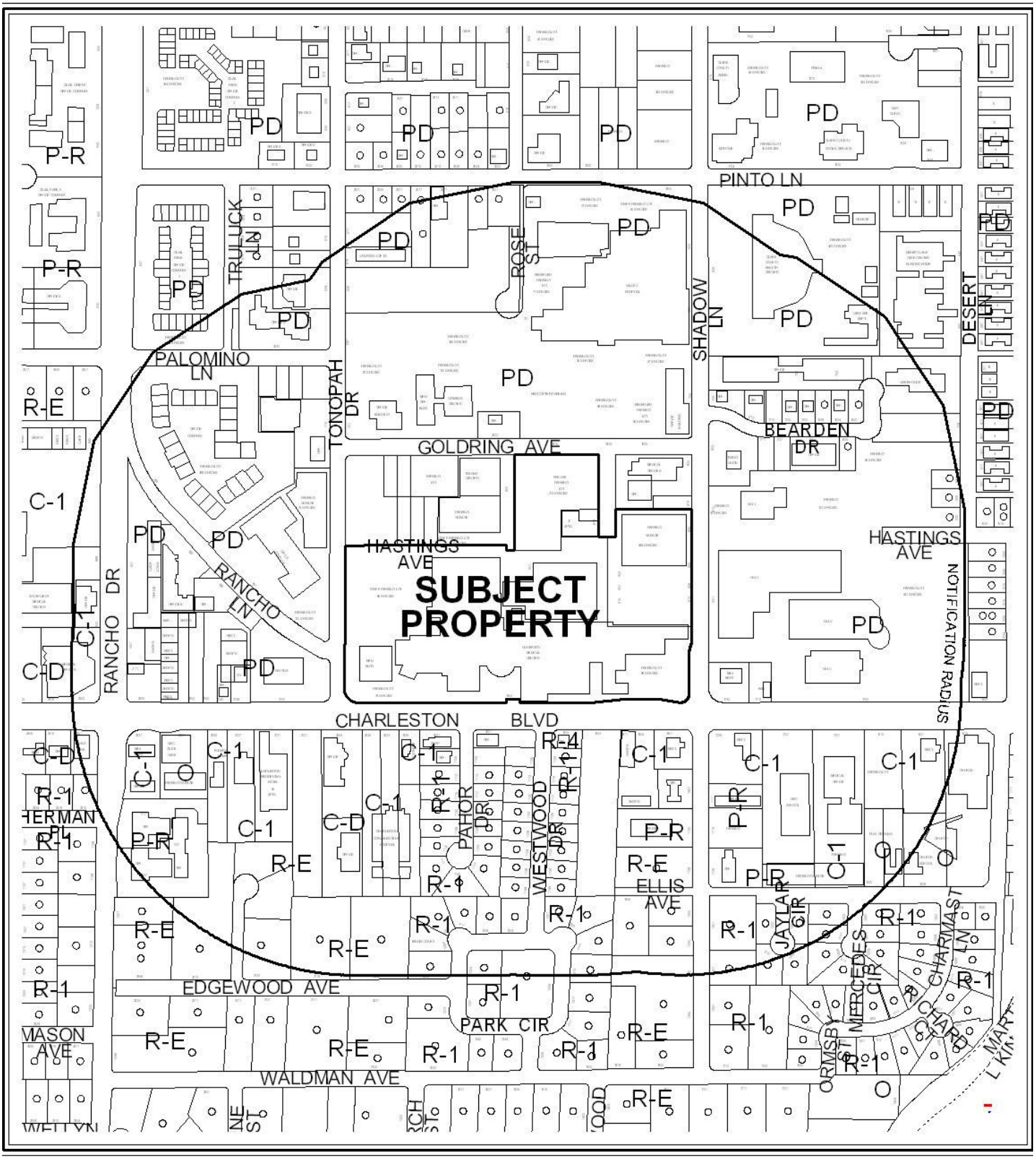
SUBJECT:
SDR-38564 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA CANCER INSTITUTE - OWNER: COUNTY OF CLARK - Request for a Site Development Plan Review FOR A PROPOSED 2,481 SQUARE-FOOT ADDITION TO AN EXISTING HOSPITAL on 14.31 acres at 1800 West Charleston Boulevard (APN 139-33-405-001 through 002, and 139-33-410-001, 004, 006 through 011), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SDR-38564**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **SDR-38564**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

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 (NVCI)

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

Print Name: Kathleen Silver on behalf of UMC

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CLAUDETTE P. MYERS
Appt. No. 93-2140-1
My Appt. Expires Oct. 21, 2012

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Nevada Cancer Institute (NVCI) at UMC Linac Vault Addition

Project Address (Location) 1800 W. Charleston, Las Vegas, NV 89102

Project Name NVCI @ 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 (NVCI) **Contact** Steve Archer

Address One Breakthrough Way **Phone:** (702) 822-5433 **Fax:** (702) 944-2376

City Las Veags **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 JJA

*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

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

NOTARY PUBLIC STATE OF NEVADA County of Clark CLAUDETTE P. MYERS Appt. No. 93-2140-1 My Appt. Expires Oct. 21, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-38564
Meeting Date:	7/29/10
Total Fee:	$1030.00
Date Received:*	6/15/10
Received By:	

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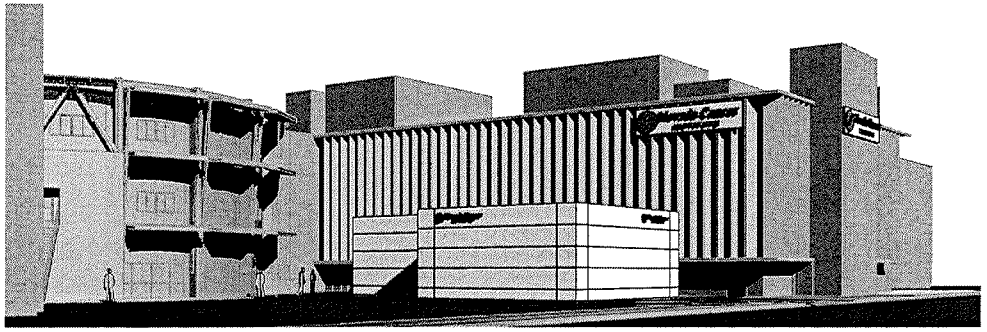
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Nevada Cancer
INSTITUTE
Research · Treatment · Education



RADIOLOGY / ONCOLOGY CENTER

LINAC VAULT ADDITION

AT THE UNIVERSITY MEDICAL CENTER

SDR-0
COVER SHEET

Nevada Cancer INSTITUTE Research · Treatment · Education @ UMC UNIVERSITY MEDICAL CENTER

RADIOLOGY / ONCOLOGY CENTER - PHASE 2
LINAC VAULT ADDITION
1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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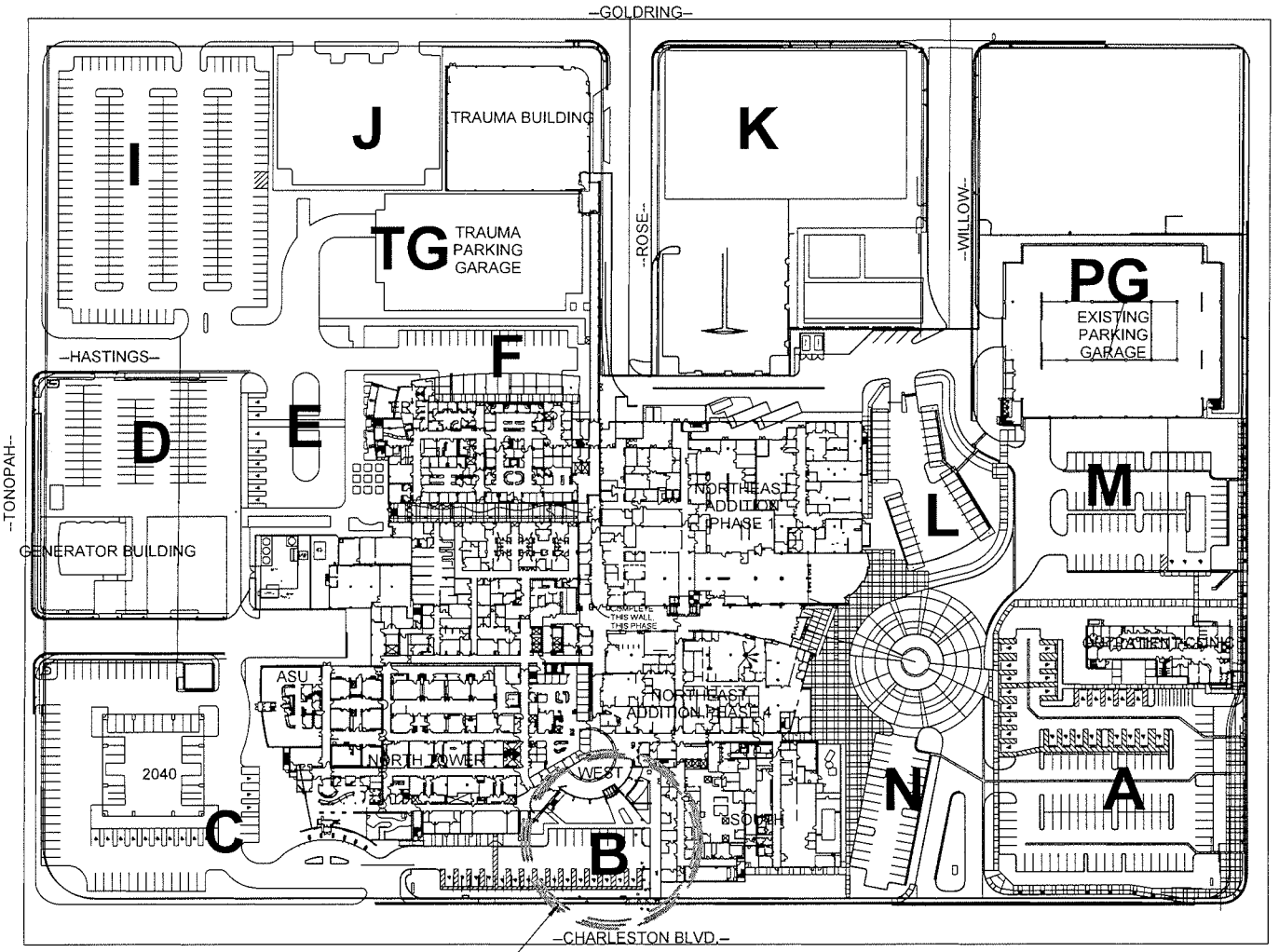
PARKING ANALYSIS:

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	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 SPECES 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		



AREA OF WORK

SCALE: 1" = 120'-0"

SDR-1
LOCATION / VICINITY PLANS

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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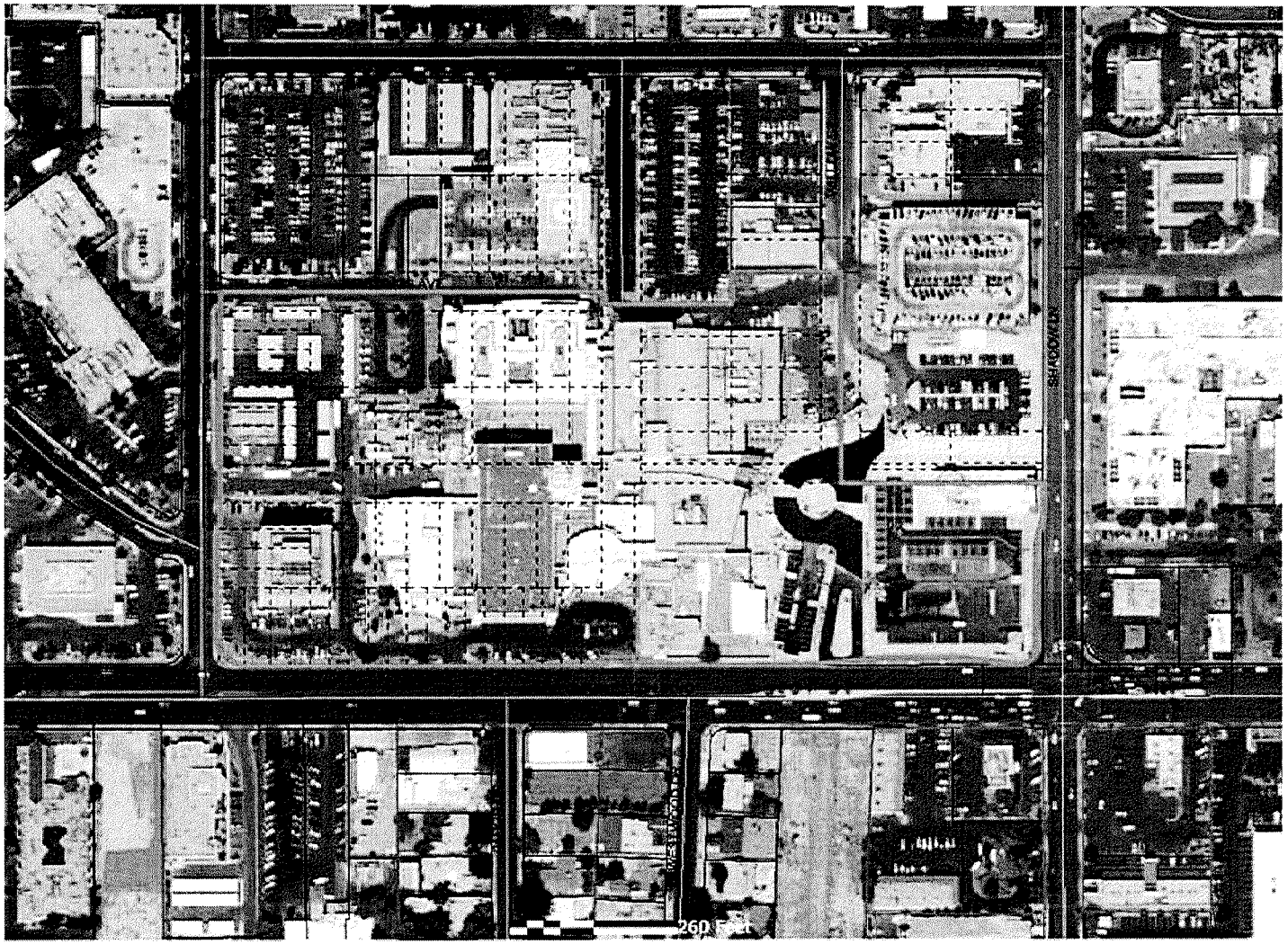

SDR-2
CAMPUS SITE PHOTO & BOUNDARY

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

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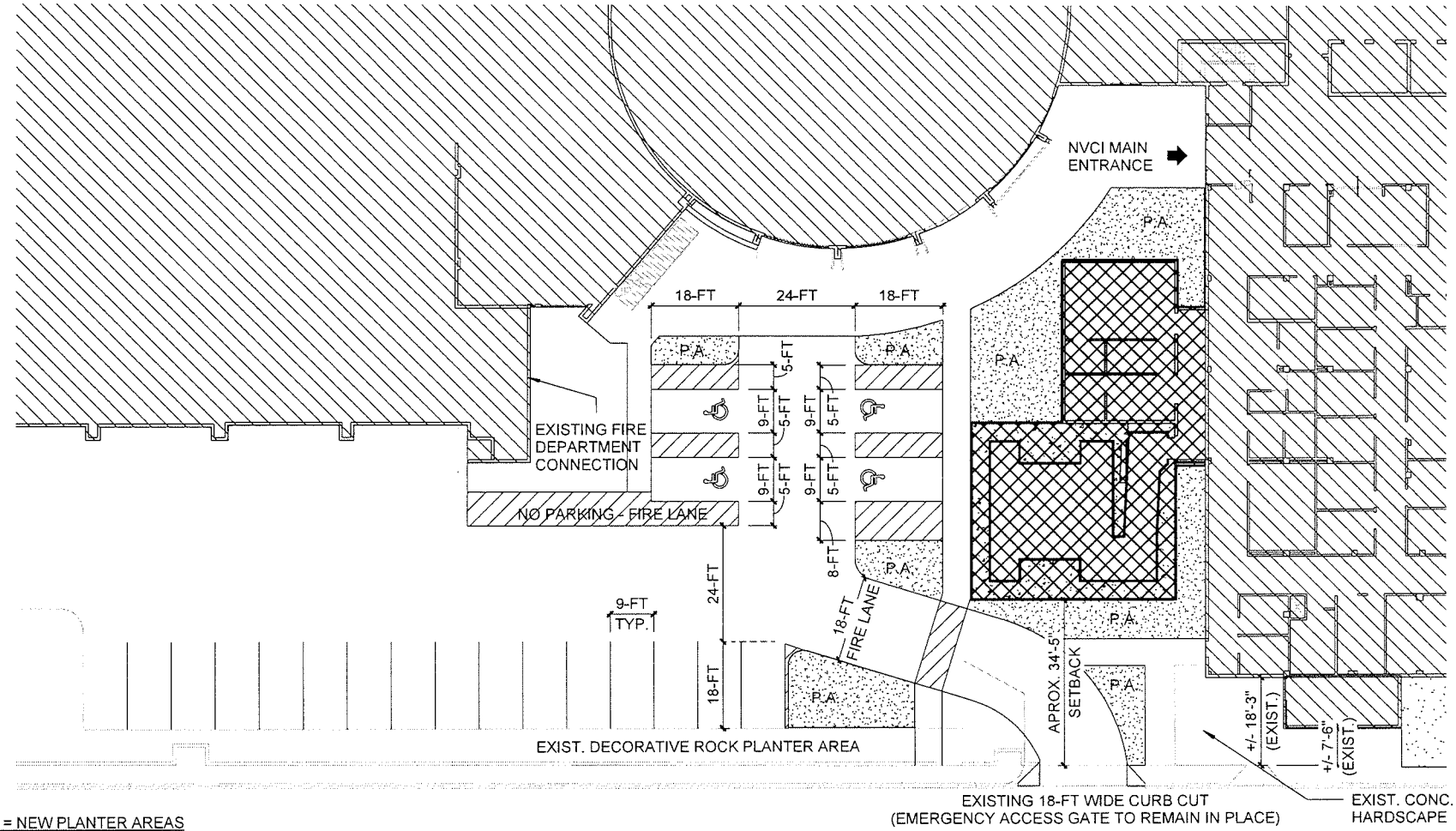

P.A. = NEW PLANTER AREAS

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.

