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.

ONE MOTION - ONE VOTE

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

6. 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 approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive (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 approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

8. WVR-38578 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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 106-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. 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 FACILITIES) on 1.76 acres at 1300 Pauline Way (APN 162-02-501-001), Ward 3 (Reese).

11. GPA-38527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 2.53 acres at 800 North Martin L. King Boulevard (APN 139-28-701-001), Ward 5 (Barlow).

12. GPA-38528 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) AND PR-OS (PARKS/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 5.20 acres at 6230 Garwood Avenue and 6200 Hargrove Avenue (APNs 138-35-501-010, 011 and 017), Ward 1 (Tarkanian).

13. 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 FACILITIES) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

14. 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).

15. 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).

16. 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 GENERAL RETAIL ESTABLISHMENT at 1444 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

17. 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).

18. 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).

19. SUP-38581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAMITA'S 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).

20. 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 4,324 SQUARE-FOOT URBAN LOUNGE within a portion of 1025 1st Street (APN 139-33-811-018), C-2 (General Commercial) Zone, Ward 3 (Reese).

21. VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a five-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).

22. 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).

PUBLIC HEARING ITEMS

23. 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).

24. 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).

25. 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).

26. 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).

27. SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING - APPLICANT/OWNER: COMMUNITY BANK OF NEVADA - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE USE TO BE LOCATED ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET OR AN 80-FOOT RIGHT-OF-WAY IS REQUIRED FOR SEPARATION, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

28. GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment 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).

29. ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. 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).

30. 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 FOR AN EXISTING ENCLOSED ATTACHED CARPORT on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

31. 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 37.20-acre 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).

32. 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 on a 37.20-acre 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).

33. VAR-38560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENISE RICHARDSON - Request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT, 18-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE 796 SQUARE FEET IS THE MAXIMUM AREA ALLOWED AND 12 FEET IS THE MAXIMUM HEIGHT ALLOWED AND WHICH IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT on 1.07 acres at 3304 Theresa Way (APN 138-12-810-033), R-E (Residence Estates) Zone, Ward 6 (Ross).

34. VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS II) (PRIVATE HORSE STABLE AND HAY BARN) FOR A TOTAL OF 7,983 SQUARE-FEET 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).

35. 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).

36. 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 52 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).

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

38. 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 DRIVE-THRU) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ONE FOOT ALONG THE SOUTH PERIMETER, THREE FEET ALONG THE WEST PERIMETER AND TWO FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IN WIDTH IS REQUIRED FOR ALL INTERIOR PERIMETER BUFFER AREAS at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

39. 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).

40. 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).

41. 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, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).

42. 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 NON-CONFORMING 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).

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

44. 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 NON-CONFORMING 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).

45. 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).

46. SUP-38536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,996 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW 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).

47. SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - 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), C-1 (Limited Commercial) zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

48. TXT-38702 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16 and Title 19.18 to revise procedures for the expirations of non-conforming uses.

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

50. DIR-38743 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve the 2011 Planning Commission Dates.

CITIZENS PARTICIPATION:

51. 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**

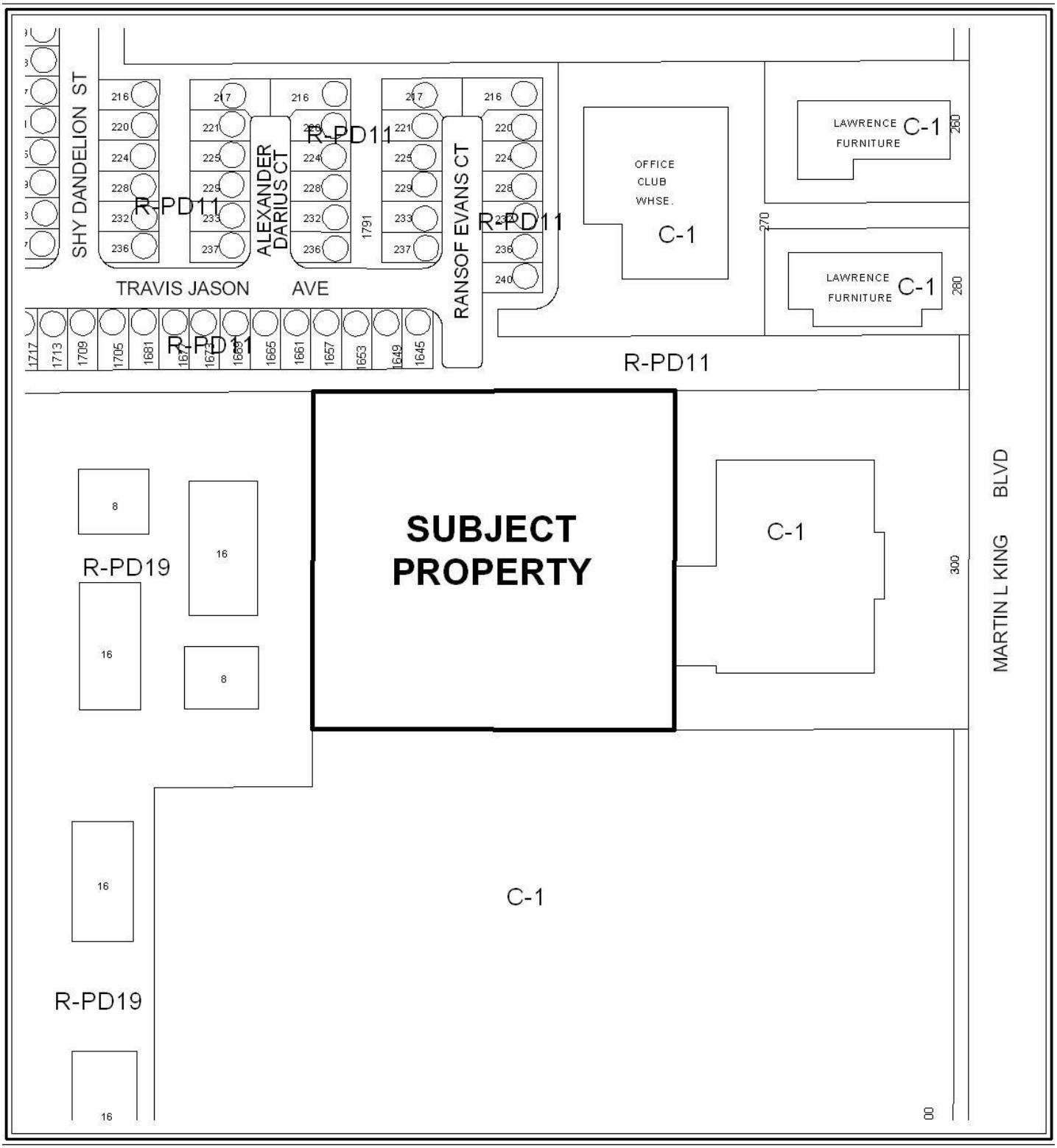
SUBJECT:
EOT-38396 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Variance (VAR-27954) TO ALLOW A 14-FOOT WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWABLE HEIGHT approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

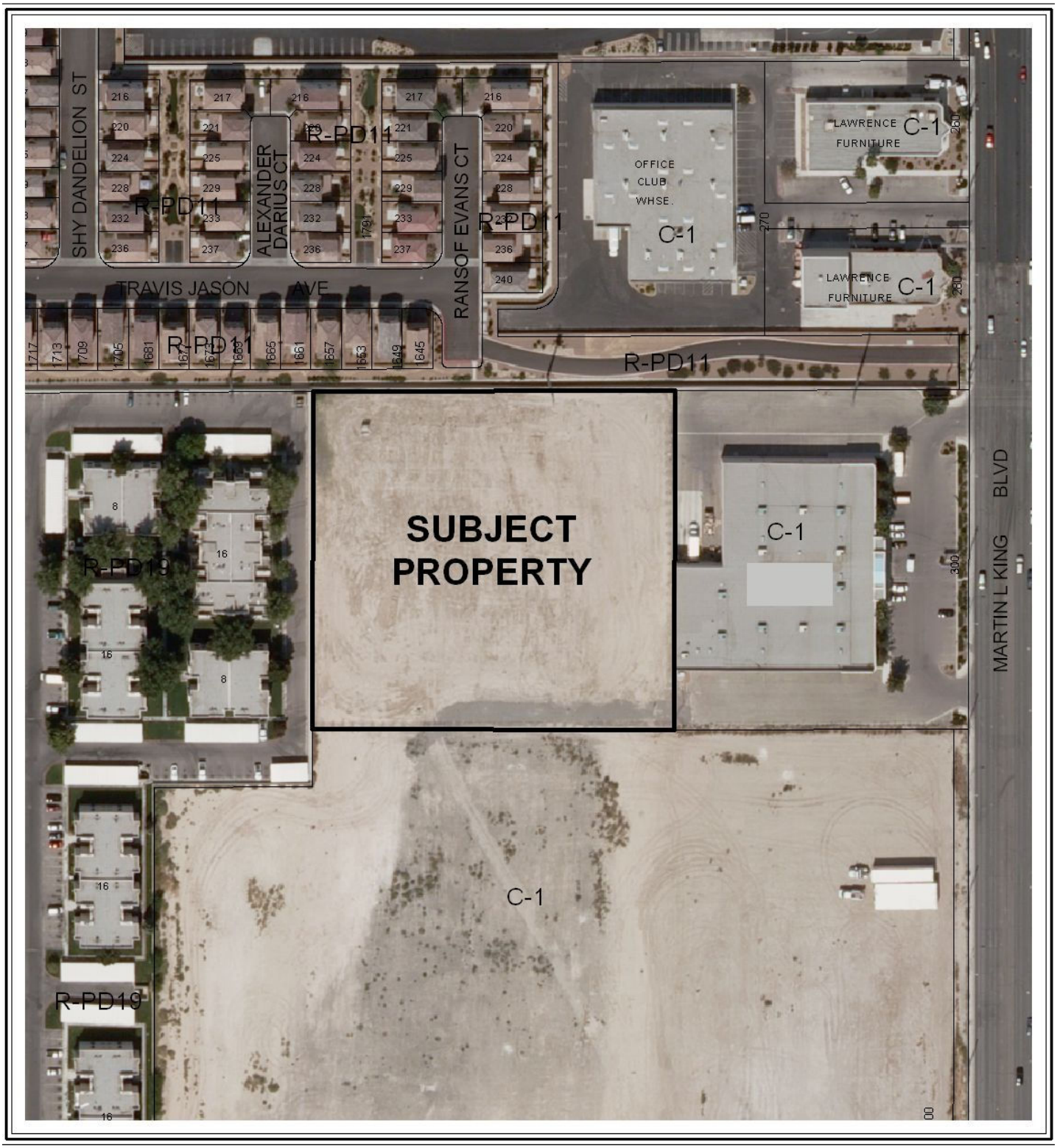
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-38396	Staff recommends APPROVAL, subject to conditions:	NA
EOT-38397	Staff recommends APPROVAL, subject to conditions:	NA

** CONDITIONS **

EOT-38396 CONDITIONS

Planning and Development

1. This Extension of Time (EOT-38396) shall expire on 07/10/2015, unless another Extension of Time is approved by the Planning Commission.

2. Conformance to all applicable conditions of approval for Variance (VAR-27954).

EOT-38397 CONDITIONS

Planning and Development

1. This Extension of Time (EOT-38397) shall expire on 07/10/2015, unless another Extension of Time is approved by the Planning Commission.

2. Conformance to all applicable conditions of approval for Site Development Plan Review (SDR-27953).

YK/MH

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting two (2) related extensions of time for an approved Site Development Plan Review (SDR-27953) to allow the construction of a Utility Substation with a related Variance (VAR-27954) to allow 14-foot high walls where eight feet is the maximum height allowed. The proposed Utility Substation is intended to serve the growing energy needs of the downtown area and will be accessed by a private road from Martin Luther King Boulevard.

The subject site consists of 2.73 undeveloped gross acres located 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive. The applicant has previously secured entitlements to develop this site to be utilized as a Utility Power Substation. The elevations also depict a 14-foot high perimeter wall around the proposed development area that is designed to reduce the visual impact and screen the substation equipment. The wall will help to mitigate the visual impact of the substation and provide added security for the site. Staff recommends approval of the extension of time through 2015. If denied, the current entitlements will expire.

ISSUES

- The current Entitlements will expire on 07/10/10 unless an extension is approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High-Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn Without Prejudice by the applicant at the Planning Commission meeting.
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval of the application.
12/15/04	The City Council denied a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval of the application.

12/15/04	The City Council denied a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff approval.
12/15/04	The City Council denied a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval.
12/15/04	The City Council denied a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission and staff recommended approval.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request to amend the City of Las Vegas Downtown Redevelopment Plan map of the Las Vegas Redevelopment Plan to designate future land use designations as Commercial, Mixed-Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Downtown Redevelopment Plan map. The Planning Commission and staff recommended approval.
03/21/07	The City Council approved the request for an Extension of Time (EOT-19773) of an approved Variance (VAR-6283) and Extension of Time (EOT-19774) of an approved Special Use Permit (SUP-6284). These entitlements expired on 06/01/2008
07/10/08	The Planning Commission approved a Site Development Plan Review (SDR-27953) for an Electric Utility Substation with a waiver of Title 19.12 Landscape Standards and its companion Variance (VAR-27954) to allow a 14-foot high wall where an 8-foot wall is allowed. These items were final action. Staff recommended approval of both requests.

Most Recent Change of Ownership	
03/24/2008	A deed was recorded for a change in ownership emanating from the subdivision of the larger parcel to the south (APN 139-33-202-009).

Related Building Permits/Business Licenses
The subject site is a new parcel that presently has no address, building permit or business license history.

YK/MH

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Field Check	
06/24/2010	The subject property was visited by staff, and it is presently undeveloped. The proposed access was secured, landscaped and well maintained.

Details of Application Request	
Site Area	
Net Acres	2.73

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Single family homes and commercial center	M (Industrial) and MXU (Mixed Use)	R-PD11 (Residential Planned Development)
South	Undeveloped/ Office (Metro HQ)	MXU (Mixed Use)/SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail establishment	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Multi-family Apartment	M (Medium Low Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

Previously, this parcel was a portion of APN 139-33-202-005, but was created per NRS 278.461 as a result of a court order in a condemnation action. The resulting subject parcel, now APN 139-33-202-007, occurred upon the transfer of the condemned property from the previous owner to the Nevada Power Company.

The applicant states that the recent economic stagnation and the lack of sustainable growth will delay the need for this new electrical substation at this time.

FINDINGS

These requests are based on the lack of previously forecasted growth in the area that would have required the substation to meet electrical demand. Based on current economic conditions, the substation may not be necessary for possibly the next five years. Staff has no objection to the requests and is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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

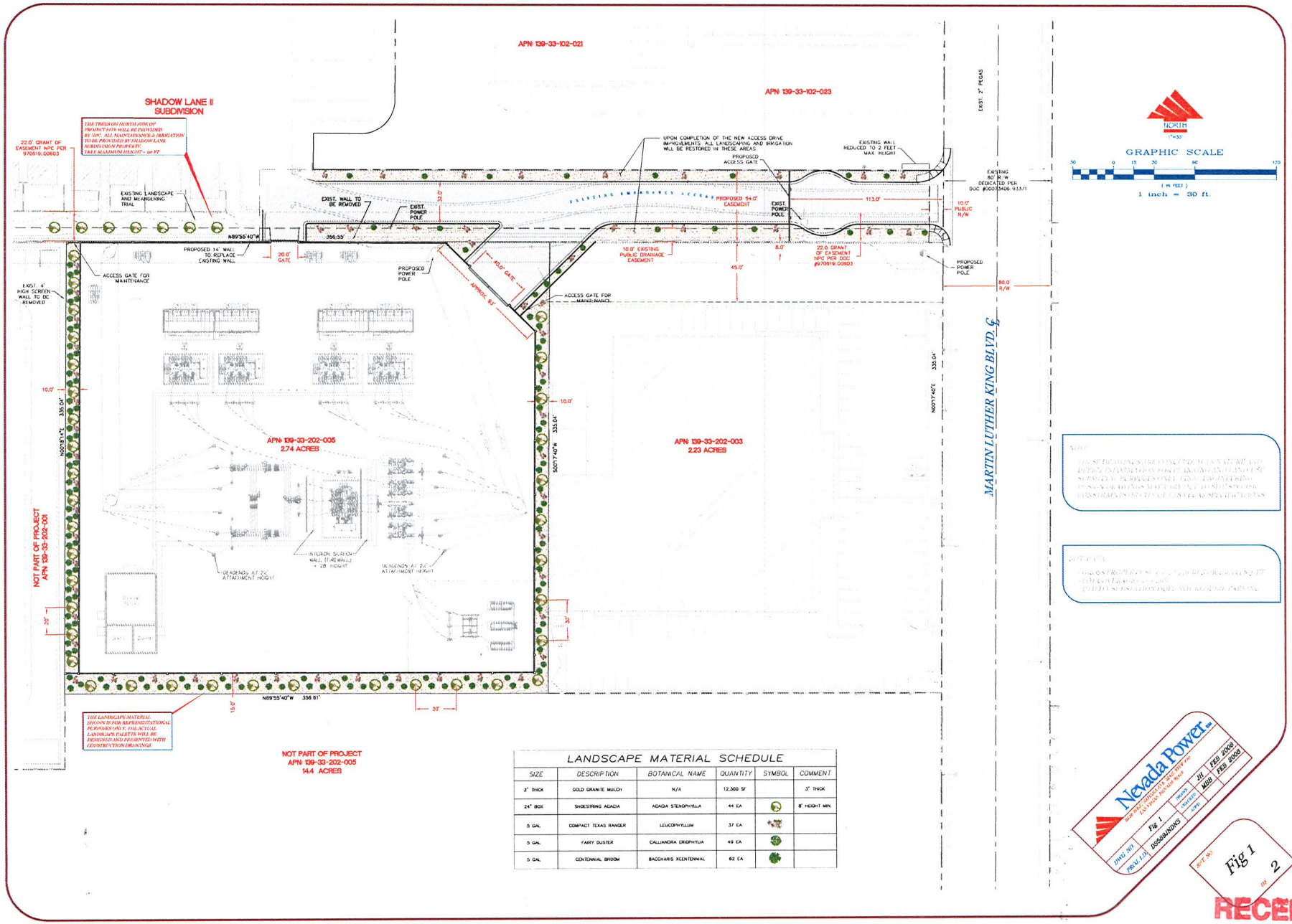
Notary Public in and for said County and State

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

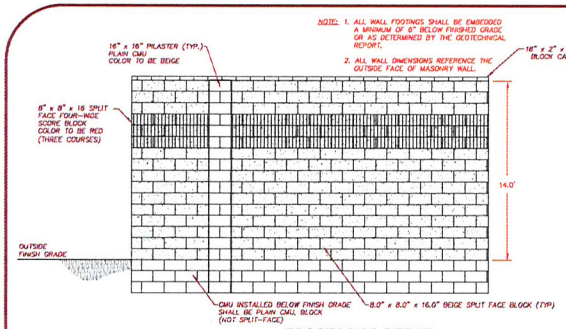
DRAWN	JH	FEB 2010
DESIGN	MBB	FEB 2010
APPD		

SHT. NO. Fig 1 OF 2

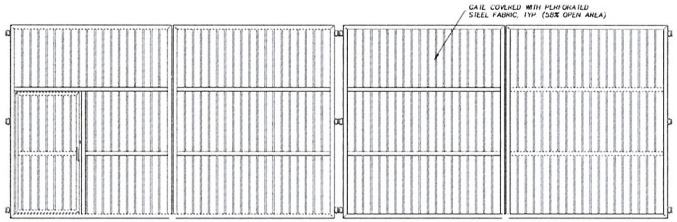
EOT-38396

RECEIVED
JUN 01 2010
City of Las Vegas

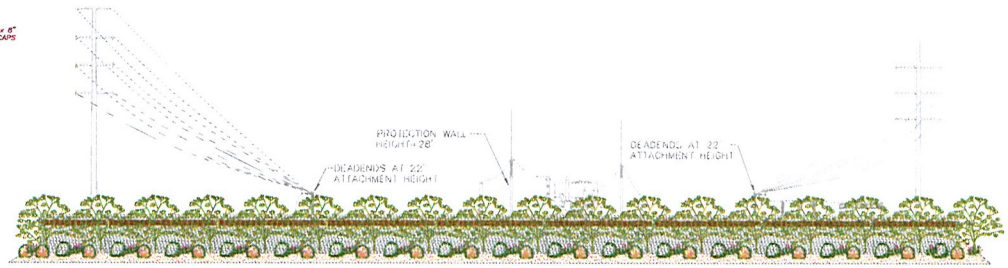
C:\Civil 3d projects\ DN-1\Drawings\LCSD\--LP--option2.dwg Jun 08, 2006 - 10:15am



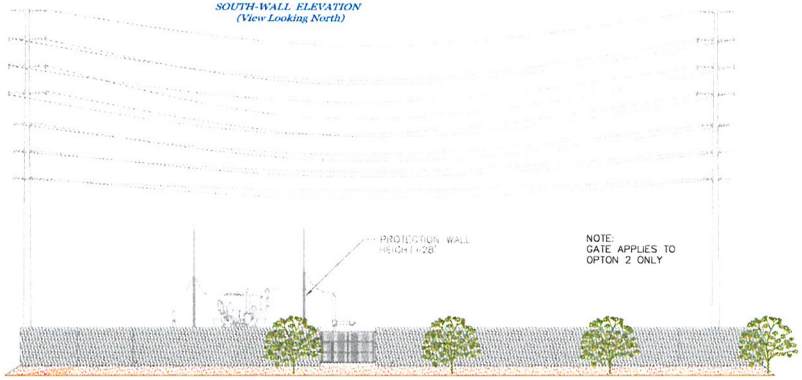
BLOCK WALL DETAIL
SCALE: N.T.S.



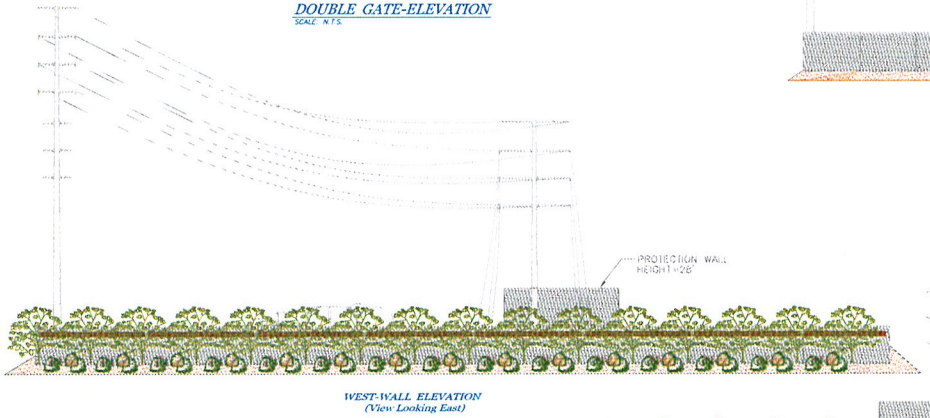
DOUBLE GATE-ELEVATION
SCALE: N.T.S.



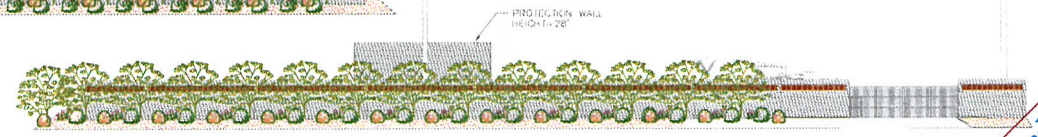
SOUTH-WALL ELEVATION
(View Looking North)



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



EOT-38396 AND EOT-3897 – APPLICANT/OWNER: NEVADA POWER COMPANY
WEST OF MARTIN L KING AND NORTH OF ALTA DRIVE

06/24/10



EOT-38396 AND EOT-3897 – APPLICANT/OWNER: NEVADA POWER COMPANY
WEST OF MARTIN L KING AND NORTH OF ALTA DRIVE

06/24/10



EOT-38396 AND EOT-3897 – APPLICANT/OWNER: NEVADA POWER COMPANY
WEST OF MARTIN L KING AND NORTH OF ALTA DRIVE

06/24/10



EOT-38396 AND EOT-3897 – APPLICANT/OWNER: NEVADA POWER COMPANY
WEST OF MARTIN L KING AND NORTH OF ALTA DRIVE

06/24/10

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 approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

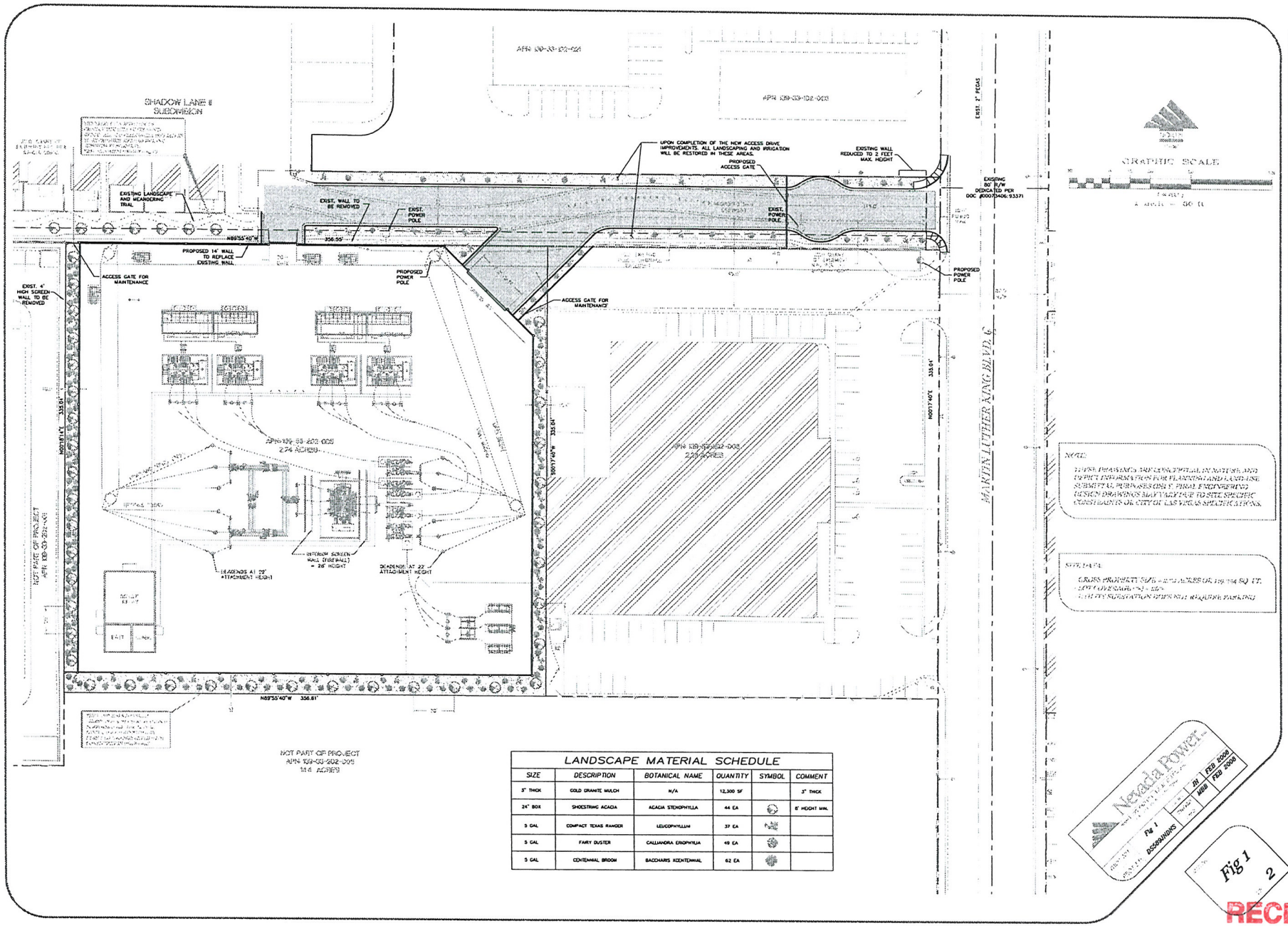
Notary Public in and for said County and State

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)

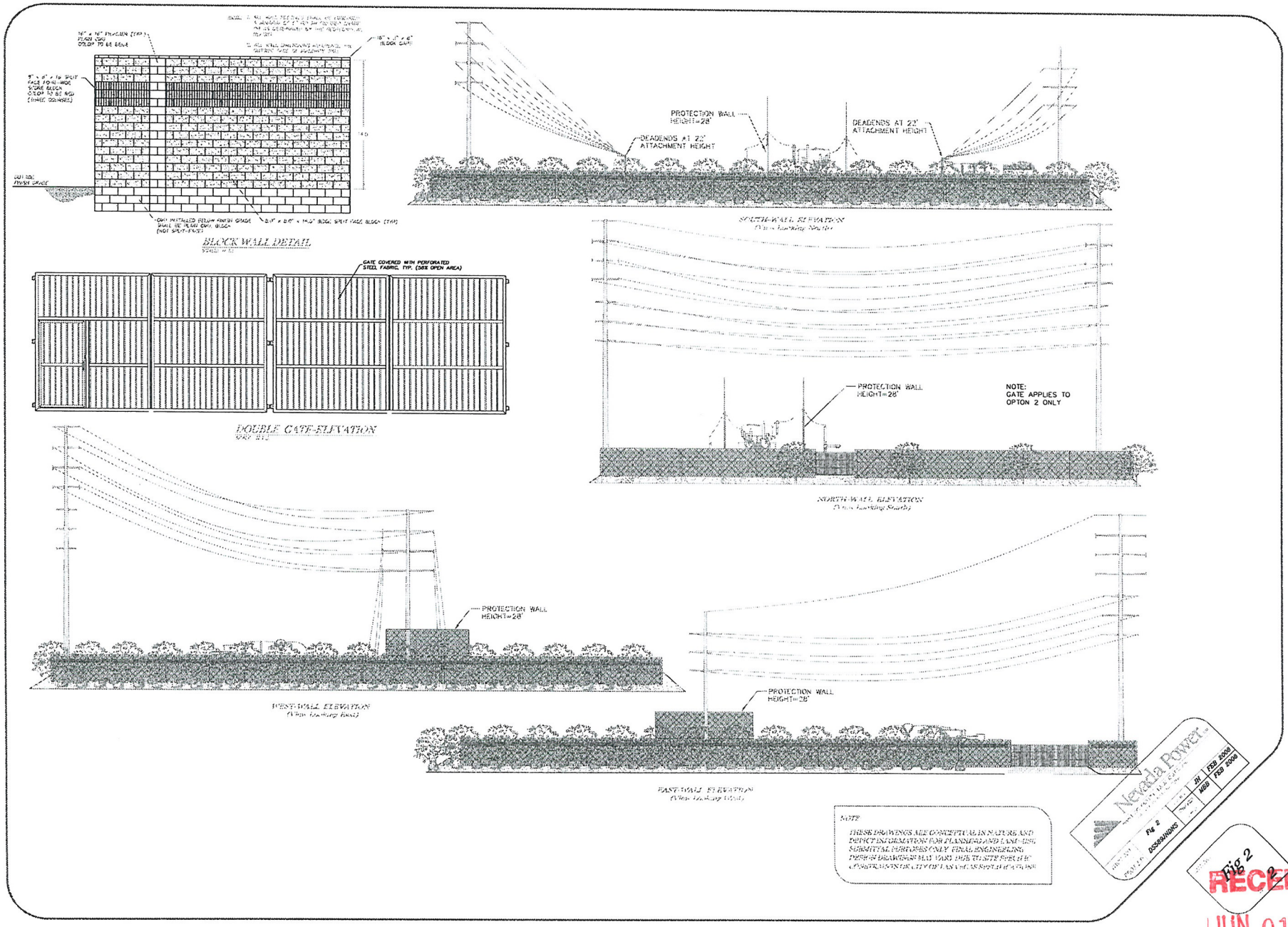
Nevada Power

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**

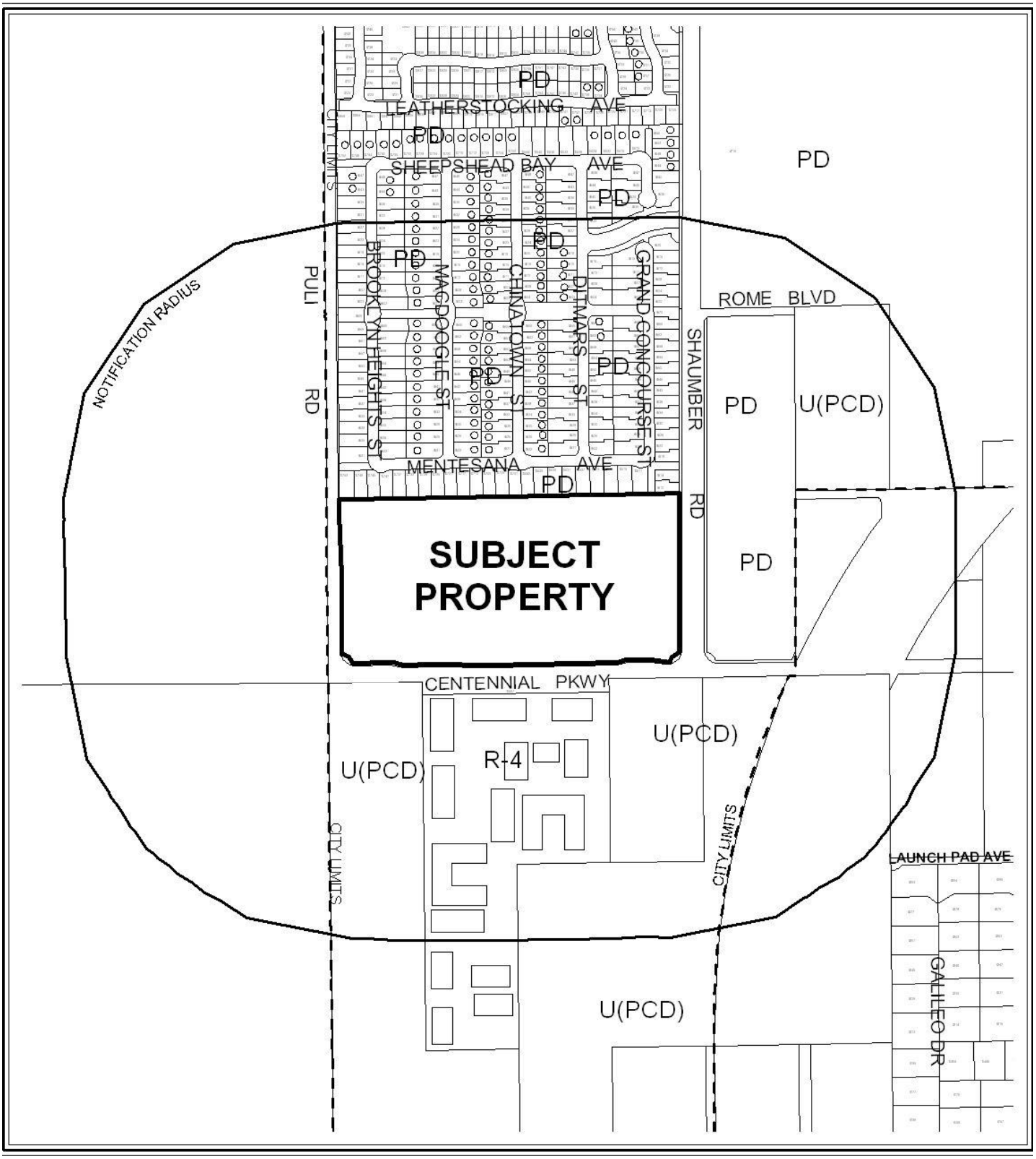
SUBJECT:
WVR-38578 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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 APPROVAL, subject to conditions:

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 - WVR-38578 and TMP-38575



0 400 800 Feet

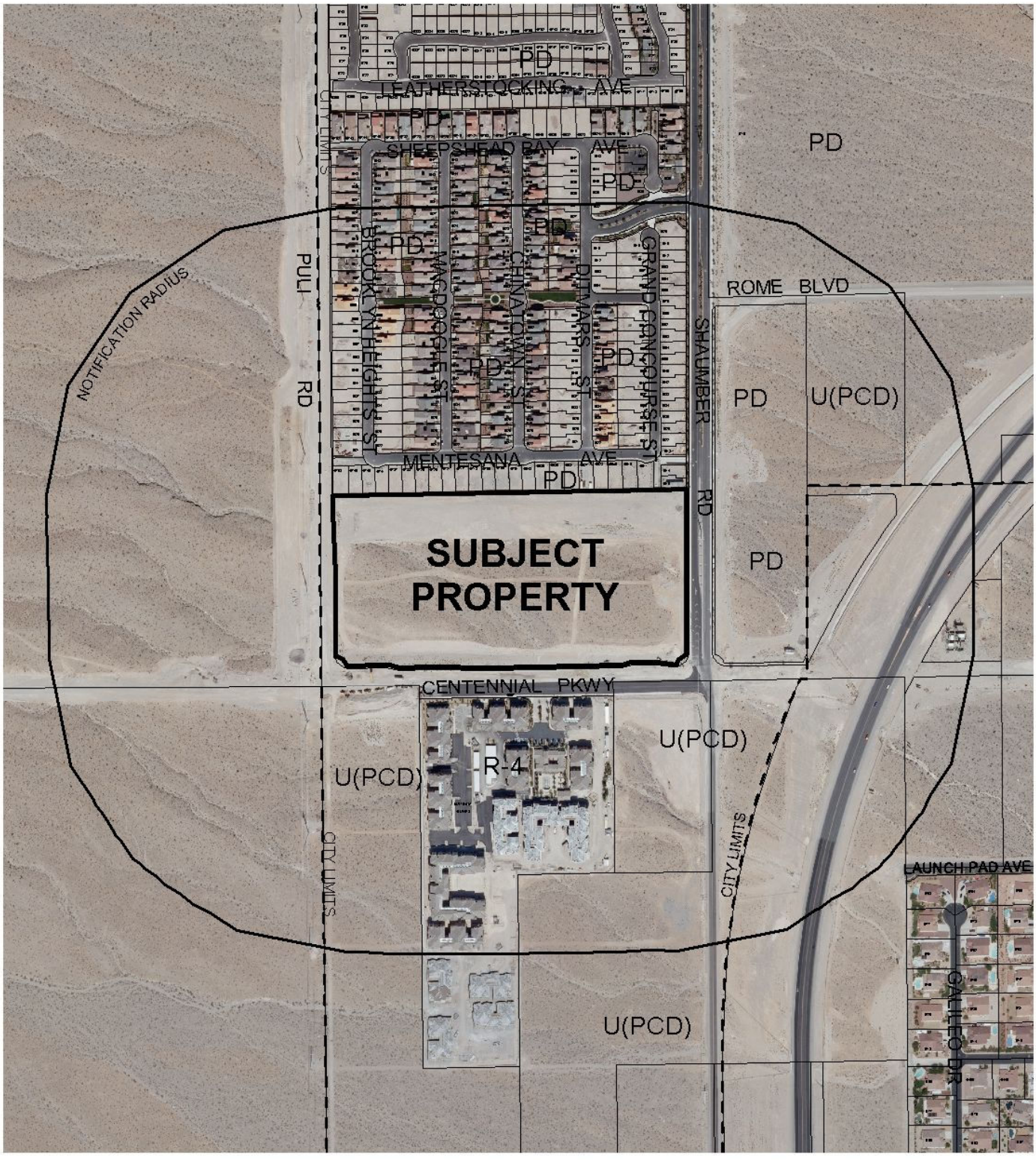
CASE: **WVR-38578**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-38578	Staff recommends APPROVAL, subject to conditions:	
TMP-38575	Staff recommends APPROVAL, subject to conditions:	WVR-38578

** CONDITIONS **

WVR-38578 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-38575) shall be required, if approved.

2. Conformance to the approved conditions for Rezonings (ZON-2184 and ZON-3241).

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

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

TMP- 38575 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Conformance to the Conditions of Approval for Waiver (WVR-38578) shall be required.

3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. 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.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Construct all incomplete half-street improvements on Shaumber Road and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. The non-standard reduced radius street knuckle design proposed with this Tentative Map is acceptable provided that the curb line along the 30-foot inner radius of each knuckle is designated "No Parking" and constructed from red-colored concrete as required by the Department of Public Works.

10. Unless already provided for by the Cliff's Edge (Providence) Master Homeowner's Association, obtain public sewer, public drainage, and private access easements across common lot HH of the Cliff's Edge Final Map to this Site.

11. Label common element H as a 15-foot "private" pedestrian easement.

12. Common Lot L (between Lots 58 & 59) shall be a City of Las Vegas Sewer Easement and Public Drainage Easement with Private Surface Maintenance by the Homeowners' Association. Notes to this effect shall be placed on the Final Map for this site.

13. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the City of Las Vegas Sewer Easement located in Common Lot L.

14. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.

15. 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.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever

may occur first.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains approximately 20 gross acres of undeveloped land at the northwest corner of Shaumber Road and Centennial Parkway within the Cliff's Edge Master Plan area. The Cliff's Edge Master Development Plan designates this acreage as RSL (Residential Small Lot), which allows up to 15 dwelling units per acre. The applicant has proposed a 106-lot, single-family non-gated residential subdivision with private streets on this property. Site development has been approved by the Cliff's Edge (Providence) Design Review Committee. Staff recommends approval of the tentative map. If denied, a new subdivision design that complies with Title 18 standards must be submitted for review.

ISSUES

- Approval of a Waiver of Title 18.12.160 is required to allow an internal intersection offset of 66 feet where 125 feet is the minimum offset required prior to approval of a tentative map for this proposed subdivision. Staff recommends approval of the waiver.
- Approval of a Waiver of Title 18.12.105 and 18.12.130 is required to allow private streets to terminate in dead-end stubs where cul-de-sacs are required prior to approval of a tentative map for this proposed subdivision.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/05/03	The City Council approved the Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval. The effective date of this annexation was 02/14/03.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.

07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, including approximately 10 acres of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.
12/03/03	The Planning and Development Department administratively approved a Minor Modification (MOD-3189) of the Cliff's Edge Master Development Plan to revise design guidelines with respect to private streets.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the corporate city limits, including approximately 10 acres of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 01/08/04.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed use subdivision making up the entire Cliff's Edge Master Plan area. Staff recommended denial.
11/16/05	The City Council approved a General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan, including the eastern five acres of the subject site, from PR-OS (Parks/Recreation/Open Space) to PCD (Planned Community Development). The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/22/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
06/02/10	A pre-application meeting was held with the applicant's representative. The following items were discussed: • The applicant originally requested a variance to allow reductions in setbacks for the proposed residential products, but this is no longer necessary. Setbacks can be met by the latest proposal. • The actual density of the proposed development is equivalent to the L designation; however, RSL standards will be applied, as this designation allows up to 15 dwelling units per acre. • Provide floor plans and elevations of the different residential models • Provide the Cliff's Edge Design Review Committee approval letter with the submittal. • Project must conform to Cliff's Edge community theme requirements. • Waiver of Title 18.12.060 for internal intersection offset distance is required, and Traffic Engineer approval needed to allow one access point for more than 100 lots as required by Title 18.12.070

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

Field Check	
06/24/10	A field check of the site was conducted, where the following items were noted: • The area is free of trash and debris. • The property slopes from north to south and from west to east. • There is a large swale on the site just north of Centennial Parkway.

Details of Application Request	
Site Area	
Gross Acres	20.28
Net Acres	16.92

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Single Family Dwelling, Detached	ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Condominiums, Residential	H (High Density Residential)	R-4 (High Density Residential and Apartment)
East	Undeveloped	M (Medium Density Residential) Cliff's Edge Special Land Use Designation	PD (Planned Development)
West	Undeveloped	OL (Open Land) – Clark County Designation	R-U (Rural Open Land) – Clark County Designation

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

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Design Guidelines, the following development standards are required for the subject proposal:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	4,478 SF	N/A
Min. Lot Width	N/A	56 Feet	N/A
Min. Setbacks:			
• Front (to living area) – single story	8 Feet	8 Feet	Y
• Front (to porch) – single story	5 Feet	5 Feet	Y
• Front (to living area) – two story	8 Feet (up to 60% of wall plane); otherwise 12'; 5' to cantilevered balcony	8 Feet (up to 60% of wall plane); otherwise 12'; 5' to cantilevered balcony	Y
• Front (to garage face)	Less than 5 Feet or 18 Feet or Greater	Less than 5 Feet or 18 Feet or Greater	Y
• 2nd Story Balcony (front)	8 Feet	8 Feet	Y
• 2nd Story Balcony (rear)	7 Feet	7 Feet	Y
• Side (interior lots)	3 Feet	3 Feet	Y
• Side (perimeter lots)	10 Feet	10 Feet	Y
• Rear (interior lots)	7 Feet (for at least 50% of elevation width); otherwise 3 Feet	7 Feet (for at least 50% of elevation width); otherwise 3 Feet	Y
• Rear (perimeter lots)	10 Feet	10 Feet	Y
• Patio Covers	5 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Building Height	35 Feet	25 Feet	Y

Open Space							
Total Acreage	*Units*	*Required*			*Provided*		*Compliance*
		Ratio	*Percent*	*Area*	*Percent*	*Area*	
16.92	106	50 SF/ unit	N/A	5,300 SF	N/A	7,718 SF	Y

SS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling, Detached	106 units	2 spaces/ unit	212		212		Y
Guest Parking	106 units	0.2 spaces/ unit	22		22		
TOTAL SPACES REQUIRED			234		234		Y
TOTAL (With Handicapped)			234	0	234	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
18.12.105 and 130 – Private streets shall terminate in culs-de-sac	Dead-end stub termination of three streets	Approval
18.12.160 – Internal intersection offset of 125 feet minimum from centerline to centerline	66 feet	Approval

ANALYSIS

The tentative map depicts 106 lots ranging in size from 4,478 square feet to 10,315 square feet, with an average gross density of 5.23 dwelling units per acre. The site is expected to be mapped in two phases, with Phase I comprising the east half of the site. Site access is provided from one non-gated entrance on the north side of Centennial Parkway. Site circulation is provided by 37-foot wide private streets, with the exception of a 60-foot wide entry street. Two of the east-west streets terminate in dead-end stubs, connected by a 37-foot wide pedestrian and utility easement. These stubs essentially function as driveways serving one lot each and should not pose a hazard for emergency and refuse vehicle access. Furthermore, development standards in effect at the time of adoption of this Master Plan allowed stub streets, and their use is common within the community. The developer has cooperated with staff in minimizing the number of stub locations initially proposed, thus reducing the magnitude of the requested waiver. Therefore staff can support the requested waiver in this case.

The intersections of the entry street and Caillou Avenue and of Elmo Street and Caillou Avenue are offset approximately 66 feet, which is a 47 percent deviation from the Title 18.12 standard of 125 feet. However, traffic counts at these intersections are expected to be low and conflicts will be minimal. The proposed alignment of the streets will allow the entrance to the subdivision to closely align with the existing entrance to the residential development on the south side of Centennial Parkway. The associated waiver can therefore be supported.

Development standards are dictated by the Cliff's Edge Design Guidelines. The design of streets, lots, buildings and structures, including walls, are reviewed for compliance with these standards by the Cliff's Edge Design Review Committee prior to submittal to the city of Las Vegas. Detached single-family residential building products feature two one-story and four two-story plans. Community walls are located along Puli Road, Centennial Parkway and Shaumber Road and will have a proposed combined height of no taller than seven feet three inches as viewed from the street side of the wall. The development complies with density, community theme, common open space, parking and setback requirements relevant to the RSL (Residential Small Lot) land use designation; therefore, staff recommends approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 149 (WVR-38578)

APPROVALS 0

PROTESTS 0

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

RECEIVED
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]

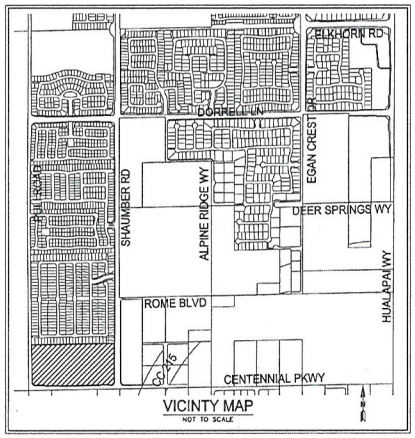
D. Stocker

Signature

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

RECEIVED
JUN 15 2010

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 GRANTED 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 84 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
2200 BRISTOL ST #200
COSTA MESA CA 92626-1810
PH (714) 433-2300
FX (714) 433-2454

DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DR, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-8081

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 234-5200
FX (702) 284-5399

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)
- 1320 EX CONTOUR (5' INTERVAL)

PROJECT SUMMARY

ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 56'x84'
MINIMUM LOT AREA	= 4,478 SQ FT
MAXIMUM LOT AREA	= 10,315 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.92 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

OPEN SPACE

NO OF UNITS	= 106
REQUIRED O.S. (CLIFF'S EDGE)	= 3,300 SF
PROVIDED OPEN SPACE	= 7,718 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 86-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

PARKING ANALYSIS

NO OF UNITS	= 106
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 234 SPACES**

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

106 UNITS X 250 GPD/UNITS = 26,500 GPD
TOTAL AVERAGE CONTRIBUTION = 26,500 GPD = 0.02650 MGD
TOTAL PEAK FLOW = 0.02650 MGD X 3.23 (PEAK FACTOR) = 0.08560 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')	= 8' (5' TO PORCH)
TWO STORY (>12')	= 10' (8' UP TO 80% OF BLDG WIDTH; 5' TO CANTILEVERED BALCONY)
INTERIOR SIDE	= 3'
PERIMETER SIDE	= 10'
REAR INTERIOR LOTS	= 3' (7' FOR AT LEAST 50% OF BLDG WIDTH)
PERIMETER LOTS	= 10'
REAR PATIO COVERS	= 5'
2ND STORY BALCONY FRONT	= 8'
REAR	= 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.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 234-5200 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS
PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

SP-24-19
SR-

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-001

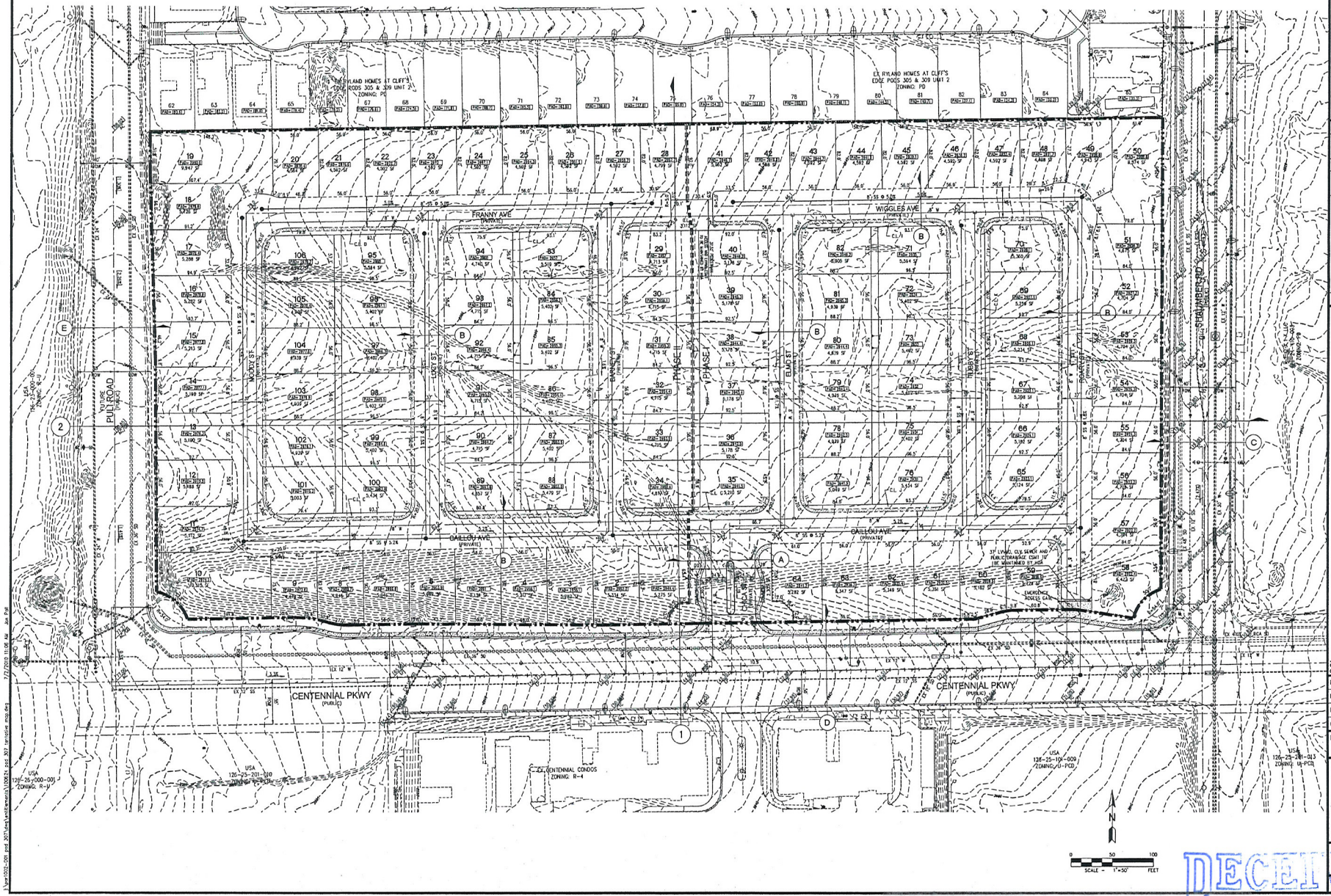
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16559
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/06/10

TM-1
SHEET 1 OF 3

RECEIVED
JUL 06 2010

REVISED WVR-38578
TMP-38575

J:\par1002-001 pod 307\dwg\entitlements\100724 pod 307 tentative map.dwg 7/2/2010 11:04 AM jdp



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5399 FAX (702) 384-5399

NO	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

TENTATIVE MAP

S/T/R 24 19 59

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO. PAR1002-001

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
No. 16658
CIVIL
07/06/10

TM-2
SHEET 2 OF 3

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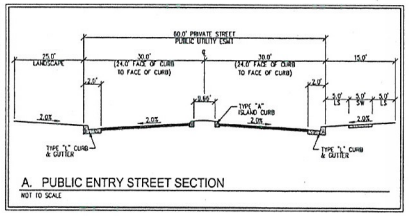
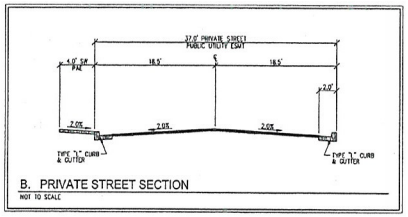
JUL 06 2010

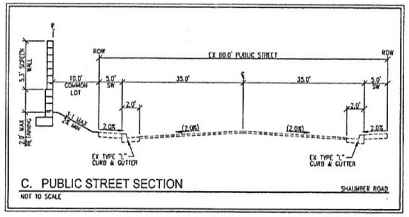
WVR-38578
TMP-38575



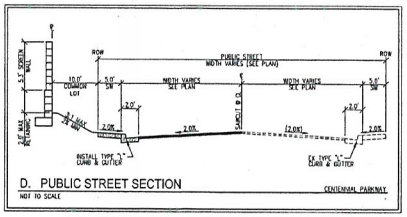
A. PUBLIC ENTRY STREET SECTION
NOT TO SCALE



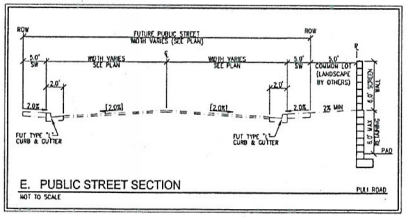
B. PRIVATE STREET SECTION
NOT TO SCALE



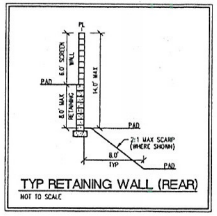
C. PUBLIC STREET SECTION
NOT TO SCALE



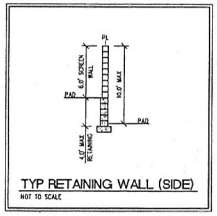
D. PUBLIC STREET SECTION
NOT TO SCALE



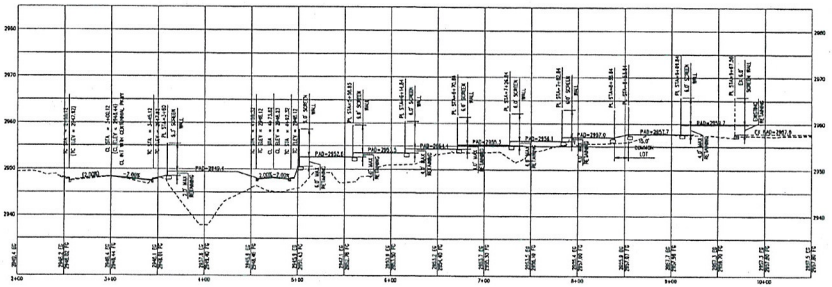
E. PUBLIC STREET SECTION
NOT TO SCALE



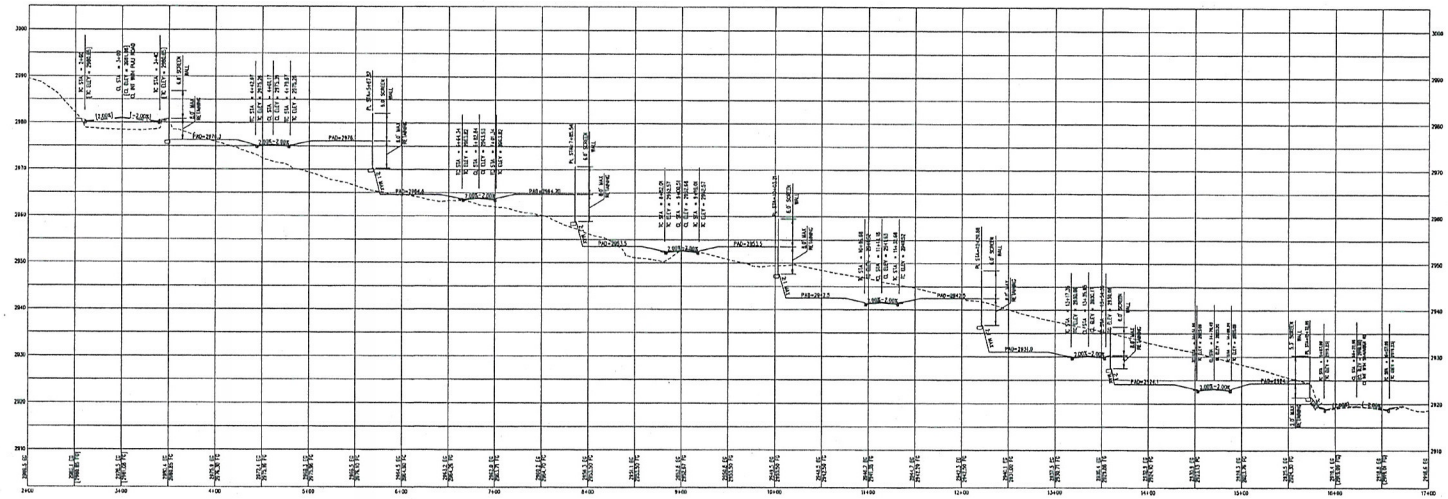
TYP RETAINING WALL (REAR)
NOT TO SCALE



TYP RETAINING WALL (SIDE)
NOT TO SCALE



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



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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

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: 7/2/10
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
07/06/10

TM-3
SHEET 3 OF 3

WVR-38578
TMP-38575

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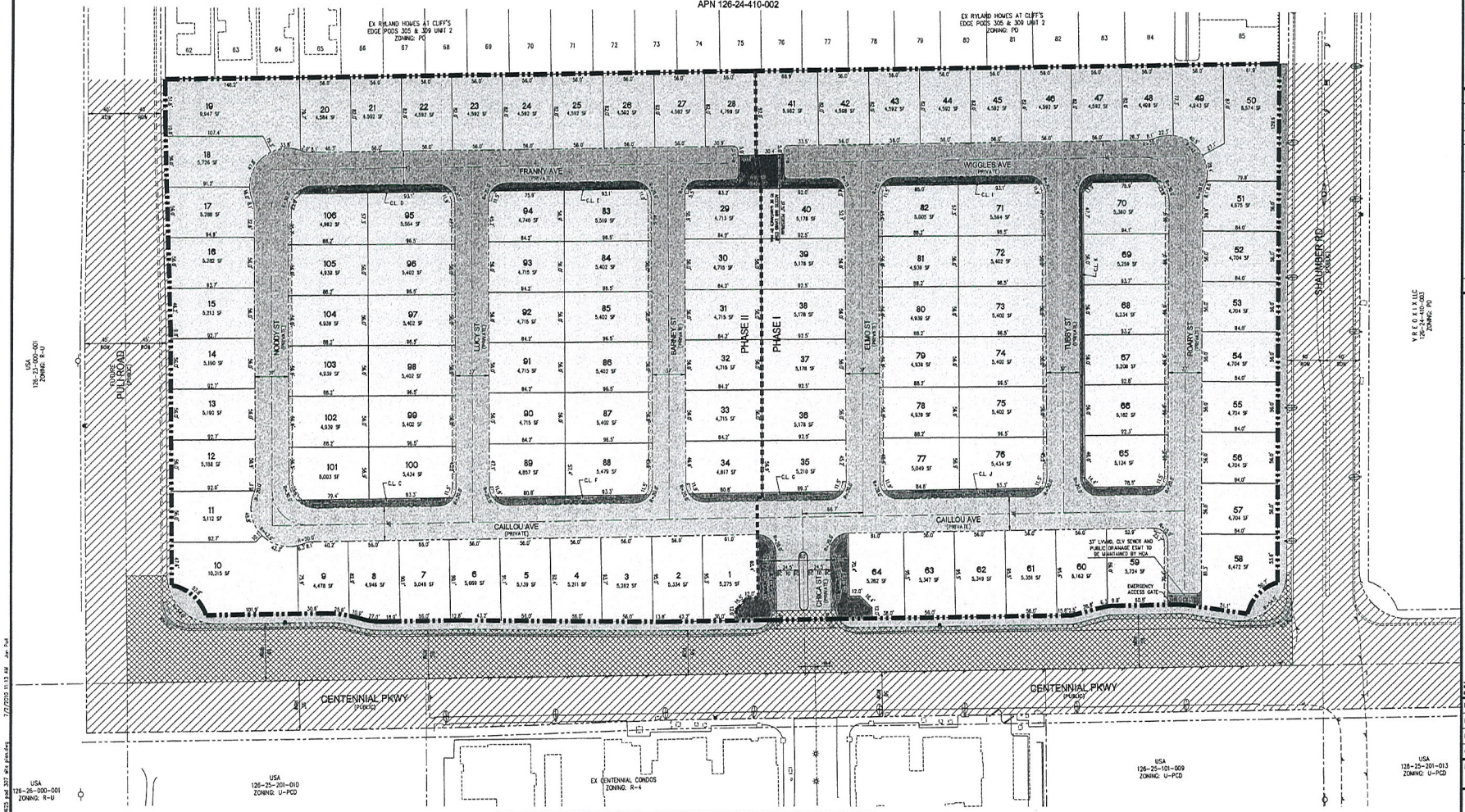
7/2/2010 11:09 AM Joe Poll

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	= 4,478.50 FT
MAXIMUM LOT AREA	= 10,315.50 FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.02 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

OPEN SPACE

NO. OF UNITS = 106
REQUIRED 5% (CLIFF'S EDGE) = 5,300 SF
PROVIDED OPEN SPACE = 5,718 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 64-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

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
- 56' 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 #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307
SITE PLAN

DATE: 7/2/10
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

07/06/10

SP-1
SHEET 1 OF 1

WVR-38578
TMP-38575

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WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10



WVR-38578 AND TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
NORTHWEST CORNER OF SHAUMBER ROAD AND CENTENNIAL PARKWAY

06/24/10

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1002-001

June 29, 2010

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

SUBJECT: Revised 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 106 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. 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. In order to accomplish this, it created the reduced offset on the internal private street. The reduced internal street offset was less of an issue than having the main entrances off Centennial be misaligned. This request has been met and is reflected on the tentative map. The second waiver is for the use of three minor stub streets for utility and grading purposes per Section 18.12.110 of the Code. Two of the stub streets are located on the northern street to allow the lots to be rotated so that they line up better with the existing pads in the Ryland Homes project and step down with the natural grade to alleviate grading/retaining wall issues. The third stub street is parallel to Shaumber Road in the southeast corner of the site and is needed for the

REVISED WVR-38578

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

RECEIVED JUN 29 2010

TMP-38575

water, sewer and drainage from the site to tie into existing improvements in Centennial Parkway. SHG has discussed these waivers with staff and they have been receptive to the site challenges which warrant the request for these waivers.

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

REVISED

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 106-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).

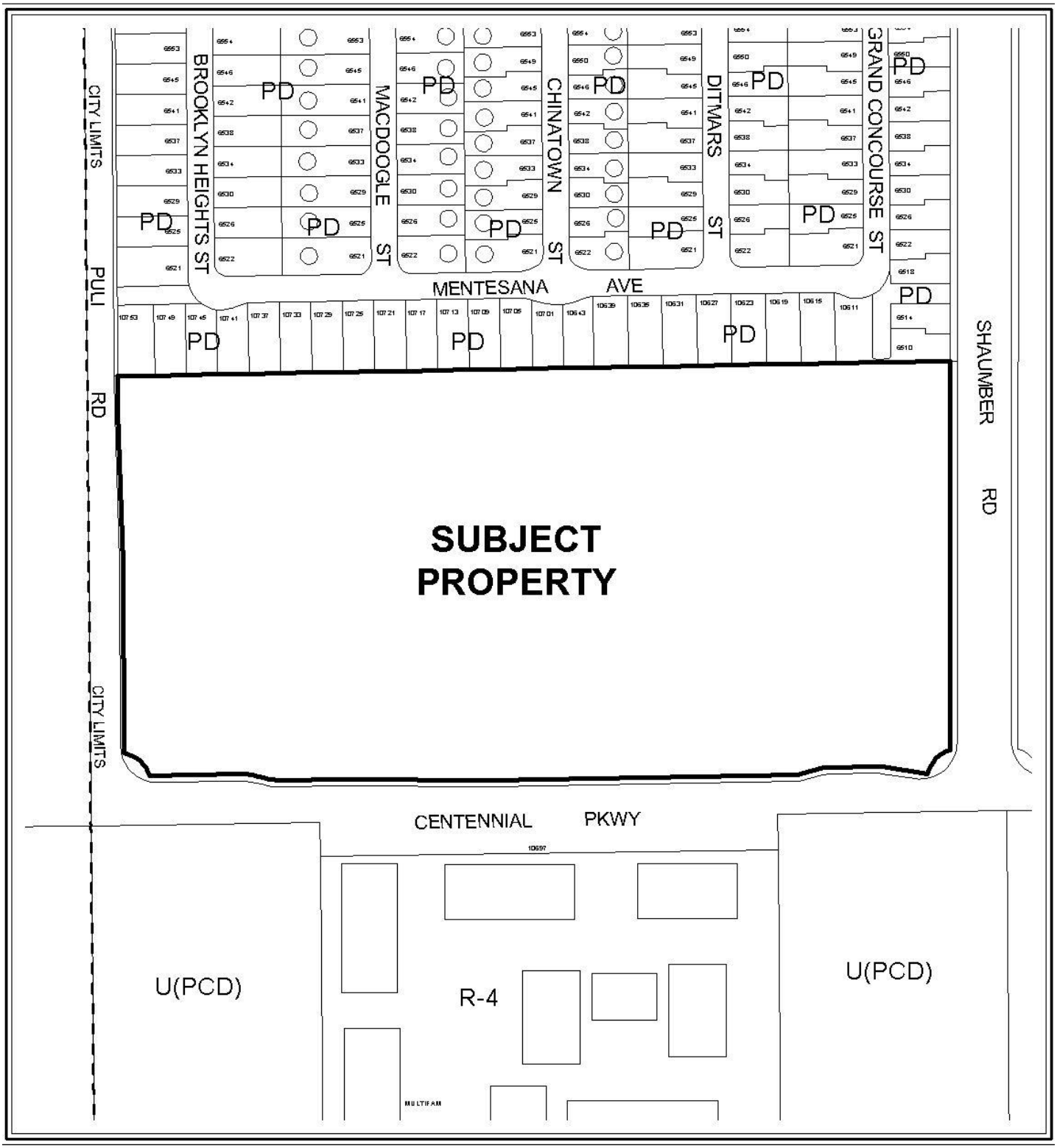
P.C.: FINAL ACTION (Unless Appealed Within Seven Days)

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Providence Design Review Committee Approval 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.



0 200 400 Feet

CASE: TMP-38575

ZONING OF SUBJECT PROPERTY:

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

N



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

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

RECEIVED
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]

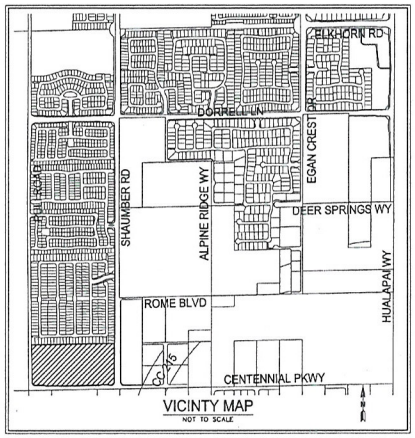
D. Stocker

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 GRANTED 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 84 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
2200 BRISTOL ST #200
COSTA MESA CA 92626-1810
PH (714) 433-2300
FX (714) 433-2454

DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DR, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-8081

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 234-5200
FX (702) 284-5399

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)
- 1320 EX CONTOUR (5' INTERVAL)

PROJECT SUMMARY

ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 56'x84'
MINIMUM LOT AREA	= 4,478 SQ FT
MAXIMUM LOT AREA	= 10,315 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.92 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

OPEN SPACE

NO OF UNITS	= 106
REQUIRED O.S. (CLIFF'S EDGE)	= 3,300 SF
PROVIDED OPEN SPACE	= 7,718 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 86-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

PARKING ANALYSIS

NO OF UNITS	= 106
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 234 SPACES**

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

106 UNITS X 250 GPD/UNITS = 26,500 GPD
TOTAL AVERAGE CONTRIBUTION = 26,500 GPD = 0.02650 MGD
TOTAL PEAK FLOW = 0.02650 MGD X 3.23 (PEAK FACTOR) = 0.08560 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')	= 8' (5' TO PORCH)
TWO STORY (>12')	= 10' (8' UP TO 80% OF BLDG WIDTH; 5' TO CANTILEVERED BALCONY)
INTERIOR SIDE	= 3'
PERIMETER SIDE	= 10'
REAR INTERIOR LOTS	= 3' (7' FOR AT LEAST 50% OF BLDG WIDTH)
PERIMETER LOTS	= 10'
REAR PATIO COVERS	= 5'
2ND STORY BALCONY FRONT	= 8'
REAR	= 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.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 234-5200 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS
PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

SP-24-19
SR-

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-001

JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16559
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/06/10

TM-1
SHEET 1 OF 3

RECEIVED
JUL 06 2010

REVISED WVR-38578
TMP-38575

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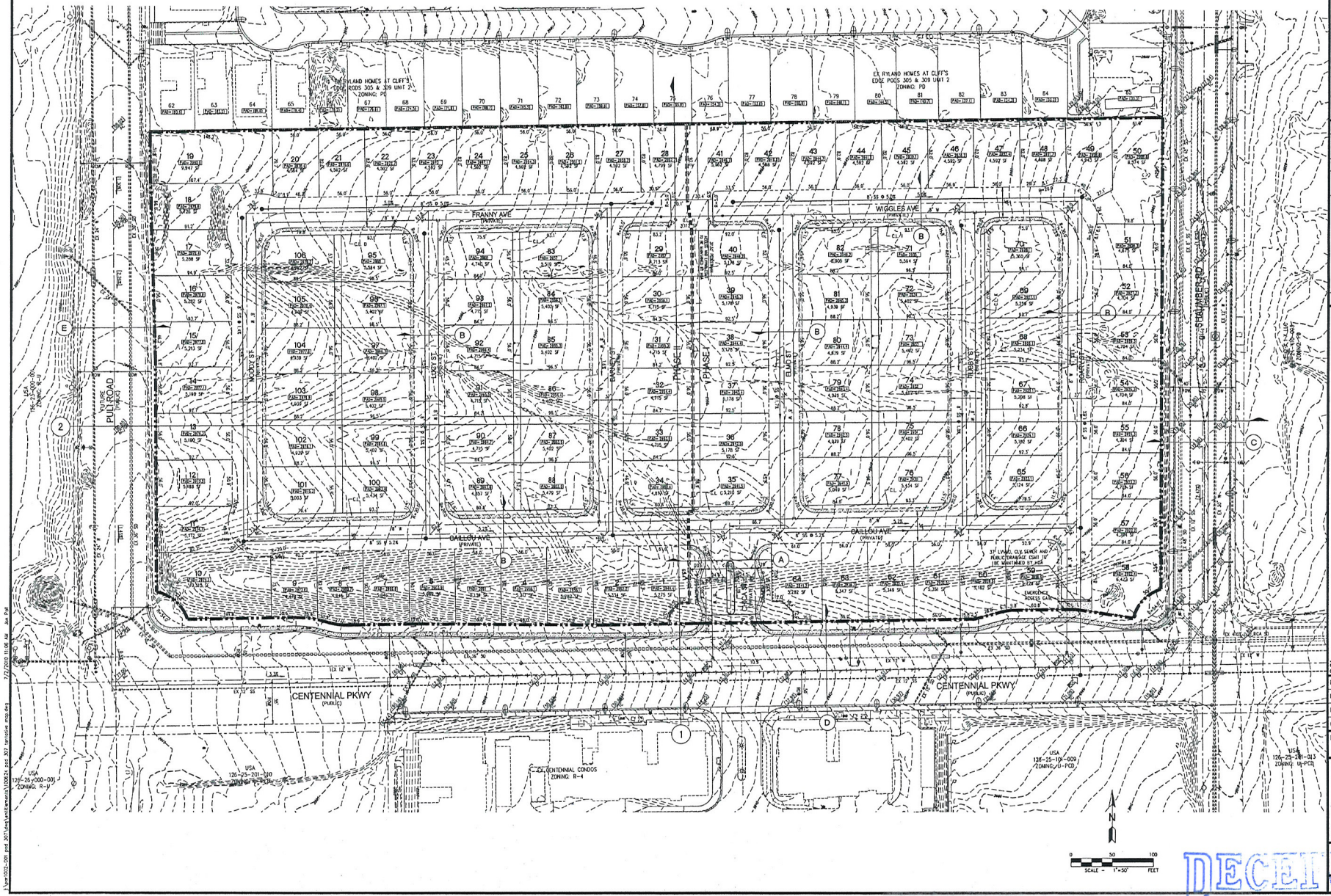

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5399 FAX (702) 384-5399

NO	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

TENTATIVE MAP

S/T/R 24 19 59

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO. PAR1002-001

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
No. 16658
CIVIL
07/06/10

TM-2
SHEET 2 OF 3

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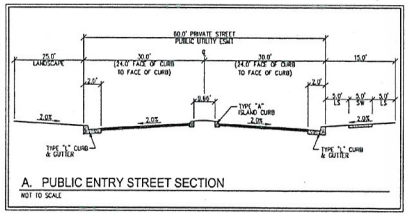
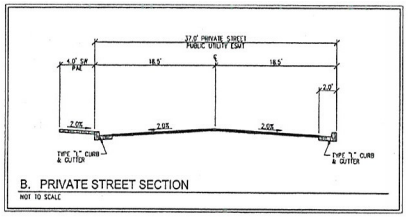
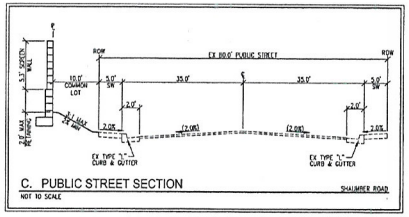
TMP-38575



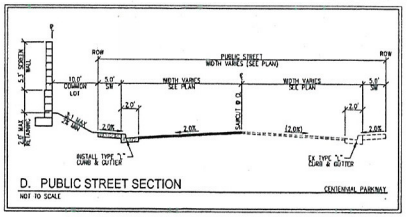
A. PUBLIC ENTRY STREET SECTION
NOT TO SCALE



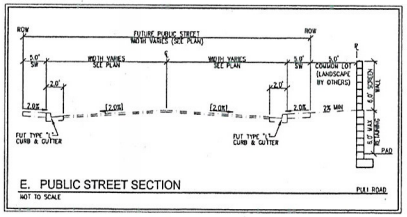
B. PRIVATE STREET SECTION
NOT TO SCALE



C. PUBLIC STREET SECTION
NOT TO SCALE



D. PUBLIC STREET SECTION
NOT TO SCALE



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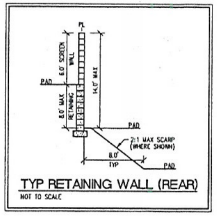
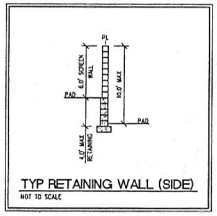
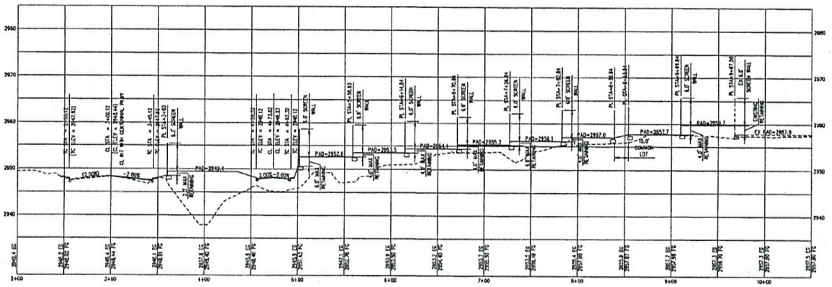
NOT TO SCALE



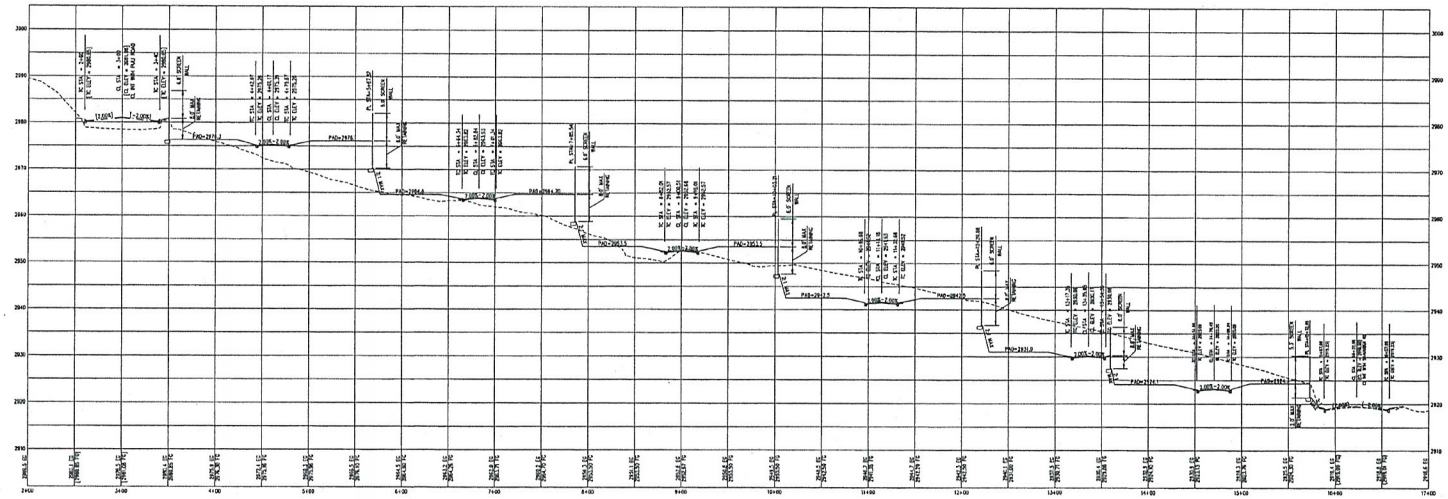
TYP RETAINING WALL (REAR)
NOT TO SCALE



TYP RETAINING WALL (SIDE)
NOT TO SCALE



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



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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

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: 7/2/10
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
07/06/10

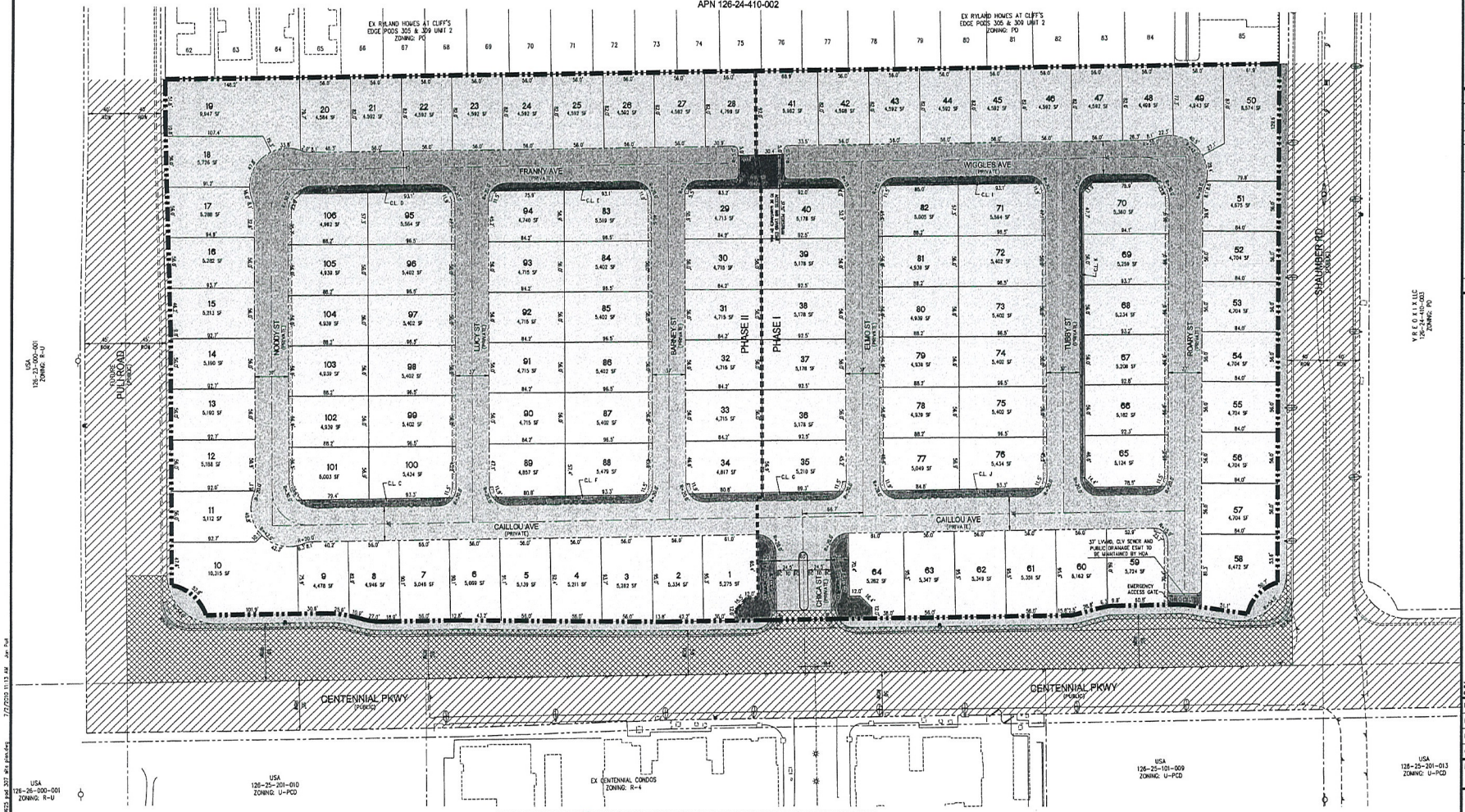
TM-3
SHEET 3 OF 3

WVR-38578
TMP-38575

RECEIVED
JUL 06 2010

7/2/2010 11:09 AM Joe Poll

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	= 4,478.50 FT
MAXIMUM LOT AREA	= 10,315.50 FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.02 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

OPEN SPACE

NO. OF UNITS = 106
REQUIRED 5% (CLIFF'S EDGE) = 5,300 SF
PROVIDED OPEN SPACE = 5,718 SF

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 64-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

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
- 56' 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 #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307
SITE PLAN

DATE: 7/2/10
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

07/06/10

SP-1
SHEET 1 OF 1

WVR-38578
TMP-38575

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JUL 06 2010



SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 2
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

BASSENIAN
architects
LACONI
Architecture and Land Planning
2038 Orchard Dr. Suite 100
Newport Beach CA 92660-0753
Telephone 949-553-9700

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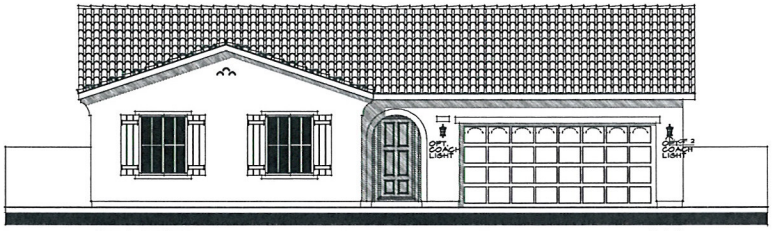
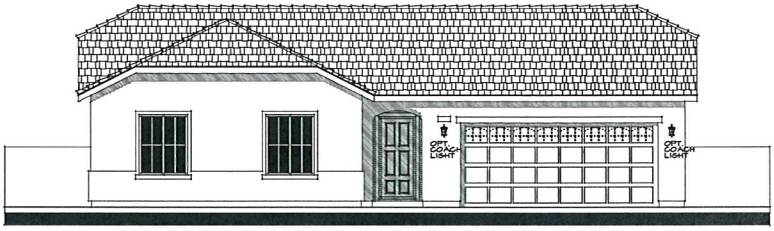
TMP-38575



SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 3
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

RECEIVED
JUN 15 2010

BASSENIAN
architects
LACONI
Architecture and Land Planning
2018 Orchard Dr. Suite 100
Newport Beach CA 92660-0753
Telephone 949-500-9700

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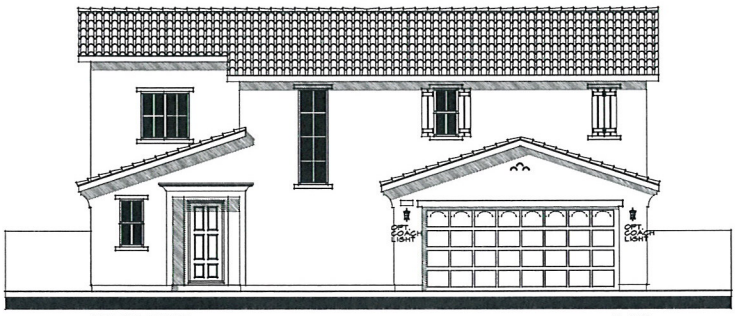
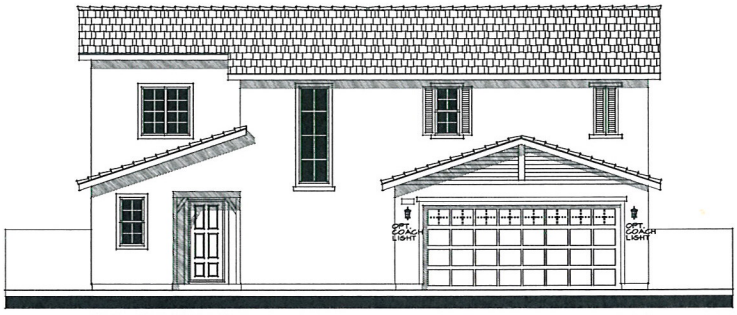
5-5-10

TMP-38575



SPANISH "A"



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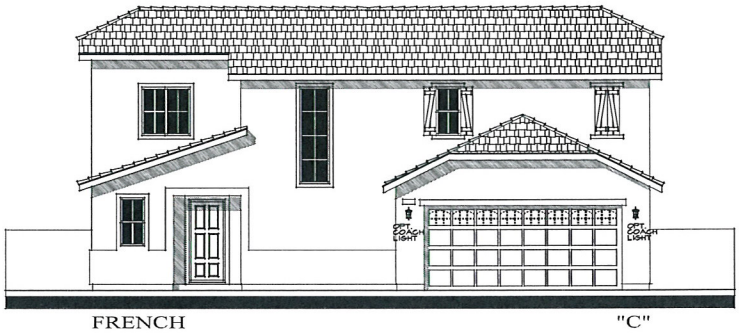

FRENCH "C"

PLAN 5
FRONT ELEVATIONS

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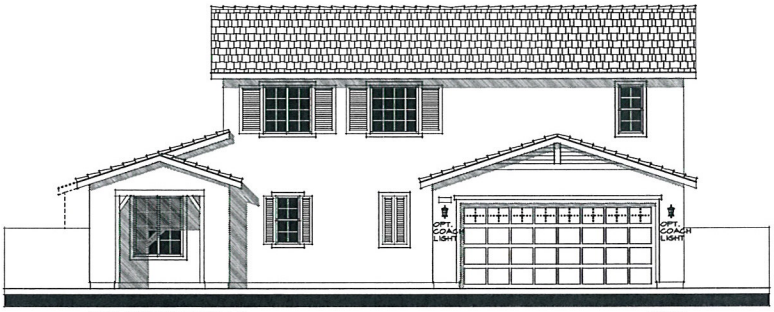

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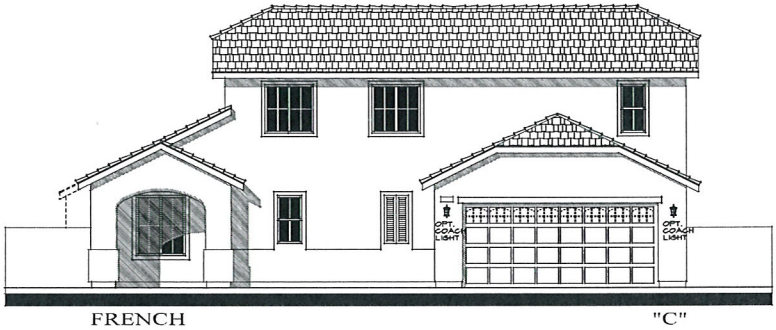

FRENCH "C"

PLAN 6
FRONT ELEVATIONS

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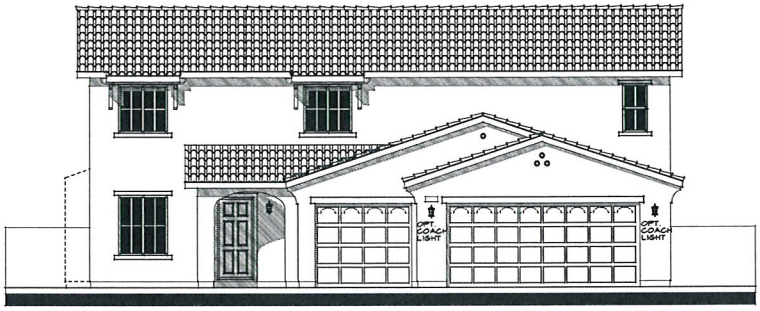

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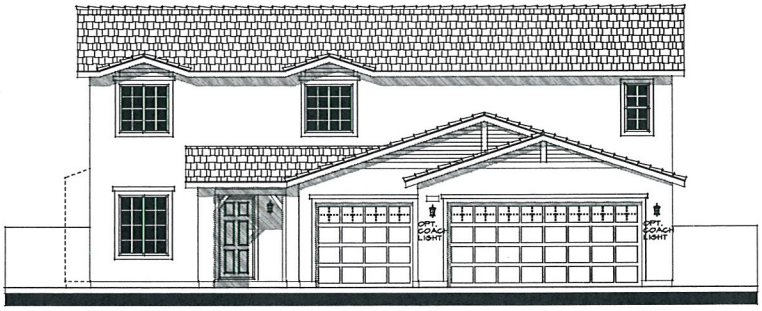

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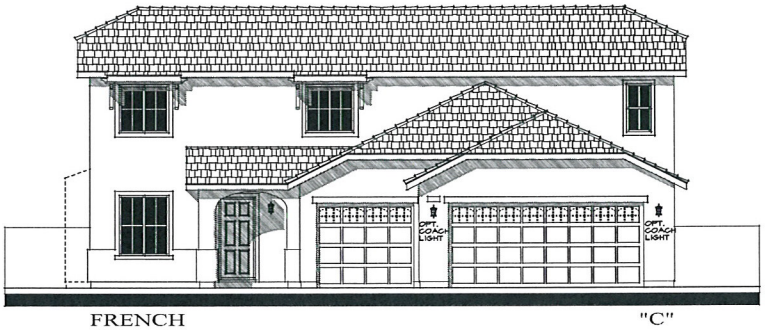

FRENCH "C"

PLAN 7
FRONT ELEVATIONS

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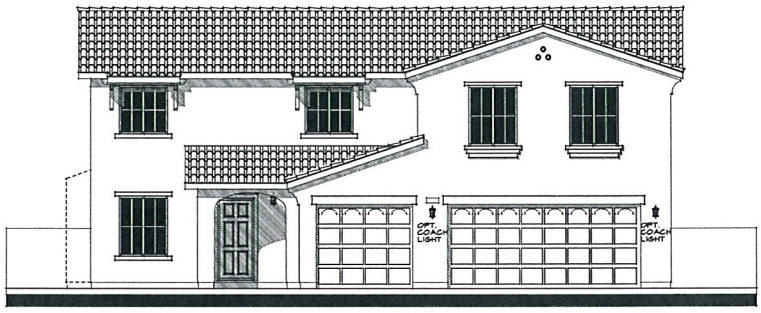

SPANISH "A"



TRADITIONAL "B"



FRENCH "C"

PLAN 7X
FRONT ELEVATIONS

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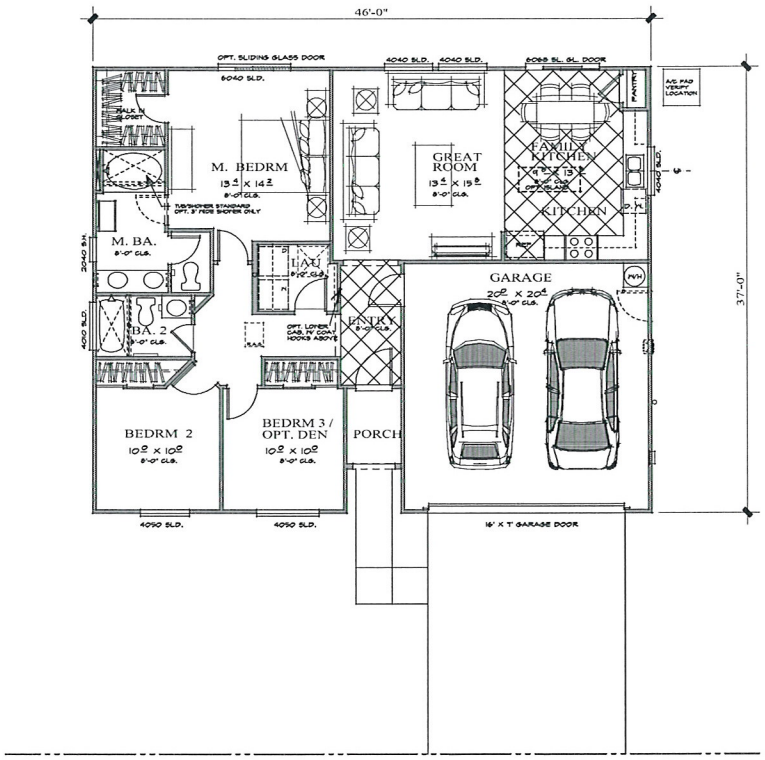

PLAN 2 • 1232 SQ. FT.

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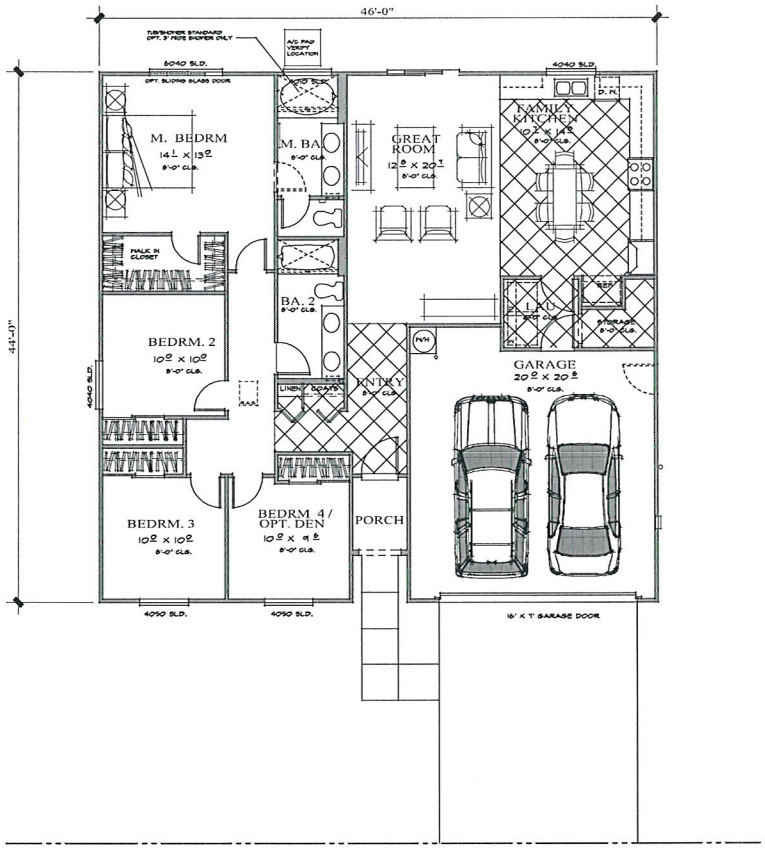

PLAN 3 • 1537 SQ. FT.

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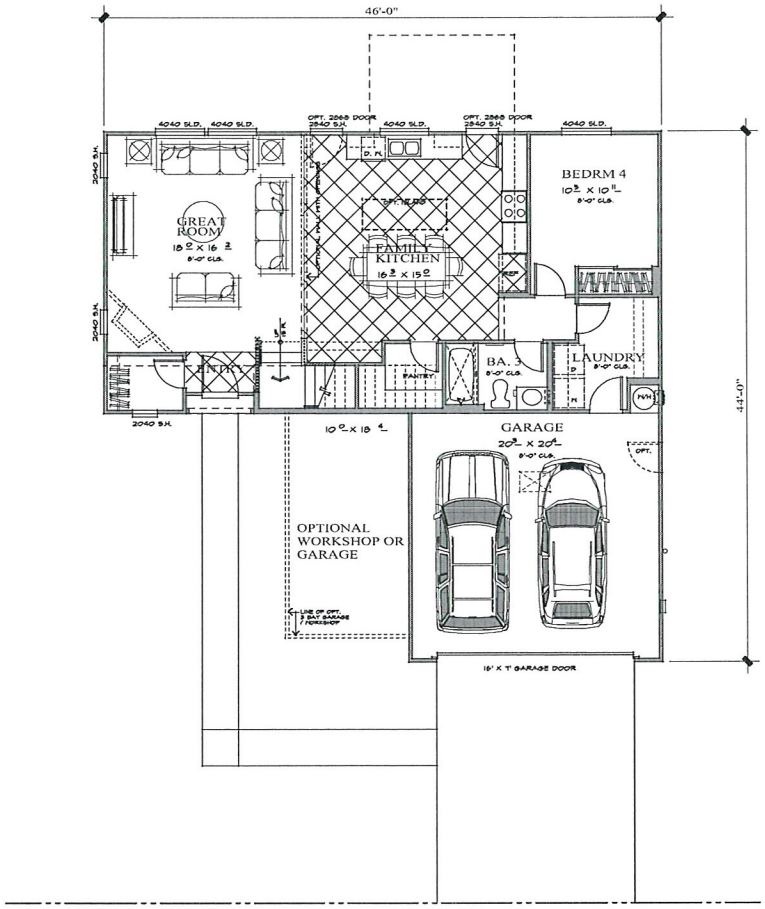

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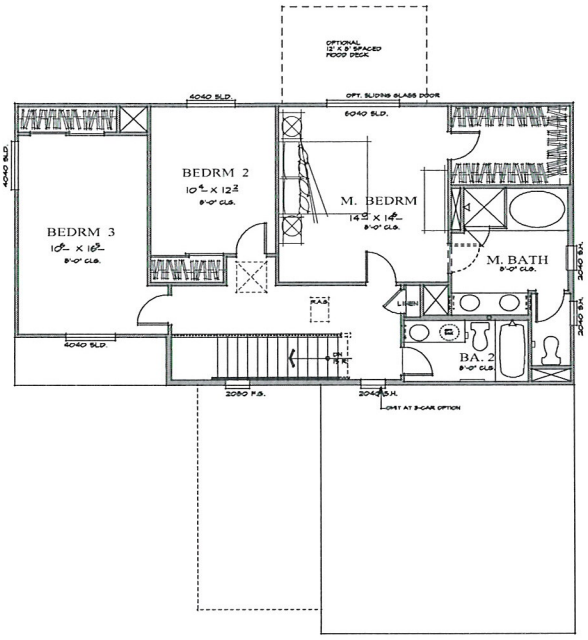

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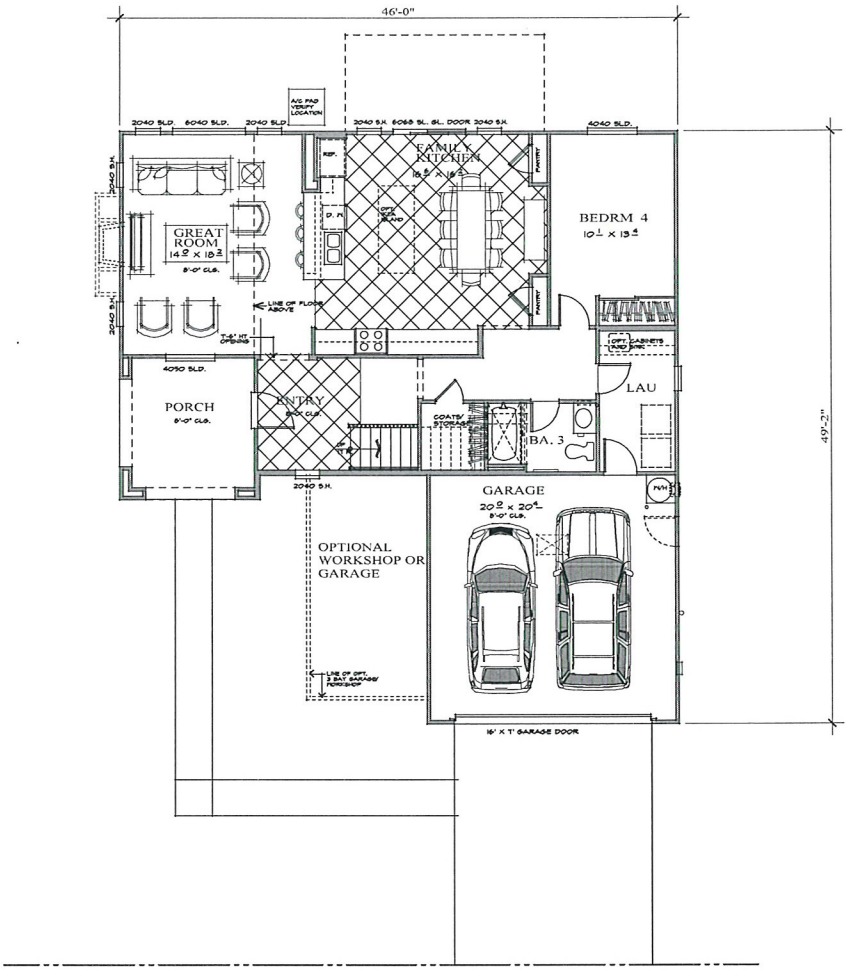

PLAN 6 • 2139 SQ. FT.

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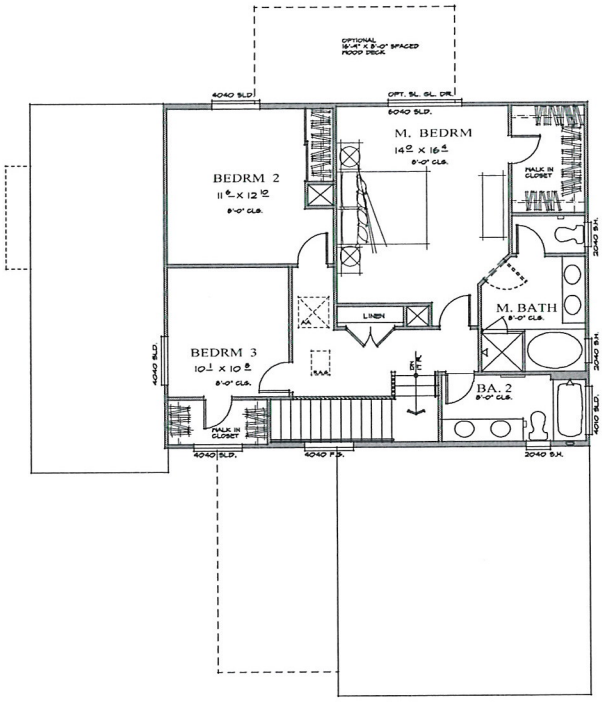

PLAN 6

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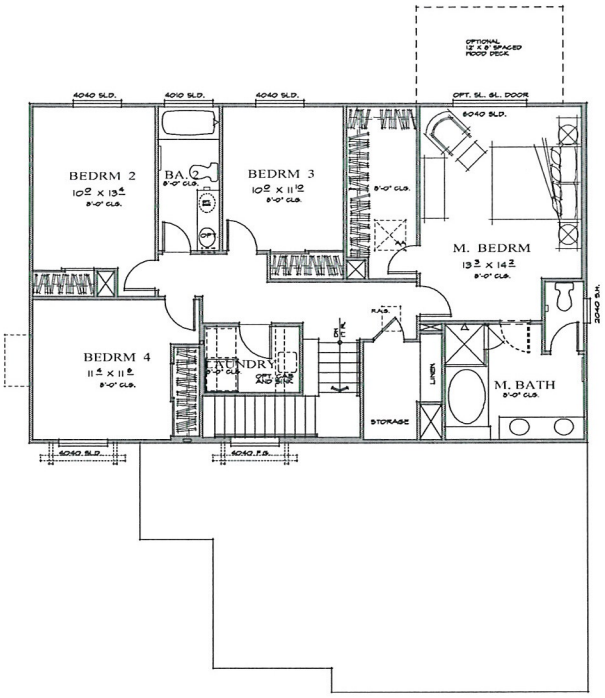

PLAN 7

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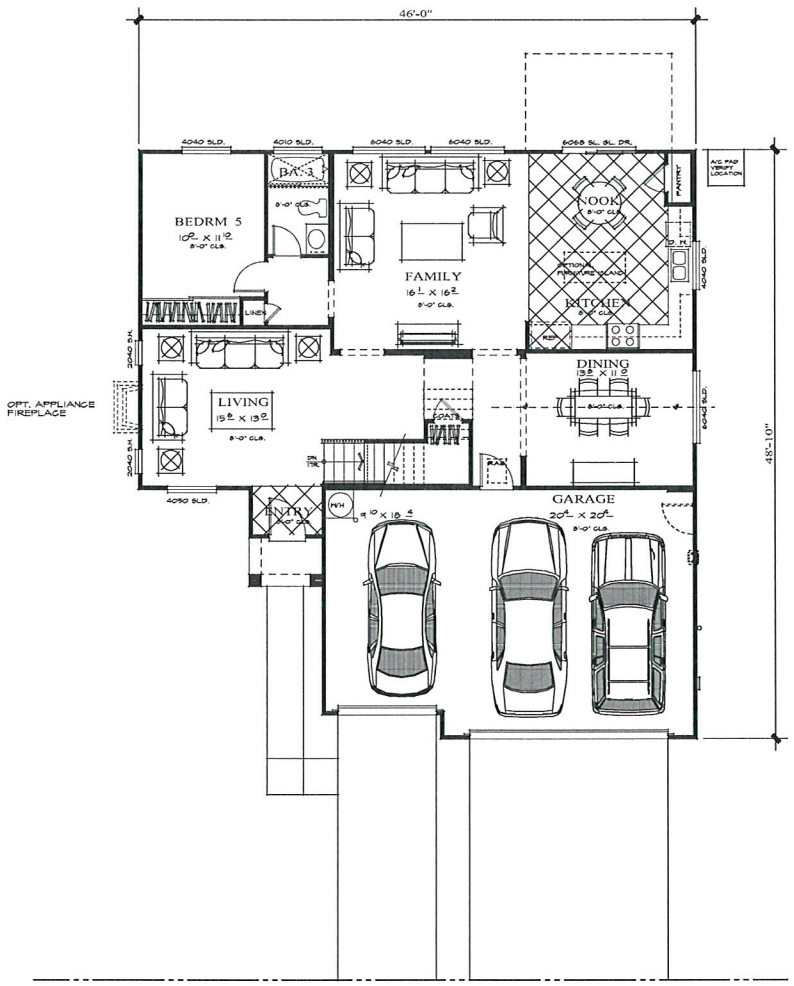

PLAN 7X • 2967 SQ. FT.

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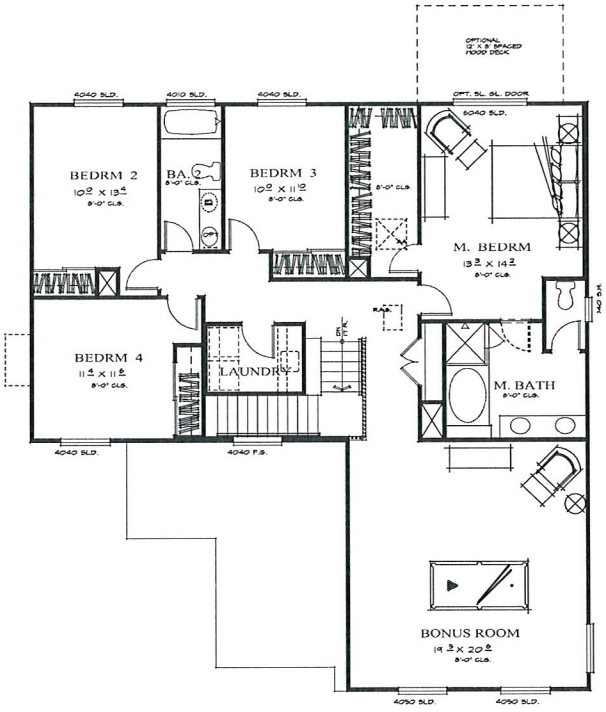

P L A N 7 X - 2967 SQ. FT.

