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.

August 26, 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 JULY 29, 2010

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

CONSENT ITEMS:

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

6. TMP-38785 - TENTATIVE MAP - VILLAGE 23A PARCEL J UNIT 2 BARCELONA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive (APN 137-34-601-003), P-C (Planned Community District) Zone [SF3 (Single Family Detached) Summerlin West Land Use Designation], Ward 2 (Wolfson).

7. TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

ONE MOTION - ONE VOTE

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

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

PUBLIC HEARING ITEMS

9. ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

10. VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 89 FEET FROM THE EAST AND NORTH PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

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

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

13. GPA-38556 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan

14. VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIAS PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 105 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

15. VAR-38840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND KIMBERLY MARX - Request for a Variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE A 1,017 SQUARE-FOOT, 10-FOOT TALL ACCESSORY STRUCTURE (CLASS II) IS ALLOWED on 0.48 acres at 1301 North Gateway Road (APN 140-30-502-010), R-E (Residence Estates) Zone, Ward 3 (Reese).

16. VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 38 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

17. VAR-38858 - VARIANCE RELATED TO VAR-38857- PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - 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 on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

18. SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR SITE MODIFICATIONS TO AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

19. SUP-38767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC - Request for a Special Use Permit FOR GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED at 9430 Del Webb Boulevard (APN 138-18-711-002), P-C (Planned Community) Zone, Ward 4 (Anthony).

20. SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 5150 North Jones Boulevard (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Ross).

21. SUP-38815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,386 SQUARE-FOOT SECONDHAND DEALER (CHILDREN'S ITEMS) at 7501 North Cimarron Road, Suite #106 (APN 125-16-318-011), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

22. SUP-38817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC - Request for a Special Use Permit FOR A BAILBOND SERVICE at 616 South Third Street (APN 139-34-311-068), C-2 (General Commercial) Zone, Ward 3 (Reese).

23. SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

24. SUP-38842 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC. - Request for a Special Use Permit FOR A PROPOSED 3,937 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA at 900 South Las Vegas Boulevard, Suite #120 (APN 139-34-411-122), C-2 (General Commercial) Zone, Ward 3 (Reese).

25. SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED GROCERY STORE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

26. SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A BAIL BONDS SERVICE at 716 South Tenth Street (APN 139-34-810-105), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

27. SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC - Request for a Special Use Permit FOR AN URBAN LOUNGE WITH OUTDOOR DINING AREA AT AN EXISTING 2,100 SQUARE FOOT RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

28. SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 750 SQUARE-FOOT MASSAGE ESTABLISHMENT at 9061 West Sahara Avenue, Suite #104 (APN 163-08-121-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

29. SDR-38833 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SPINNAKER HOMES VII, LLC - Request for a Site Development Plan Review FOR A DAY CARE PLAYGROUND on 0.12 acres at 6690 Grand Montecito Parkway (APN 125-20-711-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

30. SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) on 5.10 acres at the northwest corner of Clark Avenue and City Parkway (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

31. SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

32. TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage.

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

34. DIR-38898 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

CITIZENS PARTICIPATION:

35. 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: AUGUST 26, 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: AUGUST 26, 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 AUGUST 26, 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 AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2010

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: AUGUST 26, 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: AUGUST 26, 2010

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

SUBJECT:
TMP-38785 - TENTATIVE MAP - VILLAGE 23A PARCEL J UNIT 2 BARCELONA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive (APN 137-34-601-003), P-C (Planned Community District) Zone [SF3 (Single Family Detached) Summerlin West Land Use Designation], Ward 2 (Wolfson).

P.C.: Final Action

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38862** APN: 139-27-707-004 & 139-27-707-005

Name of Property Owner: D & G Hotel Group, LLC

Name of Applicant: D & G Hotel Group, LLC

Name of Representative: Douglas Da Silva

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: Douglas DaSilva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State

ROSEANNE TRIMBLE
Notary Public State of Nevada
No. 99-5196-1
My appt. exp. Sept. 18, 2011

RECEIVED
JUL 14 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative map / Commercial Subdivision

Project Address (Location) 700 & 720 N. Main St. Las Vegas NV

Project Name Regency Motel **Proposed Use** Commercial Subdivision

Assessor's Parcel #(s) 139-27-707-004 & 139-27-707-005 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER Da G Hotel Group LLC **Contact** Douglas Da Silva
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas NV **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.com

APPLICANT Da G Hotel Group LLC **Contact** Douglas Da Silva
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.com

REPRESENTATIVE Douglas Da Silva **Contact** _____
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.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 Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State

ROSEANNE TRIMBLE
Notary Public State of Nevada
No. 99-5196-1
My appt. exp. Sept. 18, 2011

FOR DEPARTMENT USE ONLY

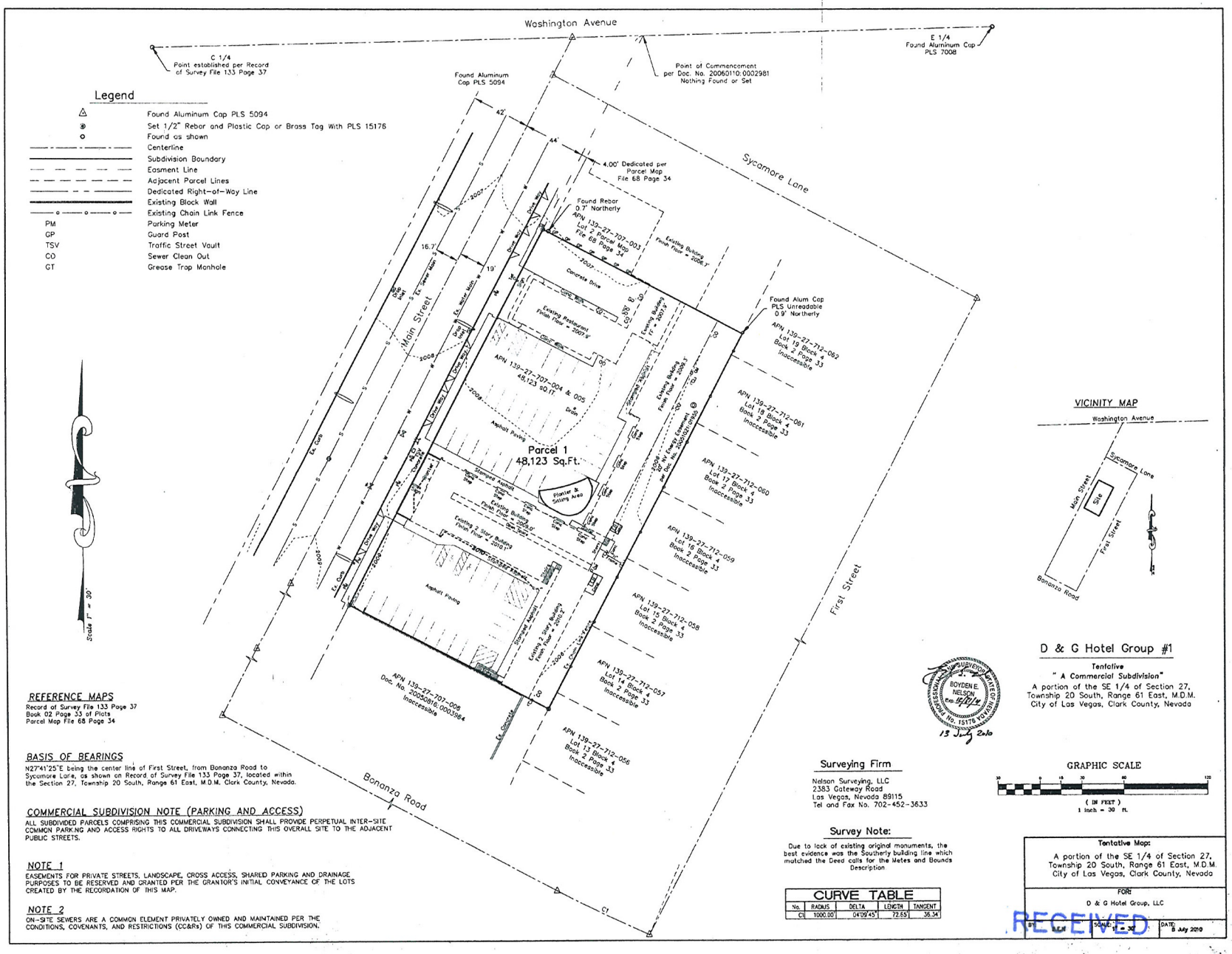
Case #	TMP-38862
Meeting Date:	8/26/10
Total Fee:	750.00
Date Received:	7/14/10
Received By:	

RECEIVED
RECEIVED
JUL 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.

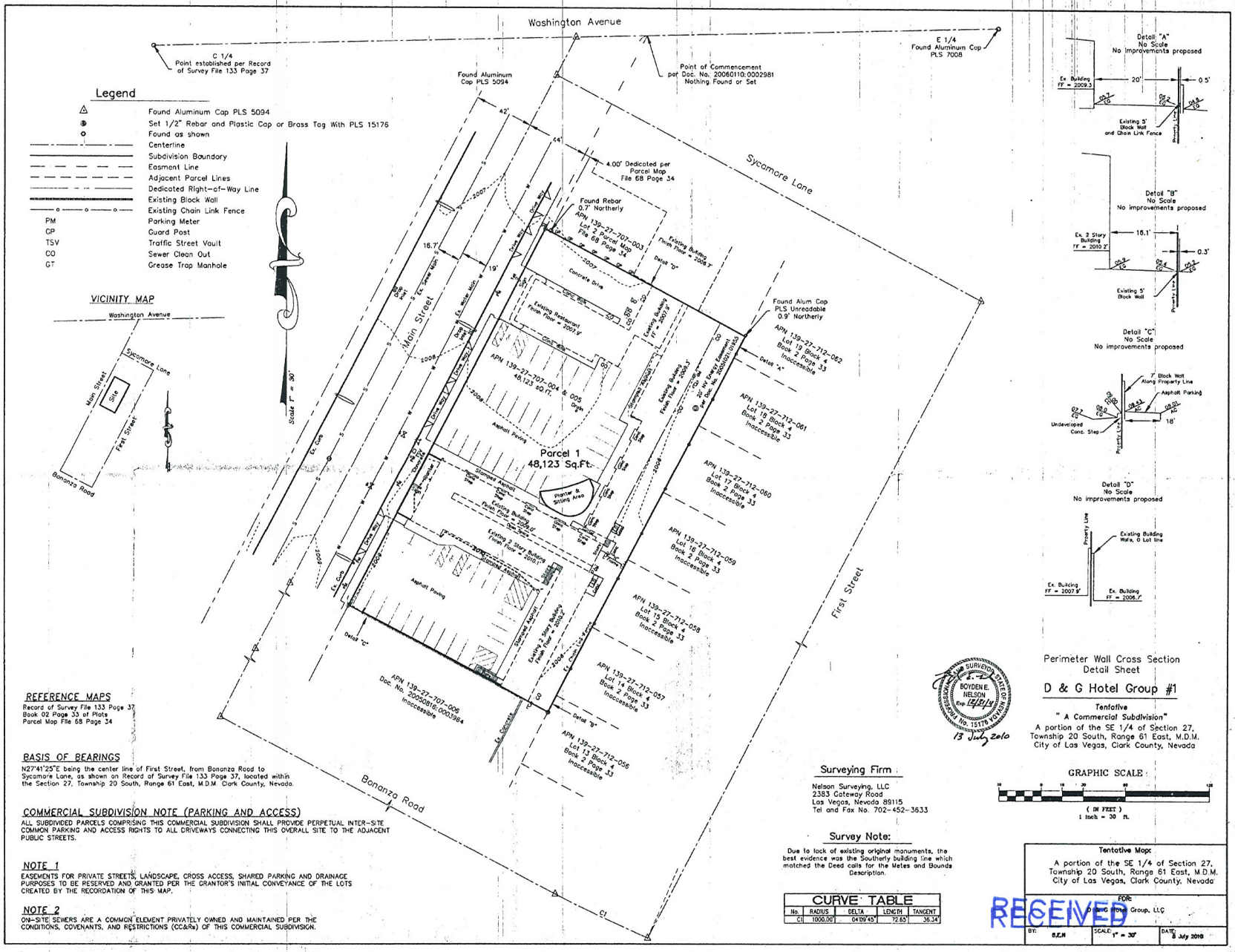
Revised 10/27/08

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



RECEIVED
JUL 12 2010
RECEIVED
JUL 14 2010

TMP-38862



RECEIVED
JUL 12 2010

D & G Hotel Group, LLC
9509 Queens Walk Circle
Las Vegas, NV 89117

June 18, 2010

City of Las Vegas Planning &
Development Department
Las Vegas, NV

Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

We are the owner in possession of parcel #'s 139-27-707-004 and 139-27-707-005 located at 700 & 720 N. Main St., Las Vegas, NV and at this time have entered into purchase/sell agreement with D & G Hotel Group, LLC for the above mentioned property.

We are in agreement and do hereby authorize their request of a Pre-Application Conference Request for a Commercial Subdivision for said property.

Sincerely,

David Shapiro
Managing Member
700-720 Main St., LLC

DS/rt

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RECEIVED
JUL 12 2010
TMP-38862
JUL 14 2010

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

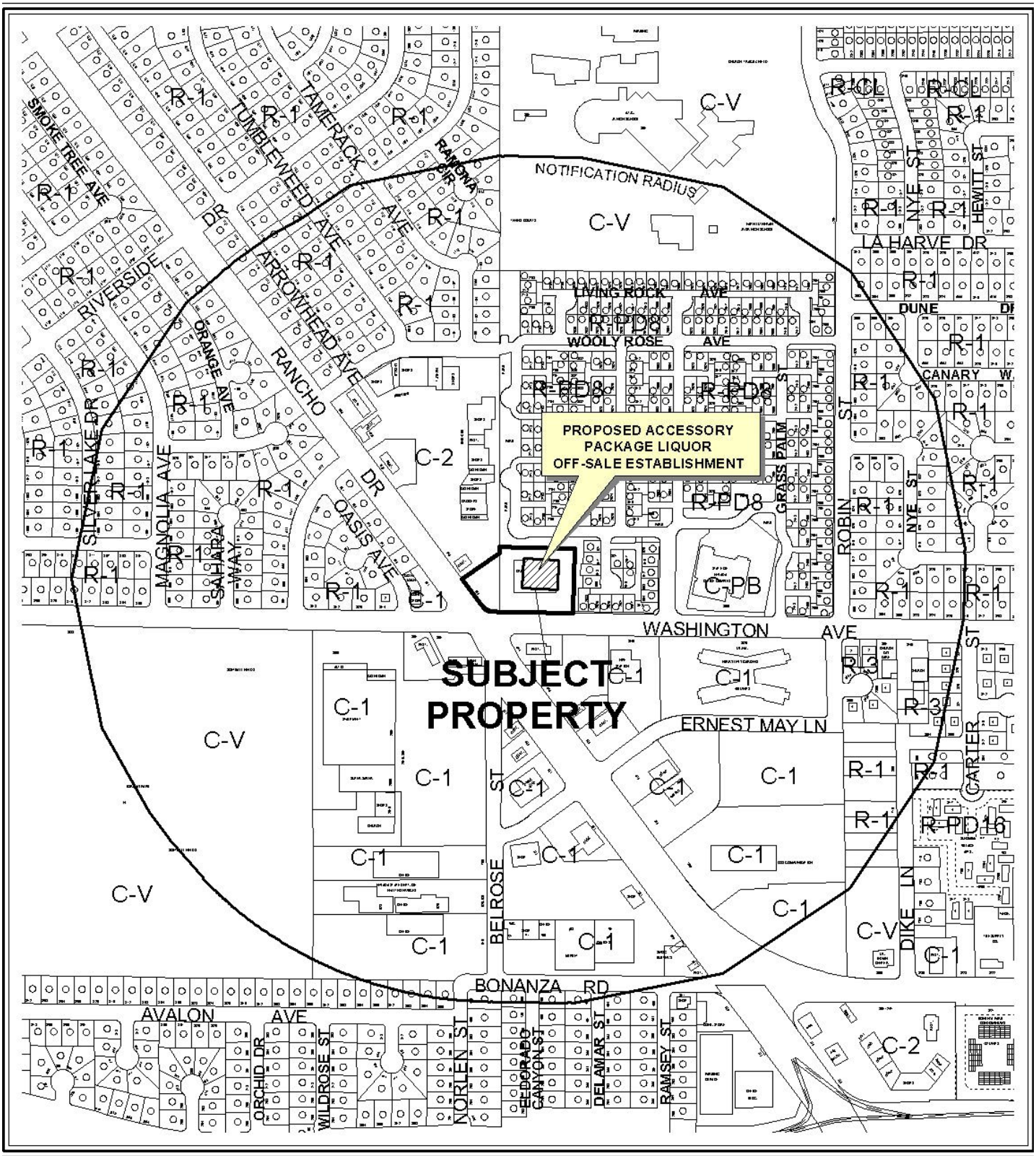
SUBJECT:
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho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

IF APPROVED, C.C.: 10/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



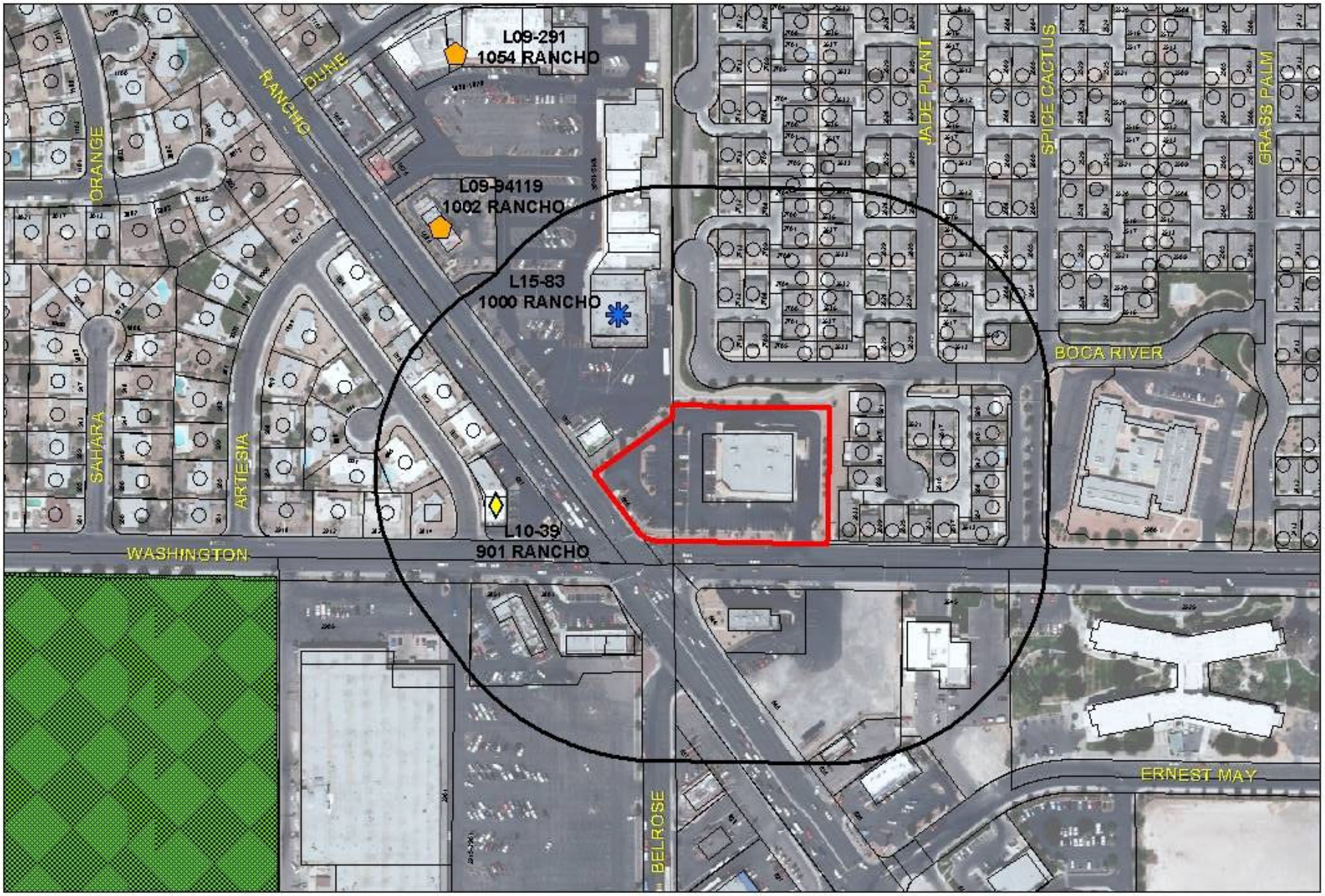
0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



SUP-38239

Business Licenses

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim

Notary Public in and for said County and State

San Diego, California

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

RBG-1 RBG-1

Revised 11-14-06

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

RECEIVED
MAY 10 2010

6425

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 900 North Rancho Drive

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address none

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

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

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

E-mail Address Rebecca.Lidskin@walgreens.com

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

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

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

Print Name SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009.

Jennifer Rhim

San Diego, California

Notary Public in and for said County and State

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

WB Loan #: 41-0905115

Revised 10/27/08

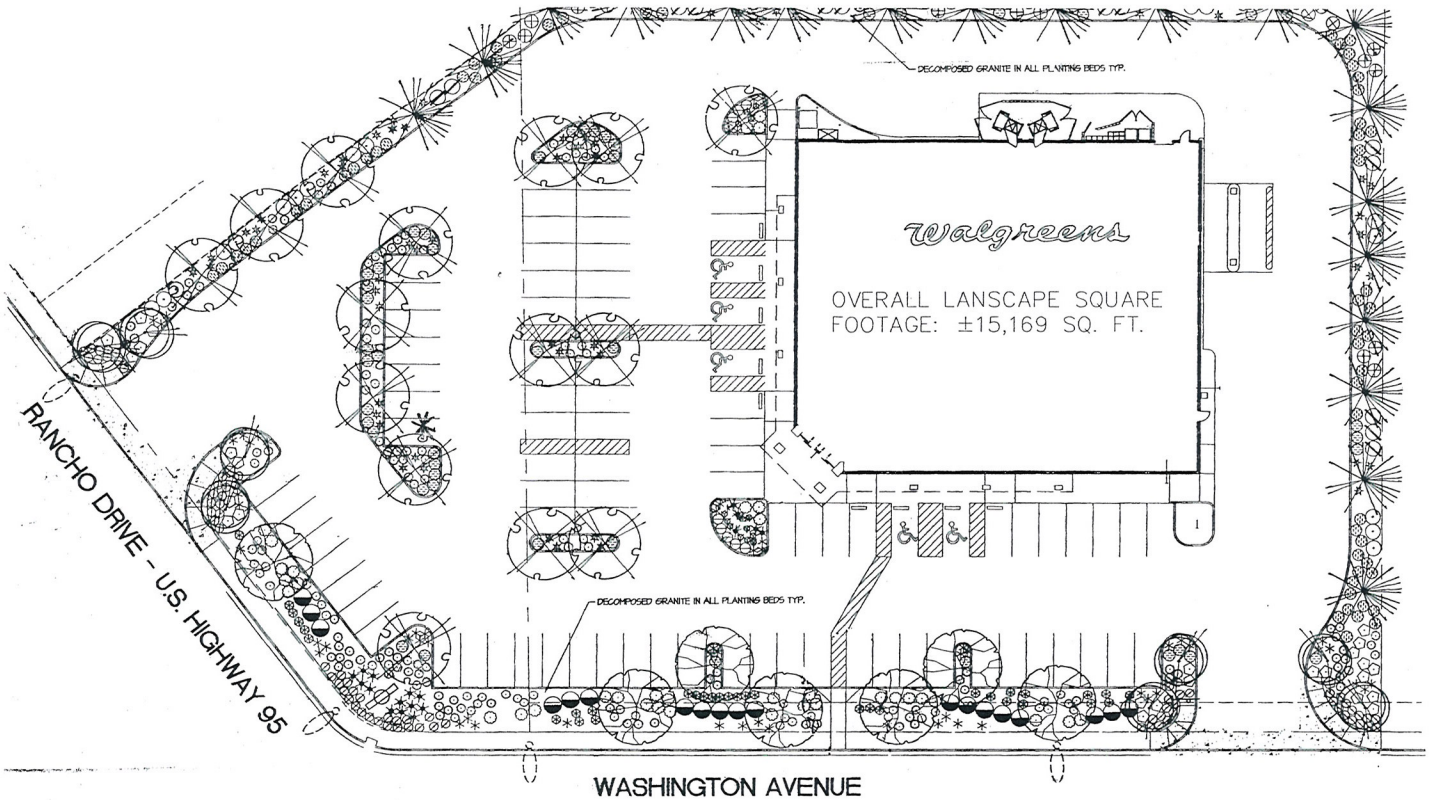
FOR DEPARTMENT USE ONLY

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

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

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6425



PLANT SCHEDULE

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

LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

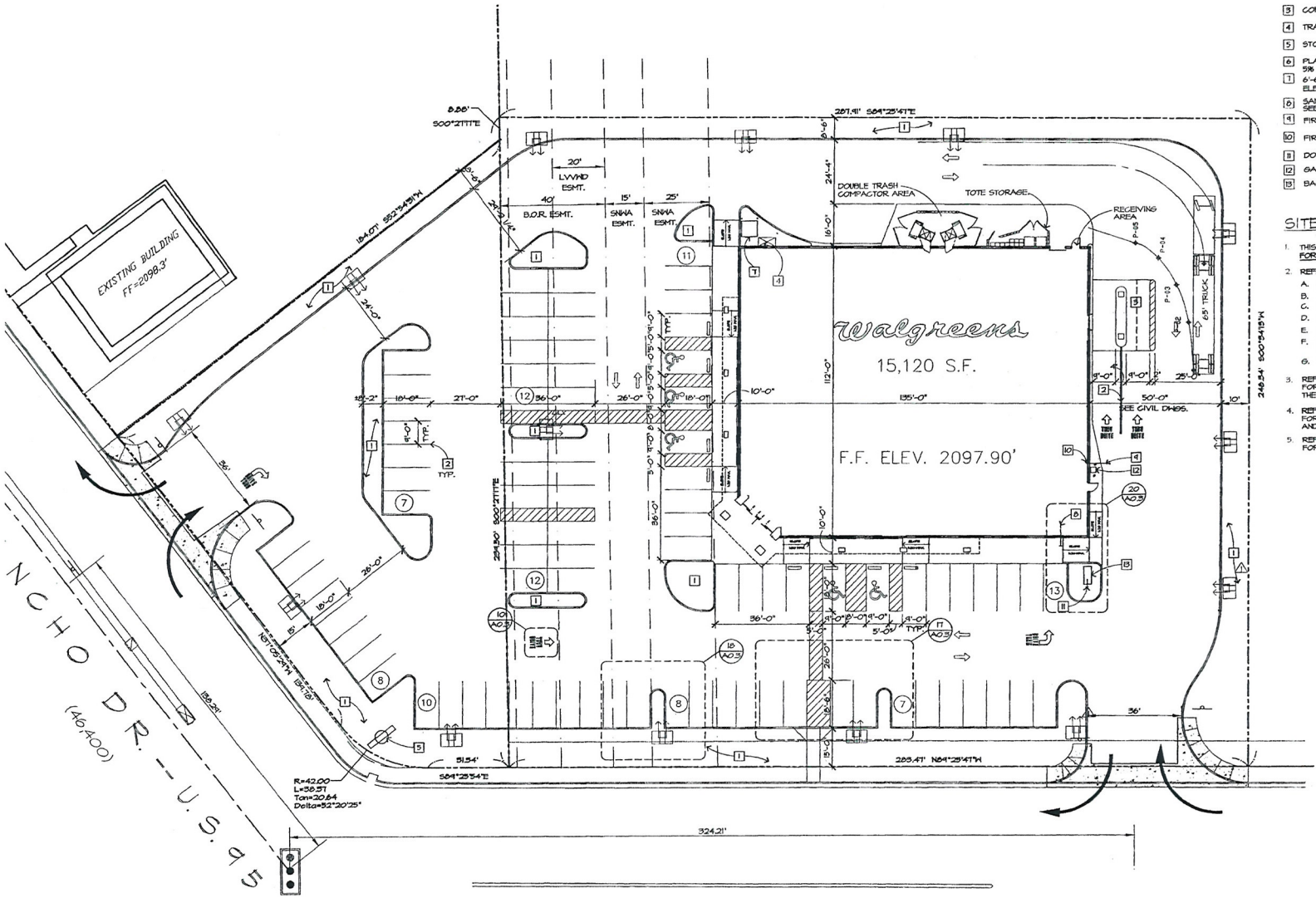
PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

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

RECEIVED
MAY 10 2010

SUP-38239



KEYNOTES:

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

SITE PLAN GENERAL NOTES:

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

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

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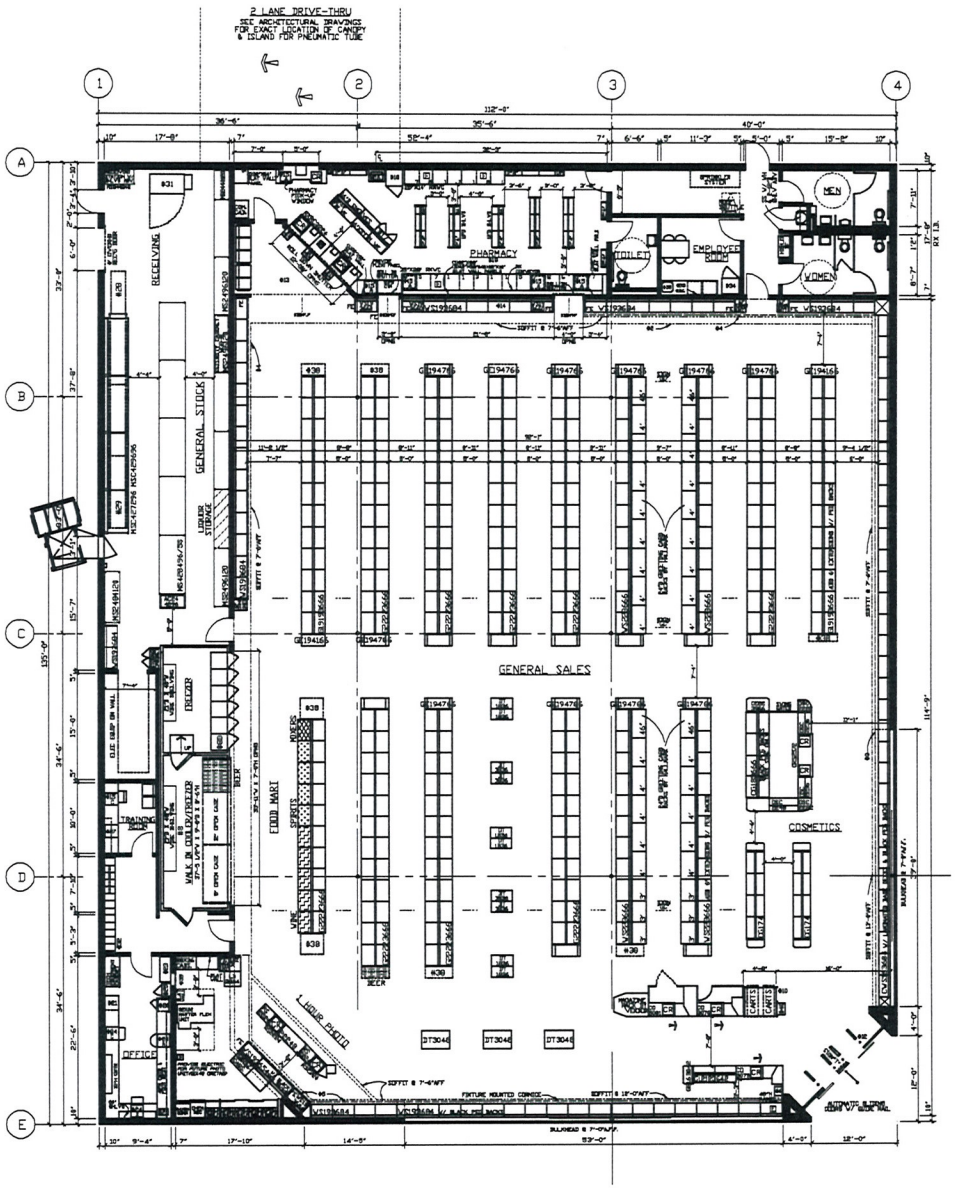
PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

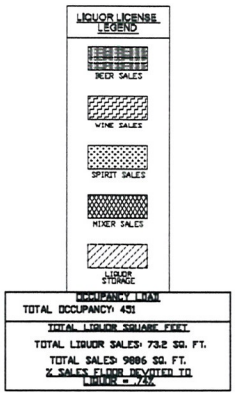
DRAWING TITLE
SITE PLAN - BEER & WINE

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

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

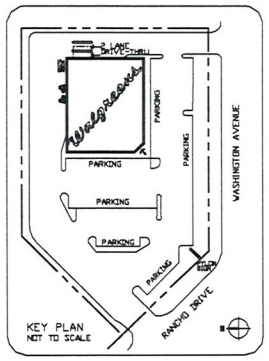
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SUP-38239





OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

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



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

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

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

GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER. CHECKOUT COUNTERS ARE 34"H UNLESS OTHERWISE NOTED.
2. MIRROR ON SOFFIT OF REAR WALL
3. DIMETIC CORNICE
4. SALES AREA CORNICE
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 8" AT EACH END, FOR END PANELS)
   A. 1 MD-06 6'-0"W X 48 7/8"D
   B. 2 MD-09 9'-0"W X 48 7/8"D
   MIDDL 3EL-ENGLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
   C. 1 3EL-5-24 10'-1 3/8"W X 30 3/4"D
8. MASTER-BILT WALK-IN COOLER - PROVIDE
   --- 4000W COOLMASTER DOORS
   26 3/4" X 73" EACH AND
   6 4000FR FREEZMASTER DOORS
   26 3/8" X 73" EACH BY ANTHONY
   A. __ DOORS> FOR EACH DOOR PROVIDE (7) __"D BEV-O-FLOW GRAVITY SHELVES; UPPER (3) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
   B. __ DOORS> FOR EACH DOOR PROVIDE (7) 26"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
   C. __ DOORS> __"D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 6 DOORS> FOR EACH DOOR PROVIDE (8) 87"D ANTHONY SHELVES
   E. __ DOORS> FOR EACH DOOR PROVIDE (2) 87"D ANTHONY SHELVES AND (4) 24"D MERCHANDISER SHELVES
   F. __ DOORS> __"D DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

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

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

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

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

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

FIXTURE LEGEND

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

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

DT	30	48	
DISPLAY TABLE	D.	W.	