CHARLESTON BLVD.

SCALE: 3/64" = 1'-0"

SDR-3
SITE PLAN

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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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 ACCOMODATE THE UPGRADE TO MEET DUAL ACCESS AISLES AS REQUIRED IN TITLE 19, 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 / HOSPTIAL 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
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TOTAL EXISTING PARKING		1,726	72	1,798 13 SPECES 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		

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 II-B CONSTRUCTION

NEW ADDITION — TYPE II-B CONSTRUCTION

FIRE PROTECTION

BUILDING CHARACTERISTICS

ALLOWABLE HEIGHT	55-FT (PER IBC TABLE 503)
ACTUAL HEIGHT	APROX. 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 ALOWABLE FROM ABOVE)

OCCUPANT LOAD

NEW ADDITION ADDS 16 PERSONS TO EXISTING BUILDING OCCUPANT LOADS

EXISTING OCCUPANTS	132 PERSONS
ADDITION'S 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

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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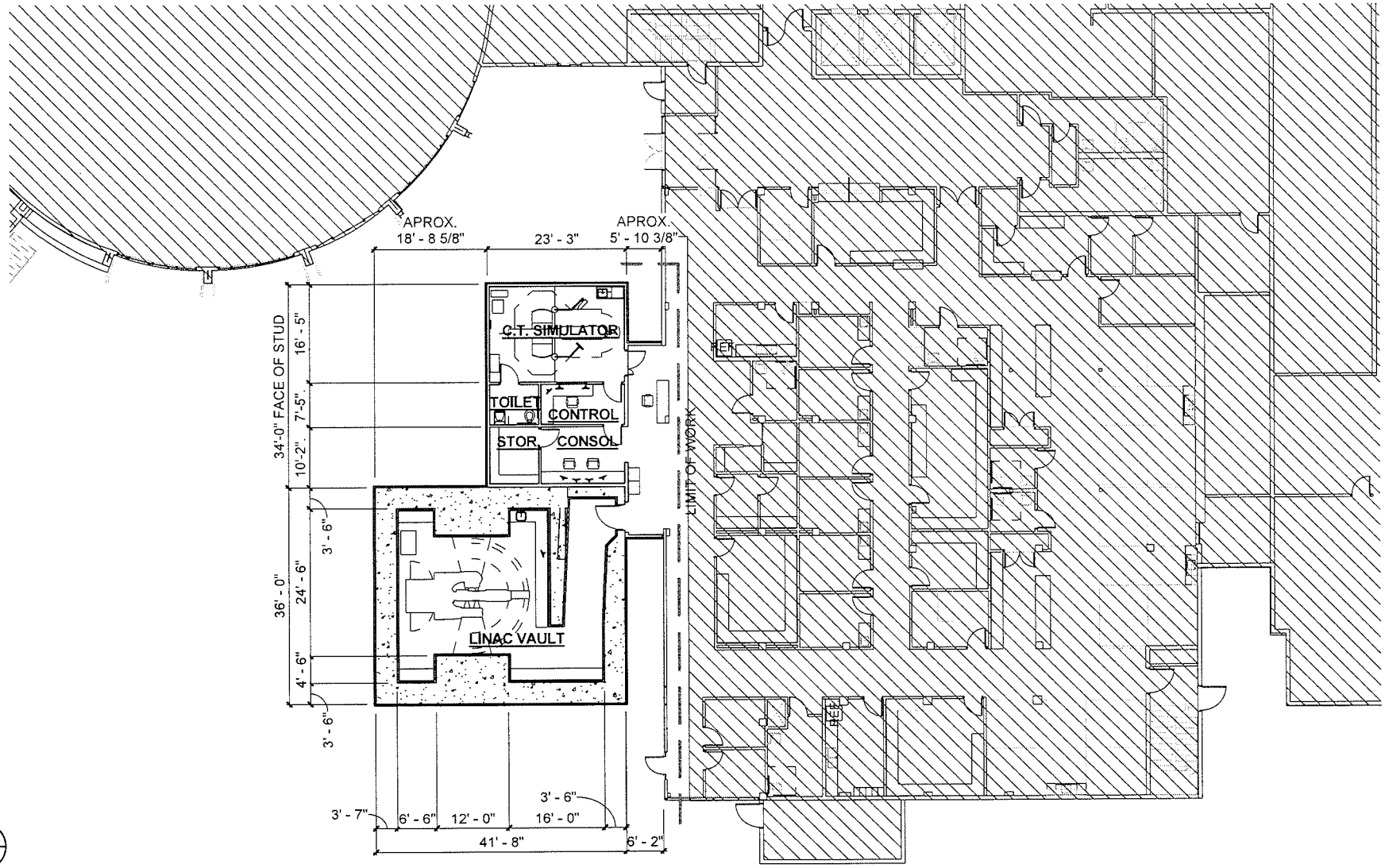

SCALE: 1/16" = 1'-0"

SDR-5
FLOOR PLAN

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LINAC VAULT ADDITION

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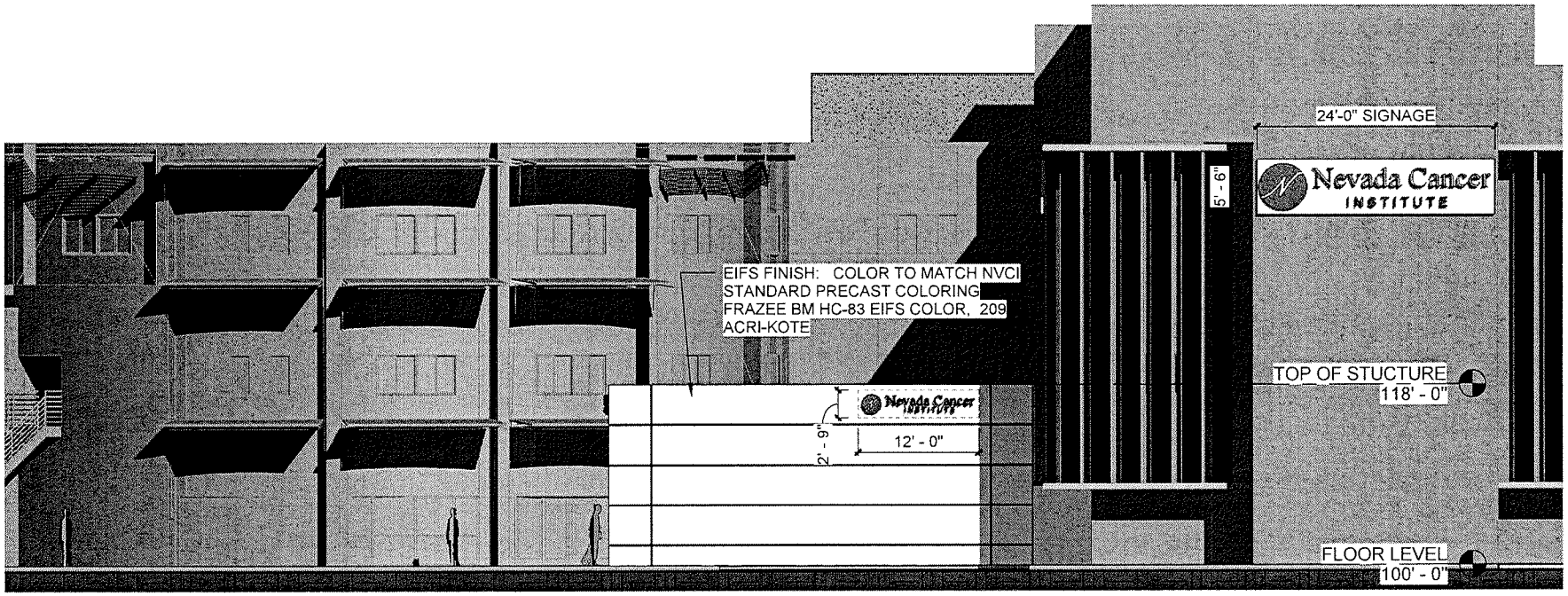

NOTE:
STRUCTURES SHOWN IN GREY ARE
EXISTING STRUCTURES TO REMAIN.

SDR-6
SOUTH / CHARLESTON ELEVATION

SCALE: 3/32" = 1'-0"

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LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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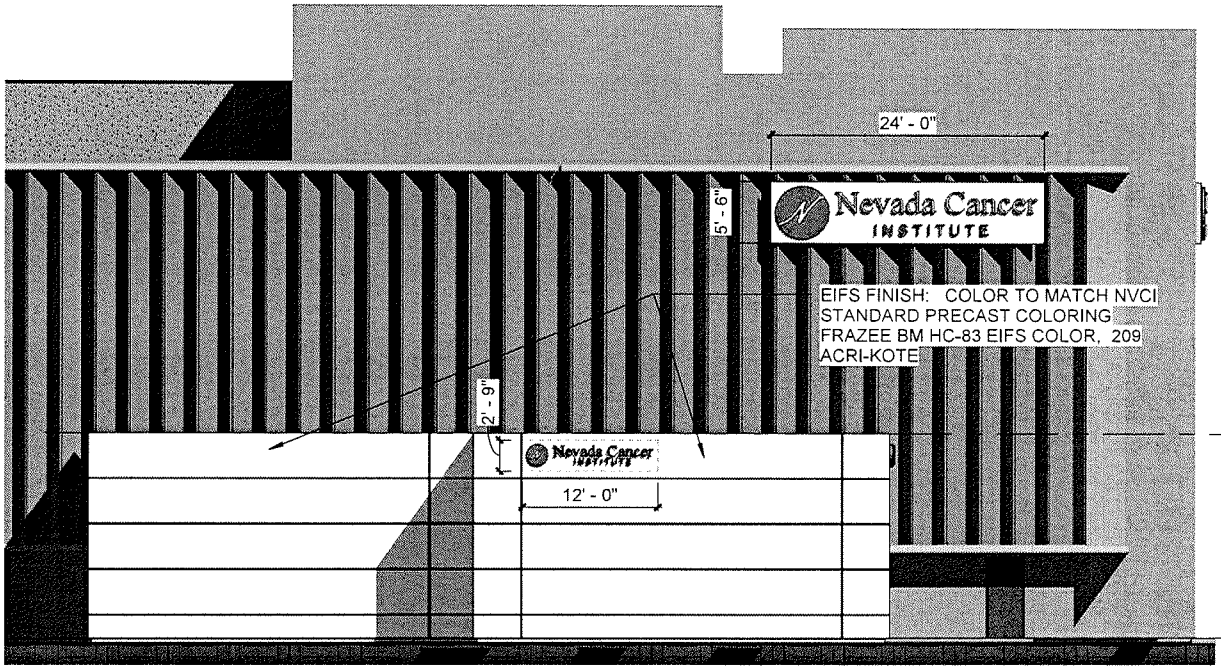
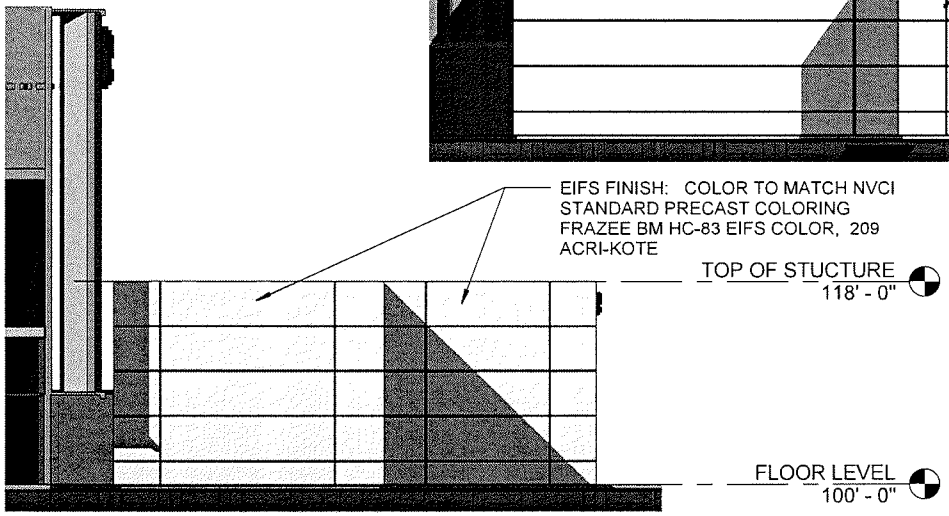


WEST ELEVATION



NORTH ELEVATION

NOTE:
STRUCTURES SHOWN IN GREY ARE EXISTING STRUCTURES TO REMAIN.