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PROVIDENCE
Master Planned Community
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

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**

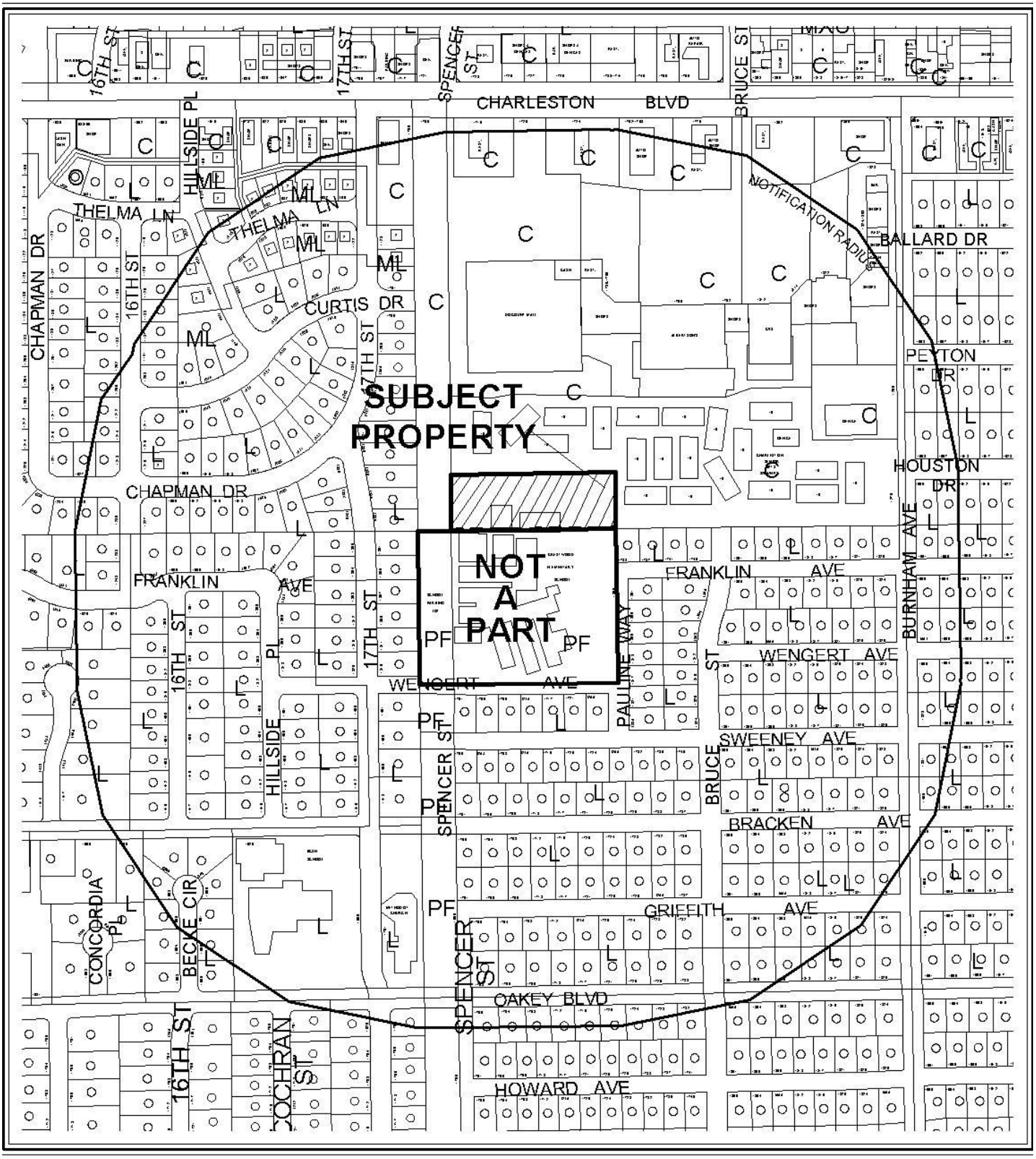
SUBJECT:
GPA-38526 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.76 acres at 1300 Pauline Way (APN 162-02-501-001), Ward 3 (Reese). Staff recommends 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. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **GPA-38526**

RADIUS: 1000

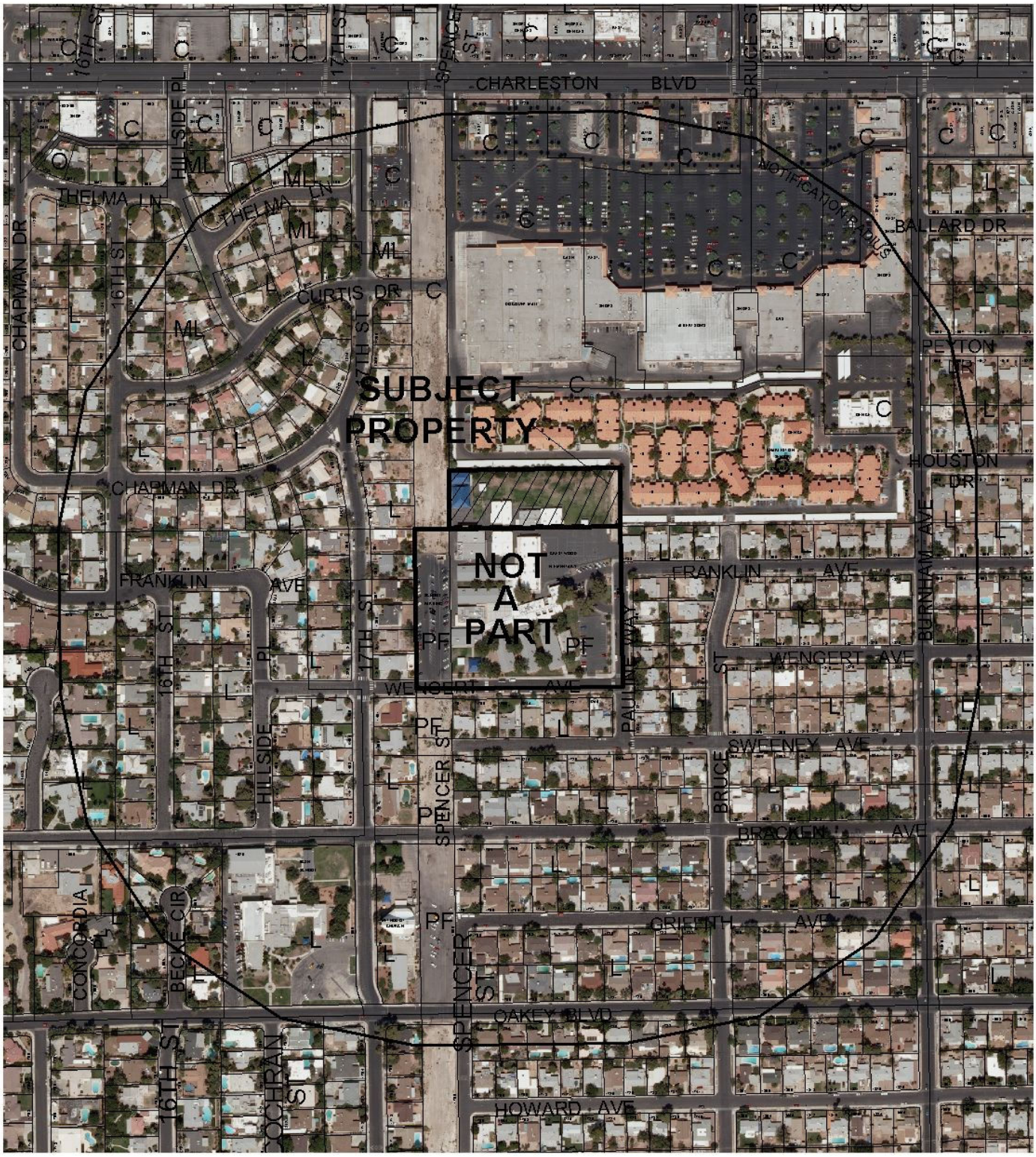
GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

N



0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38526	Staff recommends APPROVAL.	N/A

RG

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to amend a 1.76 acre portion of the Southeast Sector Plan of the General Plan from C (Commercial) land use designation to the PF (Public Facilities) land use designation for an existing Public School, Primary at 1300 Pauline Way. The proposed PF (Public Facilities) land use designation will ensure consistency between the uses, zoning district and land use designation; therefore, staff is recommending approval of the subject General Plan Amendment application. If denied, the existing General Plan designation will remain inconsistent with the existing zoning district.

ISSUES

- The C (Commercial) land use designation is inappropriate for the current uses and zoning district on the site. Approval of a General Plan Amendment to PF (Public Facilities) will ensure consistency between the uses, zoning district and land use designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no related relevant City actions for the subject site

Most Recent Change of Ownership	
12/30/63	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1952	The elementary school was constructed in 1952.

Pre-Application Meeting
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

Neighborhood Meeting	
06/30/10	A neighborhood meeting was held at 6:00 p.m. at the Crestwood Elementary Multipurpose Room, 1300 Pauline Way, Las Vegas, Nevada 89104. The members of the public who attended did not have issues with the change in the land use designation of the property. However, the following neighborhood issues were presented to staff: • The principal of the school locks the gates of the parking lot on Pauline Way in the morning so that parents have to drop off their children in the street. • The Wengert Avenue right-of-way is poorly maintained, and the sidewalk on the south side of the street should be completed. • The blue canvas shade structures over the playground block neighbors' views of the mountains and should be a "desert-neutral" color instead. • The city should repair the sidewalk on 17th Street, as it presents a tripping hazard. • Nevada Energy should do a better job of maintaining the powerline easement (trash, weeds, etc.).

Field Check	
06/24/10	During a field check staff observed a well maintained elementary school.

Details of Application Request	
Site Area	
Gross Acres	1.76

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School, Primary	C (Commercial)	C-V (Civic)
North	Senior Citizen Apartment	C (Commercial)	C-1 (Limited Commercial)
South	Public School, Primary	PF (Public Facilities)	C-V (Civic)
East	Senior Citizen Apartment	C (Commercial)	C-1 (Limited Commercial)
West	Utility Transmission Lines	C (Commercial)	R-1 (Single Family Residential)

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

ANALYSIS

This request would amend the General Plan land use designation of the subject site from C (Commercial) to PF (Public Facilities). There are no changes proposed regarding the use or configuration of the subject site. The amendment to the General Plan land use designation to PF (Public Facilities) will ensure consistency between the zoning district and land use designation; therefore, staff is recommending approval of this request.

FINDINGS (GPA-38526)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed PF (Public Facility) designation allows for a Public School, Primary that is currently located on the site and is compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The current zoning of C-V (Civic) allows for Public School, Primary and is compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site is accessed from Pauline Way and Wengert Avenue; both are 60-foot Rights-of-Way. These thoroughfares are capable of accommodating the traffic flow for the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other applicable adopted plans and policies that affect the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 366

APPROVALS 0

PROTESTS 0

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

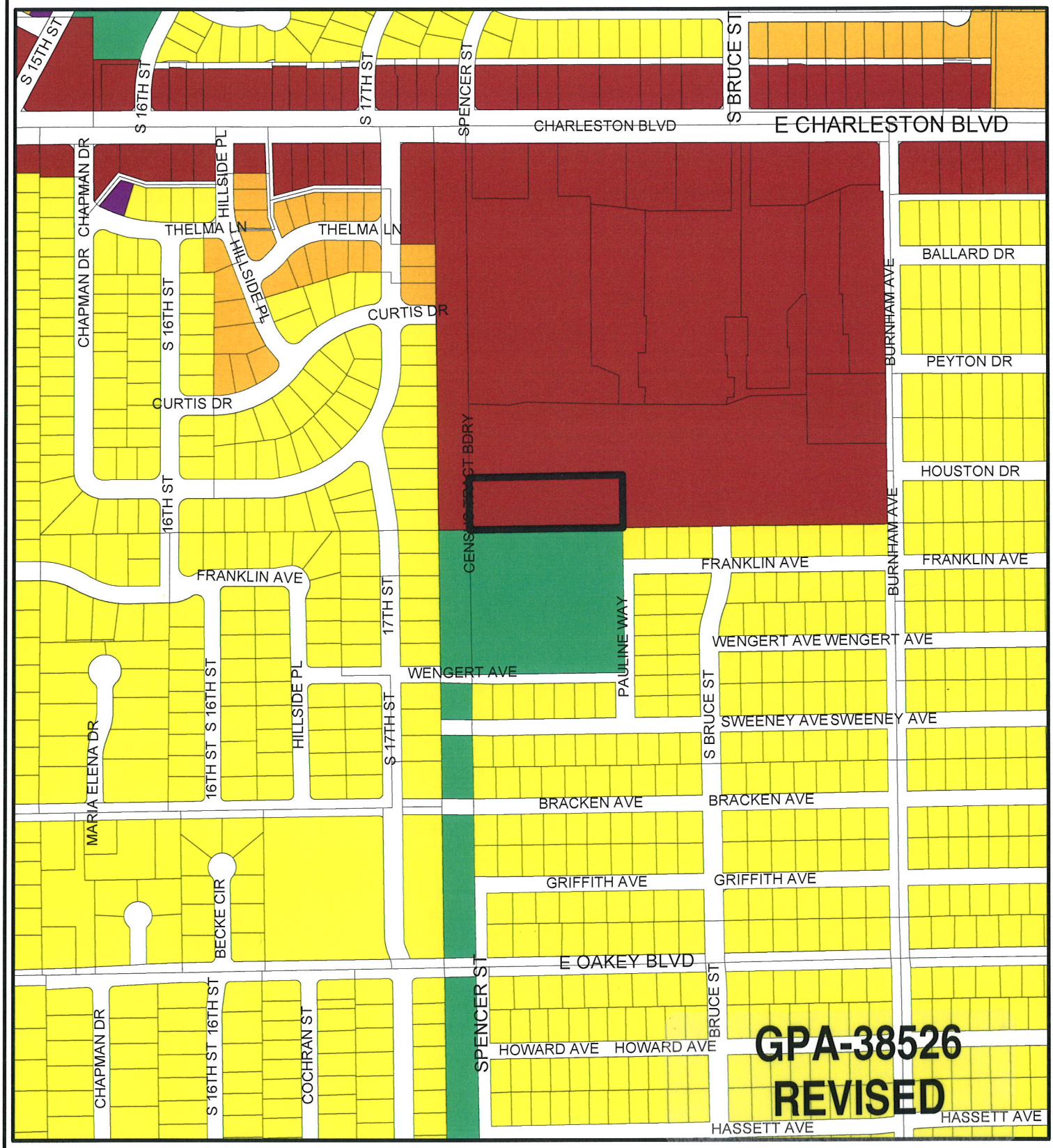
FOR DEPARTMENT USE ONLY

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

GENERAL PLAN AMENDMENT Parcel: 16202501001
GPA-38526



GENERAL PLAN AMENDMENT

- 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

FROM C TO PF

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: July 09, 2010



GPA-38526 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

06/24/10



GPA-38526 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

06/24/10

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.: **11.**

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

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

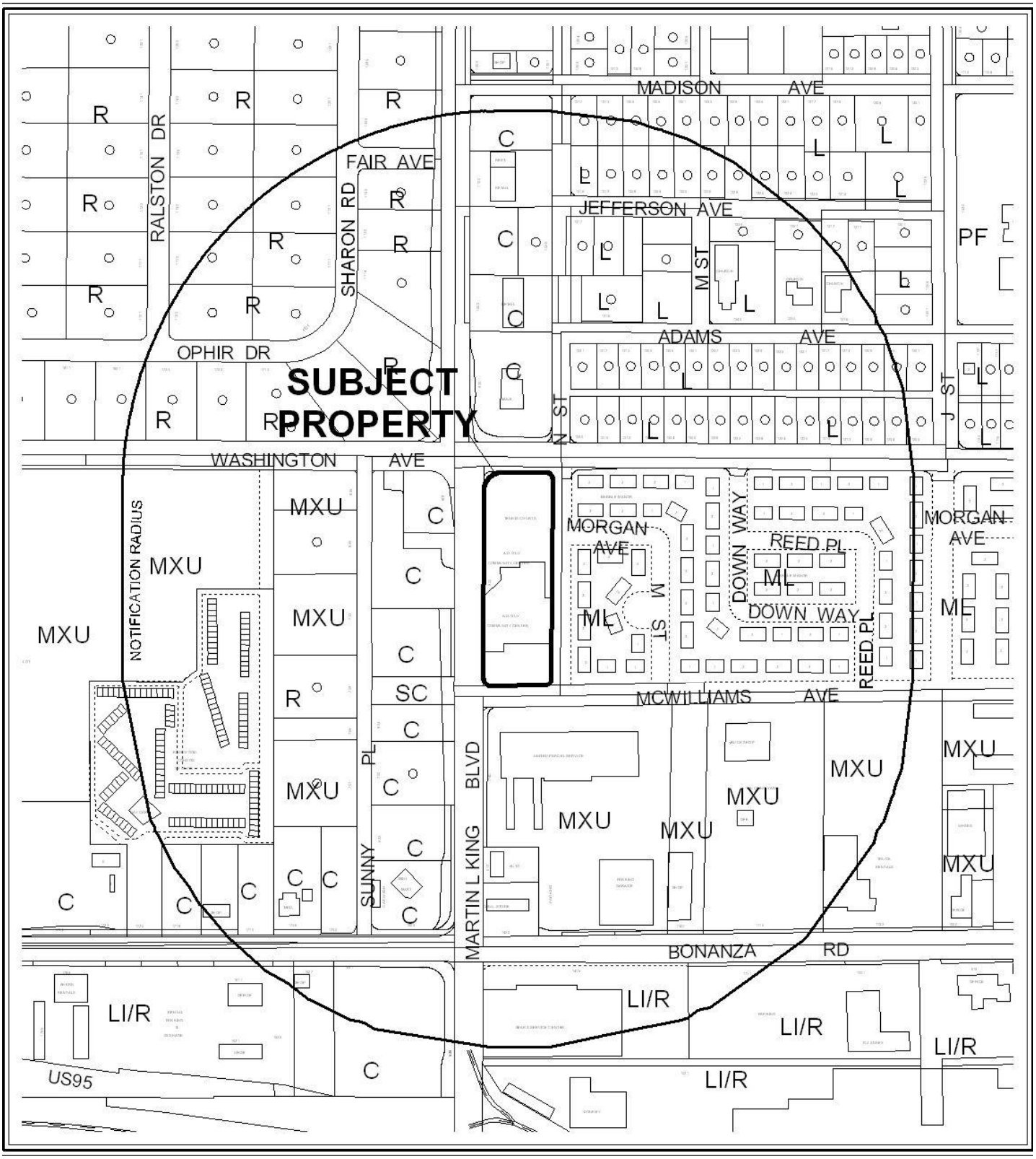
SUBJECT:
GPA-38527 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 2.53 acres at 800 North Martin L. King Boulevard (APN 139-28-701-001), Ward 5 (Barlow). Staff recommends APPROVAL.

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



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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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38527	Staff recommends APPROVAL.	NA

MH/YK

** STAFF REPORT **

PROJECT DESCRIPTION

The 2.54-acre subject site consists of an existing Community Recreational Facility (Public) located at 800 North Martin L. King Boulevard. The subject site is within the C-V (Civic) zoning district but maintains an incongruent C (Commercial) land use designation. This application is a request to amend a portion of the Southeast Sector Plan of the General Plan from the existing C (Commercial) land use designation to the PF (Public Facilities) land use designation, which is consistent with the existing C-V (Civic) zoning district. Therefore, staff is recommending approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/13/1963	The Board of Commissioners approved a request to Rezone (Z-0142-62) the subject property from R-E (Residence Estates) to R-4 (Medium High Density Residential).
03/07/2000	The Board of Zoning Adjustment approved a request for a Variance (V-0001-00) to allow 47 parking spaces where 70 parking spaces is the minimum allowed for a Community Recreational Facility (Public) on the subject site.
03/21/2000	The Planning and Development Department administratively approved a Minor Site Development Plan Review [Z-0054-70(2)] on property located at 800 North Martin L. King Boulevard for a proposed 3,307 square foot addition to the existing 33,164 square foot Community Recreational Facility (Public).

Most Recent Change of Ownership	
03/02/1960	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/08/1996	A building permit (#96022510) was issued for a new community center at 880 North Martin L King Boulevard under plan check C-0218-96. This permit was finaled on 05/20/1997.

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

Pre-Application Meeting	
06/15/2010	Staff conducted pre-application meeting to review the submittal requirements for the General Plan Amendment.

Neighborhood Meeting	
06/29/2010	A neighborhood meeting was held on Tuesday, June 29, 2010 at 6:00 p.m. at the Dula Gymnasium Dance Room, 441 East Bonanza Road, Las Vegas. No members of the public attended the meeting.

Details of Application Request	
Site Area	
Net Acres	2.54

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Community Recreational Facility (Public)	C (Commercial)	C-V (Civic)
North	Convenience Store	C (Commercial)	C-1 (Limited Commercial)
South	Warehouse/Distribution Center	MXU (Mixed Use)	C-M (Commercial/ Industrial)
East	Duplex Housing	MXU (Mixed use)	R-2 (Medium-Low Density Residential)
West	Undeveloped Commercial and Residential Lots	C (Commercial)/ SC (Service Commercial)	C-1 (Limited Commercial)/R-E (Residence Estates)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District – 140 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

MH/YK

ANALYSIS

The request will not result in any substantial change to the site. The proposed land use designation will bring the existing C-V (Civic) zoning district into conformance with the proposed PF (Public Facilities) General Plan Designation, which allows public and semi-public facilities and is appropriate for the existing Community Recreation Center. The request will not affect the current use of the site, nor will it impact the West Las Vegas Plan area.

FINDINGS (GPA-38527)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed PF (Public Facilities) land use designation allows for community centers that are currently located on the site and is compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The PF (Public Facilities) land use designation allows for the C-V (Civic) zoning district and is compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site is at the intersection of two Primary Arterial roads as indicated on the Master Plan of Streets and Highways map. The area is fully developed and can accommodate the community centers currently located at the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed amendment will not affect the West Las Vegas Plan area in that the use of the existing Community Recreation Center will remain unchanged.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 186

APPROVALS 0

PROTESTS 0

MH/YK

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

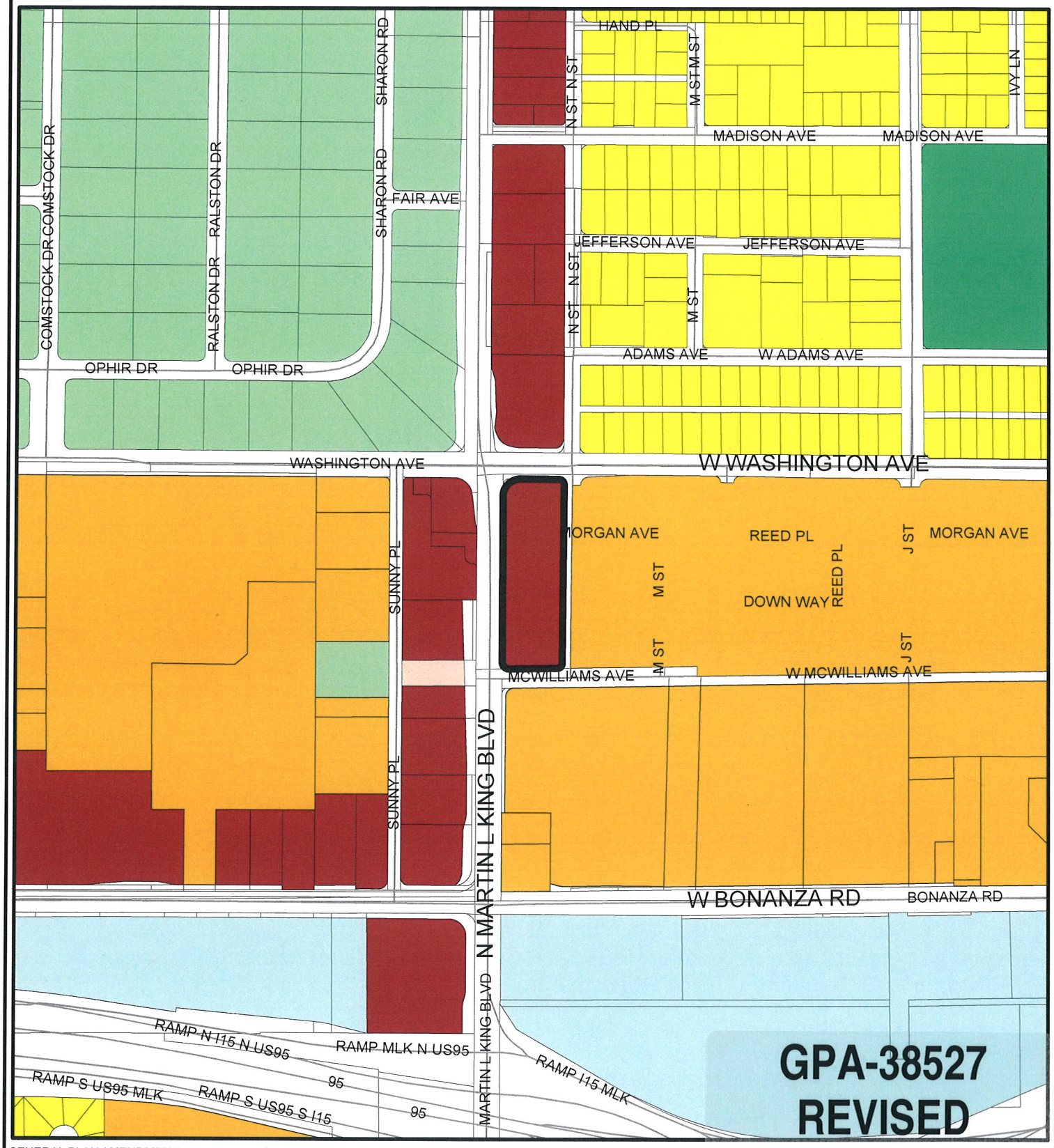
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

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.

GENERAL PLAN AMENDMENT Parcel: 13928701001
GPA-38527



GENERAL PLAN AMENDMENT

- 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

FROM C TO PF

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: July 09, 2010



GPA-38527 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
800 NORTH MARTIN L KING BOULEVARD

06/24/10



GPA-38527 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
800 NORTH MARTIN L KING BOULEVARD

06/24/10

PLANNING & DEVELOPMENT
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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.: **12.**

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

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

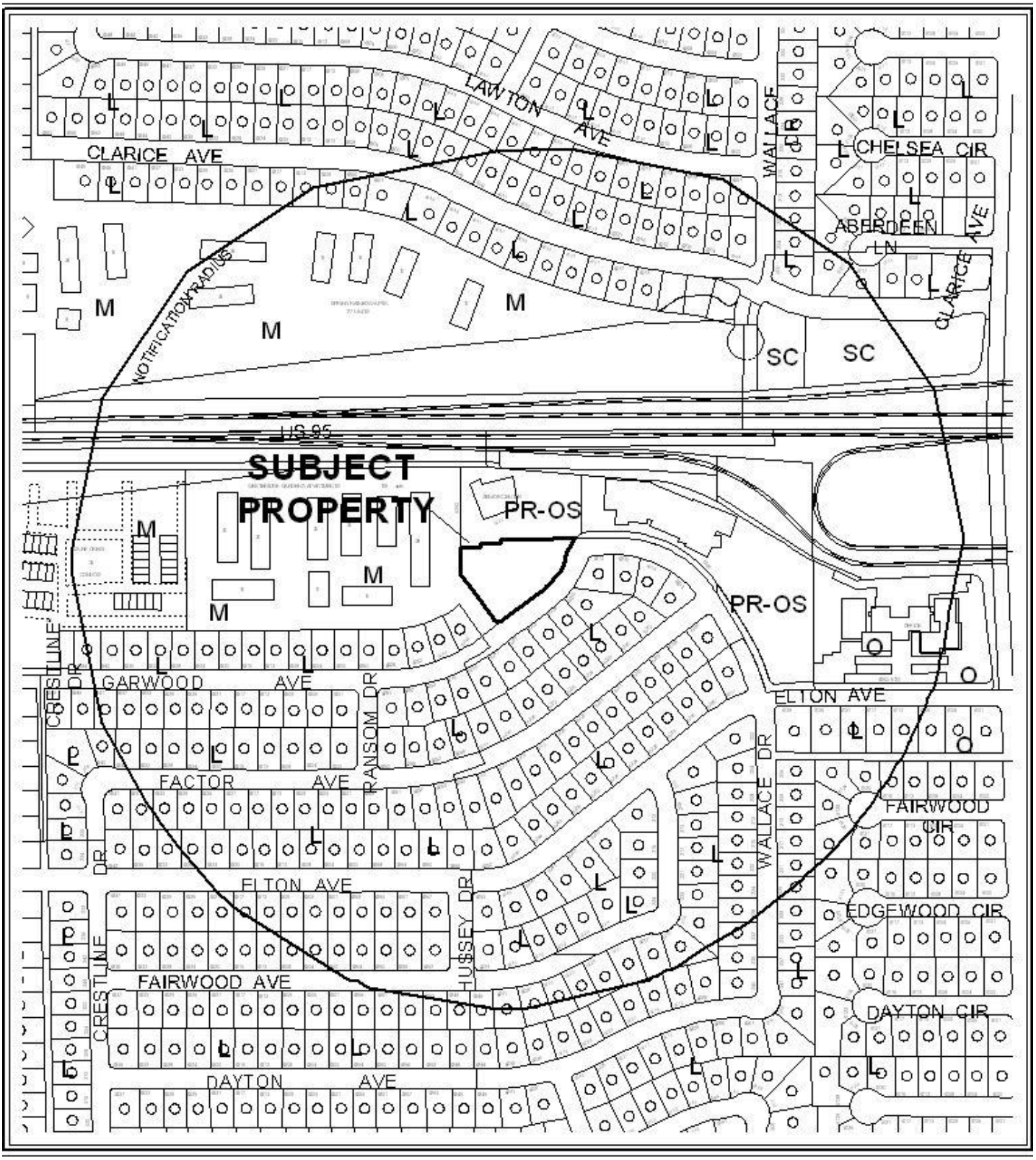
SUBJECT:
GPA-38528 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) AND PR-OS (PARKS/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 5.20 acres at 6230 Garwood Avenue and 6200 Hargrove Avenue (APNs 138-35-501-010, 011 and 017), 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. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **GPA-38528**

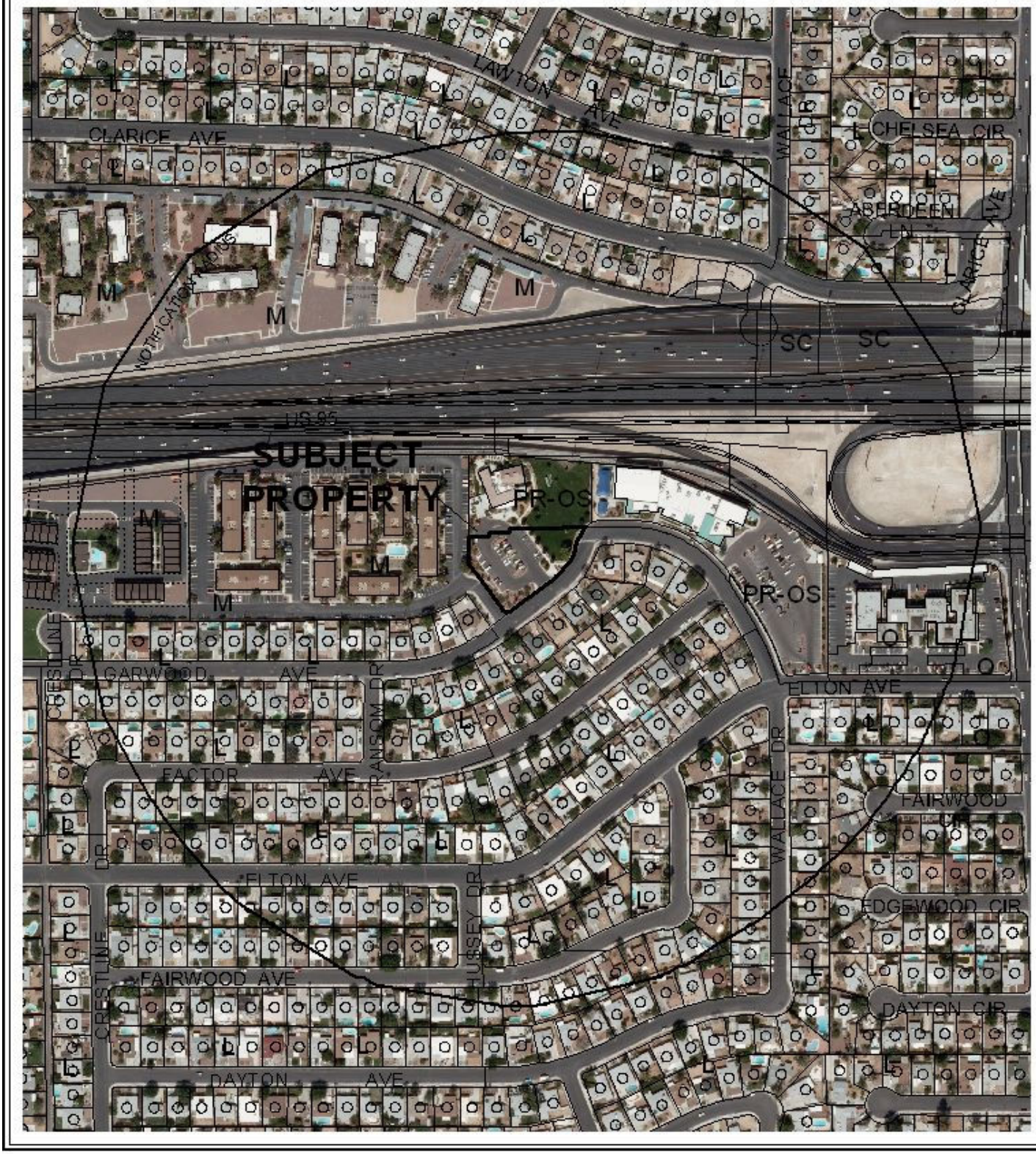
RADIUS: 1000

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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38528	Staff recommends APPROVAL.	N/A

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to amend a 5.20 acre portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) land use designation and PR-OS (Parks/Recreation/Open Space) to the PF (Public Facilities) land use designation at 6230 Garwood Avenue and 6200 Hargrove Avenue. The proposed PF (Public Facilities) land use designation will ensure consistency between the uses, zoning district and land use designation; therefore, staff is recommending approval of the subject General Plan Amendment application. If denied, the existing General Plan designation will remain inconsistent with the existing zoning district.

ISSUES

- The L (Low Density Residential) and PR-OS (Parks/Recreation/Open Space) land use designations are inappropriate for the current uses and zoning district on the site. Approval of a General Plan Amendment to PF (Public Facilities) will ensure consistency between the uses, zoning district and land use designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/16/64	The Board of City Commissioners approved a request for reclassification of property (Z-0080-64) generally located on the northeast corner of Hargrove Avenue and Elton Avenue, from R-1 (Single Family Residential) to C-V (Civic) on the subject site. The Planning Commission recommended approval.
05/02/68	The Board of City Commissioners approved a request for a Special Use Permit (U-0018-68) to construct a church building, on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard.
11/19/75	The Board of City Commissioners approved a request for a reclassification of property (Z-0045-75) generally located on the north side of Hargrove Avenue between Elton Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 (Single Family Residence) to C-V (Civic). The Planning Commission recommended denial.

04/21/76	The Board of City Commissioners approved a request for a Plot Plan Review [Z-0045-75(1)] to allow a police substation to be located on property generally located on the north side of Hargrove Avenue between Elton Avenue and Garwood Avenue at 6208 Hargrove Avenue. The Planning Commission recommended approval.
01/13/83	The Board of City Commissioners approved a request for a Plot Plan Review and Use Review [Z-0045-75(2)] for a proposed helicopter landing site and building expansion on property generally located on the north side of Hargrove Avenue. The Planning Commission and staff recommended approval.
01/22/91	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0045-75(3)] for a proposed temporary office space and locker room addition to the Metro West Substation at 6208 Hargrove Avenue. The Planning and Development staff recommended approval.
09/23/93	The Planning Commission approved a request for a Review of Condition [Z-0045-75(4)] on property located at 6208 Hargrove Avenue. The Planning and Development staff recommended approval.
01/19/83	The Board of City Commissioners approved a request for Reclassification of Property (Z-0073-82) generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-V (Civic). The Planning Commission and staff recommended approval of this request.
03/21/84	The City Council approved a request for a Reinstatement and Extension of Time (Z-0073-82) on property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, From R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-V (Civic). The Planning Commission and staff recommended approval of this request.
03/20/02	The City Council approved the petition to Vacate a portion of Hargrove Avenue generally located west of Garwood Avenue, south of Oran K. Gragson Highway (US-95). The Planning Commission and staff recommended approval.
06/05/02	The City Council approved the request for a Site Development Plan Review [Z-0073-82(1)] for a proposed 7,700 square-foot Senior Citizen Center and the expansion of Mirabelli Park on 3.00 acres, located on the north side of Garwood Avenue, adjacent to the western terminus of Hargrove Avenue. The Planning Commission and staff recommended approval.
12/18/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3342) for a 31,500 square-foot Community Center on 2.99 acres at 6200 Elton Avenue. The Planning and Development staff recommended approval.

02/26/04	The Planning and Development Department has administratively approved a request for Administrative Approval (SDR-19721) to allow a proposed 80-foot Wireless Communication Facility, Stealth at 6208 Hargrove Avenue.
04/12/07	The Planning and Development Department has administratively approved a request for Administrative Approval (SDR-19985) to allow a proposed co-location of antennas on an existing 80-foot Wireless Communication Facility, Non-Stealth at 6200 Hargrove Avenue.
09/24/09	The Planning and Development Department has administratively approved a request for a Minor Site Development Plan Review (SDR-35495) for the co-location of three antennas on an existing 80-foot Wireless Communication Facility, Non-Stealth Design (Monopole) located at 6200 Hargrove Avenue.

Most Recent Change of Ownership	
03/29/83	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/12/02	A building permit (#02020268) was issued for City of Las Vegas Mirabelli Senior Center at 6230 Garwood Avenue. The project was completed on 10/01/03.
11/25/02	A building permit (#02021110) was issued for a Monopole with three antennas at 6208 Hargrove Avenue. The project was completed on 03/14/03.
03/30/04	A building permit (#04013481) was issued for a 20-foot extension to an existing pole at 6208 Hargrove Avenue. The project was completed on 06/25/04.
11/01/04	A building permit (#04020962) was issued for Collocation of Antennas on existin pole at 6208 Hargrove Avenue. The project was completed on 04/25/05.
01/20/05	A building permit (#05000309) was issued for Mirabelli Community Center at 6200 Hargrove Avenue. The project was completed on 02/14/06.

Pre-Application Meeting
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

Neighborhood Meeting	
07/01/10	A neighborhood meeting was held at 6:00 p.m. at the Charleston Heights Art Center Conference Room, 800 Brush Street, Las Vegas, Nevada 89107. • No members of the public attended.

Field Check	
06/24/10	During a field check staff observed a well maintained Community Center Facility.

Details of Application Request	
Site Area	
Net Acres	5.17

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Community Recreational Facility (Public)	L (Low Density Residential)	C-V (Civic)
		PR-OS (Parks/Recreation/Open Space)	
North	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	O (Office)	P-R (Professional Office and Parking)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

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

ANALYSIS

This request would amend the General Plan land use designation of the subject site from L (Low Density Residential) and PR-OS (Parks/Recreation/Open Space) to PF (Public Facilities. There are no changes proposed regarding the use or configuration of the subject site. The amendment to the General Plan land use designation to PF (Public Facility) will ensure consistency between the zoning district and land use designation; therefore, staff is recommending approval of this request.

FINDINGS (GPA-38528)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed PF (Public Facility) designation allows for a Community Recreational Facility (Public) that is currently located on the site and is compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The current zoning of C-V (Civic) allows for Community Recreational Facility (Public), Primary and is compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site is accessed from Elton Avenue, Hargrove Avenue and Garwood Avenue which are a 60-foot Right-of-Way. These thoroughfares are capable of accommodating the traffic flow for the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other applicable adopted plans and policies that affect the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 452

APPROVALS 0

PROTESTS 0

RG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-38528 APN: 138-35-501-017, 010, 011

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, 010 and 017 **Ward #** 1

General Plan: existing L and proposed PF **Zoning:** existing C-V proposed No CHANGE FR-0S

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

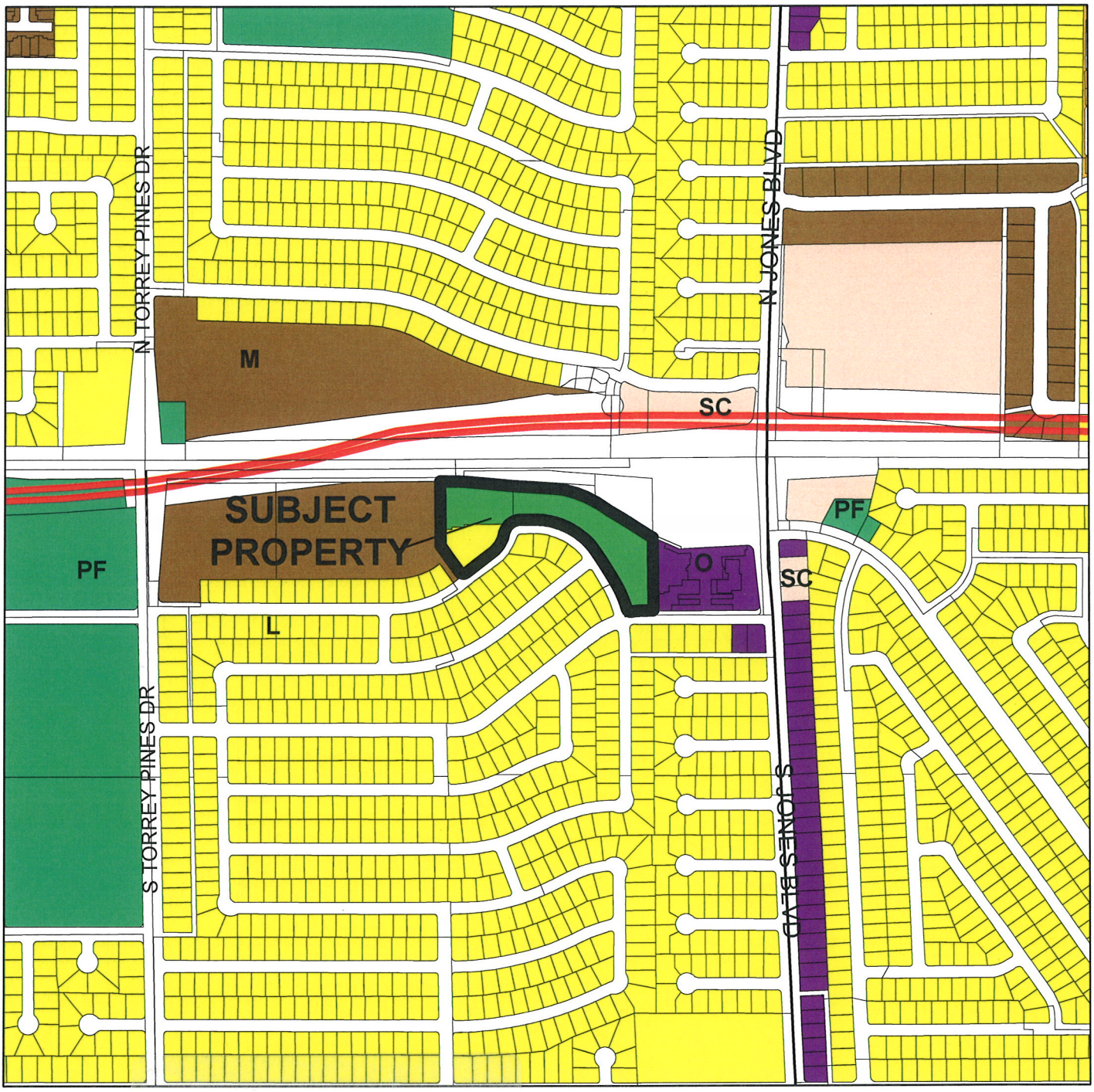
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

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.

City of Las Vegas Vicinity Map



GPA-38528

- Rezcase
- 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
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)
- Not in City
- Right - of - Way

N

0 325 650 1,300 Feet

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

PLANNING & DEVELOPMENT



GPA-38528 - APPLICANT/OWNER: CITY OF LAS VEGAS
6230 GARWOOD AVENUE AND 6200 HARGROVE AVENUE

06/24/10

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 South 4th Street
Las Vegas, NV. 89101

RE: Application GPA-38528
Assessor's Parcel Numbers 138-35-501-010, 011 and 017

Dear Mr. Gebeke:

In regard to these parcels, 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 these parcels 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.: **13.**

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

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

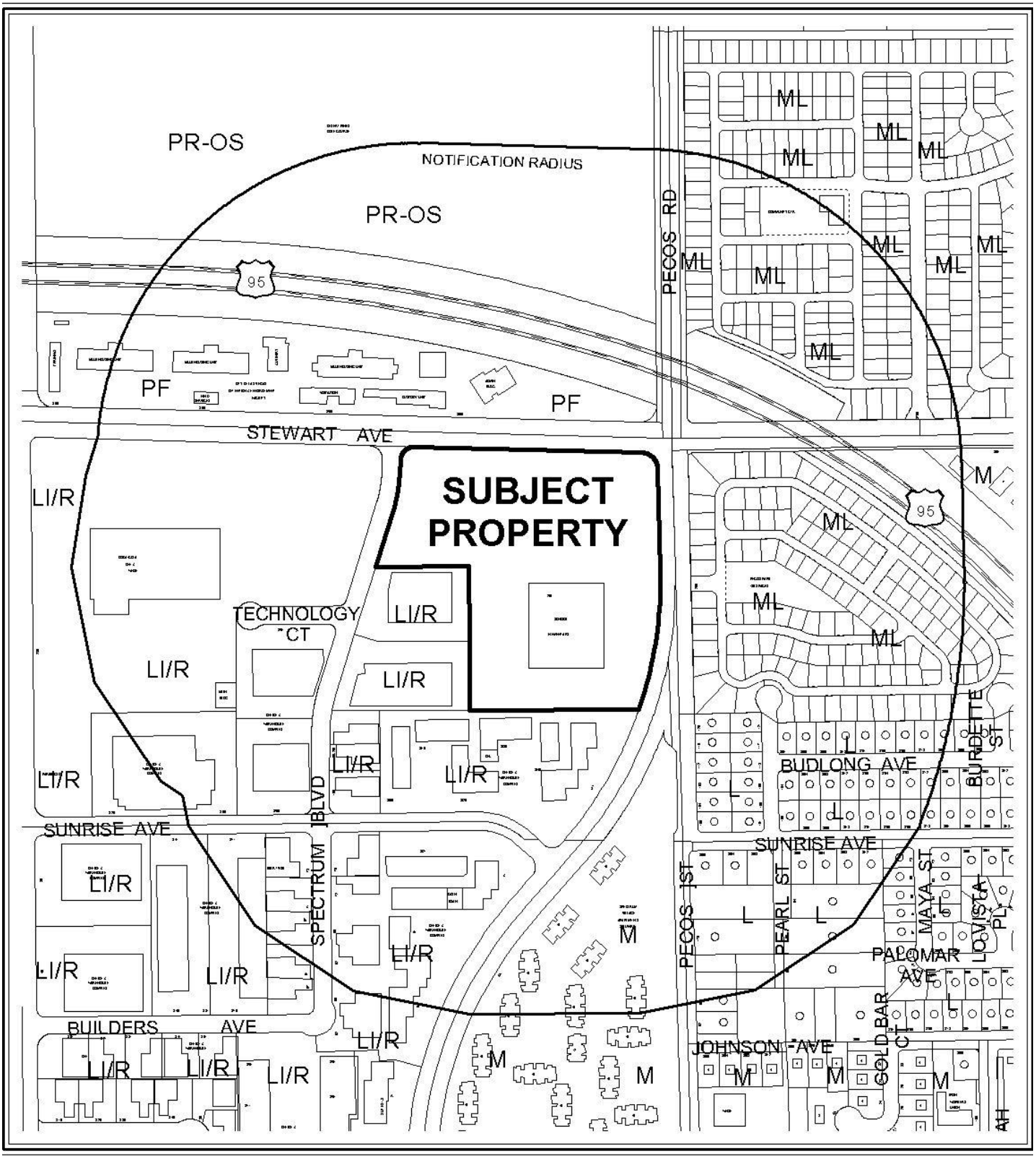
SUBJECT:
GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITIES) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese). 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. Location and Aerial Maps
2. 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


PR-OS
NOTIFICATION RADIUS
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95
PF
PF
STEWART AVE
SUBJECT PROPERTY
LI/R
TECHNOLOGY CT
LI/R
LI/R
LI/R
LI/R
LI/R
SUNRISE AVE
SPECTRUM BLVD
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SUNRISE AVE
PECOS ST
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MAYA ST
LOVISTA PL
PALOMAR AVE
GOLD BAR CT
JOHNSON AVE
BURDETTE ST
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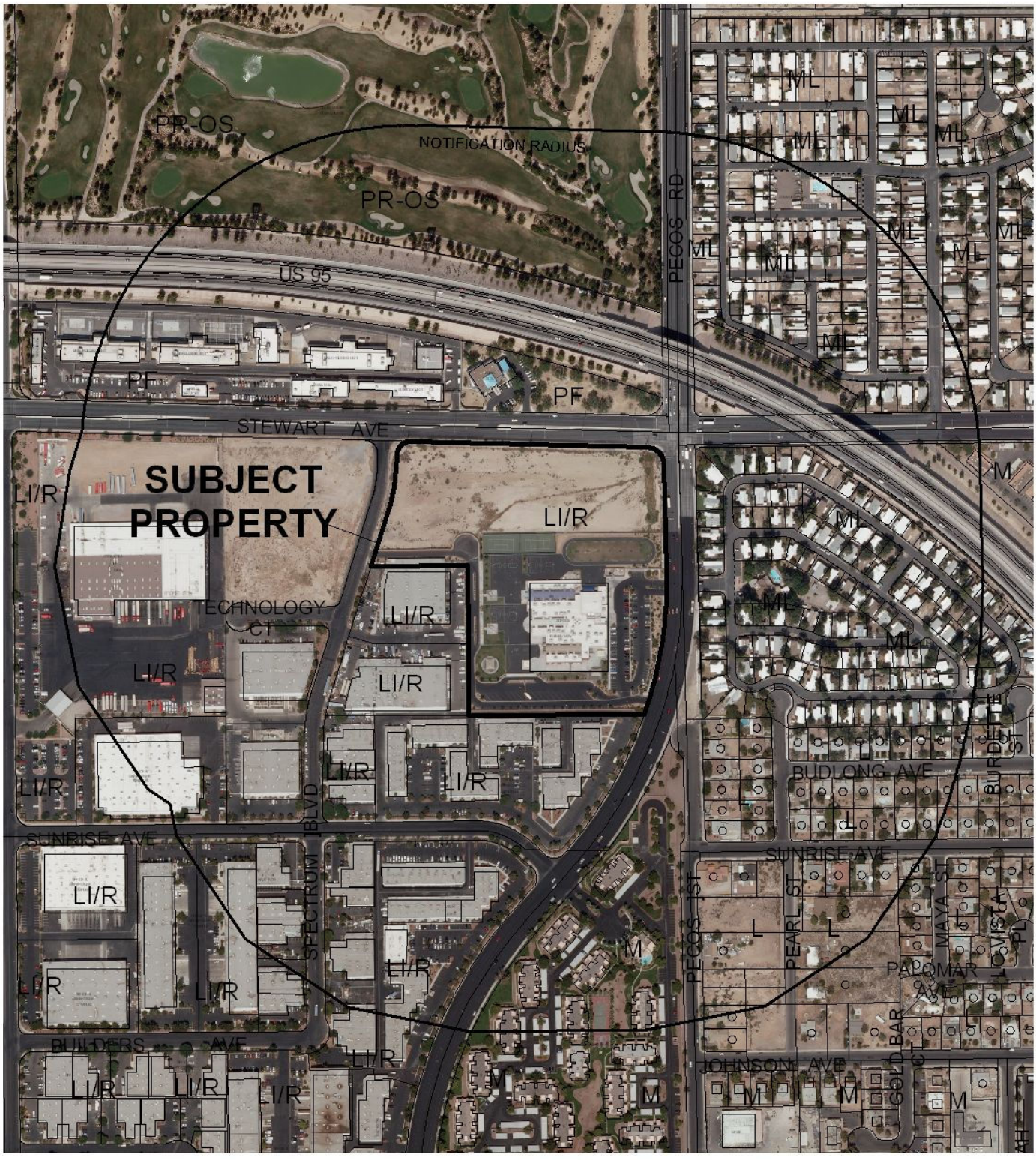
SUBJECT PROPERTY
NOTIFICATION RADIUS
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PALOMAR AVE
GOLD BAR CT
JOHNSON AVE
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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38529	Staff recommends APPROVAL.	ZON-38530
ZON-38530	Staff recommends APPROVAL.	GPA-38529

JG

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to PF (Public Facilities) on 14.4 acres at 245 North Pecos Road. There is a companion request for a Rezoning (ZON-38530) from M (Industrial) to C-V (Civic). The subject property has contained an elementary school since 2006. In 2009, Ordinance 6041 was adopted, requiring a Special Use Permit for a primary school in the M (Industrial) zoning district. As a result, the existing use of the site is legally non-conforming. The PF (Public Facilities) General Plan designation as well as the proposed C-V (Civic) zoning district are intended for public uses such as schools, and is compatible and harmonious with the surrounding area; therefore, staff recommends approval. If these applications are denied, the General Plan designation would remain LI/R (Light Industrial/Research), the zoning would remain M (Industrial) and the existing use would remain as a legally non-conforming use.

ISSUES

- The proposed General Plan Amendment request must be approved in order for the requested Rezoning to C-V (Civic) to be approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/03/03	The City Council approved a Special Use Permit (SUP-2322) for a proposed Public School, Primary at 245 North Pecos Road. The Planning Commission and staff recommended approval of this request.

Most Recent Change of Ownership	
09/15/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.2006	The building construction started in 2005 and was completed in 2006.

Pre-Application Meeting
These applications are initiated by the Planning and Development Department and no meeting was required.

Neighborhood Meeting	
06/28/10	A neighborhood meeting was held on Monday, June 28, 2010 at 6:00 p.m. at the Miley Achievement Center Multi-purpose Room, 245 North Pecos Road, Las Vegas. One member of the public attended the meeting and voiced no concerns.

Field Check	
06/24/10	Staff conducted a field check and noted a well maintained elementary school facility.

Details of Application Request	
Site Area	
Net Acres	14.4

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School Primary / Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	City Detention & Enforcement Facility	PF (Public Facilities)	C-V (Civic)
South	Offices, Commercial, and Industrial	LI/R (Light Industry/Research)	M (Industrial)
East	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Offices, Commercial, and Industrial	LI/R (Light Industry/Research)	M (Industrial)

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

ANALYSIS

The applicant is proposing to Rezone the site from M (Industrial) to C-V (Civic), and to amend the General Plan designation from LI/R (Light Industry/Research) to PF (Public Facilities). The proposed General Plan Amendment and Rezoning are appropriate, as the elementary school has been located on the southern portion of the subject property since 2006. The northern portion is undeveloped at the present time. Proposed General Plan designation and Zoning district are more appropriate for the existing use as they are intended for public uses such as schools, therefore, staff recommends approval. If these applications are denied the existing use would remain non-conforming to the current Zoning and General Plan designation.

FINDINGS (GPA-38529)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The intensity of the proposed PF (Public Facilities) General Plan designation is compatible with the existing adjacent LI/R (Light Industry/Research), ML (Medium Low Density Residential) and PF (Public Facilities) land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed General Plan designation allows for the special purpose zoning district of C-V (Civic). This district is compatible with the existing adjacent land uses and zoning districts and will act as a buffer for the R-MHP (Residential Mobile/Manufactured Home Park) District to the east.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Access to the site is provided by Pecos Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   No applicable plans are affected by this request.

FINDINGS (ZON-38530)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-V (Civic) zoning district conforms to the proposed PF (Public Facilities) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed C-V (Civic) zoning district will allow public facilities development that is compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The proposed Rezoning is appropriate, as a school has been an existing use on the subject property since 2006.

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

   Access to the site is provided by Pecos Road, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The site will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 71

APPROVALS 0

PROTESTS 0

JG

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

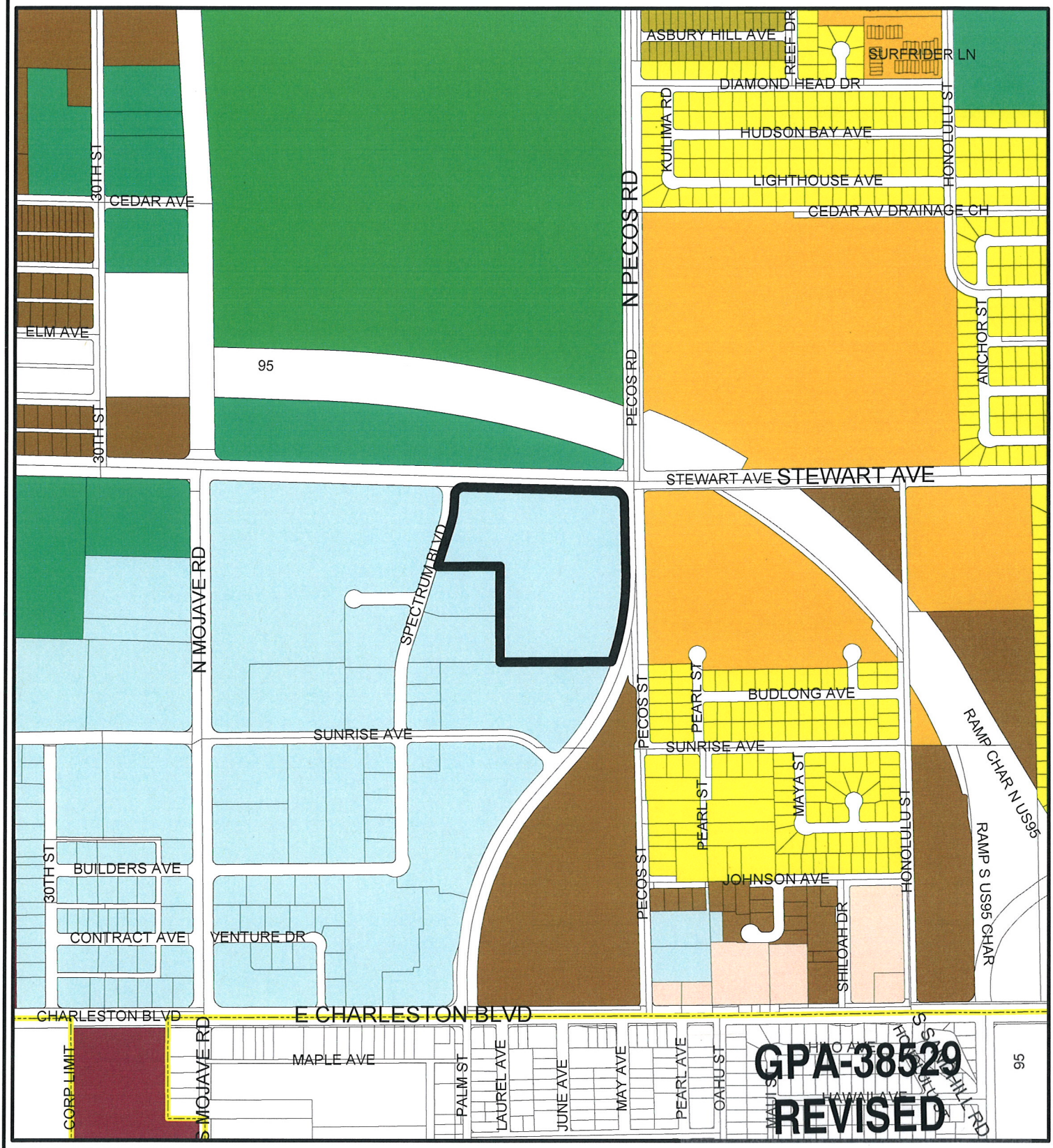
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

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.

GENERAL PLAN AMENDMENT Parcel: 13936710019
GPA-38529



GENERAL PLAN AMENDMENT

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
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- 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

FROM LI/R TO PF

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: July 09, 2010



GPA-38529 AND ZON-38530 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
245 NORTH PECOS ROAD

06/24/10



GPA-38529 AND ZON-38530 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES
245 NORTH PECOS ROAD

06/24/10

PLANNING & DEVELOPMENT
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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.: **14.**

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). Staff recommends APPROVAL.

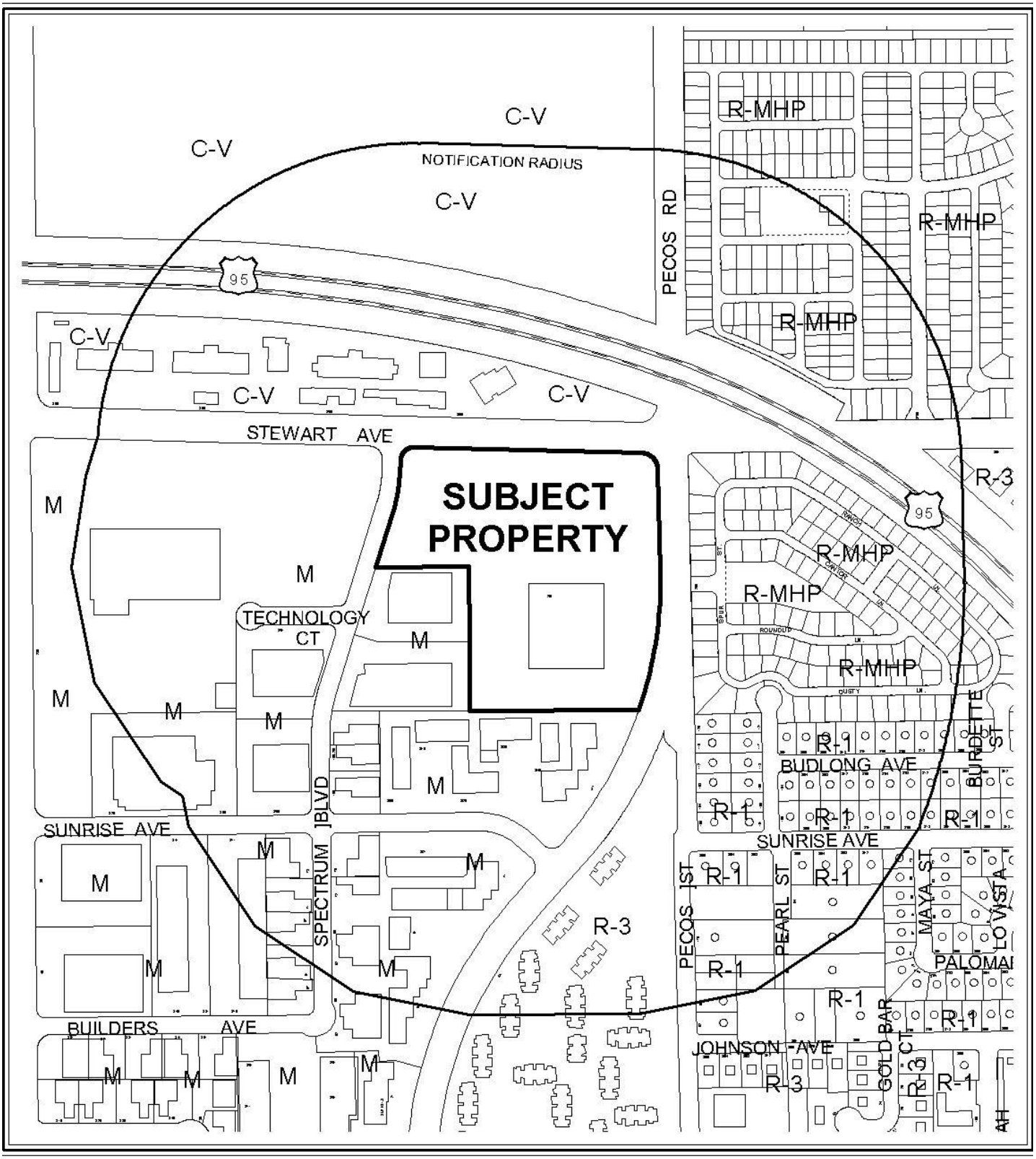
C.C.: 09/01/2010

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

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



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CASE: **ZON-38530**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

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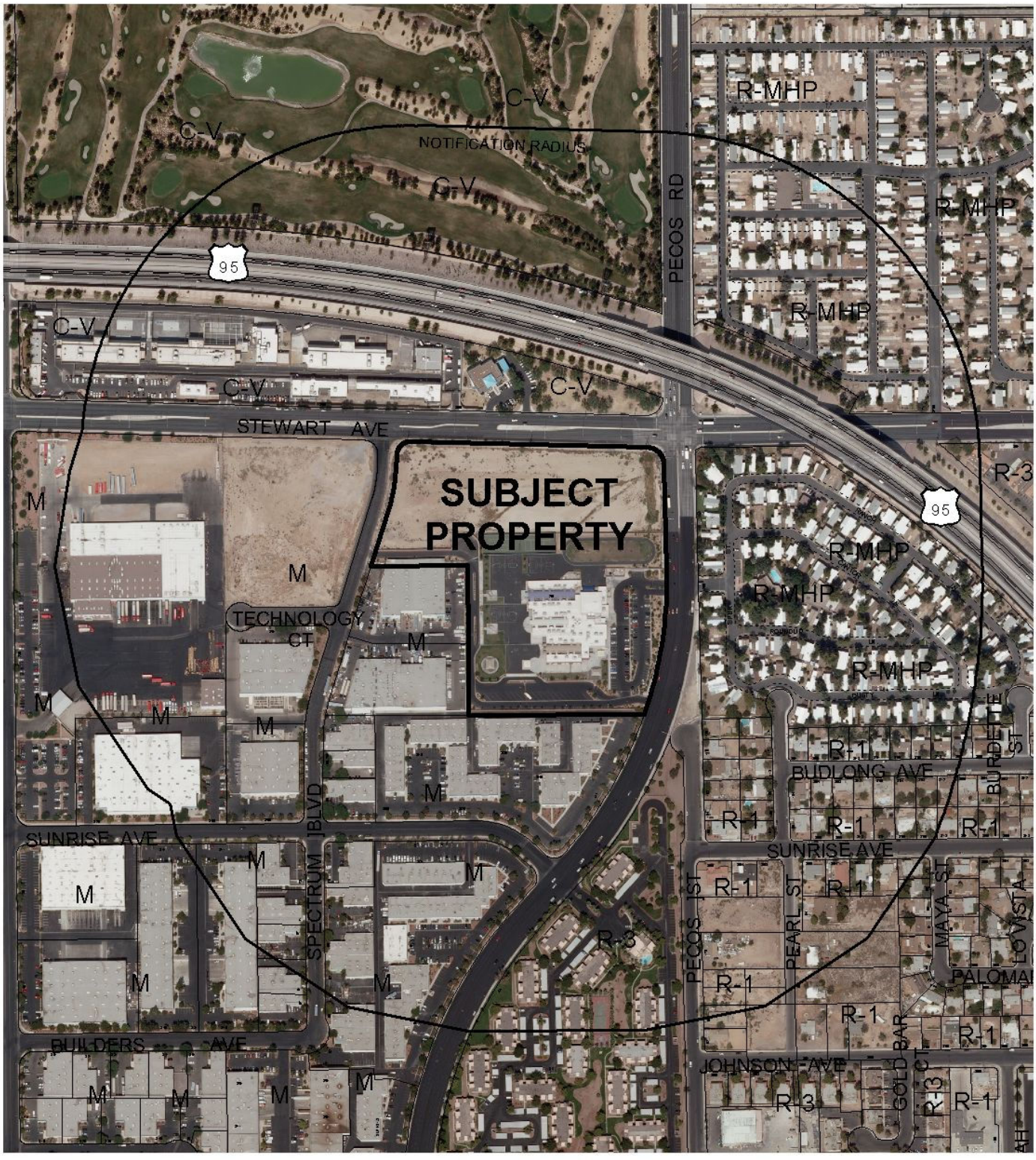

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CASE: **ZON-38530**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

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

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E-mail Address lkperri@interact.ccsd.net

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Address 731 S. 4TH Street **Phone:** 229-6882 **Fax:** _____

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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

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COUNTY OF CLARK
NORA LARES
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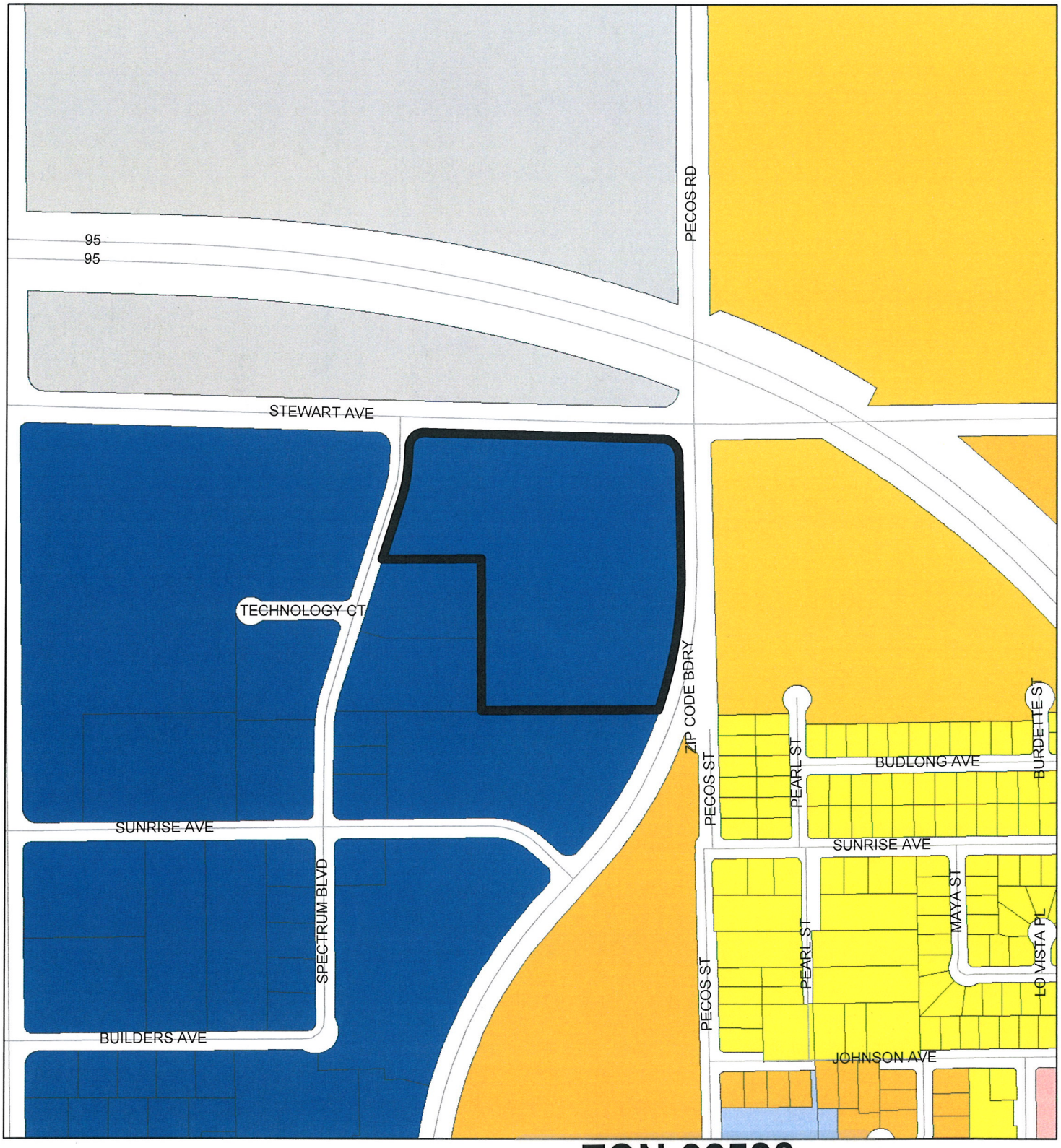
FOR DEPARTMENT USE ONLY

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.

REZONING Parcel: 13936710019
ZON - 38530



ZONING

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

ZON-38530 FROM M TO C-V REVISED

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: July 9, 2010

PLANNING & DEVELOPMENT

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

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

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.: **15.**

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

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

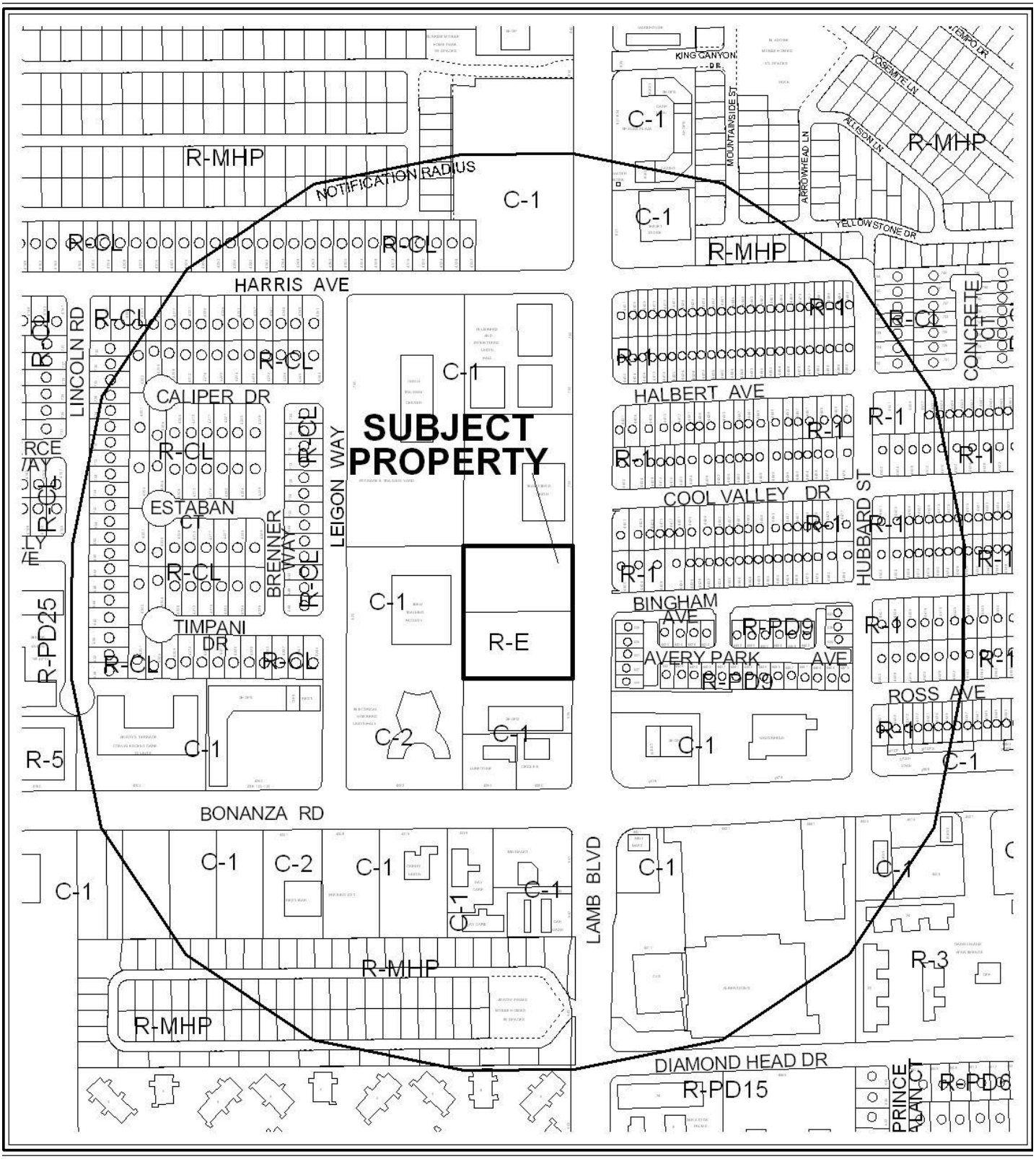
SUBJECT:
ZON-38618 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.14 acres adjacent to the west side of Lamb Boulevard, approximately 285 feet north of Bonanza Road (APNs 140-30-803-006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



0 300 600 Feet

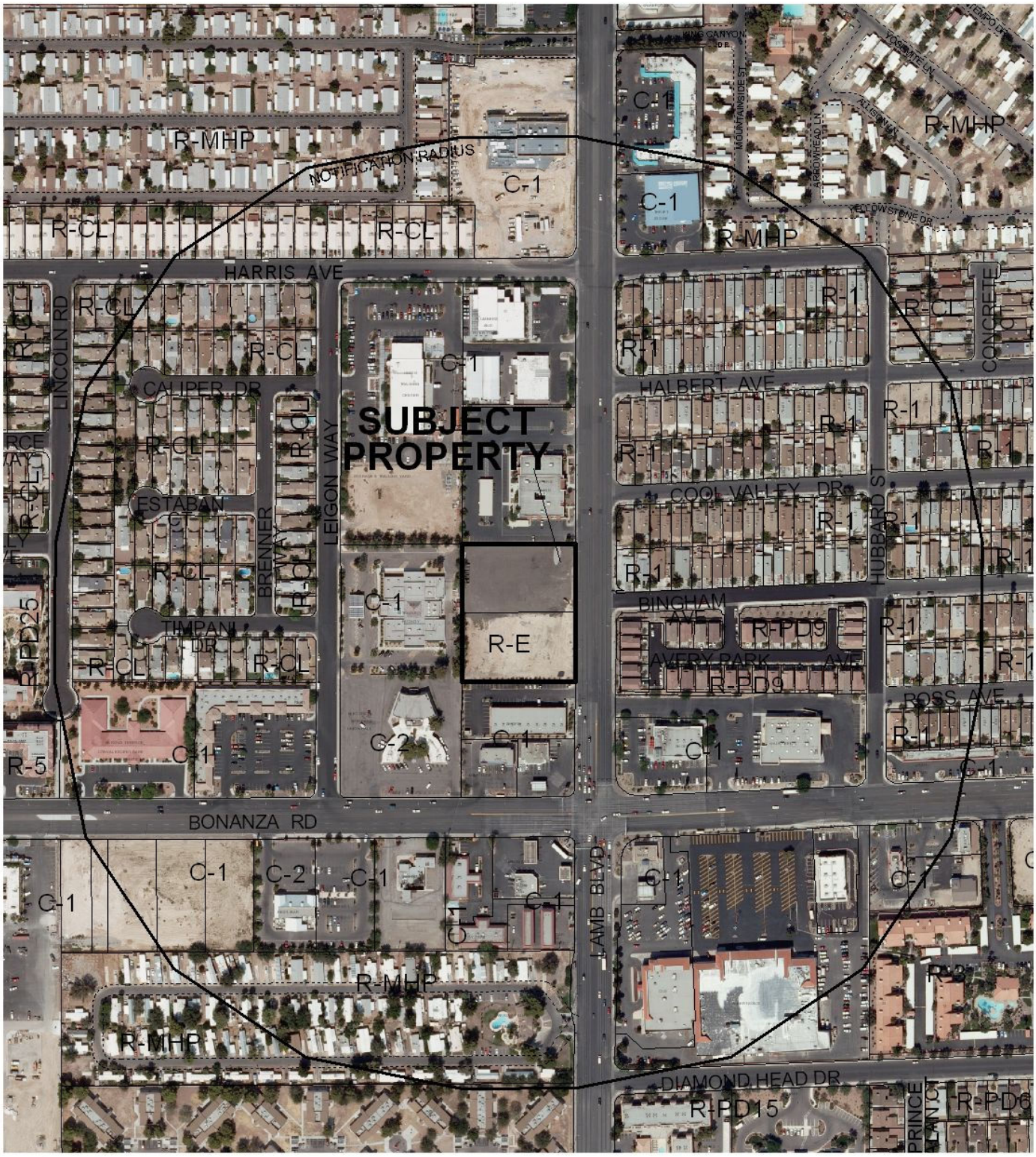
CASE: **ZON-38618**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-38618	Staff recommends APPROVAL.	

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of two undeveloped parcels totaling 2.14 acres on the west side of Lamb Boulevard, approximately 285 feet north of Bonanza Road. The two parcels are currently zoned R-E (Residence Estates) and are bound by commercial properties to the north, south and west. The applicant is requesting a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on these parcels that will be in conformance with the existing General Plan designation of SC (Service Commercial) and allow for similar commercial uses on the site. Because the proposed C-1 (Limited Commercial) zoning district conforms to the existing SC (Service Commercial) General Plan designation for the site and the commercial uses that would be allowed on the site as a result of rezoning are appropriate for the area, staff recommends approval. If denied, the site will remain zoned R-E (Residence Estates), the zoning designation will remain inconsistent with the existing land use designation and no commercial uses may exist on the property except for those allowed by Title 19.

ISSUES

- The current General Plan is SC (Service Commercial). Rezoning to C-1 (Limited Commercial) will allow for conformance with the General Plan.
- This segment of Lamb Boulevard is in a high traffic area and is more appropriate for commercial uses than residential uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/11/05	Code Enforcement processed a case (#35241) concerning litter, overgrown weeds, trash and debris on APN 140-30-803-007. The case was resolved by Code Enforcement on 10/25/05.
11/07/06	Code Enforcement processed a case (#47781) concerning graffiti on APN 140-30-803-007. The case was resolved by Code Enforcement on 11/13/06.
11/13/06	Code Enforcement processed a case (#47889) concerning graffiti on the rear wall on APN 140-30-803-006. The case was resolved by Code Enforcement on 11/27/06.
11/20/06	Code Enforcement processed a case (#48091) concerning graffiti on a block wall in the vacant lot adjacent to 700 North Lamb Boulevard. The case was resolved by Code Enforcement on 11/27/06.
04/10/09	Code Enforcement processed a case (#76646) concerning dumping of trash and debris, homeless camps and signs stored at the rear of APN 140-30-803-007. The case was resolved by Code Enforcement on 05/02/09.

Most Recent Change of Ownership	
07/17/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/19/97	A building permit (#97005516) was issued for an office building and meeting hall at 700 North Lamb Boulevard, north of the subject site. A final inspection was completed 12/09/97.

Pre-Application Meeting
A pre-application meeting was not held for this item. However, staff reviewed the applicant's request prior to submittal and authorized the submittal.

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

Field Check	
06/24/10	A field check was conducted on the subject site, with the following items noted: • The site is undeveloped. • There are some construction materials and heavy machinery located in the northwest portion of the site, as well as some debris. • There is a non-commercial on-premise pylon sign located on the subject site facing Lamb Boulevard that contains graffiti.

Details of Application Request	
Site Area	
Net Acres	2.14

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

East	Single Family Dwelling, Detached	MLA (Medium-Low Attached Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
West	Trade School	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply to the subject site:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	46,609 SF	N/A
Min. Lot Width	100 Feet	165 Feet	Y
Min. Setbacks:			
• Front	20 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50%	N/A	N/A
Max. Building Height	No maximum	N/A	N/A

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.18 du/ac	4
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A

ANALYSIS

If approved, this request would rezone the subject site from R-E (Residence Estates) to C-1 (Limited Commercial). The proposed rezoning would conform to the existing SC (Service Commercial) General Plan land use designation on this lot. Rezoning of this lot is appropriate, as this segment of Lamb Boulevard, an arterial street, is no longer suitable for continuation of low density residential uses due to increased traffic volumes. In addition, all other lots on this block have been zoned for commercial uses since 2000; therefore, the proposed zoning would be compatible with surrounding zoning districts and land uses. Staff therefore recommends approval.

FINDINGS (ZON-38618)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to C-1 (Limited Commercial) will bring the subject properties into conformance with the Southeast Sector Plan of the General Plan, which currently designates the properties SC (Service Commercial).

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed in the proposed C-1 (Limited Commercial) District are appropriate for this area, which is developed with predominantly retail and office commercial uses also zoned C-1 (Limited Commercial), especially on the west side of Lamb Boulevard.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The undeveloped subject parcels are sandwiched between developed commercial properties, and rezoning would allow for commercial development of the site consistent with the neighboring parcels.

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

   Lamb Boulevard, a 100-foot Primary Arterial street, provides access to the properties. This street provides adequate capacity to meet the needs of development on the subject parcels.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 1,023

APPROVALS 0

PROTESTS 0

SS

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: _____

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

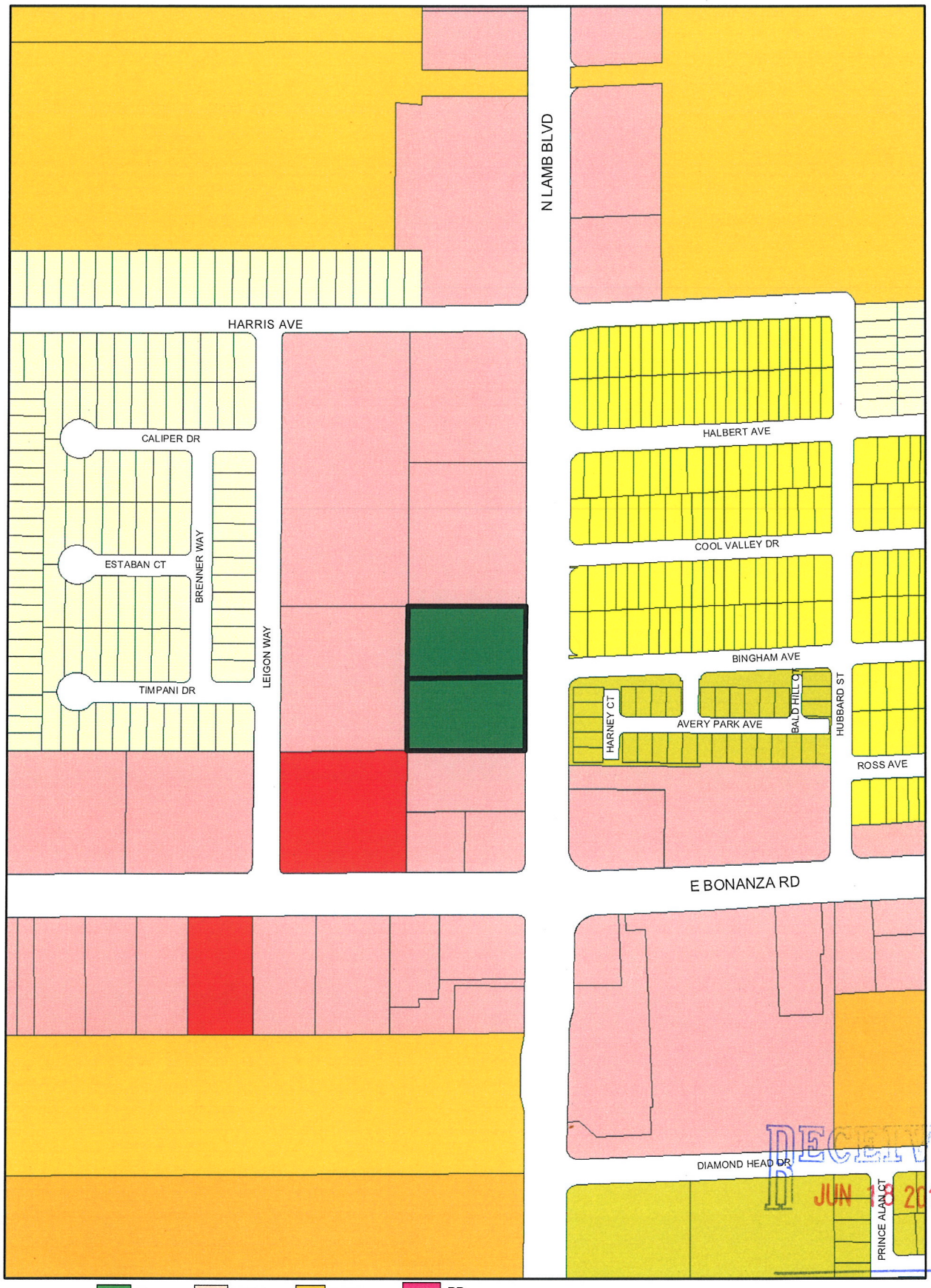
MARLENE A GARCIA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90952-1
MY APPT. EXPIRES SEPTEMBER 19, 2012

FOR DEPARTMENT USE ONLY

Case #	ZON-38618
Meeting Date:	7/29/10
Total Fee:	$1200.00
Date Received:*	7/1/10
Received By:	J Swanton

*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.

REZONING Parcel: 140-30-803-006 and 140-30-803-007



RECEIVED
JUN 18 2010

ZONING

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

ZON-38618
REVISED

From R-E TO C-1

Data Current as of: June 18 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



ZON-38618 – APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631
WEST SIDE OF LAMB BOULEVARD, NORTH OF BONANZA ROAD

06/24/10



ZON-38618 – APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631
WEST SIDE OF LAMB BOULEVARD, NORTH OF BONANZA ROAD

06/24/10



ZON-38618 – APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631
WEST SIDE OF LAMB BOULEVARD, NORTH OF BONANZA ROAD

06/24/10



ZON-38618 – APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631
WEST SIDE OF LAMB BOULEVARD, NORTH OF BONANZA ROAD

06/24/10

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.: **16.**

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

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

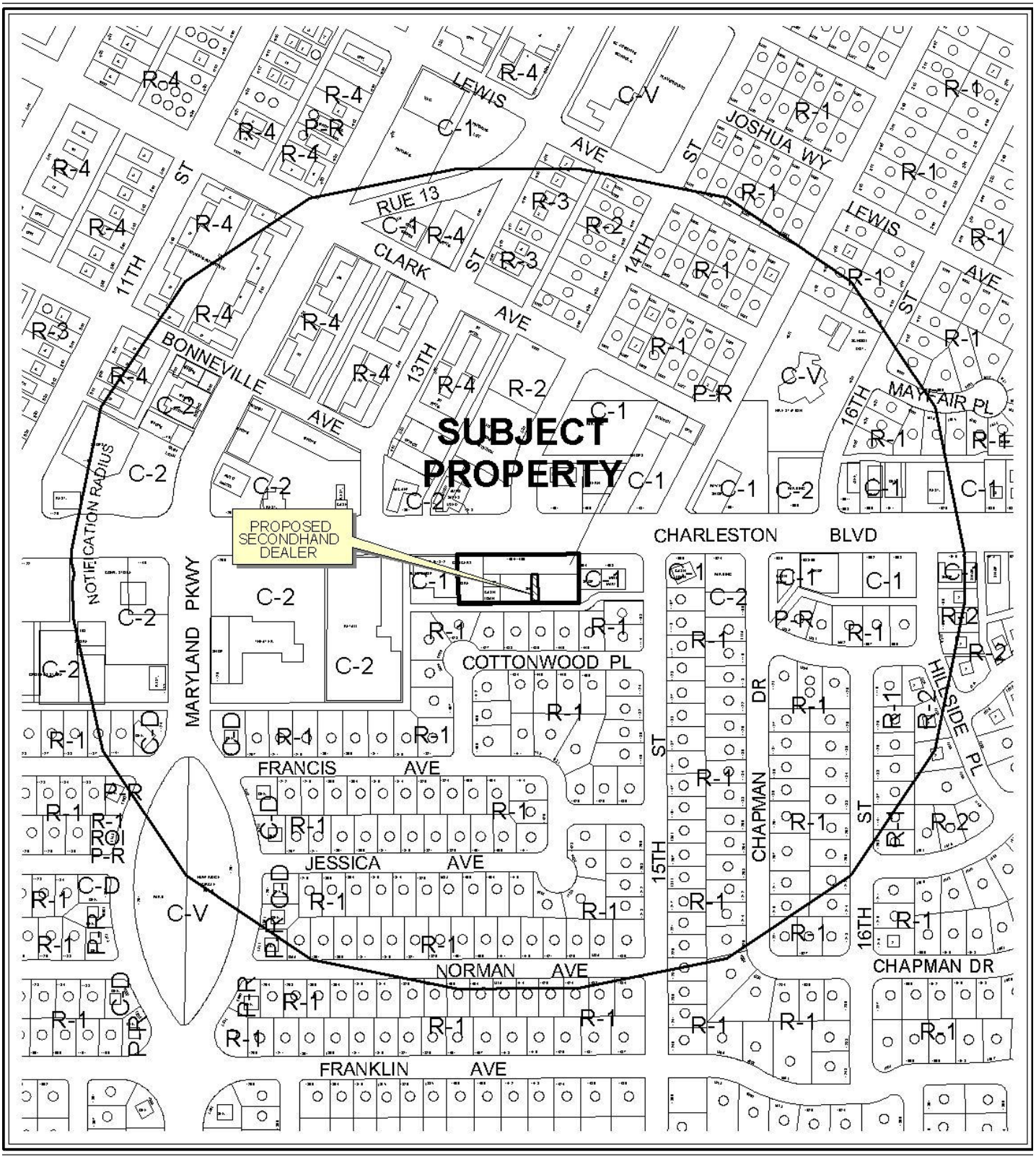
SUBJECT:
SUP-38275 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 500 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 1444 East Charleston Boulevard (APN 162-02-110-007),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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38275	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38275 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.

2. All window signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval.

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Secondhand Dealer (Jewelry) use within an existing General Retail Establishment at 1444 East Charleston Boulevard. The Secondhand Dealer (Jewelry) use would allow the applicant to buy and to sell used jewelry. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval of this request. If this application is denied, the proposed Secondhand Dealer use cannot be located within the subject tenant space, nor can a business license be obtained for the use at this location.

ISSUES

- A site visit by staff and noted that a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/26/78	The Board of Zoning Adjustment approved a request for a Variance (V-0041-78) to allow the sale of used books in addition to new books on property located at 1440 East Charleston Boulevard.
08/25/88	The City Council approved a request for a Variance (V-0090-88) to allow a Secondhand Dealership for the sale of used books, where a Secondhand Dealership use is not permitted on property located at 1440 East Charleston Boulevard. The Board of Zoning Adjustment and staff recommended approval.
04/21/04	The City Council approved a request for a Special Use Permit (SUP-3747) for a Financial Institution, Specified at 1426 East Charleston Boulevard. The Planning Commission and staff recommended denial.
10/20/04	The City Council approved a six month Required Review (RQR-5234) for a Special Use Permit (SUP-3747) for a Financial Institution, Specified at 1426 East Charleston Boulevard. Staff recommended approval.
01/07/09	The City Council approved a request for a Special Use Permit (SUP-31303) for a Bailbond Service at 1440 East Charleston Boulevard. The Planning Commission and staff recommended approval.
12/02/09	The City Council approved a request for a Special Use Permit (SUP-36072) for a Thriftshop at 1412 East Charleston Boulevard. The Planning

	Commission and staff recommended approval.

Most Recent Change of Ownership	
03/17/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/01/07	A business license (G04-06436) was issued for Gifts and Novelties at 1444 East Charleston Boulevard. This license is currently active.
04/03/07	A business license (M21-00990) was issued for Merchandise Broker at 1444 East Charleston Boulevard. This license is currently active.
07/21/08	A business license (E03-00552) was issued for an Express Delivery Service at 1444 East Charleston Boulevard. This license was marked out of business on 11/20/08.
04/23/09	A business license (T18-00877) was issued for Telephone Sales at 1444 East Charleston Boulevard. This license is currently active.
Pre-Application Meeting	
02/24/10	A pre-application meeting was held where elements of submitting a Special Use Permit for a Secondhand Dealer were discussed.

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

Field Check	
06/27/10	A field check was conducted by staff and observed window signage of the subject suite. Pursuant to Title 19.14, the window signage exceeds 25 percent.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail & Office Building	C (Commercial)	C-1 (Limited Commercial)
North	Retail Building & Motor Vehicle Sales (Used)	C (Commercial)	C-1 (Limited Commercial)

South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Retail & Office Building	C (Commercial)	C-1 (Limited Commercial)
West	Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Thriftshop	988 SF	1:250 SF	4				
Bail Bond Service	992 SF	1:300 SF	4				
Psychic Arts	1,250 SF	1:250 SF	5				
Financial Institution, Specified	900 SF	1:250 SF	4				
Restaurant (without Drive Through)	2,200 SF	1:50 SF of seating area and 1:200 SF of Gross Floor Area	29				

General Retail Store, Other than Listed (Less than 3,500 Square Feet)	8,970 SF	1:175 SF Gross Floor Area	53				
TOTAL SPACES REQUIRED			99		41		Y*
TOTAL (With Handicapped)			95	4	40	1	Y*

**The subject site meets the Title 19.10.010 (c) requirements for a Parking Impaired Development.*

ANALYSIS

The applicant is proposing to establish a Secondhand Dealer use within an existing General Retail Establishment. The applicant is proposing to buy and sell used jewelry, which is consistent with the Secondhand Dealer use defined in Title 19.04.

The subject property was constructed in 1964 and is a parking impaired development pursuant to Title 19.10.010. The current use at 1444 East Charleston Boulevard is a General Retail Store which required four parking spaces. The proposed Secondhand Dealer use requires one space per 250 square feet of gross floor area, or three parking spaces. As the proposed Secondhand Dealer use requires fewer parking spaces than the General Retail Establishment use, no parking variance is required. A site visit was conducted by staff noted a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14. A condition of approval has been added to address the window signage. The addition of a Secondhand Dealer within this site can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval.

FINDINGS (SUP-38275)

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

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

   The proposed land use is compatible with the C (Commercial) General Plan designation and is located within an existing General Retail Establishment. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The proposed Secondhand Dealer use will be in conjunction within General Retail Establishment, which is physically suitable for the type and intensity of the land use proposed.

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

The site is accessed by Charleston Boulevard, a 100-Foot Primary Arterial as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Secondhand Dealer use.

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

Approval of the Special Use Permit will not compromise the public health, safety, or welfare as the proposed Secondhand Dealer use will be subject to regular inspections for business licensing.

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

The proposed Secondhand Dealer use complies with the conditions per Title 19.04. The parking requirement for the proposed use is one space per 250 square feet of the gross floor area. The proposed Secondhand Dealer use requires less parking than the existing General Retail Store.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 276

APPROVALS 0

PROTESTS 0

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

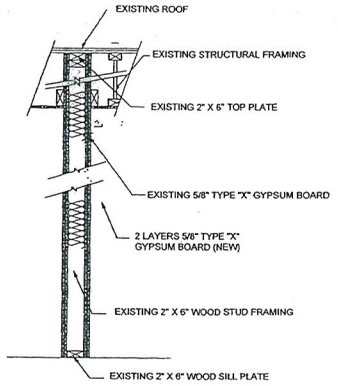
***The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.**

TABLE 720.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a,b,c]

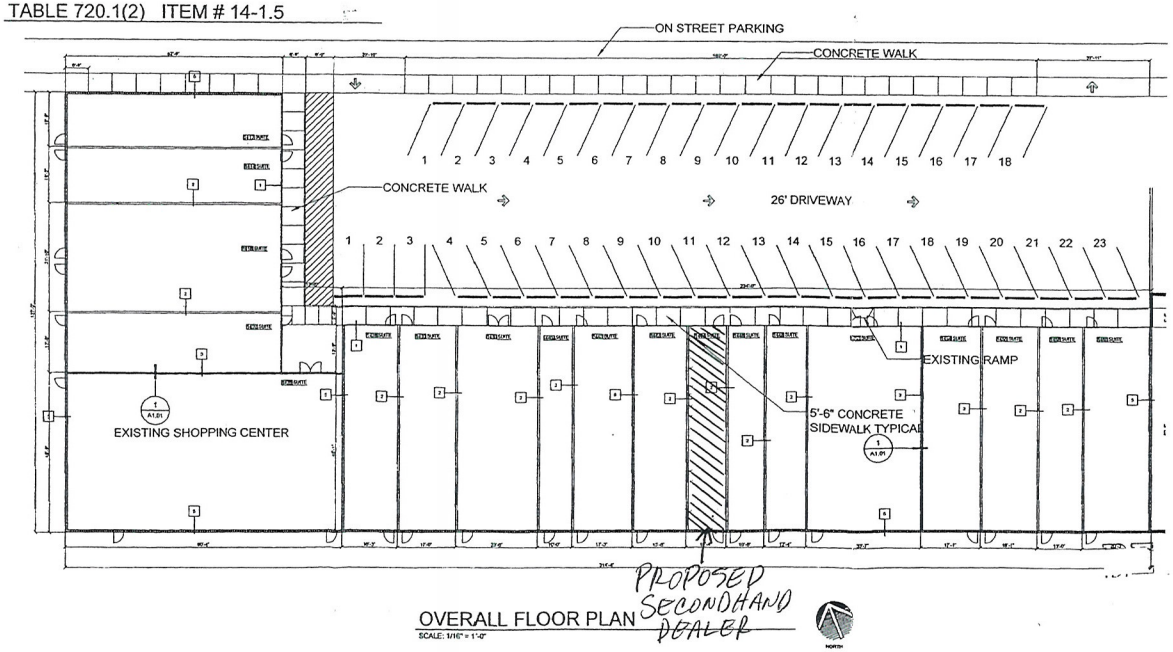
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (Inches) 4 hour	3 hour	2 hour	1 hour
14. Wood studs—interior partition with gypsum wallboard each side	14-1.1[k,m]	2" × 4" wood studs 16" on center with two layers of 3/8" regular gypsum wallboard[e] each side, 4d cooler[e] 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

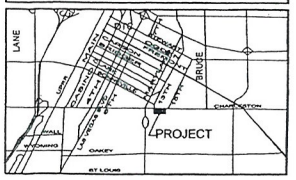
CEILING TYPE SCHEDULE

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

RECEIVED
JUN 17 2010

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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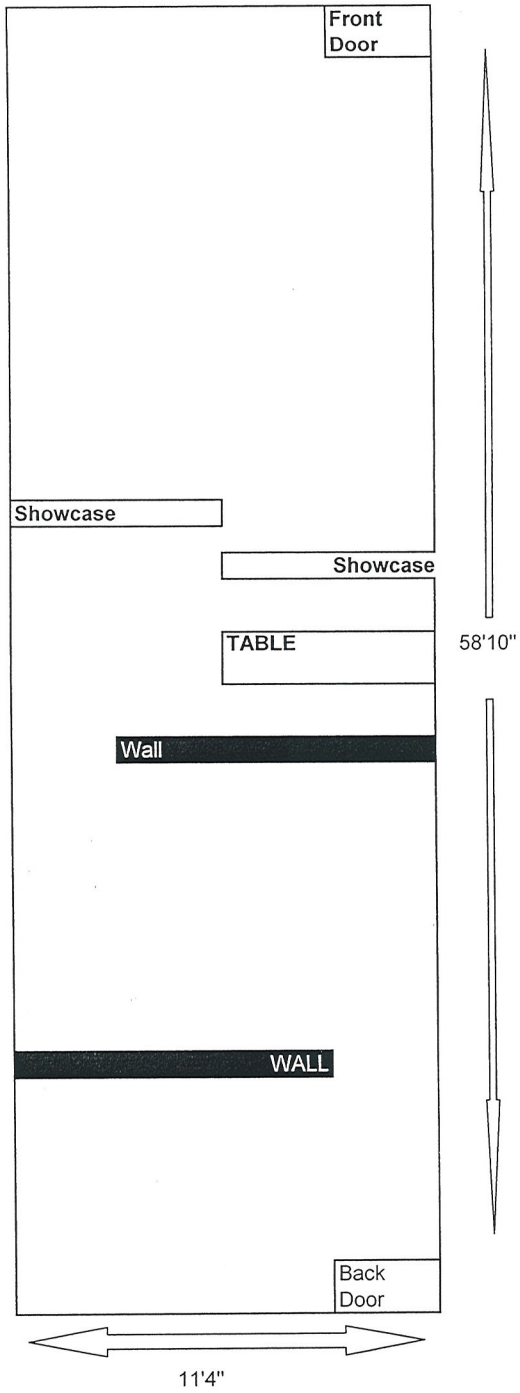
PROJECT: LAFAYETTE SQUARE
WORLDWIDE A's JEWELRY
1944 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA

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



SUP-38275 – APPLICANT: WORLDWIDE A'S JEWELRY - OWNER: NERCES S. HIMIDIAN
1444 EAST CHARLESTON BOULEVARD

06/24/10

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.

RECEIVED
JUN 17 2010

Respectfully yours,

Lilibeth Gonzales
Applicant Owner

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**

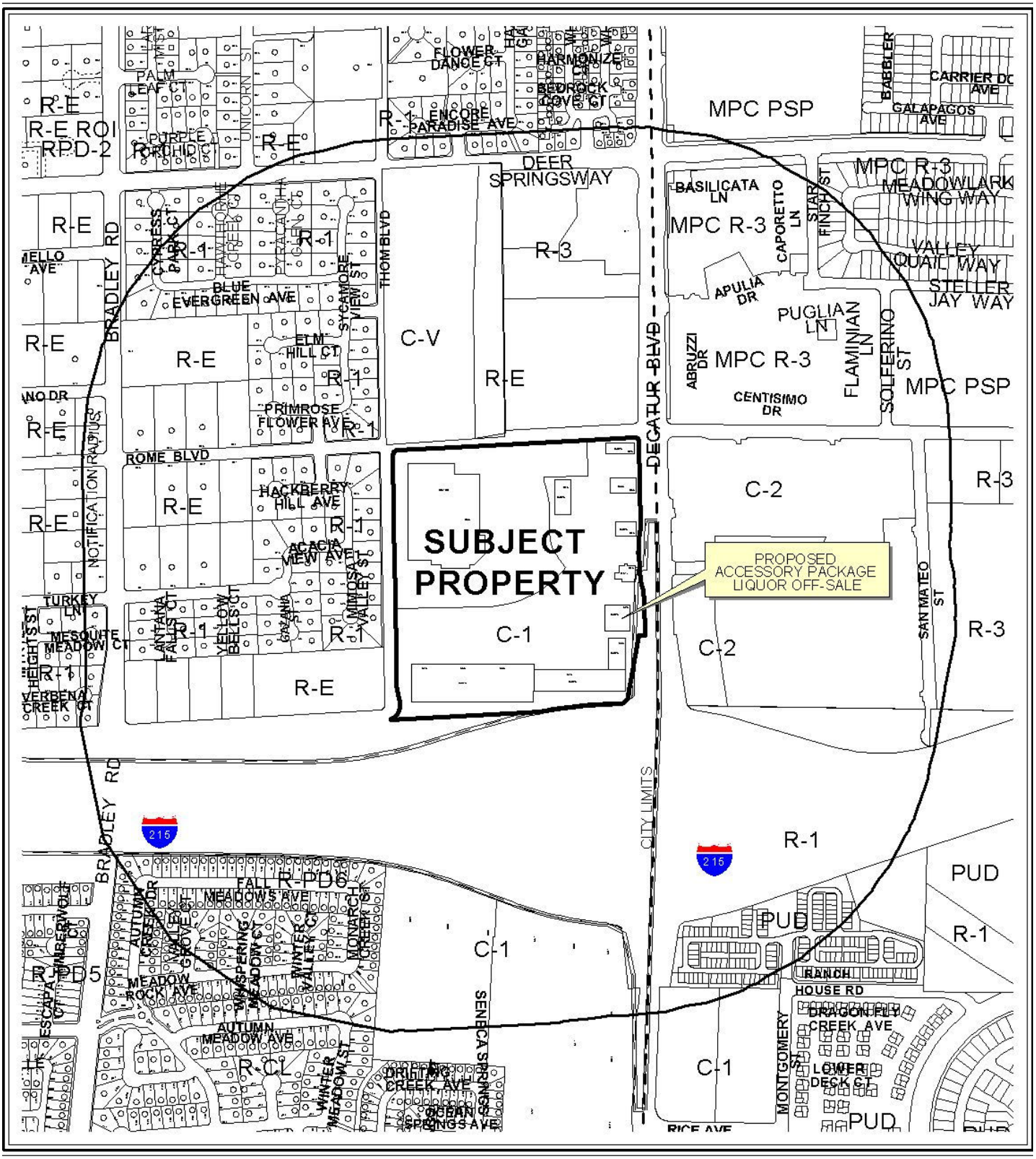
SUBJECT:
SUP-38276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR AN 81 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 6495 North Decatur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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



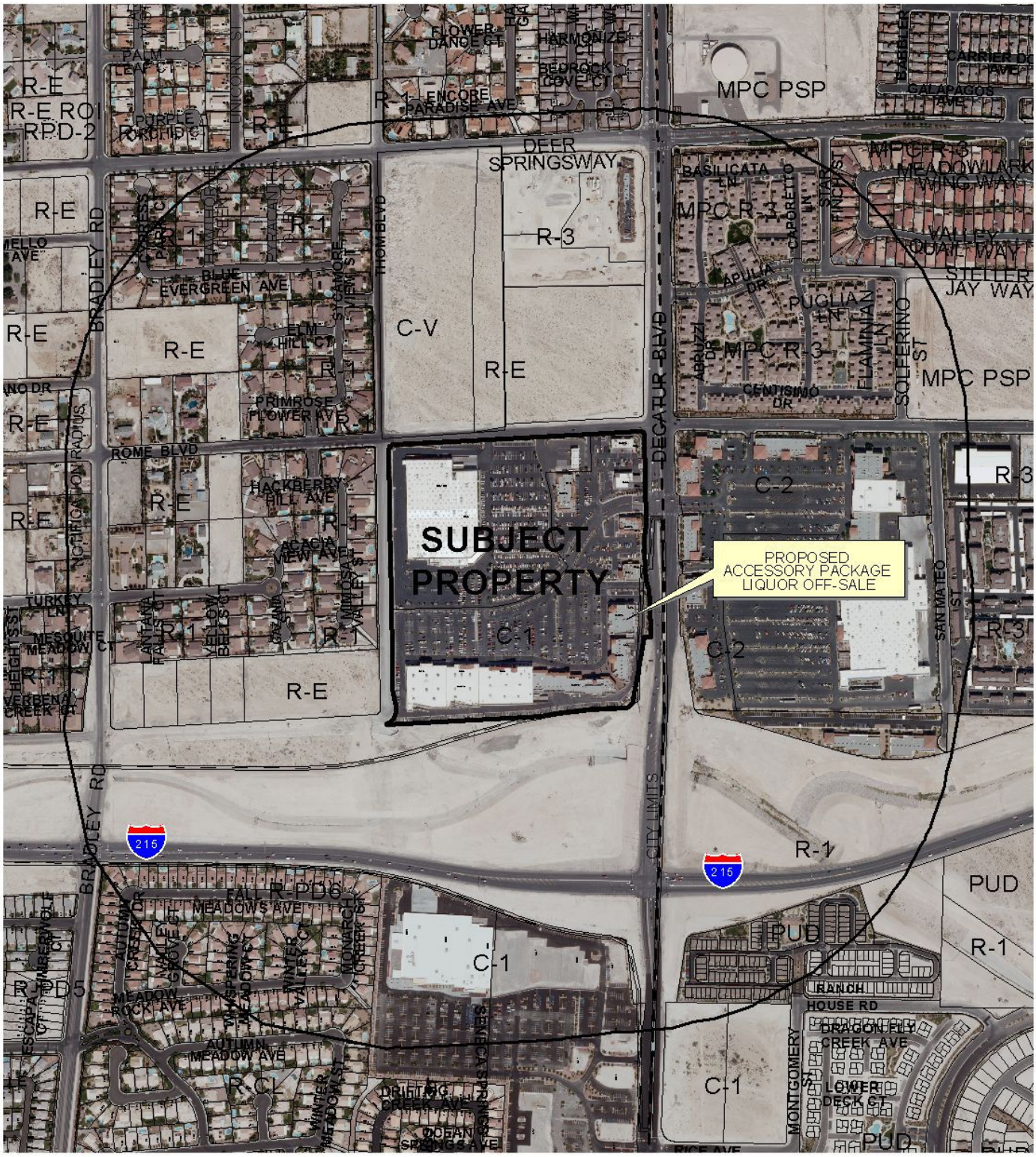
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38276	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38276 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. The sale of alcoholic beverages is ancillary to the retail use and may not exceed more than 81 square feet of the retail floor space for the display and merchandising of alcoholic beverages as reflected on the floor plan date stamped May 13, 2010.

6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

YK/MH

Conditions Page Two
July 29, 2010 - Planning Commission Meeting

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to allow an 81 square-foot Accessory Package Liquor Off-Sale use within an existing 14,820 square-foot Retail Establishment located at 6495 North Decatur Boulevard. This location is more than 400 feet from any church, school, child care facilities or city parks and thus no waivers are required. The proposed use is less than 10% of the total retail floor space of the establishment and will not add additional parking space requirements. The Accessory Package Liquor Off-Sale use can be conducted in a harmonious and compatible manner within the existing retail establishment and with the adjacent commercial uses. Staff recommends approval. If denied, the sale of packaged liquor at this location will not be allowed and cannot be licensed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/25/1997	The City Council approved a General Plan Amendment (GPA-0027-97) to change the land use from DR (Desert Rural Density Residential) to SC (Service Commercial) and a Rezoning (ZON-0062-97) from R-E (Residence Estates) to C-1 (Limited Commercial) at the northwest corner of Centennial Parkway and Decatur Boulevard. Planning Commission recommended approval on 07/24/1997.
11/03/2004	The City Council approved a Site Development Review (SDR-5050) for a 365,700 square foot shopping center at the northwest corner of Centennial Parkway and Decatur Boulevard. Planning Commission recommended approval.
03/05/2008	The City Council approved a Special Use Permit (SUP-25983) for Package Liquor Off-Sale Establishment at 6485 N. Decatur Boulevard, Suite #140 in Shadow Mountain Marketplace. Planning Commission recommended approval.

Most Recent Change of Ownership	
01/14/2005	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/08/2008	A Certificate of Occupancy was issued against plan check C-0455-06 for a 14,755 square foot Retail/Drug Store located at 6495 North Decatur Boulevard.
04/22/2008	A business license was issued for a pharmacy (Q04-00046) a drug store (D11-00224) and for tobacco sales (C05-02604) at 6495 North Decatur Boulevard.

Pre-Application Meeting	
03/30/2010	Staff met with the representative and reviewed the submittal requirements for a Special Use Permit. It was determined that no waivers were required for this proposal.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
06/24/2010	Staff conducted a field check and found this to be a clean, well maintained shopping center.