#DOES NOT INCLUDE STANDARD TOP SHELF OR FINISHED END PANEL

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

PROTOTYPE

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

PROJECT DATA

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

SQUARE FOOT AREA SUMMARY

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

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

FIXTURE MANUFACTURER

KIECHLER/ MYERS	MAIDA/ MYERS	LOZIER/ MYERS	DARLING/ DARLING
		■	

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

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

PLOT: R11235 01/99

SUP-38239

RECEIVED
MAY 10 2010

AREA SUMMARY

H ELEVATION

7" EXIT SIGN	2.1 SF.
AL	2.1 SF.

ELEVATION

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

H ELEVATION

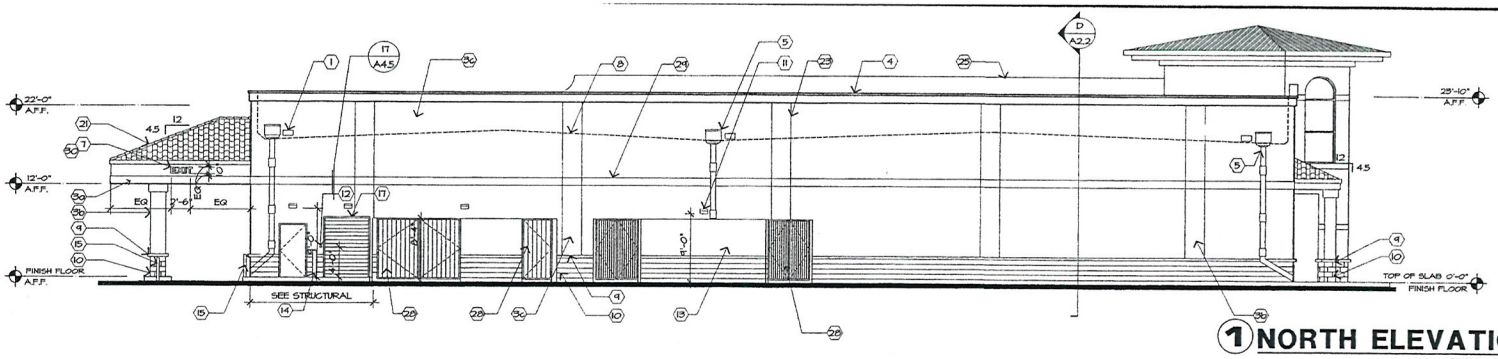
" WALGREENS SCRIPT SIGN	55.8 SF.
16" PHARMACY	14.2 SF.
8" 1-HR PHOTO	21 SF.
0" DRIVE THRU PHARMACY	12.6 SF.
AL	103.6 SF.

ELEVATION

AL	200 SF.
UILDING SIGNAGE	206.7 SF.

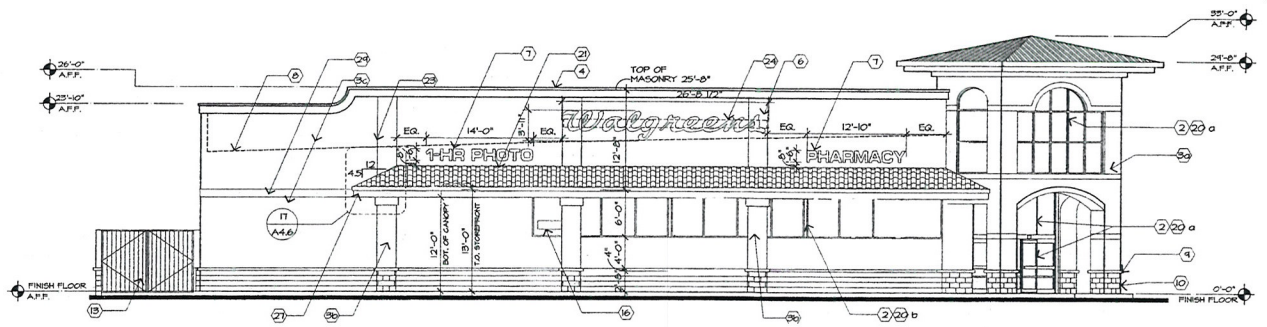
ERIOR FINISH SCHEDULE

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

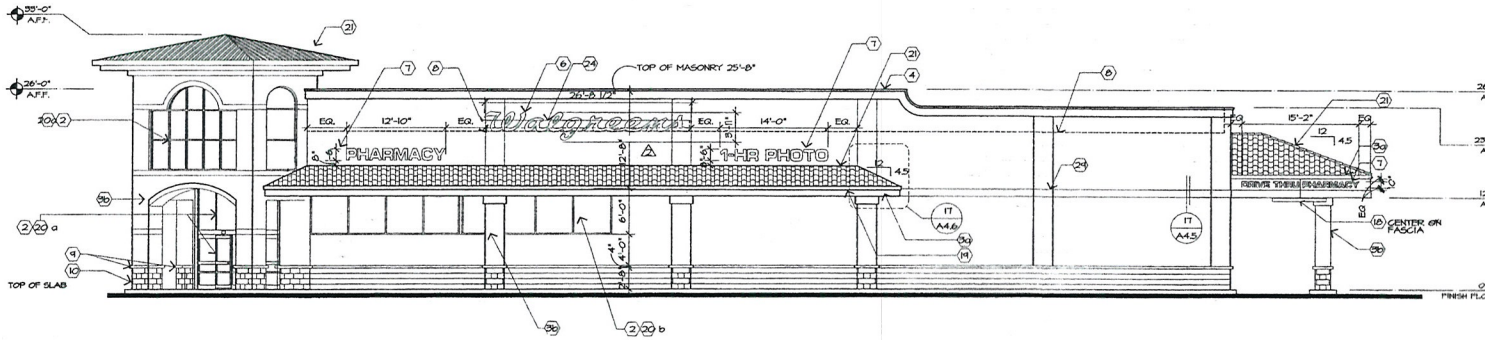


1 NORTH ELEVATION

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

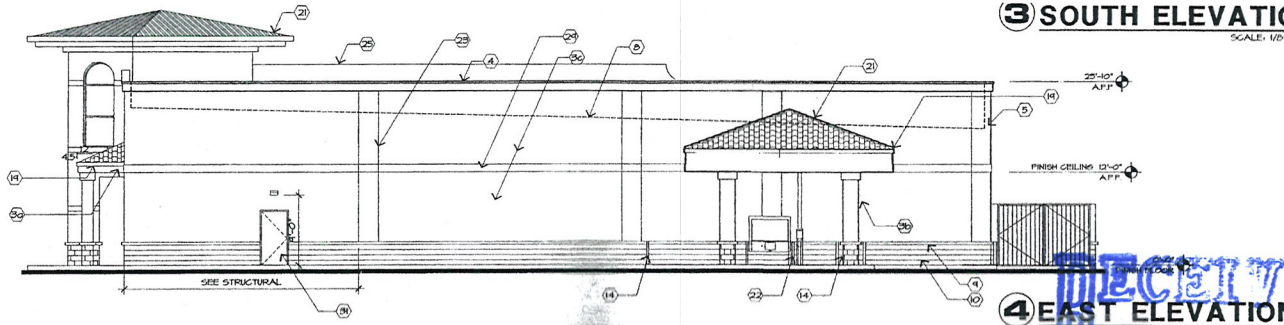


2 WEST ELEVATION



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

Walgreens

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

NO.	DATE	BY	DESCRIPTION	CO

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: 0425-A01-SW-16NOV09	SCALE: 1/8"=1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A2.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	

RECEIVED
MAY 13 2010

SUP-38239

LIONEL SAWYER & COLLINS

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300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
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ROBERT W. HERNQUIST
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MARK A. CLAYTON

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

May 14, 2010

VIA HAND DELIVERY

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

RECEIVED
MAY 14 2010

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

To Whom It May Concern:

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

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

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

SUP-38239
REVISED

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

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

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

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 14 2010

SUP-38239
REVISED

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

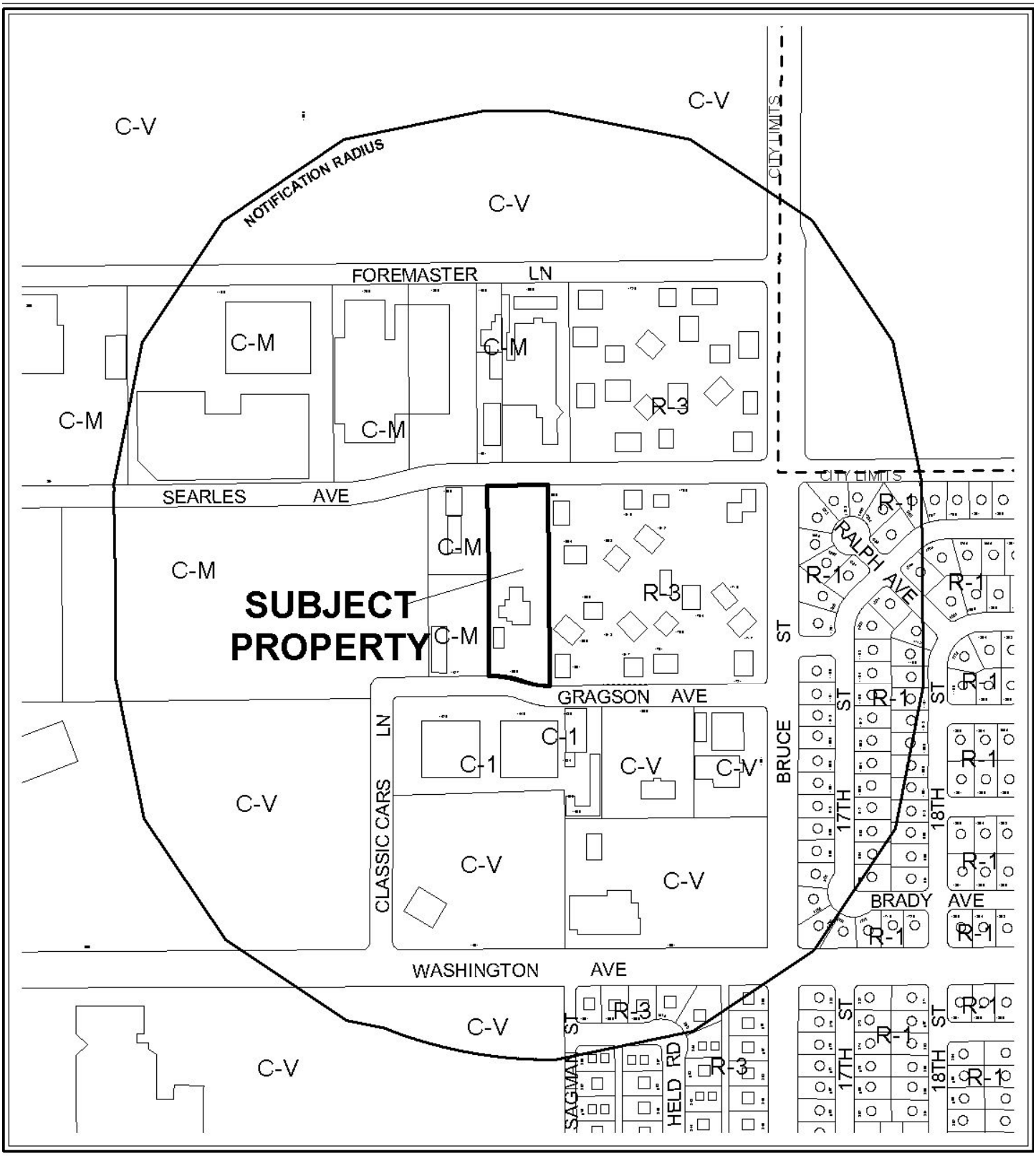
SUBJECT:
ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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



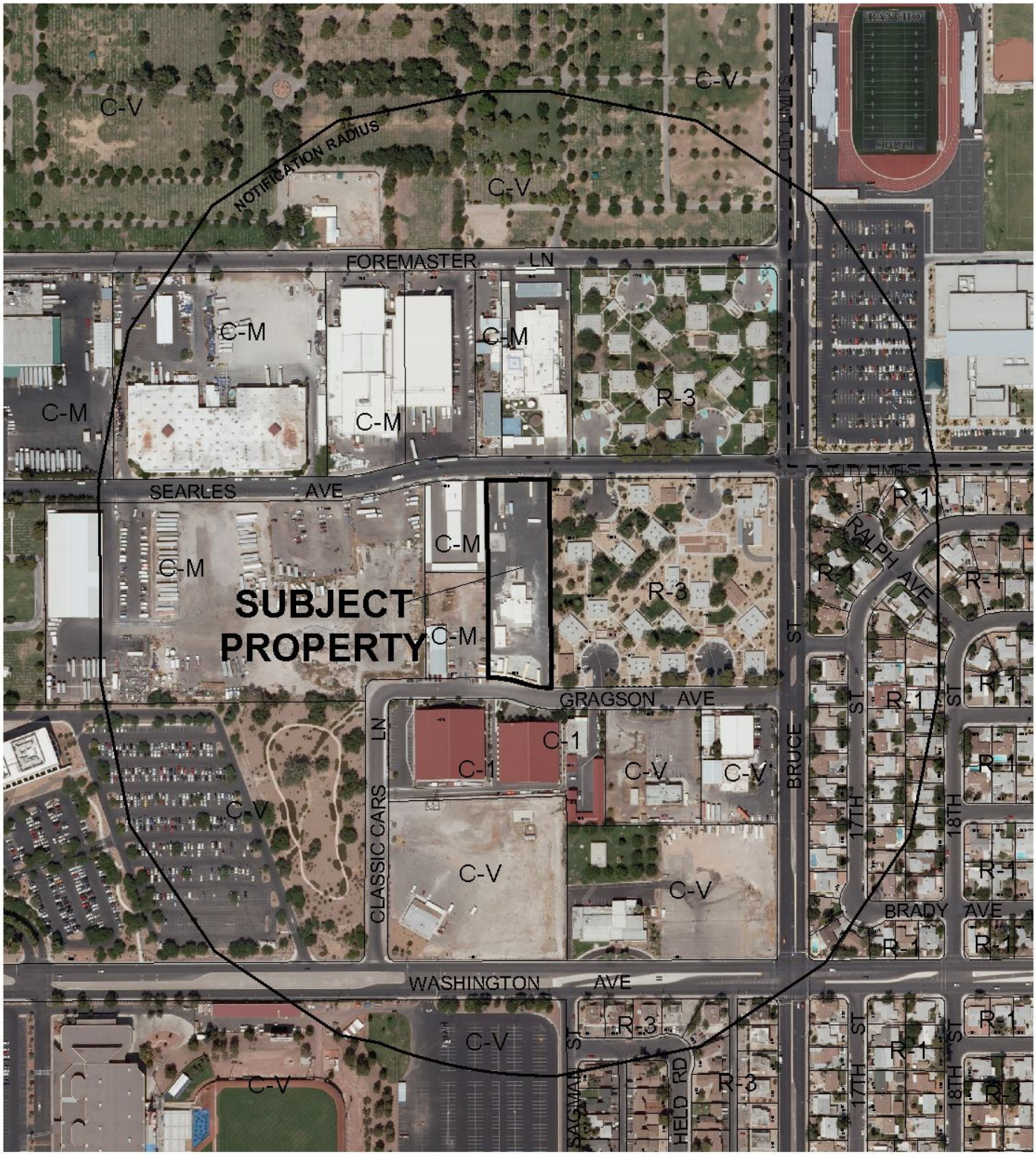
0 300 600 Feet

CASE: **SDR-37613**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 300 600 Feet

CASE: **SDR-37613**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-37613	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-37613 CONDITIONS

Planning and Development

1. Conformance to the conditions for Vacation (VAC-35193) and Site Development Plan Review (SDR-35195), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for Building C, as indicated on the site plan date stamped 03/26/10. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the landscape plan, date stamped 03/09/10 and the site plan, floor plan and building elevations, date stamped 03/26/10, except as amended by conditions herein.

4. No barbed, razor or concertina wire shall be allowed on site.

5. The applicant shall obtain all required building permits and final inspections for all buildings/structures on the subject site, within 30 days of final approval of Site Development Plan Review (SDR-37613).

6. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow zero-foot landscape buffers along the east and south perimeters where eight feet and six feet, respectively, were previously approved.

GK

7. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow eight overall trees where 39 trees were previously approved.

8. An Exception from Title 19.10 is hereby approved to allow zero parking lot landscape trees where 23 trees are required.

9. These Conditions of Approval shall be affixed to the cover sheet of the 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.

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

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

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

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

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

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

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

Public Works

18. Remove all substandard public street improvements and unused driveway cuts, if any, on Searles Avenue adjacent to this site concurrent with development and replace with new improvements meeting current City Standards. The existing "pan" style driveway may remain.

19. Construct half-street improvements including appropriate transition paving on Gragson Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

21. 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.

22. 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 is a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) for a proposed Taxicab/Limo Yard on 1.89 acres at 1500 Searles Avenue. The request will increase the square-footage of Building C from 3,000 square feet to 5,000 square feet, as well as relocate the building within the same site. The request includes Waivers of the Title 19 Perimeter Landscape Buffer Requirements. Additionally, the previously approved 30-foot tall Building C is requested to be lowered to a height of 28 feet. The indicated deviations from standards will result in a development that is not compatible or harmonious with adjacent development. An alternate design and adherence to minimum landscape requirements would facilitate the elimination of Waivers, which would create a development that would be appropriate for this area of the City; therefore staff is recommending denial of the subject application. If denied, the site will remain as previously approved.

ISSUES

- The applicant is requesting a zero-foot landscape buffer along the east perimeter where eight feet was previously approved.
- The applicant is requesting a zero-foot landscape buffer along the south perimeter where six feet was previously approved.
- The applicant is requesting an Exception to allow eight perimeter landscape trees where 39 were previously approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.
06/18/09	A Code Enforcement citation (#79197) was issued for electrical, plumbing and concrete work being done without a permit at 1500 Searles Avenue. Code Enforcement has not closed the case.
10/07/09	The City Council approved a Vacation (VAC-35193) to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue, approximately 580 feet west of Bruce Street. Planning Commission recommended approval. Staff recommended denial.

10/07/09	The City Council approved a request for a Site Development Plan Review (SDR-35195) for a proposed 8,800 square-foot taxicab/limo yard with ancillary vehicle service and auto repair within 5,800 square feet of existing buildings and a proposed 3,000 square-foot building with Waivers of the perimeter landscape requirements to allow a zero-foot buffer along the west and a portion of the east perimeters where eight feet is required, a six-foot buffer along the south perimeter where 15 feet is required, to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing on 1.89 acres at 1500 Searles Avenue. Planning Commission recommended approval. Staff recommended denial.
04/20/10	A Code Enforcement citation (#89462) was issued for performing automobile maintenance and repair without a business license. Also, the cab company is sending vehicles to service with no seatbelts and no license plates. Code Enforcement closed the case on 04/22/10.
04/22/10	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to address staff's concerns.

Most Recent Change of Ownership	
08/07/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/02/93	A Business License (#D01-00001) was issued for a dairy at 1500 Searles Avenue. The license was reclassified to (#G03-01846) on 06/03/98. The license was marked out of business on 10/18/07.
09/17/97	A Building Permit (#97019201) was issued to replace a riser at 1500 Searles Avenue. The permit expired on 03/21/98.
03/05/02	A Building Permit (#2003896) was issued for a repair to a sewer line at 1500 Searles Avenue. The permit was finaled on 03/06/02.
05/29/08	A Business License (#I02-00081) was issued for an ice cream parlor at 1500 Searles Avenue. The license was reclassified from (#D01-00015) on 02/19/88. The license was marked out of business on 06/01/09.
10/09/09	A Building Permit (#146417) was issued for an interior tenant improvement at 1500 Searles Avenue. The permit was finaled on 02/12/10.
10/09/09	A Building Permit (#149327) was issued to demolish interior portions of an existing building in relation to permit (#146417) at 1500 Searles Avenue. The permit was finaled on 11/04/09.
10/12/09	A Building Permit (#149428) was issued for electrical improvements at 1500 Searles Avenue. The permit has not been finaled.
10/14/09	A Building Permit (#149566) was issued for plumbing improvements at 1500 Searles Avenue. The permit was finaled on 10/14/09.

12/02/09	A Building Permit (#152343) was processed for architectural revisions. The revisions included removing a raised sidewalk and adding parking bumpers in the parking area. The permit was finaled on 12/14/09.
01/05/10	A Building Permit (#154090) was issued for an electrical low voltage conduit at 1500 Searles Avenue. The permit was finaled on 02/09/10.
01/15/10	A Building Permit (#154742) was processed for electrical revisions. The permit was finaled on 01/15/10.
01/15/10	A Building Permit (#155126) was processed for electrical revisions. The permit was finaled on 01/15/10.

Pre-Application Meeting	
02/25/10	A pre-application meeting was held on the indicated date. The following items were discussed: • A Major Amendment to SDR-35195 is required. • Applicant is requesting a zero-foot landscape buffer along the east perimeter where 8 feet was previously approved. • Applicant is requesting to allow a zero-foot landscape buffer along the south perimeter where 6 feet was previously approved. • The square-footage of Building C will change from 3,000 square feet of enclosed space and 3,000 square feet of covered space to 5,000 square feet of enclosed space. • The overall height of Building C will be reduced from 30 feet to 28 feet. • Parking provided will not change.

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

Field Check	
03/18/10	A field check was completed on the indicated date. The following items were observed by Planning and Development staff: • Four buildings are located on subject site, but only one building has permits. • Several storage containers exist on the subject site. • An eight-foot wall, chain-link and razor wire exists on portions of the subject site.

Details of Application Request	
Site Area	
Net Acres	1.89 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Building	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	TV Broadcasting	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Museum (Private)	C (Commercial)	C-1 (Limited Commercial)
East	Housing Authority	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	TV Broadcasting	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown North Land Use Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards, the following standards apply

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	163 Feet	Y
Min. Setbacks			
• Front (north property line)	10 Feet	384 Feet	Y
• Side (east property line)	10 Feet	52 Feet	Y
• Side (west property line)	10 Feet	50 Feet	Y
• Rear (south property line)	20 Feet	76 Feet	Y

Max. Lot Coverage	N/A	10%	N/A
Max. Building Height	N/A	28 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	As Conditioned	As Conditioned
Mech. Equipment	Screened	As Conditioned	As Conditioned

Pursuant to Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	9 Trees	8 Trees	N
• South	1 Tree / 20 Linear Feet	9 Trees	Zero Trees	N
• East	1 Tree / 30 Linear Feet	17 Trees	Zero Trees	N
• West	1 Tree / 30 Linear Feet	17 Trees	Zero Trees	N
TOTAL PERIMETER TREES		**52 Trees**	**8 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	23 Trees	Zero Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	15 Feet		Zero Feet	N
• East	8 Feet		Zero Feet	N
• West	8 Feet		Zero Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Standard Category	***Approved SDR-35195***	***Proposed SDR-37613***
Building C – use	Auto Repair Garage, Minor	Auto Repair Garage, Minor
Building C Building Size	3,000 SF enclosed, 3,000 SF covered patio	5,000 SF enclosed
Building C Building Height	30 feet	28 feet
Parking Required	133 spaces	133 spaces
Parking Provided	133 spaces	133 spaces
East perimeter landscape buffer	8 feet with zero feet along a portion	Zero feet
South perimeter landscape buffer	6 feet	Zero feet
Perimeter trees provided	39 trees	8 trees
Sidewalk	Zero-foot sidewalk adjacent to Gragson Avenue, 5-foot sidewalk adjacent to Searles Avenue	5-foot sidewalks adjacent to Gragson Avenue and Searles Avenue

GK

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Taxicab/Limo Yard	66 Employees 67 Taxis	N/A	129	4	128	5	Y
TOTAL (including handicap)	133		133		133		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot landscape buffer along the north and south property lines and an eight-foot landscape buffer along the west and east property lines	Zero-foot landscape buffers along the east, west and south property lines	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow zero trees where 23 trees are required	Denial
75 total perimeter trees are required in the landscape buffers	To allow 8 trees in the perimeter landscape buffers	Denial

ANALYSIS

As proposed, the Taxicab/Limo Yard will increase the square-footage of Building C from 3,000 square feet to 5,000 square feet, as well as relocate the building within the same site, with subsequent changes in site design. Site design changes include eliminating the east and south perimeter landscape buffers, as well as providing a five-foot wide sidewalk along Gragson Avenue.

The site complies with all Title 19 requirements with the exception of required landscaping. The applicant has requested a Waiver and two Exceptions as a part of the subject application. The requested Waiver is from Title 19.12.040 Perimeter Landscape Buffer Standards for deviations from buffer widths on the east and south property lines. The first Exception is to allow no parking lot trees where one is required for every six parking spaces. The second Exception is to allow eight trees in the perimeter landscaping where 39 are were previously approved. The requested Waivers and Exceptions are not appropriate and could be mitigated through a better overall design.

The landscape plan indicates the following: 24-inch box Honey Locust, Shoestring Acacia, Purple Robe Locust and Mediterranean Fan Palm. The landscape plan fails to conform to all Perimeter Landscape Buffer Requirements with the exception of the north property line buffer. The landscape plan also fails to meet all parking lot landscaping and seeks a reduction in the overall required tree count.

Pursuant to Title 19.04 Permissible Use, the parking requirement for a Taxicab/Limo Yard is one space for each employee on the largest shift, plus one space per taxi or limo when the facility is at maximum capacity. The applicant indicates that there will be 66 employees for the largest shift and 67 taxis when the facility is at maximum capacity. The subject site contains 133 parking spaces with five handicapped spaces, thereby complying with the proposed Taxicab/Limo Yard use. Primary access to the site is provided from both Searles Avenue and Gragson Avenue. Searles Avenue and Gragson Avenue are designated as 60-foot Local Streets by the Master Plan of Streets and Highways.

FINDINGS (SDR-37613)

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 residential, commercial and industrial development in the area. The number of additional requested landscape Waivers 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. The proposed development is both undesirable and obnoxious with regard to its overall design and adherence to minimum requirements.

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

Adequate site access is provided from both Searles Avenue and Gragson Avenue. Searles Avenue and Gragson Avenue are designated as 60-foot Local Streets 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 not 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. Only one of the existing buildings has proper building permits, which is not appropriate for this or any area of the City.

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

The buildings fail to create an orderly and aesthetically pleasing environment. The non-permitted structures and overall lack of landscaping is not compatible with adjacent commercial and residential developments in the area. Inadequate mitigation measures have been taken to create an aesthetically pleasing environment.

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

The subject site contains several buildings and structures, which do not have proper building permits. The applicant has not taken appropriate action to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

GK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37613** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr, 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: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4 day of March, 2010

Bonnie J. Wittig

Notary Public in and for said County and State

CLARK CTY

BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195

Project Address (Location) 1500 Searles

Project Name A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

Assessor's Parcel #(s) 139-26-201-004 **Ward #** 5- Barlow

General Plan: existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** n/a

Gross Acres 1.89 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER ~~4444 South Valley View Drive LLC~~ FOUR FOURS LLC **Contact** Jay Nady

Address 4444 South Valley View Drive LLC **Phone:** (702) 277-1333 **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi CO. **Contact** Jay Nady

Address 4444 South Valley View Drive **Phone:** (702) 277-1333 **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP **Contact** Bill Curran

Address 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

City Las Vegas **State** NV 89102 **Zip** 89106

E-mail Address curranb@ballardspahr.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 Creighton J. Nady

Subscribed and sworn before me

This 4th day of March, 20 10.

Bonnie J. Wittig

Notary Public in and for said County and State

CLARK CTY

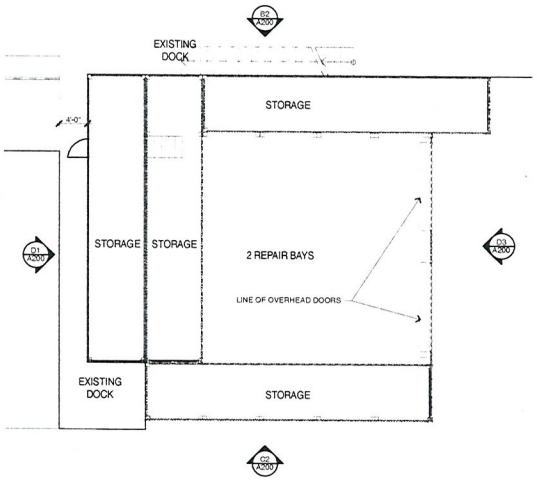
BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

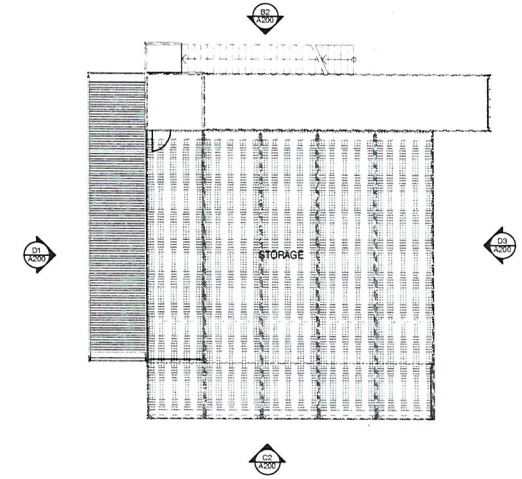
Case #	SDR #37613
Meeting Date:	4/22/10
Total Fee:	$1030.00
Date Received:*	3/9/10
Received By:	

*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.