SCALE: 3/32" = 1'-0"

SDR-7
NORTH & WEST ELEVATIONS

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LINAC VAULT ADDITION

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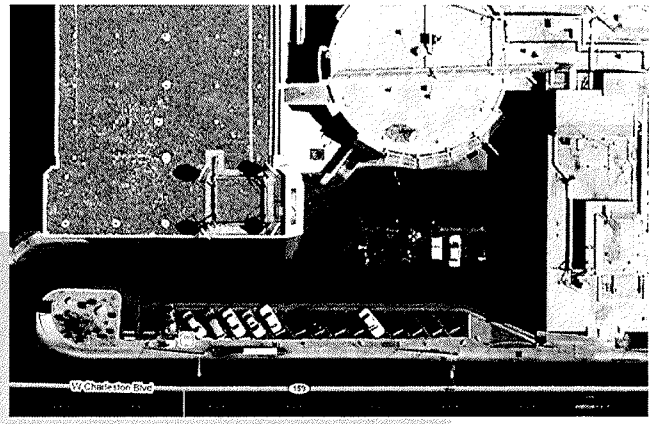

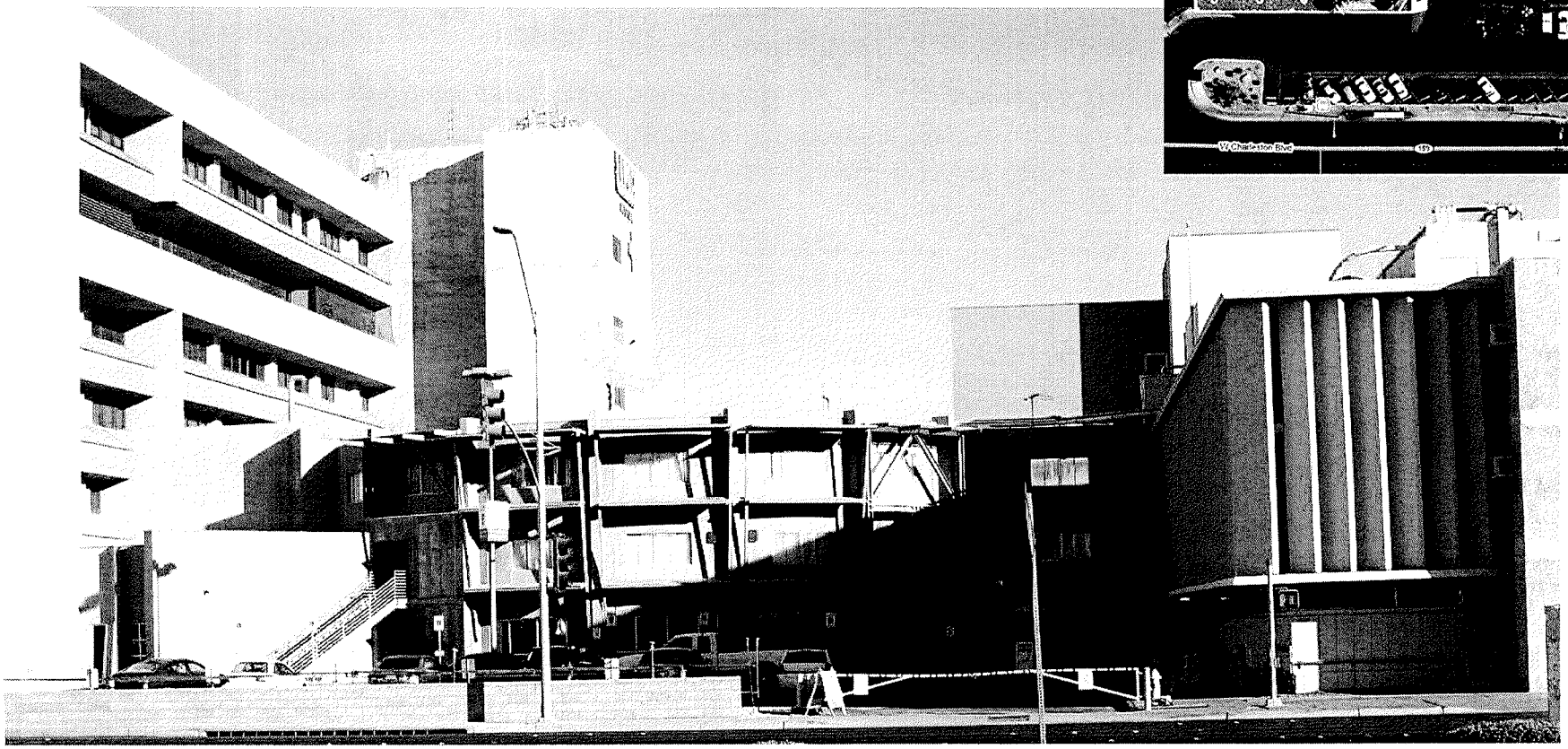

SDR-8
EXISTING SITE PHOTOS

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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build small.

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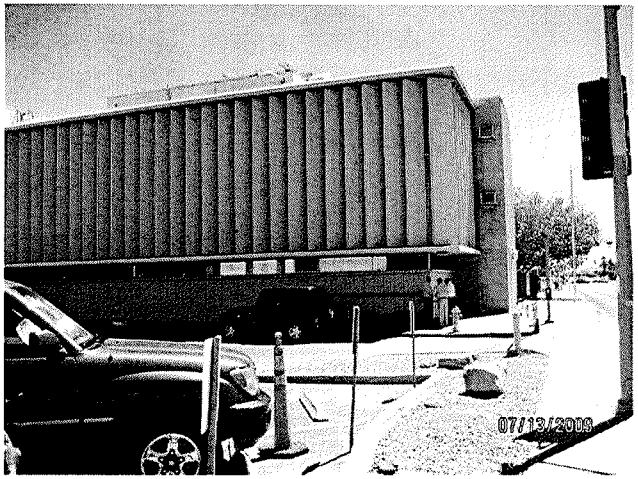

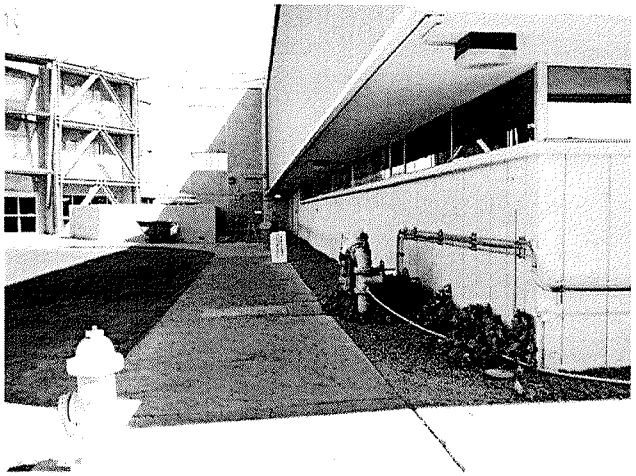



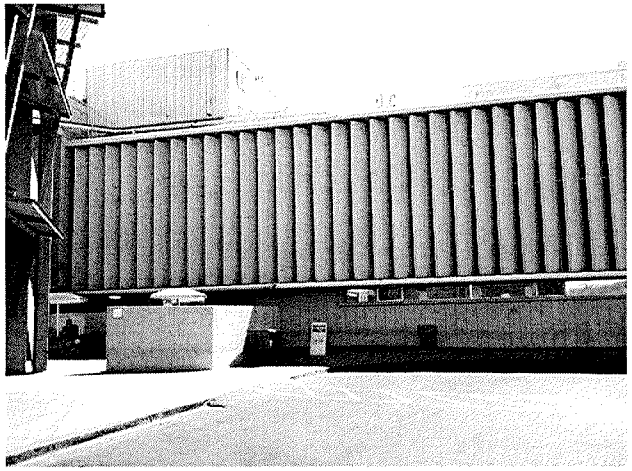



SDR-9
EXISTING SITE PHOTOS

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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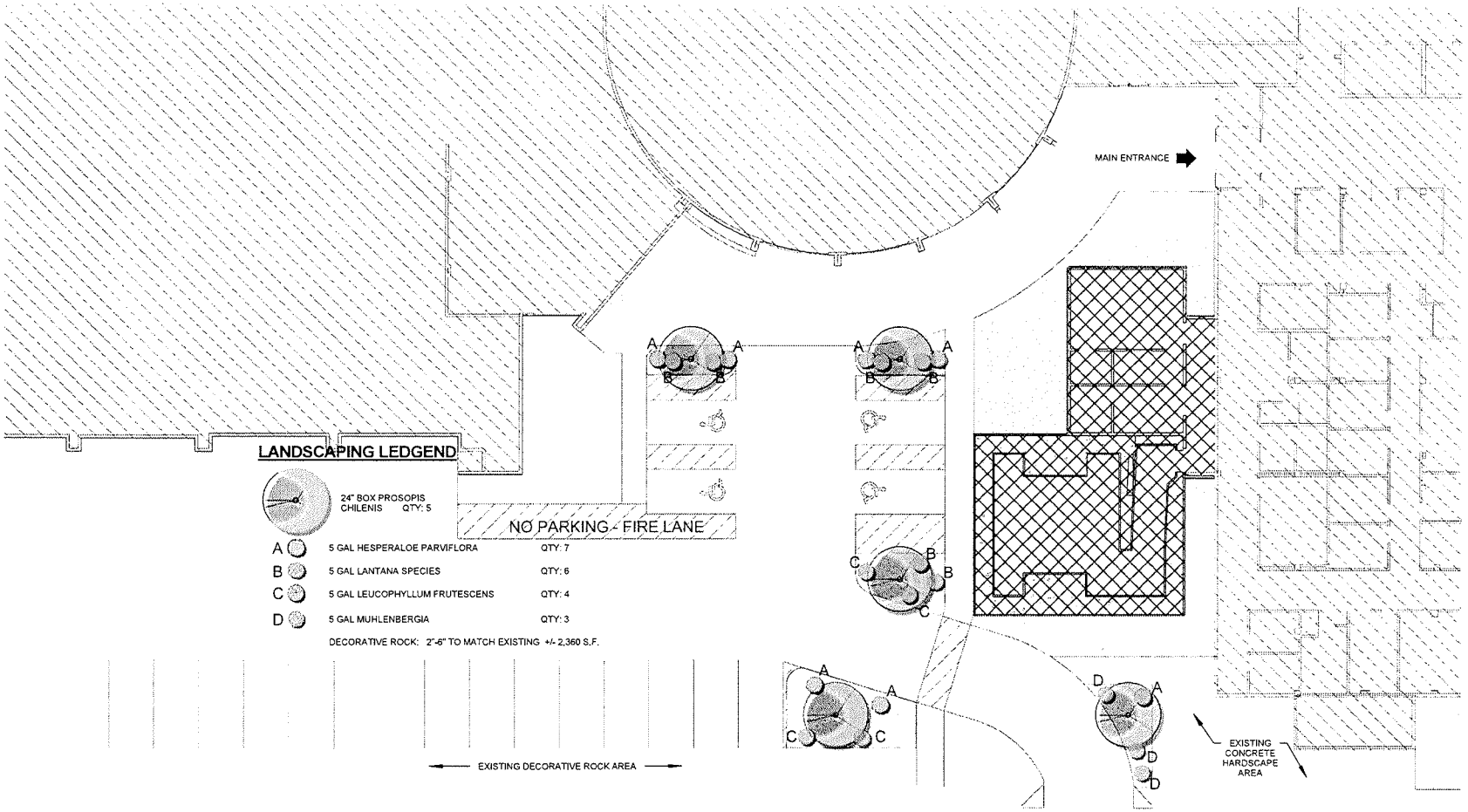

CHARLESTON BLVD.

SDR-10
LANDSCAPE PLAN

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RADIOLOGY / ONCOLOGY CENTER - PHASE 2

LINAC VAULT ADDITION

1800 W. CHARLESTON BLVD, LAS VEGAS, NEVADA

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SDR-38564

SDR 38564
Nevada Cancer Institute

1800 W. Charleston Blvd

Proposed 2.481 thousand square foot expansion of an existing hospital.

Traffic produced by proposed development:

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOSPITAL [1000 SF]	2.481	16.50	41
AM Peak Hour			1.12	3
PM Peak Hour			1.14	3

Existing traffic on all nearby streets:

Charleston Blvd	
Average Daily Traffic (ADT)	40,888
PM Peak Hour (heaviest 60 minutes)	3,271

Shadow Ln	
Average Daily Traffic (ADT)	6,738
PM Peak Hour (heaviest 60 minutes)	539

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Blvd	51,800
Shadow Ln	25,875

This project is expected to add 41 trips per day on Charleston Blvd. and Shadow Ln. This will increase traffic on Charleston Blvd. & Shadow Ln. by under 1 percent. Currently, Charleston Blvd. is at about 79 percent of capacity and Shadow Ln. is at about 26 percent of capacity.

Based on Peak Hour use, this development will add about 3 additional cars into the area in the peak hour, or about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.

TKC DESIGN P.C

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.

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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)	

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
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City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 09/01/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. DRAFT West Charleston Corridor Plan

City of Las Vegas

West Charleston Boulevard Corridor Plan



Table of Contents

The Corridor

Introduction 1
Location 2
Description 3
History 4
Relationship to Planning Policy Documents 5

Planning Process

Community Participation 7

Analyses

Existing Conditions 9
Traffic Analysis 11
S.W.O.T. Analysis 13

Vision and Guiding Principles

Urban Design Standards 15
Sidewalks and Public Aesthetics 16
Streetscape Elements 17
Pedestrian Lighting 18
Public Spaces 19
Vehicular Circulation and Access 20
Transit Modes and Amenities 21
Site Development 23
Building Orientation 25
Parking Management 26
Adjacent Residential Neighborhoods 27
Building Design 28
Infill Development 29

Action Plan

Streetscape 31
Sidewalks 33
Streetscape Trees 34
Streetlights and Utilities 35
Street Furniture 36
Vehicular Travel Lanes 37
Bus Turnout Easements 38
Mid-Block Crosswalks 39
Curbs, Gutters, and Driveways 40
Landscape Medians 42
Pocket Parks 43
Gateway Features 44
Sign Code Regulations 45
Public Art 46

Graphics

Graphic 1 Existing Right-of-Way 9
Graphic 2 Proposed Right-of-Way 9
Graphic 3 Bus Stops 11
Graphic 4 Sidewalk Schematic 16
Graphic 5 Proposed Right-of-Way 37

Maps

Map 1 Location 2
Map 2 Bus Stops 22


3821

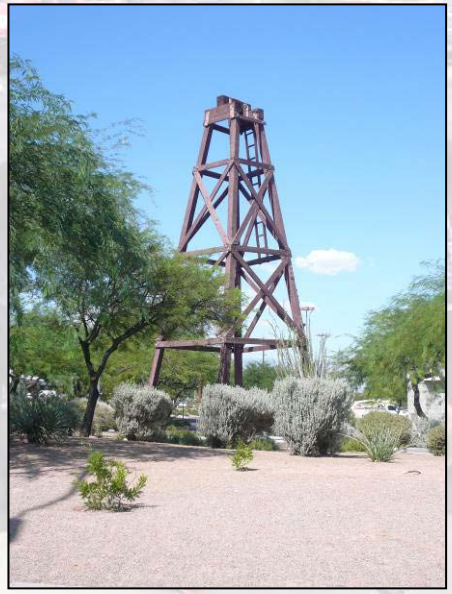



RITA'S CROWD PLEEZERS
BARBER SHOP
Hair Cuts
BARBERS


LANTANA
APARTMENT
HOMES
6501


RED ROCK
MEDICAL GROUP








CHARLESTON
FESTIVAL



THE CORRIDOR

INTRODUCTION:

The purpose of the West Charleston Boulevard Corridor Plan, between I-15 and Rainbow Boulevard, is to establish a planning framework and strategy for revitalization of the corridor and surrounding area. The Corridor Plan is based upon the completion of a study primarily focused on the following three principles:

1. Establish a baseline of existing conditions;
2. Enhance the identity of this corridor through the use of thematic elements including, but not limited to: enhanced architectural design standards; façade enhancements programs; street improvements; landscaping; gateway identification; street furniture; and other urban design elements; and
3. Protect the established residential neighborhoods along the corridor while nurturing commercial opportunities within walking distance.