Details of Application Request	
Site Area	
Net Acres	21.02

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Vacant Undeveloped	PF (Public Facilities), M (Medium Density Residential) & ML (Medium Low Density Residential)	C-V (Civic) & R-E (Residence Estate)
South	Right-of-Way (215)	Right-of-Way (CC 215)	Right-of-Way (CC 215)
East	NLV	NLV	NLV
West	Single Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	365,700 Sq. Ft.	1 space per 250 Sq. Ft.	1,463		1,992		Y
TOTAL SPACES REQUIRED			1,463		1,992		Y
TOTAL (With Handicapped)			1438	25	1944	48	Y

ANALYSIS

This site location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. No additional parking will be required for this use. The sale of alcoholic beverages is ancillary to the retail use and is devoted to less than 10% of the gross retail floor area. The proposed use meets minimum requirements of Title 19.04 and can be conducted in a manner that is harmonious and compatible with the surrounding uses; staff therefore recommends approval of this request.

FINDINGS (SUP-38276)

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

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

The proposed Retail Establishment with Accessory Package Liquor Off-Sale use will be located within the existing General Retail Store. The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the commercial uses on adjacent properties.

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

The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement for a Retail Establishment with Accessory Package Liquor Off-Sale use other than that which is required for the principal use.

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

Site access is provided from Decatur Boulevard, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

The proposed use will be located within an existing Retail Establishment and complies with the minimum Special Use Permit requirements. The use will devote less than 10% of the gross floor space within the existing General Retail Store for the sale of alcoholic beverages and meets all distance separation requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 747

APPROVALS 0

PROTESTS 0

YK/MH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38276** APN: 125-24-811-003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Robert M. Silverman of Walgreen Co.

Name of Representative: Jennifer Roberts of Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark D. Linehan

Subscribed and sworn before me

This 27 day of May, 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-38276 APN: 125-27-811-003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Robert M. Silverman of Walgreen Co.

Name of Representative: Jennifer Roberts of Lionel Sawyer & Collins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: 125-27-811-003

Signature of Property Owner: _____

Print Name: Mark Lingham

Subscribed and sworn before me

This 12 day of May , 2010

_____

Notary Public in and for said County and State

DEBORAH A. WENGLER
Commission # 1686839
Notary Public - California
Santa Barbara County
My Comm. Expires Sep 6, 2010

RECEIVED
MAY 13 2010

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

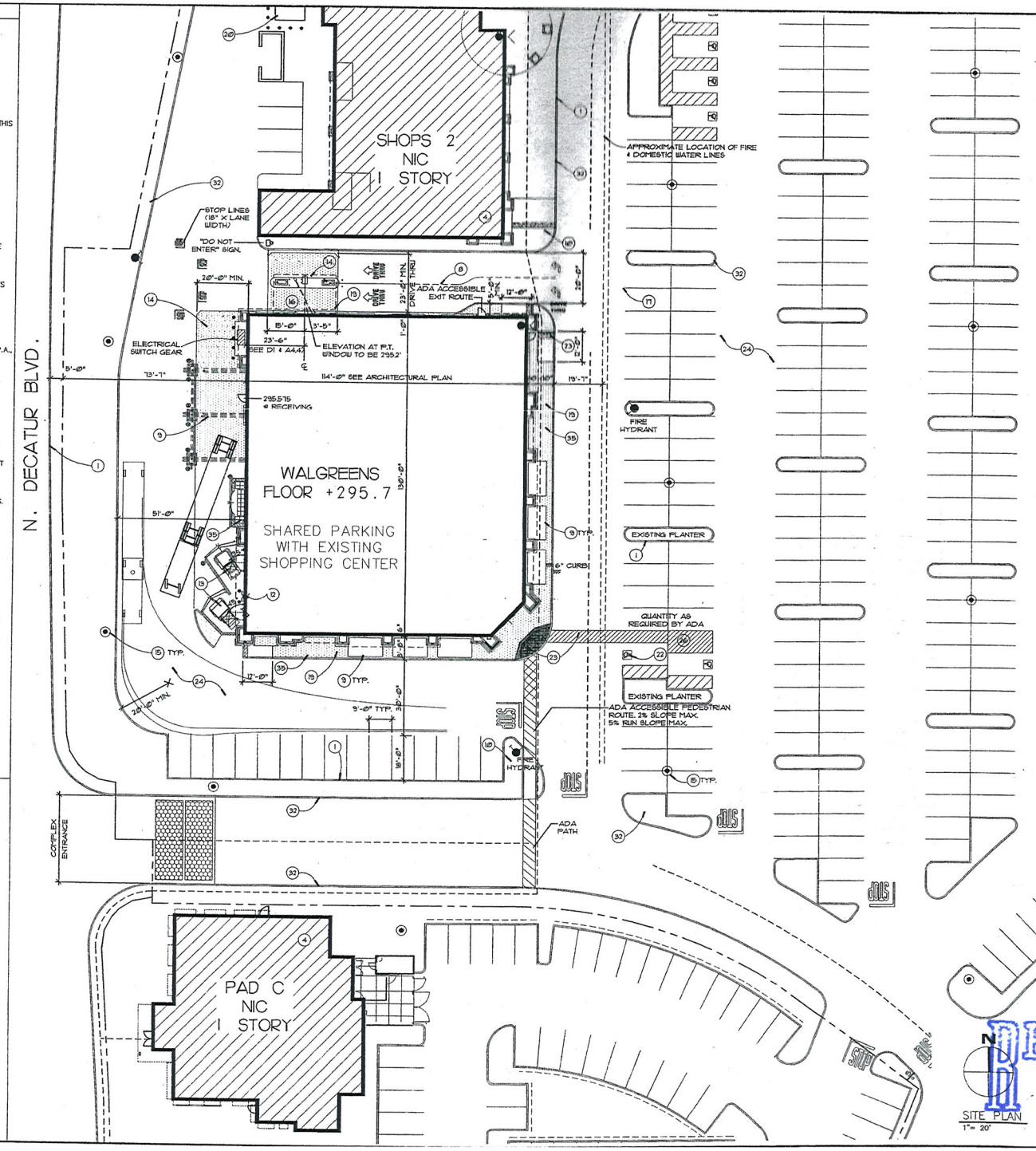
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

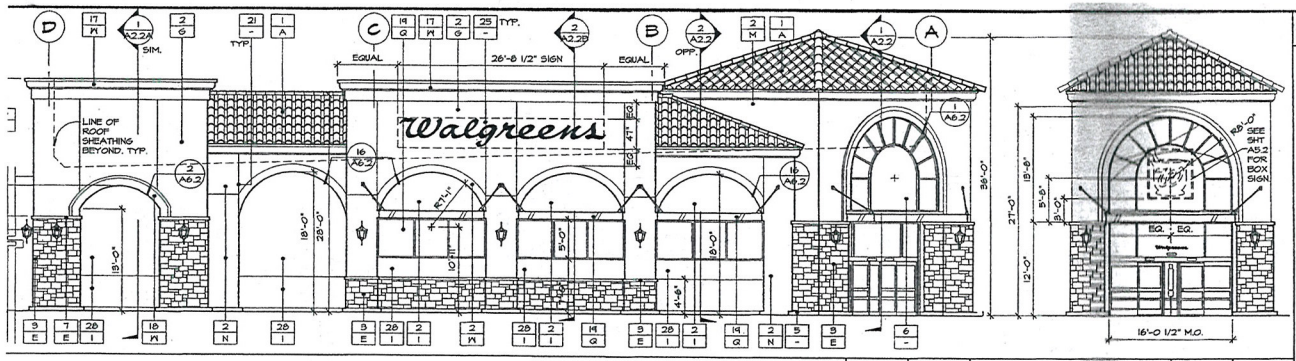
PROJECT NAME
WALGREENS STORE
6495 NORTH DECATUR
LAS VEGAS, NV

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

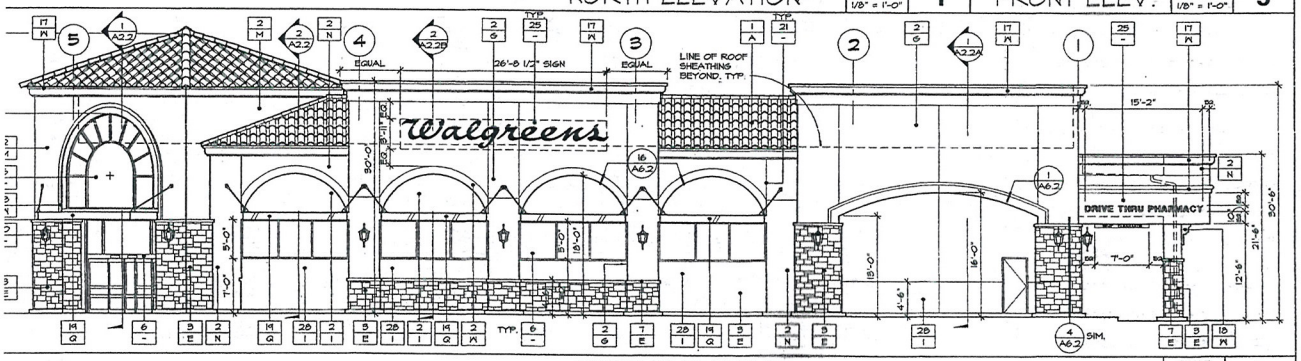
RECEIVED
MAY 13 2010

SUP-38276

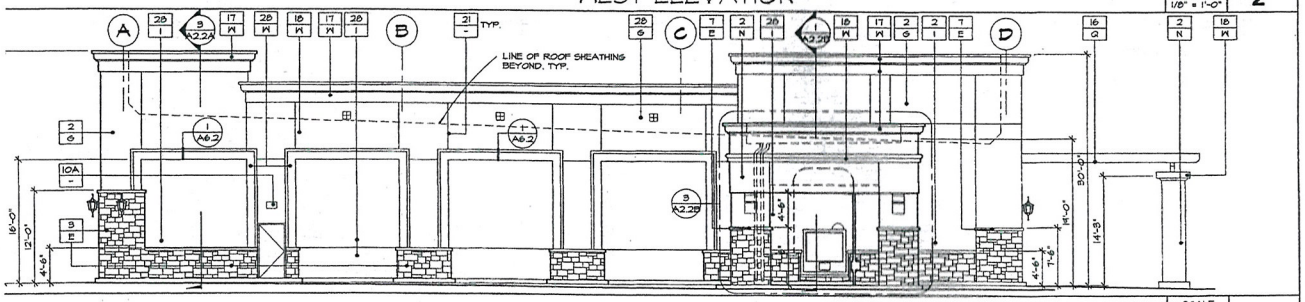


NORTH ELEVATION — SCALE 1/8" = 1'-0" — 1

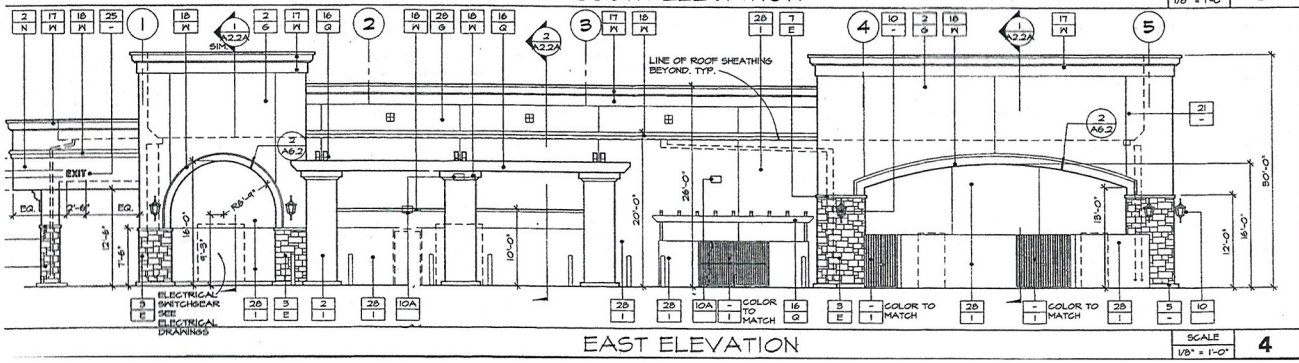
FRONT ELEV. — SCALE 1/8" = 1'-0" — 5



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

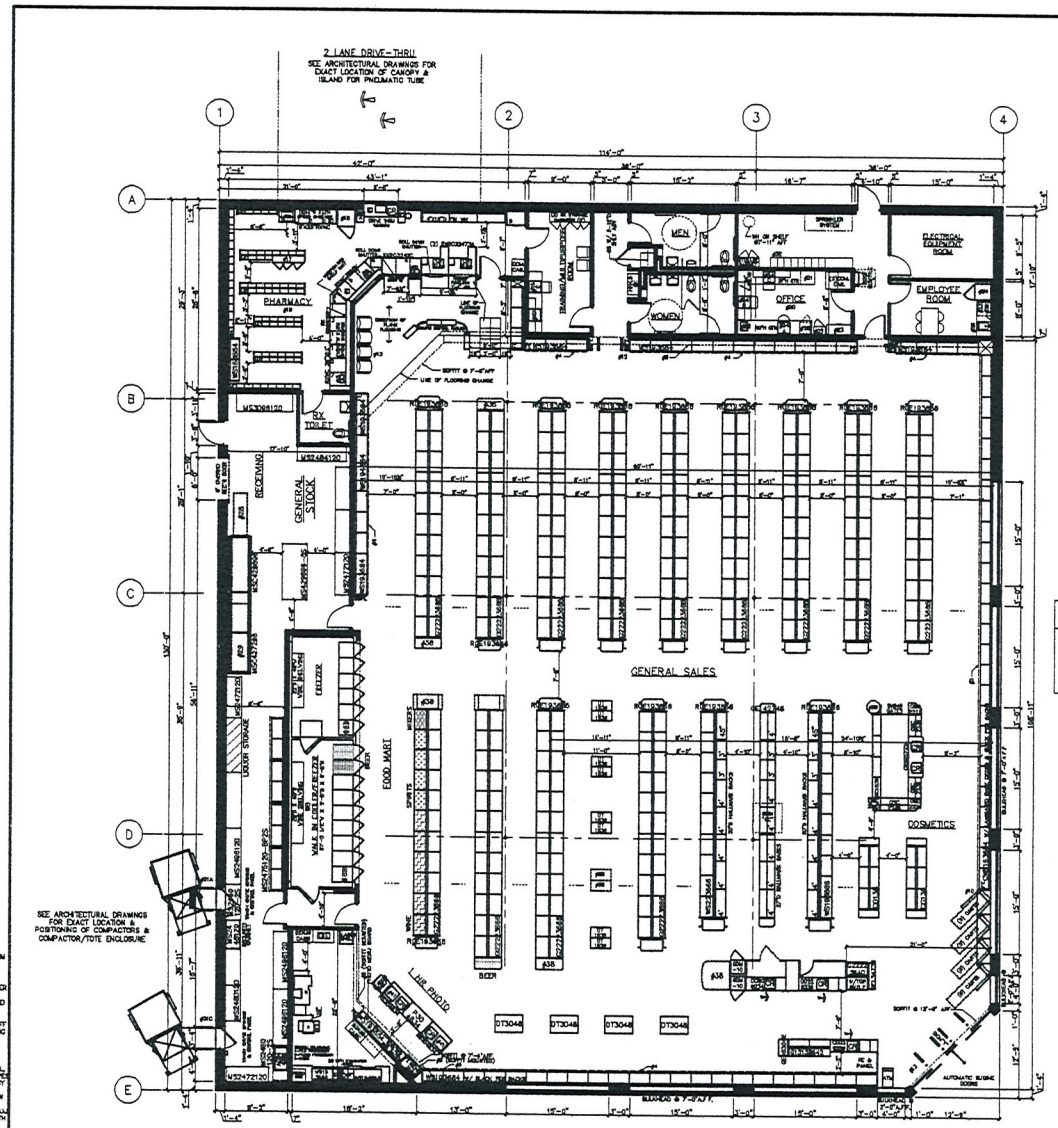
PROJECT NAME
WALGREENS STOR
6495 NORTH DECATUR
LAS VEGAS, NV

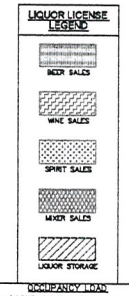
DRAWING TITLE
EXTERIOR ELEVATION - BEER &

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

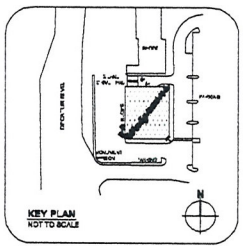
TOTAL OCCUPANCY: 441

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



SUP-38276 – APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6495 NOTH DECATUR BOULEVARD

06/24/10

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.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

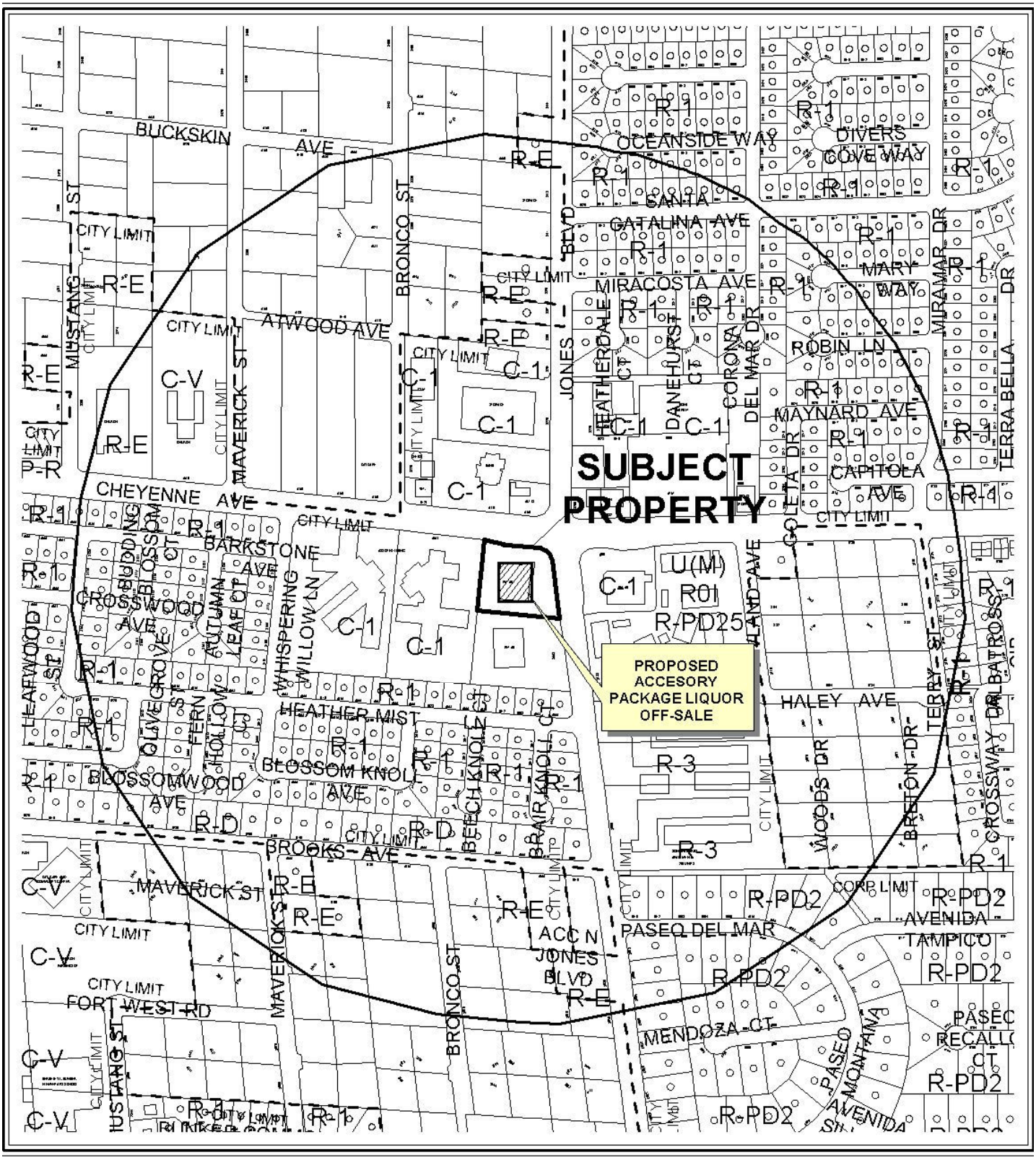
SUBJECT:
SUP-38340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC - Request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008),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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38340**

RADIUS: 1500 FT

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



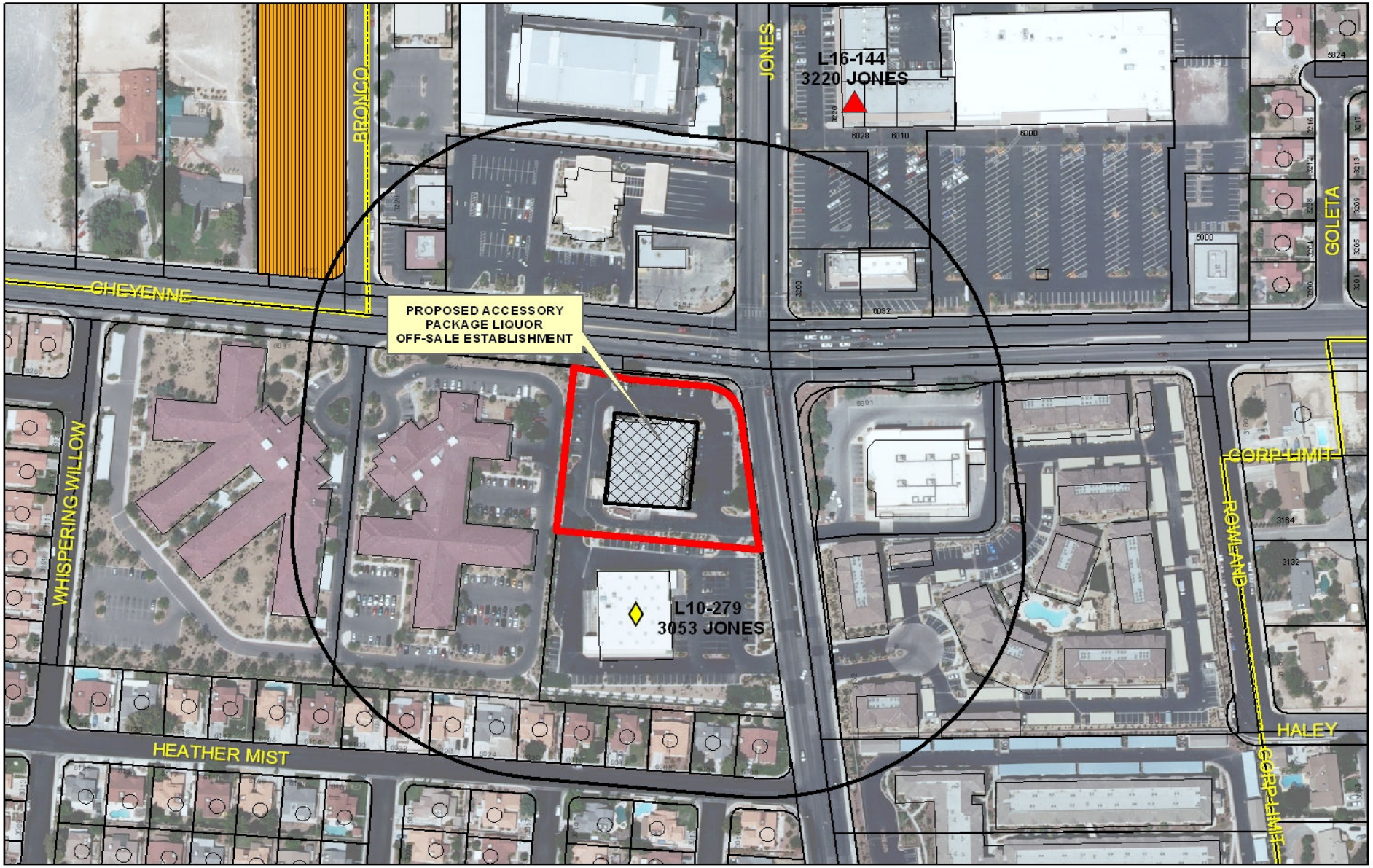
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38340	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38340 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. This approval shall be void one year from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. The sale of alcoholic beverages is ancillary to the retail use and may not exceed more than 79 square-feet of the retail floor space for the display and merchandising of alcoholic beverages as reflected on the floor plan date stamped May 25, 2010.

6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

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

YK/MH

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to allow a 79 square-foot Accessory Package Liquor Off-Sale use within an existing 15,120 square-foot Retail Establishment located at 6001 West Cheyenne Avenue. This location is more than 400 feet from any church, school, child care facilities or city parks and thus no waivers are required. The proposed use is less than 10% of the total retail floor space of the establishment and will not add additional parking space requirements. The proposed use can be conducted in a harmonious and compatible manner within the existing retail establishment and with the adjacent commercial uses. Staff recommends approval. If denied, packaged liquor cannot be sold on the premises and the General Retail Establishment will remain.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/04/87	The City Council approved a rezoning (Z-0092-86) from N-U (Non Urban) to R-RPD10 (Residential Planned Development – 10 Units Per Acre), C-1 (Limited Commercial), and R-CL (Residential Compact Lot) zones at the southwest corner of Jones Boulevard and Cheyenne Avenue. Planning Commission recommended denial. The Resolution of Intent expired on 02/04/1988.
09/18/96	The City Council approved a rezoning (Z-0032-95) from N-U (Non Urban) to C-1 (Limited Commercial) at the southwest corner of Jones Boulevard and Cheyenne Avenue.
03/26/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0032-95(3)] on property located on the southwest corner of Cheyenne avenue and Jones boulevard for proposed 15,120 square foot drug store.

Most Recent Change of Ownership	
03/29/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/23/99	A Certificate of Occupancy was issued against plan check C-0049-98 for a 15,732 square foot retail building.
10/05/99	Business licenses for a drug store (D11-00164) with tobacco sales (C05-01930) were issued at 6001 West Cheyenne Boulevard.
12/02/02	A business license was issued for a pay phone (P35-00028) at this location.
07/18/08	A business license was issued for a pharmacy (Q04-00082) at this location.
04/08/10	A business license was issued for a DVD rental kiosk (V02-01915) at this location.

Pre-Application Meeting	
04/27/10	Staff met with the representative and reviewed the requirements for a Special Use Permit for the proposed Accessory Package Liquor Off-Sale use and determined that no waivers would be required for the proposal.

Neighborhood Meeting
No neighborhood meeting was required nor was one held.

Field Check	
06/24/10	Staff conducted a field check of the site and found it to be a clean, well maintained retail drug store.

Details of Application Request	
Site Area	
Net Acres	1.62

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Assisted Living	SC (Service	C-1 (Limited

	Facility	Commercial)	Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		N	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 70 foot	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
General Retail, less than 25,000 sq. ft.	15,120 sq. ft.	1 per 175 sq. ft.	86		69		N
TOTAL SPACES			87		69		N
TOTAL (With Handicapped)			83	4	65	4	N
Loading Spaces	15,120 sq. ft.	2 for 10,000 to 29,999 sq. ft.	2		1		N

ANALYSIS

This is a request for a Special Use Permit for a 79 square-foot Accessory Package Liquor Off-Sale use within an existing 15,120 square-foot General Retail Store. This site location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. The subject site is parking impaired and no additional parking will be required for this use. The sale of alcoholic beverages is ancillary to the retail use and is devoted to less than 10% of the gross retail floor area. The proposed use meets minimum requirements of Title 19.04 and can be conducted in a manner that is harmonious and compatible with the surrounding uses; staff therefore recommends approval of this request.

YK/MH

FINDINGS (SUP-38340)

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

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

   The proposed Retail Establishment with Accessory Package Liquor Off-Sale use will be located within the existing General Retail Store. The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the commercial uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement for a Retail Establishment with Accessory Package Liquor Off-Sale use other than that which is required for the principal use.

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

   Site access is provided from Cheyenne Avenue, a 100-foot Primary Arterial and Jones Boulevard, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

   The proposed use will be located within an existing Retail Establishment and complies with the minimum Special Use Permit requirements. The use will devote less than 10% of the gross floor space within the existing General Retail Store for the sale of alcoholic beverages and meets all distance separation requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 439

APPROVALS 0

PROTESTS 0

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

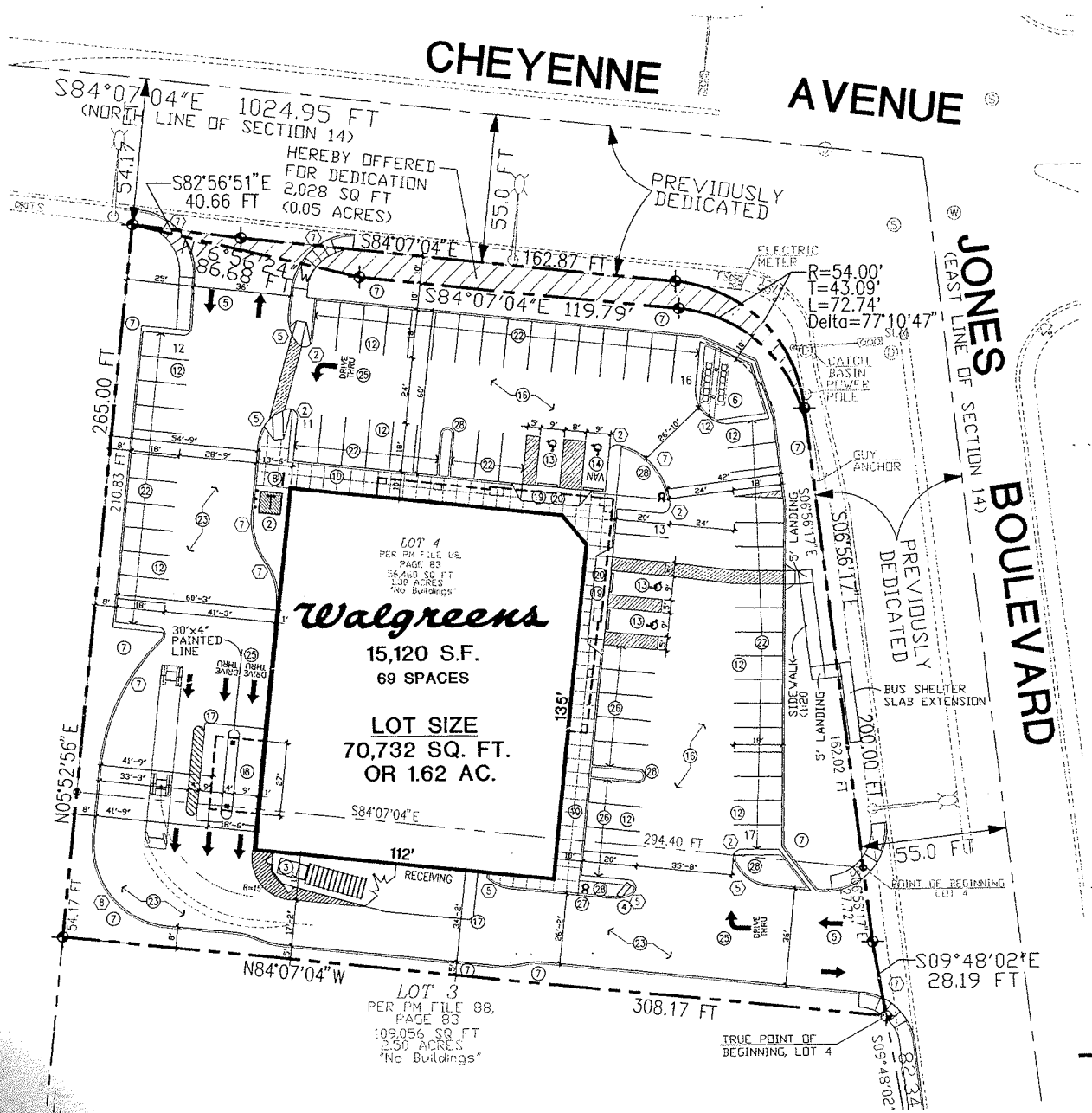
FOR DEPARTMENT USE ONLY

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

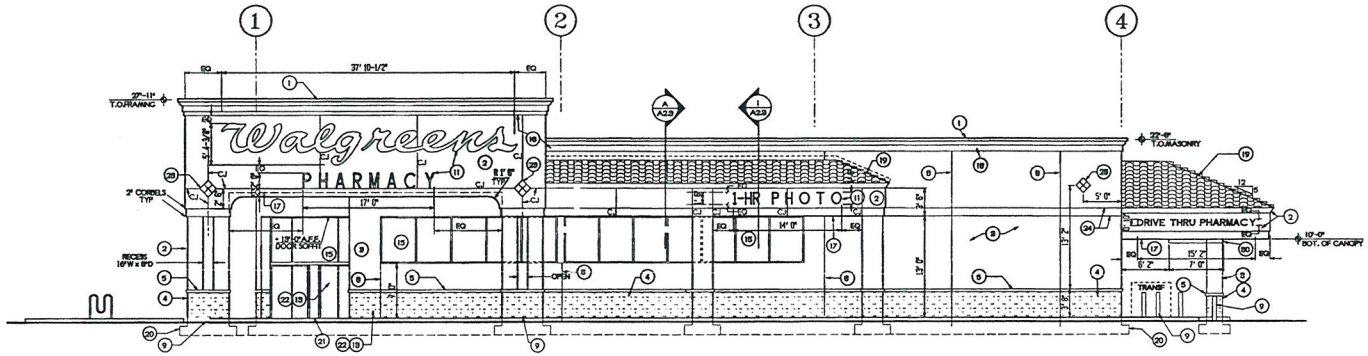
DRAWING TITLE
SITE PLAN

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

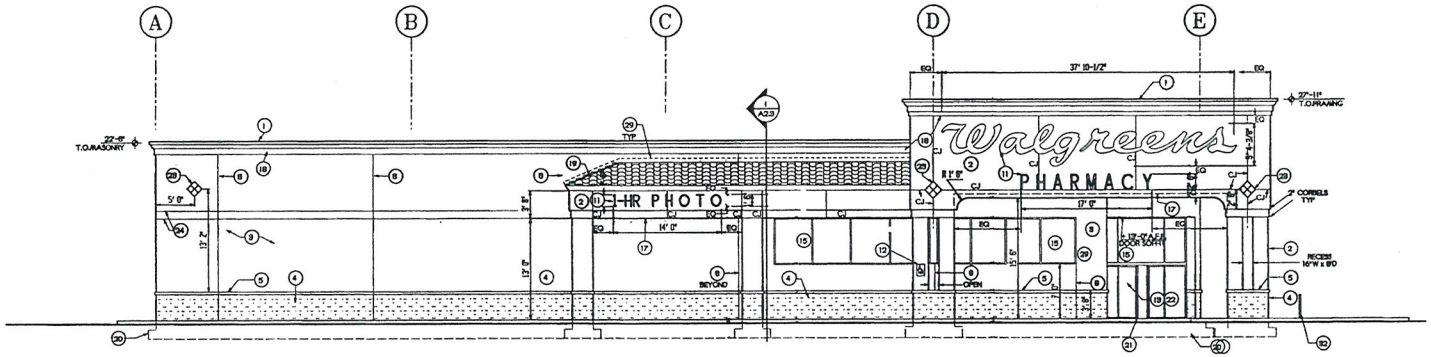
RECEIVED
MAY 25 2010

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

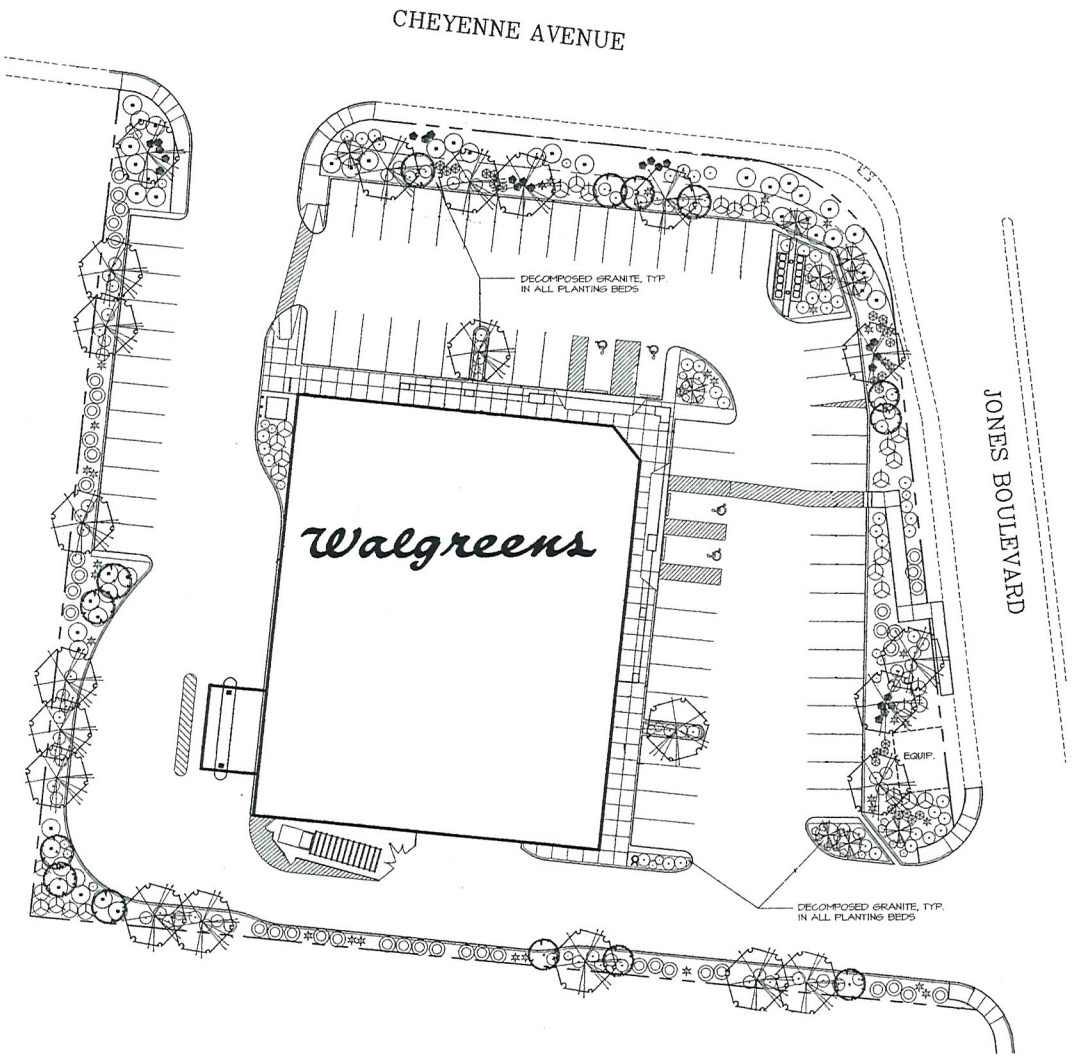
DRAWING TITLE
EXTERIOR ELEVATIONS

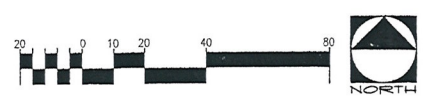
CADD PLOT: 04855-A21-BW-13NOV09	SCALE: 1/8"=1'-0"	DRAWIN
VOID PLOT:	DRAWN BY: BJ	A
SUPERSEDES PLAN DATED:	DATE: 02-03-98	
	REVIEWED BY:	OF

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

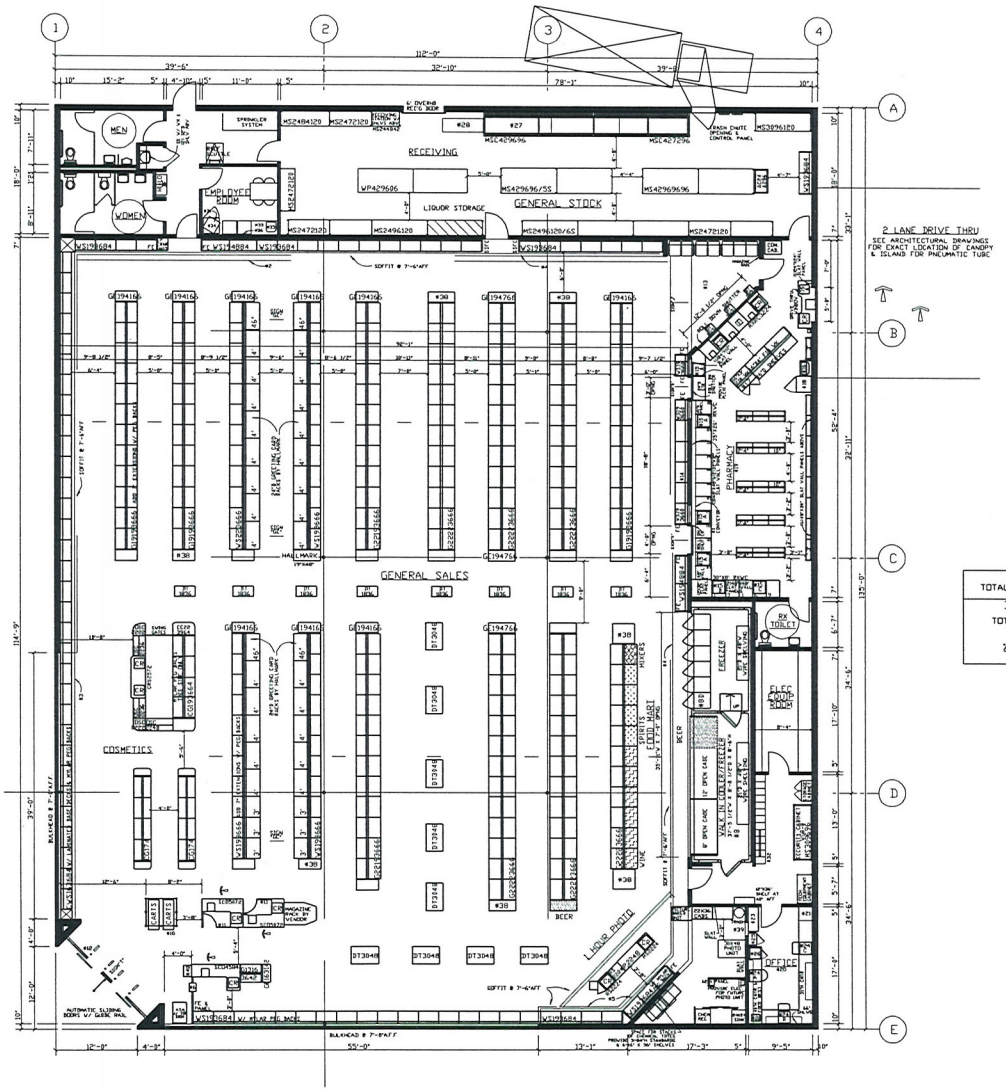
PROJECT NAME
WALGREENS STORE
SWC JONES BLVD & CHEYENNE AVE
LAS VEGAS, NV

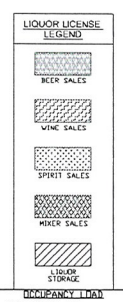
DRAWING TITLE
LANDSCAPE PLAN

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

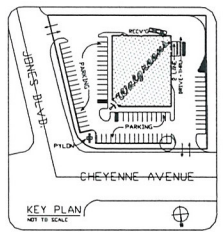
TOTAL OCCUPANCY: 451

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
RECEIVED
MAY 25 2010



SUP-38340 – APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC
6001 WEST CHEYENNE AVENUE

06/24/10



SUP-38340 – APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC
6001 WEST CHEYENNE AVENUE

06/24/10

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
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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
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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.: **19.**

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

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

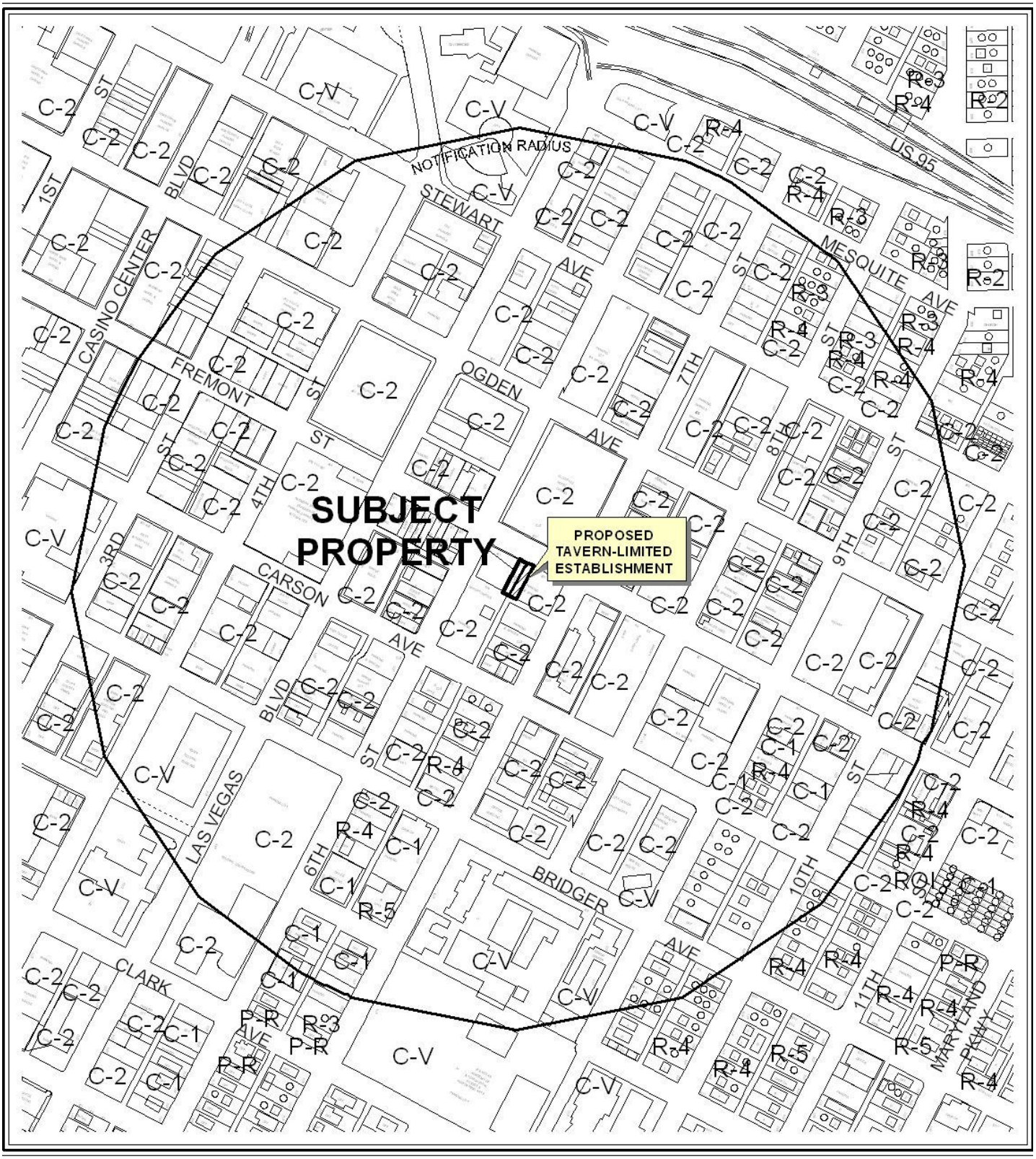
SUBJECT:
SUP-38581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAMITA"S RESTAURANT - OWNER: ENCRYPTIC LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING 1,920 SQUARE-FOOT RESTAURANT at 611 Fremont Street, Suite #1 (APN 139-34-611-019), C-2 (General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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: MAMITA'S RESTAURANT - OWNER: ENCRYPTIC, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38581	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38581 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (U-0117-99).

2. Pursuant to Title 6.50.250, live entertainment shall be provided at least four nights per week.

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

5. All signage shall receive approval from the Downtown Design Review Committee (DDRC) prior to the issuance of sign permits.

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

7. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

Public Works

9. Submit an Encroachment Agreement for all the outdoor dining facilities and any other private improvements in the Fremont Street public right-of-way adjacent to this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tavern-Limited Establishment use within an existing restaurant with seating for over 30 people with Beer/Wine/Cooler On-Sale at 611 Fremont Street, Suite #1. The restaurant is currently 1,800 square feet, with 950 square feet of dining area. The applicant is proposing to add 120 square feet of outdoor seating and dining area on the sidewalk along Fremont Street. The applicant will provide live entertainment a minimum of four nights per week. Staff recommends approval of this request, as it can be conducted in a manner that is compatible with the surrounding uses. If this application is denied, the restaurant with the existing Beer/Wine/Cooler On-Sale use would remain.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/22/99	The City Council approved Special Use Permit (U-0154-98) at 611 Fremont Street, Suite #20 for the Off-Premise Sale of Beer and Wine in conjunction with an existing Market/Deli. The Planning Commission and staff recommended denial.
01/05/00	The City Council approved Required Six Month Review [U-0154-98(1)] of a Special Use Permit (U-0154-98) at 611 Fremont Street, Suite #20 for the Off-Premise Sale of Beer and Wine in conjunction with an existing Market/Deli.
01/05/00	The City Council approved Special Use Permit (U-0117-99) at 611 Fremont Street, Suite #1 for the On-Premise Sale of Beer and Wine in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval.
04/16/03	The City Council approved Review of Condition #2 (ROC-1770) of an Approved Special Use Permit (U-0154-98) which prohibited the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing Market/Deli located at 611 Fremont Street, Suite #20. The Planning Commission and staff recommended denial.
04/07/04	The City Council approved Required One Year Review (RQR-3881) of an approved Review of Condition (ROC-1770) which deleted condition # 2 of an approved Special Use Permit (U-0154-98) prohibiting the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing market at 611 Fremont Street, Suite # 20. The Planning and Development staff recommended denial.

04/06/05	The City Council approved Required One Year Review (RQR-6141) of an approved Review of Condition (ROC-1770) which deleted condition # 2 of an approved Special Use Permit (U-0154-98) Prohibiting the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing market Fremont Family Market and Deli at 611 Fremont Street, Suite 20. The Planning and Development staff recommended denial.
04/05/06	The City Council approved Required One Year Review (RQR-12041) of an approved Review of Condition (ROC-1770) which deleted condition # 2 of an approved Special Use Permit (U-0154-98) Prohibiting the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing market Fremont Family Market and Deli at 611 Fremont Street, Suite # 20. The Planning and Development staff recommended denial.

Most Recent Change of Ownership	
08/25/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1946	The building was constructed in 1946.
04/30/98	A building permit (98009110) was issued for rehab of the building shell at 611 Fremont Street. The permit was finaled on 05/15/98.
04/31/98	A building permit (98007537) was issued for Tenant Improvement Remodel at 611 Fremont Street, Suite #1. The permit was finaled on 05/27/98.
07/08/98	A business license (C05-01891) was issued for Tobacco Dealer use at 611 Fremont Street, Suite #20. The license is presently active.
07/22/98	A business license (C15-00209) was issued for a Convenience Store use at 611 Fremont Street, Suite #20. The license is presently active.
04/05/99	A building permit (99006463) was issued for a Non-Work Certificate of Occupancy at 611 Fremont Street, Suite #1. The permit was finaled on 04/09/99.
07/12/99	A business license (L09-00108) was issued for a Beer/Wine/Cooler Off-Sale Establishment use at 611 Fremont Street, Suite #20. The license is presently active.
10/20/99	A business license (L09-00108) was issued for a Beer/Wine/Cooler On-Sale Establishment at 611 Fremont Street, Suite #1. The license was marked out of business on 05/02/08.
07/06/00	A building permit (12611) was issued for Tenant Improvement Remodel at 611 Fremont Street, Suite #1. The permit was finaled on 10/13/00.
05/07/08	A business license (L09-00108) was issued for a Beer/Wine/Cooler On-Sale Establishment use at 611 Fremont Street, Suite #1. The license is presently active.

06/25/09	A business license (R09-00373) was issued for a Restaurant-Seating 30 or more at 611 Fremont Street, Suite # 1. The license is presently active.
05/26/10	A business license application was submitted for a Tavern-Limited Establishment at 611 Fremont Street, Suite #1. The license is pending approval of SUP-38581.

Pre-Application Meeting	
05/26/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for Tavern-Limited Establishment use were discussed. Topics included: • The submittal of application materials, meeting dates, and deadlines were discussed.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor has one been conducted.

Field Check	
06/24/10	Staff conducted a field check of the subject property and noted a well maintained restaurant.

Details of Application Request	
Site Area	
Net Acres	.15

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant/General Retail	C (Commercial)	C-2 (General Commercial)
North	Casino	C (Commercial)	C-2 (General Commercial)
South	Parking Commercial	C (Commercial)	C-2 (General Commercial)
East	Parking Commercial	C (Commercial)	C-2 (General Commercial)
West	Vacant Building	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan (Fremont East)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Restaurant / Tavern-Limited Establishment	1070 SF 850 SF	1/50SF 1/200SF	27		0		N
Convenience Store / Beer/ Wine / Cooler Off-Sale Establishment	1900 SF	1/175 SF	11		0		N
General Retail (Less than 3,000 SF)	2680 SF	1/175 SF	16		0		N
TOTAL SPACES REQUIRED			54		0		N
TOTAL (With Handicapped)			51	3	0	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The existing restaurant contains 850 square feet of kitchen/service area and 950 square feet of dining and seating area, with an additional proposed 120 square feet of outdoor dining and seating area, for a total of 1,920 square feet. The applicant will provide live entertainment a minimum of four nights per week. A Tavern-Limited Establishment use is defined by Title 19.20.020 as "an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.

The proposed Tavern-Limited Establishment use is located in the Downtown Centennial Plan (Fremont East District) and the Entertainment Overlay District; as such, the parking standards of Title 19 are not automatically applied. The applicant is providing no on-site parking, but has two off-site parking lots adjacent to the subject property. Pedestrian access is provided to the subject site, via the sidewalks along Fremont Street. The proposed Tavern-Limited Establishment use meets all minimum Special Use Permit Requirements of Title 19.04. Staff recommends approval, as this use can be conducted in a manner that is compatible with surrounding uses.

FINDINGS (SUP-38581)

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

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

   The proposed use will be located within an existing restaurant. The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use. The proposed Tavern-Limited Establishment use is located in the Downtown Centennial Plan (Fremont East District) and the Entertainment Overlay District; as such, the parking standards of Title 19 are not automatically applied.

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

Site access is provided from Fremont Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways and 7th Street, an 80-foot right-of-way. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

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

   The proposed use will be located within the existing within an existing restaurant with seating for over 30 people with Beer/Wine/Cooler On-Sale and complies with the minimum Special Use Requirements for a Tavern-Limited Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 230

APPROVALS 0

PROTESTS 0

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

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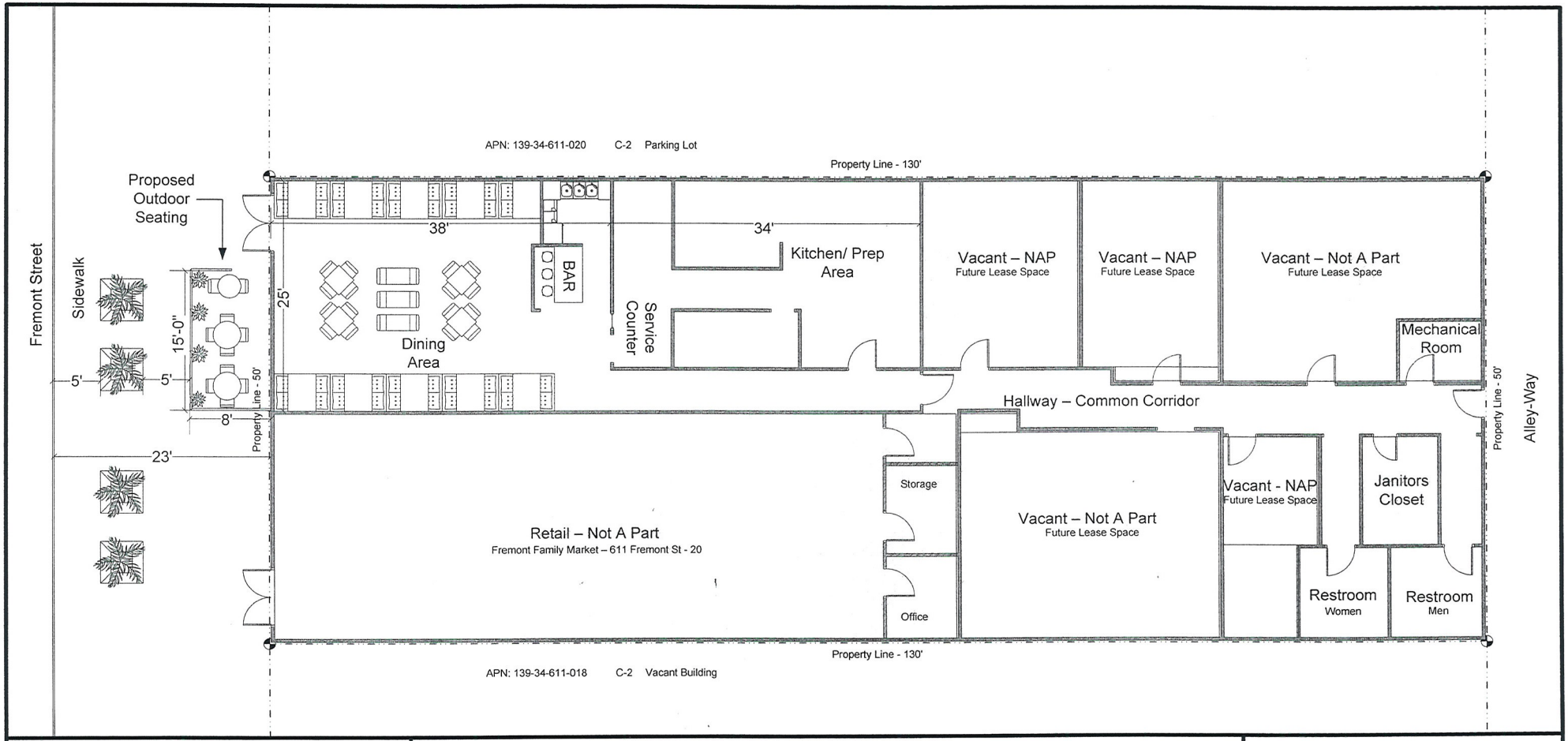

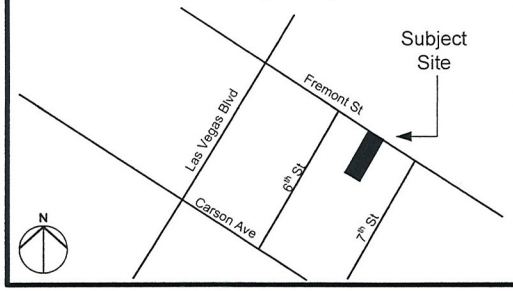

Mamitas Mexican & Cuban Restaurant

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

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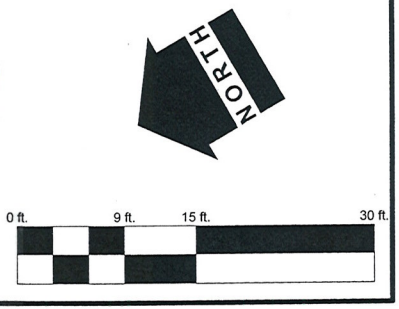
JUN 15 2010

SUP-38581





SUP-38581 – APPLICANT: MAMITA'S RESTAURANT – OWNER: ENCRYPTIC, LLC
611 FREMONT STREET, SUITE #1

06/24/10

Mamita's Mexican and Cuban Restaurant
611 Fremont Street
Las Vegas, Nevada 89101
(702) 474-7033

June 30, 2010

Dear Sirs,

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

Mamita's Mexican and Cuban Restaurant has been an established restaurant in Las Vegas since 1985. In 1999, we, Maria and Jose Calvino, moved the restaurant to its current location at 611 Fremont Street, suite 1. The restaurant employs eight workers including cooks, dishwashers, delivery drivers 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 the restaurant operations (License # R09-00373-6-000499 and Health Permit # 179Z8-HH-8-01).

With the revitalization taking place in the Fremont East District, Mamita's has the ability to grown with the area. Mamita's has ample off-site parking behind the restaurant to accommodate this facility.

With the new Tavern-Limited License request, we acknowledge that live entertainment will be provided a minimum of four nights a week in accordance with the requirements of Las Vegas Municipal Code Title 6.50.250(B)(5).

Please consider Mamita's Restaurant for this Special Use Permit approval. 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
JUL 06 2010

SUP-38581
REVISED

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**

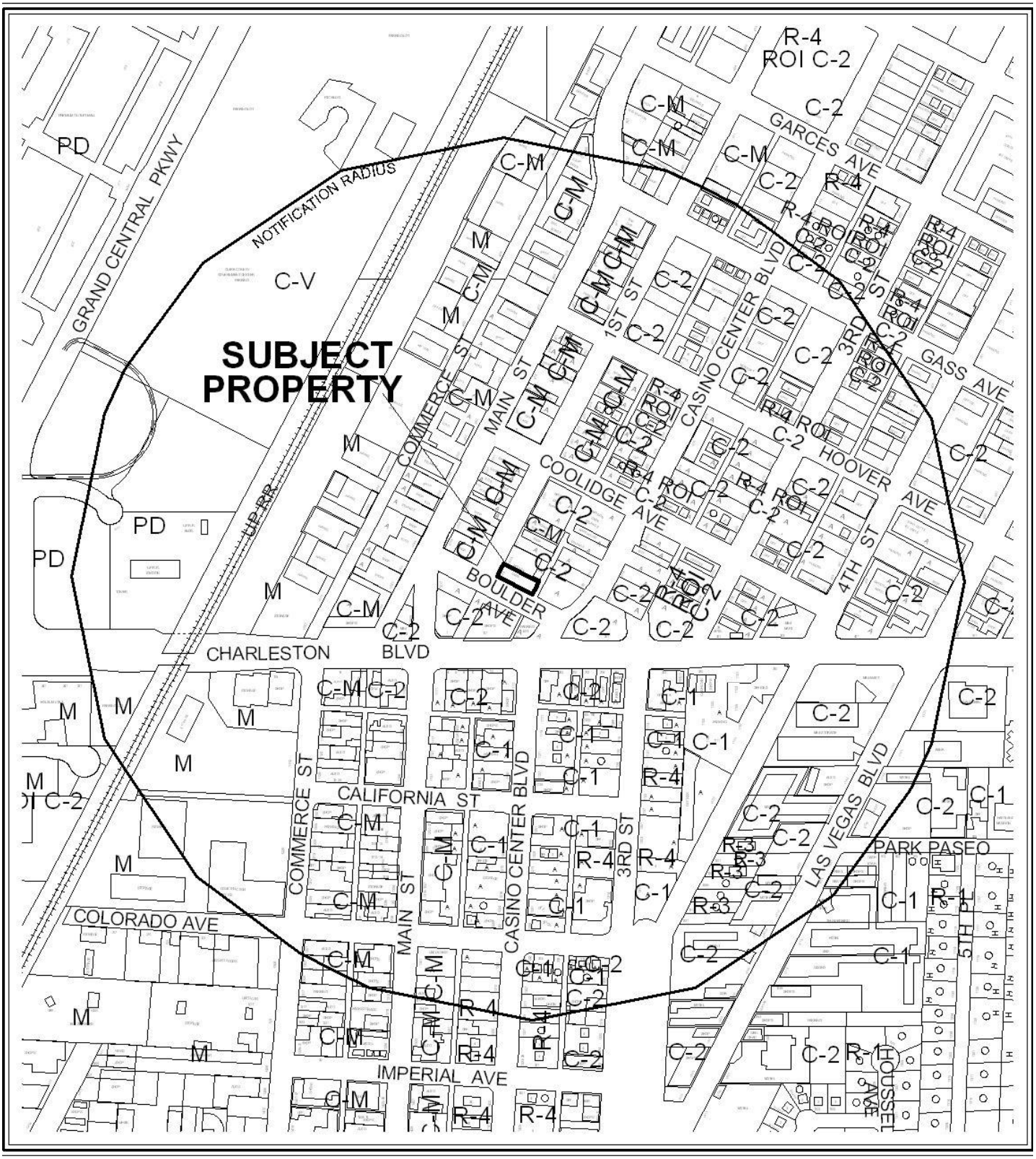
SUBJECT:
SUP-38591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHWAY STUDIOS, INC. - OWNER: S & F GENESEE, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 4,324 SQUARE-FOOT URBAN LOUNGE within a portion of 1025 1st Street (APN 139-33-811-018), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: ARCHWAY STUDIOS, INC. - OWNER: S & F GENESEE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38591	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38591 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Urban Lounge use.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

JG

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 4,324 square-foot Urban Lounge located at 1025 South 1st Street, which is located in the 18b Las Vegas Arts District. Currently, the space is an unoccupied 6,985 square-foot building. The proposed use requires no Waivers of Title 19 standards, meets all the Title 19.04 standards for an Urban Lounge and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses; therefore, staff recommends approval. If this request is denied, the proposed use will not be permitted at this location and the building would remain vacant.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/15/09	The City Council approved a request for Rezoning (ZON-33008) from C-M (Commercial/Industrial) and C-2(General Commercial) to C-2 (General Commercial). The Planning Commission and staff recommended approval.
04/15/09	The City Council approved a request for a Site Development Plan Review (SDR-33087) at 1025 South 1st Street for an Office and Retail Development consisting of a two-story 43,110 square-foot building, a two-story 51,630 square-foot building, and a eight-story parking garage with 78,280 square feet of commercial space with a Waiver of the Downtown Centennial Street Standards for a portion of the frontage on Casino Center Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/30/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1951	The building was constructed in 1951.
01/25/90	A building permit (90054364) was issued for an interior remodel. The permit was expired on 02/07/04.
03/20/90	A building permit (90061230) was issued for electrical. The permit was finaled on 04/05/90.
02/10/93	A building permit (93175407) was issued for reroofing. The permit was finaled on 06/23/93.
02/11/08	A business license (B10-02477) was issued for Building Supplies/Hardware at 1025 South 1st Street; the licensee has vacated the building.

09/18/08	A business license (A48-00188) was issued for an Art Gallery-Retail at 1025 South 1st Street; the license was expired on 05/15/10.

Pre-Application Meeting	
05/21/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • There was a discussion about the minimum Special Use requirements regarding an Urban Lounge use. • No patio seating will be provided. • Any DJ's, bands or live entertainment will require additional licenses.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor has one been conducted.

Field Check	
06/24/10	Staff conducted a field check of the subject property and noted a vacant former Art Gallery.

Details of Application Request	
Site Area	
Net Acres	.16

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
North	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
South	Art Galleries/ Restaurant	C (Commercial Downtown Land-Use)	C-2 (General Commercial)
East	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
West	Industrial/ Commercial shops	MXU (Mixed Use)	C-M (Commercial/ Industrial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan (18b Las Vegas Arts District)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.04.010 and Title 6.50, the following standards apply:

Urban Lounge Requirements	Bar Seats	Lounge Seats (Required: 2 per bar seat)	Compliance
Urban Lounge	21	85	Y

ANALYSIS

This request is for a Special Use Permit to allow an Urban Lounge at 1025 South 1st Street. An Urban Lounge is defined by Title 19 as "an establishment that is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." To qualify as an Urban Lounge, the proposed use must meet all three minimum Special Use Permit requirements: the use must be within the boundaries of the Las Vegas Arts District; for each seat provided at the bar of the establishment, there must be a minimum of two seats within a lounge area located away from the bar; and the use is subject to the provisions of Chapter 6.50 relating to liquor control.

The proposed use is located at the northeast corner of Boulder Avenue and 1st Street. This area is within the boundaries of 18b, the Las Vegas Arts District. The total floor area of the proposed use is 4,324 square feet, seating 106 patrons. The floor plan shows twenty-one seats at the bar and eighty-five additional seats within the lounge area. This proposed floor plan meets the minimum requirements for a Special Use Permit.

Per Title 19.06.060, projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. Parking for an Urban Lounge use is determined on a case-by-case basis. There is no on-site parking; parking will be accommodated on surrounding streets and within existing parking structures in the downtown area.

The proposed use meets all of the minimum Special Use Permit requirements of Title 19.04 for an Urban Lounge, and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. Therefore, staff recommends approval.

FINDINGS (SUP-38591)

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

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

   The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use. The proposed Urban Lounge use is located in the Downtown Centennial Plan (18b Las Vegas Arts District); as such, the parking standards of Title 19 are not automatically applied. Parking for an Urban Lounge use is determined on a case-by-case basis.

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

   Site access is provided from 1st Street and Boulder Avenue, both 80-foot rights-of-way. These streets provide adequate access to and from the subject property.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

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

The proposed lounge meets all applicable requirements for an Urban Lounge and complies with the minimum Special Use Permit Requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 480

APPROVALS 0

PROTESTS 0

JG

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

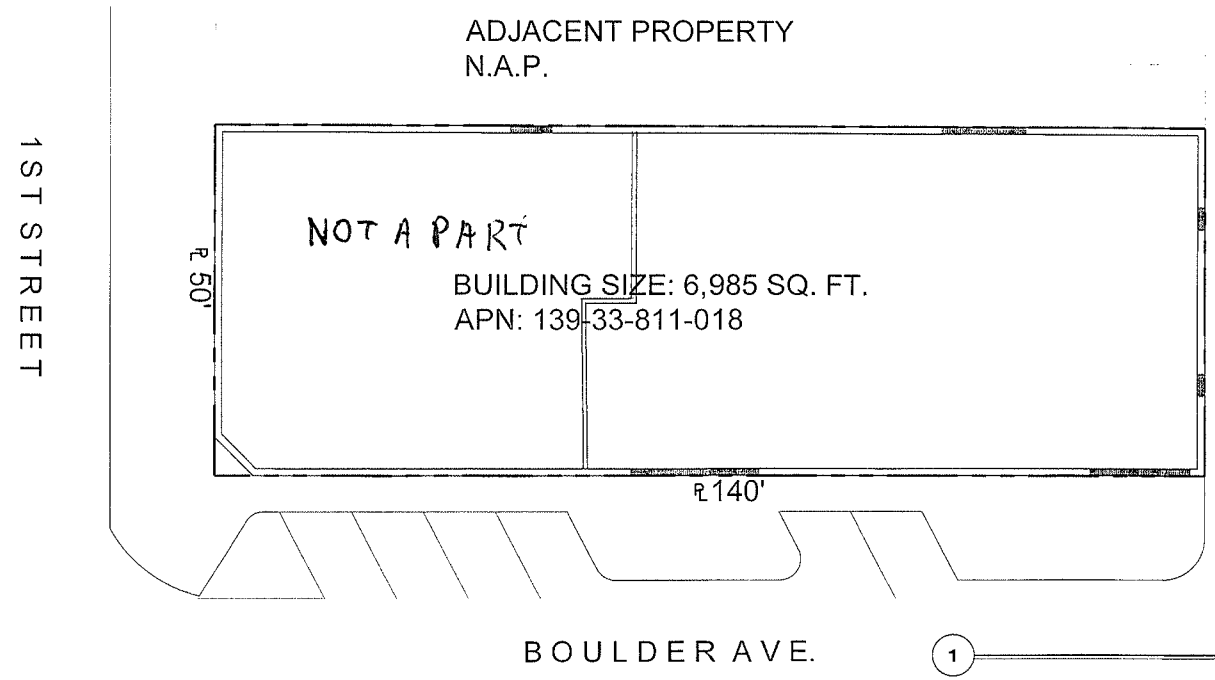
FOR DEPARTMENT USE ONLY

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.

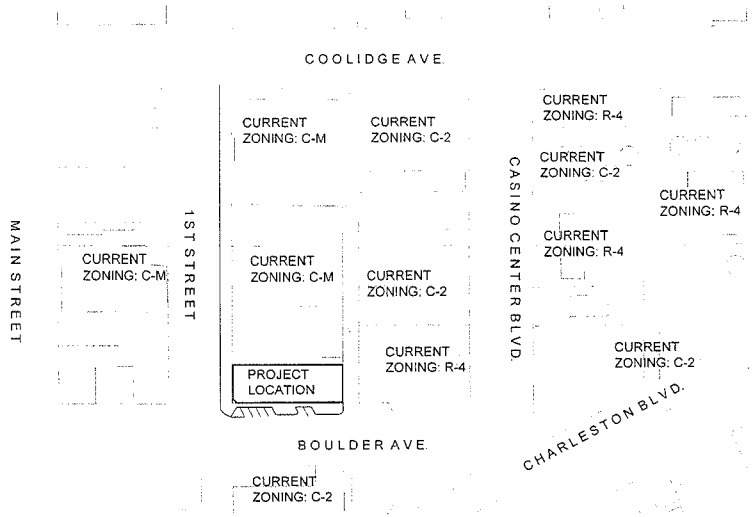
Revised 10/27/08



1 SITE PLAN
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
SCALE: N.T.S.

SUP-38591
REVISED

JUL 02 2010

PRELIMINARY NOT FOR CONSTRUCTION

H. STEPHEN JACKSON ARCHITECT

SEAL:

12/07/07

CONSULTANT:

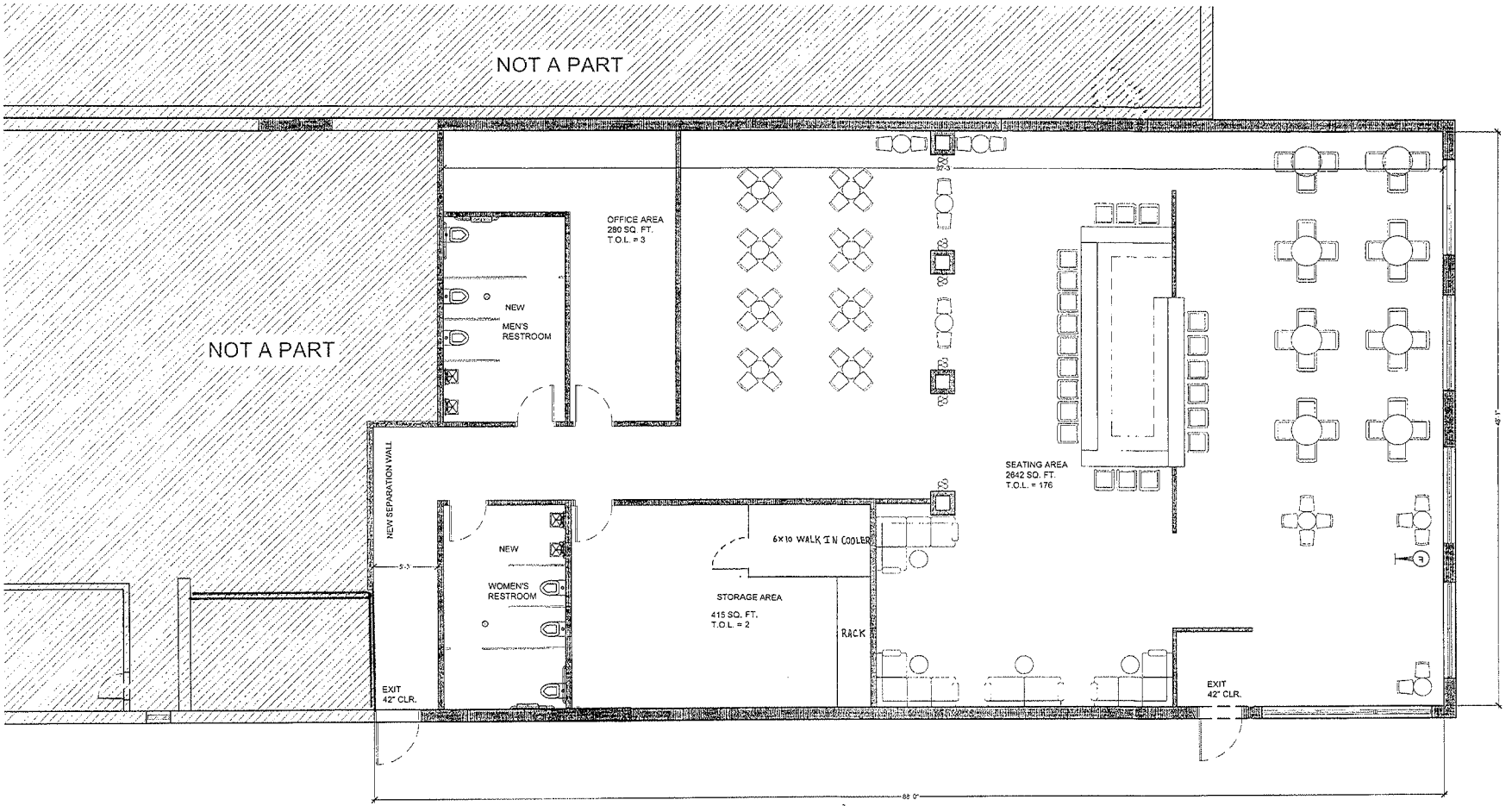
PROJECT / OWNER:
ARTIFICE LOUNGE
(IN THE ARTS DISTRICT)
CORNER OF 1ST & BOULDER
LAS VEGAS, NV

SHEET TITLE
SITE PLAN
VICINITY MAP

REVISION	DATE	DESCRIPTION

PROJECT NUMBER:
DATE:
--/--/--

1 OF 2



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

N

SUP-38591
REVISED

JUL 02 2010

PRELIMINARY NOT FOR CONSTRUCTION

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



SUP-38591 – APPLICANT: ARCHWAY STUDIOS, INC. – OWNER: S&F GENESEE, LLC, ET AL
1025 1ST STREET

06/24/10



SUP-38591 – APPLICANT: ARCHWAY STUDIOS, INC. – OWNER: S&F GENESEE, LLC, ET AL
1025 1ST STREET

06/24/10



SUP-38591 – APPLICANT: ARCHWAY STUDIOS, INC. – OWNER: S&F GENESEE, LLC, ET AL
1025 1ST STREET

06/24/10

Archway Studios
1112 S. Casino Center Blvd - Las Vegas, NV 89101

Phone: 702-595-2998 - Fax: 702-614-4727

July 2, 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 4,324 square feet located within the eastern portion existing 6,985 square foot building. The proposed lounge will have a total occupant load of 181 with 21 seats at the bar and approximately 80 seats within the Urban Lounge.

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

Update:

We are resubmitting revised drawings of the site plan and the floor plan to clarify several issues for planning and development. On the floor plan we have labeled the bathrooms as "NEW", shaded in the separation wall and added the text "NEW SEPARATION WALL", added the walk in cooler and racks within the storage area, and revised the text in the storage area from "FOOD PREP AREA" to "STORAGE AREA". On the site plan we have added the separation wall and shaded out the portion of the building that we are not improving.

The label FOOD PREP AREA was an oversight as our intentions were to have this area used solely for storage of tables, chairs, racks, glassware, and the walk in cooler. We decided months ago to not have food as we wish to start operations by focusing on the beverage portion of our business. Until the time that we feel the Urban Lounge is successful we will not offer food and at that time we will approach the city about the possibility of serving food.

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

SUP-38591
REVISED

RECEIVED
JUL 02 2010

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**

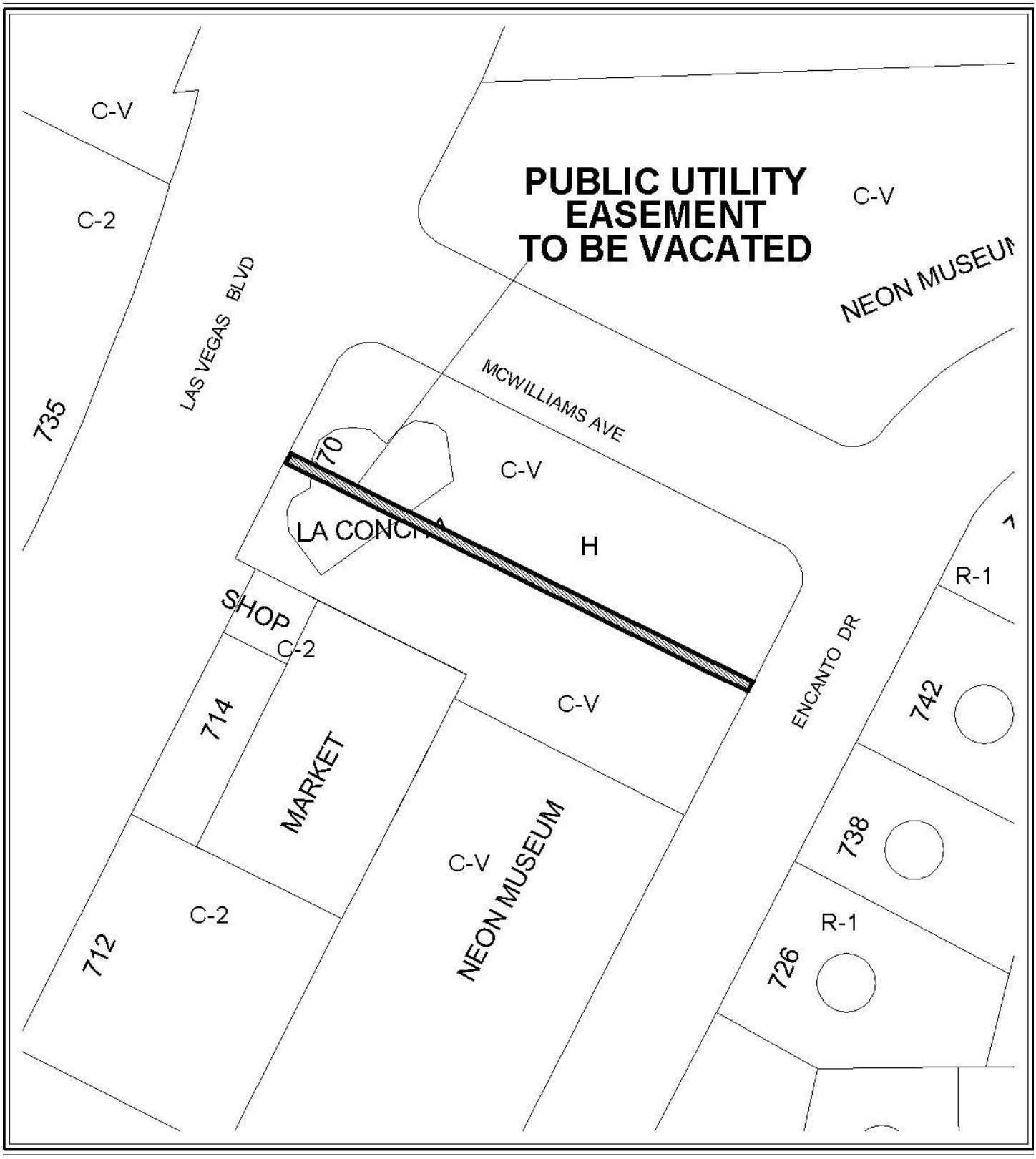
SUBJECT:
VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow). Staff recommends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

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 APPROVAL, subject to conditions:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-38583	Staff recommends APPROVAL, subject to conditions:	N/A
SDR-38563	Staff recommends APPROVAL, subject to conditions:	VAC-38583

**** CONDITIONS ****

VAC-38583 CONDITIONS

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.

2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.

3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City

right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. This condition should always be the last condition.

SDR-38563 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Vacation of a Public Utility Easement (VAC-38583) on this site.

2. Conformance to the Conditions of Approval for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751) and (SDR-37021), except as amended herein.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.

5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and west perimeter where nine feet and 22 feet, respectively, had been approved.

6. An Exception from 19.12.040(B) is hereby approved, to allow 10 trees where 12 trees had previously been approved within perimeter buffer.

7. All signage shall be reviewed by the Downtown Design Review Committee and must adhere to the standards of the Las Vegas Scenic Byway Overlay District and Conditions of Approval for Site Development Plan Review (SDR-18751) prior to issuance of building permits for any signage.

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

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 50 five-gallon shrubs

shall be provided along the east perimeter landscape buffer fronting Encanto Drive.

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

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

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

14. 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.

15. 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.

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

Public Works

17. Grant a 20-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 20-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.

18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Neon Boneyard Park project, the Las Vegas Boulevard Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

20. Site development to comply with all applicable conditions of approval for SDR-18751 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site, which is currently under construction for a proposed museum, is located at 770 North Las Vegas Boulevard. The Major Amendment is for a reduction of the proposed museum to a 3,373 square-foot where a 3,547 square-foot museum was previously approved and a waiver to allow a zero-foot perimeter landscape buffer where 15 feet is required along a portion of the north and west perimeters. A request to vacate of an existing five-foot wide public utility easement, which run through the proposed museum with a length of approximately 220-foot long between Las Vegas Boulevard and Encanto Drive. Staff can support the requested Major Amendment as the proposed site conforms to Title 19 Commercial Development Standards and the easement is unused and maybe remapped in a different configuration. If denied, the site must comply with the previously approved Site Development Plan Reviews (SDR-18751) and (SDR-37021).

ISSUES

- The previously approved landscape buffer widths will remain except for the portion of the north perimeter landscape buffer, which will decrease from nine feet to zero feet and the portion of the west perimeter landscape buffer will decrease from 22 feet to zero feet, for which a waiver is required.
- The provided landscape buffer trees are decreasing from 12 trees to 10 trees.
- A condition has been added requiring the applicant to provide 50 five-gallon shrubs along the east perimeter landscape buffer, as was approved through Site Development Plan Reviews (SDR-18751) and (SDR-37021).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/24/02	The Planning Commission approved a request for a Site Development Plan Review (SD-0049-02) for a proposed banner display adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive. Staff recommended approval.
01/07/04	The City Council approved a Rezoning (ZON-3256) from C-2 (General Commercial) and R-3 (Medium Density Residential) to C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission and staff recommended approval.

01/07/04	The City Council approved a Site Development Plan Review (SDR-3257) for a museum adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission and staff recommended approval. The Site Development Plan Review application (SDR-3257) expired in January 2006, as no building permits were submitted.
02/21/07	The City Council approved a Rezoning (ZON-18755) from C-1 (Limited Commercial) to C-V (Civic) on 0.30 acres at 501 and 505 East McWilliams Avenue. Planning Commission and staff recommended approval.
02/21/07	The City Council approved a Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard. Planning Commission and staff recommended approval.
08/01/07	The City Council approved a request (DIR-22243) to designate the La Concha Motel Lobby as a Historic Property within the City of Las Vegas on 1.14 acres at 770 North Las Vegas Boulevard. Planning Commission and staff recommended approval.
06/25/09	The Planning Commission approved a request for a Variance (VAR-34515) to allow a proposed sign height of 37 feet where 12 feet is the maximum allowed at the northeast corner of Las Vegas Boulevard and McWilliams Avenue. Staff recommended approval.
02/17/10	The City Council approved a request for an Extension of Time (EOT-37123) of a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum at 770 North Las Vegas Boulevard. Staff recommended approval.
02/24/10	The Historic Preservation Commission approved a Certificate of Appropriateness (HPC-37397) for new construction at the La Concha building, Neon Museum, located 770 North Las Vegas Boulevard.
05/27/10	The Planning Commission approved a request for a Major Amendment of the Site Development Plan Review (SDR-37021) to an approved Site Development Plan Review (SDR-18751) for a 779 square-foot addition to a 2,768 square-foot museum and site modifications on 1.13 acres at 770 North Las Vegas Boulevard. The Planning and Development staff recommended approval

Most Recent Change of Ownership	
03/29/96	A deed was recorded for a change in ownership at APN 139-27-805-005
03/29/96	A deed was recorded for a change in ownership at APN 139-27-805-045

Related Building Permits/Business Licenses	
09/29/00	An electrical permit (#18297) was issued for the property at 770 North Las Vegas Boulevard (a portion of the subject site).

11/08/07	A building permit (#94823) was issued for the reconstruction of the La Concha shell at 770 North Las Vegas Boulevard. The permit has not been finaled.
08/21/09	A building permit (#141824) was issued for a 14 foot CMU block wall and 16 foot CMU block/wrought iron wall at 770 North Las Vegas Boulevard. The permit has not been finaled.
08/21/09	A building permit (#141822) was issued for an 8 foot block wall at 770 North Las Vegas Boulevard. The permit has not been finaled.
08/21/09	A building permit (#141820) was issued for temporary chain link fencing at 770 North Las Vegas Boulevard. The permit has not been finaled.
01/28/10	A building permit (#141810) was issued for a trash enclosure at 810 North Las Vegas Boulevard. The permit has not been finaled.
01/28/10	A building permit (#141811) was issued for a public park at 810 North Las Vegas Boulevard. The permit has not been finaled.
01/28/10	A building permit (#141813) was issued for rough grading at 810 North Las Vegas Boulevard. The permit has not been finaled.
01/28/10	A building permit (#141825) was issued for a shade structure at 810 North Las Vegas Boulevard. The permit has not been finaled.
01/29/10	A building permit (#141878) for a monument sign was denied by Planning and Development as the sign is required to obtain approval from the Downtown Design Review Committee.
06/03/10	A building permit (#164387) was issued for an eight-foot vehicular access gate at 770 North Las Vegas Boulevard. The permit has not been finaled.

Pre-Application Meeting	
05/28/10	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • A Major Amendment to previously approved Site Development Plan Review (SDR-37021) is required. • Public Works commented that permanent closure is approved along McWilliams Drive and gates approved. • The wall elevations and wall locations must be shown on the site plan. • The landscape buffer along the north is being reduced from 9 feet to zero feet and the west is being reduced from 22 feet to zero feet along a portion.

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

Field Check	
06/24/10	Staff conducted a field check of the subject property and noted a commercial lot under construction for the proposed museum.

Details of Application Request	
Site Area	
Net Acres	1.13

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Museum	PF (Public Facilities)	C-V (Civic)
North	City Park	PF (Public Facilies)	C-V (Civic)
South	Multi-Family Residential	MXU (Mixed-Use)	C-2 (General Commercial)
	General Retail		
East	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	Undeveloped	MXU (Mixed-Use)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown North Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District	X		Y
H (Historic Designation)	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, the following development standards shall apply:

Standard	***Provided***
Min. Lot Size	1.13 acres
Min. Lot Width	109 Feet
Min. Setbacks • Front • Side • Corner • Rear	 29 Feet 8 Feet 34 Feet 118 Feet
Max. Lot Coverage	7%

Max. Building Height	29 Feet
Trash Enclosure	Not indicated
Mech. Equipment	Screened

Per Title 19.08.060, the following Residential Adjacency Standards shall apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	87 Feet	168 Feet	Y
Adjacent development matching setback	20 Feet	168 Feet	Y
Trash Enclosure	50 Feet	50 Feet	Y

Pursuant to Title 19.12, the following standards shall apply

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 11 Trees 8 Trees 17 Trees 6 Trees	 5 Trees 0 Trees 3 Trees 2 Trees	N
TOTAL PERIMETER TREES		**42 Trees**	**10 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	Zero Trees	Zero Trees	Y

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • North • South • East • West	 15 Feet 15 Feet 15 Feet 8 Feet	 0 Feet 0 Feet 3 Feet 0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Museum	3,373 SF	1:300	12		Zero		N
Park	2.10 acres	2/acre	6		31		
TOTAL SPACES REQUIRED			18		31		Y
TOTAL (With Handicapped)			17	1	29	2	Y
Loading Spaces			1		1		Y

	Previously Approved (SDR-37021)	**Proposed**
Building Size	3,547 SF	3,373 SF
Lot Coverage	7%	7%
Wall Height	8 Feet	No Change
Parking Provide	Zero Spaces On-Site 31 Spaces (Shared Parking)	No Change
Elevations	Height – 29 Feet	No Change
Setbacks	Front – 22 Feet Side – 8 Feet Corner – 24 Feet Rear – 118 Feet	No Change
Landscape Buffer Widths	North – 9 Feet South – Zero Feet East – 3 Feet West – 22 Feet	North – Zero Feet (Portion) South – Zero Feet East – 3 Feet West – Zero Feet (Portion)
Landscape Buffer Trees	Required – 42 Trees Provided -12	Provided – 10 Trees

Waivers		
Requirement	***Request***	***Staff Recommendation***
Nine-foot wide landscape buffer to the north and 15-foot wide landscape buffer to the west, as approved through SDR-37021.	Zero Feet	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
12 Trees are required along the perimeter landscape buffer.	10 Trees	Approval

LEGAL DESCRIPTION OF PROPOSED VACATION

The above property is legally described as a five-foot (5') wide public utility easement approximately 220-foot long between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue. Said property is lying within a portion of Lot 1, the north forty-nine feet (49') of Lot 2, Lot 15 and Lot 16 of Biltmore Addition Annex Number 3.

ANALYSIS

The five-foot wide public utility easement extends approximately 220 feet between Las Vegas Boulevard and Encanto Drive. The proposed vacation will allow for continuity throughout the project in conjunction with the proposed Neon Museum. Since the five-foot wide public utility easement is no longer being utilized in its intended form, staff recommends approval of this request.

The site complies with all Title 19 requirements with the exception of required landscaping and waivers of the required perimeter landscape buffer. The previously approved Site Development Plan Reviews (SDR-18751) and (SDR-37021) addressed these landscaping concerns and the proposed Major Amendment increases the previously approved deficiencies; therefore, an additional Waiver and Exception requests are required. The proposed changes in landscaping include decreasing the provided landscape buffer trees from 12 trees to 10 trees. The other proposed changes to the site are the perimeter landscape buffer requirements to allow a zero-foot to the portion of the north and west perimeter landscape buffers where the north landscape buffer was at nine feet and west landscape buffer was at 22 feet.

The previously approved landscape plan indicates 338 five-gallon shrubs whereas the proposed landscape plan for this amendment indicates 290 five-gallon shrubs. A condition of approval will require revision of the landscape plan to include the required number of shrubs. The site as proposed will increase the previously approved landscaping deficiencies. The applicant is providing an enhanced site with the decrease in the building size. The elevation of the building will remain the same. The site is being revised to match the plans approved through the Historical Preservation Commission (HPC-37397) review.

FINDINGS (SDR-38563)

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

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

   The Neon Museum will be located in the Cultural Corridor along Las Vegas Boulevard, and will increase the cultural offerings in the area. While there are residential properties to the east of the site, adequate separation and buffers will be in place to minimize any conflicts

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

   The proposed development is consistent with the Las Vegas 2020 Master Plan and the Downtown North Land Use Plan. The design of the facility is consistent with Title 19, as conditioned with approval of the requested waiver.

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

   The only driveway will be located on McWilliams Avenue, so as to minimize impacts to Las Vegas Boulevard and the residential neighborhood to the south of the site. This driveway will not be accessed by the public, but will primarily be used by employees to move display signage in or out the site.

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

   The proposed building materials and plant materials are appropriate for the area and for the city, and are consistent with the era of the relocated La Concha Motel building.

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

   The proposed addition to the historic La Concha lobby is consistent with the original architecture of the structure; the materials and design of the proposed perimeter wall around the exterior of the site is appropriate to the era of the historic structure. The landscape materials are appropriate for the area and city.

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

   The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 185 (SDR-38563)
1 (VAC-38583)

APPROVALS 0

PROTESTS 0

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 –

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CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

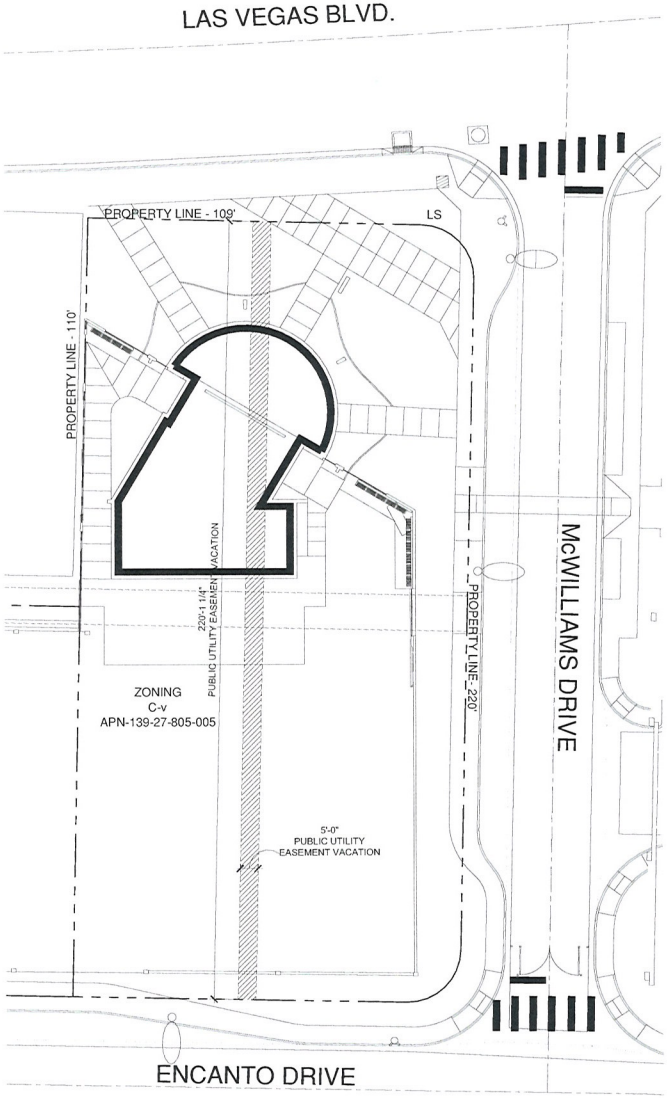
FOR DEPARTMENT USE ONLY

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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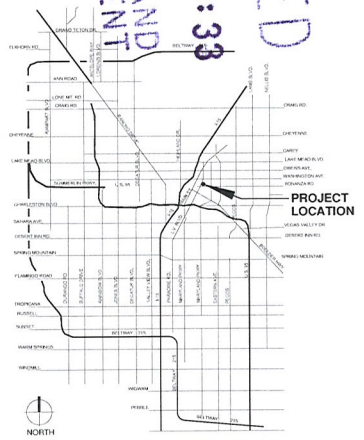
10 JUN 16 PM 1:33
PLANNING AND DEVELOPMENT

VICINITY MAP



SCHEMATIC DESIGN

WESTAR ARCHITECTS
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 600 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049

VAC-38583



VAC-38583 AND SDR-38563 – APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 LAS VEGAS BOUELVARD NORTH

06/24/10



VAC-38583 AND SDR-38563 – APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 LAS VEGAS BOUELVARD NORTH

06/24/10



VAC-38583 AND SDR-38563 – APPLICANT: NEON MUSEUM – OWNER: CITY OF LAS VEGAS
770 LAS VEGAS BOUELVARD NORTH

06/24/10



VAC-38583 AND SDR-38563 – APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 LAS VEGAS BOUELVARD NORTH

06/24/10

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, we are also requesting a landscape waiver to the north Nine feet to Zero feet and to the west 22 feet to Zero feet. 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.

Sincerely,

Cesar Solorzano,

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JUL 13 2010

VAC-38583
SDR-38563
REVISED

701 Bridger Ave Suite 400 Las Vegas, Nevada 89101 Tel 702.878.0000 Fax 702.878.8436
nfo@wagnarchitects.com

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:
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). Staff recommends APPROVAL.