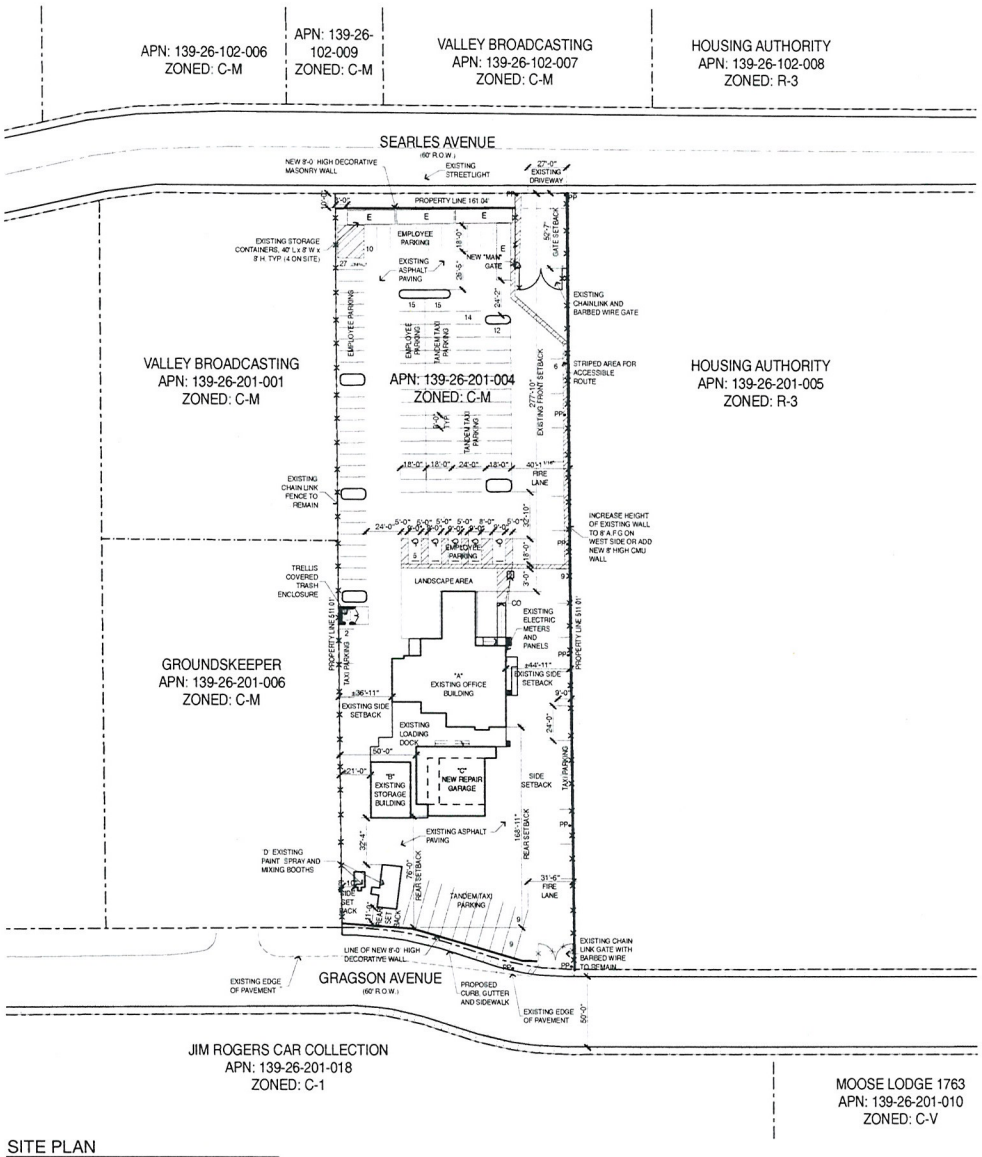
FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



SECOND FLOOR PLAN

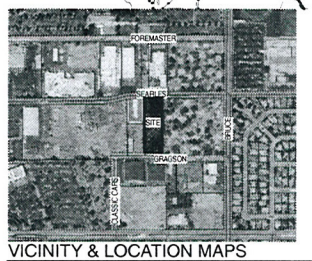
1/8" = 1'-0"



SITE PLAN

1" = 40'





VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL RESEARCH
EXISTING ZONING	C-M
PROPOSED USE	TAXI LIMO YARD, AUTO REPAIR GARAGE-MINOR, AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDE	15'-0"	36'-11", 44'-11"
REAR	20'-0"	166'-11"

SETBACKS - (ACCESSORY STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	470'-6"
INTERIOR SIDE	8'-0"	8'-0", 50'-0"
REAR	8'-0"	76'-0"

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	1.6%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/F-S-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 16' HIGH)	1,100 SF
C NEW REPAIR GARAGE (28'-6" HIGH)	5000 SF (1st) + 2000 SF (2nd) = 6,000 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E STORAGE CONTAINER (8' X 40') TYP. OF 4 (± 8' HIGH)	1,280 SF
TOTAL	12,080 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
# OF TAXIS @ MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		93
COMPACT PARKING SPACES PROVIDED		(28.3%) 35
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING		133

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F 702.839.1213

0' 10' 40' 80'

A Cab Taxi Company

Site Development Review

1500 Searles Avenue

Las Vegas, Nevada 89101

SDR-37613

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MAR 26 2010

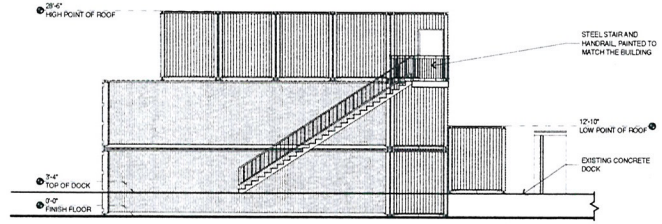
City of Las Vegas Site Development Review Submittal 03.09.10
City of Las Vegas Site Development Review Submittal (Rev.) 03.22.10

SITE PLAN AND FLOOR PLAN

AS100

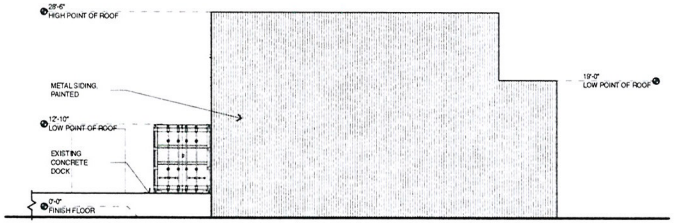
09.065 A Cab Taxi Company

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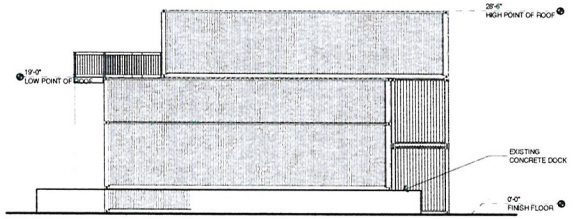
NORTH ELEVATION

1/8" = 1'-0"



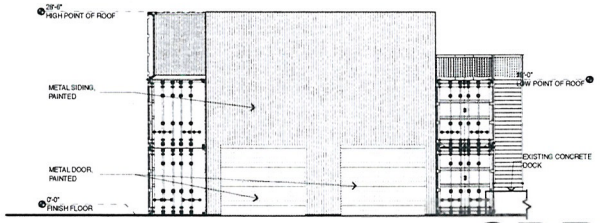
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

SDR-37613

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EXTERIOR ELEVATIONS - AUTO REPAIR

A200

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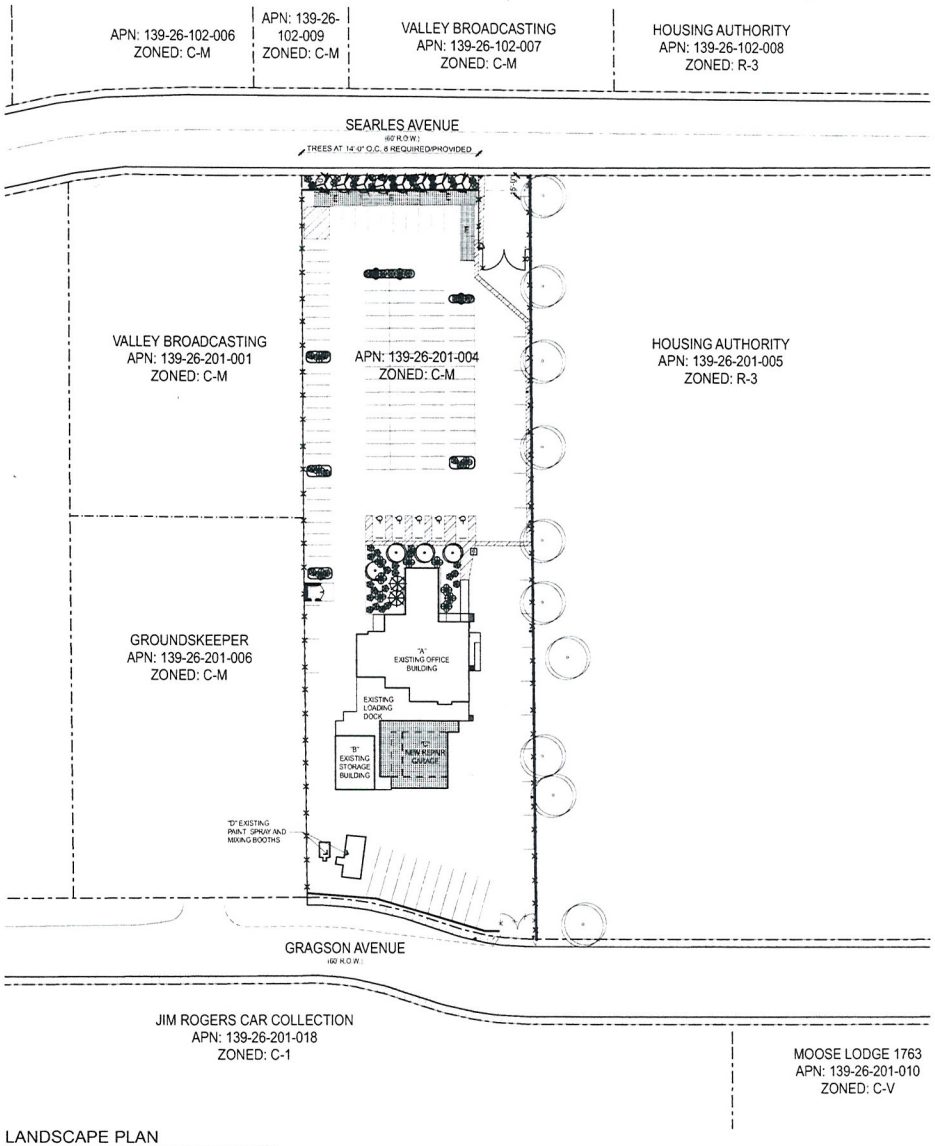
0' 4' 8' 16'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

Site Development Review Submittal 01.09.10
Revised Site Development Review Submittal 03.05.10

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MAR 26 2010

F:\09.065 A Cab Taxi Co\CDs\DWGS\09.065 A Cab Taxi DR Revised.pln, 3/22/2010 12:01 PM, kristenhan



LANDSCAPE PLAN

1" = 40'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE ROBE LOCUST	robinia pseudoacacia	24" Box
	MEDETERANIAN FAN PALM	chamaerops humilis	24" Box
	EXISTING TREES	---	---
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	15'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0"
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0"

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0' 10' 40' 80'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 3.9.10

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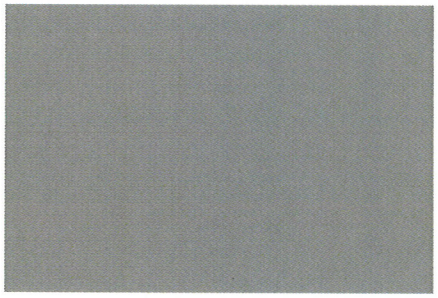
SDR-37613
04/22/10 PC

PLANTING PLAN

L100

09.065 A Cab Taxi Company

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Prefinished Metal

Paint 1

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info@aptusarchitecture.com

A Cab Taxi Company

Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

3.09.10

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SDR-37613
04/22/10 PC



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



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1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10

APTUSArchitecture

March 9, 2010

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

Re: A Cab Taxi Dispatch Center
APN: 139-26-201-004
Major Modification to SDR-35195

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. The owner has agreed to increase the height of the wall with

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04/22/10 PC

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wrought iron fencing to 8'-0" on the east property line. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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SDR-37613
04/22/10 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 89 FEET FROM THE EAST AND NORTH PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38576** APN: 138-11-406-012

Name of Property Owner: Paitaka Miyahira

Name of Applicant: Paitaka or Tasey Miyahira

Name of Representative: Paitaka Miyahira Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

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JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6640 W. CHEYENNE

Project Name OHANA (FAMILY) CARE MANOR **Proposed Use** GROUP CARE

Assessor's Parcel #(s) 138-11-406-012 **Ward #** _____

General Plan: existing DR proposed CI **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER PAT MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUI ONE INC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUI ONE INC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2518 **Fax:** 228 4672

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10TH day of JUNE, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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JUN 15 2010

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

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

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA Miyahira

Name of Applicant: Paitaka P. Miyahira or Tasey Miyahira

Name of Representative: Paitaka Miyahira or Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 20 10

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 6640 W. CHEYENNE

Project Name OHANA (FAMILY) CARE MANOR **Proposed Use** GROUP CARE

Assessor's Parcel #(s) 138-11-406-012 **Ward #** 4

General Plan: existing DR proposed C/ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER PAT MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUIONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 3762518 **Fax:** 2284672

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P. Miyahira

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

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
JUN 15 2010

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

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

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6640 W. CHEYENNE

Project Name OHANA (FAMILY) CARE MANOR **Proposed Use** GROUP CARE

Assessor's Parcel #(s) 138-11-406-012 **Ward #** 4

General Plan: existing DR proposed C/ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER P&S MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZA @ MACH 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 @ MACH ONE INC . COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2548 **Fax:** 228 4672

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
JUN 15 2010

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

Revised 10/27/08

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

SDR 38577
Paitaka P. Miyahira & Tasey R. Miyahira

6640 W. Cheyenne Ave.

Proposed 37 bed expansion of an existing convalescent facility.

Traffic produced by proposed development:

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

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

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

Existing traffic on all nearby streets:

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

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

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

Traffic Capacity of adjacent streets:

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

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

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
GPA-38556 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan.

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIAS PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 105 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
VAR-38840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND KIMBERLY MARX - Request for a Variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE A 1,017 SQUARE-FOOT, 10-FOOT TALL ACCESSORY STRUCTURE (CLASS II) IS ALLOWED on 0.48 acres at 1301 North Gateway Road (APN 140-30-502-010), R-E (Residence Estates) Zone, Ward 3 (Reese).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 38 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-38857, VAR-38858 and SDR-38856
2. Conditions and Staff Report - VAR-38857, VAR-38858 and SDR-38856
3. Supporting Documentation
4. Photos - VAR-38857, VAR-38858 and SDR-38856
5. Justification Letter

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38857** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- 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 4th day of June, 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. 06-103944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUL 13 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Parking

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

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

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

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.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 sjohnston@spectrumse.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 Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

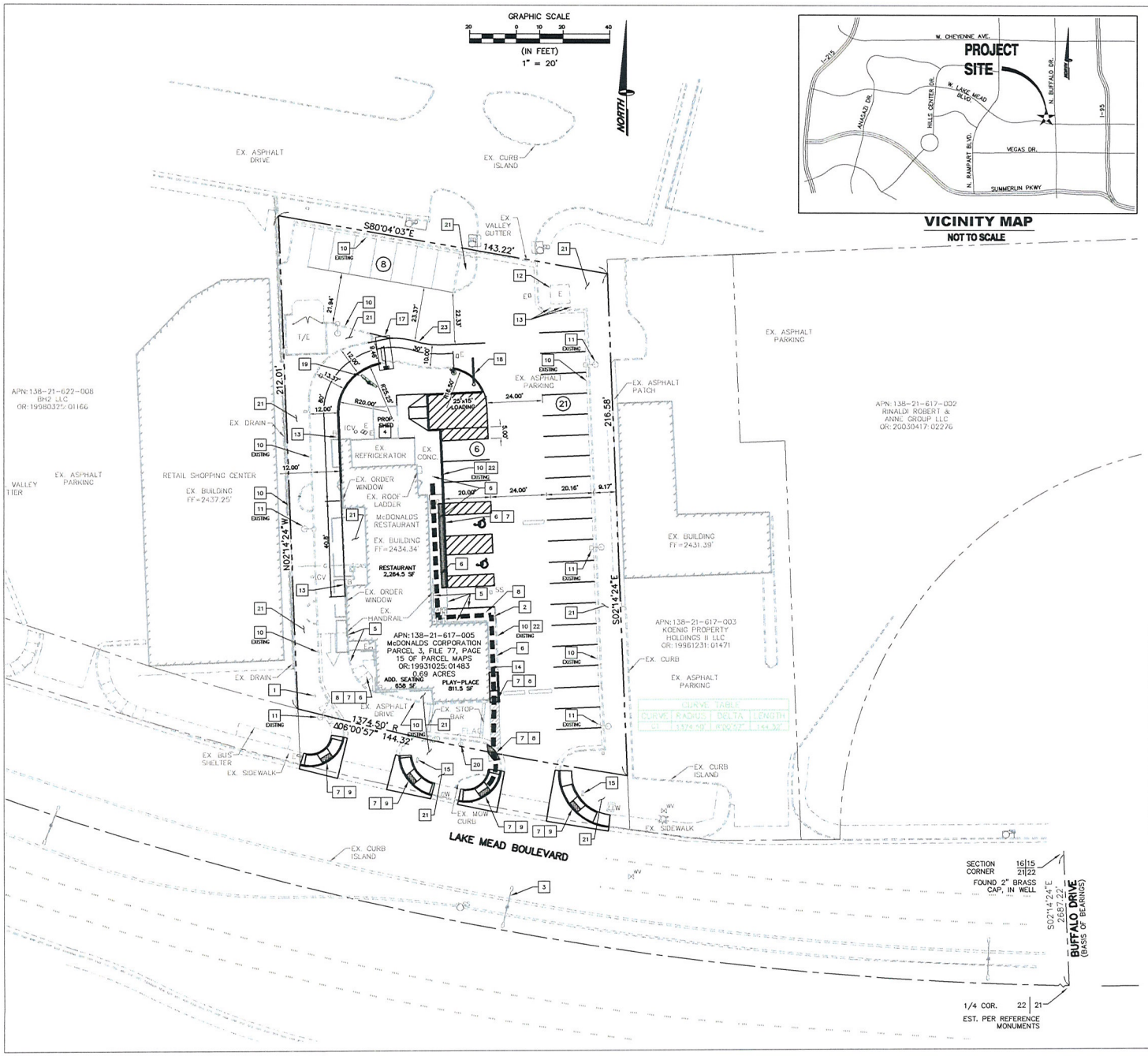
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sep 12, 2010

FOR DEPARTMENT USE ONLY

Case #	VAR-38857
Meeting Date:	8-26-10
Total Fee:	830.00
Date Received:*	7-13-10
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.



VICINITY MAP
NOT TO SCALE

McDONALDS RESTAURANT - LAKE MEAD & BUFFALO

REQUIRED PARKING	
RESTAURANT AREA, ADDITIONAL SEATING & PLAYPLACE 1/100 X 3,734 SF =	38 SPACES REQUIRED
EXISTING PARKING	
H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	35 SPACES PROVIDED
TOTAL PARKING:	37 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	NOT PROVIDED
PROPOSED PARKING	
H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	26 SPACES PROVIDED
TOTAL PARKING:	35 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	1 (15' X 25') PROVIDED
PROPOSED PARKING DEFICIENT BY 3 SPACES	

SITE INFORMATION:

OWNER	McDONALDS CORPORATION
ADDRESS	7662 WEST LAKE MEAD BLVD LAS VEGAS, NEVADA 89128
JURISDICTION	CITY OF LAS VEGAS
APN	138-21-617-005
ZONING	LIGHT COMMERCIAL DISTRICT (C-1)
APPROX ACREAGE	0.69 ACRES

LEGEND

ACCESSIBLE ROUTE

BUILDING SETBACKS:

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. ACCESSIBLE EGRESS ROUTE
3. EX. STREET LIGHT
4. RELOCATED STORAGE SHED
5. EX. HAND RAIL
6. RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
7. PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE
8. RECONSTRUCT EXISTING HANDICAP RAMP FOR ADA COMPLIANCE
9. RECONSTRUCT EXISTING HANDICAP RAMP AND CONCRETE SPANDREL FOR ADA COMPLIANCE
10. CURB
11. AREA LIGHT AND FOUNDATION
12. EXISTING ELECTRICAL TRANSFORMER
13. EXISTING BOLLARD
14. RADIUS WALL SCONCE MOUNTED AT HEIGHT OF TRELLIS, TYP. (VERIFY HEIGHT WITH ARCHITECTURAL ELEVATIONS AND McDONALD STANDARD REQUIREMENTS.)
15. EX. DIRECTIONAL (ILLUMINATED) 40" X 40" MINI-MONUMENT SIGNS
16. NOT USED
17. DRIVE-THRU TWIN POLE CANOPY
18. WELCOME POINT CANOPY
19. MODULAR OUTDOOR MENU BOARD
20. EXISTING FLAG POLE
21. LANDSCAPE AREA
22. SIDEWALK
23. PROPOSED PAINTED LINE

RECEIVED
JUL 13 2010
City of Las Vegas

1 S1.0 SITE PLAN W/ SIGNAGE & LIGHTING
1" = 20'-0"

VAR-38857
VAR-38858
SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
SURVEYING & ENGINEERING
8275 S. EASTERN AVE., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 307-8753

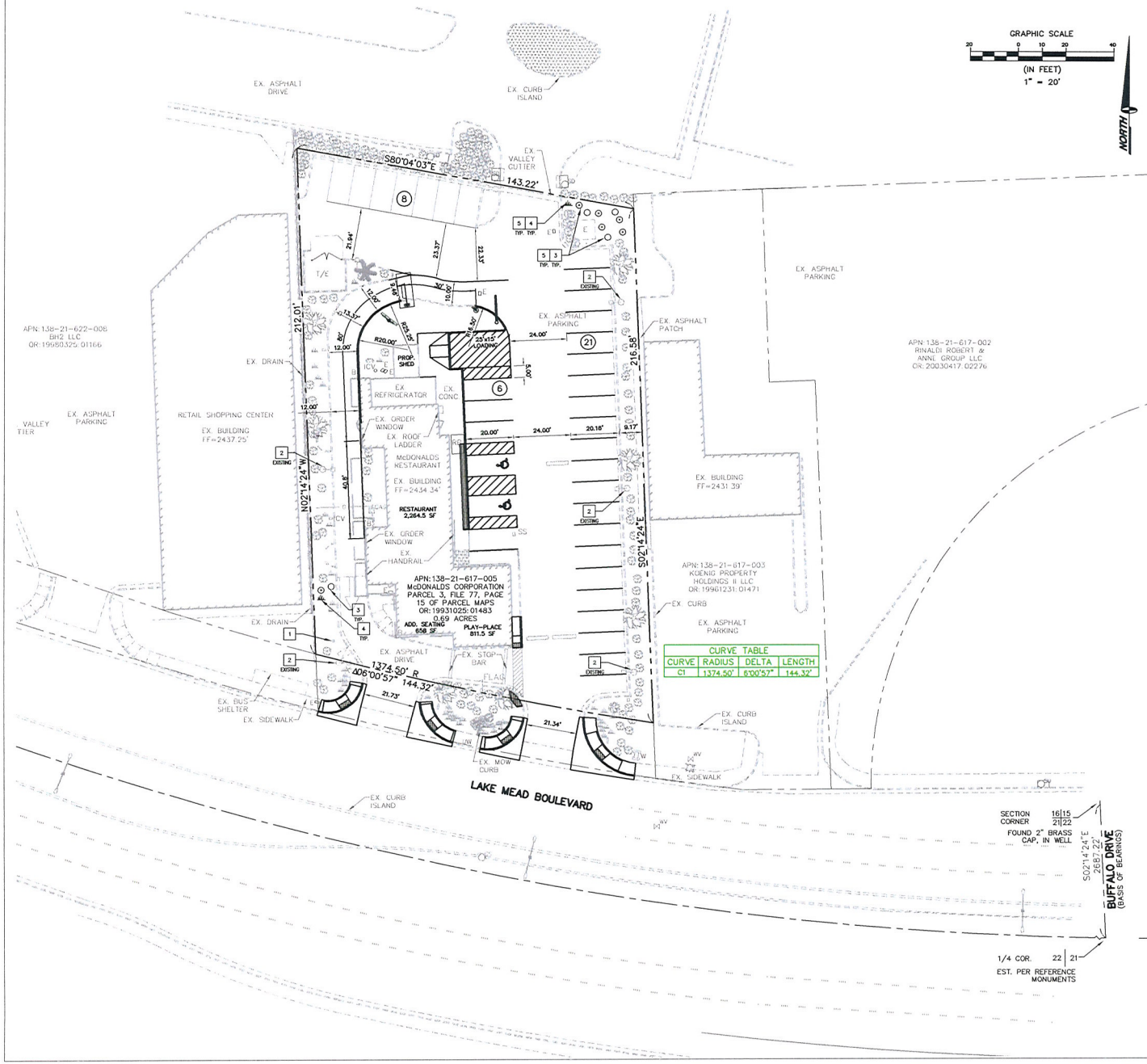
PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: STD. BASE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 007-068
SITE ADDRESS: 7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.: 00-0000.00.0
S1.0
SITE PLAN



PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET

SYMB.	Size	Quantity	Scientific Name	Common Name
⊙	5-Gal	6	Acacia redolens	Prostrate Acacia
○	5-Gal	4	Convolvulus cneorum	Morning Glory

- 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.

PRELIMINARY PLANT PALLET

SYMB.	Quantity	Type
	2	PROPOSED PLANTS TO MATCH EXISTING PLANTS ALREADY IN USE AT THIS SITE FOR CONTINUITY OF LANDSCAPE

- PLANTS 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.

LANDSCAPE VEGETATION COUNT

TYPE OF VEGETATION	EXISTING # REMOVED	NEW # PROPOSED
TREE	0	0
SHRUB	8	10
PLANT	1	2

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. AREA LIGHTING, TYP.
3. PROPOSED SHRUB
4. PROPOSED PLANT
5. 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.

RECEIVED
JUL 13 2010
City of Las Vegas

1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

VAR-38857
VAR-38858
SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD, SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 307-7705
FAX: (702) 307-8753

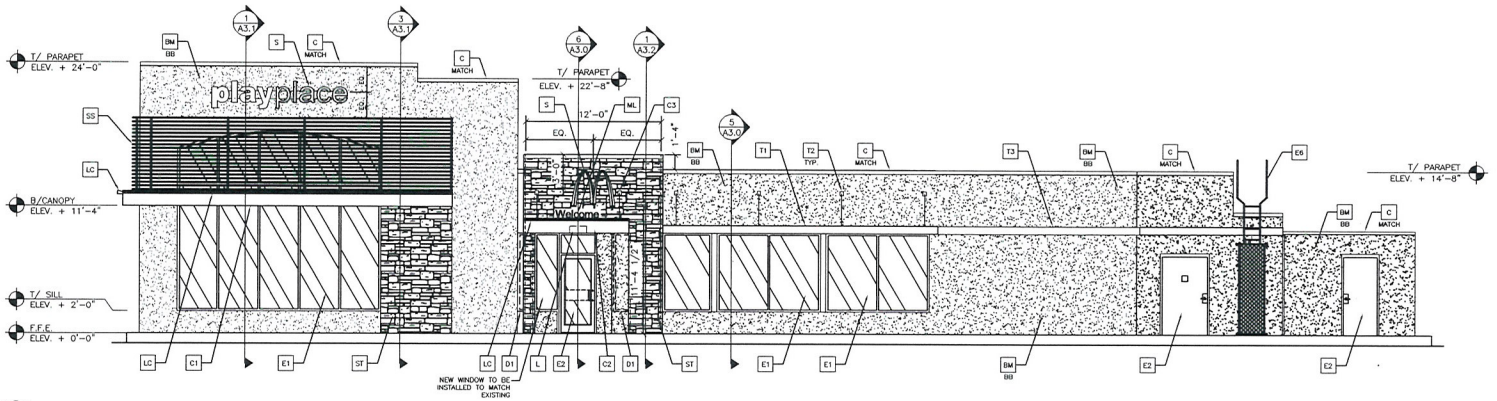
PREPARED FOR:
McDonald's USA, LLC

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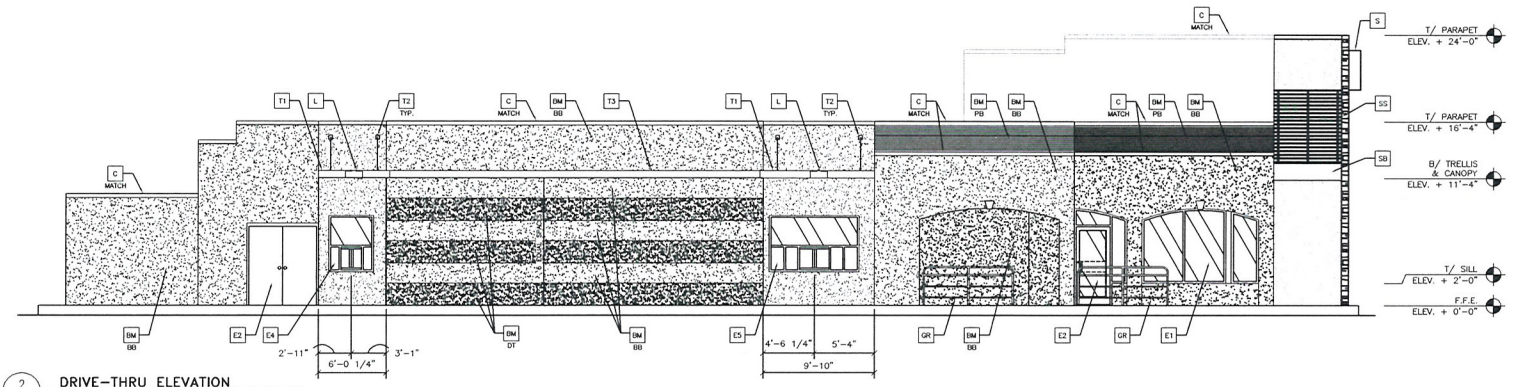
DRAWN BY: T
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7852 W. LAKE MEAD BLVD, LAS VEGAS, NV 89128

SHEET NO.: LS1.0
00-0000.00.0
LANDSCAPE PLAN



1 A2.0 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 A2.0 DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- BM BUILDING MATERIAL
  - BB = BASE BUILDING
  - DT = DRIVE THRU BANDING
  - PB = PARAPET BAND
- BE BUILDING ELEMENT
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 ALUMINUM CANOPY TIE-BACK
- C METAL COPING – COLOR TO MATCH SURROUNDING MATERIAL
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- ML METAL LETTERING – BY OTHERS
- PB PIPE BOLLARD – PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BAND 18"
- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOUVER SUNSCREEN PANEL
- ST CULTURED STONE VENEER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 (E) WINDOWS TO BE REMAIN
- E2 (E) DOOR TO REMAIN
- E3 (E) SWITCH GEAR
- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER

NOTE:
EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

CHOCOLATE SCHEME		
	ARCADES & HEARTH	EIFS – CSV-2083 TEXAS CREAM
	BASE BUILDING	MINK #2112-10
	DRIVE THRU BANDING	FAIRVIEW TAUPE #HC-85
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED)
		EIFS – GRAY SHOWER #2125-30

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VAR-38857
VAR-38858
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REV | DATE | DESCRIPTION | BY

PREPARED BY:
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SURVEYING & ENGINEERING
8205 W. POST RD., SUITE 190
LAS VEGAS, NEVADA 89128
PH. (702) 367-7705
FAX (702) 367-8733