Values:	Priorities:	
•Safety	•Add Pedestrian Lighting	•Reduce Curb Cuts
•Aesthetics	•Provide Bus Stop Shelters	•Add Shade Trees
•Access	•Provide Mid-Block Crosswalks	•Eliminate Blight
•Environment	•Provide Pedestrian Amenities	•Landscape Medians
•Character	•Remove Obstructions in Pedestrian Pathways	

Key components of this plan include:

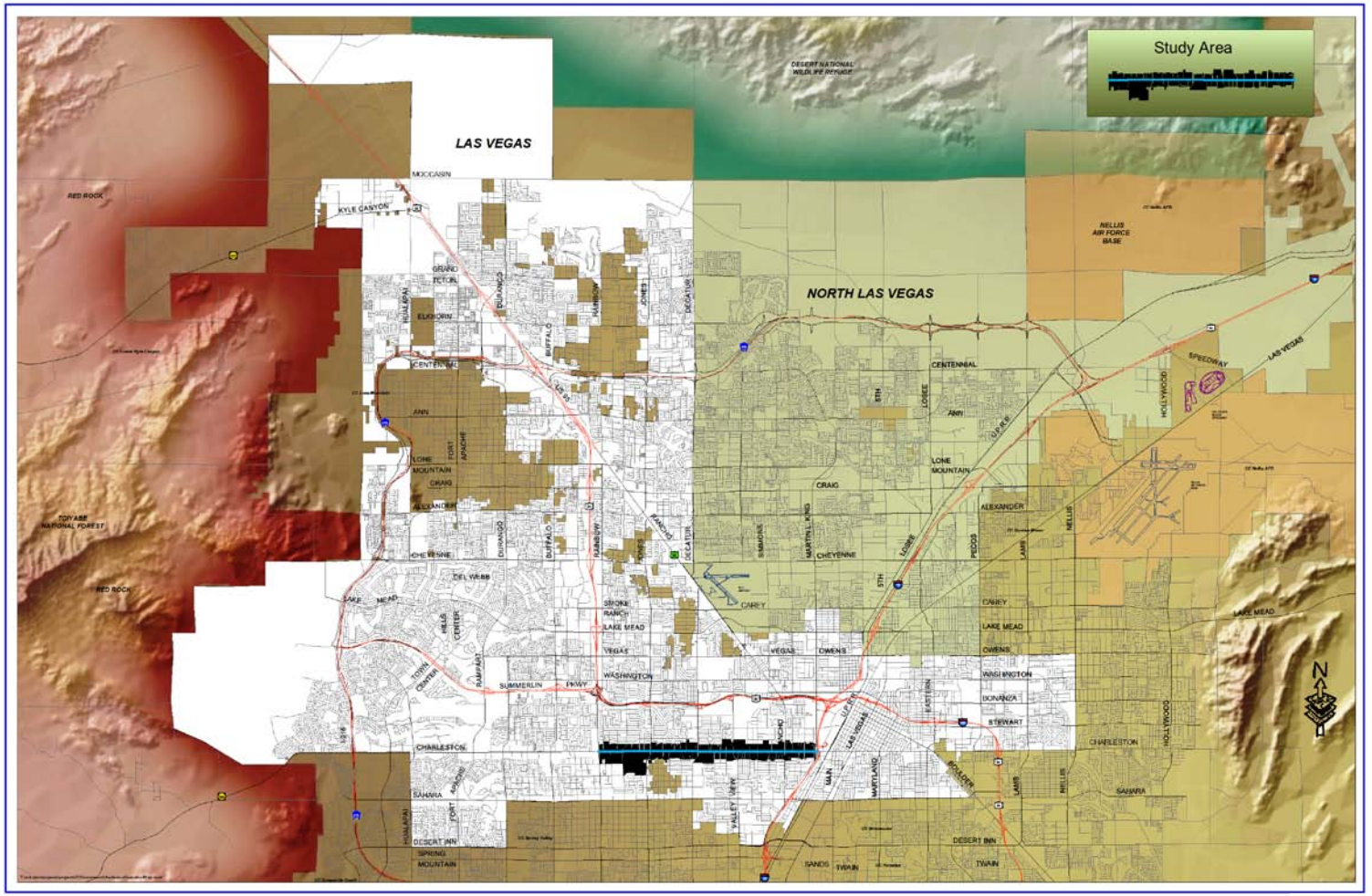
- Improving the physical street - walking/sidewalks and pedestrian networks.
- Managing the quantity and quality of walking and transit facilities and services.
- Improving connectivity to adjacent neighborhoods.
- Increasing the efficiency and safety of intersections.
- Creating a safe and inviting environment to encourage sustainable and healthy non-motorized means of travel.



Vision:

Vehicular traffic can be shifted to other modes such as walking and public transit through the transition of West Charleston Boulevard to a "complete street" and "complete village" scenario. To fulfill this vision, it will require significant collaboration, engagement, and involvement of the City, the Nevada Department of Transportation (NDOT), the Regional Transportation Commission (RTC), property owners, and area residents. The revitalization of West Charleston Boulevard should be viewed as a regional model that will benefit the quality of life of all who live in and near this corridor, as well as serve as an example to other neighborhoods that can benefit from similar urban design and transportation approaches.

LOCATION:



MAP 1

The corridor is located west of downtown Las Vegas and runs approximately four and one- half (4.5) miles east/west between Martin L. King Boulevard and Rainbow Boulevard and includes both sides of Charleston Boulevard in the southwestern section of the city.

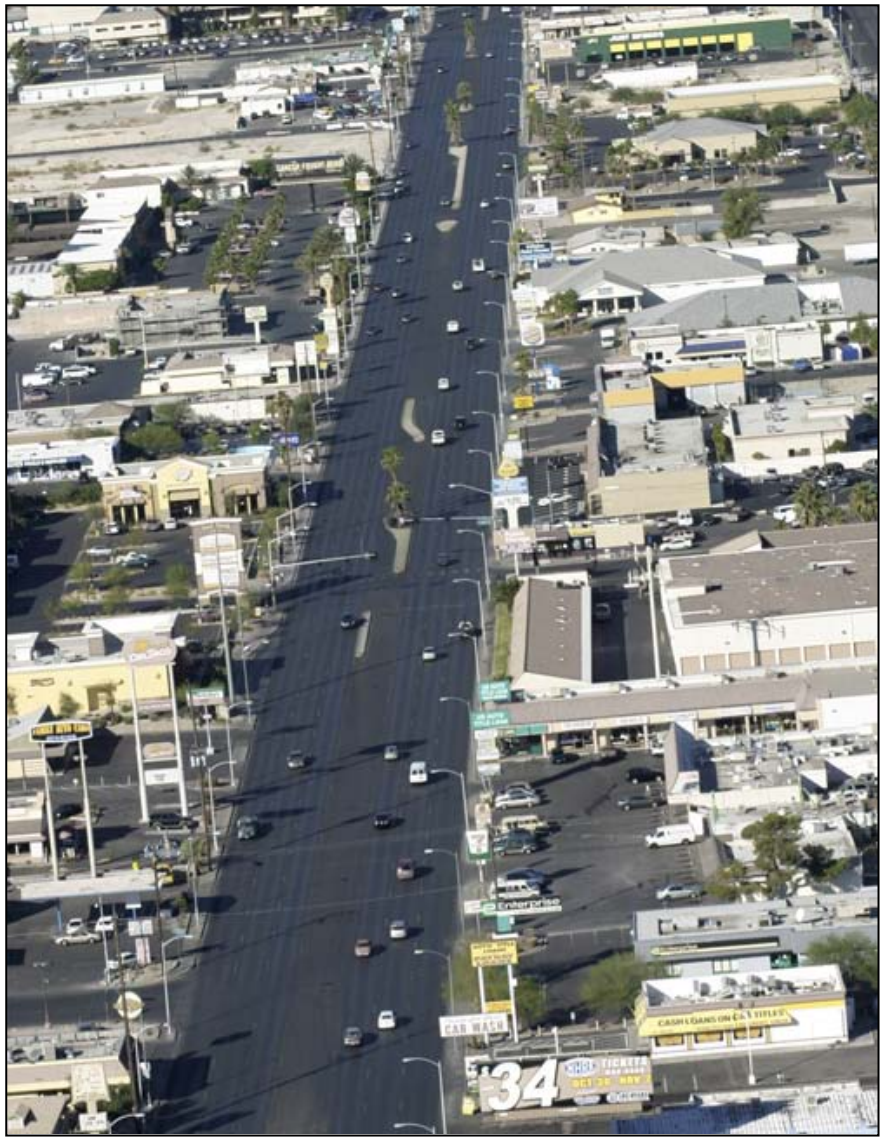
DESCRIPTION:

The study corridor is maintained by the Nevada Department of Transportation (NDOT) as State Route 159. Charleston Boulevard is designated as a Major Street on the official Master Plan of Street and Highways Map and is classified as a Primary Thoroughfare, with a minimum right-of-way width of one hundred feet. It has an existing design capacity of three or more travel lanes of traffic in each direction and a center turn lane that has some limited landscaping dispersed along it.

The corridor has clearly defined residential areas that are represented by ten neighborhood associations listed with the City of Las Vegas Neighborhood Services Department. In addition to these associations, there are four more in close proximity and several neighborhoods that have no official associations. Charleston Boulevard could become the mixed-use corridor that brings these neighborhoods together and provides the context for gathering, shopping, working and living in an urban setting.

"The principal elements of a corridor plan address what the land uses and the character of development should be along the road (the area beyond the pavement) and how the roadway (the pavement and right-of-way) improvements should be designed to best support the land use and community character goals."

-Bluegrass Corridor Management Planning Handbook, November 2000-



HISTORY:



The city of Las Vegas as we know it today began formal development with the Las Vegas Land and Water Company (LVLWC) land auction in 1905. The Charleston underpass was constructed underneath the railroad tracks in 1949, opening up opportunities for expansion to the west of the railroad.



Development along West Charleston Boulevard began in earnest in the early 1950's. Las Vegas maps prior to this time typically show West Charleston Boulevard as a short stub extending westward beyond the current Interstate 15 and the Union Pacific railroad tracks, with the majority of existing development expanding in diverging grid patterns to the east of the interstate. State maps, however, show West Charleston Boulevard extending westward as State Highway 85 leading to Pahrump as early as 1947.

The early 1950's was a time of great growth and prosperity for the city of Las Vegas as, with everywhere else in the country, the economy rebounded after World War II.

By 1950, the population of Las Vegas had increased to 24,624, almost tripling from a decade earlier. The downtown commercial area was no longer considered to be the central focus of community life. Residents became more dependent upon the automobile and could live farther and farther away from the town center.

It was during this time that "The Strip" began to develop along Las Vegas Boulevard South, which was the main route to Los Angeles, California. The popularity of gaming, dependency upon the automobile, limited downtown parking, smaller lot sizes, and lower tax rates resulted in larger resort casinos locating along the Strip. The Strip wasn't as conducive to single-family residential housing as other areas in the city, and development began to expand westward along Charleston Boulevard with the development of residential tracts such as Westwood, Westlund, McNeil, Westleigh, and Hyde Park. The homes were built in a typical modest ranch style with spacious lots on quiet streets.



What would become a major employment source was also founded, University Medical Center (UMC) (formerly Southern Nevada Memorial Hospital) in 1953. Other major employment sources were built in the decades that followed including The Las Vegas Valley Water Authority in 1963 and the College of Southern Nevada (formerly Community College of Southern Nevada) campus in 1988. During this same time period, residential development continued along this stretch of roadway. The only planning in the area was what the owners wanted to build. Staff could find no record of master plans or documents during this time period.



Charleston Boulevard became Nevada State Route 159 in 1991. It becomes Red Rock Road, a Nevada Scenic Byway, as it enters the Red Rock Canyon National Conservation Area to the west of Las Vegas.

RELATIONSHIP TO PLANNING POLICY DOCUMENTS:

What is a Corridor Plan?

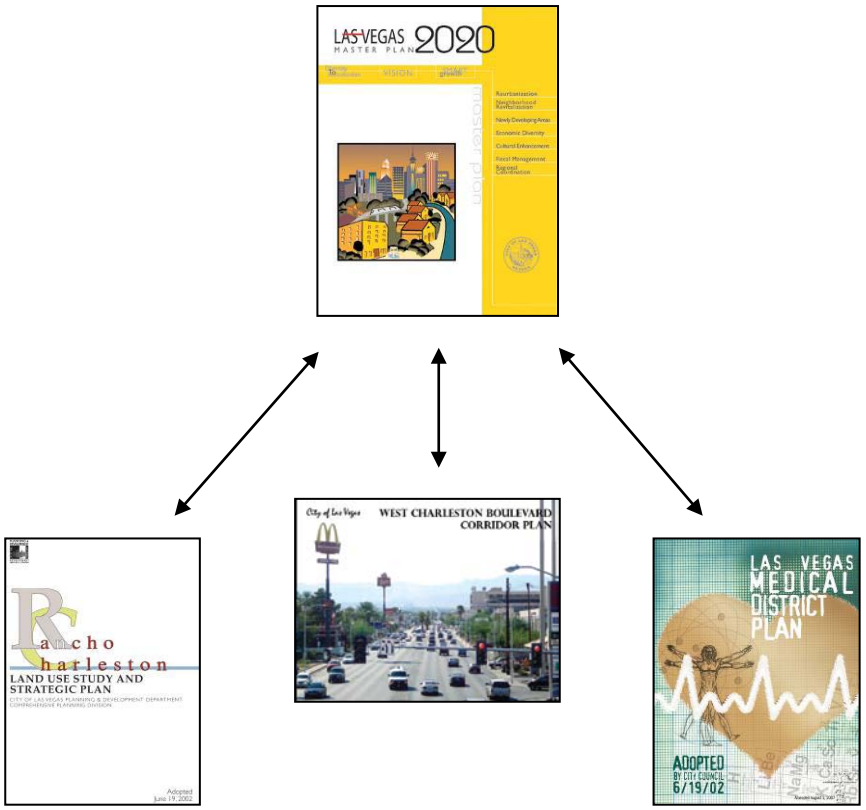
A corridor plan is a policy document prepared by a city to implement a community based vision. It is a statement of how a community views itself, what the vision is for the future, and what actions will be required to implement that vision. The plan provides a framework of community based principles, policies, and implementation strategies recommended by the Planning Commission and adopted by the City Council to realize the community's vision for the corridor.

The corridor planning process provides a community the opportunity to identify their goals and work with the city to achieve them. The West Charleston Boulevard Corridor Plan:

- Encompasses approximately 4.5 miles, entirely within the city limits along West Charleston Boulevard from Martin L. King Boulevard to Rainbow Boulevard;
- Includes primarily commercial properties along West Charleston Boulevard;
- Includes all of the functions and subject matter related to the future physical form of this corridor, such as land use, transportation, appearance and design, community partnerships, financing, and infrastructure;
- Is long range.

The purpose of the West Charleston Boulevard Corridor Plan is to meet the needs of the community by articulating a common vision that reflects the objectives of the many diverse stakeholders involved; including business and property owners, residents, the City of Las Vegas, the Nevada Department of Transportation (NDOT), and the broader community. As a policy document prepared by the City, it describes the goals, policies, and implementation strategies that can achieve the community's vision.

The Las Vegas 2020 Master Plan adopted by City Council on September 6, 2000 covers the entire corridor study area. In addition to the 2020 Master Plan, the City Council has also adopted two special area plans that address land use issues along the eastern section between I-15 and Valley View Boulevard. They are the *Rancho Charleston Land Use Study and Strategic Plan* and the *Las Vegas Medical District Plan*, both adopted on June 19, 2002. Where the plan is silent or in conflict with these plans or Title 19, amended, the more restrictive standard promulgated at the time of application shall apply.




TITLE · PAYDAY
PARK IN STAR
PRICE SAVE

COMMUNITY PARTICIPATION:

Members of the business community along West Charleston Boulevard attended a meeting on September 22, 2009 to voice their concerns regarding issues along the corridor. The overriding concern was business access off of Charleston. Many were concerned additional raised landscaped medians would both block the view of their business and prevent customers from accessing them. There was general consensus that it would be a good idea to improve the landscaping but no one was in favor of creating a Special Improvement District (SID) to fund such a project.



September 22, 2009

Community members met for a second time to discuss the proposed West Charleston Corridor Plan on May 5, 2010. Members were generally happy with the plan and those that attended the first meeting were pleased that staff listen to their concerns and addressed them in the plan. The main issue raised at this meeting was where the funding would come from and how long would it take to implement the plan.

There were some inquiries as to how the City would go about reducing the number of curb cuts since many of the properties are rather small. Staff explained how the redevelopment process works and that it is driven by the owner of the property---the City would not initiate any changes to private property as a resultof this plan.

The planning process has provided an overall specific community driven vision that considers the area's land use trends, constraints, and opportunities. The City of Las Vegas recognized the need for a plan that encapsulates the desires of those who live or work in this corridor and integrates existing plans and information that has been emerging over the years.

While this plan's content is important for the direction it provides to the community, the planning process itself has been invaluable for increasing collaboration and cooperation between stakeholders.