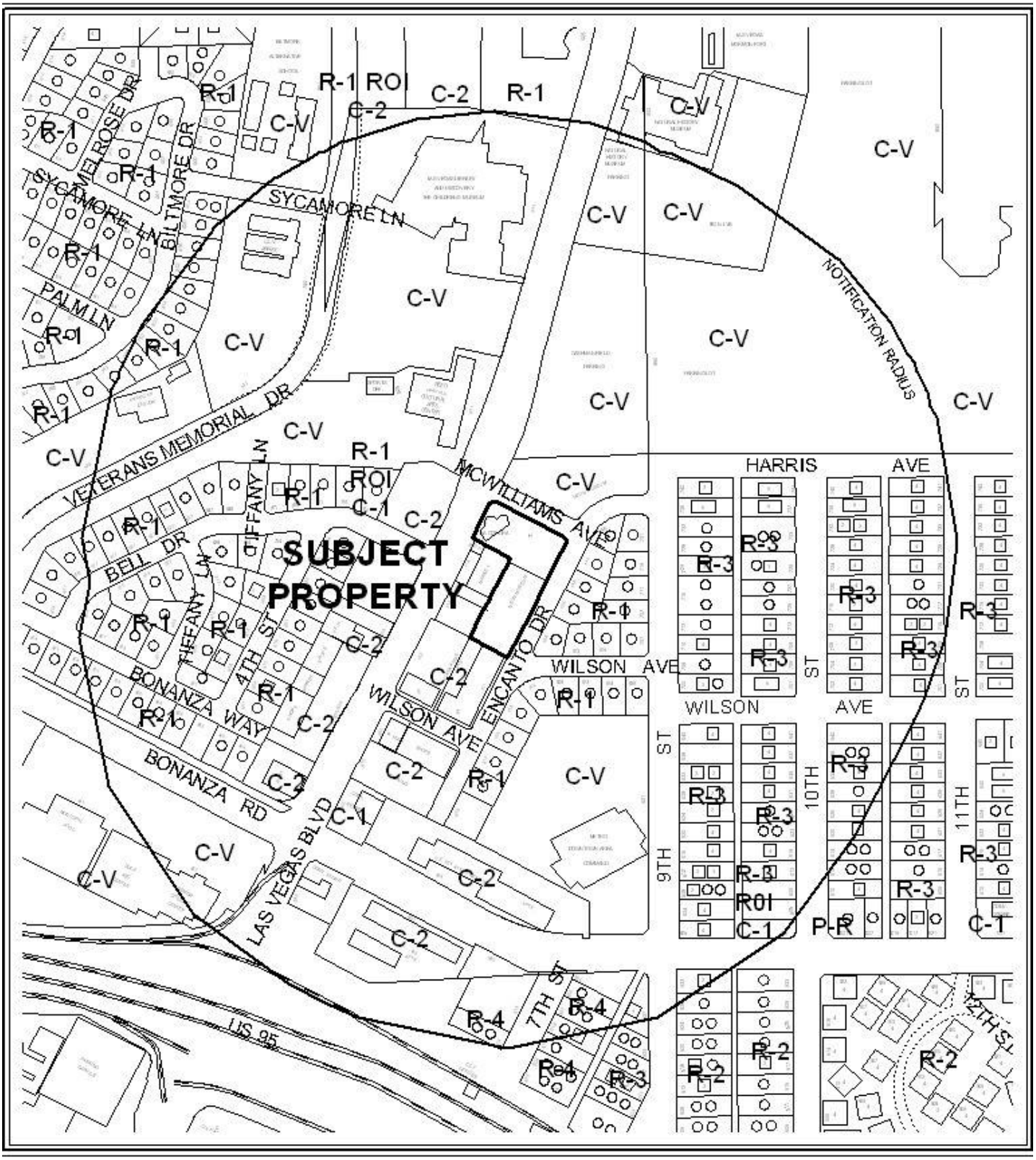
P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
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: **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

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Application/Petition For: Neon Museum

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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**

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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

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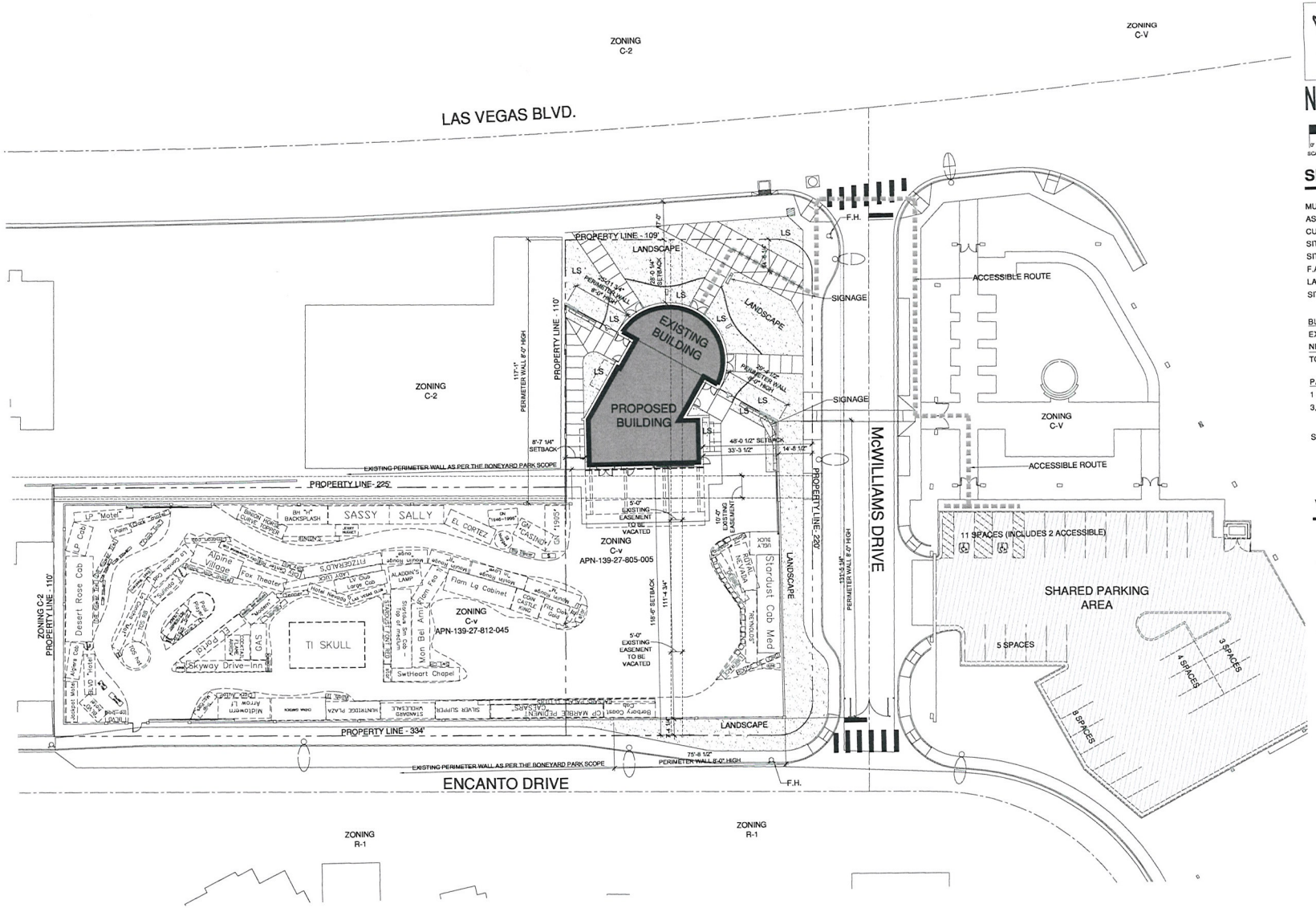
Revised 10/27/08



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%

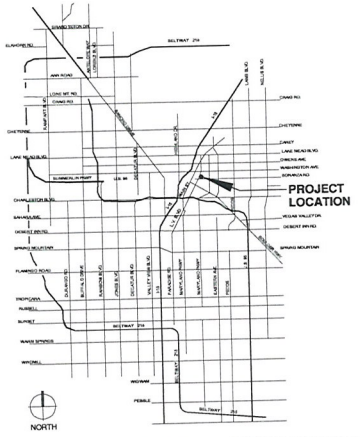
BUILDING AREA

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



SCHEMATIC DESIGN

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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049

PLAN NORTH TRUE NORTH

RECEIVED
JUN 15 2010
City of Las Vegas

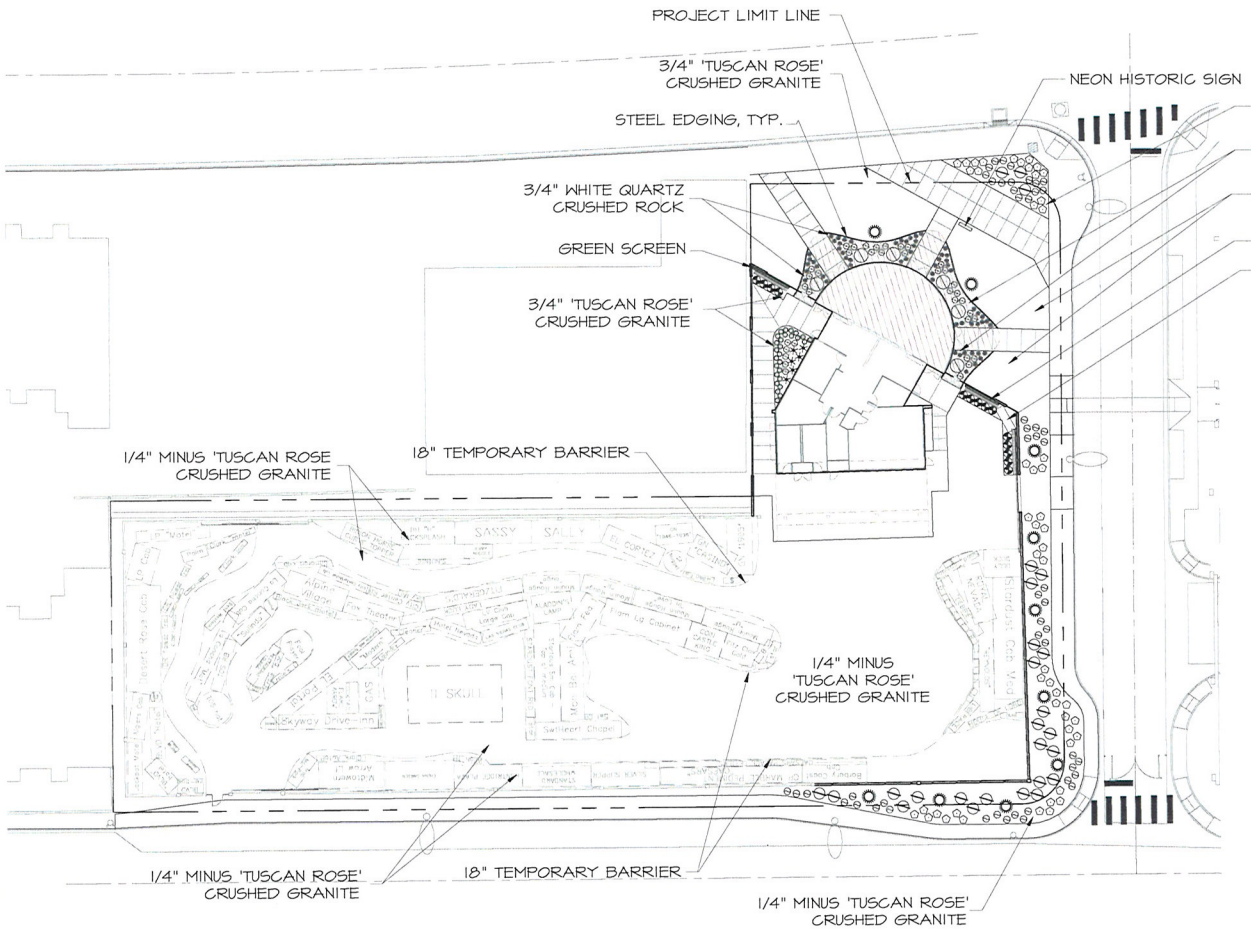
SDR-38563

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
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LAS VEGAS, NV. 89146
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F 702.253.1018
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CARLSBAD, CA. 92008
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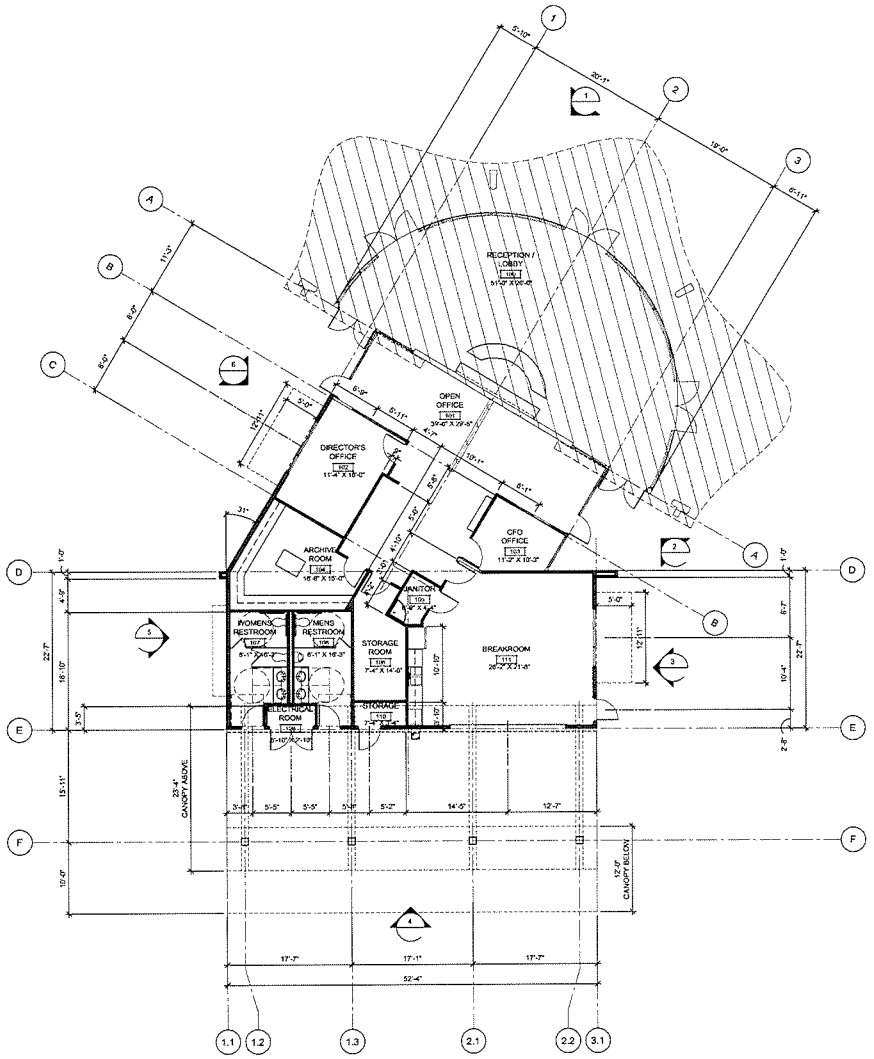
DATE: June 10, 2010 at 1:28pm PROJECT NUMBER: 09049 FILE NAME: 185-pt.dwg
WAS LAST MODIFIED BY TECHNICIAN: anna

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

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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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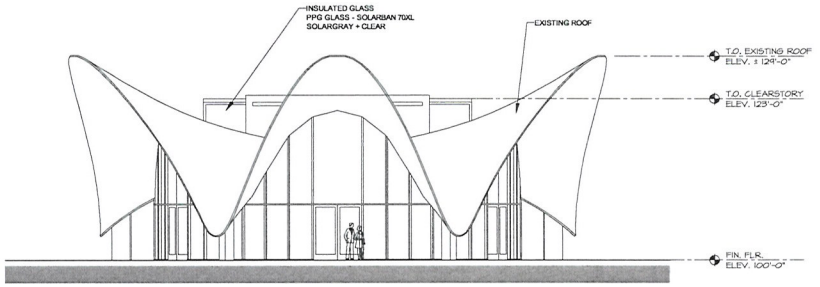
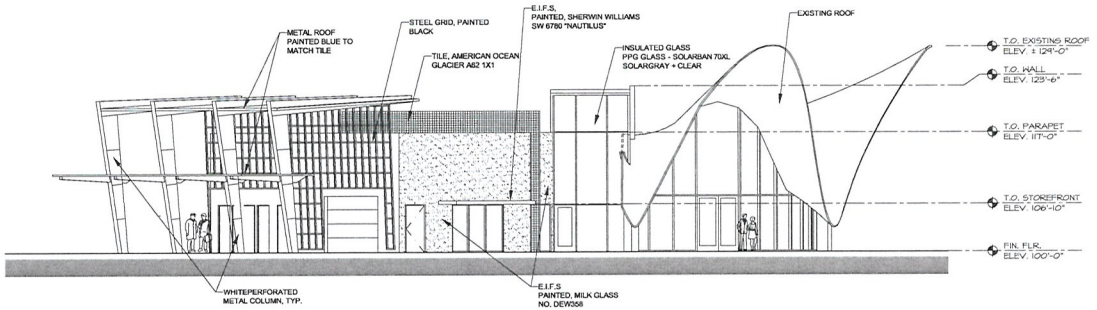
DATE: June 10, 2010 PROJECT NUMBER: 09049

SDR-38563



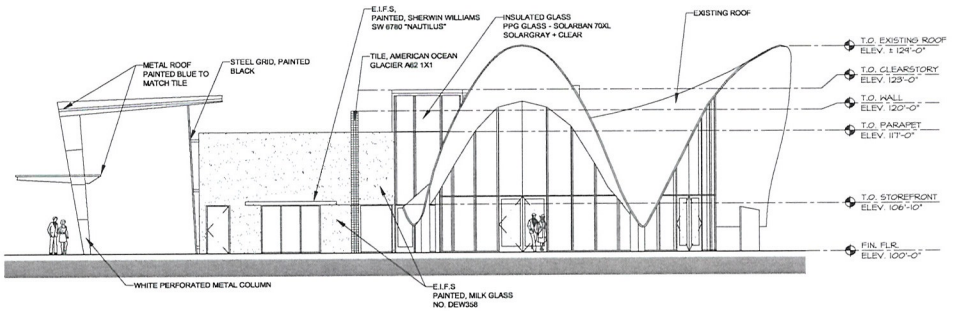
NORTHWEST ELEVATION NO. 1

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"

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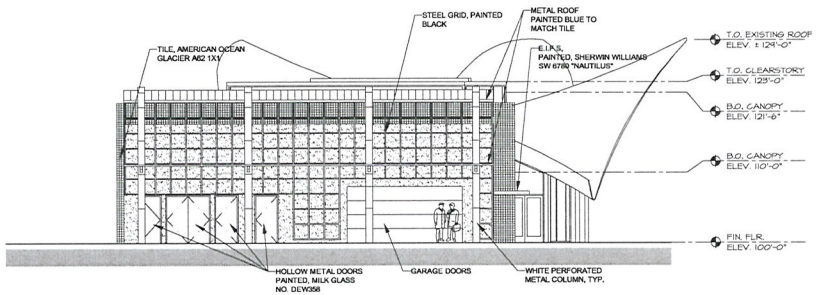
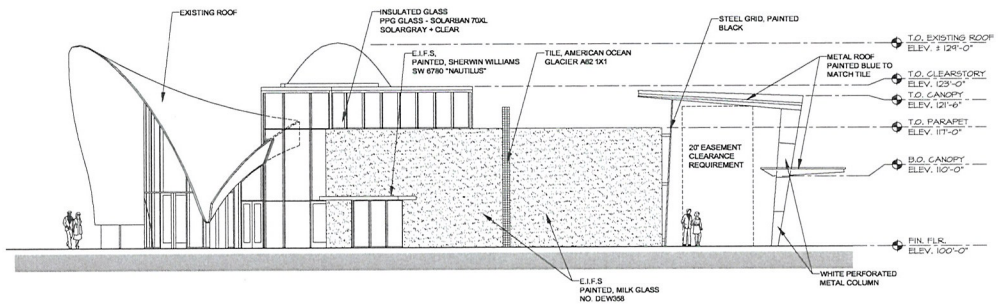


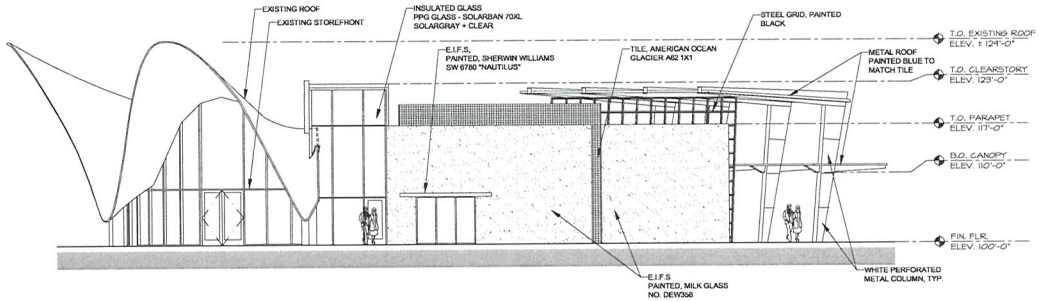
EAST ELEVATION NO. 4

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"

RECEIVED
JUN 15 2010
City of Las Vegas

SCHEMATIC DESIGN

WESTAR ARCHITECTS
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
701 BRIDGER AVENUE, SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.westarnorthlewis.com

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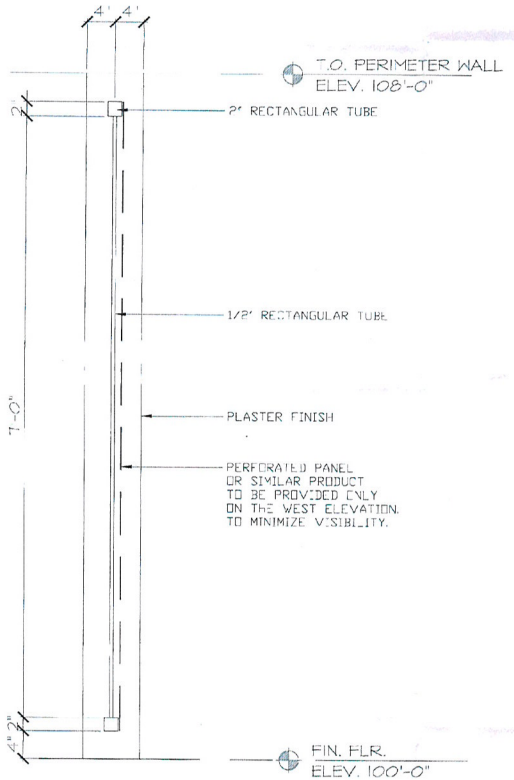
DATE: June 10, 2010 PROJECT NUMBER: 09049

SDR-38563

SDR-38563

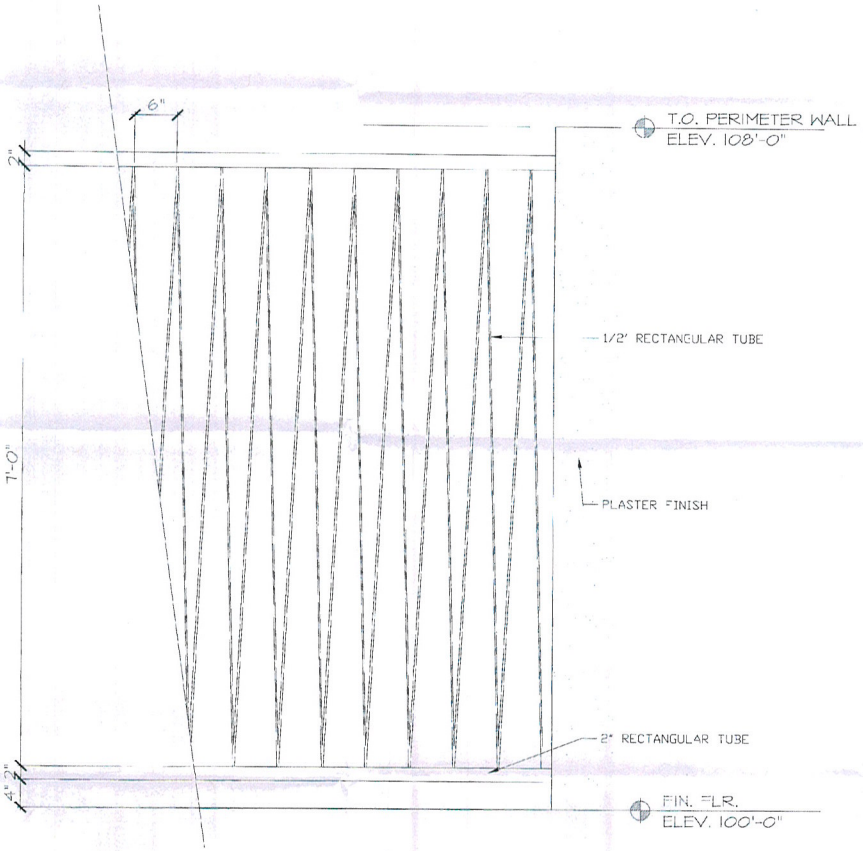
NEON MUSEUM VISITOR CENTER

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



PERIMITER WALL SECTION, TYPICAL

SCALE: 1 1/2" = 1'-0"



PARTIAL FENCE ELEVATION

SCALE: 1 1/2" = 1'-0"

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JUN 15 2010

SCHEMATIC DESIGN

WESTAR ARCHITECTS

WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
201 BECKER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0200 FAX: (702) 878-8430
www.westararchitects.com

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DATE: June 1, 2010 PROJECT NUMBER: 03049

SDR-38563

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**

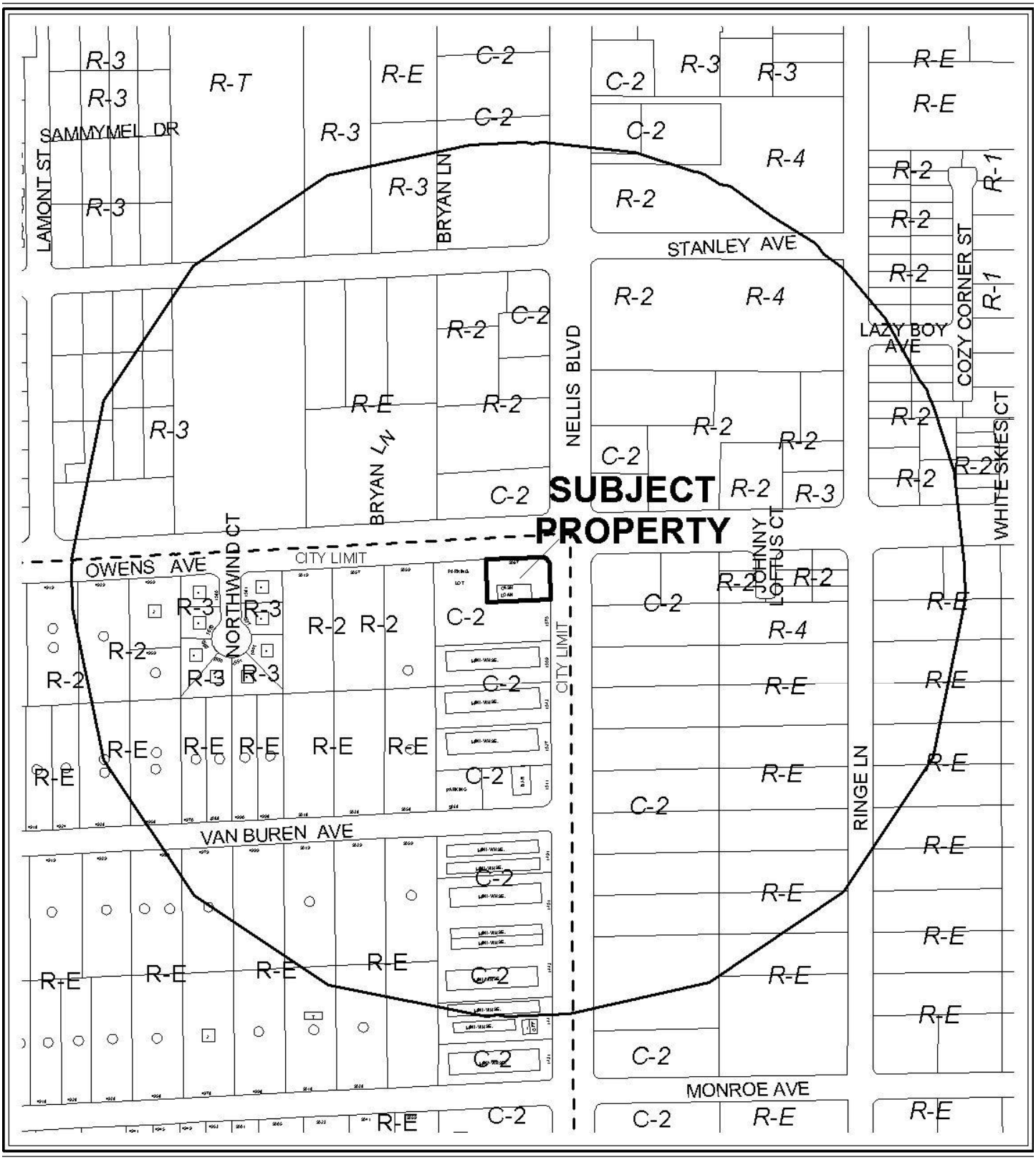
SUBJECT:
ABEYANCE - SUP-37620 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-19671) TO ALLOW UNLIMITED 24-HOUR OPERATIONS AT AN EXISTING 2,366 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT 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. Staff Report
3. Request to Withdraw Without Prejudice Letter Submitted by Speedy Rapid Ca$h
4. Supporting Documentation
5. Photos
6. Justification Letter
7. Protest/Support Postcards



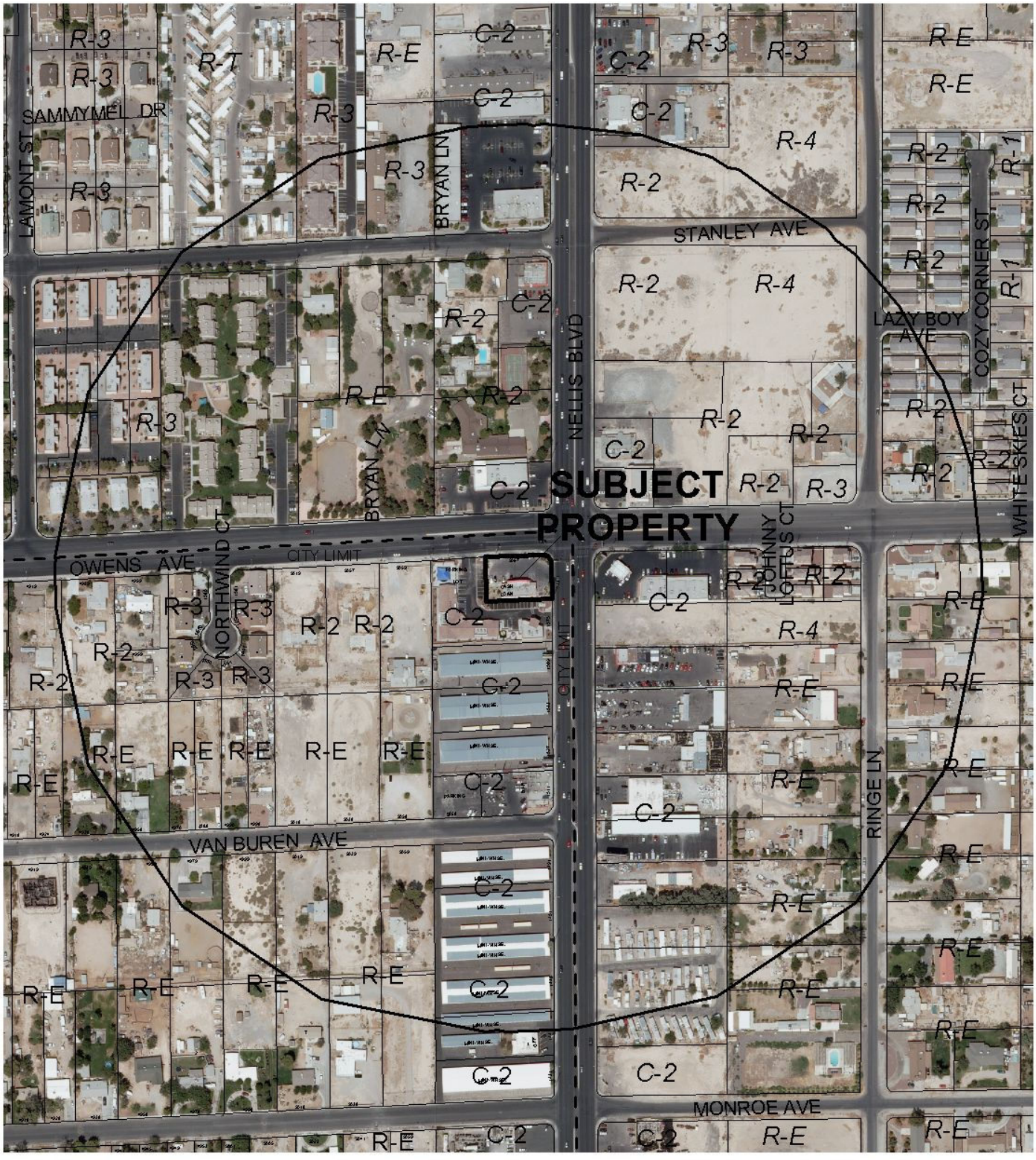
0 300 600 Feet

CASE: **SUP-37620**

RADIUS: 1000 FT

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

N



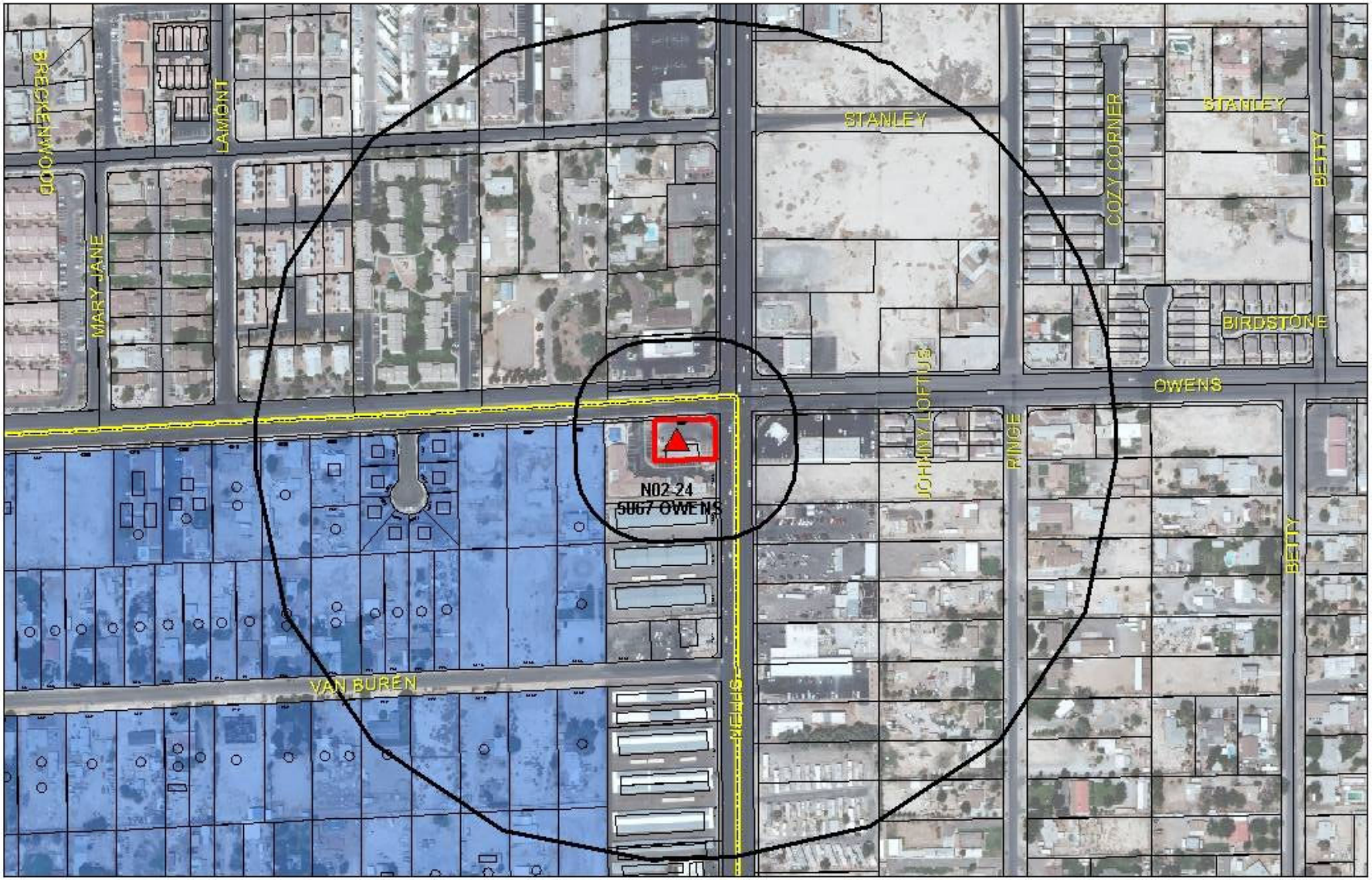
CASE: **SUP-37620**

RADIUS: 1000 FT

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

0 300 600 Feet

N



SUP-37620

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

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

N

0 220 440 880 Feet

City of Las Vegas

AGENDA MEMO

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

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

July 16, 2010

Mr. Steve Gebeke, Planning Supervisor
City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101
702-385-7268-fax

RE: SUP ~~37621~~
37620 gas 7/16/10

Dear Mr. Gebeke:

Please accept this letter as a request to withdraw the above referenced major amendment to a SUP. This is a request to allow for a 24 hour operation. We do not plan to proceed with this at this time and would like to withdraw this request. Please contact me if you have any questions regarding this matter.

Respectfully,

Chris Darnell
Vice President, Real Estate & Construction

Cc: Lucy Stewart
Jay Brown

RECEIVED
10 JUL 16 PM 12:02
PLANNING AND DEVELOPMENT

3527 N. Ridge Rd. • Wichita, KS 67205 • (T) 316.722.3801 • (F) 316.494.6507

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

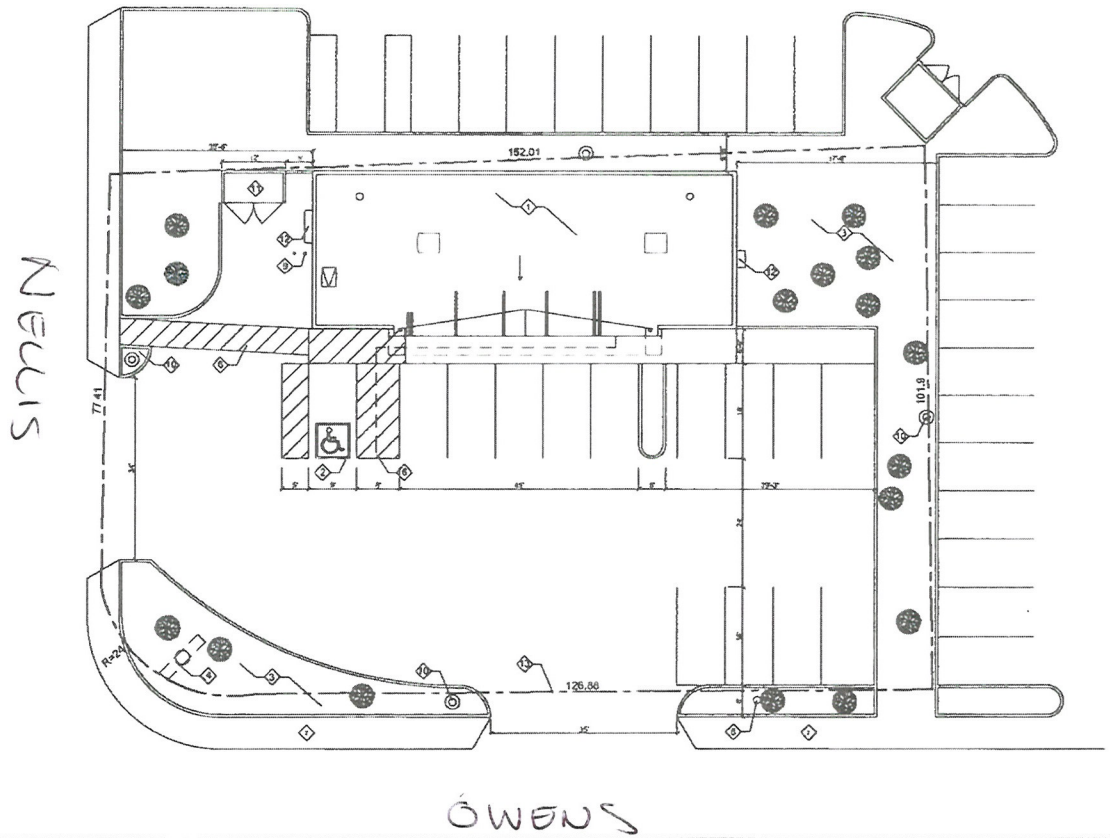
Case #	SUP-37520
Meeting Date:	4/22/10
Total Fee:	1030.00
Date Received:*	3/9/10
Received By:	MREY

*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

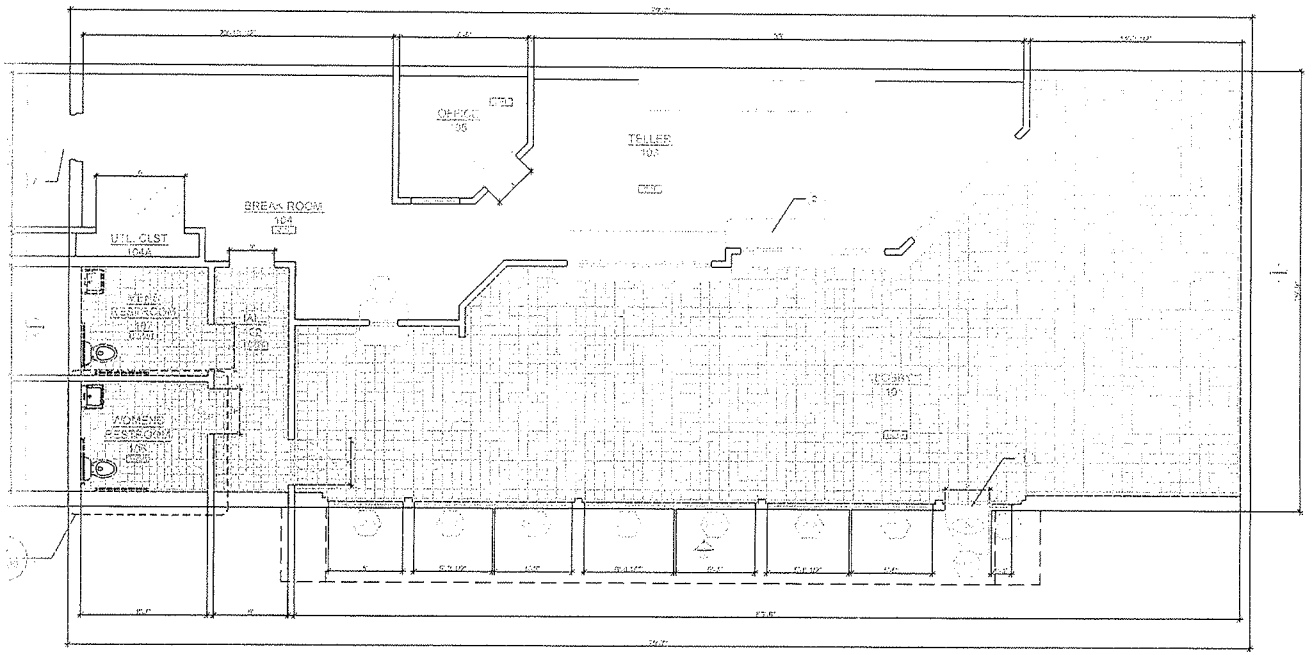
Sheet Title:

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

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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

RECEIVED
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,

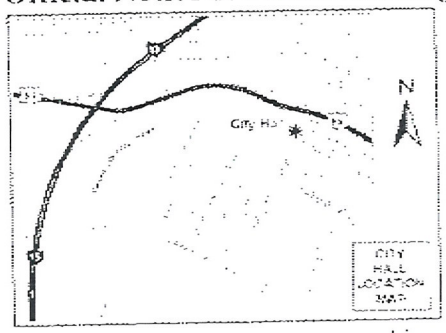
Lucy Stewart

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

RECEIVED
APR 13 2010

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

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MAILED FROM ZIP CODE 89101

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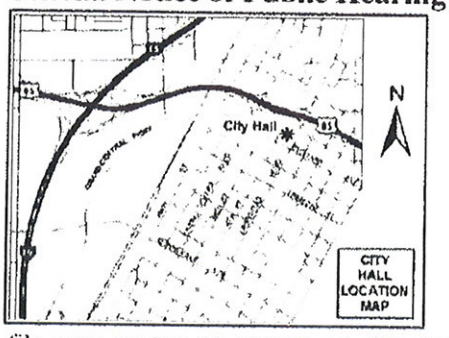
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

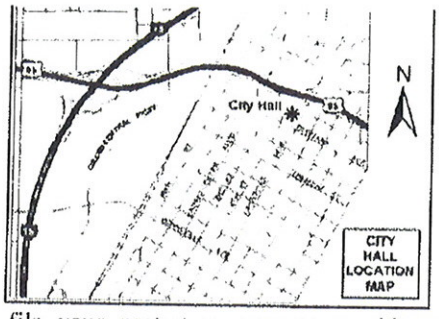
Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

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

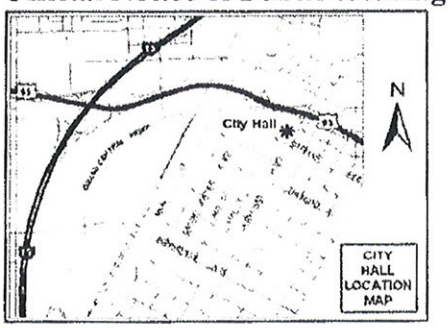
Submitted after final agenda
Date 4/16/10 Item 42-43 2P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37620 & SUP-37621

Planning Commission Meeting of 4/22/2010

Case: SUP-37620

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

RECEIVED
APR 16 2010

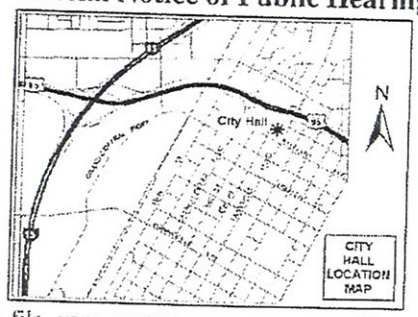
Submitted after final agenda
Date 4/16/10 Item 42-43 P

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41
0004279218 APR 09 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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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.: **24.**

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

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

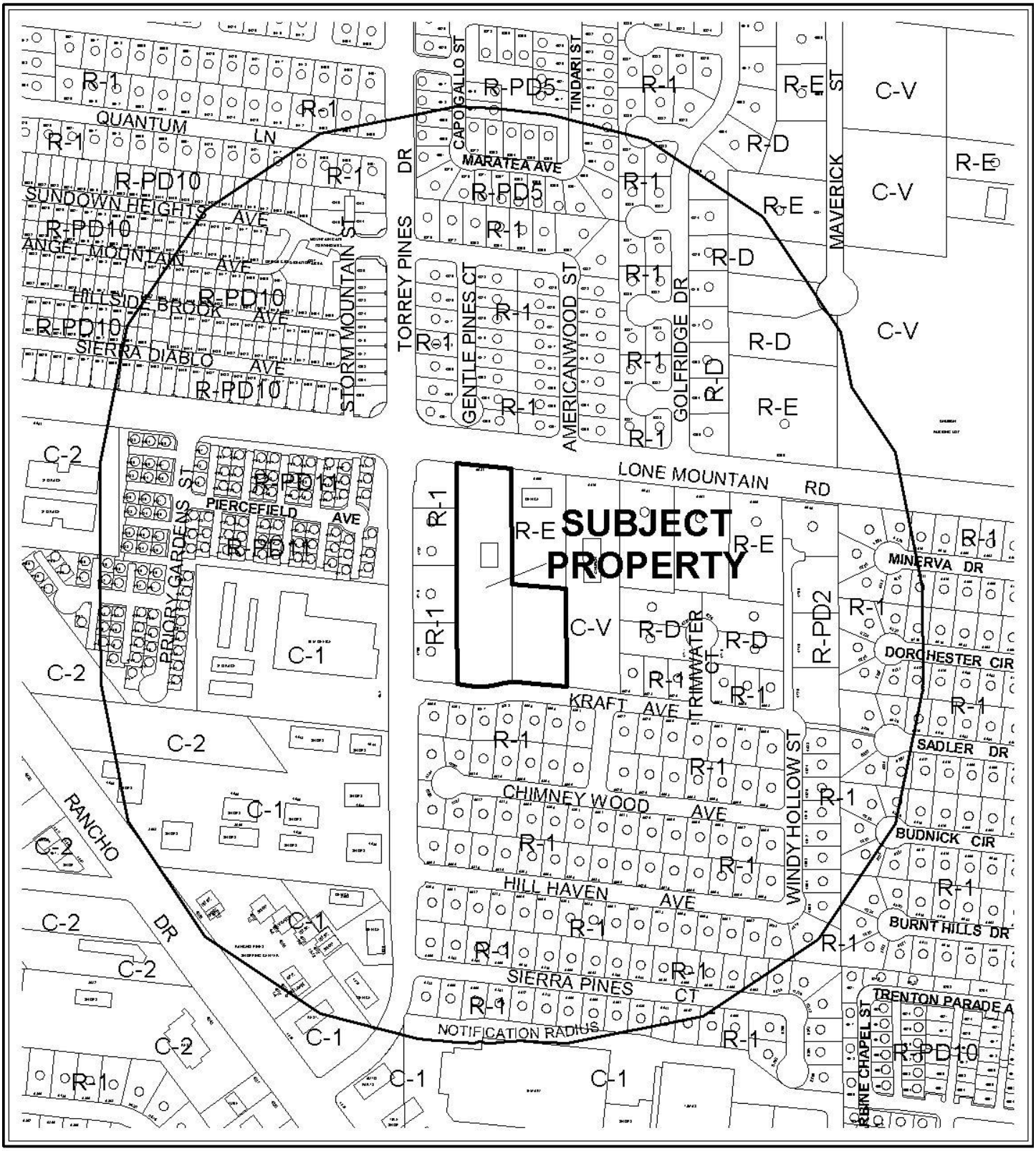
SUBJECT:
ABEYANCE - SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT 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.	**55**	**Planning Commission Mtg.**	**4**
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. Staff Report – SUP-37930 and SDR-37929
3. Request to Withdraw Without Prejudice Letter Submitted by Lee Bigelow Architect
4. Supporting Documentation
5. Photos – SUP-37930 and SDR-37929
6. Justification Letter – SUP-37930 and SDR-37929
7. Protest/Support Postcards, Protest Petition and Concern Postcard



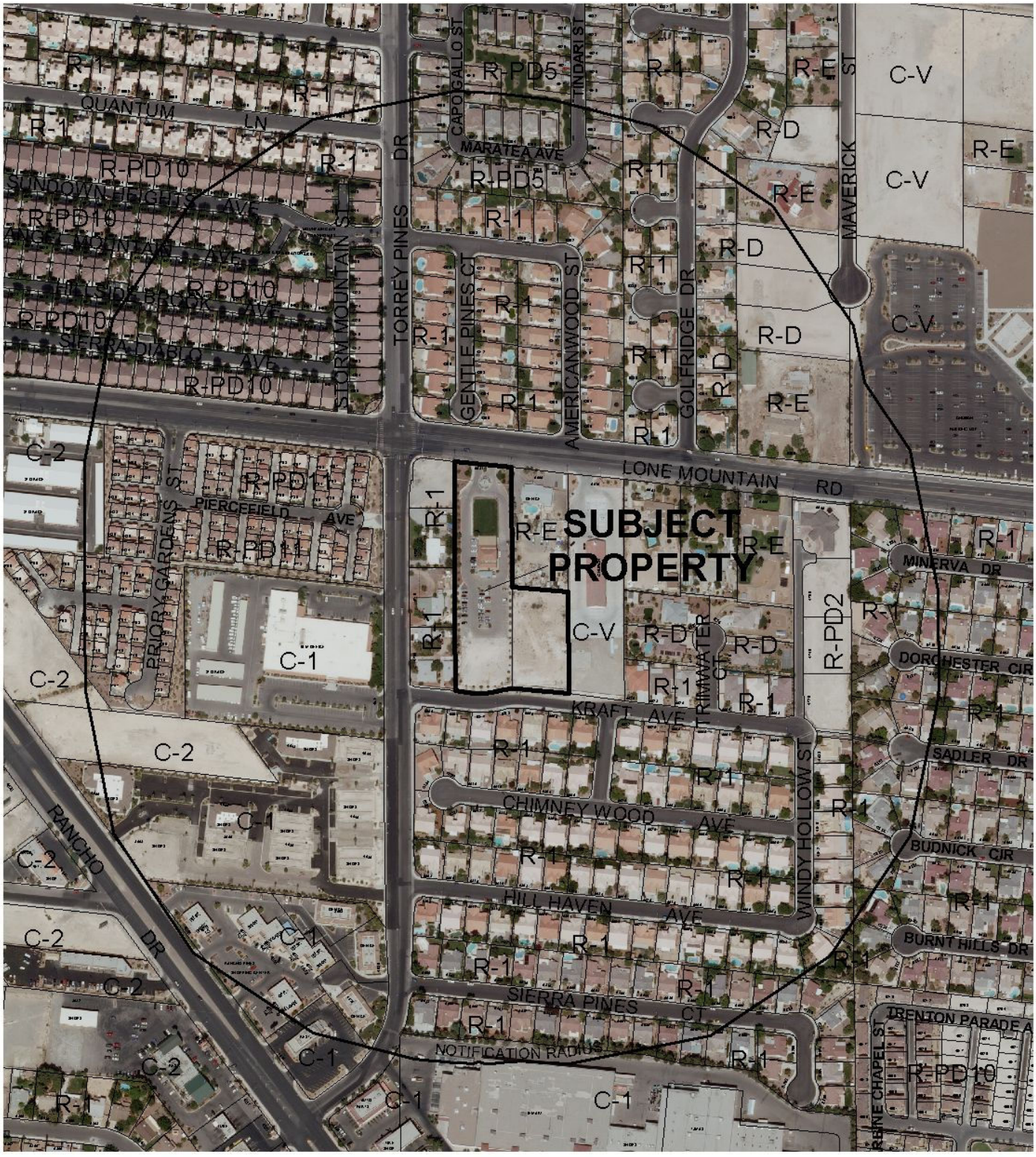
0 400 800 Feet

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

RADIUS: 1000 FT

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

N



0 400 800 Feet

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

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC.

APPLICANT REQUESTS THESE ITEMS BE WITHDRAWN WITHOUT PREJUDICE

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

28 June 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. Mike Howe

Per your instructions in the Pre-Ap meeting on Wednesday, June 23, 2010, it is respectfully requested by the Board of Directors of the owner, Gurdwara Baba Deep Singh JI (Shaheed), that items SUP-37930 - Special Use Permit & SDR-37929 - Site Development Plan Review scheduled to be heard at the July 29th, 2010, Planning Commission Meeting, be withdrawn without prejudice, in order to allow for the preparation of re-designed plans for this facility to be submitted.

I trust that this request will be granted and that the Owner's request to waive the requirement of additional submittal fees for the revised plans will be considered, per previous information received.

Sincerely,

Lee A Bigelow

Lee A. Bigelow
Architect

cc: Gurdwara Baba Deep Singh JI (Shaheed)G

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

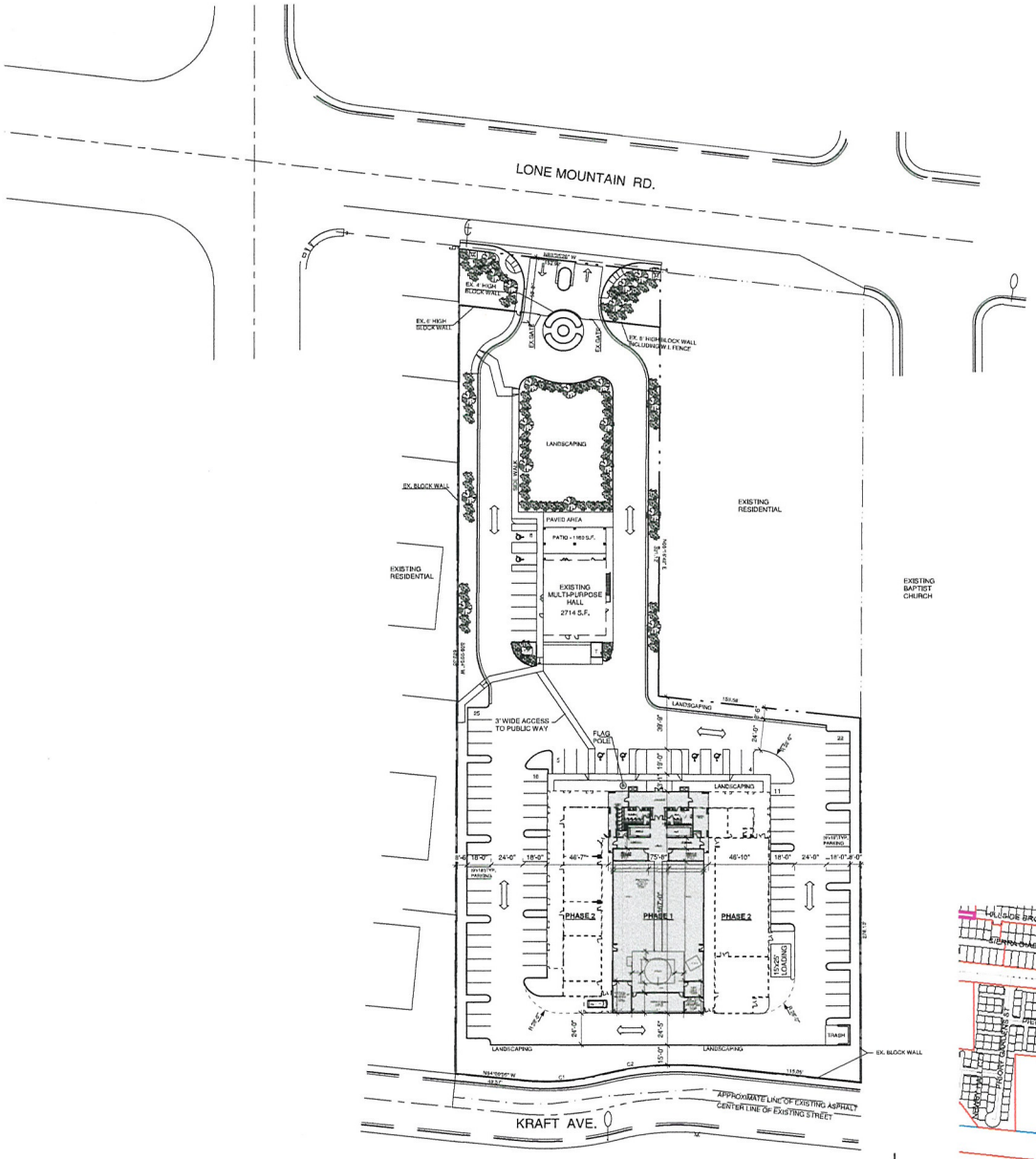
This 3RD day of APRIL, 2010.

[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

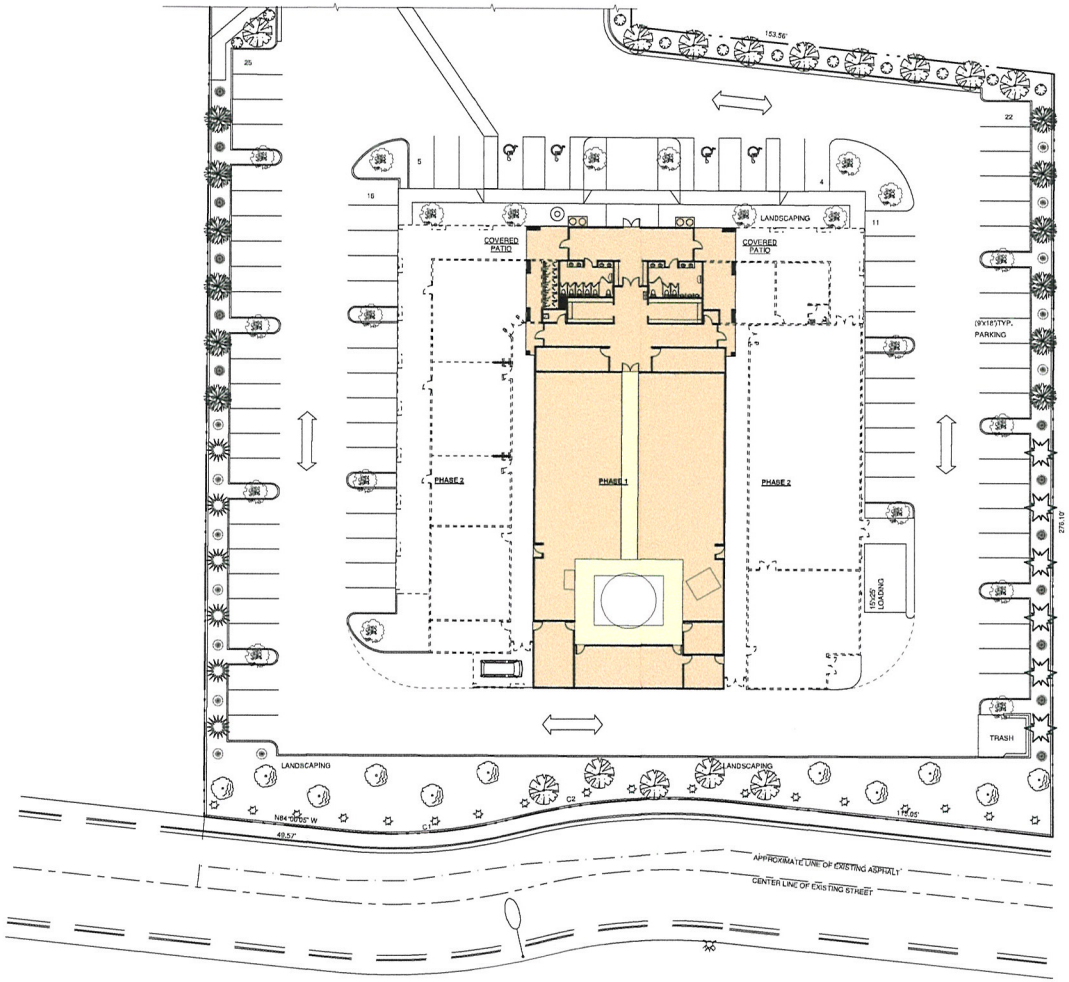
DATE
4 MAR 2010
1 22 APR 2010
2
3
4
5

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

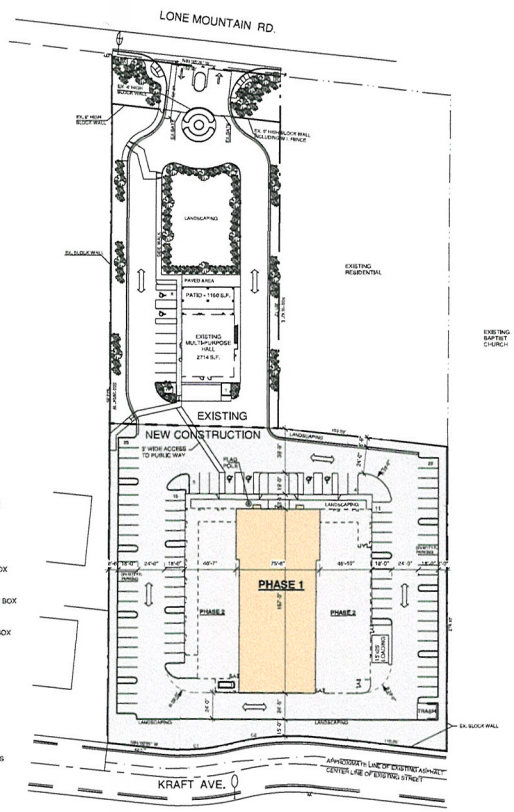


PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 20 ft

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	
4	
5	

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)

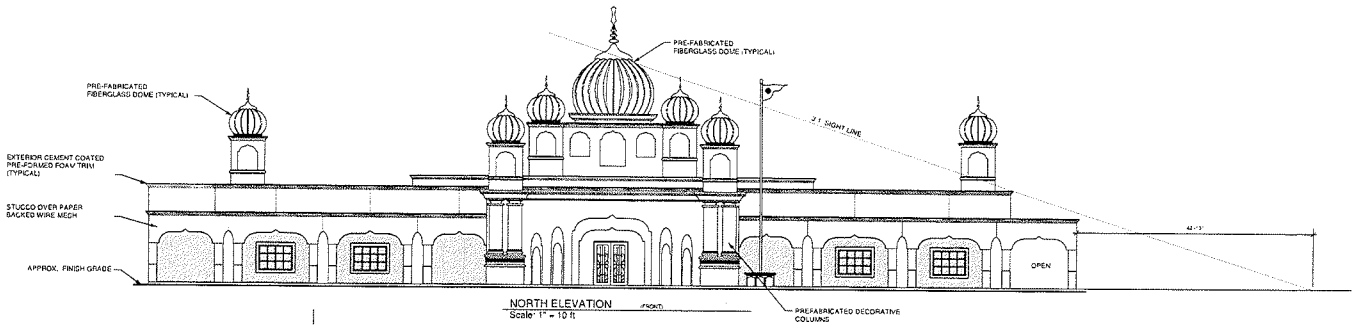
GURDWARA BABA DEEP SINGH
6341 W. LONE MOUNTAIN ROAD
LAS VEGAS, NEVADA

SEAL

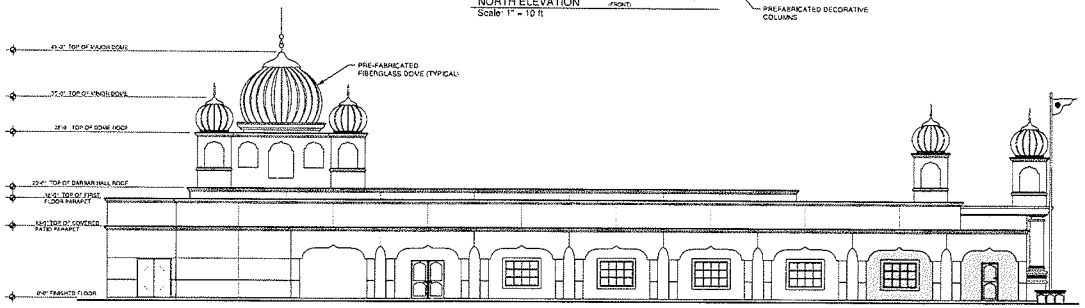
PRELIMINARY NOT FOR CONSTRUCTION

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

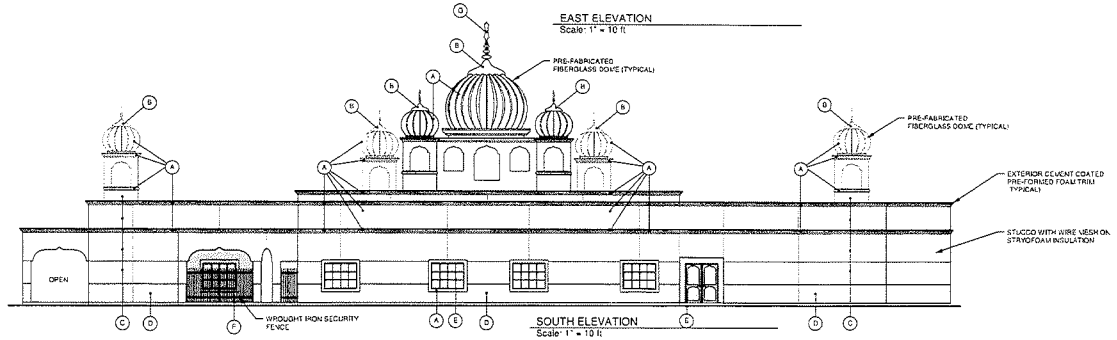
SHEET NUMBER
L-1



NORTH ELEVATION
Scale: 1" = 10 ft



EAST ELEVATION
Scale: 1" = 10 ft



SOUTH ELEVATION
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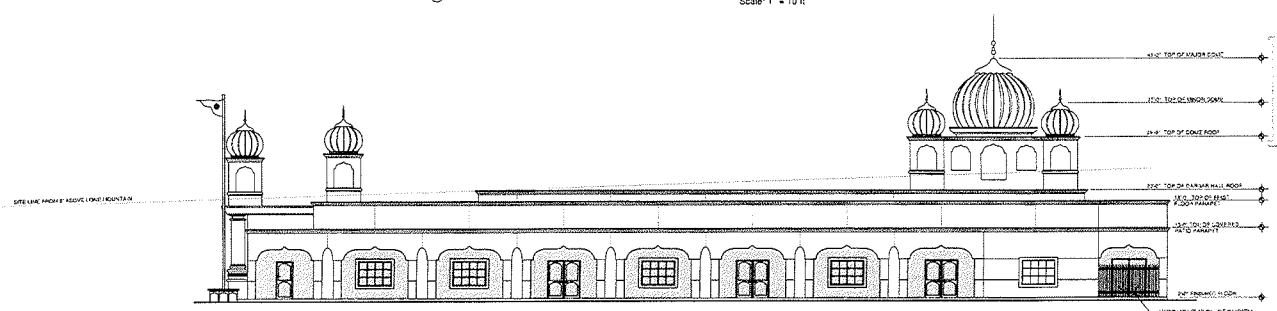


WEST ELEVATION
Scale: 1" = 10 ft

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
2
3
4
5

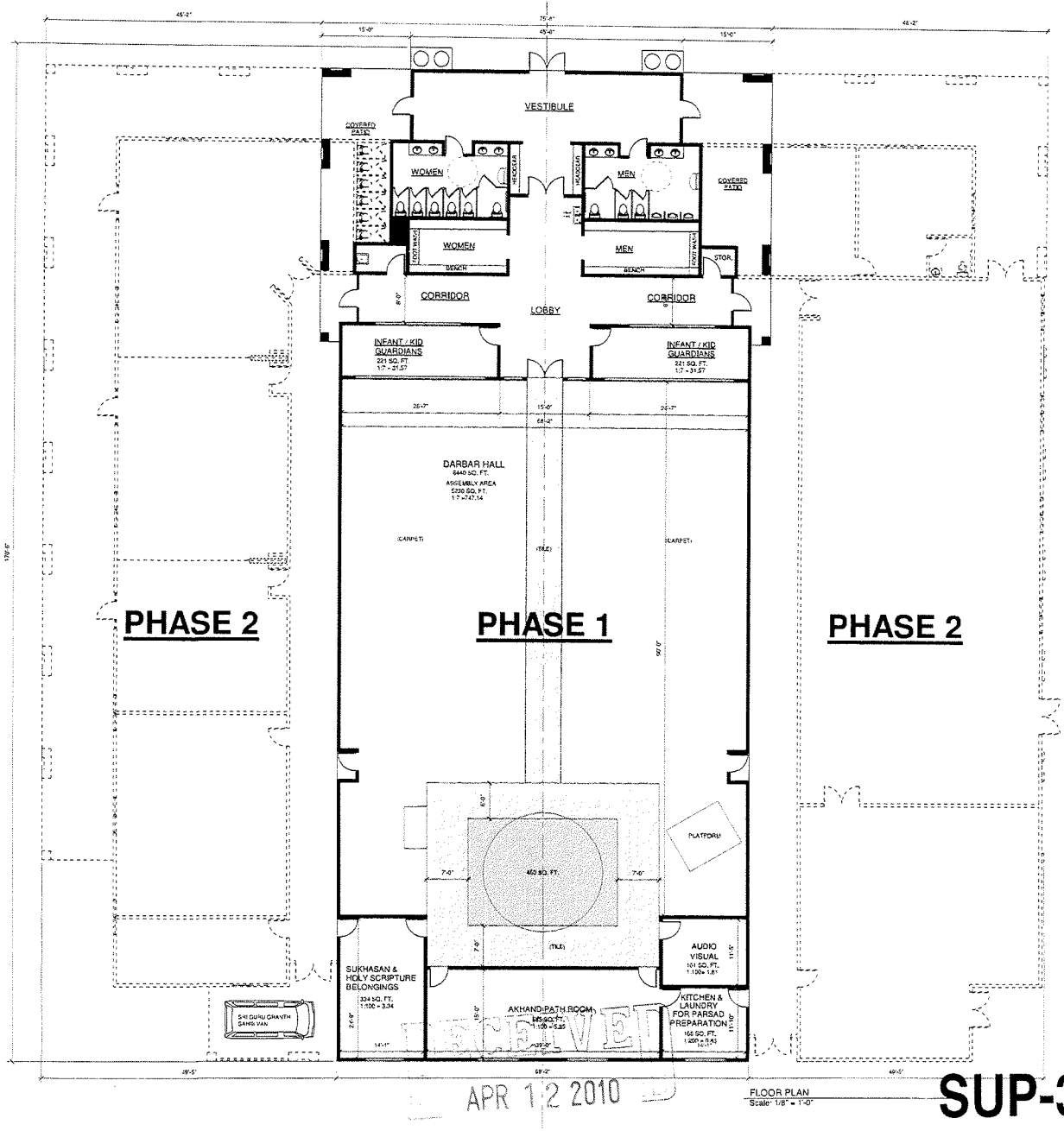
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

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) 526-5122

PR-3



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

RECEIVED
APR 12 2010

SUP-37930
SDR-37929

DATE 4 MAR 2010

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

PRELIMINARY NOT FOR CONSTRUCTION

Lee Bigelow Architect

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

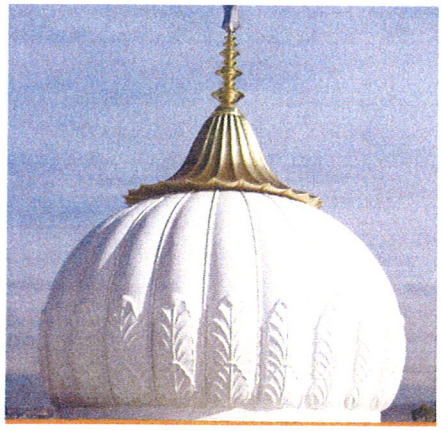
LEATHER BROWN - GLN26

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

RECEIVED
APR 23 2010

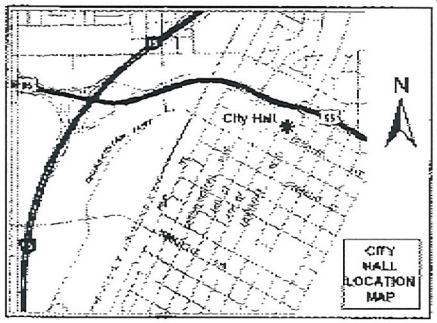
PAGE 01/01
DR MONT RINGER
7028762988
05/17/2010 07:12

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 MAY 14 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

RECEIVED
MAY 17 2010

44-45 P

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

25 May 2010

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

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

Attn: Mr. Greg Kapovich

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

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

Sincerely,

Lee A Bigelow

Lee A. Bigelow
Architect

cc: Gurdwara Baba Deep Singh Jl (Shaheed)G

RECEIVED
MAY 25 2010

4445

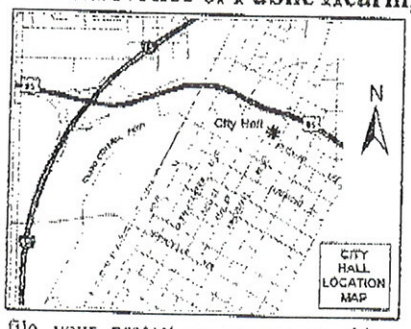
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.44⁴
0004279213 MAY 14 2010
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



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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

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

Case: SUP-37930

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

RECEIVED
MAY 26 2010

44-45 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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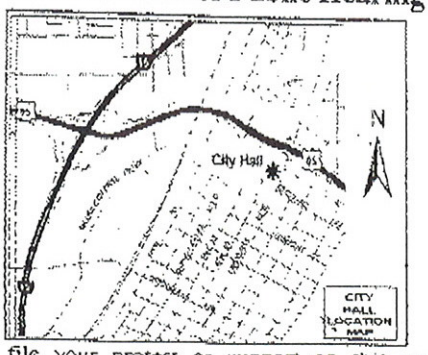

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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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Item 44-45 P

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

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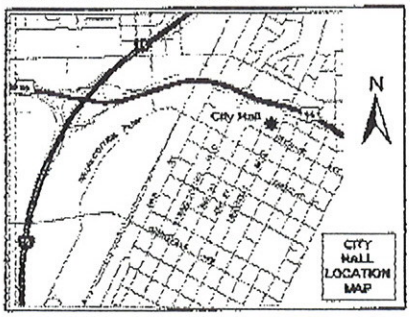

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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

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

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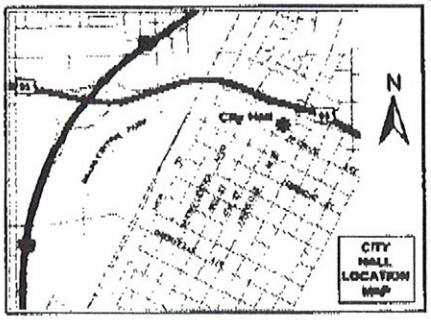

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SUP-37930 & SDR-37929
Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

4790 Pencarrow Ct

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Date Item 44-45 P

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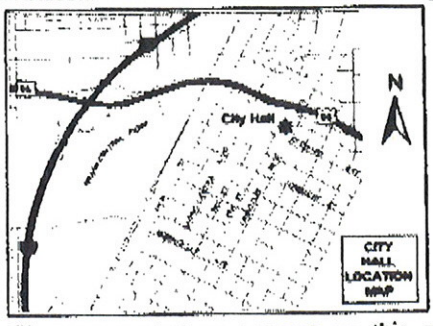

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

4798 Pencarrow Ct

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Date Item 44-45 P

Kat[redacted]

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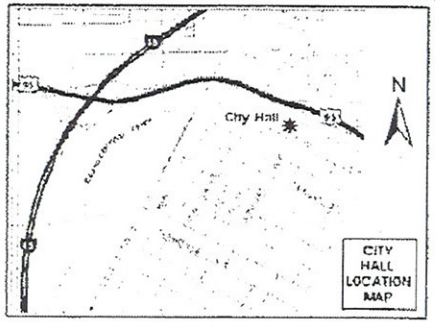

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37930& SDR-37929

Planning Commission Meeting of 5/27/2010

Case: SUP-37930

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

CAV0511 89130

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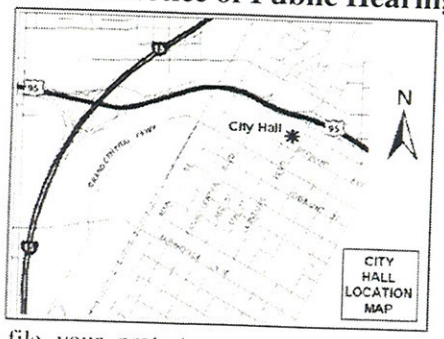

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☐ I SUPPORT this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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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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Date
Item 44-45
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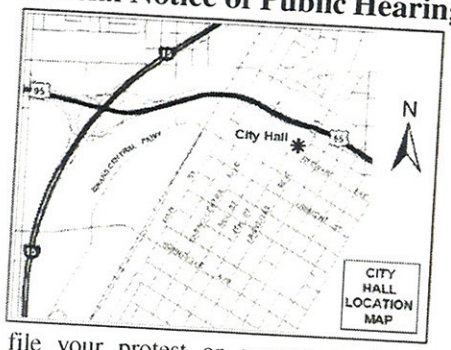

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

CAVDS11 89130

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Item 44-45
P

City of Las Vegas
Planning & Development Department
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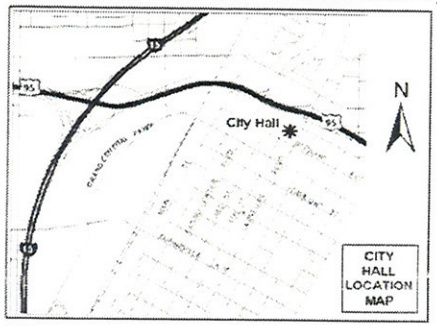

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

Submitted after final agenda
Date
Item 44-45 P

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

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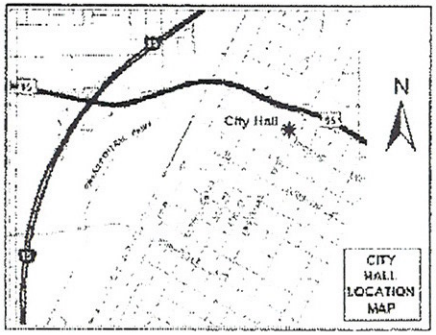
Date
Item 4



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

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Las Vegas, Nevada 89101-2986

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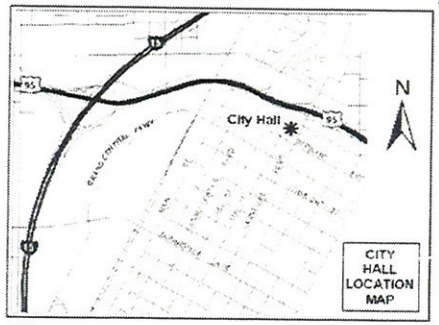

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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

Submitted after final agenda
Date
Item 44, 45

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

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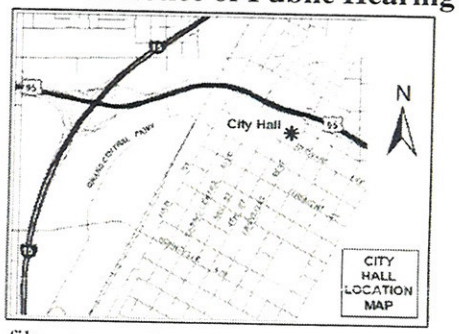

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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Case: SUP-37930

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

Submitted after final agenda
Date
Item 44 P

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

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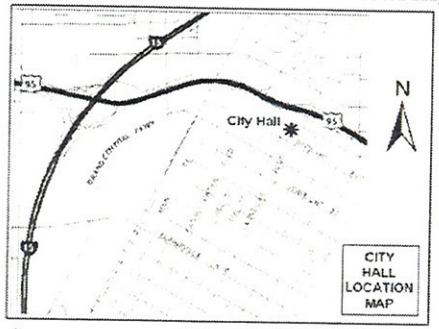

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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

Submitted after final agenda
Date
Item 44 45

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

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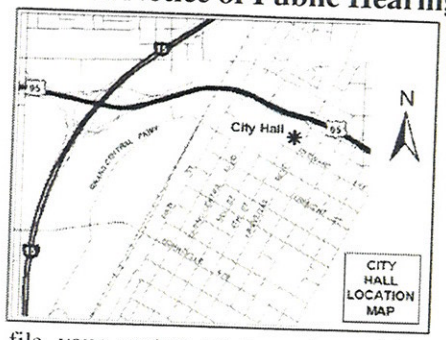

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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PLANNING AND DEVELOPMENT

Case: SUP-37930

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

0012280001

Submitted after final agenda
Date
Item 44, 45 A

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

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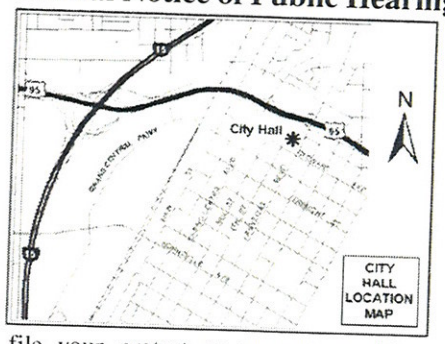

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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PLANNING AND DEVELOPMENT

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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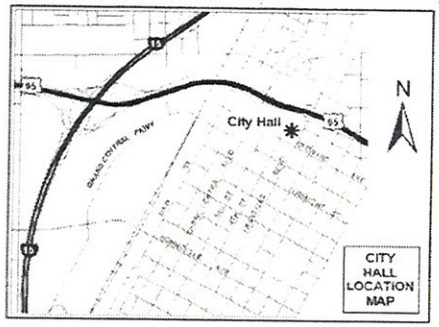

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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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LAS VEGAS NV 890 05-15-10

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

Re: SUP-37930 & SDR-37929

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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

RECEIVED
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 Vegas 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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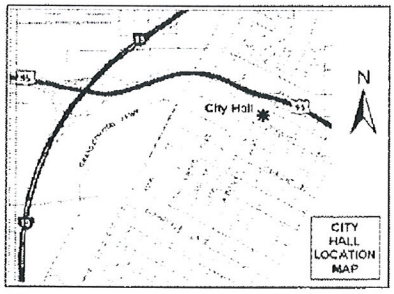
MAY 26 2010

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

Return Service Requested
Official Notice of Public Hearing



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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

RECEIVED

MAY 19 2010

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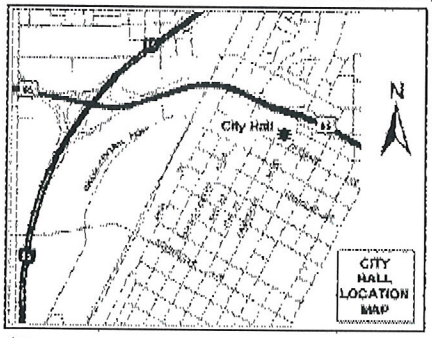

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☐ I SUPPORT this Request

☒ 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.

PRESORTED FIRST CLASS

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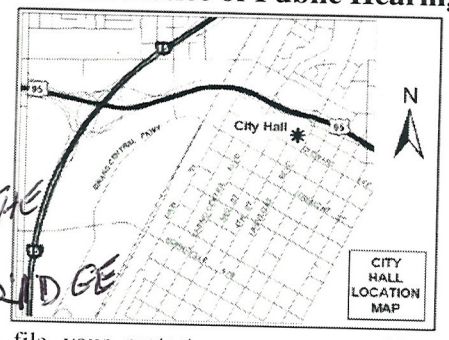
5/16/10

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.

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

Case: SUP-37930

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

Please use available blank space on card for your comments.

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

RECEIVED
MAY 19 2010

Bert Daniels

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

CAVDS11 89130

44-45
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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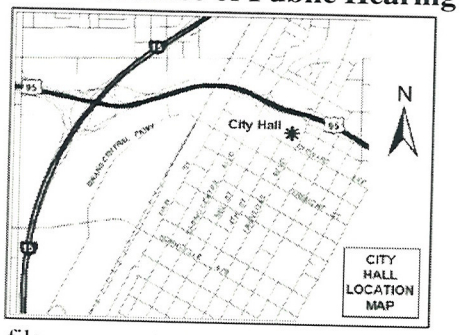

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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MAY 19 2010

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

CAVDS11 89130

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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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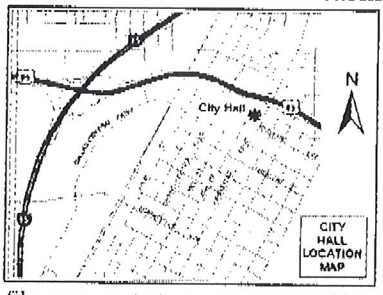

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

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

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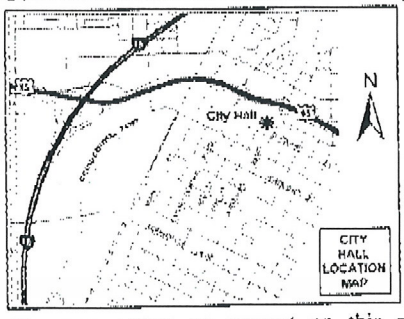

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37930 & SDR-37929

Planning Commission Meeting of 5/27/2010

$00.44
MAY 14 2010
MAILED FROM ZIPCODE 89101

RECEIVED
MAY 19 2010

Case: SUP-37930

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

44-45
A

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

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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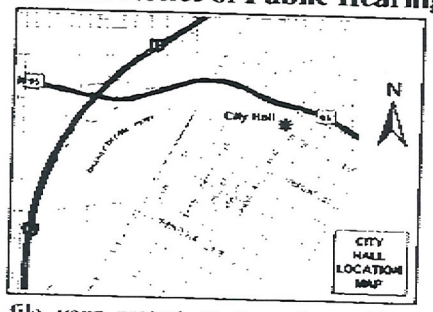
Official Notice of Public Hearing



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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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MAY 18 2010

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

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

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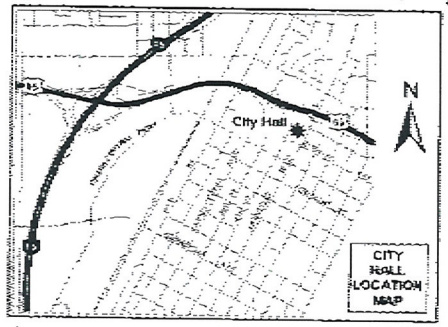
Official Notice of Public Hearing



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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

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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

RECEIVED
MAY 17 2010

44-45
C

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:
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.	**55**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Request to Withdraw Without Prejudice Letter Submitted by Lee Bigelow Architect
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.

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

28 June 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. Mike Howe

Per your instructions in the Pre-Ap meeting on Wednesday, June 23, 2010, it is respectfully requested by the Board of Directors of the owner, Gurdwara Baba Deep Singh JI (Shaheed), that items SUP-37930 - Special Use Permit & SDR-37929 - Site Development Plan Review scheduled to be heard at the July 29th, 2010, Planning Commission Meeting, be withdrawn without prejudice, in order to allow for the preparation of re-designed plans for this facility to be submitted.

I trust that this request will be granted and that the Owner's request to waive the requirement of additional submittal fees for the revised plans will be considered, per previous information received.

Sincerely,

Lee A Bigelow

Lee A. Bigelow
Architect

cc: Gurdwara Baba Deep Singh JI (Shaheed)G

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.: **26.**

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

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

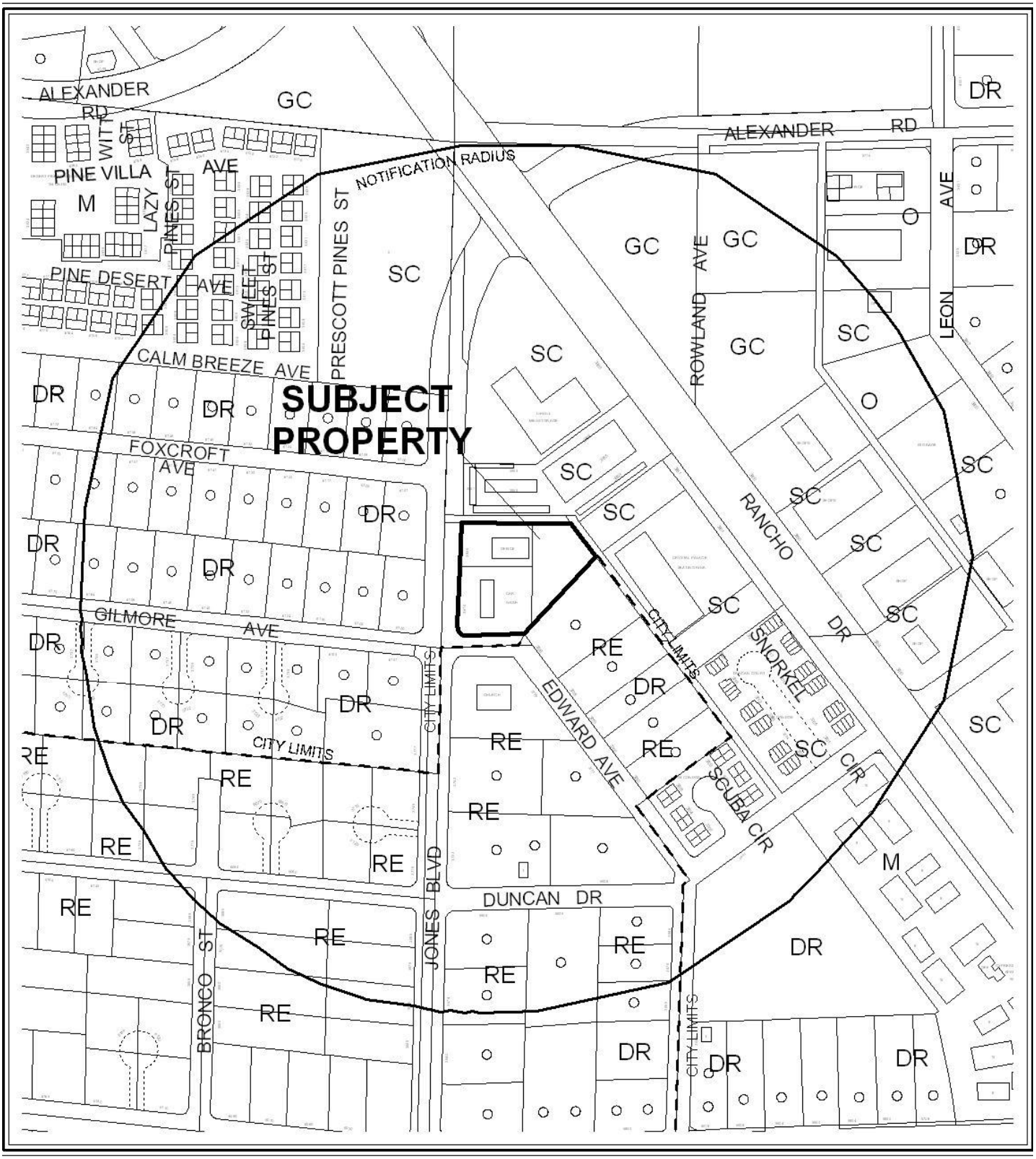
SUBJECT:
GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT RURAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003,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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: FDIC AS RECEIVER FOR COMMUNITY BANK OF NEVADA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38525	Staff recommends APPROVAL.	
SUP-38590	Staff recommends APPROVAL, subject to conditions:	GPA-38525

** CONDITIONS **

SUP-38590 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Self Service use.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Parking areas shall be striped in compliance with the site plan date stamped 06/15/10. The handicap parking space shall be van accessible in conformance with the requirements of Title 19.10.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is a one-lot commercial subdivision, a portion of which contains a self-service car wash at 3810 N. Jones Boulevard. The site is zoned C-1 (Limited Commercial), with a non-conforming General Plan designation of DR (Desert Rural Density Residential). The requested General Plan Amendment to SC (Service Commercial) will bring the existing zoning into conformance with the proposed General Plan designation, and applies to the entire commercial subdivision. Staff is recommending approval of the request. The requested Special Use Permit applies to the portion of the overall site containing an existing abandoned car wash facility that ceased operations, and the business license was allowed to expire on 01/27/09. Pursuant to Title 19.16.030 regarding non-conforming uses, the discontinuation of the car wash use for more than one year resulted in the loss of its non-conforming status, and the need to re-establish the use through the approval of a Special Use Permit. Staff is recommending approval of the request as the use was previously operated, and can continue to operate, in a manner that is compatible with the surrounding uses. If the General Plan Amendment is denied, the existing zoning will remain non-conforming to the land use designation of the site. If the Special Use Permit is denied, the Self-Service Car Wash would not be permitted at the site, and it would have to be redeveloped for another use.

ISSUES

- The property, containing an existing Self-Service Car Wash, was annexed into the City in 2001. The established use was non-conforming due to the City's requirement for a Special Use Permit. When operations ceased for more than a year from January 2009 to the present, a Special Use Permit became necessary to re-establish the use at the site.
- Staff can support the requested waivers as the facilities were constructed prior to the current requirements and operated in a manner that was compatible with the surrounding residential and commercial developments for approximately 10 years before the use was discontinued.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/18/96	Clark County Action – The Board of Commissioners approved a Rezoning and Plot Plan Review (ZC-1220-96) from H-2 (General Highway Frontage) to C-1 (Local Business) for a commercial retail building along the east side of Jones Boulevard, approximately 900 feet south of Rancho Drive. The approved C-1 (Local Business) district was not in conformance to the existing DR (Desert Rural Density Residential) General Plan designation.
01/03/01	The City Council approved the Annexation (A-0009-00) of property located at the northeast corner of Jones Boulevard and Gilmore Avenue.

SG

Most Recent Change of Ownership	
06/11/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1999	The existing car wash facility was permitted and constructed through Clark County Development Services.

Pre-Application Meeting	
06/04/10	A pre-application meeting was held to discuss the requirements for submittal of a Special Use Permit, which is required due to the expiration of the non-conforming use of the subject site as a Self Service Car Wash. The non-conforming status expired as the existing car wash was out of business for more than one year. In addition, the site was annexed into the City in 2001 zoned C-1 (Limited Commercial) with a non-conforming General Plan designation of DR (Desert Rural Density Residential). The City shall sponsor a companion item to amend and correct the General Plan designation to SC (Service Commercial).

Neighborhood Meeting	
06/29/10	A neighborhood meeting was held from 5:30 to 6:00 pm at the Rainbow Library Auditorium, located at 3150 N. Buffalo Drive. In attendance were one member of the general public, two representatives for the applicant and one Planning and Development staff person. The resident had a question regarding the development of this site. The applicant provided an explanation and the resident has no objection to this request.

Field Check	
06/24/10	A field check was conducted by staff. The overall subject site is comprised of three commercial developments within a one-lot commercial subdivision, including a self service car wash, an office and an undeveloped portion. The site is well maintained, and although the car wash is vacant and fenced for security, the landscape is in good condition.

Details of Application Request	
Site Area	
Net Acres	1.93 (Entire subject site for General Plan Amendment)
Net Acres	0.80 (for car wash site only)

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Self Service Car Wash (Vacant)	DR (Desert Rural Density Residential) [Proposed: SC (Service Commercial)]	C-1 (Limited Commercial)
North	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
South	Church/House of Worship Single Family Residences	RE (Rural Estates) – Clark County	Clark County
East	Undeveloped and Commercial Recreation/Amusement Facility (Indoor)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residences	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	34,768 SF	N/A
Min. Lot Width	100 Feet	157 Feet	Y
Min. Setbacks			
• Front	20 Feet	55 Feet	Y
• Side	10 Feet	0 Feet	Y*
• Corner	15 Feet	38 Feet	Y
• Rear	20 Feet	44 Feet	Y
Max. Building Height	N/A	1 Story (Existing)	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing	Y*

* As approved by Clark County prior to annexation into the City of Las Vegas.

Pursuant to Title 19.10 and 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	7 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y*
• East	1 Tree / 30 Linear Feet	6 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y*
TOTAL PERIMETER TREES		**27 Trees**	**14 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	0 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	Y*
• South	15 Feet		6 Feet	Y*
• East	8 Feet		0 Feet	Y*
• West	15 Feet		6 Feet	Y*
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet (Existing)	Y

* As approved by Clark County prior to annexation into the City of Las Vegas.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Self-Service	8 Stalls	2 Spaces per Stall	16				
TOTAL SPACES REQUIRED			16		23		Y
TOTAL (With Handicapped)			15	1	22	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-Foot distance separation from a residential property, unless separated from property by a street with a minimum width of 80 feet	Zero feet and no intervening street	Approval
The use must be operated in conjunction with another motor vehicle related use.	Operation of the car wash as the sole use of the property.	Approval

ANALYSIS

The subject site is a one-lot commercial subdivision, a portion of which is the site of a self-service car wash. The site is zoned C-1 (Limited Commercial), with a non-conforming General Plan designation of DR (Desert Rural Density Residential). The requested General Plan Amendment to SC (Service Commercial) will bring the existing zoning into conformance with the proposed General Plan designation, and applies to the entire commercial subdivision. Staff is recommending approval of the request. The requested Special Use Permit applies to a portion of the overall site containing an existing abandoned car wash facility that was constructed and opened for business when the property was located in Clark County. Subsequently, it was annexed into the City as a non-conforming use. The car wash ceased operations and the business license expired on 01/27/09. Pursuant to Title 19.16.030, the discontinuation of the car wash use for more than one year resulted in the loss of its non-conforming status, and the need to re-establish the use through the approval of a Special Use Permit. No changes to the site are proposed at this time. The requested waivers are required based on the current Special Use Permit requirements of Title 19.04, which were not applicable at the time that the existing facility was constructed. The car wash operated for approximately 10 years before ceasing operations, and was conducted in a manner that was compatible with the surrounding residential and commercial uses; consequently, staff can support the requested waivers and is recommending approval of both applications.

FINDINGS (GPA-38525)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed General Plan Amendment is compatible with the existing adjacent land use designations, and will be consistent with the existing zoning district.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land uses or zoning districts. The existing C-1 (Limited Commercial) district conforms to and is the most intense zoning district allowed by the proposed land use designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The property is located in an established area where transportation, utility and other facilities already exist and are adequate to accommodate the uses allowed by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other applicable plans, policies or neighborhood plans.

FINDINGS (SUP-38590)

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

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

The proposed land use operated at the site for approximately 10 years before being abandoned. It can be operated in a manner that is compatible with the existing and future surrounding land uses.

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

   The subject site was developed and operated as a car wash prior to abandonment of the use, and is physically suitable for re-establishing the use.

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

   The property is accessed from Jones Boulevard, designated an 80-foot Secondary Collector in the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the car wash use.

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

   Approval of this Special Use Permit will not be inconsistent with or compromise the health, safety, or welfare of the general public as it will be subject to licensing and permitting by the City.

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

   The use meets the applicable conditions of Title 19.04 with the exceptions of the requested waivers. Staff can support the requested waivers as the facilities were constructed prior to the current requirements and operated in a manner that was compatible with the surrounding residential and commercial developments for approximately 10 years before the use was discontinued.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 290

APPROVALS 0

PROTESTS 0

SG

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

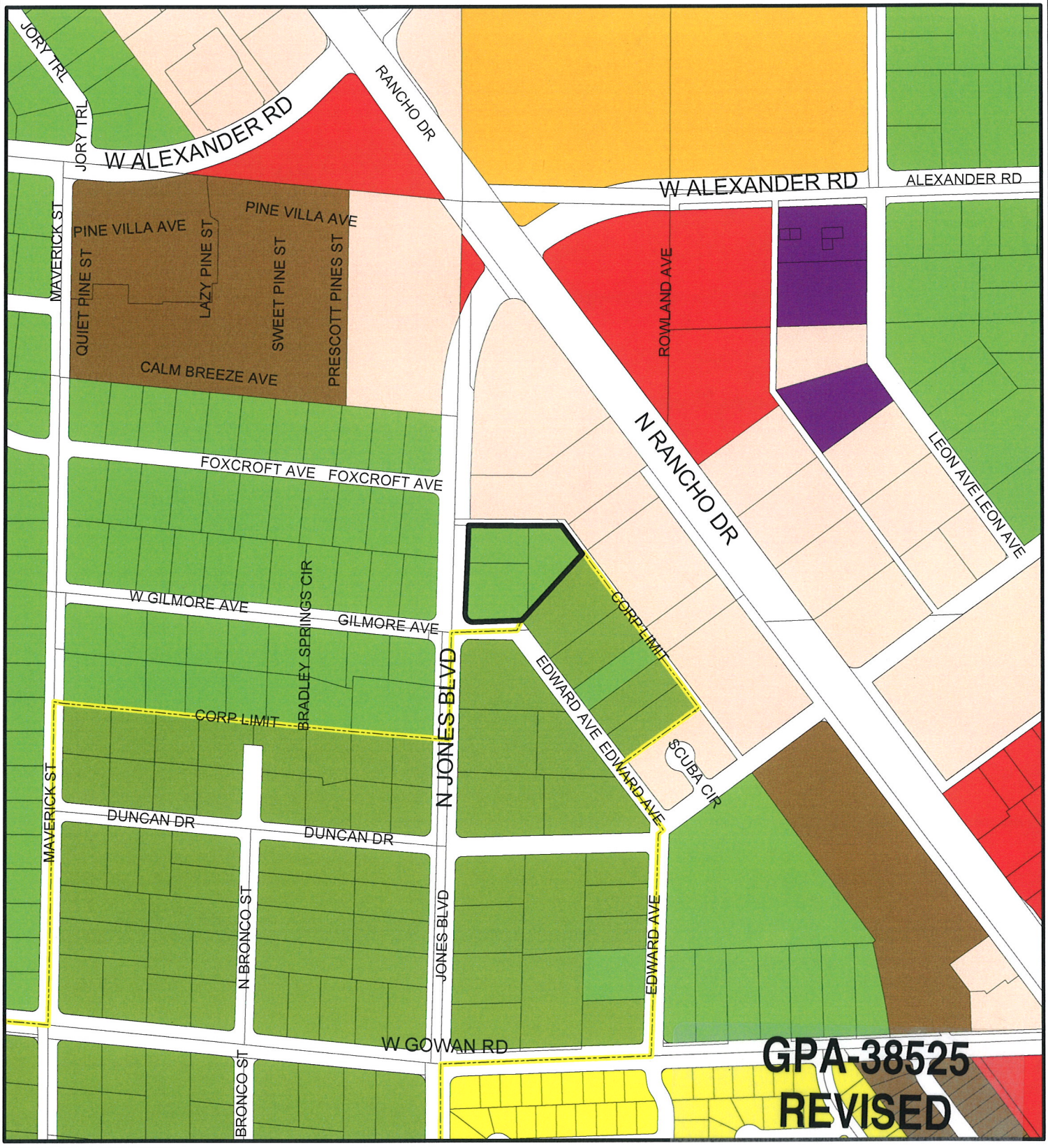
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 08-103606-1 My Appointment Expires Nov. 9, 2012

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.

GENERAL PLAN AMENDMENT Parcels: 13812111003 - 005
GPA-38525



GENERAL PLAN AMENDMENT

- 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

FROM DR TO SC

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: July 09, 2010



GPA-38525 & SUP-38590 - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL
3810, 3820 AND 3830 NORTH JONES BOULEVARD

06/24/10

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

RECEIVED
JUN 16 2010

GPA-38525

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:
SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING - APPLICANT/OWNER: COMMUNITY BANK OF NEVADA - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE USE TO BE LOCATED ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET OR AN 80-FOOT RIGHT-OF-WAY IS REQUIRED FOR SEPARATION, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

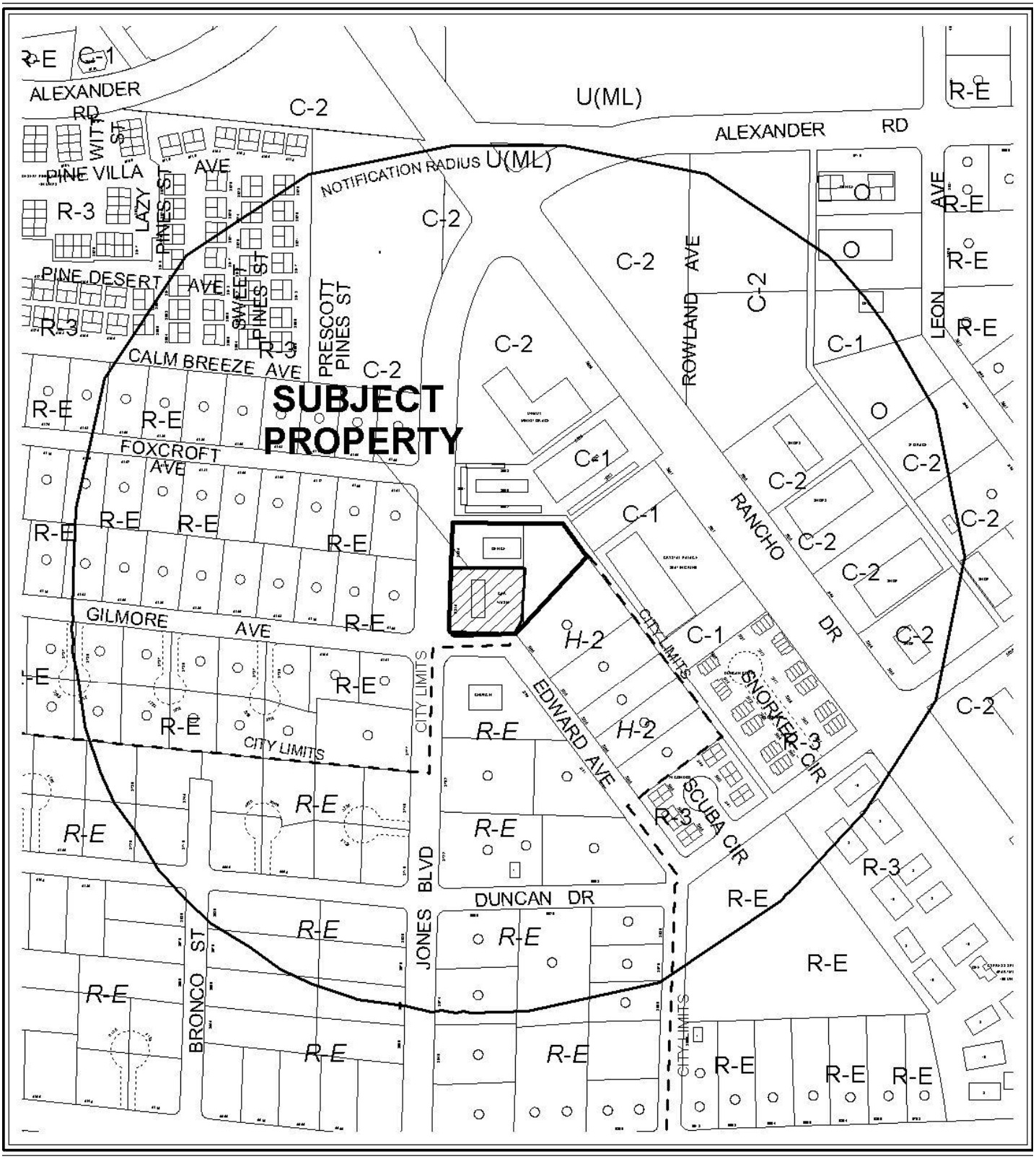
C.C.: 09/01/2010

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, subject to conditions:

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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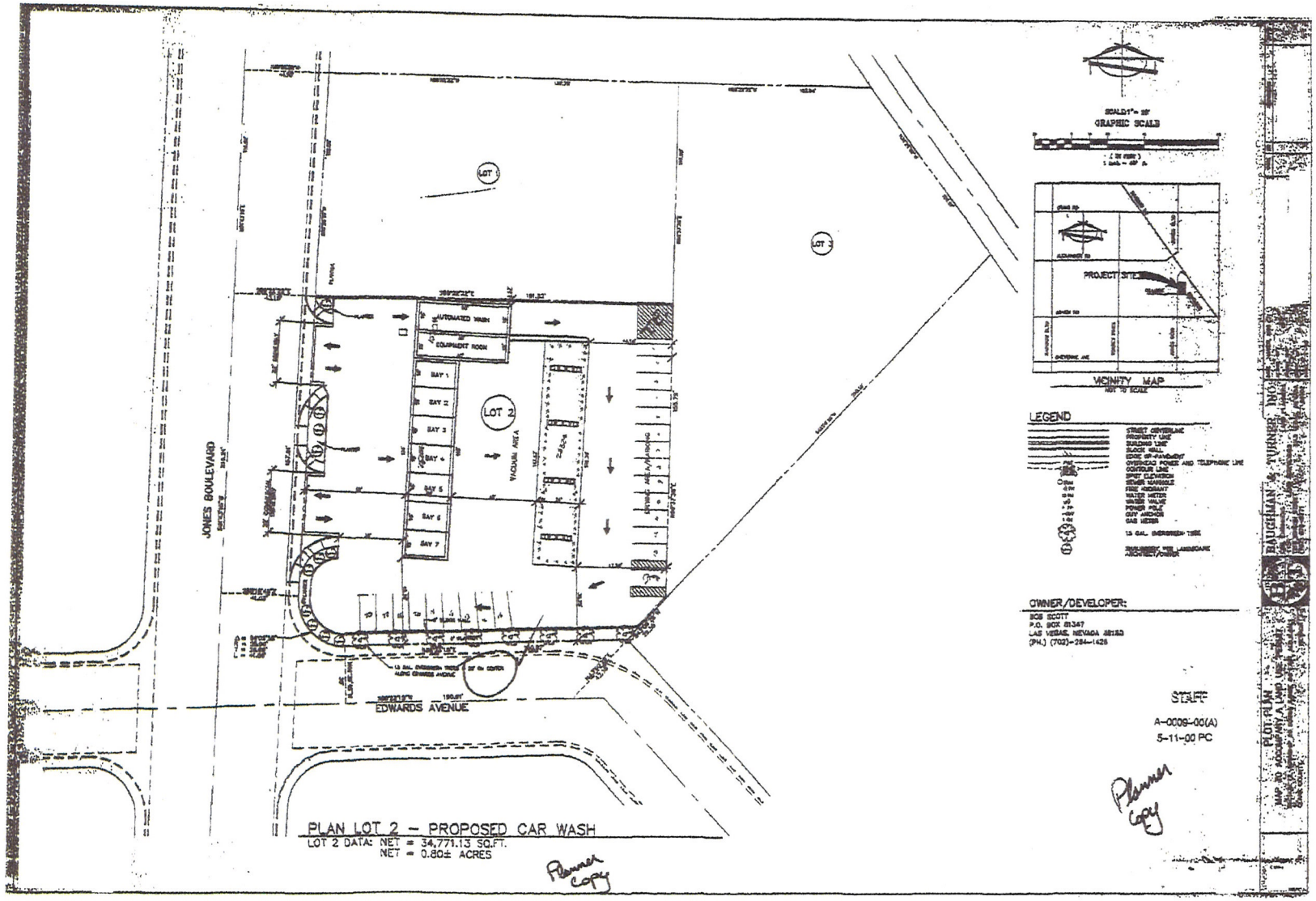

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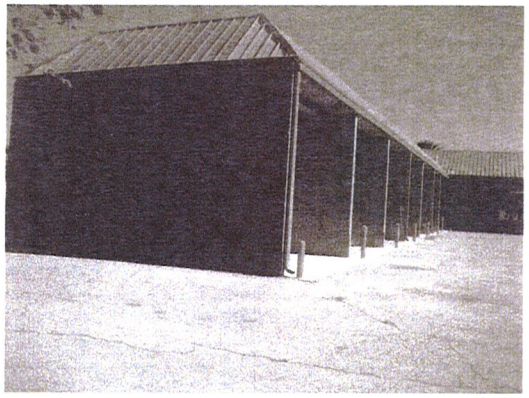
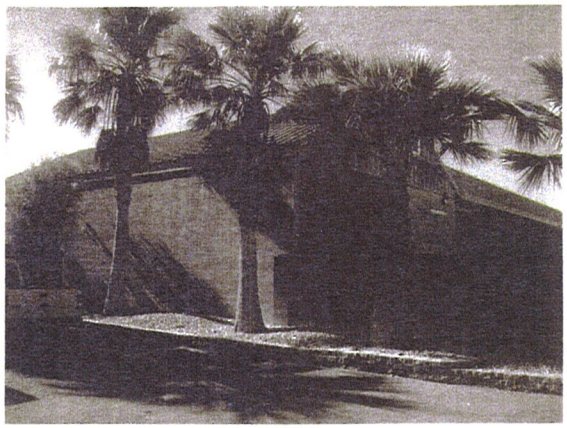
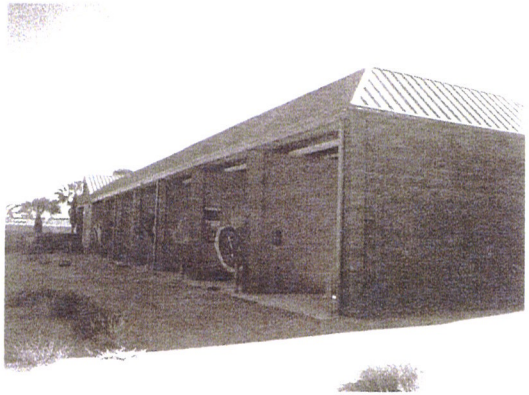
SUP-38590



South Elevation

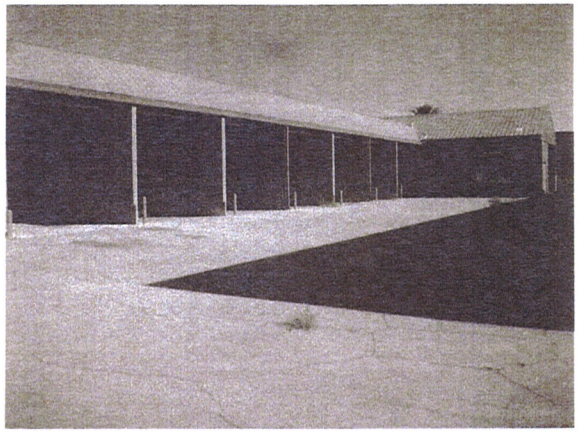


North Elevation



West Elevation

3810 N Jones Blvd. Las Vegas 89109



East Elevation

SUP-38590

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WILMINGTON
CHERRY HILL
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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SUP-38590

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

RECEIVED
JUN 15 2010
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

SUP-38590

DuaneMorris®

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PHILADELPHIA
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SAN FRANCISCO
BALTIMORE
BOSTON
WASHINGTON, DC
LAS VEGAS
ATLANTA
MIAMI
PITTSBURGH
NEWARK
BOCA RATON
WILMINGTON
CHERRY HILL
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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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

DM1\2112751.1

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City of Las Vegas

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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.: **28.**

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

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

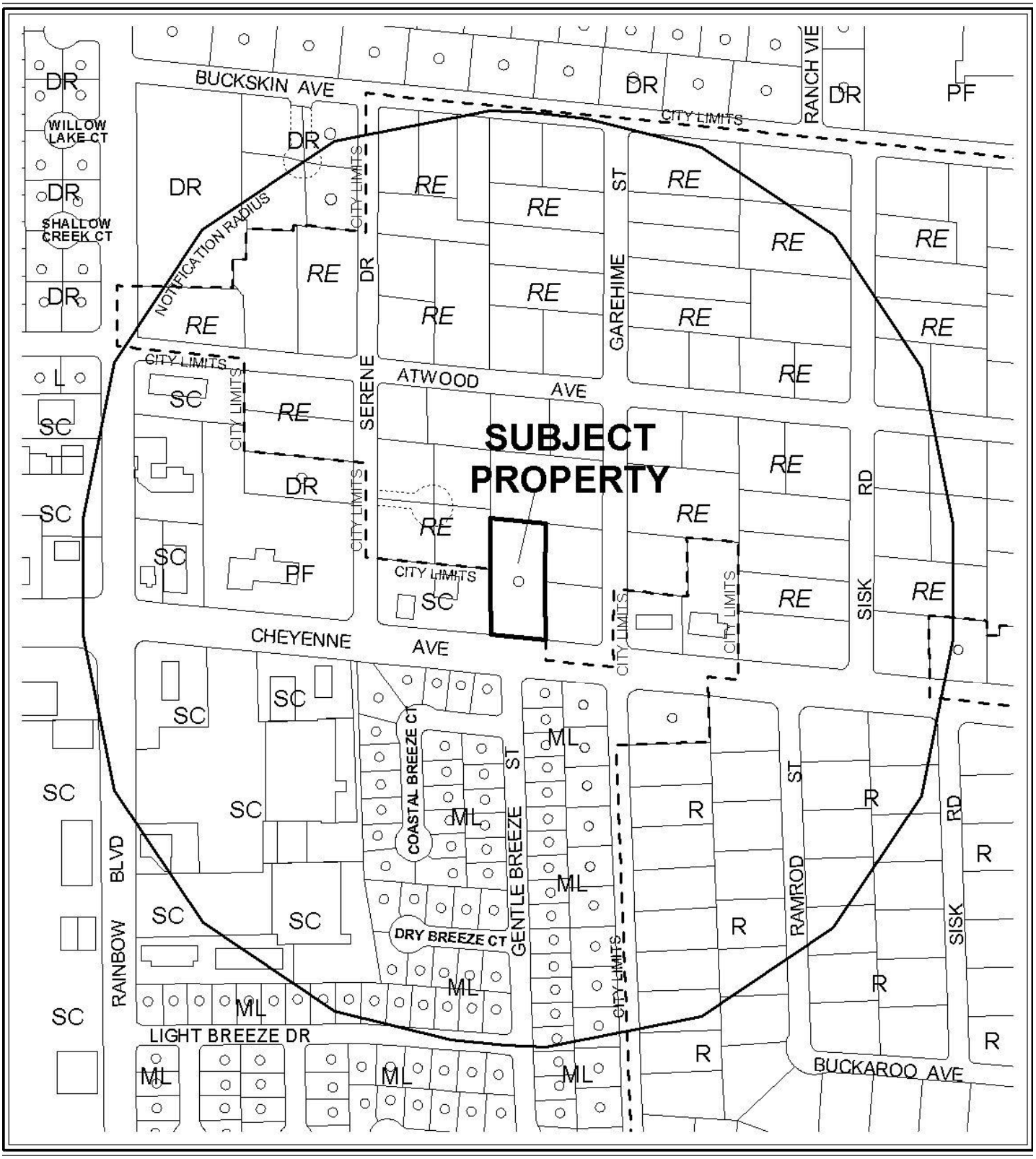
SUBJECT:
GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony). 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. Location and Aerial Maps
2. Staff Report - GPA-38579 and ZON-38580
3. Request for Abeyance Letter Submitted by Paitaka Miyahira
4. Supporting Documentation
5. Photos - GPA-38579 and ZON-38580
6. Justification Letter - GPA-38579 and ZON-38580



0 300 600 Feet

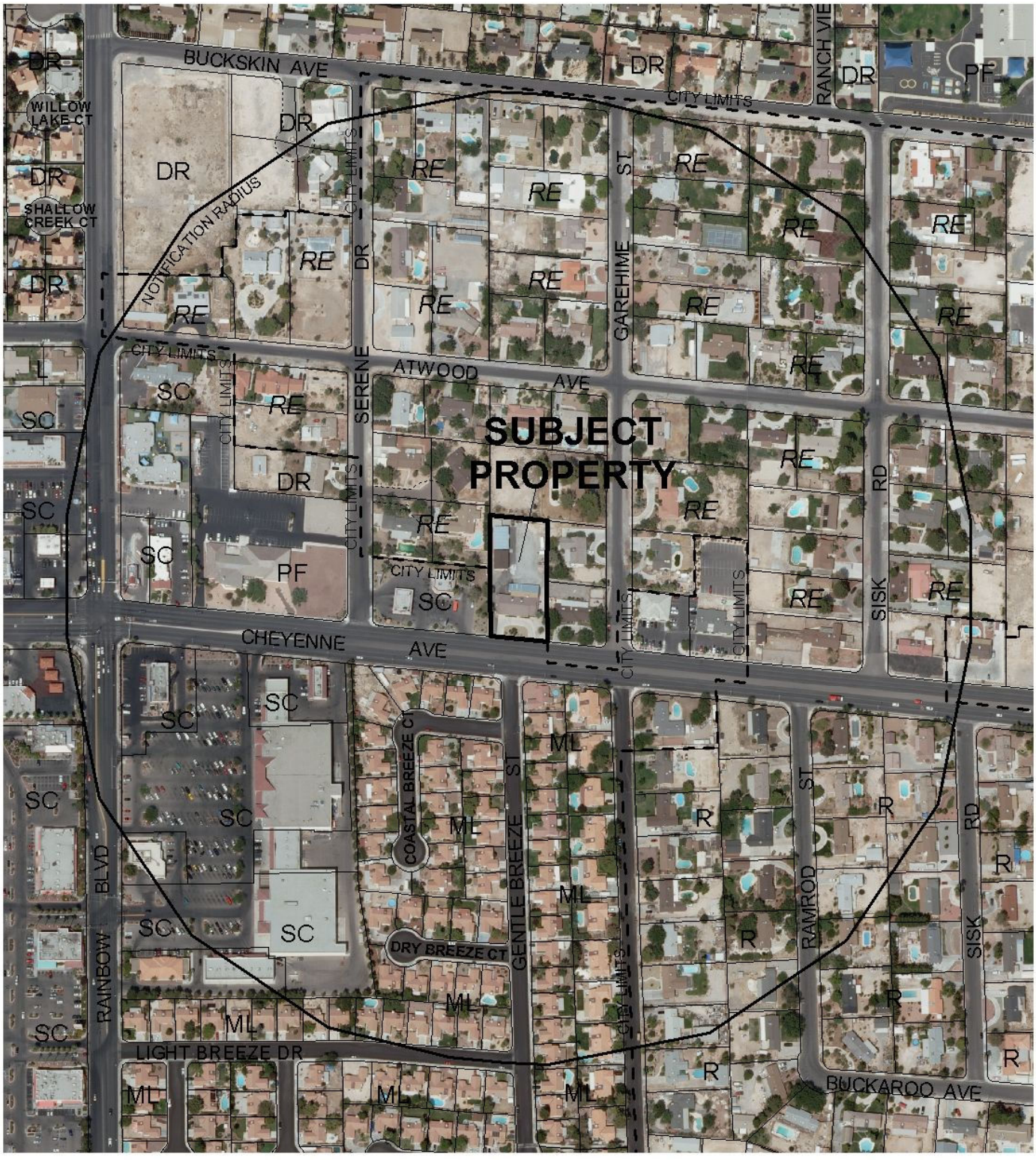
CASE: **GPA-38579**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA

THE APPLICANT REQUESTS THESE ITEMS BE HELD IN ABEYANCE TO THE AUGUST 26, 2010 PLANNING COMMISSION MEETING

7/1/10

TO: **Steve Swanton AICP**
City of Las Vegas Planning Department

FAX: **385-7268**

FROM: **Pat Miyahira**

Please abey GPA Case #38579 Zoning Case #38580 from July 29th, 2010 to August 26th, 2010 to allow us to revise the site plan for the proposed facility.

I appreciate your cooperation.