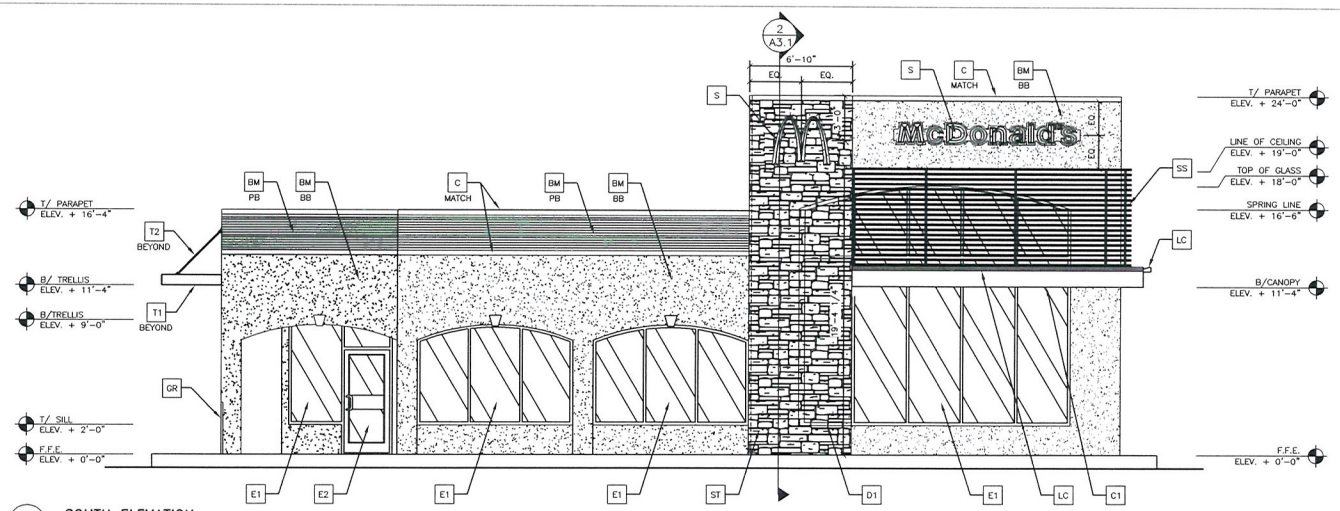
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McDonald's USA, LLC

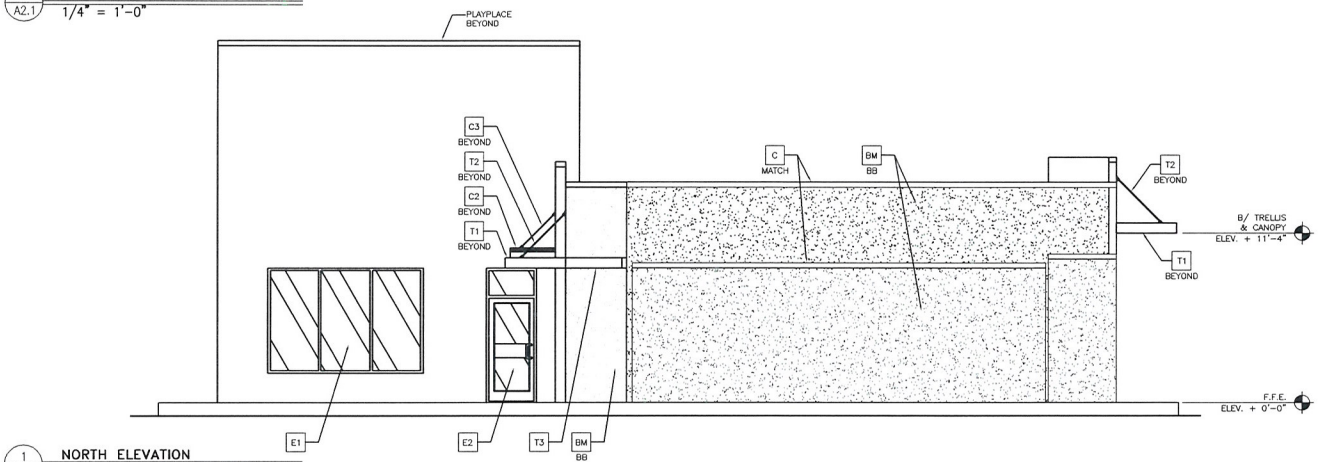
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DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: MAY 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7842 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO. A2.0
00-0000.00.0
ELEVATIONS





KEY NOTES:

- BM — BUILDING MATERIAL (BB COLOR: BB = BASE BUILDING, DT = DRIVE THRU BANDING, PB = PARAPET BAND)
- BE — BUILDING ELEMENT
- C1 — ALUMINUM CANOPY (COLOR: YELLOW)
- C2 — ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 — ALUMINUM CANOPY TIE-BACK
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- CJ — CONTROL JOINT
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E — EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR — GUARDRAIL
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LA — LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
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- RD — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
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- T2 — ALUMINUM TRELLIS TIE-BACK
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DEMO:

- D1 — (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 — (E) WINDOWS TO BE REMAIN
- E2 — (E) DOOR TO REMAIN
- E3 — (E) SWITCH GEAR
- E4 — (E) CASH WINDOW
- E5 — (E) PRESENT WINDOW
- E6 — (E) LADDER

NOTE:
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COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

CHOCOLATE SCHEME	ARCADES & HEARTH	EIFS – CSV-2083 TEXAS CREAM
	BASE BUILDING	MINK #2112-10
	DRIVE THRU BANDING	FAIRVIEW TAUPE #HC-85
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED) EIFS – GRAY SHOWER #2125-30

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LAS VEGAS, NEVADA 89148
PH (702) 367-7555
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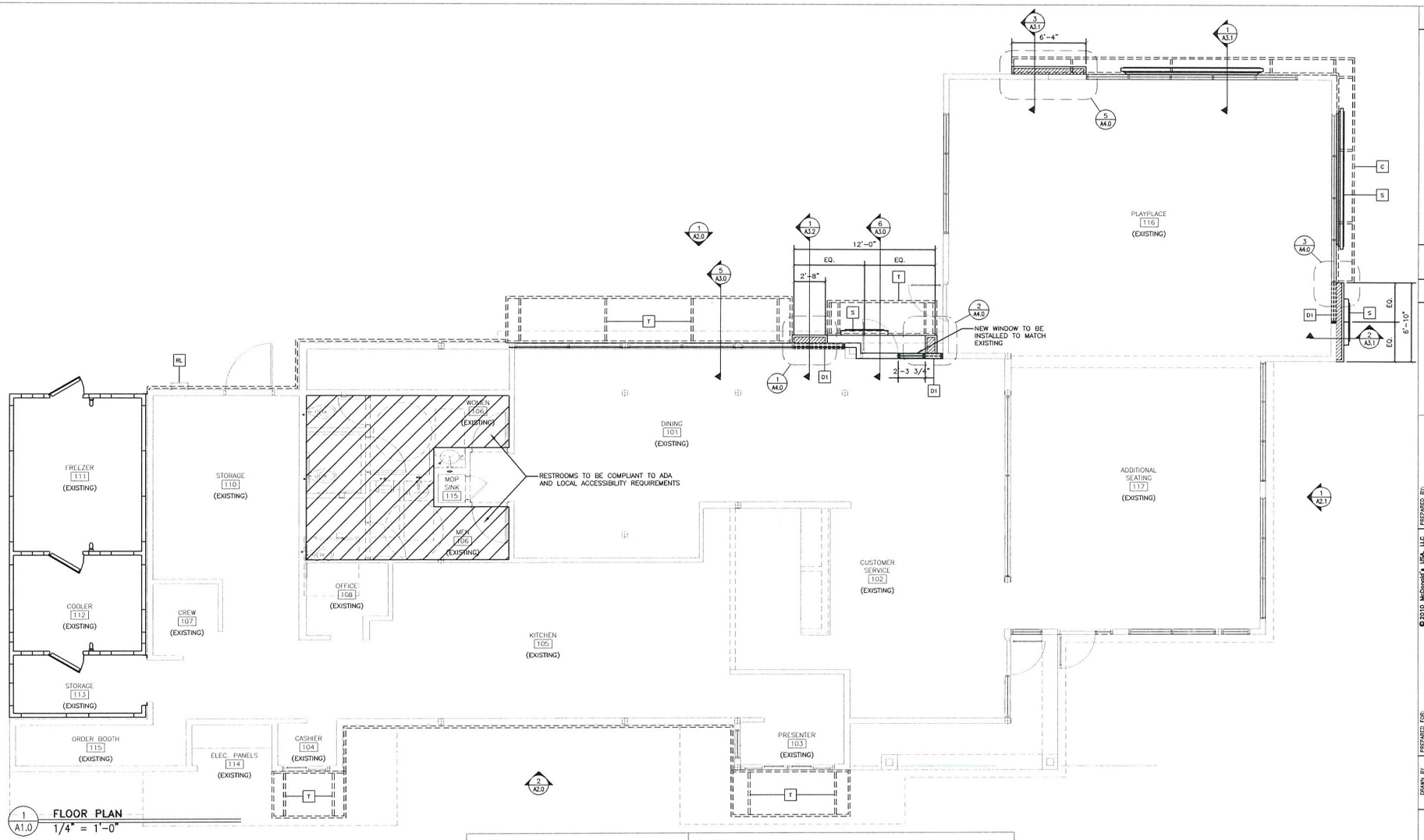
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DRAWN BY: USRD TEAM
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7462 W. LAKE MEAD BLVD., LAS VEGAS, NV. 89128

SHEET NO.: A2.1
00-0000.00.0
ELEVATIONS



1 A1.0 FLOOR PLAN
1/4" = 1'-0"

KEY NOTES

- DW FRONT — NEW FRONT BRAND WALL
- DW LOW — NEW LOW BRAND WALL
- DW REAR — NEW REAR BRAND WALL
- C — NEW CANOPY SYSTEM ABOVE – SEE 7/A3.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS
- GR — NEW GUARDRAIL – SEE 5/A3.2 – SEE SITE PLAN FOR EXACT LOCATIONS AND LENGTH
- RL — ROOF LADDER (EXISTING)
- S — NEW SIGNAGE – BY OTHERS – SEE ELEVATIONS
- SF — NEW STOREFRONT SYSTEM – SEE 7/A3.0 FOR NOTES – SEE ELEVATIONS
- T — NEW TRELLIS SYSTEM ABOVE – SEE 3/A3.2 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS

GENERAL NOTES

1. SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765
   9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802

SYMBOL LEGEND

- X — KEY NOTE

DEMO

- D1 — REMOVE (E) WINDOW

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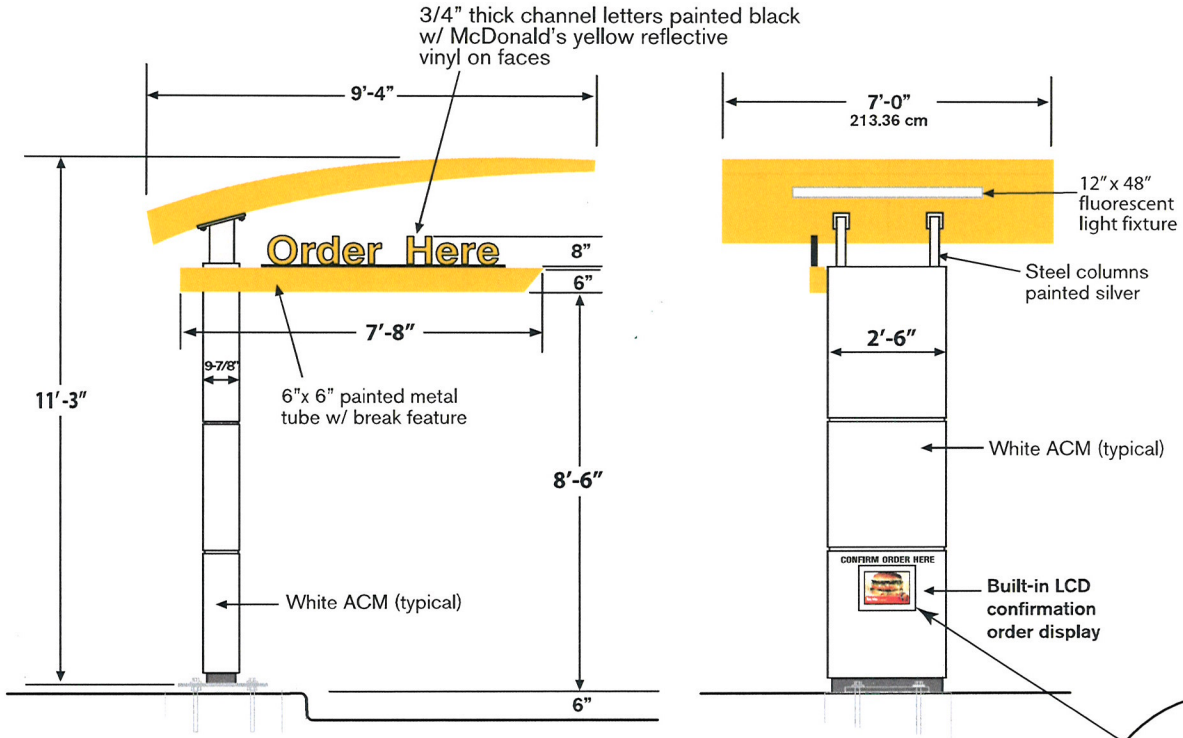
TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-068
SITE ADDRESS: 7642 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.: 00-0000.00.0
A1.0
FLOOR PLAN

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

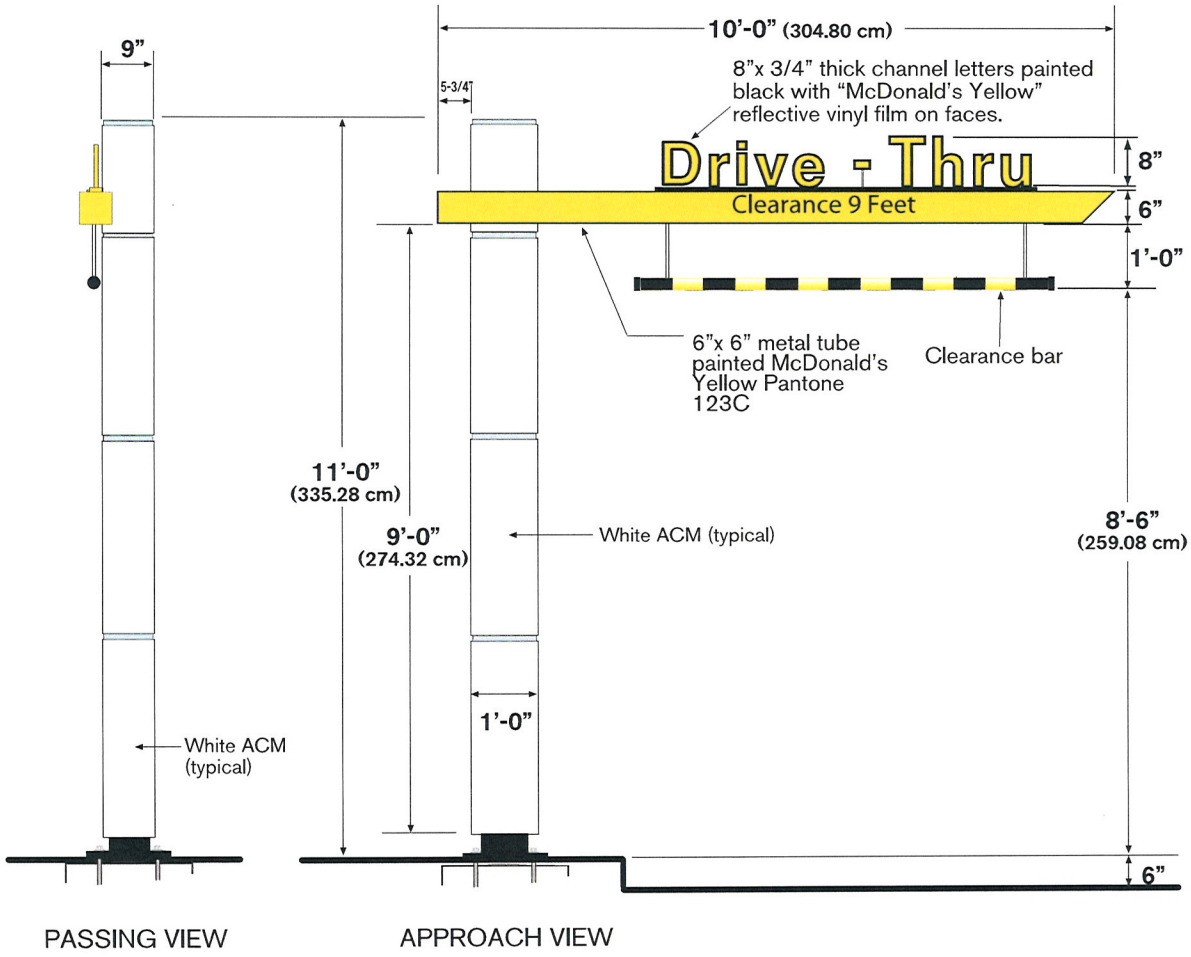
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Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

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

FP-43 Modular Outdoor Menu Board

Everbrite
Identity Systems Division



63-1/2"
161.29 cm

99"
251.46 cm

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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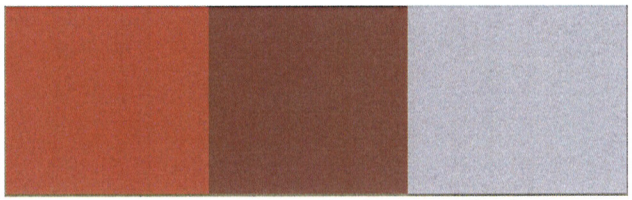
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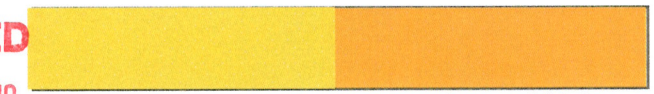
Exterior Options: Color Options
New/ Existing Silver Roof



TERRA COTTA SCHEME/
SILVER STANDING SEAM



BM: 2175-10 Aztec Brick | BM: 2173-10 Earthly Russet | Englert- Pre-weathered Galvalume



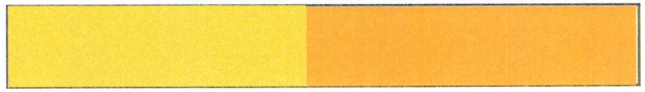
Pantone-109C | Pantone- 123C



CHOCOLATE SCHEME/
SILVER STANDING SEAM



BM: 2112-10 Mink | BM: HC85 Fairview Taupe | Englert- Pre-weathered Galvalume



Pantone-109C | Pantone- 123C

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AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

Exterior Options: Arcade Options
Cultured Stone



VERSION 1- TERRA COTTA COLOR SCHEME
STONE ARCADE- TEXAS CREAM



VERSION 1- CHOCOLATE COLOR SCHEME
STONE ARCADE- AUSTIN



VERSION 2- TERRA COTTA COLOR SCHEME
STONE ARCADE- AUSTIN



VERSION 2- CHOCOLATE COLOR SCHEME
STONE ARCADE- TEXAS CREAM

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EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

Exterior Options: Arcade Options- EIFS



VERSION 1- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE



VERSION 1- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE



VERSION 2- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE



VERSION 2- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE

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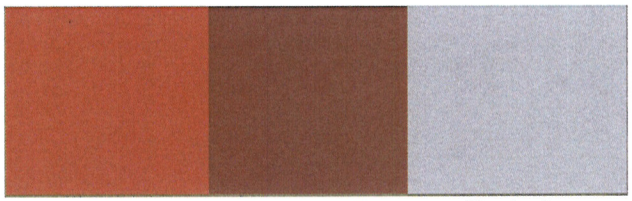
VAR-38857
VAR-38858
SDR-38856

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

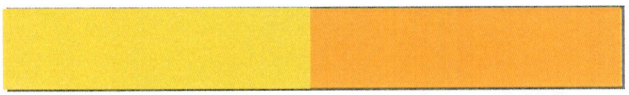
Exterior Options: Color Options
New/ Existing Silver Roof



TERRA COTTA SCHEME/
SILVER STANDING SEAM



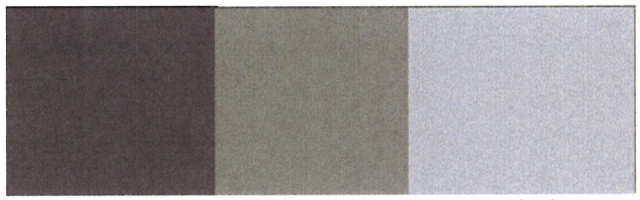
BM: 2175-10	BM: 2173-10	Englert-
Aztec Brick	Earthly Russet	Pre-weathered Galvalume



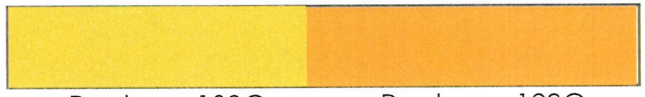
Pantone-109C Pantone- 123C



CHOCOLATE SCHEME/
SILVER STANDING SEAM



BM: 2112-10	BM: HC85	Englert-
Mink	Fairview Taupe	Pre-weathered Galvalume



Pantone-109C Pantone- 123C

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VAR-38858
SDR-38856

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

July 13, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
JUL 13 2010
City of Las Vegas

Purpose: **Parking Variance Request for APN: 138-21-617-005**
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the parking and signage requirements set forth in Title 19.

The existing parking configuration includes thirty seven parking spaces but no designated loading zone. With the proposed drive thru and parking layout configuration, we are providing a designated loading zone.

Per the requirements set forth in Title 19.10, the number of required parking is thirty-eight parking spaces and since we are proposing thirty-five 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 3,734 = 37.3

Total: = 38.0 Required
Total: = 35.0 Provided

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.

In addition, with this new site configuration, we are anticipating that the congestion within the parking lot will be reduced from the current situation within the parking lot.

VAR-38857

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

Samantha Johnston
Project Coordinator

VAR-38857

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
VAR-38858 - VARIANCE RELATED TO VAR-38857- PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - 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 on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38858** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- 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 14 day of June, 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

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JUL 13 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Incidental Signage

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

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

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

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.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 sjohnston@spectrumse.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 Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sept. 19, 2010

FOR DEPARTMENT USE ONLY

Case #	VAR-38858
Meeting Date:	8-26-10
Total Fee:	$30
Date Received:*	7-13-10
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

SPECTRUM

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

July 13, 2010

RECEIVED
JUL 13 2010
City of Las Vegas

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Purpose: **Signage Variance Request for APN: 138-21-617-005**
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

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.

In addition, we are requesting for a variance for the externally illuminated pole canopy based off of comments received from previous applications submitted for review.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

Samantha Johnston
Project Coordinator

VAR-38858

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR SITE MODIFICATIONS TO AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38856** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- 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 4th day of June, 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

City of Las Vegas
JUL 13 2010
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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

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

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

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.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 sjohnston@spectrumse.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 Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sept. 19, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-38856
Meeting Date:	8-26-10
Total Fee:	1030.00
Date Received:*	7-13-10
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.

SPECTRUM

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

July 13, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
JUL 13 2010
City of Las Vegas

Purpose: **Site Development Review Request for**
APN: 138-21-617-005
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

We are providing thirty five parking spaces for this project, which does not exceed the required thirty eight 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 and for externally illuminated signage.

Vehicular access to the property will remain off of Lake Mead Blvd with access to the adjacent parcels to the north. In addition, the intent of this site configuration updates will include designing certain ramps, sidewalks, etc. to meet the current ADA specifications.

The existing driveway configurations off of Lake Mead Blvd will remain the current existing widths as indicated on the Site Plan and Landscape Plans. We are proposing to reconfigure the curb returns for the driveways along Lake Mead Blvd to meet current ADA specifications.

The existing landscaping currently conforms to the City of Las Vegas Development Standards in Title 19. Since we are revising the drive thru configuration, a certain amount of landscaping will be removed. Based off of the

SDR-38856

landscape plan, we are proposing to replace any removed landscape so that an equal or greater amount of landscaping is proposed.

In addition, conceptual renderings indicating the Chocloate Color Scheme with Stone Arcade in Texas Crème are provided for your reference. Please note that the renderings provided are for reference only and may not reflect the elevations that we are proposing within this package.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

Samantha Johnston
Project Coordinator

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC - Request for a Special Use Permit FOR GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED at 9430 Del Webb Boulevard (APN 138-18-711-002), P-C (Planned Community) Zone, Ward 4 (Anthony).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 5150 North Jones Boulevard (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Ross).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,386 SQUARE-FOOT SECONDHAND DEALER (CHILDREN'S ITEMS) at 7501 North Cimarron Road, Suite #106 (APN 125-16-318-011), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

IF APPROVED, C.C.: 10/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38815** APN: 125-16-318-011

Name of Property Owner: Barbara Aluffi, Ardilla Camarlinghi

Name of Applicant: Angela Hovda

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: Barbara Aluffi Ardilla Camarlinghi

Print Name: BARBARA ALUFFI
ARDILLA CAMARLINGHI

Subscribed and sworn before me

This 29th day of June, 2010

C. J. Maffia

Notary Public in and for said County and State

County of Santa Cruz
State of California

C. J. MAFFIA
Commission # 1863495
Notary Public - California
Santa Cruz County
My Comm. Expires Sep 29, 2013

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7501 N. Cimarron Ste 106 Las Vegas, NV 89131

Project Name From Diapers To Dorms Proposed Use Secondhand Shop

Assessor's Parcel #(s) 125-16-318-011 Ward # 6

General Plan: existing PCD proposed ____ Zoning: existing C1 proposed ____

Commercial Square Footage 1400 sq. ft. Floor Area Ratio ____

Gross Acres 1.4 acres Lots/Units ____ Density ____

Additional Information ____

PROPERTY OWNER Barbara Aluffi Contact Barbara Aluffi

Address 325 Mt. Hermon Rd #73 Phone: 212-6848 Fax: ____

City Scotts Valley State Ca Zip 95066

E-mail Address BELLA22802@aol.com

APPLICANT Angela Hovda w/From Diapers To Dorms Contact Angela Hovda

Address 8940 Happy Stream Avenue Phone: 702-430-6193 Fax: ____

City Las Vegas State NV Zip 89143

E-mail Address angelahovda@gmail.com

REPRESENTATIVE Same Contact ____

Address ____ Phone: ____ Fax: ____

City ____ State ____ Zip ____

E-mail Address ____

Property Owner Signature* Barbara Aluffi

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

Print Name BARBARA ALUFFI

Subscribed and sworn before me

This 29th day of June, 2010.

C. J. Maffia

Notary Public in and for said County and State

County of Santa Cruz

State of California

Revised 10/27/08

FOR DEPARTMENT USE ONLY

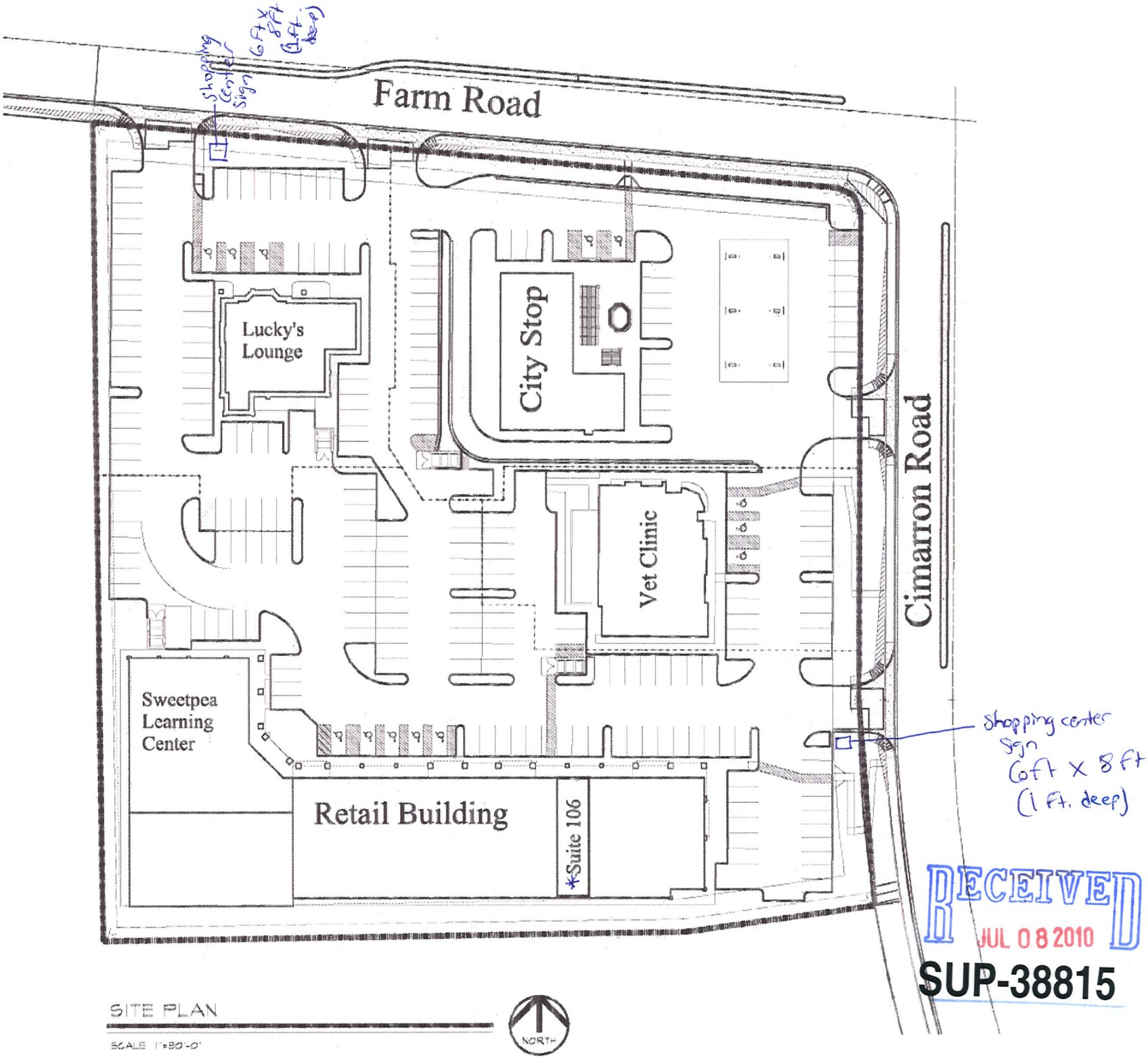
Case #	SVP-38815
Meeting Date:	8/26/10
Total Fee:	$1,030
Date Received:*	7/8/10
Received By:	BCS

*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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C. J. MAFFIA
Commission # 1863495
Notary Public - California
Santa Cruz County
My Comm. Expires Sep 29, 2013

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JUL 08 2010



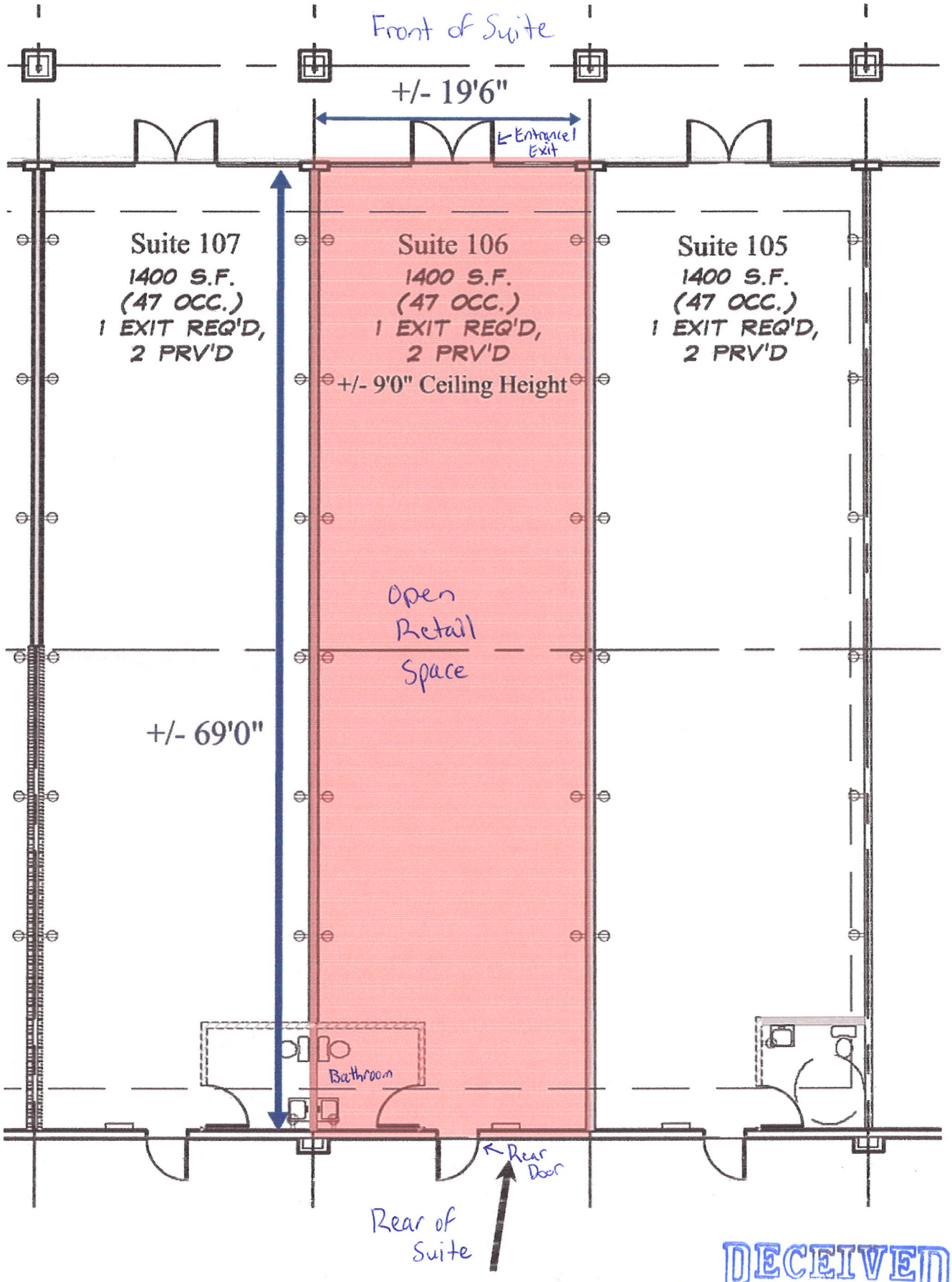
SITE PLAN

SCALE 1"=30'-0"

NORTH

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SUP-38815



Suite 106

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JUL 08 2010
SUP-38815

July 7, 2010

To Whom It May Concern:

Please accept our Justification Letter for the Special Use Permit for our business From Diapers To Dorms, a children's resale shop, which we intend to operate out of suite 106 of the shopping center at 7501 N. Cimarron Rd. Las Vegas, NV 89131. We plan for this to be an exciting retail environment for our customers and for our shop to be a true asset to the community. Our goal is to provide excellent quality children's items at competitive prices, giving our customers an upscale feeling shopping experience without upscale prices. Some of the types of items that we will be selling are clothing, baby equipment (strollers, high chairs, etc...), feeding supplies, educational materials, play materials, maternity items, bathing supplies and toiletries (toiletries will be unused), feeding materials (bottles, children's tableware, etc...), school supplies and more. There are no other children's resale shops in or near this part of town and what we will be offering is something that the community desperately wants and needs. Our business will be a reputable operation that abides by all laws, regulations, statutes, licensing requirements, zoning requirements and such. We will be careful and diligent in our commitment and quest to sell items that are safe, of high quality, in excellent condition, not recalled, desired and needed by the public and that will serve families well. Our business will operate under the highest standards of integrity, cleanliness, quality, customer service, adherence to all laws and regulations, honesty and the like. Our store will be an inviting and exciting environment that families will enjoy shopping in. We will be acquiring our merchandise through legal means only and such means include by purchasing them from their legal owners. Customers can come in to our shop during business hours and offer their items to us for sale. We also will purchase items through online sites such as eBay. We will not be having any donation drop boxes on our site as we are not operating in the way that a thrift-shop or charity shop would be. We will only sell items that meet our strict standards and that meet all legal requirements as well. Our business model and plan will be something that will serve our city well and will be an establishment that the community will love having access to.