May 4,, 2010



September 22, 2009



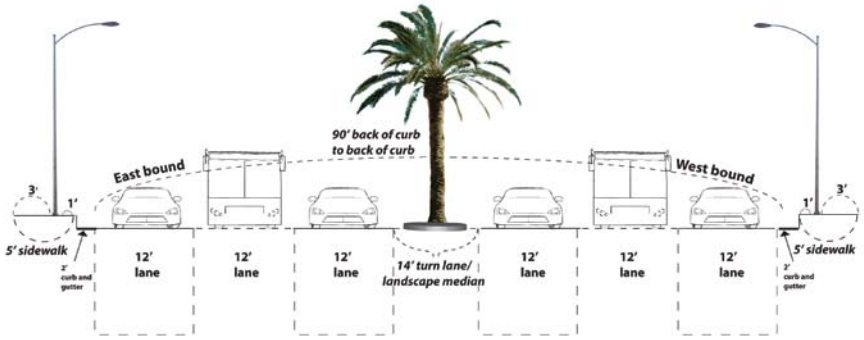
September 22, 2009



September 22, 2009

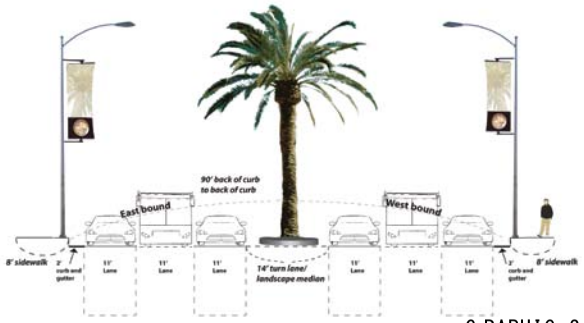
EXISTING CONDITIONS:

Existing Charleston Boulevard Right-of-Way Cross Section:



GRAPHIC 1

Proposed Charleston Boulevard Right-of-Way Cross Section:



GRAPHIC 2

The Nevada Department of Transportation maintains a 100-foot right-of-way for West Charleston Boulevard. The standard cross-section has a five-foot sidewalk on each side; six, 12-foot wide travel lanes, three lanes in each direction; and an 18-foot center turn lane or landscape median. There are also an increased number of curb cuts due to the small lot sizes found along this stretch of roadway.

The sidewalks, as they currently exist, are not pedestrian friendly due to the many obstacles in the way. Everything from streetlights, utility poles and newspaper racks all clutter the sidewalks and make it difficult for some, such as the handicapped, to safely use. To minimize these challenges, this plan calls for the streetlights to be moved to the backside of the sidewalk and the utility lines to be placed underground.

Planning & Development staff have taken several surveys to assess the overall general condition of the corridor. These surveys included the condition of the sidewalks, number of vacant buildings and storefronts, as well as the number of illegal signs. The results of these surveys are as follows:

A survey of the sidewalk conditions revealed that the vast majority are in good to excellent condition. Only eight out of 446 or less then two percent of the parcels had no sidewalks. These tended to be on undeveloped parcels. Six percent of sidewalks were in need of some type of repairs, primarily cracks and small holes. Major obstacles in all the sidewalks along Charleston Boulevard are the fact that the streetlights and utility poles are located nearly in the center of the sidewalk. By undergrounding the utility lines and moving the streetlight poles to the back side of the curb, both the safety and aesthetics of the sidewalks will be greatly improved.

EXISTING CONDITIONS:

Before:



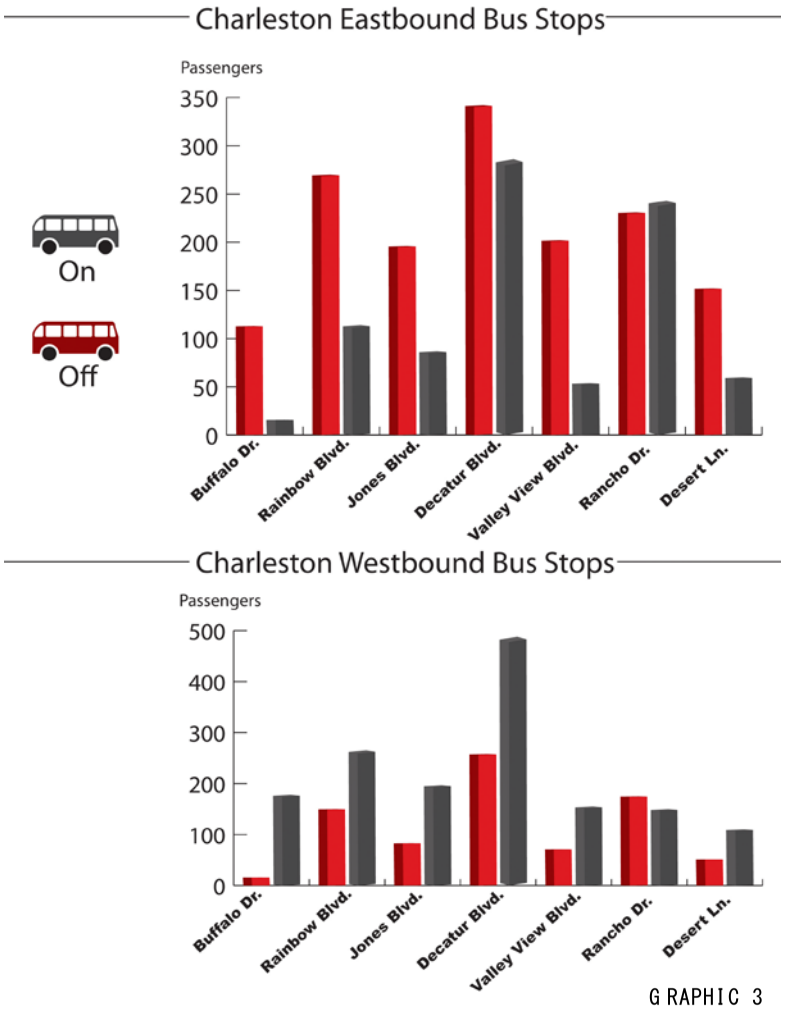
There were less than five percent of parcels with vacant buildings or storefronts when staff conducted a visual survey in November 2008 along the corridor. However, when a follow up survey was taken in early 2009, a six percentage increase in vacant buildings was noted with a vacancy rate of 11.6 percent. This more then likely was attributed to the overall decline in the national economy as opposed to the local conditions of the corridor.

After:



The number of non-permitted permanent signs, banner signs and excessive window signage along the corridor is having an adverse affect on the overall aesthetics of the area. In December 2008, 74 properties were identified with such signage. The greatest concentration was on properties between Decatur Boulevard and Jones Boulevard. The above "before" photo is one example of the 16.5 percent of parcels with excessive signage. While reveals how enforcement of the current sign code can have a dramatic impact on the aesthetics of the corridor.

TRAFFIC ANALYSIS:



GRAPHIC 3

The West Charleston Boulevard Corridor is one of the busiest roadways in the Las Vegas Valley. This volume can be attributed to the fact that it is one of the few roads that bisects the entire valley from east to west in a continuous manner. The traffic counts are based on-peak travel hours between the hours of 7:00 a.m. to 8:00 a.m. and 5:00 p.m. to 6:00 p.m. weekdays. All off-peak hours of operation have significantly reduced traffic volumes.

The intersection of Charleston Boulevard and Decatur Boulevard is located at the center of the study area with an average of 87,000 vehicles passing through every twenty-four hour period. Approximately 45,713 vehicles make up the volume of north/south traffic traveling from Decatur Boulevard with the remaining 41,638 vehicles traveling east/west on Charleston Boulevard. The combined volumes are within the capacity of a six-lane boulevard with a dividing median. The maximum capacity on each roadway is 51,800 vehicles per twenty-four hour period according to the City of Las Vegas Traffic Engineering staff. The overall capacity is reduced by five percent when no medians are present.

The second busiest intersection in the study area is Rancho Drive & Charleston Boulevard. The total volume for this intersection is 70,338 during a 24-hour period. The intersection is measurably lower then the 87,000 vehicles moving through the Decatur Boulevard & Charleston Boulevard intersection during a typical 24-hour weekday period. Much of the reduction in traffic stems from the southbound traffic on Rancho either diverting onto the U.S. 95 or turning onto Alta Drive toward downtown prior to reaching this intersection.

The traffic counts at Buffalo Drive and Charleston Boulevard are similar to those at Rancho Drive & Charleston Boulevard with 71,100 vehicles passing through the intersection in a typical 24-hour weekday period. As seen with the provided traffic counts, Decatur Boulevard is the primary north/south route through the corridor with the increased volume. Therefore, this intersection should be targeted for an increase in commercial and residential density.

The Regional Transit Commission's (RTC) West Charleston bus route #207 carries about two-thirds of the passengers for local service. The remaining third continue on as pass-thru passengers. Four employment centers are located within the corridor that may significantly affect this trend. The data shows that 2,821 passengers get on an eastbound bus and 1,366 get off of the same bus between Buffalo Drive and Desert Lane, near Martin Luther King Boulevard (I-15) on a daily basis. The westbound bus passenger totals are the opposite with 1,303 passengers getting on the bus while 2,748 are getting off the bus. These figures indicate that more people are traveling into the corridor instead of traveling west from within the corridor.

There are approximately 25 bus stops on the north and south side of Charleston in the corridor study area. Each bus can hold approximately 50 passengers. The RTC has recently begun to use the newer double-deck bus on similar routes along Sahara Avenue, just one mile to the south that nearly double the passenger capacity. However, due to the reduced height of the Union Pacific Railroad crossing, these buses cannot be utilized as much on the West Charleston Boulevard corridor.



S.W.O.T. ANALYSIS:

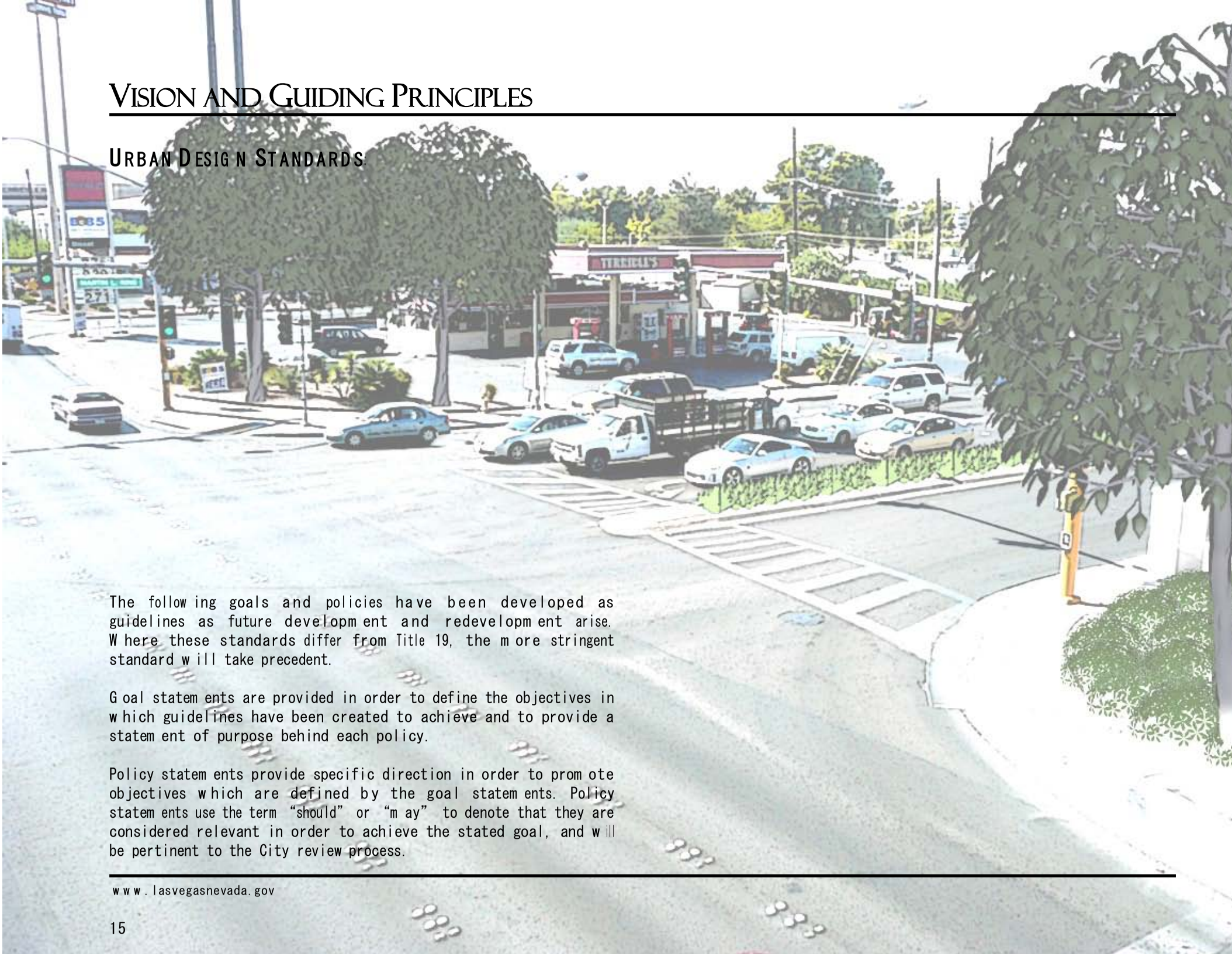
Listed in the following table is the "Strengths, Weaknesses, Opportunities, and Threats" (S.W.O.T.) Analysis that is organized around five common elements that affect the Charleston Boulevard Corridor. Each "Strength" listed correlates to an existing condition that makes a positive contribution in the quality of the defined corridor. Each "Weakness" shows a deficiency or existing condition that has a negative impact on the appearance and operation of the corridor. The "Opportunities" are existing conditions that could be expounded upon to become strengths, and thus provide a positive contribution, whereas "Threats" are seen as conditions that would lead to the weakening or failure of a successful corridor plan.

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
LOCATION	•Central Location •Close Proximity to Downtown & I-15 •Served by CSN •Adjacent to Established ResidentialNeighborhoods	•None Observed	•Ability to Brand/Give the Corridor Identity	•Dedicated as Nevada Department of Transportation (NDOT) State Route 159
CONNECTIVITY	•Multiple Intersections •Multiple Transit Connections •Established Transit Lines	•Lack of Mid-Block Crosswalks •Traffic Congestion •Limited Neighborhood Interconnectivity	•Well Established Neighborhood Groups •Vehicle Volumes Support Business •Well Established Mass Transit Lines	•High Traffic Counts & Speed •Lack of Clearly Marked Crosswalks
URBAN DESIGN	•Typical Suburban Development Pattern	•Strip Mall Design Pattern •Lack of Landscaping •Lack of Density •No Identity •Excessive Non-Permitted Signage	•Desirable Positioning for Shade (Solar) •Create a Sense of Place •Energy Savings with Buildings Having North/South Orientation •Landscape Existing Medians	•Increased Vehicle Miles Travelled (VMT) •Non-Conforming Signs within Public Right-of-Way •Strip Mall design Dominates the Corridor
VEHICULAR TRANSPORTATION	•Well Travelled Route •Six Travel Lanes	•Lack of Bus Turnouts •Limited Street Capacity	•Future NDOT Improvement Funds	•Increased Traffic Demands
WALKABILITY	•Uniform Sidewalks	•Excessive Curb Cuts •Utilities in Right-Of-Way •Lack of Public Amenities •Narrow Sidewalks Located at Back of Curb	•Variety of Office & Retail •Close Proximity to Residences	•Bias Towards the Vehicle

In summary, one of the key features of the Charleston Boulevard Corridor Plan is its unique position between two valley wide features: The Red Rock Conservation Area and the Las Vegas Wash. Continuing on a theme that celebrates these two key features, there are great opportunities for pedestrian oriented mixed-use developments within the corridor that will create an enriching urban experience while making positive contributions to the local environment.


SCHOOL BUS
TOYOTA

URBAN DESIGN STANDARDS



The following goals and policies have been developed as guidelines as future development and redevelopment arise. Where these standards differ from Title 19, the more stringent standard will take precedent.