Thank you very much

Pat Miyahira & Geoff Robins

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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

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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:	

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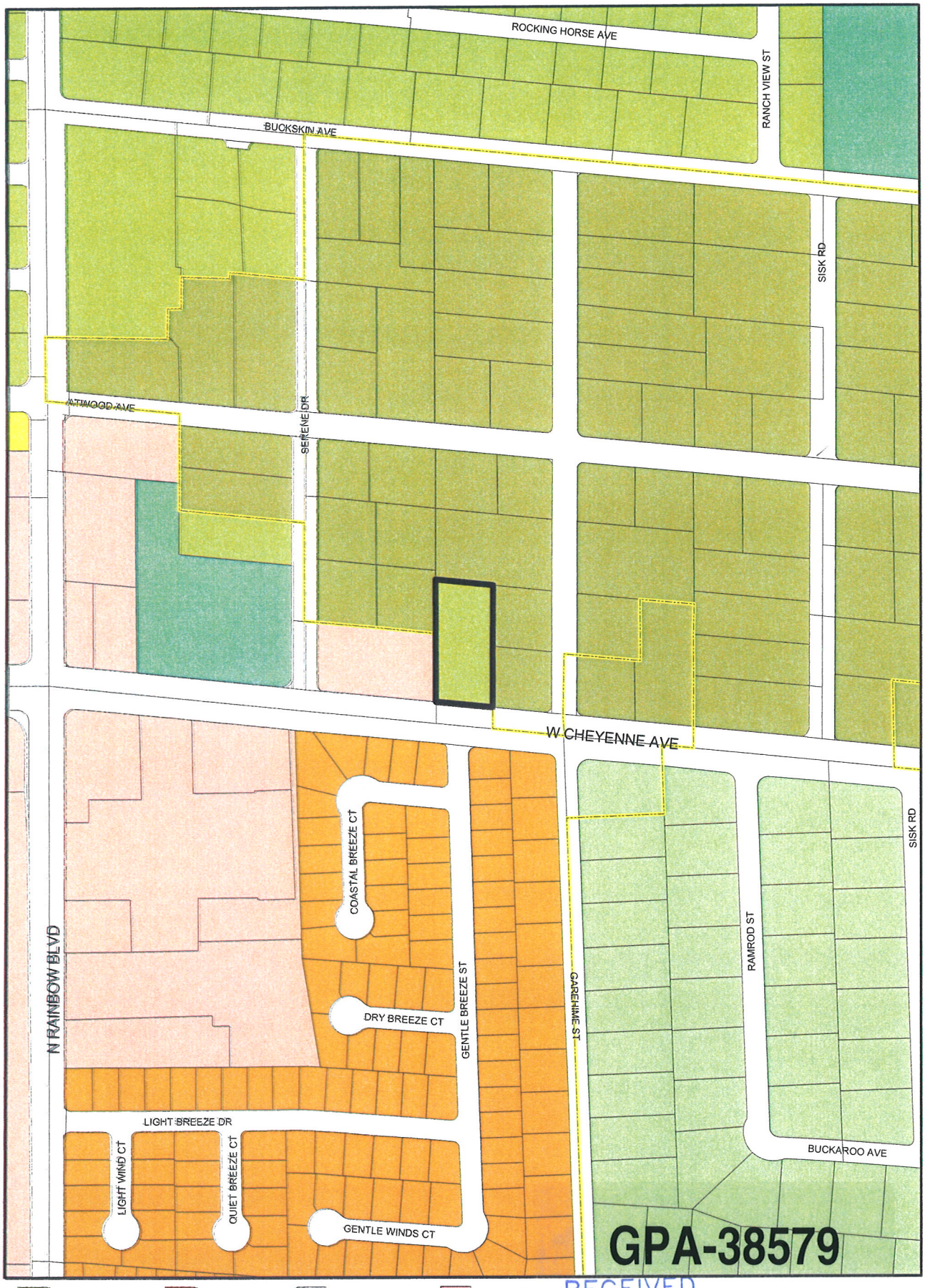
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

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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

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

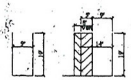
SETBACKS
Front: 20'
Rear: 20'
Side: 10'
Corner Street Side:

BUILDING HEIGHT
Allowed: 35'
Provided: 24'

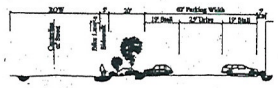
BUILDING COVERAGE
Allowed: 50%
Provided: 48%

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

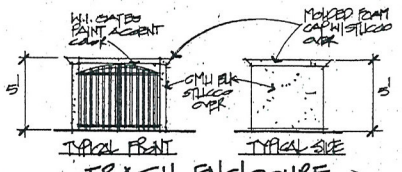

Fire Turning Radius


Typical Parking Spaces


CMU Wall C-C


Typical Street/Landscape Section A-A

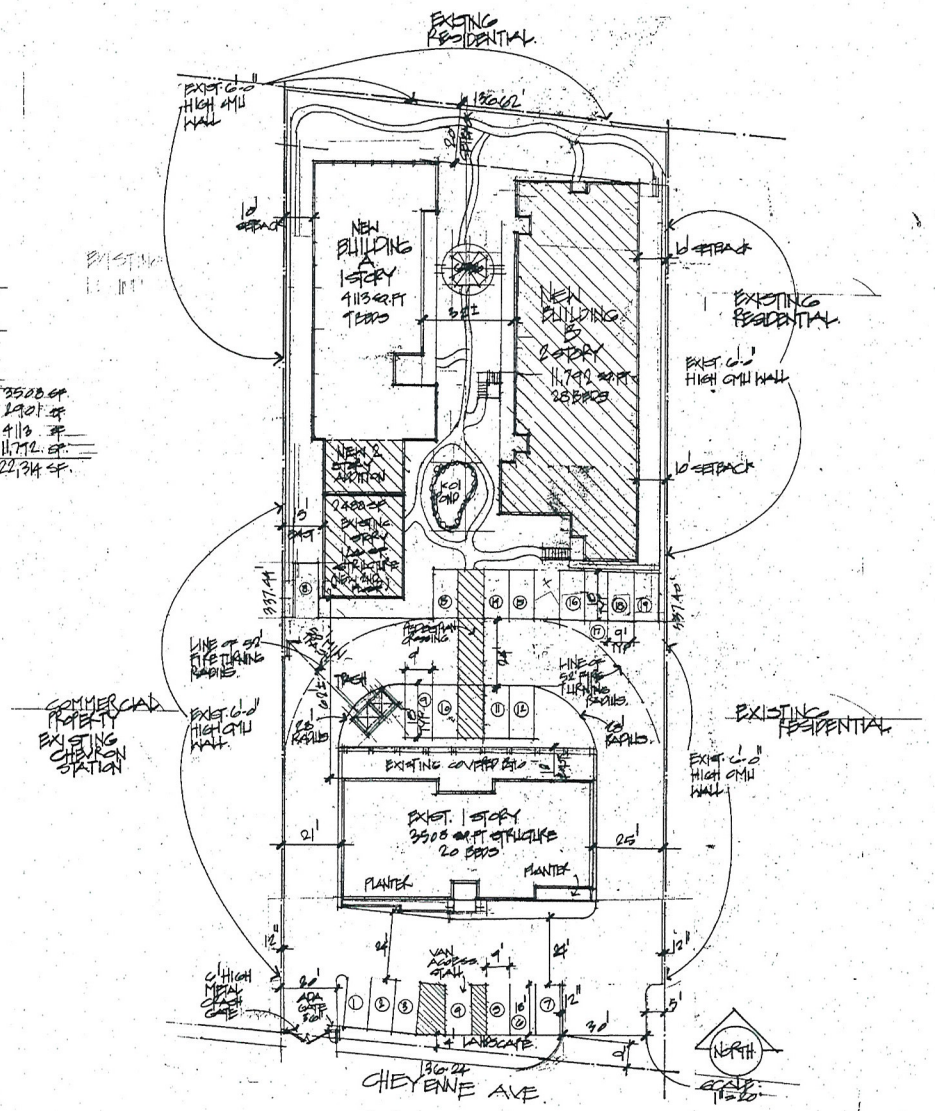
57



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

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

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JUN 15 2010

E. 8.10 TRANS.
6.19.10

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

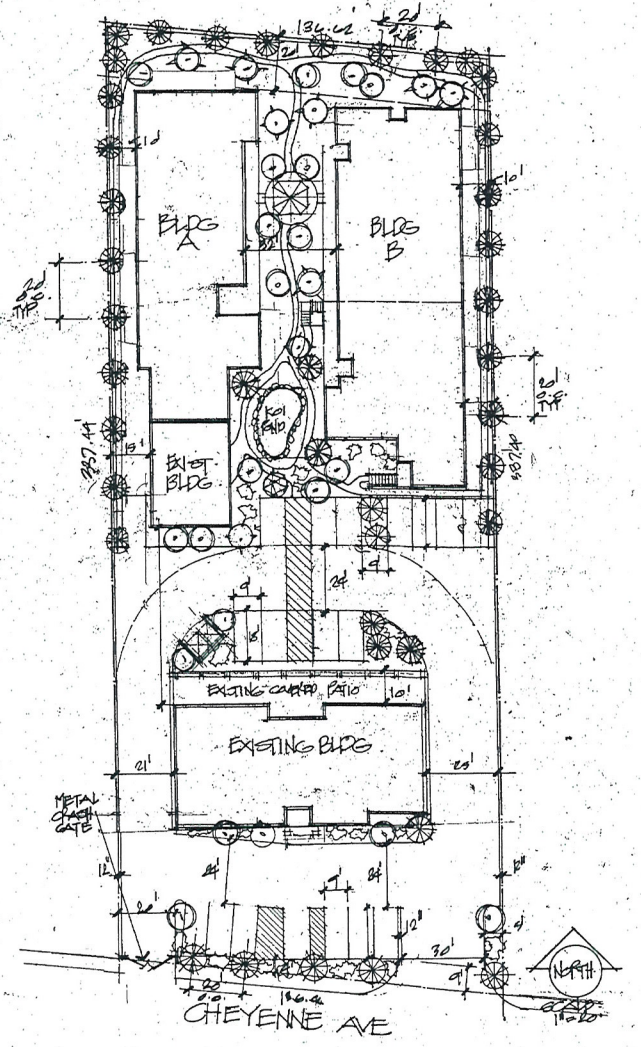
J W DESIGN
Jeffrey Weinberg

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

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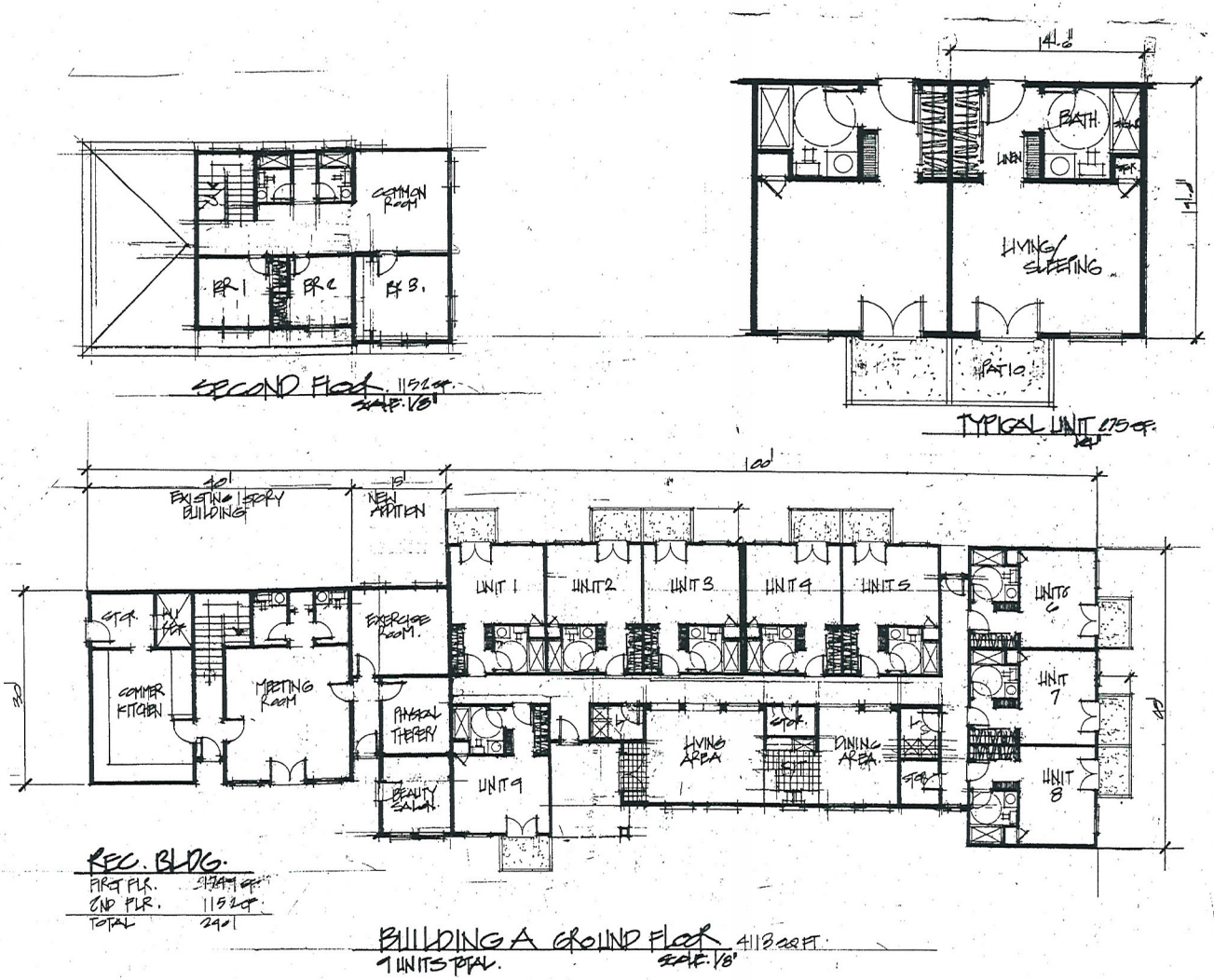
5.8.10 TRANS. EXP.
6.14.10

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

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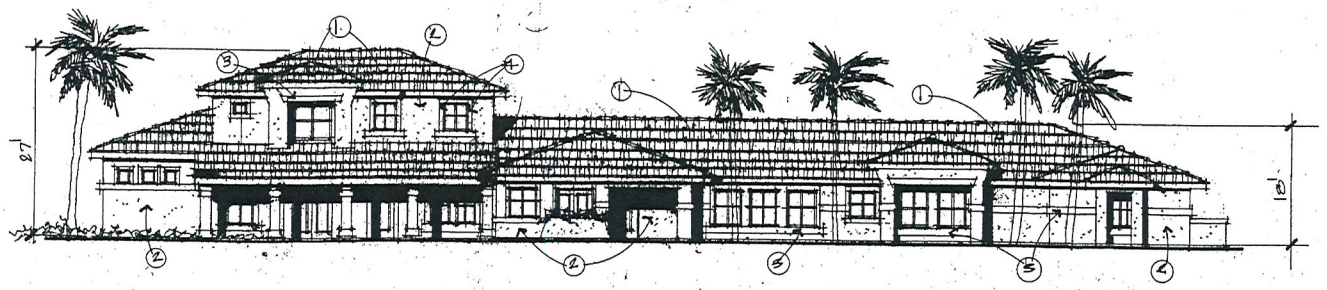
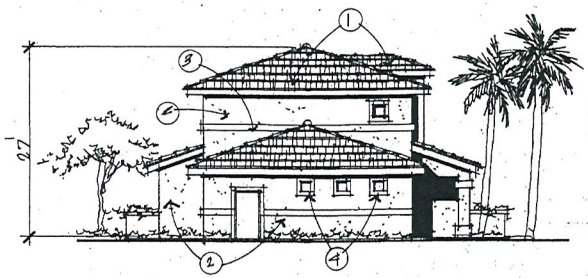


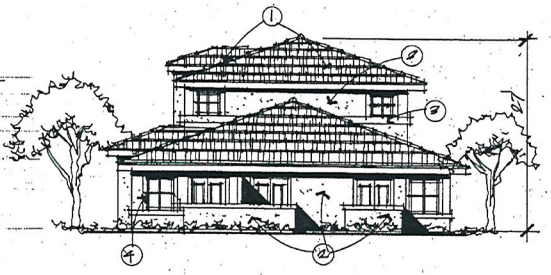
FRONT ELEVATION
SCALE: 1/8"



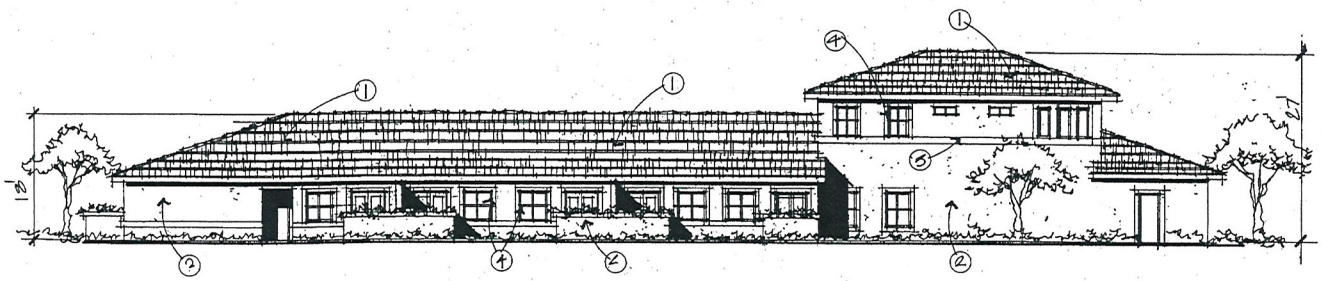
LEFT SIDE ELEVATION
SCALE: 1/8"

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

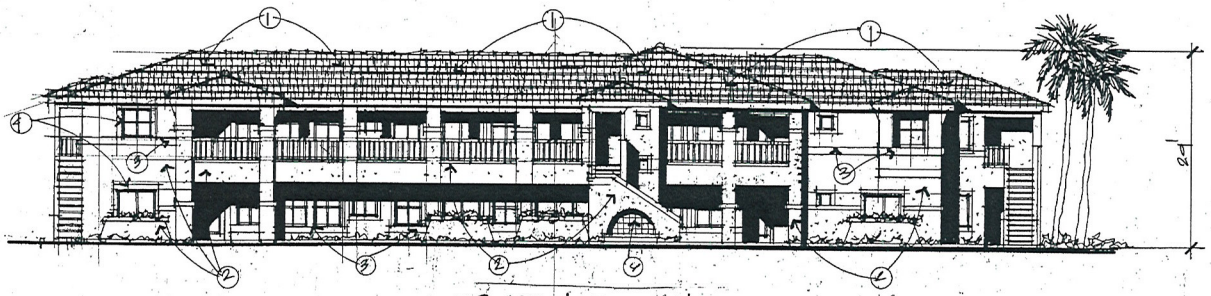
6.14.10

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

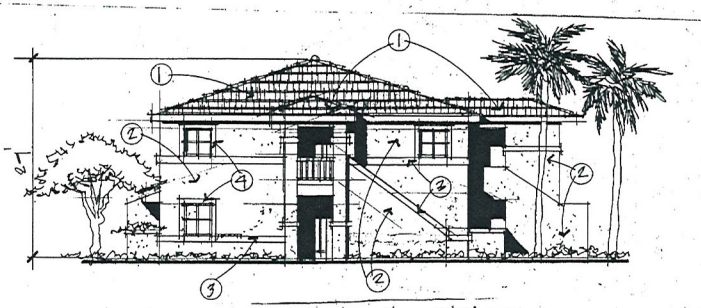
J W DESIGN

8.18.10

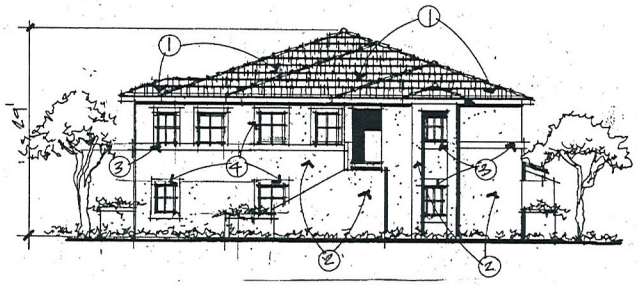
A5
6



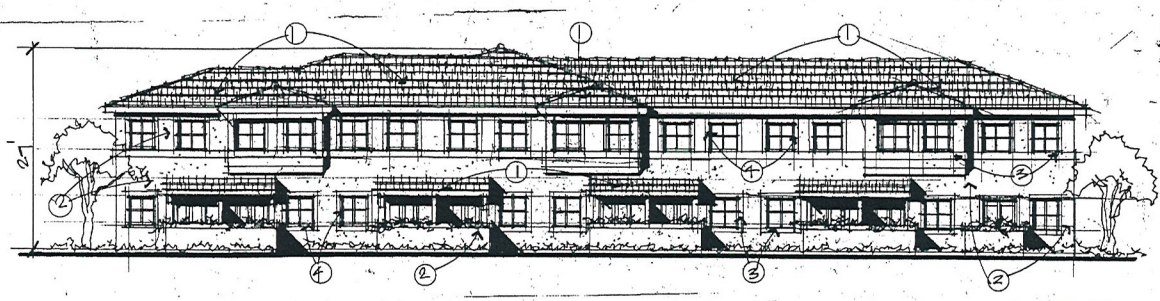
FRONT ELEVATION
SCALE: 1/8"



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

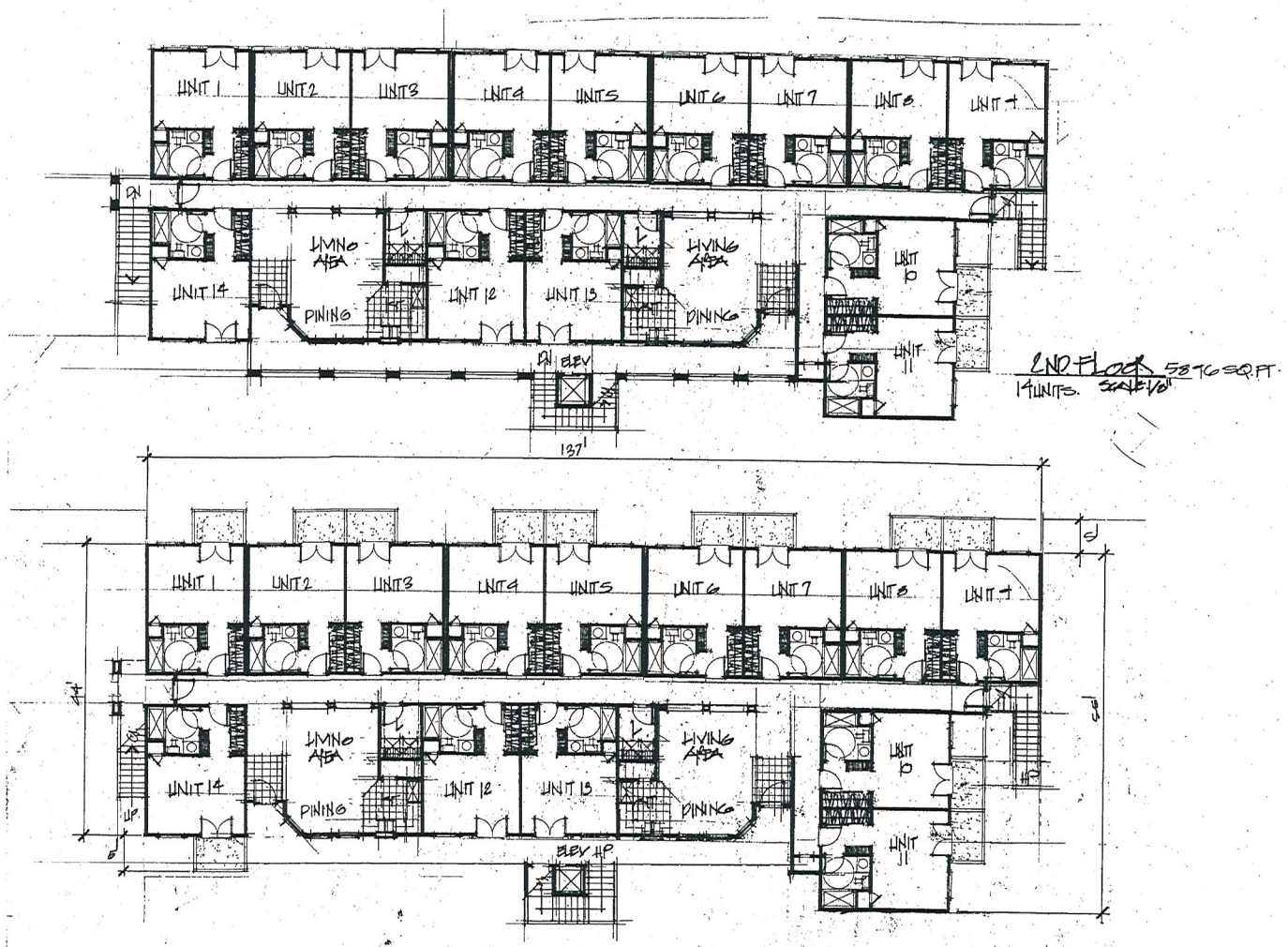
6.14.10.

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.

RECEIVED
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



GPA-38579 & ZON-38580 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579 & ZON-38580 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579 & ZON-38580 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10

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!!

RECEIVED
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.: **29.**

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. 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). Staff recommends APPROVAL.

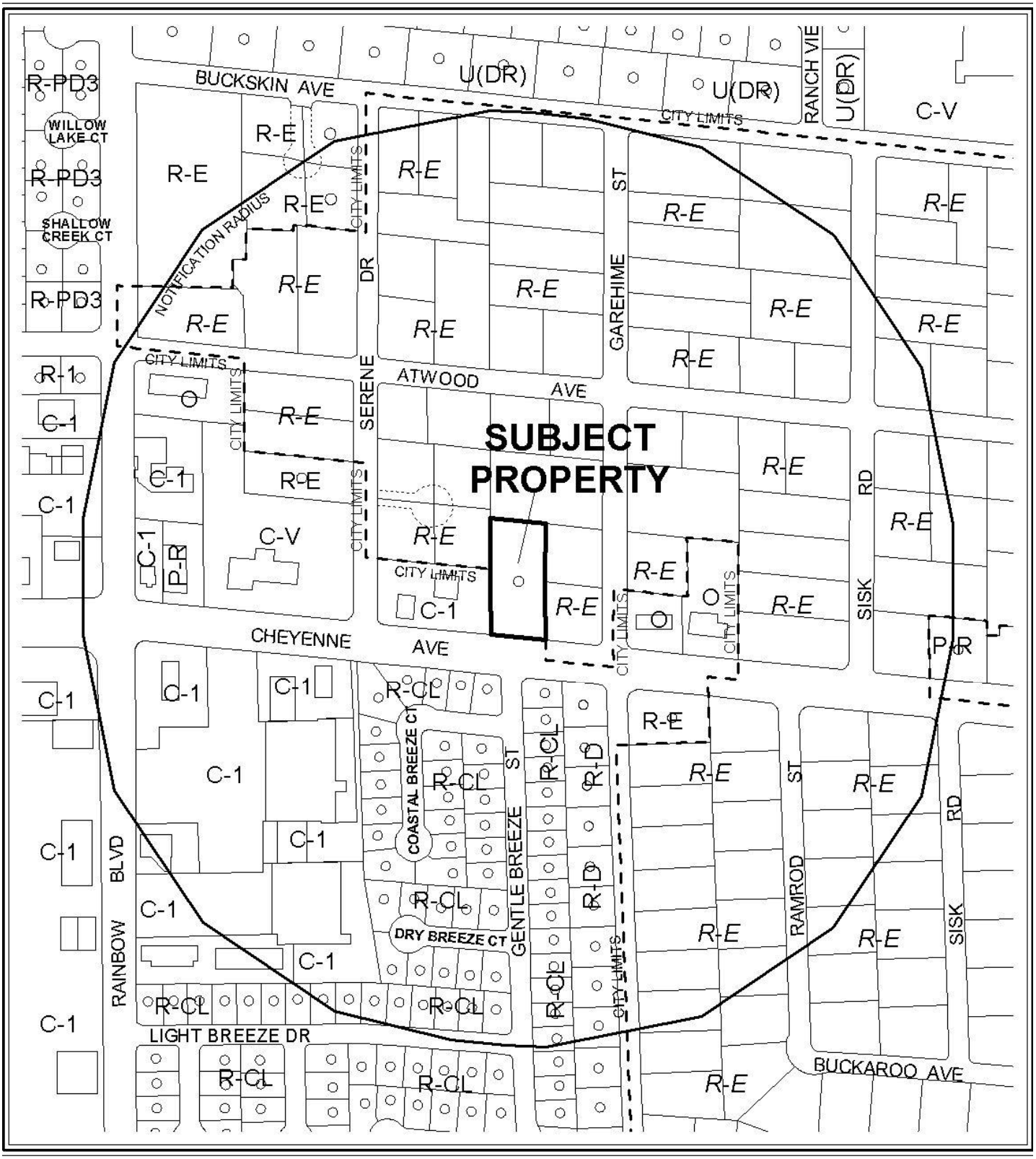
C.C.: 09/01/2010

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. Consolidated Backup
2. Location and Aerial Maps
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

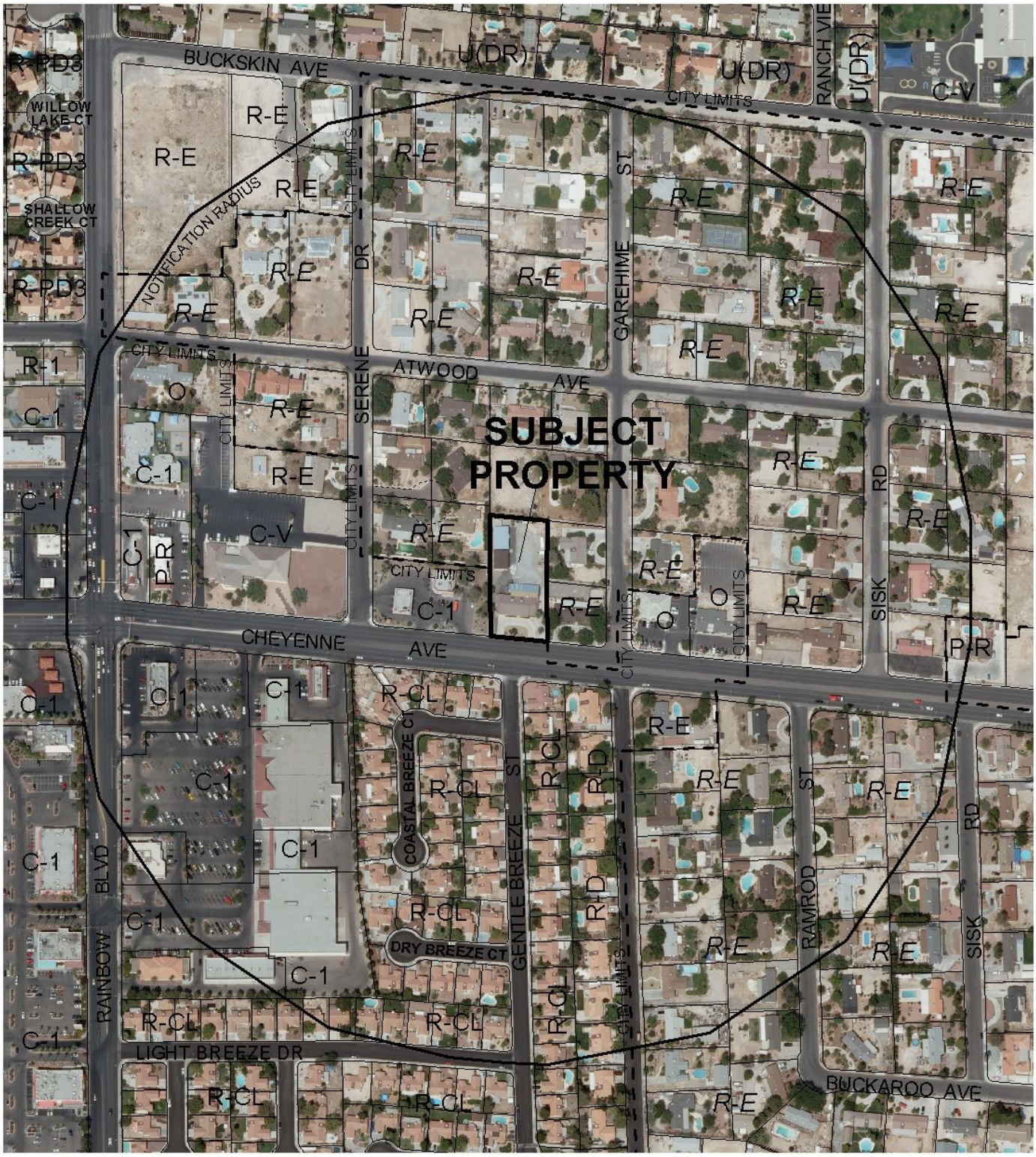
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

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

RECEIVED
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

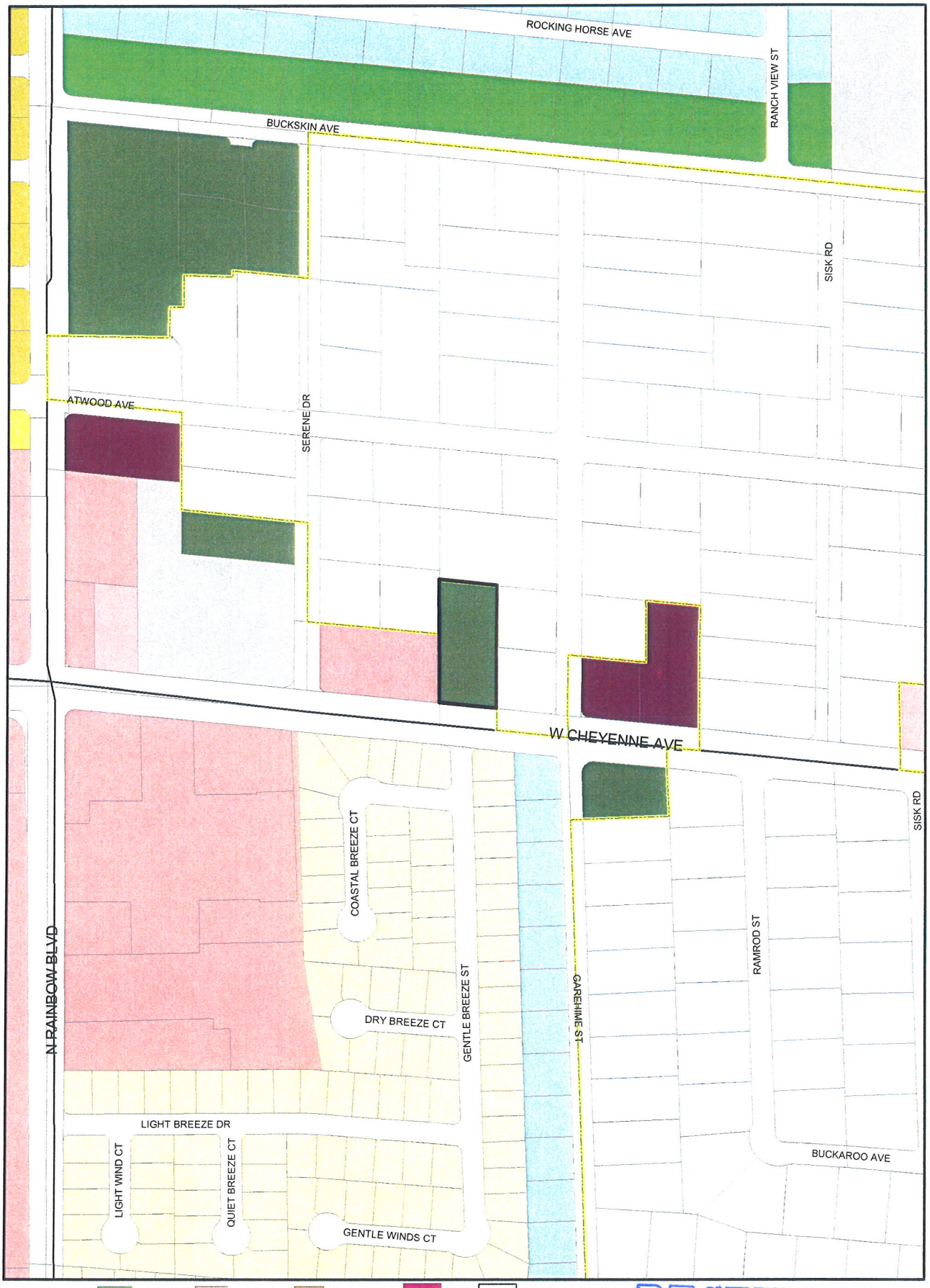
Case #	ZON - 38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

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

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

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

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

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

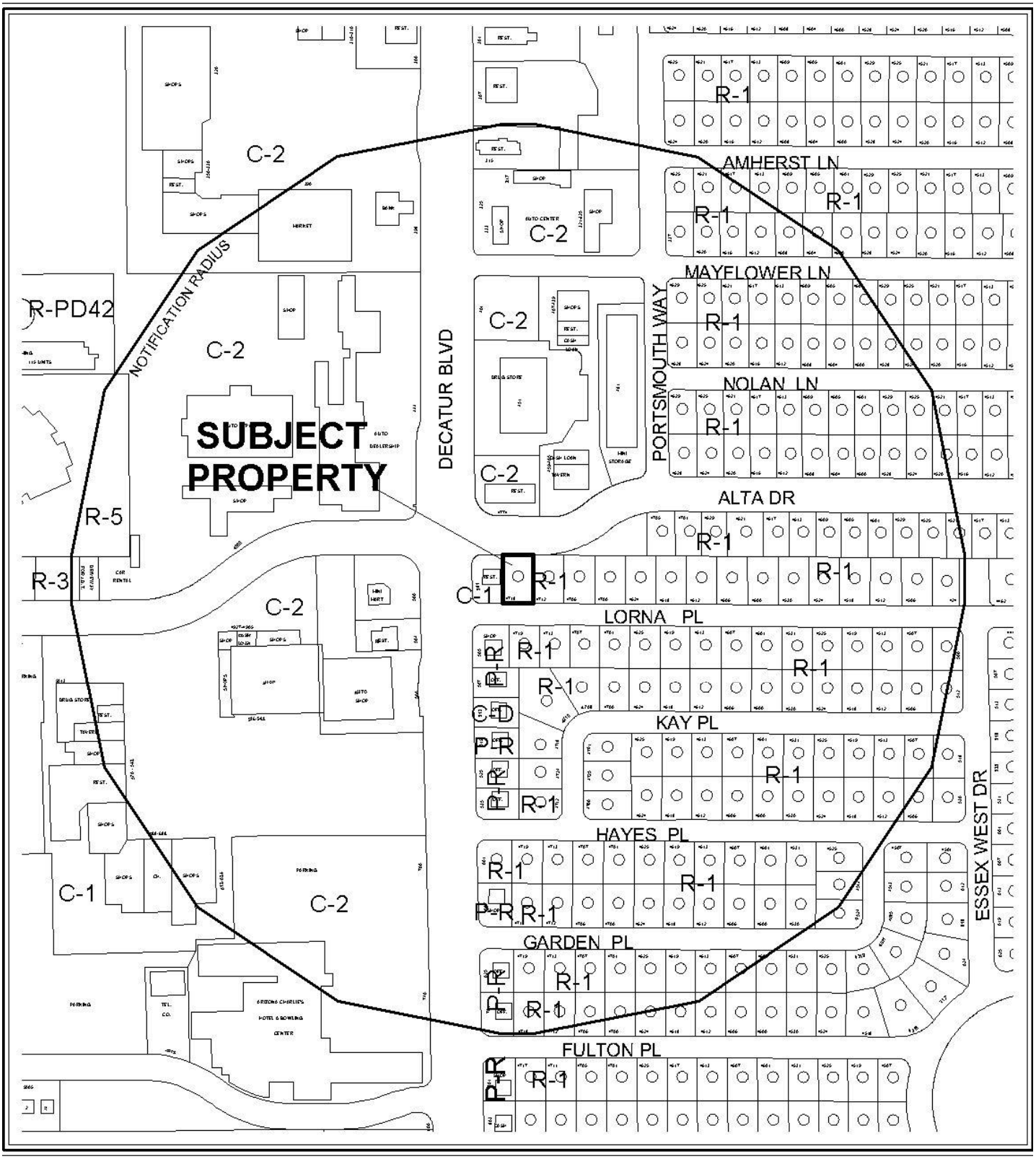
SUBJECT:
VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ENCLOSED ATTACHED CARPORT on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential)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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **VAR-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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-38328	Staff recommends DENIAL, if approved subject to conditions:	NA

** CONDITIONS **

VAR-38328 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

YK/MH

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Variance to allow an existing enclosed carport to have a four-foot side yard setback where five feet is required for a single-family residence at 4718 Lorna Place. There is no new roof line with this request as the applicant has enclosed the previously existing carport. Staff recommends denial as this a self-imposed hardship. If denied, the applicant will be required to return the carport to its original permitted condition.

ISSUES

- The side yard setback Variance request equals a 20% deviation from standard code setback of 5 feet.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/27/10	Code Enforcement Case #85788 was opened for inoperable vehicles on the front yard along with Trash and Debris. This case remains open.

Most Recent Change of Ownership	
10/20/2009	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/04/2010	A Building Permit (#162302) was issued for a Storage Shed. This permit has not been finalized.
05/19/2010	A Building Permit (#163403) was issued for a sewer tie in. This permit has not been finalized.
06/30/2010	A Building Permit (#166465) was issued for a new waste drain and sewer tie in. This permit has not been finalized.

Pre-Application Meeting	
05/13/2010	A pre-application meeting was held with CLV staff to discuss the applicant's interest in pursuing a Variance from the Title 19.08.040 Residential Development Standards: • The applicant stated there was a previous carport on the subject site later was enclosed. • The applicant asked the previous owner to construct the existing wall before leaving. • The wall is composed of 5/8 sheathing w/ cement concrete on the outside. Applicant thinks wall is fire rated. • The applicant is not sure when previous owner built wall or if permits were obtained. • The existing eave projects out 1'-6" all the way around the existing structure. • The roofline of the existing residence remains unchanged. The previous owner enclosed the carport with out permits; the applicant added the garage door later. • The applicant was advised to discuss construction and permits with Building and Safety.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
06/29/2010	Staff met with the applicant onsite and reviewed the request. It was determined that the roof line has maintained its original condition and that the carport was partially enclosed at the rear with an attached accessory storage unit.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Restaurant with drive through	SC (Service Commercial)	C-2 (General Commercial)
South	Single Family, Detached/Office	L (Low Density Residential)/ O(Office)	R-1 (Single Family Residential)/ P-R (Professional Office & Parking
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Restaurant with drive through	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.040, the following standards apply for the R-1 (Single Family Residential) Zoning District

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	7,998 SF	Y
Min. Lot Width	65 Feet	72 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	5 Feet	4 Feet	N (20% deviation)
• Rear	15 Feet	60 Feet	Y
Max. Lot Coverage	50%	18%	Y
Max. Building Height	2 stories or 35 Feet	14 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	1 Unit	2 Spaces Per Unit	2	0	2	0	Y
TOTAL SPACES REQUIRED			2		2		Y

ANALYSIS

The applicant enclosed the entire carport and installed a garage door without the proper building permits. When an inspection was completed, it was noted that the applicant would need to file a request for a Variance, as the west wall was only 4 feet from the west property line. There was no new foundation or roof line built. The violation is the result of an extension of the existing wall on the carport. Although the applicant claims the enclosure was done to mitigate the noise generated from the commercial property adjacent to the west, this is not a legal justification pursuant to Title 19.18.070 for approval of a Variance request; therefore, staff recommends denial.

FINDINGS (VAR-38328)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by encroaching 1 foot into the established five-foot side yard setback. The alternative of returning the carport to its original condition would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 196

APPROVALS 0

PROTESTS 0

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

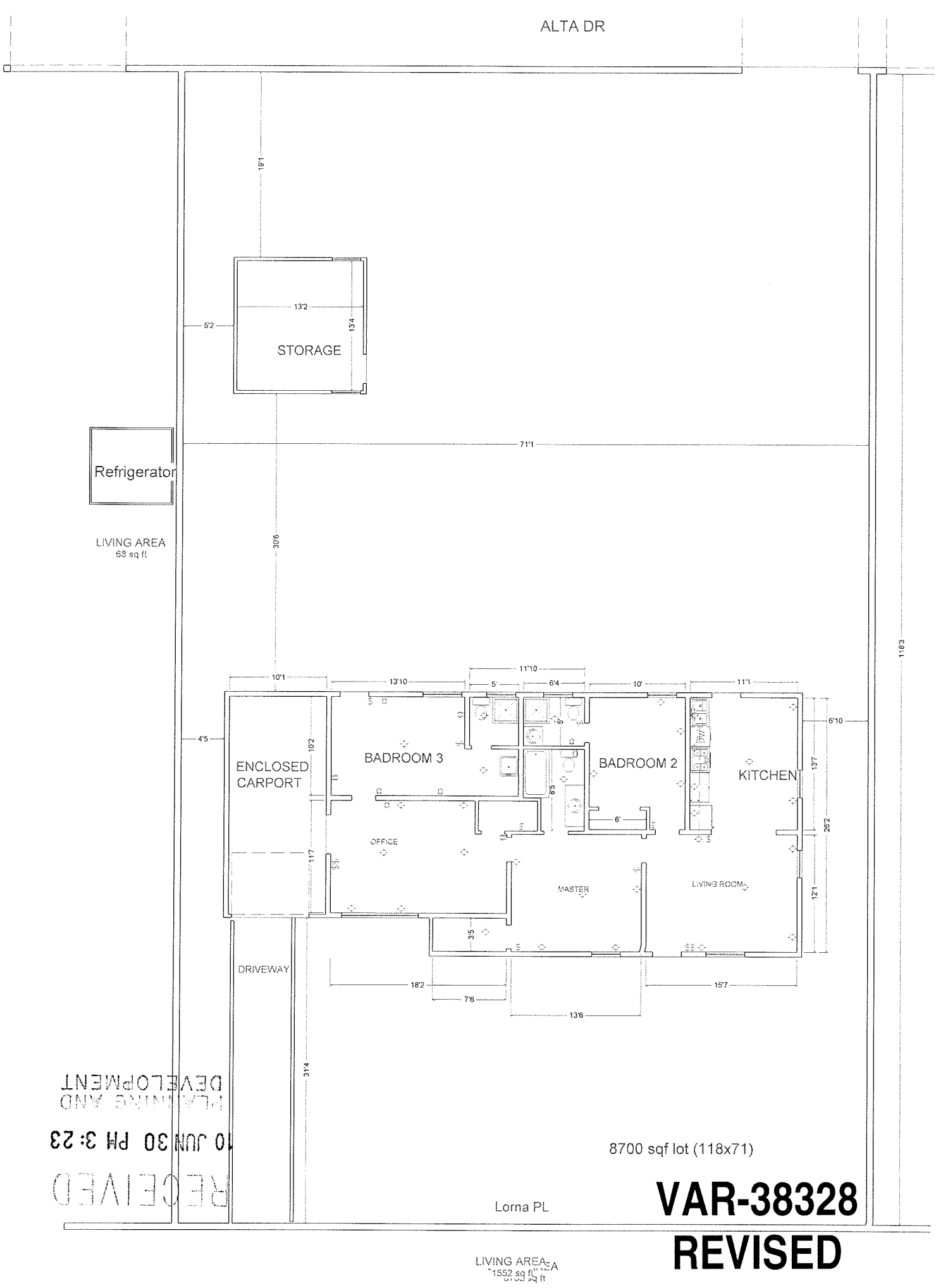
Notary Public - State of Nevada
County of Clark
ALEXANDROS CORNEJO
My Appointment Expires
No: 06-105861-1 May 19, 2010

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.



PLANNING AND DEVELOPMENT

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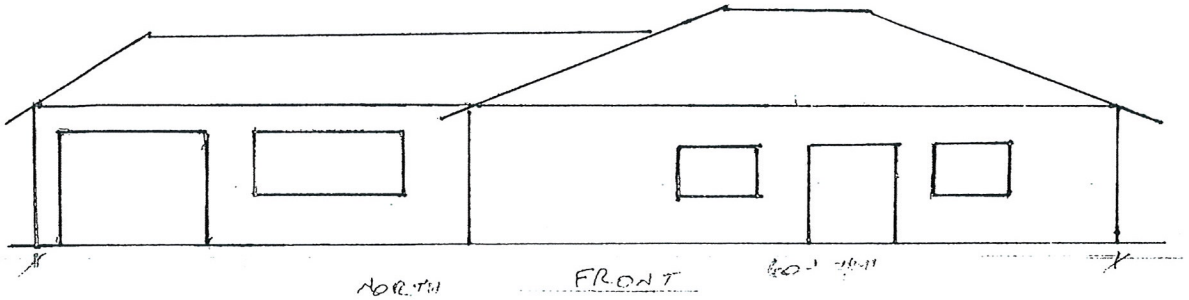
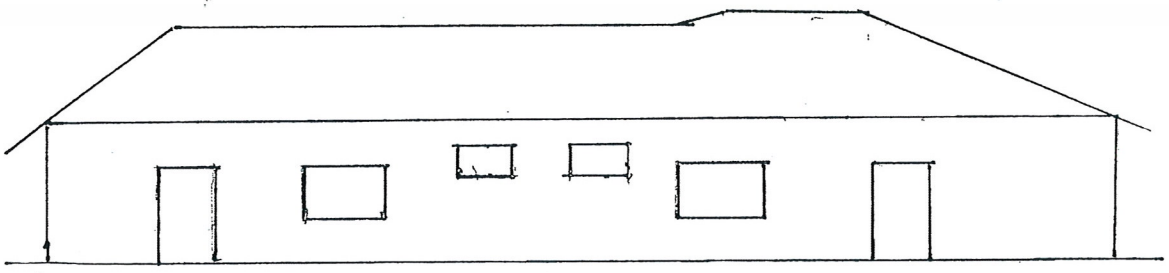
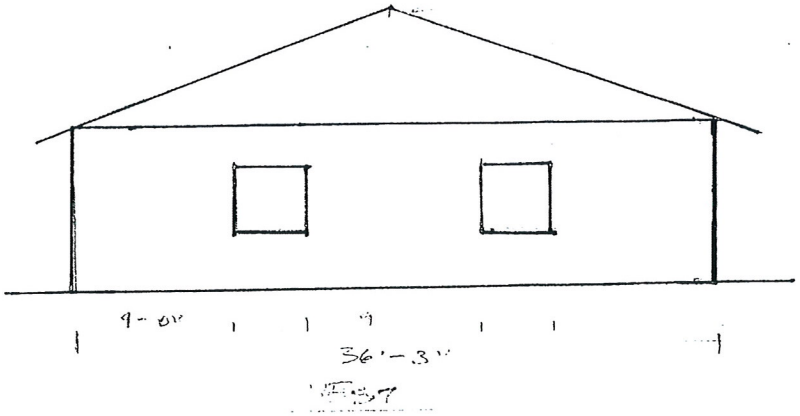
10 JUN 30 PM 3:23

VAR-38328

REVISED







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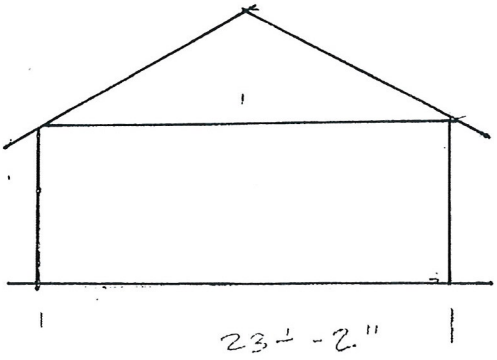

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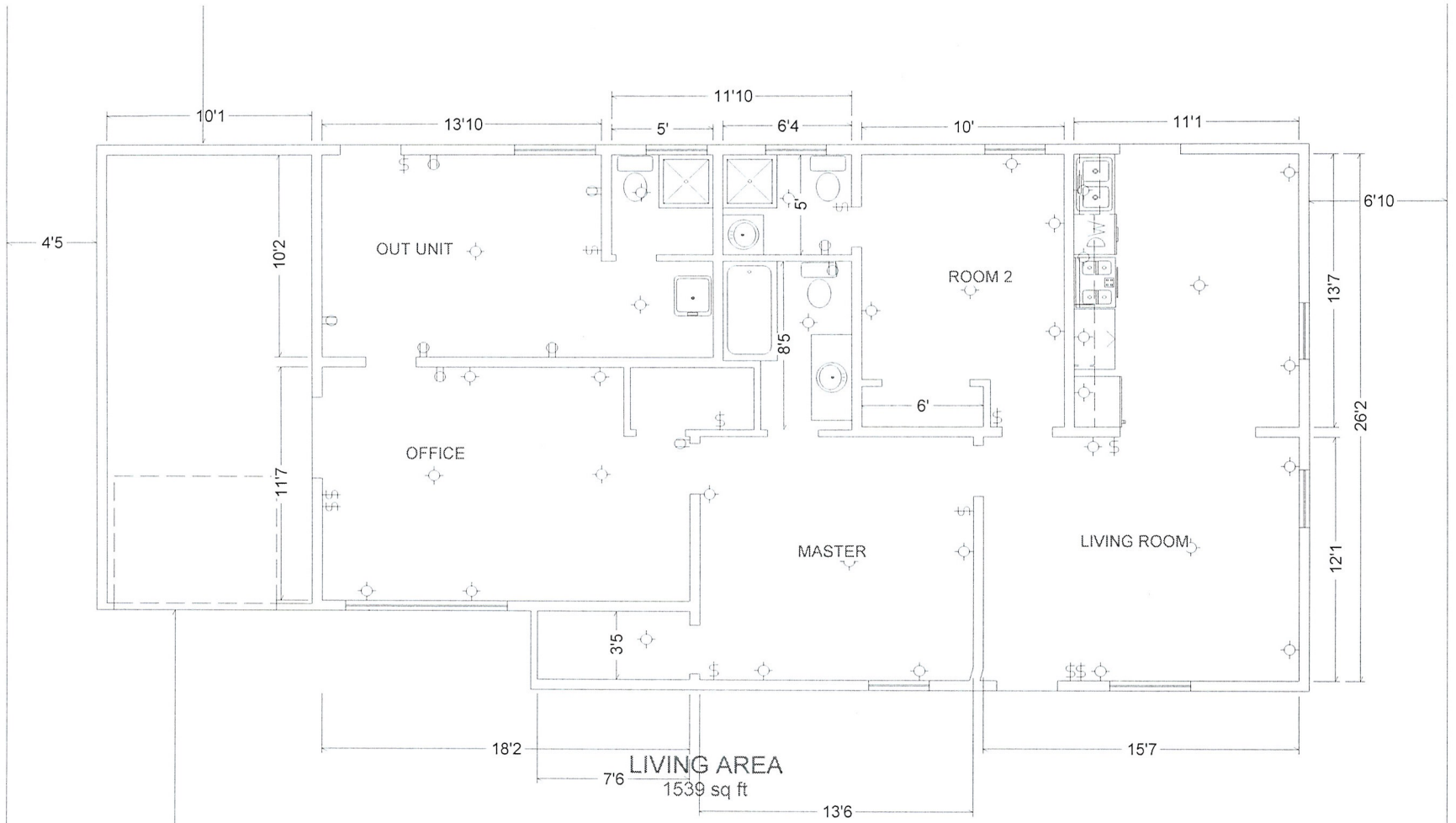
City of Las Vegas

VAR-38328



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MAY 21 2010
City of Las Vegas

VAR-38328



VAR-38328 - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN
4718 LORNA PLACE

06/24/10



VAR-38328 - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN
4718 LORNA PLACE

06/24/10

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.: **31.**

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

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

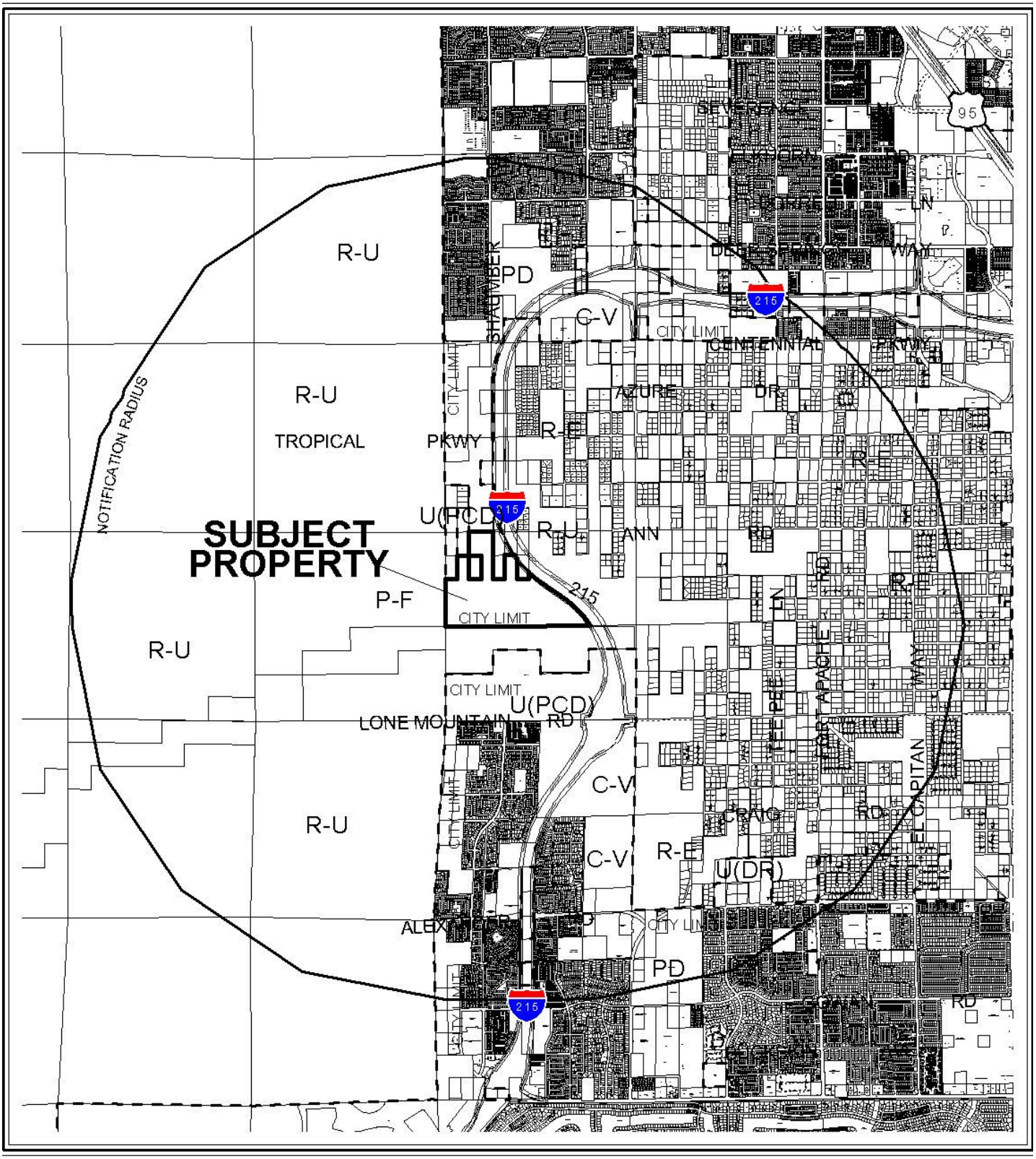
SUBJECT:
VAR-38553 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 37.20-acre 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



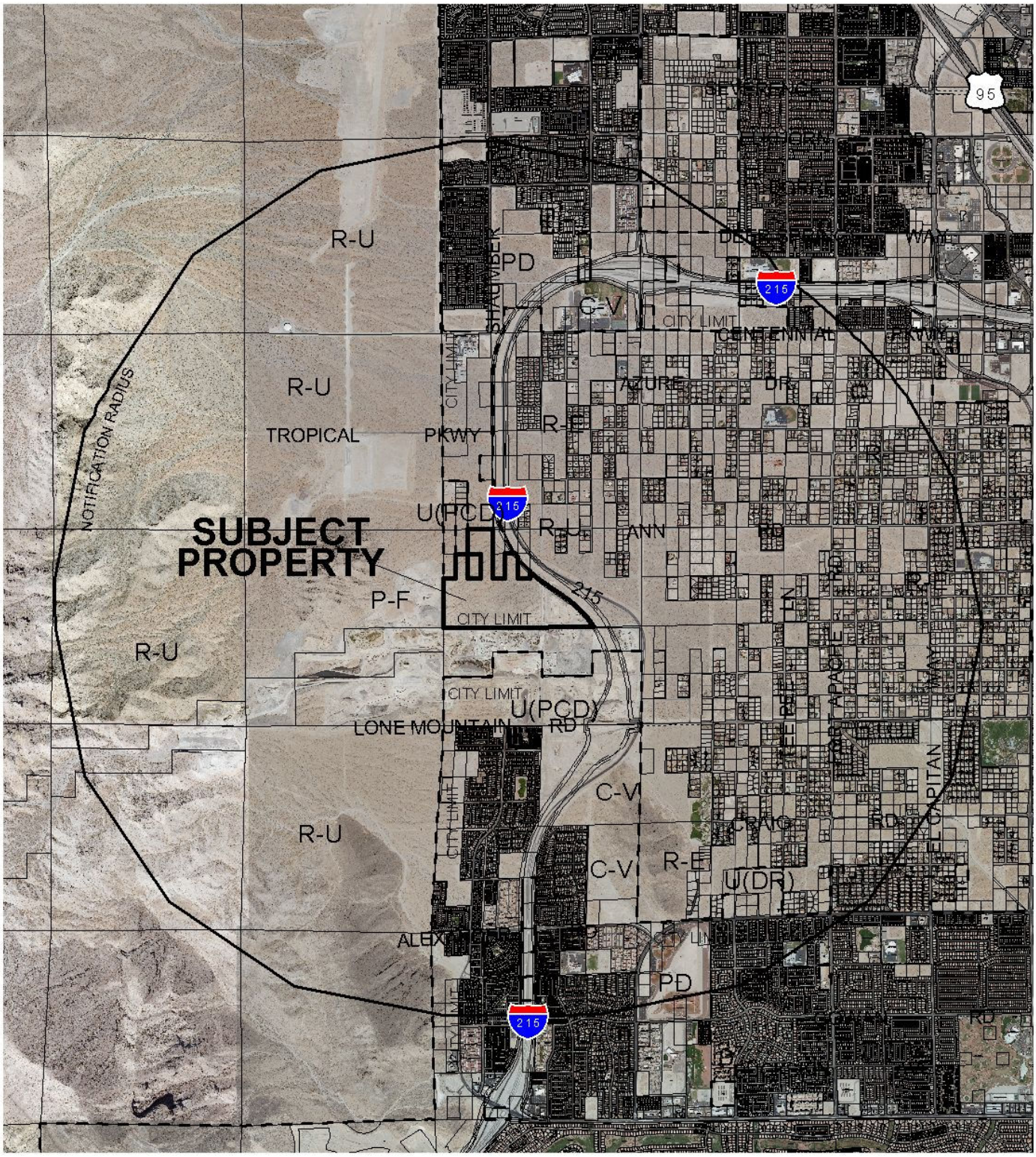
0 3000 6000 Feet

CASE: **VAR-38553; SDR-38557**

RADIUS: 10,560 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **VAR-38553; SDR-38557**

RADIUS: 10,560 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 3000 6000 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-38553	Staff recommends APPROVAL, subject to conditions:	
SDR-38557	Staff recommends APPROVAL, subject to conditions:	VAR-38553

** CONDITIONS **

VAR-38553 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-38557) shall be required, if approved.

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

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

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

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

SDR-38557 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38553) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plans and landscape plan date stamped 07/09/10, and building elevations date stamped 06/14/10, except as amended by conditions herein.

4. An Exception from Title 19.10.010 is hereby approved, to allow 114 parking lot trees where 128 trees are required.

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

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

7. 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.

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

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

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 Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

12. 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.

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

Public Works

14. Coordinate with the City of Las Vegas Right-of-Way Section of the Department of Public Works to determine all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway, including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits..

15. Construct half street improvements including appropriate overpaving, where legally able, on Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

16. Coordinate with the property owner of Assessor Parcel Number #126-36-301-001 and the BLM to determine the final disposition of the existing truck haul route adjacent to this site with respect to the roadway designs proposed for this Site. Provide written documentation that this property owner and/or the BLM agrees with the final geometric design of the roadways shown on the Approved Site Plan prior to the issuance of permits for this Site. Once it is determined what portions of the truck haul route must be modified to accommodate the roadways being designed for this Site, coordinate the final geometric traffic control and roadway design with the Traffic Engineering Section of the Department of Public Works.

17. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site, which is currently undeveloped, is located on 37.20 acres of federally owned property at the northwest corner of Alpine Ridge Way and Washburn Road. A 41,000 square-foot bus maintenance facility with 12,574 square feet of administrative office space, a 5,740 square-foot fuel canopy and a 3,344 square-foot bus wash is proposed to provide a localized hub for storage and maintenance of public school vehicles in this area of the city. The maintenance building is proposed to contain 17 bus maintenance bays, a lounge and restroom facilities for bus drivers. The site as proposed is compatible with adjacent development, and the severe grade of the area justifies the use of higher perimeter walls. Staff therefore recommends approval. If denied, the project as proposed cannot be constructed and a new site design and review would be necessary.

ISSUES

- Approval of a Variance to allow perimeter retaining and screening walls that exceed the heights established by Title 19.12 is required prior to approval of a Site Development Plan Review for the Transit Yard facility.
- Per Title 19.14.130 a Master Sign Plan is required for signage on the site. The Master Sign Plan shall be approved prior to issuance of sign permits and a Certificate of Occupancy for any building on the site.
- The proposed bus maintenance bays face eastward toward Clark County 215. However, they will be screened by parked buses and a series of retaining and screening walls along the east perimeter.
- Along the south and west perimeters of the development, chain link fencing materials are proposed. Staff does not support use of these materials and instead recommends wrought iron fencing.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/16/07	The City Council adopted an ordinance authorizing the Annexation (ANX-10156) of approximately 246 acres generally located west of Clark County 215, north of Washburn Road, south of Centennial Parkway and east of Puli Road. The Planning Commission and staff recommended approval. The annexation became effective on 05/24/07.

01/24/08	The Planning Commission accepted the city's request to withdraw without prejudice a request for a Site Development Plan Review (SDR-25627) for a proposed public facility campus, including a public park, on 131.7 acres at the southwest corner of Ann Road and Clark County 215 (Bruce Woodbury Beltway). Staff had recommended approval.
08/20/08	The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to PF (Public Facilities) on 131.7 acres at the southwest corner of Ann Road and Clark County 215 (GPA-25625). The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a Rezoning (ZON-25626) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 131.7 acres at the southwest corner of Ann Road and Clark County 215. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership
There has not been a change in ownership on this site.

Related Building Permits/Business Licenses
No permits or business licenses have been issued on the subject site.

Pre-Application Meeting
A pre-application meeting was not held for the proposed project. A previous meeting was held 09/16/09 in which a similar plan was presented.

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

Field Check	
06/24/10	A field check was conducted on the subject property. The following items were noted: • The site is undeveloped and free of trash and debris. • Alpine Ridge Way and Washburn Road are unimproved adjacent to the proposed site.

Details of Application Request	
Site Area	
Gross Acres	40.80 (a portion of a 131.70-acre lot)
Net Acres	37.20

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Mining, Sand and Gravel Excavation	PCD (Planned Community Development)	R-U (Rural Open Land – Clark County Designation)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	PF (Public Facilities)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, minimum development standards for C-V zoned properties shall be established by the Planning Commission or City Council in connection with the approval of a Site Development Plan. The following standards are proposed through the submitted site development plan:

Standard	***Provided***
Min. Lot Size	131.70 acres
Min. Lot Width	1,320 Feet
Min. Setbacks	
• Front (Hammer Lane)	180 Feet
• Side	373 Feet
• Corner (Alpine Ridge Way)	721 Feet
• Rear	487 Feet
Min. Distance Between Buildings	185 Feet
Max. Lot Coverage	0.87%
Max. Building Height	32 Feet
Max. Building Height – Fuel Canopy	19 Feet
Trash Enclosure	Walled, gated, roofed
Mech. Equipment	Screened

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	34 Trees	92 Trees	Y
• South	1 Tree / 30 Linear Feet	37 Trees	55 Trees	Y
• East	1 Tree / 30 Linear Feet	67 Trees	95 Trees	Y
• West	1 Tree / 30 Linear Feet	32 Trees	54 Trees	Y
TOTAL PERIMETER TREES		**241 Trees**	**296 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	128 Trees	114 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • North • South • East • West	 15 Feet 15 Feet 15 Feet 15 Feet	 29 Feet 29 Feet 29 Feet 29 Feet	 Y Y Y Y
Wall Height	Max. six-foot retaining Max. combined 12 feet retaining and screening	Max. 11-foot retaining; combined 14 feet	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Rail/Transit Yard or Shop	500 employees	1 space per em-ployee on largest shift	500				
Office	12,485 SF	1 space per 300 SF GFA	42				
TOTAL SPACES REQUIRED			**542**		562		Y
TOTAL (With Handicapped)			531	11	548	14	Y
Bus Parking			N/A	N/A	509	0	N/A

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.10.010 – 128 parking lot trees	114 trees	Approval

ANALYSIS

A Transit Yard is defined by Title 19.20 as a facility or area for the maintenance, repair or storage of bus, rail or other transit vehicles. The proposed facility will provide a hub for storage and maintenance of the applicant's fleet of school buses. Title 19.06.020 permits education-related uses within the C-V (Civic) Zoning District. Development standards for projects within a C-V zone are determined on a case-by-case basis with the approval of a site development plan. Title 19 does not specify additional use requirements for a Transit Yard.

The design and layout of the proposed Transit Yard is compatible with adjacent development, which includes an existing Mining, Sand and Gravel Excavation site to the south, federally-owned open land to the west and east, and undeveloped private land to the north. The natural grade across the site decreases an average of 5.6 percent from west to east and about 2.1 percent from south to north. This has created the need to retain backfill along the north and east perimeter to maintain a consistent grade and provide adequate drainage. As a result, retaining walls of up to 11 feet in height as measured from the low side of the wall and combined screening and retaining wall heights of a maximum of 14 feet are proposed. These dimensions do not meet Title 19.12 wall standards; however, an attempt has been made to soften the impact of the grade difference by terracing the walls and providing an 11-foot landscaped buffer between the walls. These walls also have an added advantage of screening the property from views from Clark County 215 eastward. Because of the excessive grade and the location of the site away from sensitive properties, the variance request is justified and can be supported. Along a portion of the south and the west perimeter, an eight-foot tall chain link fence is proposed. Although chain link may be approved as part of an overall site development plan, staff does not support the use of this material for fencing and instead recommends wrought iron. Although these portions of the property do not face sensitive uses and are partially screened by landscaping, they still are located along 80-foot rights-of-way and will be visible by passersby. Staff recommends approval of the overall site based on the compatibility of the use and development with the surrounding area and its mitigation of potentially major effects to existing and future development in the area.

Currently, only Alpine Ridge Way and Washburn Road exist in unimproved condition adjacent to this site. Additional streets are proposed along the north and west boundaries of the project that will tie into Ann Road. The Department of Public Works will require Bureau of Land Management right-of-way grant easements and appropriate half-street improvements for new streets as conditions of approval of this review. The city of Las Vegas will pursue an amendment to the Master Plan of Streets and Highways to recognize and classify adjacent streets at a future date as part of a larger request.

The proposal includes 562 parking spaces for bus drivers, maintenance and administrative staff, sufficient to satisfy Title 19.04 requirements for parking. Initially, 509 parking spaces for buses are proposed, with space for an additional 94 spaces available if needed in the future. With regard to landscaping, the project conforms to all perimeter buffer requirements. Although the minimum number of parking lot trees are not proposed to be located within the confines of the maintenance building parking lot, additional trees not required along the west perimeter of the property will provide adequate shade and buffering benefits to this area.

Because the site exceeds 15 acres in size, a Master Sign Plan detailing on-premise signage locations and specifications will be required under separate application. The sign plan shall be approved prior to issuance of sign permits and a Certificate of Occupancy for any building on the site.

FINDINGS (VAR-38553)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

A true hardship has been demonstrated in this case as a result of the severe natural grade in this location. The visual impact of the higher walls will be mitigated by use of perimeter landscaping directly in front of the walls. A Variance to allow walls that exceed Title 19 requirements can therefore be supported by staff.

FINDINGS (SDR-38557)

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

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

   The design and layout of the proposed Transit Yard is compatible with adjacent development, which includes an existing Mining, Sand and Gravel Excavation site to the south, federally-owned open land to the west and east, and undeveloped private land to the north.

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

   With approval of a variance to allow perimeter wall heights to exceed Title 19 allowances, the proposed development is consistent with Title 19. Staff does not support the use of chain link fencing on a portion of the perimeter, but instead recommends wrought iron materials. The General Plan and zoning designations of the property were previously amended to allow for public uses such as the one proposed for this site.

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

   Access to the site will be provided by gated driveways along Cliff Shadows Parkway, a proposed 80-foot right-of way. Restricted ingress and egress for school buses will be provided from Washburn Road, an existing 80-foot right-of-way, Hammer Lane, a proposed 60-foot right-of-way and Cliff Shadows Parkway. Ann Road will collect commuting bus traffic to and from the site. The project's location in a largely undeveloped area near a primary arterial and Clark County 215 will reduce the potential for negative impacts to traffic in the vicinity.

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

   Landscape materials consist of desert-tolerant evergreen and shade trees that will provide shading, screening and cooling effects to mitigate the extensive amount of paved surfaces proposed. Building materials are typical for commercial and industrial uses and meet Title 19.08 standard requirements.

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

   Building elevations contain adequate articulation and variation in color and material to provide an aesthetically pleasing environment. Maintenance bays will be screened from views from adjacent streets by landscaping, decorative perimeter walls, and parked buses.

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

   Development of the proposed Transit Yard will be subject to permit review and inspection for conformance to approved plans as appropriate, thereby protecting the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 6,956

APPROVALS 0

PROTESTS 0

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

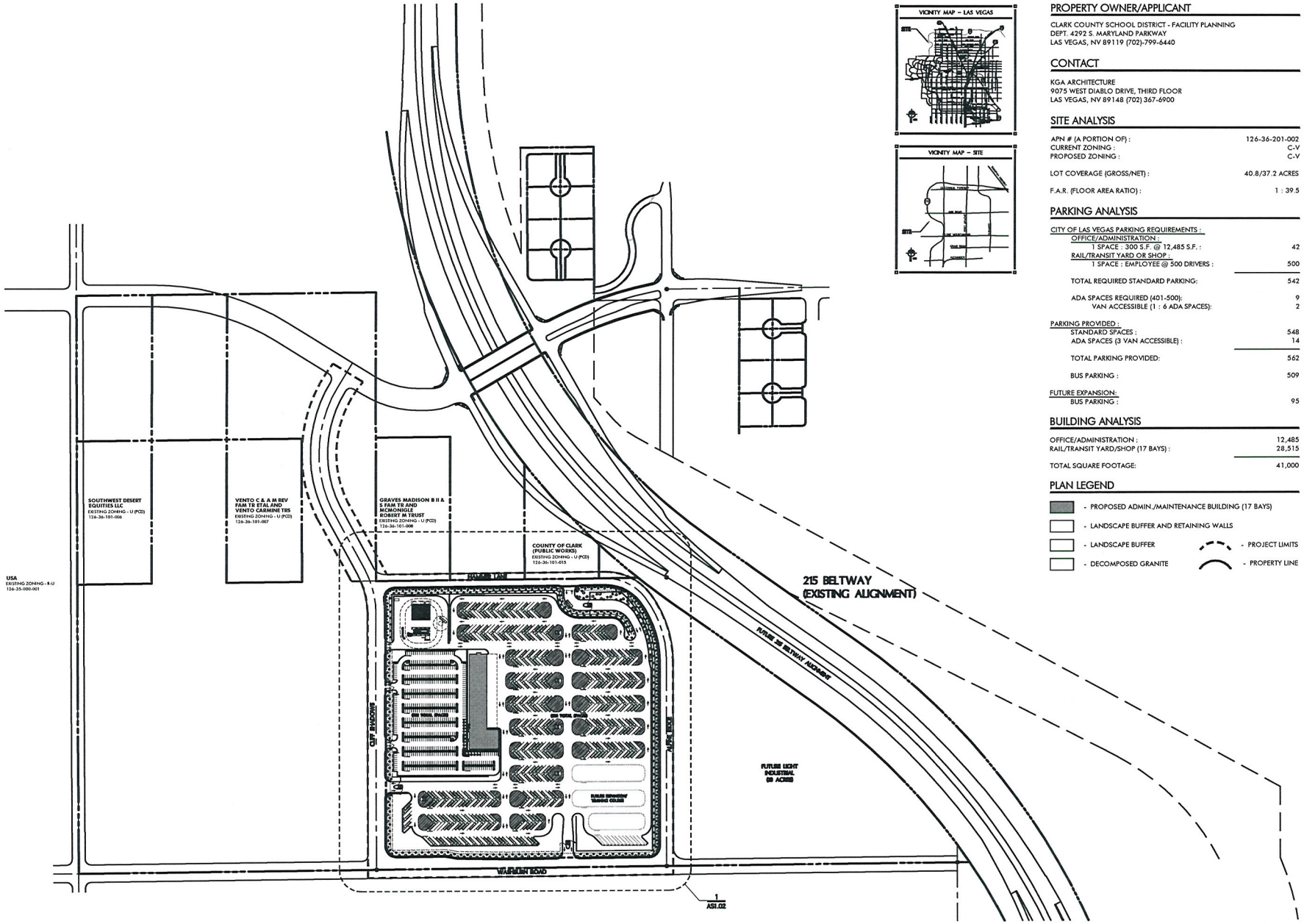
FOR DEPARTMENT USE ONLY

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.

RECEIVED
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"

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Austin, Texas 78744
512.441.8200

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PROJECT:
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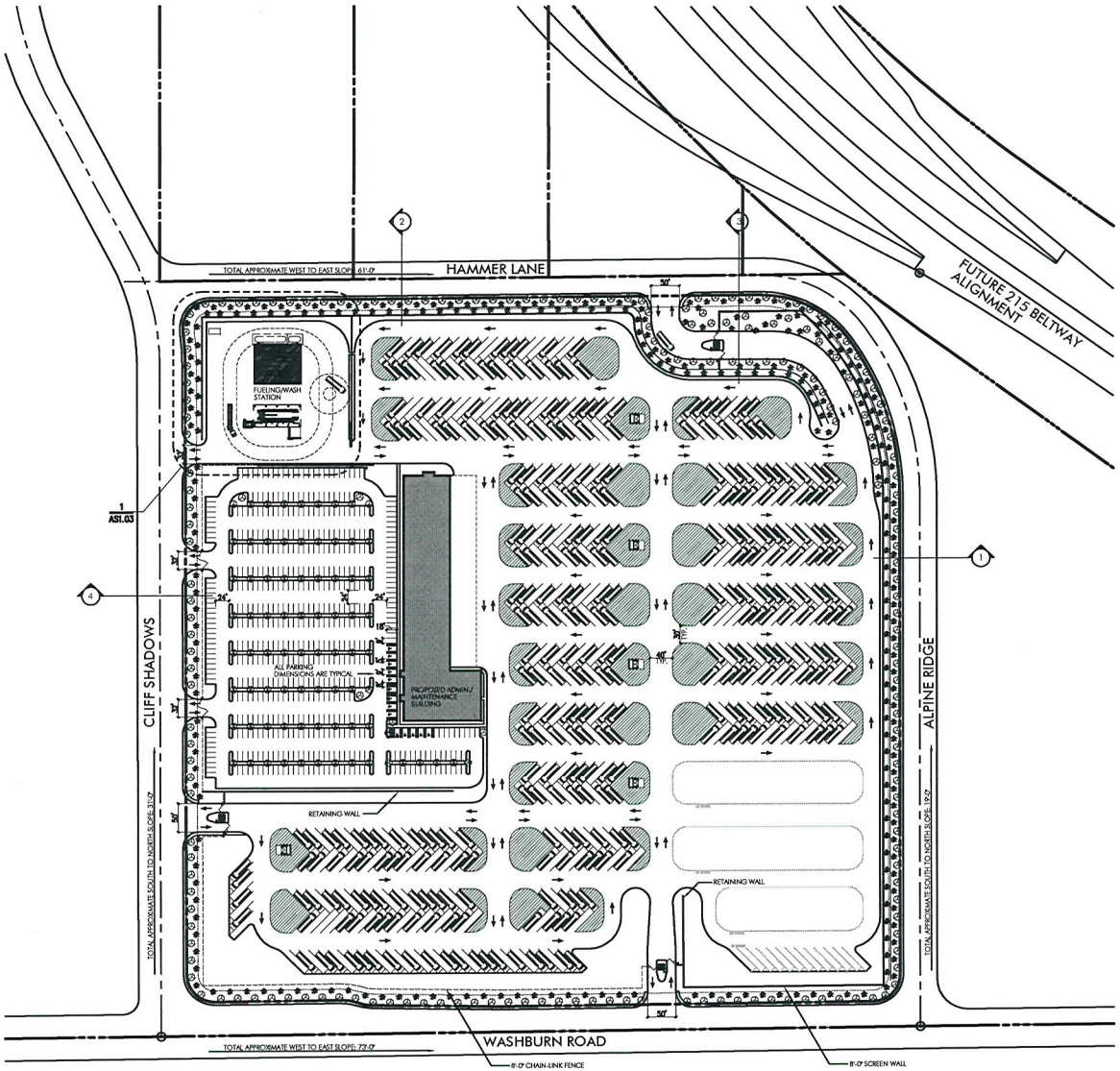
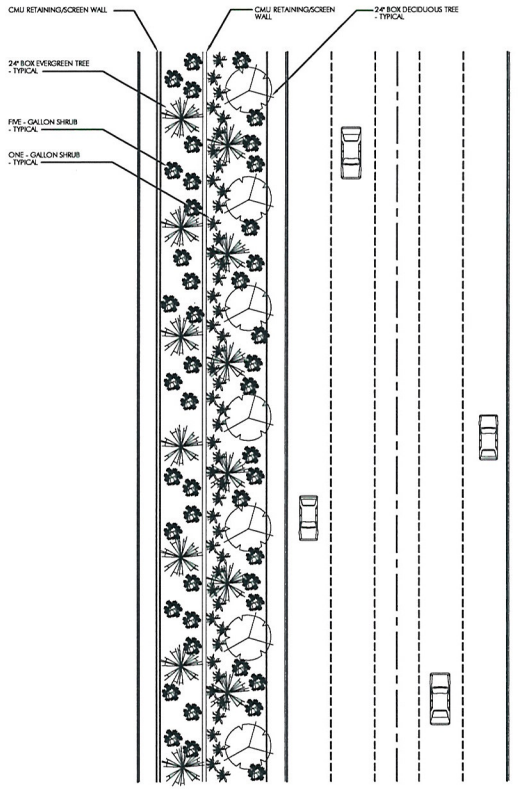
SHEET CONTENTS:
OVERALL SITE PLAN

DATE:
JUNE 10, 2010
JOB NO.:

SHEET:
AS1.01



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



2 LANDSCAPE BUFFER DETAIL
SCALE: 1/16" = 1'-0"

PLAN LEGEND

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

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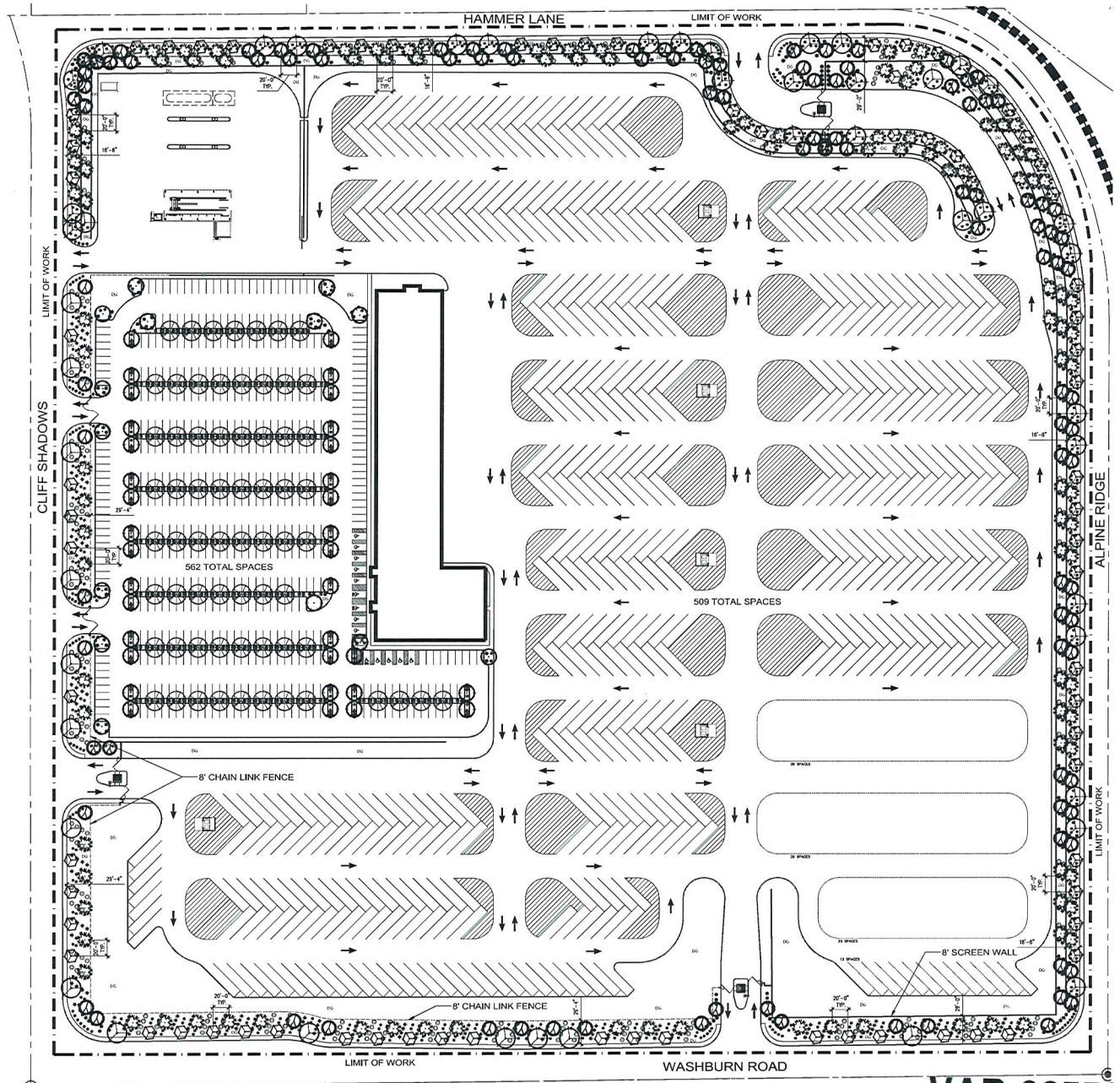
PROJECT: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS: ENLARGED SITE PLAN
DATE: JUNE 10, 2010
JOB NO.:
SHEET: AS1.02



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	FRAXINUS VELUTINA 'RIO GRANDE' / RIO GRANDE 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	48	1 1/2" / 24" BOX
	PROSOPIS CHILENSIS / CHILEAN MESQUITE	47	1 1/2" / 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	AGAVE REDDELIENII 'DESERT CARPET' / TRAILING AGAVE	337	5 GALLON
	BACCHARIS HYBRID 'STARN THOMPSON' / STARN THOMPSON BACCHARIS	148	5 GALLON
	DALEA CANTAFA 'SIERRA GOLD' TM / SIERRA GOLD DALEA	257	5 GALLON
	DASYLIRION WHEELERI / DESERT SPOON	58	5 GALLON
	ERICELLA PARINOSA / ERITLEDUSH	6	5 GALLON
	HESPERALOE FUNIFERA / GIANT HESPERALOE	520	5 GALLON
	HESPERALOE PARVIFLORA 'RED' / RED YUCCA	224	5 GALLON
	LANTANA MONTEVIDENSIS / PURPLE LANTANA	235	5 GALLON
	SALVIA CLEVELANDII / CLEVELAND SAGE	156	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / 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% - 3/4" SCREENED 10% - 1/4" SEE NOTE #1.	293,847 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	293,847 S.F.
TOTAL OPEN SPACE AREA	1,285,568 S.F.
TOTAL AREA	1,579,415 S.F.

0 60' 120' 180'
SCALE: 1" = 60'-0"

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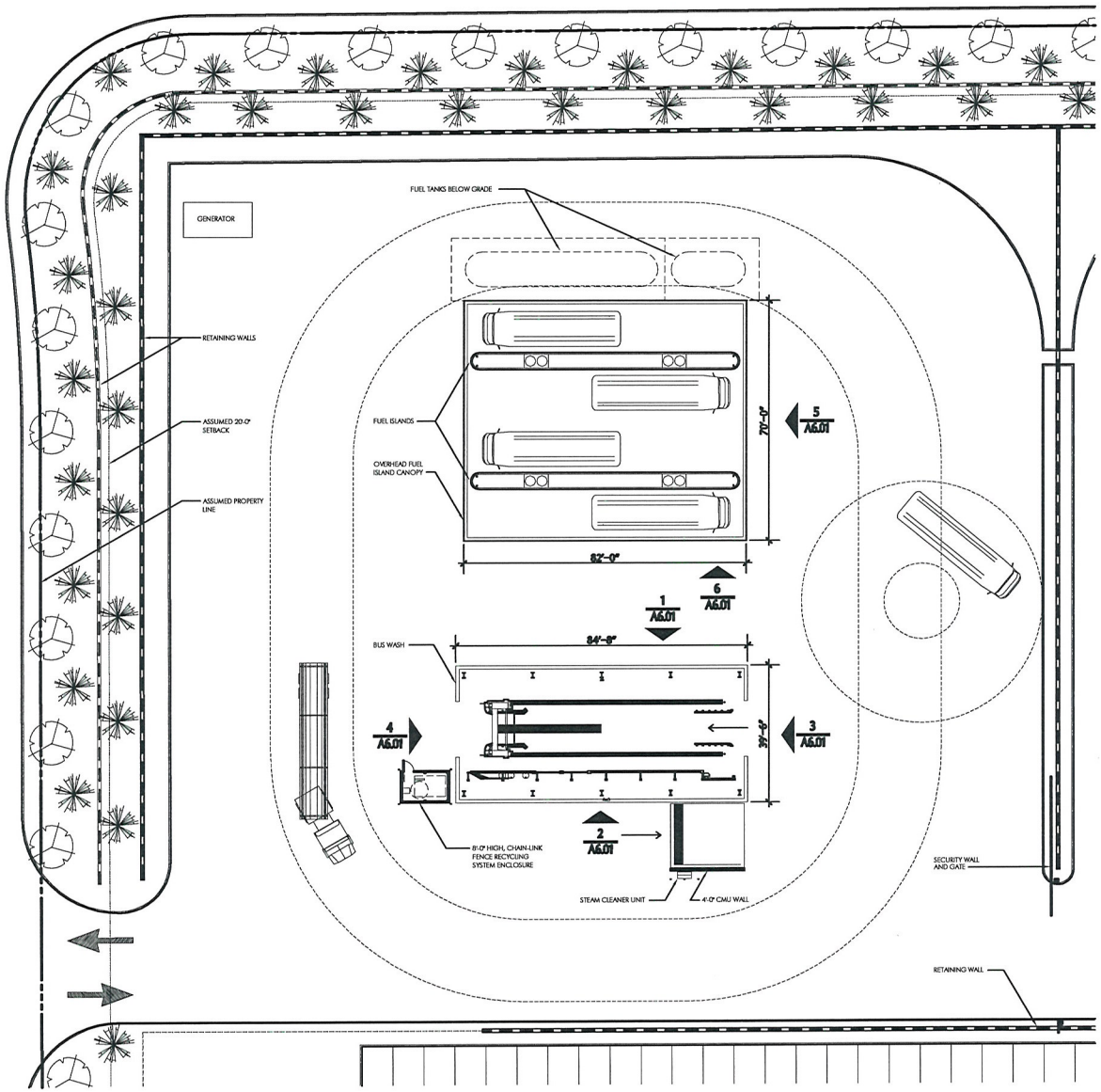
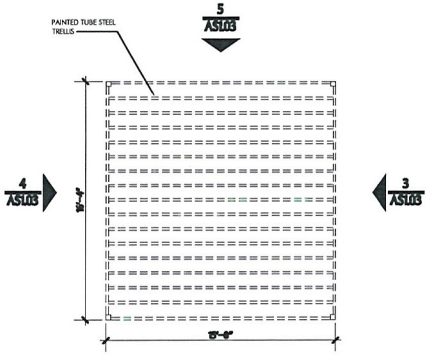
512.441.8200
www.KGArchitecture.com
LANDSCAPE:
SOUTHWICK LANDSCAPE ARCH.
TELEPHONE: (702) 767-2008

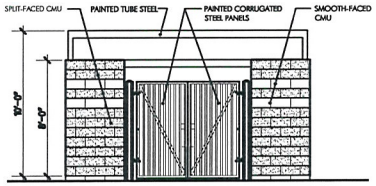
PROJECT:
CCSD NORTHWEST SATELITE TRANSPORTATION FACILI
SHEET CONTENTS:
LANDSCAPE PLAN
DATE:
JUNE 14, 2010
JOB NO.:
10-013
SHEET:
L1.01



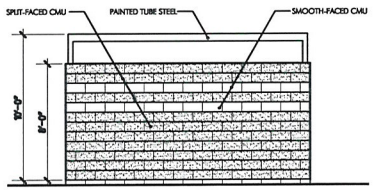
1 FUELING AND BUS WASH STATION PLAN
SCALE: 1/16" = 1'-0"



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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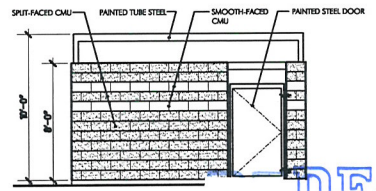

5 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

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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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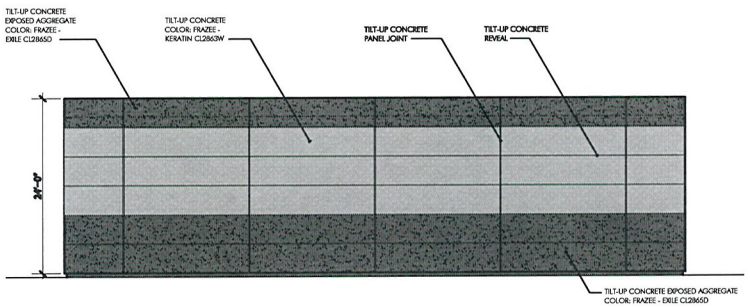
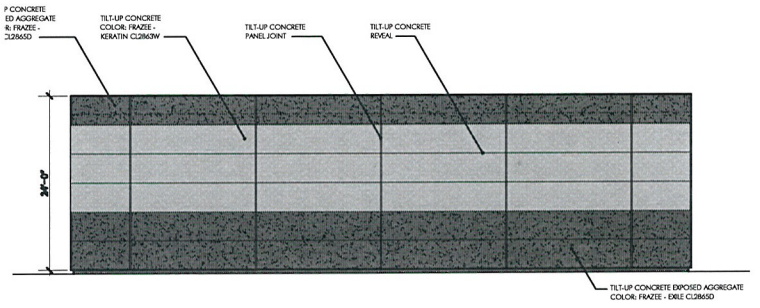
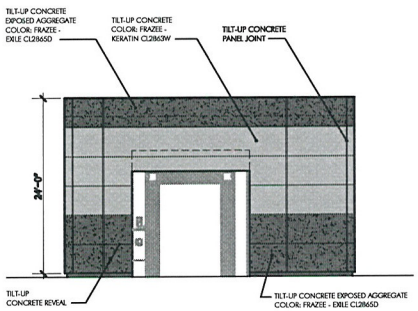


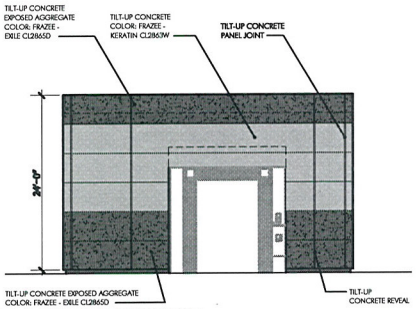
1 BUS WASH NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUS WASH SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUS WASH EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUS WASH WEST ELEVATION
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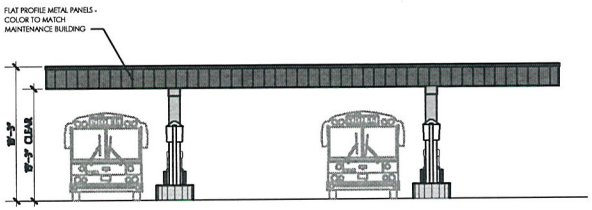
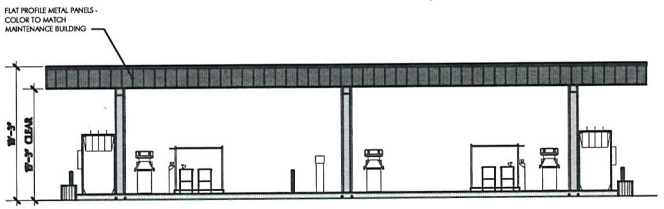


5 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"



6 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"

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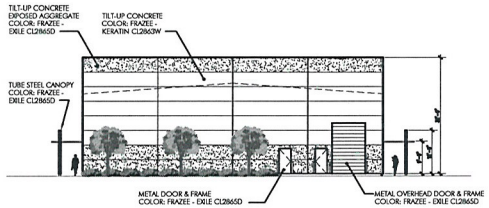
SHEET CONTENTS:
BUS WASH AND FUELING STATIO ELEVATIONS
DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
AS6.01



NORTH ELEVATION

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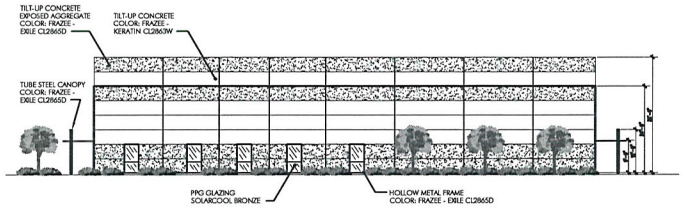

SOUTH ELEVATION

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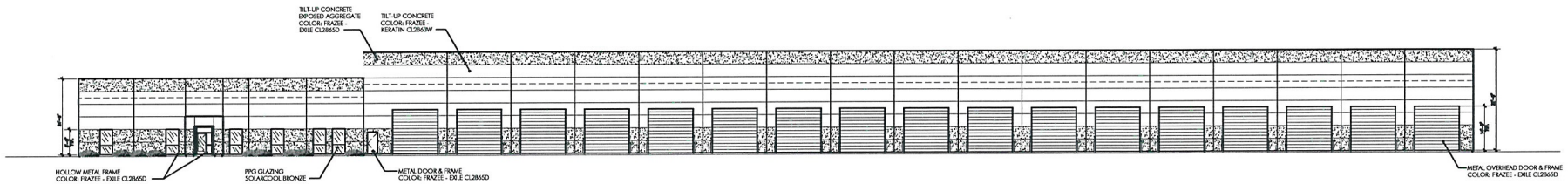

EAST ELEVATION

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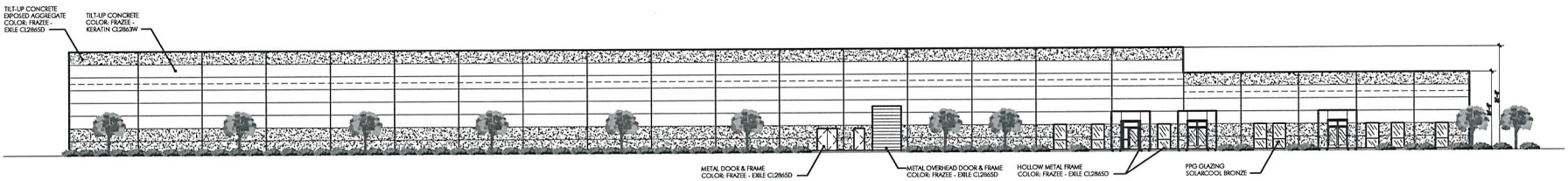

WEST ELEVATION

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

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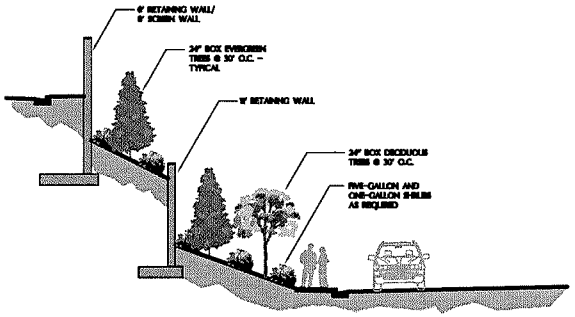
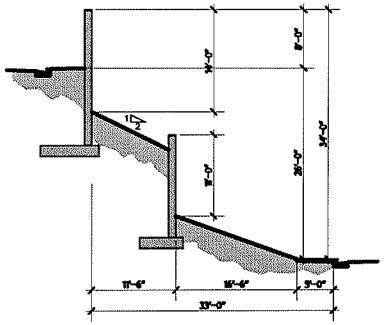
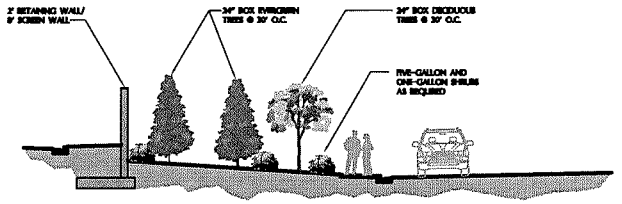
PROJECT: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS: MAINTENANCE BUILDING EXTERIOR ELEVATIONS
DATE: JUNE 10, 2010
JOB NO.:
SHEET: AS6.02





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



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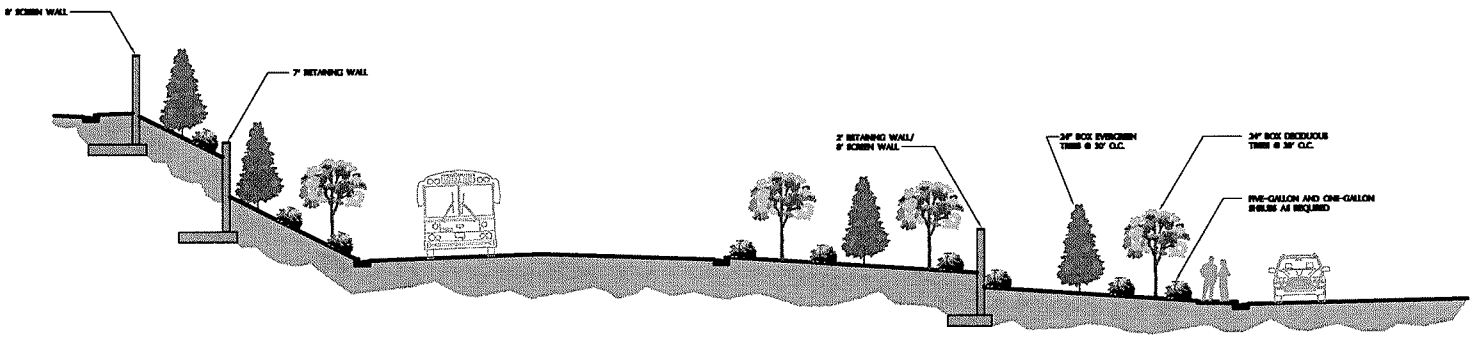

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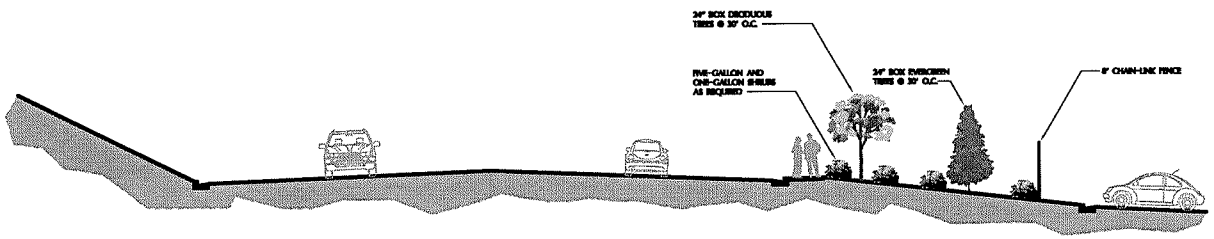

4 SITE SECTION
SCALE: 1/8" = 1'-0"

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SITE SECTIONS
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SHEET:
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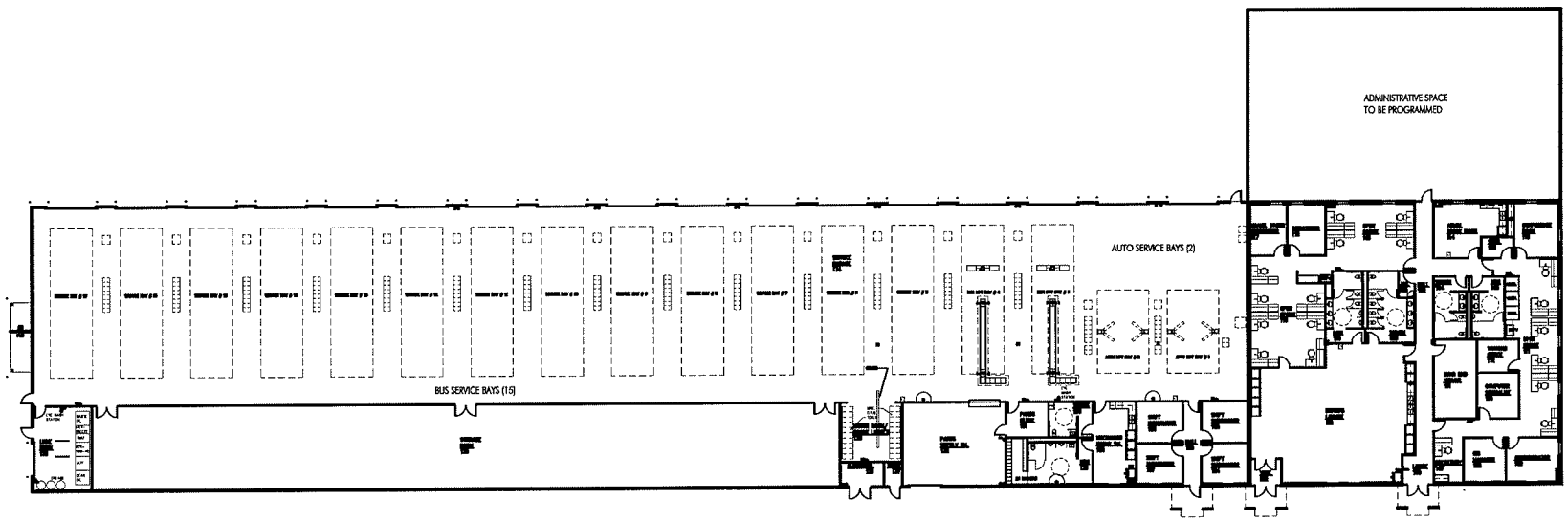

MAINTENANCE BUILDING FLOOR PLAN

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

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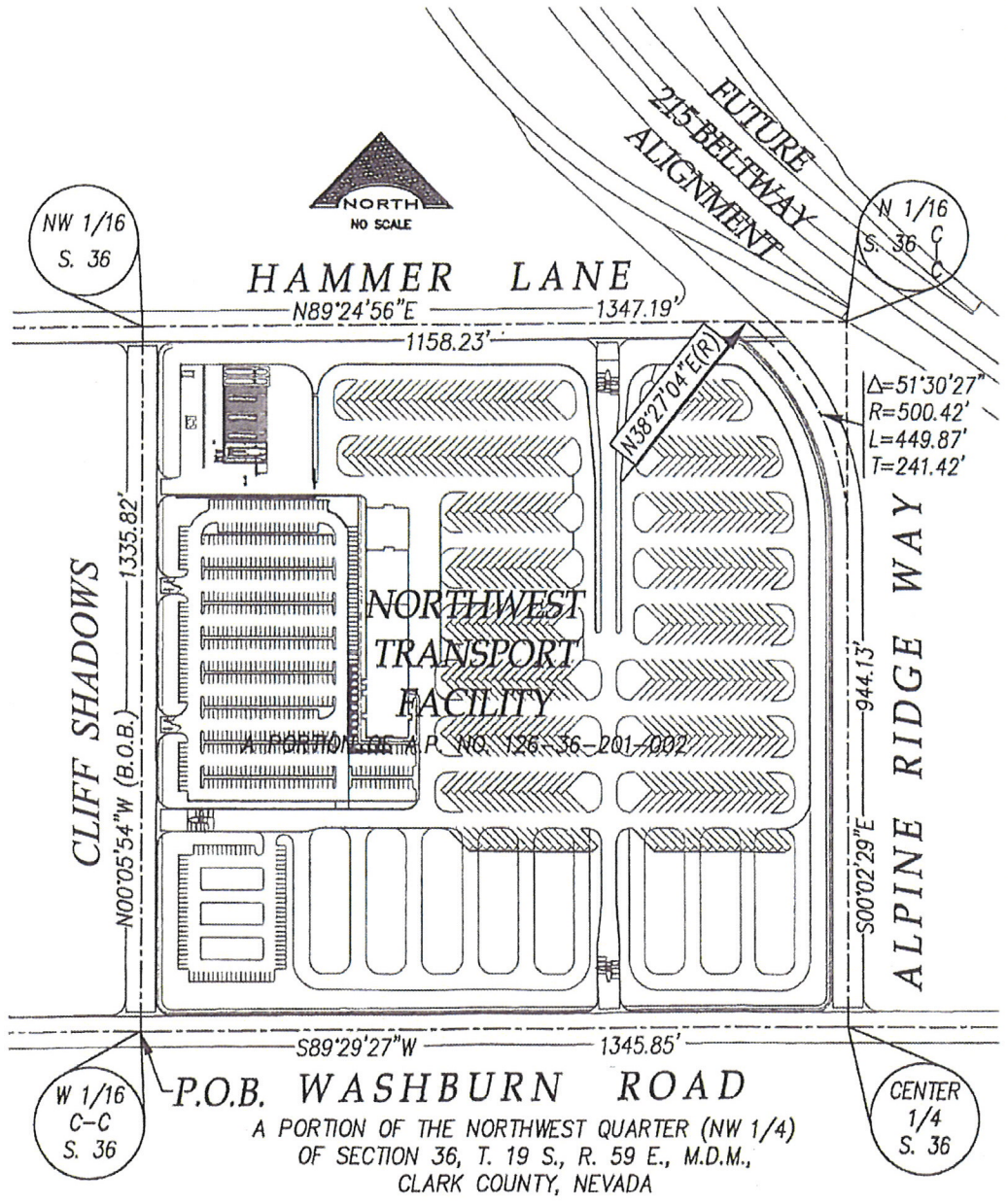
CCSD NORTHWEST SATELLITE TRANSPORTATION FACILI
SHEET CONTENTS:
MAINTENANCE BUILDING FLOOR PLAN
DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
A1.01

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

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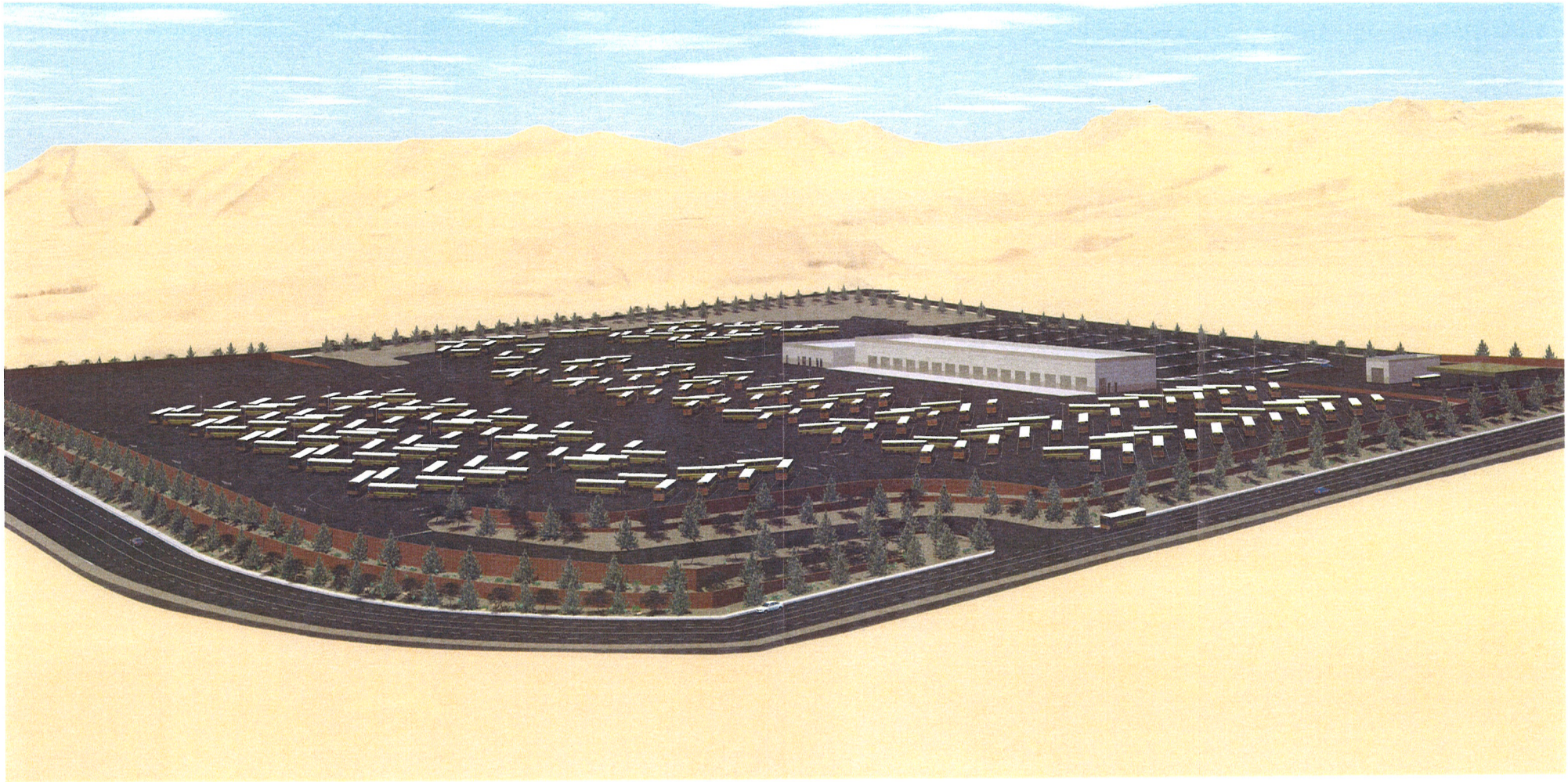

ALL DRAWINGS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION.