The intended hours for our business will be from 9:00 am to 6:00 pm Monday through Saturday and from 10:00 am to 4:00 pm on Sundays. Should we ever need to adjust these hours in the future, we will be certain to adhere to city requirements. That being said, we plan on keeping these hours for the foreseeable future. At this point in time, we have no plan for employees, as this will be an owner-operated enterprise only. Should in the future we require the use of employees, we will abide by all rules and laws governing this issue. Our business will operate under the structure of a sole-proprietorship. We are already in possession of a state business license and once we submit the Special Use Permit application, we will be filing for the privileged license that applies to our business. (Having been in contact with business licensing, we are aware that they will not accept a business license application of our needed type until our Special Use Permit application has been filed. We will need a receipt for the Special Use Permit application in order to file for our required business license.)

The shopping area that From Diapers To Dorms will be in (should we be successful in our Special Use Permit application process) is in an easily accessible shopping center that is beautifully set up to provide no disruption to any homes, businesses or anyone or anything else. It also has many handicap parking

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SUP-38815

spots available for those customers who need such parking options. In fact, the parking lot is substantial enough to fit all the customers for all the businesses in the center and beyond. Well-maintained roads are already in place and they can absolutely handle the traffic that would be heading to our business as well as nearby homes and businesses. Being that our business is child and family oriented, people living in nearby homes will be well served by our having business at the proposed location. Also, many nearby business are child and family focused and by having our business anchored at the intended spot, the community will have a wonderful family-friendly shopping destination to fulfill many of their wants and needs. Our business will open up a new world to the community, as From Diapers To Dorms will be the only shop of its kind in the area.

From Diapers To Dorms should enjoy great success at this location. The community will benefit a great deal from having our business accessible to it as well. Not only will our presence in the community be beneficial for customers, but our business will also do a lot of good through our commitment to charities/nonprofits. We feel that businesses not only have to exist for their own benefit but also that they must exist to benefit those in their communities. From Diapers To Dorms has a commitment to dedicate a minimum of 2 percent of its profits to selected nearby charities and we will keep the information about our charitable efforts available for review by the public. We are confident that this will help local organizations and that customers will appreciate their dollars going towards helping their community.

We would like to thank everyone involved in the review of this application and we ask for a favorable outcome. From Diapers To Dorms will be a great source of pride not only for myself, but for those involved in allowing the business to come into existence and for the community. Thank you for your time and efforts.

Sincerely,

Angela Hovda

From Diapers To Dorms

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SUP-38815

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC - Request for a Special Use Permit FOR A BAILBOND SERVICE at 616 South Third Street (APN 139-34-311-068), C-2 (General Commercial) Zone, Ward 3 (Reese).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

IF APPROVED, C.C.: 10/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38824** APN: 139-34-611-009

Name of Property Owner: Ike Gaming (fka Exber, Inc.)

Name of Applicant: The Beat, LLC

Name of Representative: Michael Cornthwaite

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: Irving Kenneth Epstein

Print Name: Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10

Notary Public in and for said County and State

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. Sept. 10, 2010

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JUL 09 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: The Beat, LLC d/b/a The Beat Coffeehouse

Project Address (Location) 520 Fremont Street, Las Vegas, NV 89101

Project Name The Beat Coffeehouse **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 139-34-611-009 **Ward #** 5

General Plan: existing x proposed _____ **Zoning:** existing c-2 proposed c-2

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

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

Additional Information _____

PROPERTY OWNER El Cortez / Exber Inc (IKE Gaming) **Contact** Joe Woody

Address 107 N. 6th Street **Phone:** (702) 385-5200 **Fax:** _____

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

E-mail Address jwoody@elcortez.net

APPLICANT The Beat, LLC **Contact** Michael Cornthwaite

Address 520 Fremont Street **Phone:** (702) 300-6268 **Fax:** (702) 796-3696

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

E-mail Address vegasdowntowner@gmail.com

REPRESENTATIVE Michael Cornthwaite **Contact** same

Address 706 Bonita Ave **Phone:** (702) 300-6268 **Fax:** (702) 796-3696

City Las Vegas **State** NV **Zip** 89104

E-mail Address vegasdowntowner@gmail.com

Property Owner Signature* Irving Kenneth Epstein

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

Print Name Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10.

Notary Public in and for said County and State

RECEIVED
JUL 09 2010

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. Sept. 10, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38824
Meeting Date:	8/26/10
Total Fee:	1280.00
Date Received:*	7-9-10
Received By:	JFmull

*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.

1. 5/8" GYPSUM BOARD BOTH SIDES OF 3 5/8" 25 GA METAL STUDS @ 16"O.C. DRYWALL SHALL EXTEND TO ABOVE FINISHED CEILING HEIGHT. MINIMUM ONE STUD EVERY 8'-0", PLUS ONE STUD AT EACH DOOR JAMB SHALL BE EXTENDED UP TO STRUCTURE ABOVE
2. ALL DIMENSIONS ARE FROM EDGE OF EXISTING WALL TO FACE OF STUD WALLS OR AS INDICATED
3. ALL WORK MATERIAL METHODS ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS THE ARCHITECT PRIOR TO PROCEEDING
5. COVERING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
6. EXIT SIGNS, WHERE NOTED OR REQUIRED, SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 8" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS
7. ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES
8. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES
9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL SUBCONTRACTORS HAVE REVIEWED THE ENTIRE SCOPE OF THE PROJECT THAT RELATES TO THEIR TRADE. ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL RELATIVE WORK
10. 3'-0"X7'-0"X1-3/4" LAMINATED WOOD DOOR: PAINT TO MATCH EXISTING 1 1/2 PAIR COMMERCIAL BUTT HINGES, SCHLAGE "RHODES" OR EQUAL PASSAGE, LEVER STYLE LOCKSET. (TYPICAL)
11. PATCH ALL EXISTING SURFACES AND NEW SURFACES SMOOTH AND AS REQUIRED TO PROPERLY RECEIVE THE FINISHES CALLED OUT
12. CONTRACTOR TO VERIFY HEIGHT OF ALL EXISTING TOILETS, ADJUST HEIGHT TO MEET ADA REQUIREMENT AND/OR REPLACE TOILETS.
13. ALL LATCHSETS/LOCKSETS SHALL BE BE US26D FINISH AND/OR MATCH EXISTING
14. ALL SIGNAGE SHALL BE PROVIDED AS REQUIRED ON DOORS (MEN, WOMEN, DISCHARGE, ETC.) AND SHALL BE IN COMPLIANCE WITH ADA AND CURRENT UBC REQUIREMENTS
15. ALL 3'-0"X7'-0" INTERIOR DOORS MAY BE REUSED PROVIDED THEY ARE IN GOOD CONDITION. REUSE FIRE-RATED DOORS AND FRAMES IN CORRIDOR AS REQUIRED
16. MECHANICAL CONTRACTOR TO RELOCATE EXISTING SUPPLY AIR DIFFUSERS AND RETURN REGISTERS AFFECTED BY ROOM RELOCATION. PROVIDE ADEQUATE AIR SUPPLY AND RETURN AS REQUIRED FOR COMPLETE WORKING SYSTEM. REBALANCE ENTIRE SYSTEM
17. COORDINATE ALL DIFFUSERS/REGISTERS LOCATION WITH WALLS AND EXISTING LIGHTING LAYOUT
18. ALL MECHANICAL WORK SHALL BE IN COMPLETE CONFORMANCE WITH UMC, 1991 EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES
19. PLUMBING CONTRACTOR TO REUSE EXISTING STAINLESS STEEL SINKS AND OR PROVIDE NEW SINKS AS REQUIRED ON DRAWINGS. PROVIDE GOOSE NECK SPOUT AND WRIST BLADES FOR NEW SINKS AND ALL EXISTING SINKS NOT IN COMPLIANCE WITH ADA REQUIREMENTS
20. PROVIDE COMPLETE WORKING SYSTEMS FOR ALL PLUMBING RELOCATION WORK
21. ALL PLUMBING WORK SHALL BE IN COMPLETE CONFORMANCE WITH UPC, 1991 EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES
22. CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM AS REQUIRED FOR NEW LAYOUT. ADJUST AND/OR ADD COMPONENTS AS REQUIRED PER UBC, 1991 EDITION AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES. PROVIDE A COMPLETE WORKING FIRE PROTECTION SYSTEM
23. SAW CUT FLOOR WHERE PLUMBING FIXTURES ARE TO BE RELOCATED. REVISE PLUMBING TO NEW LOCATION FOR COMPLETE WORKING SYSTEM
24. PROVIDE STRUCTURAL SUPPORT FOR ALL WALL HUNG TELEVISIONS

PROVIDE LITES EXIT SIGNS PER 3314(a) UMBC AS DIRECTED BY FIRE DEPT

SEE NOTES #1.11

CONTRACTOR TO PROVIDE SEPARATE BID FOR THIS AREA

PLAN NOTES

	DESCRIPTION
P1	EXISTING WALLS TO REMAIN
P2	3 5/8" X 25 GA. METAL STUDS AT 16 O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE. BASE TO MATCH EXISTING
P3	REPAIR SURFACE OF STAIRS AND LANDING
P4	EXTEND HAND RAIL WITH REGULATION 12" PLUS THE WIDTH OF TREAD AT THE BOTTOM OF STAIRS, EXTEND 12" AT TOP OF STAIR LANDING
P5	NEW 10" HIGH HANDICAP SIGNAGE
P6	NEW AUTO-ASSISTS OPERATOR ON DOORS
P7	PROVIDE AND INSTALL PASS THRU OPENING WITH 10" COUNTER. OPENING TO BE 24"x 23", VERIFY HEIGHT UNDER CABINETS
P8	NEW 4" GRAB BAR
P9	NEW 3' GRAB BAR
P10	NEW BASE CABINET AND COUNTERTOP. SEE INTERIOR DESIGN DRAWINGS
P11	RELOCATE TOILET PAPER DISPENSER 19" FROM FLOOR
P12	NEW TILTED MIRROR OVER LAVATORY
P13	NEW 3'-0"X7'-0" INTERIOR DOOR AND FRAME
P14	RELOCATE TOILET 1'-0" FROM WALL
P15	RELOCATE LAVATORY 0'-9" FROM WALL
P16	NEW SINK - SEE MECH. GENERAL NOTES
P17	NEW BENCH
P18	RELOCATE SINK, PROVIDE BASE
P19	NEW LAV. - SEE INTERIOR ELEVATIONS
P20	REVERSE SWING OF DOOR TO OPEN OUT
P21	PROVIDE HANDICAPPED PAY PHONE W/ AMPLIFIER
P22	PROVIDE HANDICAPPED DRINKING FOUNTAIN
P23	PROVIDE GYPSUM BOARD SOFFIT AROUND DISCHARGE AND RECEPTION
P24	REFRIGERATOR SPACE BELOW COUNTERTOP. REFRIGERATOR NOT IN CONTRACT
P25	FILL EXISTING OPENING - USE 3 5/8" METAL STUDS TO PROVIDE SAME WIDTH OF EXISTING WALL. PROVIDE 5/8" TYPE 'X' GYP. BOARD EACH SIDE. ALIGN NEW GYP. BOARD WITH EXISTING TO PROVIDE SMOOTH TRANSITION. PAINT WALL FROM FLOOR TO CEILING, NEAREST CORNER TO CORNER. MATCH EXISTING AS REQUIRED
P26	1 1/2" WOOD HANDRAIL - STAIN SELECTED BY OWNER, VERIFY BACKING SUPPORT
P27	PROVIDE BURN GUARD AROUND PIPE UNDER LAVATORY, 9" TOE CLEARANCE
P28	PARTITION WALLS AND CABINETRY - SEE INTERIOR DESIGN DRAWINGS
P29	REMOVE 8" SECTION OF CABINETS AND COUNTERTOP. REPAIR FACE TO MATCH EXISTING
P30	PROVIDE AND INSTALL NEW 14"X16" STAINLESS STEEL SINK WITH GOOSE NECK SPOUT AND WRIST BLADES HANDLES. ALL PIPING, TRAP, DRAIN FOR COMPLETE WORKING SYSTEM

GENERAL NOTES

	DESCRIPTION
G1	REPAIR DAMAGED WALLS, CEILINGS AND FLOOR DURING DEMOLITION
G2	MATCH EXISTING CEILING WHERE WALLS HAVE BEEN MOVED TO ENLARGE ROOM
G3	REMOVE EXISTING LAY-IN SUSPENDED CEILING AS REQUIRED WHERE WALLS HAVE BEEN REMOVED AND RELOCATED.
G4	RELOCATE EXISTING SUPPLY AIR DIFFUSER SHOWN DASHED AS REQUIRED TO PROVIDE VENTILATION FOR EACH ROOM PER CODE
G5	RELOCATE EXISTING RETURN GRILLE AS REQUIRED
G6	REMOVED EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR FOR FINISHES AS REQUIRED TO MATCH EXISTING
G7	WHERE EXISTING WALLS TO BE REMOVED ABUT WALLS TO REMAIN, PATCH WALLS TO REMAIN AS REQUIRED TO MATCH EXISTING
G8	PROVIDE AND INSTALL LEVER TYPE DOOR HARDWARE FOR ALL EXISTING DOORS
G9	ADJUST DOOR CLOSERS FOR ALL DOORS, PRESSURE NOT TO EXCEED 5 LBS.
G10	PROVIDE HANDICAPPED ACCESSIBLE DRINKING FOUNTAINS AT 36" ABOVE FINISH FLOOR WITH LAP CLEARANCE OF 27" AND FOOT CLEARANCE OF 9".
G11	PROVIDE ACCESSIBLE PUBLIC PAY TELEPHONES EQUIPPED WITH AMPLIFIER, MOUNTED NOT MORE THAN 27" ABOVE FINISH FLOOR
G12	PROVIDE SIGNAGE WITH BOTH RAISED LETTERING AND GRADE 2 BRAILLE AT ENTRANCES/EXITS, RESTROOMS, ELEVATORS, TELEPHONES AND PARKING AREAS - SEE INTERIOR DRAWINGS
G13	PROVIDE AND/OR MODIFY ALL THRESHOLDS THROUGHOUT NOT TO EXCEED 1/2" IN HEIGHT

LEGEND

DESCRIPTION	
EXISITNG WALLS TO REMAIN	
NEW WALLS TO BE ADDED	

THE FLOOR AND WALLS TO A HEIGHT OF TOILET AREA SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE OF CEMENT, CERAMIC TILE, OR EQUAL APPROVED BY THE APPEALS BOARD.

INSTALL TOILET FACILITIES FOR HANDICAPPED PERSONS SEE U.B.C., CHAPTER 31.

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE TO FEDERALLY MANDATED PROVISIONS FOR PERSONS WITH DISABILITIES.

PROVIDE FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF UNIFORM FIRE CODE STANDARD NO. 10-1.

PLANS APPROVED CONSTRUCTION DEC 29 1994

EMERGENCY EGRESS LIGHTING TO BE PROVIDE ONE FOOT CANDLE AT FLOOR LEVEL THROUGHOUT EXIT PATH, STATE FIRE MARSHALL REGULATIONS.

RECEIVED NOV 29 2010

FIRST LEVEL FLOOR PLAN – PROPOSED

SCALE 1/4"=1'-0"

NORTH

SUP-38824

REVISIONS	BY

CONSULTANTS:

MELVIN D GREEN REGISTERED 3249 ARCHITECT STATE OF NEVADA 12-27-94

MG MELVIN GREEN, ARCHITECT
ARCHITECTURE · RESIDENTIAL · COMMERCIAL
3838 SOUTH INDUSTRIAL ROAD · SUITE 104
LAS VEGAS, NEVADA 89103 (702) 365-3276

PROJECT: FREMONT MEDICAL CENTER RENOVATION
520 EAST FREMONT STREET
LAS VEGAS, NEVADA

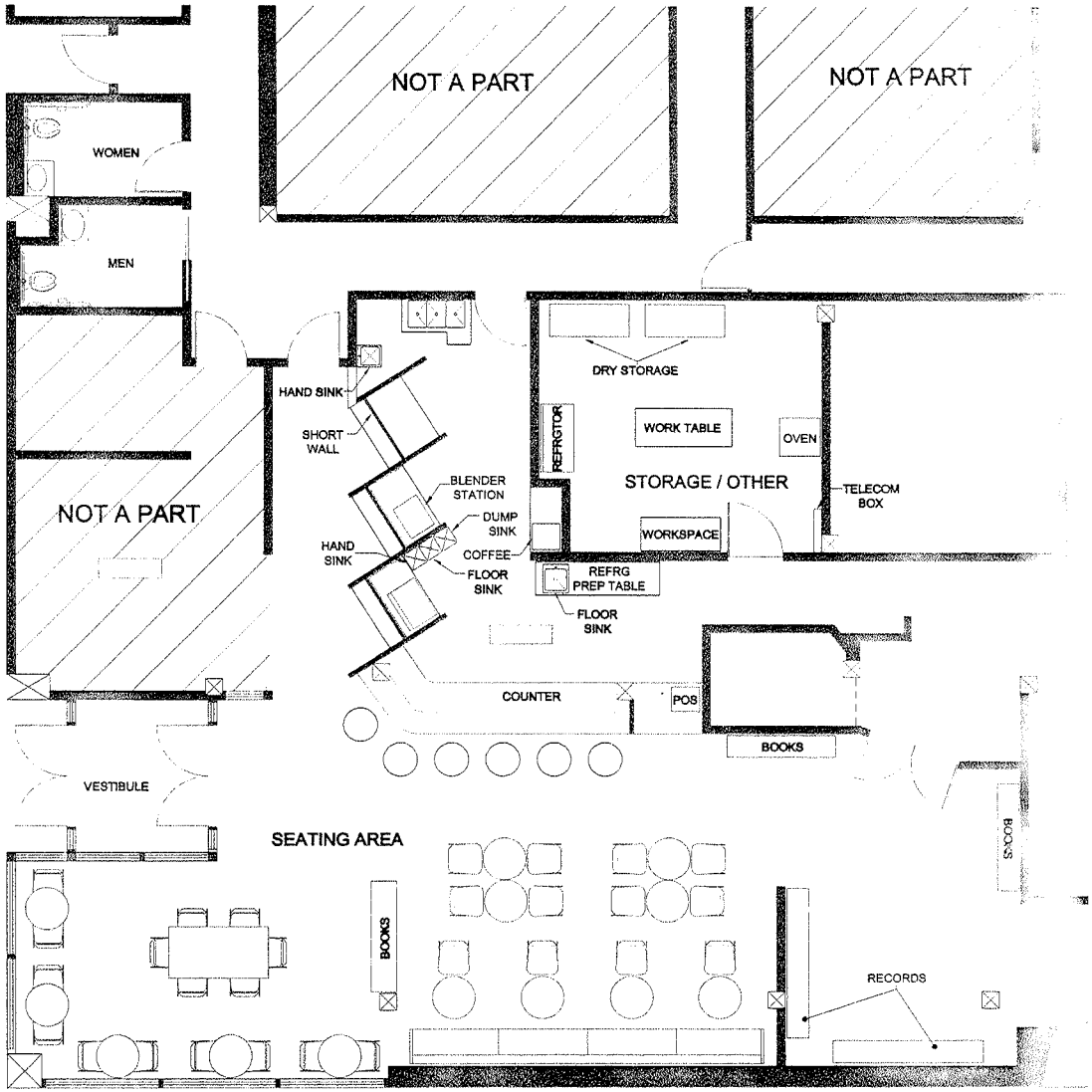
SHEET TITLE: FIRST LEVEL FLOOR PLAN – PROPOSED

DATE: 11/18/94
SCALE: 1/4"=1'-0"
DRAWN: MG/RF/AA/AM/CW
JOB NO.: 94-26

SHEET A1.11
OF SHEETS

1 = SUITE NUMBER

APPROVED



FIRST LEVEL FLOOR PLAN

SCALE 1/4"= 1'-0"

RECEIVED
JUL 09 2010

NORTH

A1.0 (SHEET NUMBER)	THE BEAT-COFFEEHOUSE 520 EAST FREEMONT STREET LAS VEGAS, NV FLOOR PLAN	DESIGNER: D.VILLAMIL JOB NUMBER: 1050 SCALE: 1/4"=1'-0" DATE: 07/08/10	MICHAEL CORNTHWAITE	NO. / COMMENTS / DATE / BY REVISIONS

21below studio
(702) 629-0091

SUP-38824

Michael Cornthwaite

The Beat Coffeehouse

520 Fremont Street

Las Vegas, NV 89101

City of Las Vegas

Business Licensing

400 East Stewart

Las Vegas, NV 89101

To whom it may concern:

Currently "The Beat Coffeehouse" is a recently opened and functioning business located inside the Emergency Arts Building on Fremont and Sixth Street. We serve coffee, breakfast, and lunch items during the daytime hours of 7am until 7pm.

It is our goal to expand our business and hours in hopes of attracting additional clientele, as well as making the business financially sustainable.

In making this request, as a current liquor license holder, I acknowledge and accept that all of the following information is part of my proposal for this SUP:

1. Coffeehouse hours will be until 7p, while the sale of alcoholic beverages will be 7p-2am
2. No persons under the age of 21 will be allowed inside "The Beat" after 7pm
3. Alcoholic beverages will only be served and consumed inside "The Beat" space
4. Any events using additional space would require a special event permit
5. We will feature live entertainment at least 4 nights per week
6. Security will be utilized during most, but not all evening hours

As an officer of the Fremont East board of directors, a business owner, a liquor license holder, and a downtown resident, I have made a commitment to the city of Las Vegas to make this area a better place and a fully functioning and prosperous community that offers a superior quality of life. Please allow me to move this project ahead in an expeditious fashion.

Thanks for your support,

Michael Cornthwaite

702.300.6268

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SUP-38824

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38842 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC. - Request for a Special Use Permit FOR A PROPOSED 3,937 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA at 900 South Las Vegas Boulevard, Suite #120 (APN 139-34-411-122), C-2 (General Commercial) Zone, Ward 3 (Reese).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED GROCERY STORE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A BAIL BONDS SERVICE at 716 South Tenth Street (APN 139-34-810-105), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED, C.C.: 10/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC - Request for a Special Use Permit FOR AN URBAN LOUNGE WITH OUTDOOR DINING AREA AT AN EXISTING 2,100 SQUARE FOOT RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

If Approved, C.C.: 10/06/2010
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 750 SQUARE-FOOT MASSAGE ESTABLISHMENT at 9061 West Sahara Avenue, Suite #104 (APN 163-08-121-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

IF APPROVED, C.C.: 10/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38866** APN: 163-08-121-019

Name of Property Owner: ROBIN D. LOBATO

Name of Applicant: Leslee Wilburn

Name of Representative: Leslee Wilburn

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: ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of July, 2010

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

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JUL 13 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) 9061 W. Sahara Ave. Ste. 104 LV, NV 89117

Project Name Ilan Massage Studio **Proposed Use** Massage establishment

Assessor's Parcel #(s) 163-08-121-019 **Ward #** 2

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

Commercial Square Footage 750 sq ft. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Luke - Lobato LLC **Contact** Robin Lobato

Address 9061 W. Sahara Ste 101 **Phone:** 877-0500 **Fax:** 877-9291

City LV **State** NV **Zip** 89117

E-mail Address drlobato@drlobato.com

APPLICANT Leslee Wilburn **Contact** 702-612-2008

Address 8435 W. Sahara #233 **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89117

E-mail Address lesleewilburn@hotmail.com

REPRESENTATIVE _____ **Contact** _____

Address Same as above **Phone:** _____ **Fax:** _____

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of July, 2010.

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-38866
Meeting Date:	08/26/10
Total Fee:	1030.00
Date Received:*	07/13/10
Received By:	

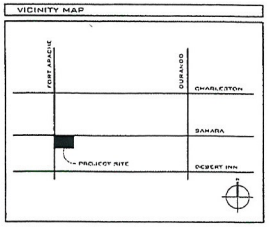
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JUL 13 2010

*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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VICINITY MAP



LEGEND

- RESIDENTIAL
- COMMERCIAL
- LANDSCAPE
- PAVEMENT

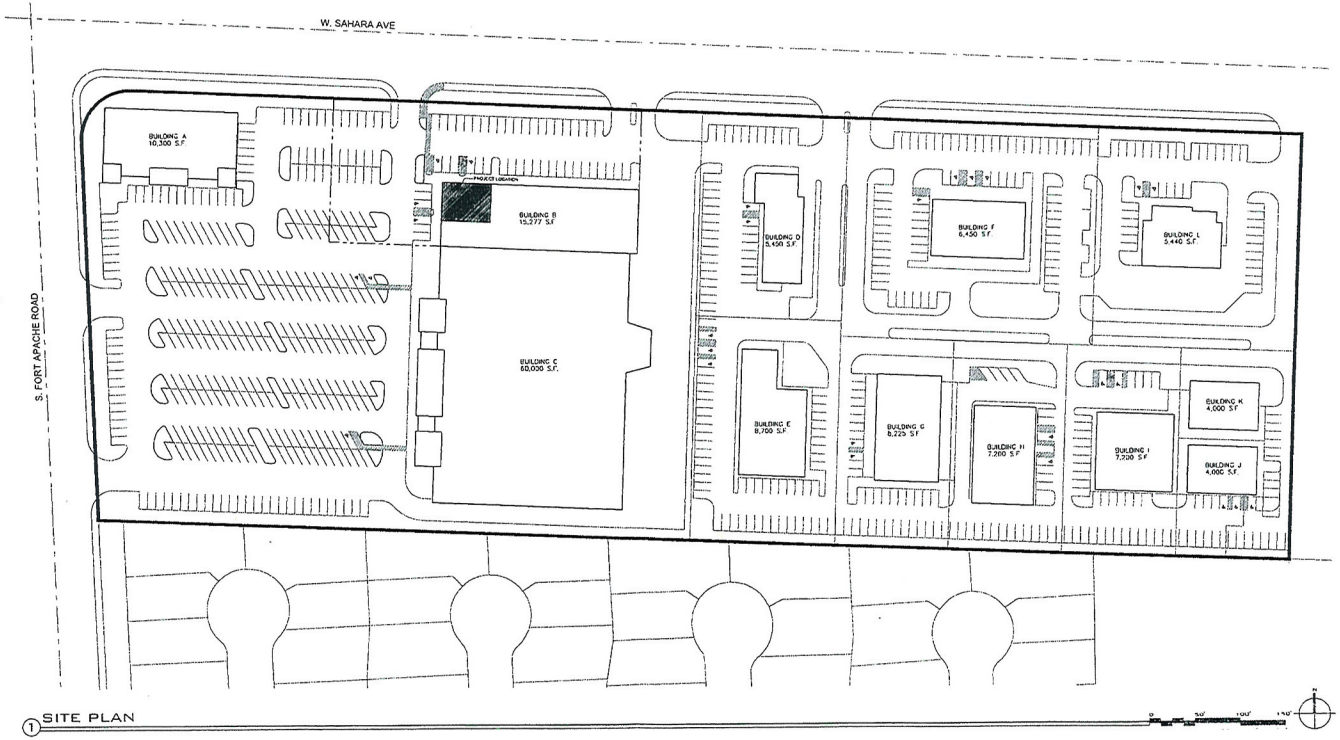
PARKING ANALYSIS

PARKING REQUIRED (19.10.050 - On-site parking standards)

BUILDING	SF	PARKING REQUIRED	HANDICAP REQUIRED	PARKING PROVIDED	HANDICAP PROVIDED
A	10,300				
B	15,277				
C	60,000				
D	5,450				
L	8,700				
F	6,450				
G	8,225				
H	7,200				
I	7,200				
J	4,000				
K	4,000	1 PER 250 SF	2% OF TOTAL		
L	5,440	142,242/250 SF	569 x 2%		
TOTAL	142,242	569 SPACES	12 SPACES	673 SPACES	27 SPACES

KALO INDUSTRIES OF NEVADA, LTD.
3070 WYNN ROAD
LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 369-3252
FAX: (702) 365-5534