Goal statements are provided in order to define the objectives in which guidelines have been created to achieve and to provide a statement of purpose behind each policy.

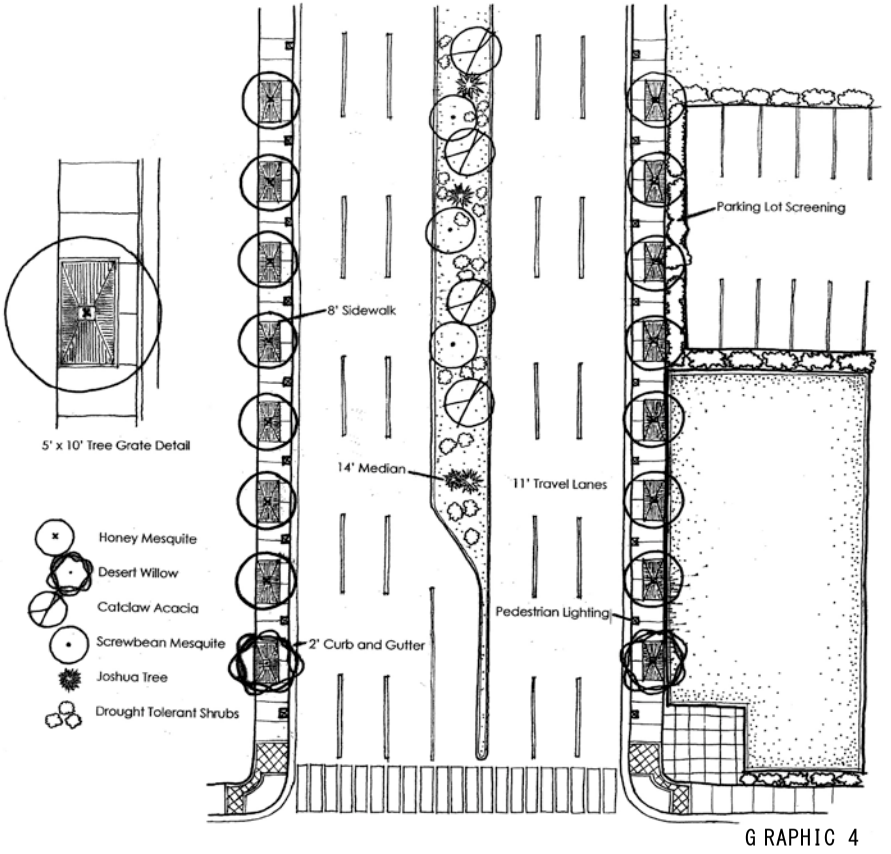
Policy statements provide specific direction in order to promote objectives which are defined by the goal statements. Policy statements use the term "should" or "may" to denote that they are considered relevant in order to achieve the stated goal, and will be pertinent to the City review process.

SIDEWALKS AND PUBLIC AESTHETICS

Goal Statement:

Streets, plazas and trail corridors provide the community with a common place for public gathering, events, commerce, movement, access, and recreation. As public space, West Charleston Boulevard should offer pleasant circulation for motorists and pedestrians, as well as provide a social gathering among residents and visitors. **The following policies may encourage such outcomes:**

- Provide continuous sidewalks with safe pedestrian crossings at each corner, by combining and limiting curb cuts that interrupt the sidewalk.
- Encourage the incorporation of residential courtyards and plazas within redevelopment projects.
- Provide ornamental fences and planters to screen parking areas from street view.
- Establish a method of maintaining public improvements common for all properties along the corridor.
- Provide decorative sidewalk pavers at all intersections.



GRAPHIC 4

"Sidewalk contacts are the small change from which the cities wealth of public life may grow."

– Jane Jacobs, The Death and Life of Great American Cities 1961

STREETSCAPE ELEMENTS

Goal Statement:

Street trees and other amenities are intended to unify the public right-of-way with a unique character. Street furnishings add variety, comfort and identity to the streetscape theme. Street trees provide shade and comfort for pedestrians, as well as establish a buffer from automobile traffic. Trees help to spatially define and unify the overall streetscape theme and identity. **The following policies may encourage such outcomes:**

- There should be clear pedestrian walking zones on both sides of the street adequate to provide an eight-foot wide sidewalk to serve pedestrian needs.
- Street furnishings, trees and amenities should occupy consistent, well defined zones, which parallel the walking zone.
- Street lights should be placed in an orderly fashion at the back of the curb to define the edge of the pedestrian activity zone.
- Street trees should be provided along West Charleston Boulevard where appropriate in order to provide shade, comfort and safety for pedestrians, which create district identities.
- Reduction in visual clutter is needed in the corridor. This would be accomplished by restricting freestanding signs to a 24-foot height limit. Sign placement would also be restricted to be no closer than five feet from the property line. Emphasis should be placed on detailed wall and hanging signage for individual tenants, while de-emphasizing generic backlit freestanding and monument signs. All tenant signs would be oriented and scaled to the sidewalk. Shopping center signage would be appropriately scaled for the roadway.
- Encourage new development to incorporate public art in their projects.

Before:



After the addition of Streetscape Elements:



PEDESTRIAN LIGHTING

Day View:



Night View:



Goal Statement:

Lighting provides an inviting and safe environment for pedestrian activity during the evening hours. **The following policies may encourage such outcomes:**

- Unique and pedestrian scaled lighting should be provided within the public right-of-way along West Charleston Boulevard. A consistent standard for lighting should be developed before any installation is approved.
- Pedestrian light fixtures should be installed at regular intervals which would allow illumination levels to provide safe levels of lighting on public sidewalks without negatively impacting adjacent residential uses.

Pedestrian lighting includes exterior lighting applications where people travel by foot along pathways and walkways. It is important for the lighting system to illuminate the pathway in order for pedestrians to be able to effectively navigate the pathway as safely and securely as possible.

In addition, outdoor pedestrian lighting must be able to withstand trees, vandalism, and varying weather conditions, as well as be easily maintained and cost effective. Good outdoor lighting can create and encourage a pedestrian friendly environment, which is especially beneficial to neighborhood business districts by increasing their exposure to pedestrians.

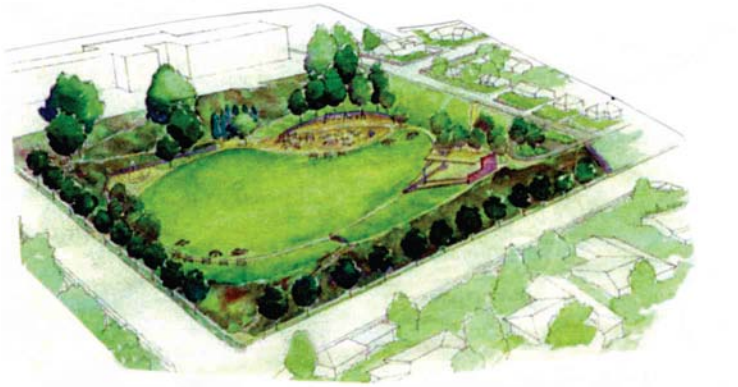
Pedestrian scaled lighting improves walkway illumination for pedestrian traffic and enhances community safety and business exposure. Sidewalk lights have been shown to reduce crime, raise property values, and create an inviting ambiance for evening pedestrians. Typically, this lighting is positioned over the sidewalk, rather than the street, at about 12 to 15 feet in height

PUBLIC SPACES

Goal Statement:

Create public spaces of varying type and size to foster social interaction, provide venues for community events, and create district identity. **The following policies may encourage such outcomes:**

- Identify land that could be developed into small pocket parks along West Charleston Boulevard.
- Encourage small outdoor gathering spaces adjacent to sidewalks, particularly near restaurants, cafes and other active businesses.
- All public spaces should be designed to encourage active uses. Characteristics that encourage frequent use include: easy access, location on a pedestrian corridor, safety and visibility, and locations near building entries.



Pocket parks, also known as mini-parks or vest-pocket parks, are urban open space at the very small scale. Usually only a few house lots in size or smaller, pocket parks can be tucked into and scattered throughout the urban fabric where they serve the immediately local population.

-Alison Blake -

Before:



After:



VEHICULAR CIRCULATION AND ACCESS

Goal Statement:

Remove superfluous curb cuts to maximize uninterrupted public sidewalks in order to minimize conflicts between vehicles and pedestrians. Additionally, service functions, such as deliveries and refuse pick-up should be located away from primary building frontages where possible. **The following policies may encourage such outcomes:**

- Development should limit curb cuts that access buildings from West Charleston Boulevard. Vehicular building access points should be located off of secondary cross streets where possible.
- Encourage cross access and driveways between shared, common or multiple developments.
- Service and delivery activities should be separated from the primary public access and screened from public view.

Successful urban streets contain the following design elements:

- Provides orientation to its users, and connects well to the larger transportation system;
- Balances the completing needs of the street;
- Relates well to its bordering uses;
- Employs hardscape and/or landscape to great effect;
- Promotes sustainability;
- Is well maintained, and capable of being maintained without excessive costs;
- Has a memorable character; and
- Encourages human contact and social activities.

-American Planning Association, Great Streets 2009

Before:



After:



TRANSIT MODES AND AMENITIES

Goal Statement:

Provide ample amenities for all modes of transportation, and a pleasant transportation alternative to the automobile so that less space is needed for parking surfaces and drive lanes, in order to reduce traffic congestion. **The following policies may encourage such outcomes:**

- Encourage the Regional Transportation Commission (RTC) to create bus turnouts on both sides of West Charleston Boulevard with safe, secure shelters which are integrated into the streetscape.
- Bus Shelters should be designed to protect waiting passengers from the elements as well as enhance their safety. Shelters should be located a minimum of five feet from the back of curb and have adequate seating.
- Although the designated bike trails are located on the parallel streets of Oakey Avenue and Alta Drive, bikes are still permitted along Charleston Boulevard. Bicycle parking racks should be provided with all new development as well as redevelopment projects. Racks should be located near building entrances and not in remote areas of parking lots.

Walkability is enhanced by wide sidewalks, convenient and safe pedestrian crossings, and pedestrian connections between neighborhoods. When such an environment is layered with varying transit options, livability is further enhanced because people are presented with multiple choices for mobility. Successful communities will be those that understand the importance of multiple mobility choices, and the price residents are willing to pay to reduce their commuting time.



Bus stop without bus turn-out lane.



Bus stop with bus turn-out lane.


BUFFALO DR.
RAINBOW BLVD.
JONES BLVD.
DECATUR BLVD
VALLEY VIEW BLVD
RANCHO DR
MARTIN L. KING BLVD
CHARLESTON BLVD
CITY OF LAS VEGAS
Charleston Blvd.
Corridor Plan
Bus Stop With Turn Out
Bus Stop With No Turn Out
T:/advplan/projects/projectgis/coreteam/charleston/figureground with bus stops B.mxd
N
0 0.125 0.25 0.5 Miles
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: December 16, 2009

MAP 2

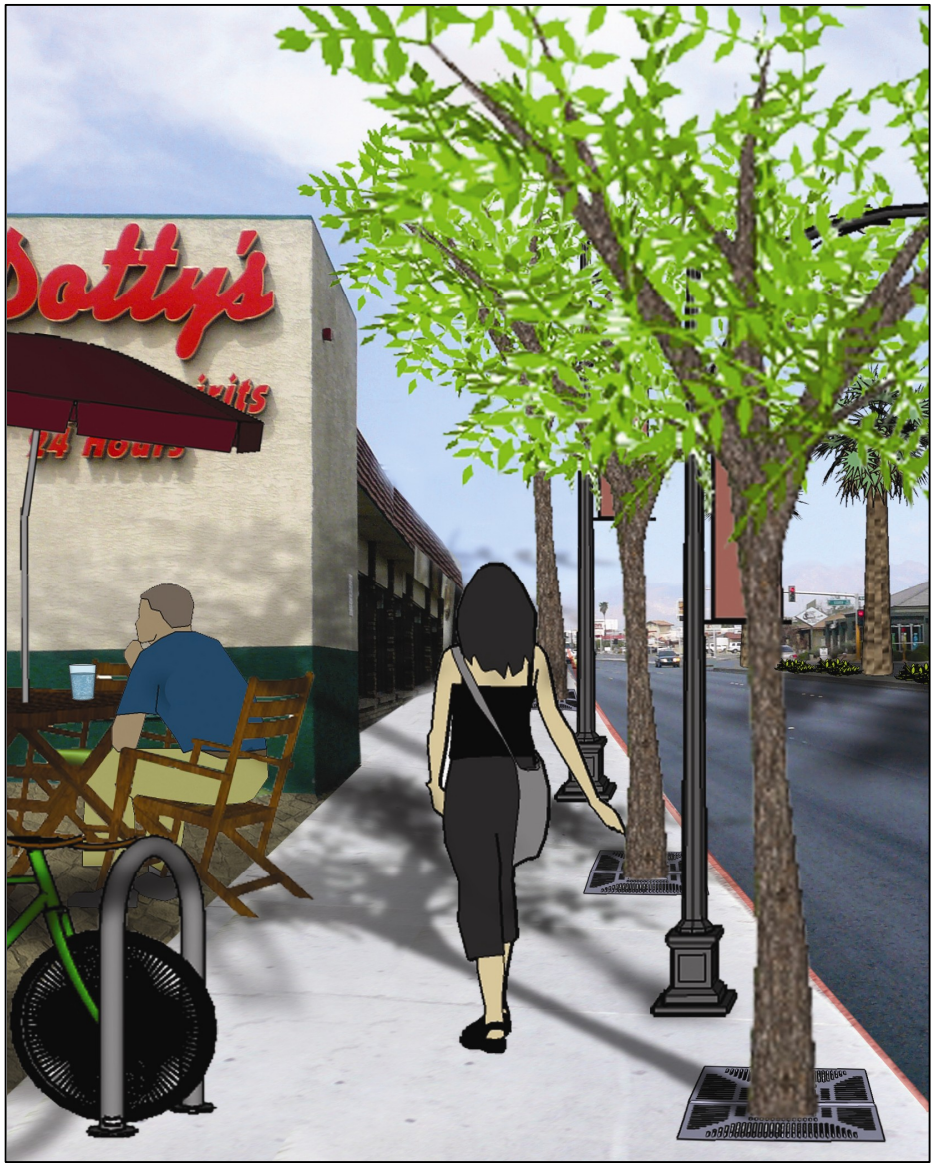
SITE DEVELOPMENT



Goal Statement:

Development should present a unified scale and character of the built environment to create the sense of a complete and identifiable district, which emphasizes the creation of an urban village rather than a strip commercial center. **The following policies may encourage such outcomes:**

- Buildings should be placed to the street edge to occupy the greatest degree possible, which would create a continuous pedestrian oriented façade along West Charleston Boulevard. Buildings containing only residential uses may be setback from the street edge for privacy and security reasons.
- Where buildings do not meet the right-of-way line or property line, the space should be occupied by active uses such as sidewalk cafes and outdoor sales areas or plazas which are intended to invite pedestrian activity.
- Parking areas should be located behind primary buildings whenever possible in order to encourage continuity of uses that support pedestrian activity along the street.
- New development should respect the scale, character and use of existing buildings and uses that surround the site.





BUILDING ORIENTATION

Before:



After:



Goal Statement:

Buildings are the primary elements within the district that create edges to the street environment. It is the goal of these design guidelines to require that buildings are oriented toward streets and reinforce the urban character of the district. **The following policies may encourage such outcomes:**

- Orient all buildings toward the street frontage.
- Building corners are prominent features and should take advantage of the opportunities by creating exciting entrances and architectural features.

One of the primary objectives illustrated in this plan is to encourage the redevelopment of existing 1960's era strip malls into modern, pedestrian oriented commercial activity corridors. This can be achieved by widening the sidewalks and enhancing the streetscape environment to encourage active sidewalks.

PARKING MANAGEMENT

Goal Statement:

Parking lots should not be a dominant feature seen from the public environment. Configure and locate parking in order to insure that the buildings and pedestrian areas are the focus of the corridor. **The following policies may encourage such outcomes:**

- Parking should be located behind or beneath buildings.
- Structured parking within each block should be encouraged to achieve greater density and reduce the amount of surface parking visibility within the corridor.
- Parking lots at street corners should be prohibited.
- Parking structures should incorporate active pedestrian uses on any street frontage.
- Surface parking areas should be screened from the sidewalk and/or adjacent to residential uses.