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SCHOOL DISTRICT

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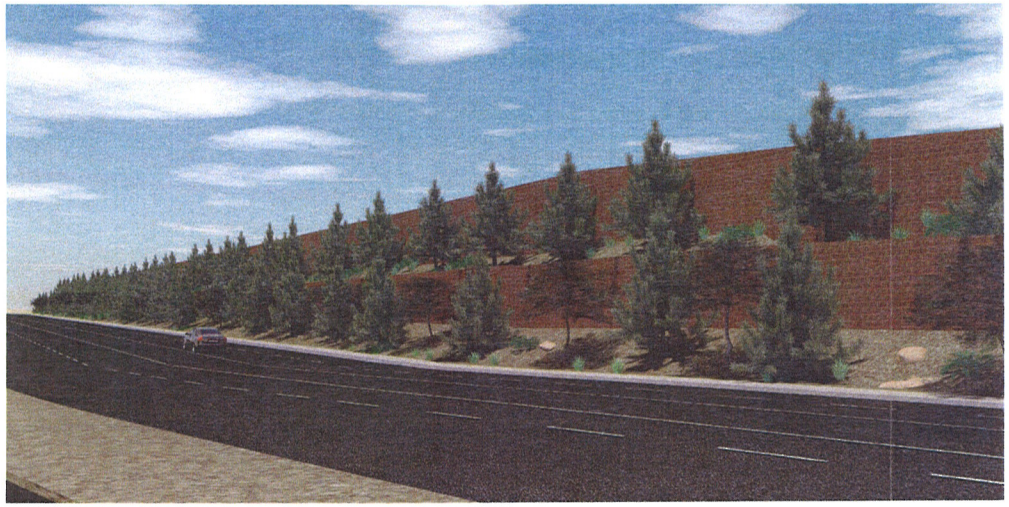
NORTHWEST SATELLITE TRANSPORTATION FACILITY

AERIAL VIEW FROM THE NORTHEAST

KGA ARCHITECTURE



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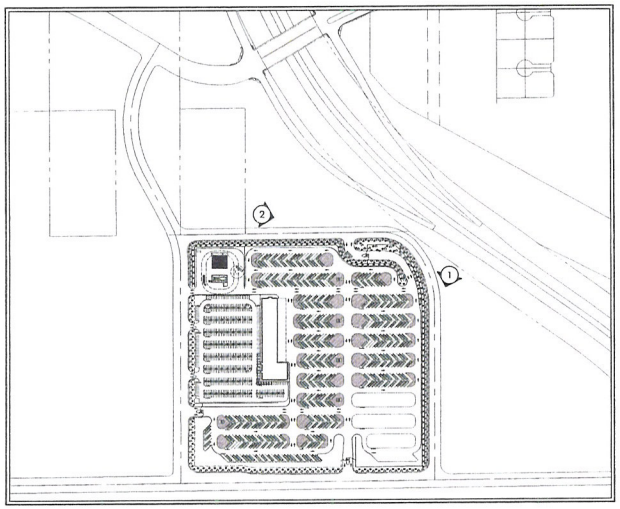

VIEWPOINT LEGEND



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

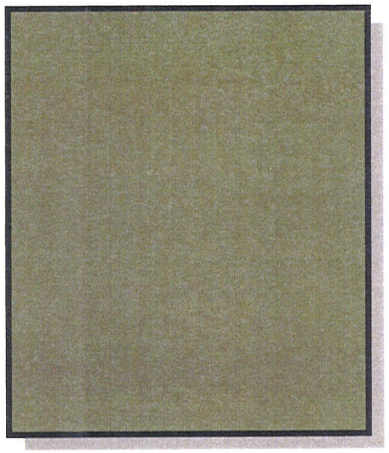
KGA ARCHITECTURE

EXTERIOR BLOCK
(RETAINING WALLS AND ACCESSORY STRUCTURES)

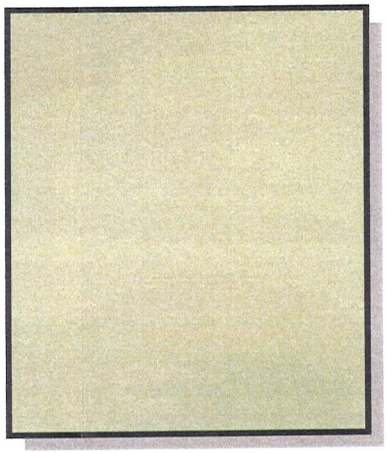


CEMEX -
#28 ANTHEM SMOOTH

EXTERIOR PAINT COLORS



FRAZEE - CL EXILE 2865D



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CCSD
CLARK COUNTY
SCHOOL DISTRICT

CLARK COUNTY SCHOOL DISTRICT - NORTHWEST TRANSPORTATION FACILITY

COLOR AND MATERIALS BOARD

VAR-38553
SDR-38557

KGA ARCHITECTURE



VAR-38553 & SDR-38557 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
NORTHWEST CORNER OF WASHBURN ROAD AND ALPINE RIDGE WAY

06/24/10



VAR-38553 & SDR-38557 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
NORTHWEST CORNER OF WASHBURN ROAD AND ALPINE RIDGE WAY

06/24/10

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.

Because the project is located near residential properties, the site design takes into account the impact of the project on the views of the local residents. A 30'-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 the 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.

As stated above, the intent of the site design is to screen the views of the property from the neighboring residents. Currently the only development, residential or otherwise, directly to the south or the west of the property is the Nevada Ready Mix gravel pit. Because there are no residential developments in this area, we are proposing to utilize 8'-0" high chain-link fencing along portions of the south and west ends of the site. These areas will also have the same type of 30'-0" landscaping buffer as the rest of the site's perimeter.

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
JUL 12 2010

VAR-38553
SDR-38557
REVISED

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

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
http://www.blm.gov/nv/st/en/fo/lvfo.1.html

In Reply Refer To:
N-88117
2740 (NVS0056)

JUN 15 2010

To Whom It May Concern:

The Bureau of Land Management (BLM) neither supports nor objects to the actions being requested by the Clark County School District (District) with regard to applications for permitting or zoning of the parcel of land as described below:

T.19 S., R.59 E., sec 36
SE1/4NW1/4
(APN: 126-36-201-002)
Containing approximately forty acres

Please note that an application has been submitted to BLM by the District for use of the subject lands and that BLM maintains jurisdiction and management of those lands.

Sincerely,

Beth Ransel

Beth Ransel
Acting Assistant Field Manager
Division of Lands

VAR-38553

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:
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 on a 37.20-acre 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, 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-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.: **33.**

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

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

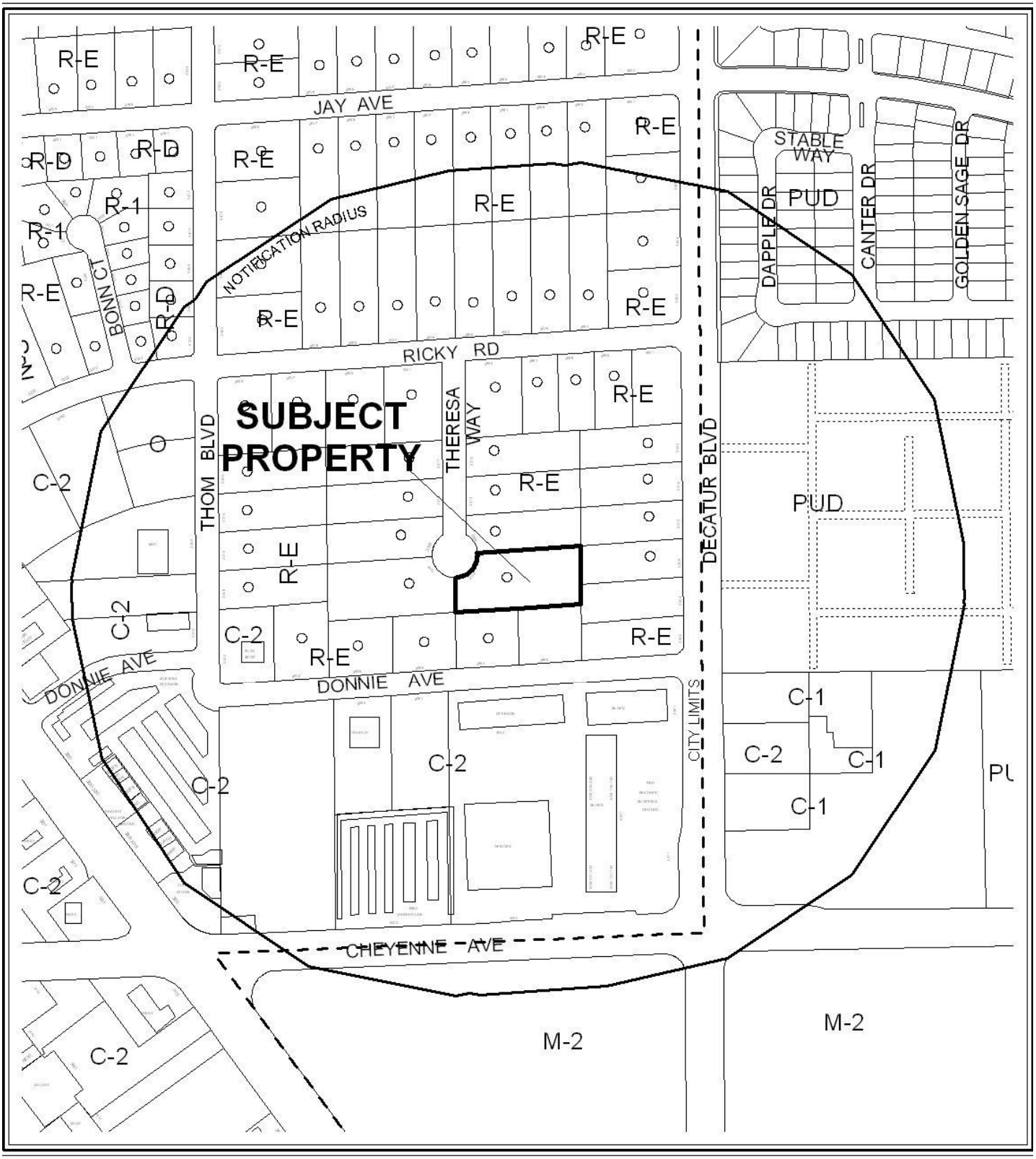
SUBJECT:
VAR-38560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENISE RICHARDSON - Request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT, 18-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE 796 SQUARE FEET IS THE MAXIMUM AREA ALLOWED AND 12 FEET IS THE MAXIMUM HEIGHT ALLOWED AND WHICH IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT on 1.07 acres at 3304 Theresa Way (APN 138-12-810-033), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**17**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: DENISE RICHARDSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-38560	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-38560 CONDITIONS

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 new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

3. The proposed fifteen-foot wide drive shall be constructed with either asphalt or concrete.

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

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

Public Works

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Variance (VAR-38560) for a 1,400 square-foot Accessory Structure (Class II) on a single-family residential lot at 3304 Theresa Way. The proposed structure is a pre-fabricated metal building with a restroom, but no kitchen. It would be used as a garage. As the applicant has provided no evidence of a unique circumstance pursuant to Title 19.18.070 that would substantiate the requested Variance, staff is recommending denial. Staff cannot support this Variance request since the hardship is self-imposed by the design of the accessory structure. If this application is denied, the accessory structure would not be permitted.

ISSUES

- A Variance is required to allow an Accessory Structure (Class II) that exceeds 50 percent of the floor area of the main dwelling, exceeds the height of the main dwelling and is not aesthetically compatible with the main dwelling.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No relevant city actions have occurred at this location.

Most Recent Change of Ownership	
09/02/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/26/75	A building permit (3746) was issued for a one-story 1,592 square-foot single family residence at 3304 Theresa Way. The permit was finaled in 1976.
07/16/01	A building permit (1012874) was issued for 531-foot by 6-foot and 42-foot by 2-foot block walls at 3304 Theresa Way. The permit was finaled on 09/14/01.
08/13/01	A building permit (1014591) was issued for a 42-foot by 2-foot ornamental iron fence at 3304 Theresa Way. The permit was finaled on 09/18/01.

Pre-Application Meeting	
05/10/10	A pre-application meeting was held with the applicant where elements of submitting a Variance to allow an Accessory Structure (Class II) which exceeds 50% of the floor area of the principal dwelling and Accessory Structure (Class II) which exceeds the height of the principal dwelling were discussed.

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

Field Check	
06/24/10	Staff conducted a site visit and noted a single family residence on a large rural lot that is storing a commercial dump trailer, two enclosed trailers, a flat-bed trailer and mounds of decorative rock.

Details of Application Request	
Site Area	
Net Acres	1.07

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (35 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08.040

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	46,612 SF	Y
Min. Lot Width	100 feet	152 feet	Y
Min. Setbacks (Accessory Structure)			
• Front	Not Allowed	N/A	N/A
• Side (R)	3 Feet	15 Feet	Y
• Side (L)	3 Feet	100 Feet	Y
• Rear	3 Feet	125 Feet	Y
Min. Distance Between Buildings	6 Feet	40 Feet	Y
Max. Building [floor area] Accessory Structure (Class II)	796 SF	1400 SF	N
Percent Deviation	76%		N
Max. Building Height-Accessory Structure	12 Feet	18 Feet	N
Percent Deviation	50%		N

ANALYSIS

The applicant is proposing an Accessory Structure (Class II) that does not meet Title 19 requirements. Per Title 19.08.040, the total area of all accessory structures shall not exceed fifty percent of the principal dwelling, which is 1,592 square feet. This would allow a building area for accessory structures up to 796 square feet. The area of the proposed accessory structure is 1,400 square feet, which is a 76% increase in square-footage above what is permitted by code. The building height of the proposed accessory structure is 18 feet, which is a 50% increase in height above what is permitted by code. The proposed structure is not aesthetically compatible with the main dwelling, being a painted metal building where the main dwelling is stucco. The applicant is also proposing a 15-foot wide decomposed granite driveway from the street to the

accessory structure, which is not permissible by code. As the deviations from code do not stem from characteristics of the existing site, staff cannot support this request and recommends denial.

FINDINGS (VAR-38560)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing an accessory structure without consideration of Title 19.08 minimum requirements. Alternate design of the proposed Accessory Structure (Class II) with regard to building area, height and materials would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 357

APPROVALS 17

PROTESTS 0

JG

JG

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:	

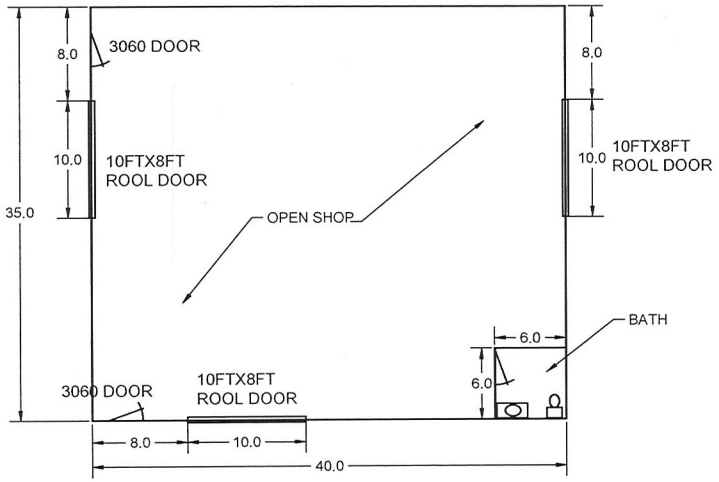
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED
JUN 14 2010

NEW DETACHED GARAGE
DENISE & JOHN RICHARDSON
3304 THERESA WAY
LAS VEGAS, NV 89130
APN: 138-12-810-033
ZONED R-E



LAYOUT:
$\frac{1}{4}$" = 1"

PROFESSIONAL ENGINEER-STATE OF NEVADA
LAZELL H. PREATOR
BP. 12-31-11
CML
No. 14962

RECEIVED
JUL 06 2010

VAR-38560

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
TELI (702) 806-7813
FAX (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE
NEW DETACHED GARAGE
3304 THERESA WAY
APN:138-12-810-033

SHEET TITLE
FLOOR PLAN

REV. NO.	DESCRIPTION	APP'D. BY	DATE

DATE: 01 JUL 10
JOB No. 09-11-04
DESIGN BY: LHP
DRAWN BY: AUL

F1

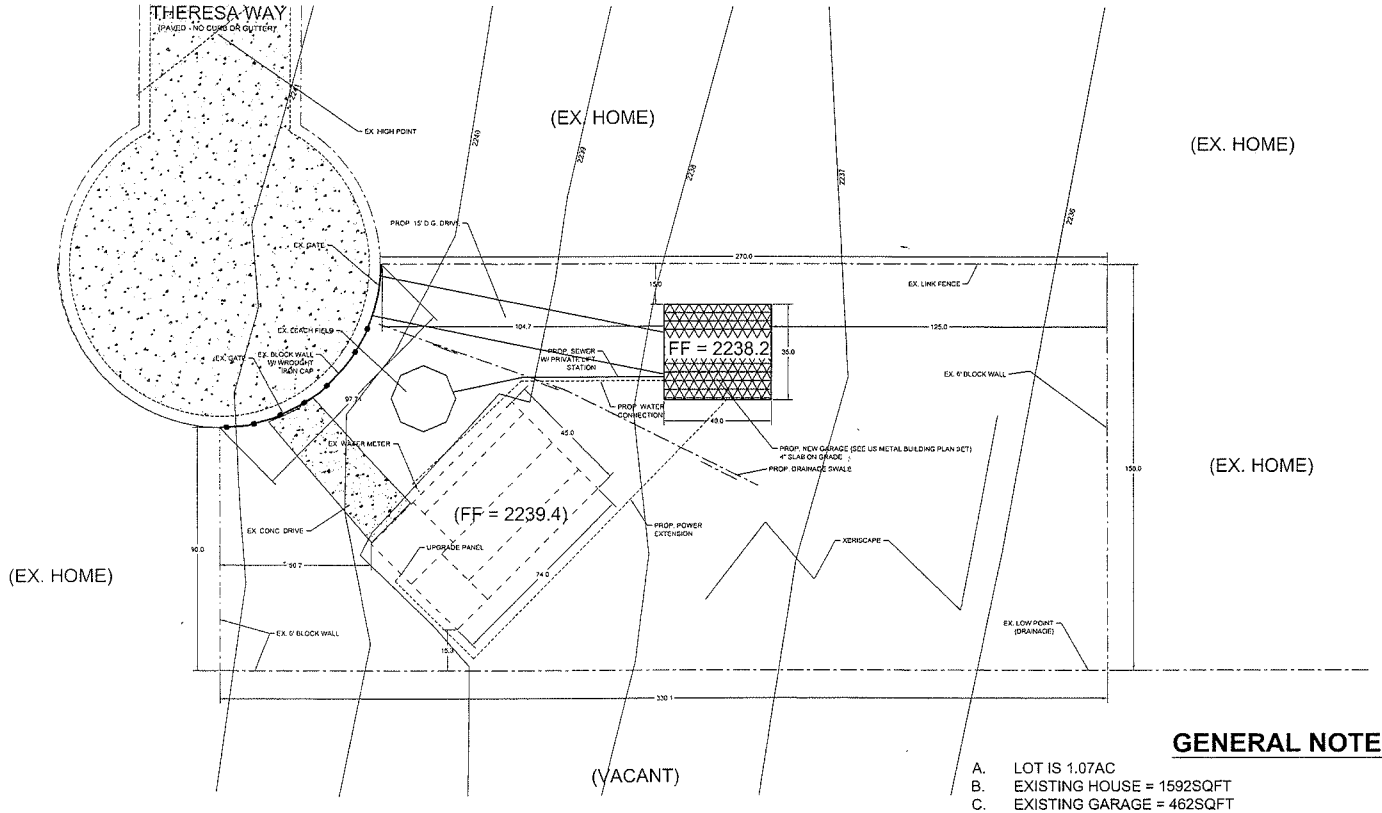
SHEET 1 OF 1

CLV#

NEW DETACHED GARAGE
DENISE & JOHN RICHARDSON
3304 THERESA WAY
LAS VEGAS, NV 89130
APN: 138-12-810-033
ZONED R-E

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N



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JUN 14 2010

GENERAL NOTES:

A. LOT IS 1.07AC
B. EXISTING HOUSE = 1592SQFT
C. EXISTING GARAGE = 462SQFT
D. HT OF PROPOSED GARAGE = 18.3FT (SEE MANUFACTURER'S DETAILED PLANS)
E. PROPOSED GARAGE = 1400SQFT
F. PROPOSED = 88% OF TOTAL
G. APPROVAL FROM SOUTHERN NEVADA HEALTH DISTRICT OBTAINED FOR CONNECTION TO EX. SEPTIC
H. HOMEOWNER TO CONSTRUCT WITHIN SIX MONTHS OF APPROVAL
I. PAINT OF NEW STRUCTURE AND EX. HOME TO MATCH
J. LOT TO BE FULLY LANDSCAPED (XERISCAPE)
K. ALL ADJACENT OCCUPIED LOTS HAVE NO OBJECTION TO STRUCTURE

PROFESSIONAL ENGINEER - STATE OF NEVADA
LAZELL H. PREATOR
EXP. 12-31-11
CIVIL
No. 14902

PREATOR CONSULTING
1012 SILVER RETREAT CT
HENDERSON, NV 89002
TEL: (702) 566-7613
FAX: (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE: NEW DETACHED GARAGE
3304 THERESA WAY
APN: 138-12-810-033

SHEET TITLE: SITE PLAN

REV. NO.	DESCRIPTION	APP'D. BY	DATE

DATE: 10 JUNE 10
JOB No. 09-11-04
DESIGN BY: LHP
DRAWN BY: CC
S1
SHEET 1 OF 1

CLV#

VAR-38560

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



VAR-38560 - APPLICANT/OWNER: DENISE RICHARDSON
3304 THERESA WAY

06/24/10



VAR-38560 - APPLICANT/OWNER: DENISE RICHARDSON
3304 THERESA WAY

06/24/10



VAR-38560 - APPLICANT/OWNER: DENISE RICHARDSON
3304 THERESA WAY

06/24/10



VAR-38560 - APPLICANT/OWNER: DENISE RICHARDSON
3304 THERESA WAY

06/24/10

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

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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

RECEIVED
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

RECEIVED

JUN 14 2010

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

Signature of Property Owner: Sharon K Johnson

Print Name: SHARON K. JOHNSON

This 15 day of Dec., 2009

RECEIVED

JUN 14 2010

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

RECEIVED

JUN 14 2010

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**

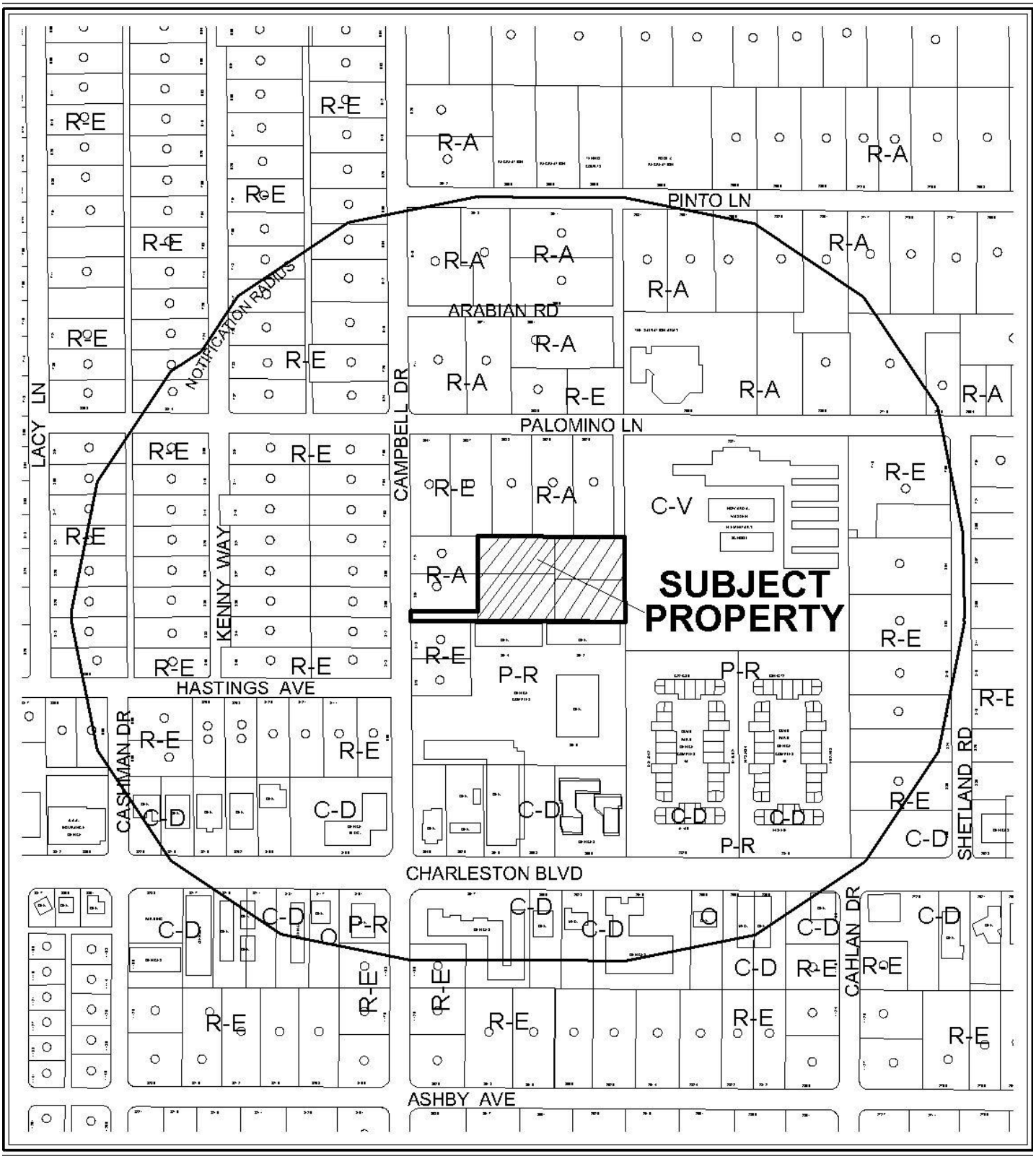
SUBJECT:
VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS II) (PRIVATE HORSE STABLE AND HAY BARN) FOR A TOTAL OF 7,983 SQUARE-FEET WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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**

0 400 800 Feet

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **VAR-38582 AND SUP-38573**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: ANN AND NED BUSCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-38582	Staff recommends APPROVAL, subject to conditions:	SUP-38573
SUP-38573	Staff recommends APPROVAL, subject to conditions:	VAR-38582

** CONDITIONS **

VAR-38582 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-38573) shall be required, if approved.

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

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

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

5. The primary residence shall be completed prior to the completion of the accessory structures.

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

SUP-38573 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Horse Corral or Stable (Private) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-38582) shall be required.

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

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

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

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

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

Public Works

8. Meet with the Collection System Planning Section of the Department of Public Works to determine an appropriate location to connect to public sewer for this site, prior to the issuance of any permits.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

These applications emanate from the applicant's proposal for a 6,783 square foot enclosed Horse Corral or Stable (Private) and 1,200 square foot hay barn. Because the gross floor area of both proposed structures exceeds 50% of the proposed primary structure's footprint, the applicant is required to submit for a Variance to allow a combined total of 7,983 square-foot accessory structures (Class II) where 1,308 square feet is the maximum floor area allowed for such structures. A Special Use Permit is also required as the proposed stable and barn do not meet the all Conditional Use Regulations as listed in Title 19.04 for the Horse Corral or Stable (Private) use. Staff finds that the proposed accessory structures are in context in use and scope with the overall proposed single family development. If both applications are denied, the applicant would need to resubmit plans showing accessory structures that ere, cumulatively, less or equal to 50% of the primary structure.

The subject site covers four undeveloped parcels assembled at the end of a paved cul-de-sac on 2.48 acres, approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard.

ISSUES

- This request for a Horse Corral or Stable (Private) use requires a Special Use Permit as it does not meet the conditional requirements for the R-E (Residence Estates) zoning district.
- As the proposal is based upon a private horse stable and barn that exceed the maximum allowable size listed in Title 19.08.040 for accessory structures, a Variance is also required.
- The proposed stable is restricted to private use only and may not operate as a commercial stable.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/15/95	The City Council approved a request for rezoning (Z-0166-94) on property located east of Campbell Drive, north of Charleston Boulevard, from the C-D (Designed Commercial) and R-A (Ranch Acres) zoning districts to the C-D (Designed Commercial) and P-R (Professional Office and Parking) zoning districts.
05/08/95	The City Council denied the Request for Review of Condition [Z-0166-94(1)] to remove the Condition of Approval which required "Final approval of this application is contingent upon approval of the closure of Campbell Drive to

	through traffic north of Charleston Boulevard".

06/19/02	The City Council approved a request to amend portions of the Southeast Sector map of the General Plan (GPA-0047-001) in the general vicinity of the Charleston Boulevard/Rancho Drive intersection in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission was unable to reach a supermajority vote thus the item was forwarded to City Council with a recommendation of denial.
06/30/10	Staff accepted a request for Parcel Map Review (PMP-38735) for a reversion to acreage of approximately 2.64 acres located approximately 300 feet south of Palomino Lane and 200 feet east of Campbell Drive. This map has not recorded.

Most Recent Change of Ownership	
05/14/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses affiliated with this subject site.

Pre-Application Meeting	
06/03/10	Staff met with Brain Barson, representative for the owners, and reviewed the proposal. It was determined that the proposed Horse Corral or Stable (Private) use would require Special Use Permit in conjunction with an approved Variance to allow accessory structures to exceed the square footage allowed by code. Each application was reviewed with Mr. Barson and the deadlines and requirements for submittal were provided.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held. Staff recommended the applicant hold a neighborhood meeting since the deviation from Code was so great. However, the applicant chose to obtain a petition of support signed by the neighboring property owners instead of holding a neighborhood meeting.

Field Check	
07/02/10	Staff conducted a field check and found that the property was vacant, fenced and well maintained.

Details of Application Request	
Site Area	
Net Acres	2.48

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
South	Office	O (Office)	P-R (Professional Office & Parking)
East	Elementary School	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)

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

DEVELOPMENT STANDARDS (19.08)

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	108,530 SF	Y
Min. Lot Width	100 Feet	250 Feet	Y
Min. Setbacks (Accessory Structures)			
• Side	3 Feet	15 Feet	Y
• Rear	3 Feet	10 Feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height 15 feet.	15 Feet	15 Feet	Y

YK/MH

ANALYSIS

The need for a Variance is required because the cumulative 6,783 square feet of proposed accessory structures exceed the size of the primary structure floor area by 50% as required by Title 19.08.040. The gross floor area of the proposed residence is 2,616 square feet allowing for 1,308 square feet of accessory structure floor area. Both of the proposed accessory structures are located away from the other residential property lines and meet all setback requirements.

The Special Use Permit is required because, per Title 19.04, the proposed Horse Corral or Stable (Private) use does not meet Conditional Use Requirement #3: "Barns and other structures shall conform to the standards for accessory buildings."

The applicant would satisfy Code requirements by either increasing the size of the primary residence to 13,566 square feet or greater or by reducing the barn and stable to less than 1,308 square feet. Although either of these solutions would meet the intent of the Code, neither would be as practical as the proposed design. For these reasons, staff is recommending approval of both the Variance and Special Use Permit.

FINDINGS (VAR-38582)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The subject site is an exceptionally large lot that is zoned R-E (Residence Estate), which allows rural uses including horse corrals and livestock farming. These types of uses often require accessory structures that exceed the maximum building area allowed by Title 19. As such, the applicant has presented evidence of an extraordinary circumstance, and staff is recommending approval.

FINDINGS (SUP-38573)

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

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

   The subject site is zoned to allow for the keeping of horses. The stable will be located on the south side of the property, away from the other residences in the area. An office complex is adjacent to the south and an elementary school soccer field is adjacent to the east. The use is harmonious and compatible with the surrounding land use.

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

   The property is zoned R-E (Residence Estates), and at 2.18 acres, is allowed to keep up to 12 horses. The secluded nature of the lot further contributes to suitability of the proposed use.

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

   The property is located off of Campbell Drive, a 60-foot residential street. Access is from this street via a 500-foot long paved driveway.

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

   The General Plan designation is DR (Desert Rural Density Residential) which encourages rural type uses such as those of a horse stable.

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

The proposed use does not meet all Conditional Use Regulations per Title 19.04. the proposed structures do not conform to the standards for accessory buildings; therefore, both a Variance and Special Use Permit are required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 123

APPROVALS 0

PROTESTS 0

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

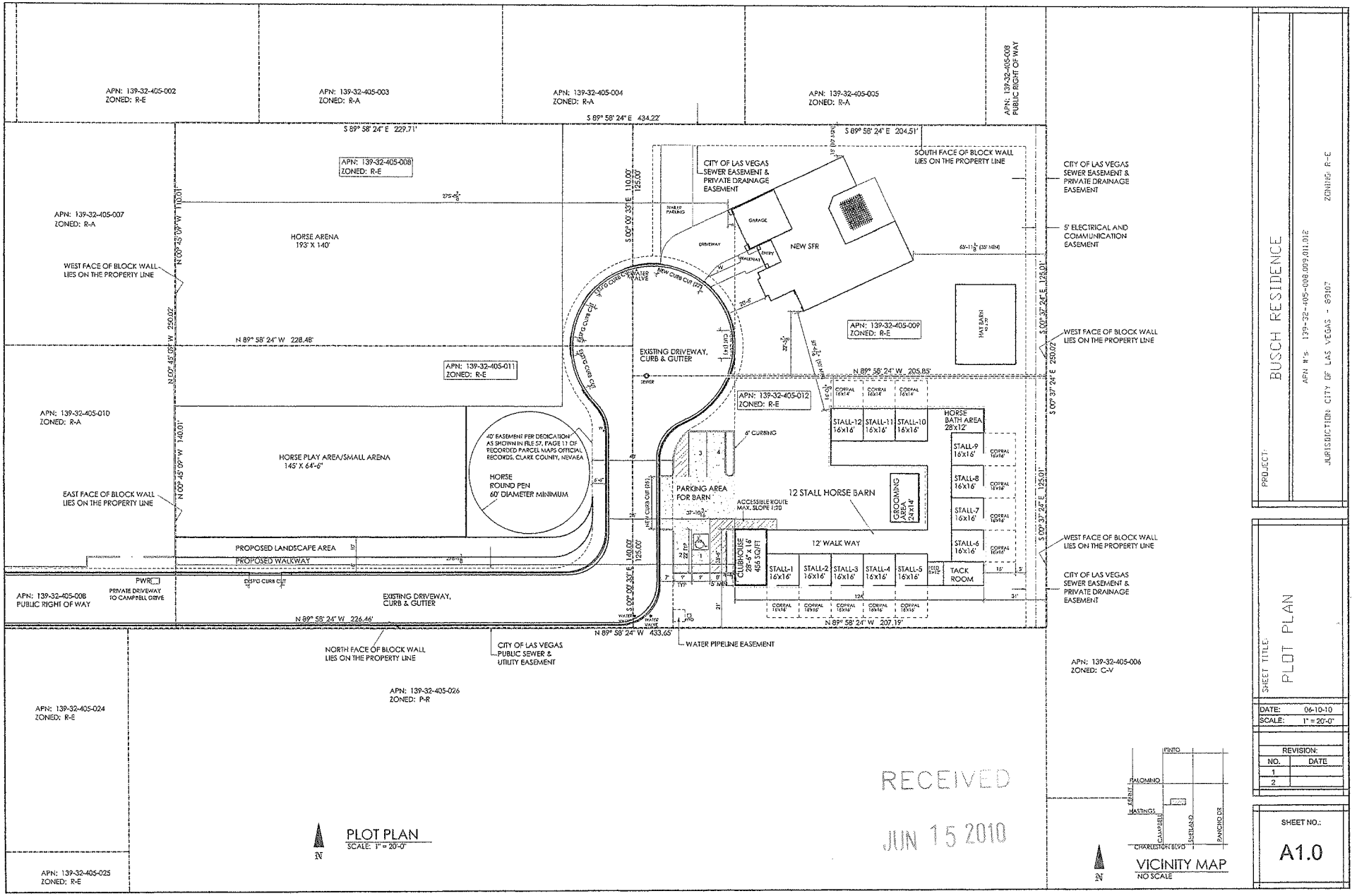
Notary Public in and for said County and State

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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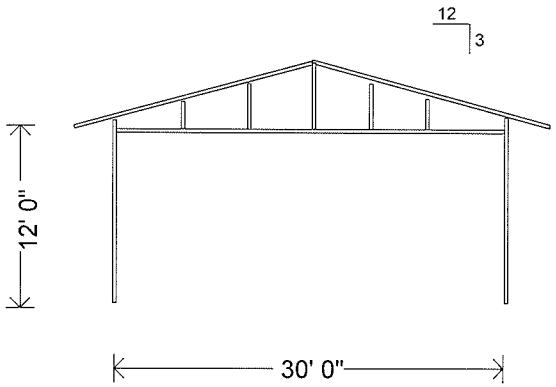
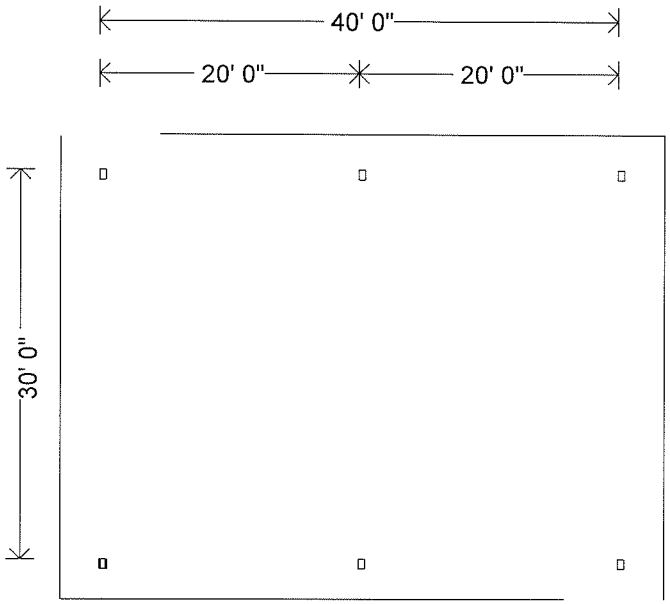
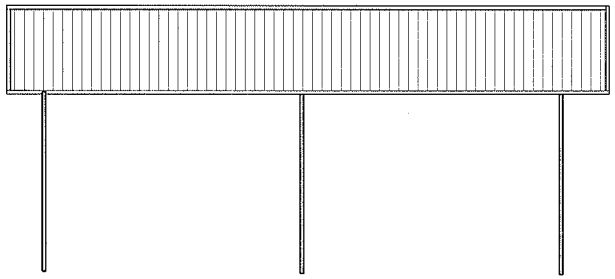
SUP-38573
VAR-38582

Hay Shelter Plans



END ELAVATION





FRONT ELAVATION

EXHIBIT B

NOTES:

DESIGN LAYOUT FOR
INFORMATIONAL PURPOSES ONLY

DESIGN LAYOUT MAY DIFFER
FROM ENGINEERED PLANS.

DIMENSIONS NOMINAL.
NOT FOR CONSTRUCTION USE.

GUTTERS, DOWNSPOUTS & ROOF TRIM
NOT RECOMMENDED IN SNOW LOAD AREAS.
FCP ASSUMES NO LIABILITY FOR DAMAGE TO
THESE COMPONENTS CAUSED BY SNOW.

JUL 07 2010

VAR-38582

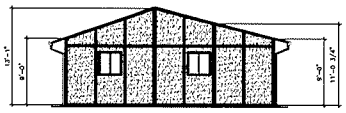
DESIGN/LAYOUT SHEET

CHANGE ORDER
N/A

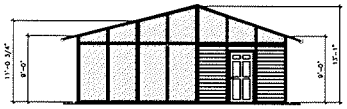
CUSTOMER NAME: Ned & Ann Bush
ADDRESS: Las Vegas , Nv.
PHONE: 702-497-1087 FAX:

CUSTOMER AUTHORIZATION:
SALES REP: Kyle Carter
DESIGN/LAYOUT SHEET TO BE INCLUDED WITH CUSTOMER CONTRACT.

DATE:



ELEVATION AT LINE A



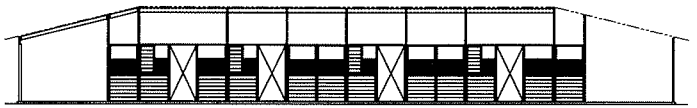
ELEVATION AT LINE C



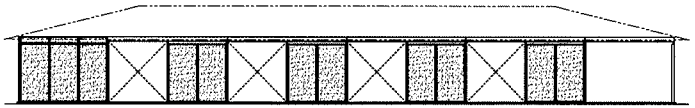
ELEVATION AT LINE G



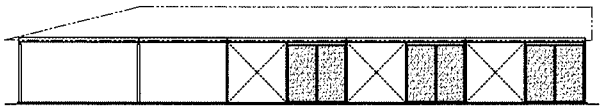
ELEVATION AT LINE N



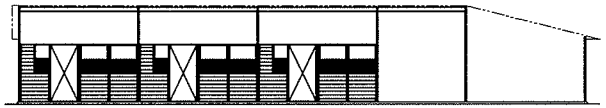
ELEVATION AT LINE O



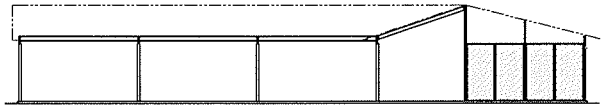
ELEVATION AT LINE S



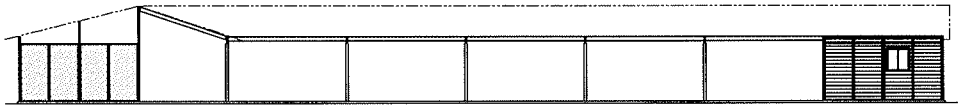
ELEVATION AT LINE 1



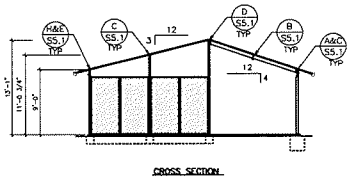
ELEVATION AT LINE 4



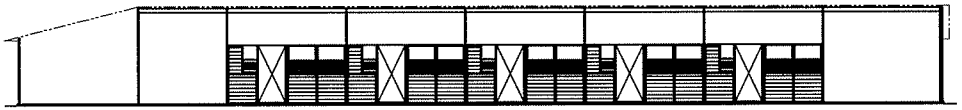
ELEVATION AT LINE 6



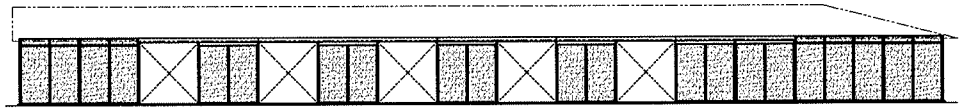
ELEVATION AT LINE 10



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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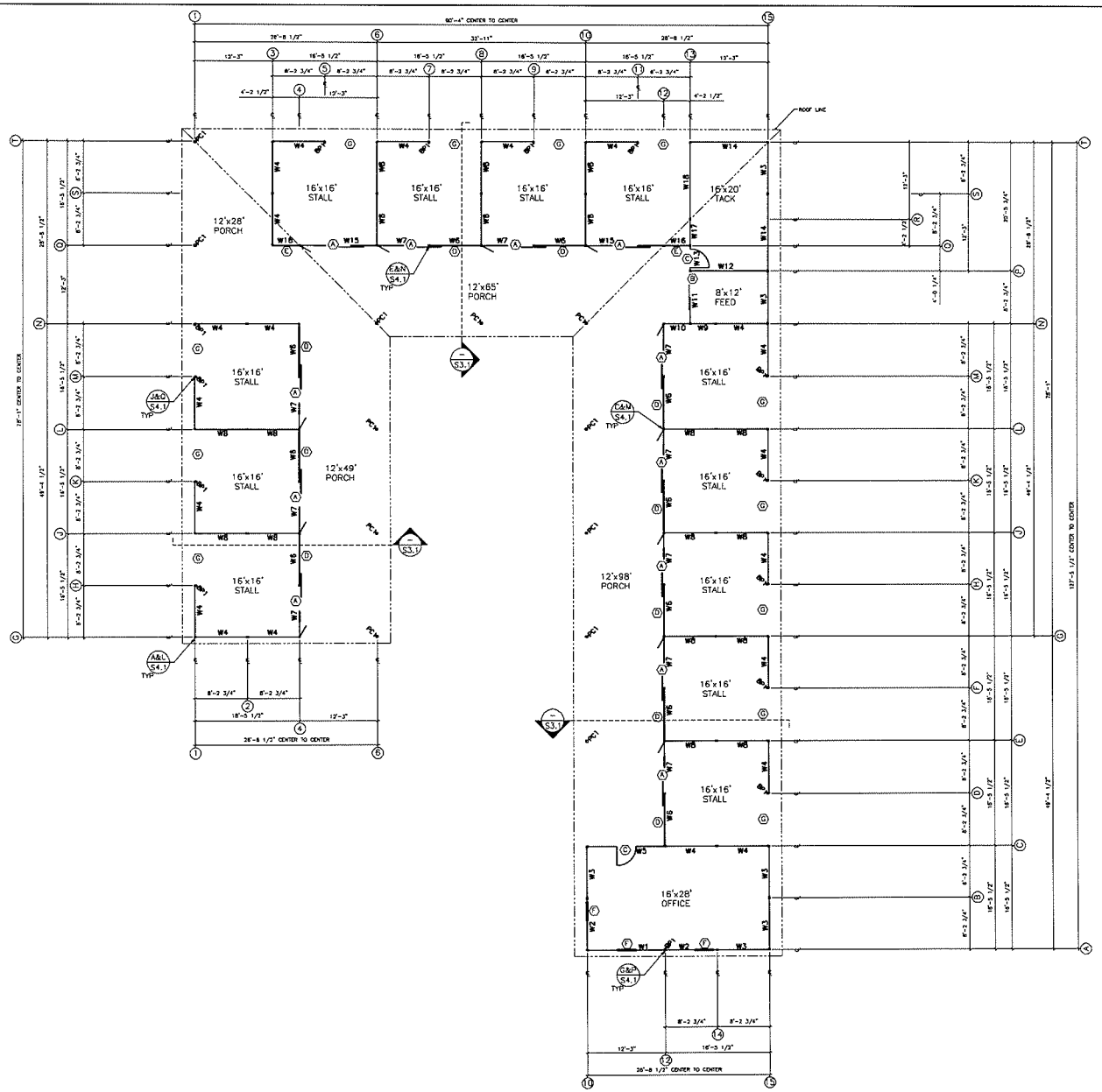
JUN 15 2010



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

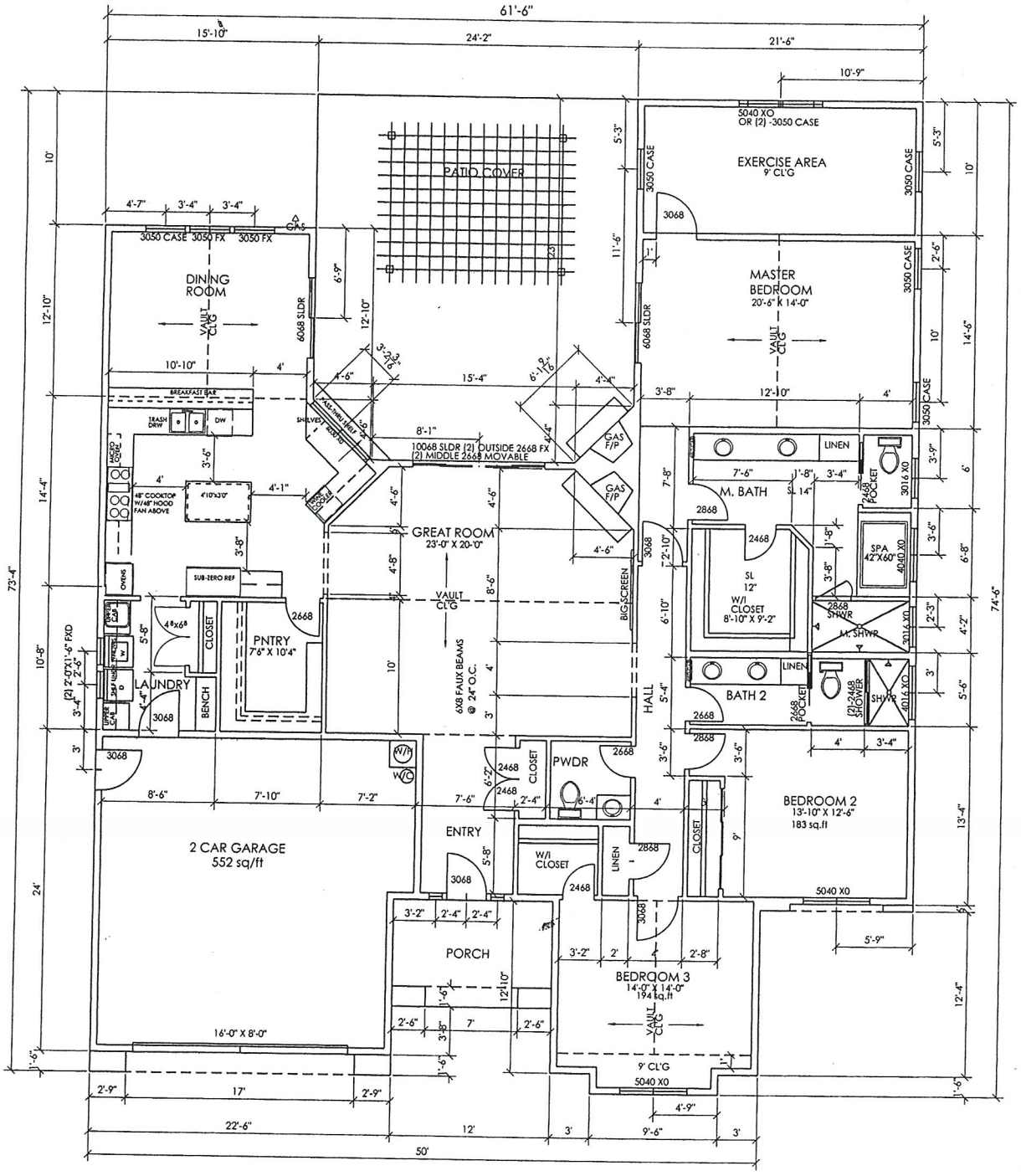
NO.	REVISION/ISSUE	DATE

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



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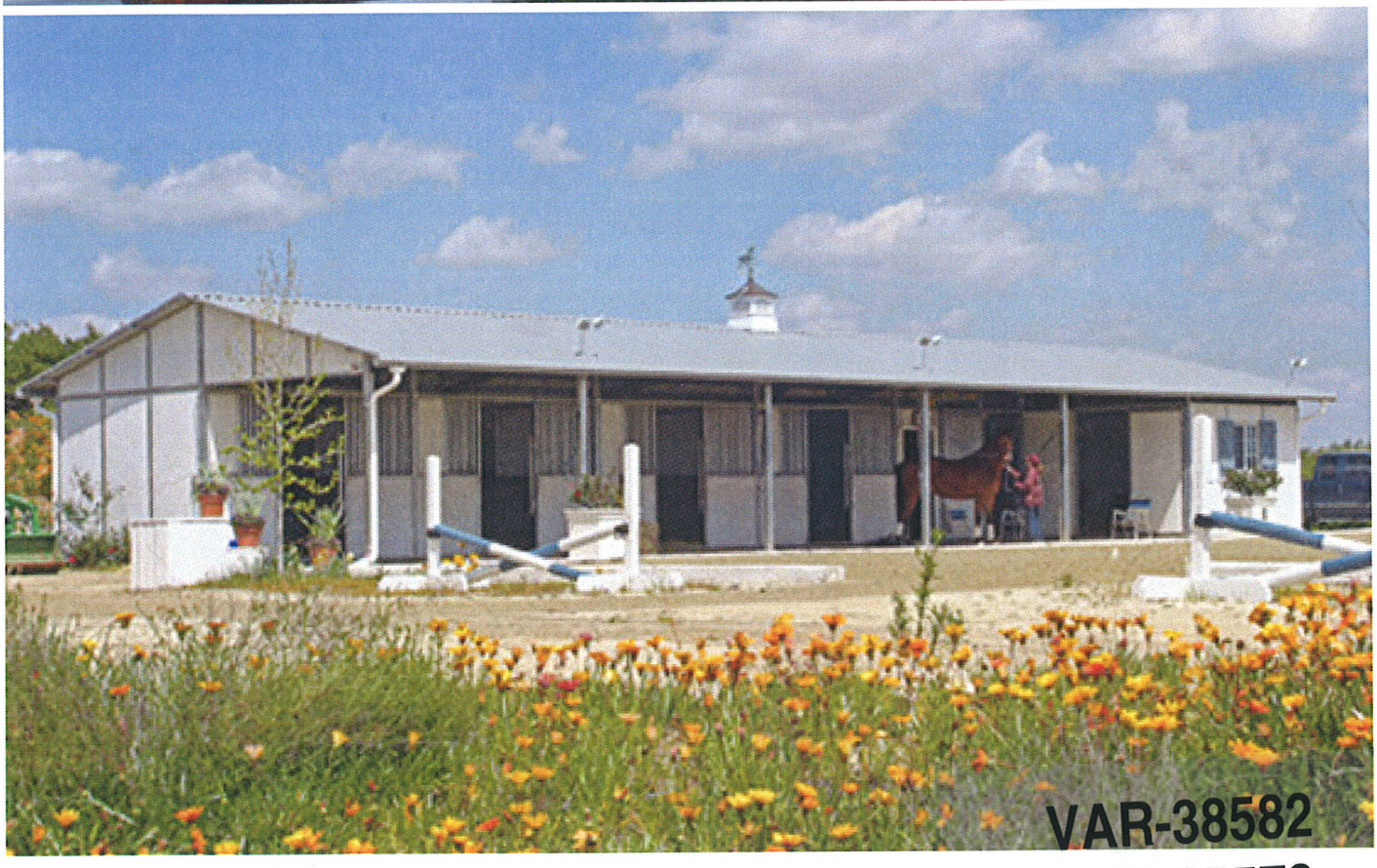
VAR-38582
SUP-38573
REVISED

Shedrow Barn Elevations





VAR-38582

SUP-38573

Paint Colors For All Buildings

Exterior Walls:
"Western Trail"

Roofs:
"Burnished Slate"

VAR-38582

SUP-38573



VAR-38582 - APPLICANT/OWNER: ANN AND NED BUSCH
CAMPBELL DRIVE NEAT CHARLESTON BOULEVARD

06/24/10

Cornerstone Company
Commercial Real Estate Services

June 28, 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 +/- 6,783 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 +/- 32.77%.

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

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

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

VAR-38582 REVISED
SUP-38573

JUN 29 2010
City of Las Vegas

9901 Covington Cross Drive, Suite 170 Las Vegas, NV 89144 Phone: 702-383-3033 Fax: 702-383-8576

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

VAR-38582
SUP-38573
REVISED

9901 Covington Cross Drive, Suite 170 Las Vegas, NV 89144 Phone: 702-383-3033 Fax: 702-383-8576

City of Las Vegas Agenda Item No.: **35.**

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

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

SUBJECT:
SUP-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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, 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: **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.: **36.**

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

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

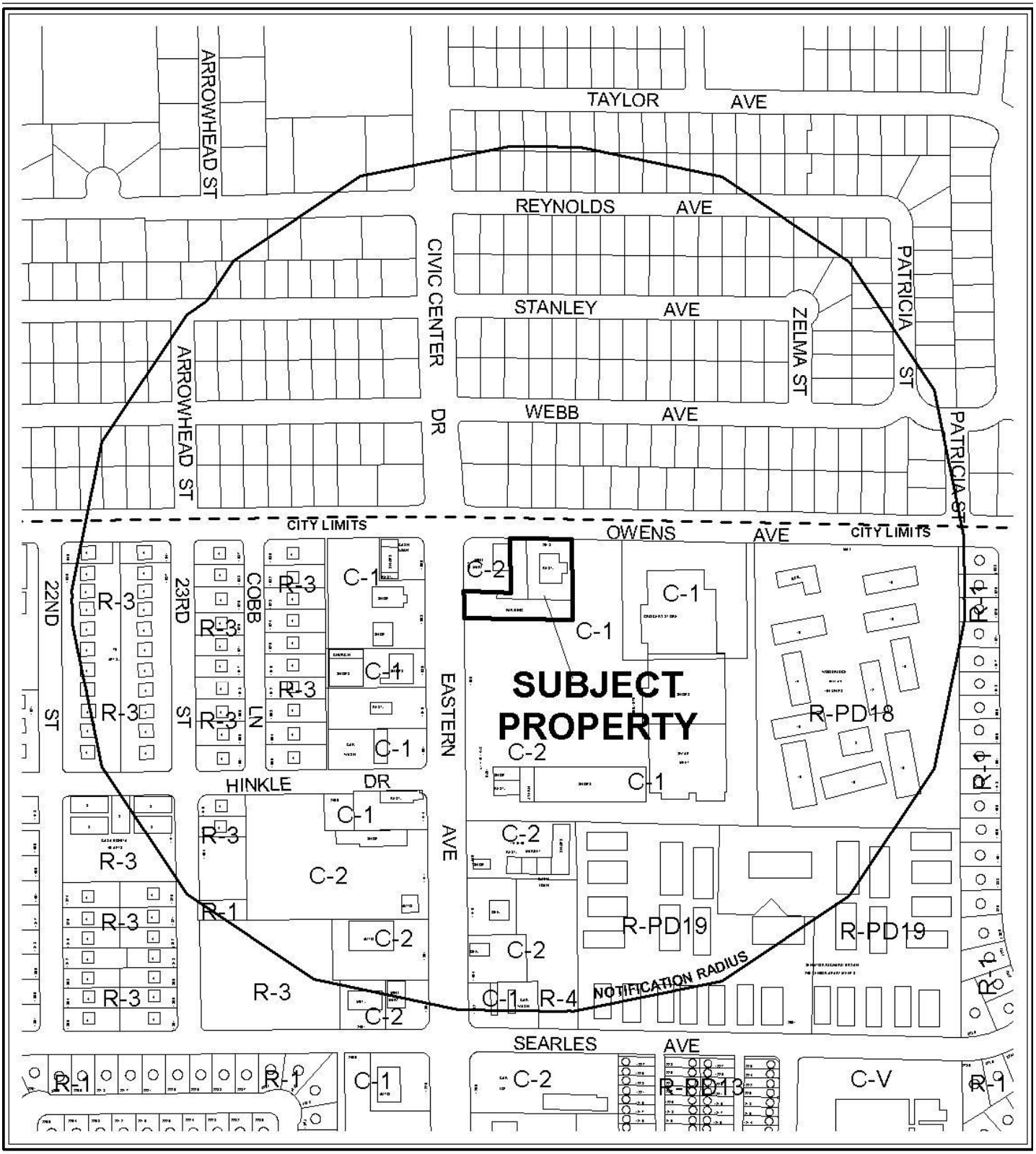
SUBJECT:
VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW 40 PARKING SPACES WHERE 52 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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 DENIAL.

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



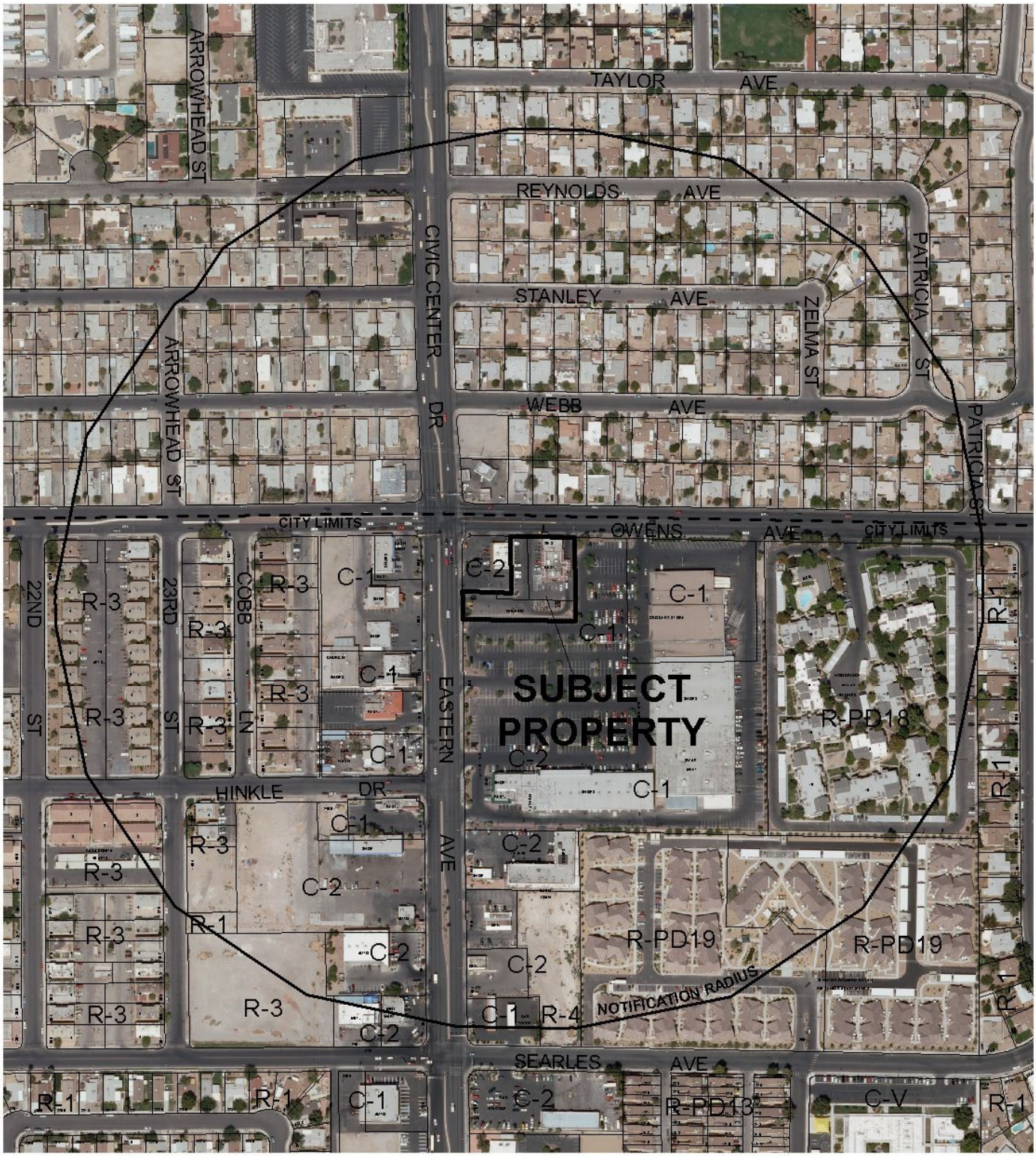
CASE: **VAR-38586, VAR-38587 AND SDR-38585**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-38586	Staff recommends DENIAL, if approved subject to conditions:	N/A
VAR-38587	Staff recommends DENIAL, if approved subject to conditions:	VAR-38586
SDR-38585	Staff recommends DENIAL, if approved subject to conditions:	VAR-38586 VAR-38587

** CONDITIONS **

VAR-38586 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38587) and Site Development Plan Review (SDR-38585) shall be required, if approved.

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

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

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

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

VAR-38587 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38586) and Site Development Plan Review (SDR-38585) shall be required, if approved.

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

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

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

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

SDR-38585 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-38586) and (VAR-38587) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 is hereby approved to allow a landscape buffer width of one-foot along the south perimeter where eight feet is required, to allow a landscape buffer width of three feet along the west perimeter where eight feet is required and to allow a landscape buffer width of two feet along a portion of the north perimeter where eight feet is required.

5. An Exception from Title 19.10.010 is hereby approved, to allow one parking lot landscape island and tree, where three are required.

6. An Exception from Title 19.12.040 is hereby approved, to allow one perimeter tree, where twenty are required.

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

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

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: provide four (4) five-gallon shrubs for each required tree in perimeter planters.

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

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

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

14. 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.

15. 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.

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

Public Works

17. Dedicate appropriate portions of a bus turnout per Standard Drawing #234.1 along Owens Avenue. Construction is not required at this time.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Landscape and maintain all unimproved right-of-way on Owens Avenue adjacent to this site. 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.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Owens Avenue public right-of-way adjacent to this site prior to issuance of permits for this site.

21. Coordinate all driveway geometrics with the Traffic Engineer prior to the submittal of construction drawings or issuance of permits whichever occurs first.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 5,153 square-foot restaurant with drive-through on a 0.91 acre site at 2513 East Owens Avenue. The applicant is also proposing two companion Variances (VAR-38586) and (VAR-38587), along with multiple Waivers and Exceptions. The applicant proposes to demolish the existing 4,530 square foot restaurant with drive-through which was constructed on the site in 1978. Staff recommends denial, since the applicant has presented a plan that is over built and under parked. If the applications are denied, the existing 4,530 square foot restaurant with drive-through would remain. Alternatively the applicant could redesign the site to meet Title 19 requirements.

ISSUES

- A condition of approval has been added to require that the subject site be remapped to consolidate the three lots.
- Waivers of Title 19 Perimeter Landscaping Standards is required to allow a landscape buffer width of one-foot along the south perimeter where eight feet is required, to allow a landscape buffer width of three feet along the west perimeter where eight feet is required and to allow a landscape buffer width of two feet along a portion of the north perimeter where eight feet is required.
- An Exception from Title 19 On-site parking Standards is required to allow one parking lot landscape island and tree, where three parking lot landscape islands and trees are required.
- Approval of a Variance (VAR-38586) to allow 40 parking spaces where 52 are required and a Variance (VAR-38587) to allow an eight-foot menu board where seven feet is the maximum height allowed, two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed and to allow external illumination on one of the incidental signs (clearance arms) where internal illumination is required are necessary for approval of the Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/20/75	The Board of City Commissioners approved a Rezoning (Z-0025-75) from R-E (Residence Estates) to C-2 (General Commercial) on property generally located on the south side of Owens Avenue, between Eastern Avenue and Arthur Street, 100 feet east of Eastern Avenue, extending south 150 feet. The Planning Commission recommended approval.

03/28/78	The Planning Commission approved a Plot Plan review (Z-25-75) for a McDonald's Restaurant at 2513 East Owens Avenue. Staff recommended approval.

Most Recent Change of Ownership	
06/22/78	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/12/78	A business License (R09-00130) was issued at 2513 East Owens Avenue for a Restaurant with seating of 45 or more. The license is still active.
C.1978	The McDonald's at 2513 East Owens Avenue was constructed in 1978. The permit was finaled on 11/01/78.
09/10/96	A building permit (96018343) was issued at 2513 East Owens Avenue for a Certificate of Occupancy for an indoor Play Land. The permit was finaled 10/29/96.
10/11/96	A building permit (2524807) was issued at 2513 East Owens Avenue for three wall signs. The permit was finaled on 12/18/96.
07/29/05	A building permit (05005243) was issued at 2513 East Owens Avenue for two pole signs. One is 200 SF and the other is 150SF. The permit was finaled on 03/30/06.
08/07/09	A building permit (143873) was issued at 2513 East Owens Avenue for Tenant Improvement - Certificate of Occupancy. The permit was finaled on 08/27/09.

Pre-Application Meeting	
04/29/10	A pre application meeting was held with the applicant where the submittal requirements for a Site Development Plan Review were discussed. Topics included: • A Variance will be required for parking. • The perimeter landscape reduction would require a Waiver. • The parking lot landscape reduction will require an Exception. • Remapping is required to combine the three parcels.

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

Field Check	
06/24/10	Staff conducted a field check and noted a well maintained fast-food restaurant with a drive-through, free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant- 2,000 SF or more (with Drive-Through)	SC (Service Commercial)	C-2 (General Commercial)
North	Automotive / Single Family Residential	Downtown Business District (North Las Vegas Designation)	C-2 (General Commercial) / R-1 (Single Family Residential) (North Las Vegas Designation)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center / Swap Meet	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail / Restaurants	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Per Title 19.08.050

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	155 Feet*	Y
Min. Setbacks			
• Front	20 Feet	46 Feet	Y
• Side	10 Feet	36 Feet	Y
• Corner	15 Feet	178 Feet	Y
• Rear	20 Feet	32 Feet	Y
Max. Lot Coverage	50%	14%	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	By Condition
Mech. Equipment	Screened	Not indicated	By Condition

*Proposed width following proposed lot consolidation.

Per Title 19.12.040

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North (Owens)	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• North	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	10 Trees	0 Trees	N
• East	1 Tree / 30 Linear Feet	7 Trees	12 Trees	Y
• West	1 Tree / 30 Linear Feet	3Trees	0 Trees	N
• West (Eastern)	1 Tree / 20 Linear Feet	2 Trees	1 Tree	N
TOTAL PERIMETER TREES		**33 Trees**	**19 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	8 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North (Owens)	15 Feet		15 Feet	Y
• North	8 Feet		2 Feet	N
• South	8 Feet		3 Feet	N
• East	8 Feet		30 Feet	Y
• West	8 Feet		3 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Restaurant-2,000 SF or more (with Drive-Through)	5,067 SF	1/100 SF	52		40		N
TOTAL SPACES REQUIRED			52		40		N
TOTAL (With Handicapped)			49	3	37	3	N
Loading Spaces			1		1		Y
Percent Deviation (VAR only)			23%				

Pursuant to Title 19.14, the following sign standards apply:

Menu Board			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Two signs per drive-through lane if visible from ROW	One menu board 1 total	Y
Maximum Area	60 SF freestanding	44 SF freestanding	Y
Maximum Height	7 feet	8 feet (15% deviation)	N
Minimum Setback	5 feet	18 feet	Y
Illumination	External/Internal	Internal	Y
Other	Only the word "Menu" to be legible from ROW	Does not face ROW	Y

Incidental Signs (Directional)			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Two signs per driveway or access 2 Total	One welcome point gateway and one drive-thru twin pole canopy 2 Total	Y
Maximum Area	12 SF	12 SF / 9 SF	Y
Maximum Height	7 feet	11 FT / 11 FT (57% deviation)	N
Minimum Setback	5 feet	18 FT / 16 FT	Y
Illumination	Internal only	External	N
Other	Up to 50% of sign area may contain logo	N/A	N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eight Foot Perimeter Landscape Buffer	To allow a landscape buffer width of one-foot along the south perimeter	Denial
Eight Foot Perimeter Landscape Buffer	To allow a landscape buffer width of three feet along the west perimeter	Denial
Eight Foot Perimeter Landscape Buffer	To allow a landscape buffer width of two feet along a portion of the north perimeter	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One parking lot landscape island with tree for every six parking spaces plus one at the end of each row of spaces	To allow one parking lot landscape island with tree where three parking lot landscape island with trees are required	Denial
Perimeter Trees: North 1 Tree / 30 Linear Feet (5 trees)	To allow zero Perimeter Trees.	Denial
Perimeter Trees: South 1 Tree / 30 Linear Feet (10 trees)	To allow zero Perimeter Trees.	Denial

Perimeter Trees: West 1 Tree / 30 Linear Feet (3 trees)	To allow zero Perimeter Trees.	Denial
Perimeter Trees: West (Eastern) 1 Tree / 20 Linear Feet (2 trees)	To allow one Perimeter Trees.	Denial

ANALYSIS

The proposed 5,153 square-foot restaurant with drive-through would be constructed on three parcels totaling .91 acres at the southeast corner of Owens Avenue and Eastern Avenue. An existing 4,530 square-foot restaurant with drive-through currently occupies the subject site. The applicant has submitted two companion Variances for this site. The first Variance (VAR-38586) is to allow 40 parking spaces where 52 are required, which is a twenty-three percent reduction in required parking. The second Variance (VAR-38587) is to allow an eight-foot menu board where seven feet is the maximum height allowed, two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed, which is a fifty-seven percent increase above the permitted height and a Variance to allow external illumination on one of the incidental signs (clearance arms) where internal illumination is required.

As the applicant has presented no compelling evidence for approval, staff recommends denial of Variances, the three Waivers and the five exceptions. Since approval of the Variances, Waivers and Exceptions is required for subsequent approval of the site review, staff also recommends denial of the Site Development Plan Review request.

FINDINGS (VAR-38586)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a site that does not meet Title 19.10 parking standards. Redesigning the site plan would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-38587)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a menu board and an incidental signs that do not meet height standards of Title 19.14. Removal of the incidental signs and redesign of the menu board would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-38585)

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

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

   The proposed development is not compatible with adjacent commercial development in the area. The number of additional requested Variances, landscape Waivers and Exceptions further demonstrates the incompatible nature of the proposed development.

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

   The proposed development is inconsistent with Title 19.12 Landscape and Buffer Standards. This is seen in the number of Waivers and Exceptions, which are requested as a part of the subject application. These deviations highlight the incompatibility with adjacent developments.

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

   Adequate site access is provided from both Owens Avenue and Eastern Avenue. Owens Avenue and Eastern Avenue are designated as 100-foot Primary Arterial by the Master Plan of Streets and Highways.

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

   The proposed building and landscape materials are appropriate for this area and for the City. The applicant is requesting a number of Waivers and Exceptions of Title 19.10 and 19.12. The provided landscape materials are lacking in quantity.

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

   The proposed building elevations are appropriate for the building's uses and are harmonious and compatible with the surrounding area.

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

   Proposed development on the site will be subject to permit review and inspection, thereby protecting the public's health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 237

APPROVALS 0

PROTESTS 0

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

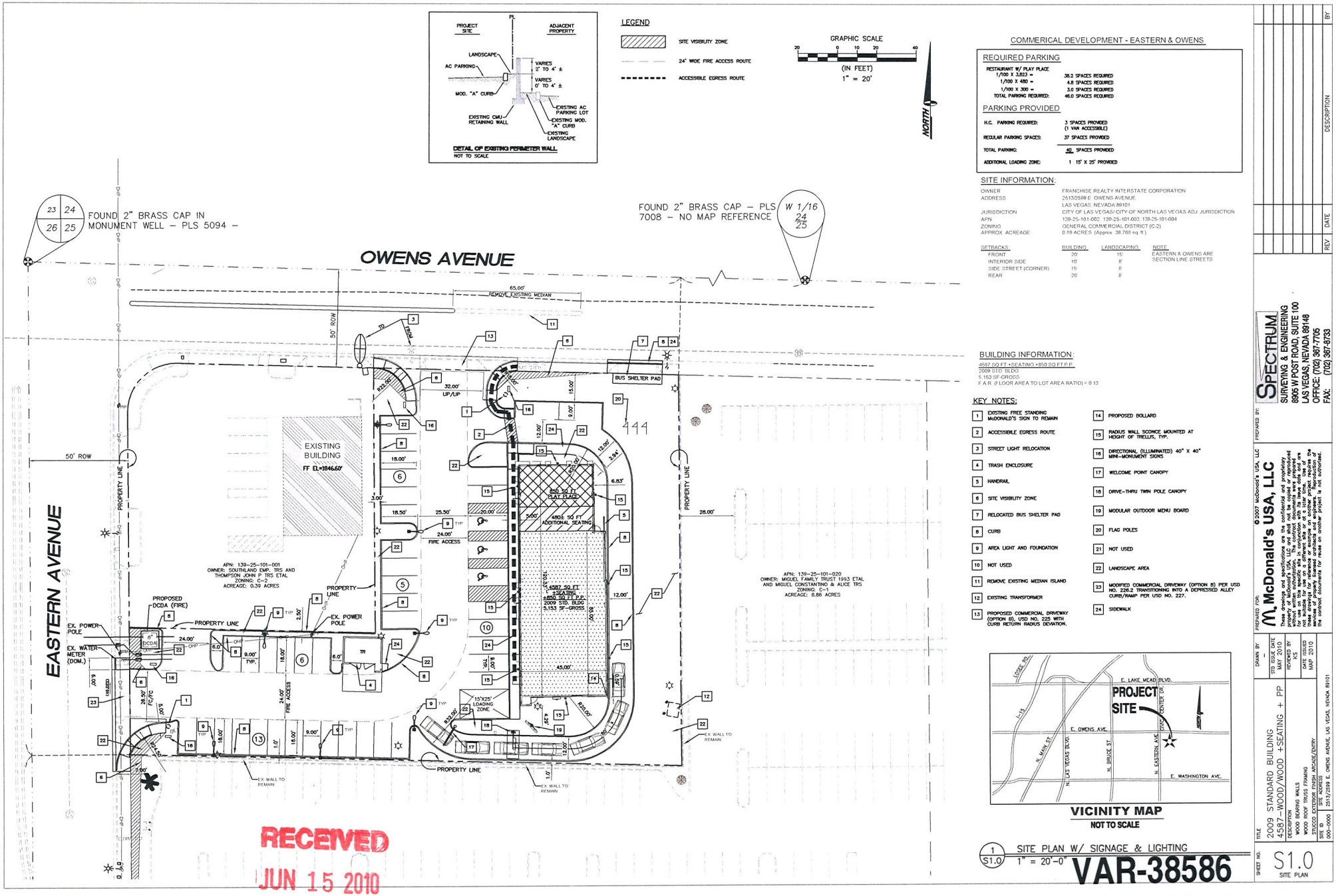
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

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"

RECEIVED
JUN 15 2010
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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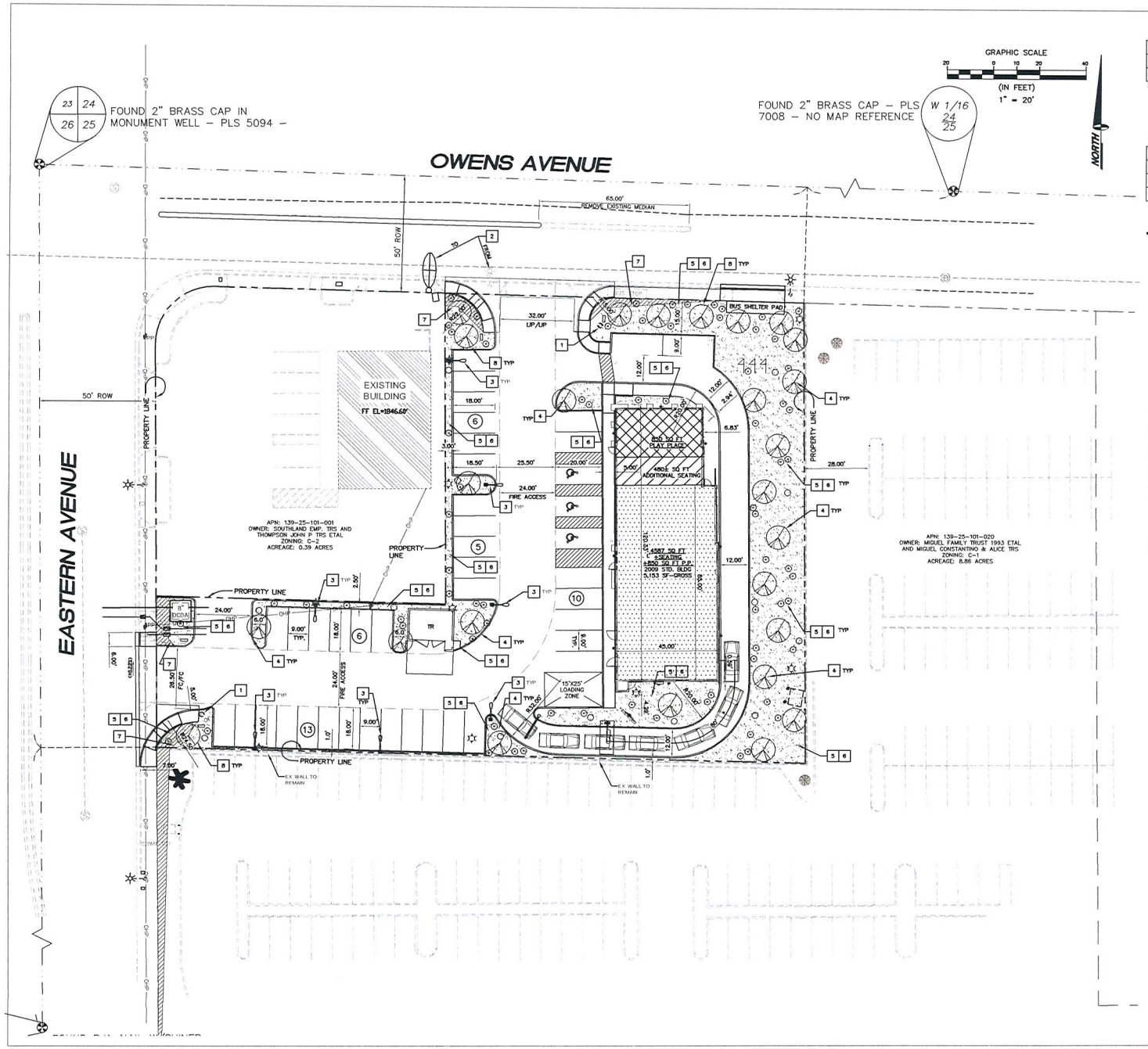
DRAWN BY: -
STD. ISSUE DATE: MAY 2010
REVIEWED BY: KS
CHECKED BY: MAY 2010

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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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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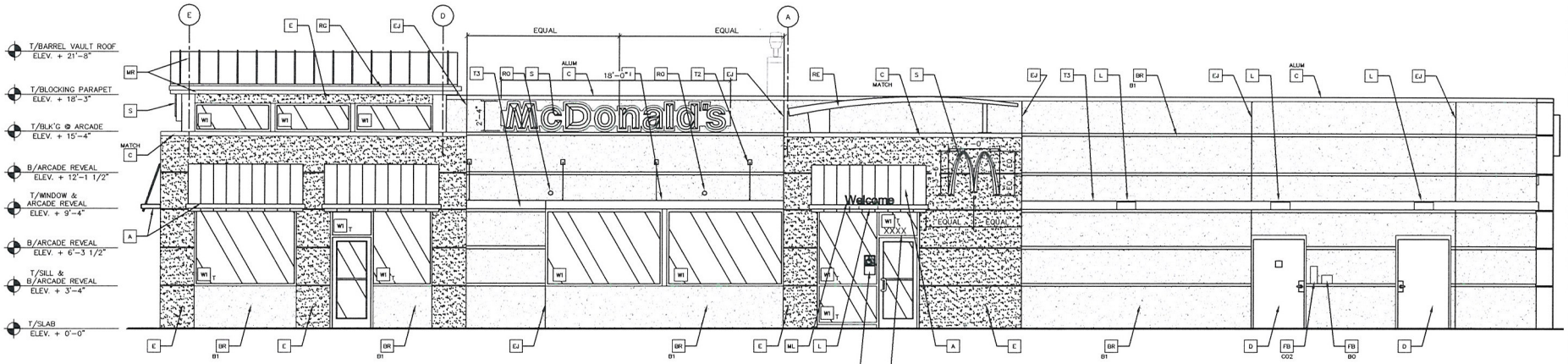
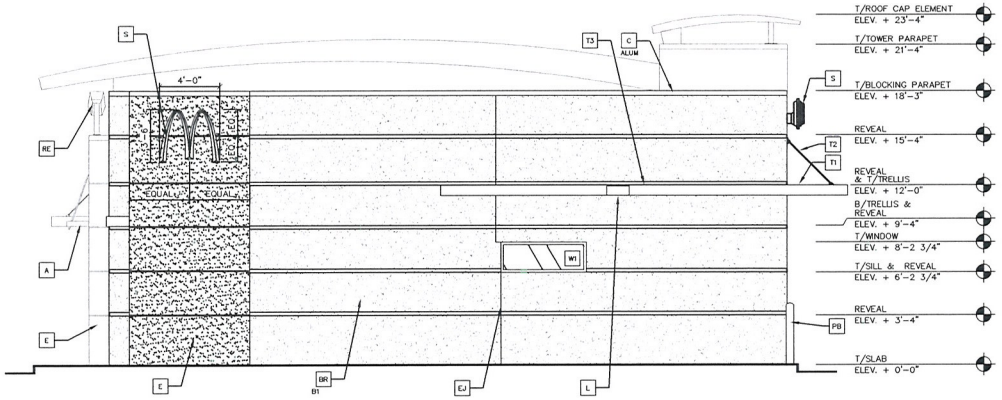
DRAWN BY: -
STD ISSUE DATE: MAY 2010
REVIEWED BY: -
DATE ISSUED: MAR 2010

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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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
FAX: (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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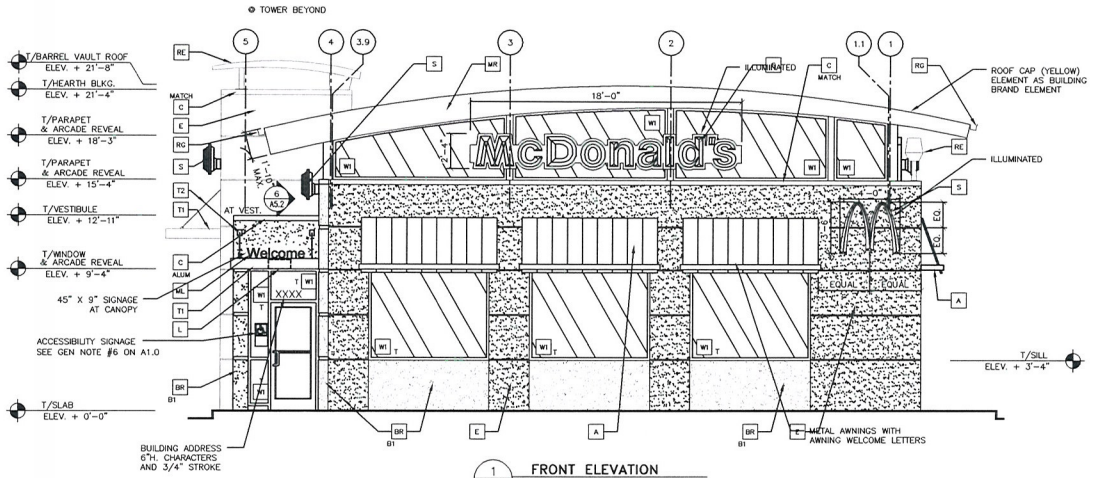
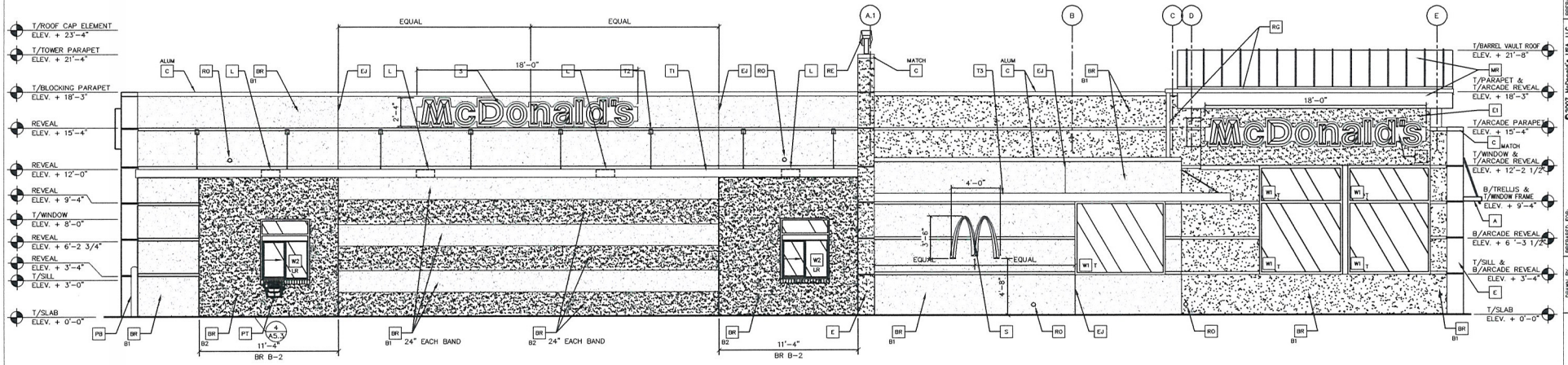
DRAWN BY: GG
STD ISSUE DATE: MAY 2010
REVIEWED BY: KS
DATE ISSUED: MAP 2010

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

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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
- 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
- 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)

SPECTRUM
SURVEYING & ENGINEERING
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LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

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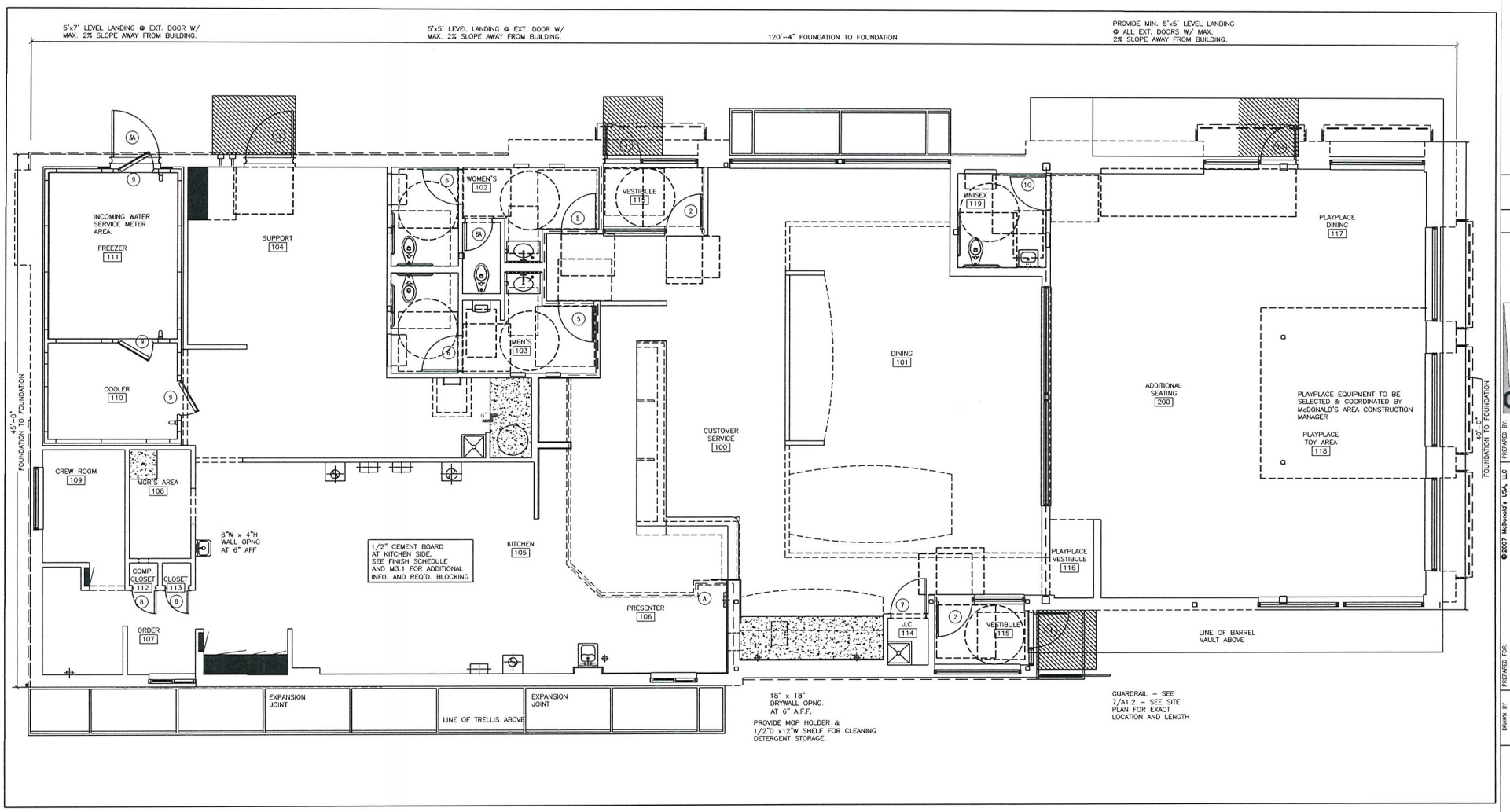
PREPARED FOR: McDonald's USA, LLC
PREPARED BY:

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"

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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

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McDonald's USA, LLC

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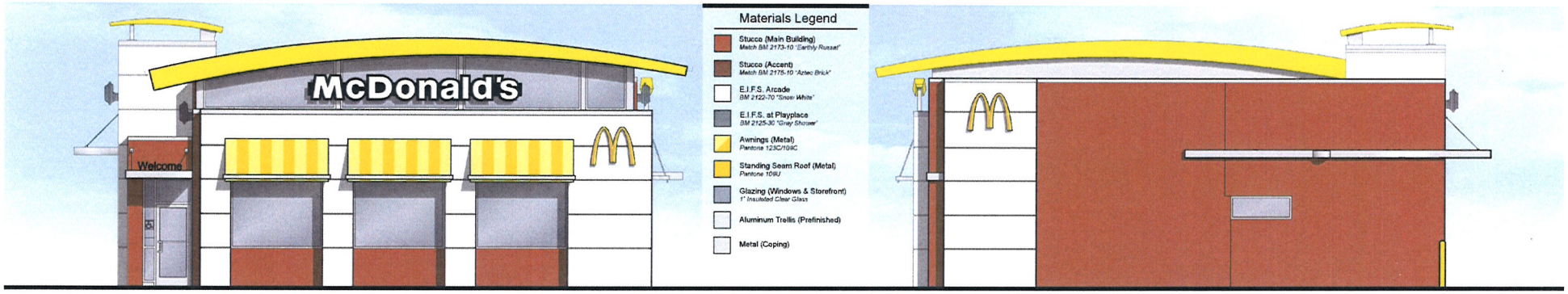
DRAWN BY: -
STD. ISSUE DATE: MAY 2010
REVIEWED BY: KS
DATE ISSUED: MAY 2010

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

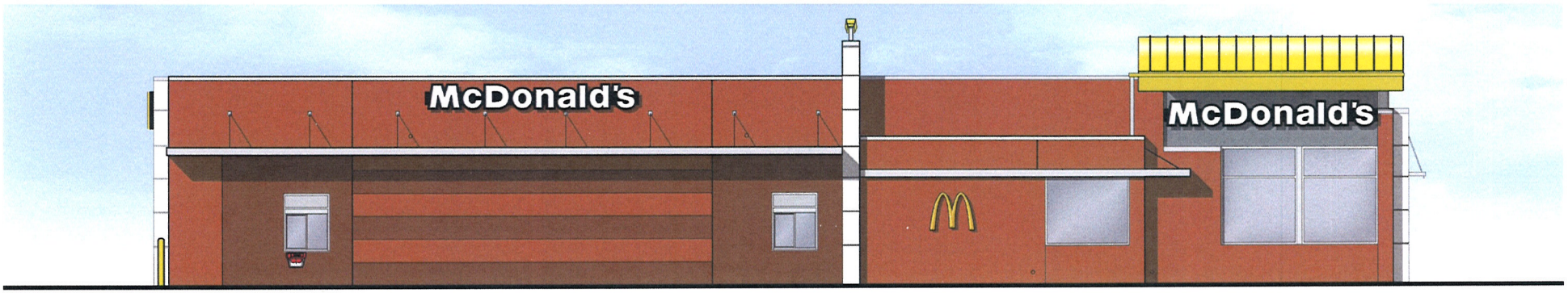


Front Elevation

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

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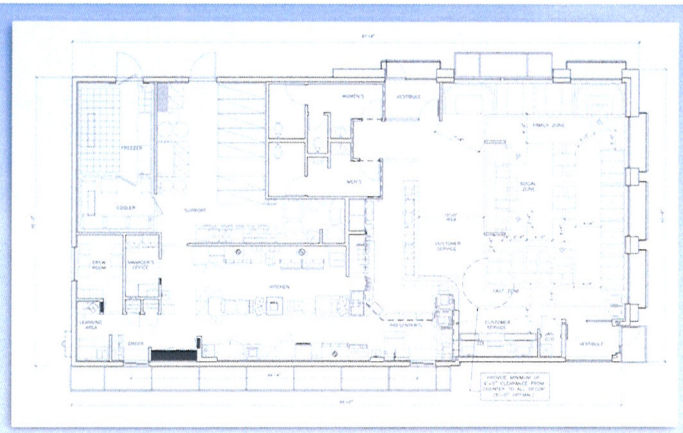
4587

Stucco Base w/
Stucco Arcade

3,911 Gross Sq. Ft.

70 Seats
(4 Accessible Seats)





RESTAURANT DEVELOPMENT
US Restaurant Design and Construction

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FP-43 Modular Outdoor Menu Board

Everbrite
Identity Systems Division



FP-43 Outdoor Menu Board w/ Flip Adder



OPTIONAL:
FP-43 Outdoor Menu Board w/ Topper

Illumination:	4 - F60T12 CW/HO 2 - F36T12 CW/HO 2 - F24T12 CW/HO 2 - F60T12 CW/HO
Electrical:	4.9 Amps / 1.6 Amps (flipboard) 120V 60Hz
Ballast:	Advance #RC-4560-TP Power LIghting #V234L8-16 Power Lighting #V12L4-12
Ship Weight:	197 lbs.
Other:	• Modular design for increased flexibility • Adjustable channels for easy menu modification • Optional kit to accept Customer Order Display and/or speaker • Flipboard panel can rotate 180 degrees to display two dayparts • Please call Flordia Plastics for strips and grids • Topper only allowed with 4th column static board. Cannot have flip adder and topper.

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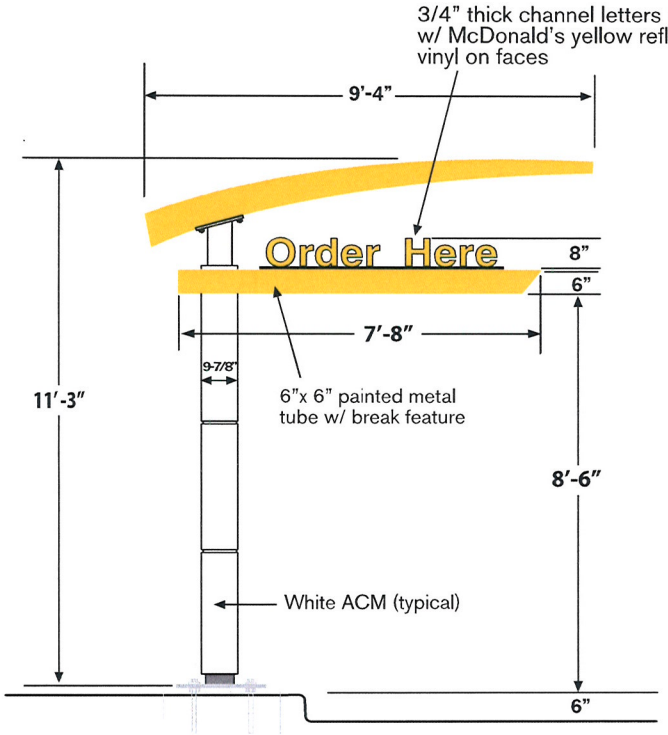
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

SDR-38585

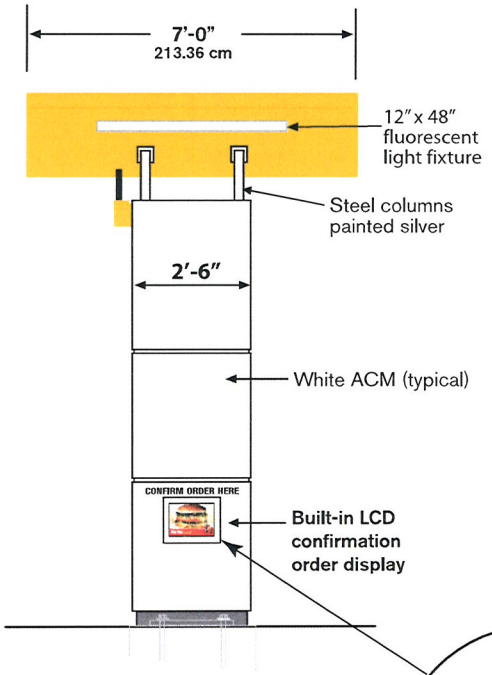
Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

LCD Confirmation Order Display

Everbrite
Identity Systems Division



APPROACH VIEW



PASSING VIEW



Built-in LCD Confirmation Order Display

Illumination:	4 - F72T12 CW/HO
Electrical:	15 Amp 120 Volt
Ballast:	Fulham Workhorse 7
Ship Weight:	1300 lbs.
Other:	• Available with LED or LCD COD. • Spring loaded swing away 9' clearance arm • Illuminated awning provides a customer safe environment at night and protection from inclement weather

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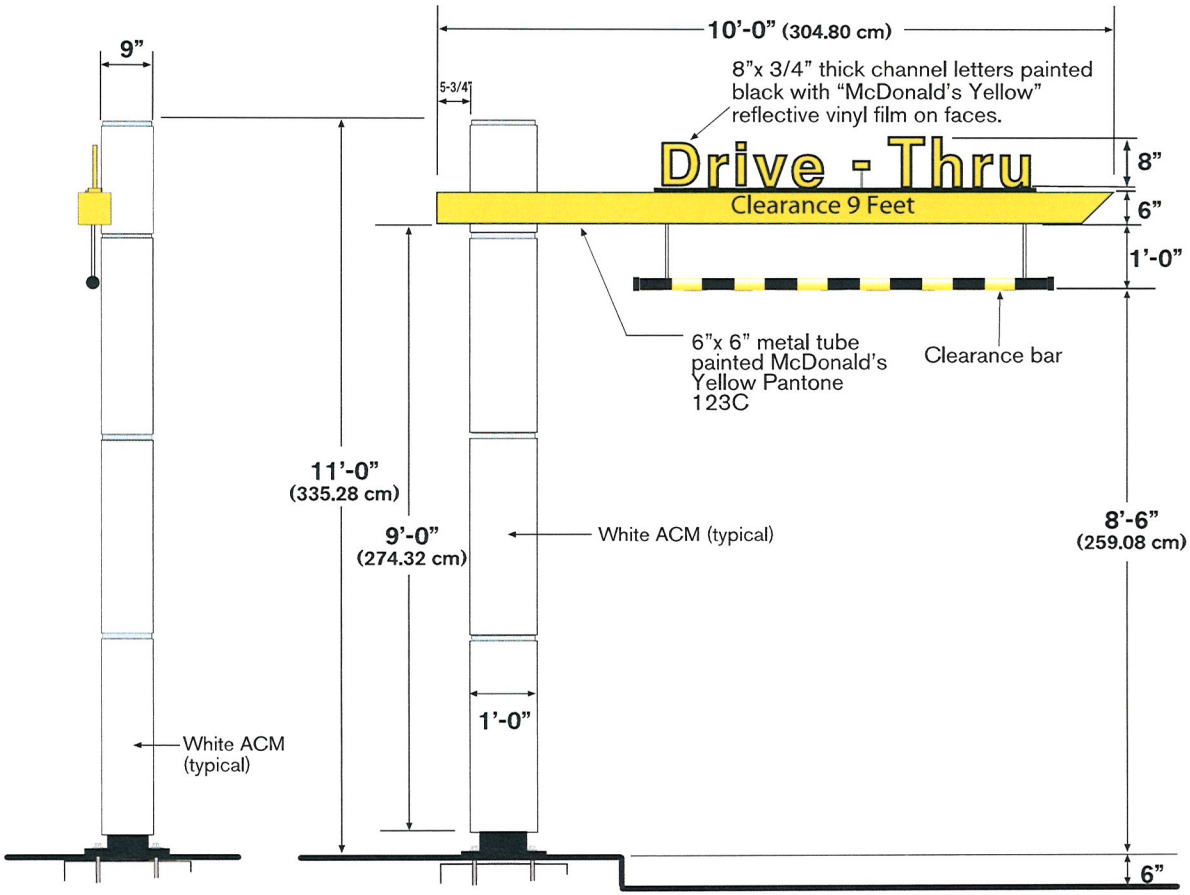
SDR-38585 **VAR-38586** **VAR-38587**

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Welcome Point Gateway

Everbrite
Identity Systems Division



PASSING VIEW APPROACH VIEW

Illumination: N/A

Ship Weight: 790 lbs.

Other:

- Non-illuminated clearance sign with spring loaded break away clearance arm.
- Adjustable bang bar.

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Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10



VAR-38586, VAR-38587 & SDR-38585 - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP
2513 EAST OWENS AVENUE

06/24/10

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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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.: **37.**

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 - Request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF ONE OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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 DENIAL.

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

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

PLANNING & DEVELOPMENT

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

RECEIVED
JUN 15 2010
City of Las Vegas

VAR-38587

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:
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 DRIVE-THRU) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ONE FOOT ALONG THE SOUTH PERIMETER, THREE FEET ALONG THE WEST PERIMETER AND TWO FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IN WIDTH IS REQUIRED FOR ALL INTERIOR PERIMETER BUFFER AREAS at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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 DENIAL.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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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City of Las Vegas

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

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

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

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

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

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

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

Thank You,

Samantha Johnston
Project Coordinator

SDR-38585

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**

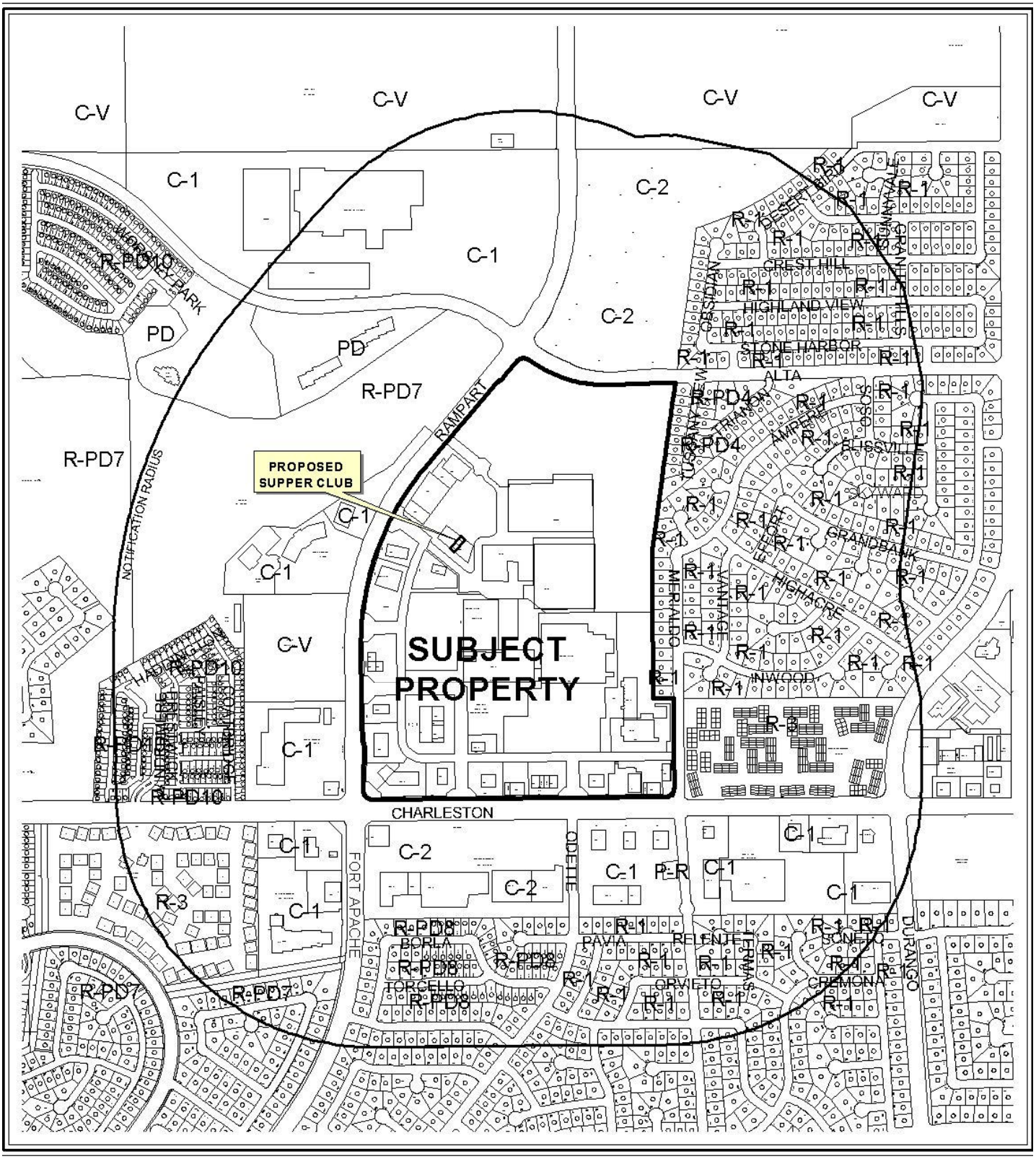
SUBJECT:
SUP-38501 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GROUND HOG 1, LLC - OWNER: CHARLESTON ASSOCIATES, LLC - Request for a Special Use Permit FOR A PROPOSED 3,314 SQUARE-FOOT SUPPER CLUB at 740 South Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson). 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-38501**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND C-1 (LIMITED COMMERCIAL)

N



0 500 1000 Feet

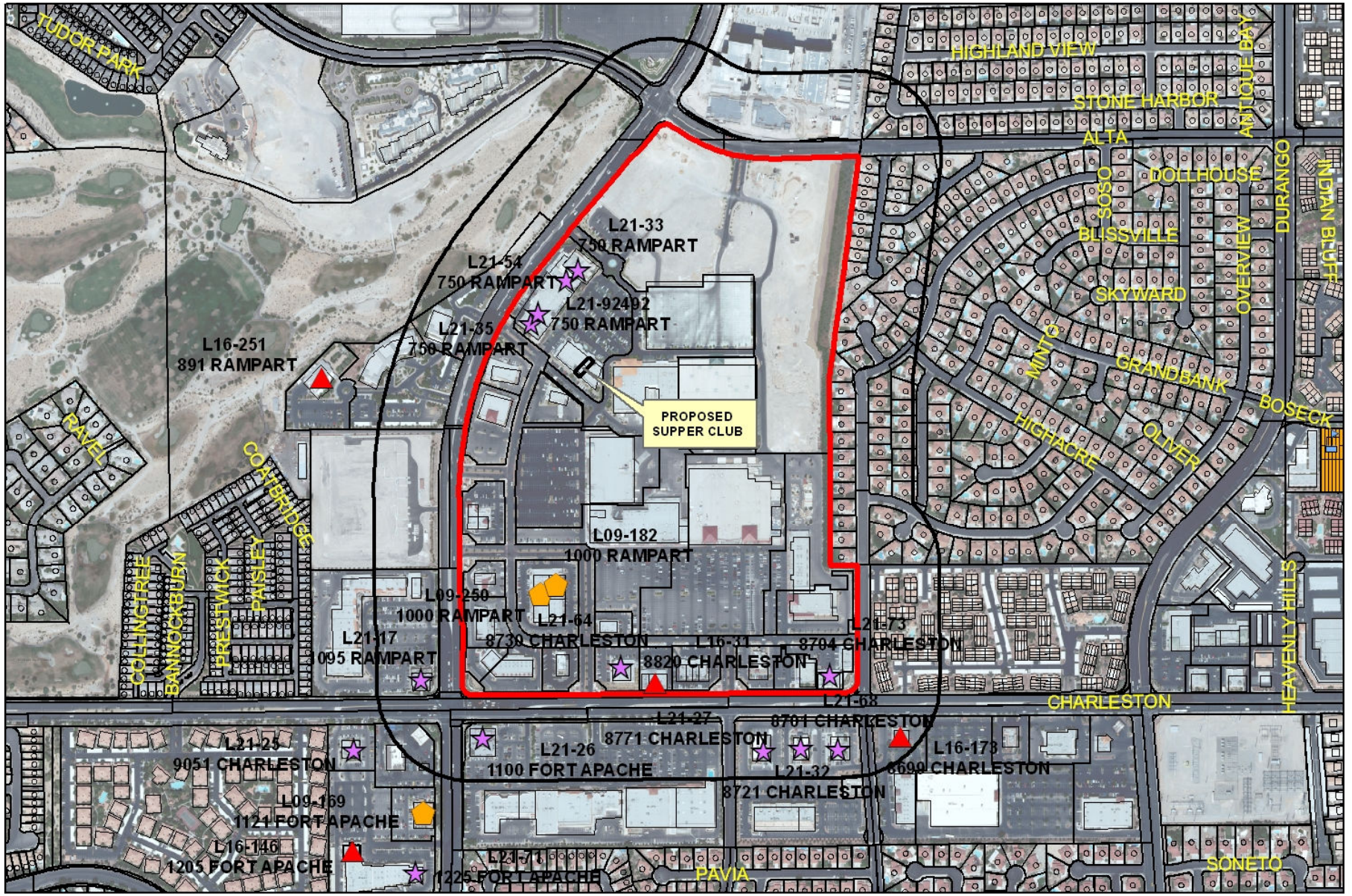
CASE: **SUP-38501**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GROUND HOG 1, LLC - OWNER: CHARLESTON ASSOCIATES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38501	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38501 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. This approval shall be void two years from the date of final approval, unless, a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Supper Club use at 740 South Rampart Boulevard, Suite #7. The subject site is located within an existing 641,664 square-foot shopping center. The shopping center is capable of accommodating a variety of uses, and the addition of a Supper Club within this center is compatible with existing land uses. Therefore, staff recommends approval. If this application is denied, a supper club use will not be allowed at the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/27/98	The City Council approved a request for a Rezoning (Z-0012-98) on property located on the southeast corner of Rampart Boulevard and Alta Drive, from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development). Proposed use: 248 room, five-story, non-gaming hotel, 650 seat amphitheater, 535,200 square foot retail, 57,600 square foot office, 125 unit condominium complex, a four-story parking garage, and a six-story parking garage. The Planning Commission recommended approval.
04/18/01	The City Council approved a request for a Master Sign Plan Review [Z-0012-98(3)] for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III). The Planning Commission recommended approval.
07/05/01	The City Council approved a request for a Special Use Permit (U-0054-01) for a 6,218 square foot Supper Club on 1.15 acres on the east side of Rampart Boulevard, approximately 220 feet north of Charleston Boulevard within Boca Park Phase 1. The Planning Commission recommended approval.
11/06/01	The Planning and Development Department administratively approved a request for a Site Development Plan Review [Z-0012-98 (4)] for a proposed 50,750 square-foot retail shell building and 23,047 square-foot retail shell building on a portion of 41.87 acres on the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
02/20/02	The City Council approved a Special Use Permit (U-0151-01) for a Supper Club in conjunction with a proposed restaurant (Cheesecake Factory) on property located adjacent to the east side of Rampart Boulevard, approximately 750 feet south of Alta Drive. The Planning Commission recommended approval.

12/21/05	The City Council approved a Special Use Permit (SUP-9430) for a proposed Supper Club located along the east side of Rampart Boulevard, approximately 900 feet south of Alta Drive. The Planning Commission and staff recommended approval on 11/17/05. This approval was for the subject site, but expired when the use was not exercised.
06/21/06	The City Council approved a Special Use Permit (SUP-12804) for a Beer/Wine/Cooler On-Sale Establishment at 750 South Rampart Boulevard Suite #7. The Planning Commission recommended approval.
11/15/06	The City Council approved a Special Use Permit (SUP-16488) for a Supper Club at 740 South Rampart Boulevard, Suite #4. The Planning Commission and staff recommended approval.
10/07/09	The City Council approved a Special Use Permit (SUP-35154) for a Supper Club for a proposed 3,658 square-foot Supper Club within a former restaurant at 750 South Rampart Boulevard, Suite #7. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/23/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/22/02	A building permit (#02003057) was issued for Shell Building #7 for Certificate of Completion at 740 South Rampart Boulevard. The project was completed on 04/28/03.
09/19/02	A building permit (#02017086) was issued for a Tenant Improvement at 740 South Rampart Boulevard Suite #7. The project was completed on 01/13/03.
01/30/03	A business license (F07-01762) was issued for a Furniture Store at 740 South Rampart Boulevard Suite #7. The license was marked out of business on 06/10/09.

Pre-Application Meeting	
05/24/10	A pre-application meeting was held where elements of submitting a Special Use Permit for a Supper Club were discussed.

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

Field Check	
06/24/10	Staff conducted a field check and noted a well maintained, vacant suite within a shopping center.

Details of Application Request	
Site Area	
Net Acres	6.04

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	PD (Planned Development)
North	Shopping Center	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	641,664 SF	1:250 SF	2,567				
TOTAL SPACES REQUIRED			2,567		2,639		
TOTAL (With Handicapped)			2,531	36	2,639	36	Y

ANALYSIS

The applicant is proposing a Supper Club located within the Boca Park shopping center. The proposed use is consistent with the conditions of approval for a Supper Club use. The proposed use is compatible with adjacent uses within Boca Park as there are similar restaurants within the center.

A revised floor plan was submitted and depicts 3,250 square feet for the proposed Supper Club. Per Title 19.04, the dining area does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area. The proposed floor plan depicts the dining area, bar dining and patio dining seating available for 125 guests, while the bar counter has seating available for 21 guests. The floor area of the restaurant is 1,601 square feet. The total remaining area of the restaurant is 1,649 square feet. The addition of the Supper Club will be compatible with similar uses as conditioned; therefore, staff recommends approval of this request.

FINDINGS (SUP-38501)

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

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

   The proposed Supper Club is located within the Boca Park shopping center, and can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan.

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

   The subject site is physically suitable for the type and intensity of the proposed Supper Club use.

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

   Site access is provided from Charleston Boulevard and Rampart Boulevard, both a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs for the proposed Supper Club use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

   The proposed Supper Club use meets all minimum requirements of the applicable conditions per Title 19.04

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 1,373

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38501** APN: 13832312005

Name of Property Owner: Charleston Associates, LLC (formerly known as Boca Fashion Village

Name of Applicant: Ground Hog 1, LLC

Name of Representative: Neal Tomlinson

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 2010

Susan J Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

RECEIVED
JUN 09 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Supper Club

Project Address (Location) 730 S. Rampart Blvd., Suite 7, Las Vegas, NV 89145

Project Name Ground Hog 1, LLC **Proposed Use** Supper Club

Assessor's Parcel #(s) 13832312005 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing PD proposed PD

Commercial Square Footage 3,250 **Floor Area Ratio** NA

Gross Acres 6.04 **Lots/Units** NA **Density** NA

Additional Information

PROPERTY OWNER Charleston Associates, LLC **Contact** Leasing Department

Address 9440 W Sahara Ave #240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Ground Hog 1, LLC **Contact** Ted Mamola

Address 7690 Blue Whirlpool **Phone:** (702) 575-9326 **Fax:** (702) 750-9825

City Las Vegas **State** NV **Zip** 89135

E-mail Address tedmamola1@yahoo.com

REPRESENTATIVE Snell & Wilmer L.L.P. **Contact** Neal Tomlinson

Address 3883 Howard Hughes Parkway **Phone:** (702) 784-5276 **Fax:** (702) 784-5252

City Las Vegas **State** NV **Zip** 89169

E-mail Address ntomlinson@swlaw.com

Property Owner Signature* _____

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

Print Name Jeffrey P. Dragovich, Secretary of Manager

Subscribed and sworn before me

This 26th day of May, 20 10.

Susan J. Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

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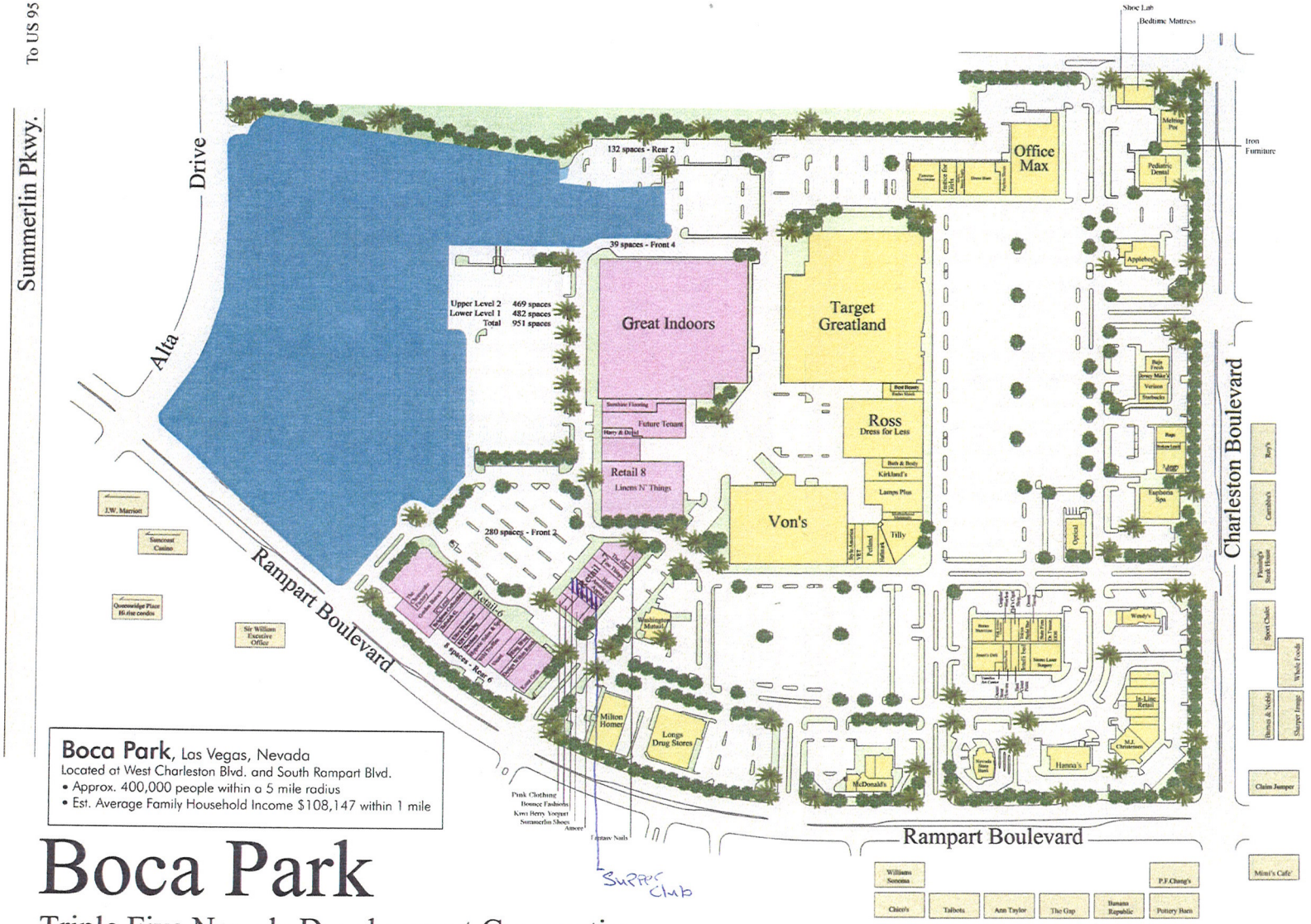
FOR DEPARTMENT USE ONLY

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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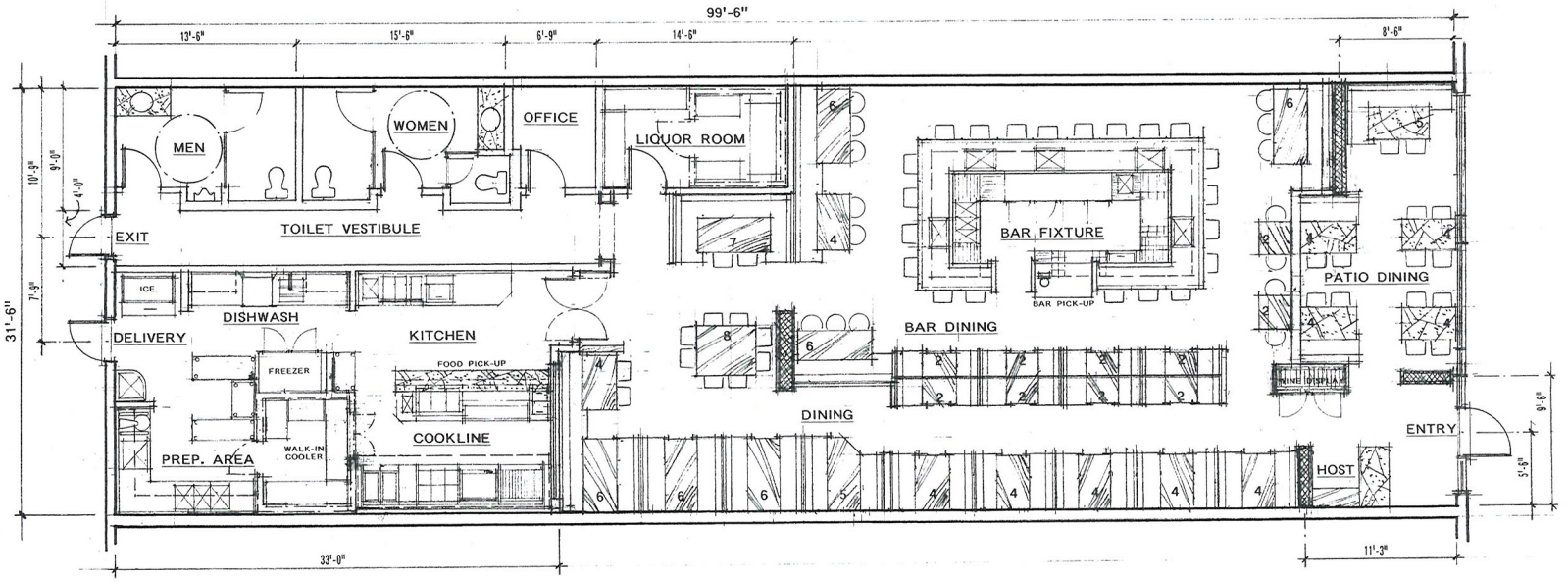

DEVELOPMENT SUMMARY:

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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JUN 23 2010

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

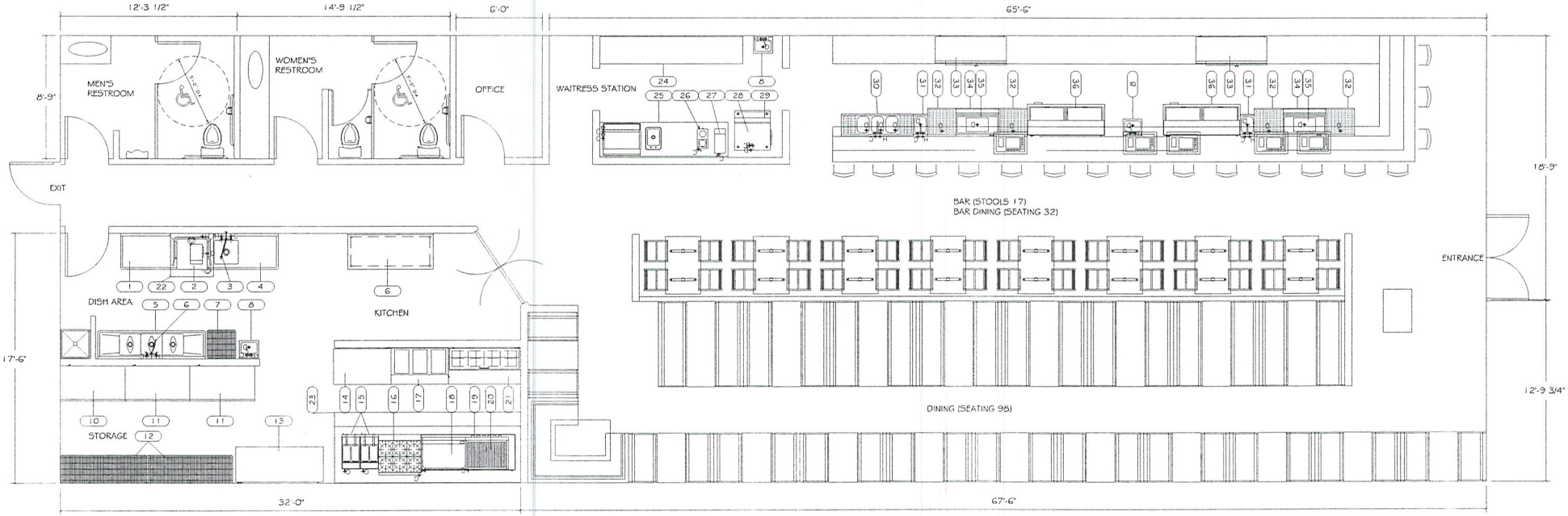
SUP-38501
REVISED

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



SUP-38501 - APPLICANT: GROUND HOG 1, LLC – OWNER: CHARLESTON ASSOCIATES, LLC
740 SOUTH RAMPART BOUELVARD, SUITE #7

06/24/10



SUP-38501 - APPLICANT: GROUND HOG 1, LLC – OWNER: CHARLESTON ASSOCIATES, LLC
740 SOUTH RAMPART BOUELVARD, SUITE #7

06/24/10

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.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 29, 2010

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

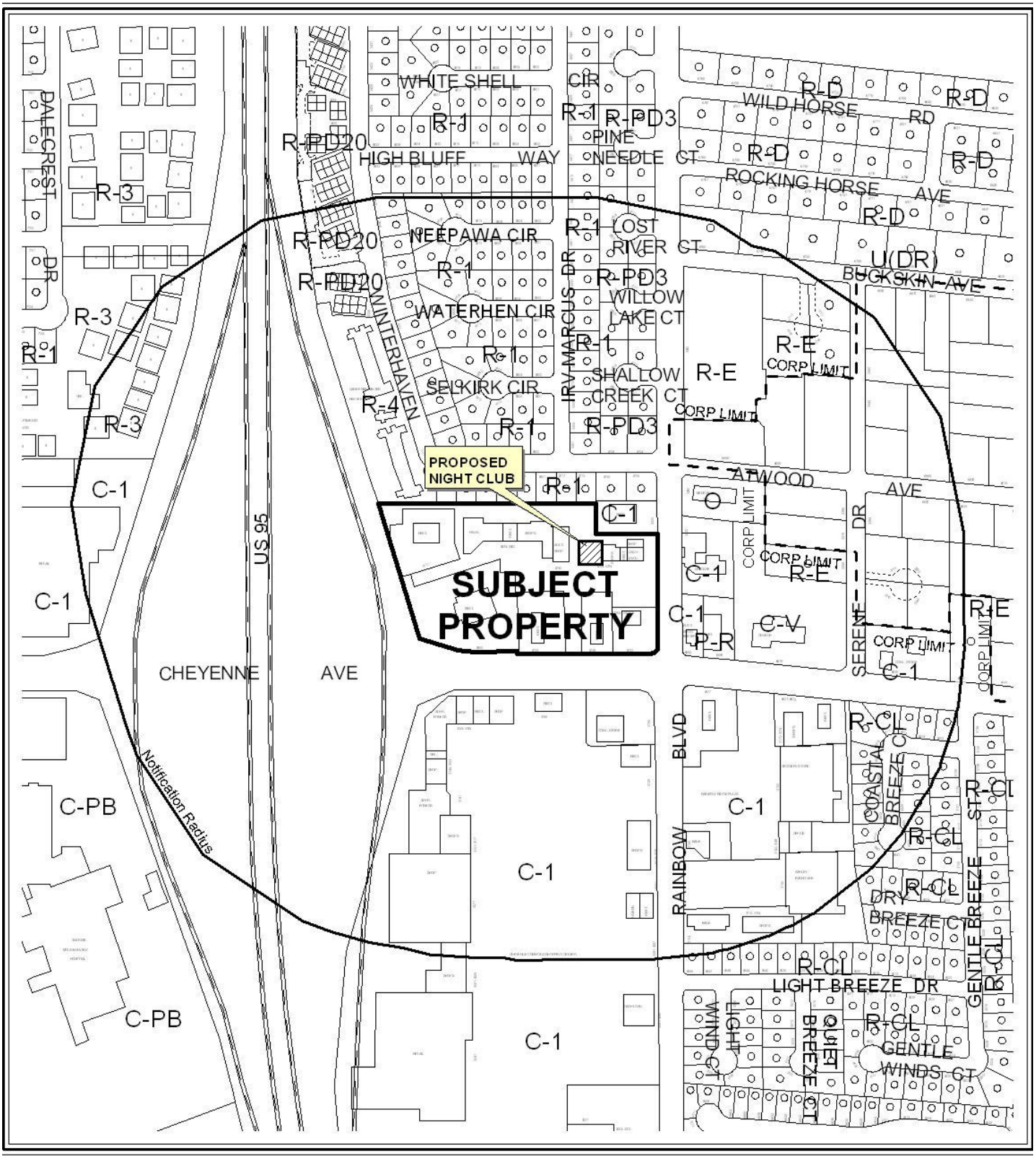
SUBJECT:
SUP-38519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit TO ADD A PROPOSED NIGHT CLUB USE TO AN EXISTING 4,807 SQUARE-FOOT TAVERN at 6720 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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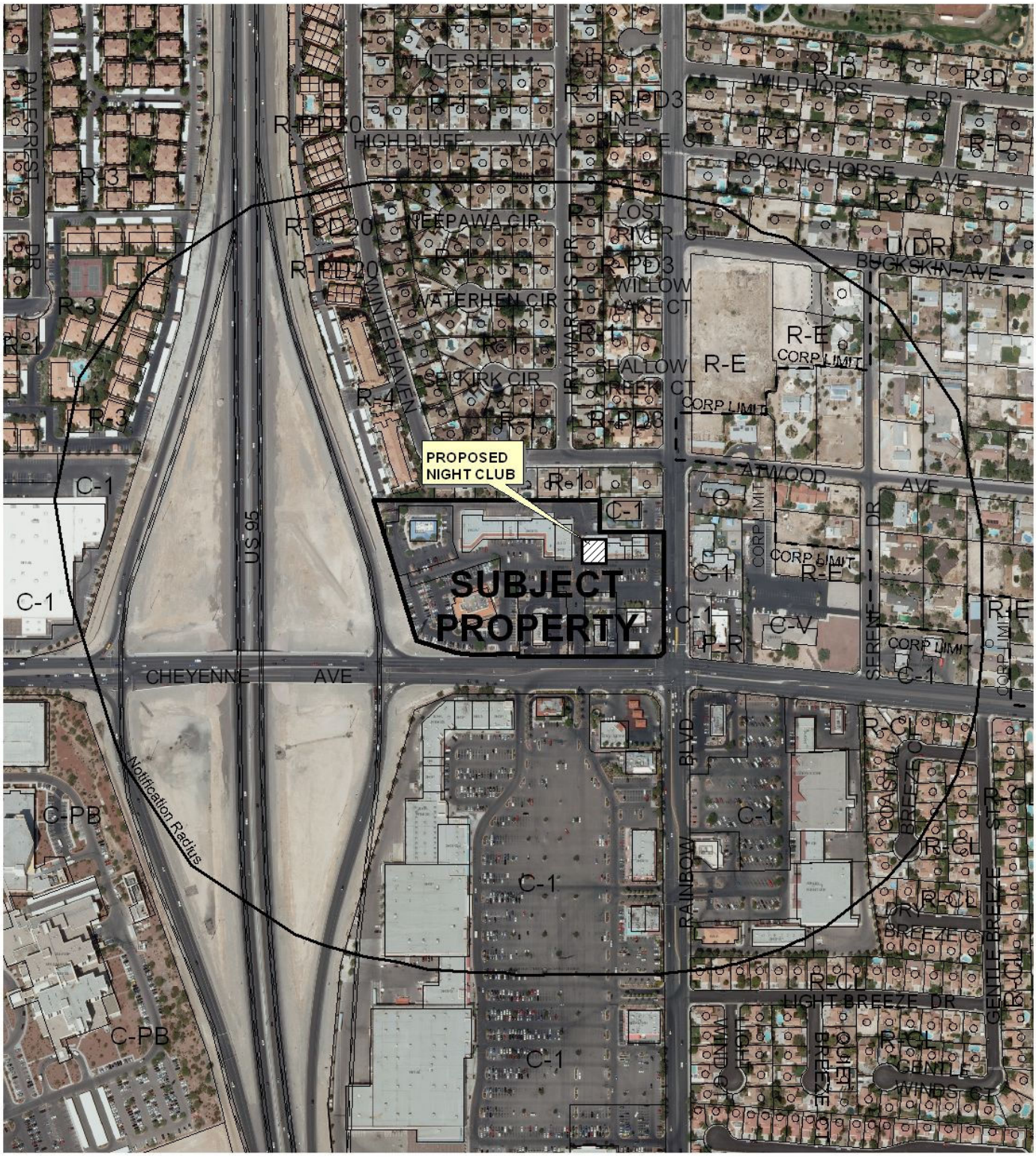
CASE: **SUP-38519**

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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38519	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38519 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Night Club Use.

2. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

YK/MH

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a proposed Night Club use to an existing 4,807 square-foot Tavern located within a shopping center at 6720 West Cheyenne Avenue. Staff recommends approval as the proposal meets the minimum requirements for the additional Night Club use as listed in Title 19.04 and find that the use will have minimal adverse impact on the surrounding area. If denied, the Night Club use would not be allowed at this location; however, the Tavern use would be entitled to continue at this location.

ISSUE

- A tavern use was approved at this site prior to the requirement for a Special Use Permit for a tavern and is a legally non-conforming use. Records indicate that the entitlement for the Tavern use was approved in conjunction with the plot plan review [Z-0071-78(1)] for a shopping center with a tavern.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/06/78	The City Council approved a rezoning (Z-0071-78) that included a site plan for a shopping center. Planning Commission voted to recommend approval.

Most Recent Change of Ownership	
07/25/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/21/10	The business licenses for a Restaurant (R09-00217) and a Tavern (L16-00019) at 6720 West Cheyenne Avenue became inactive and were marked out-of-business as of 4/21/10.
05/10/10	A Certificate of Occupancy was issued by the department of Building and Safety for 4,807 square foot Tavern.
05/13/10	Building permit #157607 was approved to allow for a one-time, 1,000 square-foot expansion of a legally non-conforming Tavern.
06/16/10	The City Council approved the request for an extension of a Temporary License (L16-93483) for a Tavern located at 6720 West Decatur Boulevard.
07/01/10	A six month conditional Temporary License (L16-93483) was issued with an expiration date of 01/01/11. The license has been conditioned forbidding the sale of alcoholic beverages in the showroom for events with attendees under the age of twenty-one years.

Pre-Application Meeting	
05/14/10	Staff met with the applicant to discuss the Special Use Permit requirements for adding a proposed Night Club use to an existing Tavern use.

Neighborhood Meeting	
06/30/10	A voluntary neighborhood meeting was held at this subject site. One resident attended along with three representatives for the applicant and two city staff members. There was no opposition to the request.

Field Check	
06/24/10	Staff conducted a field check and found this shopping center to be clean and well maintained. There were no outstanding issues found with the Tavern.

Details of Application Request	
Site Area	
Net Acres	4.34

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Day Care/Medical Office/Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial), O (Office)
West	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Airport Overlay – 140 feet	X		Y
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

YK/MH

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center (Night Club)	53,885 sq. ft.	1 per 250 sq. ft. for Shopping Center	216		520		Y
TOTAL SPACES REQUIRED			216		520		Y
TOTAL (With Handicapped)			209	7	495	25	Y

ANALYSIS

The applicant would like to expand the entertainment options at the existing Tavern to seven days a week. The current tavern license only permits entertainment three days a week, hence the need for a Special Use Permit for a Night Club use. According to the justification letter submitted with the application, the venue would offer live jazz on Sunday afternoons; karaoke on Sunday and Wednesday evenings, with rotating live bands on Monday, Friday and Saturday evenings. Country music would be offered on Tuesday nights with Thursday being used as an open microphone night.

The Tavern is located within an existing shopping center and thus no additional parking would be required for the expanded Night Club Use. As no adverse affects have been identified, staff recommends approval of the request.

FINDINGS (SUP-38519)

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

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

   The proposed Night Club Use will be located within an existing tavern located within a larger shopping center. The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

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

The site is physically suitable for the type and intensity of the proposed use. No additional parking requirements are required for the proposed use as it is located within a shopping center.

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

Site access is provided from Cheyenne Avenue, a 100-foot Primary Arterial and Rainbow Boulevard, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Night Club Use.

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

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections by Business Licensing.

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

Yes. The proposed use will be located within an existing Tavern. There are no minimum requirements for the Night Club use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 201

APPROVALS 0

PROTESTS 0

YK/MH

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.

RECEIVED
JUN 11 2010

Subscribed and sworn before me

This 20th day of May, 20 10

Debra Alston
Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: zoning change to nightclub

Project Address (Location) 6720 W. Cheyenne Ave, Las Vegas, NV 89108

Project Name Chaces Pub **Proposed Use** tavern/nightclub

Assessor's Parcel #(s) 138-10-816-007 **Ward #** 4

General Plan: existing SC proposed N/A **Zoning:** existing C-1 proposed N/A

Commercial Square Footage 4800 sq' **Floor Area Ratio** N/A

Gross Acres 9.34 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Charleston Heights Development LLC **Contact** Ernest A. Becker, Jr.
95, LLC as attorney-in-fact
Address 8090 S Durango Drive Ste 115 **Phone:** 395-9244 **Fax:** 395-4155
City Las Vegas **State** NV **Zip** 89113
E-mail Address eabj@beksgroup.com

APPLICANT 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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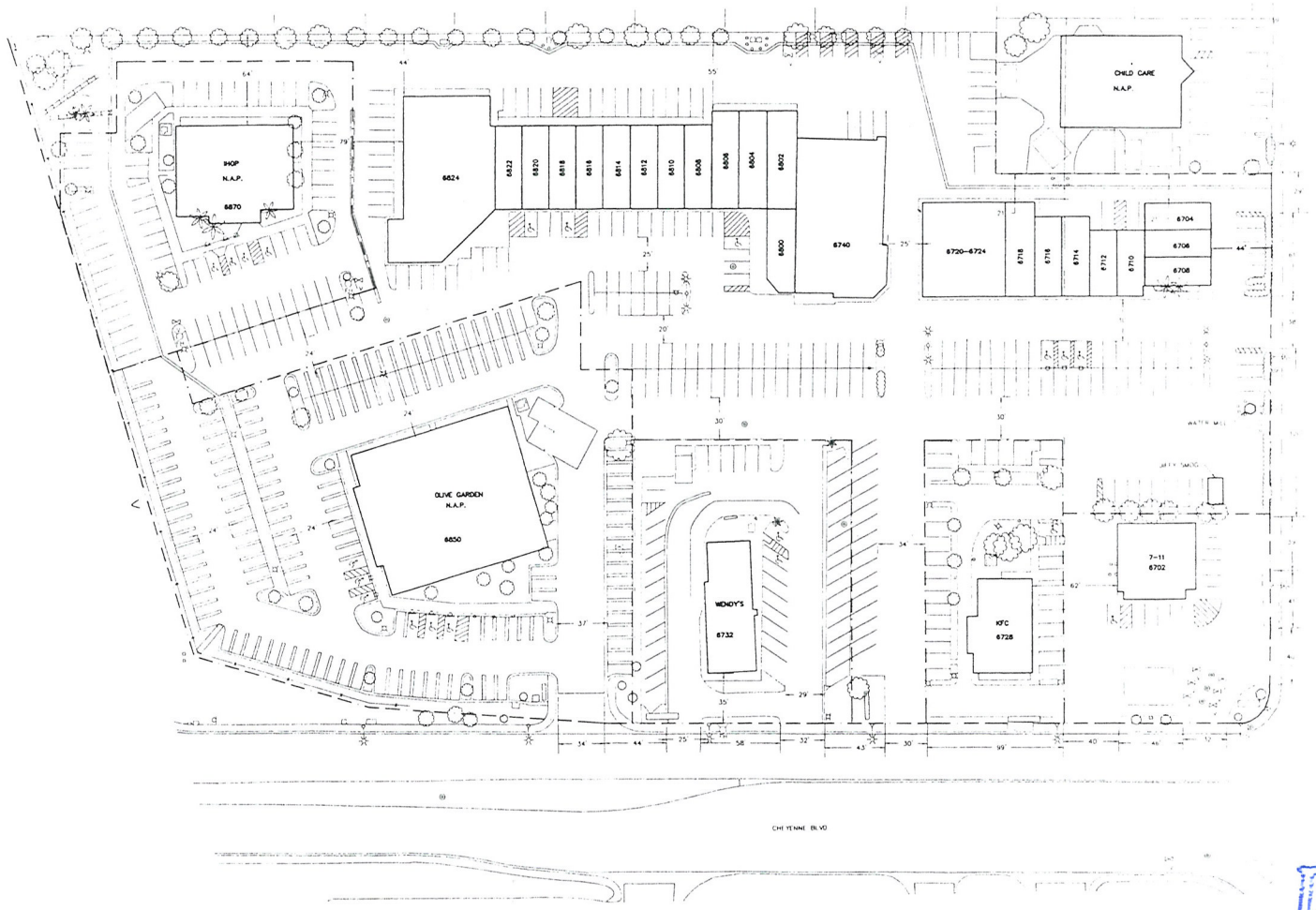
JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-39519
Meeting Date:	7/29/10
Total Fee:	1530 00
Date Accepted:	6/11/2010
Accepted By:	MReyes

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



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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JUN 11 2010

SUP-38519

BECKER ENTERPRISES

ENGINEERING COMPANY

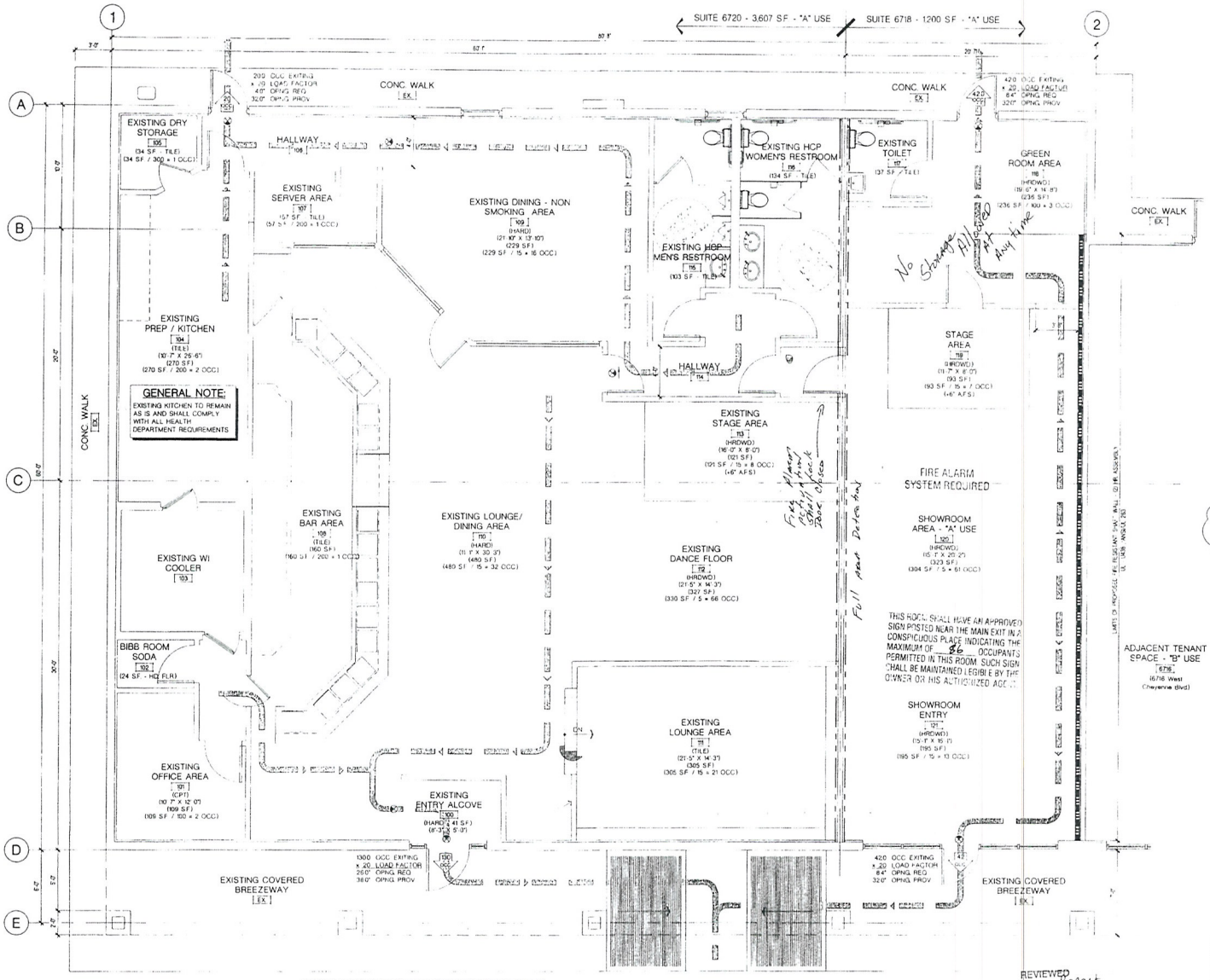
ALPHA

PARKING TABULATION PLAN

CHEYENNE VILLAGE CENTER

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
EDWARD F. TANEY
CIVIL
No. 9903

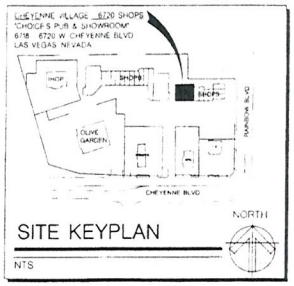
1

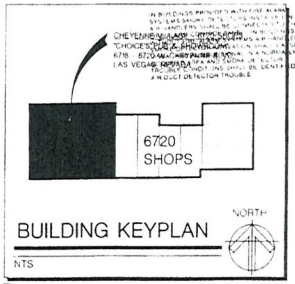


GENERAL NOTES:

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

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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



SUP-38519 - APPLICANT: CHOICES PUB, GRILL AND SHOWROOM - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC
6720 WEST CHEYENNE AVENUE

06/24/10

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.: **41.**

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

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

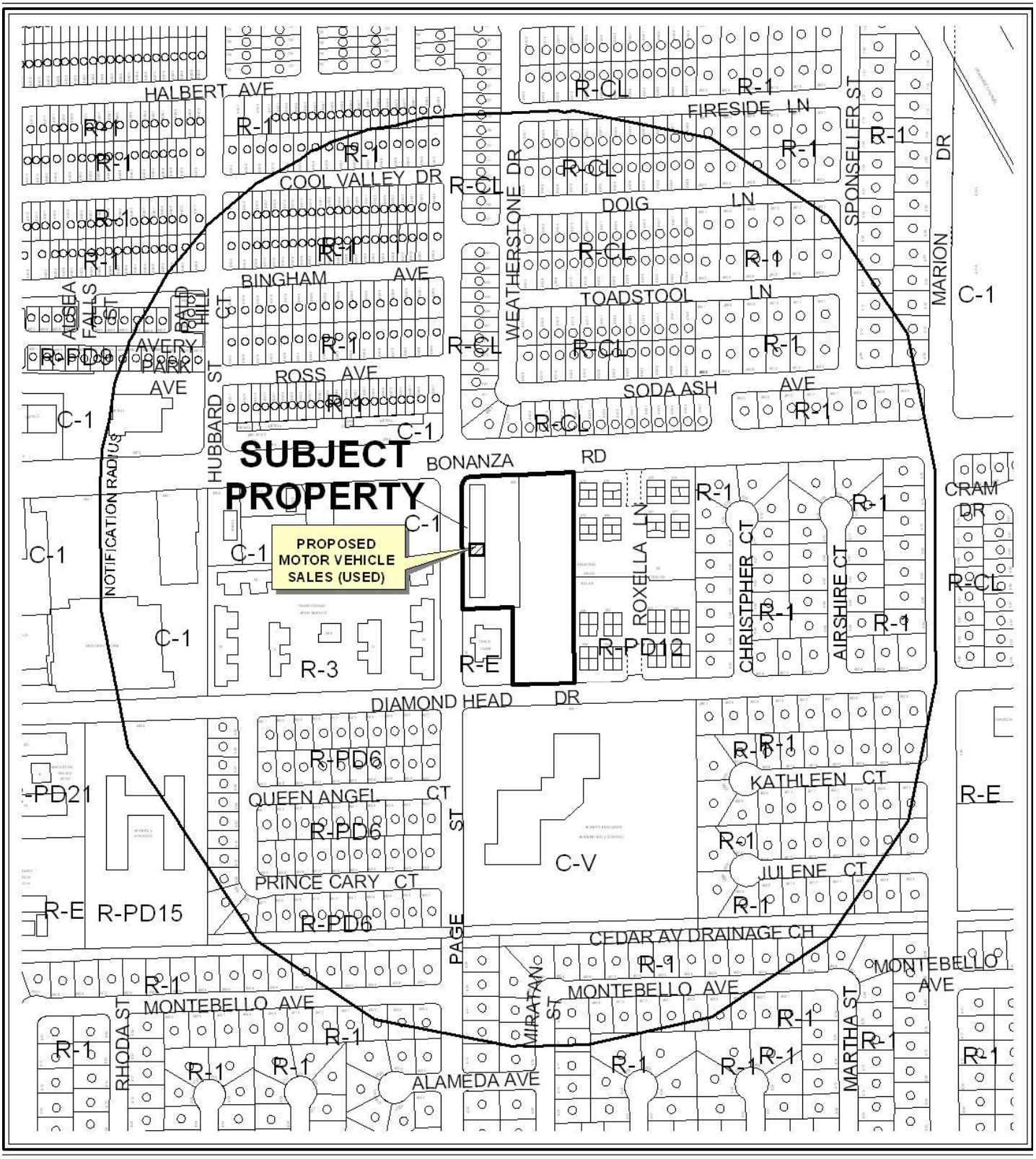
SUBJECT:
SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



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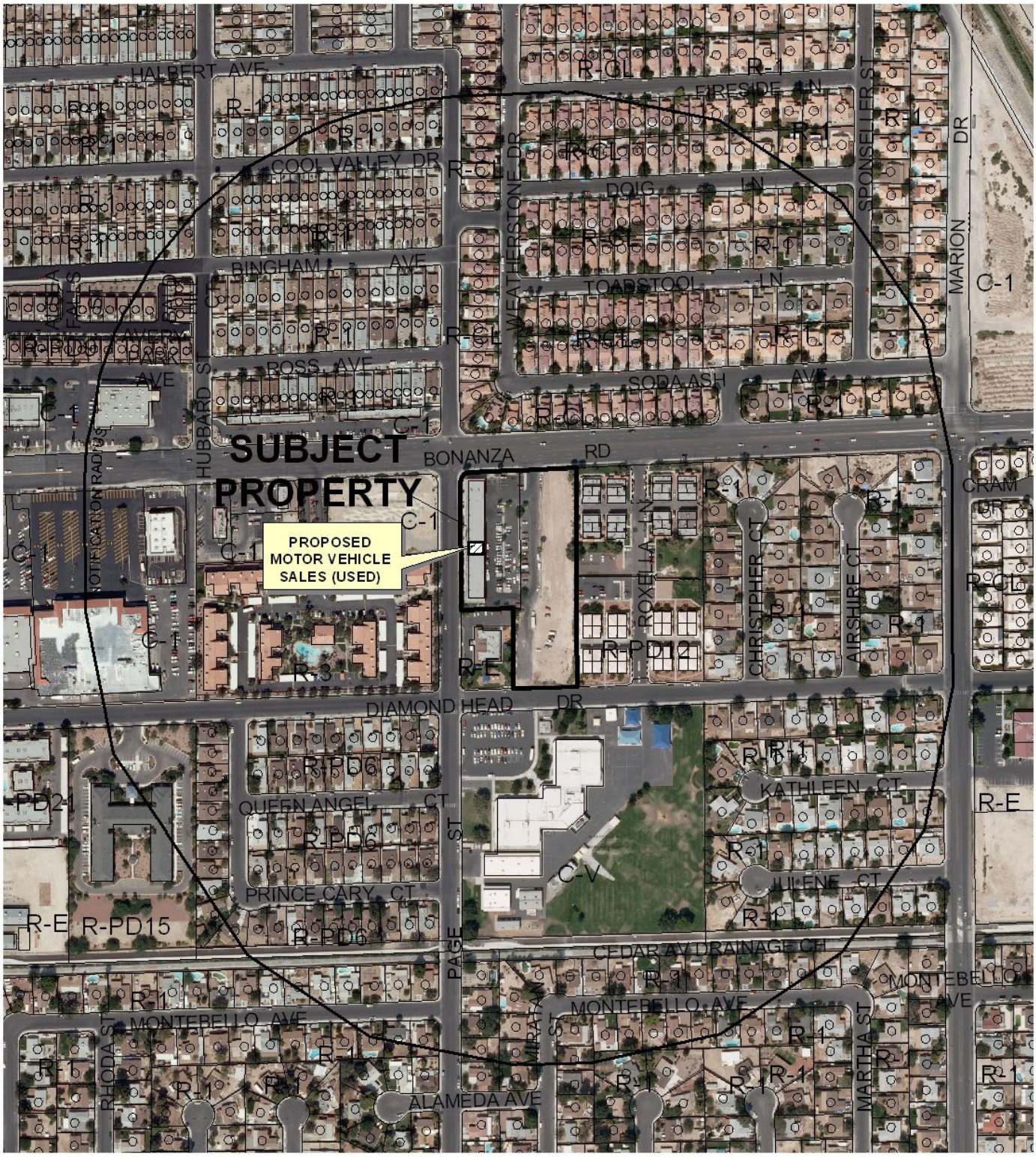
CASE: **SUP-38523**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: HECTOR CAMACHO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38523	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-38523 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Motor Vehicle Sales (Used) use.

2. Conformance to the approved conditions for Rezoning (ZON-2967), Special Use Permit (SUP-3223), Site Development Plan Review (SDR-3224), Site Development Plan Review (SDR-25148) and Variance (VAR-25220)

3. This approval shall be void two years from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property without the appropriate permits.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130. The subject property contains an existing 16,250 square-feet Auto Repair Garage, Major building and has been approved through Site Development Plan Review (SDR-25148) for a 19,500 square-foot General Retail and Restaurant building. In addition, the subject property has also received a parking Variance (VAR-25220) to allow 201 parking spaces where 250 are required. The applicant is proposing to convert a 2,000 square-foot storage area of the existing 16,250 square-foot Auto Repair Garage, Major building into a Motor Vehicle Sales (Used) use. Placing an additional use on the subject property, in addition to the existing and approved uses, will create an overly developed site and will negatively impact the surrounding neighborhood; therefore, staff recommends denial of this request. If this application is denied, the existing 16,250 square-foot Auto Repair Garage, Major building and use would remain.

ISSUES

- 4561 East Bonanza Road, Suites # 125 and # 145 have had permits issued, but were never finaled.
- The applicant currently has six code enforcement cases open at 4561 East Bonanza Road.
- Per Title 19.04 Minimum Special Use Permit Requirement # 7 for the Auto Repair Garage, Major use, no vehicles may be parked on the premises for the purposes of offering the vehicle for sale. Approval of this Special Use Permit request would circumvent this requirement of the previously approved Special Use Permit (SUP-3223).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/03	A Code Enforcement complaint (#3208) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 10/24/03.
10/30/03	A Code Enforcement complaint (#6336) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/15/03.

01/24/04	The City Council approved a General Plan Amendment (GPA-2966) from SC (Service Commercial) to GC (General Commercial), a Rezoning (ZON-2967) from R-E (Residence Estates) Zone under Resolution of Intent to O (Office) and C-1 (Limited Commercial) to C-2 (General Commercial), a Special Use Permit (SUP-3223) and Site Development Plan Review (SDR-3224) for an Auto Repair Garage (Major) and a proposed Self Serve Car Wash on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial of these requests. The area designated Phase Two on the site plan was zoned to C-1 (Limited Commercial) by the City Council.
03/02/04	A Code Enforcement complaint (#10625) was issued for graffiti at 4561 East Bonanza Road. The case was resolved on 03/19/04.
06/21/04	A Code Enforcement complaint (#16380) was issued for trash on the vacant lot portion at 4561 East Bonanza Road. The case was resolved on 06/30/04.
07/27/04	A Code Enforcement complaint (#19314) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/06/04.
10/27/04	A Reversionary Final Map (FMP-5529) was administratively approved by the Planning and Development Department on property located on the southeast corner of Bonanza Road and Page Street. The map was recorded 01/19/05.
03/02/05	A Code Enforcement complaint (#26624) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 04/04/05.
04/20/06	A Code Enforcement complaint (#40443) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 07/06/06.
07/21/06	A Code Enforcement complaint (#44724) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 02/10/07.
11/27/07	A Code Enforcement complaint (#59626) was issued for various code violations at 4561 East Bonanza Road. The case was resolved 08/12/08.
03/19/08	The City Council approved a Site Development Plan Review (SDR-25148) to add a proposed 20,400 square-foot General Retail Development to an existing 16,250 square-foot Auto Repair Garage, Major with Waivers of perimeter landscape buffers to allow a five-foot buffer along a portion of the south property line where 15 feet is required and a five-foot buffer along a portion of the east property line where eight feet is required and a Variance (VAR-25220) to allow 201 parking spaces where 250 spaces are required on 3.41 acres at the southeast corner of Page Street and Bonanza Road. The Planning Commission and staff recommended denial of these requests.
07/16/08	The City Council approved a Special Use Permit (SUP-27933) for a proposed Restaurant with Service Bar with Waivers to allow a zero-foot distance separation from a Child Care Facility and to allow a 58-foot distance separation from a school where 400 feet is required at 4561 East Bonanza Road. The Planning Commission and staff recommended denial of this request.

09/29/08	The Planning and Development Department administratively approved a Parcel Map (PMP-27923) for 3.42 acres located at 4561 East Bonanza Road. The map recorded on 06/09/09.
03/24/09	The Planning and Development Department conducted a Planning Inspection at 4561 East Bonanza Road. At the time of inspection unmaintained landscape, non-permitted temporary signs, graffiti, a non-compliant trash enclosure, vehicles for sale within the parking lot, outside display and faded parking lot striping were noted. The violations were turned over to Code Enforcement 03/26/09 for further action.
04/23/09	The Planning Commission denied a Special Use Permit (SUP-33611) for a proposed Motor Vehicle Sales (Used). The Planning and Development Department staff recommended denial.
05/11/10	A Code Enforcement complaint (#90670) was issued for various code violations at 4561 East Bonanza Road. The case is still open.
05/27/10	A Code Enforcement complaint (#91303) was issued for various code violations at 4561 East Bonanza Road, Suite #110. The case is still open.
05/27/10	A Code Enforcement complaint (#91304) was issued for various code violations at 4561 East Bonanza Road, Suite #130. The case is still open.
05/27/10	A Code Enforcement complaint (#91305) was issued for various code violations at 4561 East Bonanza Road, Suite #140. The case is still open.
05/27/10	A Code Enforcement complaint (#91306) was issued for various code violations at 4561 East Bonanza Road, Suite #145. The case is still open.

Most Recent Change of Ownership	
03/01/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/25/05	A building permit (#05000428) was issued for on-sites at 4561 East Bonanza Road. The permit received final approval 11/22/05.
01/25/05	A building permit (#05000427) was issued for a shell building at 4561 East Bonanza Road. The permit received final approval on 05/17/06.
06/22/06	A business license (#G03-02357) was issued for major auto repair at 4561 East Bonanza Road Suite #110. The license is currently active.
07/25/06	A business licenses (#G02-00753) was issued for an auto repair garage/tire sales at 4561 East Bonanza Road Suite #160. The license is currently active.
10/10/06	A business license (#G03-02372) was issued for major auto repair at 4561 East Bonanza Road Suite #120. The license is currently active.
03/17/07	A building permit (#07000850) was issued for a tenant improvement remodel at 4561 East Bonanza Road, Suite #125. The permit expired 09/08/07 without receiving final approval.

10/04/07	A business licenses (#A39-00431) was issued for auto parts sales at 4561 East Bonanza Road, Suite #160. The license is currently active.
03/04/09	A business licenses (#S02-01136) was issued for a truck driving school at 4561 East Bonanza Road, Suite #130. The license is currently active.
03/09/09	A business license application (#R05-97501) was submitted for a hot dog cart at 4561 East Bonanza Road. The license is currently under review, awaiting proper documentation to be submitted.
03/09/09	A business license application (#G03-97502) was submitted for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was reviewed by the Planning and Development Department 03/18/09, and is currently under review by other City departments.
07/23/09	A business license (#G03-97502) was issued for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was marked out of business on 09/21/09.
10/26/09	A building permit (#150118) was issued for a non-work certificate of occupancy at 4561 East Bonanza Road, Suite #145. The permit was never finaled.

Pre-Application Meeting	
06/03/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for Motor Vehicle Sales (Used) were discussed. The topics included the submittal of application materials, meeting dates, and deadlines.

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

Field Check	
06/24/10	A poorly maintained site was noted with missing landscaping, disabled vehicles, trash enclosures used for storing various items, a destroyed trash enclosure, trash dumpsters that are out in the open, graffiti on buildings and inaccessible drive aisles. There are open Code Enforcement actions on the subject site.

Details of Application Request	
Site Area	
Net Acres	1.33

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Automotive Repair Center	GC (General Commercial)	C-2 (General Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Child Care Facility/ Elementary School	SC (Service Commercial)/ PF (Public Facilities)	R-E (Residence Estates)/ C-V (Civic)
East	Condominiums	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
West	Apartments/ Undeveloped	M (Medium Density Residential) / SC (Service Commercial)	R-3 (Medium Density Residential) / C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	2,000 SF; 6 Vehicle Display Spaces	1/500 SF of GFA	10				
Existing Auto Repair Garage,	14,250 SF	1/200 SF +5 spaces	77				

JG

Major							

General Retail Store (Furniture Store)	11,280 SF	1/175 SF	65				
Restaurant 2,000 SF or more (without Drive-Through)	3,623 SF	1:50 SF of Public Seating	73				
		1:200 SF of total remaining GFA	13				
General Retail Store (Meat Market)	2,584 SF	1:200 SF of total remaining GFA	12				
TOTAL SPACES REQUIRED			**250**		**201**		**Y**
TOTAL (With Handicapped)			243	7	194	7	Y
Loading Spaces			3		3		Y

ANALYSIS

The applicant is proposing to convert 2,000 square feet of an existing 16,250 square-foot Auto Repair Garage, Major into a Motor Vehicle Sales (Used) establishment. A previous Variance (VAR-25220) approved 201 parking spaces for a 16,250 square-foot Auto Repair Garage, Major, a 6,207 square-foot Restaurant, and 13,315 square-feet of General Retail where 250 parking spaces are required. The applicant was denied a previous a Special Use Permit (SUP-33611) for a proposed 1,000 Motor Vehicle Sales (Used) at this site on 04/23/09. This request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site. As such, staff cannot support this request and recommends denial.

FINDINGS (SUP-38523)

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

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

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses, as the surrounding businesses within the subject property are high-volume uses, and over 20,400 square feet of additional uses have been approved for the site through Site Development Plan Review (SDR-25148). The surrounding parcels are residential and commercial in nature, and the proposed use will not be harmonious or compatible with the adjacent residential land uses, as the proposed use is too intense for the subject property.

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

   The subject site is not physically suitable for the type and intensity of land use proposed, as evidenced by the approved Variance (VAR-25220) for parking. The isolation of this parcel from others zoned C-2 (General Commercial) creates a significant conflict with adjacent, less-intensely zoned properties.

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

   Access to the site is provided by Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate access to the site. There is only one access driveway to the site with an emergency crash gate at the south end of the site, at Diamond Head Drive, a 60-foot Local Street, which will provide adequate emergency access. The subject property is also adjacent to Page Street, a 60-foot Local Street to the east; however, no access is provided to this roadway.

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

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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

   The proposed use meets all of the applicable conditions per Title 19.04; however, the request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 543

APPROVALS 0

PROTESTS 0

JG

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.

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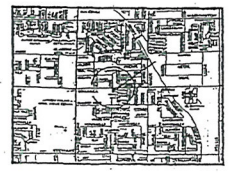
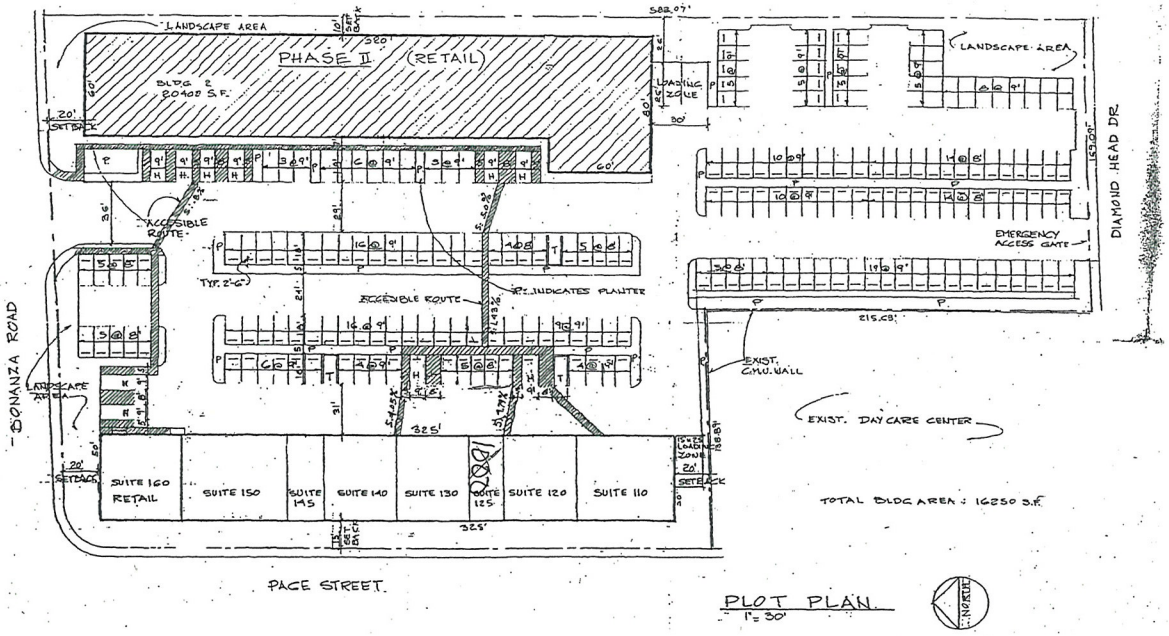
SUP-33611 (S2) Stamped 3-4-09 : PC 4-23-09 Denied

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

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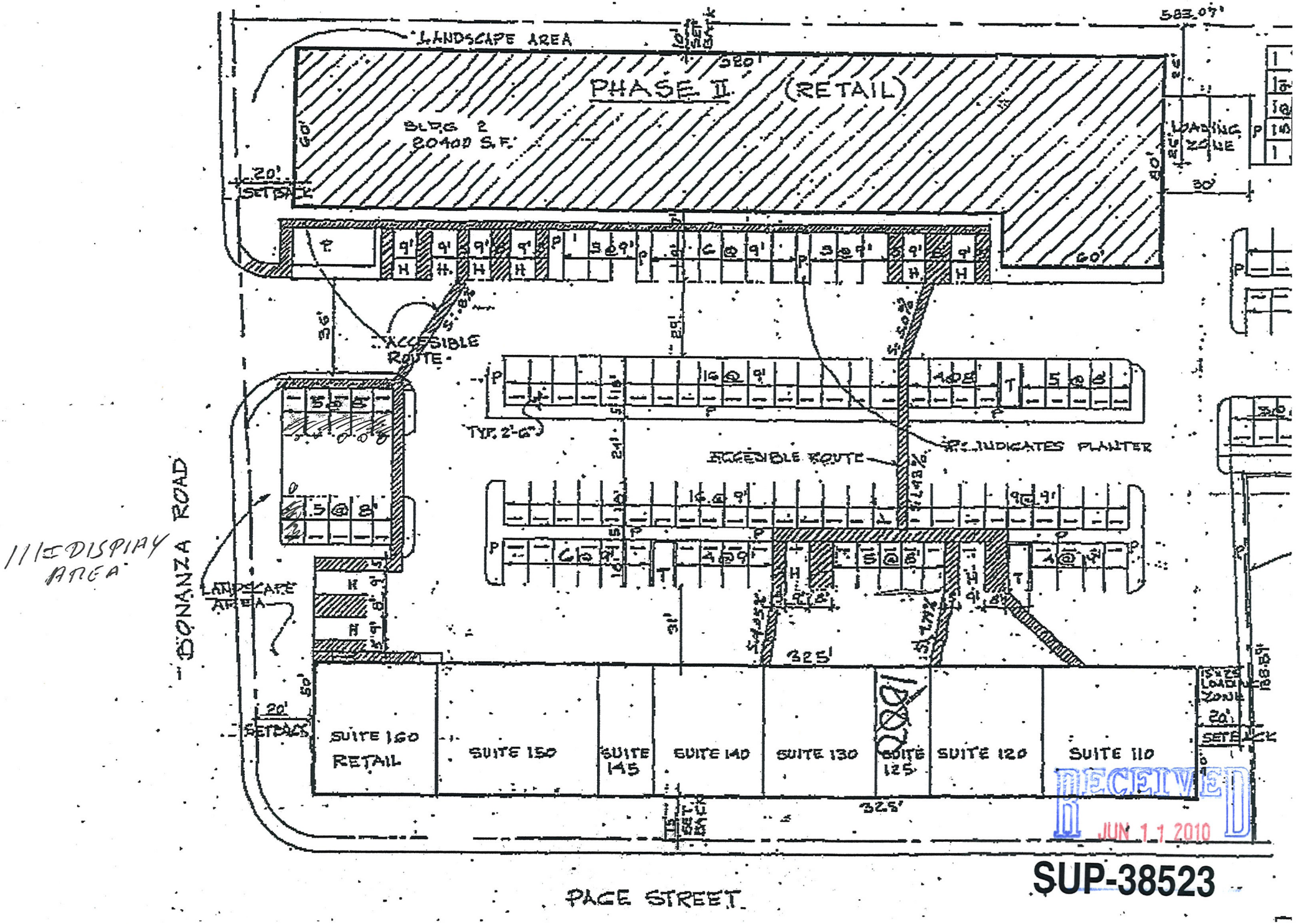
JUN 11 2010



111 DISPLAY AREA

RECEIVED
JUN 11 2010

SUP-38523



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



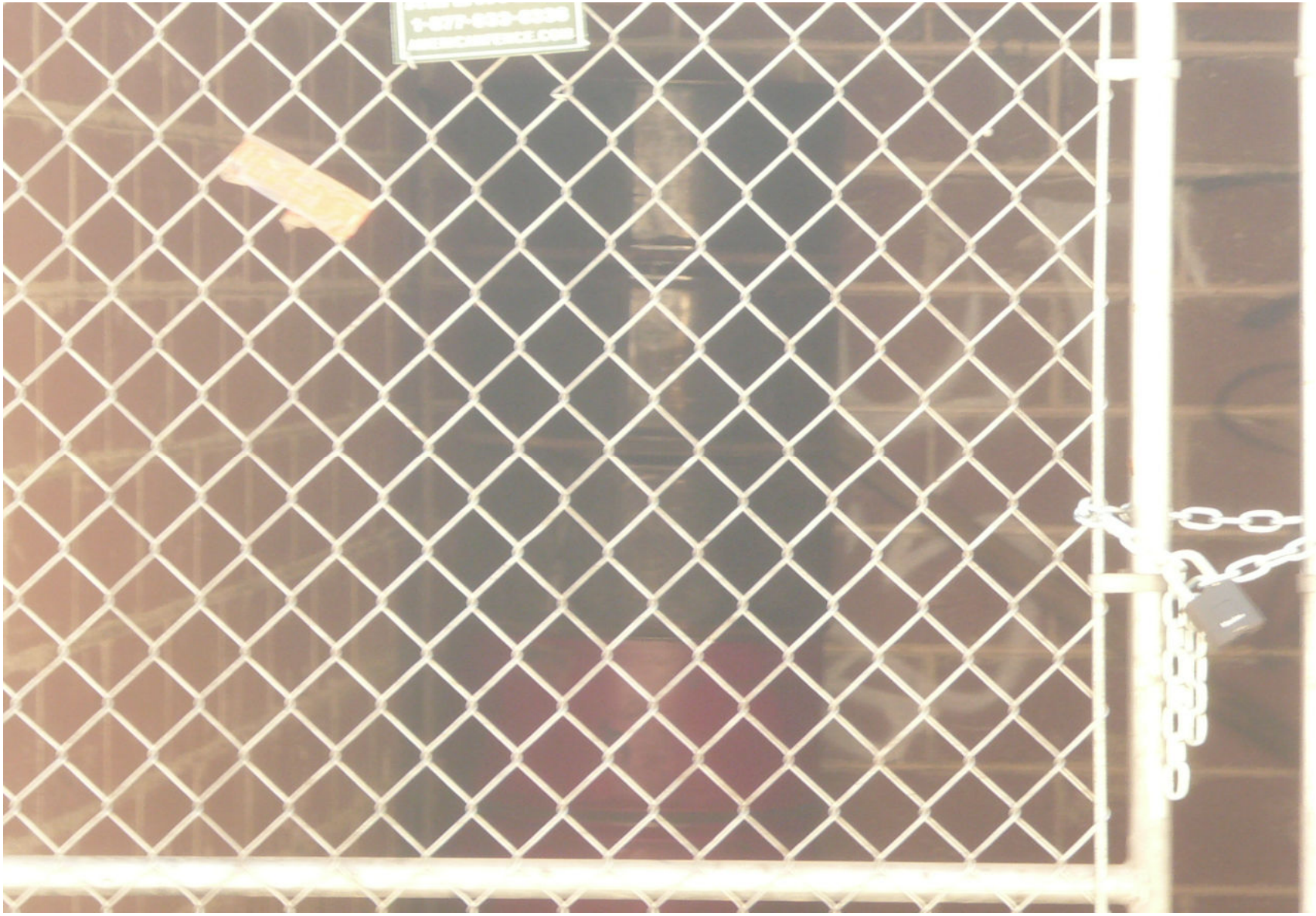
SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
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06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
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06/24/10



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06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

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.: **42.**

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

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

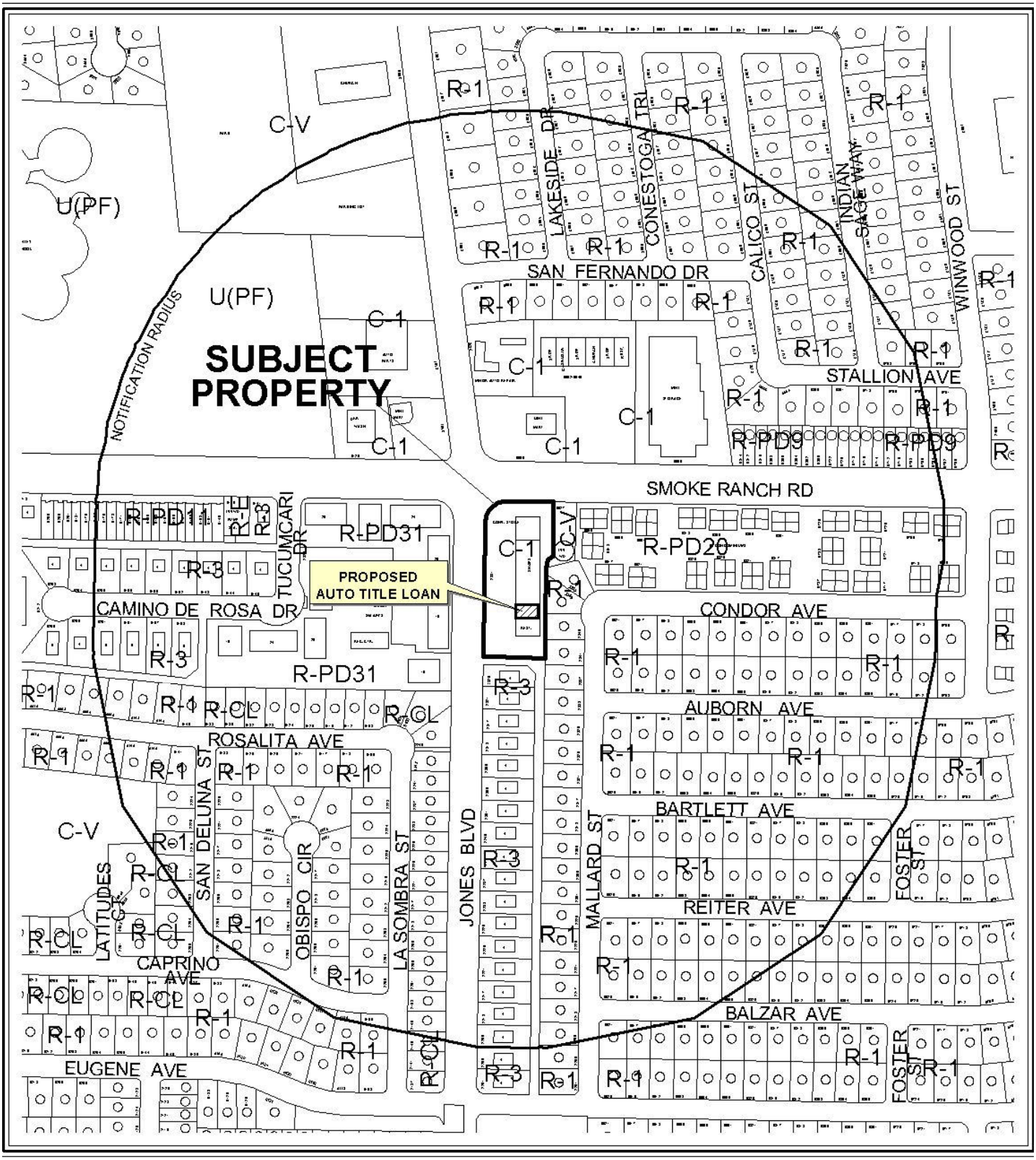
SUBJECT:
SUP-38531 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 1,040 SQUARE-FOOT NON-CONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO 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). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



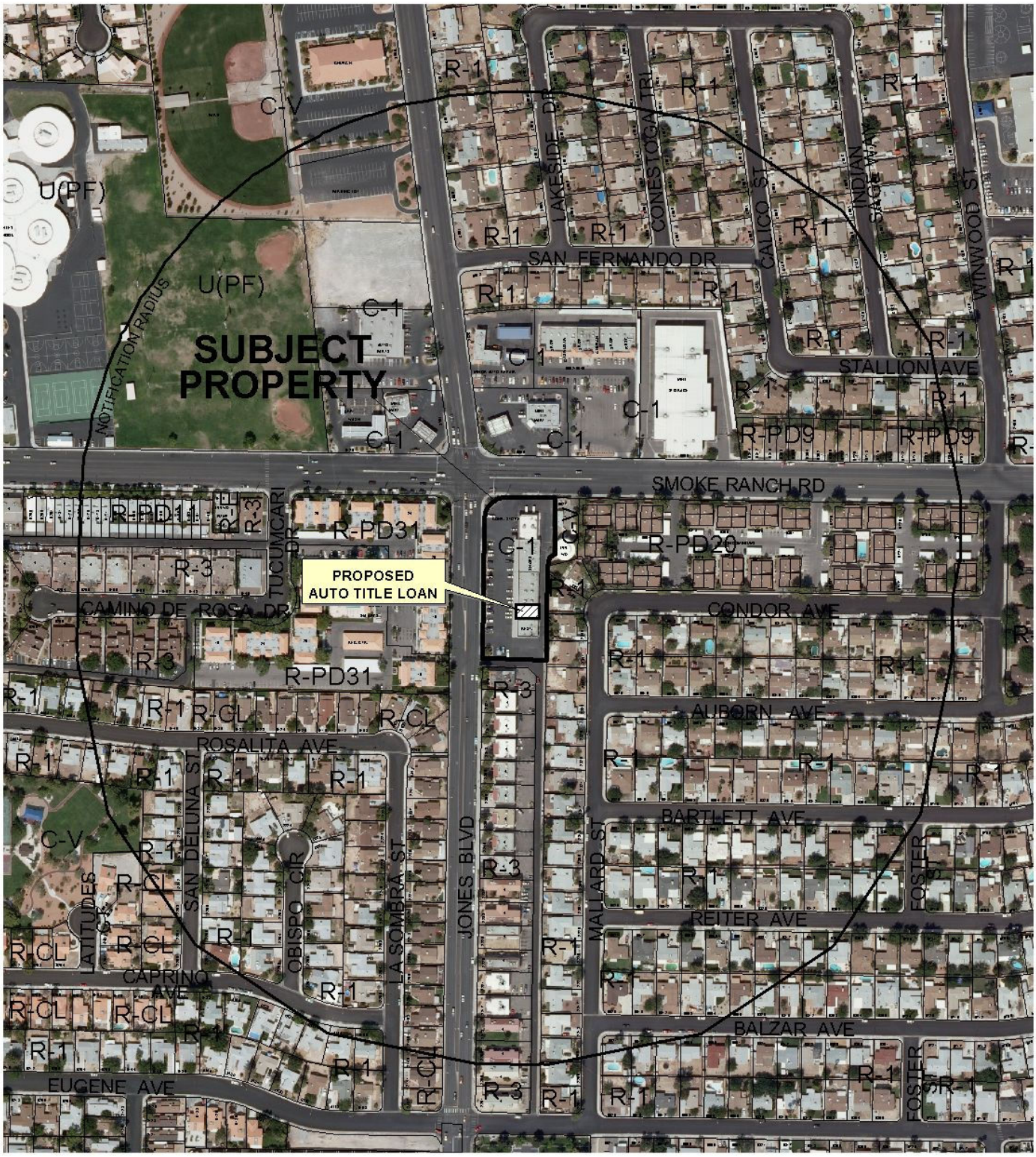
0 300 600 Feet

CASE: **SUP-38531**

RADIUS: 1000 FT

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

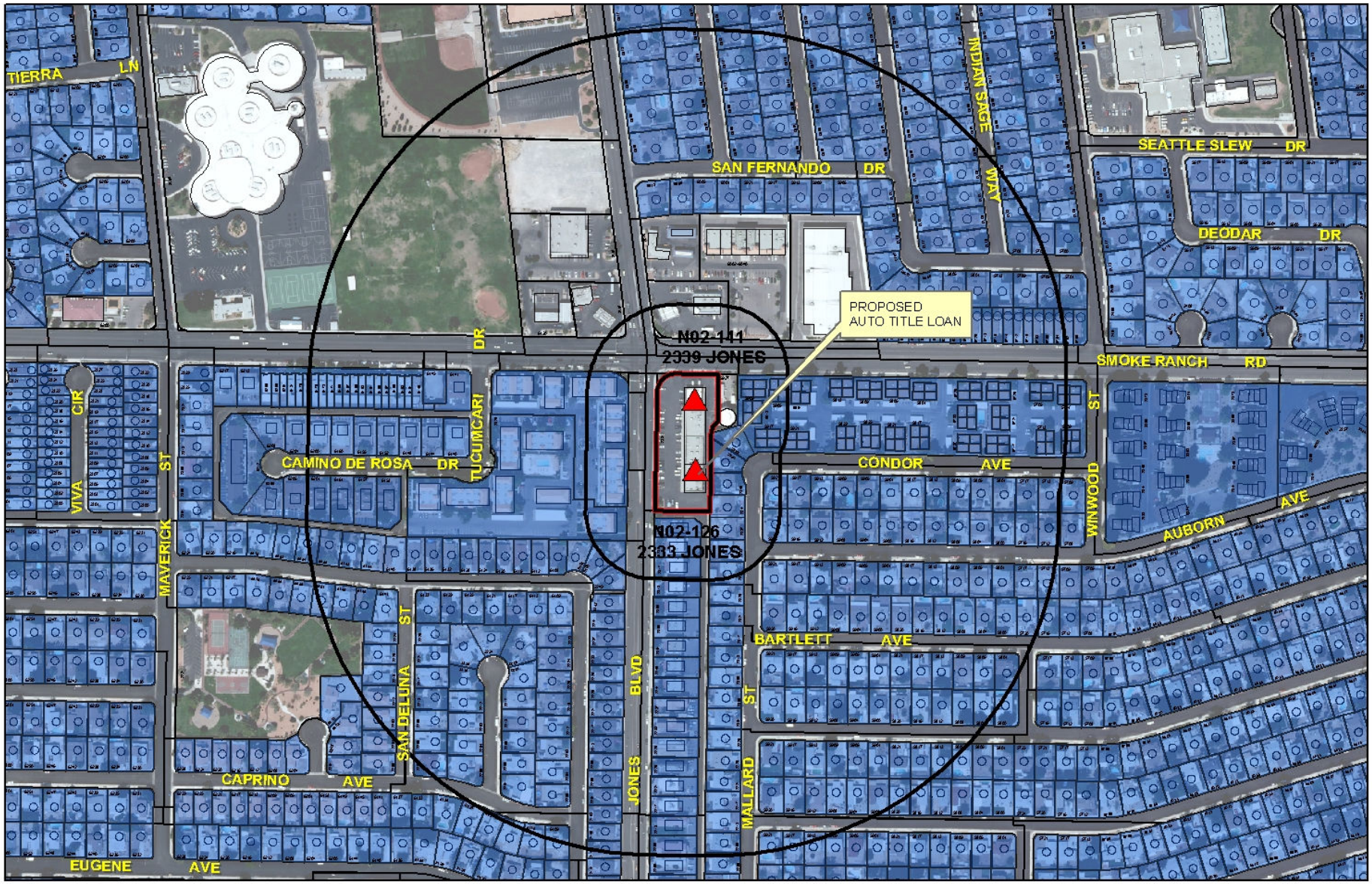
N



CASE: **SUP-38531**

RADIUS: 1000 FT

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



SUP-38531

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 235 470 940 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38531	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-38531 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. All window signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval.

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow an Auto Title Loan use within an existing 1,040 square-foot non-conforming Financial Institution, Specified at 2333 North Jones Boulevard. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as is evidenced by the requested waivers of distance separation and minimum floor area requirements. If this request is denied, the Auto Title Loan cannot be permitted on this site.

ISSUES

- A waiver is required to allow the proposed use to be located zero feet from a residential zoned use where 200 feet required.
- A waiver is required to allow the proposed use to be located zero feet from another Financial Institution, Specified where 1,000 feet is required.
- A waiver is required to allow 1,040 square feet for the use where 1,500 square feet is the minimum floor area required.
- A site visit conducted by staff and noted that a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/26/73	The City Council approved a reclassification of property (Z-0069-73) generally located on the southeast corner of Jones Boulevard and Smoke Ranch Road, from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on the subject property. The Planning Commission recommended denial.
11/27/79	The Planning Commission approved a request for a Review of Conditions (Z-0069-73) relative to deferring landscaping on property generally located at the southeast corner of Jones Boulevard and Smoke Ranch Road. Staff recommended approval.
02/01/84	The City Council denied a request for a Plot Plan Review (Z-0069-73) to allow a 12-foot by 24-foot off-premise sign on property located at 2351 North Jones Boulevard. The Planning Commission and staff recommended denial.
08/20/03	The City Council denied a Special Use Permit (SUP-2329) for the sale of Package Liquor for off-premise consumption in conjunction with an existing Convenience Store at 2339 North Jones Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
05/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/18/00	A business license (C21-00067) was issued for Check Cashing Services at 2333 North Jones Boulevard, Suite #110. The business license was reclassified as a Non-Depository Lender on 01/07/10.
01/07/10	A temporary business license (N02-00126) was issued for Non-Depository Lender at 2333 North Jones Boulevard, Suite #110. The temporary business license will expire on 07/07/10.

Pre-Application Meeting	
06/03/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for an Auto Title Loan were discussed. The topic included: • The submittal of application materials, meeting dates, and deadlines were discussed. • The parking requirement for an Auto Title Loan is the same as the Financial Institution, Specified. The required parking is one space per 250 square feet of gross floor area and no additional parking is required for the proposed use. • The site plan needs to be revised to include a comprehensive parking calculation with the parking requirements of different uses on-site. • The justification letter needs to be revised to include the business address and suite number of the proposed use. • The hours of operation need to be included in the justification letter, indicating that the use will not extend beyond the hours of 8:00 a.m. to 11:00 p.m. Otherwise, a waiver is required to extend the allowed hours of operation. • A waiver is required to allow 1,040 square feet for the use where 1,500 square feet is the minimum floor area required. • A waiver is required to allow the proposed use to be located zero feet from a residentially zoned use where 200 feet is required. • A waiver is required to allow the proposed use to be located zero feet from another Financial Institution, Specified where 1,000 feet is required.

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

Field Check	
06/24/10	A field check was conducted by staff and observed window signage of the subject suite. Pursuant to Title 19.14, the window signage exceeds 25 percent.

Details of Application Request	
Site Area	
Net Acres	1.47

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store & Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residence	M (Medium Low Density Residential)	R-3 (Medium Density Residential)
East	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Multi-Family Residence	H (High Density Residential)	R-PD31 (Residential - Planned Development - 31 Units Per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Beauty Salon	1,000 SF or 4 stations	3 spaces per station	12				
Restaurant	1,500 SF 1,500 SF	1/50 SF, 1/200 SF	30 8				
Office	1,000 SF	1/300 SF	4				
Retail	1,000 SF	1/175 SF	6				
Barber Shop	1,000 SF or 6 chairs	2 spaces per chair	12				
Liquor Establishment (Tavern)	1,000 SF 3,000 SF	1/50 SF 1/200 SF	20 15				
Financial Institution, Specified	1,040 SF	1/250 SF	4				
Convenience Store	2,400 SF	1/175 SF	14				
TOTAL SPACES REQUIRED			125		69		
TOTAL (With Handicapped)			120	5	62	7	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-foot distance separation from residentially zoned property.	Zero feet	Denial
1,000-foot distance separation from a Financial Institution, Specified.	Zero feet	Denial
1,500 square feet minimum of	1,040 square feet is the	Denial

the building or portion thereof that is dedicated for the use.	existing area of the suite.	

ANALYSIS

The proposed Auto Title Loan will allow a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself. The required parking for the entire site is 125 parking spaces. Currently, the provided parking for the existing site is 69 parking spaces and it is a parking-impaired development, pursuant to Title 19.10.010. The proposed use will not result in an increase to the area of the suite or result in a change of use that requires an increase in the number of required parking spaces. A site visit was conducted by staff noted a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14. A condition of approval has been added to address the window signage.

The minimum Special Use Permit requirements for the proposed Auto Title Loan use are a 200-foot distance separation from residential use, a 1,000-foot distance separation from any other Financial Institution, Specified and a 1,500 square-foot minimum floor area for the use. The applicant has requested waivers to allow a zero-foot distance separation from residential use, a zero-foot distance separation from another Financial Institution, Specified and to allow 1,040 square feet of floor area for the proposed use. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is compatible with the surrounding land uses, as is evidenced by the requested waiver of distance separation and minimum floor area requirements.

FINDINGS (SUP-38531)

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

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

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties due to the waivers of the distance separation from residentially zoned property and from another Financial Institution, Specified.

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

   The subject site is not physically suitable for the type and intensity of the proposed use. The suite where the proposed Auto Title Loan is to be located is only 1,040 square feet. The minimum Special Use Permit requirement for the building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.

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

   Site access is provided from Smoke Ranch Road, a 100-foot Primary Arterial and Jones Boulevard, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Auto Title Loan use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

   The use does not meet all of the applicable conditions per Title 19.04, due to the request of waivers of distance separation for the proposed Auto Title Loan to allow the use within zero feet of residentially zoned property, zero feet from another Financial Institution, Specified and to allow 1,040 square feet minimum for the proposed use, where 1,500 square feet minimum is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 413

APPROVALS 0

PROTESTS 0

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

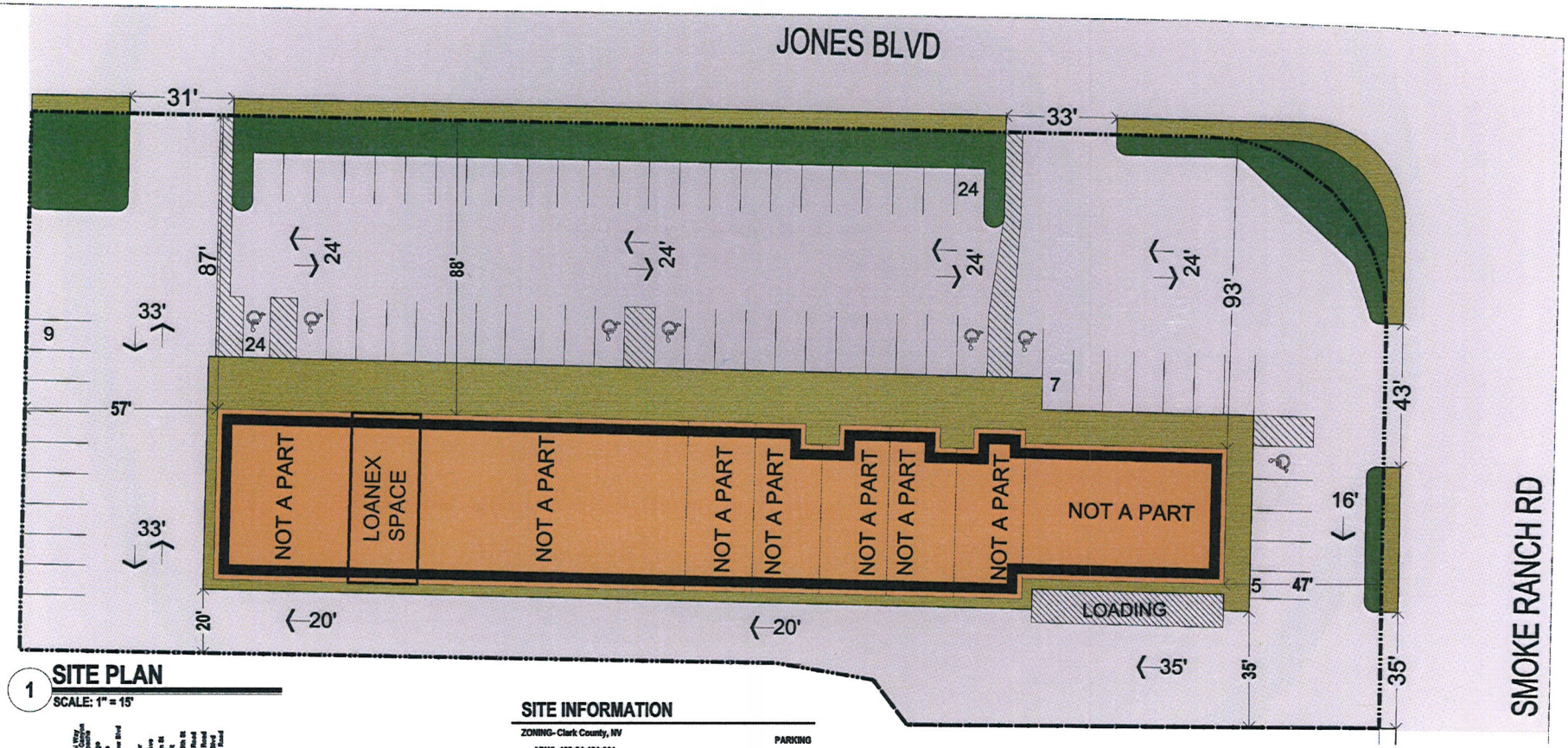
FOR DEPARTMENT USE ONLY

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.

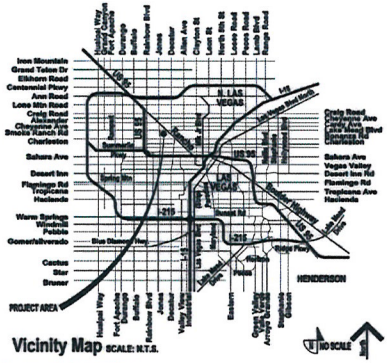
Revised 10/27/08

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



1 SITE PLAN

SCALE: 1" = 15'



Vicinity Map SCALE: N.T.S.



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

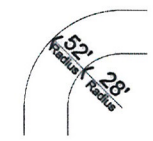
Allowed:	35 ft
Provided:	N/A Existing

PARKING

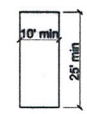
Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Georgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	960	12 Spaces	
102	Joey's Pizza	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	500 GSF 500 GSF	10 Spaces 3 Spaces	
103	Discount Car Insurance	Office	1 space per 300 SF of Gross Floor Area	1000 GSF	4 Spaces	
104	Vacant	Retail	use retail parking requirements: (1 space per 175 SF of Gross Floor Area)	1000 GSF	6 Spaces	
105	Gerardo's Classic Barber Shop	Barber Shop	2 spaces per chair (per business license there are 6 chairs)	1,000 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 3,000 GSF	20 Spaces 15 Spaces	
110	Cash Today Loans	Financial	1 space per 250 SF of the Gross Floor Area	[illegible]	4 Spaces	
112	Mariscos Playa Azul	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,040 1,000 GSF 1,000 GSF	20 Spaces 5 Spaces	
	All Star Minimart	C-Store	(1 space per 175 SF of Gross Floor Area)	2,400 GSF	14 Spaces	
				Total	125 Spaces	69 Spaces Existing

H.C. PARKING

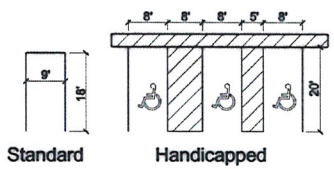
Required:	2 Spaces
Provided:	7 Spaces Existing



Fire Turning Radius



Typical Loading Spaces



Typical Parking Spaces

NORTH

Scale: 1 : 15

0 15 30

Conceptual Site Plan : Sheet Title
10-015 : Project Number
05/11/2010 (Revised 6/29/10) : Date
7/9/10

FRONTLINE group MOSER architecture studio

LOANEX

2333 N. Jones, City of Las Vegas, NV

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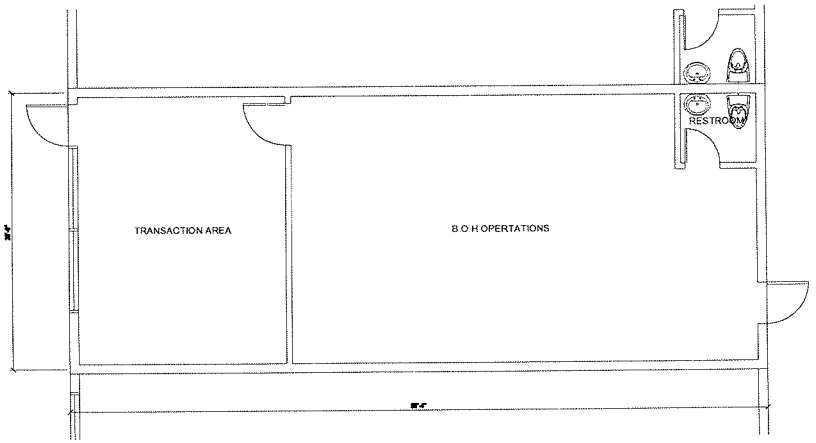
JUL 08 2010

SUP-38531
REVISED



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

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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



SUP-38531 - APPLICANT: LOANEX - OWNER: BECKER INVESTMENT COMPANY, LIMITED PARTNERSHIP

2333 NORTH JONES BOULEVARD, SUITE #110

06/24/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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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

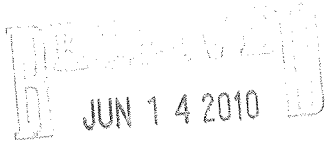
To Whom It May Concern:

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.: **43.**

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

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

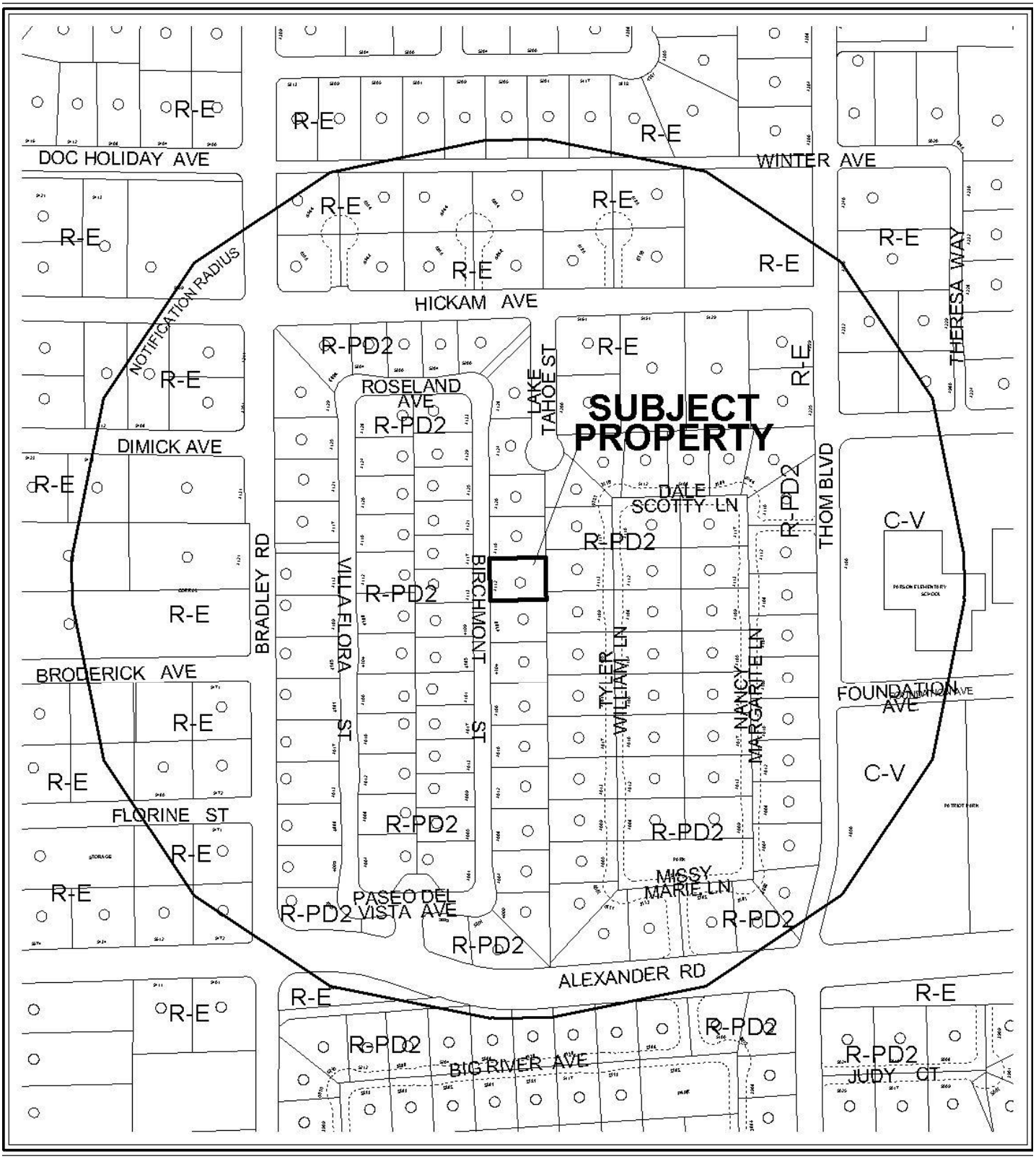
SUBJECT:
SUP-38532 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN AND JANICE METTA - Request for a Special Use Permit FOR A PROPOSED 1,171 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 4112 Birchmont Street (APN 138-01-812-029), R-PD2 (Residential Planned Development - 2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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: STEPHEN AND JANICE METTA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38532	Staff recommends APPROVAL, subject to conditions	

** CONDITIONS **

SUP-38532 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Accessory Structure (Class I) use.

2. All development shall be in conformance with the site plan and building elevations, date stamped 06/14/10, except as amended by conditions herein.

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

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

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

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

Public Works

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,171 square-foot Accessory Structure (Class I) with kitchen at 4112 Birchmont Street. The lot consists of an existing 3,498 square-foot primary dwelling with 4,908 square feet of rear yard area. The use complies with Title 19 requirements for an Accessory Structure (Class I) use and can be conducted in a way that is harmonious and compatible with surrounding land uses. Staff therefore recommends approval. If the Special Use Permit request is denied, the proposed Accessory Structure (Class I) will not be permitted on this site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/94	The City Council approved the request for reclassification of property (Z-0130-94) generally located on the northeast and southeast corners of Alexander Road and Bradley Road, From R-E (Residence Estates), To R-PD2 (Residential Planned Development – 2 units per acre).
07/27/95	The Planning Commission approved a request for a Tentative Map (TM-0050-95) for the proposed Willowdale Park subdivision on property located on the northeast corner of Alexander Road and Bradley Road. The Planning and Development staff recommended approval.
04/03/96	The City Council approved a request for a Reinstatement and Extension of Time [Z-0130-94 (1)] for 46 single family dwellings on property located on the northeast corner of Alexander Road and Bradley Road. The Planning Commission and staff recommended approval.
04/25/96	The Planning Commission approved a request for a Final Map (FM-0034-96) on the northeast corner of Alexander Road and Bradley Road. The Planning and Development staff recommended approval.
08/18/99	The City Council approved a request to Amend a portion of the Northwest Amendment to the General Plan (GPA-0018-99) on property located on the southeast corner of Hickam Avenue and Bradley Road, From DR (Desert Rural Density Residential) to R (Rural Density Residential). The Planning Commission and staff recommended approval.
08/18/99	The City Council approved a request for a Rezoning (Z-0033-99) on property located on the southeast corner of Hickam Avenue and Bradley Road, From R-E (Residence Estates), To R-PD3 (Residential Planned Development – 3 Units per Acre). The Planning Commission and staff recommended approval.

05/03/00	The City Council approved a request for a Site Development Plan Review [Z-0033-99(1)] & [Z-0130-94(2)] for a proposed 61 lot single-family residential development (Willowdale Park). The Planning Commission and staff recommended approval.
06/08/00	The Planning Commission approved a request for a Tentative Map (TM-0057-99) for 60 lots on 25.34 acres on the northeast corner of Alexander Road and Bradley Road. The Planning and Development staff recommended approval.
07/16/03	The City Council denied the request for a Review of Condition (ROC-2503) Condition #1 of an approved Rezoning (Z-0130-94) which limited the height of all dwellings to single story; and approved Condition #6 of Site Development Plan Review [Z-0033-99(1) and Z-0130-94(2)] which required the construction of storm drains and inlets to control nuisance drainage on Lake Tahoe Street and Hickam Avenue adjacent to this site on 25.22 acres on the east side of Bradley Road, between Alexander Road and Hickam Avenue.

Most Recent Change of Ownership	
05/06/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/02/04	A building permit (#04014059) was issued for a Single Family Residence at 4112 Birchmont Street. The project was completed on 09/02/05.

Pre-Application Meeting	
05/19/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for an Accessory Structure (Class I) were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed. • The site plan needs revision regarding the tabulation table to isolate the total area of the livable space. • The site plan shall be revised to include on to the tabulation table the ground floor area of the accessory structure, which shall not cover more than 50 percent of the rear yard. • The site plan shall be revised to provide the Total Floor Area of the Accessory Structure, which will not exceed 50 percent of the Floor Area of the Principal Dwelling. • The site plan needs to be revised to include the Zoning designation of R-PD2, including the property line dimensions. The site plan shall call out the floor area of the house and proposed accessory structure. A vicinity map shall be included on the site plan.

05/19/10	• The elevation plans shall be revised to call out the height dimensions on all sides of the building elevations with height called out at the mid-point of the roof. The application shall include the color palette for the proposed Accessory Structure to ensure that it matches the exterior of the primary dwelling.

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

Field Check	
06/24/10	Staff conducted a site visit and noted a well maintained single family residential lot.

Details of Application Request	
Site Area	
Net Acres	0.31

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
North	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
East	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

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

DEVELOPMENT STANDARDS

Per Title 19.08.040, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	11,000 SF	13,504 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks (Accessory Structure)			
• Front	Not Allowed	N/A	N/A
• Side (N)	3 Feet	5 Feet	Y
• Side (S)	3 Feet	44 Feet	Y
• Rear	3 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	14 Feet	Y
Max. Lot Coverage of rear yard	50%	29%	Y
Max. Building Height	height of the principal building (18 feet)	13 Feet	Y
Max. Floor area (Accessory Structure)	1,749 SF	1,171 SF	Y

ANALYSIS

The applicant is requesting a Special Use Permit for a proposed 1,560 square-foot Accessory Structure (Class I) at a residential property located at 4112 Birchmont Street.

An Accessory Structure (Class I) use is defined by Title 19.20.020 as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit. The applicant indicated on the justification letter that proposed accessory structure will be used by their immediate family member. The floor plan depicts a 1,171 square-foot

accessory structure containing a kitchen with a nook, two bathrooms, a bedroom, a media room and a hobby room.

The proposed accessory structure is compatible with the R (Rural Density Residential) General Plan Designation and is located within an existing R-PD2 (Residential Planned Development - 2 Units per acre) zoned subdivision. The proposed structure is set back sufficiently from the neighboring properties and it is a single story structure. The rear yard coverage is 29 percent and is below the maximum 50 percent requirement. The floor area of the proposed accessory structure is 34 percent of the existing dwelling floor area and is below the maximum 50 percent requirement. The height of the proposed accessory structure is at 13 feet and is subordinate to the primary dwelling of 18 feet. The proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses; therefore, staff is recommending approval of this request.

A copy of a letter from the Willowdale Park Home Owner's Association was received by the Planning and Development Department on 07/19/10 stating that the proposed casita is in violation of Article 7.11 of the Willowdale governing documents, and requesting that the owner stop all construction immediately. Per Title 19.00.060(J), "No provision of this Title is intended to interfere with or abrogate or annul any easement, private covenants, deed restriction or other agreement between parties. In cases in which this Title imposes a greater restriction upon the use of land or structures, the provisions of this Title shall prevail and control. By virtue of this Title, the City has no power or authority to enforce private deed covenants, conditions or restrictions. Private covenants or deed restrictions which impose conditions more restrictive than those imposed by this Title, or which impose restrictions not covered by this Title, are not superseded by this Title." As the City has no authority to enforce private covenants or restrictions, staff's recommendation of approval is based strictly on the requirements of Title 19, and the compatibility of the proposed use with the surrounding adjacent uses.

FINDINGS (SUP-38532)

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

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

   The proposed Accessory Structure (Class I) is compatible with the R (Rural Density Residential) General Plan designation and is located within an existing R-PD2 (Residential Planned Development – 2 Units Per Acre) zoned subdivision. The proposed land use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The subject site is physically suitable for the type and intensity of land use proposed. The total floor area of the proposed accessory structure is 34 percent of the floor area of the principal dwelling unit constructed on the same lot. The main aggregate total of the ground floor area of the proposed accessory structure covers 29 percent of the rear yard. The proposed structure is set back sufficiently from neighboring properties and it is a single story. The height of the proposed accessory structure is approximately 13 feet and is less than the primary dwelling unit of 18 feet.

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

The site is located within a subdivision accessed by Alexander Road, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. The proposed use is not expected to have an effect on traffic in the area, and therefore this right-of-way will be adequate to accommodate it and the existing uses on the property.

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

Approval of the proposed Accessory Structure (Class I) use will not jeopardize the public health, safety or welfare, as it will be subject to permit review and inspection prior to completion.

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

The proposed Accessory Structure (Class I) use meets the conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 165

APPROVALS 0

PROTESTS 0

RG

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

RECEIVED
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

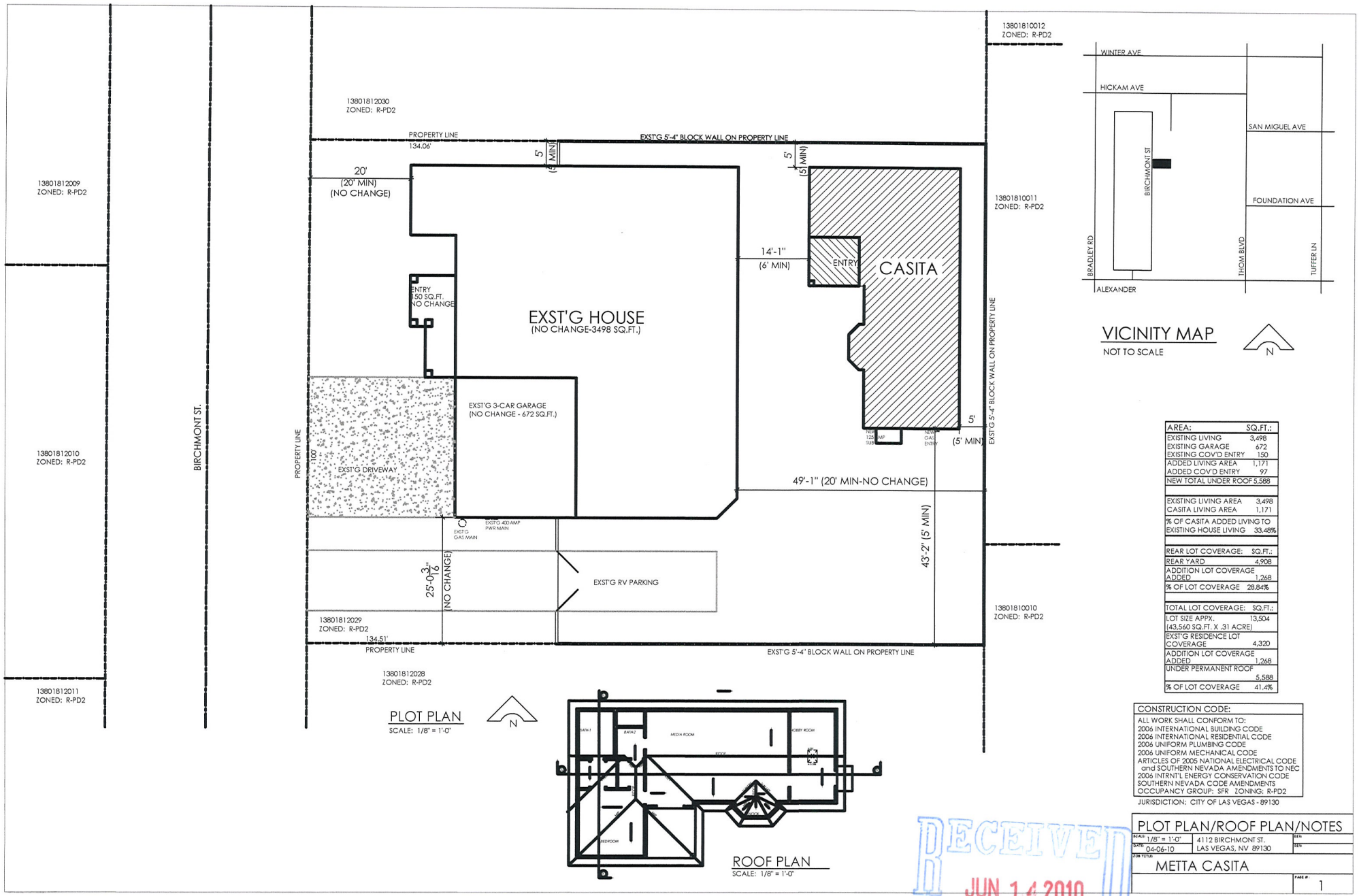
Notary Public in and for said County and State

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.

RECEIVED JUN 17 2010

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

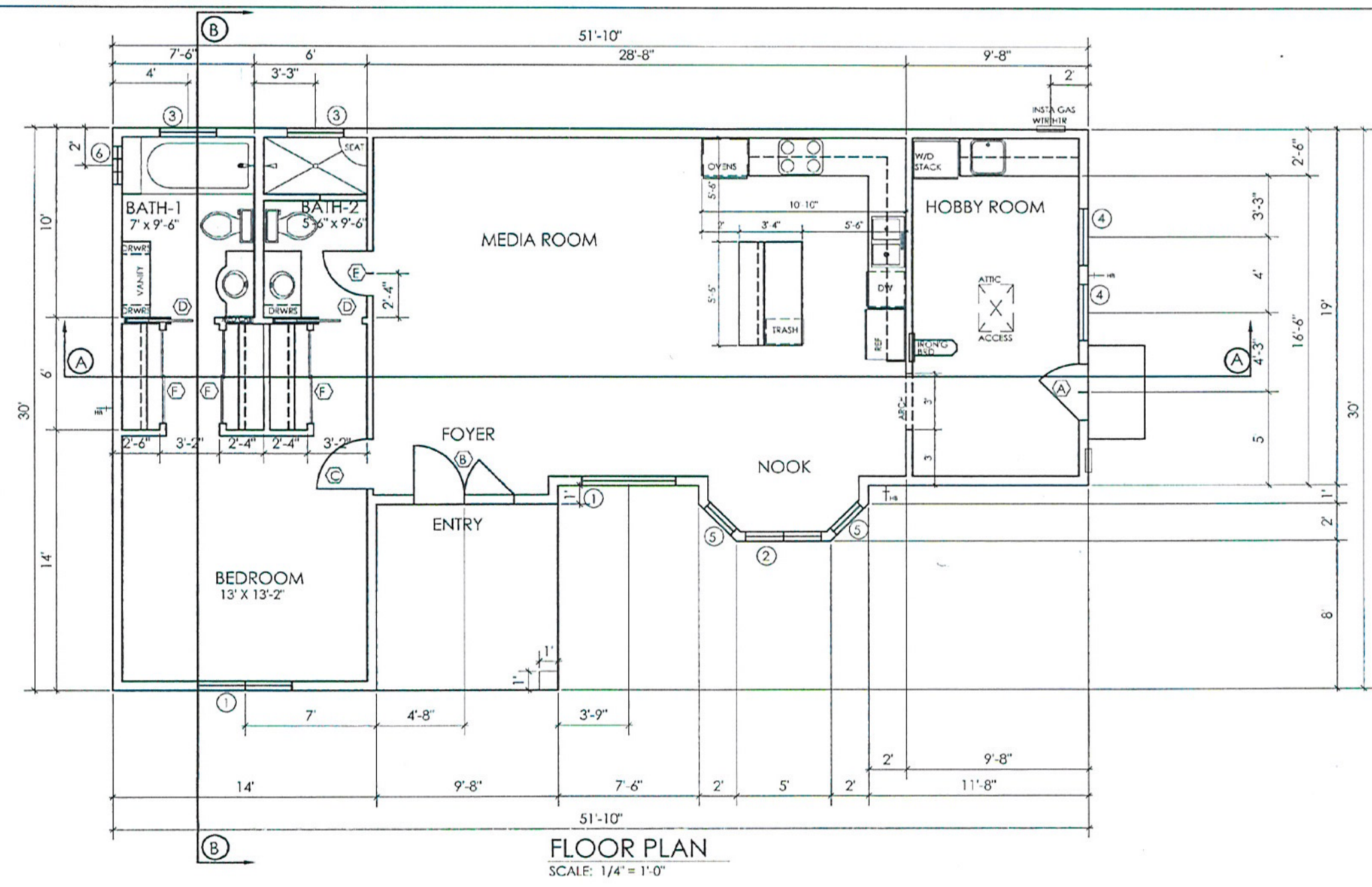
SUP-38532

ELECTRICAL LEGEND:

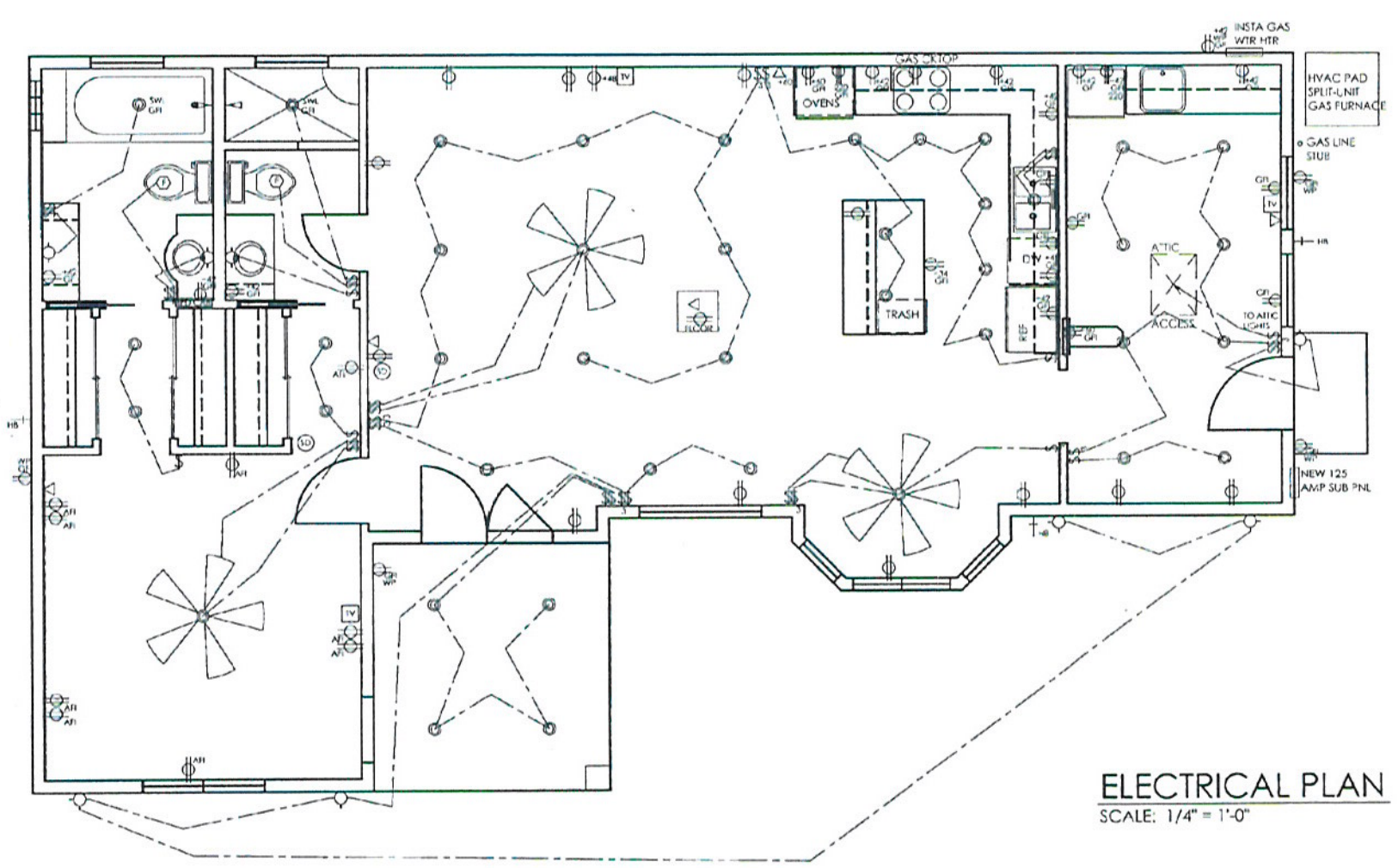
Symbol	Description
	FLUORESCENT LIGHT
	TRACK LIGHT
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	LIGHT FIXTURE W/FAN
	RECESSED LIGHT FIXTURE
SWI GFI	RECESSED LIGHT FIXTURE (SWI-SUITABLE FOR WET LOCATIONS GFI-GROUND FAULT INTERRUPT)
	RECESSED LIGHT FIXTURE-WALL WASH
	EXT. PHOTO CELL RECESSED LIGHT
	CHANDELIER
	EXHAUST FAN TO OUTSIDE AIR (5 AIR CHANGES PER HOUR)
	110 V WALL OUTLET
C	110 V CEILING OUTLET
F	110 V FLOOR OUTLET
220	220 V OUTLET
AFI	ARC FAULT INTERRUPT 110V OUTLET
GFI	GROUND FAULT INTERCEPT 110V OUTLET
WP	WEATHER PROOF OUTLET
$	SINGLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
	TELEPHONE JACK
SD	SMOKE DETECTOR
TV	TELEVISION JACK
	GARAGE DOOR OPENER
	FLOOD LIGHT
	GAS OUTLET
HB	HOSE BIB

NOTES:

1) ALL BATH, KITCHEN, LAUNDRY ROOM, GARAGE FIXTURES TO BE G.F.I.
2) ELECTRICAL CONTRACTOR TO PROVIDE ALL SERVICE & DISC. REQ. FOR GROUND BASE. A/C UNITS & ATTIC A/H UNITS AS SPEC BY MECH. CONTRACTOR-VERIFY LOCATION & REQ. (INCLUDE POWER FOR HEAT STRIPS IF REQ'D)
3) PROVIDE 2X BLOCKING AS REQUIRED FOR CLG FANS & OTHER MOUNTED FIXTURES.
4) CIRCUITRY, DESIGN AND PANEL SPECS, SIZE, CALCS BY RESPECTIVE CONTRACTOR.
5) ALL SWITCHES TO BE MOUNTED @ 48" AFF UON
6) ALL RECEPTACLES TO BE MNTD @ 12" AFF UON
7) ALL PHONE JACKS TO BE MNTD @ 12" AFF UON
8) ALL RECESSED & FAN LIGHTS TO BE ON DIMMER
9) PROVIDE SMOKE DETECTORS AS REQ'D
10) ALARM & INTERCOM SYSTEMS PER OWNER
11) ALL EXTERIOR OUTLETS TO BE WEATHER PROOF & GFI
12) ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. BRANCH/FEEDER AFCI'S SHALL BE PERMITTED TO BE USED TO MEET REQ'MNTS OF 210.12(B) UNTIL JANUARY 1, 2008. (NEC ARTICLE 210.12(B)
13) OVER CURRENT DEVICES SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS IN A CLOTHES CLOSET. (NEC ARTICLE 240-24d)
14) NO MORE THAN 4 DUPLEX RECEPTACLE OUTLETS SERVING THE REQ'D COUNTER TOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT. (NEC ARTICLE 210-23(a)(3) AS AMENDED.
15) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP. SECTION 310. ALL REQ'D SMOKE DETECTORS SHALL BE INTERCONNECTED. SECTION 310. SOUTHERN NEVADA AMENDMENTS.
16) A 125-VOLT, 15 OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING AND AIR-CONDITIONING EQUIPMENT IN ATTICS AND CRAWL SPACES. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25' OF THE EQUIP. THE RECEPTACLE SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECT. NEC 210-63.
17) AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACES, UTILITY ROOMS AND BASEMENTS WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQ'G SERVICING. AT LEAST ONE POINT OF CONTROL SHALL BE THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQ'G SERVICING. NEC 210-70(a)3
18) PANEL GROUNDING CONDUCTOR SHALL BE A MIN OF 20' OF #4 BARE COPPER WIRE EMBEDDED IN THE CONCRETE FTG.
19) IN KITCHEN & DINING ROOMS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 220 PART I & II
20) IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISION SPECIFIED IN THE FOLLOWING ARTICLES. SPACING NEW ART. 210.52(A)(1). WALL SPACE NEC ART. 210.52(A)(3).
21) THE FOLLOWING FASTENED IN PLACE APPLIANCES ARE REQUIRED TO HAVE A SEPARATE MINIMUM 20-AMPERE CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOK, CLOTHES WASHER AND HYDRO-MASSAGE BATHTUB. THE CLOTHES WASHER CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. NEC ART. 210.23(E)(4)SNA.
22) COUNTERTOPS IN KITCHEN AND DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES. WALL COUNTER SPACE (NEC ART. 210.52(C)(1), ISLAND COUNTER SPACE NEC ART. 210.52(C)(2), PENINSULAR COUNTER SPACE NEC ART. 210.52(C)(3). SEPARATE SPACES nec ART. 210.52(C)(4) & RECEPTACLE OUTLET LOCATIONS. (NEC ART. 210.52(C)(5))
23) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA/ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER & A SHORT DIMENSION OF 12 INCHES OR GREATER. THIS OUTLET SHALL SERVE UP TO THE FIRST 4 FEET MEASURED HORIZONTALLY, OF COUNTER SPACE IN THE LONG DIMENSION. AN ADDITIONAL OUTLET SHALL BE REQ'D TO SERVE EACH 4 LINEAR FEET OR FRACTION THEREOF. NEC ART. 210.52(C)(3) SNA.
24) NO MORE THAN 4 DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT. NEC ART. 210.23(F)(7) SNA.
25) THE MAX NUMBER OF OUTLETS ON A 20 AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12. SEE EXCEPTIONS NEC ART. 210.23(E)(2) SNA.
26) WHERE A BOX IS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN, THE BOX SHALL BE LISTED FOR THE APPLICATION AND FOR THE WEIGHT OF THE FAN SUPPORTED. NEC ART. 210.23(D)
27) LUMINARIES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ART. 410.8
28) ALL LUMINARIES (LIGHTING FIXTURES) AS DEFINED IN ARTICLE 410.4(D) PERMITTED TO BE INSTALLED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 8' VERTICAL FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD; WHICH IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL. SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED. NEC ART.210.8(C)(2) SNA
29) PANEL GROUNDING CONDUCTOR SHALL BE A MIN OF 20' OF #4 BARE COPPER WIRE EMBEDDED IN THE CONCRETE FTG.
30) CEILING FAN J-BOXES AT BEDROOMS SHALL BE ARC-FAULT PROTECTED.
31) AT LEAST ONE WALL SWITCH THAT CONTROLS AN INTERIOR LIGHTING OUTLET SHALL BE LOCATED AT EACH KEYED EXTERIOR ENTRY. THIS SWITCH SHALL BE LOCATED WITHIN 6 FEET OF THE LATCHING JAM SIDE. UNLESS PROHIBITED BY STRUCTURAL DESIGN, AND NOT BEHIND AN ACTIVE DOOR IN THE FULLY OPEN POSITION. (NEC ARTICLE 210.70(A)(2)(b) AS AMENDED)



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



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1) ALL FRAMING LUMBER TO BE DFL#2, DFS#2, OR LP#1
2) ALL EXTERIOR WALLS ARE 2X6 AT 16" O.C.
3) ALL EXTERIOR SHEATHING IS 3/8" APA RATED STRUCTURAL SHEATHING NAILED WITH 8d @ 6" O.C. EDGES, 12" O.C. FIELD-U.N.O. IN SHEAR SCHED.
4) ALL FRAMING CONNECTORS TO BE SIMPSON COMPANY OR EQUAL.
5) VENT CLOTHES DRYER, RANGE HOOD & ALL EXHAUST FANS TO OUTSIDE AIR
6) DRYER VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90° ELBOWS.
7) PROVIDE MOISTURE EXHAUST DUCT FOR DOMESTIC CLOTHES DRYER, WHICH TERMINATES ON THE OUTSIDE OF THE BUILDING, EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. SIZE OF DUCT SHOULD BE MINIMUM 4" DIAMETER WITH A ATION. SIZE OF DUCT SHOULD BE MINIMUM 4 INCHES DIAMETER WITH A MAXIMUM RUN OF 14 FEET, INCLUDING TWO 90° ELBOWS, AS REQ'D.
8) FIREPLACE WITHIN A DWELLING UNIT. A GAS OR WOOD-BURNING FIREPLACE INSTALLED WITHIN A DWELLING UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   a. WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTERS ON THE SIGN SHALL BE A MINIMUM OF 3/8 INCHES IN HEIGHT.
9) ALL FIREPLACES SHALL COMPLY WITH I.R.C. CHAP. 10
10) PROVIDE FIRE BLOCKING:
   i. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
   ii. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPG'S THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, W/NON-COMBUSTIBLE MATERIALS.
11) PROVIDE 22" X 30" ATTIC & CRAWL ACCESS AS REQ'D (30" MIN HEADROOM) FURNACE SHALL NOT EXCEED 20' FROM ACCESS OPENING
12) THE DISTANCE FROM THE ATTIC ACCESS TO THE FURNACE SHALL NOT EXCEED 20 FEET. PROVIDE CATWALK.
13) WATER HEATER SHALL BE PLACED ON 18" HIGH PLATFORM @ 24" X 24". PROVIDE SEISMIC STRAPS PER NOTE 21.
14) WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
15) GARAGE TO HAVE 5/8" TYPE "X" GYP BOARD ON ALL WALLS & CEILING
16) NAILING TO BE PER 2006 I.R.C.
17) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.1 AS AMENDED)
18) WHERE ½" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE A WATER-BASED TEXTURED FINISHES TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE ½" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING BOARD OR INCREASED TO ⅝" GYPSUM BOARD. (TABLE R702.3.5 FOOTNOTE (d))
19) CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USES AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREA. (R702.4.2)
20) THE ELEVATION FROM THE HOUSE ENTRY TO THE LANDING AT THE FRONT ENTRY DOOR IS MAXIMUM 1-1/2".
21) ALL EXIT DOORS SHALL HAVE AN ELEVATION FROM THE HOUSE FLOOR TO THE LANDING A MAXIMUM OF 7-3/4" EXCEPT WHERE AN EXIT DOOR SWINGS OUT THEN THE ELEVATION FROM THE HOUSE TO THE LANDING SHALL BE A MAXIMUM OF 1-1/2".
22) PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS
   a. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   b. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" THE FLOOR OR WALKING
23) ALL EXTERIOR INSULATION FINISH SYSTEMS (EFIS) AND/OR A ONE-COAT STUCCO SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANF'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF THIS SECTION. DECORATIVE TRIM SHALL NOT BE FACE NAILED THROUGH THE EFIS. THE EFIS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL.
24) FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS. (R602.8)
   1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF SUDS OR STAGGERED STUDS; AS FOLLOWS:
      1.1 VERTICALLY AT THE CEILING & FLOOR LEVELS.
      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FEET.
   2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   4. AT OPENINGS AROUND VETS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
   5. FOR THE FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH IRC SECTIONS R1003.19.
   6. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
25) FOAM PLASTICS: THERMAL BARRIER PER IRC R314.4
26) FOAM PLASTICS: ATTIC AND CRAWL SPACES SHALL COMPLY W/ R314.5.3 & R314.5.4

DOOR SCHEDULE

MK	QA	SIZE	REMARKS
A	1	3⁰ 8⁰	EXT INSUL MTL
B	1	5⁴ 8⁰	EXT INSUL MTL DBL FRENCH -TMP GLSS/FRONT ENTRY
C	1	2⁸ 6⁸	INT PASSAGE
D	2	2⁴ 6⁸	INT POCKET PASSAGE
E	1	2⁴ 6⁸	INT PASSAGE
F	3	5⁰ 8⁰	INT MIRRORED BI-PASS CLOSET

WINDOW SCHEDULE

MK	QA	SIZE	REMARKS - @ 8'-0" (UNO)
1	2	5⁰5⁰	DBL PN/VNYL FRM SLIDER - TMP GLSS
2	1	4⁰5⁰	DBL PN/VNYL FRM FIXED
3	2	3⁰ 1⁰	DBL PN/VNYL FRM SLIDER - TMP GLSS
4	2	3⁰ 1⁰	DBL PN/VNYL FRM SLIDER
5	2	2⁰5⁰	DBL PN/VNYL FRM SINGLE HUNG
6	1	2⁰ 3⁴	8" x 8" GLASS BLOCK-GROUTED

FLOOR PLAN/ELECTRICAL PLAN	
SCALE: 1/4" = 1'-0"	4112 BIRCHMONT ST. LAS VEGAS, NV 89130
DATE: 04-06-10	
JOB TITLE: METTA CASITA	
PAGE #: 2	

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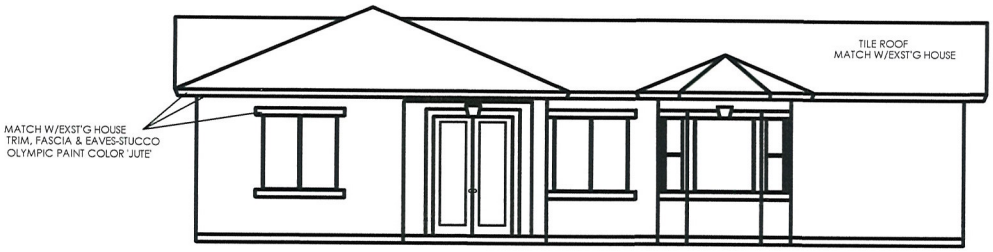
SUP-38532

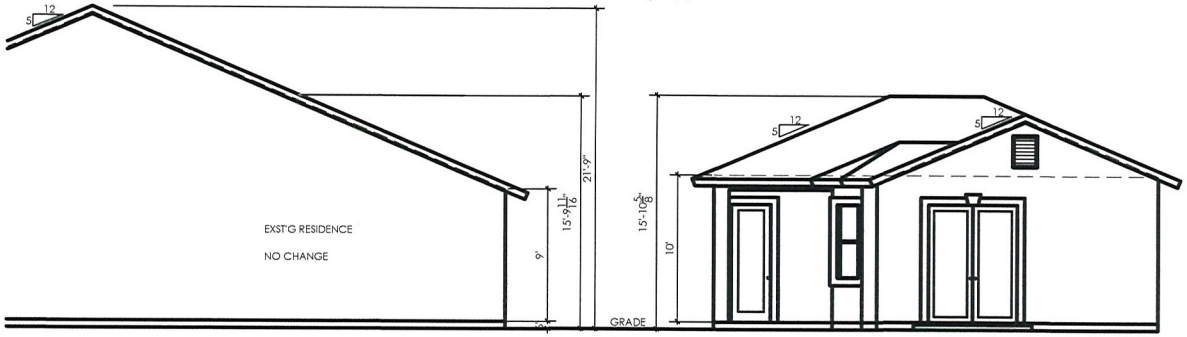
Valley Blueprint 06/08/2010



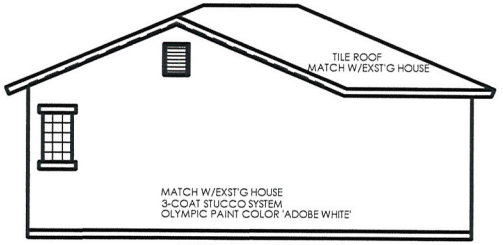
FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



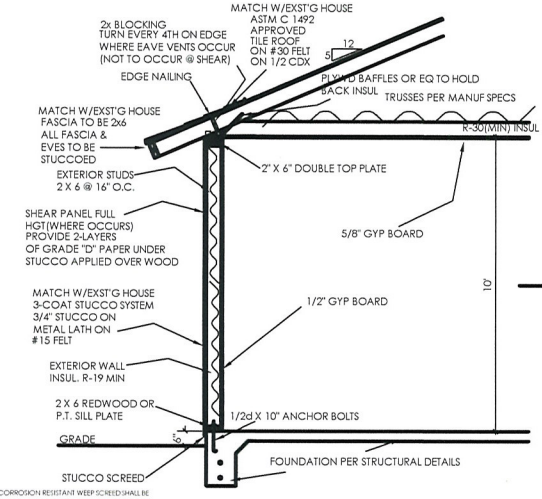
REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

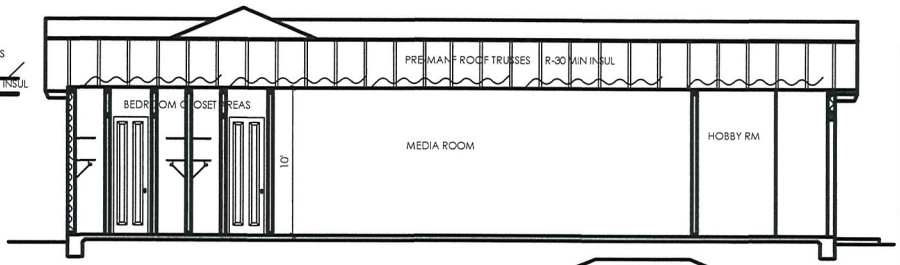


LEFT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

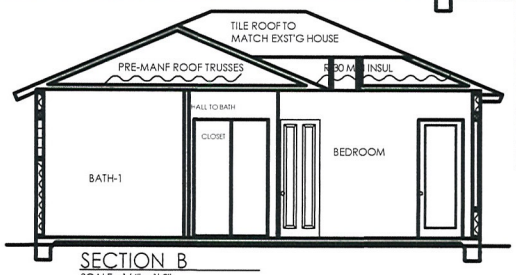


*** A CORROSION RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS AND SHALL BE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. SHALL BE IN ACCORDANCE 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)

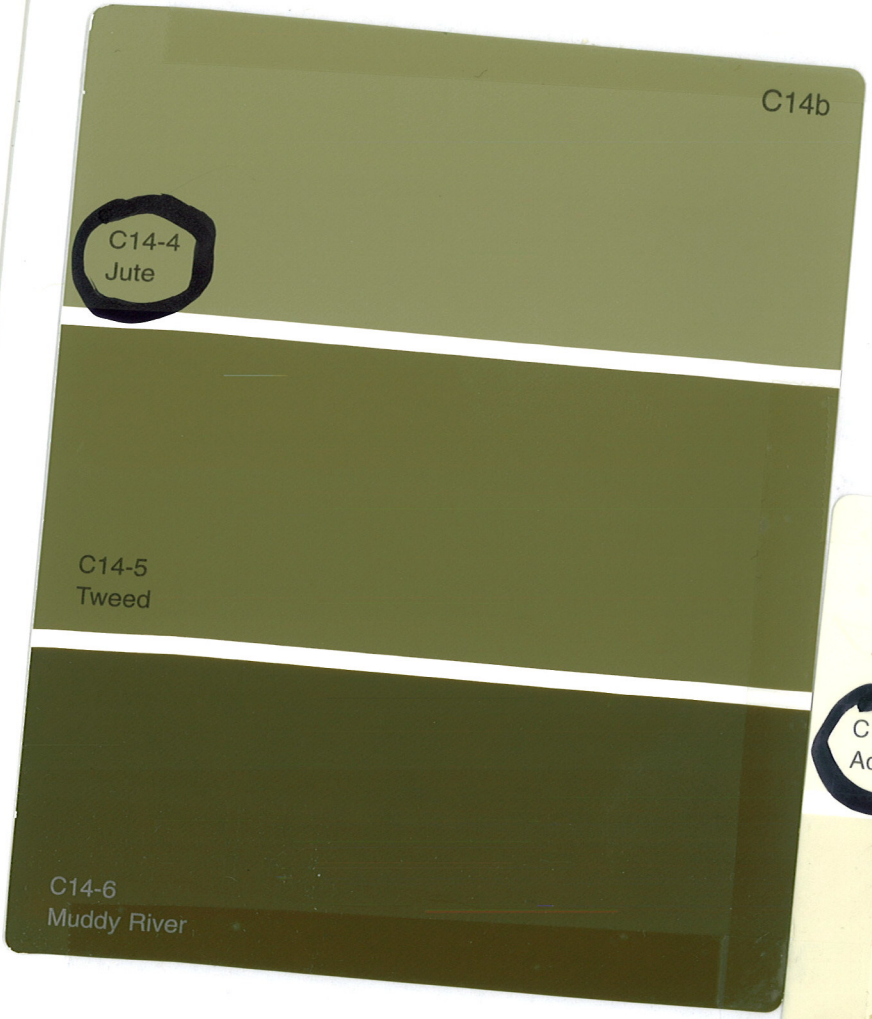


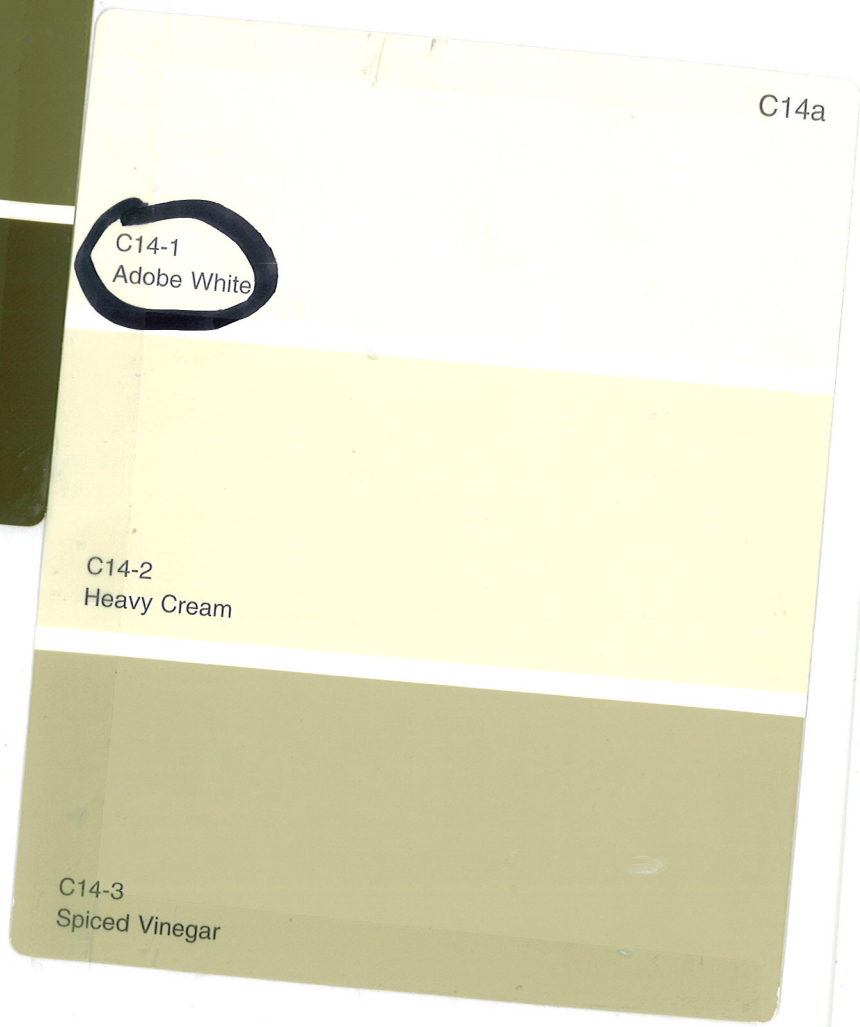
SCALE: VARIES	4112 BIRCHMONT ST.
DATE: 04-06-10	LAS VEGAS, NV 89130
JOB TITLE: METTA CASITA	

ELEVATIONS/SECTIONS

REVISED
JUN 14 2010

SUP-38532





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SUP-38532



SUP-38532 - APPLICANT/OWNER: STEPHEN AND JANICE METTA
4112 BIRCHMONT STREET

06/24/10



SUP-38532 - APPLICANT/OWNER: STEPHEN AND JANICE METTA
4112 BIRCHMONT STREET

06/24/10



SUP-38532 - APPLICANT/OWNER: STEPHEN AND JANICE METTA
4112 BIRCHMONT STREET

06/24/10








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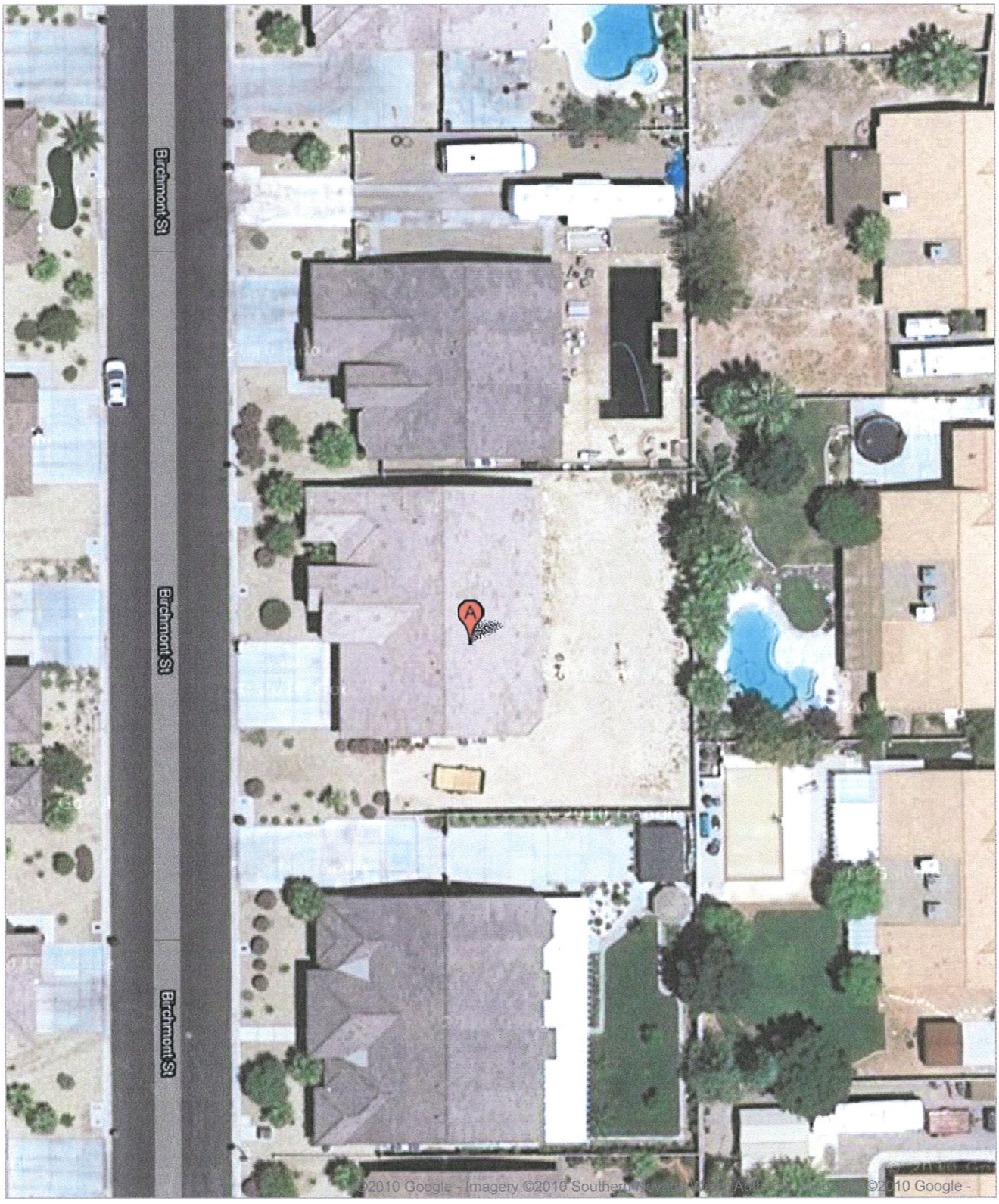
Google maps Address

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.

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JUN 14 2010
SUP-38532

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**

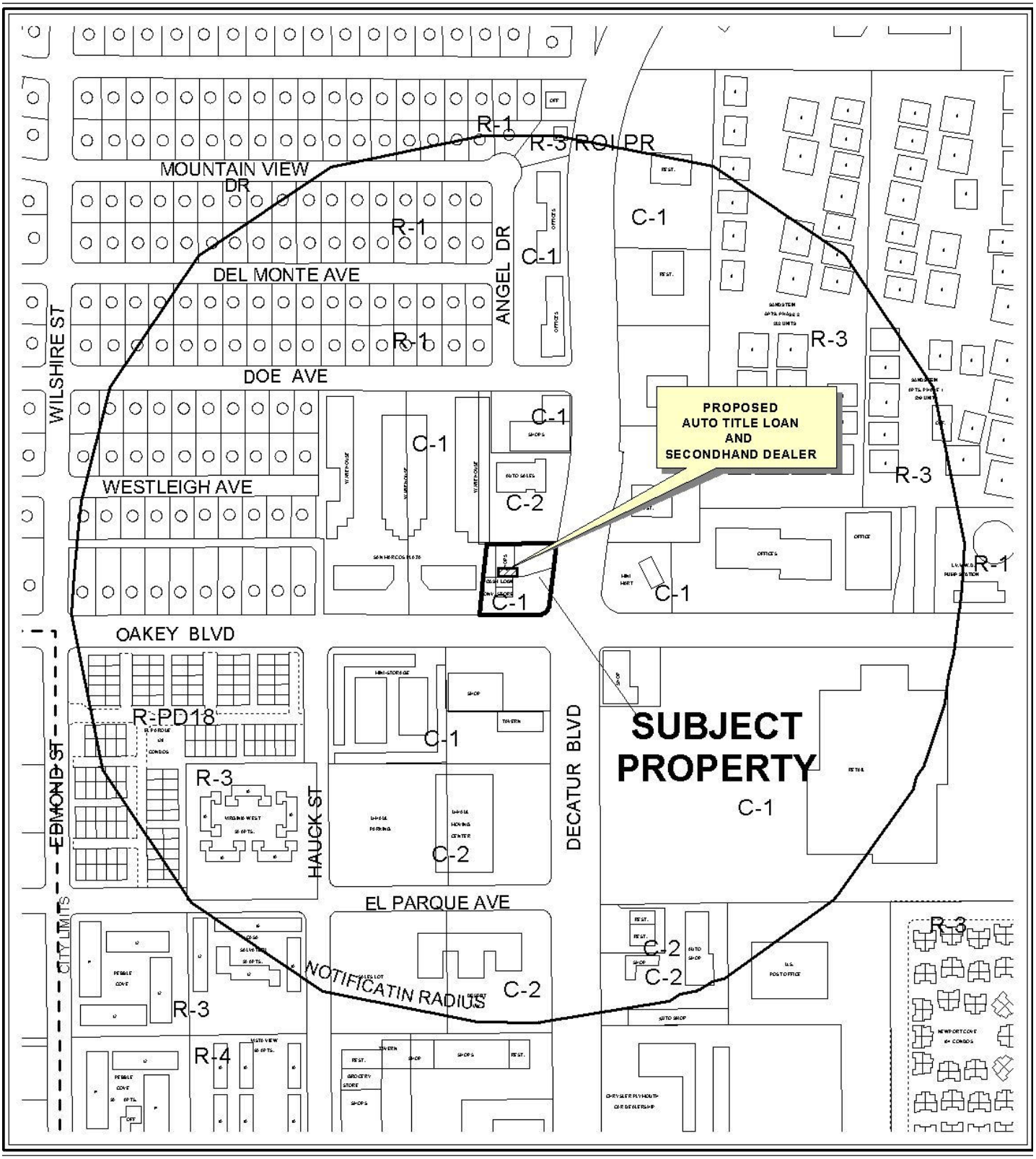
SUBJECT:
SUP-38533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING 750 SQUARE-FOOT NON-CONFORMING FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 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). 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 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



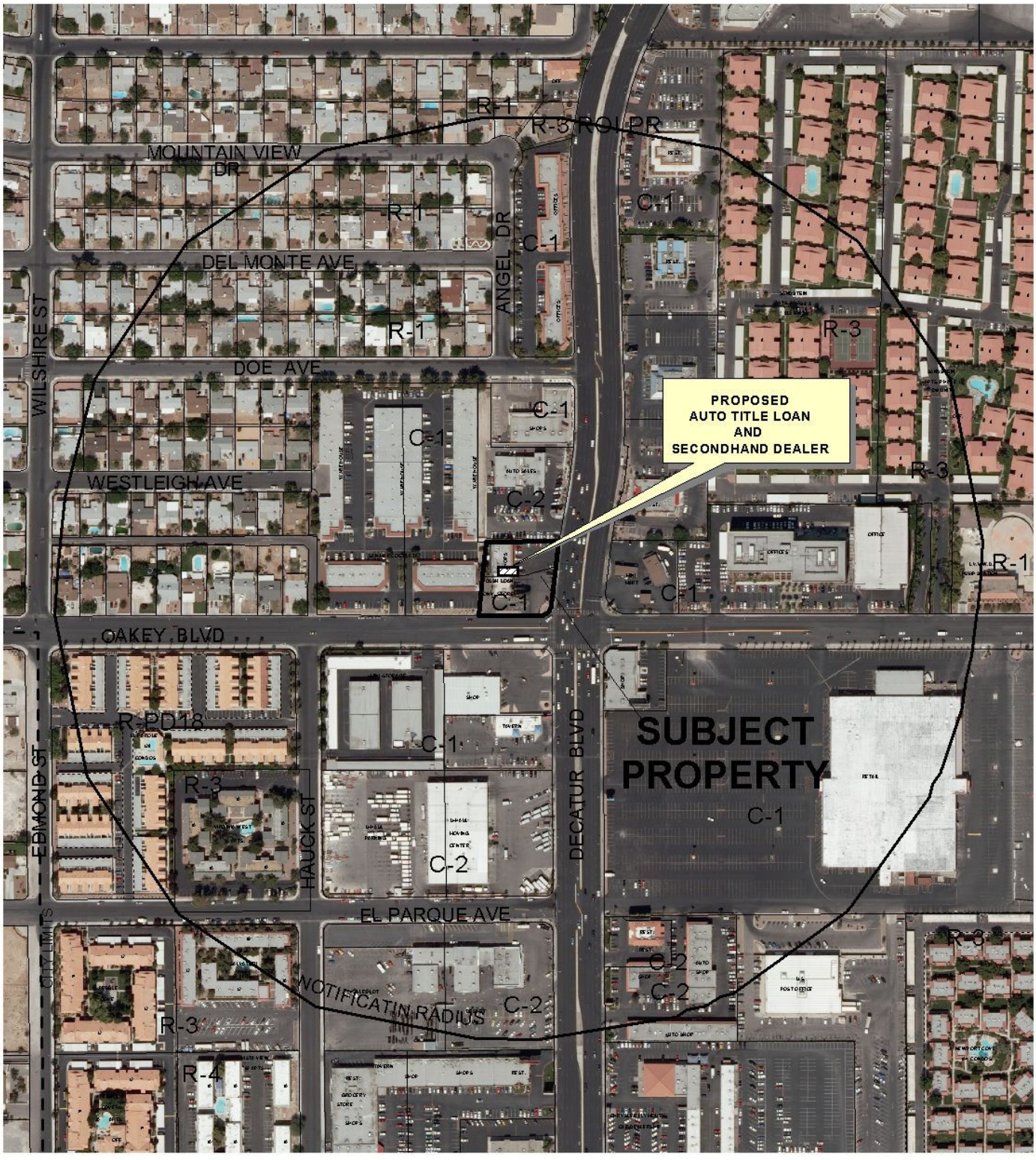
0 300 600 Feet

CASE: **SUP-38533 AND SUP-38534**

RADIUS: 1000 FT

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

N



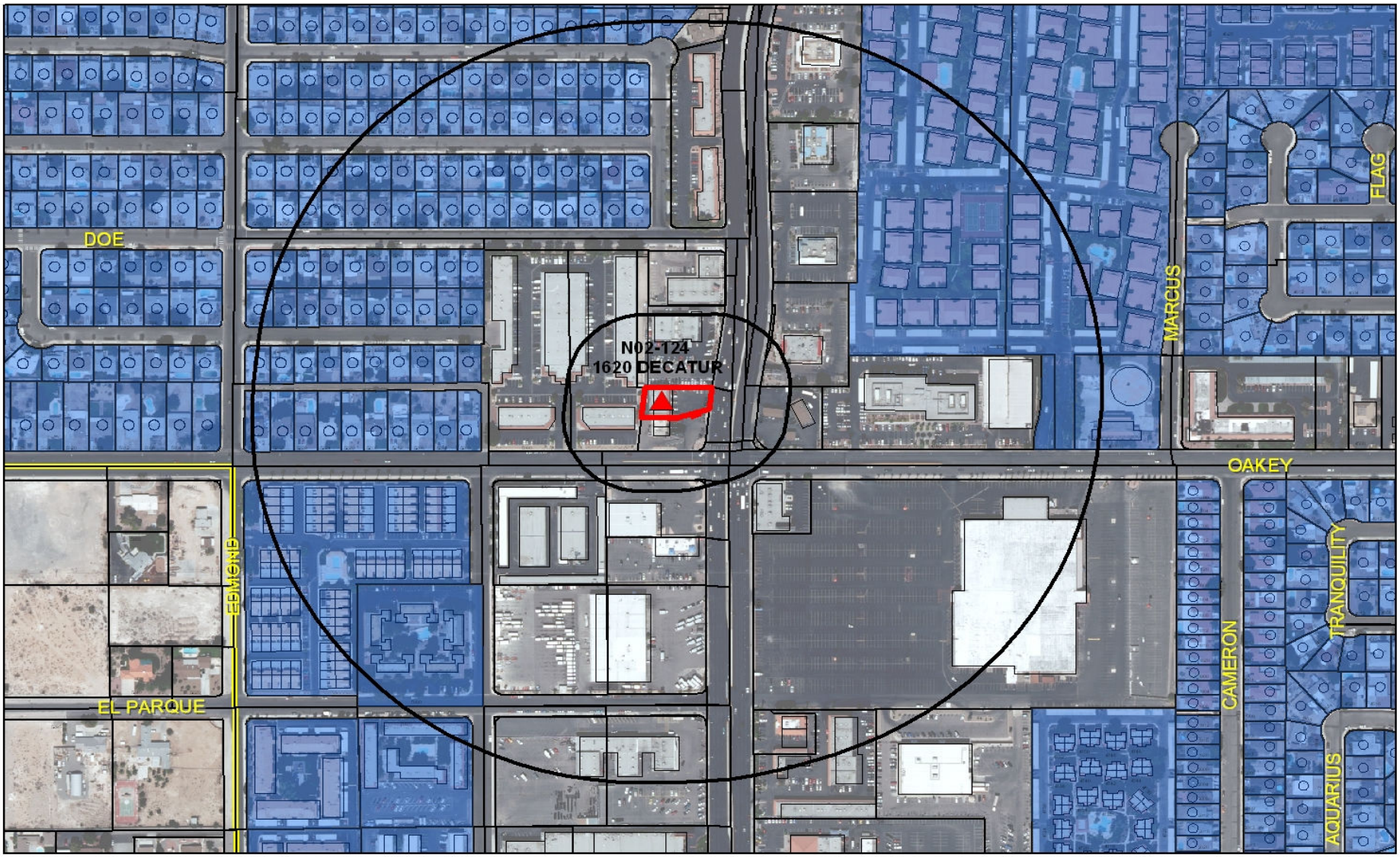
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38533	Staff recommends APPROVAL, subject to conditions:	N/A
SUP-38534	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38533 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Auto Title Loan use.

2. All window signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval.

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

SUP-38534 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Secondhand Dealer use.

2. All window signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval.

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting two Special Use Permit for Auto Title Loan and Secondhand Dealer within an existing 750 square-foot non-conforming Financial Institution, Specified at 1620 South Decatur Boulevard, Suite A. The applicant is requesting for a waiver for the Auto Title Loan to allow the minimum of 750 square feet, where 1,500 square feet minimum of the building or portion thereof that is dedicated for the use. Staff is recommending approval of these applications because the proposed uses can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. If this request is denied, the Auto Title Loan and Secondhand Dealer uses cannot be permitted on this site.

ISSUES

- A waiver is required to allow 750 square feet for the Auto Title Loan use where 1,500 square feet is the minimum floor area required.
- A site visit by staff and noted that a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/21/69	The Board of City Commissioners approved for a Rezoning (Z-0026-69) on property generally located on the northwest corner of Oakey Boulevard and Decatur Boulevard, from R-3 and R-1 to C-1 (Limited Commercial). The Planning Commission recommended approval.
10/22/69	The Board of City Commissioners approved a request for a six month Extension of Time under Z-0026-69 on property generally located on the northwest corner of Oakey Boulevard and Decatur Boulevard, C-1 (Limited Commercial) Zone. The Planning Commission recommended approval.
02/14/85	The Planning Commission approved a Plot Plan Review (Z-0026-69) of property generally located on the northwest corner of Oakey Boulevard and Decatur Boulevard, C-1 (Limited Commercial) Zone. Staff recommended approval.

Most Recent Change of Ownership	
12/24/90	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/12/85	A building permit (#6238) was issued for a Commercial Retail Building at 1620 South Decatur Boulevard. The project was completed on 07/19/85.
08/08/95	A business license (C21-00023) was issued for a Check Cashing Service at 1620 South Decatur Boulevard Suite #A. The license was reclassified to Non-Depository Lender on 09/18/09.
01/07/10	A temporary business license (N02-00124) was issued for Non-Depository Lender at 1620 North Jones Boulevard Suite #A. The temporary business license will expire on 07/07/10.

Pre-Application Meeting	
06/03/10	A pre-application meeting with applicant was held where elements of submitting Special Use Permit applications for an Auto Title Loan and Secondhand Dealer were discussed. The topic included: • The submittal of application materials, meeting dates, and deadlines were discussed. • The parking requirement for an Auto Title Loan and Secondhand Dealer are the same as the Financial Institution, Specified. The required parking is one space per 250 square feet of gross floor area and no additional parking is required for the proposed use. • The site plan needs to be revised to include a comprehensive parking calculation with the parking requirements of different uses on-site. • The justification letter needs to be revised to include the business address and suite number of the proposed use. • The hours of operation needs to be indicated on the justification letter indicating that the use will not extend beyond the hours of 8:00 a.m. to 11:00 p.m. Otherwise, a waiver is required to extend the required hours of operation requirements. • A waiver is required to allow 750 square feet for the use where 1,500 square feet is the minimum floor area required.

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

Field Check	
06/24/10	A field check was conducted by staff and observed window signage of the subject suite. Pursuant to Title 19.14, the window signage exceeds 25 percent.

Details of Application Request	
Site Area	
Net Acres	0.30

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office/General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Motor Vehicle Sales, Used	GC (General Commercial)	C-2 (General Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Convenience Store & Service Station (without Automotive Repair)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution, Specified	750 SF	1/250 SF	3				
Retail	1,500 SF	1/175 SF	10				
General Retail	750 SF	1/175 SF	5				
Office other than listed	2,250 SF	1/300 SF	9				
Beauty Salon	750 SF	3 space per station	15				
TOTAL SPACES REQUIRED			42		16		
TOTAL (With Handicapped)			40	2	15	1	N
Loading Spaces	6,000 SF	Less than 10,000 SF	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500 square feet minimum of the building or portion thereof that is dedicated for the use.	750 square feet is the existing area of the suite.	Approval

ANALYSIS

The proposed Auto Title Loan will allow a business that provides check cashing services such as a principal service deferred, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash. The proposed Secondhand Dealer will allow a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. The term includes the sale of jewelry (Class III type) and scrap precious metals. The parking requirement for this site is determined by the different uses; therefore, 37 parking spaces are required. Currently, the provided parking for the site is 16 spaces and it is a parking-impaired development, pursuant to Title 19.10.010. The proposed Auto Title Loan and Secondhand Dealer uses will not increase the area of the suite or result in a change of use that requires an increase in the number of required parking spaces, whereas they have the same parking requirement as the existing non-conforming Financial Institution, Specified. The Financial Institution, Specified use has been pre-existing on-site prior to the requirements for a

Special Use Permit.

A minimum Special Use Permit requirement for the proposed Auto Title Loan use is a 1,500 square-foot minimum floor area for the use. The applicant has requested a waiver to allow 750 square feet of floor area for the proposed use.

A site visit was conducted by staff noted a window signage was observed and exceeded the 25 percent coverage allowed pursuant to Title 19.14. A condition of approval has been added to address the window signage.

The proposed Auto Title Loan and Secondhand Dealer uses can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. No additional parking requirements for the proposed uses, staff is recommending approval of this request.

FINDINGS (SUP-38533)

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

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

   The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

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

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

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

   Site access is provided from Decatur Boulevard, a 100-foot Primary Arterial and Oakey Boulevard, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Auto Title Loan use.

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

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

   The use does not meet the applicable condition per Title 19.04. Staff recommends approval of a waiver to allow 750 square feet minimum for the proposed use, where 1,500 square feet minimum is required.

FINDINGS (SUP-38534)

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

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

   The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed Secondhand Dealer use.

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

   Site access is provided from Decatur Boulevard, a 100-foot Primary Arterial and Oakey Boulevard, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Auto Title Loan use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 250

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

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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

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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.

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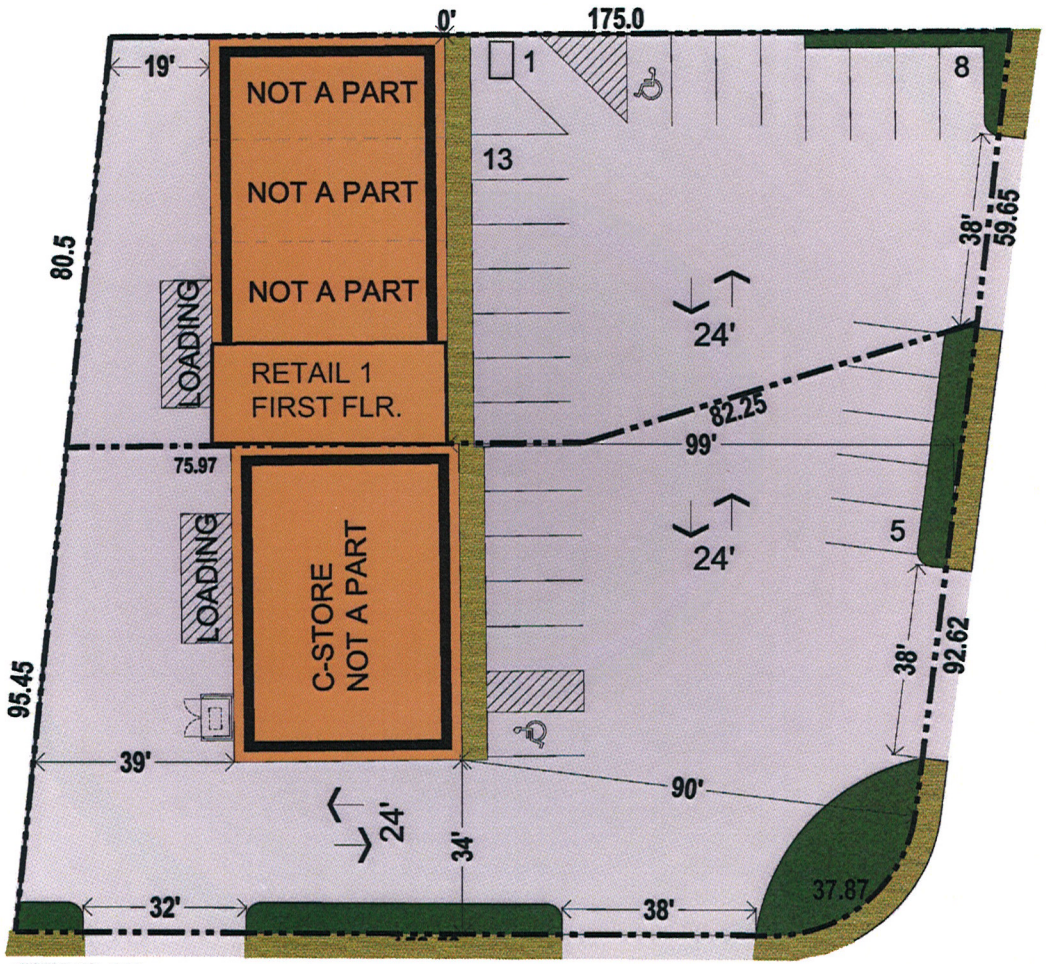
15919.4



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

BUILDING HEIGHT

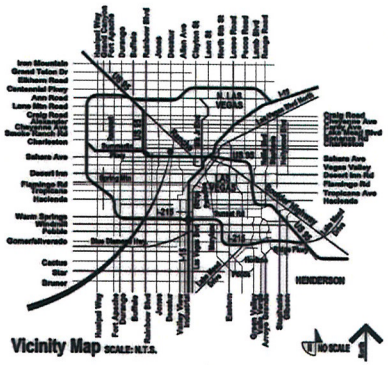
Allowed:	35 ft
Provided:	N/A Existing

H.C. PARKING

Required:	2 Spaces
Provided:	2 Spaces Existing

PARKING

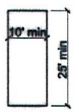
Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
A	Loanex	Financial Institution, Specified	1 space per 250 SF	750 GSF	3 Spaces	
B	Vacant	Vacant	1 space per 175 SF	750 GSF	5 Spaces	
D	Sam Smoke Shop	General Retail	1 space per 175 SF	750 GSF	5 Spaces	
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	3 spaces per station (Per business license 5 Stations)	750 GSF	15 Spaces	
J	Stone Age Concrete	Office	1 space per 300 SF	750 GSF	3 Spaces	
				Total	42 Spaces	16 Spaces Existing



Vicinity Map SCALE: N.T.S.



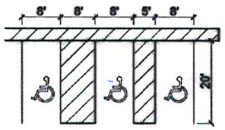
Location Map



Typical Loading Spaces



Standard



Handicapped

Typical Parking Spaces



Fire Turning Radius

SUP-38533
SUP-38534

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JUN 29 2010

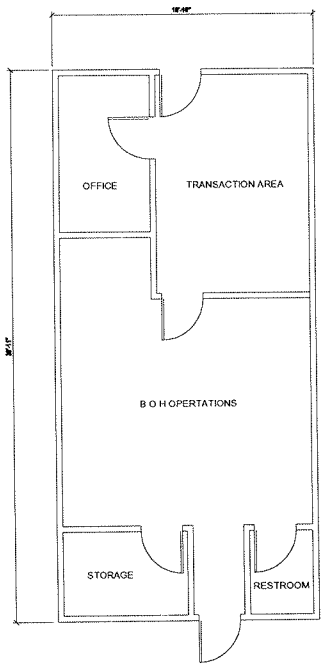
LOANEX

1620 S. Decatur, City of Las Vegas, NV

NORTH
Scale: 1:15

FRONTLINE group MOSER architecture studio

Conceptual Site Plan : Sheet Title
10-015 : Project Number
05/11/2010 (Revised 6/28/10) : Date



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

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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



SUP-38533 & SUP-38534 - APPLICANT: LOANEX - OWNER: DECATUR-OAKEY PLAZA, LIMITED PARTNERSHIP
1620 SOUTH DECATUR BOULEVARD, SUITE A

06/24/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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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.

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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/

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SUP-38533
SUP-38534

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-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). 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. 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.

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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.: **46.**

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

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

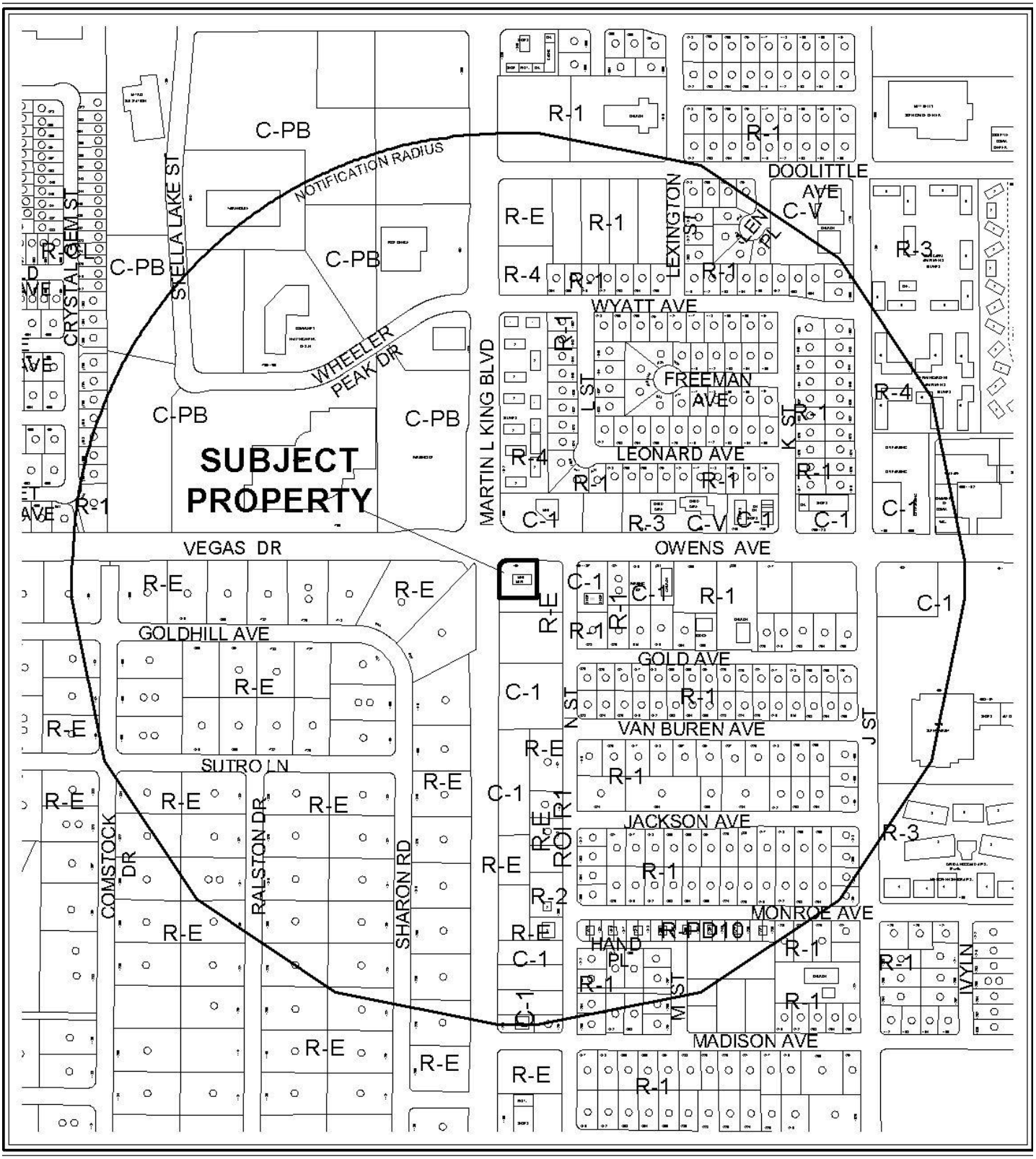
SUBJECT:
SUP-38536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,996 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 313-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38536**

RADIUS: 1500 FT

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

0 300 600 Feet

N



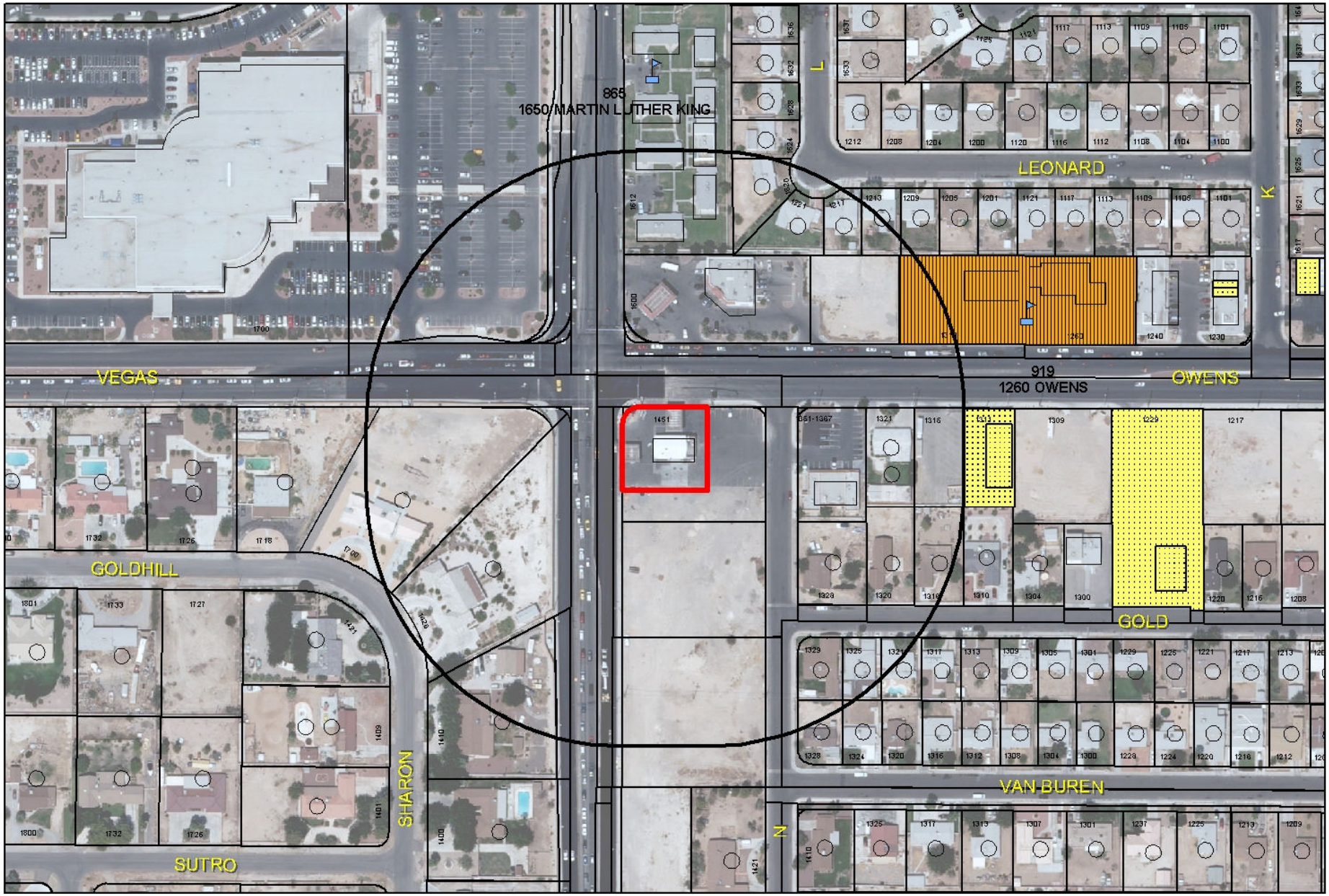
0 300 600 Feet

CASE: **SUP-38536**

RADIUS: 1500 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: WAI CHUN GINN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38536	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38536 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler Off-Sale Establishment use.

2. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. One van accessible handicap parking space shall be provided at the subject site. The space shall meet all requirements of Title 19.10.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

YK/MH

7. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a Beer/Wine/Cooler Off-Sale Establishment use with restricted gaming for four slot machines within an existing 1,996 square-foot Convenience Store at 1451 West Owens Avenue. A request for a distance separation waiver is permissible as there is a 100-foot right-of-way (Owens Avenue) between the two uses. The Use can be conducted in a manner that is harmonious and compatible with surrounding uses. Staff therefore recommends approval. If denied, the Beer/Wine/Cooler Off-Sale Establishment use and associated licenses cannot be permitted at this location.

ISSUES

- A Waiver to allow a 313-foot distance separation from an existing Child Care Center where 400-feet required is necessary for approval of the requested Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/20/94	The City Council denied the appeal of a Planning Commission denial of a Special Use Permit (U-0047-94) and a Variance (V-0022-94) to allow an off-premise sign on this site.
02/22/01	The City Council revoked a business license for a Liquor Establishment (Off-Premise Consumption) at the subject address.
09/21/05	The City Council accepted the request to withdraw without prejudice an application for a Special Use Permit (SUP-6719) to allow a proposed Liquor Establishment (Off-Premise Consumption) at 1451 West Owens Avenue and for a Waiver of the 400-foot distance separation requirement from an existing school and childcare facility. Planning Commission denied the request on 6/23/05 and the applicant appealed to City Council. Staff recommended denial of the application.

Most Recent Change of Ownership	
07/25/85	A deed was recorded for a change in ownership.

YK/MH

Related Building Permits/Business Licenses	
07/02/03	Business licenses for a Convenience Store (#C15-00346) and Tobacco Sales (C05-02261) were issued for 1451 West Owens Avenue.
03/31/09	A business license for a Pool Cleaning Service (#M01-09996) was issued for 1451 West Owens Avenue. The license expired and was re-instated on 04/09/10.
06/16/10	A business license for Beer/Wine/Cooler Off-Sale (L10-96597) is under review.

Pre-Application Meeting	
05/10/10	Staff met with the owner and reviewed the requirements for an application submittal for a Special Use Permit. It was noted a Waiver would need to be requested for the 400-foot distance separation requirement from a Child Care Facility.

Neighborhood Meeting
No neighborhood meeting was required nor was one held.

Field Check	
06/24/10	Staff visited the site and found a convenience store in operation. There is parking on the adjacent R-4 zoned lot, which has been referred to Code Enforcement.

Details of Application Request	
Site Area	
Net Acres	.39

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	C (Commercial)	C-2 (General Commercial)
North	Convenience Store	C (Commercial)	C-1 (Limited Commercial)
South	Undeveloped	C (Commercial)	R-E (Residence Estates)
East	Undeveloped	C (Commercial)	R-E (Residence Estates)
West	Single-Family	R (Residential Rural Density)	R-E (Residence Estates)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 140 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	1,996 sq. ft.	1 per 175 sq. ft.	12		6		N
TOTAL SPACES REQUIRED			12		6		N
TOTAL (With Handicapped)			11	1	6	0	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
400-foot distance separation from a Child Care Facility	313-foot distance separation from a Child Care Facility.	Approval

ANALYSIS

A distance separation Waiver is required since the proposed use is 313 feet away from a Child Care Facility where a minimum of 400-feet distance separation is required. A Waiver of this condition is possible, since there is a 100-foot Right-of-Way (Owens Avenue) that separates the two uses. The site is parking impaired for the existing uses, and the proposed new use does not require additional parking; however, condition has been added to require a van accessible handicap parking space in compliance with the requirements of Title 19.10. Parking on the adjacent residential lot to the east has been referred to Code Enforcement. Staff recommends approval of the request.

YK/MH

FINDINGS (SUP-38536)

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

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

   The proposed use will be located within the existing Convenience Store. The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement other than that which is required for the principal use.

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

   Site access is provided from Martin Luther King Boulevard and Owens Avenue; both are 100-foot Primary Arterials as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections by business licensing.

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

   The proposed use will be located within an existing Convenience Store and complies with the minimum Special Use Permit requirements with the exception of the requested Waiver to allow a 313 foot distance separation from a Child Care Facility where a minimum of 400 feet is required. This Waiver is recommended for approval as there is a 100 foot Right-of-Way (Owens Avenue) between the two uses and minimal impact is expected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 322

APPROVALS 0

PROTESTS 0

YK/MH

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: _____

RECEIVED
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

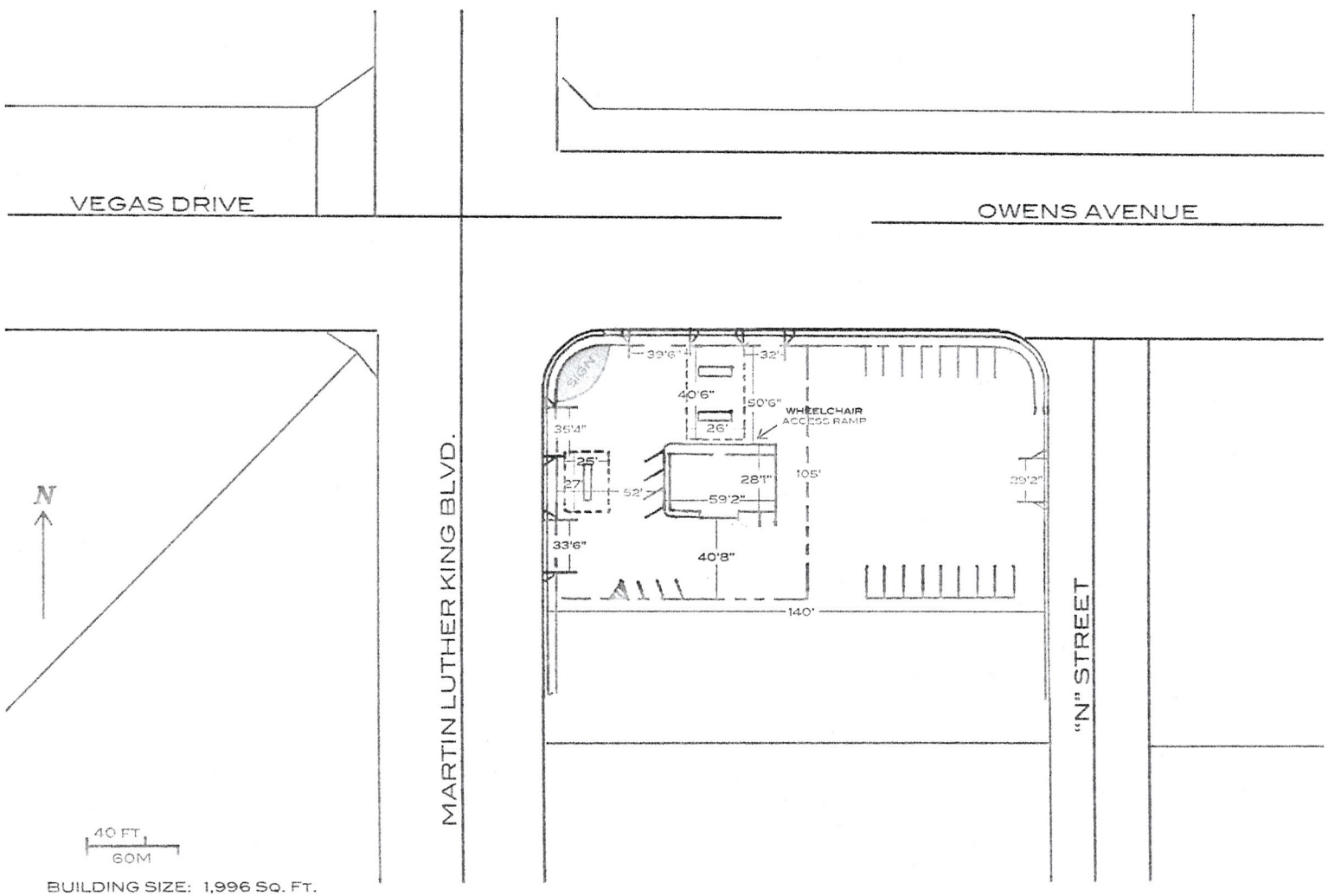
ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

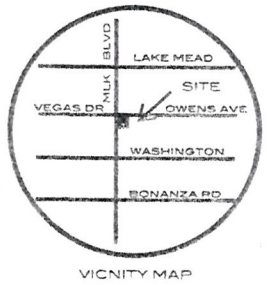
RECEIVED
JUN 14 2010
City of Las Vegas

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.

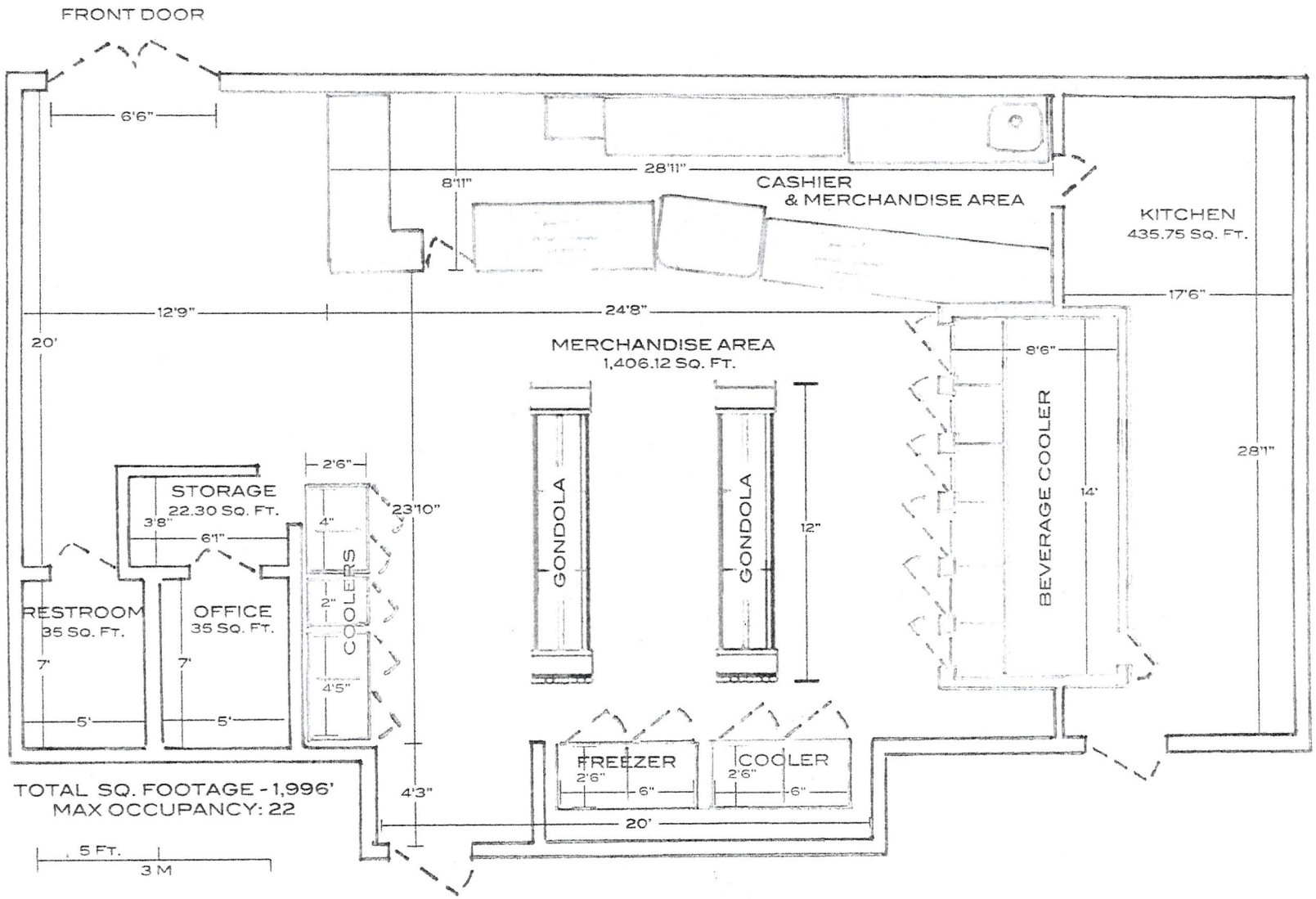
PARKING - 18 REGULAR SPACES
- 3 HANDICAP SPACES
- 21 TOTAL SPACES
- 14' L X 9'10" W

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



SUP-38536 - APPLICANT/OWNER: WAI CHUN GINN
1451 WEST OWENS AVENUE

06/24/10

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.: **47.**

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

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

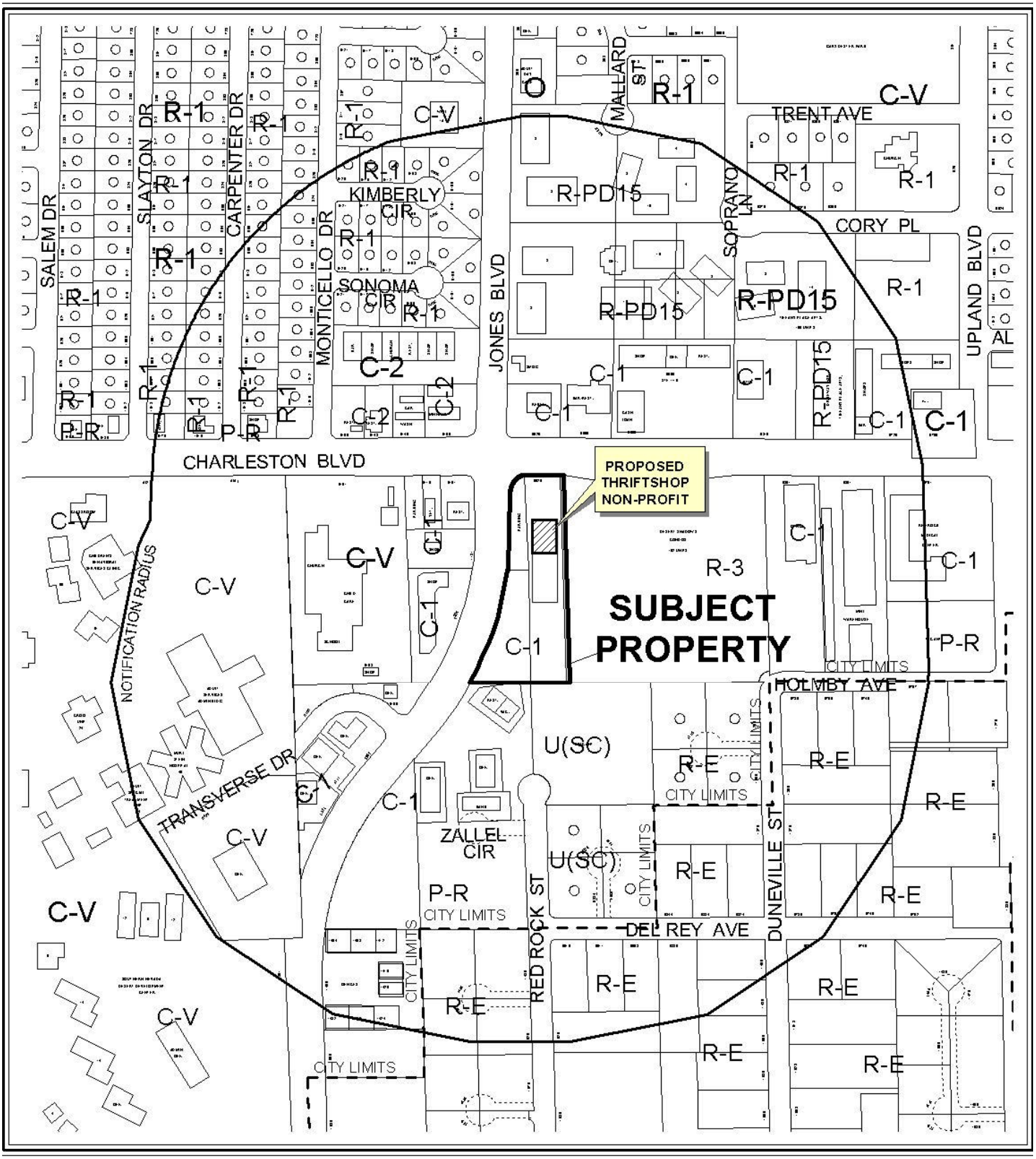
SUBJECT:
SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), C-1 (Limited Commercial) zone, Ward 1 (Tarkanian). 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



CASE: **SUP-38607**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-38607**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38607	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38607 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop, Non-Profit use.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

4. The property shall be cleaned within 30 days of final approval, and maintained in good condition thereafter.

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

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

YK/MH

Public Works

7. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Cheyenne Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application request is for a Special Use Permit for a Thrift Shop, Non-Profit use to be operated at 6029 Charleston Boulevard. The subject site consists of four separate parcels with one two-story commercial building. The location for the proposed Thrift Shop, Non-Profit has operated in the past as a print shop but is currently unoccupied. Staff recommends approval as the proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04 and will have little to no adverse impact on the surrounding community.

ISSUES

- The site landscaping is in need of maintenance.
- The two-story building is in need of minor aesthetic repairs.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/07/96	The City Council approved rezoning request (Z-0105-95) for 2.4 acres from the R-E (Residential Estate) zoning district to the C-1 (Limited Commercial) zoning district.

Most Recent Change of Ownership	
03/19/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
8/30/91	A Building Permit (#91118274) was issued against plan check #C-0080-91 for a 16,132 square-foot two-story office building located at 6029 West Charleston Boulevard. The permit was finaled and a Certificate of Occupancy was issued on 03/27/1992.

Pre-Application Meeting	
05/17/10	Staff met with the representative and reviewed the required submittal requirements for a Special Use Permit for a Non-Profit Thrift Store. It was also noted that a Project of Regional Significance form would need to be filled out as the property is within 500 feet of unincorporated Clark County.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
06/24/10	Staff visited the site and found the two-story commercial building in need of minor cosmetic repairs. Although the plant materials were in suitable condition, the landscaping (landscape buffers and parking islands) is in need of general maintenance.

Details of Application Request	
Site Area	
Net Acres	2.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Office Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant/ Undeveloped	SC (Service Commercial)	U (Undeveloped – Service Commercial)/ C-1 (Limited Commercial)
East	Residential Condominium	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Restaurant/retail	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance	X		Y

YK/MH

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Thriftshop, Nonprofit	2,292 sq. ft.	1 space per 250 sq. ft.	10		35		Y
TOTAL SPACES REQUIRED			10		35		Y
TOTAL (With Handicapped)			9	1	32	3	Y
Loading Spaces	1	1 for less than 10,000 sq. ft.	1		2		Y

ANALYSIS

This is a request for a Special Use Permit for a Non-Profit to operate a Thrift Store at 6029 West Charleston Boulevard. The store would operate in a 2,292 square-foot portion of a vacant two-story office building. The owner has indicated that the remaining area of the building would continue to be vacant for the next four years. There are over 100 parking spaces on site, but only 11 are required for the proposed use; parking is therefore ample.

The building and property are currently in need of repair and cleaning; all maintenance issues shall be corrected within 30 days of final approval. Staff recommends approval of the request with the specific condition that all maintenance issues are corrected within 30 days of final approval.

FINDINGS (SUP-38607)

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

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

   A Thrift Store is a compatible use for this location. The property is zoned C-1 (Limited Commercial) as is all of the adjacent properties except the R-3 (Medium Density Residential) zoned apartment complex to the east. No noise, odor or outside storage will be permitted with this use.

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

   This is a high visibility intersection and a Thrift Shop is suitable for the site.

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

   The proposed use is at the intersection of West Charleston Boulevard, and South Jones Boulevard, both 100-foot Primary Arterials on the Master Plan of Streets and Highways map. With access from both, the proposed use will have adequate access for the proposed use.

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

   The proposed use will be monitored by Business Licensing and thus no public health, safety or welfare concerns will be allowed.

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

   The proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 142

APPROVALS 0

PROTESTS 0

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

NOTE:

BASIS OF BEARING

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
MARKED "1700-3604"
CITY OF LAS VEGAS FAN AND PLATE IN TOP OF CURB,
NORTHEAST CORNER OF CHARLESTON BLVD AND JONES
BLVD NEAR THE P.C. OF CHARLESTON BLVD
ELEV. = 608.8847 METERS (ELEV. = 1996.99 FEET NAVD 88)

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 10 AND GOVERNMENT LOT 11
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH,
RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NORTH
1" = 30'

JONES BLVD.
PUBLIC STREET (NO01)
100' R.O.W.

W. CHARLESTON BLVD.
PUBLIC STREET (NO03)
100' R.O.W.

FIRE ACCESS LANE

ADDITION
FF=2292.12
PAD=2290.95

EX LOADING RAMP

AREA OF OCCUPANCY
FF=2292.12

EXISTING AREA LITE TO BE REMOVED

TRANSITIONING TO EXIST. ON PROJECT SITE

10'X10' LIVING EASEMENT

EX MINERAL WATER VALVE

TRASH

INSTALL RG-1B TRAFFIC SIGN

BEGIN PROPOSED 3' RETAINING WALL

END PROPOSED 3' RETAINING WALL

EXISTING 1" METER
ACCOUNT # 021216
METER # 252636

Dividing Line

ALREADY EXISTING AVAILABLE PARKING SPACE:
35/regular + 3/handicap = 38 Total.

ALREADY EXISTING SIGNBOARD

LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	CENTERLINE
	EXISTING CURB
	PROPOSED CURB
	EDGE OF PAVEMENT
	EXISTING BLOCK WALL
AC	ASPHALTIC CONCRETE
BW	BLOCK WALL
C&G	CURB & GUTTER
CL	CENTERLINE
C/O	CLEANOUT
DW	DRIVEWAY
EOP	EDGE OF PAVEMENT
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
PL	PROPERTY LINE
SL	STREET LIGHT
MH	MANHOLE
STA	STATION
SW	SIDEWALK
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TMH	TOP OF MANHOLE
VG	VALLEY GUTTER

VICINITY MAP
N.T.S.

CITY OF LAS VEGAS FIRE DEPARTMENT
FIRE FLOW CALCULATIONS (OFFICE BUILDING)

FIRE FLOW REQUIREMENT IS 2500 GALLONS PER MINUTE
BASED ON
SQUARE FOOTAGE 33,937 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS N/A SQUARE FEET
BUILDING HEIGHT 24' FEET
NUMBER OF STORIES TWO FLOOR
TYPE OF CONSTRUCTION V-NR
OCCUPANCY B-S2 WAREHOUSE/OFFICE
FULL AUTOMATIC FIRE SPRINKLER SYSTEM YES

REVIEWED BY ORIGINAL SIGNED
DATE FEB 9, 2000 CLVFD

1 - 6" DOUBLE CHECK DETECTOR ASSEMBLY

THE 6" DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UOACS PLATE 208. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT, SO AS TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

REDUCED PRESSURE PRINCIPLE ASSEMBLY 1 - 1"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER STANDARD PLATE No. 11A AND WATER SHALL BE TAKEN FROM A SERVICE HOUSING (NON-FLOW VIEW) WITHIN UNITS. THE APPLIED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LAS VEGAS VALLEY WATER DISTRICT.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

APPROVAL

ORIGINAL SIGNED
Feb 25, 2000 JJWD

LAS VEGAS VALLEY WATER DISTRICT DATE

EXISTING/PROPOSED WATER SERVICE DETAILS - NOTES

1. EX 24" SCDP
2. EX 8" PVC WATER
3. EX 8" GATE VALVE
4. EX 8"X4" REDUCER (TO BE REMOVED)
5. EX 8"X8"X6" TEE
6. EX FIRE HYDRANT
7. EX 4" WATER
8. EX 4" DCDA W/ VAULT(TO BE REMOVED)
9. EX 4" GATE VALVE (TO BE REMOVED)
10. EX 4" 90 BEND (TO BE REMOVED)
11. EX 6" GATE VALVE
12. PROPOSED 8" PVC WATER
13. PROPOSED 8" 90° BEND W/ THRUST BLK
14. PROPOSED 6" DCDA (FEBCO 825) W/ WATER SAFE CABINET MODEL NO. WS-BFM-05SF
15. PROPOSED 8"X8"X4" TEE W/ THRUST BLK
16. PROPOSED 8" GATE VALVE
17. EX 5' SIDEWALK
18. R/W LINE
19. REMOVE THE 4" WATER LINE IN-TWEEN THE 8"X8"X6" TEE AND THE PROPOSED 8" DCDA REPLACE WITH 8" PVC WATER

EXISTING WATER SERVICE DETAIL
ACCOUNT # 554582 METER # 213481
N.T.S.

PROPOSED WATER SERVICE DETAIL
N.T.S.

CITY OF LAS VEGAS
FIRE ACCESS TURNING RADIUS

CONSTRUCTION NOTES:

1. CURBING TO BE PAINTED RED IN ACCORDANCE WITH CLARK COUNTY FIRE CODE ORDINANCE NO. 2289

WATER QUANTITIES

(1) - 1" RPPA
(1) - 8" DCDA

WATER NOTES

1. EXISTING 4" DCDA TO BE REMOVED ACCOUNT #554582, METER # 213481
2. PROPOSED 8" PVC WATER
3. PROPOSED HYDRANT ASSEMBLY PER UOACS STD PLT 7
4. PROPOSED 1" RPPA PER UOACS STD PLT 11A
5. EX 1" WATER TO BE ABANDONED 25 LF±
6. EX 4" PVC WATER (FIRE LINE) TO BE ABANDONED
7. INSTALL 1" COPPER WATER LINE
8. PROPOSED 8" DCDA PER UOACS STD PLT 208
9. REMOVE AND REPLACE EX. 1" WITH SERVICE LINE AND VALVES WITH 1 1/2" WTR SERVICE LINE AND VALVES
10. INSTALL 8" 45° ELBOW W/ THRUST BLK
11. INSTALL 8"X8"X6" TEE
12. INSTALL 6" FIRE LINE (CLASS C900)
13. PROPOSED 3 1/2" COPPER WATER SERVICE LINE
14. EXISTING 1" WATER METER
15. 8"X6" REDUCER

SEWER NOTES

1. EX 6" PVC SEWER
2. EX 6" SEWER CLEAN OUT (C/O)
3. PROPOSED 6" SEWER CLEAN OUT (C/O) PROVIDE ALL CLEANOUTS IN PAVED AREAS WITH VALVE BOXES, TRAFFIC BEARING LIDS, AND CONCRETE COLLARS
4. PROPOSED 6" PVC SEWER LINE
5. CONNECT TO EXISTING SEWER

SEWER CONTRIBUTION

USE CODE	500
FIXTURE COUNT	62 (BOTH EXISTING AND FUTURE)
EDU'S = 62 X 0.45	27.9
AVERAGE DAILY FLOW =	6,975 GPD OR 0.0070 MGD 0.0108 CFS
PEAK FLOW (X3.2) =	22,320 GPD OR 0.0223 MGD 0.0345 CFS

PLAN - MODIFIED CRASH CAP

MODIFIED CRASH CAP CROSS SECTION

NOT REQUIRED

MODIFIED CRASH CAP DETAIL PER THE CITY OF LAS VEGAS REQUIREMENTS.

NOTE:
ALL HAND HOLE COVERS MUST BE INSTALLED WITH CAPS FORMED AND PUBLIC INFRASTRUCTURE PAINTED DOWN PRIOR TO LIGHTING CIRCUIT. ALL WAY MUST HAVE TURN RADIUS OF 40'

Call before you OVERHEAD 1-702-693-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you Dig. 1-800-227-2600
(48 hrs Advance Notice Required)

SKIPCO
6020 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA
PH. (702) 873-3737 FAX (702) 222-1525

GPR Associates Ltd.
6480 W. Spring Mtn. Rd. Suite B-2
Las Vegas, Nevada 89146
PH. (702) 876-2334
FAX (702) 876-8395

PROJECT: SITE PLAN #1
SKIPCO BUILDING EXPANSION

DESIGNED BY
DRAWN BY
CHECKED BY
PROJECT NO. 21-99-355
SCALE: HORIZ: 1" = 20' VERT: N/A

REESE W. JARRELL
No. 7841
6/9/00

SHEET
C3
SHEET 3 OF 4 SHEETS

107-V3205

SUP-38607

RECEIVED
JUN 16 2010

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

JOHN S. KUBOTA — DATE
NEVADA CERTIFICATE NO. 0314

EARTH MOVING ESTIMATE

CUT	FILL
163 C.Y.	2,012 C.Y.
	302 C.Y. 15% SHRINKAGE
TOTALS 163 C.Y.	2,314 C.Y.

IMPORT 2,151 C.Y.

Call before you Dig. 1-800-227-2600

UTILITY NOTE

The location of underground utilities shown hereon has been determined from surface evidence of their existence or from information obtained form the utility companies. The Engineer accepts no liability for the existence or nonexistence of utility lines. Contractors and others using this map must confirm the location of underground lines or structures with the utility companies prior to commencing any excavation.

OWNER/DEVELOPER

SKIPCO
6023 W CHARLESTON & SOUTHEAST CORNER OF CHARLESTON AND JONES.

BENCHMARK

B.M. NO 05036C 2 RIVET AND PLATE IN T.C. AT NE QUAD OF CHARLESTON AND JONES. ELEV 2288.04

ENGINEER

JOHN S. KUBOTA
1601 E. FLAMINGO RD.
LAS VEGAS, NV. 89121
(702) 731-1884

TACK ON A" TYPE CURB MAY BE USED FOR ON-SITE CURBING IN LIEU OF 12" "A" TYPE CURB

GENERAL NOTE

RAISE ALL UTILITIES IN NEW SIDEWALK TO BE FLUSH WITH NEW SIDEWALK EXCEPT TRAFFIC VAULT SHALL STAY THE SAME.

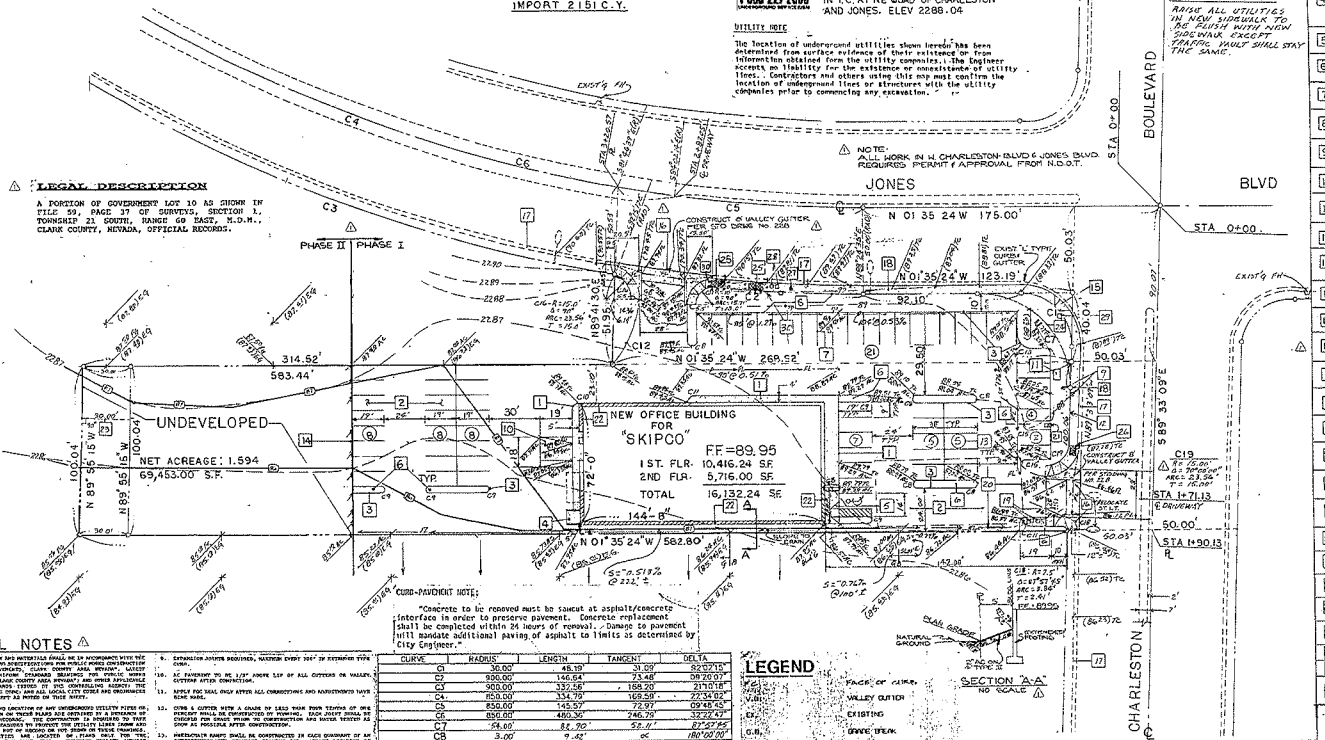
KEYNOTES

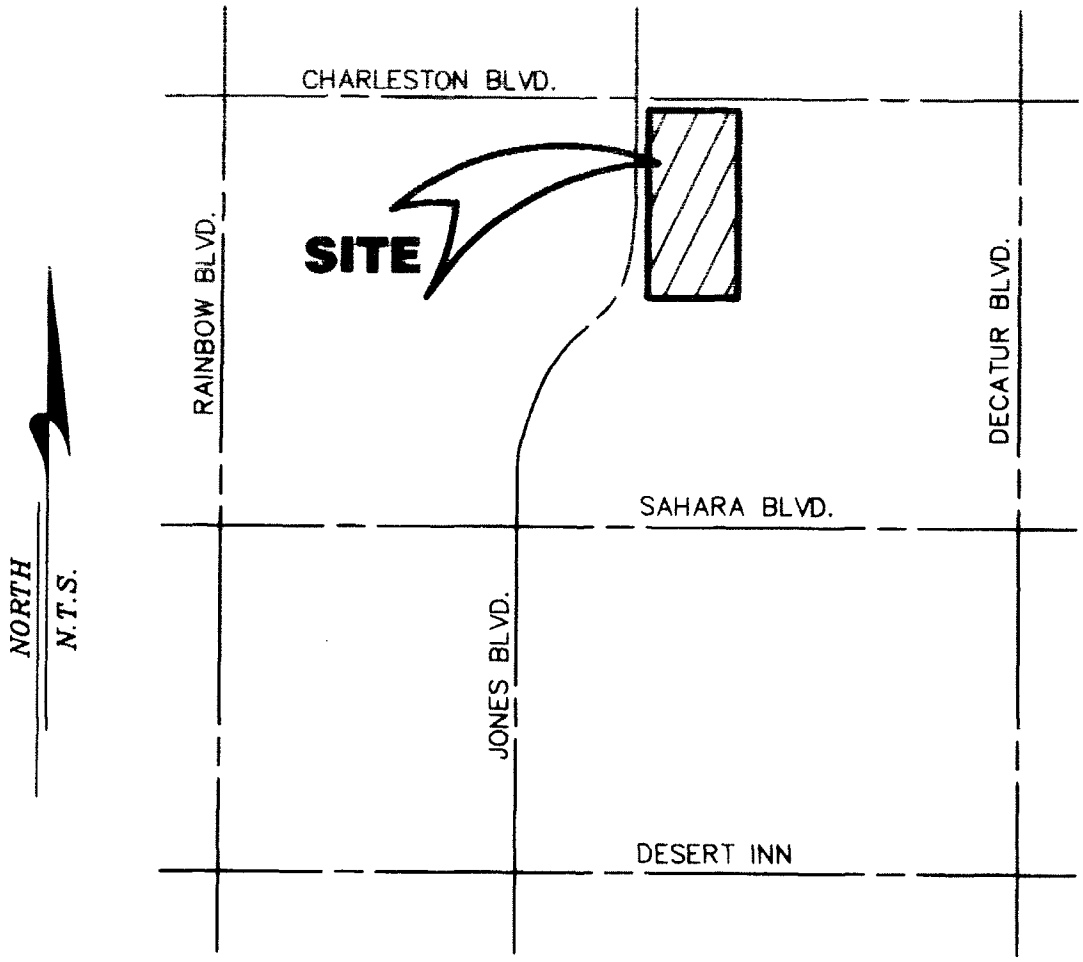
1	TYPICAL 4" CONCRETE O/APPROVED SUBGRADE
2	AC PAVING O/APPROVED SUBGRADE: 2"AC O/ 4" TYPE II
3	12" "A" CURB ALT. "L" TYPE CURB & GUTTER PER STD. DWG. NO 219
4	6'-0" HIGH BRICK TRASH ENCLOSURE (SAME MATERIAL AS BUILDING)
5	HANDICAP RAMP-MIN. SLOPE 1:12
6	LANDSCAPING PLANTER SEE SHEETS L-1 & L-2
7	PAINTED PARKING STRIPES.
8	PAINTED HANDICAP SYMBOL.
9	GATE VALVE
10	4" CONCRETE APRON FOR LOADING DOCK
11	4" DETECTOR CHECK VALVE
12	NEW FIRE HYDRANT STD DWG 316
13	THE NUMBER OF PARKING INDICATED AS FOLLOWS: (#)
14	EDGE OF NEW ASPHALTIC CONCRETE
15	WHEELCHAIR RAMP STD. DWG. NO 235
16	NEW COMMERCIAL DRIVEWAY STD DWG 225
17	EXISTING L CURB - STD DWG NO 216
18	NEW 5' SIDEWALK STD DWG NO 234
19	EXISTING 1" WATER METER
20	OUTLINE OF EXISTING BUILDING FIN FLR ELEV. 87.45 SEE DEMOLITION PLAN
21	AT BASE OF EXISTING PYLON SIGN
22	FOUNDATION STEPPED SEE STRUCTURAL DRAWING FOR LOCATION
23	DEDICATED 30 FEET OF RIGHT-OF-WAY FOR HOLMES AVENUE
24	(CT) SAFT RADIUS - DEDICATED ADDITIONAL RIGHT-OF-WAY
25	S.W.S. BOX TO REMOVE BARRICADE & VERIFY TRAFFIC LIDS OR REPLACE
26	EXISTING UTILITY VAULT - SHALL BE RAISED TO MATCH NEW CONC. SIDEWALK
27	TELEPHONE MANHOLE - RAISED TO MATCH NEW CONC. SIDEWALK
28	TRAFFIC BOXES
29	TRAFFIC SIGNAL POLE
30	S.W.S. TO REMOVE BARRICADE & VERIFY OR REPLACE LIDS TO MEET TRAFFIC REQUIREMENT

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 10 AS SHOWN IN FILE 59, PAGE 37 OF SURVEYS, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

NOTE: ALL WORK IN W. CHARLESTON BLVD & JONES BLVD. REQUIRES PERMIT / APPROVAL FROM N.D.O.T.


JONES
BOULEVARD
BLVD
CHARLESTON
PHASE II
PHASE I
STA 0+00
STA 0+00
STA 1+71.13
STA 1+90.13
N 01° 35' 24" W 175.00'
N 01° 35' 24" W 123.19'
N 01° 35' 24" W 269.52'
N 01° 35' 24" W 582.80'
314.52'
583.44'
UNDEVELOPED
NET ACREAGE: 1.594
69,453.00 S.F.
NEW OFFICE BUILDING FOR "SKIPCO"
FF=89.95
1ST. FLR. 10,416.24 S.F.
2ND FLR. 5,716.00 S.F.
TOTAL 16,132.24 S.F.
144'-8"
EXIST'G FH
EXIST'G TYPE 'L' CURB & GUTTER
CONSTRUCT 6" VALLEY GUTTER PER STD DRWG NO 220
CONSTRUCT 6" VALLEY GUTTER
EXISTING CONCRETE 6" VALLEY GUTTER
EXISTING DRIVEWAY
EXISTING CONCRETE
EXISTING BUILDING
EXISTING BUILDING FIN FLR ELEV. 87.45
EXISTING BUILDING FIN FLR ELEV. 87.45
EXISTING BUILDING FIN FLR ELEV. 87.45



VICINITY MAP
N.T.S.

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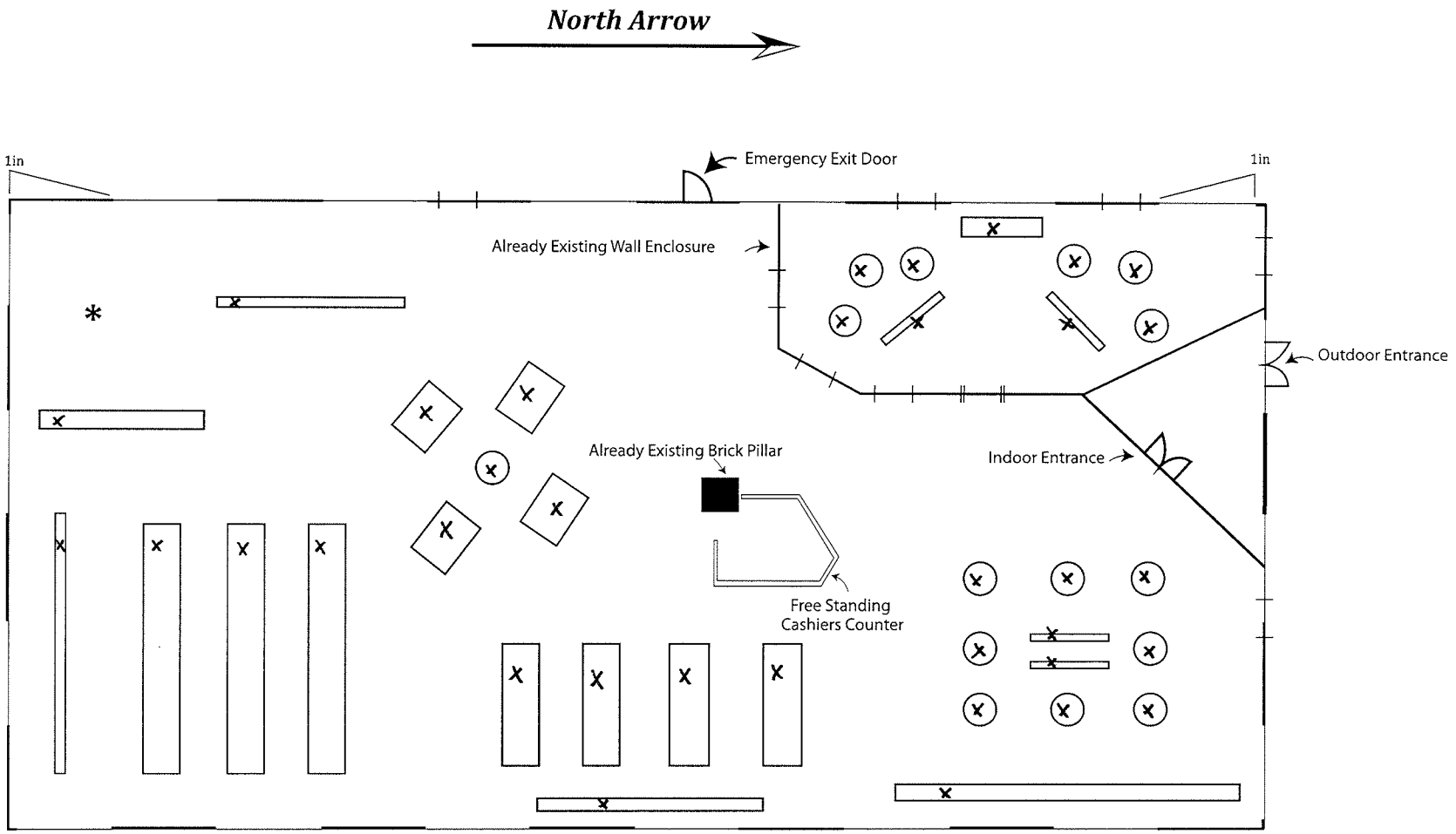
SUP-38607

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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SUP-38607



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10

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

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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

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JUN 16 2010

SUP-38607

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:
TXT-38702 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16 and Title 19.18 to revise procedures for the expirations of non-conforming uses. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-38702	Staff recommends APPROVAL.	N/A

MMW

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** PROPOSED AMENDMENT(S) **

1. Title 19.16, "Nonconforming Uses and Structures," is hereby amended as follows:

19.16.030 – Regulations

A. Nonconforming Use of a Conforming Building.

1. General Provisions. A non-conforming use of a conforming building shall not be ~~continued following redevelopment of the property, extended or~~ expanded into any other portion of the conforming building, or relocated on the same parcel or within the same commercial subdivision; provided, however, that an existing use which was made nonconforming by one or more of the following may be ~~continued following redevelopment~~, expanded, or relocated on the same parcel or within the same commercial subdivision in accordance with ~~Subsection~~ Paragraph (2) of this Subsection (A):

a. The adoption of a Special Use Permit requirement for that type of use;

b. The adoption of a ~~four hundred foot or one thousand five hundred foot~~ separation requirement between that type of use and a protected use;

c. The adoption of a ~~one thousand five hundred foot~~ separation requirement between two uses of that type;

d. The establishment of a protected use that, by virtue of a ~~four hundred foot or one thousand five hundred foot~~ separation requirement, would otherwise prohibit the existing use from expanding ~~or from continuing following redevelopment~~; or

e. The adoption of a different method of measuring distance for purposes of a separation requirement.

MMW

2. Conditions of Allowable Continuation, Expansion, or Relocation of Use. If the proposed expansion ~~or continuation of a nonconforming use following redevelopment~~, or relocation of the use on the same parcel or within the same commercial subdivision, qualifies under Subsection (1) of this Subsection (A) ~~and no Variance from (or Waiver of) a separation requirement has previously been granted for the property~~, the nonconforming use may be expanded ~~or continued following redevelopment~~, or relocated on the same parcel or within the same commercial subdivision, if the proposed expansion, ~~continuation or relocation~~:

   a. Will not increase the size or extent of the use by more than fifty percent; and

   b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscaping and residential adjacency requirements.

3. ~~Discontinuation~~ Abandonment of Use. If a non-conforming use of a conforming structure ceases to physically occupy the space and/or to conduct business in said structure, there shall be the rebuttable presumption that the non-conformance has been abandoned. The owner or user has the burden to prove continuous operation of the use.

   a. If a non-conforming use of a conforming building is ~~discontinued~~ abandoned for a period of one year~~, or two years in the case of a conforming building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God,~~ the future use of such building shall be only in conformance with the provisions of this Title; or

   b. If a conforming building housing a non-conforming use is damaged or destroyed by fire, flood, wind, another calamity or an act of God, and a non-conforming use is abandoned for a period of two years, the future use of such building shall be only in conformance with the provisions of this Title.

   c. Extension of Time. In the case of Subparagraph (a) or (b) of this Paragraph (3), the owner and/or user of a non-conforming use may be unable to reoccupy the non-conforming use within the

established time period by virtue of market conditions beyond their control. To avert the abandonment of use an application may be filed for an Extension of Time to be heard at a public hearing of the City Council upon payment of fees as set by resolution of City Council. A justification letter explaining the consequences shall accompany the application. An Extension of Time may only be granted by the City Council with clear and convincing evidence for demonstrated economic hardship, provided the public health, safety and welfare is not jeopardized. An approval of an application for Extension of Time shall not exceed the original duration of the grace period to reestablish the use.

4. Discontinuation of Use. ~~In addition, non-conforming~~ Non-conforming uses of a conforming building shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which in no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property as shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the Section of this Title which declares the use to be nonconforming.

** STAFF REPORT **

PROJECT DESCRIPTION

Text amendment to allow non-conforming uses to be re-established in conforming buildings beyond one year.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/07/07	The City Council adopted Ordinance 5945, which was introduced as Bill No. 2007-58. In part, this ordinance increased the amount of time to re-occupy a non-conforming structure, vacant or destroyed by fire. The Planning Commission and staff recommended approval the amendment as TXT-21140.

ANALYSIS

Traditional twentieth century zoning principal and practice hold that for zoning codes to be successful, non-conformities must be eliminated. To achieve conformity of use and building types, traditional codes worked primarily to restrict further investment in non-conformities and eventually to eliminate them. Abandonment for any reason was seen as a trigger to pounce and disallow use following a minimal period of time.

Current planning literature correctly identifies the most serious difficulty existing in many codes is the continuation of the non-conforming use without an effective provision for its elimination. This is precisely the City of Las Vegas instance.

To quote a recent APA Zoning News article:

> It was thought that the existence of nonconformities would lead to lowered property values, affect the area's desirability and result in physical deterioration. However, what has more often been the case is that traditional regulation has fostered vacancy, with buildings falling into disrepair due to their loss of marketability. Also, property value is diminished or destroyed while the property is effectively isolated from the market, tax revenue is lost and there is difficulty in obtaining mortgage financing and insurance.

The article goes on to address specific instances such as those we are facing at this time:

> Another situation with respect to discontinuance needs to be addressed. That is

the case where the nonconforming owner or user is befallen by personal circumstances, market or other matters that contribute to the inability to reoccupy a nonconformity within the established time period to avert abandonment of use. These may be situations where the owner or user fully intends to continue the nonconformity and is willing to maintain it and make further investments. However, due to circumstances beyond their control, they cannot meet the codified deadline for reoccupancy. In these instances, the zoning administrator, after public notice and opportunity for comment, should be authorized to extend the time frame for abandonment. If the particular nonconformity has been problematic for the neighborhood and it is discovered that the nonconforming user has been disingenuous in an attempt to maintain and reoccupy, then the administrator can opt not to extend the abandonment period and let the nonconformity terminate. If there is reasonable supporting data to extend the abandonment period, then perhaps a vacant building (and its associated neighborhood impacts) can be avoided.

Non-conforming use of a conforming building	
Current Code:	**Proposal**
• One year to re-tenant	• One year to re-tenant,
• No restrictions	• Apply for EOT with justification letter and public hearing
	• Each EOT only one year
	• May reapply

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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:
DIR-37936 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

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:
DIR-38743 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve the 2011 Planning Commission Dates. Staff recommends APPROVAL.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed 2011 Planning Commission Schedule

PLANNING & DEVELOPMENT DEPARTMENT

2011
PLANNING COMMISSION MEETING SCHEDULE

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 14, 2010	January 27, 2011	March 2, 2011
December 17 2010	January 11, 2011	February 24, 2011	April 6, 2011
January 14, 2011	February 8, 2011	March 24, 2011	May 4, 2011
February 18, 2011	March 15, 2011	April 28, 2011	June 1, 2011
March 18, 2011	April 12, 2011	May 26, 2011	July 6, 2011
April 15, 2011	May 10, 2011	June 23, 2011	July 20, 2011
May 20, 2011	June 14, 2011	July 28, 2011	September 7, 2011
June 17, 2011	July 12, 2011	August 25, 2011	October 5, 2011
July 15, 2011	August 9, 2011	September 22, 2011	November 2, 2011
August 12, 2011	September 6, 2011	October 20, 2011	November 16, 2011
September 9, 2011	October 4, 2011	November 17, 2011	December 21, 2011
October 7, 2011	November 1, 2011	December 15, 2011	January 18, 2012
November 18, 2011	December 13, 2011	January 26, 2012	March 7, 2012
December 16, 2011	January 10, 2012	February 23, 2012	April 4, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 4:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

DRAFT

City of Las Vegas Agenda Item No.: **51.**

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