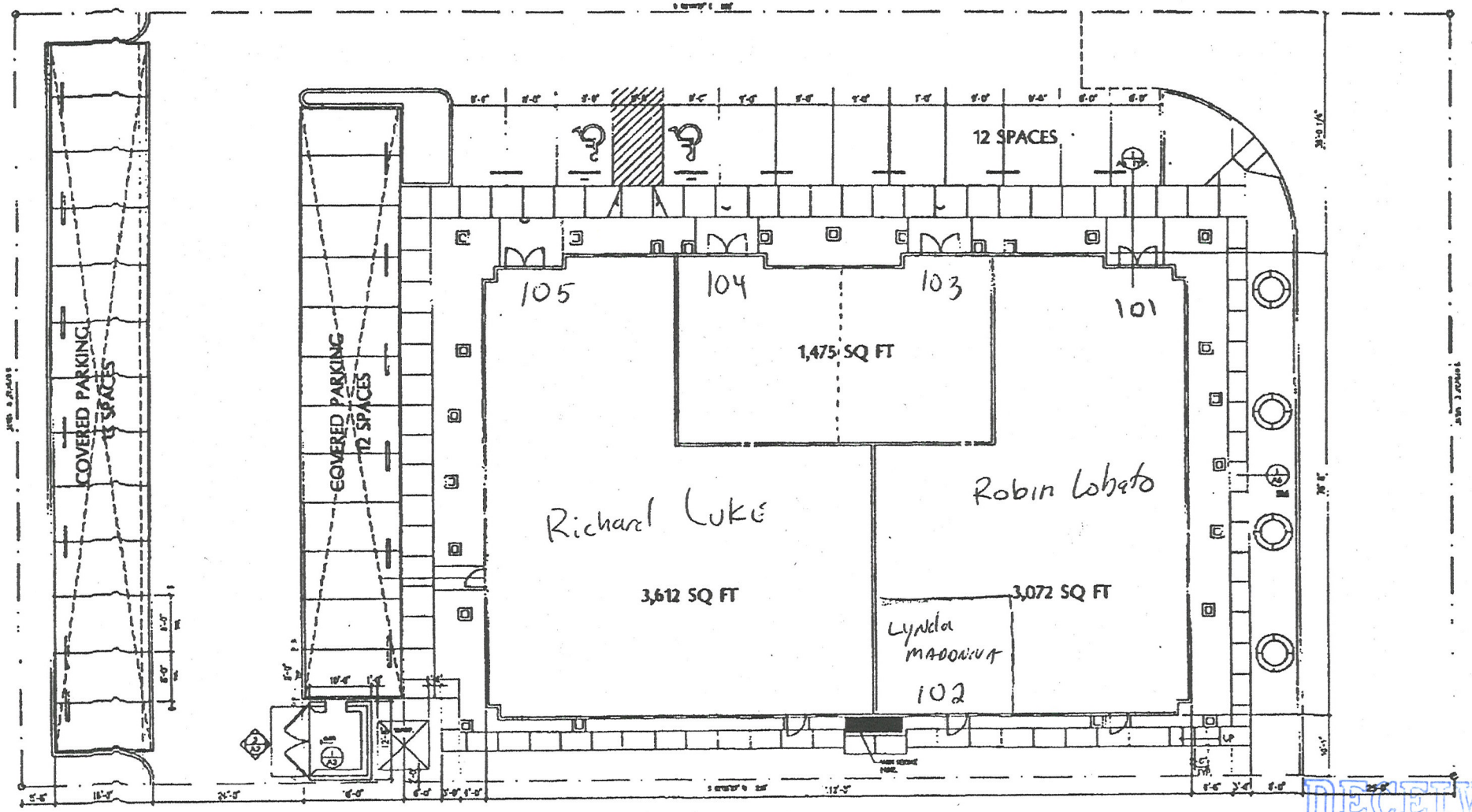
NO.	REVISION	DATE



1 SITE PLAN

RECEIVED
JUL 13 2010

SUP-38866

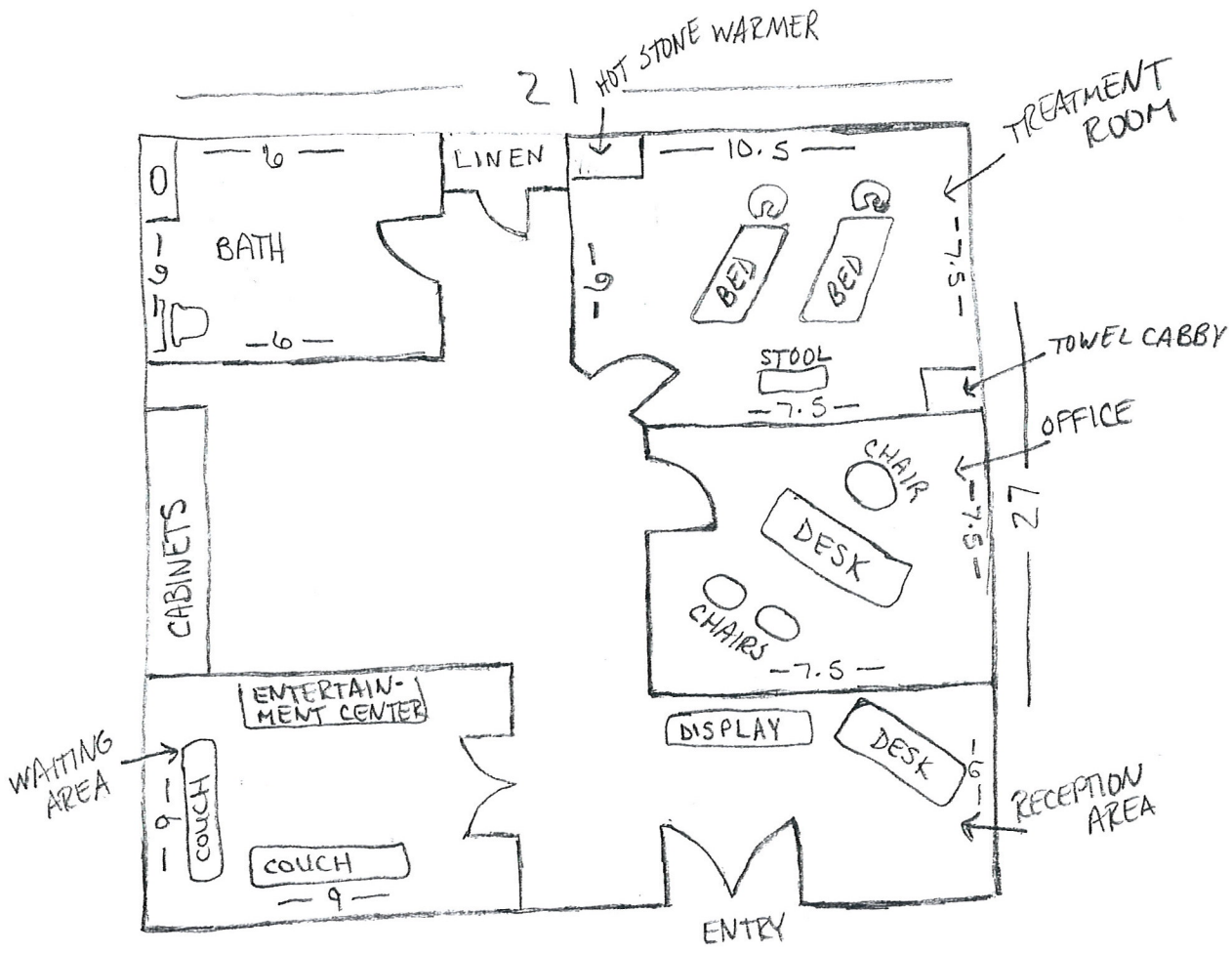


1 site plan
SCALE: N.T.S.

NORTH

RECEIVED
JUL 13 2010

SUP-38866



750 sq.ft.

9061 W. Sahara Ave. #104
Las Vegas, NV. 89117

RECEIVED
JUL 13 2010
SUP-38866

JUSTIFICATION LETTER FOR 9061 W. SAHARA AVE. #104

I intend to use this space for a massage establishment. It will be Las Vegas' first and only massage studio to provide therapeutic services for all ages. I am a nationally certified and licensed therapist who wants to own a private practice. A few of my services include infant massage therapy, sport massage for kids and adults, foot and scalp massage, injury massage, as well as small spa parties for kids and adults. I want to bring awareness to the valley the importance of infant and children massage, as well as adults.

The 750 square foot suite perfectly suits my needs for my practice with an office, a treatment room, a waiting area, and a small reception area. I understand that it is located close to a residential area, so it would be greatly appreciated if that may be waived. I am also aware that I will need two additional waivers. I am the sole therapist in my practice, just like a doctor/dentist who runs their own practice. I will have on-call therapists to help as needed, depending on my books for the day. My hours of operation will be 8am-6pm Monday through Thursday, 8am-8pm Friday and Saturday, and 9am-3pm on Sunday.

My massage practice will be a phenomenal asset to the Vegas valley. It focuses on the whole family, and not just adults.

In conclusion to this justification letter, I have described the nature of my intended project and its use.

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JUL 13 2010
SUP-38866

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SDR-38833 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SPINNAKER HOMES VII, LLC - Request for a Site Development Plan Review FOR A DAY CARE PLAYGROUND on 0.12 acres at 6690 Grand Montecito Parkway (APN 125-20-711-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38833** APN: 125-20-711-014

Name of Property Owner: SPINNAKER HOMES VII LLC

Name of Applicant: S.B.A. DEVELOPMENT, INC DBA ROYAL CONST. CO, MANAGING MEMBER

Name of Representative: BEN YOUNG

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: BEN YOUNG

Subscribed and sworn before me

This 30th day of June, 2010

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
STEPHANIE H. PAULEY
My Appointment Expires
November 4, 2013
No: 09-11480-1

RECEIVED
JUL 12 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ROYAL CONSTRUCTION COMPANY

Project Address (Location) 6690 GRAND MONTECITO PARKWAY

Project Name CENTENNIAL BUSINESS PARK DAY CARE **Proposed Use**

Assessor's Parcel #(s) 125-20-711-014 **Ward #** C

General Plan: existing TC proposed **Zoning:** existing TC proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.12 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER SPINNAKER HOMES VII LLC **Contact** BEN YOUNG

Address 4511 W. CHEYENNE AVE. SUITE 105 **Phone:** 873-7773 **Fax:** 873-7776

City N. LAS VEGAS **State** NV **Zip** 89032

E-mail Address BYOUNG@SPINNAKERHOMES.COM

APPLICANT S.B.A. DEVELOPMENT INC. DBA ROYAL CONSTRUCTION CO. MANAGING MEMBER **Contact** BEN YOUNG

Address 4511 W. CHEYENNE AVE. SUITE 105 **Phone:** 873-7773 **Fax:** 873-7776

City N. LAS VEGAS **State** NV **Zip** 89032

E-mail Address BYOUNG@SPINNAKERHOMES.COM

REPRESENTATIVE SBA/ROYAL MANAGING MEMBER **Contact** BEN YOUNG

Address 4511 W. CHEYENNE AVE SUITE 105 **Phone:** 873-7773 **Fax:** 873-7776

City N. LAS VEGAS **State** NV **Zip** 89032

E-mail Address BYOUNG@SPINNAKERHOMES.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 BEN YOUNG

Subscribed and sworn before me

This 30TH day of JUNE, 2010.

[signature]

Notary Public in and for said County and State

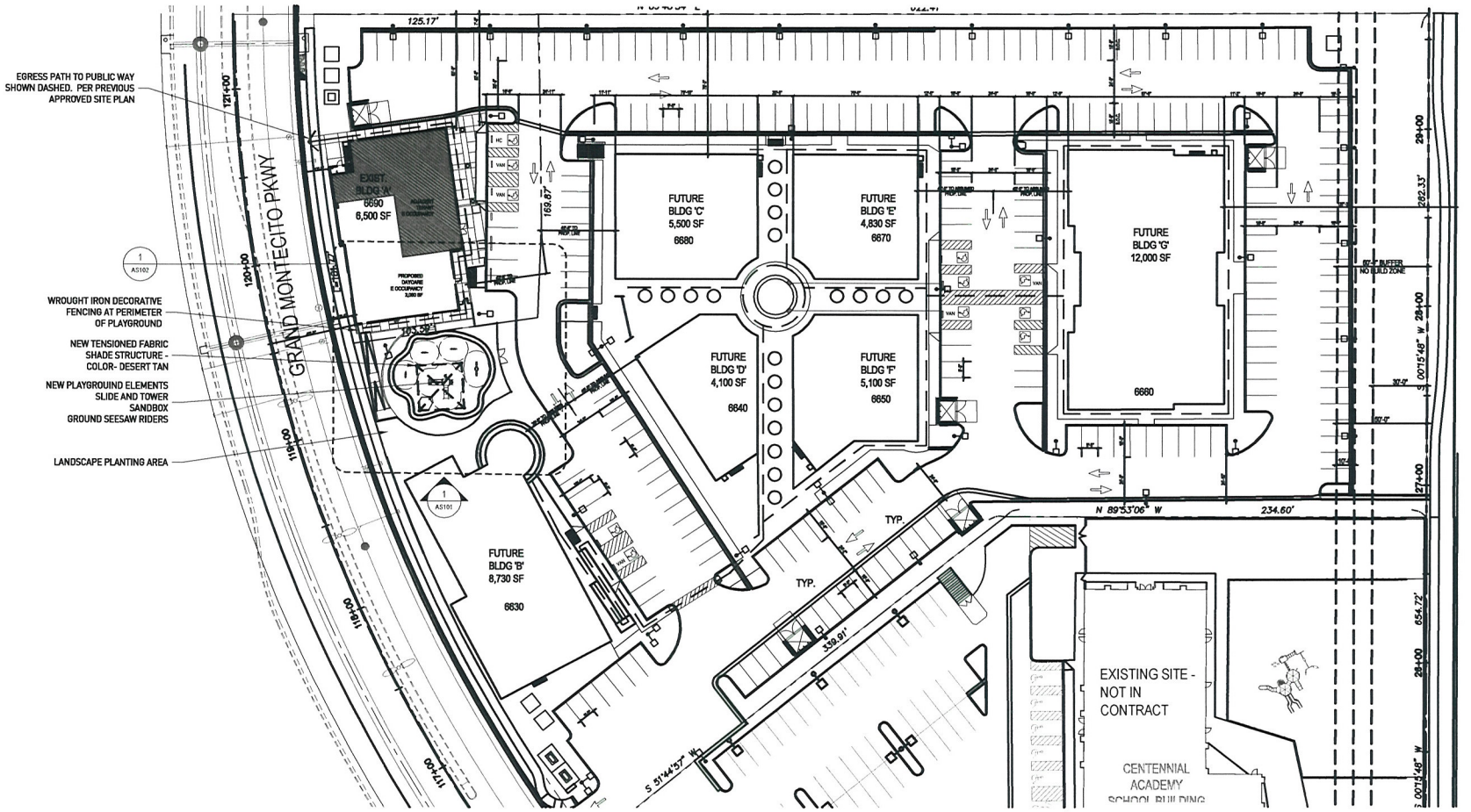
Notary Public - State of Nevada
County of Clark
STEPHANIE H. PAULEY
My Appointment Expires
November 4, 2013
No: 09-11480-1

FOR DEPARTMENT USE ONLY

Case #	SDR-38833
Meeting Date:	8/26/10
Total Fee:	1030.00
Date Received:*	7/12/10
Received By:	LHM

RECEIVED
JUL 12 2010

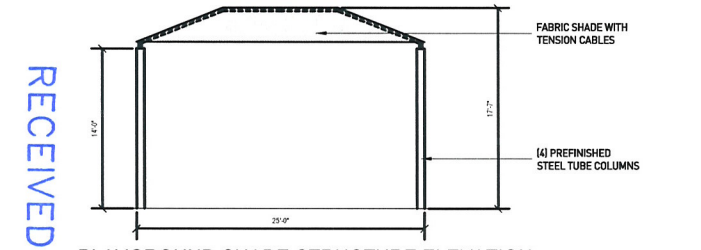
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



SITE PLAN

SCALE: 1" = 30'-0"

NORTH



PLAYGROUND SHADE STRUCTURE ELEVATION

SCALE 3/16"=1'-0"

EXISTING SITE DATA

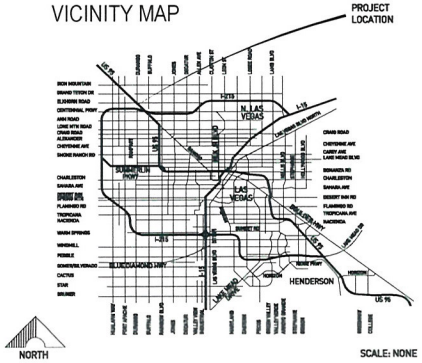
PARKING CALCULATION:

RETAIL	15,320 @ 1: 175 SF =	88
OFFICE	9,930 @ 1: 300 SF =	34
MEDICAL OFFICE PARKS	21,600 @ 1: 175 SF =	124
TOTAL REQUIRED =		246
PARKING PROVIDED =		250

PROPERTY INFORMATION:

APN: 125-20-711-003	
LAND AREA	201,527 SF NET
ACRES	5.2 (GROSS)
TOTAL BUILDING AREA	46,760 SF
FLOOR AREA RATIO (F.A.R.)	(21%)
TOTAL LANDSCAPED AREA	63,926 SF (32%)

VICINITY MAP



RECEIVED
JUL 12 2010

SDR-38833

Barrett Powle
Architec
10608 Amblewood Way
Las Vegas, NV 89144
Telephone (702) 379-0035
www.barrettpowley@gmail.co

PLAYGROUND AREA
CENTENNIAL BUS. PARK DAYCARE
for
6690 GRAND MONTECITO PARKWAY
SUITE 120

REAL

BARRETT POWLEY REGISTERED No.5492 ARCHITECT STATE OF NEVADA

BP'A PROJECT NO 10120
DRAWN BY J.F.W. CHECKED BY B.P.

ISSUED

NO.	DATE	DESCRIPTION

REVISIONS

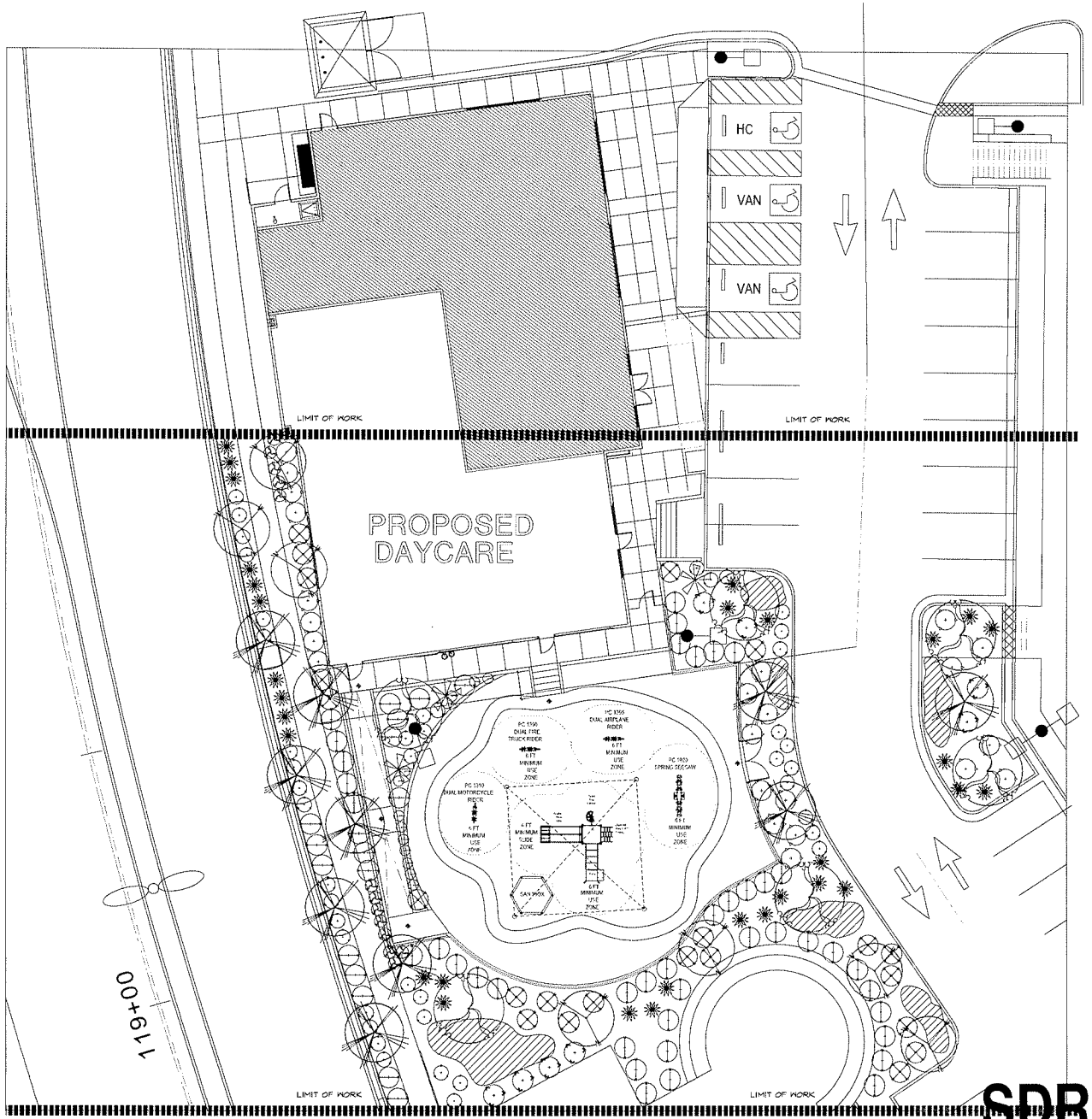
NO.	DATE	DESCRIPTION
1		
2		
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SITE PLAN

JULY 1, 2010

SHEET NUMBER

AS101

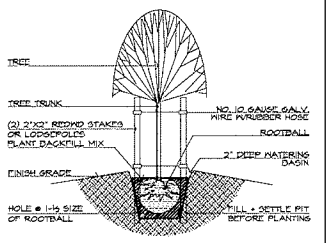


LEGEND

SYMBOL	PLANT NAME	SIZE	QTY.
	PROSOPSIS CHILOENSIS CHILEAN MESQUITE	24"BOX	6
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24"BOX	6
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24"BOX	6
	CHAMAEROPS HUMMILIS MED FAN PALM	24"BOX	8
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL	41
	DASYLIRION VAR. DESERT SPOON	5 GAL	31
	CASSIA WISLEZINI FEATHERY CASSIA	5 GAL	23
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL	17
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL	22
	MUHLENBERGIA VAR. DEER GRASS	5 GAL	13
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	8
	ROSEMARINUS OFFICINALIS ROSEMARY	5 GAL	43
	TRACHELOSPERMUM JAS. STAR JASMINE	1 GAL	13
	LANTANA RADIATION RADIATION LANTANA	1 GAL	36'OC

PLANT COUNT IS A COURTESY COUNT-PLEASE VERIFY

TREE STAKING DETAIL



LANDSCAPE NOTES

1 SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK, AND DISPOSE OF IT IN A SUITABLE AND LAWFUL MANNER.
2 DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURFACE DRAINAGE. (MINIMUM 2% GRADIENT ALL AREAS EXCEPT AS NOTED)
3 FINISH GRADE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE IN ALL PLANTING AREAS. SOIL SHALL BE FLOATED TO A SMOOTH AND EVEN SURFACE CONFORMING TO THE SPECIFIED GRADES AFTER SETTLEMENT HAS OCCURED. FINISH GRADE IN TURF AREAS SHALL BE 1" BELOW ADJACENT HARDSCAPE. FINISH GRADE IN SHRUB/GROUND COVER AREAS AND SOD TURF AREAS SHALL BE 2" BELOW ADJACENT HARDSCAPE. ALL CHANGES IN GRADE AND GRADES AT THE LIMIT OF WORK SHALL BE BLENDED TO OBTAIN A SMOOTH, EVEN TRANSITION AND ELIMINATE ABRUPT CHANGES. FINISH GRADE SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO SOIL PREPARATION.
4 ALL PLANTER BED AND LAWN TO BE IRRIGATED W/ AUTOMATIC SPRINKLER SYSTEM.
5 IRRIGATION: NO PLANTING SHALL TAKE PLACE UNTIL THE ENTIRE IRRIGATION SYSTEM IS UNDER FULL AND AUTOMATIC OPERATION FOR A MINIMUM PERIOD OF THREE DAYS.
6 PLANTING TABLETS: SHALL BE PLACED IN THE PLANT PIT AT ONE THIRD OF THE DEPTH OF THE ROOT BALL AND NOT FROM THE ROOTBALL AT THE FOLLOWING RATE: 1 GAL - 1 TABLET, 5 GAL - 2 TABLETS, 15 GAL - 5 TABLETS, 20 AND 24" BOX - 8 TABLETS, 36 AND 48" BOXES - 10 TABLETS.
7 ALL PLANTER BEDS TO RECEIVE 3" MULCH AS GROUND COVER COLOR/STYLE BY OWNER

SUNWORLD
4115 Spencer Street, Las Vegas, NV 89119 (702) 895-1711

REVISIONS | BY

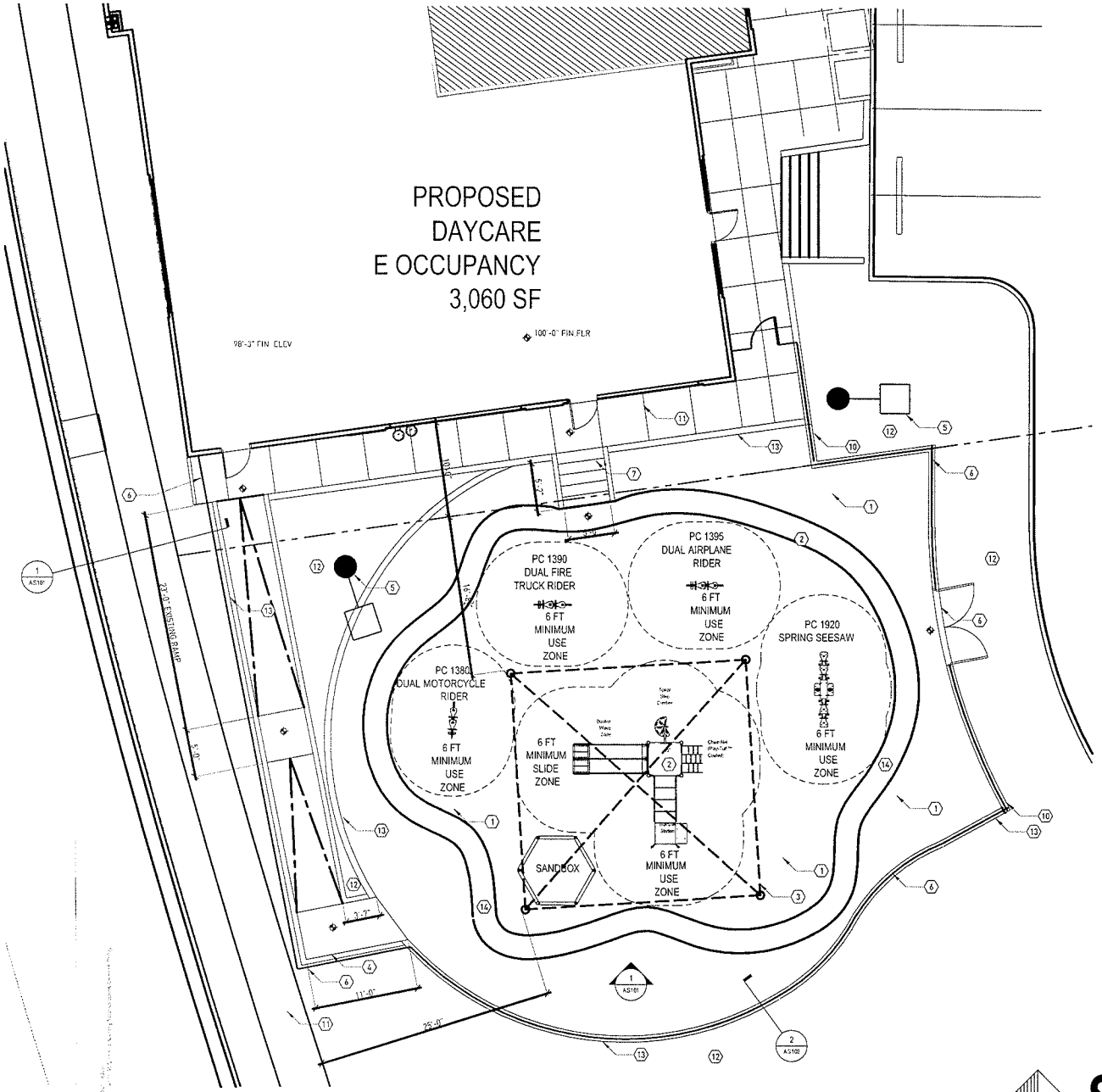
LANDSCAPE PLAN

TENANT IMPROVEMENT-DAYCARE
6690 GRAND MONTECITO PKWY.
LAS VEGAS, NEVADA

DATE 3OJUNE10
SCALE 1"=8'-0"
SHEET 1 OF 1 SHTS

SDR-38833

JUL 12 2010



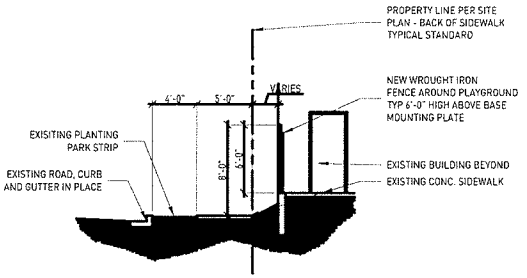
ENLARGED PLAYGROUND SITE PLAN

SCALE: 3/16" = 1'-0"

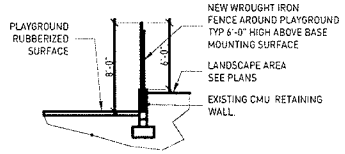
NORTH

KEYNOTES

1. PLAYGROUND AREA - RECYCLED POURED RUBBER SURFACING
2. PLAYGROUND STRUCTURE PER ADAAG CONFORMANCE FOR ADA ACCESSIBILITY GUIDELINE ASTM 1487-07A ET REQUIREMENTS FOR ACCESS
3. SHOWN FOR REFERENCE - FABRIC AND CABLE TENSIONED SHADE CANOPY STRUCTURE 505 SF PROVIDED 167 CLASSROOM OCCUPANTS x 3.50 FT./OCC = 5.85 SF REQUIRED SHADING FOR PLAYGROUND AREA - UNDER SEPARATE PERMIT APPLICATION
4. MODIFY EXISTING HANDICAP ACCESSIBLE RAMP TO PLAYGROUND. NEW LANDING AND FLATWORK AT LOCATION SHOWN
5. EXISTING SITE LIGHTING
6. SECURE 6' HIGH FENCING WITH SECURE AND LOCKABLE ACCESS GATES AT PERIMETER OF PLAYGROUND AREA. SLATS 3.5" O.C. CONTINUOUS
7. (6) C.I.P. CONC. STEPS TO PLAYGROUND 14" TREADS 7" RISERS - 42" TOTAL RISE
8. CONC. CURB AND GUTTER PER APPROVED CIVIL DRAWINGS
9. DRINKING FOUNTAINS
10. NEW CMU LOW CURB TO MATCH EXISTING IN PLACE
11. EXISTING CONCRETE SIDEWALK TO REMAIN
12. PLANTING AND LANDSCAPE AREA SEE LANDSCAPE PLANS
13. EXISTING CMU RETAINING WALL
14. 30" WIDE CONC 4" THICK SIDEWALK - "TOT TRACK"



1 / AS102 DETAIL AT PLAYGROUND FENCE SECTION SCALE: 3/4" = 1'-0"



2 / AS102 DETAIL AT PLAYGROUND FENCE SECTION SCALE: 3/4" = 1'-0"

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JUL 12 2010

SDR-38833

Barrett Powley
Architect
10608 Ambleweod Way
Las Vegas, NV 89144
Telephone (702) 379-0035
www.barrettpowley@gmail.com

PLAYGROUND AREA
CENTENNIAL BUS. PARK DAYCARE
for
6690 GRAND MONTECITO PARKWAY
SUITE 120
LAS VEGAS, NV 89148

BARRETT POWLEY REGISTERED No.5492 ARCHITECT STATE OF NEVADA

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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7		

ENLARGED
PLAYGROUND
SITE PLAN

JULY 1, 2010

AS102

ROYAL CONSTRUCTION COMPANY

Contractor's License #35409

6-15-2010

BEN STICKA, PLANNER II

CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT

731 S. FOURTH ST.

LAS VEGAS, NV. 89128

REGARDING: CENTENNIAL BUSINESS PARK, DAY CARE PLAYGROUND, PROJECT NO. 38473-C-10.

DEAR MR. STICKA,

S.B.A. DEVELOPMENT, INC., dba ROYAL CONSTRUCTION COMPANY AS MANAGING MEMBER OF SPINNAKER HOMES VII, LLC. IS REQUESTING A SITE DEVELOPMENT PLAN REVIEW FOR THE PURPOSE OF INSTALLING A PLAYGROUND AREA ON APN 125-20-711-014 ADJACENT TO THE BUILDING "A" TENNANT IMPROVEMENT FOR A DAY CARE FACILITY. DAY CARE PERMIT NUMBER 164564.

THE PLAYGROUND FACILITY WILL CONSIST OF: PLAY AREA, PLAY EQUIPMENT, PERIMETER FENCING, SHADE STRUCTURE AND LANDSCAPING.

SPINNAKER HOMES VII, LLC 'S JUSTIFICATION FOR APPROVAL IS REQUESTED TO FACILITATE STATE REQUIREMENTS.

SHOULD YOU HAVE ANY QUESTIONS OR COMMENTS REGARDING THIS REQUEST, PLEASE DO NOT HESITATE TO CONTACT ME.

BEST REGARDS,

S.B.A. DEVELOPMENT, INC., dba

ROYAL CONSTRUCTION COMPANY

BEN YOUNG

CONSTRUCTION ADMINISTRATOR

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JUL 12 2010

SDR-38833

4366 West Cheyenne Avenue • North Las Vegas, NV 89032 • (702) 873-7773 • Fax: (702) 873-7776
www.spinnakerhomes.com

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

July 12, 2010

S.B.A. Development, Inc.
4511 W. Cheyenne Avenue, Suite 150
North Las Vegas, NV 89032-2439

Attention: Ben Young

SUBJECT: GRAND MONTECITO PARKWAY 6690 – 2 SERVICE ADJUSTMENTS

As previously arranged with the Engineering Services Division, the District will adjust the two 8" DCDA's (sp #760123 & #760124) located on Grand Montecito Parkway @ Rome Boulevard, for the Montecito Town Center South Commercial Subdivision aka Centennial Business Park. The District has established a cost of $7,900 to complete the work. The enclosed application must be signed and returned with the applicable fees to the Development Services Office.

If you have any questions, please contact Debbie Sommerfeld at 258-3291.

Sincerely,

Debbie Sommerfeld

for Robert D. Baggs, Jr.
Development Services Administrator

RDB/DJS

RECEIVED
JUL 12 2010

SDR-38833

THIS DOCUMENT AND SUBSEQUENT PAYMENT OF FEES DOES NOT ... CT THE OUTCOME OR THE REQUIREMENT TO OBTAIN A WATER C... MENT FOR THE PROJECT. A WATER COMMITMENT MUST BE OBTAINED FROM THE DISTRICT THROUGH THE PROCESS DESC... IN THE DISTRICT SERVICE RULES. THIS DOCUMENT AND PAYMENT OF FEES IS NOT A COMMITMENT FOR WATER SERVICE

Las Vegas Valley Water District
APPLICATION FOR CONNECTION AND REQUEST FOR SERVICE

AGREEMENT NO. _____ SERVICE POINT # _____

BY: Linda P. 7/12/2010

CHECKED BY: _____

JOB ORDER # 1560 3-0524 F/A# _____ DATE _____

Project Name: _____

Service Location(s): Grand Montecito Parkway - 6600 Block

Service Address: _____

Developer: SBA Development, Inc. (1437)

Social Security or Tax I.D. No.: 88-0292066

Billing Address: 4511 W. Cheyenne Avenue, Suite 105

North Las Vegas, NV 89032-2439

Telephone No. ( ) 873-7773

Property Owner: Spinnaker Homes VII, LLC

FEES, CHARGES AND DEPOSITS

SERVICE CONNECTION INSTALLATION

COMPLETE SERVICE / SERVICE EXCLUDING METER (27301)

SIZE: _____ $ _____

METERS ONLY (25700)

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

AUTOMATED METER READING DEVICE (AMR) (27301 R-7723)

_____ @ $ _____ / ea. $ _____

SERVICES > 2" INSTALLED BY PRIVATE CONTRACTOR

_____ " TYPE: _____ $ - 0 -

_____ " TYPE: _____ $ - 0 -

BACKFLOW PREVENTION (27301) (BY PRIVATE CONTRACTOR)

_____ " TYPE: _____ $ _____

_____ " TYPE: _____ $ _____

Adjust

INSTALLATIONS/REMOVALS ~~ON ACTUAL COST BASIS~~ - DEPOSIT (25703)

SIZE: 2 " TYPE: 8" DCDA $ 7,900.

FACILITIES CONNECTION CHARGE (27312)

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

FRONTAGE CONNECTION CHARGE*

_____ LF @ $ _____ / ea. $ _____

_____ LF @ $ _____ / ea. $ _____

_____ LF @ $ _____ / ea. $ _____

OVERSIZING CHARGE (27313)

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

APPLICATION FEE (41300)

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

INSPECTION FEE (41301)

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

_____ "@ $ _____ / ea. $ _____

OTHER CHARGES / CREDITS:

_____

_____

_____

_____ $ _____

SUBTOTAL: $ _____

REGIONAL CONNECTION CHARGE (30601) **ADD ONE:**

BY _____ $ _____

BY _____ $ _____

BY _____ $ _____

TOTAL: $ 7,900.00

ACKNOWLEDGEMENT

Developer and Property Owner understand and agree:

1. Water service will be provided in accordance with the Las Vegas Valley Water District Service Rules.
2. All water delivered through a service connection will be metered and billed to the Developer until the Developer requests that the service be shut off. The use of idlers is prohibited. Meters must be installed by the Developers' contractor before any water is drawn through the service connection.
3. In the event of abandonment or cessation of construction, prepaid installation and connection charges may be used by the District to pursue completion of all or part of the project.
4. Location and elevation of service connections to be installed by the District must be identified (staked) by owner prior to installation. The cost of adjustment to location or elevation after installation will be borne by owner.
5. Service connection(s) identified on this application to be installed or removed on an actual cost basis are subject to audit of final cost. If final costs exceed the deposit amount, the property owner promises to pay the difference within 30 days after receipt of notice.
6. Failure to pay any charges when due will subject the property to a lien and/or discontinuance of water service.
7. If box is marked see attached form for special pressure advisement. ☐

Developer:

X _____
Signature

X _____
Print or Type Name and Title

Property Owner:

X _____
Signature

X _____
Print or Type Name and Title

General Comments:

Adjust 2-8": DCDA SP# 760123 & 760124
SEE ENGINEERING SVC MEMO
SET COST TO ADJUST SVCS
APN; 125-20-711-007 thru 014

OFFICE USE

Fees Paid By: _____

Customer Will Stake By: _____ M/R # _____

Cross Street: @ Rome Boulevard

Cross Street: _____

Side of Street: East P.Z.: 2745

Q.S.: 125-20-SE Land Use: 20-335

Main Size / Type / Loc / DWG _____

Service Removal Requested For:

Service No. _____ Meter Size: _____

Service No. _____ Meter Size: _____

Service No. _____ Meter Size: _____

STATUS COMMENTS:

Installed w/#110518-2008

***FRONTAGE CONNECTION CHARGE DISTRIBUTION**

23113 $ _____ Refundable

27306 $ _____ Retainable SRM NO. _____

24111 $ _____

24111 $ _____

24111 $ _____

27309 $ _____ District

CASHIER'S VALIDATION

RECEIVED

JUL 12 2010

WHITE-DEVELOPMENT SERVICES
BLUE COPY-DISTRIBUTION
WHITE COPY-ACCOUNTING
YELLOW-CUSTOMER
GREEN COPY-METER SERVICES
WHITE COPY-ENGINEERING SERVICES
PINK-CASHIER
WHITE COPY-INSPECTION
WHITE COPY-WATER QUALITY

LVVWD Form # 01109 (Rev. 12/07)

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) on 5.10 acres at the northwest corner of Clark Avenue and City Parkway (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38855** APN: 162-01-801-022

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet

Name of Representative: APTUS

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: GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of JULY, 20 10

_____

Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010

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JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 3100 E. Sahara Avenue

Project Name Fairway Chevrolet and Buick / GMC **Proposed Use** Motor Vehicle Sales

Assessor's Parcel #(s) 162-01-801-022 **Ward #** 3-Reese

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** n/a

Gross Acres 17.01 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER Fairway Chevrolet Company **Contact** Greg Heinrich

Address 3100 E. Sahara Avenue **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet **Contact** Greg Heinrich

Address 3100 E. Sahara Avenue **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

City Las Vegas **State** NV **Zip** 89104

E-mail Address kristen@aptusgroup.com

Property Owner Signature* GWHeinrich

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

Print Name GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of JULY, 20 10.

Notary Public in and for said County and State

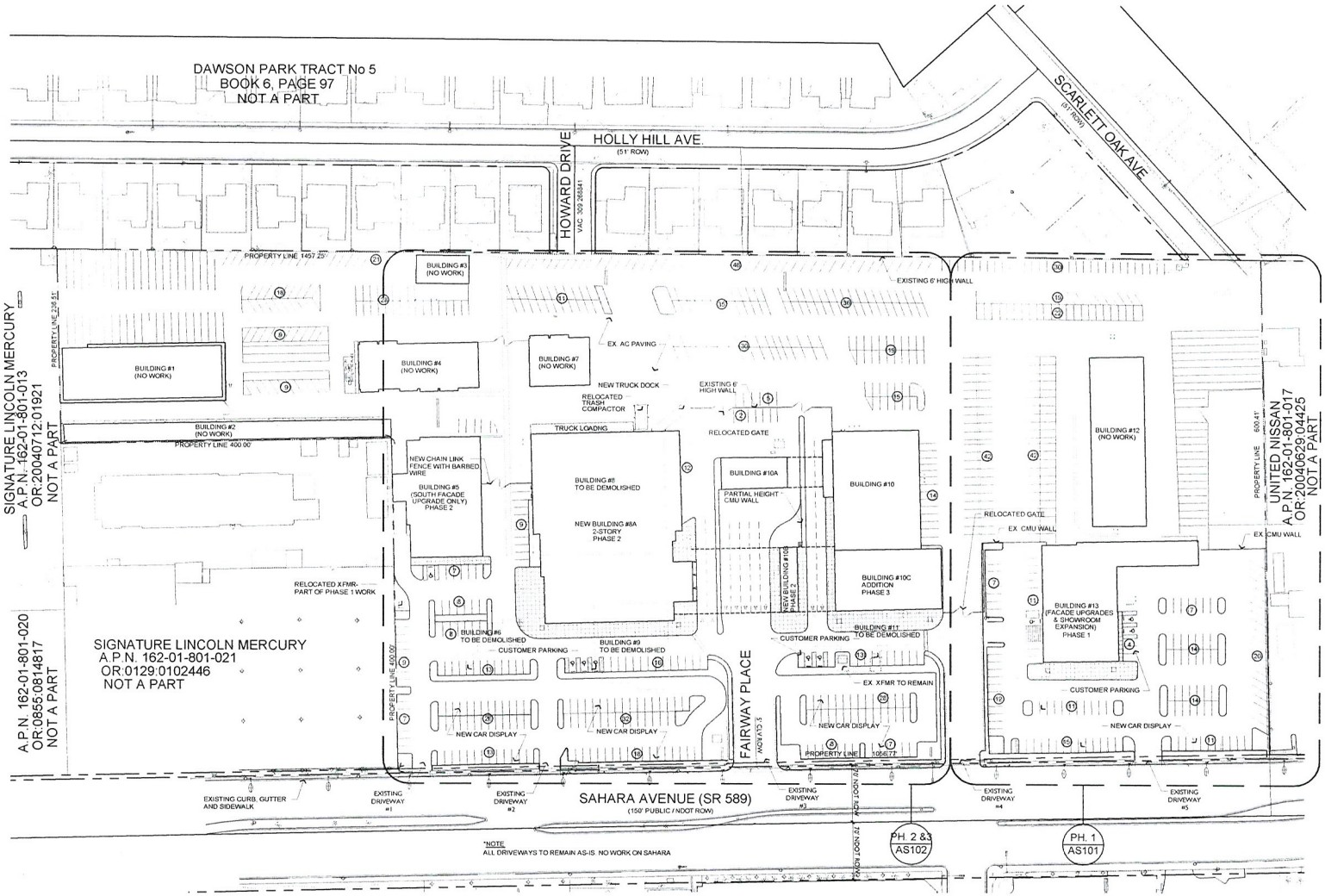
BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-38855
Meeting Date:	08/26/10
Total Fee:	1080.00
Date Received:*	07/13/10
Received By:	Jonathan B

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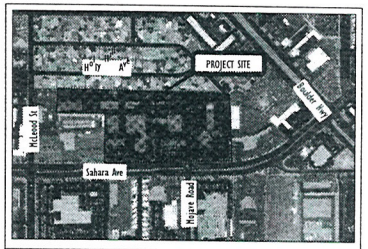
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

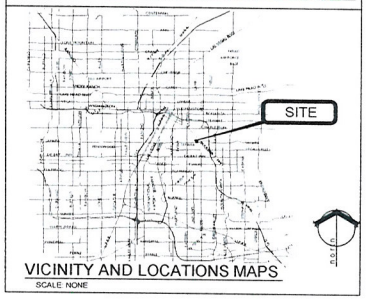


SITE PLAN

1" = 60'-0"

0' 30' 60' 120'





VICINITY AND LOCATIONS MAPS

SCALE: NONE

Site and Project Information

SITE DATA

ADDRESS	3100 East Sahara Ave
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership
SITE AREA	740,963 sf (Net) 17.01 Acres (Net)

SETBACKS (PRINCIPAL STRUCTURE)

FRONT	20 feet
SIDE	10 feet
REAR	20 feet

SETBACKS (ACCESSORY STRUCTURE)

FRONT	20 feet
SIDE	8 feet
REAR	8 feet

MAX LOT COVERAGE	50%
ACTUAL LOT COVERAGE	23.1%
MAX HEIGHT	NA
ACTUAL HEIGHT	40'-0"

BUILDING INFORMATION

BUILDING AREAS

Building #1 (Storage)	12,250 sf
Building #2 (Storage)	8,550 sf
Building #3 (Storage)	2,200 sf
Building #4 (Paint Shop)	8,500 sf
Building #5 (Body Shop)	13,600 sf
Building #6 (To Be Demolished)	4,875 sf
Building #7 (Body Shop)	4,500 sf
Building #8 (To Be Demolished)	23,696 sf
Building #8A (New Chev. Showroom/Parts Building)	62,200 sf
Building #9 (To Be Demolished)	8,512 sf
Building #10 (Service)	16,000 sf
Building #10A (Quick Lube)	3,100 sf
Building #10B (New Service Writers Building)	1,400 sf
Building #10C (Service Addition)	9,600 sf
Building #11 (To Be Demolished)	7,142 sf
Building #12 (Service)	13,500 sf
Building #13 (Ex. GMC/Pontiac/Buick Showroom)	12,352 sf
Building #13 (GMC/Pontiac/Buick Showroom Expansion)	3,622 sf
TOTAL EXISTING	138,787 sf
TOTAL BEING DEMOLISHED	44,235 sf
TOTAL BEING ADDED	76,902 sf
NET SF BEING ADDED	32,667 sf
TOTAL SF	171,454 sf

PARKING INFORMATION

PARKING REQUIRED: 1:500 = 171,454 / 500 = 343 spaces

PARKING PROVIDED:

STANDARD SPACES	770
LOADING SPACES	2
HC SPACES	9 (2 Van)
TOTAL	781

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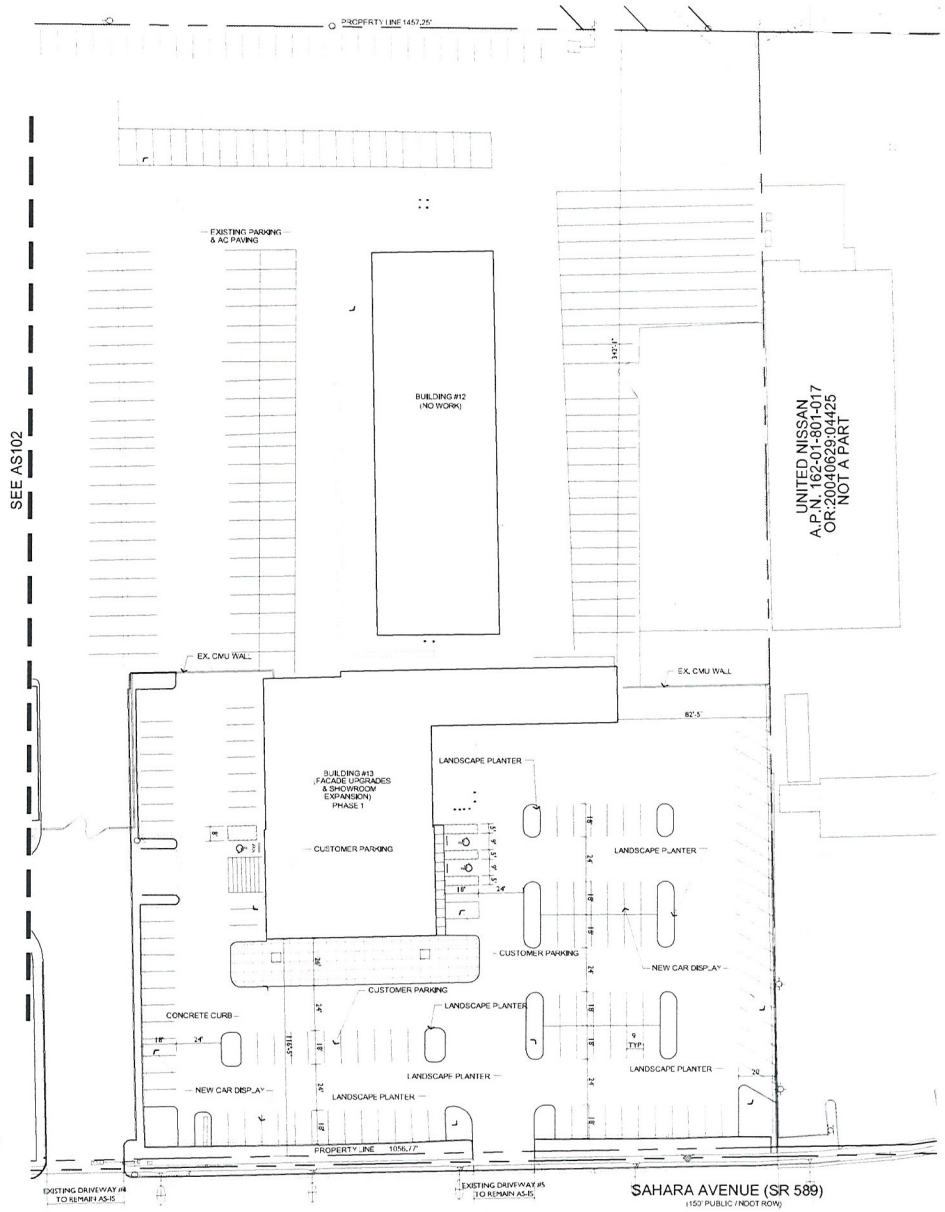
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SITE PLAN
AS100



PARTIAL SITE PLAN

1" = 30'-0"

0' 15' 30' 60'

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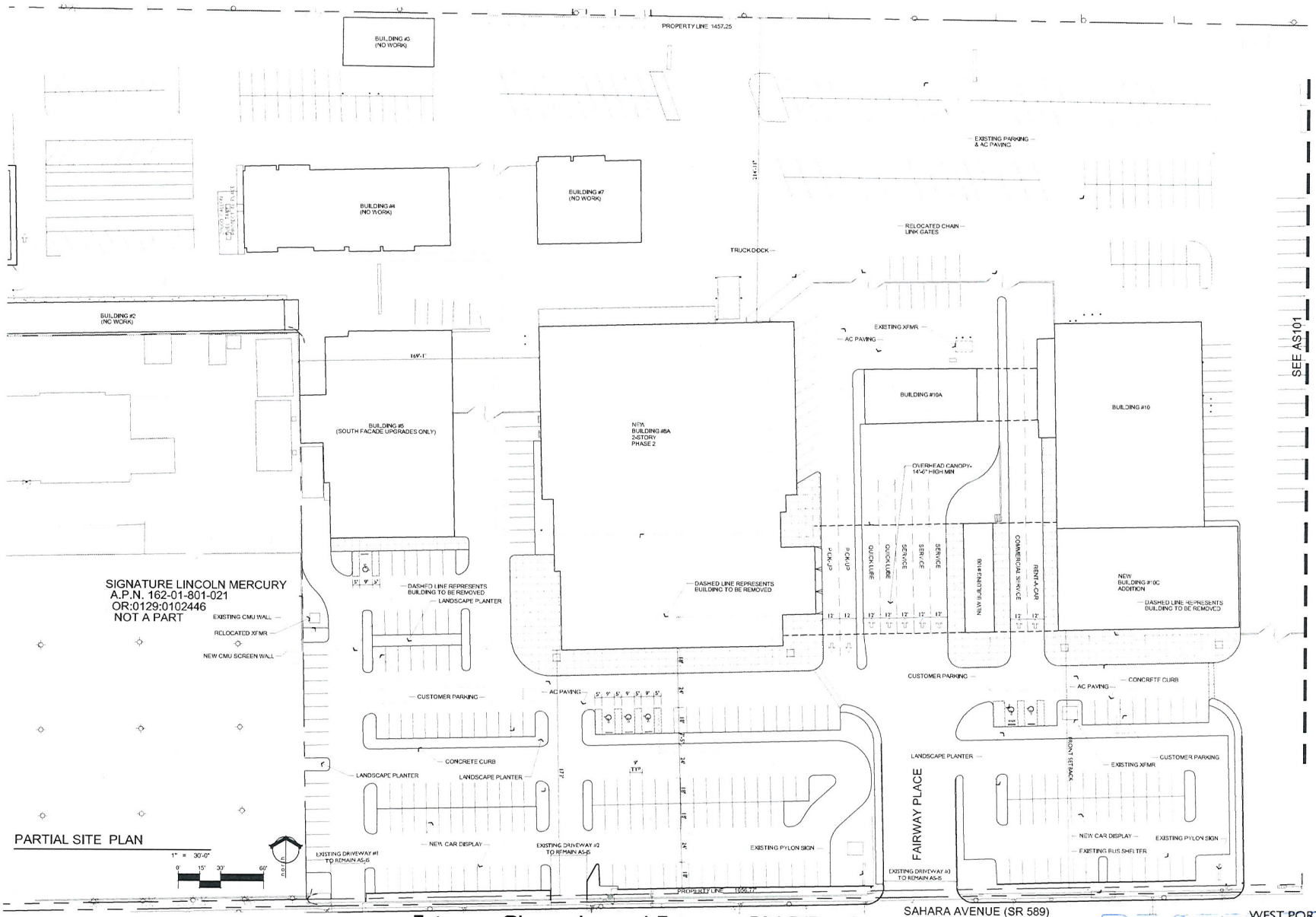
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EAST PORTION
PHASE 1

AS101

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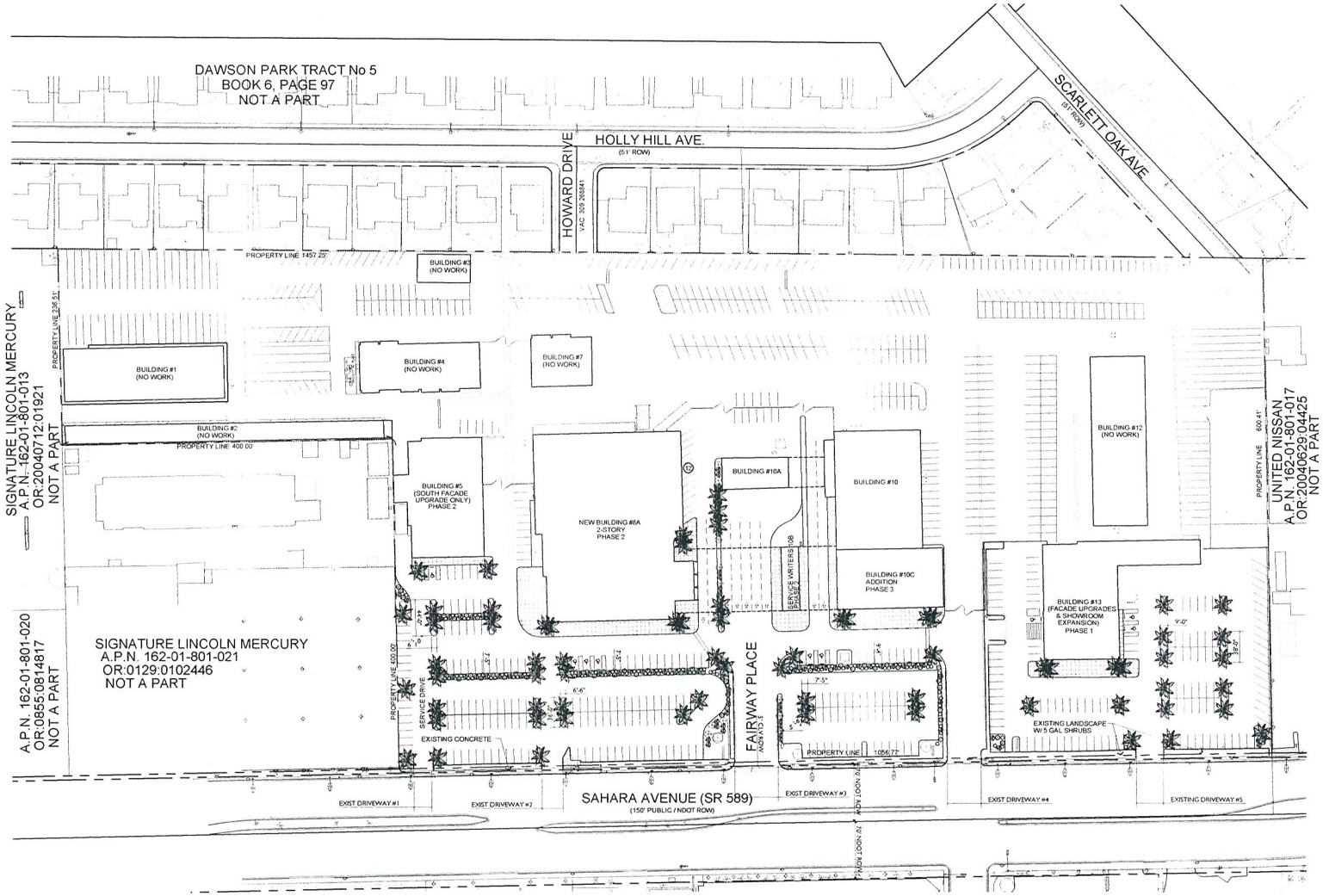
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WEST PORTION
PHASES 2 AND 3

AS102

3100 Fairway Chevrolet and Fairway GMC/Buick



LANDSCAPE PLAN

1" = 60'-0"

0' 30' 60' 120'

N

LANDSCAPE SCHEDULE

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	EXISTING TREE		24" Box
	MEXICAN FAN PALM		16'-18' HIGH

SHRUBS

	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	GERMANDER		5 gal
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 gal
	RED BIRD OF PARADISE	caesalpinia pulcherra	15 gal
	DESERT CASSIA	cassia nemophila	5 gal
	DEER GRASS	muhlenbergia rigens	5 gal
	MEXICAN SAGE	salvia leucantha	5 gal

GROUND COVER

SYMBOLS NOT SHOWN DUE TO SCALE	DESERT CARPET	myoporum parvifolium	5 gal
	LANTANA	lantana	3 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal

ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT	5'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF Z-83-87

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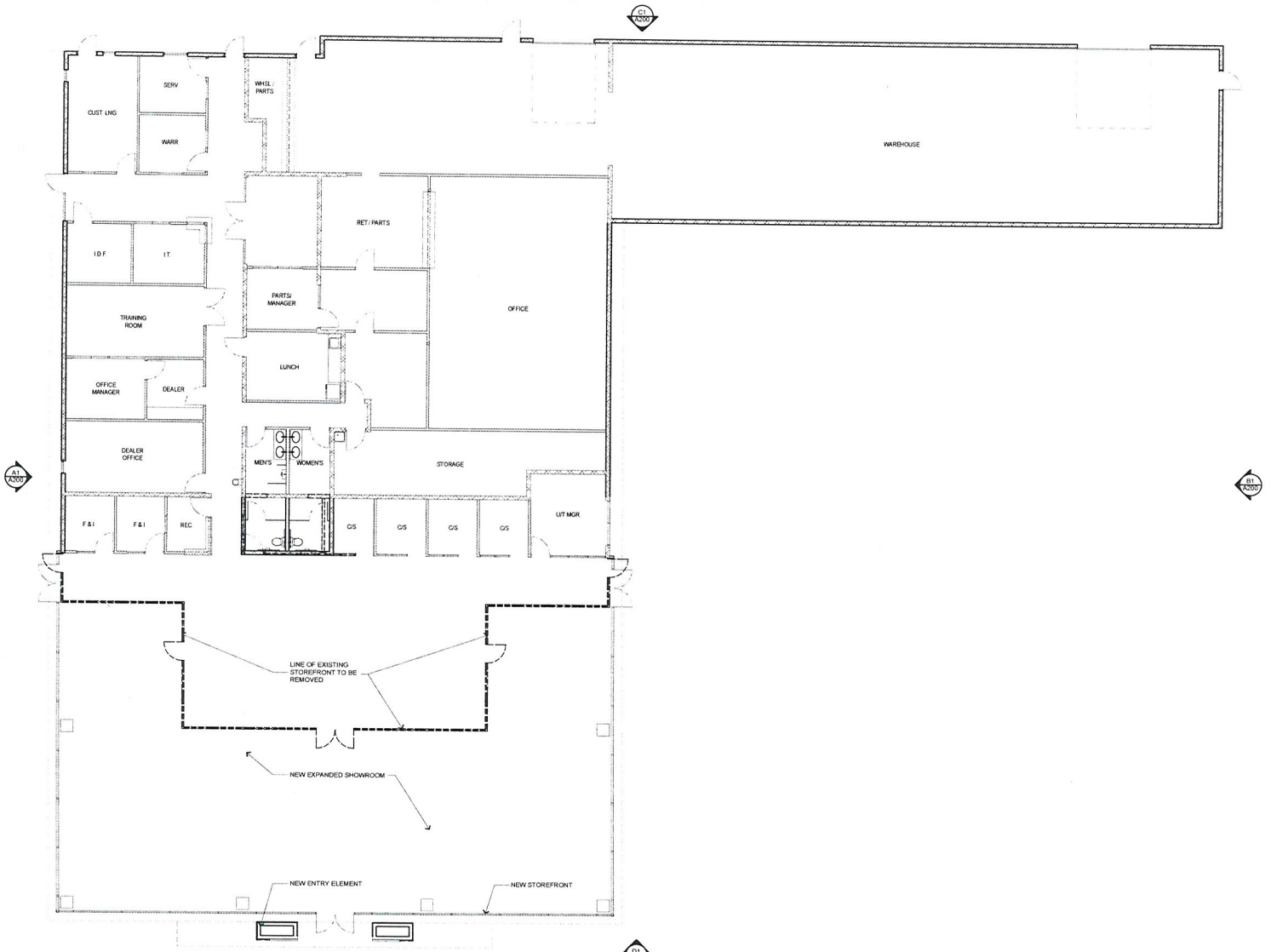
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LANDSCAPE PLAN
L100



FLOOR PLAN

1/8" = 1'-0"

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0' 4' 8' 16'

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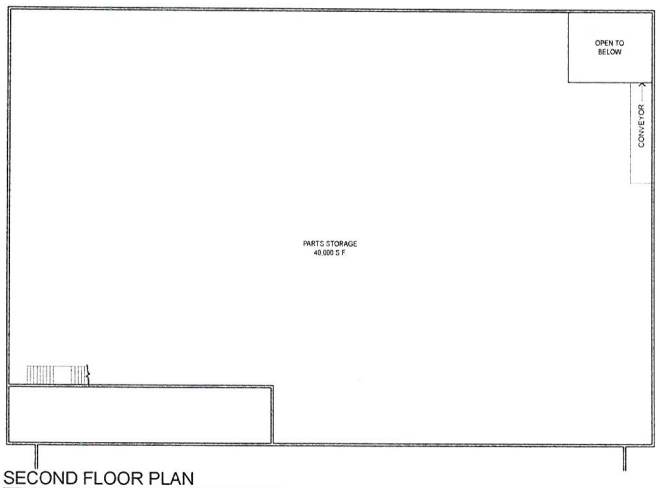
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GMC/BUICK
FLOOR PLAN
(PHASE 1)

A100

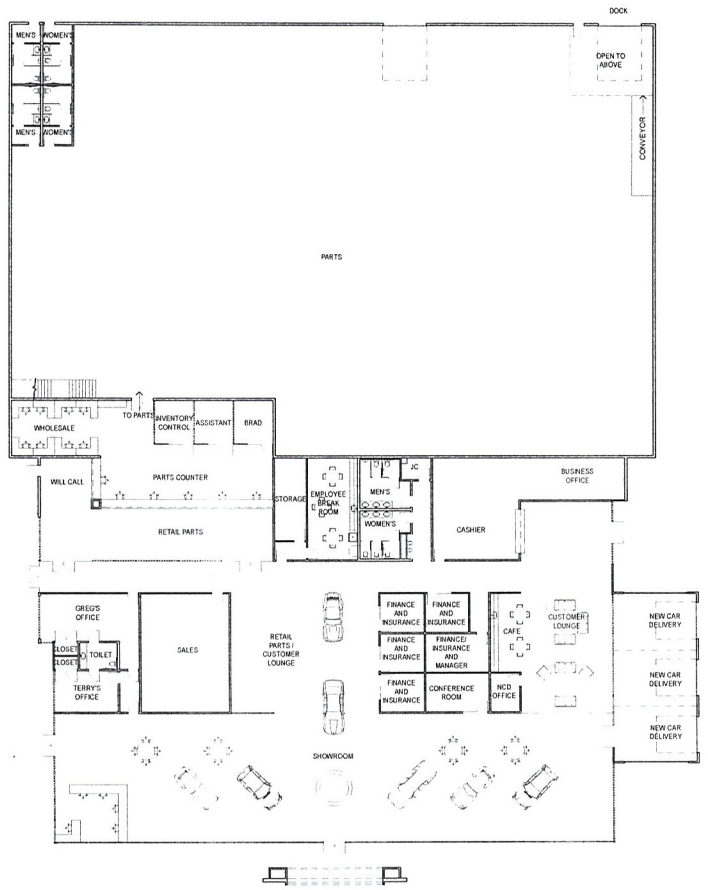
10.069 Fairway Chevrolet and Fairway GMC/Buick

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SECOND FLOOR PLAN

1/16" = 1'-0"



OVERALL FLOOR PLAN

1/16" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

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CHEVROLET SHOWROOM FLOOR PLAN (PHASE 2)

A101

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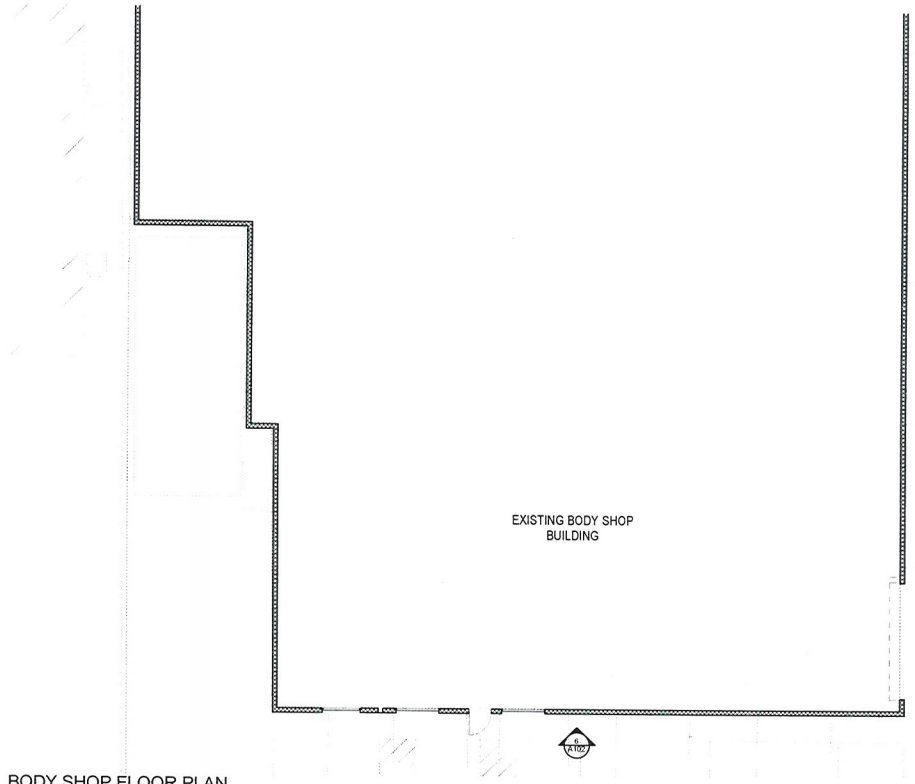
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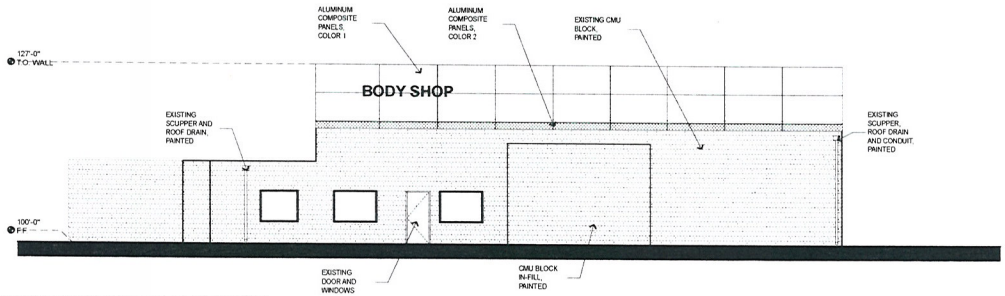
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0' 8' 16' 32'

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BODY SHOP FLOOR PLAN
1/8" = 1'-0"



6 BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

NOTE: WEST, EAST AND NORTH WALLS WILL BE PAINTED TO MATCH THE SOUTH WALL. NO OTHER CHANGES ON THE WEST, EAST OR NORTH WALLS WILL OCCUR.

F:\10.069 Fairway Chevrolet - BMC\DWGS\10.069 Fairway Chevrolet - Body Shop.pln, 7/12/2010 7:59 PM, kristinah

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0' 4' 8' 16'

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BODY SHOP
FLOOR PLAN
AND SOUTH
ELEVATION (PH.2)

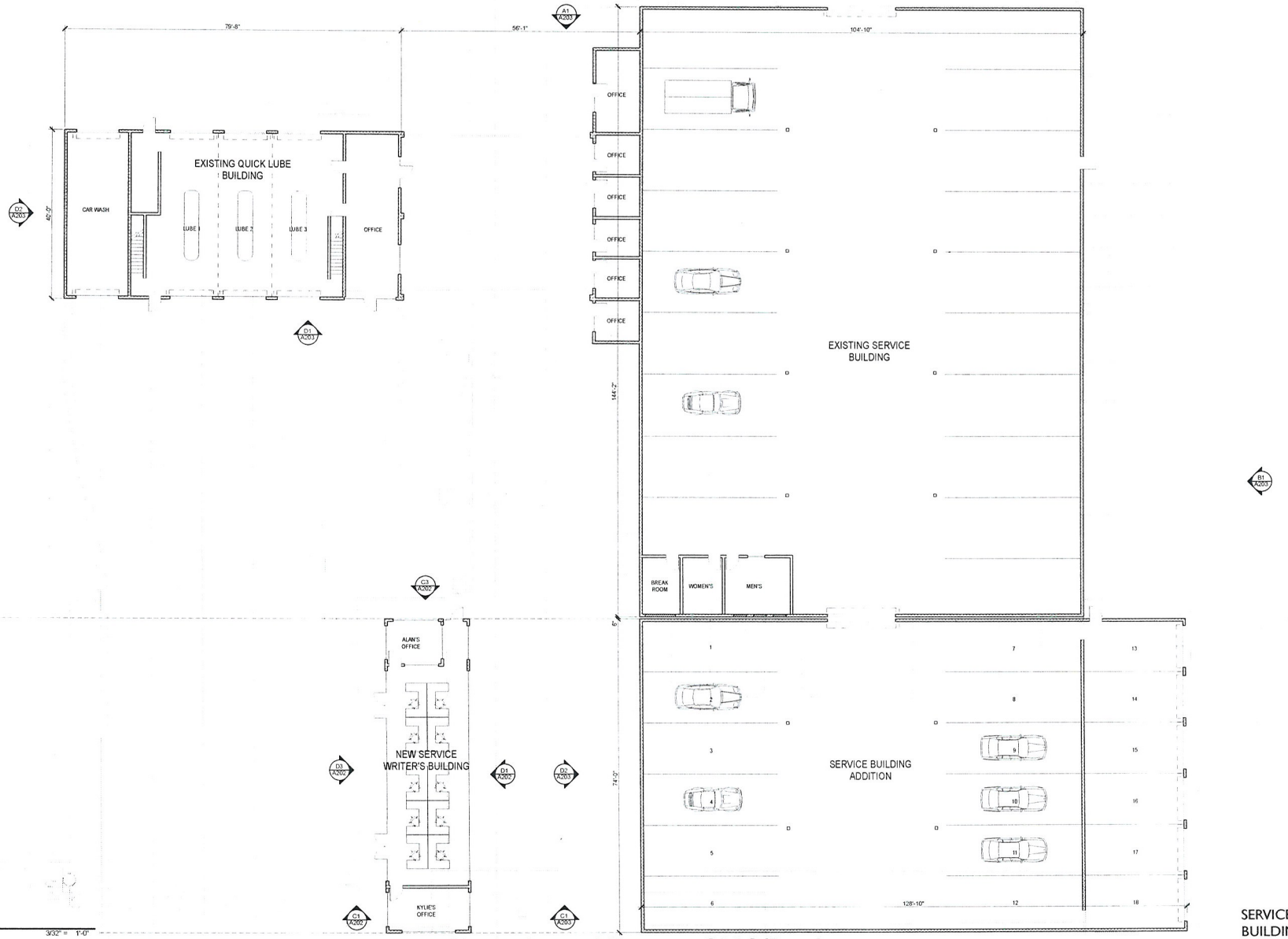
A102

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FLOOR PLAN

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

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SERVICE BUILDING FLOOR PLAN (PHASE 3)

A103

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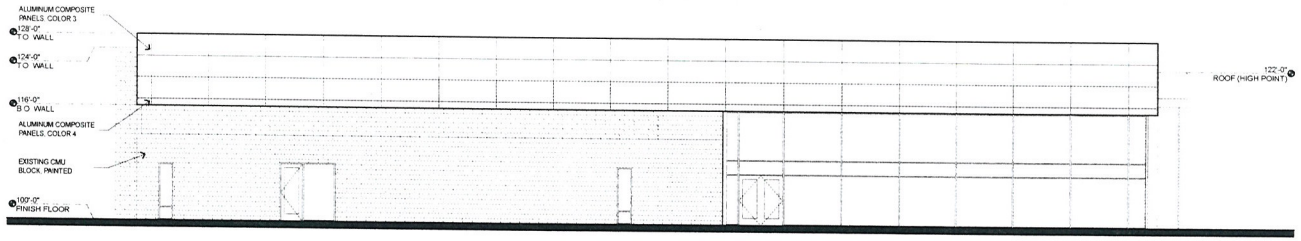
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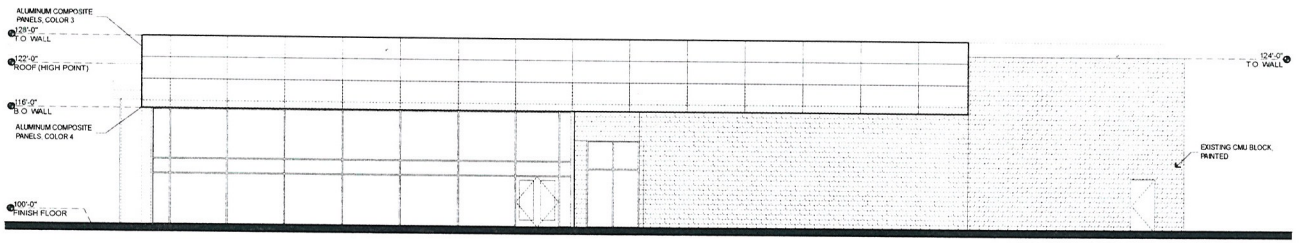
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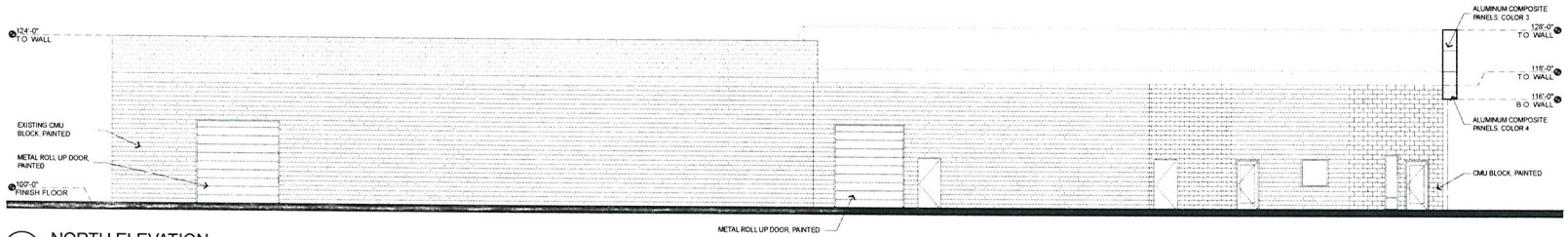
A1 WEST ELEVATION

1/8" = 1'-0"



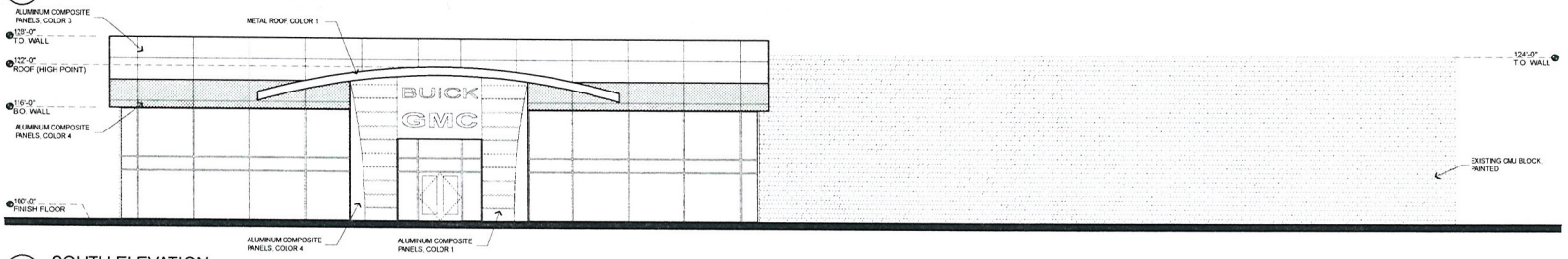
B1 EAST ELEVATION

1/8" = 1'-0"



C1 NORTH ELEVATION

1/8" = 1'-0"



D1 SOUTH ELEVATION

1/8" = 1'-0"

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0' 4' 8' 16'

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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GMC/BUICK SHOWROOM BUILDING ELEVATIONS (PH.1)

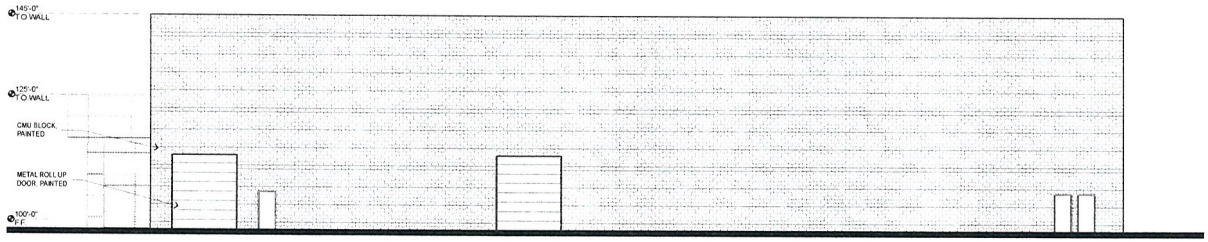
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10.069 Fairway Chevrolet and Fairway GMC/Buick

SDR-38855

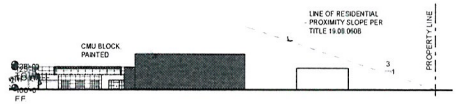
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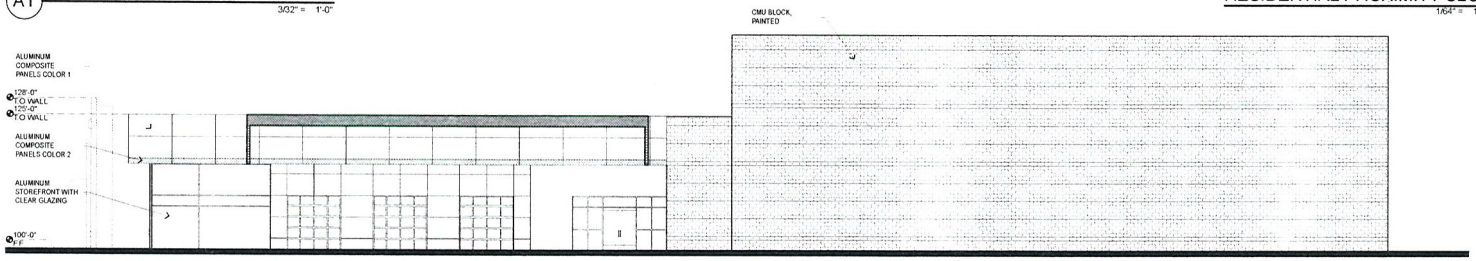
A1 NORTH ELEVATION

3/32" = 1'-0"



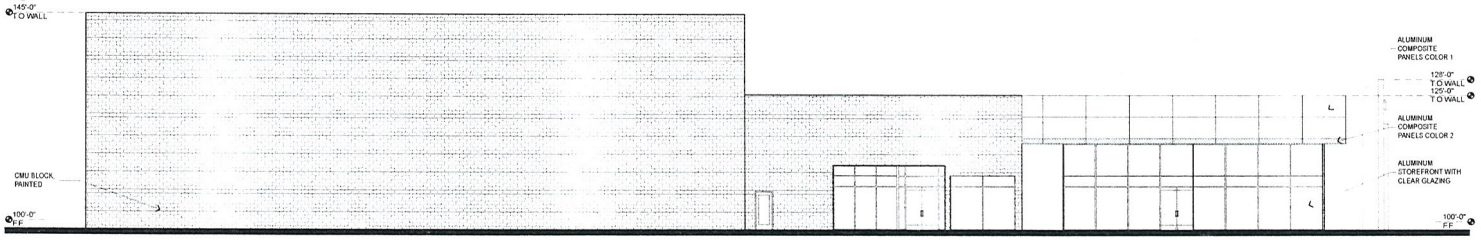
RESIDENTIAL PROXIMITY SLOPE

1/64" = 1'-0"



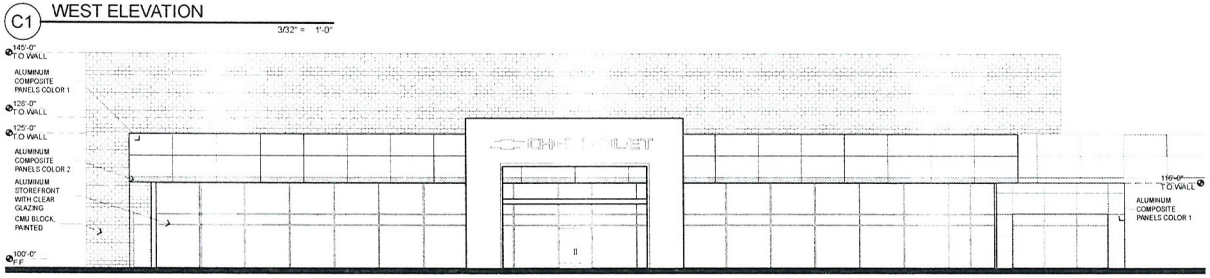
B1 EAST ELEVATION

3/32" = 1'-0"



C1 WEST ELEVATION

3/32" = 1'-0"



D1 SOUTH ELEVATION

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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CHEVROLET SHOWROOM BUILDING ELEVATIONS (PHASE 2)

A201

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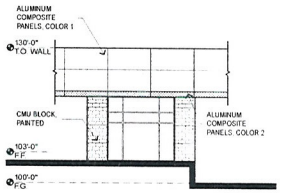
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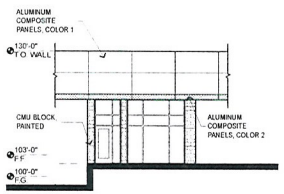
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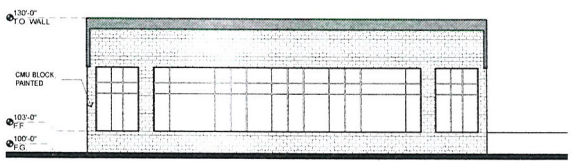
C1 SOUTH ELEVATION

3/32" = 1'-0"



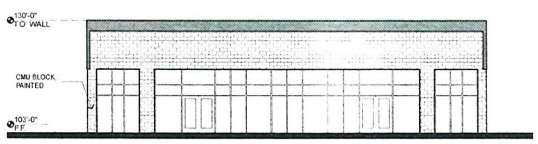
C3 NORTH ELEVATION

3/32" = 1'-0"



D1 EAST ELEVATION

3/32" = 1'-0"



D3 WEST ELEVATION

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SDR-38855

SERVICE WRITER'S BUILDING ELEVATIONS (PHASE 3)

A202

10.069 Fairway Chevrolet and Fairway GMC/Buick

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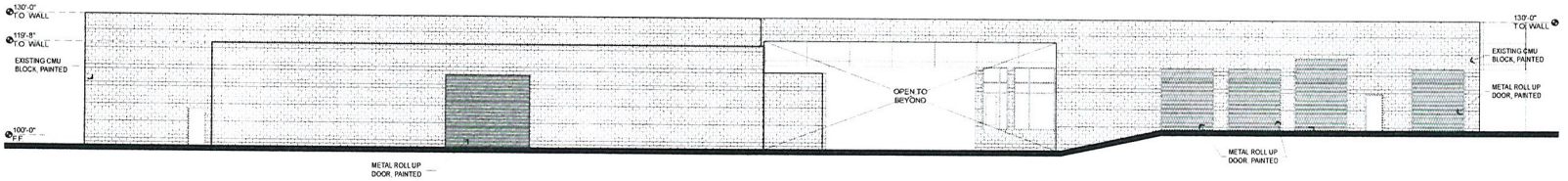
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Las Vegas, Nevada 89104
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0' 5' 10' 20'

City of Las Vegas SDR Submittal 07-13-10

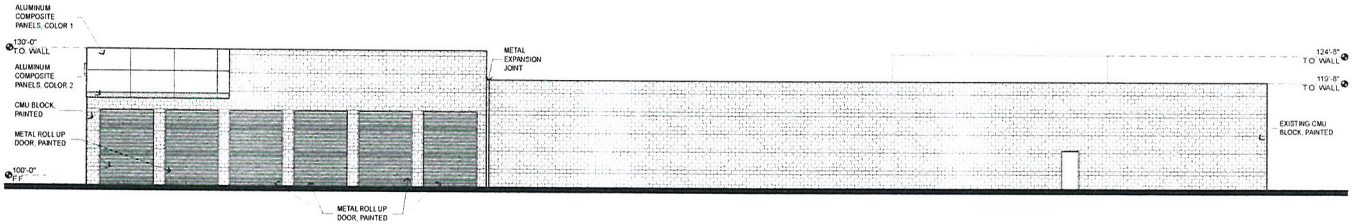
RECEIVED
JUL 13 2010

F:\10.069 Fairway Chevrolet - BMC\DWG\10.069 Fairway Chevrolet - Service Bldg.pln, 7/12/2010 8:38 PM, jsmd



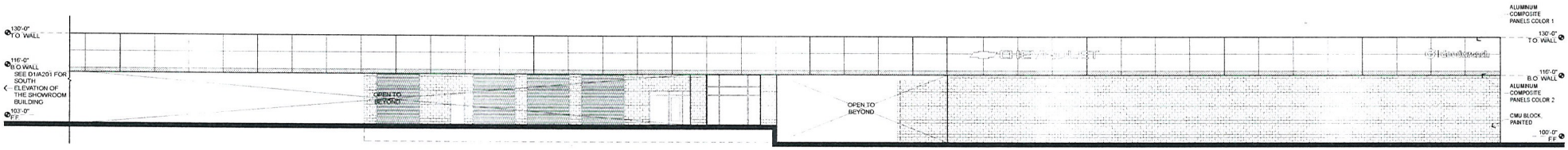
A1 NORTH ELEVATION

3/32" = 1'-0"



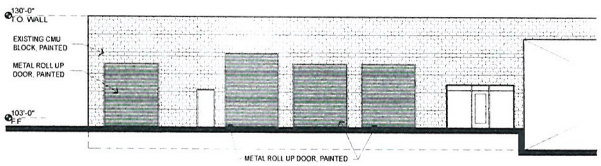
B1 EAST ELEVATION

3/32" = 1'-0"



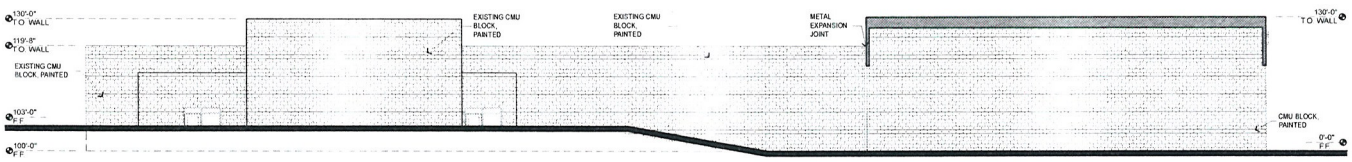
C1 SOUTH ELEVATION

3/32" = 1'-0"



D1 SOUTH ELEVATION - PARTIAL

3/32" = 1'-0"



D2 WEST ELEVATION

3/32" = 1'-0"

P:\10.069 Fairway Chevrolet - BNC\DWGS\10.069 Fairway Chevrolet - Service Bldg.pln 7/12/2010 8:38 PM by md

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0' 5' 10' 20'

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SDR-38855

SERVICE BUILDING EXTERIOR ELEVATIONS (PH.3)

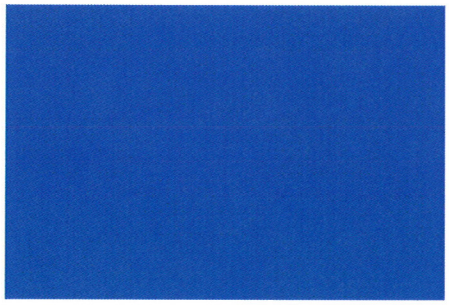
City of Las Vegas SDR Submittal 07.13.10

A203

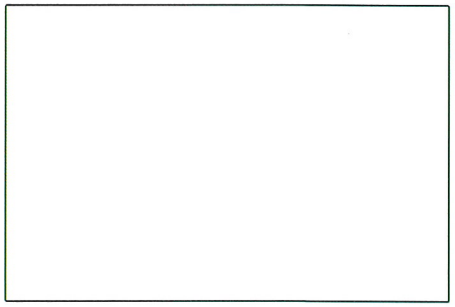
10.069 Fairway Chevrolet and Fairway GMC/Buick

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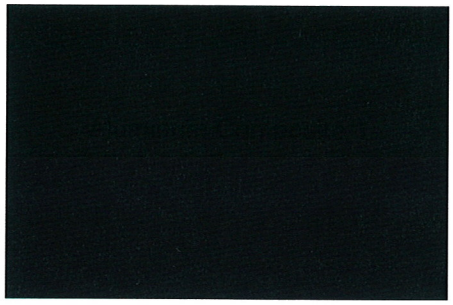
Aluminum Composite 1



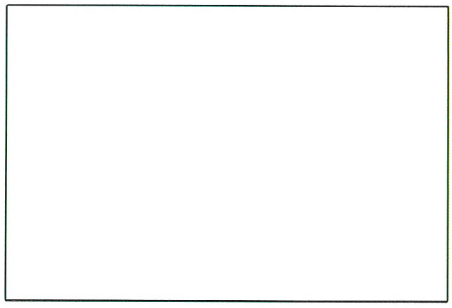
Aluminum Composite 2



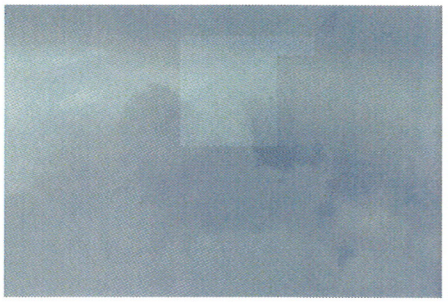
Aluminum Composite 3



Aluminum Composite 4



Paint (white)



Glazing

Aluminum Storefront Framing

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info@aptusarchitecture.com

Fairway Chevrolet and Fairway Gmc/Buick

Site Development Review

3100 E.Sahara
Las Vegas, Nevada 89104

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APTUS Architecture

July 13, 2010

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

RE: APN: 162-01-801-022
Re: A. Site Development Review

To whom it may concern:

Fairway Chevrolet and Fairway GMC/Buick auto dealerships are located on an existing 17.01 acre site at 3100 and 3222 E. Sahara (APN 162-01-801-022). Both dealerships are existing and are housed in aging structures totaling approximately 145,000 sf. We are requesting a Site Development Review to construct new façade upgrades and an expansion to the existing GMC/Buick showroom, a new Chevrolet showroom and parts building, a new service writer's building and an addition to the service building. We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas. The property is currently zoned C-2. No change to the zoning is desired or required. On site uses include Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body Repair Shop, Auto parts, Automobile Rental and Truck Rental.

Currently, this development employs 155 sales people, technicians and other support staff. The facility's hours of operation are Monday through Saturday 7am-9pm.

This project is part of the General Motors dealership improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction. The first phase of the project is to enclose the existing covered patio of the GMC/Buick dealership to create a larger showroom and to complete façade upgrades to match the new GMC Buick/prototypical standards. This building is labeled as "Building #13" on the site plan. We are requesting that phase one of the project related to building #13 be independent of the rest of the project and not be tied to the approvals of any drainage studies, traffic studies etc.

Phases two and three of the project will include demolishing buildings 6, 8, 9 and 11 (labeled as such on the site plan and totaling approximately +/-45,000 sf) and then building an entirely new structure to house the Chevrolet Showroom, customer lounge and parts sales and then adding on to the south side of Building #10 to create additional service bays and constructing a new service writer's building. The new Chevrolet showroom, service writer's building and the service building will be connected with a new canopy to unify the view from Sahara, to create a cohesive campus and to help with way finding. Building #5 (Body Shop) will now be visible from the street and will receive only minor treatments such as paint, new signage and metal panels to match the new prototypical standards. All new mechanical units will be screened from public view. New construction totals approximately +/- 77,000 sf making the net square footage increase for onsite structures approximately +/-32,000sf.

Customer access to the site is directly off of Sahara via five existing driveways. We are requesting that all driveways remain as is and no work will be done within the right of way. Code required parking is provided in addition to the parking provided for the vehicles on display. New vehicles are delivered to the site via semi-trucks. These trucks pull onto Fairway Place and offload the vehicles from there. No vehicle unloading is done from Sahara.

On site refuse is collected and taken to a compactor behind building #8. Republic services exchanges an empty bin for the full bin on site.

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APTUS Architecture

This dealership has been operating since the late 1960's and was rezoned in 1987. At that time, the site was approved with no landscape buffer on the north, east or west sides and with a 5'-0" buffer containing "Astroturf" along Sahara. Over the years, the "Astroturf" has been removed and replaced with concrete and solar light poles. We are requesting a waiver of the original 5'-0" landscape buffer so that the concrete will remain as it is. We feel this waiver is justified since there are existing power poles along the north side of Sahara that could be affected by the addition of trees and other landscaping. In addition, landscaping along Sahara would block the customer's view of the display vehicles. Therefore, we have located on site landscaping set in from the street creating a buffer between the new car display and the customer parking. In lieu of the buffer adjacent to the street we have added approximately 15,000 sf of landscaping including 56 Mexican Fan Palms and other associated shrubs and ground cover within the new car display and customer parking areas and have added enhanced landscaping at the corners of the main buildings.

General Motors is encouraging all of its dealerships to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of skylights, occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint, appropriately sized mechanical units and charging stations for electric cars.

We feel this project meets and supports existing city regulations for Site Development Plans. This development is being upgraded aesthetically to be compatible with other development in the area and it is generally consistent with Title 19 standards. Site access has been improved with the addition of the service writer's building in that all service customers will know to come to a central location.

We have made every attempt to follow City of Las Vegas Title 19. Please join us in our attempt to bring much-needed high caliber product to Las Vegas residents.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture (owner's representative)

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. DRAFT West Charleston Corridor Plan

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:
DIR-38898 - 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:

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF AUGUST 26, 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