ADJACENT RESIDENTIAL NEIGHBORHOODS



Goal Statement:

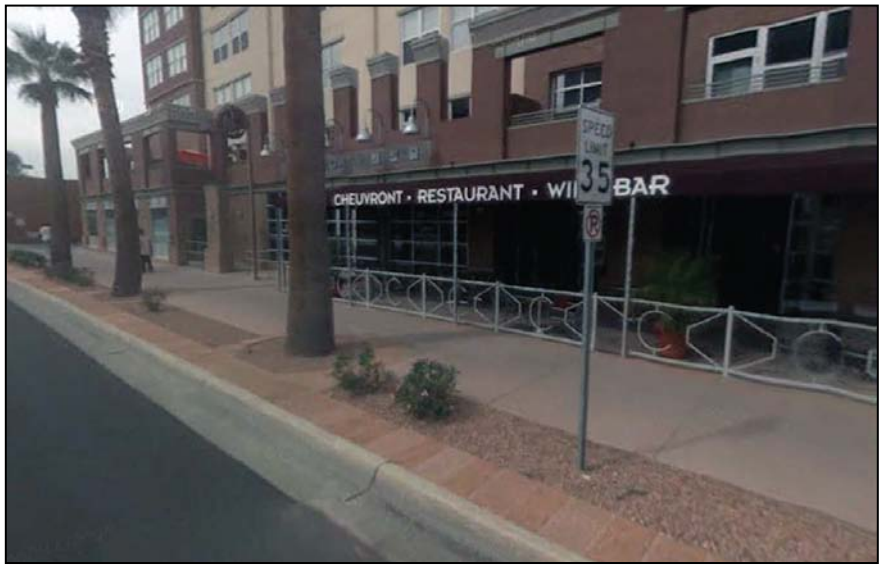
Development within the West Charleston Boulevard Corridor should respect and compliment the scale and character of existing residential uses, and establish buffers and other mitigation devices to minimize traffic, odor and noise nuisances that may affect adjacent residents. **The following policies may encourage such outcomes:**

- Buildings should be a minimum of two-stories in height in order to reduce noise, odor and other negative impacts generated by the traffic volumes along West Charleston Boulevard.
- Utilize generous landscape buffers between different land use districts.

BUILDING DESIGN

Goal Statement:

Buildings are the most significant components of the corridor. Their physical attributes and the uses contained within them establish scale, character and life of the corridor. Placement of the building near or at the back edge of the sidewalk reinforces the vital relationship between public and private spaces along the corridor.



The goal is to encourage development of buildings that reflect a cohesive and vibrant urban village rather than a disconnected collection of residences and businesses that resemble a commercial strip.

The following policies may encourage such outcomes:

- Promote the adaptive reuse of existing buildings to limit environmental impacts.
- Utilize LEED building requirements for all new development.
- Buildings should be inviting places that interact with life on the street. They should include every provision to avoid the "strip" commercial appearance along the corridor.
- Where buildings meet the street, an articulation of forms and details and the use of high quality materials should be required. Special first level features such as windows and awnings or arcades should be employed to lend richness to the street.
- Encourage the use of brick, stone, or high quality precast concrete. Metals that utilize matte finish and neutral in color with visible corner brim should be used for exterior walls.
- Large, blank surfaces should be avoided.
- Architectural details to wrap around all sides of new buildings should be required.
- New buildings should be properly massed to reduce bulk near the top of the building, which complements the character of the surrounding structures.
- A high degree of transparency should be provided at lower levels of building facades where privacy is not a concern (i.e. medical offices).
- All building materials should be selected with the objectives of quality and durability in the urban context. Creating a positive interaction with the pedestrian environment through scale, color and texture should be required.

INFILL DEVELOPMENT

Before:



After:



Goal Statement:

Infill development should be of new, modern, high quality design that sets new standards to adhere to rather than matching the existing 1970-era designs that exists there today. **The following policies may encourage such design:**

- New buildings must be two-story in height
- No parking lots will be permitted in front of new developments.
- New buildings should design quality, useable outdoor space such as plazas.

Infill development is the process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed. Successful infill developments can return cultural, social, recreational and entertainment opportunities, gathering places, and vitality to older neighborhoods. Close attention must be made to the design of an infill development project to ensure that the new development fits into the existing context and gains neighborhood acceptance.

- www.mrsc.org -

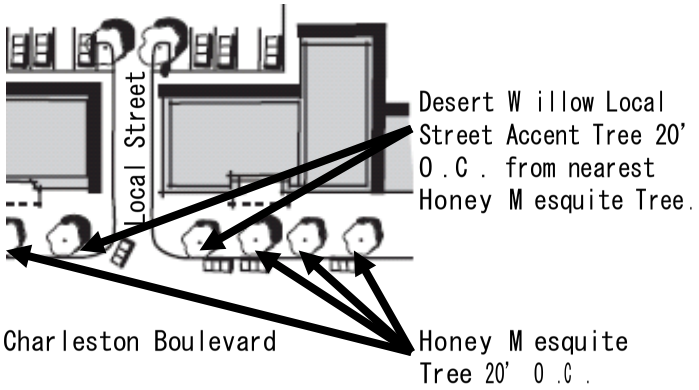


STREETSCAPE TREES

Historically, the neighborhoods along Charleston Boulevard west of downtown Las Vegas were home to large-lot, single-family ranchettes and equestrian properties. As the city matured, the equestrian properties gave way to large-lot single-family homes with lush lawns and large trees. The properties fronting Charelston Boulevard converted to commercial uses, many utilizing appropriate desert species such as mesquite, acacia and palo verde. Today, these commercial properties maintain a lush, drought tolerant landscape theme of large-canopy, successful desert trees, as exemplified by the large specimen desert trees adjacent to the Las Vegas Valley Water District at Charleston Boulevard between Valley View Boulevard and Douglas Drive, the northeast and northwest corners of the intersection of Charleston Boulevard and Campbell Drive, and near the southern edge of the UMC Hospital property between Tonopah Drive and Pahor Drive.

Based on the historical context of the area and the existing precedent set by several existing commercial developments fronting Charleston Boulevard, it is important to capitalize upon the existing thematic precedent set by the existing properties in addition to our physical location within the Mojave Desert, and respect the nature of both. Therefore, it is critical that appropriate drought tolerant landscape material shall be chosen which maintains the integrity of the surrounding areas and enhances them, further establishing a sense of place within the community.

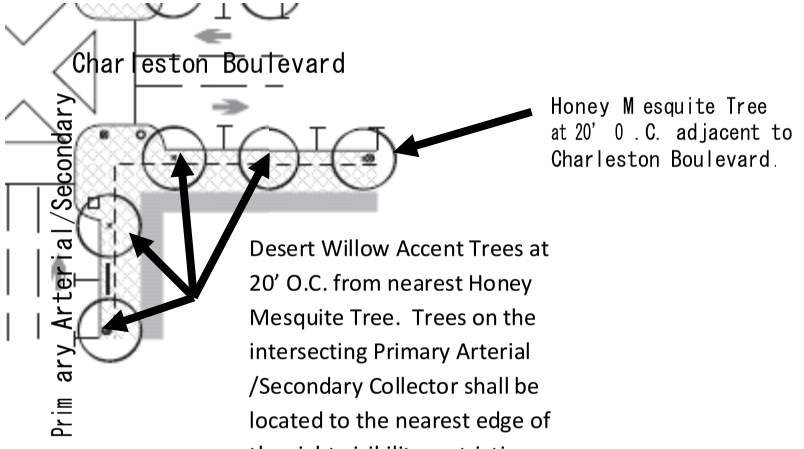
The public sidewalk areas adjacent to Charleston Boulevard shall be designed thematically with Honey Mesquite trees (*Prosopsis glandulosa*) spaced 20 feet on-center adjacent to both north and south sides of Charleston Boulevard. Where local streets intersect with Charleston Boulevard, each intersection shall be defined utilizing Desert Willow trees (*Chilopsis linearis*), which will function as an upright flowering accent tree denoting each crossing. The Desert Willow Trees shall be located outside of and abutting the sight visibility restriction zone adjacent to each local street intersection with Charleston Boulevard, and placed at a distance of 20 feet on-center from the nearest Honey Mesquite Tree.



Each intersection of Charleston Boulevard crossing a street classified as a Secondary Collector or Primary Arterial shall be identified with four Desert Willow Trees per street corner (sixteen trees per standard four-way intersection total), to be located outside of the sight visibility restriction zone and placed at a distance of 20 feet on-center from the nearest Honey Mesquite Tree. Two Desert Willow Trees shall be located fronting Charleston Boulevard, while the remaining two Desert Willow Trees shall front the intersecting Primary Arterial/Secondary collector, spaced at a distance of 20-feet on center commencing at the edge of the adjacent sight visibility restriction zone.

All street trees utilized along Charleston Boulevard shall be minimum 24-inch box sized, with a minimum six-foot clear trunk and two-inch caliper trunk. In order to develop and promote healthy, large tree canopies and root structure development, tree planting wells shall be 120" x 60". Where existing conditions such as utilities, driveway curb cuts, and other conflicts prevent a full 120" x 60" sized tree well from being placed adjacent to Charleston Boulevard, a minimum 60" x 60" planter may be acceptable; however the use of structural soil at a minimum cubic volume of 60" x 60" x 36" shall be utilized in conjunction with the smaller planter size. In order to allow for clear pedestrian passage, tree grates shall be utilized to maximize pedestrian areas, consisting of Ironsmith model 6062x2 or similar.

Within the median of Charleston Boulevard tree plantings shall consist of minimum 24-inch box sized Catclaw Acacia (*Acacia greggii*), Screwbean Mesquite (*Prosopis pubescens*) and Joshua Tree (*Yucca brevifolia*). Catclaw Acacia and Screwbean



Mesquite trees shall have a minimum 2-inch caliper trunk with a minimum height of six feet. Within the median plantings, a five-to-one ratio of Catclaw Acacia or Screwbean Mesquite trees shall be utilized to each Joshua Tree, however groupings must contain a minimum of one Screwbean Mesquite and one Catclaw Acacia. The spacing may vary depending on location, however all trees shall be spaced at a minimum of 15-feet on center, not to exceed 30-feet on-center. The use of groupings and offset plantings shal be encouraged to create a more naturalistic appearing design.

SIDEWALKS

Action:

As funds become available, widen all sidewalks from five feet to eight feet. The additional width will be provided by the reduced travel lanes from 12 to 11 feet.

> Walking yields health benefits from exercise as well as from better air quality. Walking also tends to be less stressful than driving. The buffer zone of trees also increases pedestrian safety. In community terms, walking allows more frequent informal encounters between citizens. Pedestrian friendly streets give more mobility to those citizens who either don't drive or don't own a car, which allows for more involvement and connectedness, as well as addressing an issue of equity.
>
> *-sustainablemeasures.com-*

The benefits of a wider, more accessible sidewalk:

- *Parents are able to easily push children in strollers.*
- *Citizens of all ages benefit from sidewalk networks with visible pedestrian crossings and other safety features.*
- *A good system of sidewalks may allow older pedestrians who no longer drive to walk to services and socialize in their community while enjoying a continued independent lifestyle.*
- *Wide sidewalks can be gathering places in business districts, offering a place for friends and family to walk and socialize.*
- *Well maintained sidewalks encourage people to walk, providing the benefits of a healthy lifestyle.*
- *Wide sidewalks in business communities offer an opportunity for trees, landscaping, and other pedestrian amenities that creates an inviting atmosphere for customers to shop.*

Before:



After:



STREETSCAPE TREES

Action:

City staff would identify the type of trees and tree grates that would be most appropriate along Charleston Boulevard to assist with both the creation of a street identity and to provide shade for pedestrians. Funding sources would be sought to pay for such a program via grants.



City Trees and Property Values	
Price Increase	Condition
7%	Rental Rates for Commercial Offices Having Quality Landscape
9 - 12%	Reported Increase in Consumer Spending in Forested Business Districts
23%	Homes Within ¼ Mile of "Excellent" commercial Corridor

Arborist News, August 2007

Street trees provides for lower urban air temperatures, as asphalt and concrete streets and parking lots are known to increase urban temperatures 3-7 degrees. These temperature increases significantly impact energy costs to homeowners and consumers. The placement of street trees has been shown to reduce surrounding temperatures by as much as 5 degrees, and have been shown to reduce energy consumption by as much as 25%. Trees improve air quality by absorbing gaseous pollutants such as ozone, nitrogen oxide, and sulfur dioxide, through leaf surfaces, and by intercepting particulate matter such as dust, pollen, ash and smoke. Additionally, trees contribute to lower ozone levels, as increases in urban street temperatures that hover directly above asphalt where tailpipe emissions occur dramatically increase the creation of harmful ozone and other gasses into more noxious substances impacting health of Las Vegas citizens.

Economically, trees positively impact commercial businesses. Research performed by the USDA Forest Service has shown that shoppers in well-landscaped business districts are willing to pay more for parking and up to 12% more for retail goods and services. Street trees and vegetation also allow for a reduction in time and travel perception. Psychologically, research has confirmed that motorists perceive the time it takes to get through treed versus non-treed environments has a significant differential. A treeless environment trip is perceived to be longer than one that is. Additionally, there is strong, compelling research showing that motorist road rage is less in green urban versus stark suburban areas. Trees and aesthetics, which are known to reduce blood pressure, may handle some of this calming effect.

-22 Benefits of Urban Street Trees
By Dan Burden, Senior Urban Designer
Glatting Jackson and Walkable Communities, Inc; May, 2006-

STREETLIGHTS AND UTILITIES





Action:

All streetlights will be removed from the center of the sidewalk to the back of curb. This will assist in making it easier for pedestrians to navigate sidewalks. Any utilities that would need to be relocated in order to reduce sidewalk obstructions during the widening process would also take place either by moving them to the back of curb, or placing them underground.

STREET FURNITURE

Action:

As funds become available, install street furniture as identified by City staff.



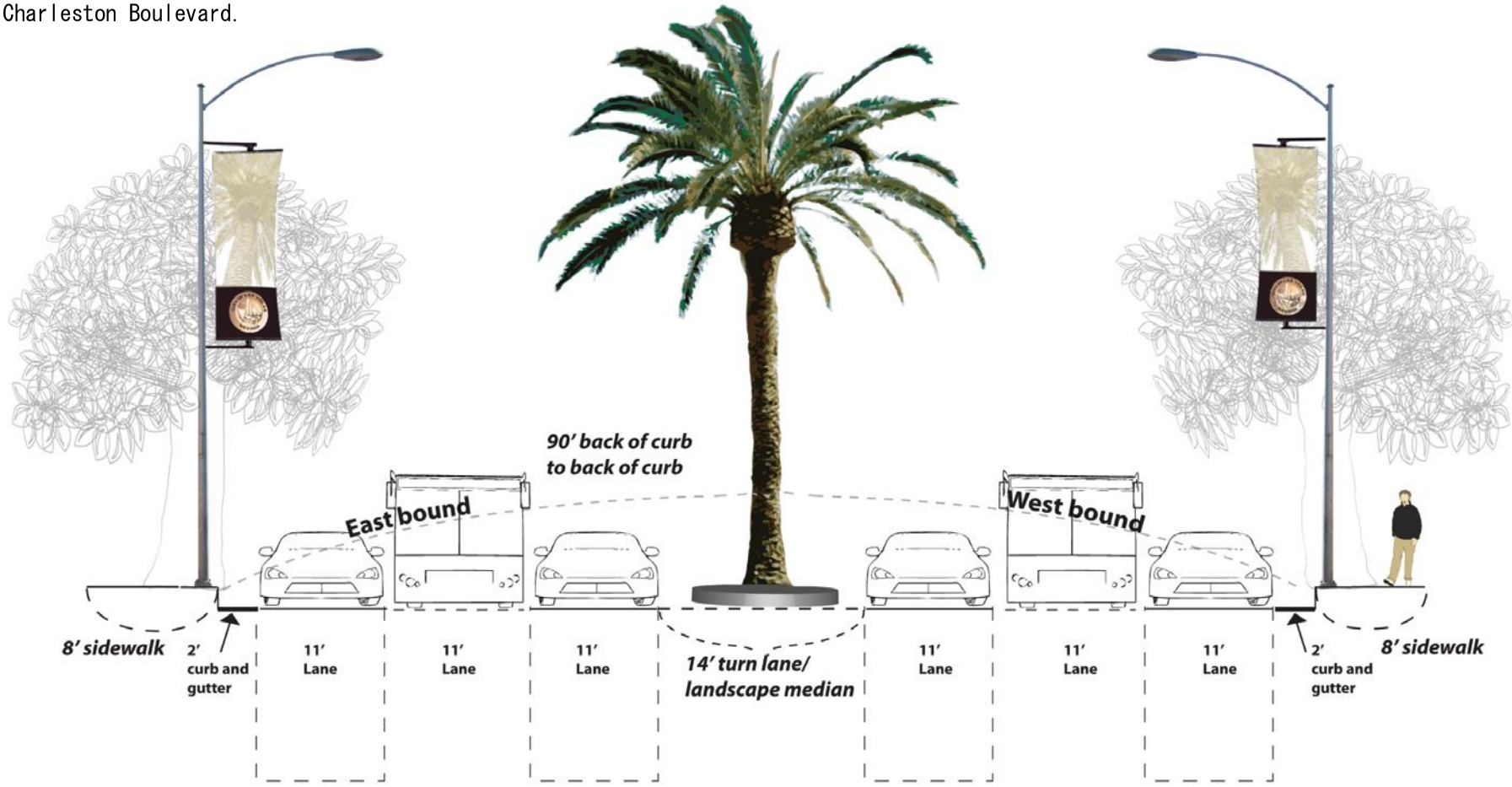


Benches are a necessary addition to a street environment, providing people a place to rest, or relax and enjoy the street scene. Street furnishings should reflect the community's character by drawing on the community's history and surrounding architecture. While the furnishings should be placed conveniently to provide resting points for the pedestrians, they should not cause a hindrance within the pedestrian pathway.

VEHICULAR TRAVEL LANES

Action:

Public Works staff in consultation with the Nevada Department of Transportation (NDOT) staff would reduce the travel lanes from 12 feet to 11 feet. The reduced widths would go toward widening the sidewalks from five feet to eight feet on both sides of West Charleston Boulevard.



GRAPHIC 5

BUS TURNOUT EASEMENTS

Action:

City staff would commission a study on costs for obtaining easements for bus turnouts. Public Works Department staff would research the locations needed for bus turnouts and where the existing conditions would permit them. An estimated cost to obtain the easements would be generated and funding sources sought for implementation. The Regional Transportation Commission (RTC) would be consulted throughout the process.

Bus turnouts are bus stops areas that are recessed from the thoroughfare. The turnout provides an en route bus with an off-street service point that does not interfere with traffic movement and provides a safe waiting area for transit users. These facilities should be designed so that bus operators have clear rear-vision capabilities necessary for safe re-entry into traffic.

The recommended width for turnout designs is 15 feet. This dimension provides bus operators with ample space to properly maneuver and stop their vehicles.

Bus turnouts are needed in areas where passenger volumes are high and the flow could be significantly impeded by stopped transit vehicles. These turnouts should be located only at mid-block bus stop locations, allowing buses to re-enter traffic more easily during gaps in the traffic flow.

With an average monthly ridership of 268,171 people (39.45 passengers per service hour), route 206 along Charleston Boulevard is one of the five busiest routes in Southern Nevada.

-www.rtcsouthernnevada.com-

MID-BLOCK CROSSWALKS

Example of a diagonal, midblock crossing.



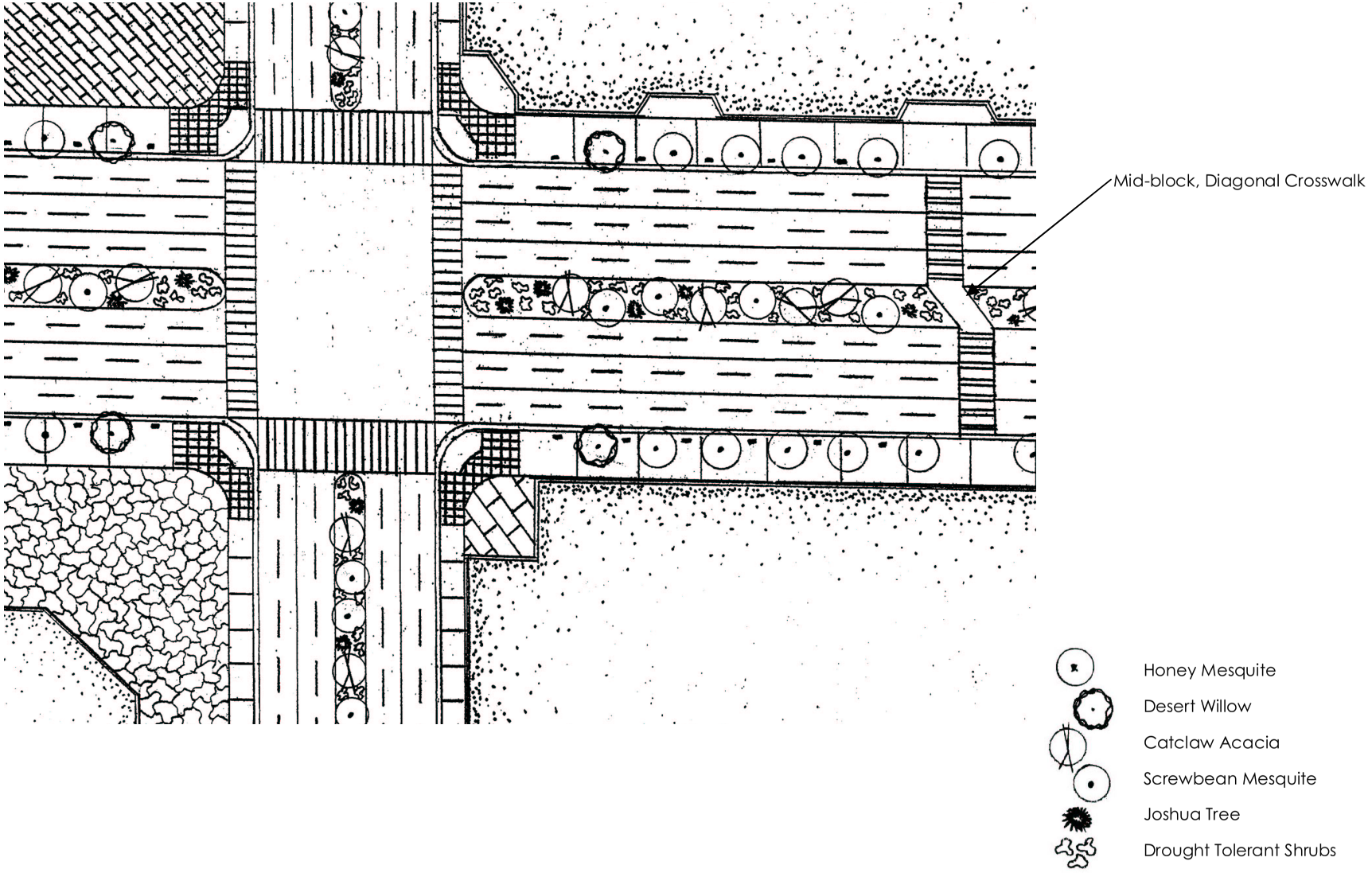
Action:

City staff would identify locations where it would be feasible to install a crosswalk with or without flashing lights at certain mid-block locations. The Nevada Department Transportation (NDOT) and the City Traffic Engineer would have final approval of such locations.

With careful placement (fronts of transit facilities and frequented destinations), mid-block crossings significantly contribute to overall pedestrian safety by preventing imprompt mid-block pedestrian crossings when block lengths exceed 400 feet.

By using a diagonal shift from one leg of the crossing to the next, this allows pedestrians to have refuge, and physically shifts the pedestrian's view toward motorists, forcing them to look in the direction of oncoming traffic. Eye contact made between the motorists and the pedestrians also helps to tame the motorist's behavior behind the wheel, resulting in a safer pedestrian environment.

Example of How the Mid-Block Crosswalk May Look Along West Charleston Boulevard:



No Scale

CURB, GUTTERS, AND DRIVEWAYS



Action:

Public Works Department staff would conduct a study to develop a plan to reduce the number of curb cuts along West Charleston Boulevard. This plan would be implemented when the new curb and gutters are installed in the future and/or as new development takes place.

LANDSCAPE MEDIANS

Before:



After:



Action:

City staff would identify locations where existing raised median islands could be landscaped. These locations would then be reviewed by the Nevada Department of Transportation (NDOT) and then placed on the City's Capital Improvement Plan (CIP) for implementation.

To aid motorists in detecting landscape medians, it is best to have both colorful ground cover and vertical trees within each landscape median. Preference is given to native species that are slow growing, requiring less water and maintenance. Ground cover should be kept to a minimum height of 24 to 28 inches in order to maximize the view of pedestrians.

POCKET PARKS

Action:

City staff would identify locations where possible pocket parks could be located for residents use. Funding sources would be sought and the locations would be placed in the Capital Improvement Plan (CIP) for implementation.







GATEWAY FEATURES

Action:

City staff would identify appropriate intersections for gateway features and development. Meetings with property owners would also take place to obtain their buy-in.



There are points in the corridor where a sense of arrival can be achieved through "gateways." These are points where one feels as if they have arrived into a special place. These gateways may celebrate a "medical" theme within the Medical District, or celebrate the history of an adjacent historical neighborhood. By incorporating landscape elements, streetscape materials and forms, and public art, these gateways can establish and celebrate the community's sense of pride and place. Gateways are significant points within the corridor that should be carefully designed with community input and quality materials.

SIGN CODE REGULATIONS

Action:

Assign City staff to conduct an inventory of potentially non-permitted signs along the corridor and research permits for those properties identified. Those found in violation would receive courtesy letters requesting voluntary compliance before official code enforcement action is taken.

Before Enforcement:



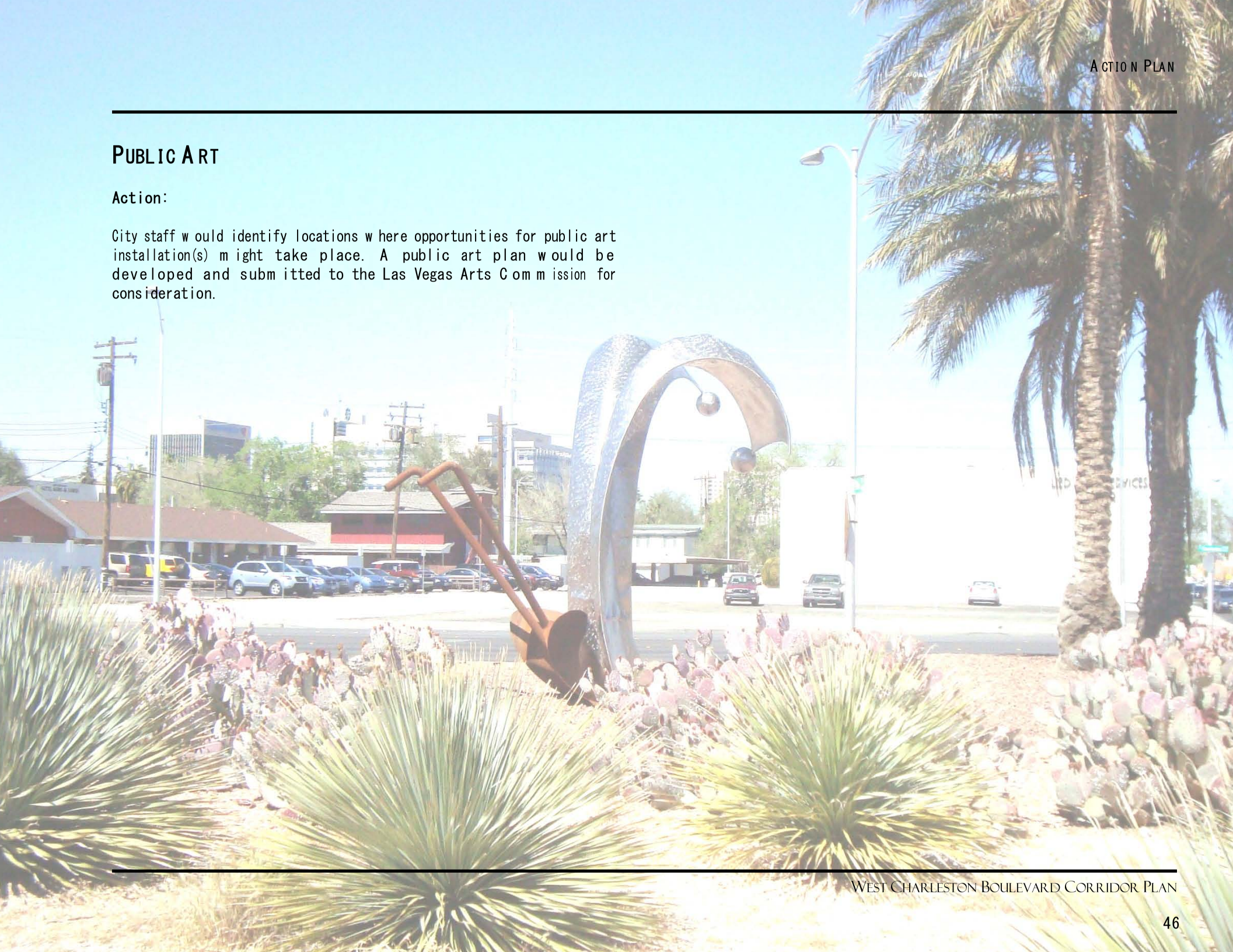
After Enforcement:



PUBLIC ART

Action:

City staff would identify locations where opportunities for public art installation(s) might take place. A public art plan would be developed and submitted to the Las Vegas Arts Commission for consideration.



Acknowledgements

Las Vegas City Council:

Oscar B. Goodman, Mayor
Gary Reese, Mayor Pro Tem, Councilman, Ward 3
Steve Wolfson, Councilman, Ward 2
Lois Tarkanian, Councilwoman, Ward 1
Steven D. Ross, Councilman, Ward 6
Ricki Y. Barlow, Councilman, Ward 5
Stavros S. Anthony, Councilman, Ward 4

Las Vegas Planning Commission:

Glenn E. Trowbridge, Chairperson
Richard Truesdell, Vice Chairperson
Byron Goynes, Commissioner
Steven Evans, Commissioner
Vicki Quinn, Commissioner
Keen Ellsworth, Commissioner
Gus W. Flangas, Commissioner

City of Las Vegas: City Manager's Office:

Elizabeth Fretwell, City Manager
Orlando Sanchez, Deputy City Manager
Jim Nichols, Deputy City Manager

City of Las Vegas:
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Yorgo Kagafas, AICP, Urban Design Coordinator
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Ben Sticka, Planner II
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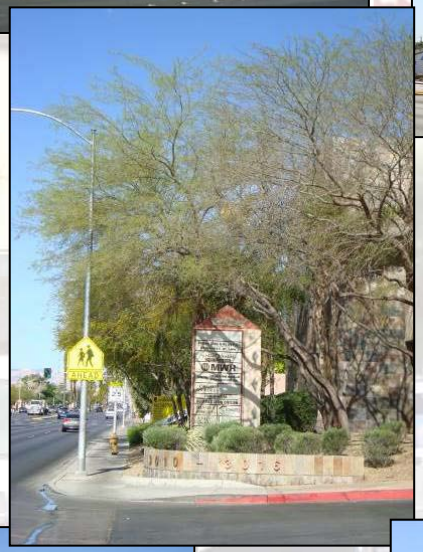
Dave Cornoyer, Planner I
Julie Ray, Graphic Artist II
Jorge Morteo, GIS AnalystII







Charleston West
CAR WASH
HAND
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McDonald's
DRIVE-THRU
Wendy's
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1500
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City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED