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. RQR-38940 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST - Required Review of an approved Special Use Permit (U-0135-95) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

9. 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).

10. 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 (RESTRICTED) WITHIN AN EXISTING 14,000 SQUARE FOOT GENERAL MERCHANDISE STORE (PHARMACY) at 9430 Del Webb Boulevard (APN 138-18-711-002), P-C (Planned Community) Zone, Ward 4 (Anthony).

11. SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit TO ADD A PRIVATE SCHOOL, PRIMARY (FIRST GRADE) TO AN EXISTING 19,722 SQUARE FOOT CHILD CARE CENTER at 5150 North Jones Boulevard (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Ross).

12. 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 1,400 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).

13. SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED 1,900 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

14. 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 #140 (APN 139-34-411-122), C-2 (General Commercial) Zone, Ward 3 (Reese).

15. SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A 1,100 SQUARE-FOOT BAILBOND SERVICE at 714 and 716 South Tenth Street (APN 139-34-810-104 and 105), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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

PUBLIC HEARING ITEMS

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

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

19. 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).

20. 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).

21. 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).

22. ABEYANCE - SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), C-1 (Limited Commercial) zone, Ward 1 (Tarkanian).

23. 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).

24. VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 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).

25. 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, METAL ACCESSORY STRUCTURE (CLASS II) WHERE A 497 SQUARE-FOOT, 10-FOOT TALL WOOD/STUCCO 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).

26. VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 40 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).

27. 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).

28. SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING FROM THE APPEOVED PLAN 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).

29. 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).

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

31. SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 775 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL, WHERE 400 FEET IS REQUIRED, ALLOW A 0-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE, WHERE 400 FEET IS REQUIRED AND TO ALLOW A 230-FOOT DISTANCE SEPERATION FROM ANOTHER MASSAGE ESTABLISHMENT, WHERE 1,000 FEET IS REQUIRED at 9061 West Sahara Avenue, Suite #104 (APN 163-08-121-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

32. SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

33. SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) WITH WAIVERS OF THE SYMPHONY PARK SCREENING AND ARCHITECTURAL DESIGN STANDARDS 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).

34. 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:

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

CITIZENS PARTICIPATION:

36. 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**

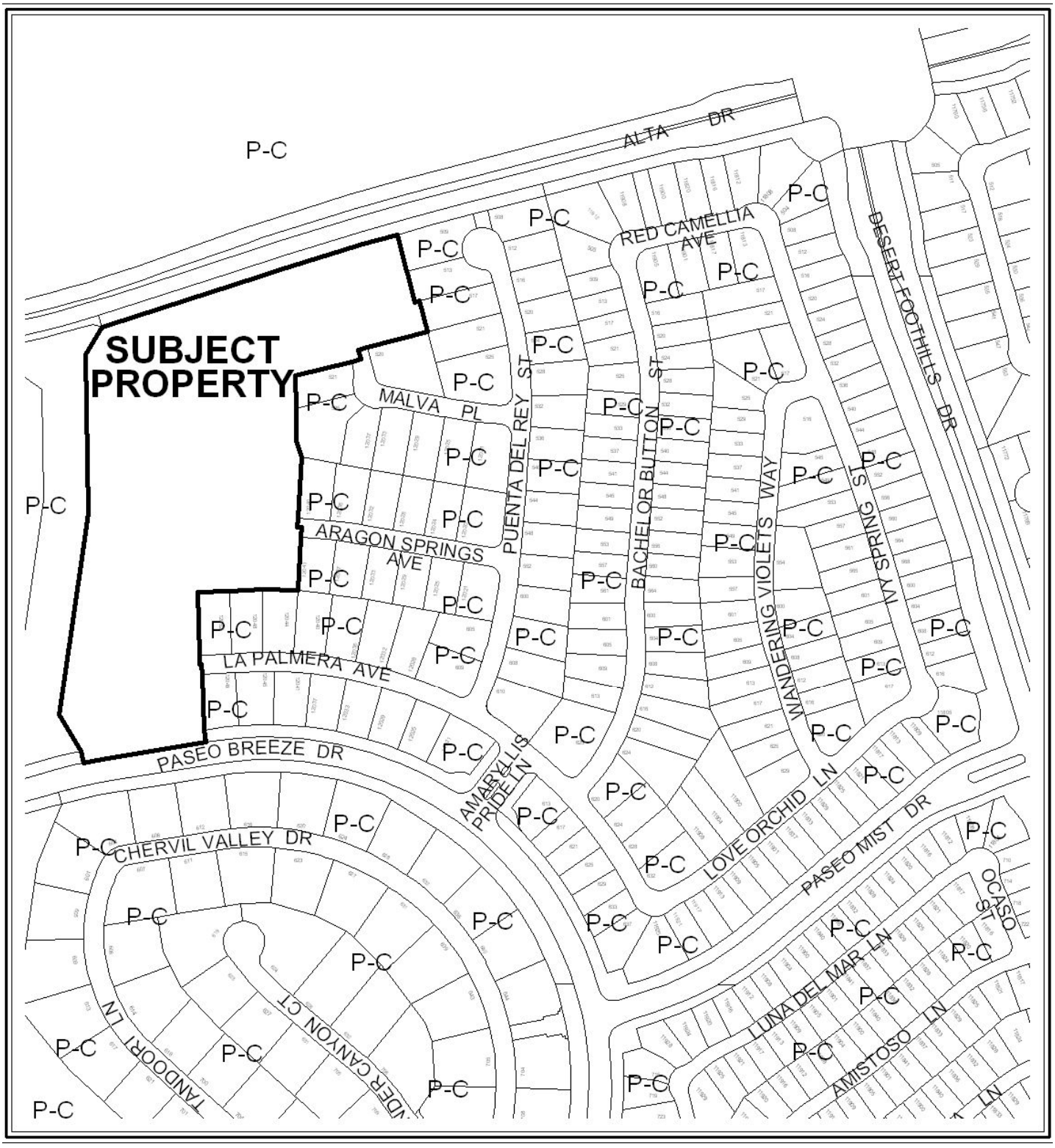
SUBJECT:
TMP-38785 - TENTATIVE MAP - VILLAGE 23A PARCEL J UNIT 2 BARCELONA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill 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 (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:
APPROVAL

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

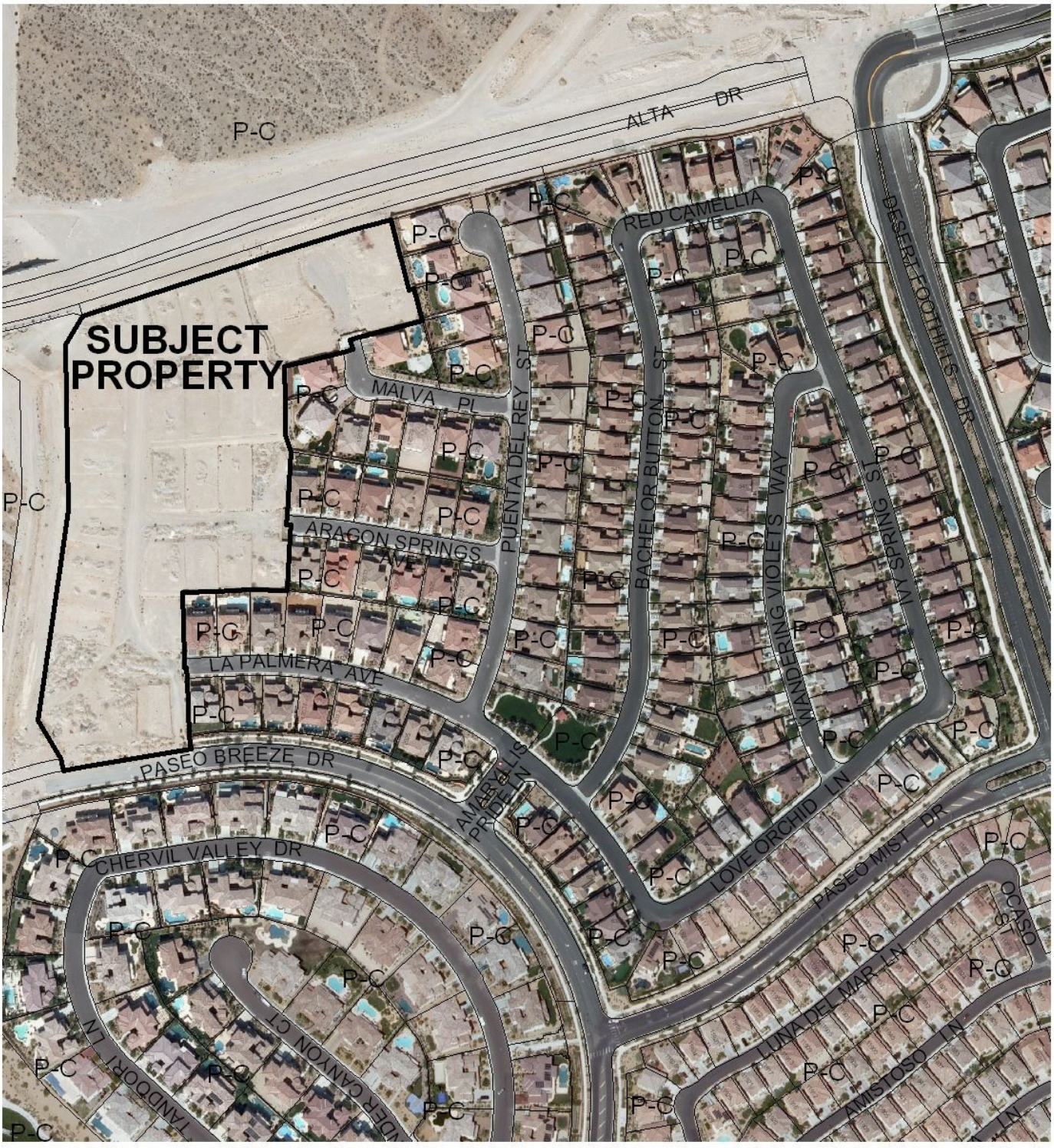


0 300 600 Feet

CASE: TMP-38785

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



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CASE: TMP-38785

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38785** APN: 137-34-601-003

Name of Property Owner: The Howard Hughes Corp.

Name of Applicant: The Howard Hughes Corp.

Name of Representative: G.C. Wallace

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: Josh Johnson

Subscribed and sworn before me

This 2 day of July, 2010

_____
Notary Public in and for said County and State

VICTORIA L. ROBERTS
Notary Public State of Nevada
No. 00-63116-1
My appt. exp. June 6, 2012

RECEIVED
JUL 06 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map for V23A Parcel J Unit 2 - Barcelona

Project Address (Location) Village 23A Parcel J Unit 2

Project Name V23A Parcel J Unit2 Barcelona Tentative Map **Proposed Use** R3

Assessor's Parcel #(s) 137-34-601-003 **Ward #** 2

General Plan: existing PC proposed PC **Zoning:** existing PC proposed SF3

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

Gross Acres 8.35 **Lots/Units** 34 **Density** 4.07+-

Additional Information _____

PROPERTY OWNER The Howard Hughes Corp. **Contact** Julie Cleaver

Address 10,000 W. Charleston Blvd. Suite 200 **Phone:** (702) 791-4388 **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address Julie.Cleaver@generalgrowth.com

APPLICANT The Howard Hughes Corp. **Contact** Julie Cleaver

Address 10,000 W. Charleston Blvd. Suite 200 **Phone:** (702) 791-4388 **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address Julie.Cleaver@generalgrowth.com

REPRESENTATIVE G.C. Wallace **Contact** Josh Johnson

Address 1555 S. Rainbow Blvd. **Phone:** (702) 804-2157 **Fax:** (702) 804-2299

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

E-mail Address JJohnson@gcwallace.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 Josh Johnson

Subscribed and sworn before me

This 2ND day of July, 20 10.

_____

Notary Public in and for said County and State

VICTORIA L. ROBERTS
Notary Public State of Nevada
No. 00-63116-1
My appt. exp. June 6, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-38785
Meeting Date:	8-26-10 PC
Total Fee:	1,250
Date Received:*	7/6/10
Received By:	

RECEIVED
JUL 06 2010

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

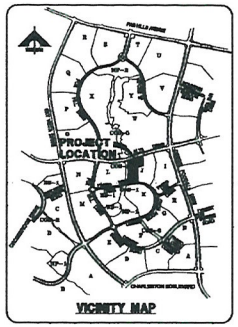
f:\depot\Application Packet\Application Form.pdf



NORTH

1" = 100'

SCALE: 100 0 100 200 FEET



LAND USE

EXISTING ZONING	=	SF3
EXISTING LAND USE	=	PC
TOTAL GROSS ACREAGE	=	8.35 AC.
NUMBER OF RESIDENTIAL LOTS	=	34
NUMBER OF COMMON LOTS	=	4
MIN. LOT SIZE	=	62' X 104'
LOTS PER ACRE (GROSS)	=	4.07±
MIN. CURB RETURN RADIUS	=	20'
MIN. PL RADIUS	=	15'
SEWAGE CONTRIBUTION:		
AVERAGE: 34 ERU'S X 250 GPD/ERU	=	0.0085 MGD
PEAK FLOW: 0.0085 MGD X 3.5 (PF)	=	0.02975 MGD

BUILDING SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	= 23'
SIDE ENTRY GARAGE	= 18'
BUILDING FACE/ OR FRONT PORCH	= 18'
CORNER LOT SIDE YARD	= 15'

SETBACKS LISTED ABOVE ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB, IF NO SIDEWALK EXISTS.

SIDE YARD (INTERIOR)	= 6' MIN.
SIDE YARD (PERIMETER)	= 6' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.
REAR YARD	= 25'

ALL DRIVEWAYS MUST COMPLY WITH THE PASEOS DESIGN CRITERIA DRAWING EXHIBIT 2-S

PRIVATE STREET NOTE:

PRIVATE STREETS ARE P.U.E.'S, CLV PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY H.O.A.

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NV ENERGY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	CENTURY LINK
CABLE T.V.:	COX CABLE
REFUSE:	REPUBLIC SERVICES OR SOUTHERN NEVADA

BASIS OF BEARING

NORTH 05° 59' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T. 20 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0LV09 36NW09 RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILION CENTER & ALTA. 3024.28 FEET OR 921.7071 METERS NAVD 1988 DATUM

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN: 137-34-601-003

DEVELOPER

[redacted]

An Affiliate of GGP

THE HOWARD HUGHES CORPORATION
a Delaware Corporation

10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4450

ENGINEER

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2295 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: 702.804.3000 - F: 702.804.2289 - GCWALLACE.COM

SHEET INDEX:

1	COVER SHEET	1
2	TENTATIVE MAP	2
3	TENTATIVE MAP	3
4	TENTATIVE MAP	4
5	TENTATIVE MAP	5

SUMMERLIN

VILLAGE 23A
PARCEL J UNIT 2
BARCELONA
TENTATIVE MAP

JULY 2, 2010

RECEIVED
JUL 06 2010

TMP-38785

STATE OF NEVADA — TYRONE J. LOW — No. 9857 — REGISTERED ENGINEER — DATE: 7.1.10

REV	DATE	DESCRIPTION	DRN BY	DATE	CHK APP	DATE	QCK APP	DATE

PROJECT NO. 62023-471
DESIGN: MF
DRAWN: MF
CHECK: SM
DATE: 07-02-10
FILE: 23J_1_COVER_SHEET.dwg

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2295 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: 702.804.3000 - F: 702.804.2289 - GCWALLACE.COM

LAS VEGAS - MERIDIAN

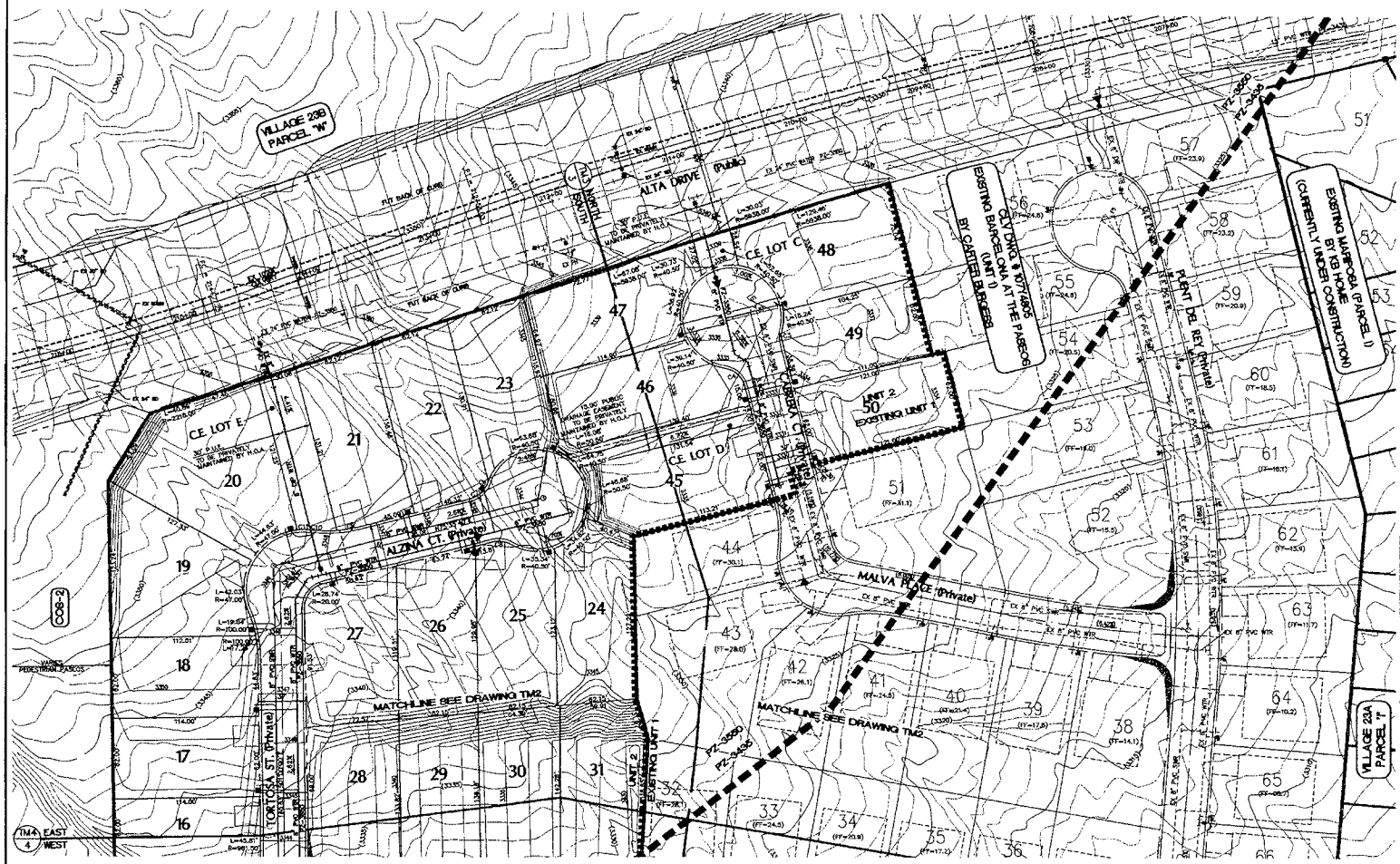
F:\Projects\62023-471\GPW\Production\Tentative Map\SUMMERLIN_62023-471_23J_1_COVER_SHEET.dwg
Michael Feng

THE HOWARD HUGHES CORPORATION

SUMMERLIN VILLAGE 23A PARCEL J - UNIT 2
BARCELONA

COVER SHEET

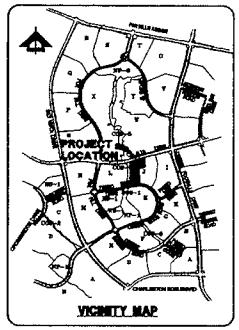
DRAWING 1
1 OF 5 SHTS



NORTH

1" = 40'

SCALE 40 0 40 80 FEET



BACK OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	40.50'	7.83'	3.98'	11°13'26"
C2	735.54'	4.29'	2.14'	0°20'00"
C3	19.50'	9.51'	4.85'	27°57'10"
C4	19.50'	22.96'	13.02'	67°27'35"
C5	100.00'	1.36'	0.68'	0°46'41"
C6	40.50'	0.81'	0.41'	1°08'51"
C7	19.50'	19.27'	10.51'	56°37'58"
C8	19.50'	15.05'	7.92'	44°13'12"
C9	100.00'	17.00'	8.52'	9°44'15"
C10	100.00'	20.10'	10.09'	11°31'05"
C11	47.00'	11.04'	5.54'	13°27'22"
C12	1102.00'	6.38'	3.19'	0°19'54"
C13	47.00'	2.54'	1.27'	3°05'29"
C14	47.00'	17.72'	8.96'	21°35'46"
C15	1950.00'	14.78'	7.39'	0°25'40"
C16	2017.50'	9.16'	4.58'	0°15'36"
C17	838.00'	5.04'	2.52'	0°20'41"
C18	2017.50'	9.30'	4.65'	0°15'51"

BASIS OF BEARING

NORTH 00° 59' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T 20 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK CLV09 3/4WWW RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILION CENTER & ALTA. 3024.20 FEET OR 921.7971 METERS NAVD 1988 DATUM

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN: 137-34-601-003

LEGEND

- 2305 EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING PERIMETER WALL
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT
- WATER BOUNDARY ZONE
- EXISTING STORM DRAIN LINE

DISCLAIMER NOTE:

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

CALL BEFORE YOU DIG 1-702-227-2929

Call before you Under Ground 1-702-455-7511 1-702-229-6611

Call before you Dig 811 1-800-227-8600 1-702-455-7544

PROJECT NO. 62023-671
DESIGN MF
DRAWN MF
CHECK MF
PLOT DATE 07-20-10
FILE TMC_18.19.22

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
3201 S. RAINBOW BLVD. #1000 - LAS VEGAS, NV 89146
T: 702.804.2000 - F: 702.804.2099 - GCWALLACE.COM
LAS VEGAS - MESQUITE

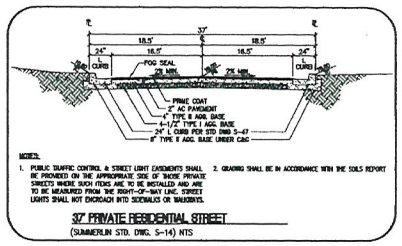
THE HOWARD HUGHES CORPORATION

SUMMERLIN VILLAGE 23A PARCEL J - UNIT 2
BARCELONA

TENTATIVE MAP 1

DRAWING 2
2 OF 5 SHTS

TMP-38785



NOTES:
1. PUBLIC TRAFFIC CONTROL & STREET LIGHT EASEMENTS SHALL BE PROVIDED ON THE APPROPRIATE SIDE OF THOSE PRIVATE STREETS WHERE SUCH ITEMS ARE TO BE INSTALLED AND ARE TO BE MEASURED FROM THE RIGHT-OF-WAY LINE. STREET LIGHTS SHALL NOT ENCROACH INTO DRIVEWAYS OR WALKWAYS.
2. GRADING SHALL BE IN ACCORDANCE WITH THE SOILS REPORT

37' PRIVATE RESIDENTIAL STREET
(SUMMERLIN STD. DWG. S-14) NTS

LEGEND

- 2595 EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING PERIMETER WALL
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT
- WATER BOUNDARY ZONE
- EXISTING STORM DRAIN LINE

BASIS OF BEARING

NORTH 00° 09' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T 20 S, R 59 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

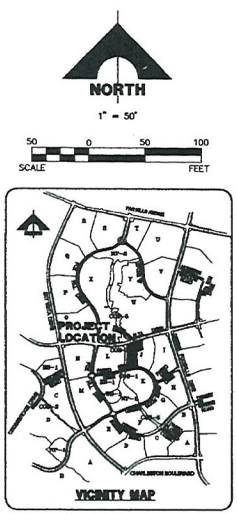
CITY OF LAS VEGAS BENCHMARK GLVDS 3WWWB RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILLION CENTER & ALTA. 3024.26 FEET OR 921.7971 METERS
NAVD 1988 DATUM

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN: 137-34-601-003





VICINITY MAP

NORTH
1" = 50'

SCALE: 50 0 50 100 FEET

BACK OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	40.50'	7.93'	3.98'	11°13'26"
C2	735.54'	4.29'	2.14'	0°20'02"
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C9	100.00'	17.00'	8.52'	9°44'15"
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C14	47.00'	17.72'	8.96'	21°35'46"
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C16	2017.50'	9.15'	4.58'	0°15'36"
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CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

AVOID HITTING OVERHEAD POWER LINES. IT'S CRITICAL
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

Call before you Dig Underground
1-702-455-7911
1-702-229-6611

Call before you Dig
Call 811
1-800-227-2600
1-702-455-7544

STATE OF NEVADA — PROFESSIONAL ENGINEER — DAVID R. WALLACE — No. 9857 — DATE: 7/2/10

DESCRIPTION	DATE	APP	DATE	APP
REV.	DATE			

PROJECT NO. 69029-971
DESIGN: MF
DRAWN: MF
CHECK: DRW
PLOT DATE: 07-09-10
PLOT TIME: 15:38:37

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
6671 SOUTHWEST BOULEVARD, SUITE 100, LAS VEGAS, NEVADA 89118
(702) 263-3000 FAX (702) 263-3029
LAS VEGAS • MESQUITE

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Mehdi Feng

THE HOWARD HUGHES CORPORATION
SUMMERLIN VILLAGE 23A PARCEL J - UNIT 2
BARCELONA

TENTATIVE MAP 2

DRAWING 3
3 OF 5 SHTS

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JUL 06 2010

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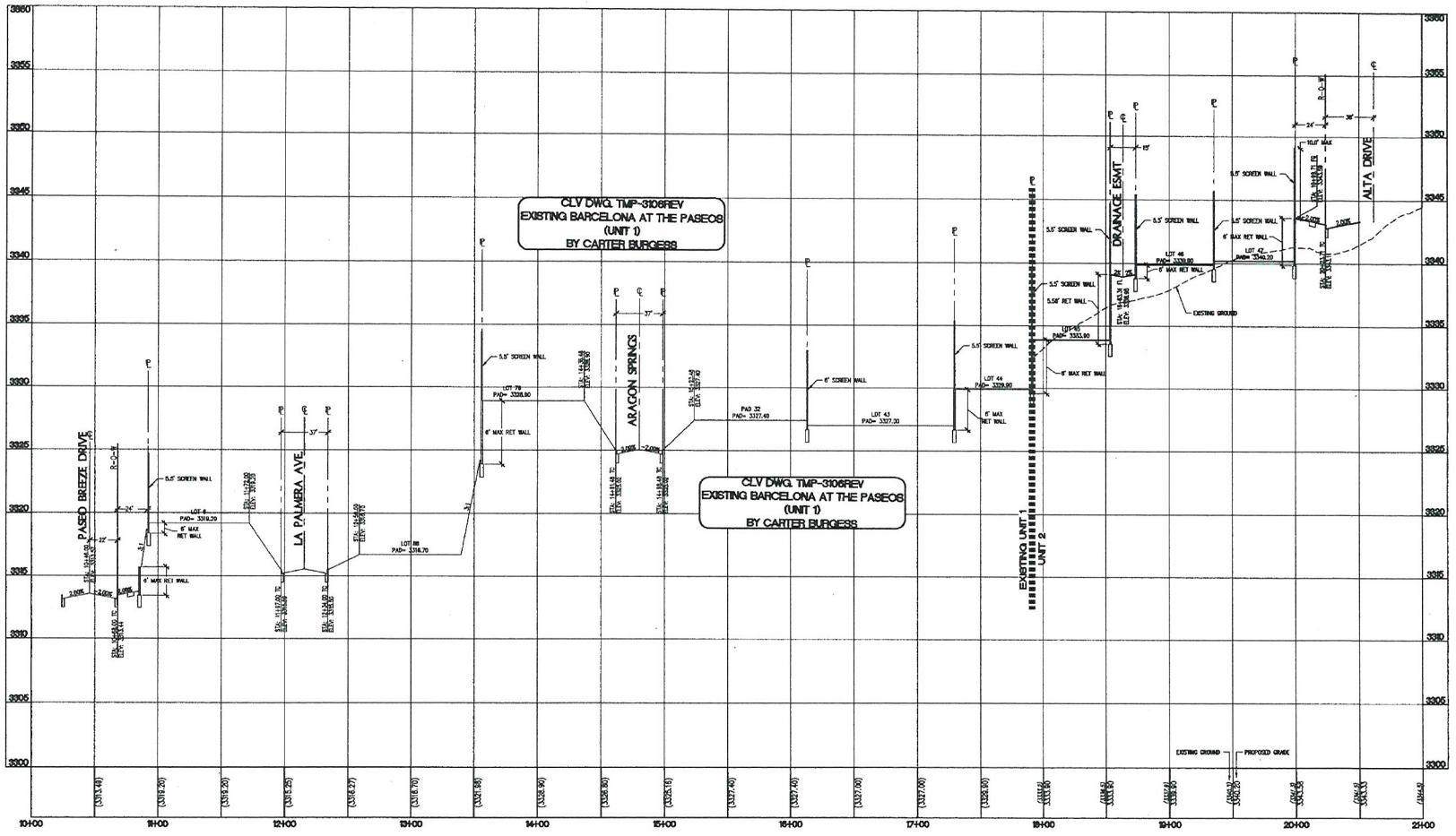

NORTH SOUTH PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

40 0 40 80
SCALE FEET

BASIS OF BEARING

NORTH 05° 59' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T. 20 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK DLV09 3MMWMB RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILLION CENTER & ALTA. 3024.28 FEET OR 921.7971 METERS NAVD 1988 DATUM

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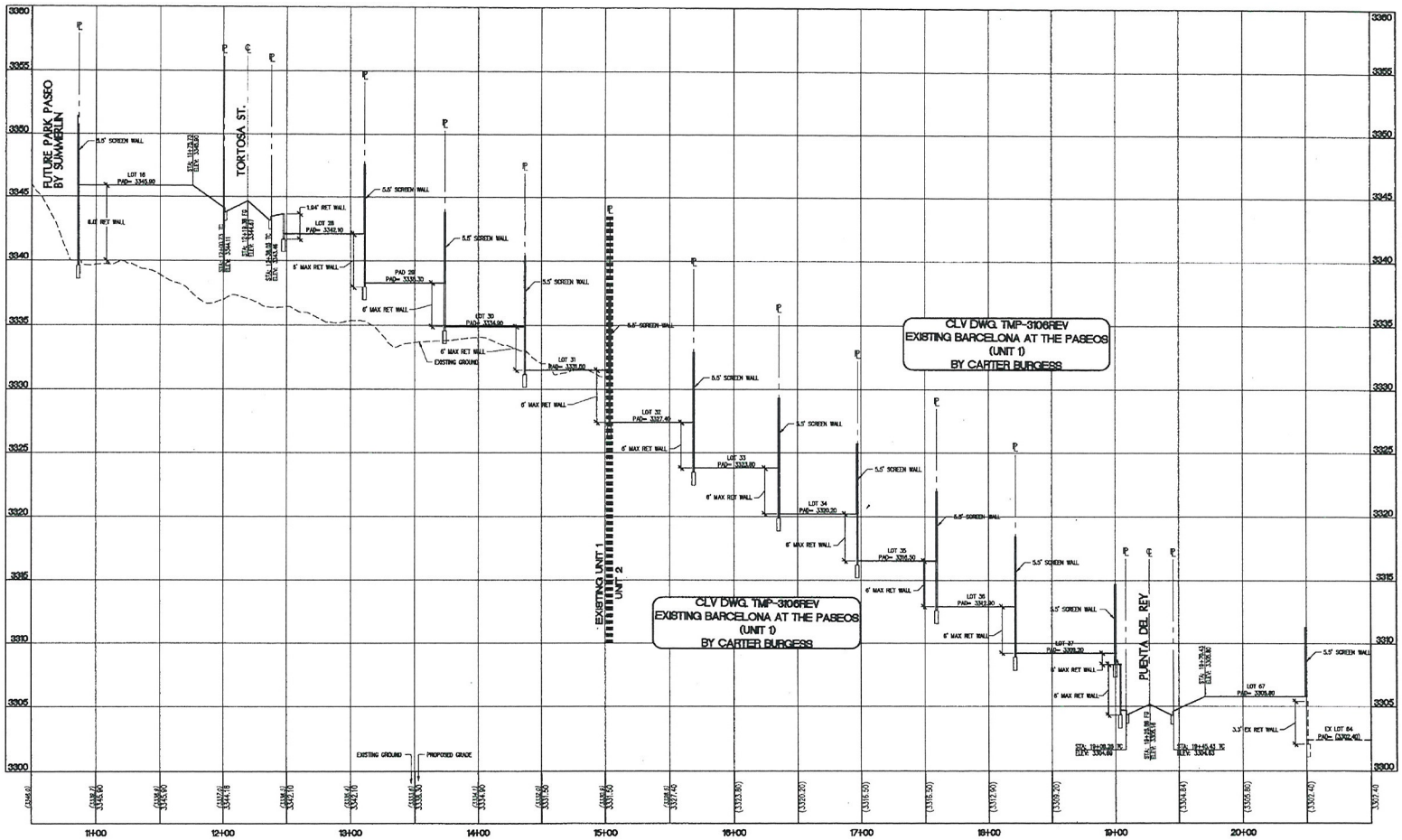
JUL 06 2010

TMP-38785



EAST WEST PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

40 0 40 80
SCALE FEET

BASIS OF BEARING

NORTH 05° 59' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T 20 S, R 59 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK CLV09 36NW#5 RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILLION CENTER & ALTA. 3024.25 FEET OR 921.7971 METERS NAVD 1988 DATUM

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JUL 06 2010

PROJECT NO. 62023-971
DESIGN: MF
DRAWN: MF
CHECK: JJ
PLOT DATE: 07-02-10
PLOT TIME: 16:10:53

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM
LAS VEGAS · MESQUITE

F:\Projects\600\62023-971\DWG\Production\TentMap\Sheet\BARCtM_06021 Michael Fong

THE HOWARD HUGHES CORPORATION
SUMMERLIN VILLAGE 23A PARCEL J - UNIT 2
BARCELONA
TENTATIVE MAP 4

DRAWING
5
5 OF 5 SHTS

TMP-38785

5.1.2 PRODUCT WALLS

General

Product walls are all walls interior to a neighborhood and are built by the parcel developer. The village slump block, with or without mortar wash, must be used for all product walls.

Enhanced Product Walls

Enhanced product walls are product walls next to streets, non-residential parcels, parks or other community open space. Side yard privacy walls along corner lots, rear yard privacy walls along neighborhood streets, and associated planter walls are all considered enhanced product walls. The exterior face shall have light mortar wash in the village color. No other wall treatment is permitted. The cap shall be either the village wall cap, slump block, or mortar. *{Text Revision, 11/10/03}*

Fences and Gates

All property line fences and side yard gates shall be painted one of the following colors:

- ICI 423, *Worsted Tan*
- ICI 364, Maple *Season*
- Frazee 8755A, *Spicenut*

{Text Revision, 11/10/03}

Pool Requirements

All product walls must meet city pool requirements.

Prohibited Materials

Split face, painted, or CMU block, and wood, vinyl, or chain link fencing are not permitted.

Setbacks

Product side yard or rear yard walls adjacent to interior streets shall be located per Exhibit 2-Q. Side yard wall returns must tie back to the house a minimum of 4 feet from the front of the house.

Height

Product wall height shall not exceed 7 feet. If additional height is needed due to retaining conditions, a view fence may be used atop the solid wall or walls must be

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terraced. See Exhibit 2-L.1.

Product Wall to Village Wall Connections
A product wall shall meet a village wall at the same elevation as the village wall or lower. If the product wall is higher than the village wall, the matching elevation shall be held for at least 8 feet back from the village wall before stepping up. See Exhibit 5-C.

Product Wall to Product Wall Connections

Where two product side yard walls meet at adjoining parcels, the exteriors of both walls shall match in color, finish, and location. Builders shall use the design of the first wall constructed. See Exhibit 5-C.

5.1.3 RETAINING WALLS

Height and Setback

Free-standing retaining walls next to any village or neighborhood street or community open space shall not be higher than 4 feet. If additional height is needed, walls shall be terraced with a minimum 4-foot wide planter as measured from face of wall to face of wall.

Free-standing retaining walls must be set back a minimum of 4 feet from the back of curb. Retaining walls up to 3 feet high may abut a sidewalk. Retaining walls between 3 and 4 feet high must be separated from the sidewalk by a 4 foot wide planting strip. See Exhibit 2-N. All free-standing retaining walls must have a return back to the adjacent product wall. *{Text revision 6/01/08}*

Retaining walls may be combined with a product or village wall so long as the total visible height of solid wall, as measured on the exterior side of the wall, does not exceed 7 feet and adheres to the above mentioned criteria. If additional height is needed, a view fence may be used atop the solid wall. See Exhibit 2-L.1.
Text revision 6/01/08, Addition 6/01/08}

Retaining walls along side lot lines may not exceed 3 feet high within the front yard setback area and must terminate a minimum of 5 feet from the back of sidewalk, or curb if no sidewalk exists. See Exhibit 5-D.

Waterproofing

All retaining walls must be waterproofed. Waterproofing shall consist of a 24-mil. dimpled HDPE membrane (Delta-MS, as manufactured by Cosella-Dorken), applied per manufacturer's instructions to the back of the retaining wall. Walls must also be adequately drained, if required, on the surcharge side.

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Materials

Retaining walls must be the village slump block, with mortar wash or without. No other wall treatment is permitted.

If a retaining wall is utilized by a builder as a basis for a Product Wall then all applicable Product Wall requirements apply. *{Text addition 6/01/08}*

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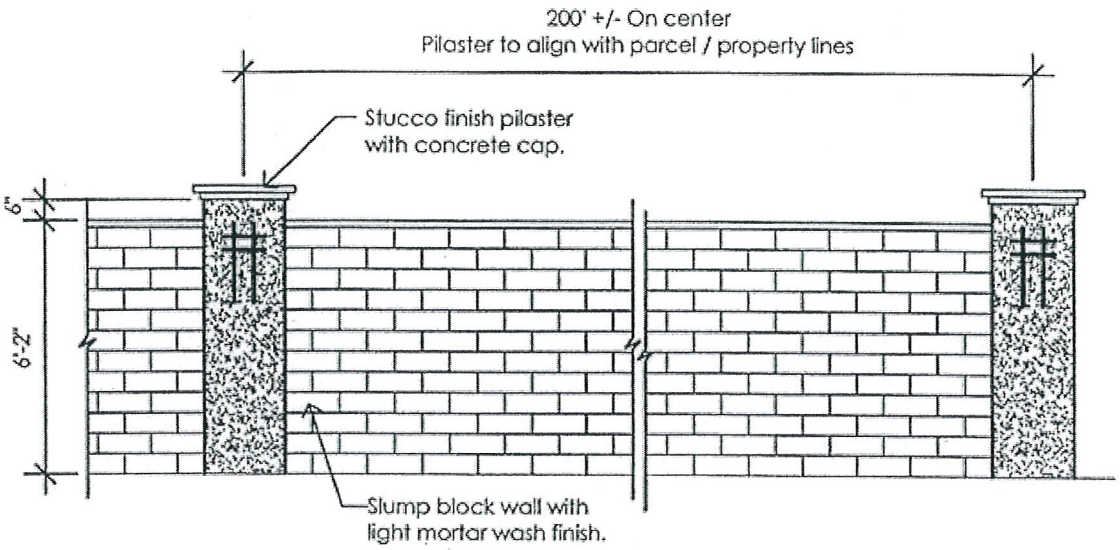
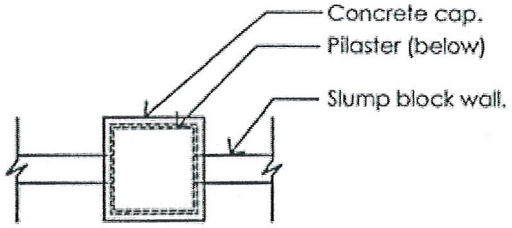
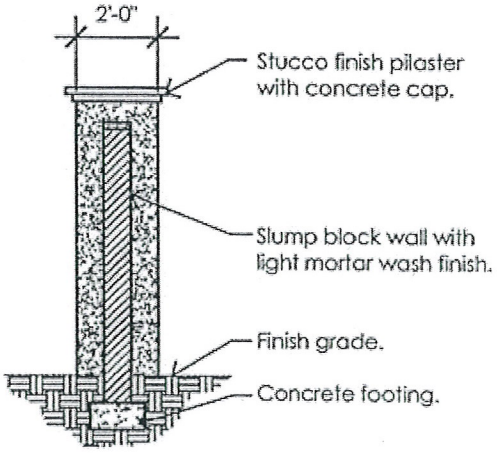
JUL 06 2010



Elevation



Plan



Section

Columns:

Column Finish: Light sand stucco finish
Column Color: ICI 364, Maple Season
Column Cap: Concrete terra cotta cap,
Modern Stone Solutions
(602) 253-0355

Wall:

Block: Slump block to 8"wx 6"h "Desert Tan" from Cemex Block and Building Materials
Wall finish: Light mortar wash finish
Wall color: 423 ICI, Worsted Tan
Wall cap: 2"x 10" concrete terra cotta cap,
Modern Stone Solutions
(602) 253-0355

See Summerlin for detailed wall plans.

Rev 5/28/2010

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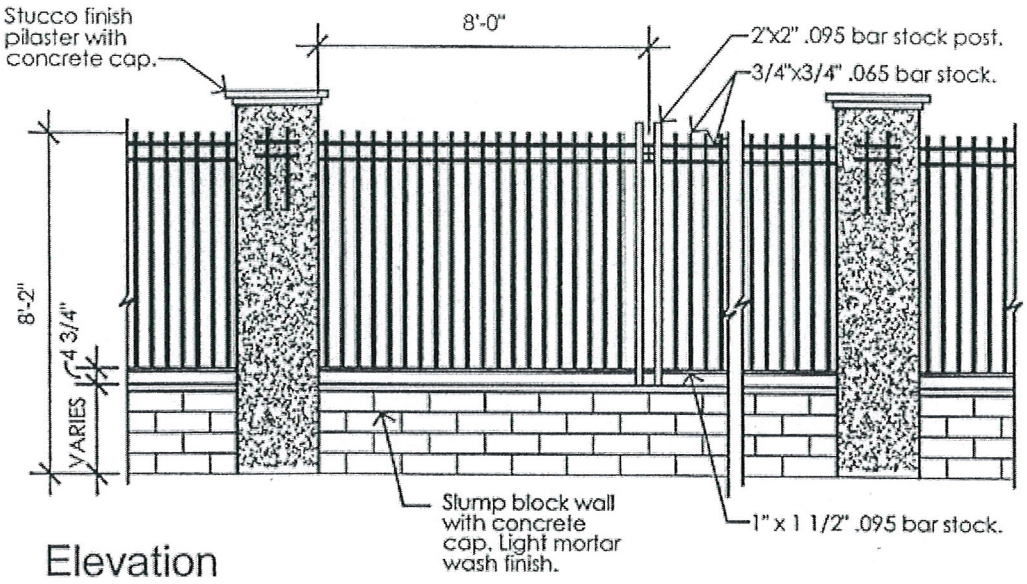
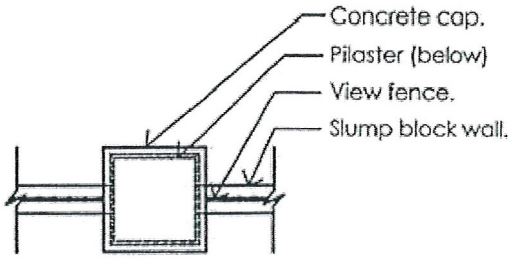
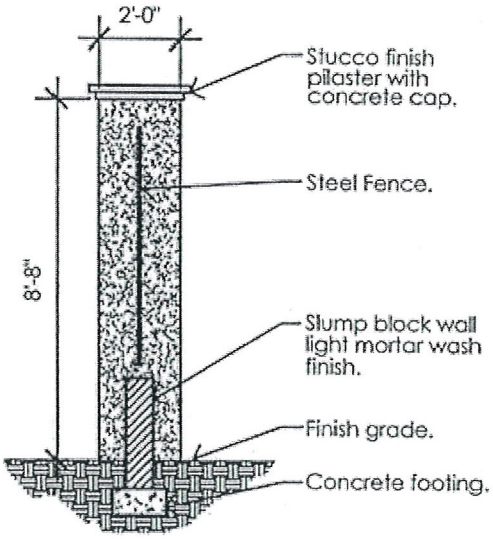


Elevation



Plan



Section

Columns:

Column Finish: Light sand stucco finish
Column Color: ICI 364, Maple Season
Column Cap: Concrete terra cotta cap, Modern Stone Solutions (602) 253-0355

Wall:

Block: Slump block to 8"w x 6"h "Desert Tan" from Cemex Block and Building Materials
Wall finish: Light mortar wash finish
Wall color: 423 ICI, Worsted Tan
Wall cap: 2"x 10" concrete terra cotta cap, Modern Stone Solutions (602) 253-0355

See Summerlin for detailed wall plans.

Rev 5/28/2010

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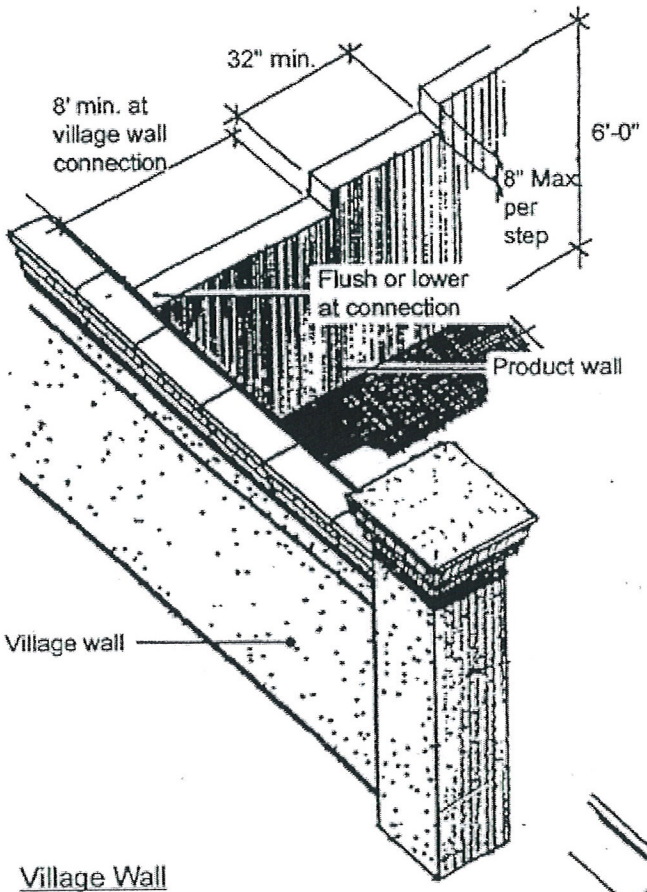
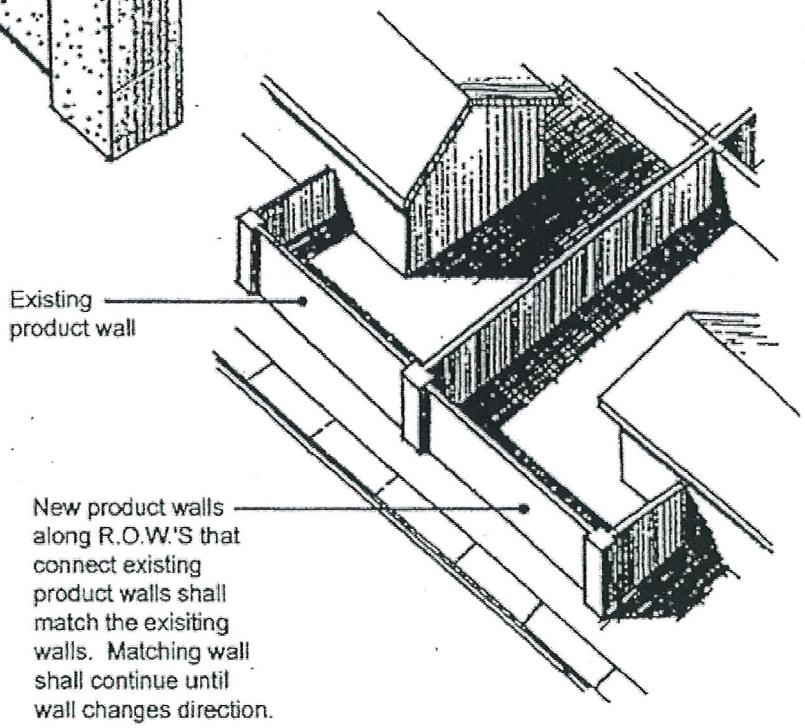
JUL 06 2010
TMP-38785



Village Wall



Product Wall

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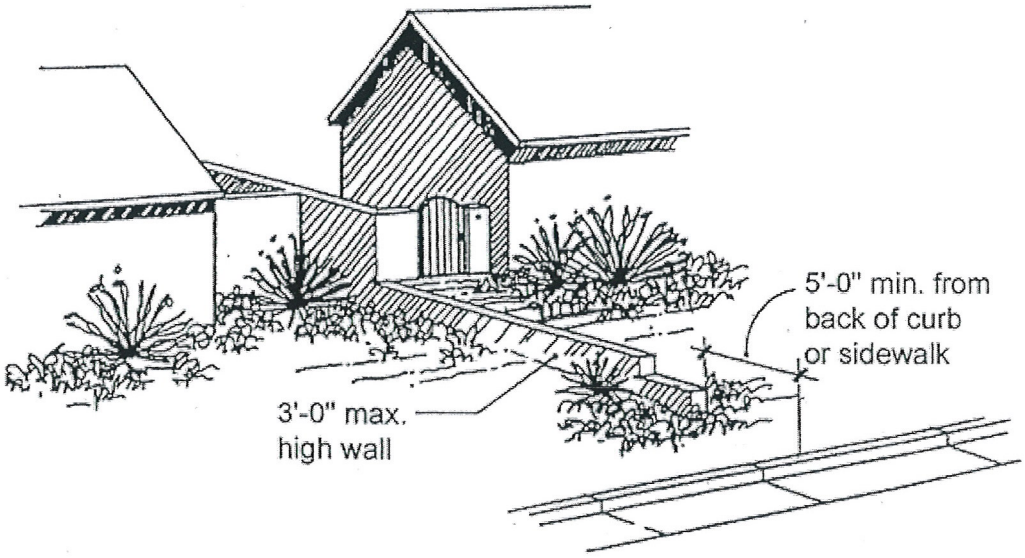
JUL 06 2010
TMP-38785



RECEIVED
JUL 06 2010

Retaining Wall at Side Lot Line

EXHIBIT 5-D
Walls

TMP-38785

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

804-2143
dyoro@gcwallace.com

62023-970

July 2, 2010

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

Re: Summerlin Village 23A Parcel J Unit 2 (Barcelona)
Justification Letter – Tentative Map

To whom it may concern:

The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel J Unit 2 – Barcelona. The original Tentative Map (TMP-10420) was approved by the City of Las Vegas on January 12, 2006 and has since expired. The subject project is the second unit of an existing subdivision and consists of thirty-four (34) single-family residential units.

The recent slow-down in the real estate market has removed the impetus for project completion on its original aggressive schedule. It is expected that this work will continue and will be complete within approximately two (2) years.

Please feel free to contact me if you have any questions or concerns.

Cordially,

G. C. WALLACE, INC.

Derick D.J Yoro, PE, LEED AP
Vice President

DDY

c: Julie Cleaver, THHC
Josh Johnson, GCW

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JUL 06 2010
TMP-38785

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**

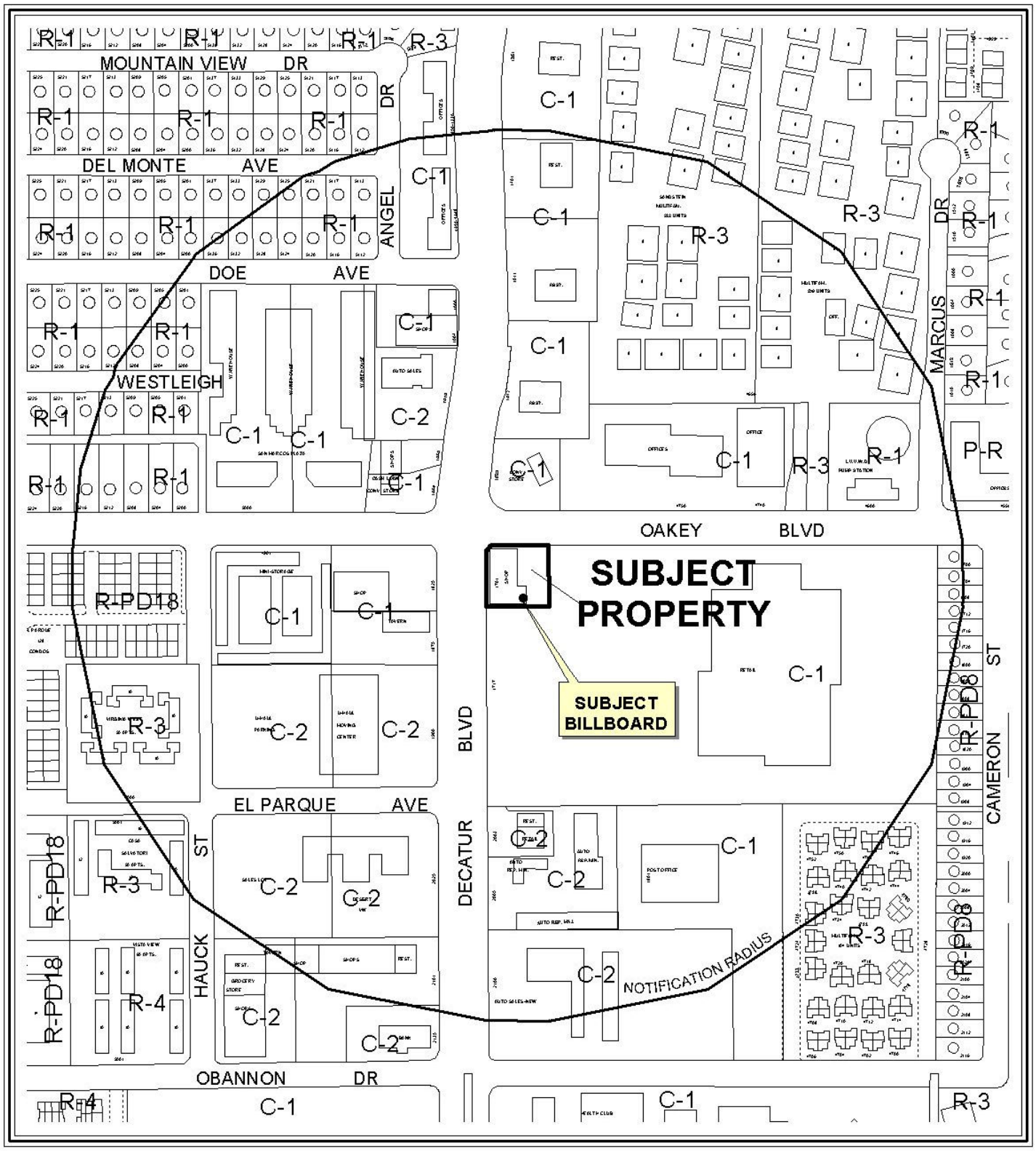
SUBJECT:
RQR-38940 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST - Required Review of an approved Special Use Permit (U-0135-95) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) 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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-6149



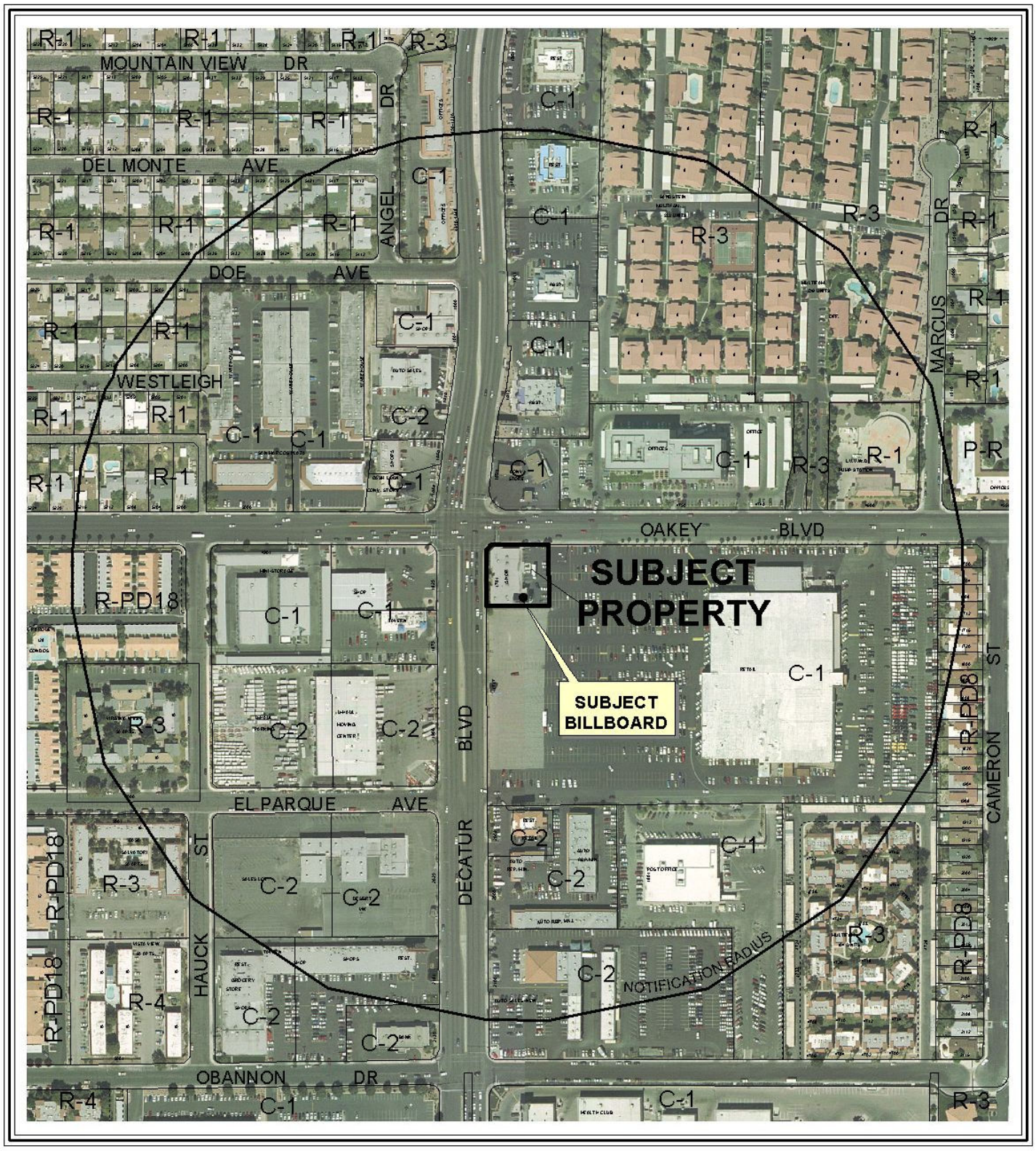
0 300 600 Feet

CASE: **RQR-38940**

RADIUS: 1000 FT

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

N



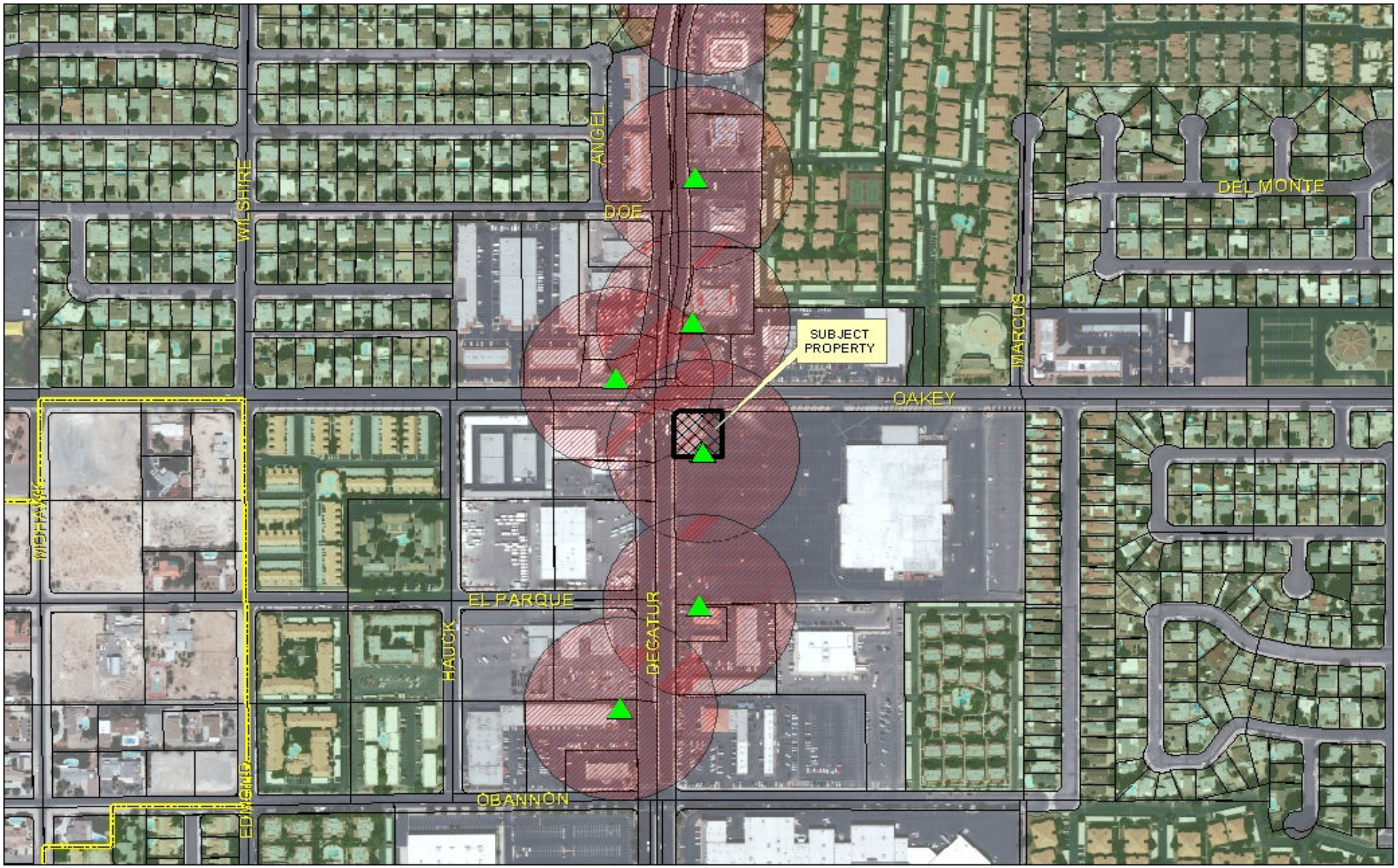
0 300 600 Feet

CASE: **RQR-38940**

RADIUS: 1000 FT

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

N



RQR-38940

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-38940 APN: 162 06 301 001

Name of Property Owner: Paul and Haya Reisbord

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Paul Reisbord

Subscribed and sworn before me

This 06TH day of JULY, 2010

[signature] 07-06-10

Notary Public in and for said County and State

LOS ANGELES, CALIFORNIA

ESI1 NADER AFRAM COMM #1832830 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. JAN 23, 2013 ESI1

ESI1 NADER AFRAM COMM #1832830 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. JAN 23, 2013 ESI1

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JUL 20 2010
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: U-0135-95 (RQR 6149) Special Use Permit

Project Address (Location) 1701 South Decatur Blvd.

Project Name Billboard - Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 162 06 301 001 **Ward #** 1

General Plan: existing X proposed _____ **Zoning:** existing C1 proposed _____

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

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

Additional Information _____

PROPERTY OWNER Reisbord Paul and Haya trust **Contact** Paul Reisboard

Address 31322 Broad Beach Road **Phone:** 310 457 7433 **Fax:** _____

City Malibu **State** CA **Zip** 902605

E-mail Address psreisboard@aol.com

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 238 7209 **Fax:** 238 7206

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

State of California County of Los Angeles

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me John T. Campbell

This 13 day of July, 20 10

John T. Campbell

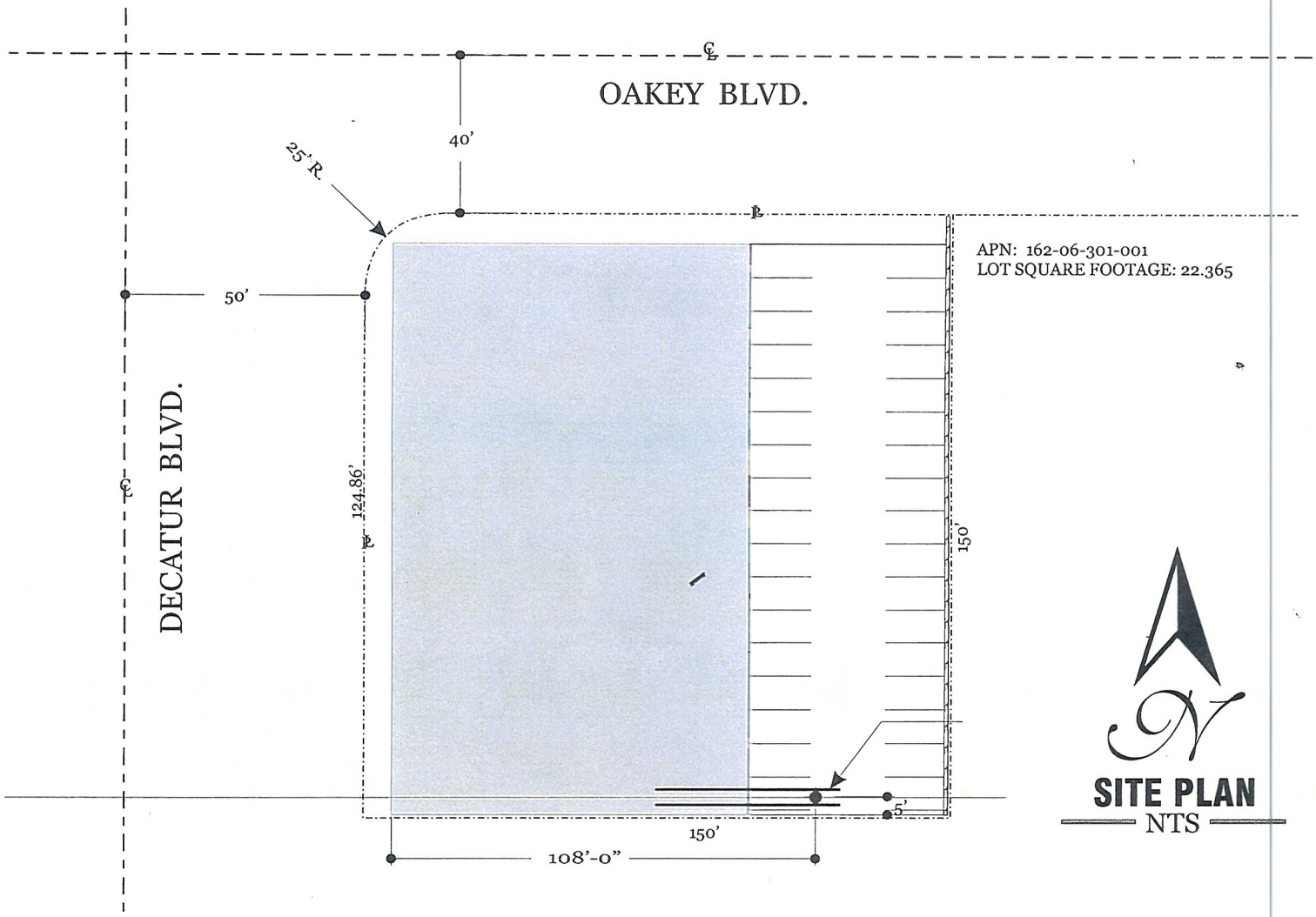
Notary Public in and for said County and St

JOHN T. CAMPBELL
Commission # 1849009
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

FOR DEPARTMENT USE ONLY

Case #	RQR-38940
Meeting Date:	9-23-10
Total Fee:	800.00
Date Accepted:	7-20-10
Accepted By:	FS

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



BILLBOARD SITE PLAN

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JUL 20 2010
City of Las Vegas

RQR-38940

SEE SHEET 3 OF 3 FOR VELLUME PRINT

COPYRIGHT ©2003 YOUNG ELECTRIC SIGN CO. LAS VEGAS, NEVADA SALT LAKE CITY, UTAH

LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
5119 So. Cameron St., Las Vegas, NV. 89118 (702) 876-8080

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO USE COPY OR REVISE THIS DRAWING CAN BE OBTAINED ONLY BY WRITTEN AGREEMENT. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

yesco

NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	1/31/03	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS	12683A1.1 FILE DESIGN NUMBER	OPTION / REV.
YESCO B/B 41082	SHEET 1 OF 3	
OAKEY & DECATIR		
LAS VEGAS , NEVADA		
SALESPERSON ■ JR WILLIAMS	W.O. NUMBER	

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



August 4, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. and Mrs. Paul Reisbord
4540 Noeline Way
Encino, California 91436-2108

RE: RQR-6149 – REQUIRED TWO-YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 3, 2005

Dear Mr. and Mrs. Reisbord:

The City Council at a regular meeting held August 3, 2005 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0135-95) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 4, 2005. This approval is subject to:

Planning and Development

1. Any part of an embellishment not in conformance with Title 19 requirements shall be removed.

2. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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RQR-38940 JUL 20 2010
City of Las Vegas

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Rod Carter
Clear Channel Outdoor
2880 Meade Avenue, Suite #350
Las Vegas, Nevada 89102

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**

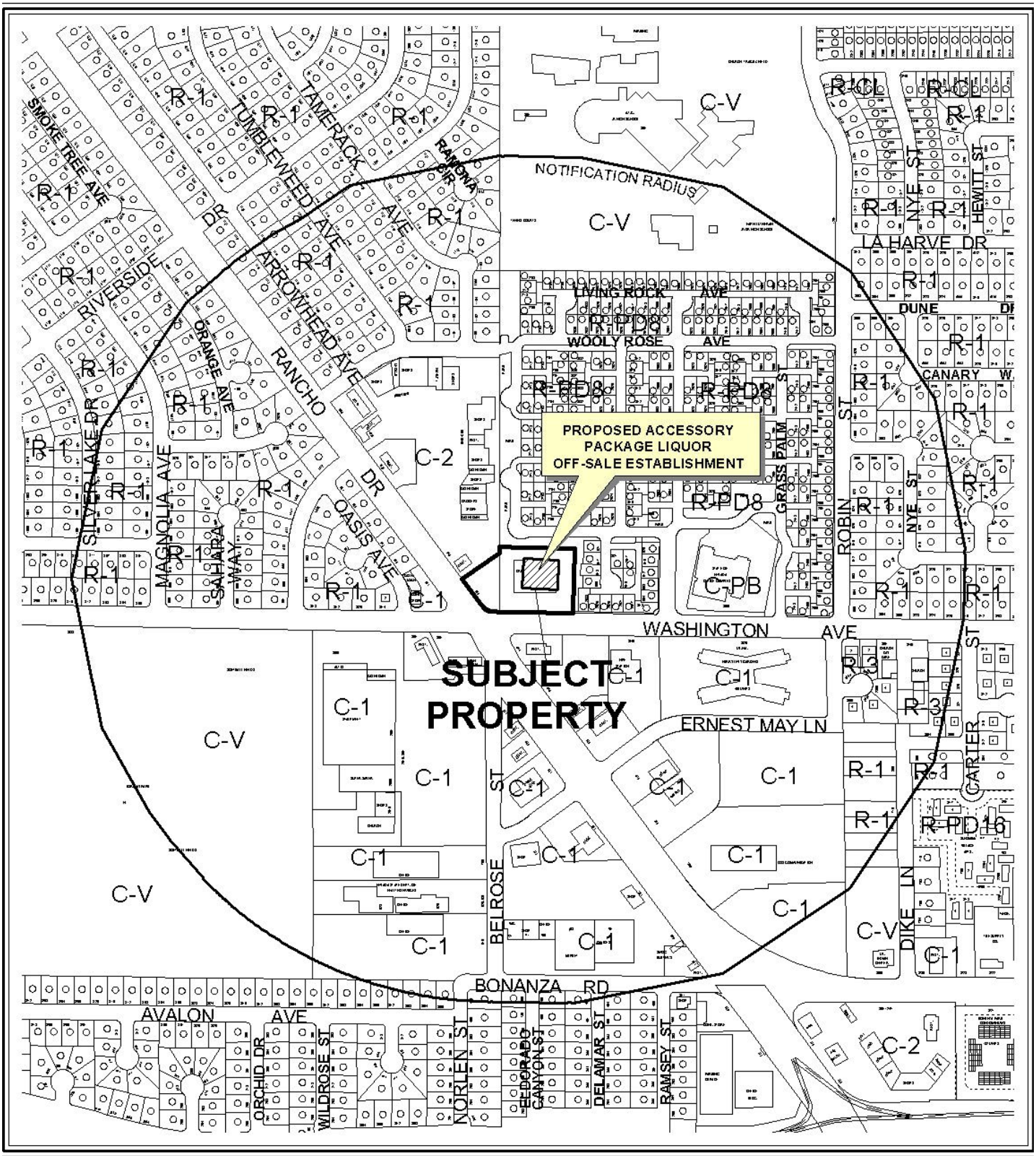
SUBJECT:
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho 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



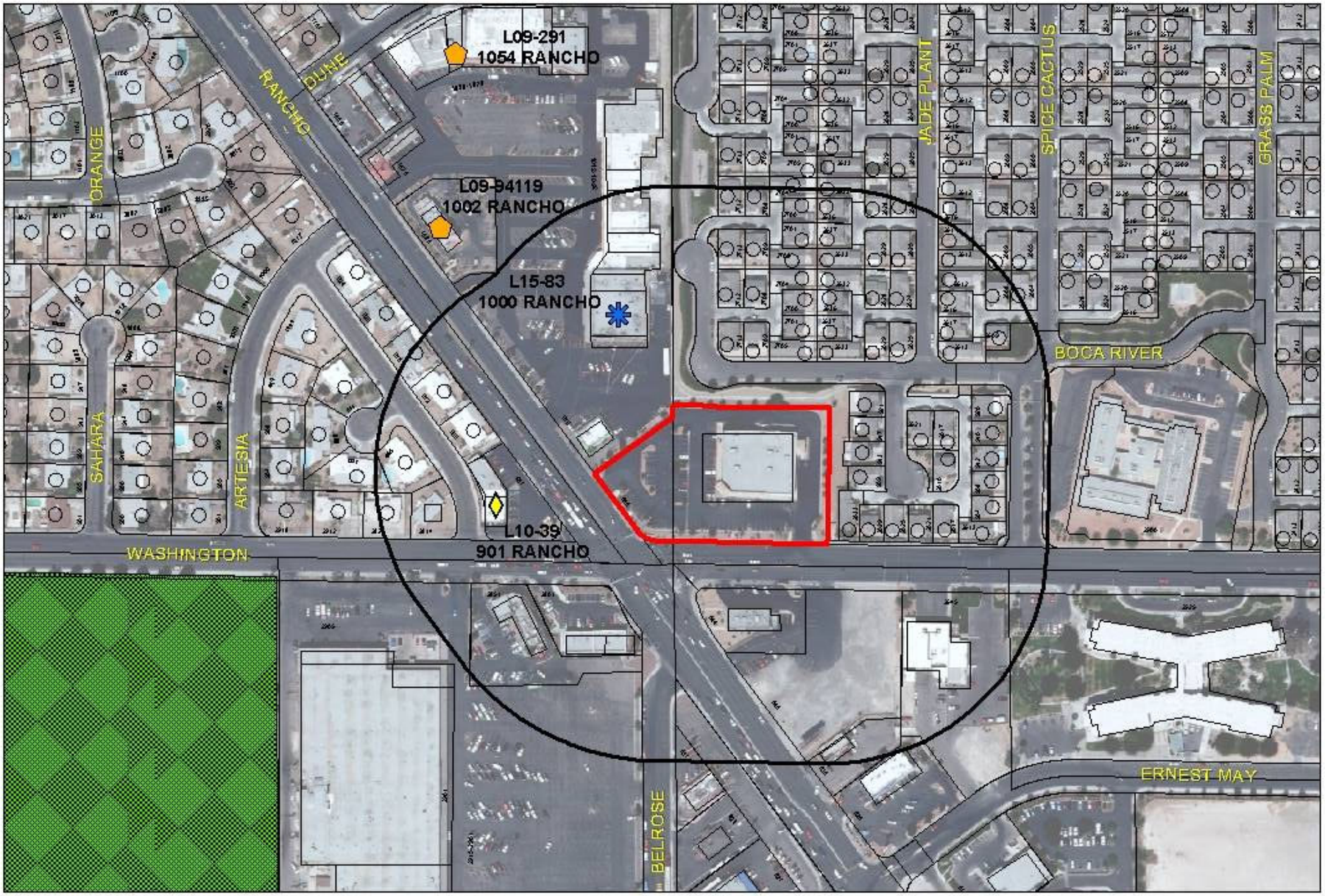
0 500 1000 Feet

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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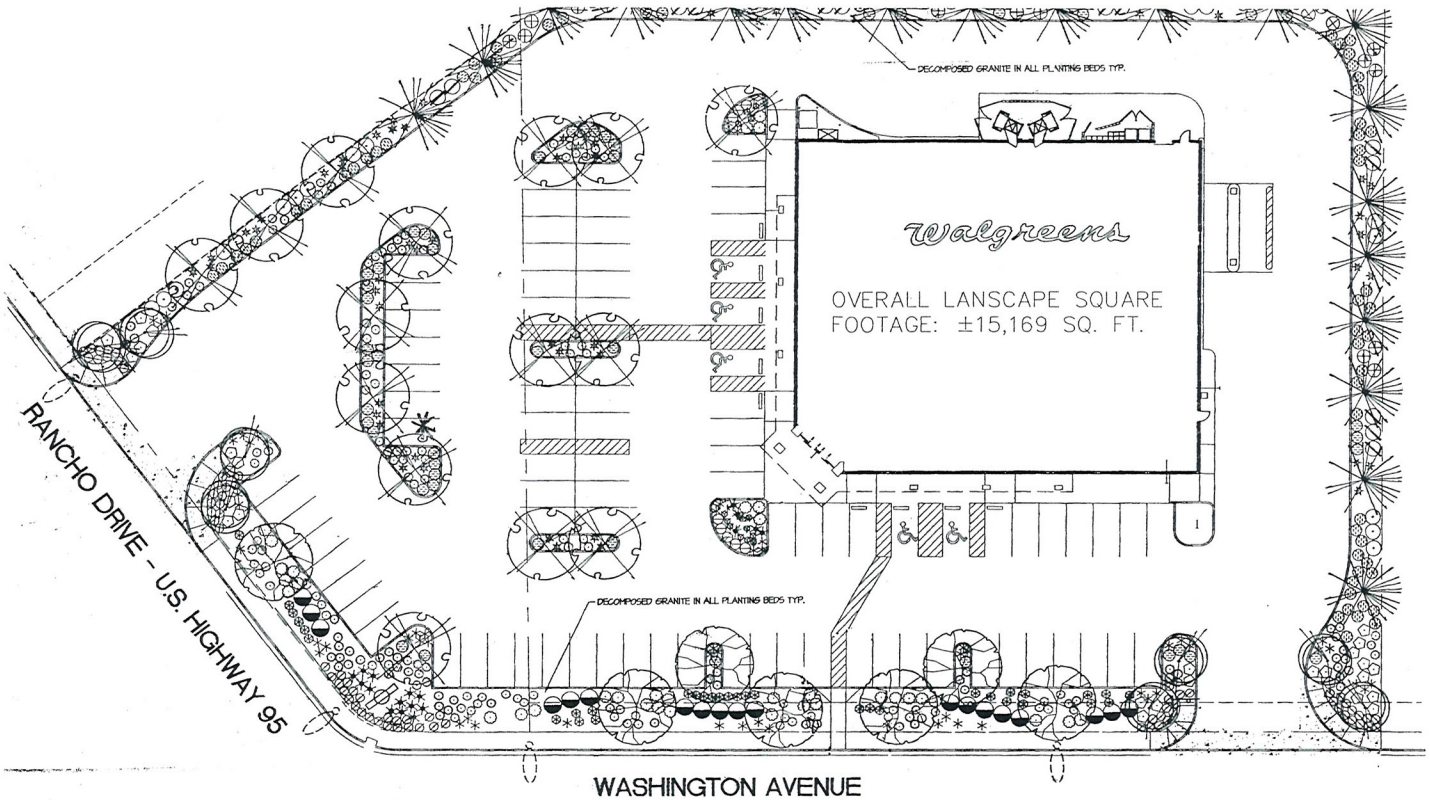
6425



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

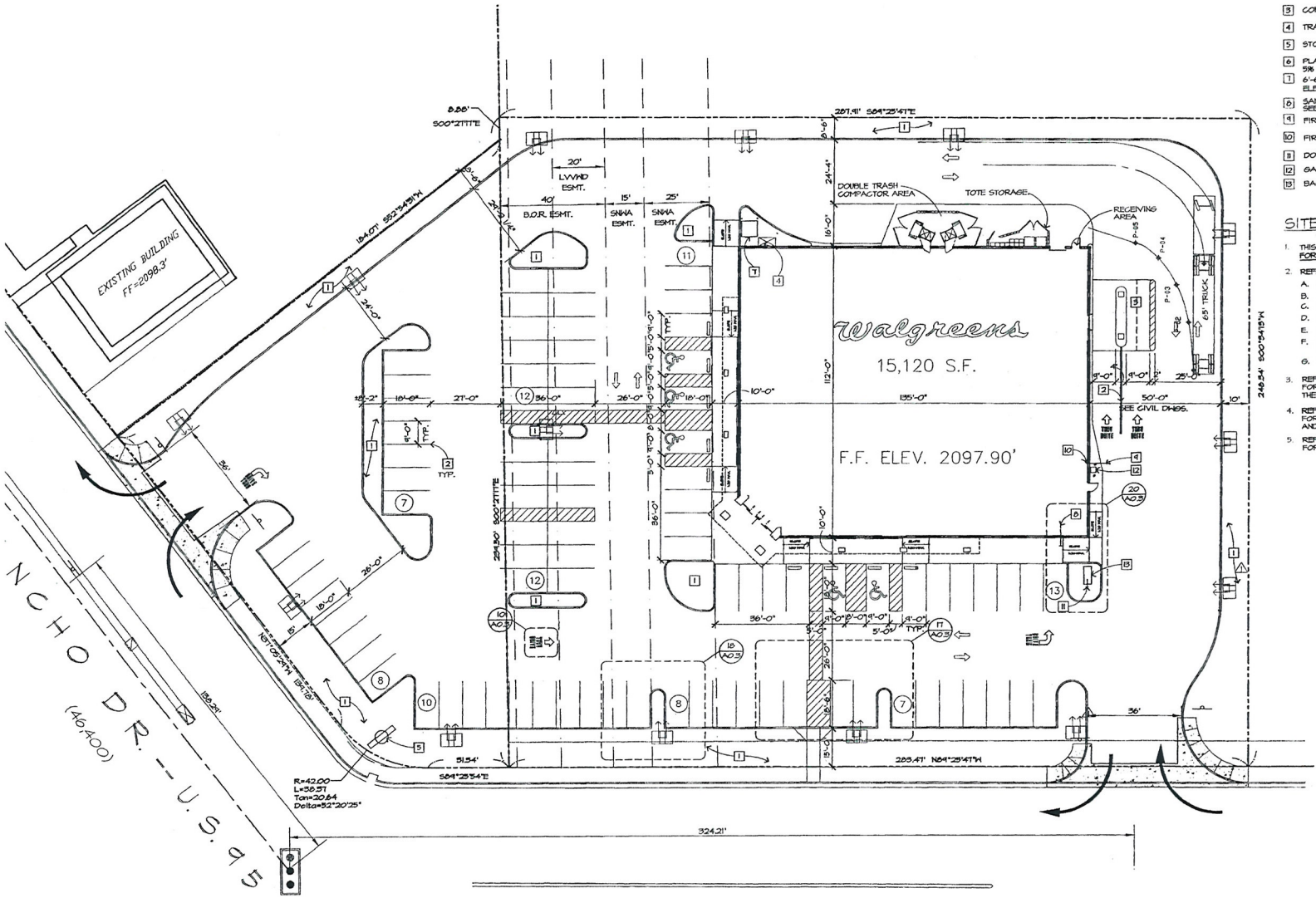
PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

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

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN - BEER & WINE

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

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

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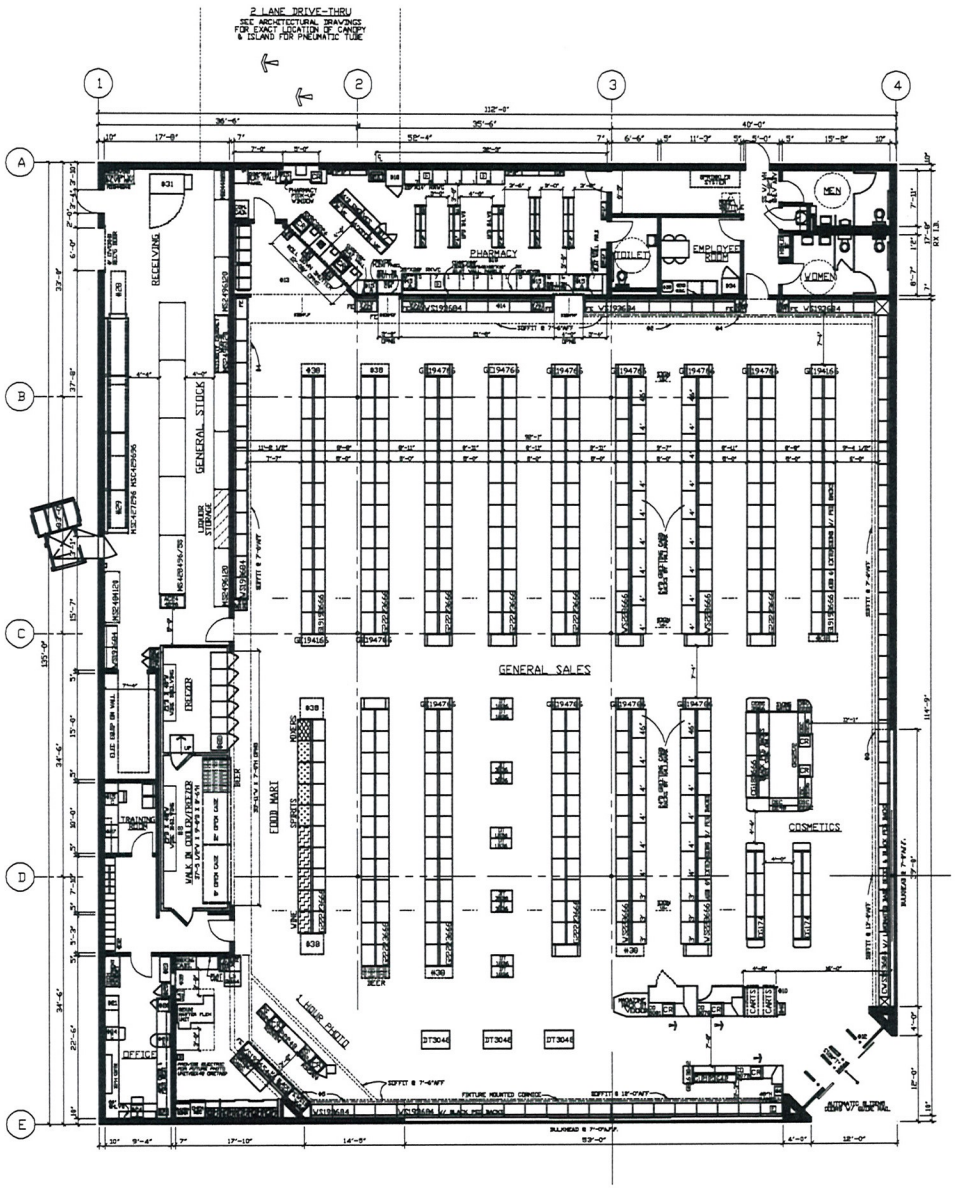
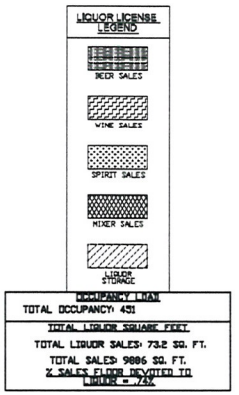
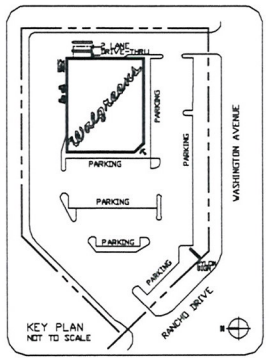
MAY 10 2010
SUP-38239





OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

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



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

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

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

GENERAL NOTES

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

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

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

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

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

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

FIXTURE LEGEND

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

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

DT	30	48	
DISPLAY TABLE	D.	W.	

#DOES NOT INCLUDE STANDARD TOP SHELF OR FINISHED END PANEL

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

PROTOTYPE

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

PROJECT DATA

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

SQUARE FOOT AREA SUMMARY

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

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

FIXTURE MANUFACTURER

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

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

PLOT: R11235 01/99

SUP-38239

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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

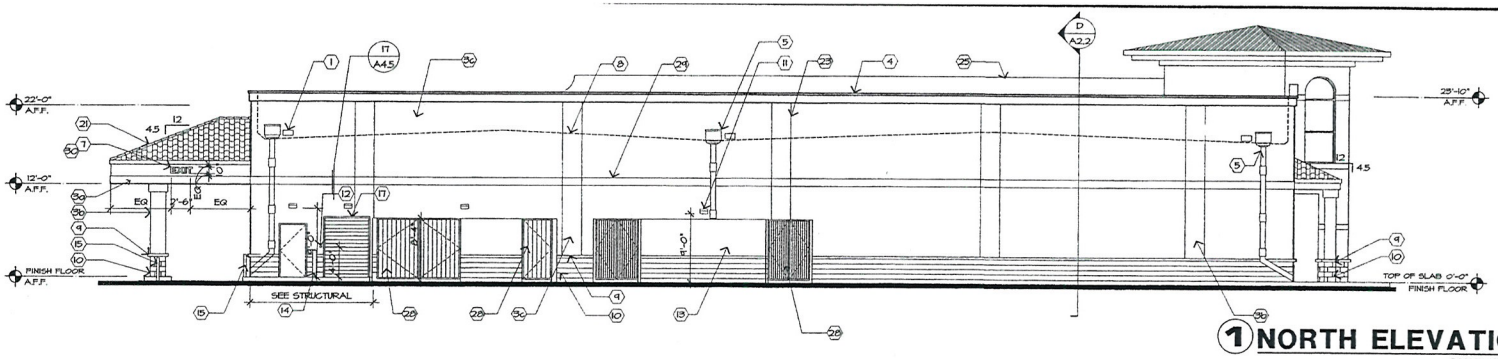
" WALGREENS SCRIPT SIGN	55.8 SF.
16" PHARMACY	14.2 SF.
8" 1-HR PHOTO	21 SF.
0" DRIVE THRU PHARMACY	12.6 SF.
AL	103.6 SF.

ELEVATION

AL	200 SF.
UILDING SIGNAGE	206.7 SF.

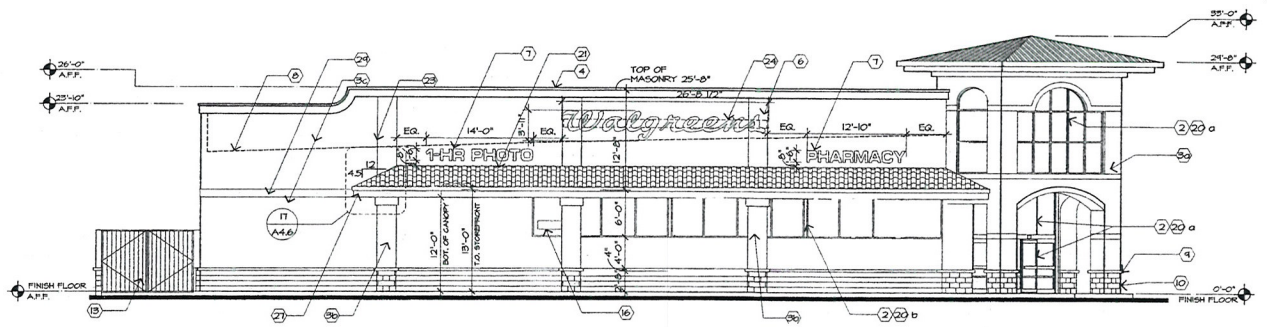
ERIOR FINISH SCHEDULE

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

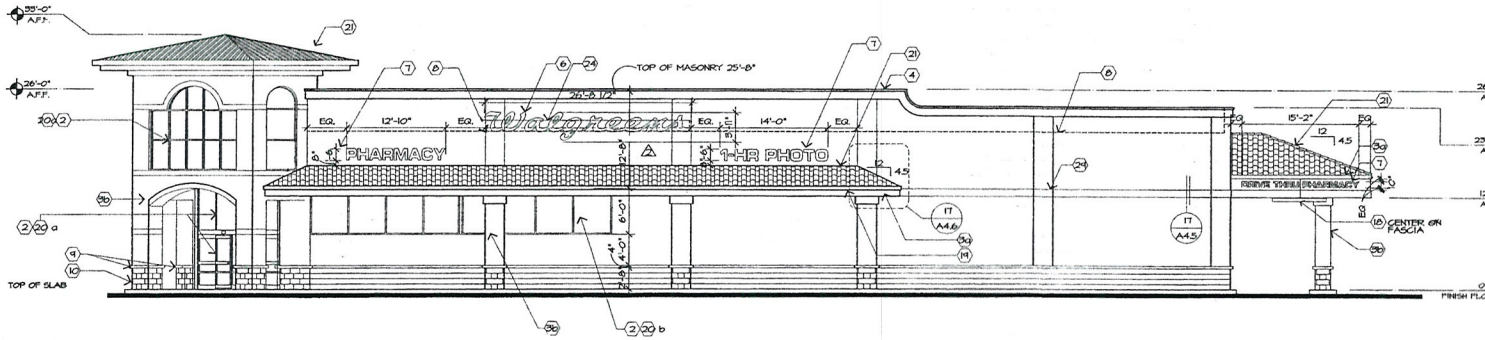


1 NORTH ELEVATION

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

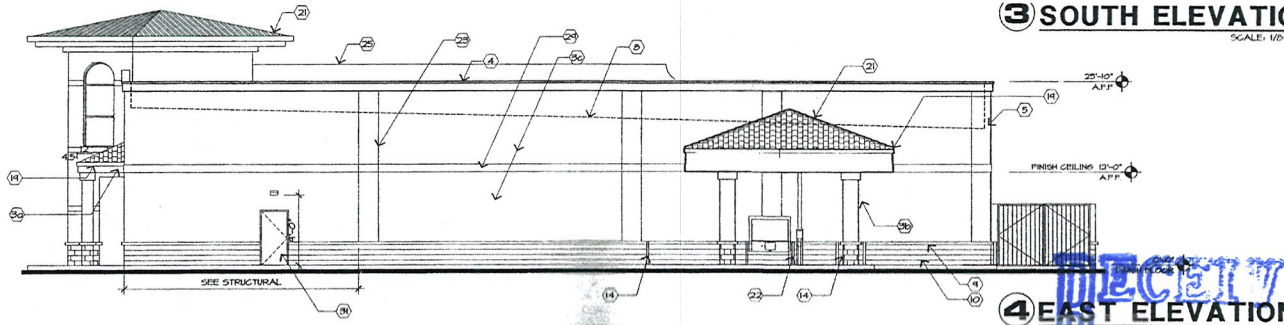


2 WEST ELEVATION



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

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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:	

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MAY 13 2010

SUP-38239

LIONEL SAWYER & COLLINS

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

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

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

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BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

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

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

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

May 14, 2010

VIA HAND DELIVERY

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

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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
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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

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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.: **10.**

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

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

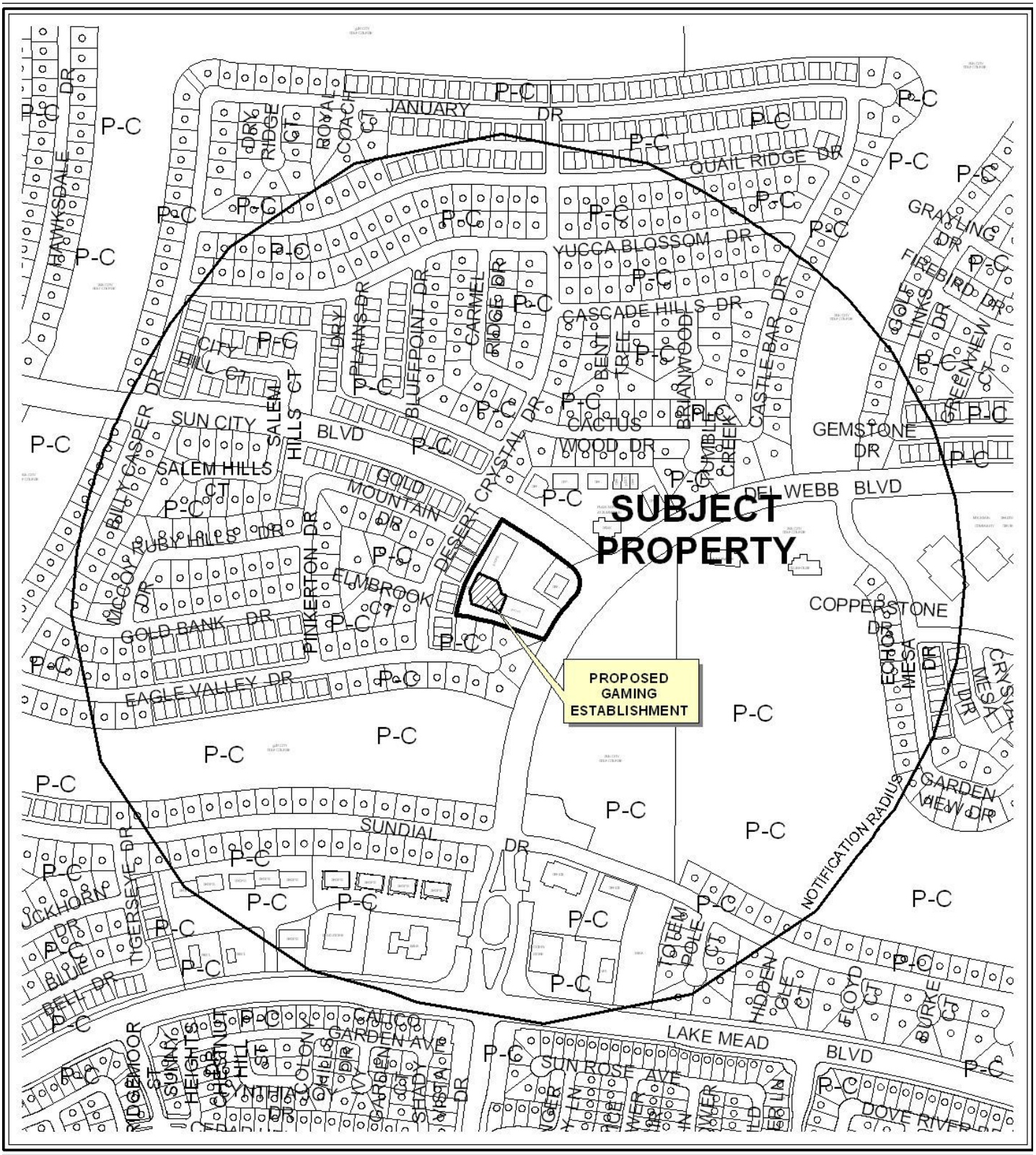
SUBJECT:
SUP-38767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITHIN AN EXISTING 14,000 SQUARE FOOT GENERAL MERCHANDISE STORE (PHARMACY) at 9430 Del Webb Boulevard (APN 138-18-711-002), 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:
APPROVAL

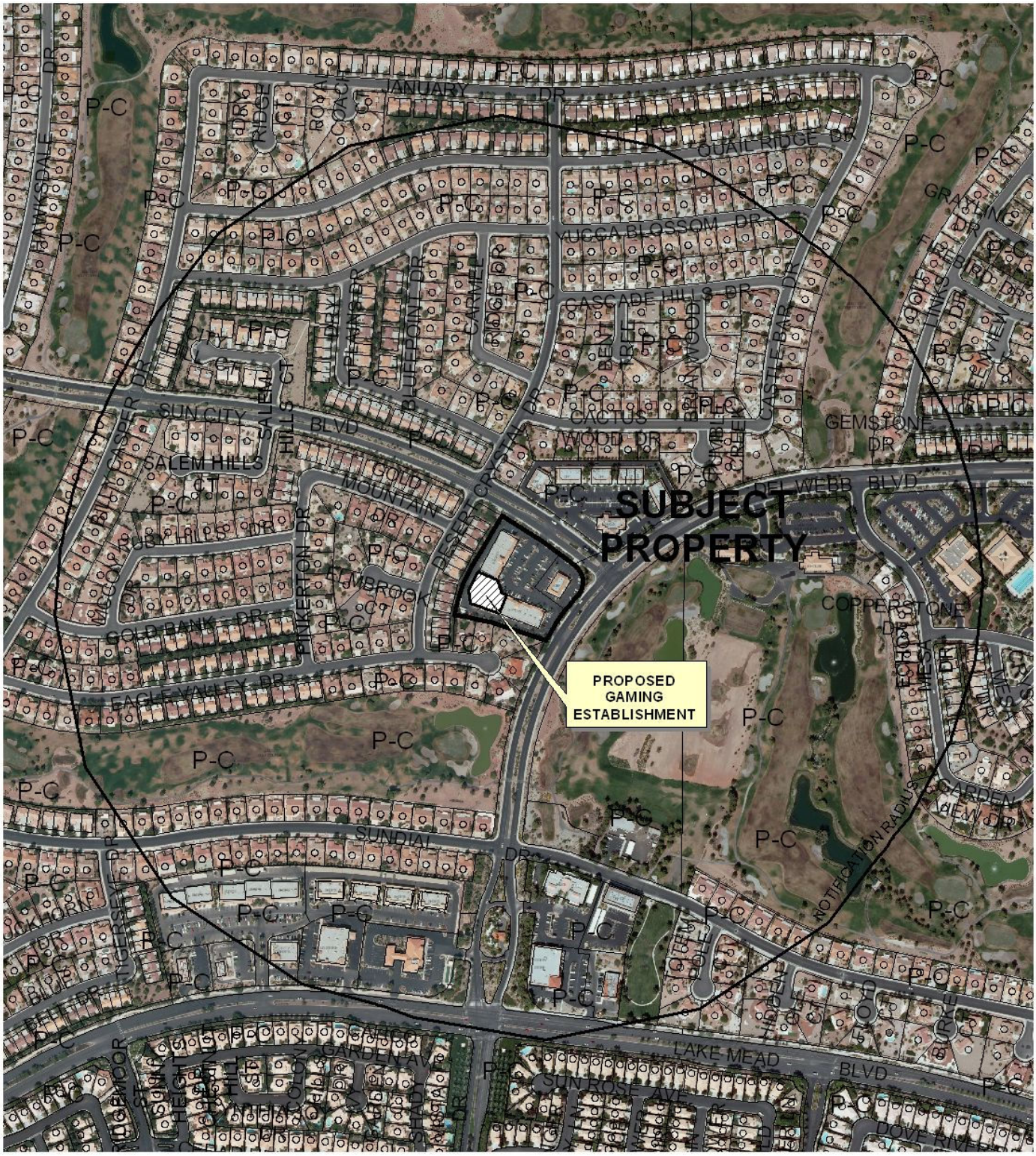
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-38767**

RADIUS: 1500

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



0 300 600 Feet

CASE: **SUP-38767**

RADIUS: 1500

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38767** APN: 138-18-711-002

Name of Property Owner: Plaza South Sun City, LLC

Name of Applicant: Cardivan Company dba CVS 9965

Name of Representative: Sean T. Higgins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BARRY W BECKER MANAGER

Subscribed and sworn before me

This 29 day of June, 20 10

_____
Notary Public in and for said County and State

NOTARY PUBLIC
ROSA VALANTASIS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2012
No: 08-7819-1

RECEIVED
JUL 06 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9430 Del Webb Blvd., Las Vegas, NV 89134

Project Name CVS Pharmacy 9965 **Proposed Use** Restricted Gaming

Assessor's Parcel #(s) 138-18-711-002 **Ward #** 4

General Plan: existing SC proposed N/A **Zoning:** existing P-C proposed N/A

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

Gross Acres 2.58 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Plaza South Sun City, LLC **Contact** Becker Realty

Address 50 S. Jones Blvd. #101 **Phone:** (702) 870-0212 **Fax:** _____

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

E-mail Address _____

APPLICANT Cardivan Company dba 9965 **Contact** Sean T. Higgins

Address 3440 W. Russell Road **Phone:** (702) 597-6216 **Fax:** (702) 252-4138

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

E-mail Address shiggins@herbstgaming.com

REPRESENTATIVE Cardivan Company **Contact** Sean T. Higgins

Address 3440 W. Russell Road **Phone:** (702) 597-6216 **Fax:** (702) 252-4138

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

E-mail Address shiggins@herbstgaming.com

Property Owner Signature* _____

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

Print Name BARRY W BECKER MANAGER

Subscribed and sworn before me

This 2nd day of July, 20 10.

_____

Notary Public in and for said County and State

JENIFER E. CANNON
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 03-80018-1
MY APPT. EXPIRES FEB. 12, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-38767
Meeting Date:	8-26-10 PC
Total Fee:	$1,030
Date Received:*	7/6/10
Received By:	

RECEIVED
JUL 06 2010
PLANNING

*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.

SUP-38767

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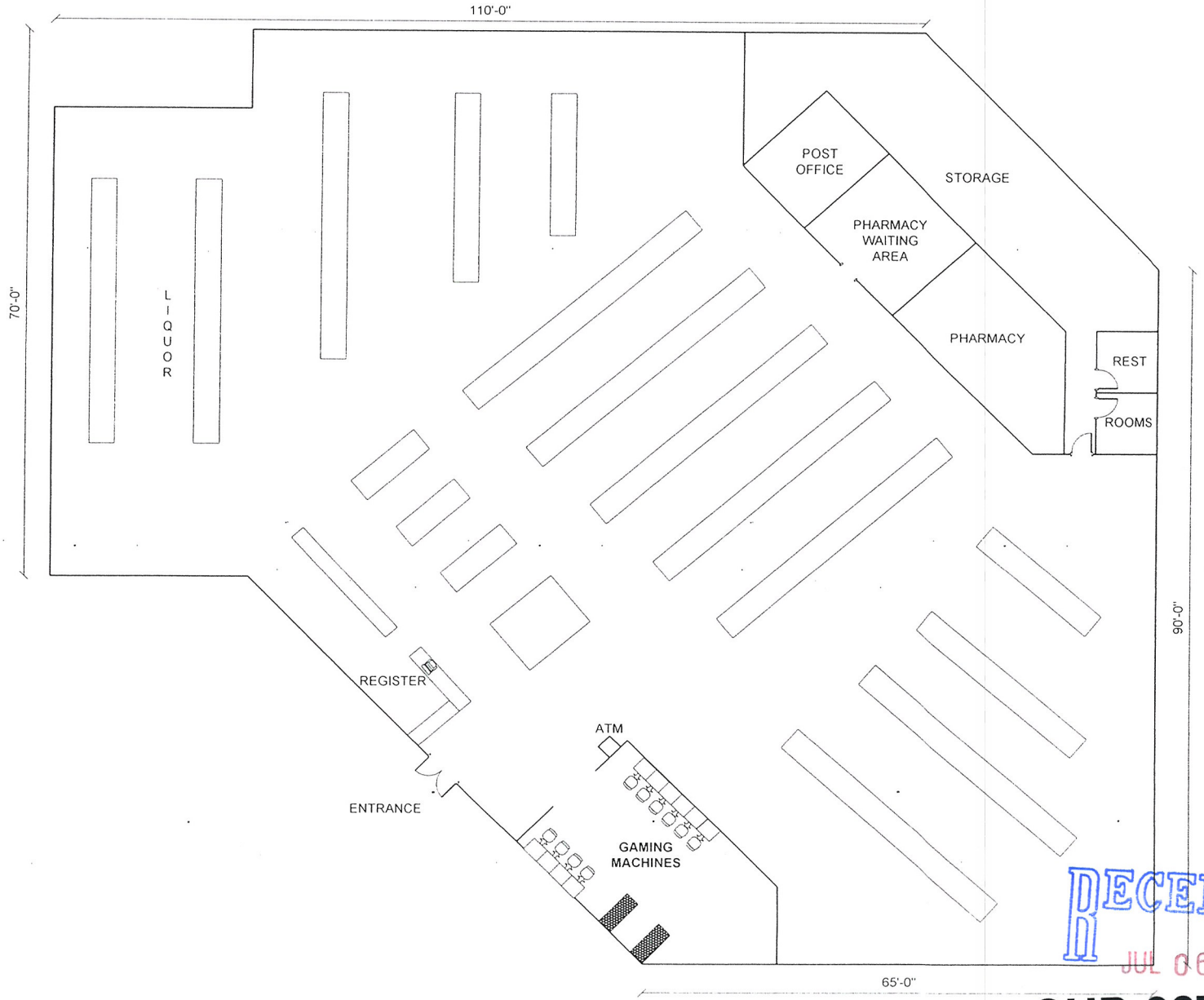
JUL 06 2010
9430 Del Webb Blvd, Las Vegas, NV 89134
Image Southern Nevada Water Authority
© 2010 Europa Technologies
36°12'38.03" N 115°17'58.97" W elev 2606 ft
©2010 Google
Eye alt 3171 ft

CVS #9965
9430 DEL WEBB BLVD.
LAS VEGAS, NV 89134

SCALE: 1' = 20'
DATE PREPARED: 6/17/2009
TOTAL AREA = 14,000 SQ. FT.
RETAIL AREA = 12,000 SQ. FT.

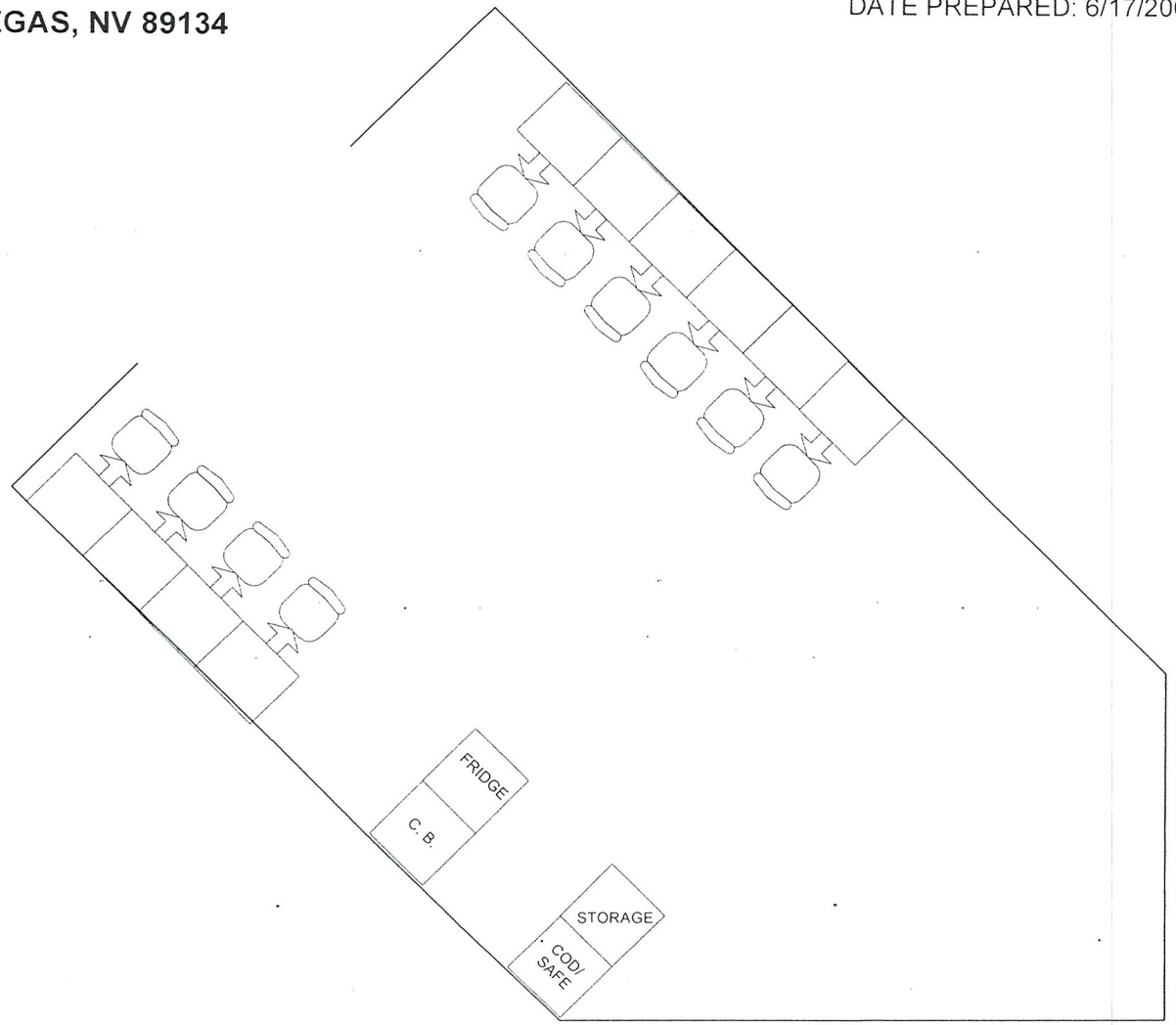


RECEIVED
JUL 06 2010

SUP-38767

CVS #9965
9430 DEL WEBB BLVD.
LAS VEGAS, NV 89134

SCALE: 3/16" = 1'
DATE PREPARED: 6/17/2009



RECEIVED
JUL 06 2010

SUP-38767

June 24, 2010

Via Hand Delivery

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

RE: Cardivan Company; Special Use Permit-Restricted gaming;
CVS Pharmacy; 9430 Del Webb Blvd

City Planner:

Please allow this letter to serve as the required SUP justification letter to operate up to fifteen (15) gaming devices inside of the CVS Pharmacy at the above-mentioned location.

This pharmacy serves the Sun City Summerlin area and was previously operated as a Long's drug store. The Long's chain held their own gaming license and operated gaming devices in this location pursuant to said license. When CVS purchased Long's this license was relinquished to the Nevada GCB. This request serves to replace the restricted gaming which was previously allowed by the City at this location.

As required by the Nevada GCB, Cardivan will have one employee on the premises at all times that gaming devices are offered for play to the public. The gaming devices will be operated during the normal operating hours of the pharmacy. Cardivan is only placing ten (10) gaming devices as referenced in the floor plan at this time.

Cardivan operates gaming devices at other CVS stores, as well as, other locations throughout Clark County and the State of Nevada.

Granting of this SUP would be harmonious with the surrounding commercial uses and would not be inconsistent with or compromise the public health, safety or welfare.

Please feel free to contact me with any questions. Your prompt attention to this matter would be greatly appreciated.
Sincerely,

Sean T. Higgins
EVP-General counsel

RECEIVED
JUL 06 2010
SUP-38767

3440 West Russell Road • Las Vegas, Nevada 89118 • Tel: 702-889-7600
www.herbstgaming.com

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**

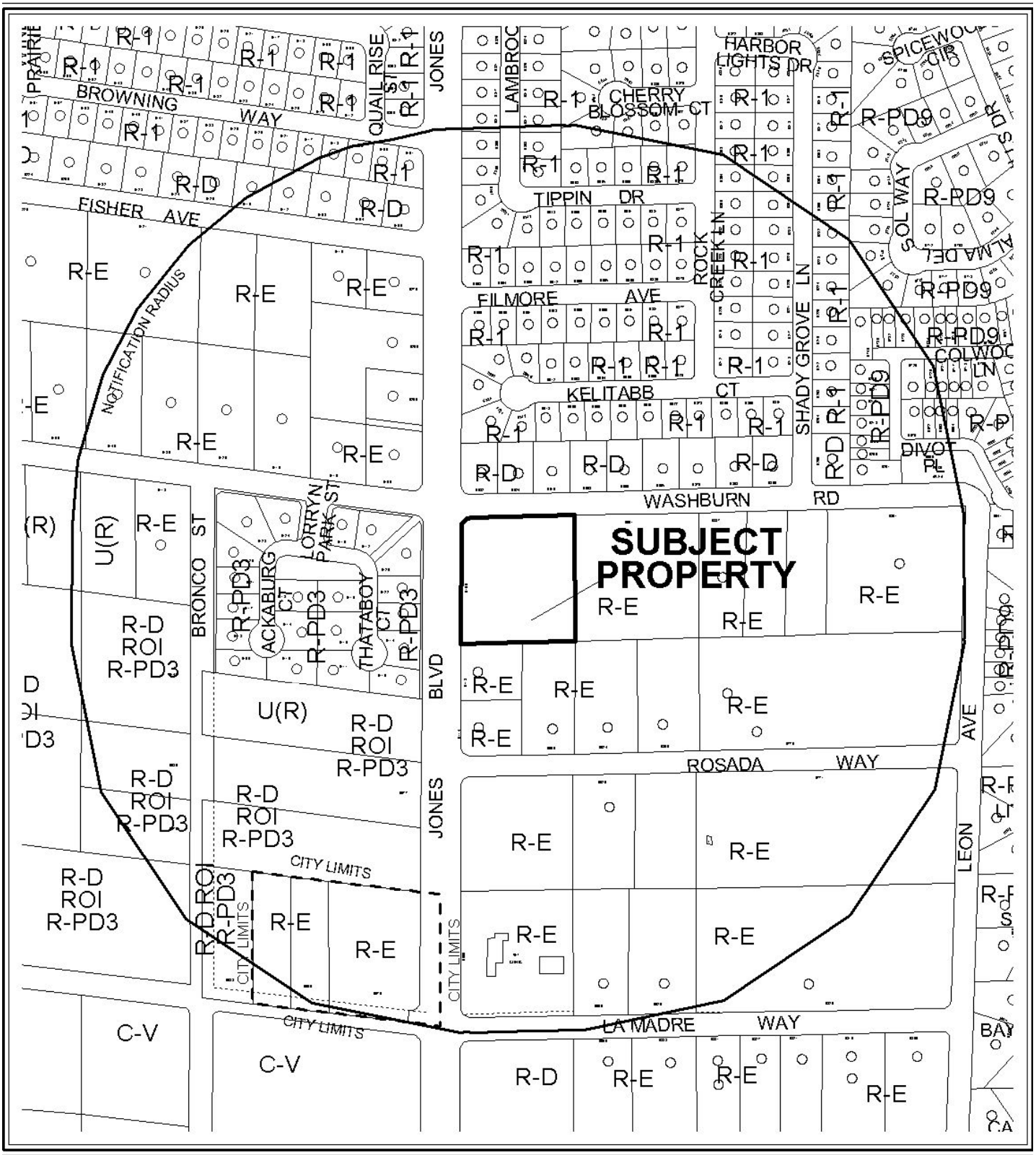
SUBJECT:
SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit TO ADD A PRIVATE SCHOOL, PRIMARY (FIRST GRADE) TO AN EXISTING 19,722 SQUARE FOOT CHILD CARE CENTER at 5150 North Jones Boulevard (APN 125-36-301-001), 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:
None

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



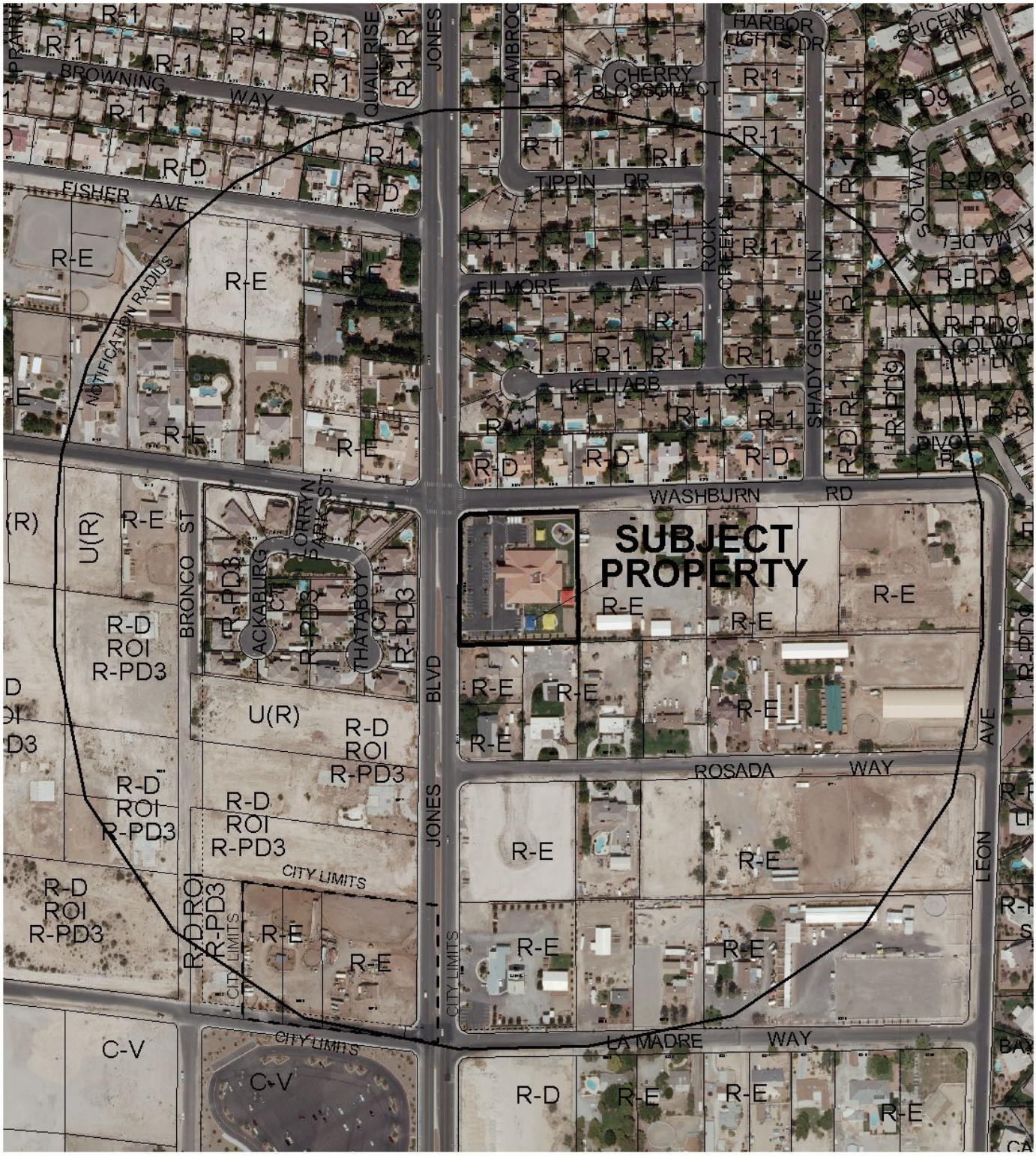
0 300 600 Feet

CASE: **SUP-38806**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38806**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38806** APN: 125-36-301-001

Name of Property Owner: BABB Investments, LLC

Name of Applicant: Challenger School

Name of Representative: Fred Healey

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 B Baker

Print Name: Barbara B Baker

Subscribed and sworn before me

This 6th day of July, 2010

_____

Notary Public in and for said County and State

DIANE SAGERS
NOTARY PUBLIC-STATE OF UTAH
9735 SOUTH 500 WEST
SANDY, UT 84070-2500
COMM. EXP. 04-14-2012

RECEIVED
JUL 08 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Challenger School

Project Address (Location) 5150 North Jones Blvd. LAS Vegas NV

Project Name Challenger - LOS PRADOS **Proposed Use** Kindergarten - 1st

Assessor's Parcel #(s) 125-36-301-001 **Ward #** _____

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

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

Gross Acres 2.24 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER BABB Investments, LLC **Contact** Robert K. Burr

Address 9735 S. 500 West **Phone:** 801-569-2700 **Fax:** 801-569-3094

City SANDY **State** UT **Zip** 84070

E-mail Address RBURR@ChallengerSchool.com

APPLICANT Challenger School **Contact** Fred Healey

Address 9735 S. 500 W. **Phone:** _____ **Fax:** _____

City SANDY **State** UT **Zip** 84070

E-mail Address FHealey@challengerschool.com

REPRESENTATIVE Fred Healey **Contact** _____

Address 9735 S. 500 W **Phone:** 801-599-5588 **Fax:** 801-569-3094

City SANDY **State** UT **Zip** 84070

E-mail Address FHEALEY@Challengerschool.com

Property Owner Signature* Barbara B Baker

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

Print Name Barbara B. Baker

Subscribed and sworn before me

This 6th day of July, 20 10.

_____

Notary Public in and for said County and State

DIANE SAGERS
NOTARY PUBLIC-STATE OF UTAH
9735 SOUTH 500 WEST
SANDY, UT 84070-2500
COMM. EXP. 04-14-2012

FOR DEPARTMENT USE ONLY

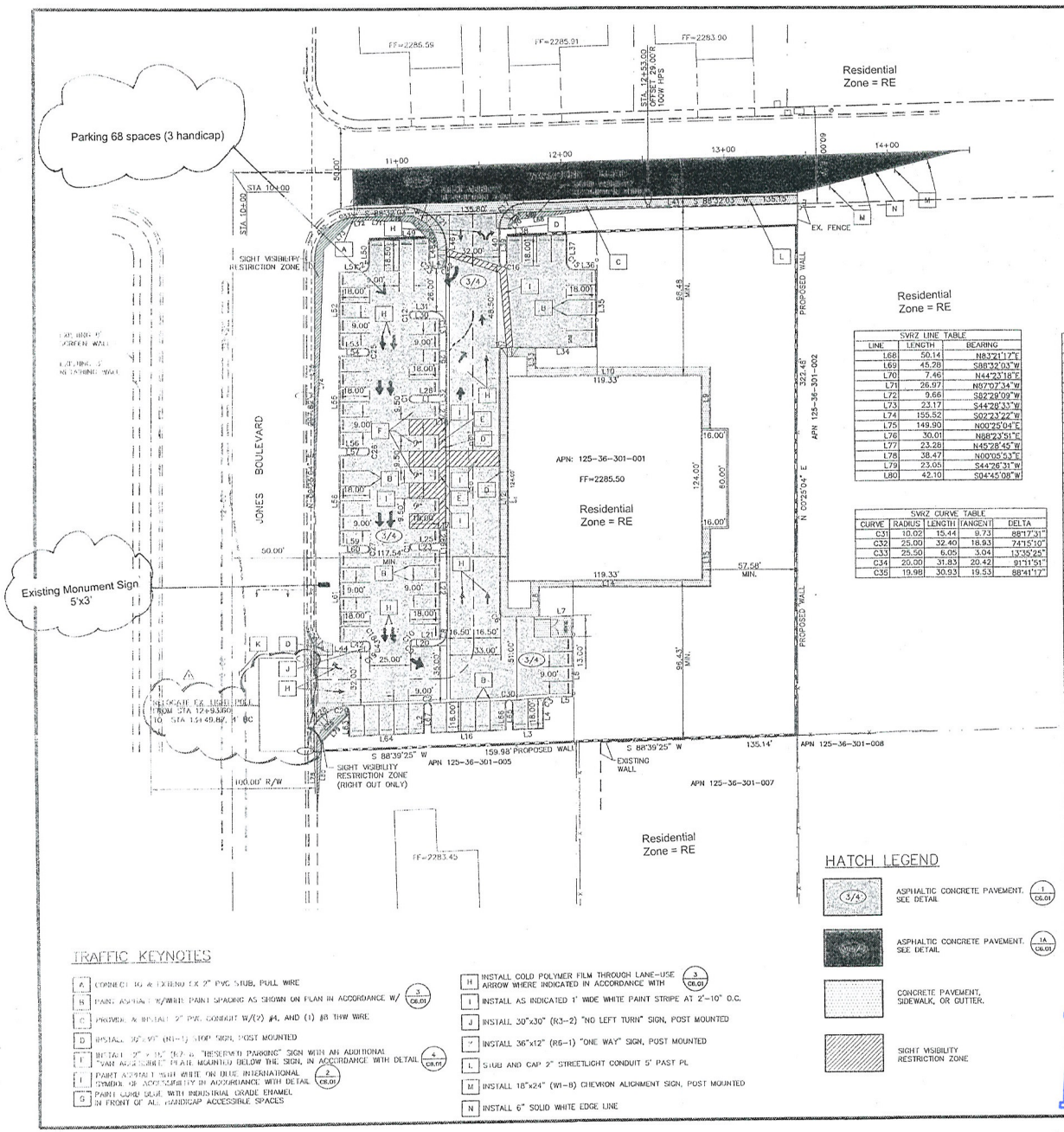
Case #	SUP - 38806
Meeting Date:	8/26/10
Total Fee:	$1,030
Date Received:*	7/8/10
Received By:	

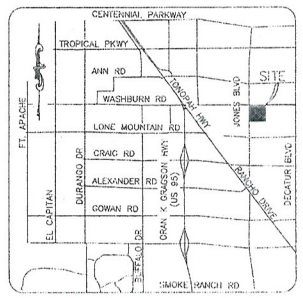
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
JUL 08 2010

Revised 10/27/08

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





VICINITY MAP
NOT TO SCALE

TRAFFIC KEYNOTES

- A CONNECT TO & EXTEND EX 2" PVC STUB, PULL WIRE
- B PAINT ASPHALT W/WIDE PAINT SPACING AS SHOWN ON PLAN IN ACCORDANCE W/ (3 / C6.01)
- C PROVIDE & INSTALL 2" PVC CONDUIT W/(2) #4, AND (1) #8 THW WIRE
- D INSTALL 30"x30" (R1-1) STOP SIGN, POST MOUNTED
- E INSTALL 2" x 12" (R7-8) "RESERVED PARKING" SIGN WITH AN ADDITIONAL "VAN ACCESSIBLE" PLATE MOUNTED BELOW THE SIGN, IN ACCORDANCE WITH DETAIL (4 / C6.01)
- F PAINT ASPHALT WITH WHITE OR BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH DETAIL (2 / C6.01)
- G PAINT CURB BLUE WITH INDUSTRIAL GRADE ENAMEL IN FRONT OF ALL HANDICAP ACCESSIBLE SPACES
- H INSTALL COLD POLYMER FILM THROUGH LANE-USE ARROW WHERE INDICATED IN ACCORDANCE WITH (3 / C6.01)
- I INSTALL AS INDICATED 1' WIDE WHITE PAINT STRIPE AT 2'-10" O.C.
- J INSTALL 30"x30" (R3-2) "NO LEFT TURN" SIGN, POST MOUNTED
- K INSTALL 36"x12" (R6-1) "ONE WAY" SIGN, POST MOUNTED
- L STUB AND CAP 2" STREETLIGHT CONDUIT 5' PAST PL
- M INSTALL 18"x24" (W1-8) CHEVRON ALIGNMENT SIGN, POST MOUNTED
- N INSTALL 6" SOLID WHITE EDGE LINE

HATCH LEGEND

- 3/4 — ASPHALTIC CONCRETE PAVEMENT, SEE DETAIL (1 / C6.01)
- ASPHALTIC CONCRETE PAVEMENT, SEE DETAIL (1A / C6.01)
- CONCRETE PAVEMENT, SIDEWALK, OR GUTTER.
- SIGHT VISIBILITY RESTRICTION ZONE

SVRZ LINE TABLE

LINE	LENGTH	BEARING
L66	50.14	N83°21'17"E
L69	45.28	S88°32'03"W
L70	7.46	N44°23'18"E
L71	26.97	N57°07'34"W
L72	9.66	S82°29'09"W
L73	23.17	S44°28'33"W
L74	155.52	S02°23'22"W
L75	149.90	N00°25'04"E
L76	30.01	N88°23'51"E
L77	23.26	N45°28'45"W
L78	38.47	N00°05'53"E
L79	23.05	S44°26'31"W
L80	42.10	S04°45'08"W

SVRZ CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C31	10.02	15.44	9.73	88°17'31"
C32	25.00	32.40	18.93	74°15'10"
C33	25.50	6.05	3.04	13°35'25"
C34	20.00	31.83	20.42	91°11'51"
C35	19.98	30.93	19.53	88°41'17"

LINE TABLE

LINE	DESC	LENGTH	BEARING
L1	TBC	16.02	S89°49'50"E
L2	TBC	16.09	S00°10'09"W
L3	TBC	19.01	S89°25'06"W
L4	TBC	14.59	S00°10'09"W
L5	TBC	13.50	N89°49'51"W
L6	TBC	49.66	S00°10'09"W
L7	TBC	42.00	S89°49'51"E
L8	TBC	18.00	S00°10'09"W
L9	TBC	36.50	S00°10'09"W
L10	TBC	106.83	S89°49'51"E
L11	TBC	16.00	S00°10'09"W
L12	TBC	157.82	N00°10'09"E
L13	TBC	16.00	S00°10'09"W
L14	TBC	104.83	N89°49'51"W
L15	TBC	35.32	S00°10'09"W
L16	TBC	46.02	S88°25'06"W
L17	TBC	4.00	S89°49'51"E
L18	TBC	4.00	S89°49'51"E
L19	TBC	62.50	N00°10'09"E
L20	TBC	10.50	S89°49'51"E
L21	TBC	16.00	N89°49'51"W
L22	TBC	55.00	S00°10'09"W
L23	TBC	18.00	S89°49'51"E
L25	TBC	16.01	N89°49'51"W
L26	TBC	9.00	S00°10'09"W
L27	TBC	9.50	S00°10'09"W
L28	TBC	16.02	N89°49'51"W
L29	TBC	46.00	S00°10'09"W
L30	TBC	16.00	S89°49'51"E
L31	TBC	10.50	N89°49'51"W
L32	TBC	54.00	N00°10'09"E
L33	TBC	12.00	S00°10'09"W
L34	TBC	57.00	S89°49'51"E
L35	TBC	46.87	S00°10'09"W
L36	TBC	13.56	S89°49'51"E
L37	TBC	17.28	N00°10'09"E
L38	TBC	37.02	N88°16'11"E
L39	TBC	16.07	N00°10'09"E
L40	TBC	20.96	S00°07'37"W
L41	TBC	167.77	S88°32'03"W
L42	TBC	16.00	N89°49'51"W
L43	TBC	2.00	N00°10'09"E
L44	TBC	20.53	S89°49'51"E
L45	TBC	30.42	S89°55'11"W
L46	TBC	7.69	N00°07'11"E
L47	TBC	1.00	N88°18'11"E
L48	TBC	14.02	S00°10'09"W
L49	TBC	37.02	N88°18'11"E
L50	TBC	14.75	N00°10'09"E
L51	TBC	13.50	S89°49'51"E
L52	TBC	46.00	N00°10'09"E
L53	TBC	16.00	N89°49'51"W
L54	TBC	16.17	S89°49'51"E
L55	TBC	55.00	N00°10'09"E
L56	TBC	16.00	N89°49'51"W
L57	TBC	16.01	S89°49'51"E
L58	TBC	55.00	N00°10'09"E
L59	TBC	16.01	N89°49'51"W
L60	TBC	16.01	S89°49'51"E
L61	TBC	55.00	N00°10'19"E
L62	TBC	5.50	N89°49'51"W
L63	TBC	15.04	N00°10'09"E
L64	TBC	48.02	S88°25'06"W
L65	TBC	16.02	S00°10'09"W
L66	TBC	16.07	S00°10'09"W
L67	TBC	15.87	S00°10'09"W

CURVE TABLE

CURVE	DESC	RADIUS	LENGTH	TANGENT	DELTA
C1	TBC	2.00	6.28	INFINITE	179°49'41"
C2	TBC	2.00	6.43	57.41	184°59'33"
C3	TBC	4.50	7.07	4.50	90°00'00"
C4	TBC	4.50	7.07	4.50	90°00'00"
C5	TBC	2.00	3.14	2.00	90°00'00"
C6	TBC	2.00	3.14	2.00	90°00'00"
C7	TBC	2.00	3.14	2.00	90°00'00"
C8	TBC	9.50	14.92	9.50	90°00'00"
C9	TBC	2.00	3.14	2.00	90°00'00"
C10	TBC	2.00	3.14	2.00	90°00'00"
C11	TBC	2.00	6.28	INFINITE	179°48'40"
C12	TBC	2.00	6.28	INFINITE	180°00'00"
C13	TBC	9.50	14.92	9.50	90°00'00"
C14	TBC	4.50	7.07	4.50	90°00'00"
C15	TBC	4.50	7.07	4.50	90°00'00"
C16	TBC	2.00	6.21	109.83	177°54'46"
C17	TBC	15.00	23.14	14.59	88°24'26"
C18	TBC	2.00	3.14	2.00	90°00'00"
C19	TBC	2.00	3.14	2.00	90°00'00"
C20	TBC	15.00	23.56	14.99	89°58'34"
C21	TBC	25.00	39.79	25.53	91°11'51"
C22	TBC	4.50	6.92	4.36	88°08'02"
C23	TBC	4.50	7.22	4.65	91°51'58"
C24	TBC	4.50	7.07	4.50	90°00'00"
C25	TBC	2.00	8.12	44.89	124°53'16"
C26	TBC	2.00	6.28	INFINITE	179°54'17"
C27	TBC	2.00	6.27	INFINITE	179°37'15"
C28	TBC	25.00	39.29	21.30	80°52'16"
C29	TBC	4.00	6.19	3.52	90°00'00"
C30	TBC	2.00	6.28	INFINITE	179°55'14"

BENCHMARK

RIVET AND PLATE IN TOP OF CURB @ NE CORNER OF WASHBURN AND JONES. TVSD 36W4

ELEVATION=2285.02 NAVD88

BASIS OF BEARING

NORTH 00°25'04" EAST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF JONES BOULEVARD AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 15 OF SURVEYS, PAGE 76.

DAVID J. TANNER Exp. 6-30-06 CIVIL No. 17141

Call before you UnderGround 1-702-486-7511 1-702-229-6611

CALL BEFORE YOU DIG 1-702-593-6111

Call before you Dig. 1-800-227-2600

RECEIVED JUL 08 2010

SUP-38806

VIOLET SAHAKYAN
9824 GALLERY DRIVE
LAS VEGAS, NEVADA 89147
TELEPHONE: (702) 595-8808

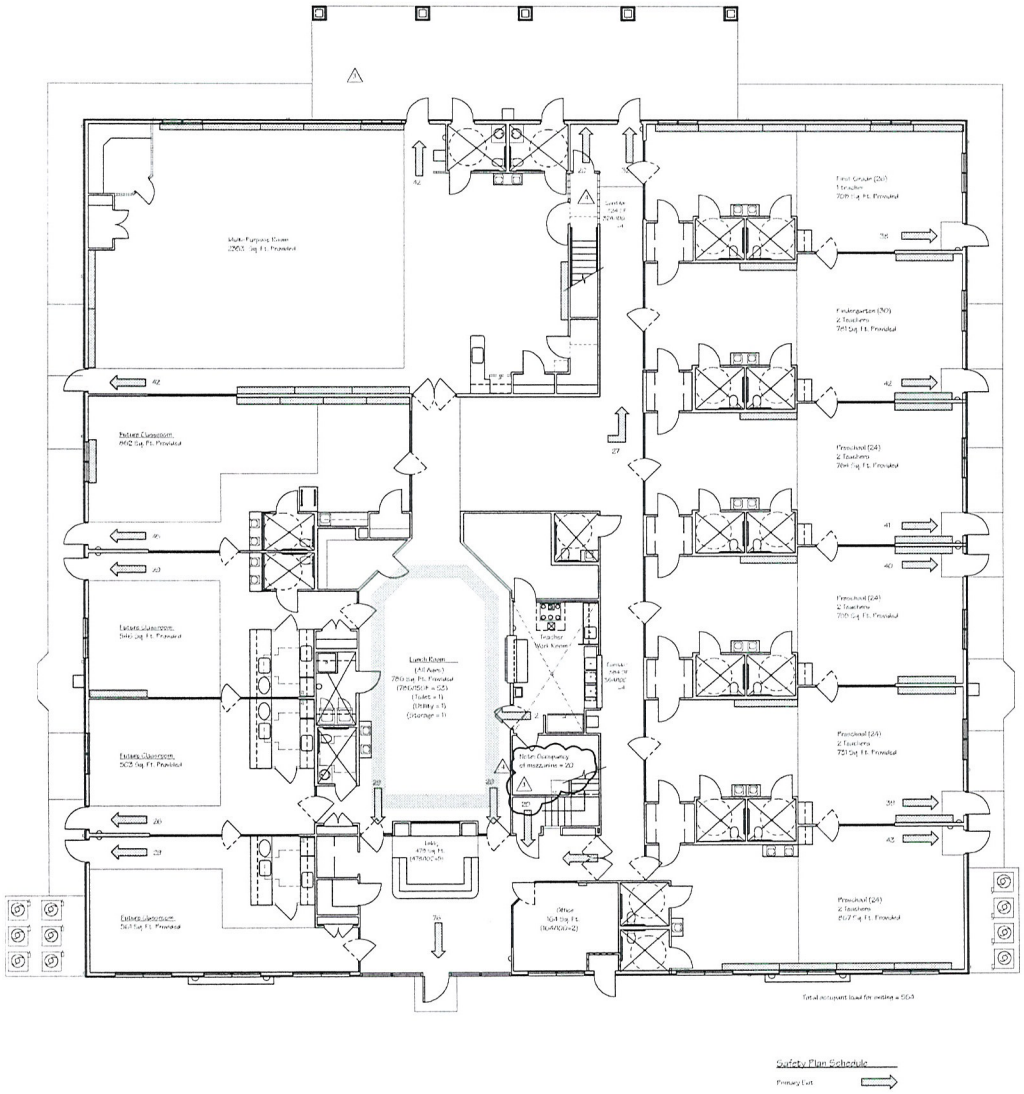
boggemeyer design group, inc.

SITE PLAN / TRAFFIC PLAN

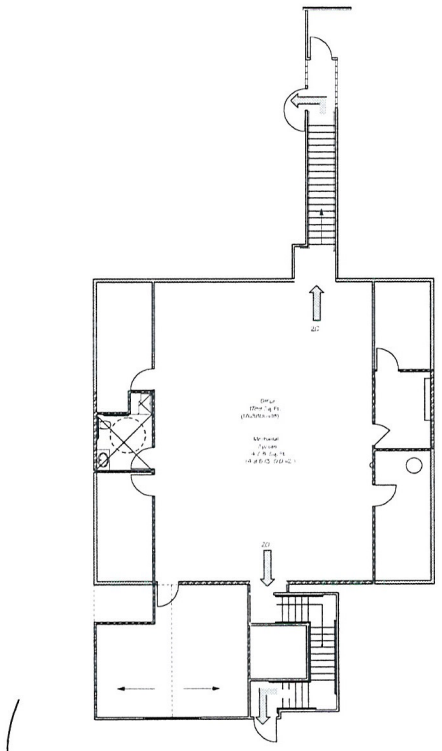
Challenger School - Los Prados
5150 North Jones Blvd
City of Las Vegas Nevada

SHEET C3.01
4 of 7 SHEETS
DRAWING NO. CLV #9996

CLV C-193-05



1 A4.2 Licensing and Saftey Plan
1/8" = 1'-0"



2 A4.2 2nd Floor Licensing and Saftey Plan
1/8" = 1'-0"

RECEIVED
JUL 08 2010

No construction alterations may be made, varying from the design in these drawings, without prior written authorization from both Fuls 'F' Fuls, International, Inc. and Howard S. Baker.

Revisions		
No.	Date	Description
1	2/17/06	City Comments
2	3/6/06	City Comments
3	8/18/06	Hlth Dept & 2nd Fl
4	10/26/06	Second Floor

CHALLENGER SCHOOL

HOWARD S. BAKER & ASSOCIATES
2981 NORTH TOWER WAY, NE • CONYERS GA 30012 770/760-1122

Drawings For A New
Challenger School
Washburn Road and Jones Boulevard • Las Vegas, Nevada

SHEET TITLE
Licensing and Exiting Plan

PROJECT NUMBER
97004.07

DATE
09 / 21/ 05

SHEET NUMBER
A4.2

SUP-38806

CHALLENGER SCHOOL

July 7, 2010

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101-6706

Re: Application for a special permit to operate as an elementary school

Dear Sirs:

Challenger School leases the property at 5150 North Jones Blvd, Las Vegas, Nevada from BABB Investments, LLC, a related entity. In the past this facility was operated by Kids 'R' Kids as a school, preschool and day care center. Challenger School will also operate the facility as a preschool and would like to get a special use permit to also offer kindergarten through 1st grade. Our hours of operation will be from 7:00 am until 6:00 pm. We will begin operation with a staff of five full time employees and anticipate at full occupancy that we will have 22 staff members.

We anticipate beginning school with enrollment of between 50-60 students and at full enrollment we would be at approximately 280-300 students. Challenger will not prepare any food at this facility. If any food is to be provided it will be prepared off site and served by a licensed caterer.

Challenger currently operates 22 preschools and elementary schools in four western states. We have two existing schools in Las Vegas. Our Silverado campus at 1725 East Serene Ave, Las Vegas, NV 89123 and our Lone Mountain campus at 9900 Isaac Newton Way, Las Vegas, NV 89129. Both of these schools offer preschool and elementary classes. We are licensed by the proper authorities in each location.

The zoning on the property is RE and we have attached site plans, building floor plans and a copy of the deed for your reference. There are just over two acres of ground with developed playgrounds for both preschool and elementary. Kids 'R' Kids were operating with kindergarten and had applied for a license when they lost the building last August. The building has over 17,000 square feet. The surrounding area is residential, light commercial, agricultural, and a large church.

The site plan shows our traffic flow for drop off and pick up of students. On site we have 68 parking spaces, 3 of which are handicapped. All of the lighting is designed to be sensitive to the neighbors while providing appropriate night time illumination. . The parking, traffic flow and lighting have been designed to mitigate impact on the neighborhood. The landscaping is attractive and environmentally sensitive to water conservation.

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SUP-38806

9735 South 500 WEST SANDY, UTAH 84070 801-569-2700 FAX 801-569-3094 www.challengerschool.com

Page Two
July 7, 2010
City of Las Vegas
Planning and Development Department

Submitted with this letter and the application is our check for $1030.00 for the application fee.

Please direct all questions to Fred Healey, Director of Development, Challenger School (801) 599-5588 or to Toni Taber, Assistant Director of Development (801) 569-2700.

Thank you,

Fred Healey,
Director of Development
Challenger School

CC Toni Taber

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SUP-38806

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**

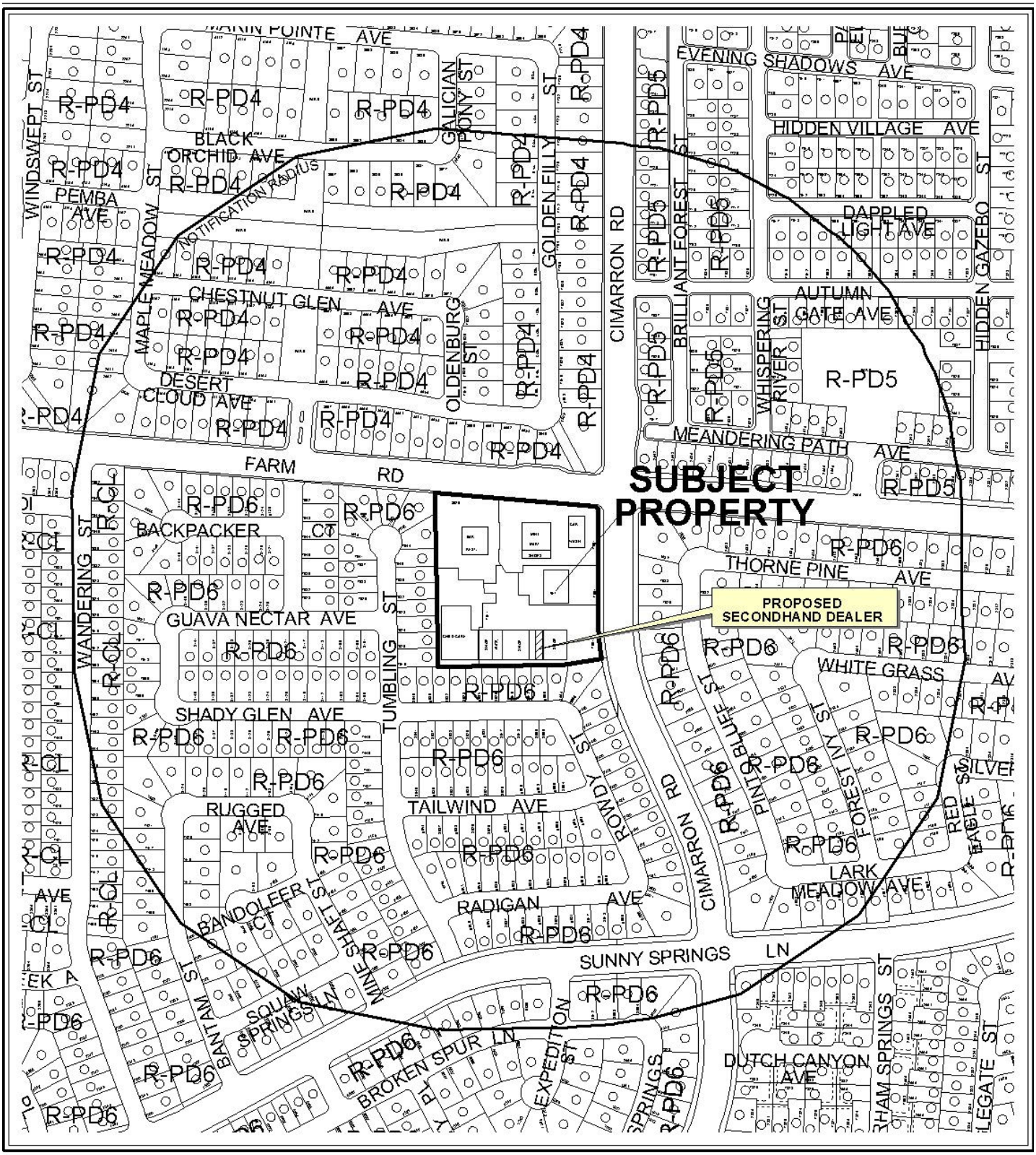
SUBJECT:
SUP-38815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,400 SQUARE-FOOT SECONDHAND DEALER (CHILDREN"S ITEMS) at 7501 North Cimarron Road, Suite #106 (APN 125-16-318-011), 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:
APPROVAL

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



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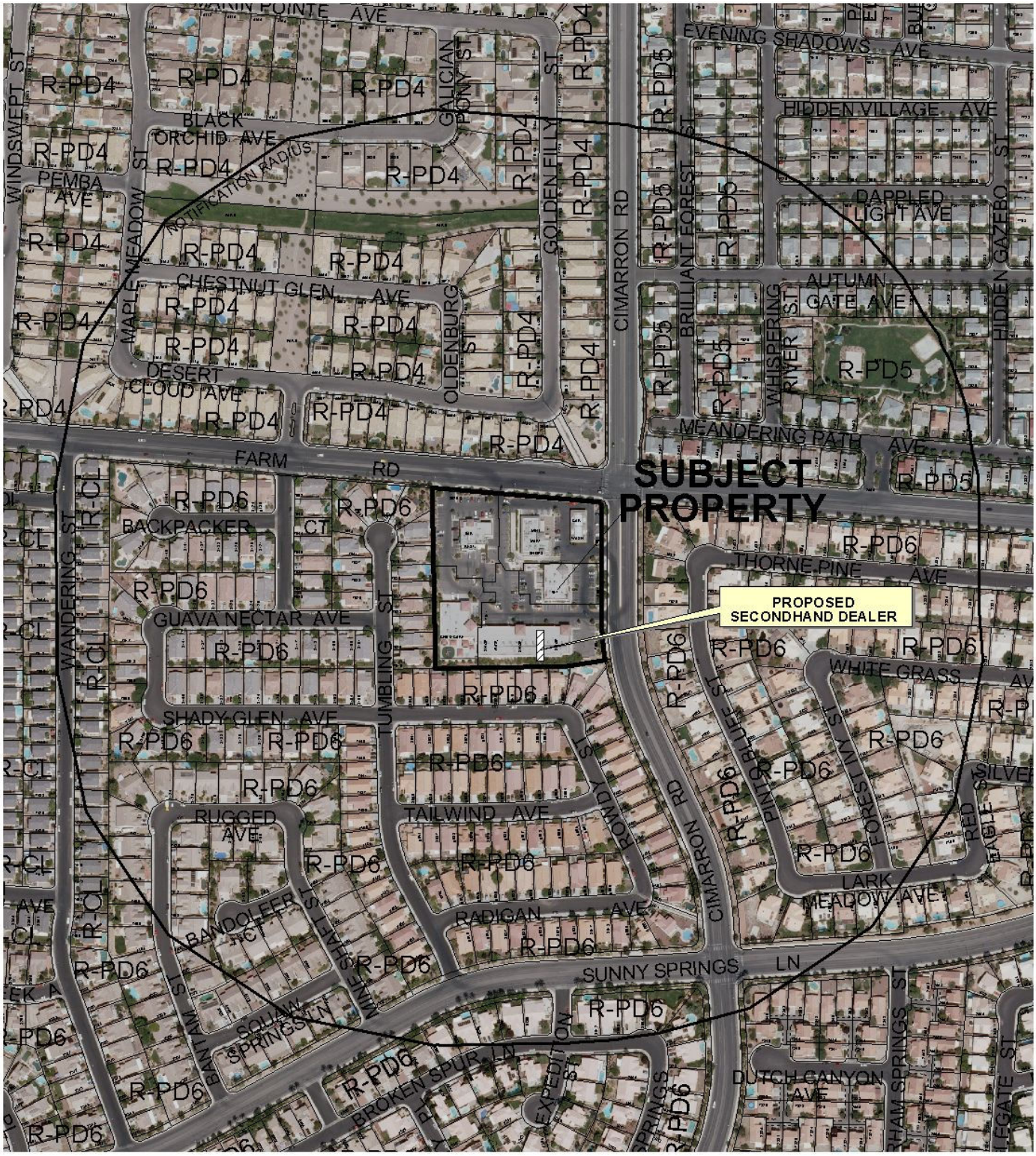
CASE: **SUP-38815**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38815**

RADIUS: 1000 FT

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

N

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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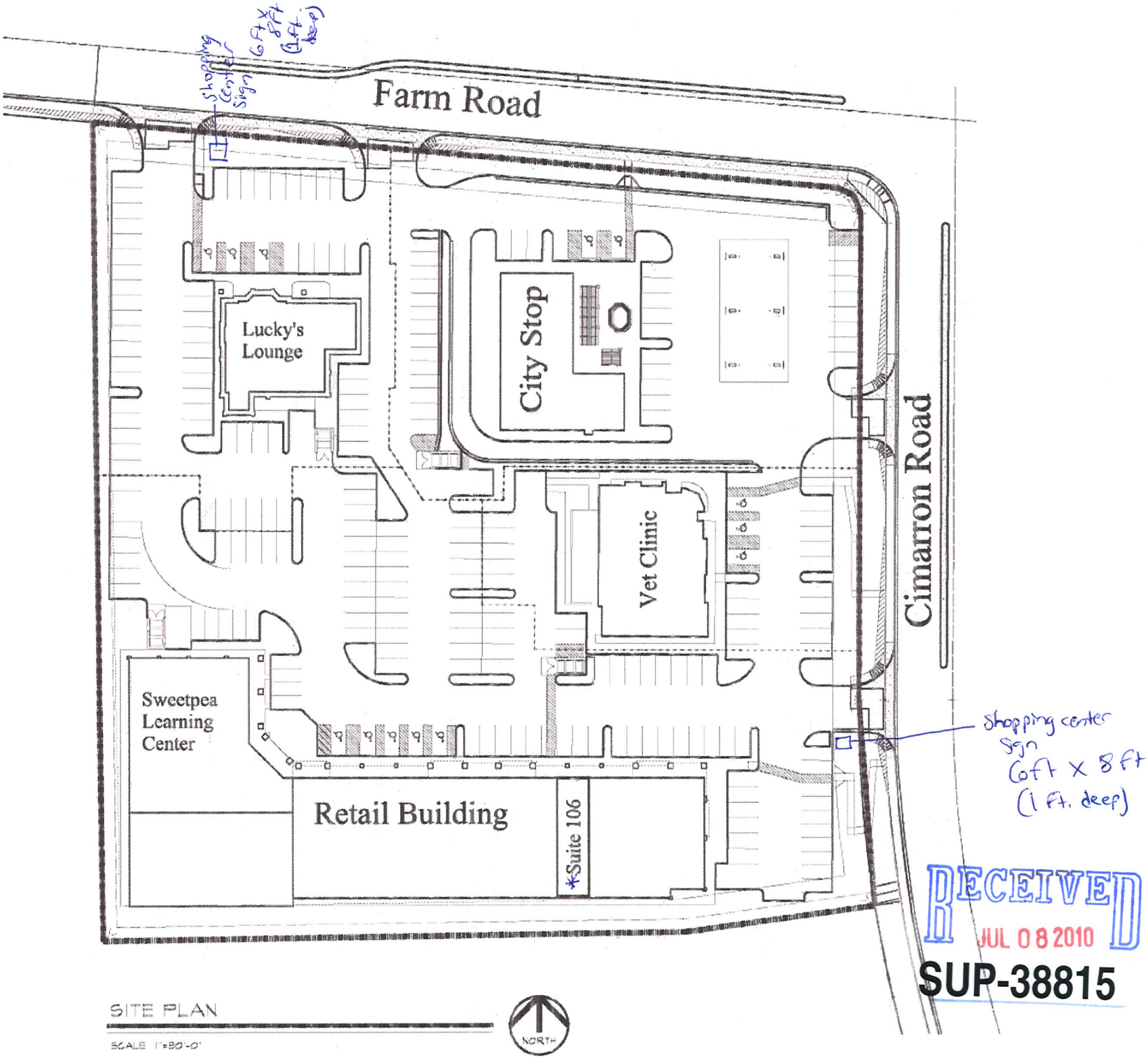

SITE PLAN

SCALE 1"=30'-0"

NORTH

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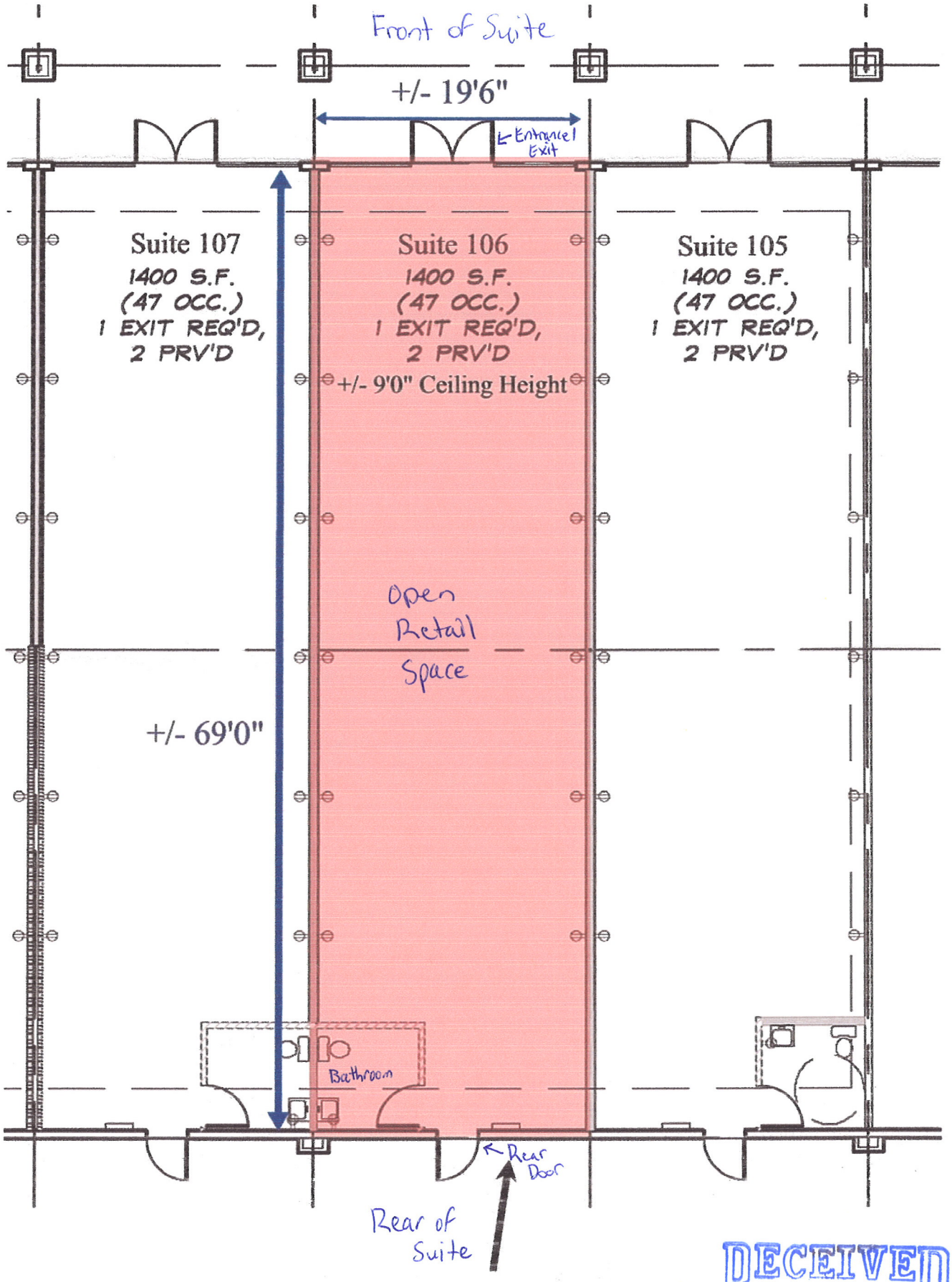
SUP-38815



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.: **13.**

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

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

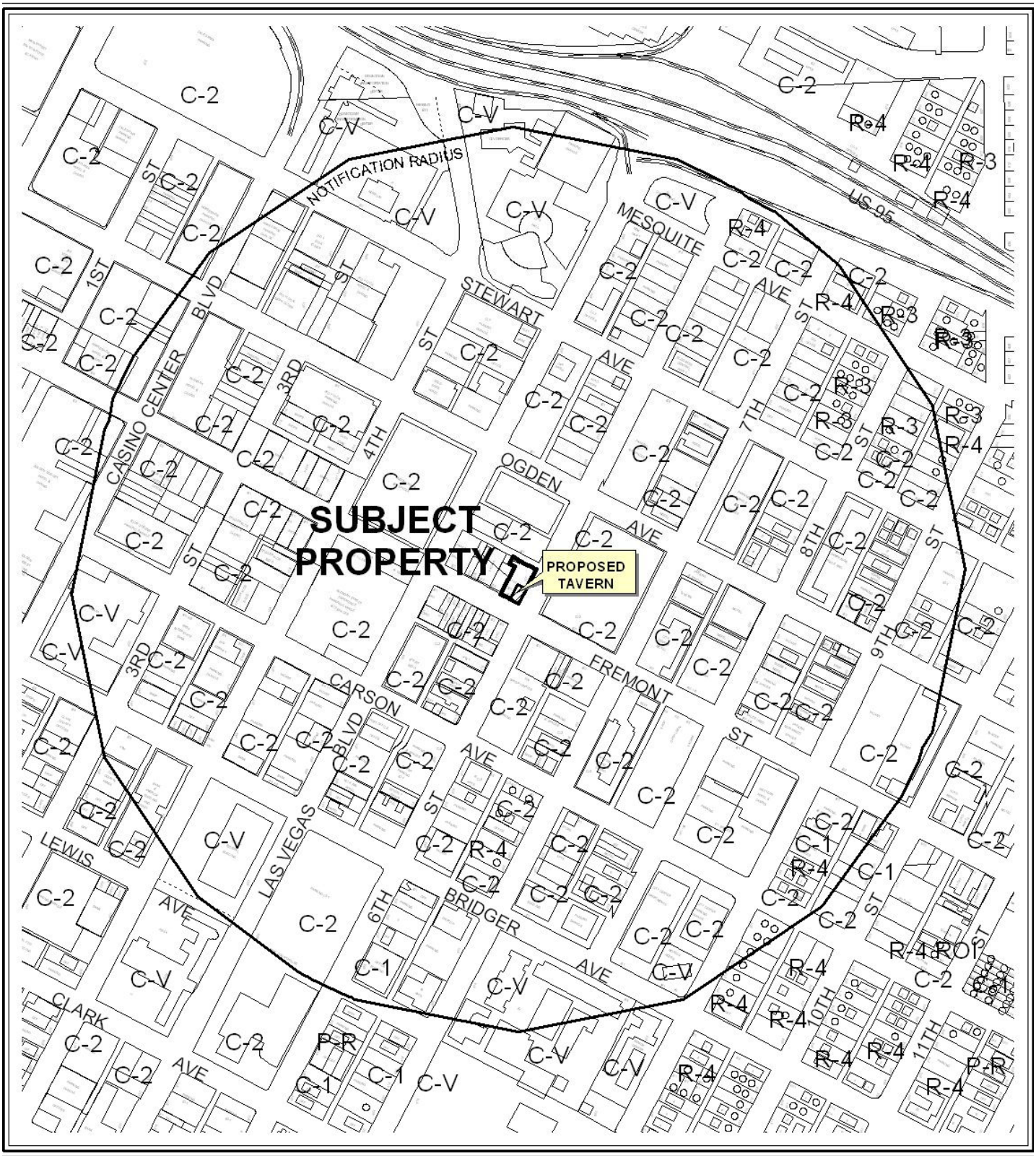
SUBJECT:
SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED 1,900 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial) 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:
APPROVAL

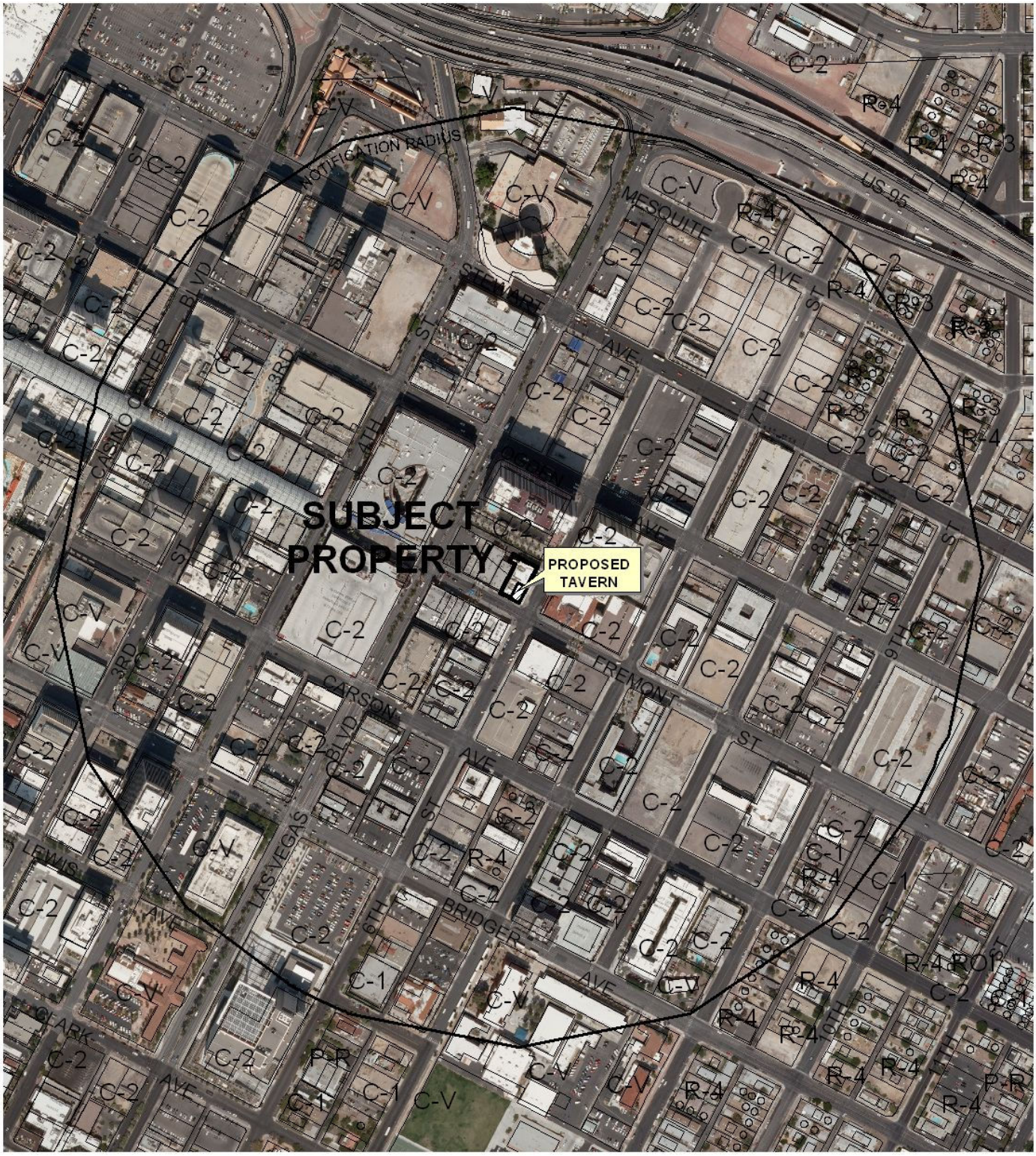
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-38824**

RADIUS: 1500 FT

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



0 300 600 Feet

CASE: **SUP-38824**

RADIUS: 1500 FT

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

N

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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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

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JUL 09 2010

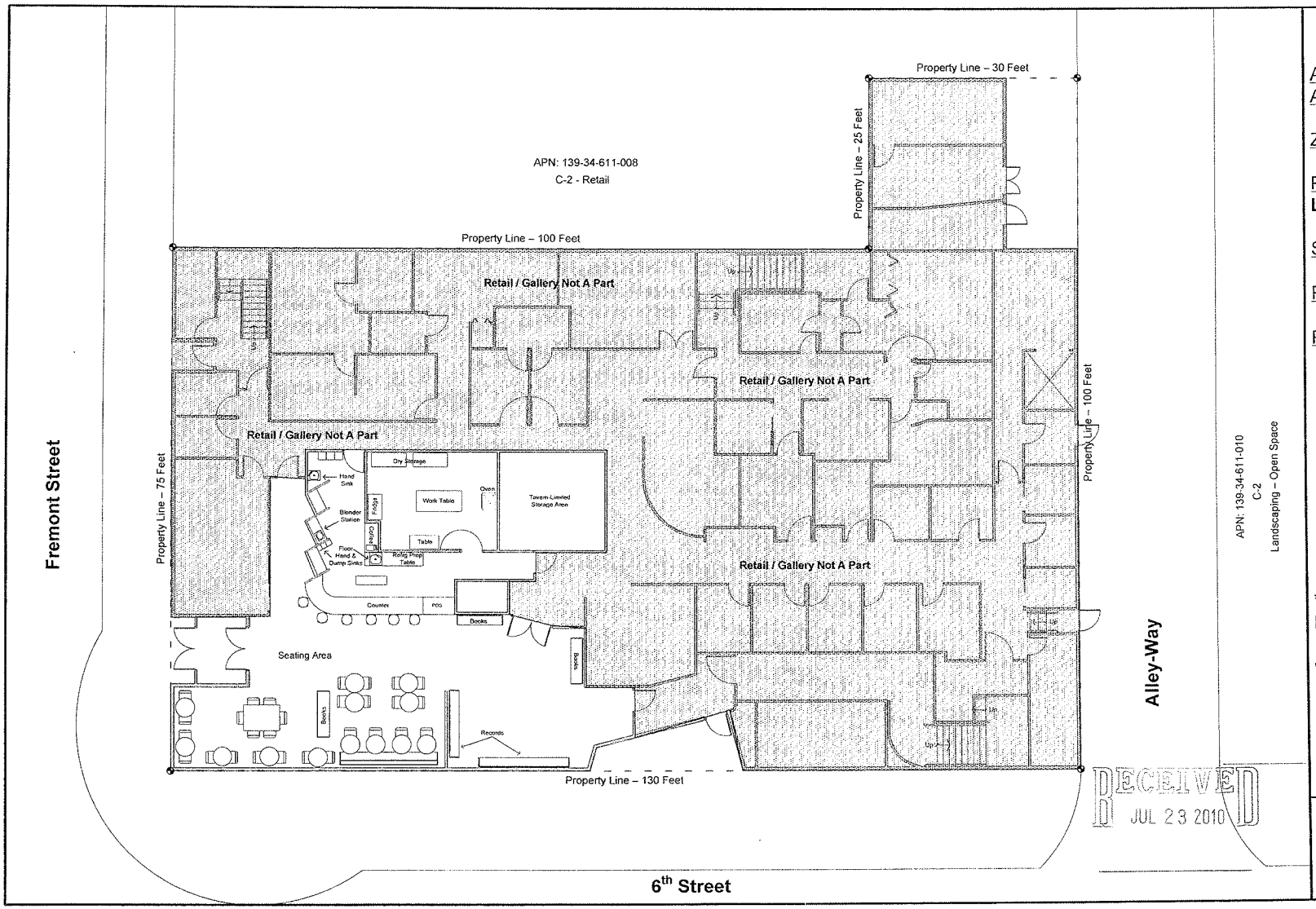
ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. Sept. 10, 2010

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.



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Project Details

Address: **520 Fremont St**
APN: **139-34-611-009**

Zoning: **C-2**

Proposed Use: **Tavern-Limited**

SF: **1,900 SF**

Parking Provided: **0**

Parking Required: **140***
***Restaurant – 27**
(1,900 SF 60/40 split)
(1:50 Seating)
(1:200 Remaining)

***Retail/Gallery – 47**
(8,195 SF @ 1:175)

***Office (2nd/3rd FL) – 66**
(19,780 SF @ 1:300)

NOTE The subject site is located within the Downtown Centennial Plan which states the above parking standards are not automatically applied. Further, the subject restaurant is an existing use.

The Beat Coffeehouse – SITE PLAN

Scale :

0 ft 9 ft 15 ft 30 ft

N

SUP-38824
REVISED

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

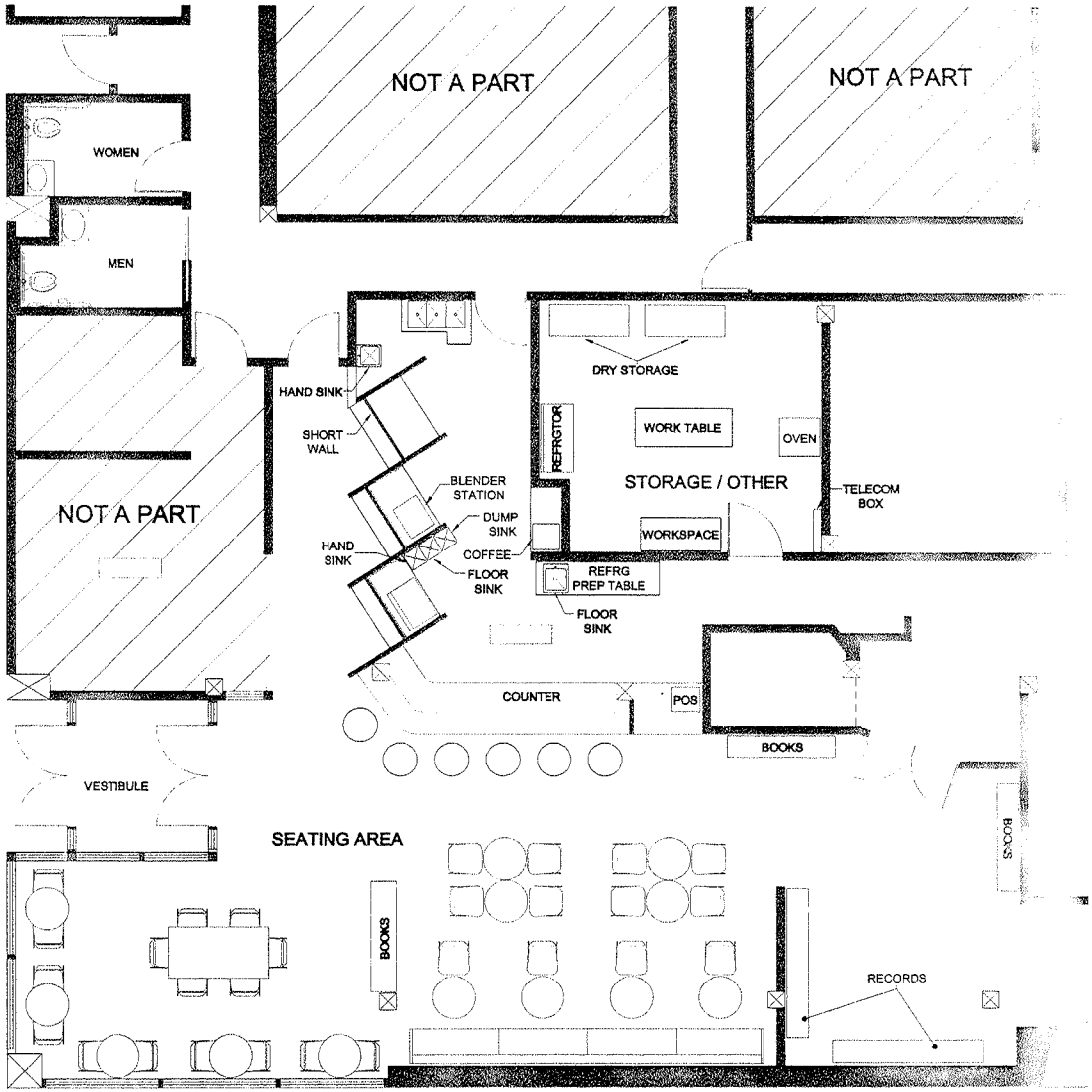
SHEET TITLE: FIRST LEVEL FLOOR PLAN – PROPOSED

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"

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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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JUL 09 2010
SUP-38824

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**

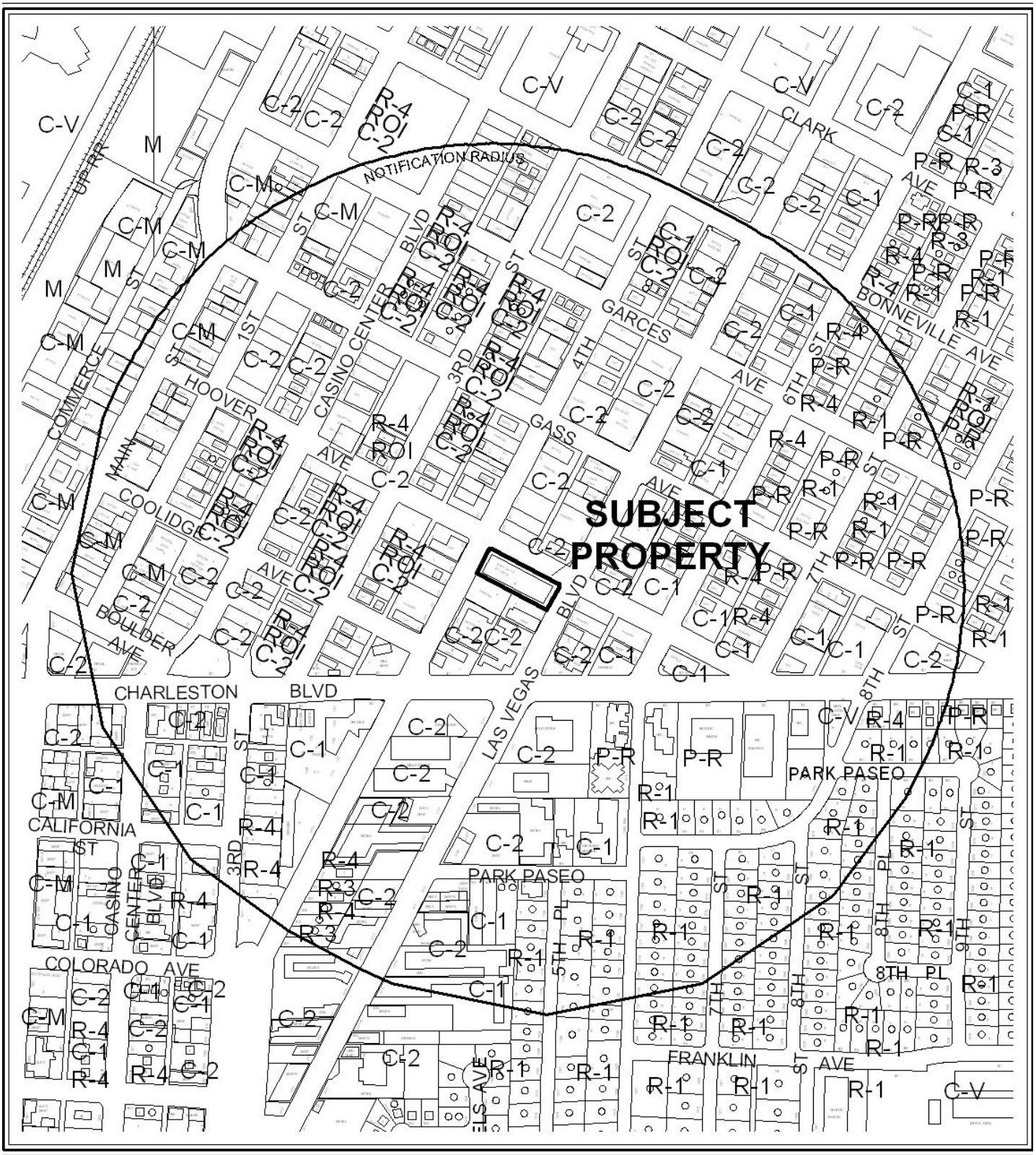
SUBJECT:
SUP-38842 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC. - Request for a Special Use Permit FOR A PROPOSED 3,937 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA at 900 South Las Vegas Boulevard, Suite #140 (APN 139-34-411-122), C-2 (General 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:
None

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



0 300 600 Feet

CASE: **SUP-38842**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-38842**

RADIUS: 1500 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38842** APN: 139-34-411-122

Name of Property Owner: RETAIL 130 INC

Name of Applicant: THE LADY SILVIA

Name of Representative: DWAYNE ESHENBAUGH

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: SAM CHERRY

Subscribed and sworn before me

This 28th day of June, 2010

_____

Notary Public in and for said County and State

JASON LEDELL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-2012
Certificate No: 08-6641-1

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT FOR URBAN LOUNGE AT SOHO LOFTS

Project Address (Location) 900 S. LAS VEGAS BOULEVARD, LAS VEGAS, NEVADA 89101

Project Name THE LADY SILVIA (URBAN LOUNGE) **Proposed Use** URBAN LOUNGE

Assessor's Parcel #(s) 13934411122 **Ward #** _____

General Plan: existing CENTE proposed _____ **Zoning:** existing C-2 proposed SAME

Commercial Square Footage 3,937 **Floor Area Ratio** N/A

Gross Acres N/A **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER RETAIL 130 INC. **Contact** SAM CHERRY

Address 900 S. LAS VEGAS BLVD. # 120 **Phone:** (702) 630-1802 **Fax:** 920.8424

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address sam@cherrylv.com

APPLICANT THE LADY SILVIA INC. **Contact** SAM CHERRY

Address 900 S. LAS VEGAS BLVD. # 120 **Phone:** (702) 630-1802 **Fax:** 920.8424

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address sam@cherrylv.com

REPRESENTATIVE NOVUS ARCHITECTURE, LLC **Contact** DWAYNE R. ESHENBAUGH

Address 3225 VIA SERANOVA **Phone:** (702) 522-9292 **Fax:** _____

City HENDERSON **State** NV **Zip** 89044

E-mail Address DWAYNEE@NOVUSARCHITECTURE.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 SAM CHERRY

Subscribed and sworn before me

This 12th day of July, 20 10.

_____

Notary Public in and for said County and State

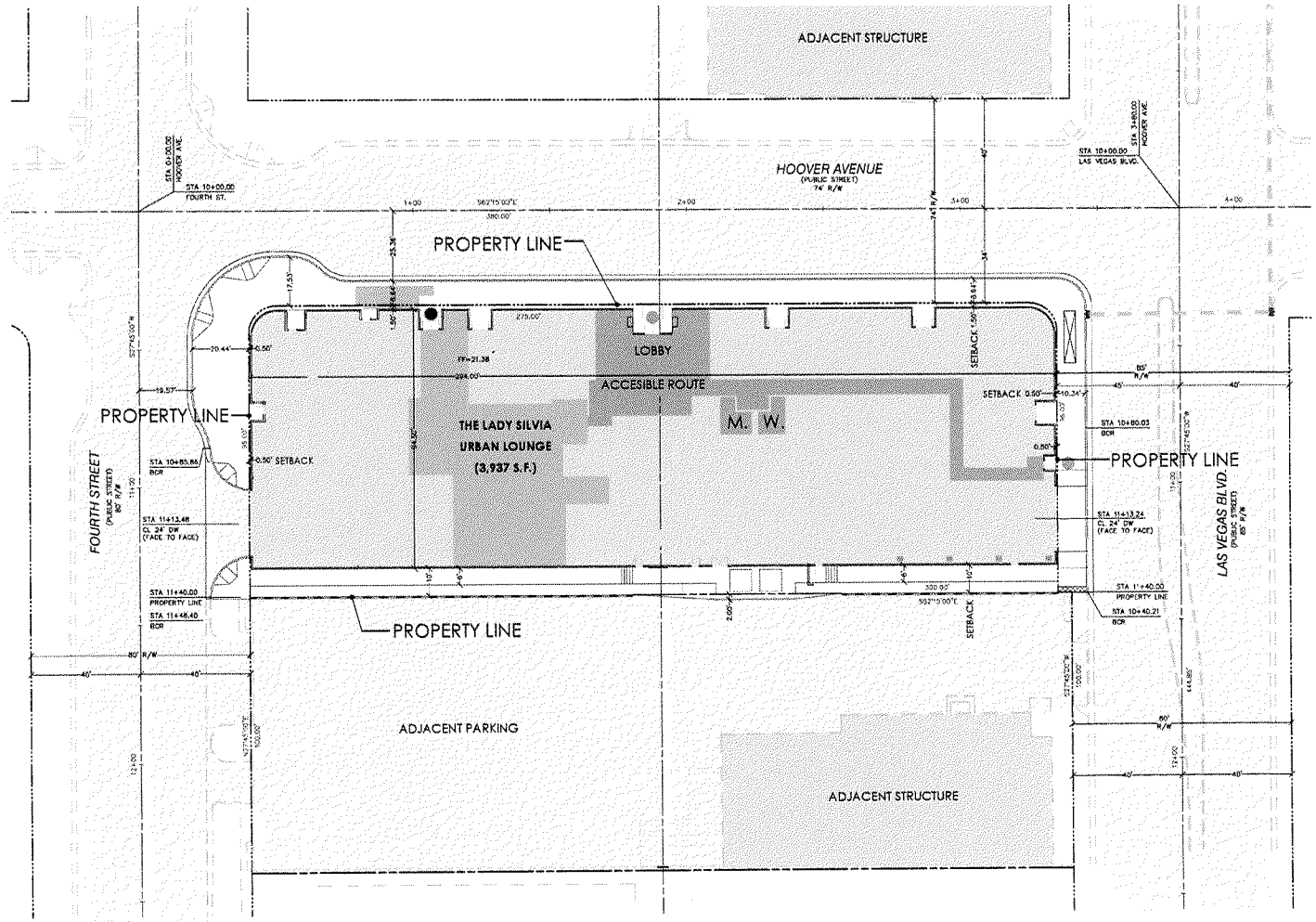
JASON LEDELL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-2012
Certificate No: 08-6641-1

FOR DEPARTMENT USE ONLY

Case #	SUP-38942
Meeting Date:	8/26/10
Total Fee:	1280.00
Date Received:*	7-13-10
Received By:	JFmed

*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
JUL 13 2010



PROJECT DATA:

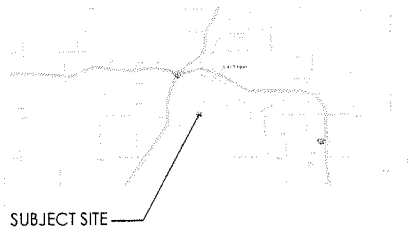
SPECIAL USE PERMIT FOR AN URBAN LOUNGE
900 S. LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101
APN: 1393441112
ZONING: GENERAL COMMERCIAL DISTRICT, C-2
GENERAL PLAN: CENTENNIAL PLAN

TOTAL PROJECT SQUARE FOOTAGE: 3,937 SF

PARKING CONSIDERATIONS:

1. Ample public street and garage parking exists off-site but within walking distance.
2. On-Street Valet parking is permitted within the Centennial Planning area.
3. A number of spaces within the SOHO LOfts parking garage will be available for employees.

VICINITY MAP



LEGEND

- EXITS FROM THE LADY SILVIA
- ACCESSIBLE ROUTE TO EXITS AND RESTROOMS
- THE LADY SILVIA URBAN LOUNGE T.I. SPACE
- FIRST LEVEL OF SOHO LOFTS (COMMERCIAL)
- PAVEMENT AREAS

N

ARCHITECTURAL SITE PLAN

CHERRY JULY 12, 2010

NOVUS Architecture

THE LADY SILVIA
URBAN LOUNGE AT SOHO LOFTS

0 10' 20' 40' 60'

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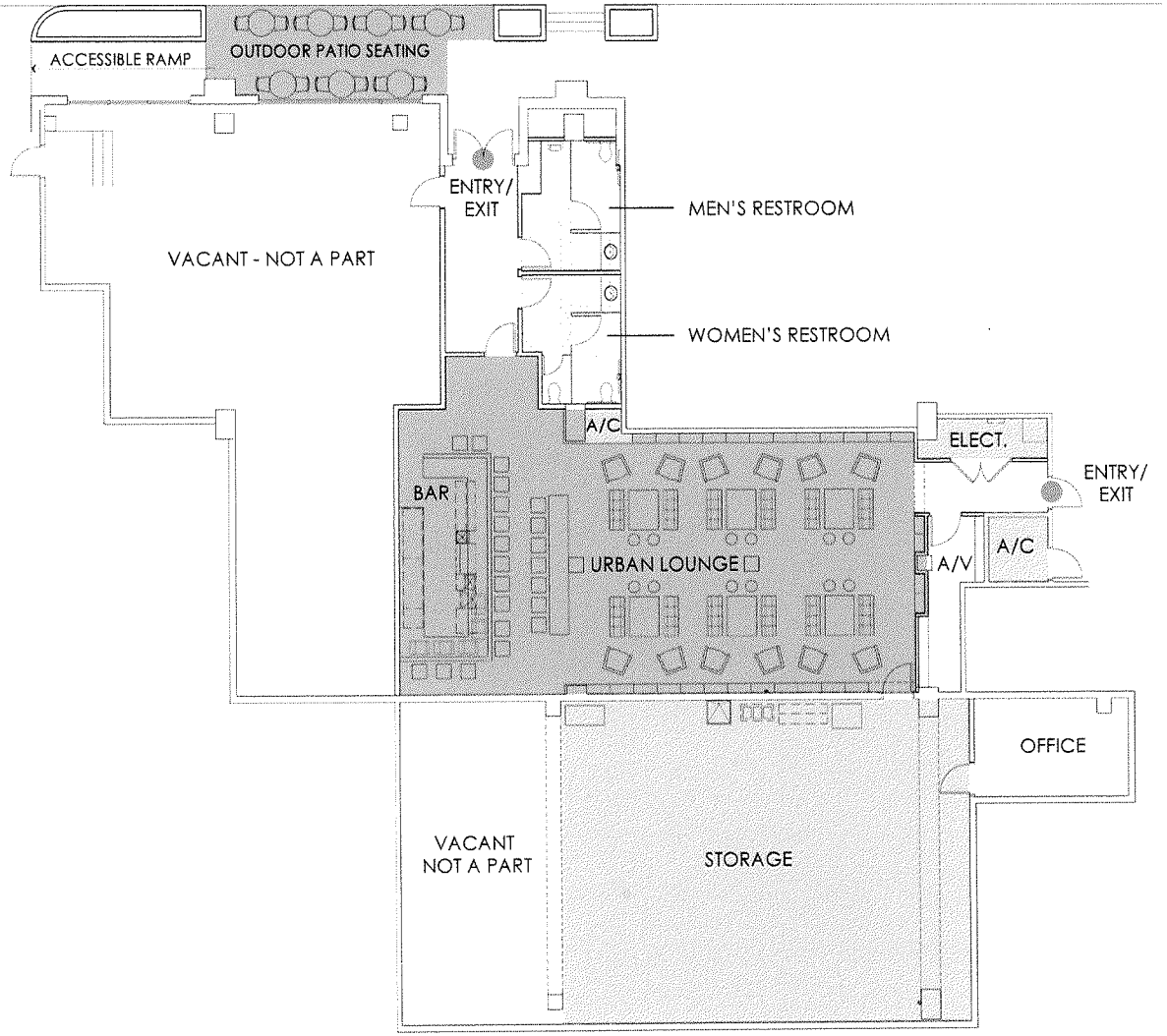
JUL 13 2010

SUP-38842



PROJECT DATA:

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302

GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:
- BANQUET HALLS
- NIGHT CLUBS
- RESTAURANTS
- TAVERNS AND BARS

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT (2006 IBC - TABLE 1004.1.1)

TOTAL PROJECT SQUARE FOOTAGE: 3,937 SF

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
726 SF / 100 = 8 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated)
1,490 SF / 15 = 100 OCCUPANTS (INTERIOR)
245 SF / 15 = 17 OCCUPANTS (OUTDOOR PATIO)

ACCESSORY STORAGE AREAS (300 GSF Floor Area Per Occupant)
1,476 SF / 300 = 5 OCCUPANTS

TOTAL OCCUPANTS: 130

EXITS REQUIRED BY 2006 UBC CHAPTER 1015

URBAN LOUNGE SEATING REQUIREMENT (Per Chapter 19.04 LVZC)

Minimum Special Use Permit Requirements:

1. The use is limited to the area located within the boundaries of the Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
2. For each seat provided at the bar of the establishment, there must be a minimum of 2 seats within a lounge area located away from the bar.

NUMBER OF BAR SEATS: 15 **REQUIRED NUMBER OF LOUNGE SEATS: 30**
PROVIDED NUMBER OF LOUNGE SEATS: 55

3. The use is subject to the provisions of Chapter 6.40 relating to gaming and Chapter 6.50 relating to liquor control.

On-site Parking Requirement: To be determined on a case-by-case basis.

N

ARCHITECTURAL FLOOR PLAN

CHERRY JULY 12, 2010

NOVUS Architecture

THE LADY SILVIA
URBAN LOUNGE AT SOHO LOFTS

0 4' 8' 16' 16'

SUP-38842

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JUL 13 2010

NOVUS ARCHITECTURE, LLC

ARCHITECTURE
INTERIORS
PLANNING

3225 Via Seranova I Henderson, Nevada 89044 I O. 702.522.9292
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal Architect / Owner

July 13, 2010

Mr. Doug Rankin, AICP
City of Las Vegas Planning Manager
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
FAX (702) 474-0352

RE: Justification Letter
The Lady Silvia (Urban Lounge)
900 S. Las Vegas Boulevard, # 140
Las Vegas, Nevada 89101

Dear Doug:

My client desires to design and build a 3,9,37 SF Urban Lounge in unoccupied space on the first level of the SOHO Lofts. The use is permitted under the current zoning which is General Commercial District C-2. A Special Use Permit will be required for the alcoholic beverage license - Urban Lounge. A gaming license will also be required for the five (5) machines located at the bar.

At this time, the project will not be constructed to LEED or equivalent standards however we will be integrating tank less water heaters and LED lighting into the project.

The project will be open for business 24 hours a day, making it an asset to the downtown area and a desirable amenity for the residents of SOHO Lofts. They anticipate 15 employees working at the Lady Silvia.

We appreciate your support of this project and look forward to working with the City of Las Vegas staff during the entitlement process. Should you have any questions, please give me a call.

Best Regards,

NOVUS Architecture, LLC
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal Architect / Owner

RECEIVED
JUL 13 2010

SUP-38842

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**

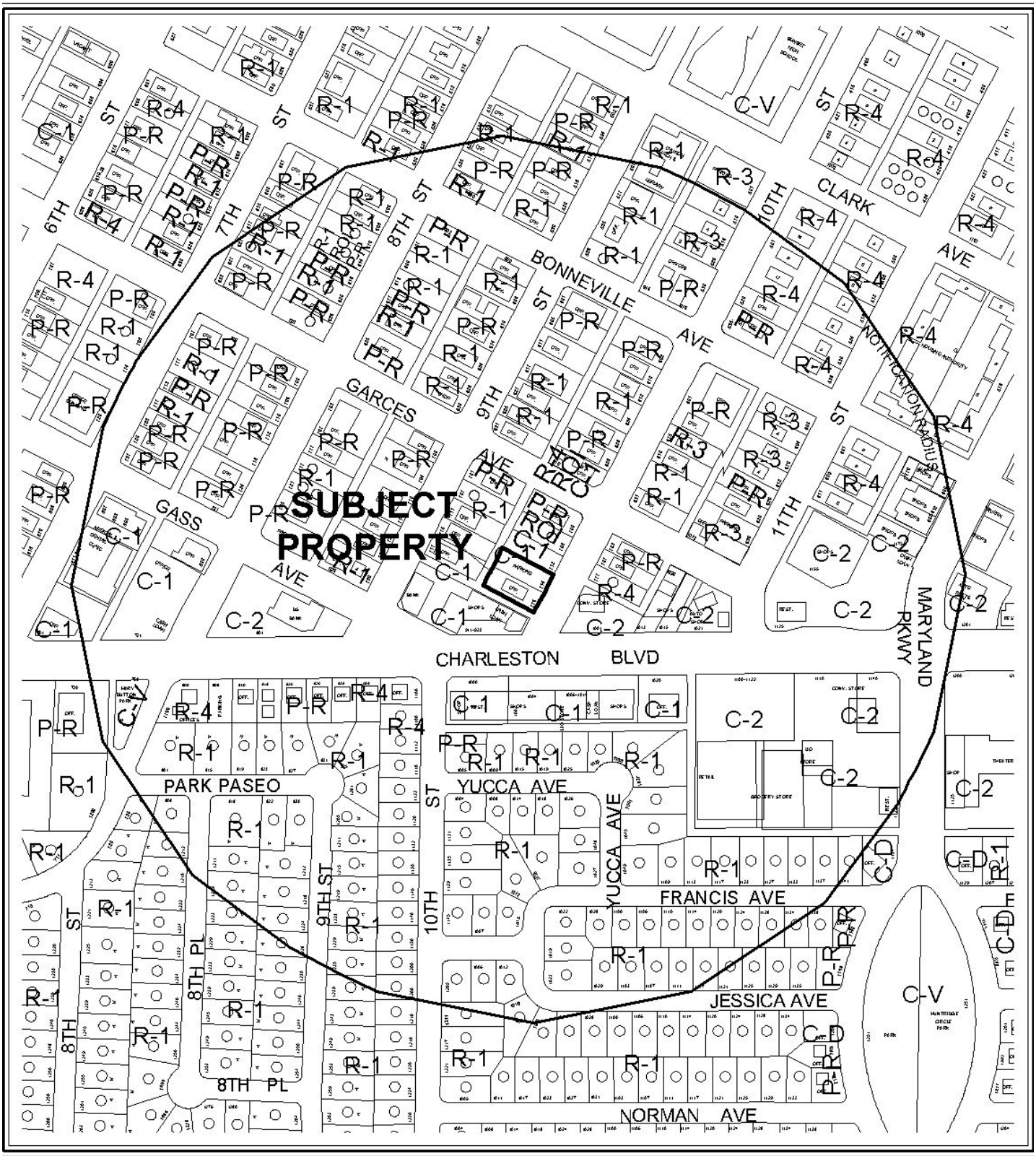
SUBJECT:
SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A 1,100 SQUARE-FOOT BAILBOND SERVICE at 714 and 716 South Tenth Street (APN 139-34-810-104 and 105), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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:
APPROVAL

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



0 200 400 Feet

CASE: **SUP-38864**

RADIUS: 1000 FT

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

N



CASE: **SUP-38864**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38864** APN: 139-34-810-105 & 104

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Lloyds of Las Vegas DBA: Aztlan Bail Bonds

Name of Representative: Karina Alfaro

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark Dix

Subscribed and sworn before me

This 13th day of JULY, 2010

Elizabeth Moore

Notary Public in and for said County and State

ELIZABETH MOORE
COMM. #1806602
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. JULY 15, 2012

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JUL 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Lloyds of Las Vegas DBA: Aztlan Bail Bonds

Project Address (Location) 716 S. 10th Street Las Vegas, NV 89101

Project Name _____ **Proposed Use** Bail Bond Office

Assessor's Parcel #(s) 139-34-810-105 & 164 **Ward #** _____

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

Commercial Square Footage 1047 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Charleston Towers LLC **Contact** John Weisler

Address 18501 Collier Ave #B-106 **Phone:** (702) 595-4295 **Fax:** _____

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address jwmichaels@earthlink.net

APPLICANT Aztlan Bail Bonds **Contact** Karina Alfaro

Address 716 S. 10th Street **Phone:** (702) 366-1421 **Fax:** (702) 366-1869

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

E-mail Address aztlanbailbonds@yahoo.com

REPRESENTATIVE Huggins Law Office **Contact** Mr. Huggins

Address 228 S. Fourth Street **Phone:** (702) 387-4014 **Fax:** (702) 387-3129

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

E-mail Address _____

Property Owner Signature* for: Charleston Towers LLC

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

Print Name Mark S. Dix

Subscribed and sworn before me

This 13th day of July, 20 10.

Elizabeth Moore

Notary Public in and for said County and State

ELIZABETH MOORE
COMM. #1806602
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. JULY 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-38864
Meeting Date:	8-26-10
Total Fee:	$1030.00
Date Received:*	7-13-10
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.

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

Revised 10/27/08

RECEIVED
JUL 15 2010

Charleston Towers, LLC
18501 Collier Ave. Suite B-106

Lake Elsinore, CA. 92530

July 13, 2010

Application / Petition Form

Planning and Development Department

I, Mark Dix , am the managing member and have financial interest in said property located at 716 S.. 10th Street, Las Vegas, 89101.

Best regards,

Mark Dix
em

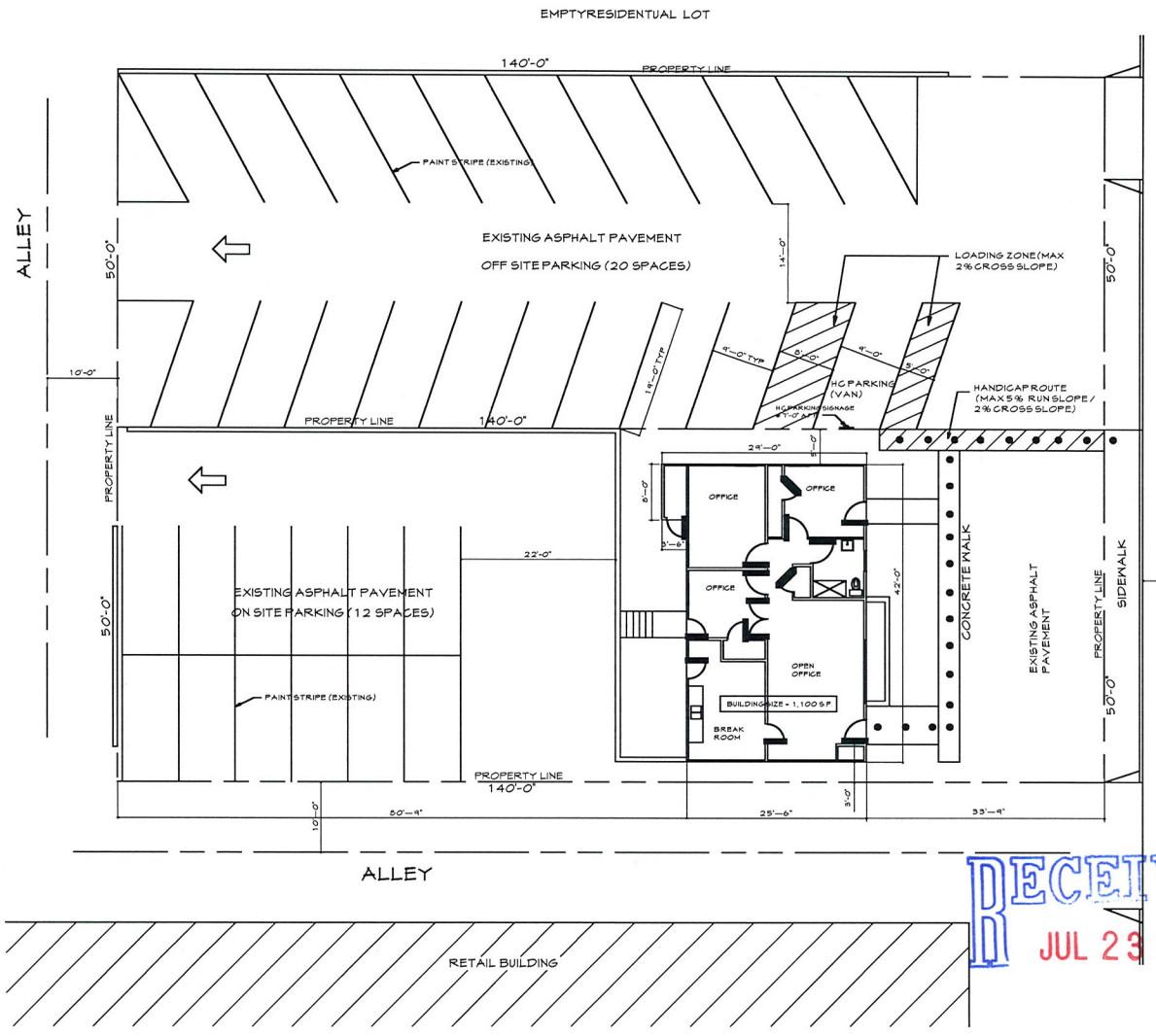
Property Owner Signature _____

Print Name MARK S. DIX

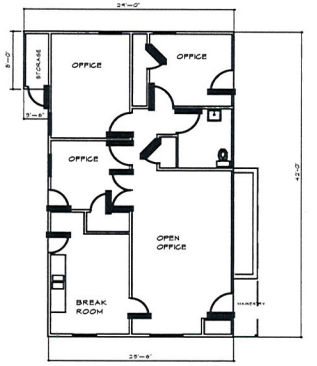
Subscribed and sworn before me
This 13th day of July, 2010
Elizabeth Moore

ELIZABETH MOORE
COMM. #1806602
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. JULY 15, 2012

RECEIVED
JUL 15 2010



EXISTING SITE PLAN
SCALE: 1/8"



BUILDING SIZE = 1,100 S.F.
OFFICE OCCUPANCY =
1,100 S.F. / 100 = 11 PERSONS

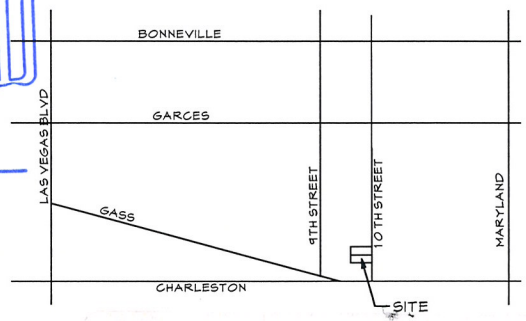
EXISTING FLOOR PLAN
SCALE 1/8"

PARKING ANALYSIS

PARKING PROVIDED : 12 SPACES ON SITE
20 SPACES OFF SITE
32 SPACES TOTAL

PARKING REQUIRED:
1,100 S.F. BUILDING SIZE / 300 = 4 SPACES

PROPERTY SIZE = 7,000 S.F.



VICINITY MAP

Axtlan Bail Bonds Office
716 South 10th Street
Las Vegas, Nevada 89101

RECEIVED
JUL 23 2010

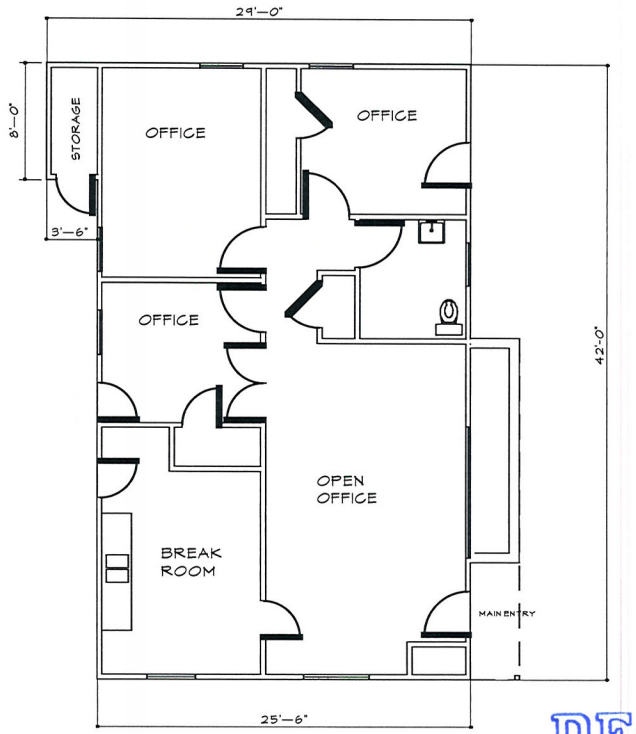
SUP-38864
REVISED

Axtlan Bail Bonds Office
716 South 10th Street
Las Vegas, Nevada 89101
SITE PLAN / FLOOR PLAN AS-BUILT

REVISIONS

RICHARD P. THRELFALL ARCHITECT, INC.
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

A-1



BUILDING SIZE = 1,100 S.F.

OFFICE OCCUPANCY =
1,100 S.F. / 100 = 11 PERSONS

RECEIVED
JUL 23 2010

EXISTING FLOOR PLAN
SCALE: 1/4"

Axtlan Bail Bonds Office
716 South 10th Street
Las Vegas, Nevada 89101

SUP-38864
REVISED

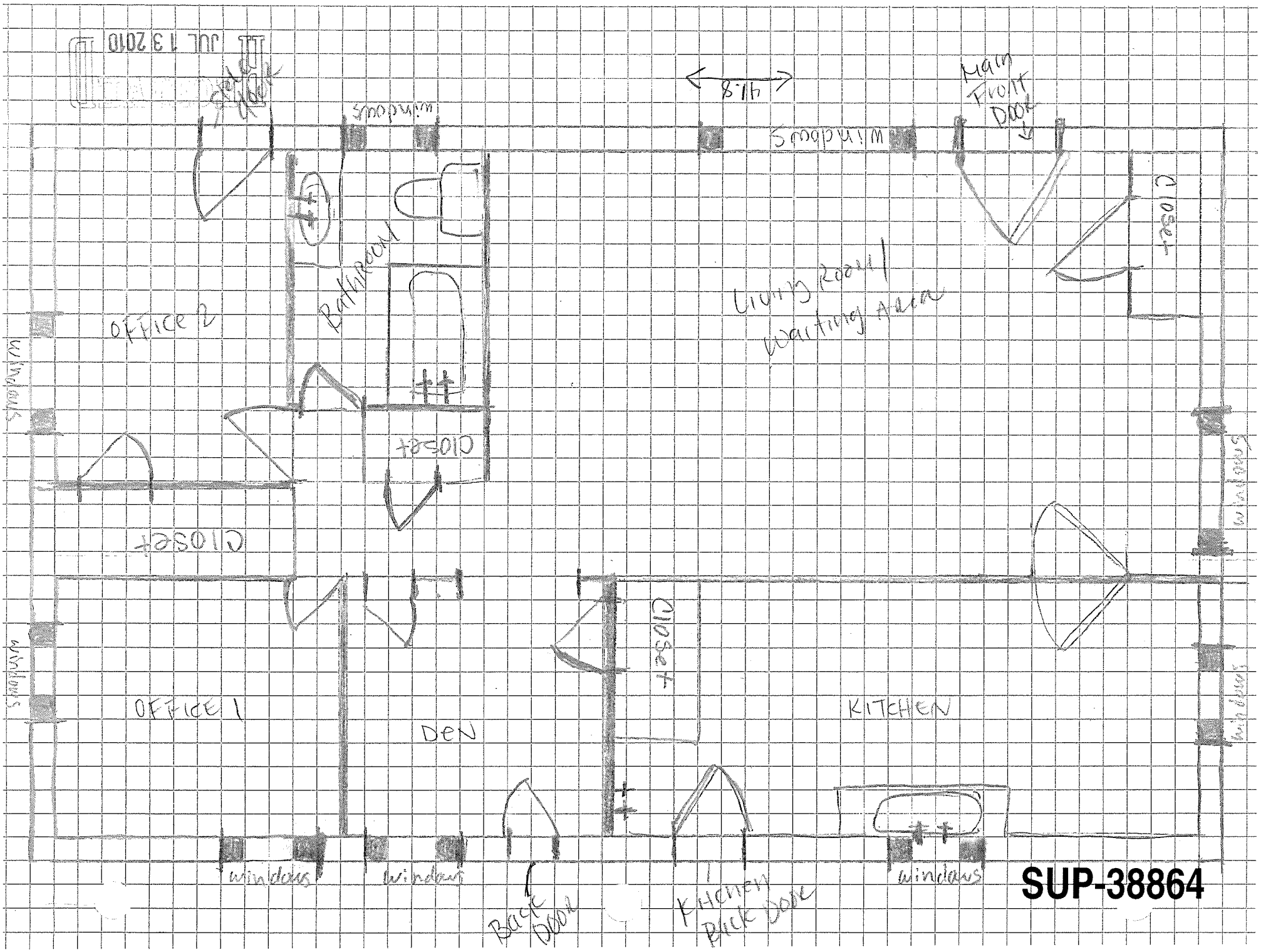
Axtlan Bail Bonds Office
716 South 10th Street
Las Vegas, Nevada 89101
FLOOR PLAN AS-BUILT

REVISIONS
1
2
3
4

ALL DRAWINGS, SPECIFICATIONS, COPIES AND THEIR CONTENTS ARE THE PROPERTY OF AND ARE THE ARCHITECT'S AND SHALL REMAIN SUCH PROPERTY. ANY USE OR REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD P. THRELFALL ARCHITECT.

RICHARD P. THRELFALL ARCHITECT, INC.
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

A-2


JUL 13 2010
Side Door
windows
41.8
Main Front Door
windows
Closet
Bathroom
Living Room / Waiting Area
OFFICE 2
windows
Closet
Closet
windows
25.5
windows
Closet
OFFICE 1
DEN
KITCHEN
windows
windows
windows
windows
Back Door
Kitchen Back Door

SUP-38864

3003 S. Valley View Blvd. # 150
Las Vegas, NV 89102
702.366.1421 Phone
702.366.1869 Fax

07/13/2010

To whom it may concern:

We Lloyds of Las Vegas DBA: Aztlan Bail Bonds are a bail bonds office with 3 employees. Our hours of operations are 8:00 am to 8:00 pm, seven (7) days a week. We have 2 other locations already licensed; location #1 Free at Last Bail Bonds located at 3003 s Valley View # 150 Las Vegas, NV 89102 & Location #2 Free at Last Bail Bonds Located at 2657 N. Las Vegas Blvd Ste. D North Las Vegas, NV 89030. We have a bail license through the Division of Insurance to cover all the locations, License # 622315 for both Free at Last Location and License # 699924 for Aztlan Bail Bonds (Information is also attached). If you should need any more information or should have any questions or concern please feel free to reach our office at 702-366-1421.

Thank you,

07.13.10

Lloyd J. Henderson
President/Owner

RECEIVED
JUL 13 2010

SUP-38864

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**

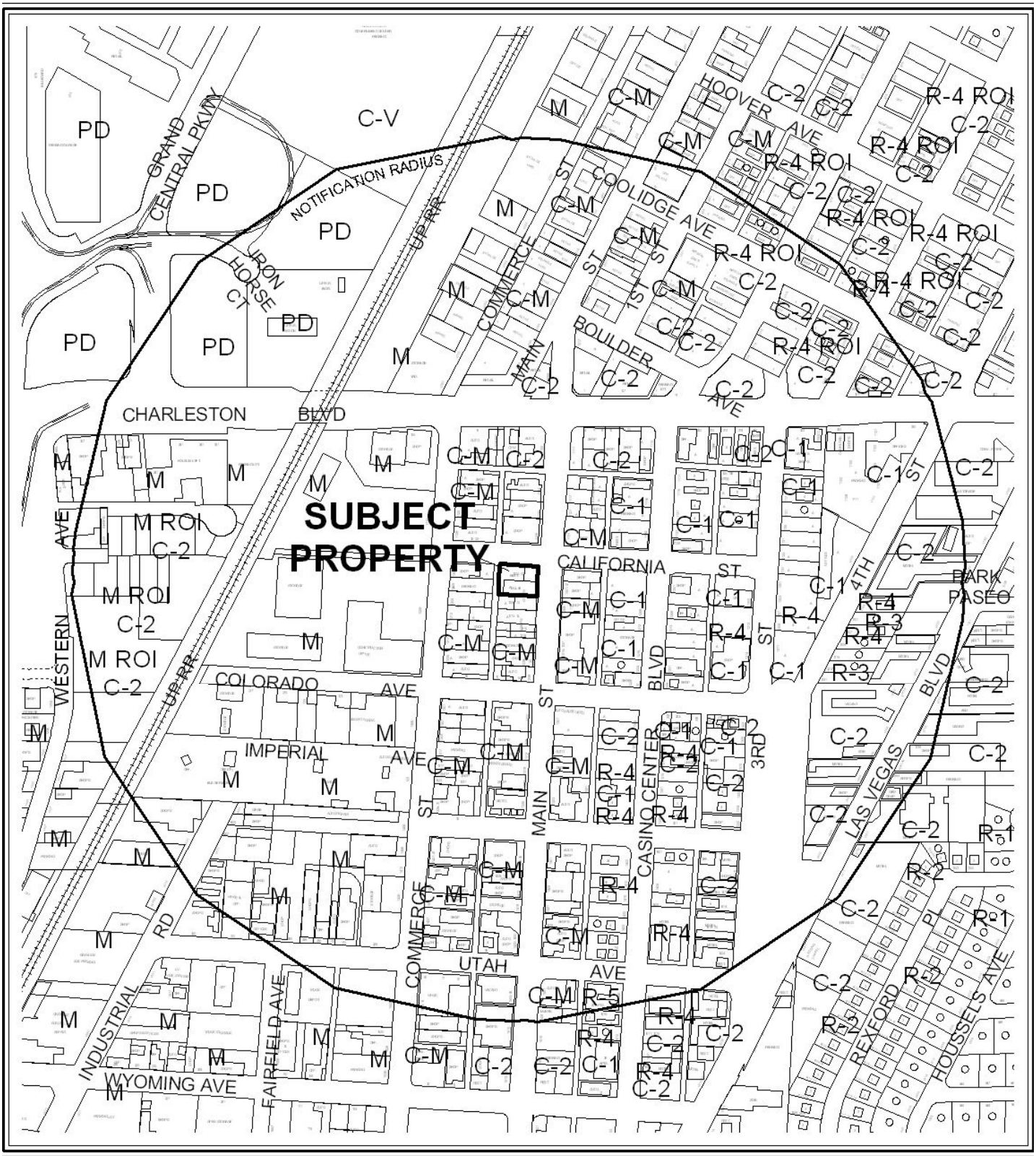
SUBJECT:
SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE WITH OUTDOOR DINING AREA WITHIN AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

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:
None

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



0 300 600 Feet

CASE: **SUP-38865**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-38865**

RADIUS: 1500 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38865** APN: 162-03-110-132

Name of Property Owner: ~~Raul and Maria Guadalupe Gil~~ MGG LLC

Name of Applicant: RAUL & MARIA GUADALUPE GIL

Name of Representative: GASPAR ANDRADE

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: Maria G. Gil Raul G. Gil

Subscribed and sworn before me

This 13th day of July, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MEGAN E. KEARNEY
Appt. No. 05-97721-1
My Appt. Expires June 15, 2013

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP URBAN LOUNGE, OUTDOOR DINING

Project Address (Location) 1204 S. Main St.

Project Name CASA DON JUAN **Proposed Use** _____

Assessor's Parcel #(s) 162-03-110-132 **Ward #** _____

General Plan: existing X C proposed _____ **Zoning:** existing X C-M proposed _____

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

Gross Acres .327 **Lots/Units** _____ **Density** _____

Additional Information _____

→ MGGLLC

PROPERTY OWNER ~~RAUL & MARIA GUADALUPE~~ GIL **Contact** _____

Address 1204 S. Main St. **Phone:** 384-8070 **Fax:** 384-8086

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE GASPAR ANDRADE **Contact** SAME

Address 2550 DESERT INN RD **Phone:** 821-6699 **Fax:** _____

City LAS VEGAS, NV **State** NV **Zip** 89121

E-mail Address gandrade390@gmail.com

Property Owner Signature* _____ Raul G.

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

Print Name Maria Guadalupe Gil (Raul G.)

Subscribed and sworn before me

This 13th day of July, 20 10.

_____

Notary Public in and for said County and State

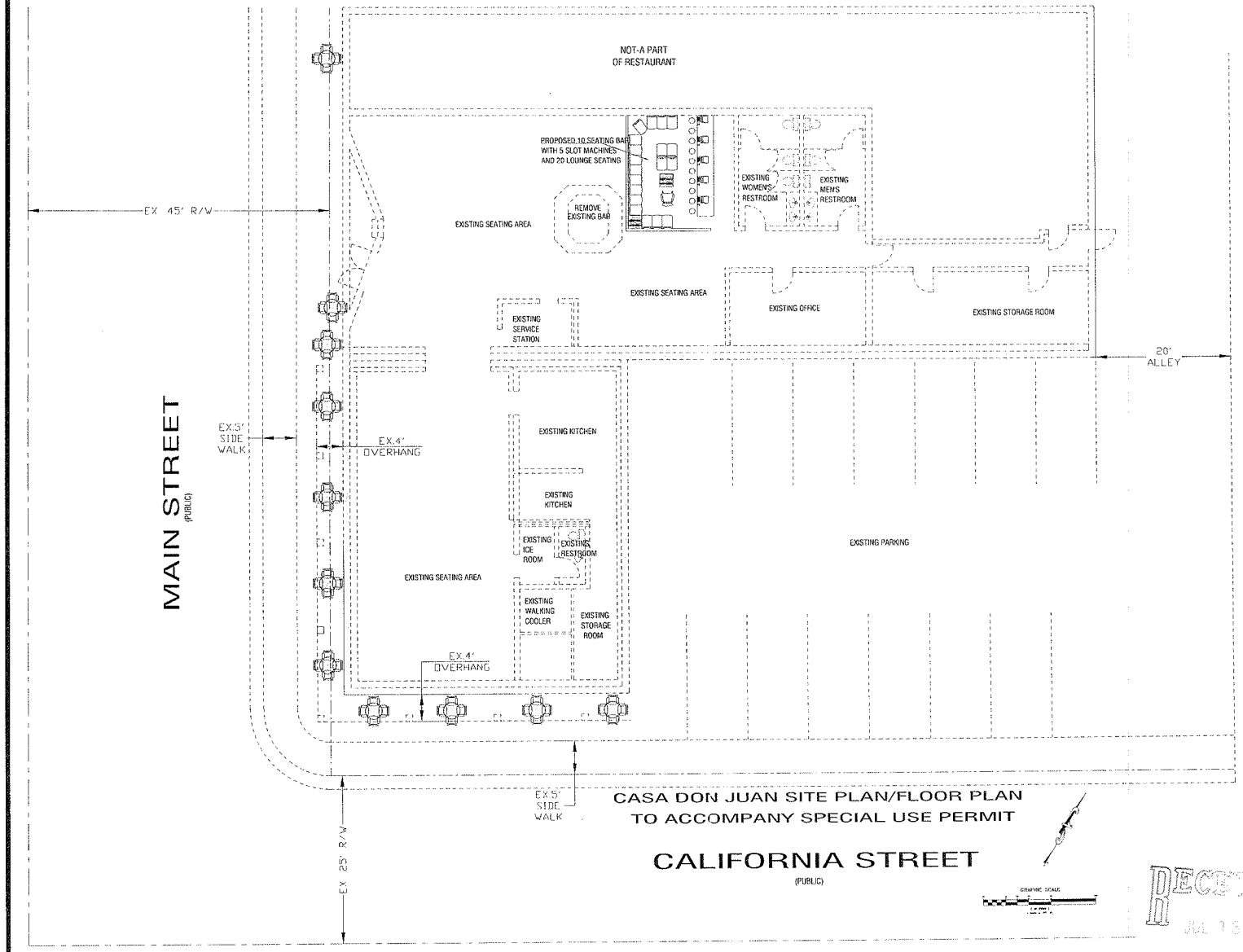
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MEGAN E. KEARNEY
Appt. No. 05-97721-1
My Appt. Expires June 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-38865
Meeting Date:	8-26-10 PC
Total Fee:	$1,030.00
Date Received:*	7/13/10
Received By:	

RECEIVED
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.



RAUL AND GUADALUPE GIL
1204 S. MAIN STREET LAS VEGAS, NV
APN#162-03-110-132

CASA DON JUAN
SITE PLAN/FLOOR PLAN

SP1

RECEIVED
JUL 15 [illegible]

SUP-38865

May 17, 2010

City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: (APN# 162-03-110-132)

To Whom It may concern,

On behalf Raul and Maria Guadalupe Gil, I'm submitting herewith a petition letter for the special use permit for Urban Lounge and Outdoor Dining and entertainment within an existing establishment located at 1202 S. Main Street, Las Vegas, NV. (Casa Don Juan). The Urban Lounge will consist of installation of ten (10) seating bar with five (5) slot machines and 20 lounge seating area as required for title 19 chapter 19.04 table 2 that requires to provide two (2) seat minimum for each seat provided in the bar. The existing zone for the establishment mentioned is a C-M and is located within the G-O Gaming Enterprise Overlay District.
The mentioned establishment is also located within Las Vegas Downtown Centennial Plan which allows outdoor dining entertainment and alcohol serving, this establishment counts with the required licenses for alcohol and food services.

We feel this project will comply with the intent to enhance the area and the approval of this project will not have a negative effect on the environment, or general welfare of the public or surrounding area.

Thank you for your consideration of this request. Should you have any questions, please feel free to contact me at 821-6699.

Very Truly Yours,

Gaspar Andrade

RECEIVED
JUL 13 2010
SUP-38865

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**

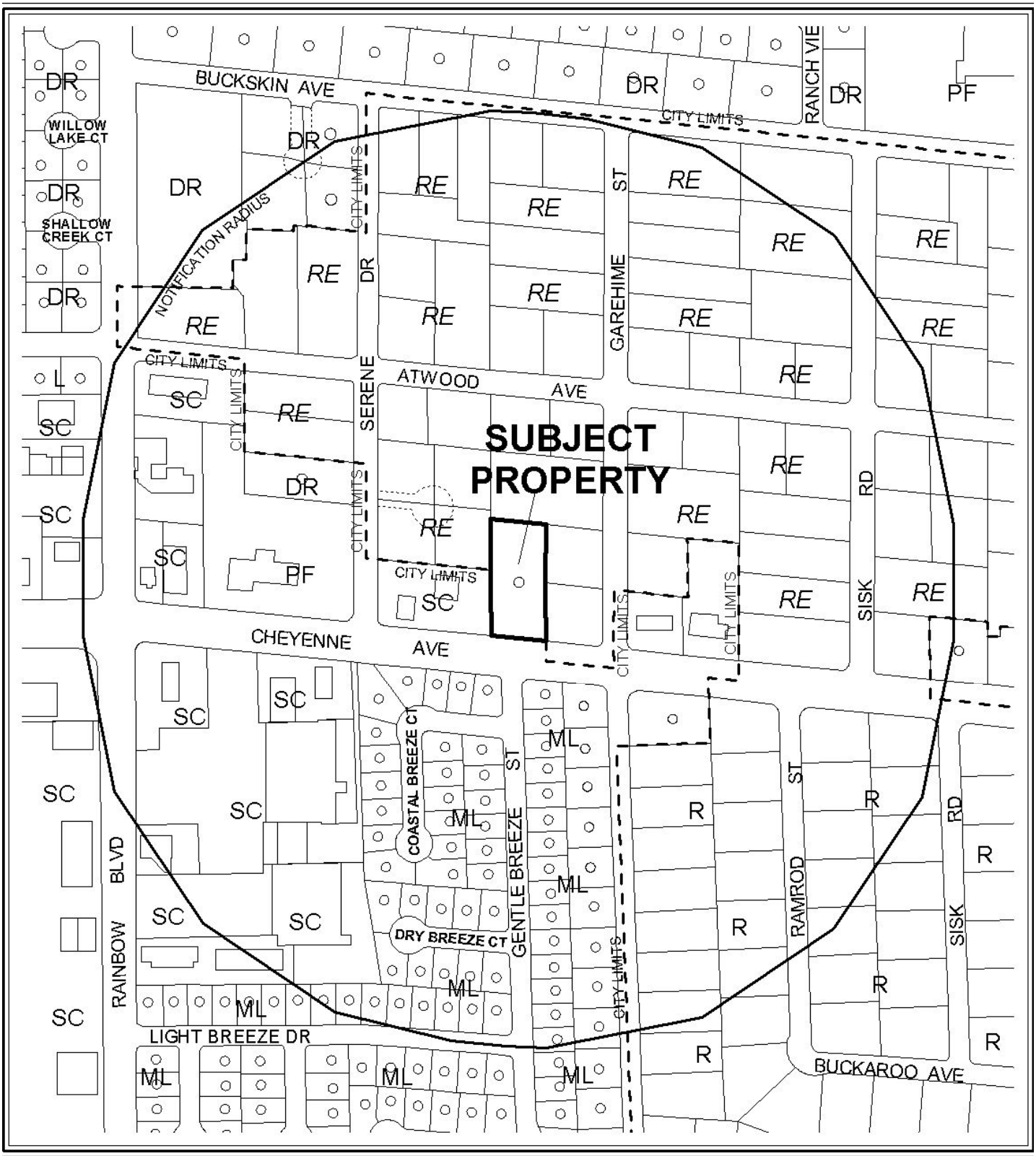
SUBJECT:
ABEYANCE - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony). Staff recommends APPROVAL.

C.C.: 10/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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



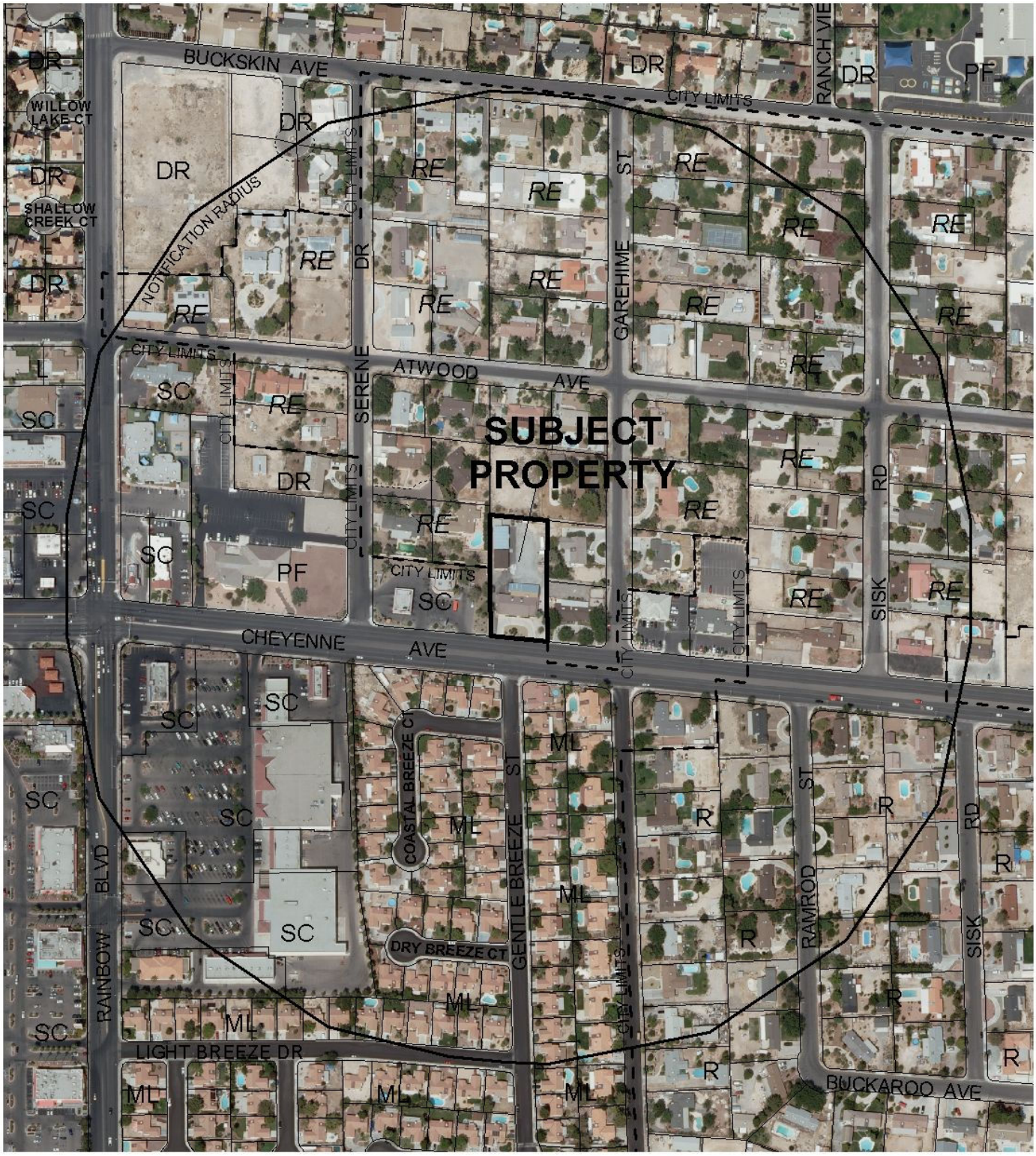
CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA

THE APPLICANT REQUESTS THESE ITEMS BE HELD IN ABEYANCE TO THE AUGUST 26, 2010 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

Revised 11-14-06

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

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

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

City LAS VEGAS **State** NEVADA **Zip** 89106

E-mail Address SUZY@MAUI ONE INC • COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1748 **Fax:** 645 7093

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

E-mail Address SUZY@MAUI ONE INC • COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

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

RECEIVED
JUN 15 2010

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

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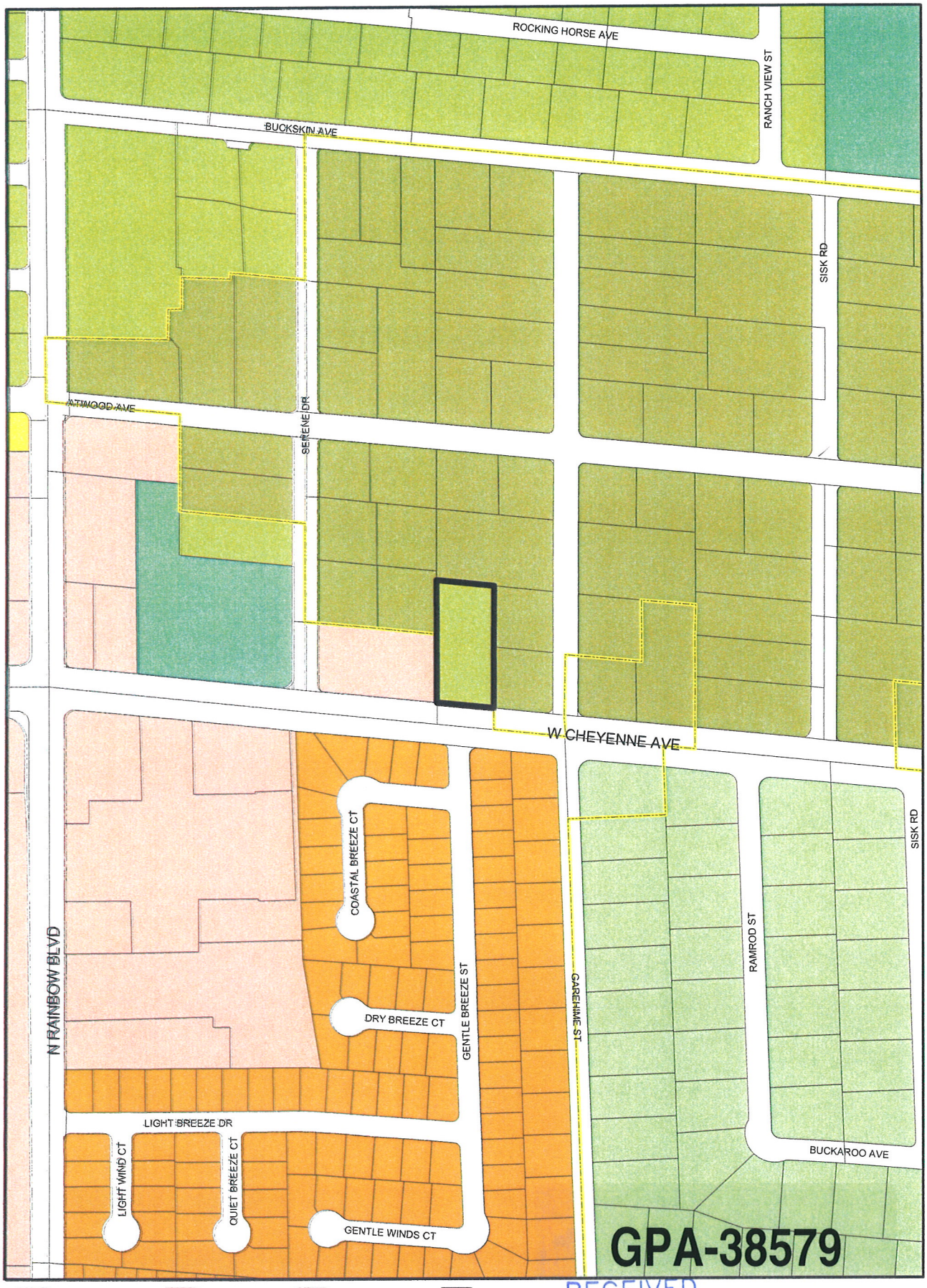
GENERAL PLAN AMENDMENT Parcel: 138-11-406-012



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

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JUN 15 2010

From DR TO SC

Data Current as of: June 10, 2010

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

PLANNING & DEVELOPMENT

SITE INFORMATION

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

AREA (Approximate, to be verified)
Net Area: 46,008.75 SF ÷ 43,560 SF =
1.58 ACRES.

PARKING REQUIREMENTS

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

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

SETBACKS

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

BUILDING HEIGHT

Allowed:	35'
Provided:	24'

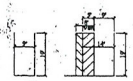
BUILDING COVERAGE

Allowed:	50%
Provided:	48%

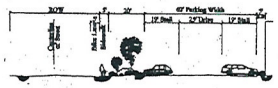
BUILDING AREAS

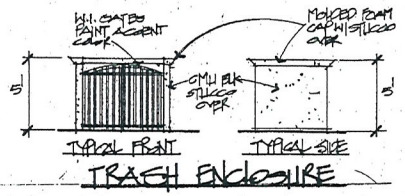
EXIST. 1 STORY STRUCTURE:	3508 SF
REC. BLDG. - 2 STORY	= 2401 SF
BUILDING A	= 4113 SF
BUILDING B	= 11,792 SF
TOTAL	22,314 SF

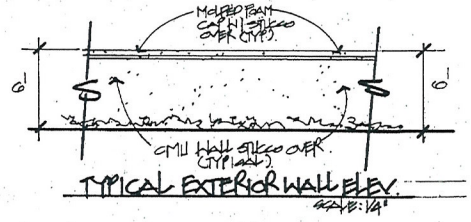

Fire Turning Radius

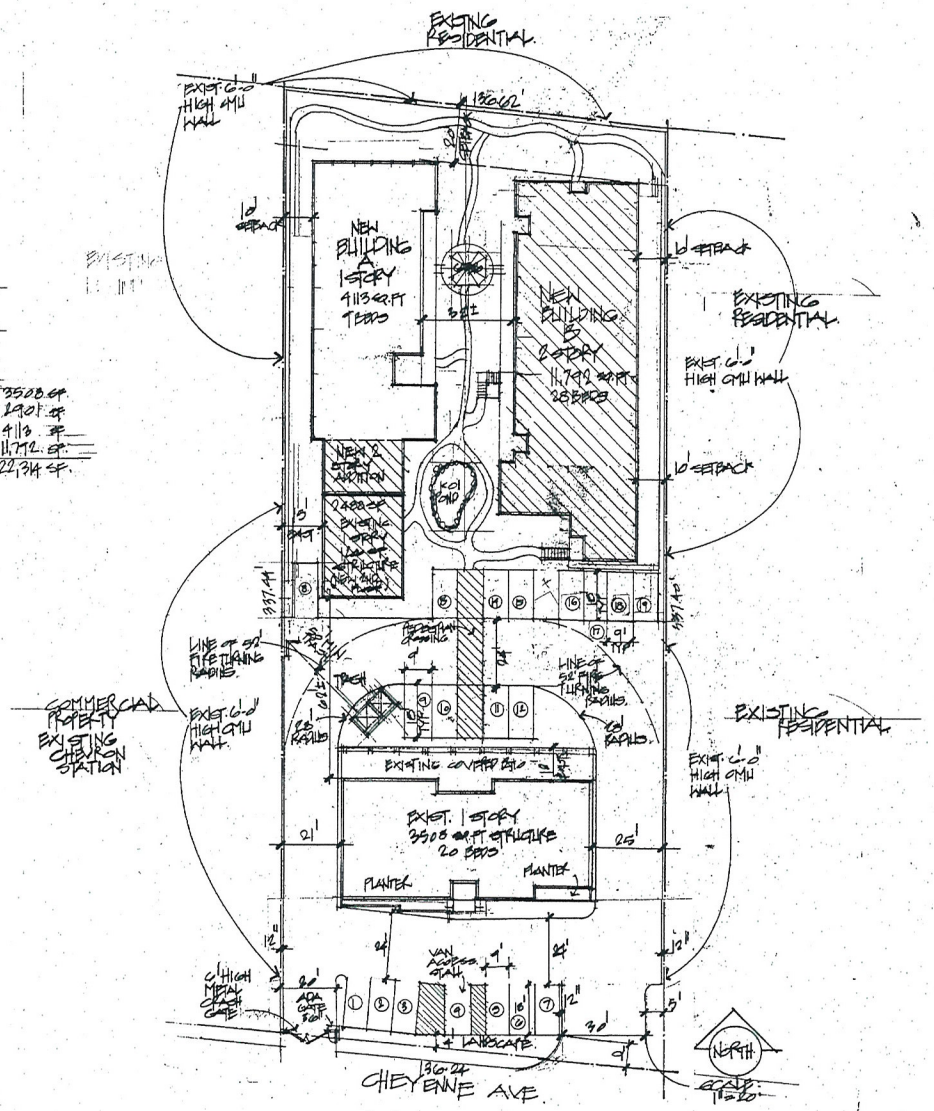

Typical Parking Spaces


CMU Wall C-C


Typical Street/Landscape Section A-A







SITE PLAN

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

RECEIVED
JUN 15 2010

E. 8.10 TRANS.
6.19.10

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

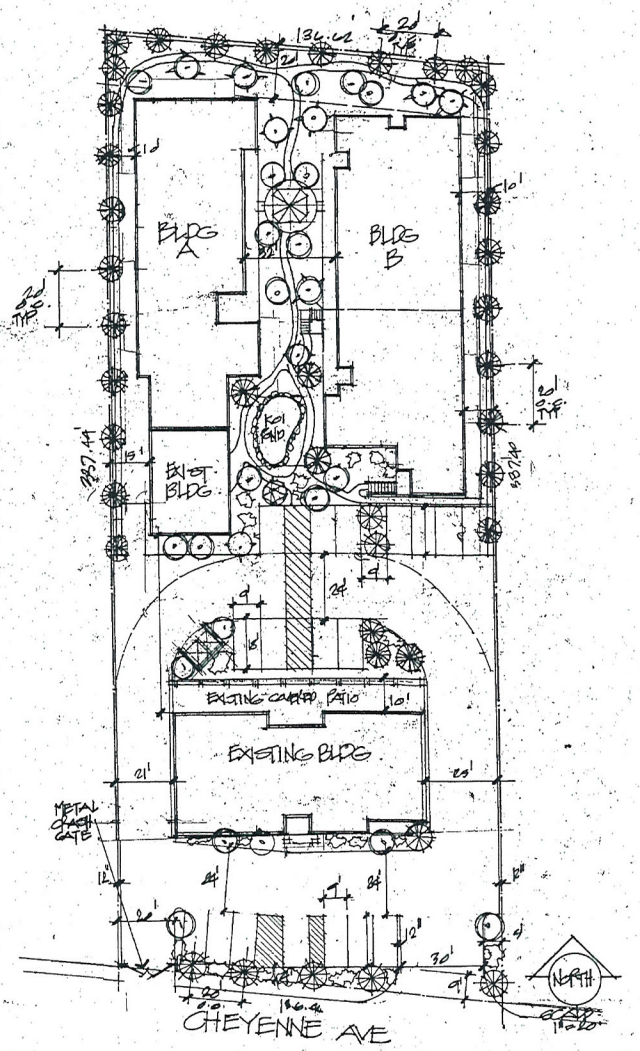
J W DESIGN
Jeffrey Weinberg
4 W. Russell Ave., Suite 2
Las Vegas, NV 89030
(702) 595-7556

E. 18.10.

1 of 6

TREE / PLANT SCHEDULE

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



LANDSCAPE PLAN

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

RECEIVED
JUN 15 2010

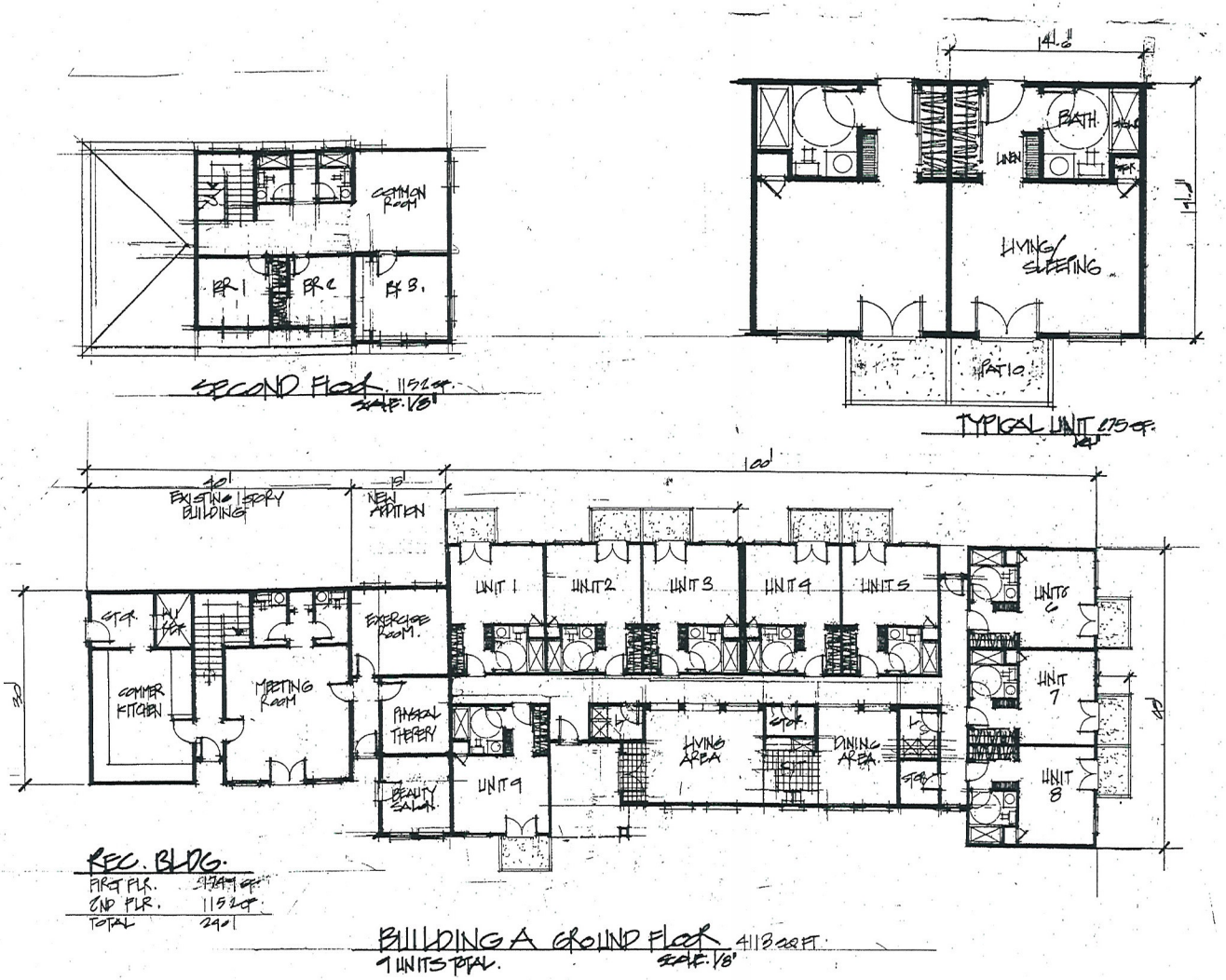
5.8.10
6.14.10

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

J W DESIGN

5.18.10

7
6



6.14.10

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

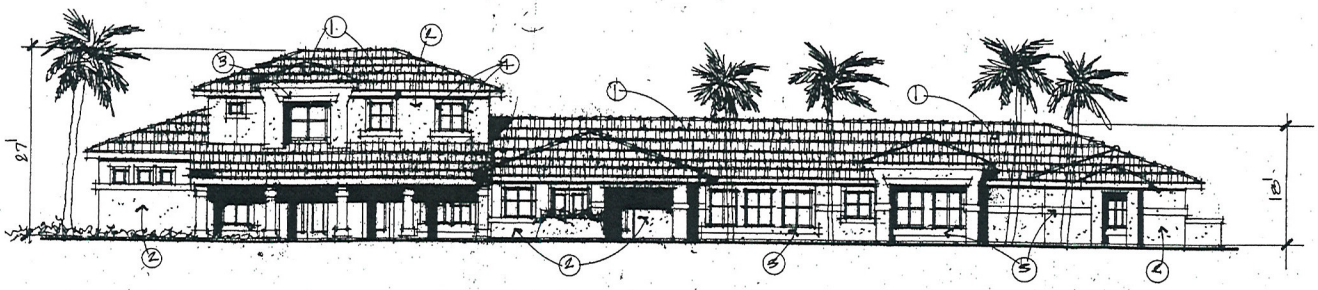
J W DESIGN

6.18.10

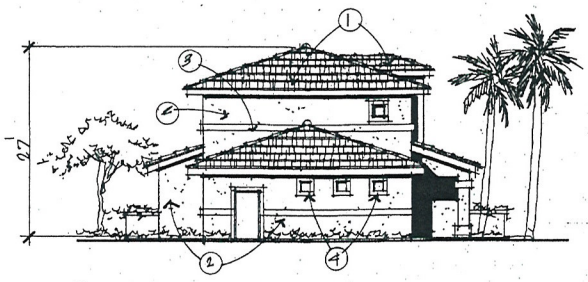
3 of 6

RECEIVED
JUN 15 2010

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



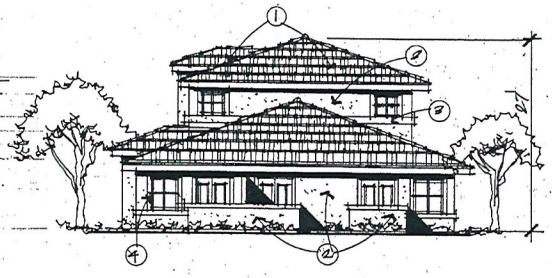
FRONT ELEVATION
SCALE: 1/8"



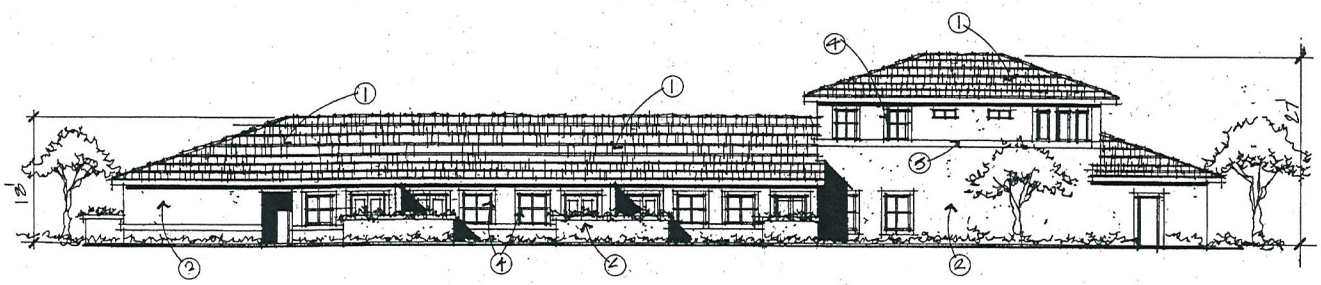
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

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

RECEIVED
JUN 15 2010

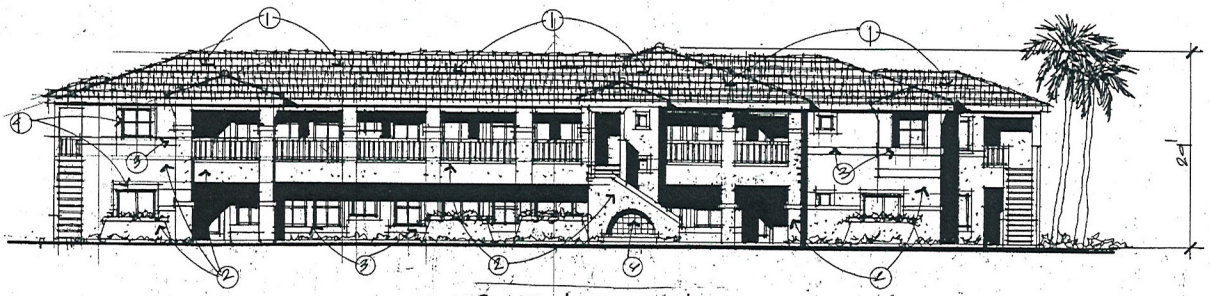
6.14.10

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

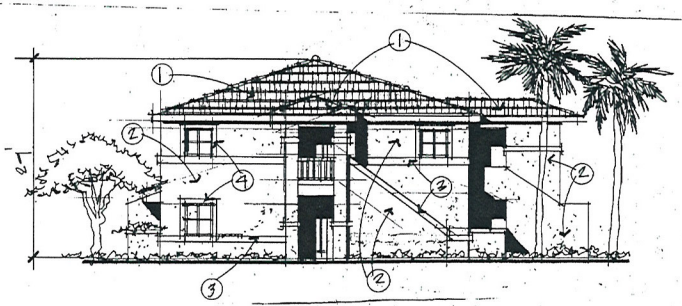
J W DESIGN

8.18.10

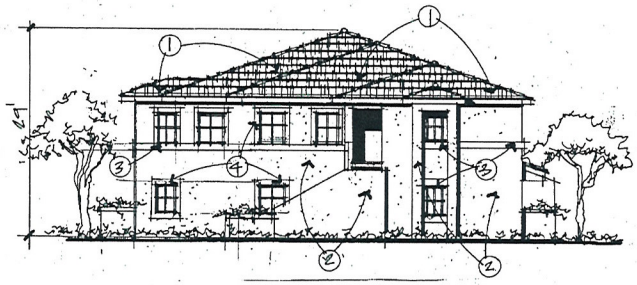
A5



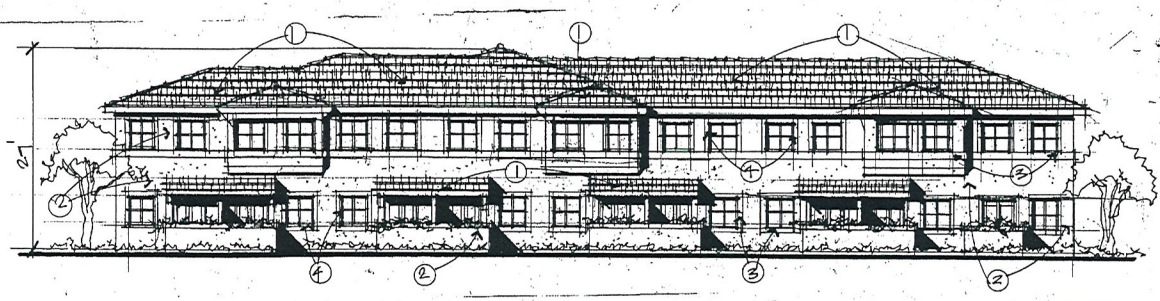
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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

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

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JUN 15 2010

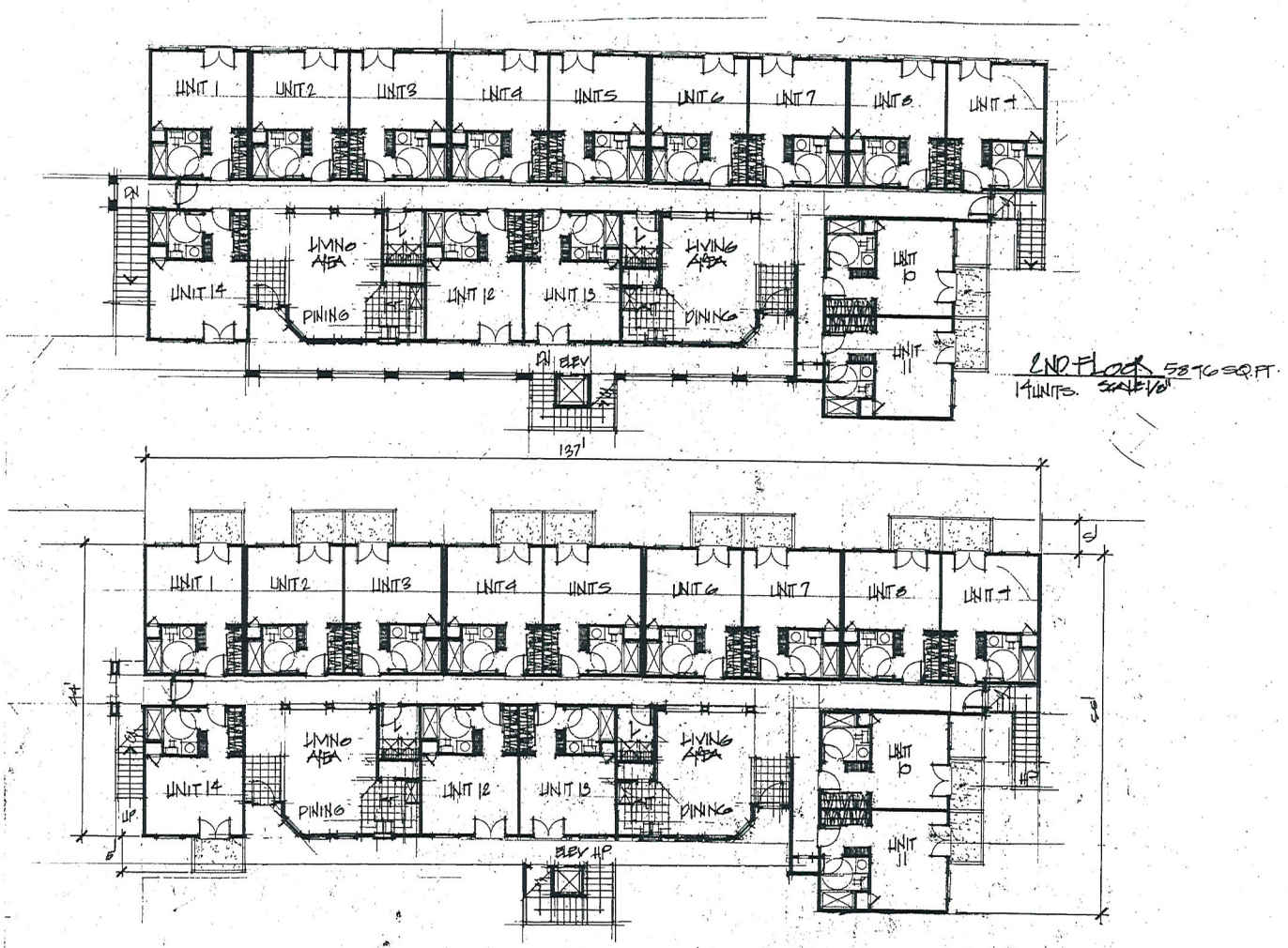
6-14-10

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

J W DESIGN

5-18-10

6 of 6



RECEIVED
JUN 15 2010

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

6.14.10.

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

J W DESIGN

5.18.10

4
of
6



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10

Thursday, June 10, 2010

To Whom It May Concern:

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

We are currently requesting the following variances for this facility.

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

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

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

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

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

RECEIVED
JUN 15 2010

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

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

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

Thank you in advance for your consideration of this project.

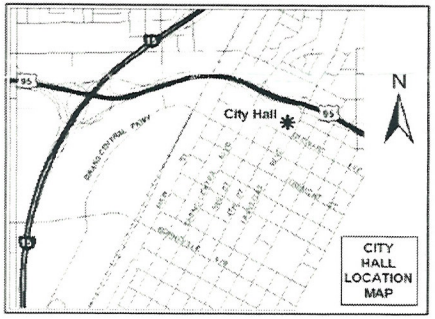
Paitaka P. Miyahira
Property Owner

Tasey Miyahira
Property Owner

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 20 2010

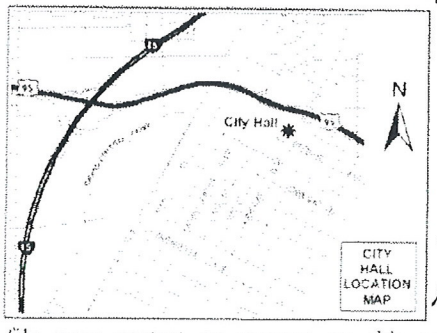
Case: GPA-38579

13814113004
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320

28-29
P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

If this is allowed, what next? There will be NO parking! Where are employees and visitors going to park? Went from a 10 bed, senior home to a 2 story complex – looking into my back yard. Please say NO!

RECEIVED
JUN 19 2010

Case: GPA-38579

3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

28-29 P

07/18/2010 15:06 FAX 6563564 001

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

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MAILED FROM ZIP CODE 89101

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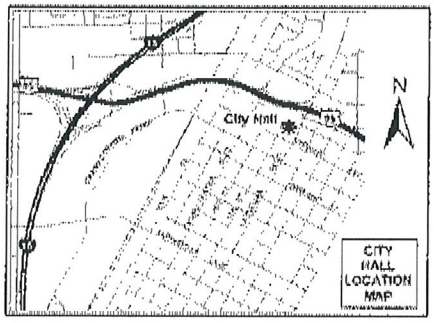
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579
13811408001
WONG PAUL A LIVING TRUST
6485 ATWOOD AVE
LAS VEGAS NV 89108-4909

RECEIVED
JUN 19 2010

28-29 P

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

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MAILED FROM ZIP CODE 89101

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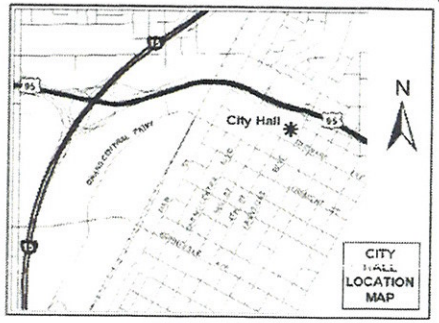
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

Case: GPA-38579
~~13811406003~~
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

Submitted after final agenda
Date
Item 28-29 P

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

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UNITED STATES POSTAGE
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JUL 16 2010
MAILED FROM ZIP CODE 89101

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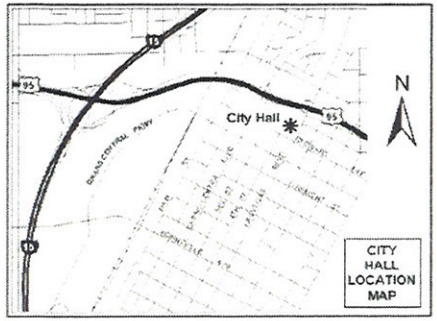
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 26 2010

Case: GPA-38579
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

RECEIVED
JUN 27 2010

Submitted after final agenda
Date 7-28-10
Item P

Gordon E. Bywater 702-645-0766 p.1

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

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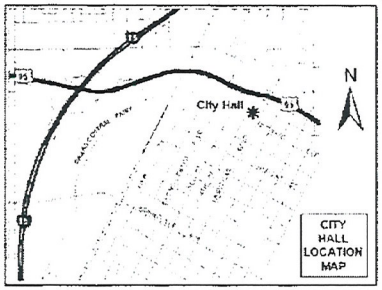
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

Case: GPA-38579
13811403010
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

RECEIVED
JUN 21 2010

29-29
A

Jul. 19 2010 08:46AM P1
PHONE NO. : 7022531841
FROM : .....

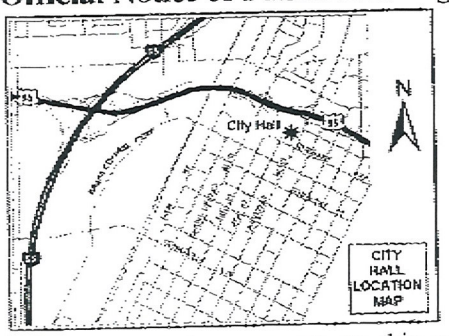
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

13811401001
OMNI FAMILY L P
2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

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JUN 19 2010

7-29
A

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

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UNITED STATES POSTAGE PITNEY BOWES
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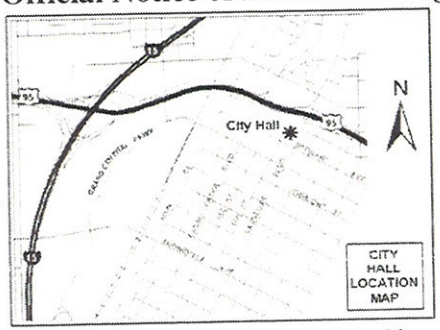
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

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JUL 27 2010

Case: GPA-38579
13814110004
SCHULTZ BARRY KAYE & MARIANNE
6612 COASTAL BREEZE CT
LAS VEGAS NV 89108-4353

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JUN 27 2010

Submitted after final agenda
Date
Item 26-29 A

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

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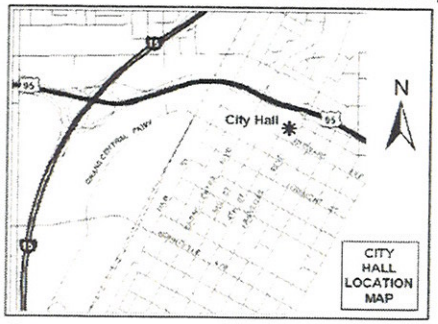

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

Case: GPA-38579
13811408011
PERKINS JANET B
7737 TINTED MESA CT
LAS VEGAS NV 89149-6440

Submitted after final agenda
Date
Item 28-29 A

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

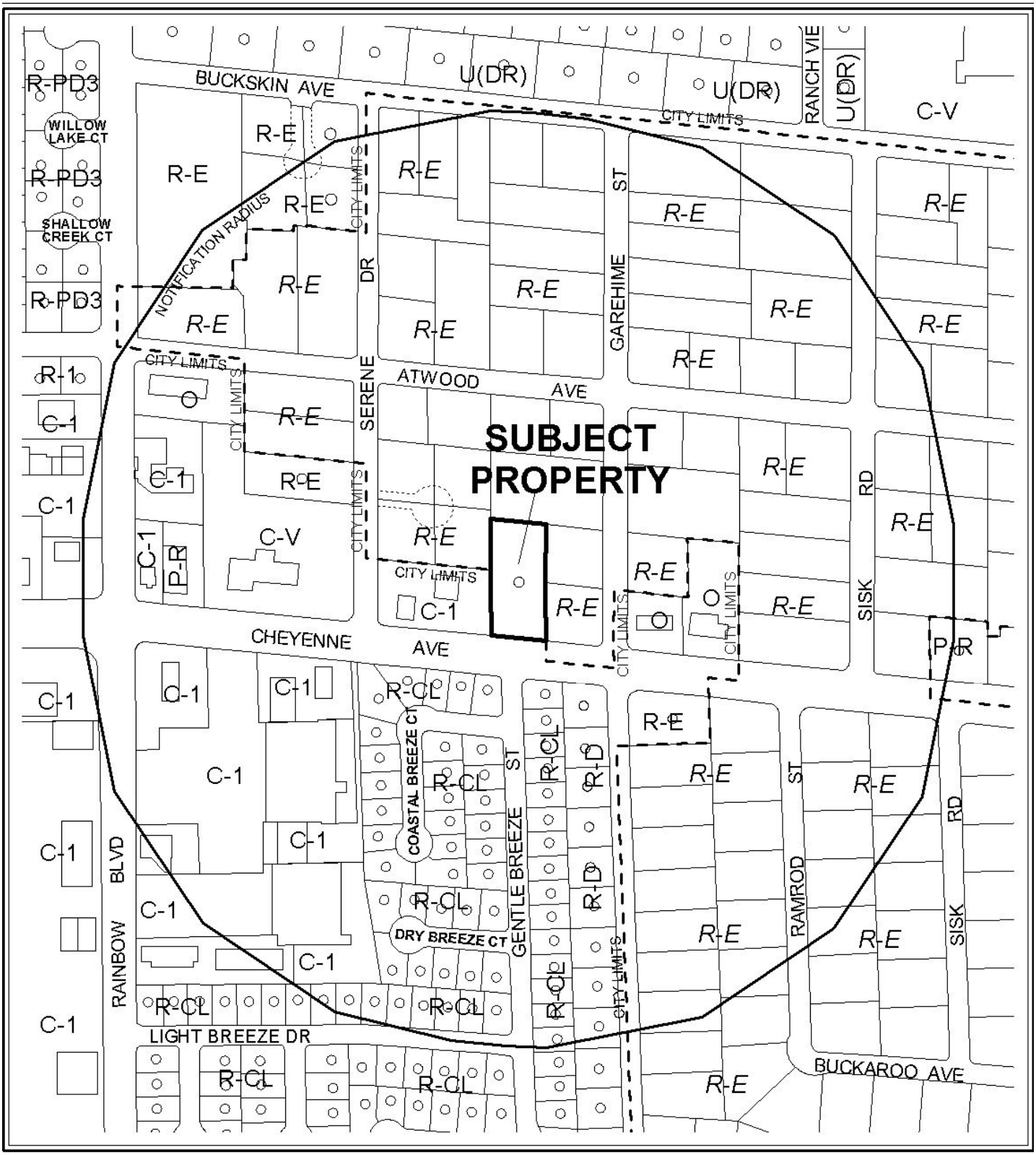
C.C.: 10/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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

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



0 300 600 Feet

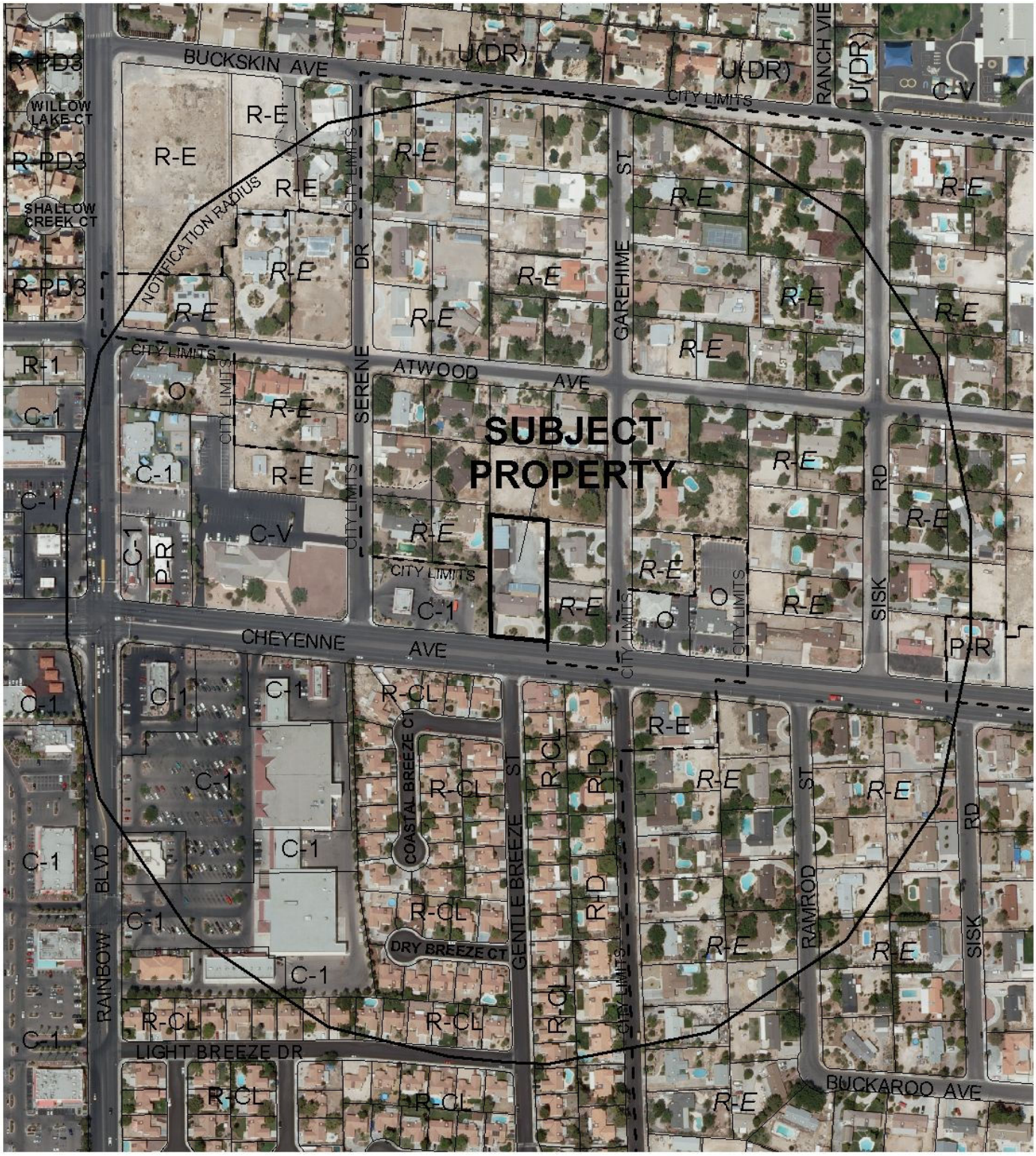
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

RADIUS: 1000 FT

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

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

N



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

0 300 600 Feet

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA.

Name of Applicant: PAITAKA P. MIYAHIRA or Tassy Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

Revised 11-14-06

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) 6640 W

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

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

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

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

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

Additional Information _____

PROPERTY OWNER PTS ~~MIYA~~ MIYAHIRA **Contact** PAT MIYAHIRA

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

City LAS VEGAS **State** NEVADA **Zip** 89106

E-mail Address SUZY @ MAUI ONE INC . COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY @ MAUI ONE INC .COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 3762518 **Fax:** 2284674

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

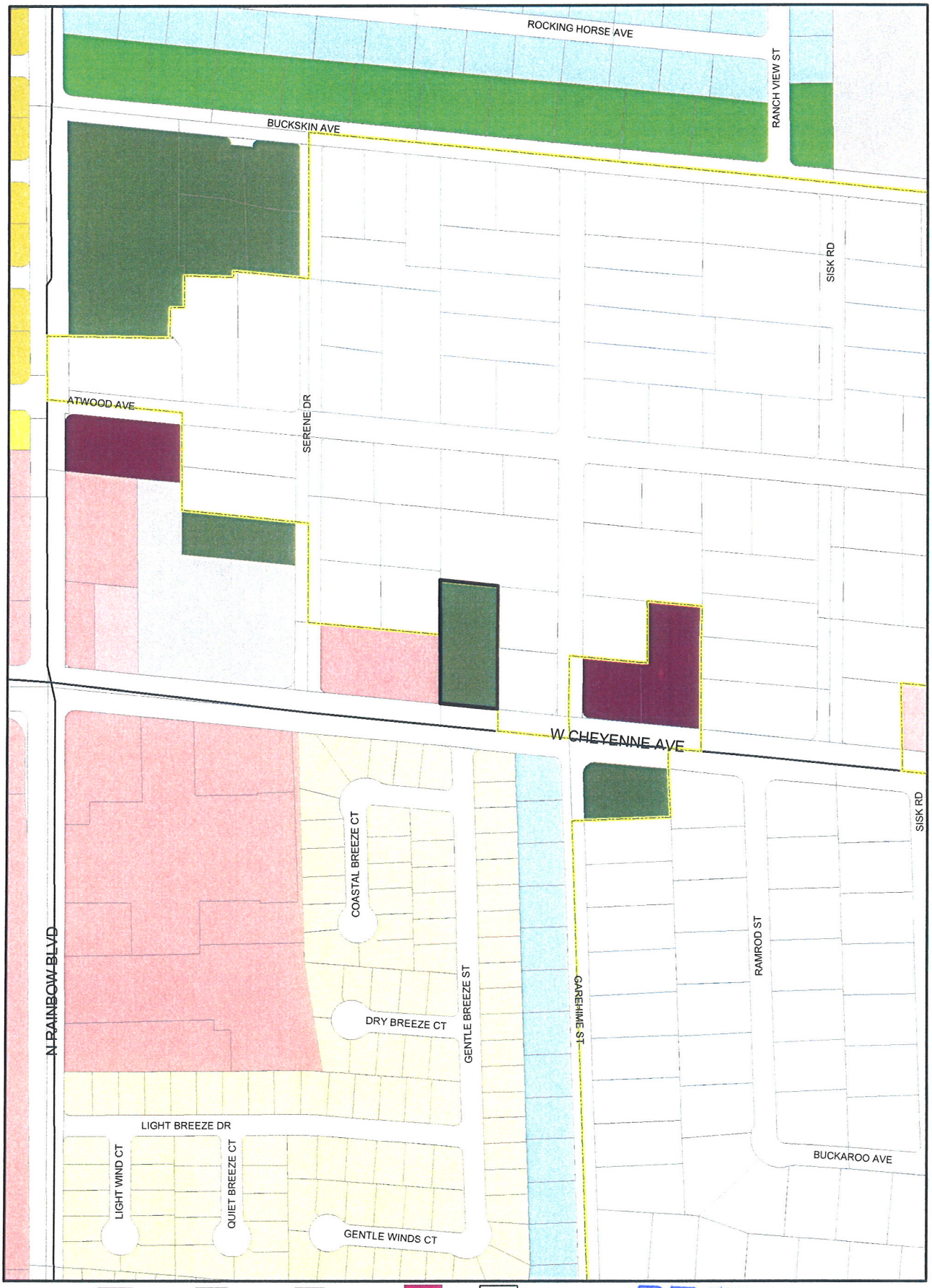
Case #	ZON-38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010
PLANNING

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

Revised 10/27/08

REZONING Parcel: 138-11-406-012



ZONING

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

From R-E TO C-1

Data Current as of: June 10, 2010

ZON-38580

RECEIVED
JUN 15 2010

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

PLANNING & DEVELOPMENT

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:
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 – VAR-38576, SUP-38574 and SDR-38577

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paitaka Miyahira

Name of Applicant: Paitaka or Tasey Miyahira

Name of Representative: Paitaka Miyahira Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6640 W. CHEYENNE

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

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

General Plan: existing DR proposed 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:	

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RECEIVED
JUN 15 2010

Revised 10/27/08

SITE INFORMATION

ZONING APN No 138-11-406-012
CURRENT ZONING: R-E
REZONE TO: C-1

AREA (Approximate, to be verified)
Net Area: 39,269 SF
39,269 ÷ 43,560 = .90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio: 1 SPACE PER 6 BEDS + 3 DOCTORS + 16 STALLS	16 STALLS	
Parking Required: 1 SPACE PER EMPLOYEE		
PARKING PROVIDED:		6

47 BEDS ÷ 6 = 8 STALLS
DOCTORS 3
EMPLOYEE 5

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

BUILDING HEIGHT
Allowed:
Provided: 28'

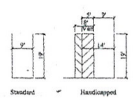
BUILDING COVERAGE
Allowed: 50%
Provided: 31%

BUILDING AREAS

NEW BUILDING A	3085 SF
EXIST. BLDG	1200 SF
2ND FLOOR	1152 SF
NEW BUILDING B	8832 SF
EXIST. BUILDING C	3508 SF
TOTAL	17,777 SF



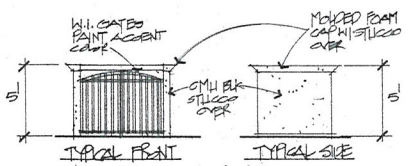
Fire Turning Radius



Typical Parking Spaces



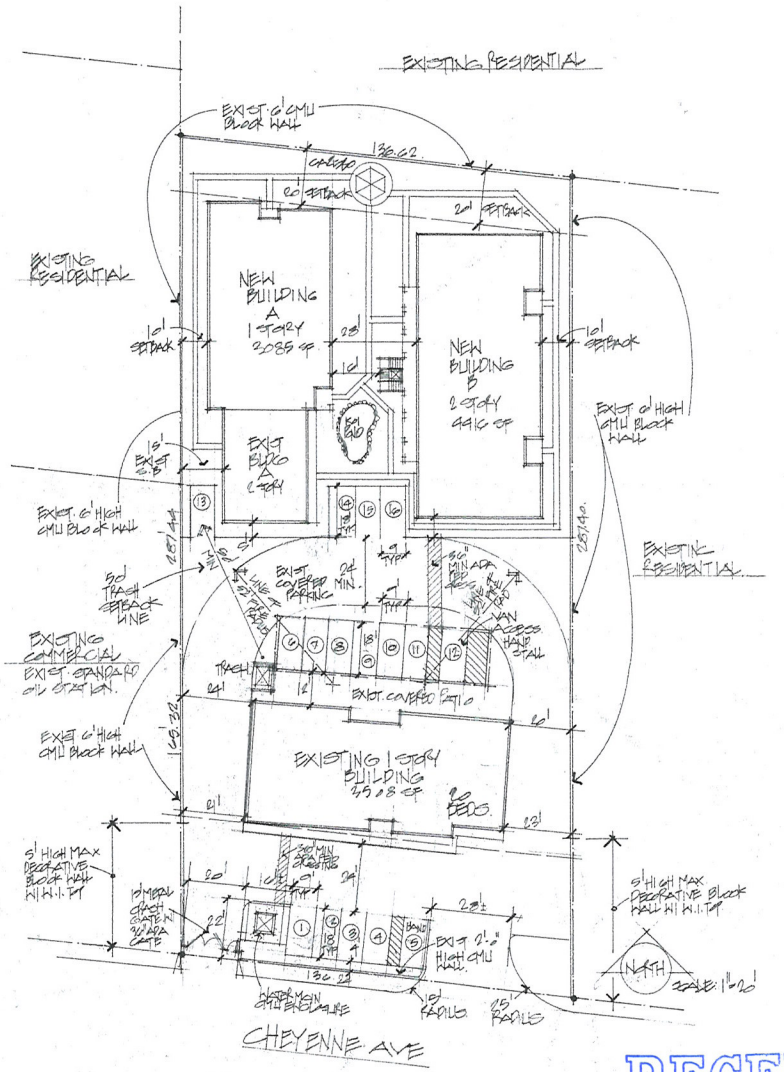
CMU Wall C-C



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 23 2010

5·8·10
7·6·10
7·23·10

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

Residential & Commercial Design & Rendering
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 558-9736

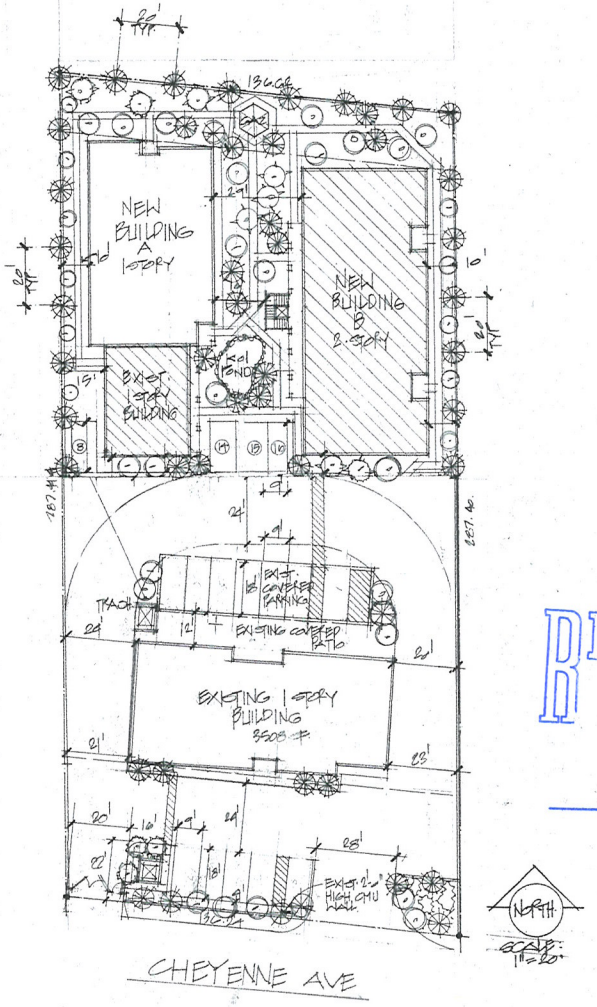
5·18·10

1 of 6

TREE / PLANT SCHEDULE

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

NOTE:
LANDSCAPE TO INCLUDE 4 - 5 GAL. SHRUBS FOR EVERY BOX TREE.



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VAR-38576 SUP-38574 LANDSCAPE PLAN
SDR-38577 REVISED

5.8.10 TRANS. DEPT.
7.6.10
7.23.10

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6640 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Rendering
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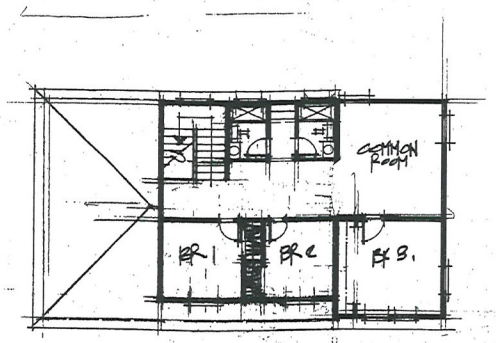
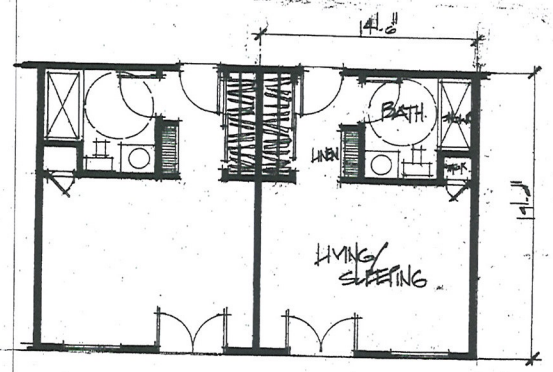
5.18.10

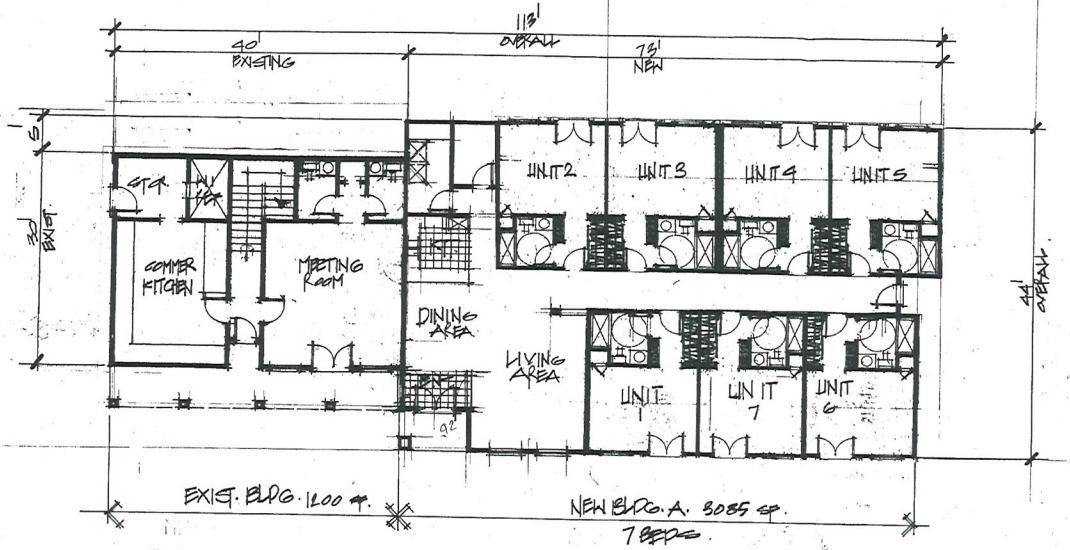
2 of 6



SECOND FLOOR. 1152 SF.
SCALE: 1/8"



TYPICAL UNIT FLOOR PLAN
SCALE: 1/4" 275 SF



BUILDING A.
SCALE: 1/8"

6.14.10
7.6.10.

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

J W DESIGN

5.18.10

3 of 6

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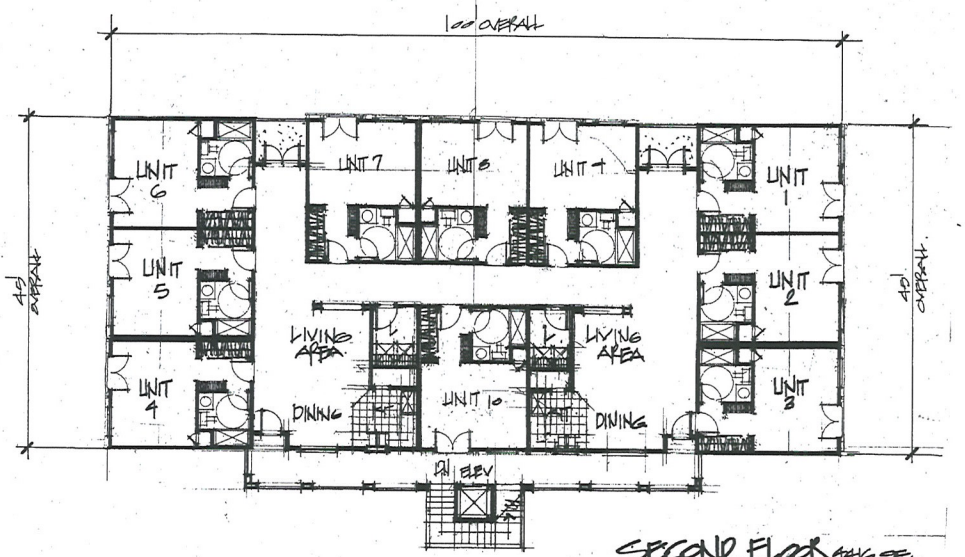
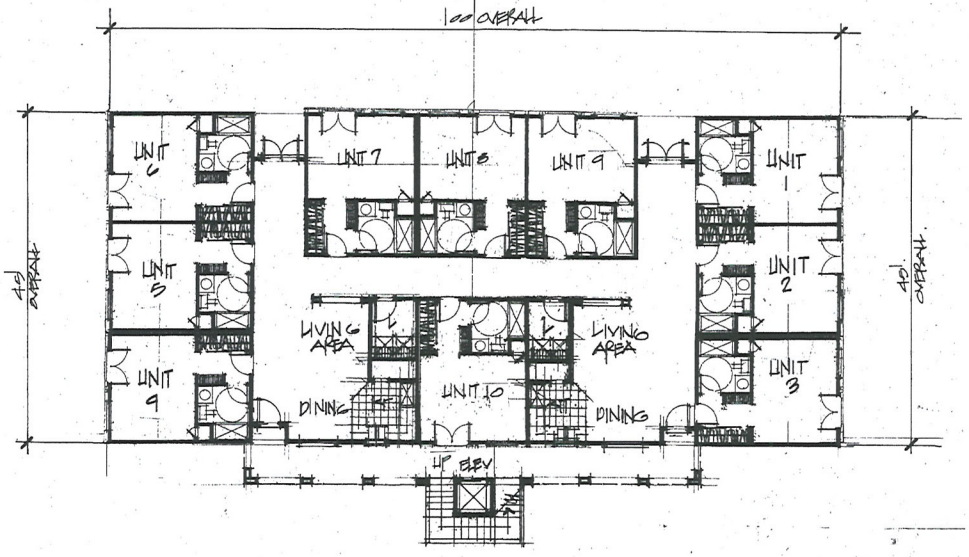
VAR-38576 SUP-38574
SDR-38577 REVISED



SECOND FLOOR 4416 SF.
SCALE: 1/8"



FIRST FLOOR 4416 SF.
SCALE: 1/8"

BUILDING B

FIRST FLR.	4416 SF.	10 BEDS.
SECOND FLR.	4416 SF.	10 BEDS
TOTAL	8832 SF.	20 BEDS TOTAL.

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 08 2010

6.14.10.
7.6.10.

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

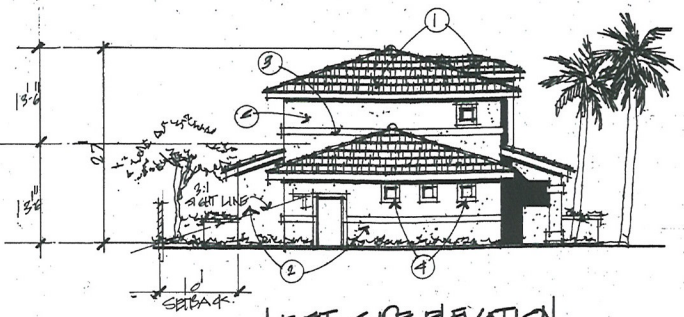
J W DESIGN

5.18.10

4 OF 6



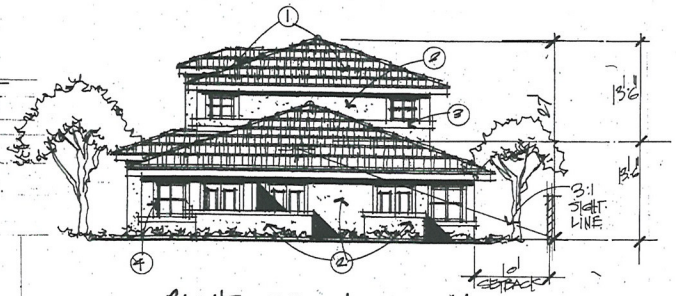
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

7.6.10
17.23.10

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

Residential & Commercial Design & Rendering
J W DESIGN
Jeffrey Weinberg
14 W. Pacific Ave., Suite 3
Henderson, Nv 89015
(702) 998-9794

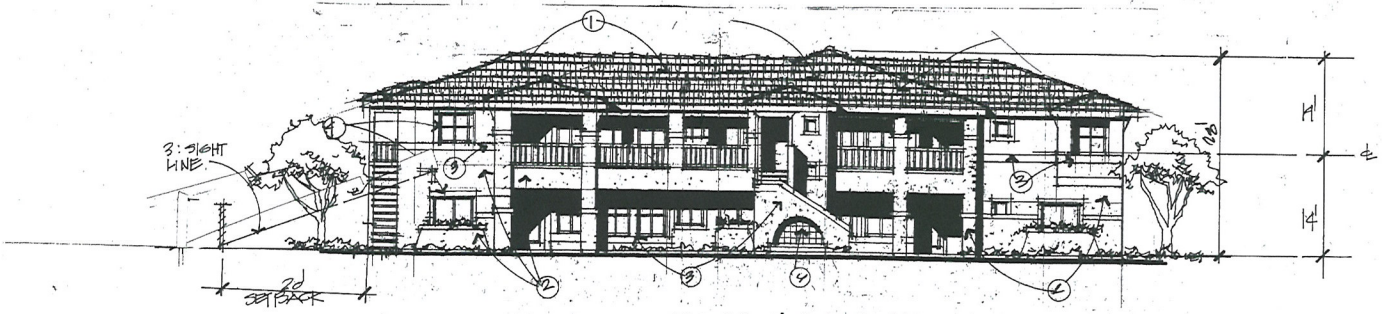
5.18.10

5
6

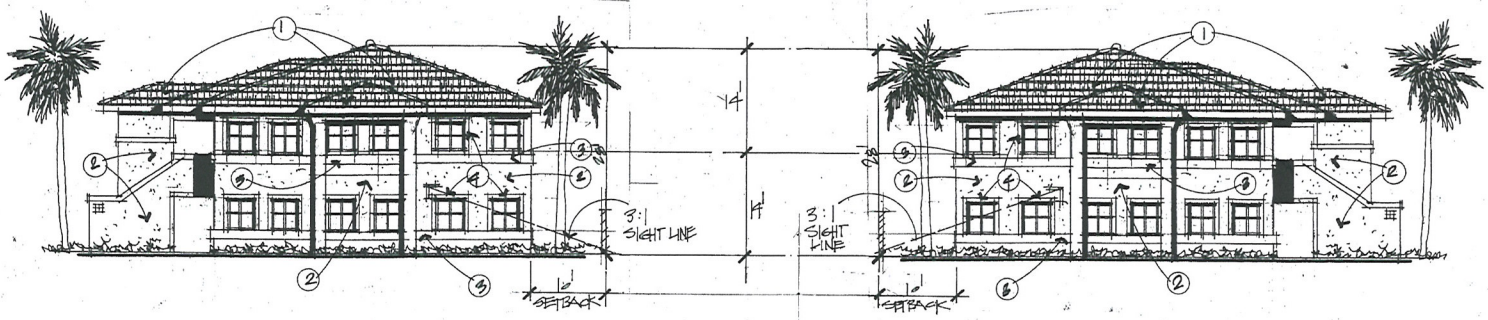
VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 26 2010

7.6.10
7.29.10

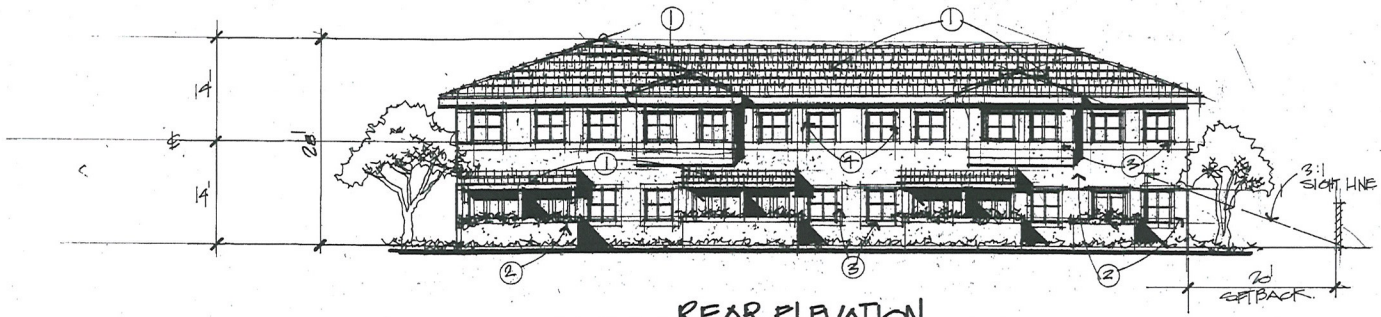


FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"

LEFT SIDE ELEV.
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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

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

J W DESIGN

6 of 6

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VAR-38576 SUP-38574
SDR-38577 REVISED

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-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

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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

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Notary Public State of Nevada
No. 07-2474-1
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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:	

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RECEIVED
JUN 15 2010

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

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:
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:
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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.: **22.**

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

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

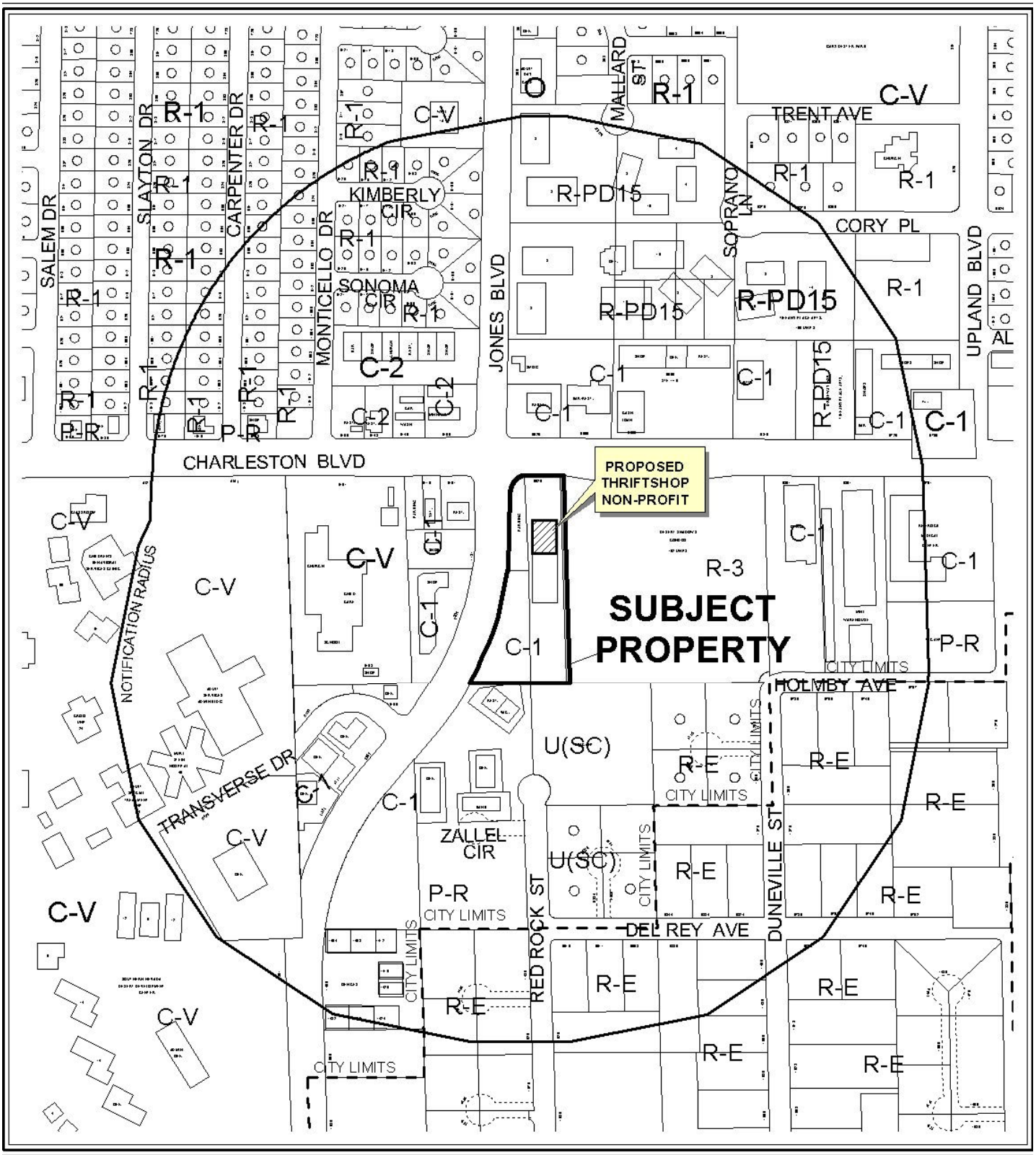
SUBJECT:
ABEYANCE - SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), C-1 (Limited Commercial) zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-38607**

RADIUS: 1000 FT

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

N



CASE: **SUP-38607**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Chabad

Name of Applicant: Michele Morgan-Devore

Name of Representative: Michele Morgan-Devore

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RABBI BORUCH CUNIN / CHABAD OF CALIFORNIA

Subscribed and sworn before me

This 16 day of JUNE, 2010

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

_____

Notary Public in and for said County and State

YOEL S. EDELSON
Commission # 1887636
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2014

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NON Profit Thrift Shop/VARIANCE

Project Address (Location) 6029 West Charleston LV NV 89146

Project Name Dinosaurs and Roses **Proposed Use** Non Profit Thrift Shop

Assessor's Parcel #(s) 16301-102-002 16301-102-001 16301-102-007, 163-102-037, **Ward #** 1

General Plan: existing SC proposed ____ **Zoning:** existing C1 proposed ____

Commercial Square Footage 3,000 SF **Floor Area Ratio** ____

Gross Acres 2.6 acres **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Chabad California **Contact** ____

Address 741 Gayley Avenue **Phone:** 310-208-7511 **Fax:** ____

City Los Angeles **State** CA **Zip** 90024

E-mail Address Yanky@chabad.com

APPLICANT Michele Morgan-DeVore **Contact** ____

Address 3849 Cranbrook Hill St **Phone:** 702 521-4000 **Fax:** 702 804-8700

City LV NV **State** NV **Zip** 89129

E-mail Address ____

REPRESENTATIVE Same as **Contact** ____

Address Applicant **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* ____

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

Print Name RABBI BORUCH KUNIN CHABAD OF CALIFORNIA

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

This 16 day of JUNE, 2010.

Yoel Edelson

Notary Public in and for said County and State

YOEL S. EDELSON
Commission # 1887636
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-38607
Meeting Date:	7-29-10
Total Fee:	1,030
Date Received:*	6-17-10
Received By:	

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

NOTE:

THE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OR UTILITIES NOT SHOWN ON THIS DRAWING. HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION (I.E. HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY

BASIS OF BEARING

BENCHMARK

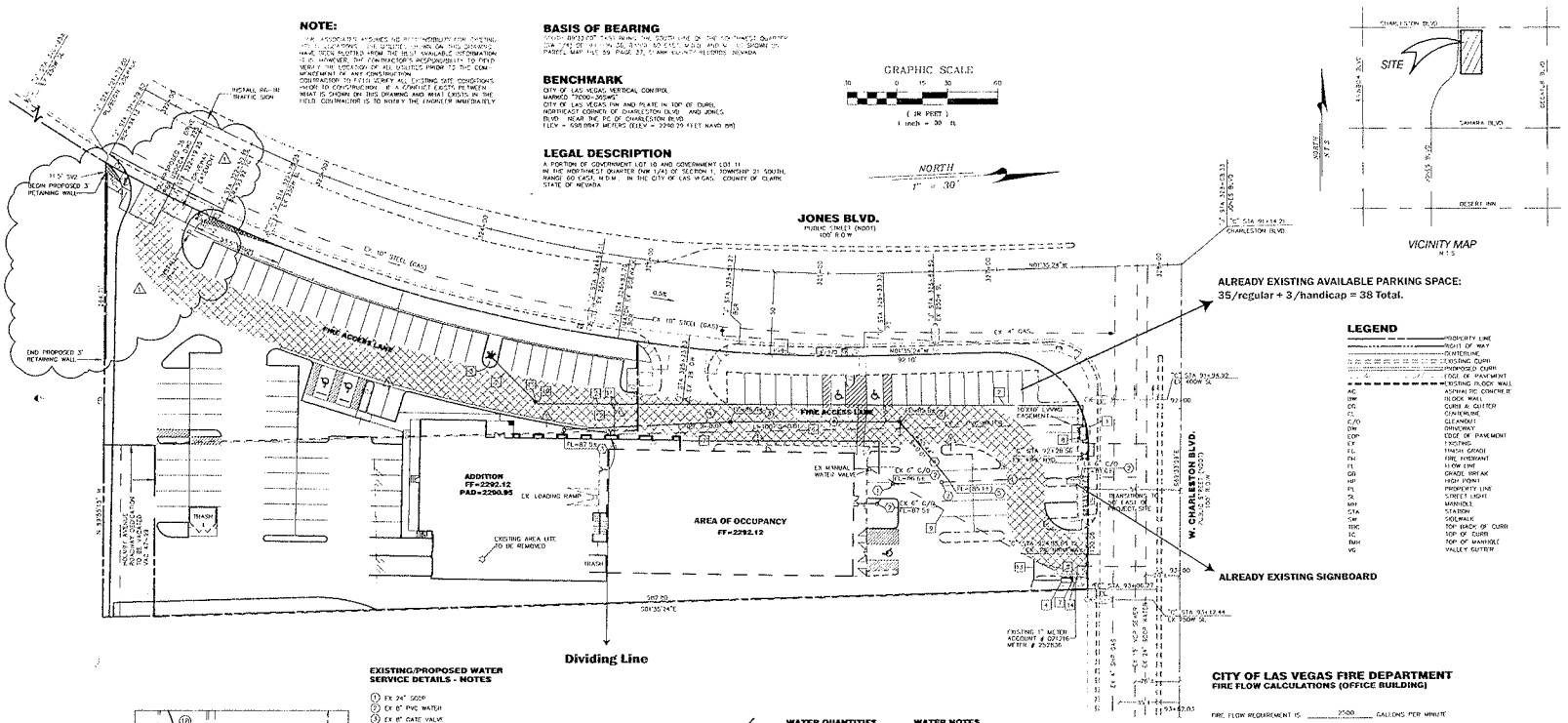
CITY OF LAS VEGAS VERTICAL CONTROL
MARKED "7700-305MS"
CITY OF LAS VEGAS PIN AND PLATE IN TOP OF CURB,
NORTHEAST CORNER OF CHARLESTON BLVD AND JONES
BLVD. NEAR THE P/C OF CHARLESTON BLVD
ELEV. = 698.8947 METERS (ELEV. = 2292.29 FEET NAVD 88)

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 10 AND GOVERNMENT LOT 11 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH
1" = 30'


JONES BLVD.
PUBLIC STREET (NO001)
100' R.O.W.
W. CHARLESTON BLVD.
PUBLIC STREET (N003)
100' R.O.W.
FIRE ACCESS LANE
FIRE ACCESS LANE
ADDITION
FF=2292.12
PAD=2290.95
AREA OF OCCUPANCY
FF=2292.12
EX. LOADING RAMP
EXISTING AREA LITE TO BE REMOVED
TRASH
EX MINIMAL WATER VALVES
TRANSITIONING TO EXIST. GRADE
PROJECT SITE
EXISTING 1" WATER ACCOUNT # 021216- METER # 252836
END PROPOSED 3' RETAINING WALL
BEGIN PROPOSED 3' RETAINING WALL
INSTALL R6-1R TRAFFIC SIGN
10'-10" STEEL (EASE)
EX 10" STEEL (EASE)
EX 4" GAS
10'X10' LIVING EASEMENT
EX 6" C/O
EX 6" C/O
EX 6" C/O

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

JOHN S. KUBOTA
NEVADA CERTIFICATE NO 0344

DATE

EARTH MOVING ESTIMATE

CUT	FILL
163 C.Y.	2,012 C.Y.
	302 C.Y. 15% SHRINKAGE
TOTALS 163 C.Y.	2,314 C.Y.

IMPORT 2,151 C.Y.

Call before you Dig. 1-800-227-2600

UTILITY NOTE

The location of underground utilities shown hereon has been determined from surface evidence of their existence or from information obtained from the utility companies. The Engineer accepts no liability for the existence or non-existence of utility lines. Contractors and others using this map must confirm the location of underground lines or structures with the utility companies prior to commencing any excavation.

OWNER/DEVELOPER

SKIPCO
6029 W CHARLESTON & SOUTHEAST CORNER OF CHARLESTON AND JONES

BENCHMARK

B.M. NO 05036C 2, RIVET AND PLATE IN T.C. AT NE QUAD OF CHARLESTON AND JONES. ELEV 2288.04

ENGINEER

JOHN S. KUBOTA
1601 E. FLAMINGO RD.
LAS VEGAS, NV. 89121
(702) 731-1684

TRACK ON 'A' TYPE CURB. MAY BE USED FOR "ON-SITE CURBING" IN LIEU OF 12" 'A' TYPE CURB.

GENERAL NOTE

RAISE ALL UTILITIES IN NEW SIDEWALK TO BE FLUSH WITH NEW SIDEWALK EXCEPT TRAFFIC VAULT SHALL STAY THE SAME.

KEYNOTES

1	TYPICAL 4" CONCRETE O/APPROVED SUBGRADE
2	AC PAVING O/APPROVED SUBGRADE: 2"AC O/ 4" TYPE II
3	12" 'A' CURB ALT. 'L' TYPE CURB & GUTTER PER STD. DWG. NO 219
4	6'-0" HIGH BRICK TRASH ENCLOSURE (SAME MATERIAL AS BUILDING)
5	HANDICAP RAMP-MIN. SLOPE 1:12
6	LANDSCAPING PLANTER SEE SHEETS L-1 & L-2
7	PAINTED PARKING STRIPES.
8	PAINTED HANDICAP SYMBOL.
9	GATE VALVE
10	4" CONCRETE APRON FOR LOADING DOCK
11	4" DETECTOR CHECK VALVE
12	NEW FIRE HYDRANT STD DWG 316
13	THE NUMBER OF PARKING INDICATED AS FOLLOWS: (8)
14	EDGE OF NEW ASPHALTIC CONCRETE
15	WHEELCHAIR RAMP STD DWG NO 235
16	NEW COMMERCIAL DRIVEWAY STD DWG 225
17	EXISTING L CURB - STD DWG NO 216
18	NEW 5' SIDEWALK STD DWG NO 234
19	EXISTING 1" WATER METER
20	OUTLINE OF EXISTING BUILDING FINISH FLR ELEV. 87.63 SEE DEMOLITION PLAN
21	AT BASE OF EXISTING PYLON SIGN
22	FOUNDATION STEPPED SEE STRUCTURAL DRAWING FOR LOCATION
23	DEDICATED 30 FEET OF RIGHT-OF-WAY FOR HILLPOT AVENUE
24	(CT) SAFT RADIUS - DEDICATED ADDITIONAL RIGHT-OF-WAY
25	SWG. BOX TO REMOVE BARRICADE & VERIFY TRAFFIC LIDS OR REPLACE
26	EXISTING UTILITY VAULT - SHALL BE RAISED TO MATCH NEW CONC. SIDEWALK
27	TELEPHONE MANHOLE - RAISED TO MATCH NEW CONC. SIDEWALK
28	TRAFFIC BOXES
29	TRAFFIC SIGNAL POLE
30	S.W.G. TO REMOVE BARRICADE & VERIFY OR REPLACE LIDS TO MEET TRAFFIC REQUIREMENT

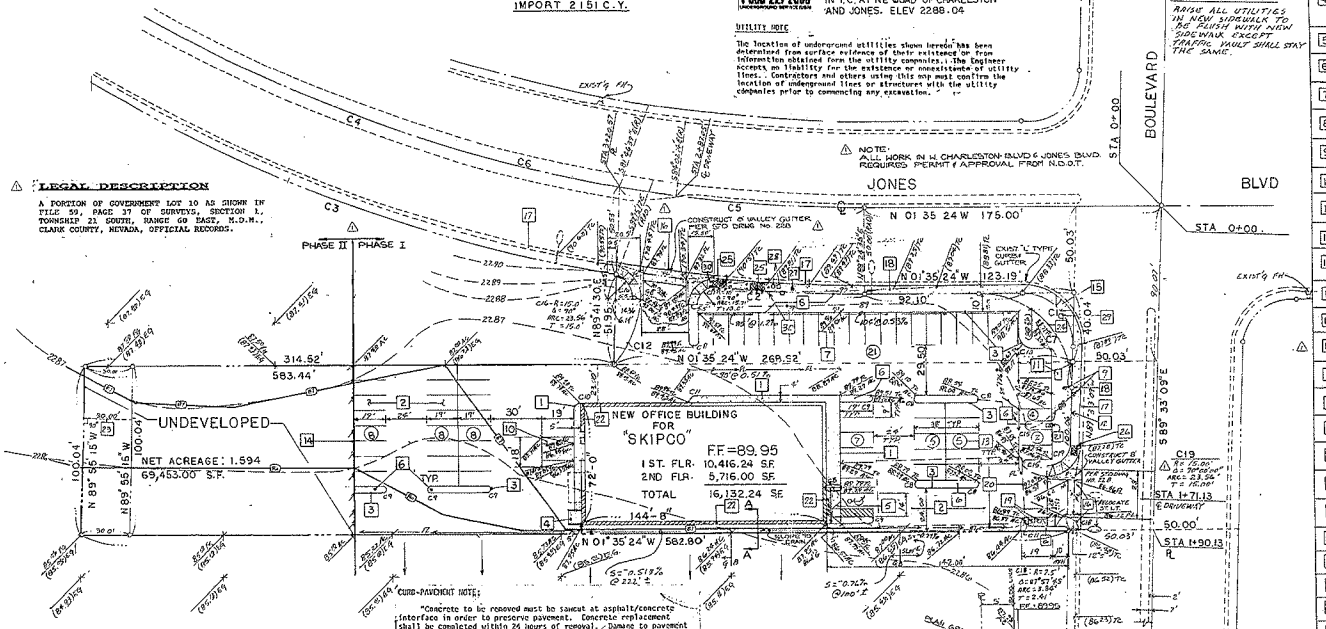
GENERAL NOTE

RAISE ALL UTILITIES IN NEW SIDEWALK TO BE FLUSH WITH NEW SIDEWALK EXCEPT TRAFFIC VAULT SHALL STAY THE SAME.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 10 AS SHOWN IN TILE 59, PAGE 37 OF SURVEYS, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

NOTE: ALL WORK IN W. CHARLESTON BLVD & JONES BLVD. REQUIRES PERMIT / APPROVAL FROM N.D.O.T.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.00'	48.19'	31.09'	92°02'15"
C2	900.00'	146.64'	73.48'	09°20'03"
C3	900.00'	332.58'	168.20'	21°10'18"
C4	850.00'	334.79'	169.58'	22°34'02"
C5	850.00'	145.57'	72.97'	09°48'45"
C6	850.00'	480.36'	246.78'	32°22'43"
C7	56.00'	86.70'	55.11'	87°07'55"
C8	3.00'	9.42'	oc	180°00'00"
C9	1.00'	6.28'	oc	180°00'00"
C10	1.50'	3.93'	2.5'	90°00'00"
C11	4.00'	6.28'	4.0'	90°00'00"
C12	62.00'	40.65'	21.09'	37°34'08"
C13	2.00'	16.16'	9.10'	92°40'04"
C14	4.50'	15.71'	oc	200°00'00"
C15	8.53'	7.85'	oc	180°00'00"

LCR-TNR-C.12 LOCATED NEXT TO CURVES

LEGEND

FACE OF CURB
VALLEY GUTTER
EXISTING
GRADE BREAK
BACK OF CURB
TOP OF CURB/CONC. GUTTER OR TOP OF CURB GRADE
RIDGE LINE
EDGE OF PAVEMENT
DRIVEWAY
BACK OF SIDEWALK
FINISH GRADE
FINISH PAD
FINISH FLOOR
ROAD CENTERLINE
ASPHALTIC CONCRETE
EXISTING STREETLIGHT
EXISTING GROUND CONTOUR
SLOPE
DIRECTION OF FLOW
BLOCK WALL
WATER MAIN
SEWER MAIN

APPROVALS

SOUTHWEST GAS — DATE SIGNED 11-6-91

CITY OF LAS VEGAS FIRE MARSHALL — DATE SIGNED 8/16/91

NEVADA POWER COMPANY — DATE 8-14-91
"This approval is only for the placement and clearance of street light and street light installations."

CENTEL — DATE SIGNED 11-6-91

DEVIATIONS FROM STANDARDS

KEYNOTE 16 RADIUS LESS THAN 15.00'

LEGAL TABLE

LEGAL JURISDICTION:	CITY OF LAS VEGAS, NEVADA.
BUILDING CODE:	UBC 1988
BUILDING AREA:	FIRST FLOOR 10,416.24 S.F.
	SECOND FLOOR 5,716.00 SF.
	TOTAL S.F. 16,132.24 SF.
FIRE REQUIREMENT:	FIRST AND SECOND FLOOR TO BE FIRE SPRINKLED
PLANNING ZONE:	C-1 LONGED OUT TO
OCCUPANCY:	B2
TYPE OF CONSTRUCTION:	V-N
PARKING REQ:	40.33
PARKING PROVIDED:	66

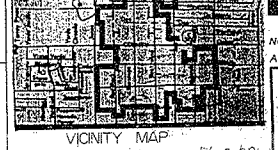
FIRE FLOW REQUIRED .2500 G.P.M.

FIRE SPRINKLER NOTE

FIRST AND SECOND FLOOR OF THIS BUILDING SHALL BE FIRE SPRINKLED AS PER LOCAL CODE AND AGENCY REQUIREMENTS

APPROVAL — 11-14-91
CITY OF LAS VEGAS, CITY ENGINEER
GARY A. PRESSWOOD, P.E.

PROJECT SITE



VICINITY MAP

CONSULTANTS (702) 735-3387 735-9755-FAX
SACON CONSTRUCTION CO.
GENERAL CONTRACTORS
4640 S. VALLEY VIEW BLVD STE.C
LAS VEGAS, NEV. 89103

THIS DRAWING IS AN INSTRUMENT OF SERVICE. SACON CONSTRUCTION AND ISR CLIENT. SACON PROVIDES THESE PLANS FOR USE ON THIS PROJECT ONLY AND THEY REMAIN THE PROPERTY OF SACON CONSTRUCTION. © ALL RIGHTS RESERVED

sheet title: SITE PLAN #2
project title: NEW OFFICE BUILDING

revisions:		
approval	no. descrip.	date
	1 START	7-29-91
	2 CITY REVIEW	10-23-91
	3 CURB, ALT.	11-6-91

SCALE: HORIZ: 1"=30' VERT: N/A

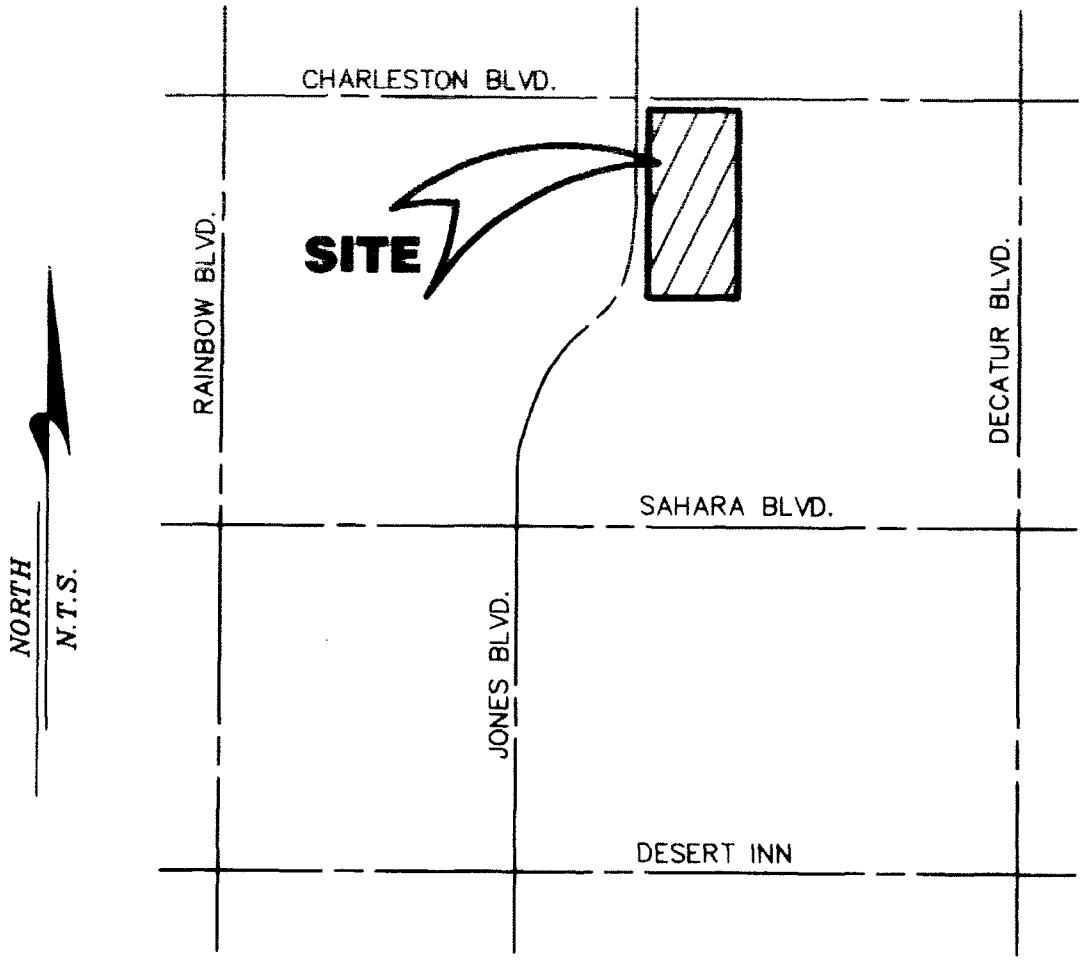
NORTH ARROW

C1

SUP-38607

JUN 16 2010

107-07962 RECEIVED

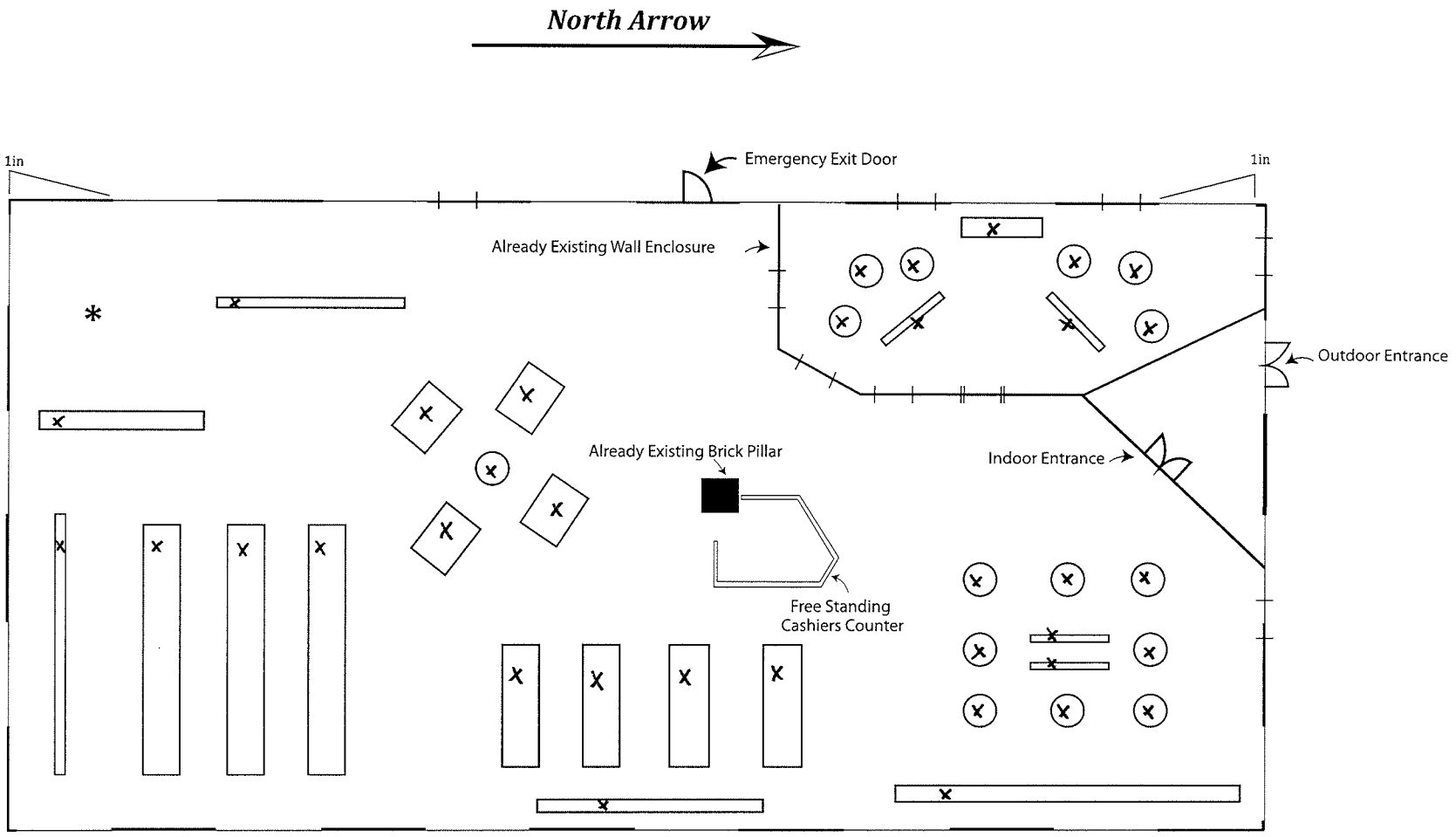


VICINITY MAP
N.T.S.

RECEIVED
JUN 16 2010

SUP-38607

Floor Plan for Dinosaurs&Roses



Graphic Scale

0 1in

1in = 63.67 sq.ft

***Already Existing Space = 2292.12 sq. ft**

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

RECEIVED
JUN 16 2010

SUP-38607



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



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6029 CHARLESTON BOULEVARD

06/24/10



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06/24/10



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SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10



SUP-38607 - APPLICANT: CHABAD OF SOUTHERN NEVADA – OWNER: CHABAD CALIFORNIA
6029 CHARLESTON BOULEVARD

06/24/10

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

June 9, 2010

Attn: Planning and Development Dept.

To Whom It May Concern:

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

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

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

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

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

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

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

Sincerely,

Michele Morgan-Devore
Director of Operations

RECEIVED
SUP-38607
JUN 16 2010

ב"ה

Chabad of Southern Nevada

-An affiliate of the Worldwide Chabad-Lubavitch Movement-

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

Rabbi Shea Harlig
Director

The Shul
1254 Vista Dr.
Las Vegas, Nevada 89102

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

Rabbi Yisroel Schanowitz
Director

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

Rabbi Mendy Harlig
Director

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

Rabbi Shmuel Attal
Director

Torah Tots Preschool
Desert Torah Academy
1261 S. Arville St.
Las Vegas, Nevada 89102
(702) 259-0777
(702) 877-4700 Fax

Dina Harlig
Director

Rabbi Moishe B. Rodman
Principal

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

May 18, 2010

To whom it may concern:

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

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

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

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

Sincerely

CHABAD OF SOUTHERN NEVADA

Rabbi Shea Harlig
Director

RECEIVED
JUN 16 2010

SUP-38607

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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JUL 16 2010
MAILED FROM ZIP CODE 89101

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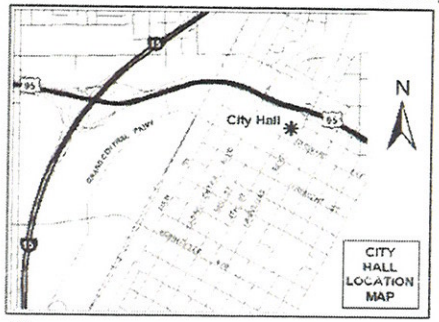
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607

Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

Case: SUP-38607
16301105009
OSBORNE ALAN M & SHARON A
1350 S DUNEVILLE ST
LAS VEGAS NV 89146-1212

Submitted after final agenda
Date
Item 47 P

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

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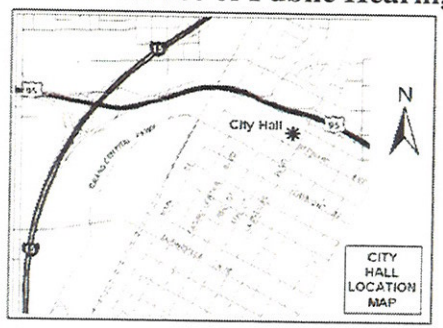

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607

Planning Commission Meeting of 7/29/2010

Y. LAS VEGAS NV 890 07-17-10

RECEIVED
JUL 26 2010

Case: SUP-38607

16301102022
NEW DISCOVERY LTD
7066 NDCBU
TAOS NM 87571-6251

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 47 P

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

PRESORTED FIRST CLASS

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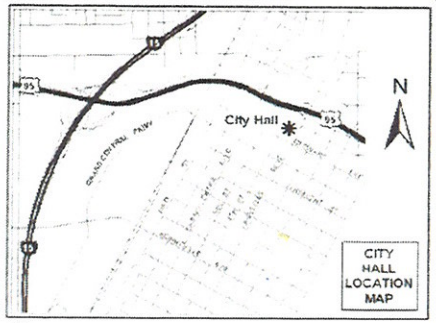
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607

Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 27 2010

Case: SUP-38607
16301202006
FERGUSON JAMES L & ROSELYN E
1485 DUNEVILLE ST
LAS VEGAS NV 89146-1215

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 47

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**

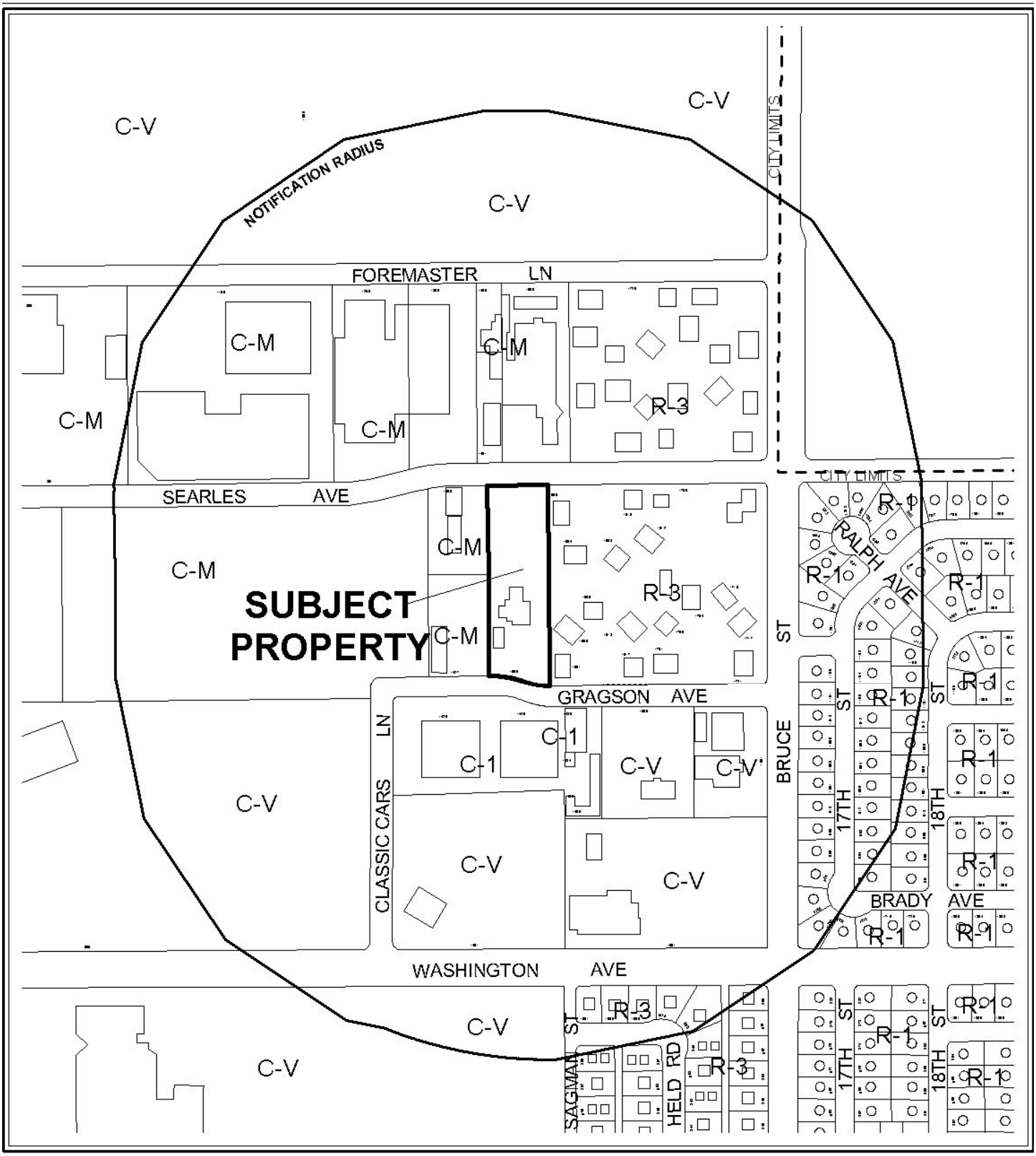
SUBJECT:
ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 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. Request to Withdraw Without Prejudice Submitted by Ballard Spahr
4. Supporting Documentation
5. Photos
6. Justification Letter



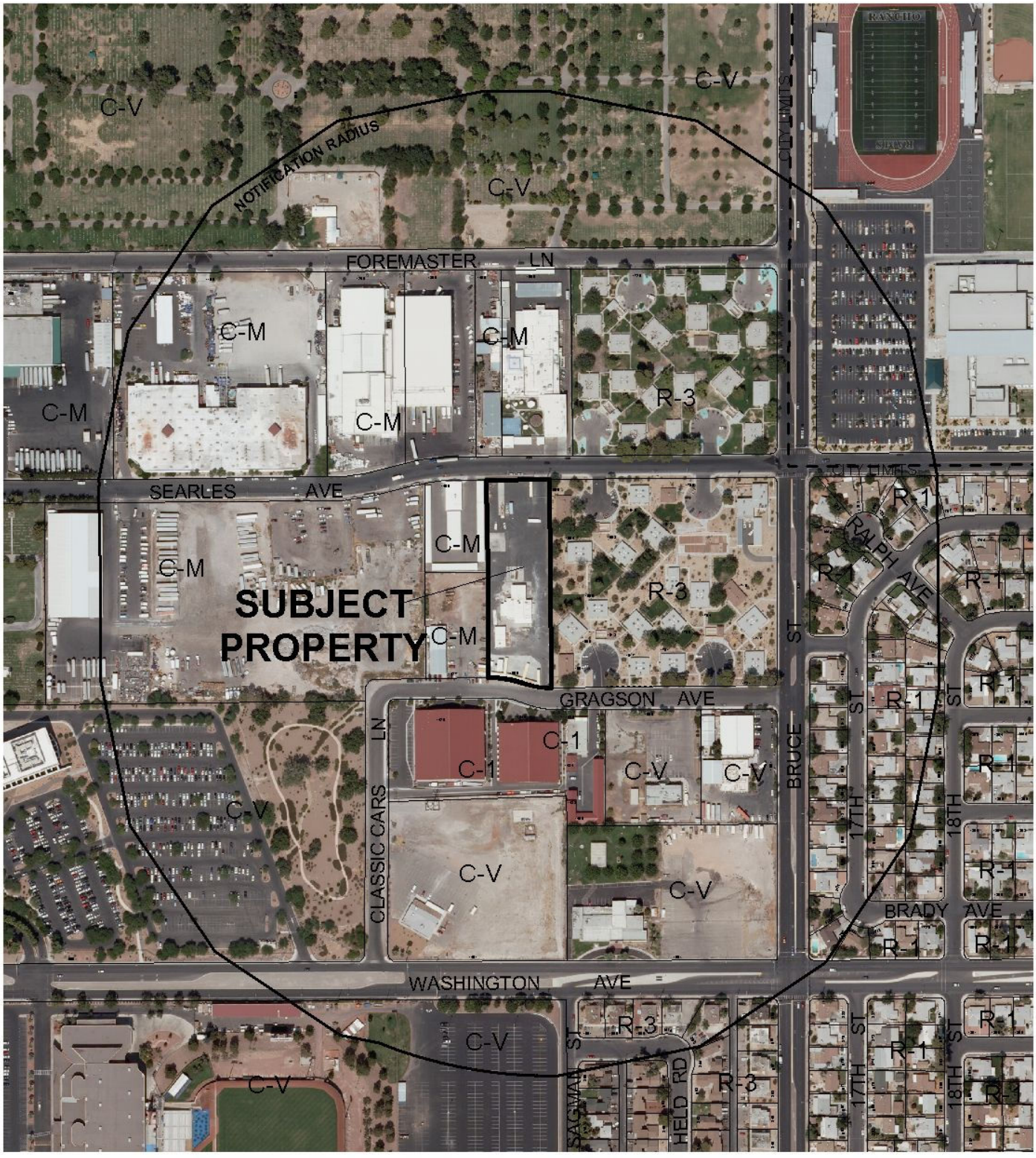
0 300 600 Feet

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

Ballard Spahr LLP

100 North City Parkway, Suite 1750
Las Vegas, NV 89106-4617
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Bill Curran
curranb@ballardspahr.com

July 28, 2010

Margo Wheeler
Director
Planning & Zoning Department
400 South Fourth Street
Las Vegas, Nevada 89101

Re: **SDR-37613, A Cab Taxi Co.**
Request to Withdraw Application

Dear Ms. Wheeler:

Please accept this letter as a request by my client, A Cab Taxi Company, to withdraw the above referenced application.

Work with your staff has revealed that a more comprehensive application must be filed to accomplish the client's goals. Rather than having two applications being processed separately, I believe it is more appropriate to re-file a new application so that the entire matter can be reviewed at one time.

The new application will be filed shortly.

Sincerely,

Bill Curran

WPC:cw

cc: Jay Nady
Kristen Neuman

RECEIVED
JUN 29 2010

DMWEST #7724772 v1

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

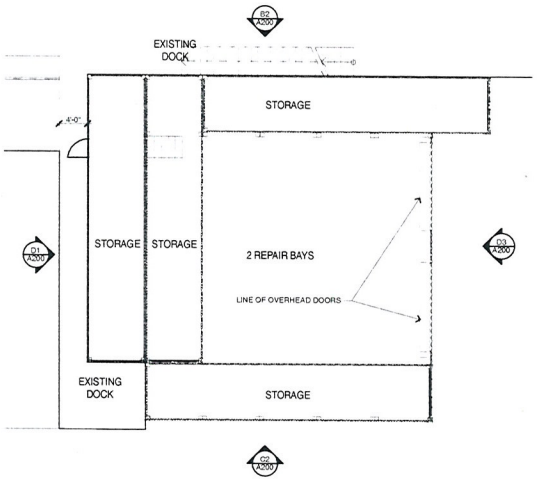
BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

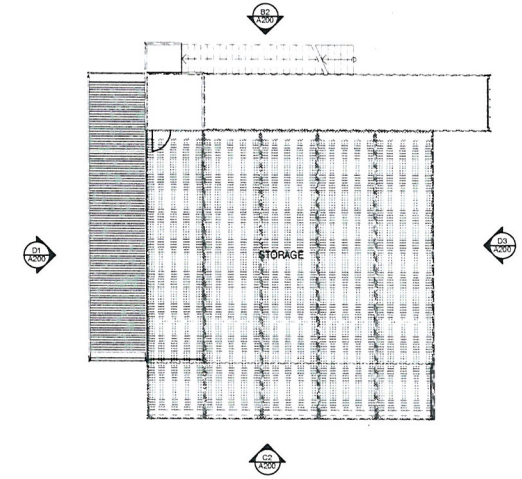
Case #	SDR #37613
Meeting Date:	4/22/10
Total Fee:	$1030.00
Date Received:*	3/9/10
Received By:	

*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.



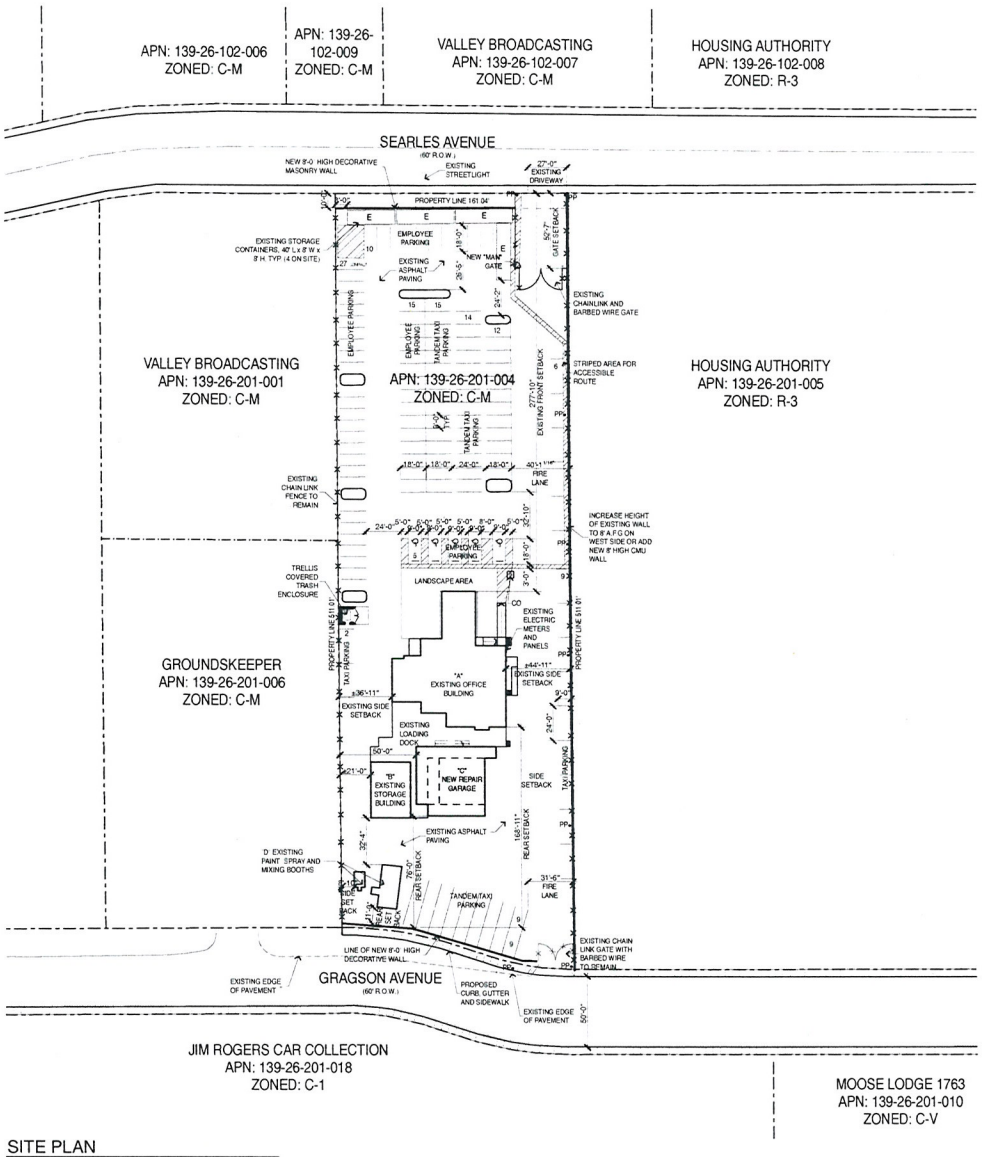
FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



SECOND FLOOR PLAN

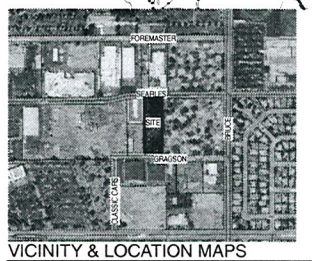
1/8" = 1'-0"



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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0' 10' 40' 80'

A Cab Taxi Company

Site Development Review

1500 Searles Avenue

Las Vegas, Nevada 89101

SDR-37613

REVISED

RECEIVED
MAR 26 2010

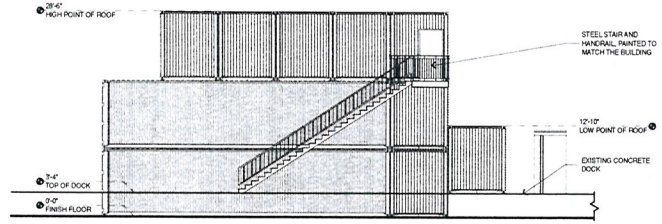
City of Las Vegas Site Development Review Submittal 03.09.10
City of Las Vegas Site Development Review Submittal (Rev.) 03.22.10

SITE PLAN AND FLOOR PLAN

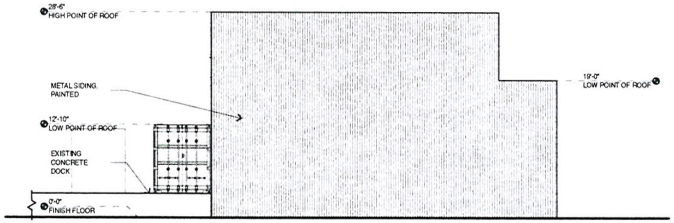
AS100

09.065 A Cab Taxi Company

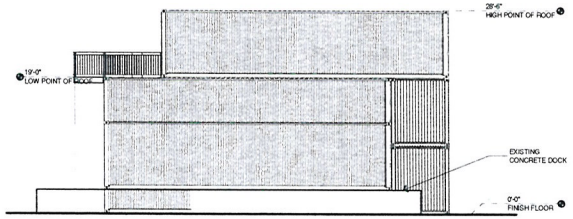
F:\09\065A Cab Taxi Co\CAD\SDR\065A Cab Taxi DR Revised.pln 3/22/2010 12:02 PM jmcmahon



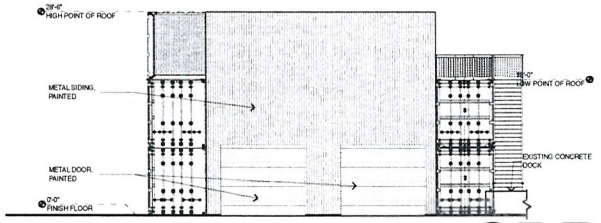
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

SDR-37613

REVISED

EXTERIOR ELEVATIONS - AUTO REPAIR

A200

09 065 A Cab Taxi Company

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

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0' 4' 8' 16'

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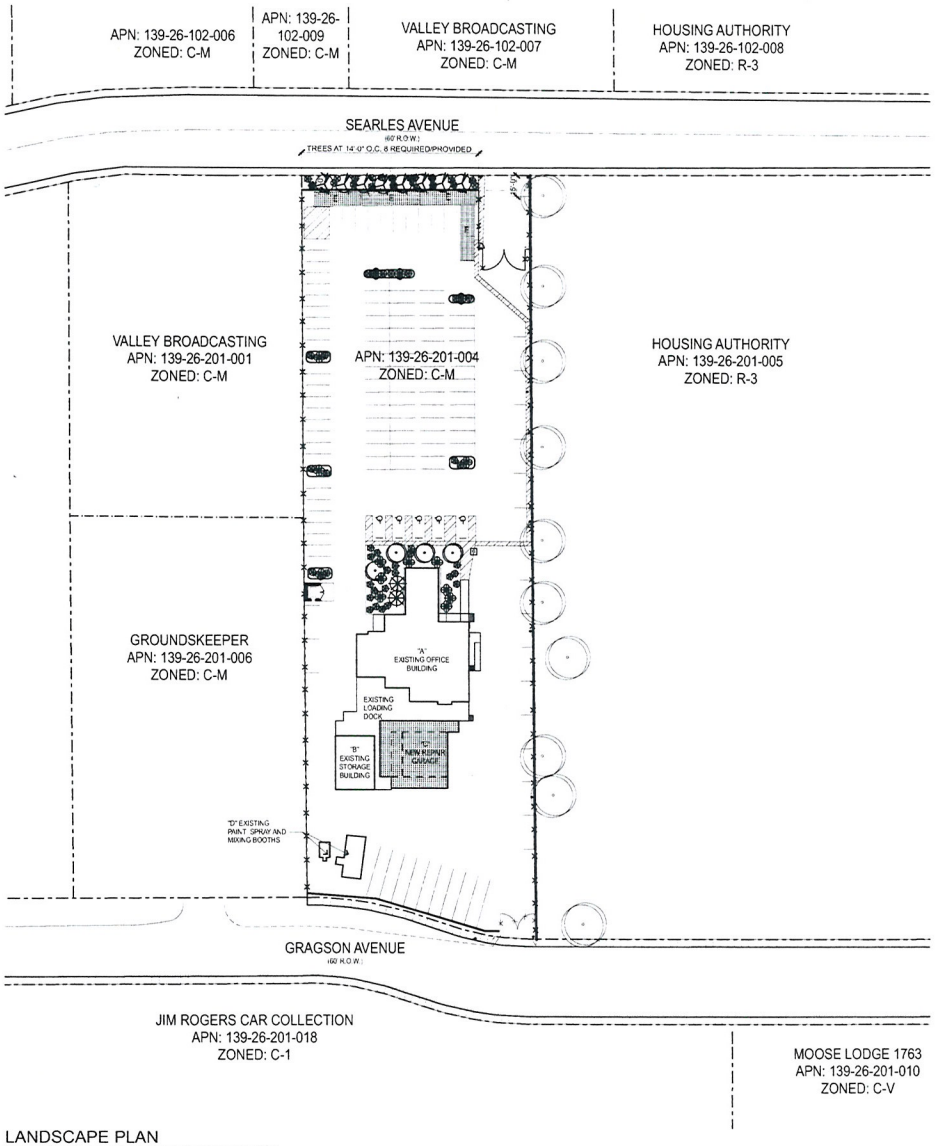

LANDSCAPE PLAN

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"

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

PLANTING PLAN

L100

09.065 A Cab Taxi Company

City of Las Vegas Site Development Review Submittal 3.9.10

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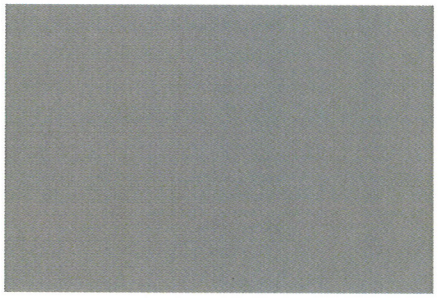
0' 10' 40' 80'

F:\09.065 A Cab Taxi Co\DWG\09.065 A Cab Taxi DR Revised p 3/9/2010 11:25 AM cmueller



Prefinished Metal

Paint 1

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A Cab Taxi Company

Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

3.09.10

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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
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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

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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

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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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
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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**

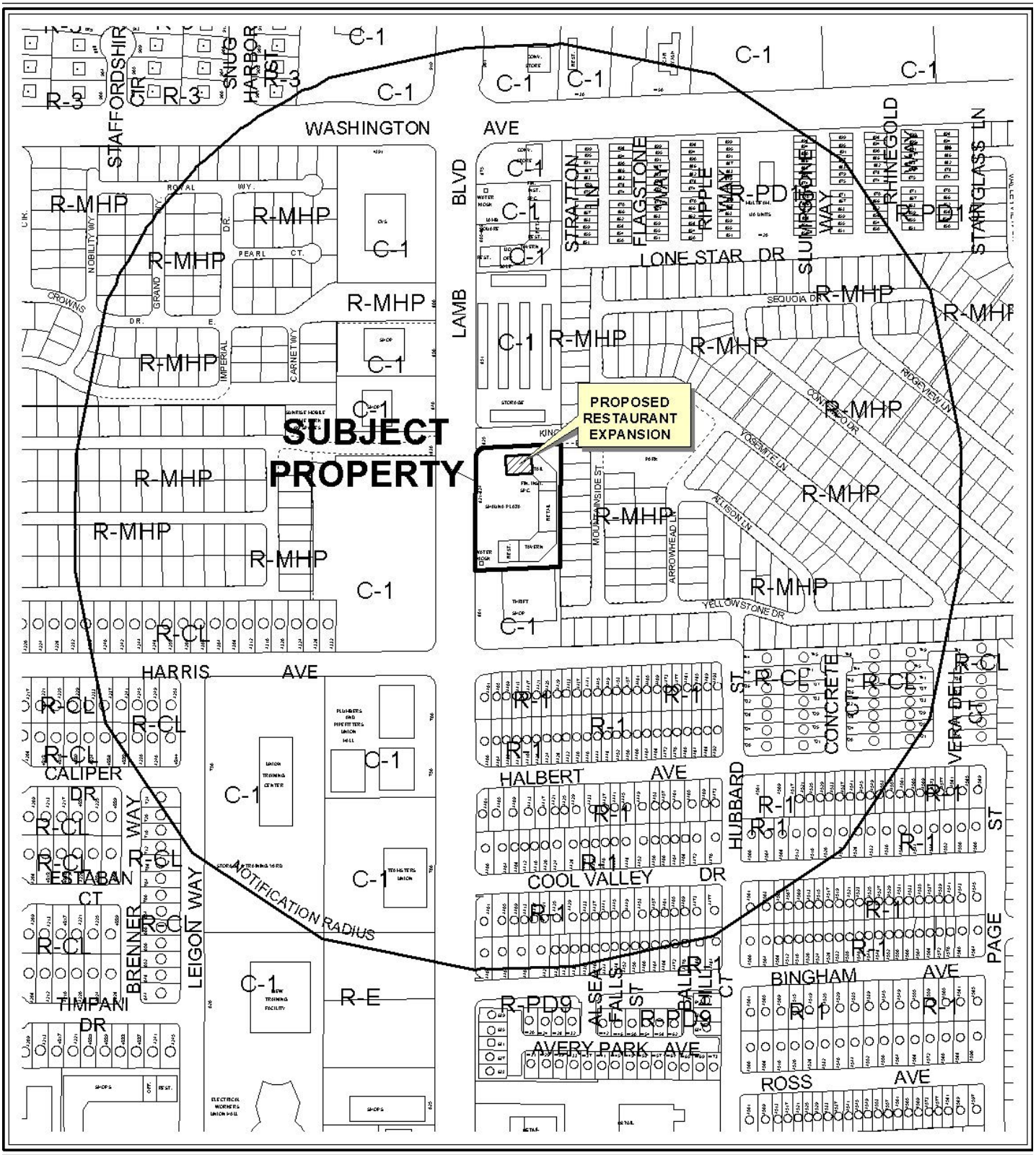
SUBJECT:
VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA"S PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



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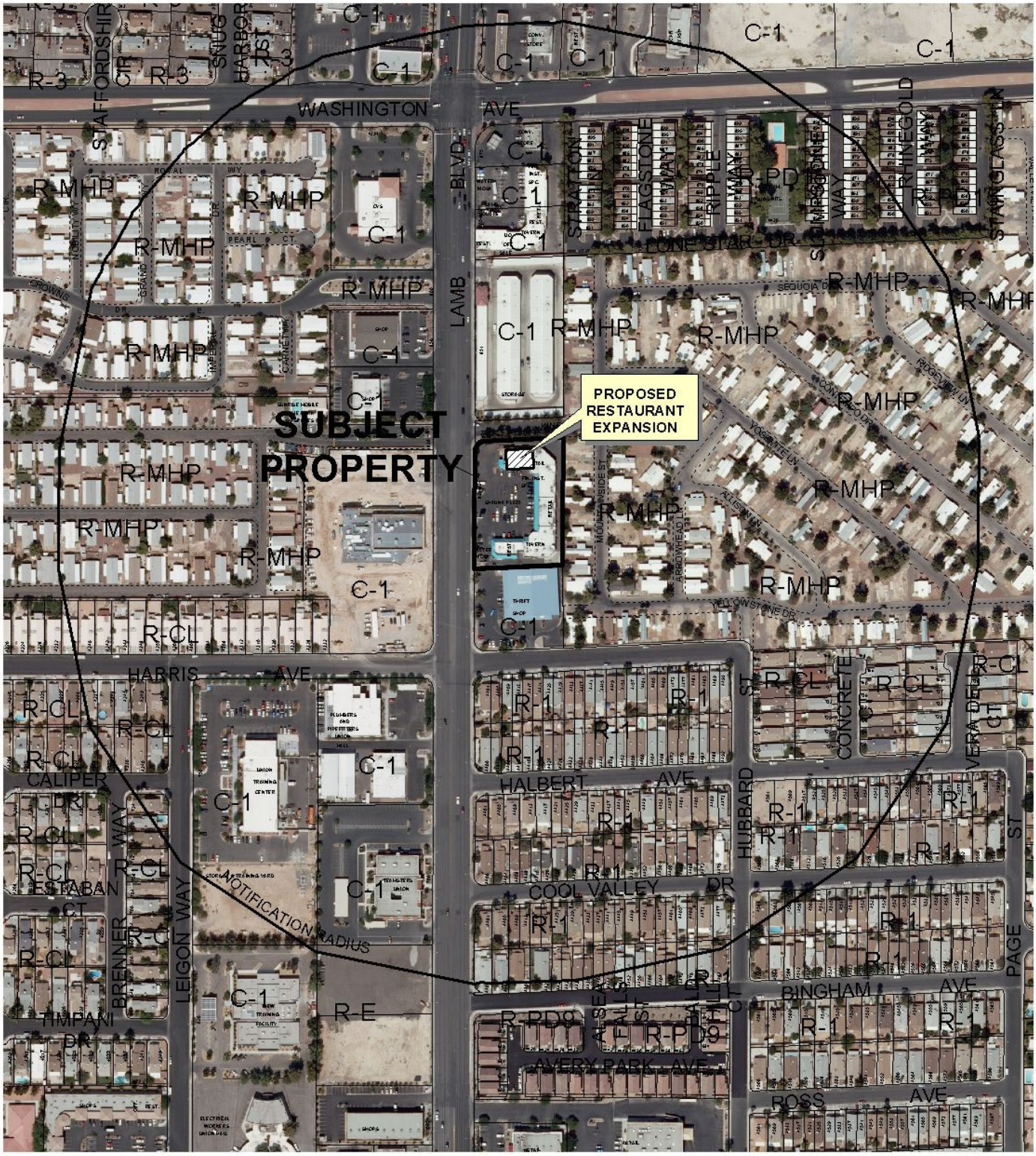
CASE: **VAR-38827**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-38827**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

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JUL 09 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-38827 APN: 140-29-301-010

Name of Property Owner: Jeanny Huynh

Name of Applicant: Sofias Pizza

Name of Representative: T.J.

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeanny Huynh

Print Name: Jeanny Huynh

Subscribed and sworn before me

This 08 day of 07, 2010

Ernesto M. De Guzman, County of San Bernardino

Notary Public in and for said County and State

See attached Certificate of Acknowledgment

State of California)

County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,
(here insert name and title of the officer)

personally appeared Jeanny Thu Huynh

,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

E. DE GUZMAN
COMM. #1886605
Notary Public - California
San Bernardino County
My Comm. Expires May 19, 2014

Signature _____ (Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statement of Financial Interest,

containing 1 pages, and dated 7/8/10.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

- [ ] Personally known to me
- [ ] Proved to me on the basis of satisfactory evidence:
  - ○ form(s) of identification ○ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Parking

Project Address (Location) 821 N Lamb Blvd

Project Name Sofias Pizza **Proposed Use** Restaraunt Parking

Assessor's Parcel #(s) 140-29-301-010 **Ward #** 3

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

Commercial Square Footage 17000.3sf **Floor Area Ratio** 1

Gross Acres 1.49 **Lots/Units** 8 **Density** ____

Additional Information ____

PROPERTY OWNER Jeanny Huynh **Contact** Andy Van

Address 9932 DeBiois Ave **Phone:** (702) 372-[illegible] **Fax:** ____

City fountain valley CA 92708 **State** CA **Zip** 92708

APPLICANT Sofias Pizza **Contact** Galentin nenchev

Address 821 N. LAMB Blvd. **Phone:** 702 437 6666 **Fax:** ____

City Las Vegas **State** NV **Zip** 8911O

REPRESENTATIVE Sofias Pizza **Contact** Tom Gallina (T.J)

Address 821 N LAMB BLVD. **Phone:** (702) 503-5060 **Fax:** ____

City La S Vegas **State** NV **Zip** 89110

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 JEANNY HUYNH

Subscribed and sworn before me

This 08 day of 07, 2010.

Ernesto M. De Guzman County of San Bernardino

Notary Public in and for said County and State

* See attached certificate of acknowledgement.

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JUL 09 2010

FOR DEPARTMENT USE ONLY

Case #	VAR 38827
Meeting Date:	8.26.10
Total Fee:	$ 830.-
Date Accepted:	7.9.10
Accepted By:	JFA

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

State of California)

County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 7/8/10 before me, Ernesto M. De Guzman,
(here insert name and title of the officer)

personally appeared Jeanny Thu Huynh,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

E. DE GUZMAN
COMM. #1886605
Notary Public - California
San Bernardino County
My Comm. Expires May 19, 2014
NRO1 NRO1

Signature _____ (Seal)

OPTIONAL INFORMATION

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Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of application/petition for m,

containing 1 pages, and dated 7/8/10.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

- [ ] Personally known to me
- [x] Proved to me on the basis of satisfactory evidence:
  - [x] form(s) of identification ○ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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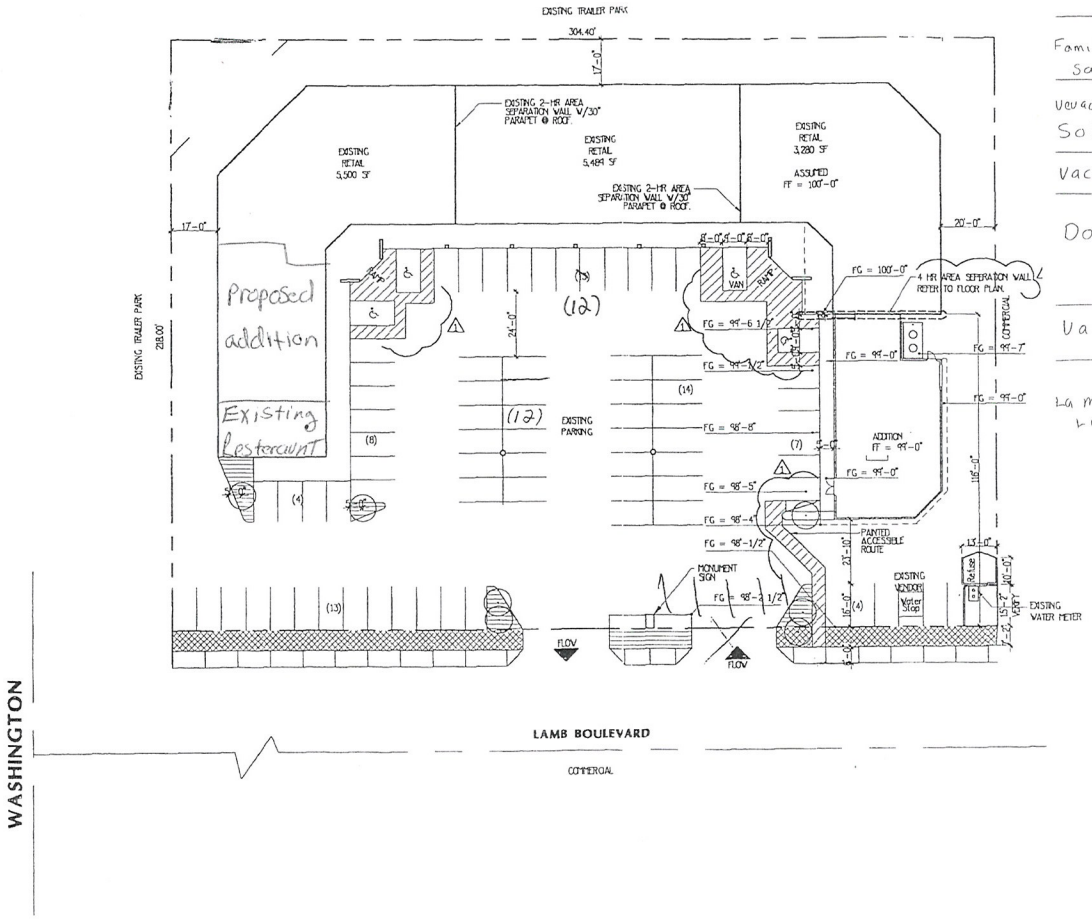
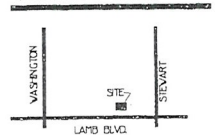
Business Name	Suite #	Use	Required	Gross Floor Area		Total Spaces
Sofias Pizza (Existing)	1	Restaurant, 2000 SF or more (without drive Through)	1 per 50 SF of Public Seating Plus one Space For each 200 SF of the remaining Gross Floor	1,000 SF	no Public Seating 1 Space per 200 SF 1,000 ÷ 200 SF =	5
Sofias Pizza (addition)	2-3	addition	1 per 50 SF of Public Seating Plus one Space For each 200 S.F of the remaining Gross Floor	1,951	1,000 SF ÷ 50 SF of Public Seating = 20 Spaces 951 - remaining Gross Floor = 5 Spaces	25
Family Beauty Salon	4	General Personal Service	2 Spaces per barber chair	6 Barber chairs	6 Barber Chairs X 2 =	12
Nevada Tax Solutions	5-6	Office	1 Space per 300 SF	2,100 SF	2,100 SF ÷ 300 SF = 7 Spaces	7
Vacant	7-10	Vacant	1 Space per 175 SF Retail	2,320	2,320 SF ÷ 175 SF = 13	13
Dotty's	11	Liquor Establishment Tavern	1 per 50 S.F of Public Seating Plus one Space For each 200 SF of the remaing Gross Floor	2,794 SF	200 S.F Dining = 4 Spaces + 2,094 Remaining Gross Floor ÷ 200 S.F = 10.5 Spaces = 11	15
Vacant	12-13	Vacant	1 Space per 175 SF Retail	1,950	1,950 ÷ 175 SF =	11
La Mujarra Loca	14	Restaurant	1 per 50 SF of Public Seating Plus one Space For each 200 SF of the remaing Gross Floor	2,650	1000 S.F Dining = 20 20 Spaces + 1,650 Remaining Gross Floor ÷ 200 S.F = 8.25	28
						Total 105





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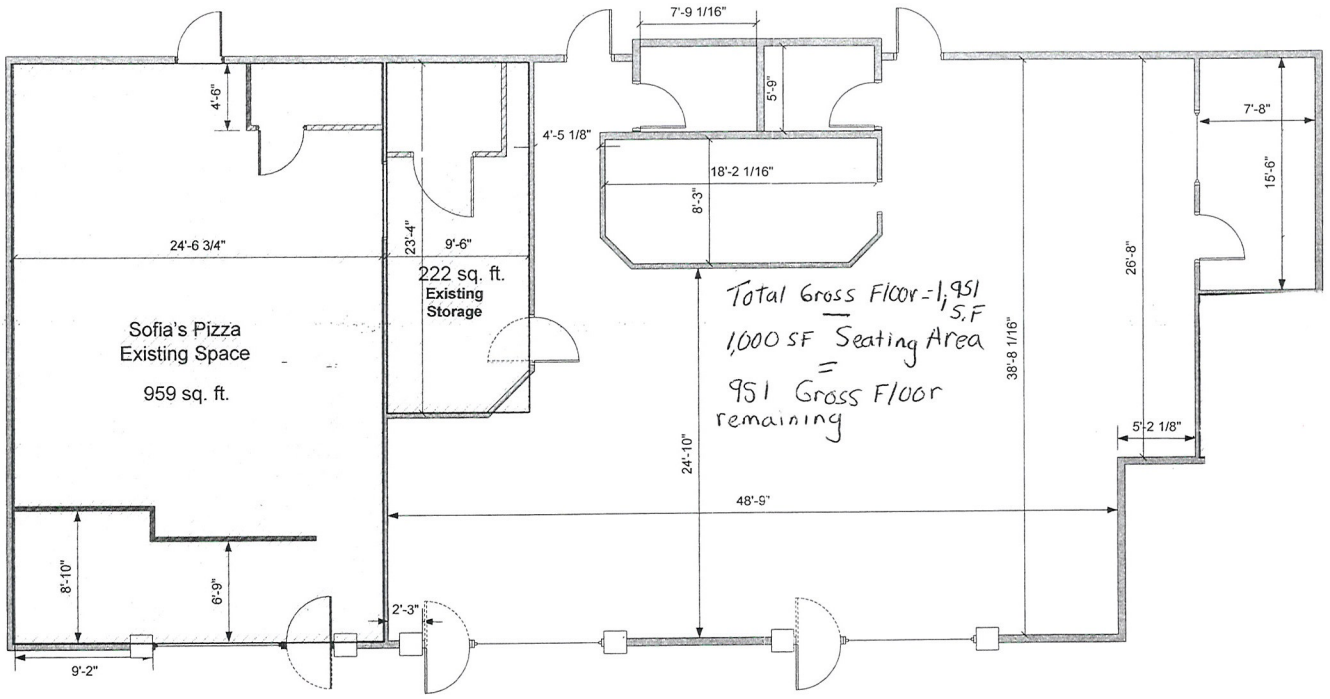
NORTH

SITE PLAN

SCALE: 1" = 20'-0"

VAR-38827
REVISED



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Sofia's Pizza

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DWG Floor Plan

REV

SHEET 2 OF 3

JOB NO 10.017

SCALE 1/8" = 1'-0"

KC FIELDS & ASSOCIATES, INC.
PHONE 702-478-7100
FAX 702-478-7101

VAR-38827
REVISED

Google pool table decorated cake Search images Back to image results

See full size image
500 x 401 - 139k - jpg

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EL ADOBE
825 N. LAMB BLVD.
FAMILY DOLLAR
Self
RECEIVED
JUL 13 2010


Family Beauty
Salon & Photo Studio
453-5200
Walk-ins Welcome
HELP
WANTED
LICENSED
HAIR DRESSERS
&
NAIL TECHS
$100 WEEK
453-5200
RENTAL
RECEIVED
JUL 13 2018

RECEIVED
JUL 13 2010



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JUL 13 2010





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JUL 13 2010


RECEIVED
JUL 13 2010
SOFIA'S PIZZA
LARGE 5.99
OPEN
SOFIA'S
5.99
PIZZA
437-6666
Family Beauty
Salon & Photo Studio
453-5200
Walk-ins Welcome
HELP WANTED
LICENSED
HAIR DRESSERS
&
NAIL TECHS
$100 WEEK
453-5200

Sofia's Pizza
821 North Lamb Blvd.
Sp. 1-2 & 3
Las Vegas, Nevada
89110

June 16, 2010

Planning & Development Services
731 South 4th Street
Las Vegas, Nevada 89101

To whom it may concern:

Please accept this justification letter as an attempt for a variance, and project approval, so that I may proceed with my plans of opening an over 45 seat restaurant. This project is adjoining my current business (Sofia's Pizza) space one. This new project will encompass spaces 2 & 3.

Shauna Plaza located at 821 North Lamb Blvd, currently has seventy four (74) parking spaces, based on needed parking space for the purposed addition which would require a variance of seventeen (17) spaces to comply with regulations x square footage of my new proposed business with 107 spaces that are required based on the parking analysis.

Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

Additionally I will be providing photographic documentation of the parking facility and area lay out, to be added to this variance request, with all other information in adding this request. I am looking forward to a favorable reply so that I can move forward with this project creating new jobs in this uncertain economy.

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JUL 26 2010

Sincerely Yours

Galentin H. Nenchev

Date: 07/12/10

VAR-38827
REVISED

Business Name	Suite #	Use	required	Gross Floor area		Total Spaces
Sofias Pizza (Existing)	1	Restaurant, 2000 SF or more (without drive Through)	1 per 50 S.F OF Public Seating, Plus one Space For each 200 S.F OF The remaining Gross Floor	1,000 SF	no Public Seating 1 Space per 200 SF 1,000 ÷ 200 SF=	5
Sofias Pizza (addition)	2-3	addition	1 per 50 S.F OF Public Seating Plus one Space For each 200 S.F OF the remaining Gross Floor	1,712	1,000 S.F ÷ 50 SF OF Public Seating = 20 Spaces 712 ÷ remaing Gross Floor = 4 Spaces	24
Family Beauty Salon	4	General Personal Service	2 Spaces per barber chair	6 Barber chairs	6 Barber Chairs X 2=	12
Nevada Tax Solutions	5-6	Office	1 Space Per 300 SF	2,100 SF	2,100 SF ÷ 300 SF = 7 spaces	7
Vacant	7-10	Vacant	1 space per 175 Retail S.F	2,320	2,320 S.F ÷ 175 SF = 13.	13
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JUL 09 2010

Family Beauty Salon & Photo Studio
821 North Lamb Blvd.
Las Vegas, Nevad89110

June 15, 2010

Re: Parking dilemma Shauna Plaza:

To whom it may concern,

Please be advised that this parking issue is of an ambiguous nature and as a business owner at this location, I see no need for this new interest in holding up a business to open and operate as usual, creating jobs in this uncertain economy. It must be noted that ample parking spaces are provided and would not impact my business or any business that occupies this complex.

The need for new business in this complex is crucial for the existing business to benefit from the exposure and passably gaining new clientele.

Please note that a major part of our traffic is by foot, being set within several housing communities that do not require the use of an automobile. Additionally, high peek hours for a restaurant business is in the later hours of the day whereas all other business will be closed.

I surely see no need for the city to spend additional dollars on this quest as I feel the money could be used for a better cause.

Sincerely
Kimble & Jackie Gubler
Owners of Family Beauty Salon & Photo Studio

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JUL 09 2010

A

Tuesday, June 15, 2010

To whom it may concern.

My name is Claudia Cotto. I am an employee at My Office Services suite number 5. Were I work at is owned by Nevada Tax Solutions. Nevada Tax Solutions store number 6 has been combined with My Office Services store number 5. There is curently one employee for My Office Services and that is me. There are three other employees working at Nevada Tax Solutions. As of this time of year the stores are not as busy there for the parking lot is empty. I personaly think that there is enough paking space for the new Restaurant. I also think that this will bring buisness to all of the other store at the Shauna Plaza.

Claudia Cotto

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JUL 09 2010

A

LA MOJARRA LOCA
821 N. Lamb. Suite #14
Las Vegas NV 89110

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JUL 09 2010

June 16 - 2010

Re: parking

To: Whom it may Concern:

My name is Jesus Vazquez I am the owner of the mojarra loca Resturant I have never had any parking Issues and feel that there is plenty of parking to acomedate all Business and feel strongly allowing a parking Variance for Sofia's Pizza Thank you

the owner

Jesus Vazquez

A

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**

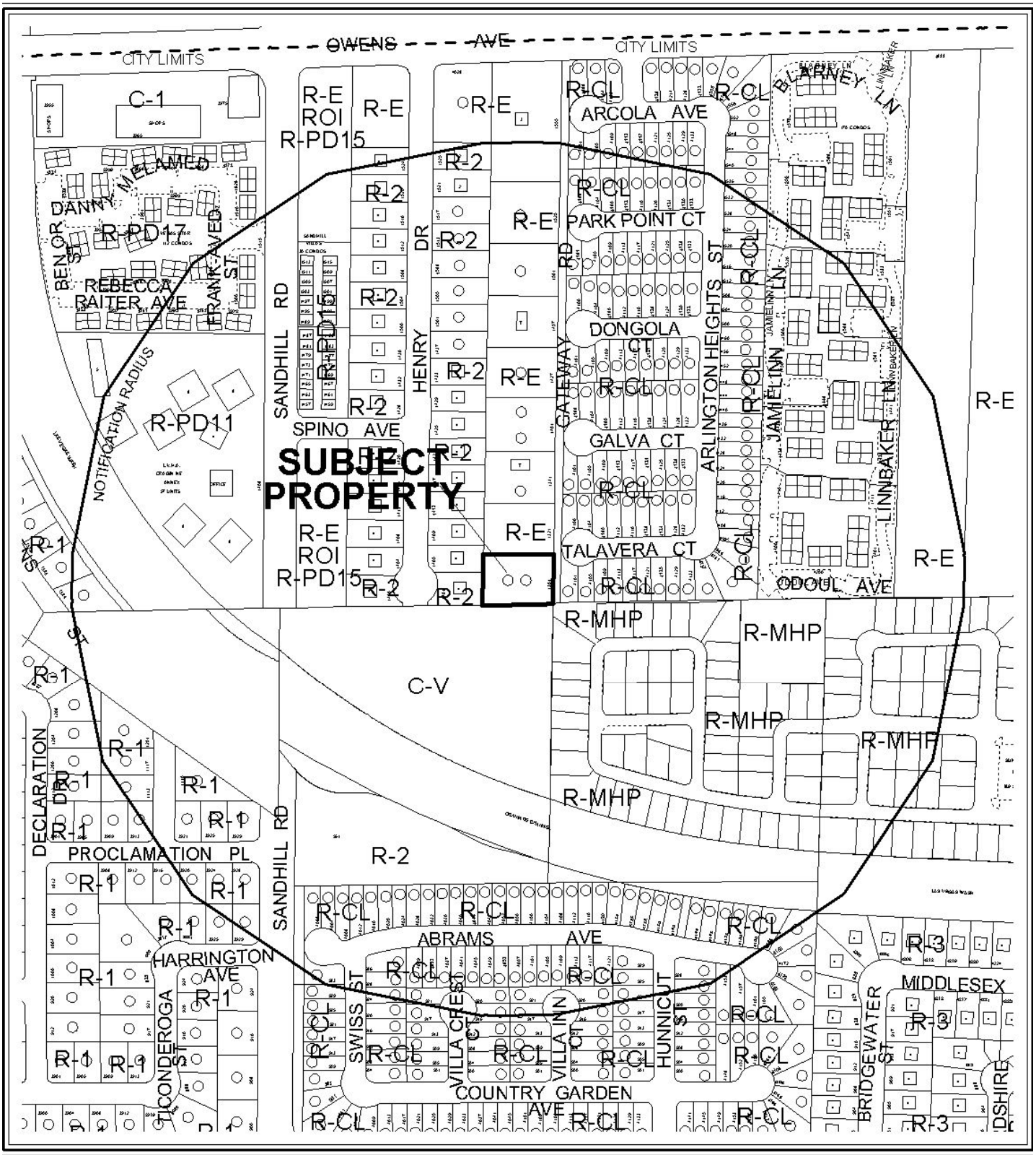
SUBJECT:
VAR-38840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND KIMBERLY MARX - Request for a Variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL, METAL ACCESSORY STRUCTURE (CLASS II) WHERE A 497 SQUARE-FOOT, 10-FOOT TALL WOOD/STUCCO ACCESSORY STRUCTURE (CLASS II) IS ALLOWED on 0.48 acres at 1301 North Gateway Road (APN 140-30-502-010), R-E (Residence Estates) Zone, Ward 3 (Reese).

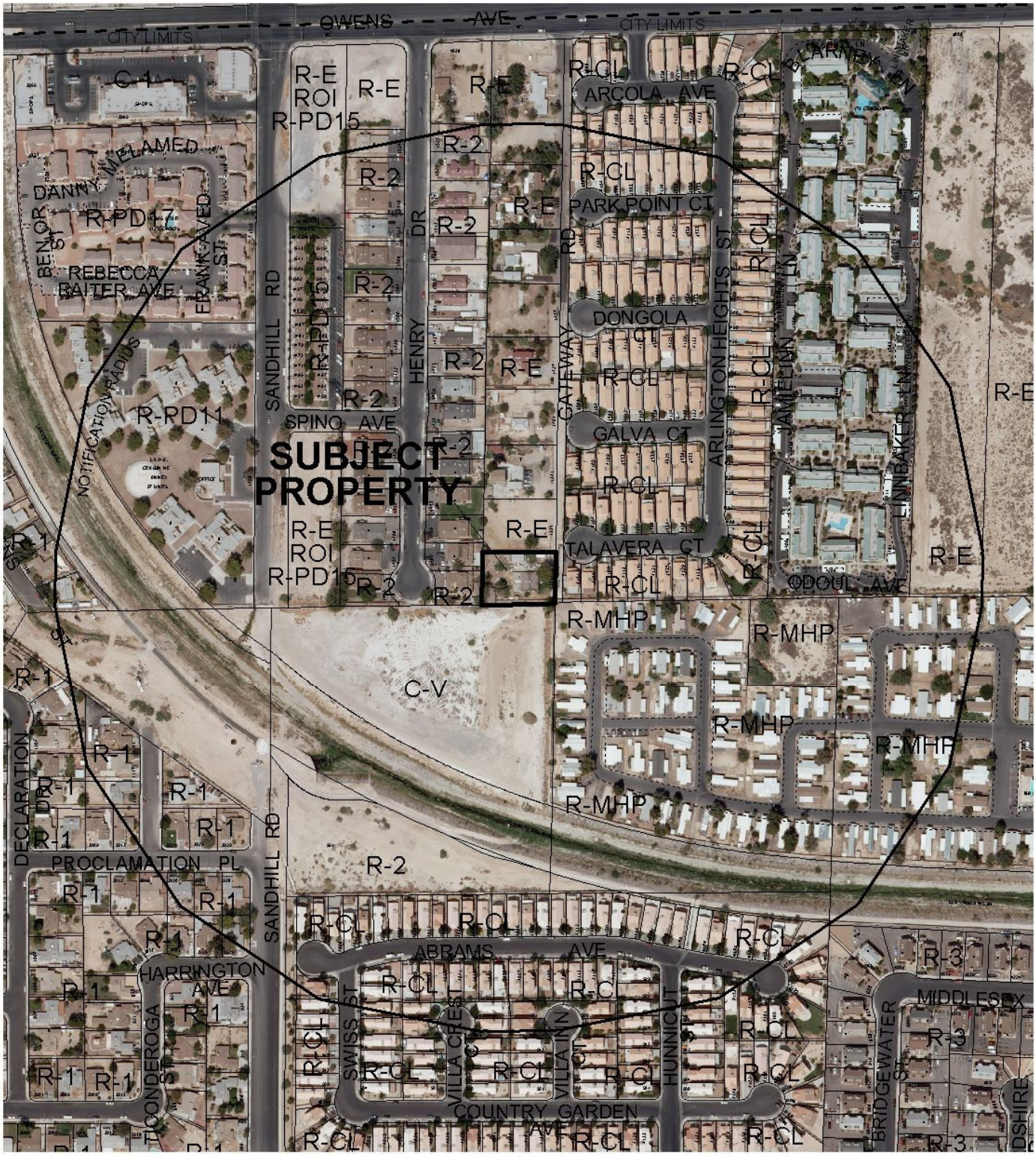
P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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


OWENS AVE
CITY LIMITS
CITY LIMITS
C-1
R-E
ROI
R-PD15
R-E
R-E
R-CL
R-CL
ARCOLA AVE
BLARNEY LN
DANNY MELAMED
R-PD17
BENOR ST
REBECCA RAITER AVE
FRANK AVED ST
R-2
R-2
R-2
R-2
R-2
R-2
R-2
R-2
R-E
R-E
R-E
R-E
R-E
R-E
R-CL
R-CL
PARK POINT CT
R-CL
R-CL
DONGOLA CT
R-CL
R-CL
GALVA CT
R-CL
R-CL
TALAVERA CT
R-CL
R-CL
ODOUL AVE
SANDHILL RD
HENRY DR
GATEWAY RD
ARLINGTON HEIGHTS ST
JAMEL LN
LINNBAKER LN
R-E
R-E
R-E
R-E
R-E
R-E



0 300 600 Feet

CASE: **VAR-38840**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38840** APN: 140-30-502-010

Name of Property Owner: Ronald and Kimberly Marx

Name of Applicant: Ronald and Kimberly Marx

Name of Representative: Ronald and Kimberly Marx

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: Kimberly Marx

Print Name: Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 2010

Nancy K. Taylor

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY K. TAYLOR
Appt. No. 94-1806-1
My Appt. Expires March 28, 2014

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Marx Residence Auxiliary Building

Project Address (Location) 1301 N. Gateway Dr.

Project Name Marx Auxiliary Building **Proposed Use** garage

Assessor's Parcel #(s) 140-30-502-010 **Ward #** 6

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

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

Gross Acres .48 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Ronald + Kimberly Marx **Contact** Kim Marx

Address 1301 Gateway **Phone:** 524-1988 **Fax:** 735-3451

City Las Vegas **State** NV **Zip** 89110

E-mail Address Kmarx@cox.net

APPLICANT Ronald and Kimberly Marx **Contact** Kim Marx

Address 1301 Gateway **Phone:** 524-1988 **Fax:** 735-3451

City Las Vegas, **State** NV **Zip** 89110

E-mail Address Kmarx@cox.net

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Kimberly Marx

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

Print Name Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 2010

Nancy K. Taylor

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY K. TAYLOR
Appt. No. 94-1808-1
My Appt. Expires March 28, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-38840
Meeting Date:	8-26-10 PC
Total Fee:	$830.00
Date Accepted:	7/13/10
Accepted By:	

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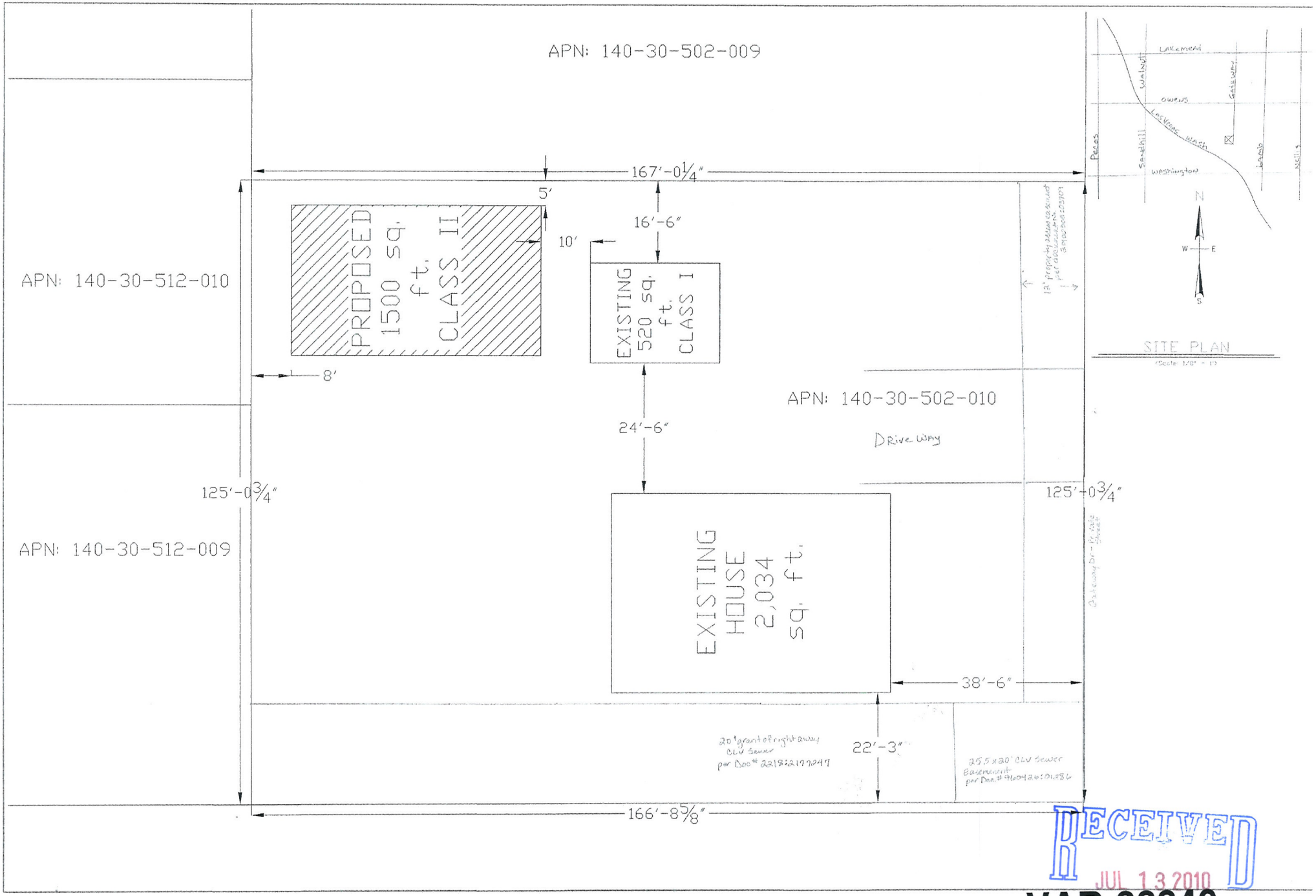
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.


APN: 140-30-502-009
APN: 140-30-512-010
APN: 140-30-512-009
APN: 140-30-502-010
Drive Way
167'-0 1/4"
5'
16'-6"
10'
PROPOSED 1500 sq. ft. CLASS II
EXISTING 520 sq. ft. CLASS I
8'
24'-6"
125'-0 3/4"
125'-0 3/4"
EXISTING HOUSE 2,034 sq. ft.
38'-6"
22'-3"
20' grant of right away CLV Sewer per Doc# 20180217249
25.5 x 20' CLV Sewer Easement per Doc.# 19604260:01986
166'-8 5/8"
Lake Mead
Walnut
Owens
Gateway
Las Vegas Wash
Washington
Pecos
Sandhill
Boulder Hwy
Nellis
N
W
E
S
SITE PLAN
(Scale: 1/8" = 1')
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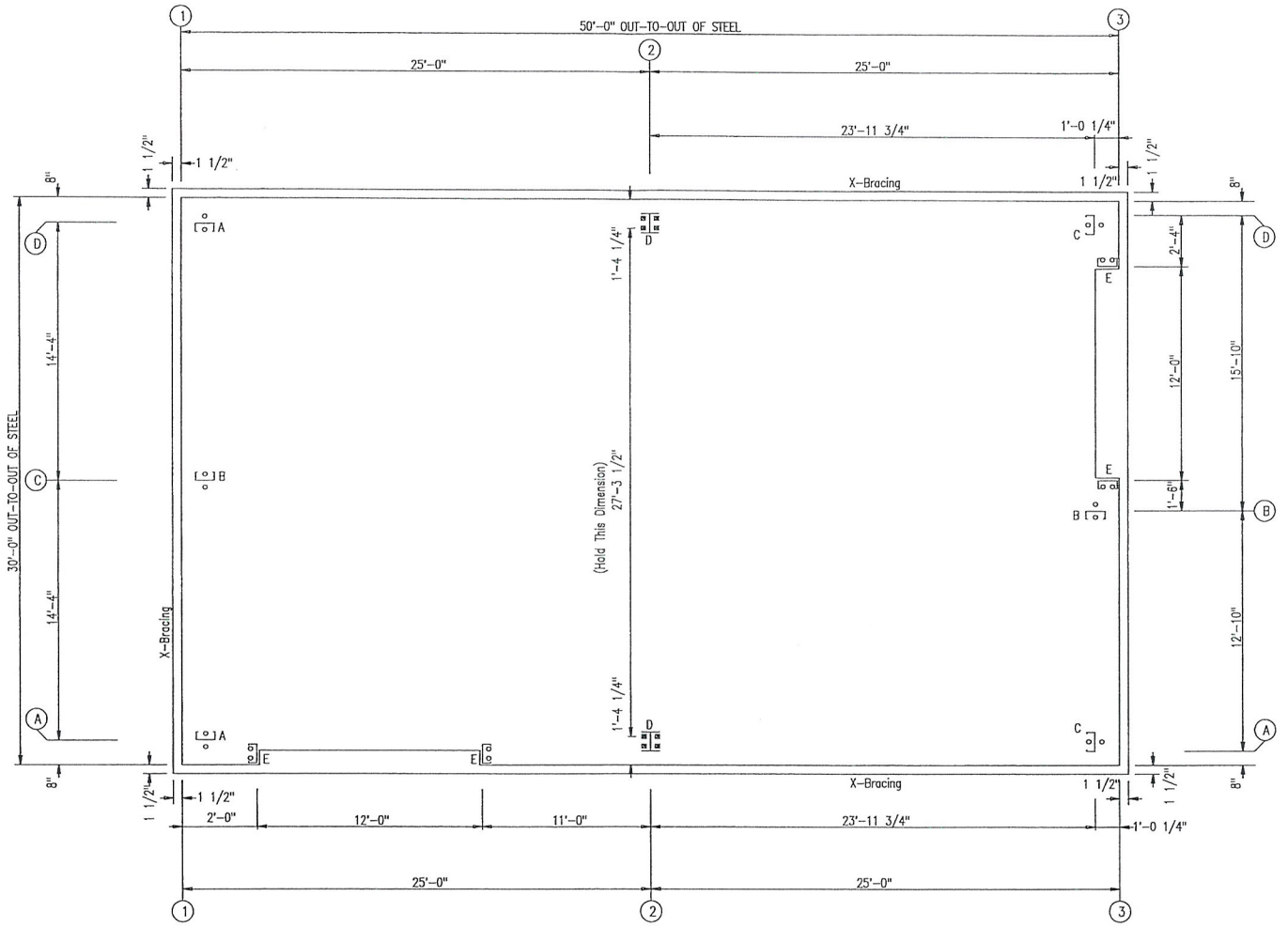
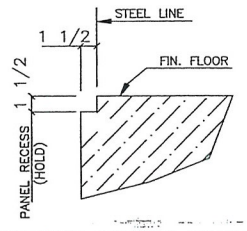
JUL 13 2010
VAR-38840



ANCHOR BOLT PLAN

O Dia= 5/8"

⊠ Dia= 3/4"



CONCRETE NOTCH DETAIL

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	6/08/10	FOR ERECTOR INSTALLATION	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

PROJECT: RONALD MARX
CUSTOMER: RONALD MARX
OWNER: RONALD MARX
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	F1	0

JUN 11 2010

PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. AMKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

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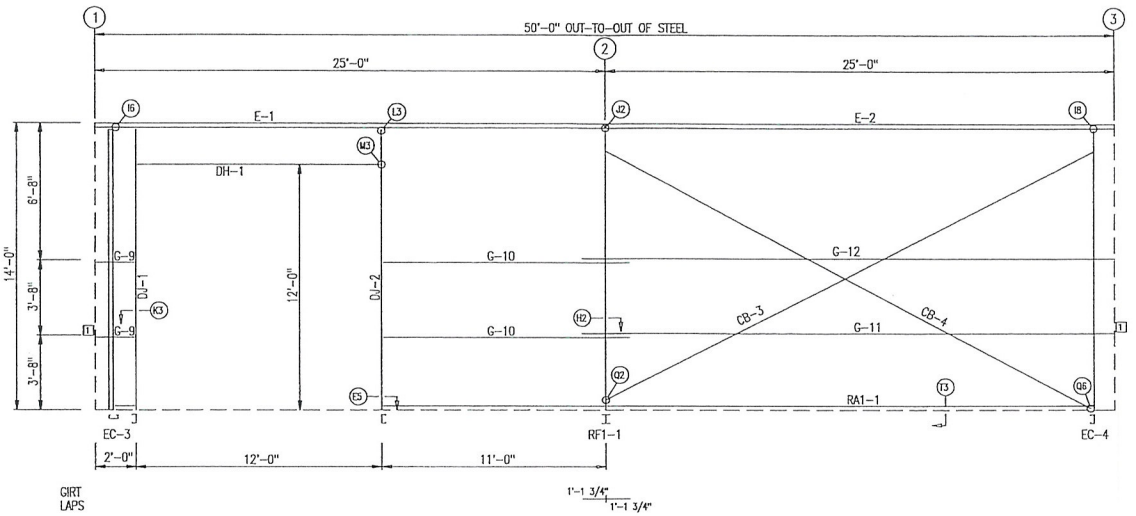
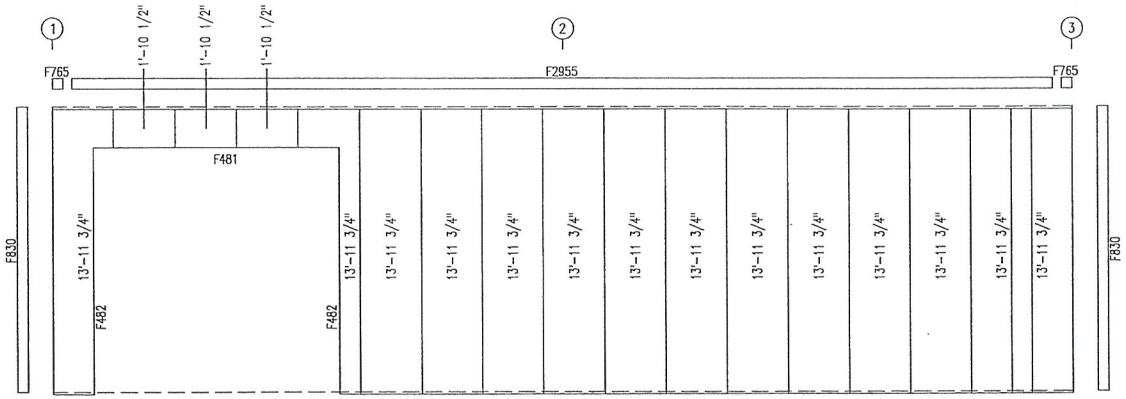
VAR-38840

MEMBER TABLE FRAME LINE A		
MARK	PART	LENGTH
DJ-1	8F25C16	13'-4 3/8"
DJ-2	8F25C16	13'-4 3/8"
DH-1	8F25C16	12'-0"
E-1	8ES1L14	24'-11 1/2"
E-2	8ES1L14	24'-11 1/2"
G-9	8X25Z16	1'-9"
G-10	8X25Z16	11'-11"
G-11	8X25Z14	26'-1 1/2"
G-12	8X25Z14	26'-1 1/2"
CB-3	1/4" DIA.	27'-3"
CB-4	1/4" DIA.	27'-5"

CONNECTION PLATES FRAME LINE A	
ID	MARK/PART
1	SC-5



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

GENERAL NOTES:
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

PROJECT: RONALD MARX
CUSTOMER: RONALD MARX
OWNER: RONALD MARX
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E2	A

PROFESSIONAL ENGINEER · STATE OF NEVADA
BEJUN N. ANKLESARIA
EXP. 12/31/10
STRUCTURAL
No. 17245

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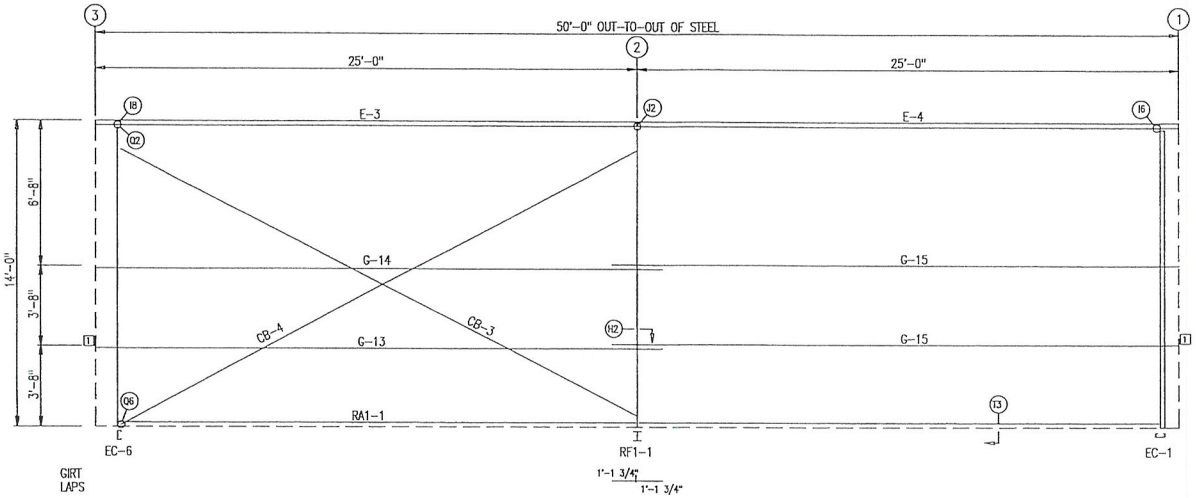
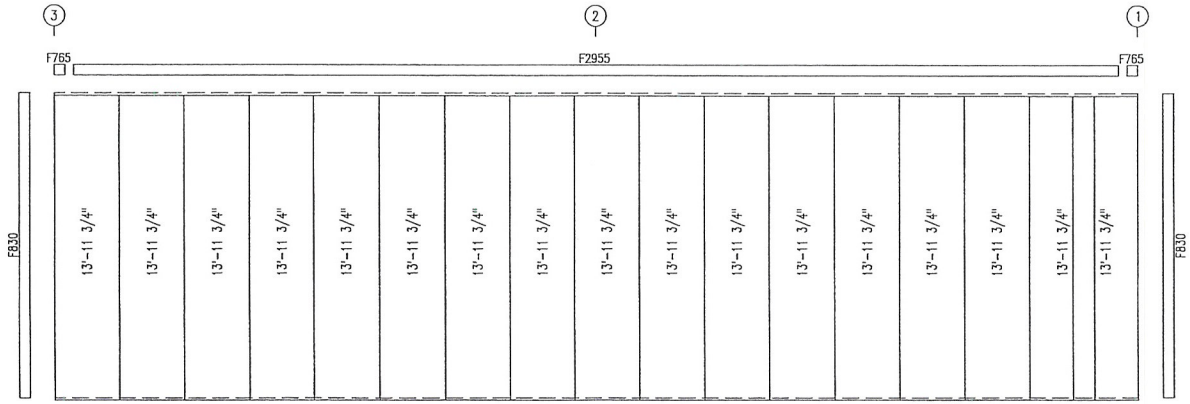
VAR-38840

MEMBER TABLE FRAME LINE D		
MARK	PART	LENGTH
E-3	8ES1L14	24'-11 1/2"
E-4	8ES1L14	24'-11 1/2"
G-13	8X25Z16	26'-1 1/2"
G-14	8X25Z16	26'-1 1/2"
G-15	8X25Z16	26'-1 1/2"
CB-3	1/4" DIA.	27'-3"
CB-4	1/4" DIA.	27'-5"

CONNECTION PLATES FRAME LINE D	
ID	MARK/PART
1	SC-5



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
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3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX
CUSTOMER: RONALD MARX — OWNER: RONALD MARX
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E3	A

PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. ANKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

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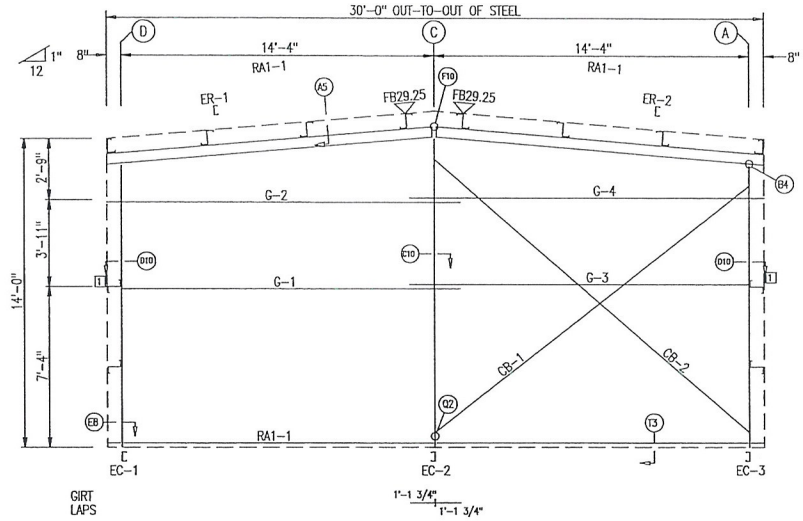
VAR-38840

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	5/8"	1 3/4"
Cor_Column/Raf	4	A325	1/2"	1 1/4"
EC-2/ER-2	4	A325	5/8"	1 1/4"

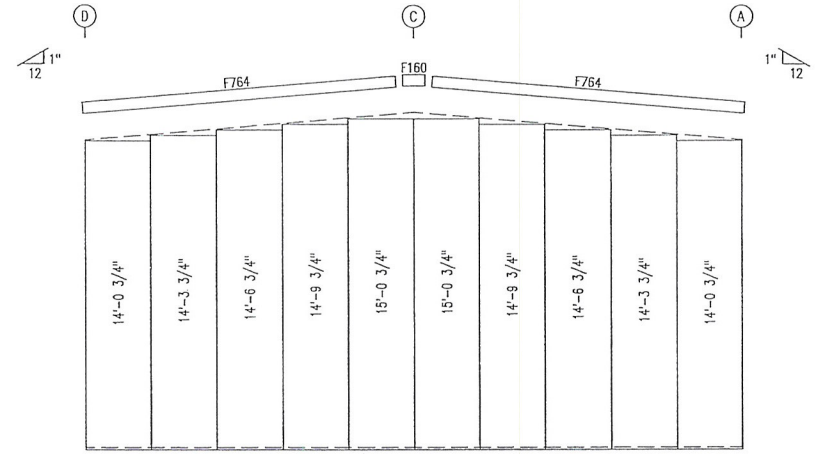
MEMBER TABLE FRAME LINE 1		
MARK	PART	LENGTH
EC-1	8F25C16	12'-7 3/8"
EC-2	8F35C13	13'-7 1/8"
EC-3	8F25C16	12'-7 3/8"
ER-1	8F25C12	15'-0 3/8"
ER-2	8F25C12	15'-0 3/8"
G-1	8X25Z16	15'-5 1/2"
G-2	8X25Z16	16'-1 1/2"
G-3	8X25Z16	15'-5 1/2"
G-4	8X25Z16	16'-1 1/2"
CB-1	1/4" DIA.	18'-9"
CB-2	1/4" DIA.	19'-4"

FLANGE BRACE TABLE FRAME LINE 1		
▽ID	MARK	LENGTH
1	FB29.25	2'-5 1/4"

CONNECTION PLATES FRAME LINE 1	
□ID	MARK/PART
1	SC-5



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX

CUSTOMER: RONALD MARX — OWNER: RONALD MARX

LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E4	A

PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. ANKLESARIA
EXP: 12/31/10
CIVIL/STRUCTURAL
NO. 17245

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JUL 13 2010

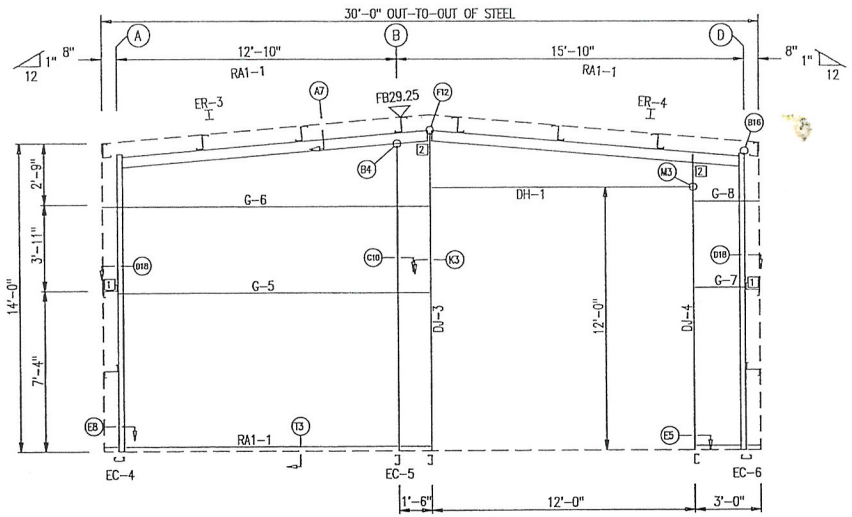
VAR-38840

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Cor_Column/Raf	2	A325	1/2"	1 1/4"
ER-3/ER-4	8	A325	5/8"	1 3/4"
EC-5/ER-3	4	A325	1/2"	1 1/4"
Jamb	4	A325	1/2"	1 1/4"

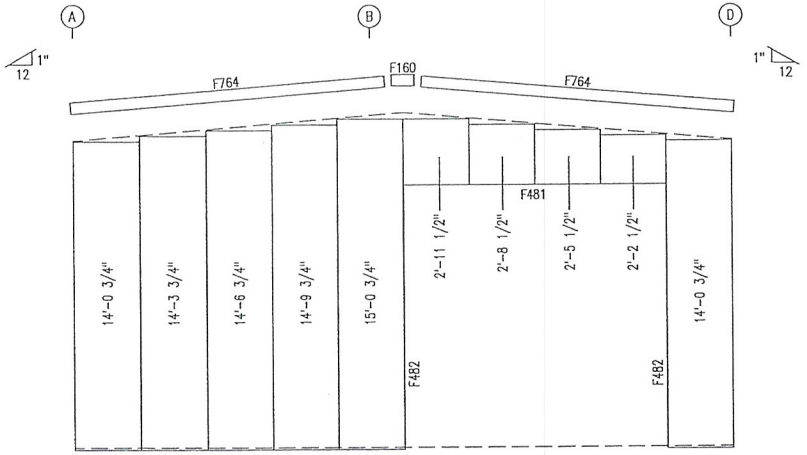
MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
EC-4	8F25C16	13'-5 1/16"
EC-5	8F25C13	13'-8 5/16"
EC-6	8F25C16	13'-5 1/16"
ER-3	W8X10	13'-9 1/4"
ER-4	W8X10	13'-9 1/4"
DJ-3	8F25C16	14'-5 3/4"
DJ-4	8F25C16	13'-5 3/4"
DH-1	8F25C16	12'-0"
G-5	8X25Z16	14'-1"
G-6	8X25Z16	14'-9 1/4"
G-7	8X25Z16	2'-1"
G-8	8X25Z16	2'-9 1/4"

FLANGE BRACE TABLE FRAME LINE 3		
▽ID	MARK	LENGTH
1	FB29.25	2'-5 1/4"

CONNECTION PLATES FRAME LINE 3	
□ ID	MARK/PART
1	HC-31
2	n1



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX

CUSTOMER: RONALD MARX — OWNER: RONALD MARX

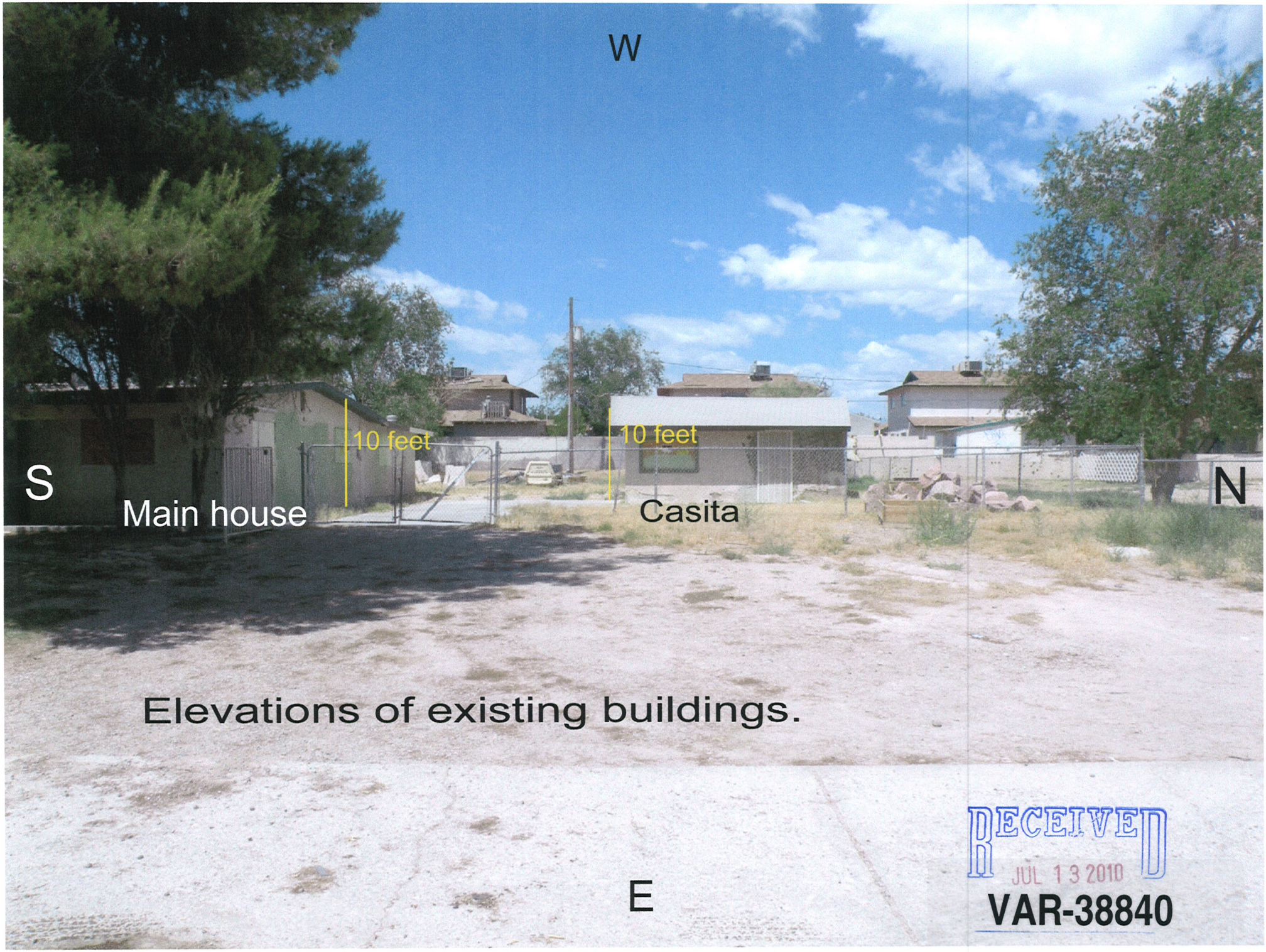
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E5	A

PROFESSIONAL ENGINEER · STATE OF NEVADA
BEJUN A. ANKLESARIA
EXP. 12/31/10
No. 17245
CIVIL STRUCTURAL

RECEIVED
JUL 13 2010

VAR-38840



Elevations of existing buildings.

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VAR-38840

Signature® 200

Siliconized Polyester

trim color



Building color

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JUL 13 2010
VAR-38840

July 12, 2010

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

RE: 1301 N. Gateway
APN No. 140-30-502-010

Dear Sirs:

At this time we are requesting a variance for an auxiliary building on our property. Our home is 2,034 square feet with a 520 sq. ft. Class I accessory building, on a .48 acre parcel. The variances that we are in need of in order to construct this building would be for the size, height, and building material.

We purchased this property in March of 2010. Prior to our purchase, the property was vacant for ten months. During this time vandals have continually broke into the house, spray painted graffiti, tore up the inside drywall of the house, and broke all windows. Since our purchase we have diligently tried to protect this property from illegal entry and keep any new graffiti painted over. We intend to clean up, repair, landscape and make this a beautiful property that the City would be proud to have in their area.

At the current time there is no garage. In order to repair and remodel we would like to construct a garage in the rear north-west corner of the property. This would allow us to secure our tools, building materials, and vehicles. The 1,500 sf. Class II auxiliary structure would be a metal garage, painted to match the color of the house and casita.

In the next three months we intend to invest considerable amounts on improvements to the property. They include:

- Repair of southern masonry wall, installation of northern masonry wall on property line ($7,000)
- Abandonment of 1955 septic tank and tie-on to City sewer system ($5,000)
- Replacement of the casita windows, cabinets, appliances, paint & flooring ($8,000)
- Construction of proposed Class II accessory structure ($25,000)

We have moved equipment on-site to begin the sewer installation and masonry walls. After completion of the above listed items, we will live full-time on the property in the casita. Once we are there full-time, I anticipate that the problems with random vandals accessing the area will be eliminated. The neighbors along Gateway have noticed an increase in vandalism and crime as well since this house has been vacant and are eager for us to move in permanently.

In the winter of 2010 we anticipate having remodeling plans for the main house drawn up and submitted for building permits.

The homes to the west of our property are two-story four-plexes (that are also at an elevation 3 feet higher than our property. See Picture #2) The property to the north has a two-story home

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VAR-38840

on it (see Picture #5). The homes in the neighborhood directly east of us are all two-story (see Picture #4). So although our home only has a roofline of 10-feet, the 16-foot height of the accessory structure would not be out of place in the neighborhood. The metal building will be tan with a brown trim. We intend on painting the other structures to match.

Picture #2 shows a view from north of our property, looking south, where we intend to place the building. Picture #3 is taken from within the property, again showing were the building would be placed behind the casita. Picture #1 is a front view showing the home and casita. Aerial views that are currently available on the Clark County website show extraneous sheds and buildings that are no longer on the property. There is only the home and casita there now.

We request that the Planning Commission and City Council recognize our willingness to invest and improve this property and approve our variance request.

Respectfully,

Ronald Marx

Ronald Marx

Kimberly Marx

Kimberly Marx

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VAR-38840

July 12, 2010

Ron and Kim Marx have explained their desire to build a 30x50x16 metal garage building on the northwest corner of their property (1301 Gateway Dr.). I understand they are applying for a variance from the City of Las Vegas for height, size, and building materials of this garage.

I approve of this project on our street.

Geraldine F. Webb
Printed Name:

Address:
1427 No. Gateway Rd
Las Vegas, NV. 89110-1202

Ph# (702) 453-3317

_____
Printed Name:

Address:

_____
Printed Name:

Address:

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JUL 13 2010



Example of type and look of structure.

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JUL 13 2010

July 12, 2010

Ron and Kim Marx have explained their desire to build a 30x50x16 metal garage building on the northwest corner of their property (1301 Gateway Dr.). I understand they are applying for a variance from the City of Las Vegas for height, size, and building materials of this garage.

I approve of this project on our street.

JUAN M. DIAZ
Printed Name:

Address:
4901 ELMHURST LN
L.V. NV. 89108

Owner on 1321 GATEWAY

ART LAWYER
Printed Name:

Address: 1501 N. GATEWAY Rd.

Printed Name:

Address:

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JUL 13 2010



Example of type and look of structure.

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JUL 13 2010

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**

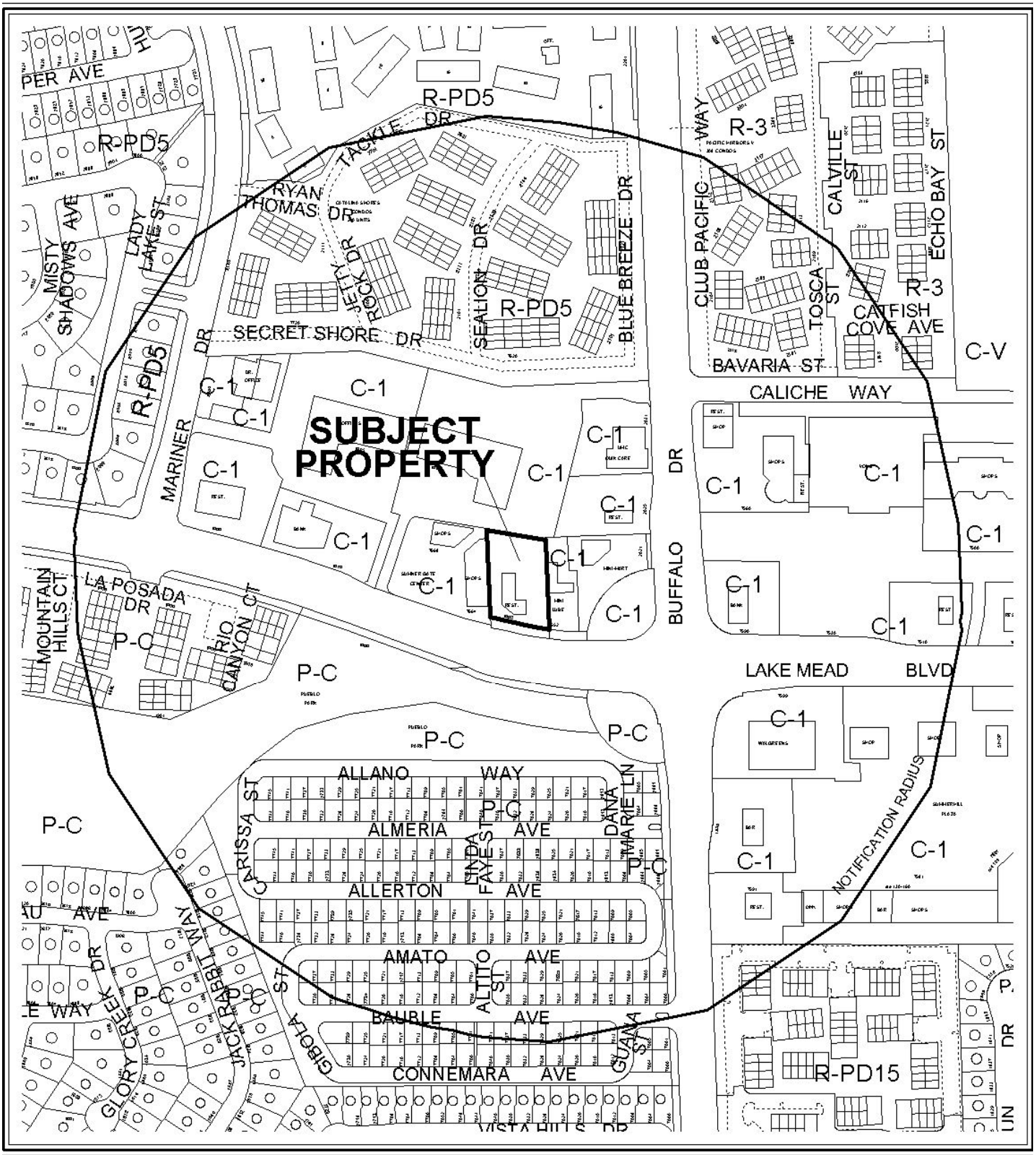
SUBJECT:
VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD"S CORPORATION - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 40 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

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:
APPROVAL

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



CASE: **VAR-38857; VAR-38858; SDR-38856**

RADIUS: 1000 FT

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

0 300 600 Feet

N



0 300 600 Feet

CASE: **VAR-38857; VAR-38858; SDR-38856**

RADIUS: 1000 FT

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

N

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

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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.

_____

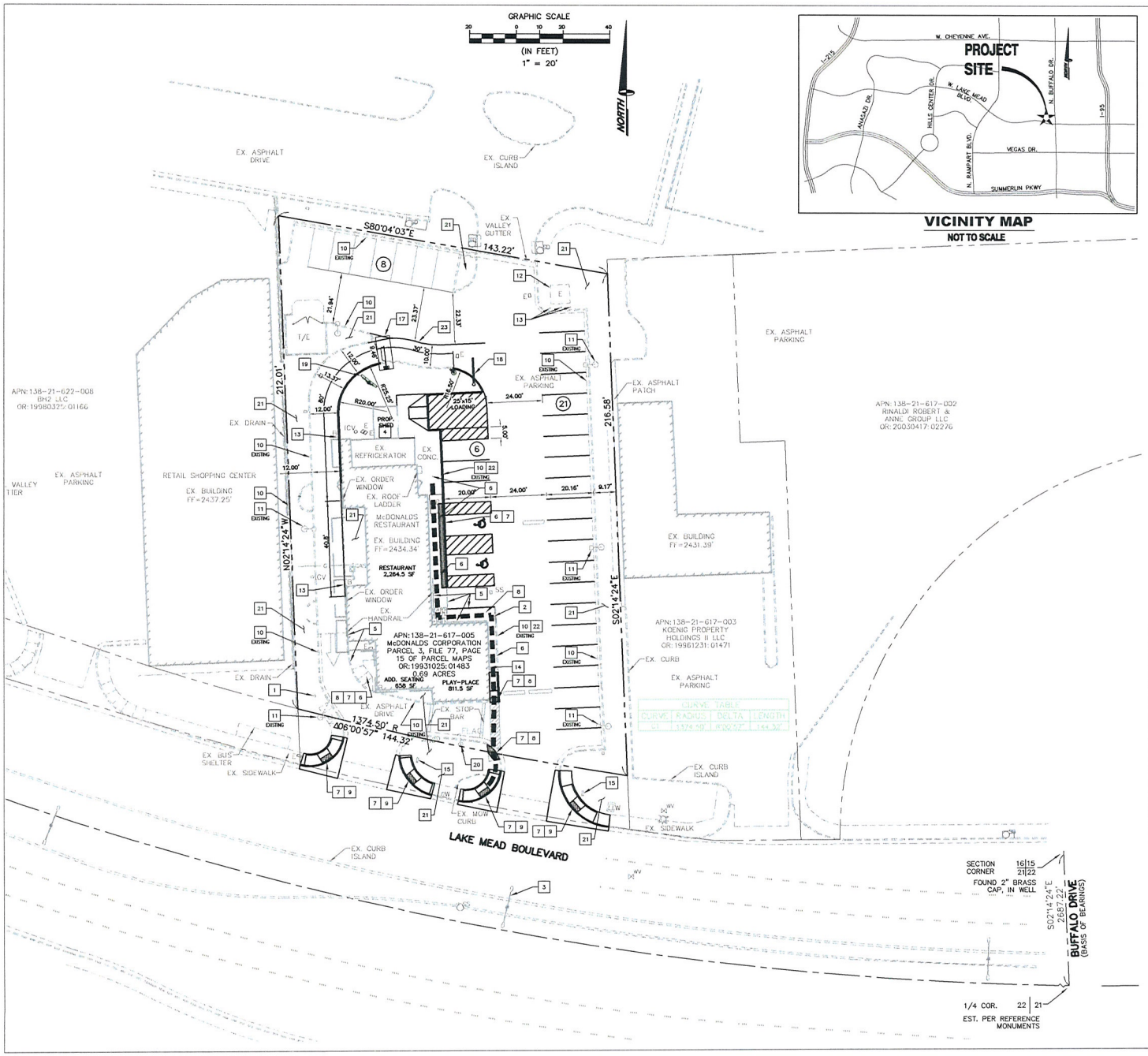
Notary Public in and for said County and State

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

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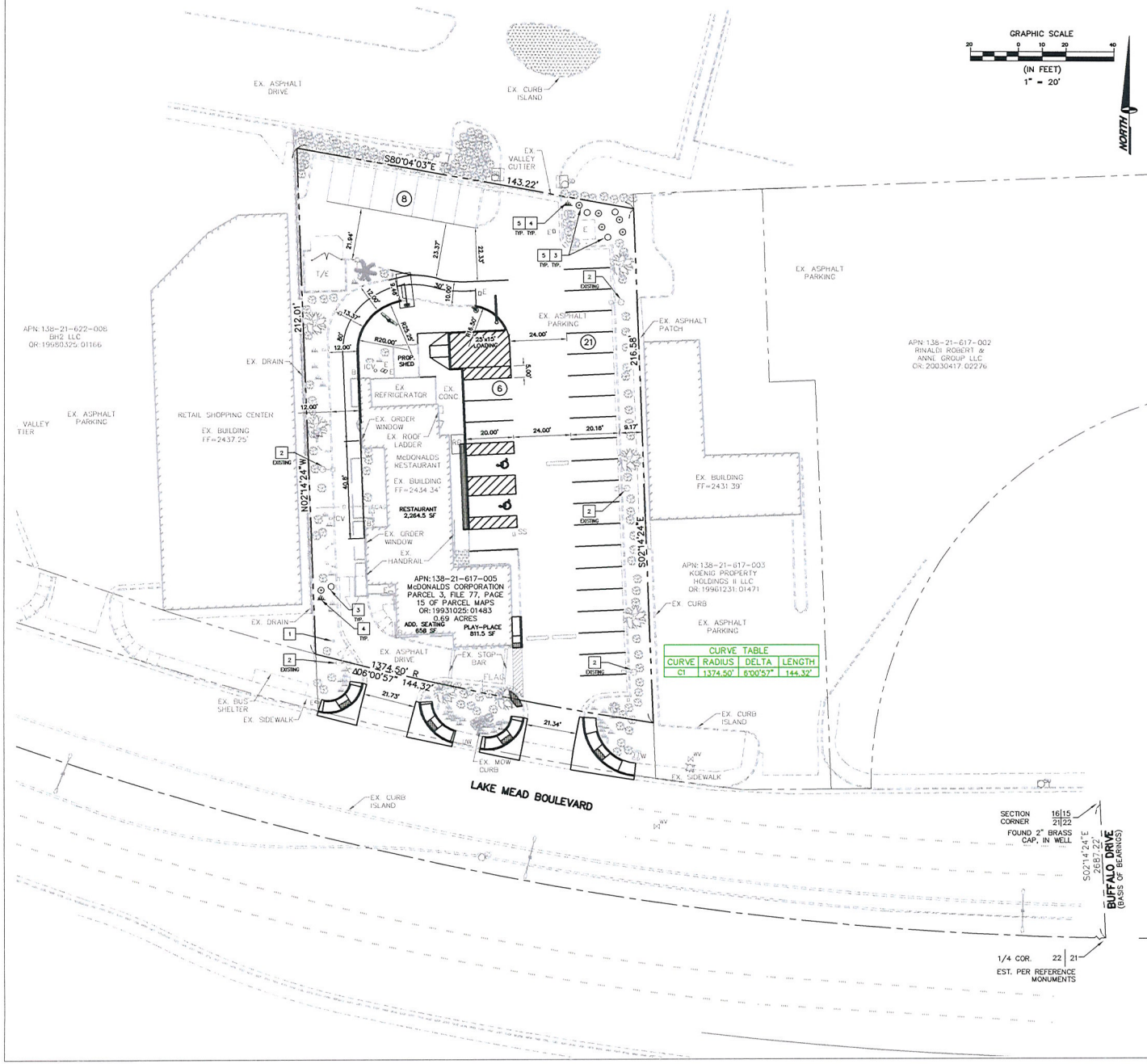
DRAWN BY: STD. BASE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

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.

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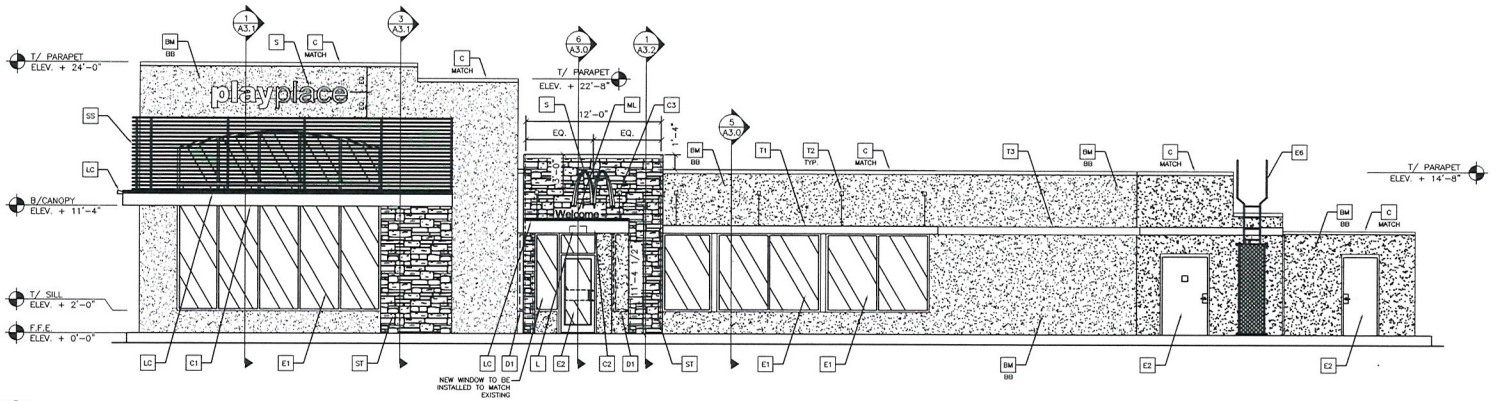
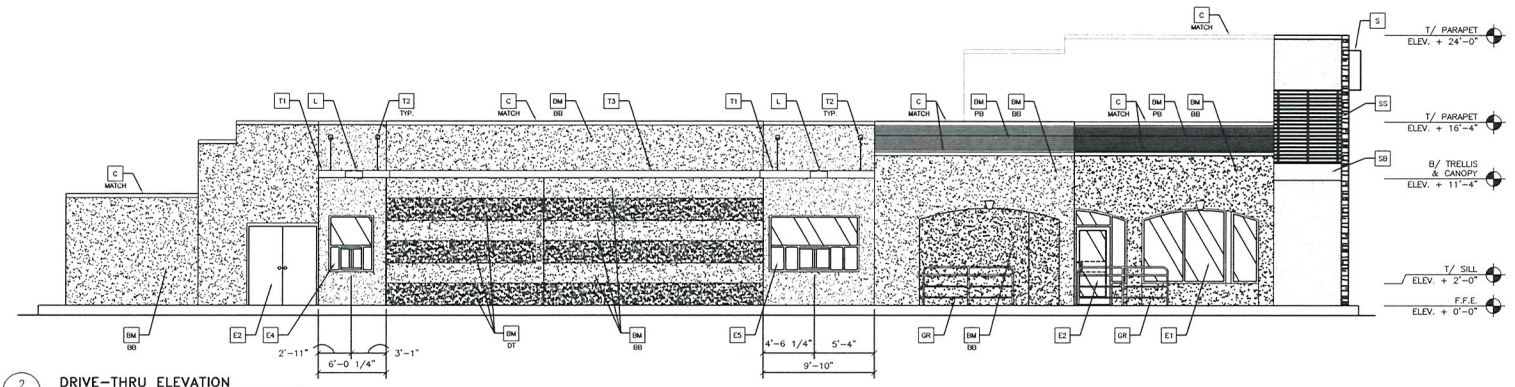
DRAWN BY: T
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

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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JUL 13 2010
City of Las Vegas

VAR-38857
VAR-38858
SDR-38856

REV | DATE | DESCRIPTION | BY

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

PREPARED FOR:
McDonald's USA, LLC

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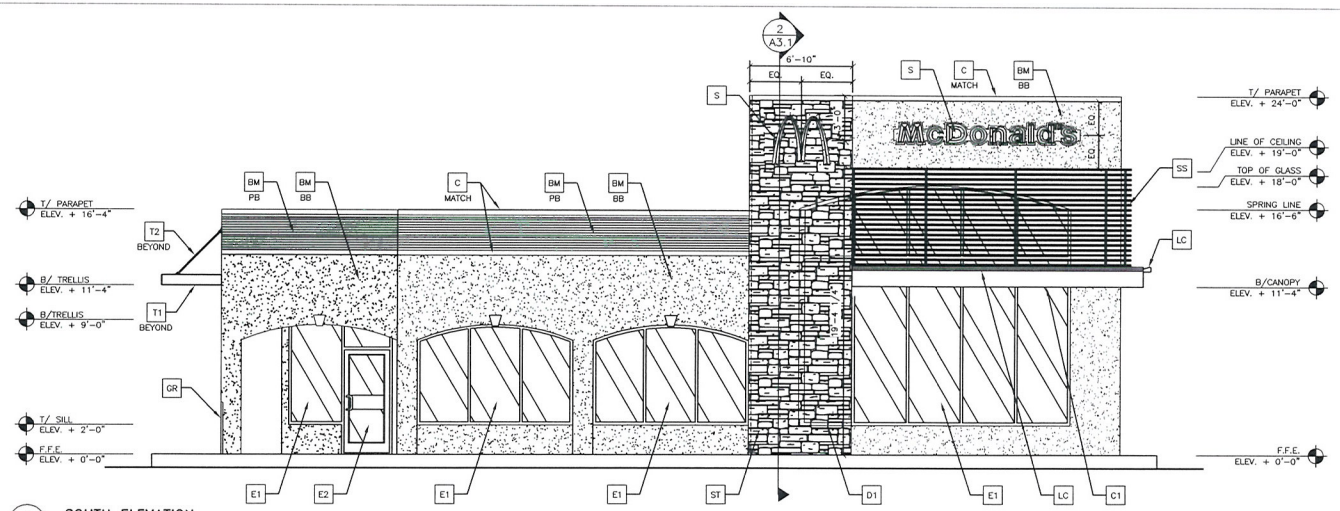
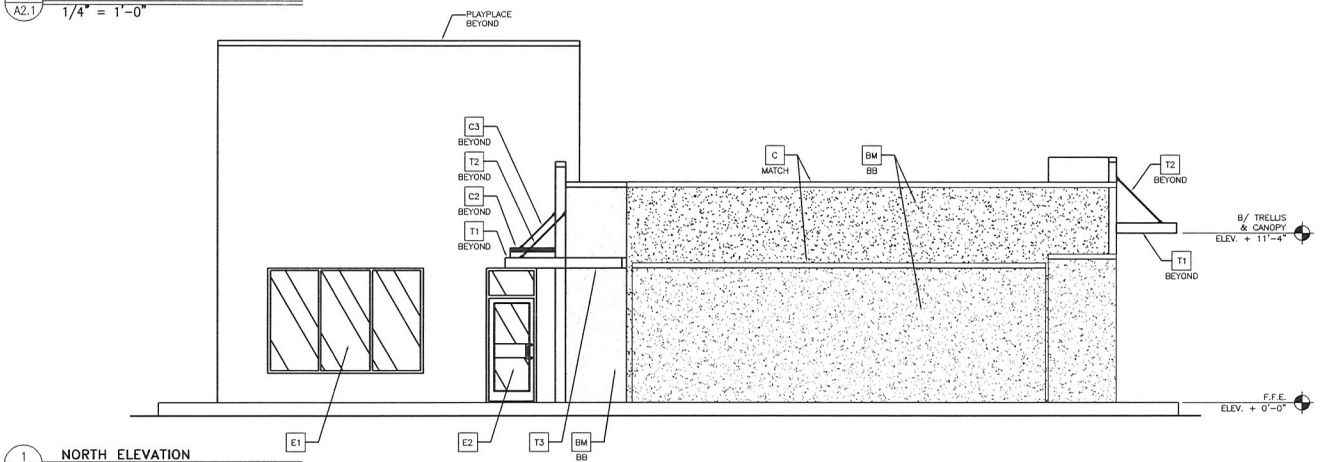
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: MAY 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

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
- C (MATCH) — 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)
- RD — 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 VENDER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 — ALUMINUM TRELLIS
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DEMO:

- D1 — (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 — (E) WINDOWS TO BE REMAIN
- E2 — (E) DOOR TO REMAIN
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- 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-38858
SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD, SUITE 100
LAS VEGAS, NEVADA 89148
PH (702) 367-7555
FAX (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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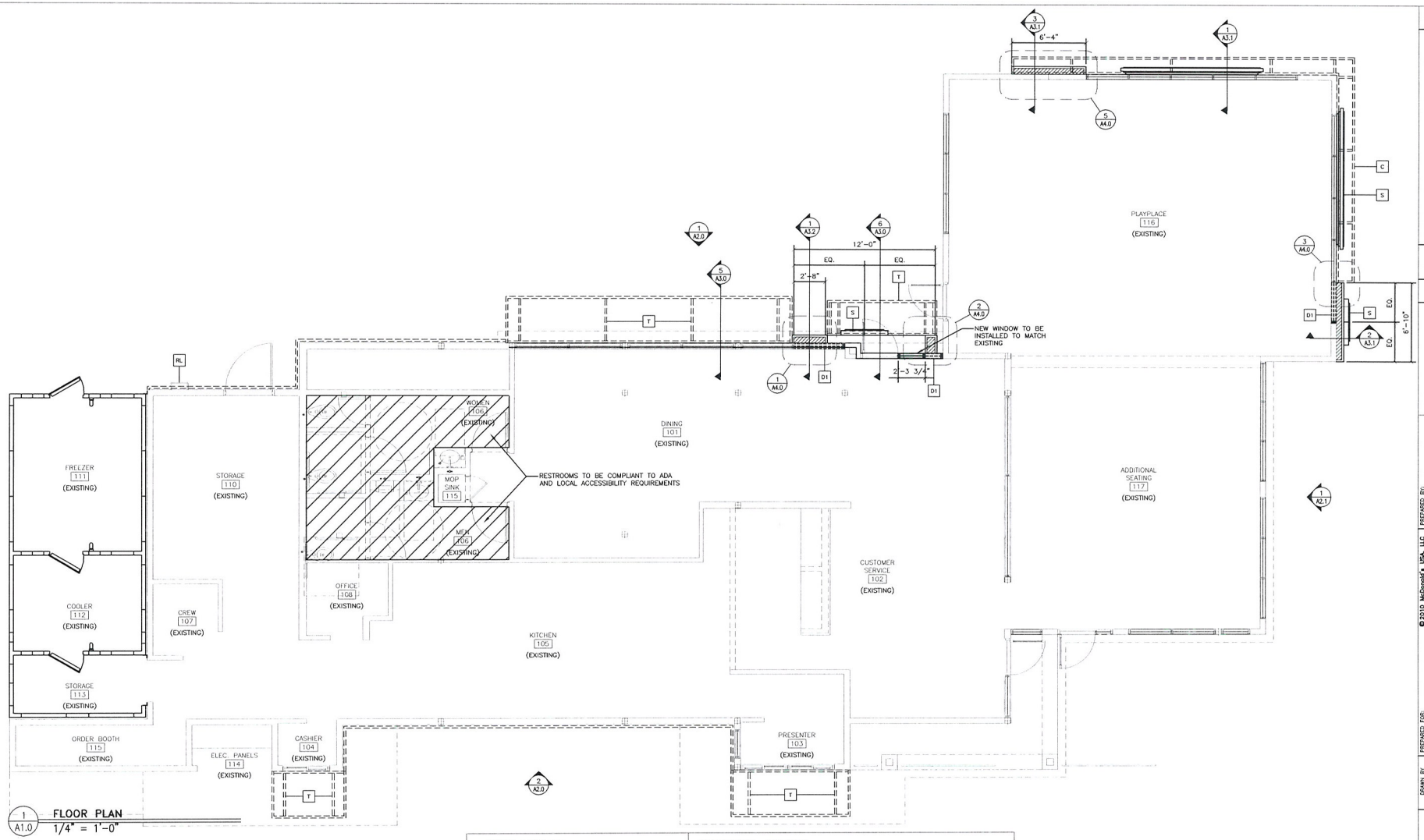
DRAWN BY: USRD TEAM
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

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

- BW FRONT — NEW FRONT BRAND WALL
- BW LOW — NEW LOW BRAND WALL
- BW 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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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) 367-7705
FAX (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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

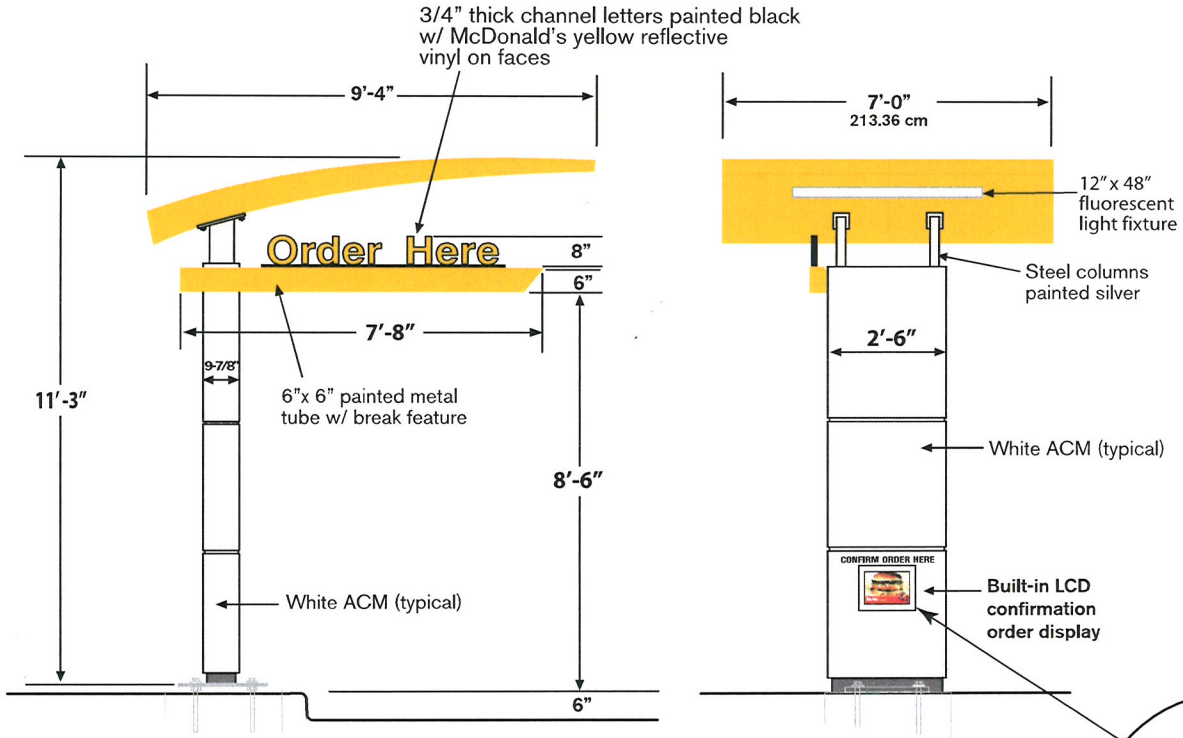
TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION
SITE ID: 027-088
SITE ADDRESS: 7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

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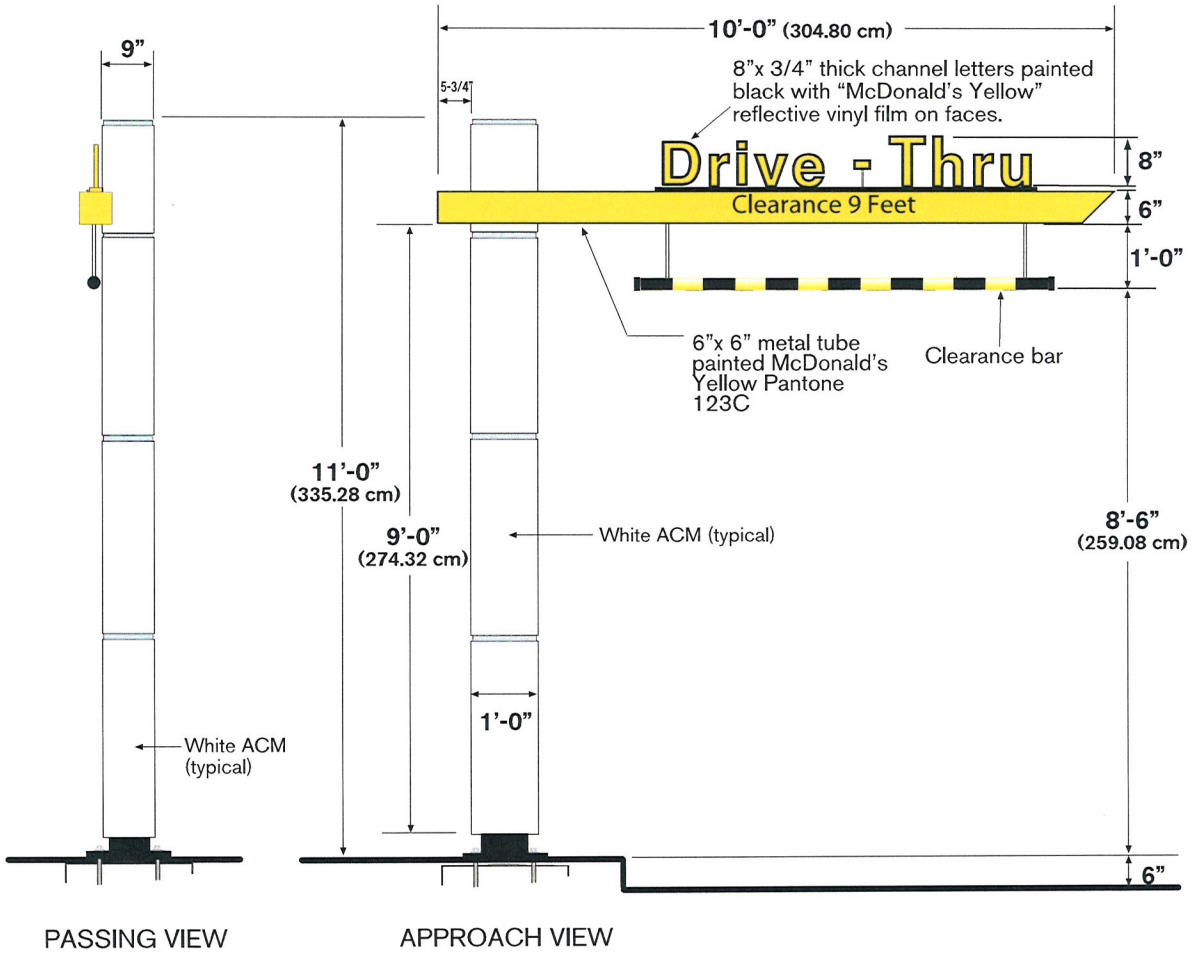
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

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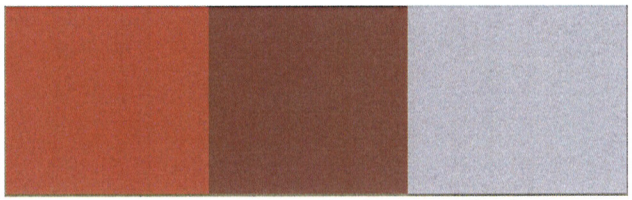
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

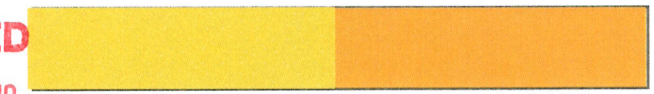
Exterior Options: Color Options
New/ Existing Silver Roof



TERRA COTTA SCHEME/
SILVER STANDING SEAM



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



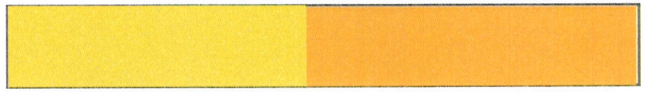
Pantone-109C | Pantone- 123C



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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VAR-38858
SDR-38856

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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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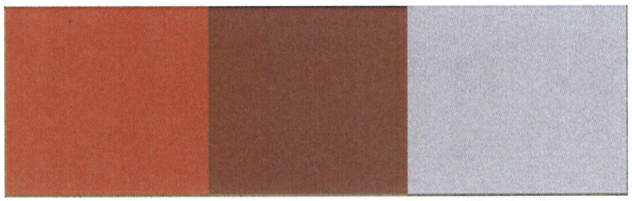
EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

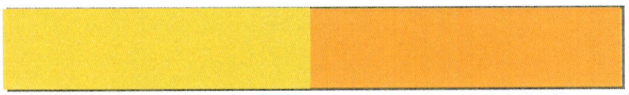
Exterior Options: Color Options
New/ Existing Silver Roof



TERRA COTTA SCHEME/
SILVER STANDING SEAM



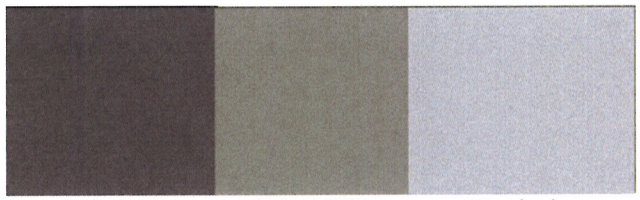
BM: 2175-10	BM: 2173-10	Englert-
Aztec Brick	Earthly Russet	Pre-weathered Galvalume



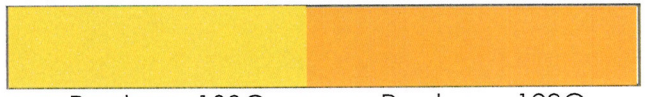
Pantone-109C Pantone- 123C



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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AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

VAR-38857
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.: **27.**

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).

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:
DENIAL

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

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

PLANNING & DEVELOPMENT

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.: **28.**

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 Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING FROM THE APPEOVED PLAN 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).

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:
DENIAL

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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
RECEIVED

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.: **29.**

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

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

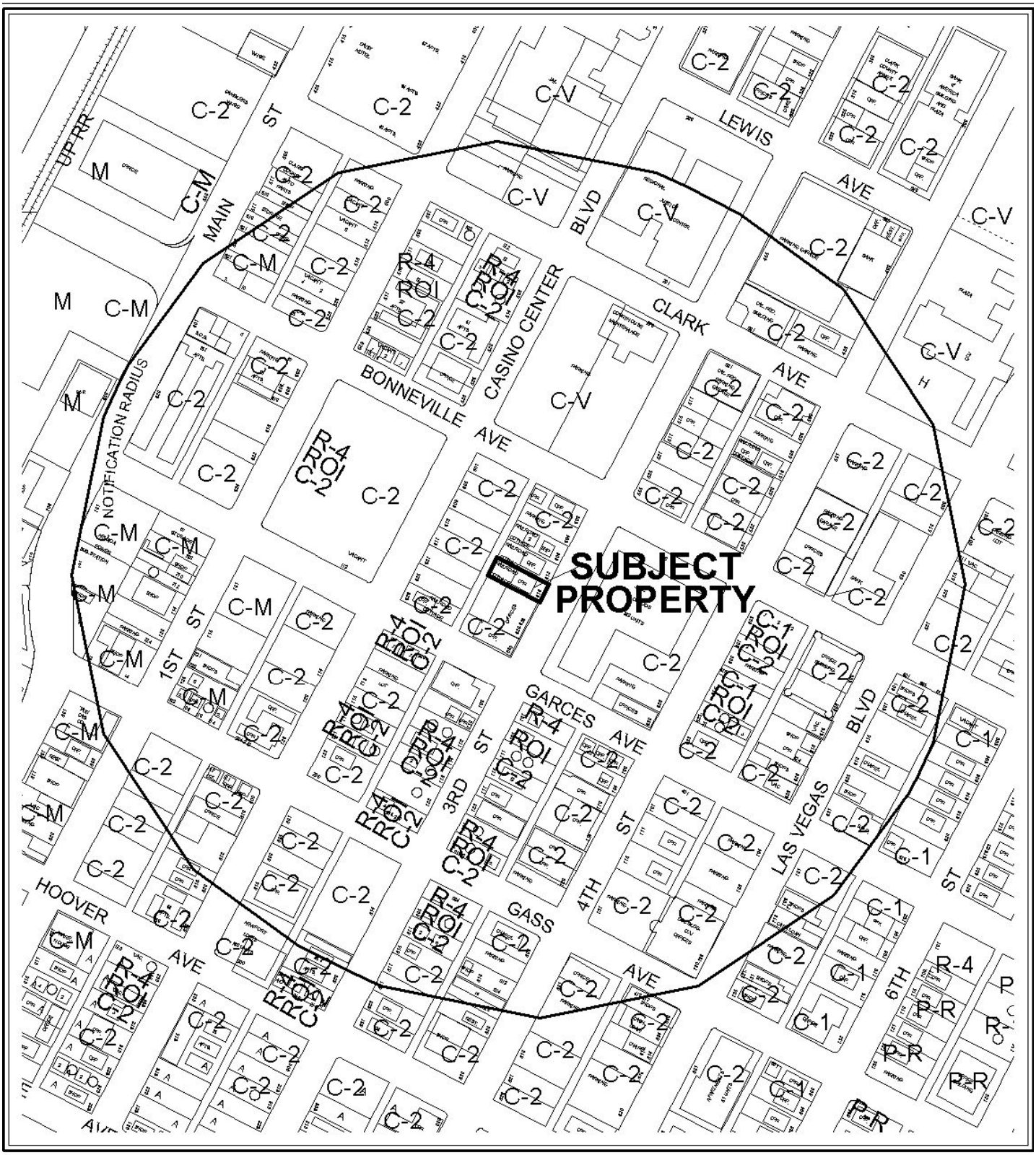
SUBJECT:
SUP-38817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC - Request for a Special Use Permit FOR A BAILBOND SERVICE at 616 South Third Street (APN 139-34-311-068), C-2 (General Commercial) Zone, Ward 3 (Reese).

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:
APPROVAL

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



0 300 600 Feet

CASE: **SUP-38817**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38817**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38817** APN: 139-34-311-068

Name of Property Owner: SIX SIXTEEN SOUTH THIRD STREET LLC

Name of Applicant: STATEWIDE BAIL BONDS

Name of Representative: LINDA REECH

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: _____ Member Manager

Print Name: J. Dawson

Subscribed and sworn before me

This 8 day of June, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA SILVA
Appt. No. 93-1509-1
My Appt. Expires April 5, 2013

Revised 11-14-06

RECEIVED
JUL 08 2010
City of Las Vegas

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 616 S. Third Street, Las Vegas NV 89101

Project Name Statewide Bail Bonds **Proposed Use** Bail Bonds

Assessor's Parcel #(s) 139-34-311-068 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing C2 proposed _____

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

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

Additional Information _____

PROPERTY OWNER Six Sixteen South 3rd St LLC **Contact** J Dawson

Address 626 S Third Street **Phone:** 596-8022 **Fax:** _____

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

E-mail Address _____

APPLICANT STATEWIDE BAIL BONDS **Contact** LINDA REECH

Address 616 S. 3RD ST **Phone:** 740-5555 **Fax:** 649-3900

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address reechmachine@msn.com

REPRESENTATIVE LINDA REECH **Contact** LINDA REECH

Address 5083 SOUTHERN HILLS LANE **Phone:** 686-7700 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address reechmachine@msn.com

Property Owner Signature* J Dawson Member/Mgr

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

Print Name J Dawson

Subscribed and sworn before me

This 28 day of June, 2010.

Donna Silva

Notary Public in and for said County and State

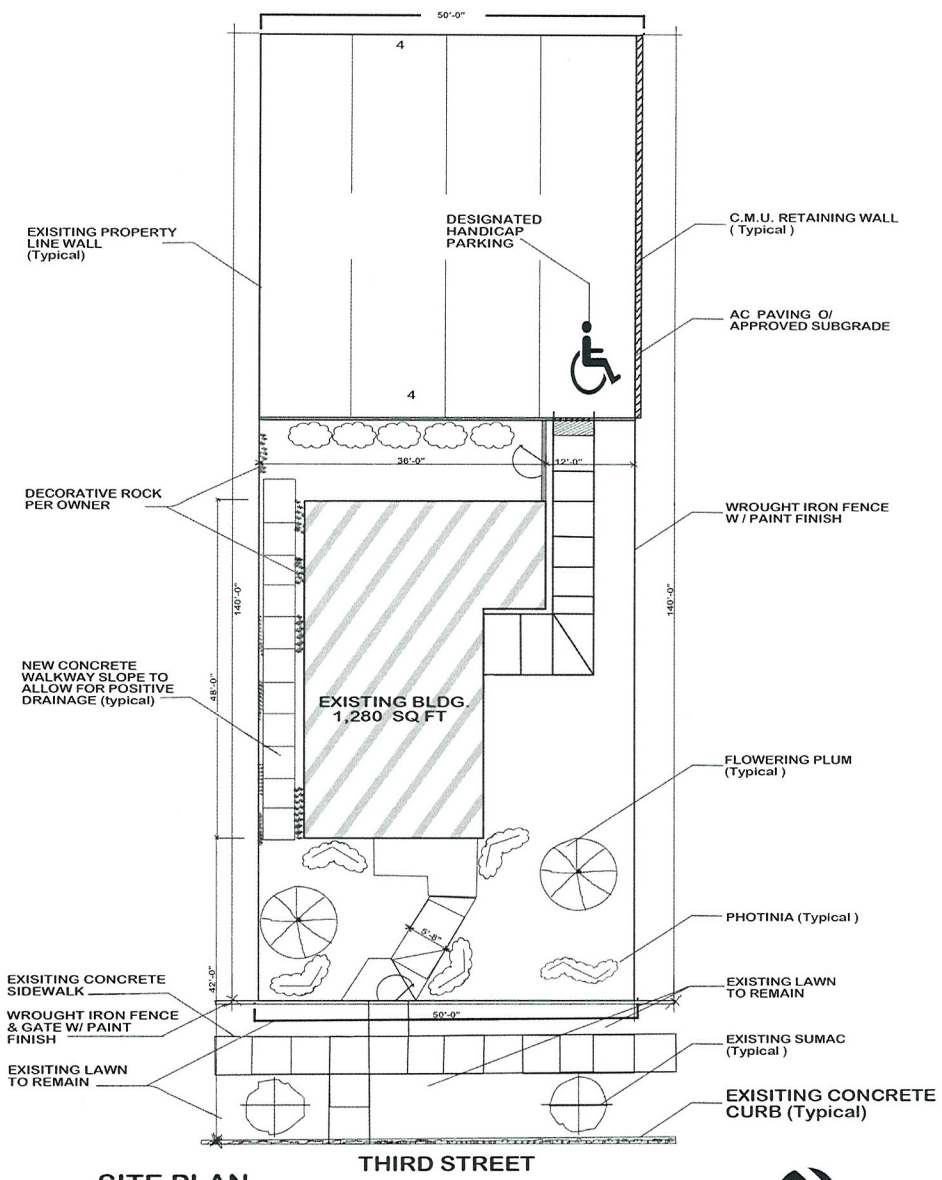
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA SILVA
Appt. No. 93-1509-1
My Appt. Expires April 5, 2013

RECEIVED
Revised 10/27/08
JUL 08 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-38817
Meeting Date:	8-26-10
Total Fee:	1030
Date Received:*	7-8-10
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.



SITE PLAN

SCALE : 1/8" = 1'0"

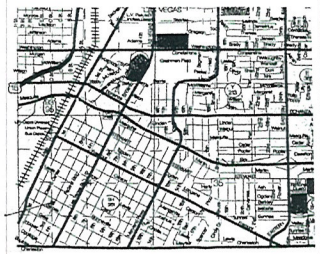
NORTH

DESIGN DATA

ZONING	R -1	Bldg SQ ft	1,280 sq ft
PROPOSED ZONING	C - 1	LOT AREA	7,000 sq ft

LEGAL DESCRIPTION

LOTS TWENTY THREE (23) & TWENTY FOUR (24) IN BLOCK TWENTY FOUR (24) OF CLARKS LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF FLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA



VICINITY MAP (no scale)

REVISIONS	BY

STATEWIDE BAIL BONDS

616 SOUTH 3RD STREET
LAS VEGAS, NEVADA

DRAWN	
CHECKED	
DATE	July 8th 2010
SCALE	
JOB #	
SHEET	
OF	SHEETS

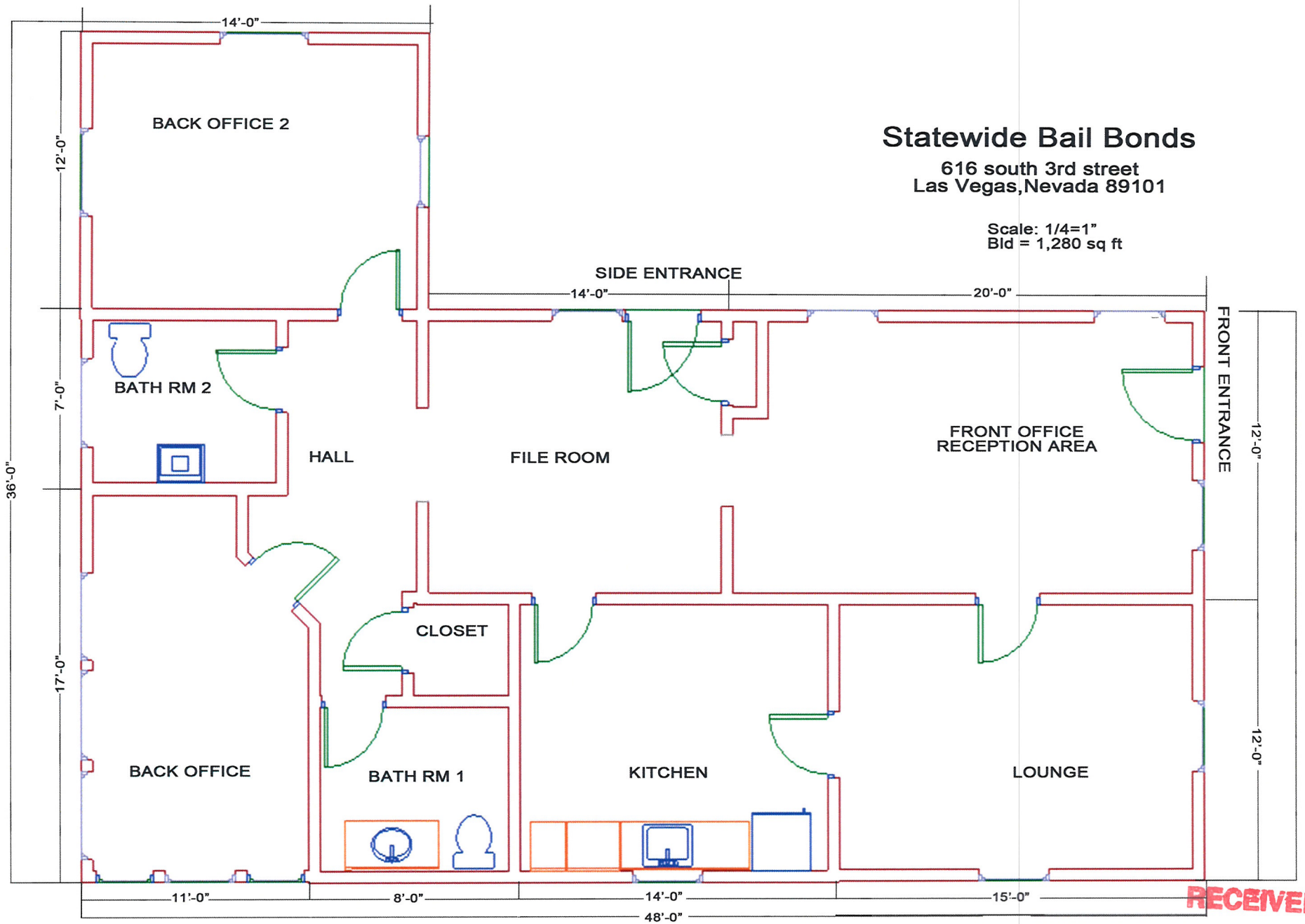
RECEIVED
JUL 08 2010
City of Las Vegas

SUP-38817

Statewide Bail Bonds

616 south 3rd street
Las Vegas,Nevada 89101

Scale: 1/4=1"
Bld = 1,280 sq ft



RECEIVED
JUL 08 2010
City of Las Vegas

SUP-38817

05/28/2010

Justification Letter

Statewide Bail Bonds

616 3rd Street

Las Vegas, NV 89101

To Whom It May Concern,

We are Statewide Bail Bonds, a Nevada Corporation. We have signed a lease at our location 616 S. 3rd Street Las Vegas, Nevada 89101 for ten years. We have confirmed with John in Planning and Development that we are zoned for this type of business at this location.

We have been in the industry for over 7 years. We have chosen this location because it is located near all the courts and detention facilities. The building is also in the same vicinity as the majority of the other Bail Bond businesses. There are two other Bail Bond businesses next door to our location.

We feel that we fit in perfectly into the downtown Las Vegas core community of attorney offices, bail bond offices and other court-related professionals. We operate a clean and professional office atmosphere and hope to serve the downtown Las Vegas area in a positive way.

Sincerely,

Linda Reech

Linda Reech

President

Statewide Bail Bonds

702-686-7700 (cell)

RECEIVED
JUL 08 2010
City of Las Vegas

SUP-38817

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**

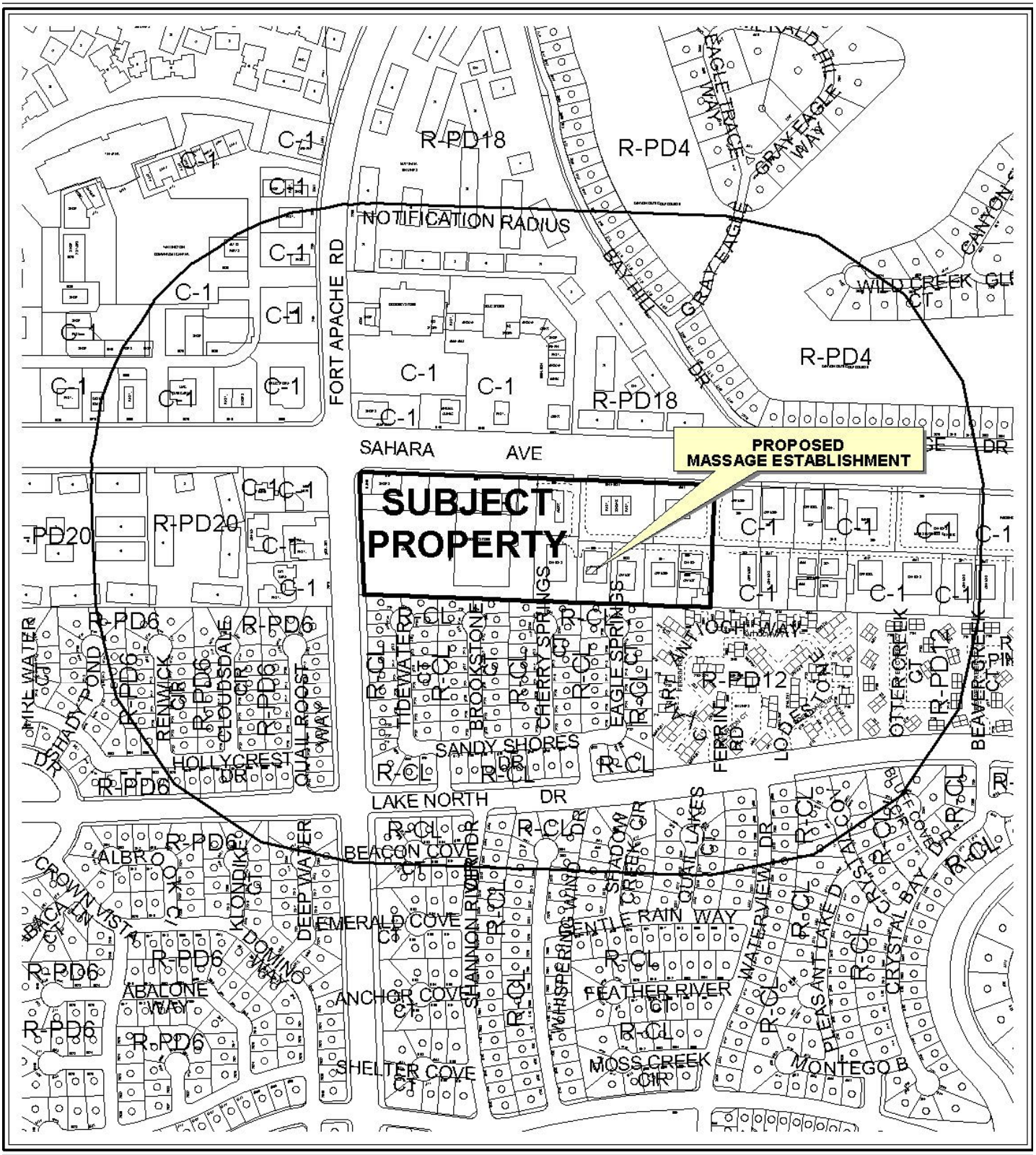
SUBJECT:
SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 775 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL, WHERE 400 FEET IS REQUIRED, ALLOW A 0-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE, WHERE 400 FEET IS REQUIRED AND TO ALLOW A 230-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT, WHERE 1,000 FEET IS REQUIRED at 9061 West Sahara Avenue, Suite #104 (APN 163-08-121-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SUP-38866**

RADIUS: 1000 FT

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

N



CASE: **SUP-38866**

RADIUS: 1000 FT

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

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

RECEIVED
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

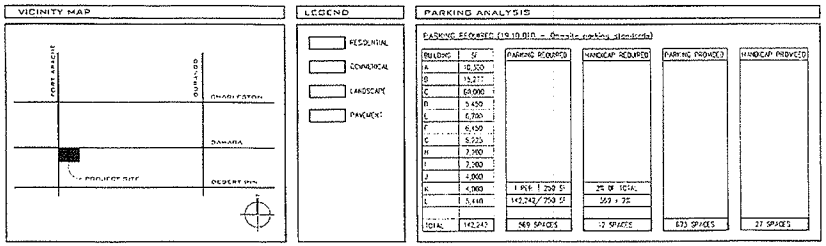
Case #	SUP-38866
Meeting Date:	08/26/10
Total Fee:	1030.00
Date Received:*	07/13/10
Received By:	

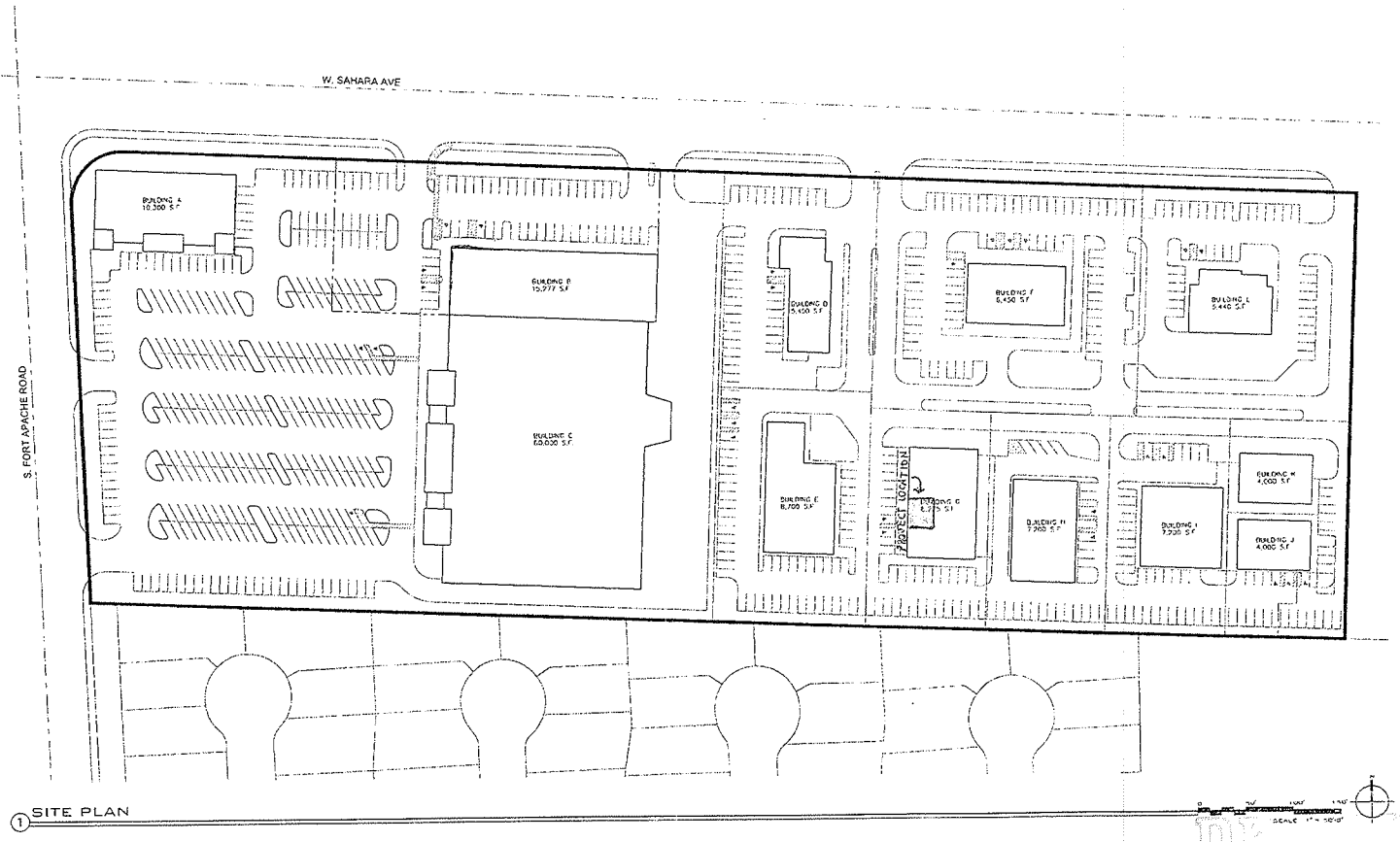
RECEIVED
JUL 13 2010

*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

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



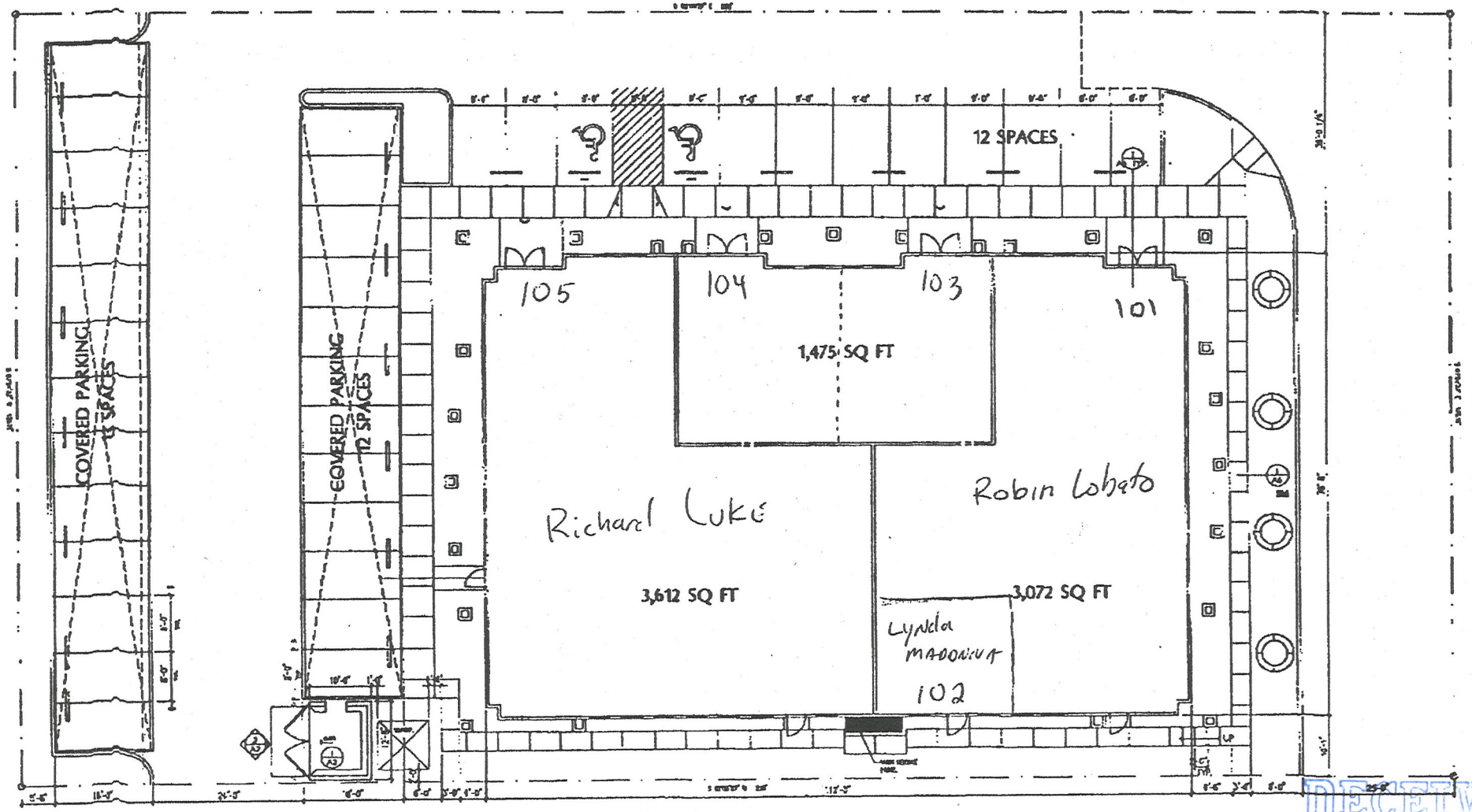


1 SITE PLAN

SCALE 1" = 100'-0"

SUP-38866
REVISED

RECEIVED
JUL 22 2010

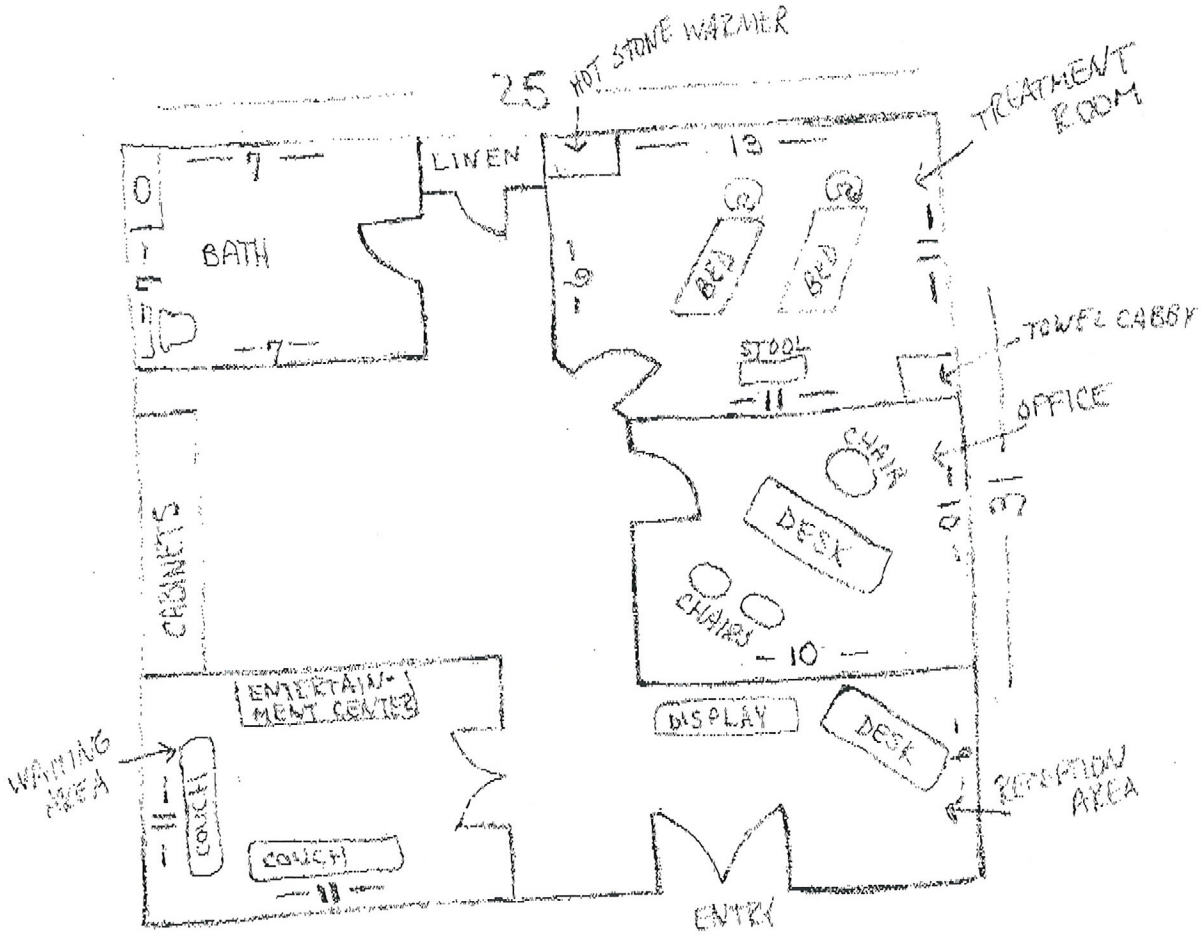


1 site plan
SCALE: N.T.S.

NORTH

RECEIVED
JUL 13 2010

SUP-38866



775 sq. ft.

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

SUP-38866
REVISED

RECEIVED
JUL 30 2010

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.

Leslee Wilburn

RECEIVED
JUL 30 2010

SUP-38866
REVISED

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**

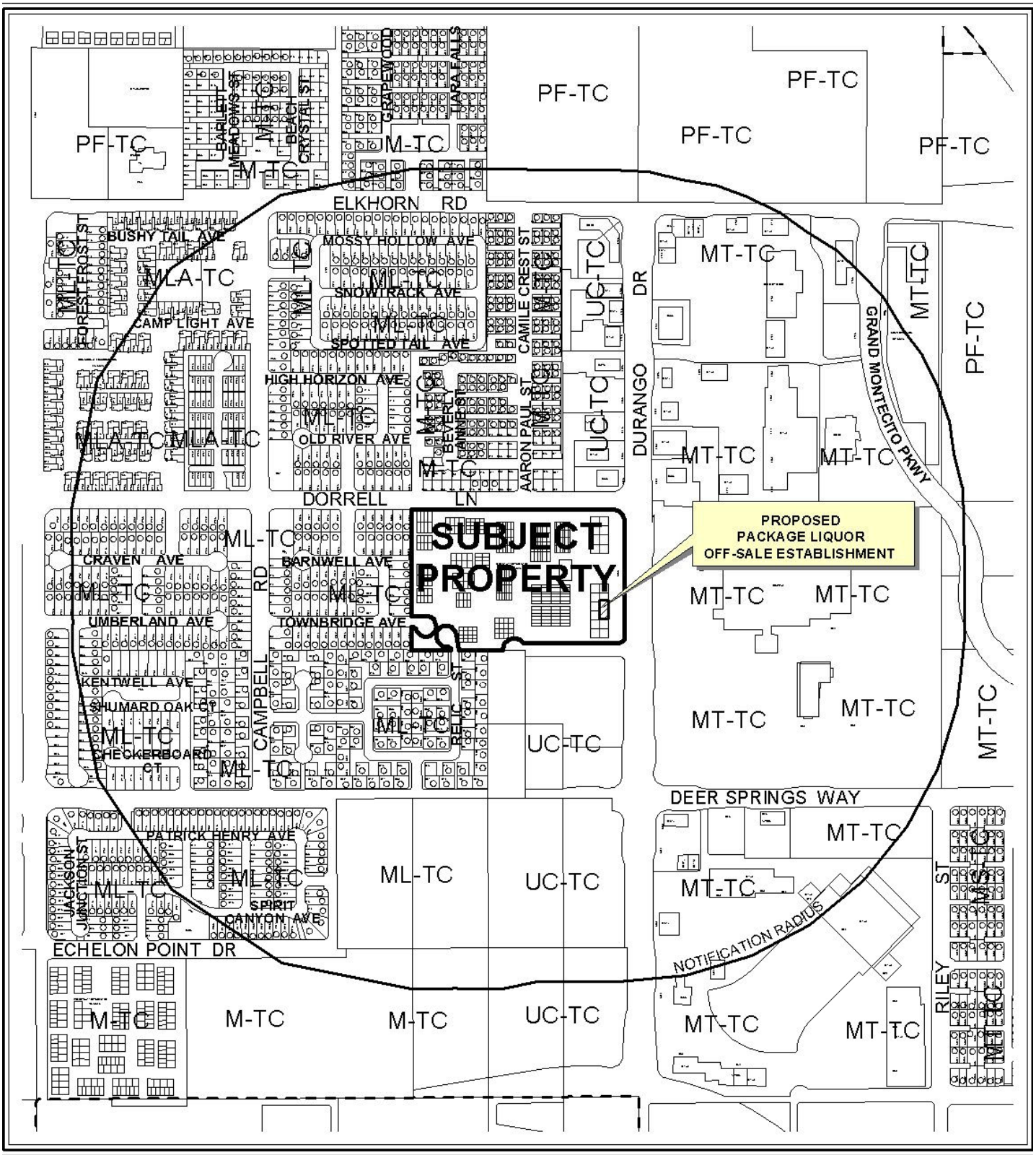
SUBJECT:
SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

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

RECOMMENDATION:
APPROVAL

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



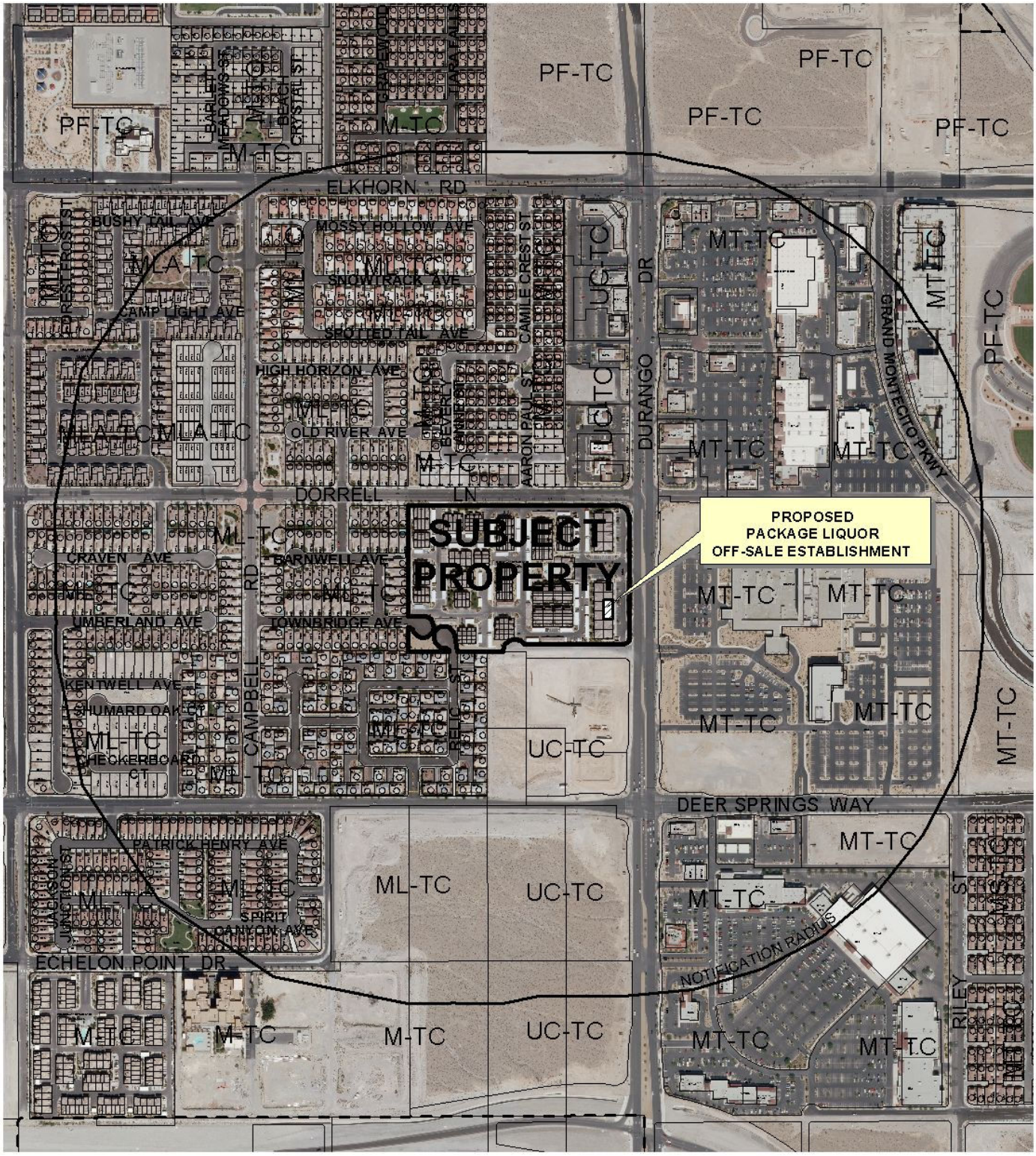
0 500 1000 Feet

CASE: **SUP-38909**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



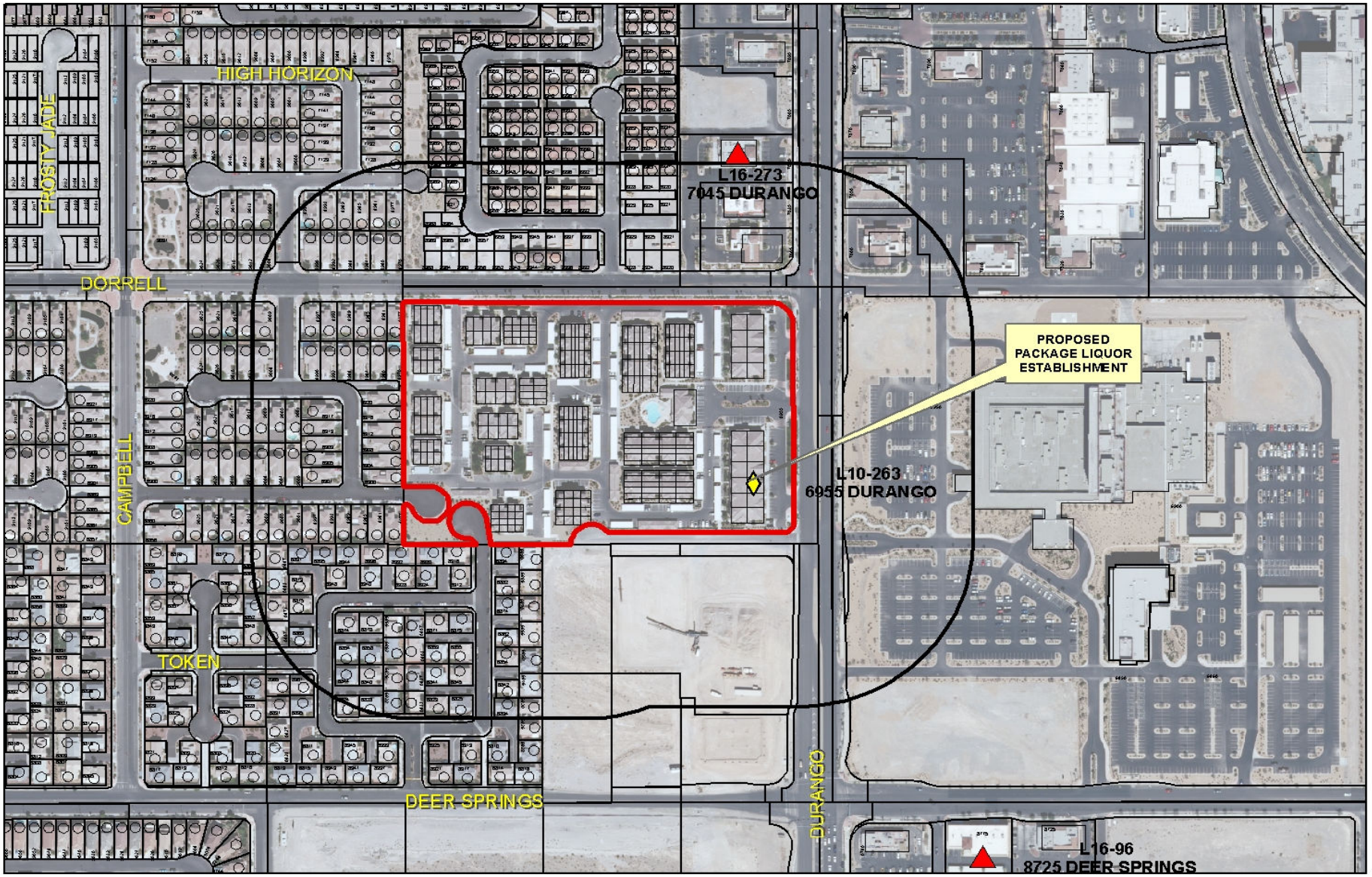
0 500 1000 Feet

CASE: **SUP-38909**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



SUP-38909

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-38909 APN: 125-20-215-270 125-20-215-269

Name of Property Owner: LISA STRAW | MNLK, LLC

Name of Applicant: DURANGO MARKET

Name of Representative: TAYLOR CONSULTING GROUP, LLC

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

_____Yes _✓_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
JUL 16 2010

Signature of Property Owner: Lisa Straw

Print Name: LISA STRAW

Subscribed and sworn before me

This 16th day of July, 2010

Marguerite B. Lehr

Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 6955 North Durango Drive, LV, NV units 1113, 1114

Project Name Durango Market **Proposed Use** _____

Assessor's Parcel #(s) 125-20-215-270 125-20-215-269 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Lisa Straw, MNLK, LLC **Contact** Lisa Straw

Address 28081 Las Brisas Del Mar **Phone:** 949-697-0866 **Fax:** _____

City San Juan Capistrano **State** CA **Zip** 92675

E-mail Address lisad@cox.net

APPLICANT TOMA HERFI / DURANGO MKT **Contact** NATHANIEL TAYLOR

Address 6955 N. DURANGO DR. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GRP **Contact** NATHAN TAYLOR

Address P.O. BOX 750521 **Phone:** 702.280.6175 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89136

E-mail Address info@thetaylorconsultinggroup.com

Property Owner Signature* Lisa Straw

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

Print Name LISA STRAW

Subscribed and sworn before me

This 17th day of July, 20 10

Marguerite B. Lehr

MARGUERITE BROGAN LEHR

Notary Public in and for said County and State

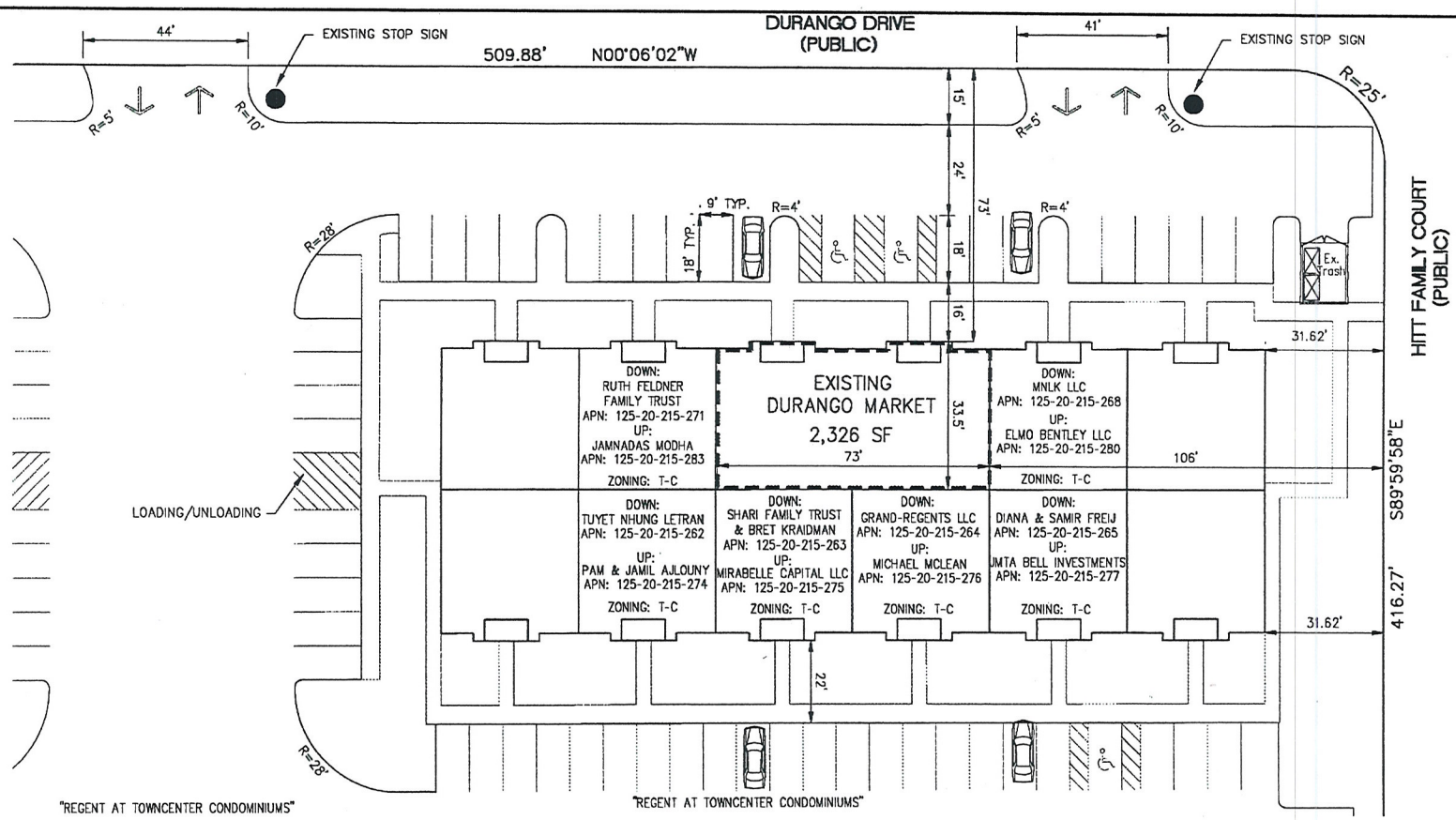
MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

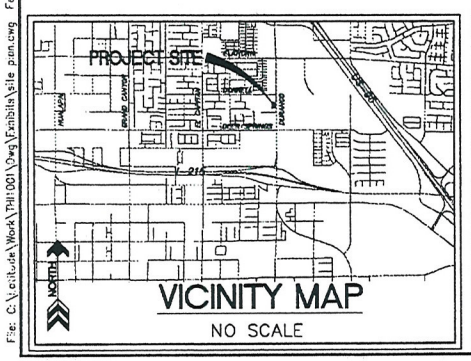
FOR DEPARTMENT USE ONLY

Case #	SUP-38909
Meeting Date:	08260
Total Fee:	WAIVED
Date Accepted:	071610
Accepted By:	

RECEIVED JUL 16 2010

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





VICINITY MAP

NO SCALE

LEGEND

- BACK OF CURB
- EGDE OF PAVEMENT
- PROJECT BOUNDARY
- INGRESS/EGRESS ARROWS
- FREESTANDING SIGN
- HANDICAP PARKING STALL

SITE DATA

ASSESSOR PARCEL NUMBERS	=	125-20-215-269
	=	125-20-215-270
EXISTING ZONING	=	T-C
TOTAL BUILDING AREA	=	2,326 SF

NORTH

0 30 60

FEET

RECEIVED
JUL 16 2010

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 812-8891 FAX: (866) 266-5582

TOMA HERFI, INC.

DURANGO MARKET
SITE PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. TH11001.000

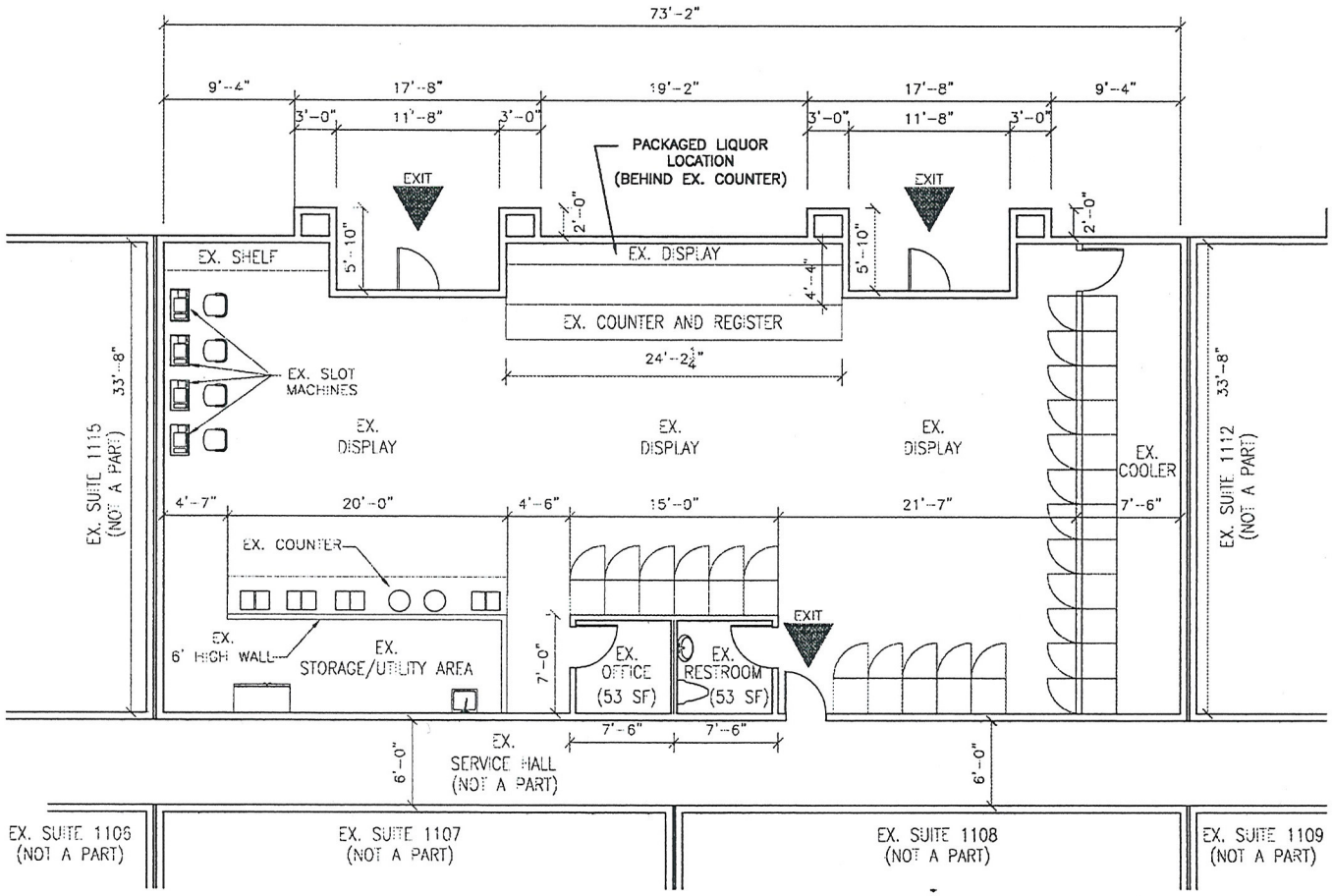
SP-BW
SHEET 1 OF 4

File: C:\Latitude\Work\TH11001\Dwg\Exhibits\site plan.dwg Feb 24, 2010 - 07:56

SUP-38909

OCCUPANCY LOAD

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	=	2,326
PROPOSED TOTAL BUILDING AREA (UNCHANGED):	=	2,326
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	30
MAXIMUM OCCUPANY LOAD:	=	77



FLOOR PLAN

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

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2877 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 286-5582

TOMA HERFI, INC.

DURANGO MARKET
FLOOR PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO: TH1001.000

FP-BW
SHEET 3 OF 4

File: C:\Latitude\Work\TH1001\Dwg\Exhibits\Floor Plan.dwg Feb 24, 2010 - 07:58

SUP-38909

RECEIVED
JUL 16 2010



July 16, 2010

City of Las Vegas Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

To Whom It May Concern:

We are respectfully submitting this application for a Special Use Permit/Variance of distance restrictions with the department of Planning & Development. This permit is for Toma Herfi, Inc. dba Durango Market, located at 6955 N. Durango Drive, Suite 114, Las Vegas, NV 89149.

Our SUP/Variance is for a conversion of the existing liquor license use. We seek to have Durango Market's Liquor License changed from a Beer/Wine License to a Package Liquor License. Originally, this was the preferred use by my client, however when the original application was submitted they did not move forward on the Package Liquor use.

Currently, Durango Market has 2 employees, and operates during the hours of: 8:00am - 10:00pm.

This application meets all current City of Las Vegas codes and regulations. We respectfully ask for your approval of this SUP/Variance for the sole purpose of operating a convenience store with Package Liquor.

Respectfully,

RECEIVED
JUL 16 2010

Nathaniel Taylor

Eddie Marogi

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

SUP-38909

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**

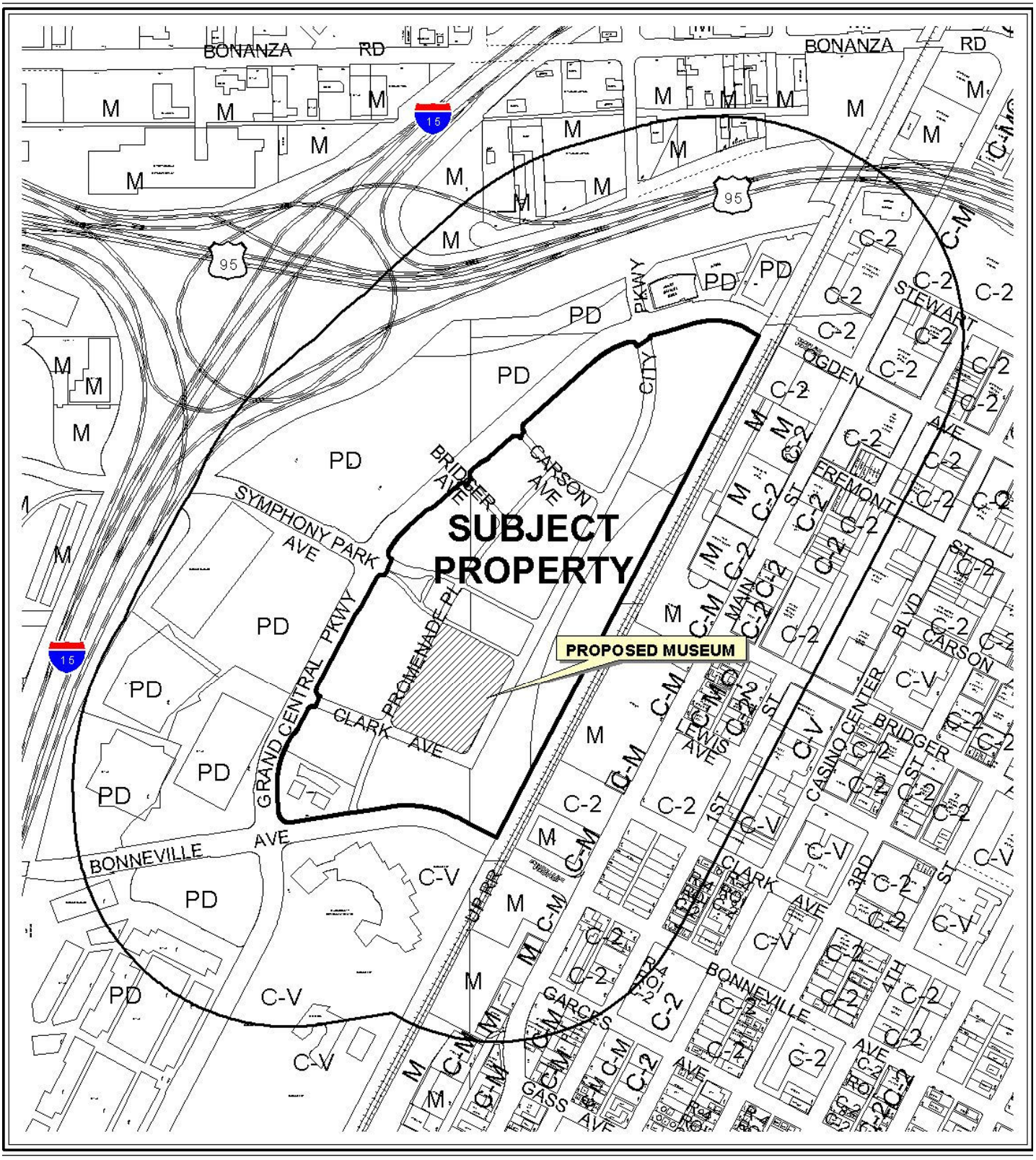
SUBJECT:
SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) WITH WAIVERS OF THE SYMPHONY PARK SCREENING AND ARCHITECTURAL DESIGN STANDARDS 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).

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:
None

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



CASE: **SDR-38854**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



CASE: **SDR-38854**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38854** APN: 139-33-610-026

Name of Property Owner: City of Las Vegas - Elizabeth N. Fretwell

Name of Applicant: The Smith Center - Paul Beard

Name of Representative: The Projects Group - Matt Edwards

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of June, 20 10

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Address TBD - Symphony Park - Promenade Place

Project Name Donald W. Reynolds Discovery Children's Mus. **Proposed Use** Cultural-Museum

Assessor's Parcel #(s) 139-33-610-026 **Ward #** Ward 5 (Barlow)

General Plan: existing MXU proposed N/A **Zoning:** existing P-D proposed N/A

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

Gross Acres Approx 5 acres **Lots/Units** 1 **Density** N/A

Additional Information To allow the construction of the Donald W. Reynolds Children's Museum at Symphony Park.

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 400 Stewart Avenue - 8 Floor **Phone:** 229-6501 **Fax:** 388-1807

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

E-mail Address

APPLICANT The Smith Center **Contact** Paul Beard

Address 241 W. Charleston Blvd **Phone:** 614-0109 **Fax:** 614-0205

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

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE The Projects Group **Contact** Matt Edwards

Address 474 Grand Central Parkway **Phone:** 448-8544 **Fax:** 457-4112

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

E-mail Address medwards@tpgfw.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N Fretwell

Subscribed and sworn before me

This 30 day of June, 20 10.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-38854
Meeting Date:	08/26/10
Total Fee:	$1030.00
Date Received:*	7-13-10
Received By:	JFmc

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

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

RECEIVED
JUL 13 2010

Green Building Services GBS

GBS Response to the *Lied Discovery Children's Museum - Design Development Submission* Comments
Date: June 26, 2010

Comment:
A letter from the Commissioning Agent or LEED-AP on the project is required to be submitted to the SP-DRC before issuance of a building permit. This letter is to confirm that the LEED checklist received in the DD package is achievable with the submitted design.

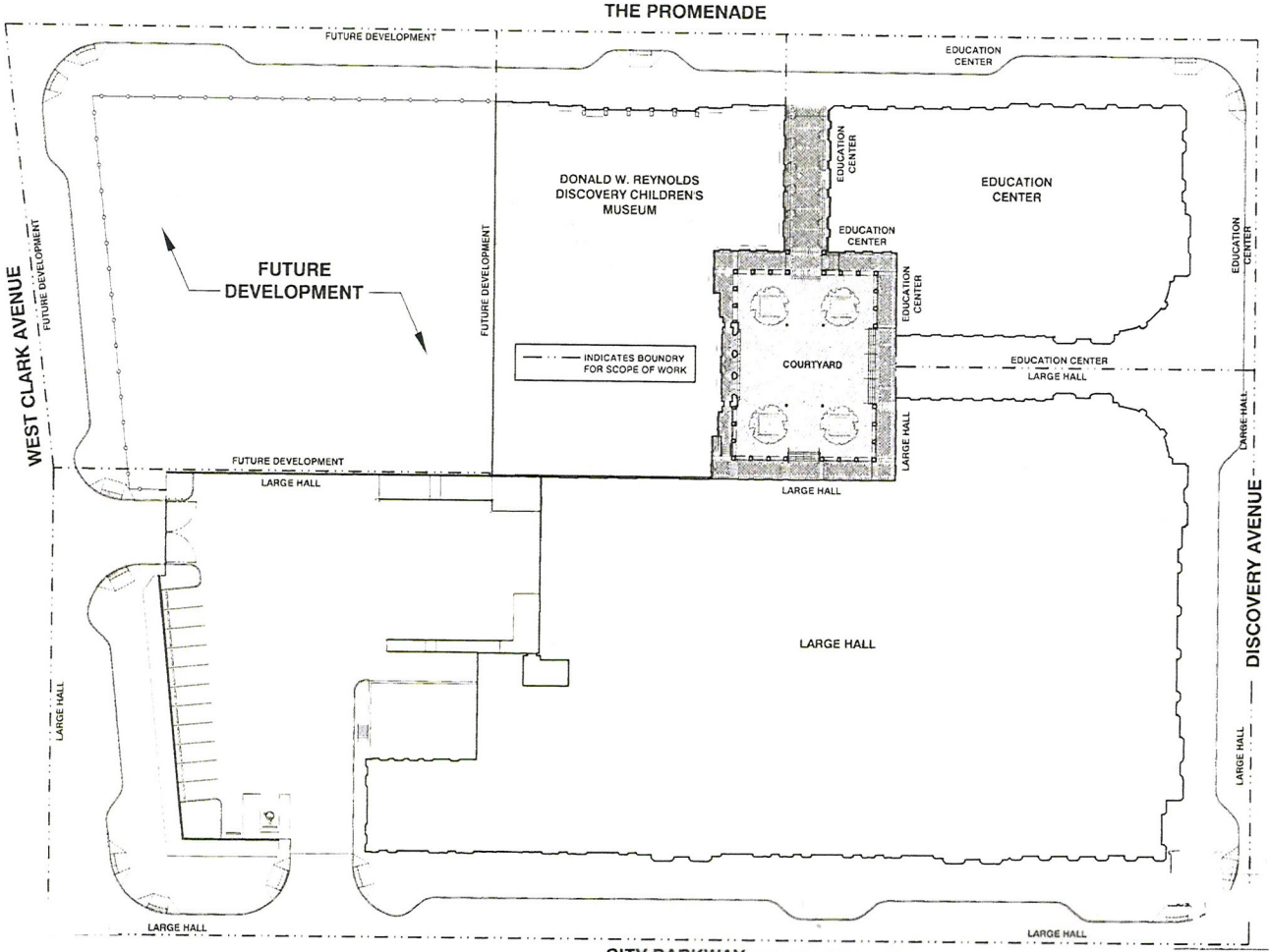
Response:
The Lied Discovery Children's Museum, as currently designed is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification, per the June 4, 2010 progress set. 16 additional credits have been targeted as potential. Please see the attached scorecard and credit notes.

Thank you,
Webly Bowles

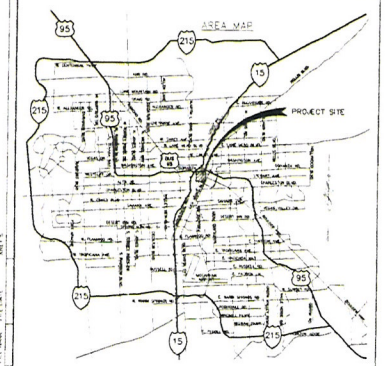
Webly Bowles, *LEED® AP BD+C, O+M, Associate AIA*
Consultant

133 SW Second Avenue, Suite 201
Portland, OR 97204
www.GreenBuildingServices.com
Webly@greenbuildingsesrvices.com
503.546.4601 direct
503.467.4711 fax

RECEIVED
JUL 13 2010
SDR-38854



VICINITY MAP



SDR-38854 01 SITE PLAN

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
ATTLEBORO, MA 02703

THE WHITING TURNER CONTRACTING CO
LAS VEGAS, NV 89119

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S THEATER DESIGNER AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
MCLEAN'S, LLC
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MEA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AFLP
SAN FRANCISCO, CA 94123

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
BA CONSULTANTS, INC
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SBLD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10013

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FBA DESIGN
LOS ANGELES, CA 90043

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAN
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

KEY PLAN

REVISION

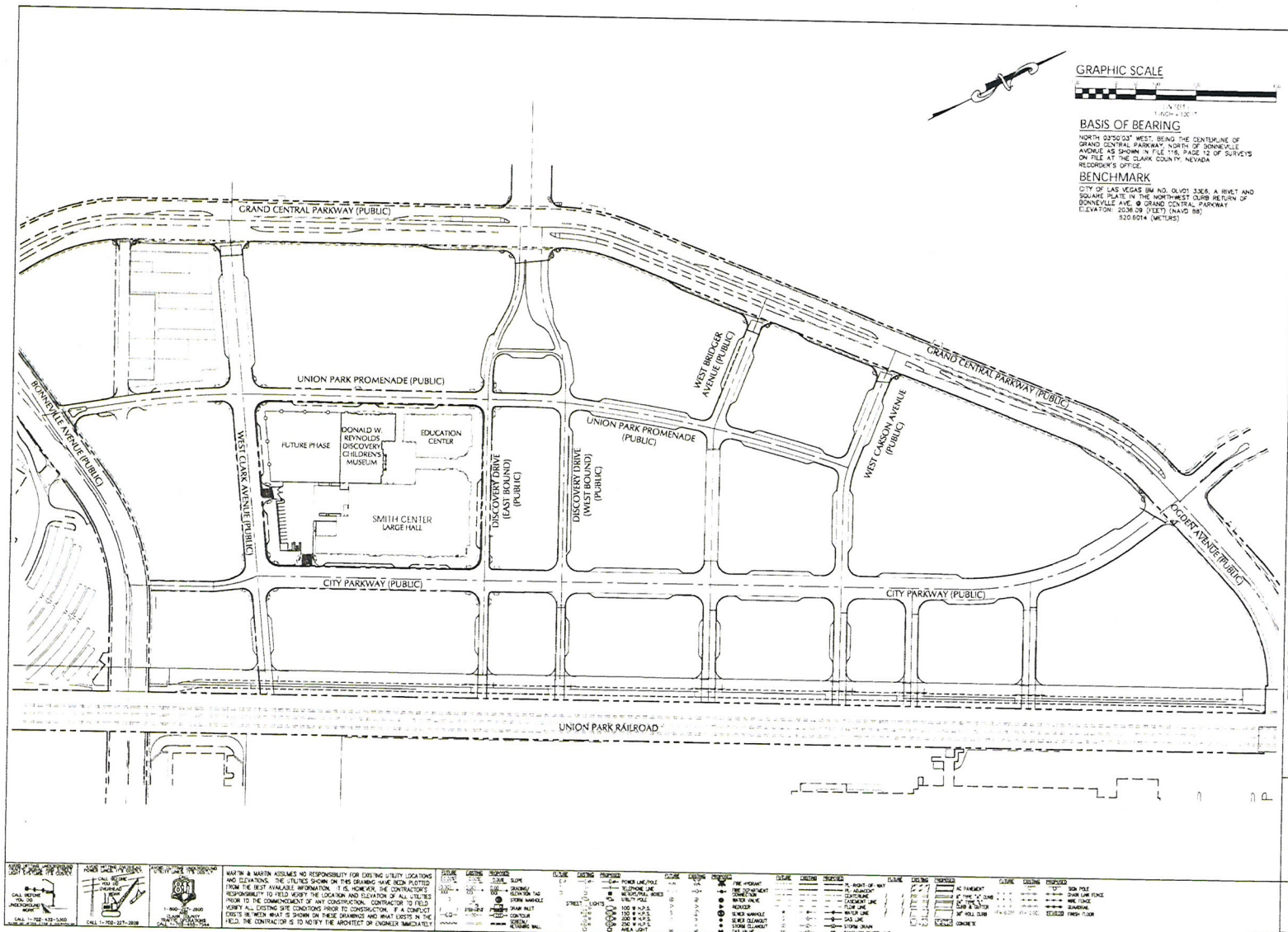
HKS PROJECT NUMBER
10261.000

DATE

ISSUE

SHEET TITLE
SITE PLAN

SHEET NO
A1.01



NO	DESCRIPTION OF REVISIONS	DATE

DATE 05/15/10
JOB NUMBER 2184
DESIGN BY R GOEBEL
DRAWN BY R GOEBEL
CHECKED BY T. MILLER, P.E.

THE SMITH CENTER
FOR THE PERFORMING ARTS
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
APN: 139-33-610-026
OVERALL SITE PLAN
(FOR REFERENCE ONLY)

MARTIN & MARTIN
Civil Engineers
1909 S. Jones Boulevard
LAS VEGAS, NEVADA 89146
PH: 702-248-3000
FAX: 702-248-9072

SHEET NUMBER
C1.03
SHEET 3 OF 9

H# 29829 CLV DWG#

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

SDR-38854

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS NV 89119

DEVELOPER'S CONSULTANTS
THE PROJECT GROUP
LAS VEGAS NV 89119

THE WHOLE TURNER CONTRACTING CO
LAS VEGAS NV 89118

EXECUTIVE ARCHITECT
HKS ARCHITECTS INC
DALLAS TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL ARTIFACTS INC
WASHINGTON, DC 20036

MEP CONSULTANT
WSP ENVIRONMENTAL CONSULTANTS
LAS VEGAS NV 89118

STRUCTURAL ENGINEER
WALTHER MOORE & ASSOCIATES INC
DALLAS TX 75201

CIVIL ENGINEER
MARTIN & MARTIN
LAS VEGAS NV 89146

LANDSCAPE ARCHITECT
LIFESCAPE INTERNATIONAL
NEWPORT BEACH CA 92660

LIFE SAFETY CONSULTANT
KINZLER
SAN FRANCISCO CA 94133

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS NV 89113

BUILDING ENVELOPE
DA CONSULTANTS INC
LAS VEGAS NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK NY 10013

SECURITY CONSULTANT
HNA CONSULTING
LAS VEGAS NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND OR 97204

TELECOMMUNICATIONS CONSULTANT
SOLTECH CONSULTANTS
DUBLIN CA 94568

THE SMITH CENTER
FOR THE PERFORMING ARTS

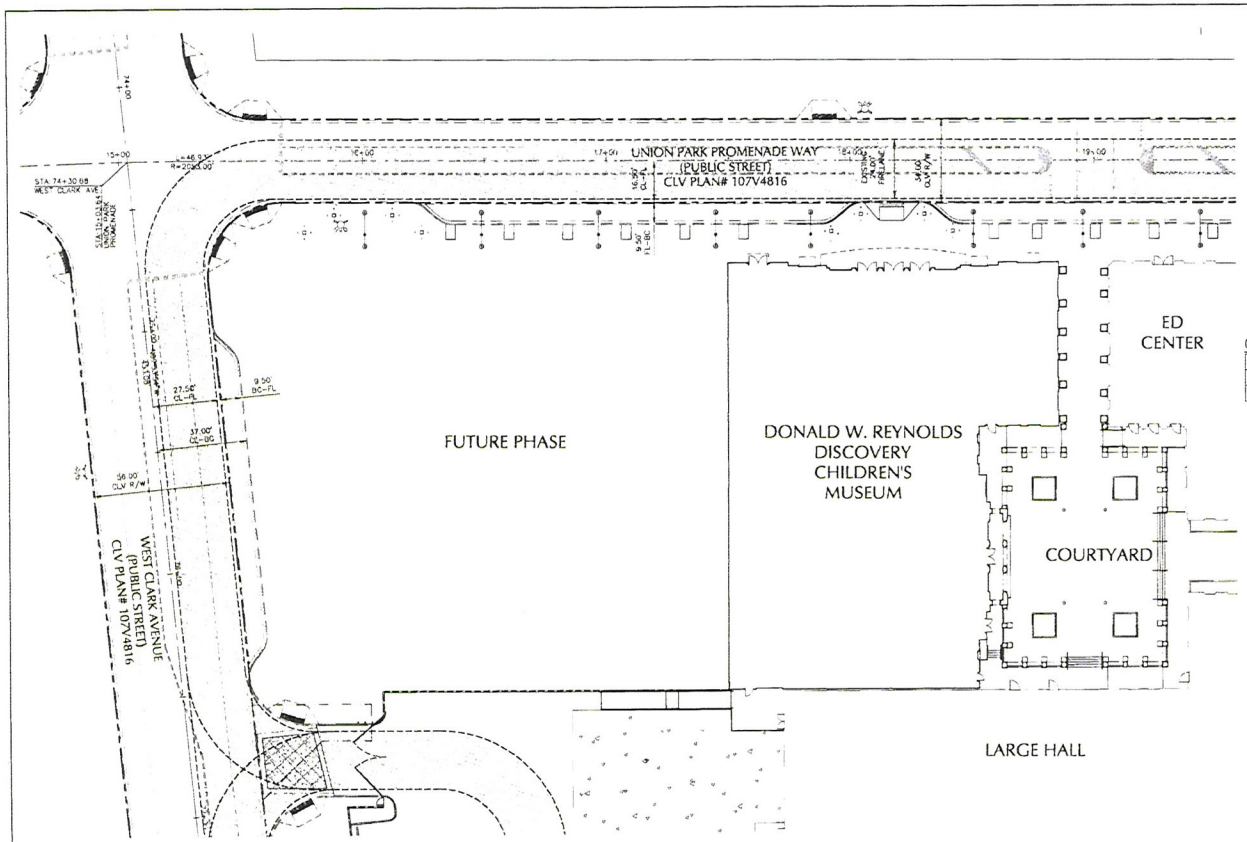
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete and are released for limited review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000
DATE
08.04.2010
SEAL
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
OVERALL SITE PLAN
SHEET NO.
C1.03



GRAPHIC SCALE

1" = 40'-0"

BASIS OF BEARING

NORTH 03°30'03" WEST, BEING THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH OF BONNEVILLE AVENUE AS SHOWN IN FILE 116, PAGE 12 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BM NO. CLV01 3326, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. & GRAND CENTRAL PARKWAY
ELEVATION: 2036.09 (FEET) (NAVD 88)
620.6014 (METERS)

CONSTRUCTION NOTES

NO.	
1	
2	

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE 06/04/10
JOB NUMBER 2184
DESIGN BY R. COEBEL
DRAWN BY R. COEBEL
CHECKED BY T. MILLER, P.E.

THE SMITH CENTER
FOR THE PERFORMING ARTS
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
APN 139-33-610-026
HORIZONTAL CONTROL/FIRELANE PLAN

MARTIN & MARTIN
Civil Engineers
1929 S. Jones Boulevard
Las Vegas, Nevada 89146
Phone 702.362.3600
Fax 702.362.9072

SHEET NUMBER
C3.01
SHEET 4 OF 19
CLV DWG#

"OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED OR OBSCURED DURING CONSTRUCTION."

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE

SDR-38854

HKS

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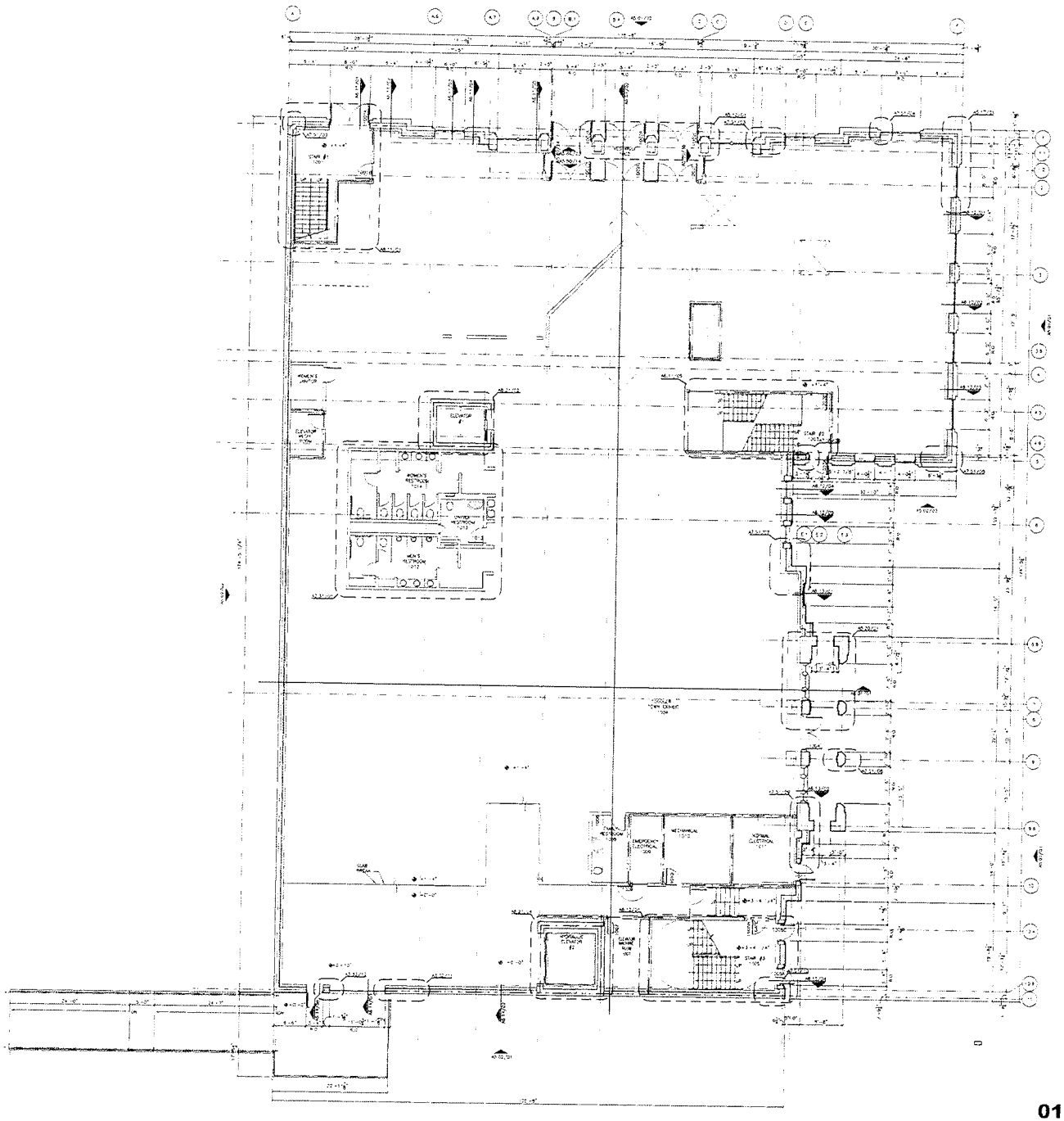
KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000
DATE
06.04.2010
TITLE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
HORIZONTAL CONTROL PLAN
SHEET NO.
C3.01



01 FLOOR PLAN- LEVEL 1

SDR-38854

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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

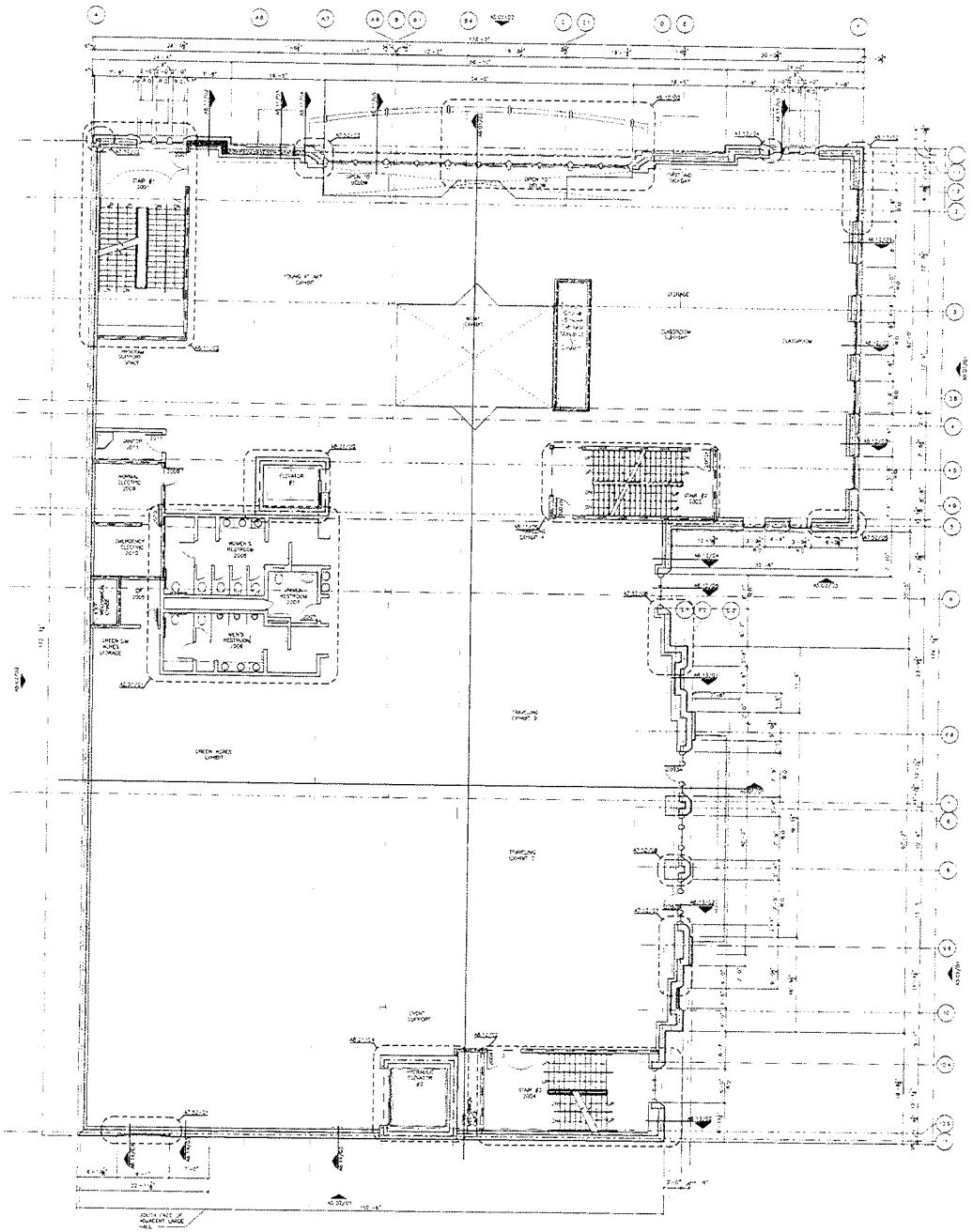
12867.000

06.04.2010

DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

GROUND FLOOR PLAN (LEVEL 1)

A2.01



GENERAL NOTES

1. REFER TO SHEET A0.10 - A0.12 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS
2. REFER TO SHEET A2.11 - A2.13 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS
3. REFER TO SHEET A2.21 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING HEIGHTS
4. REFER TO SHEET A2.31 - A2.33 FOR DOOR INFORMATION SCHEDULES AND DETAILS
5. REFER TO SHEET A2.41 FOR FINISH INFORMATION AND SCHEDULES
6. REFER TO SHEET A2.51 FOR LOUVER INFORMATION, SCHEDULES AND DETAILS
7. REFER TO SHEET A 5.00-A5.03 FOR EXTERIOR ELEVATIONS
8. REFER TO SHEET A0.20 - A0.21 FOR STAIR AND ELEVATOR SECTIONS AND DETAILS
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR WALL SHEATHING
10. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL (U.N.O.)
11. MASONRY DIMENSIONS ARE NOMINAL (U.N.O.)
12. REFER TO A5.00 - A5.01 FOR WINDOW FRAME ELEVATIONS
13. FINISH FLOOR ELEVATION TAG RELATIVE TO GRADE (ALL STAGE LEVELS) FLOOR ELEVATION - (-0'-0")
14. ALL SPACES WITH FLOOR DRAINS TO HAVE GREATER SLOPE FROM WALL TO FLOOR DRAIN, WHERE IS A MIN OF 1% BUT NOT TO EXCEED 2" PER FOOT
15. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS SHALL BE 4" MINIMUM ABOVE ADJACENT FINISH FLOOR, U.O.N.O. ALL HOUSEKEEPING PADS SHALL BE CHAMFER AT TOP PERIMETER W/ A 45 DEGREE CUT AT 3/4" MAX THICKNESS. 1" AT SINGLE STRAIGHT EDGES
16. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR, U.N.O.
17. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM
18. THESE DRAWINGS SHALL BE ACTUALLY GREENED BY ALL CONTRACTORS. THE STEEL METAL FABRICATOR SHALL PREPARE THE DRAWINGS FOR REVIEW. EACH ADDITIONAL TRADE SHALL ADD THEIR WORK AS IT OCCURS AND SHALL SUBMIT THEIR DRAWINGS FOR REVIEW. SEE SHEET A0.10 FOR GENERAL AND CIVIL SUBMITTAL DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR, PRIOR APPROVAL OF THE SHOP DRAWINGS, THE EXACT LOCATION OF ALL ITEMS SHOWN ON THE CONTRACT DRAWINGS THAT CAN NOT BE INTERPRETED IN DETAIL. THE SUBCONTRACTORS, THE GENERAL CONTRACTOR SHALL EXTENSIVE MODIFICATION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE THE SOLUTION
20. IF LOCATIONS MADE DURING CONSTRUCTION WHERE MULTIPLE SPRINKLER SYSTEMS CAN NOT FIT IN THE SPACE ALLOCATED AS A RESULT OF THE NON-COOPERATIVE DISCIPLINARY SYSTEM INSTALLATION BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REINSTALLATION OF THE SPRINKLER SYSTEM AT NO EXPENSE TO THE OWNER OR ARCHITECT
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION

HKS

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06.04.2010

DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

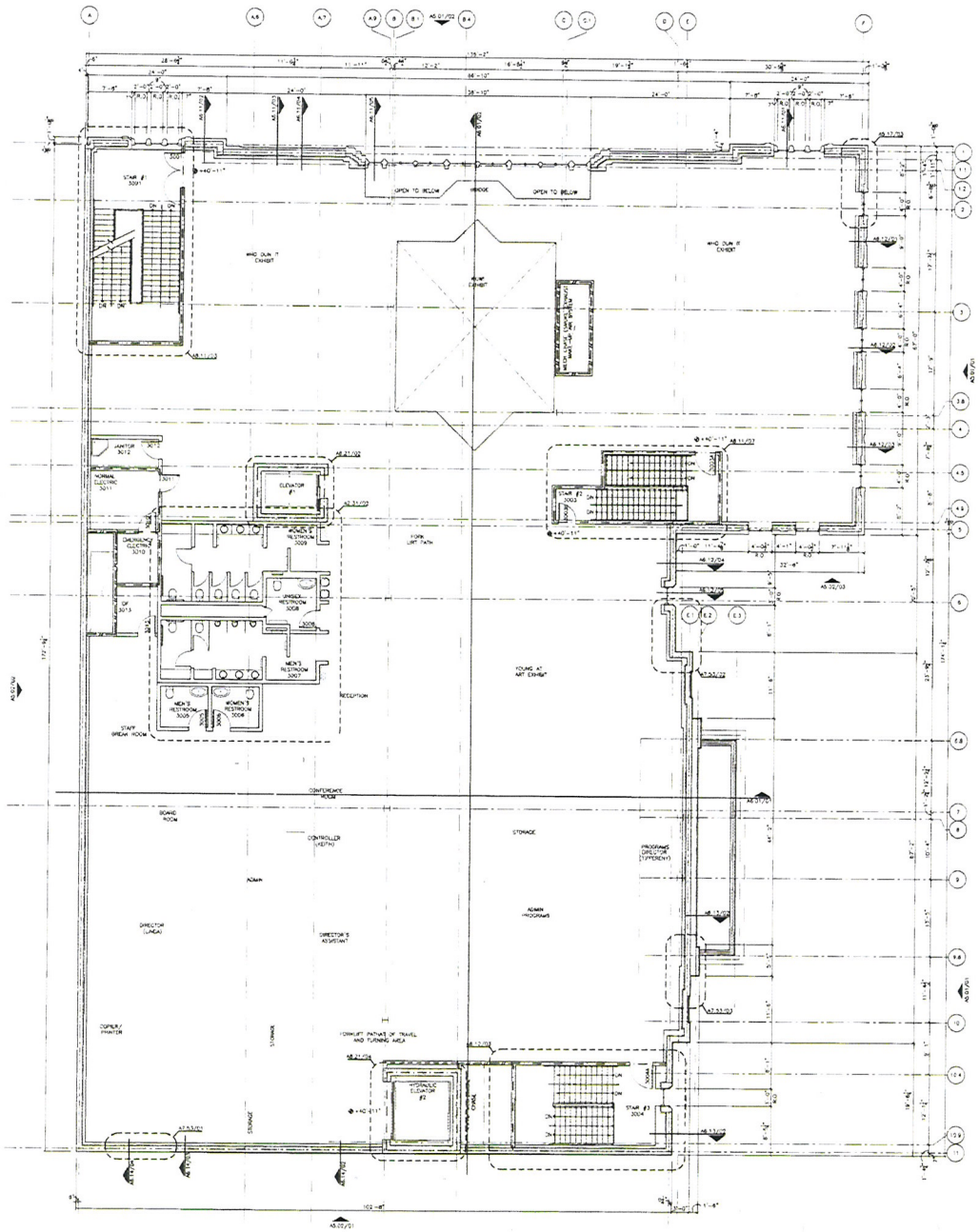
SECOND FLOOR PLAN (LEVEL 2)

A2.02

SDR-38854

01 FLOOR PLAN - LEVEL 2

NORTH



GENERAL NOTES

1. REFER TO SHEET A3.21-A3.22 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS.
2. REFER TO SHEET A3.11-A3.12 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS.
3. REFER TO SHEET A3.21 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS.
4. REFER TO SHEET A3.31-A3.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS.
5. REFER TO SHEET A4.XX FOR FINISH INFORMATION AND SCHEDULES.
6. REFER TO SHEET A4.XX FOR LOUVER INFORMATION SCHEDULES AND DETAILS.
7. REFER TO SHEET A 5.20-A5.02 FOR EXTERIOR ELEVATIONS.
8. REFER TO SHEET A8.10-A8.21 FOR STAIR AND ELEVATOR SECTIONS AND DETAILS.
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISH (U.N.O.)
10. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL (U.N.O.)
11. MASONRY DIMENSIONS ARE NOMINAL (U.N.O.)
12. REFER TO A5.50 FOR TYP. WINDOW FRAME ELEVATIONS
13. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (100'-0")
14. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM 1/4" PER 12" BUT NOT TO EXCEED 1" PER FOOT.
15. EQUIPMENT NOT SPECIFICALLY HAS DIMENSIONED AND LOCATIONS SHOWN ON DRAWINGS SHALL BE INSTALLED AS DIRECTED. PADS SHALL BE A MINIMUM OF 4" THICK REINFORCED CONCRETE 6" LARGER O.C.D.W. AND PROVIDE 1" 45 DEGREE CHAMFERED EDGES
16. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR (U.N.O.)
17. COORDINATION DRAWINGS OF ALL BALANCED SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
18. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL INITIATE THE COORDINATION MEETINGS. ADDITIONAL TRADES SHALL ADD THEIR SYSTEMS AS REQUIRED TO COMPLETE FULL COORDINATION EACH TRADE SHALL DATE AND SIGN COMPOSITE DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH SUBCONTRACTOR THE LOCATION OF THEIR WORK. THE GENERAL CONTRACTOR, THE COMPLETION OF THE SUBCONTRACT IS A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL DETERMINE RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/OWNER SHALL REVIEW AND DETERMINE THE SOLUTION.
20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE DISCIPLINARY SYSTEMS CAN NOT FIT IN THE SPACE ALLOCATED AS A RESULT OF THE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAIL TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.

SDR-38854

01 FLOOR PLAN - LEVEL 3

NORTH

HKS

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THE SMITH CENTER

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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KEY PLAN

REVISION

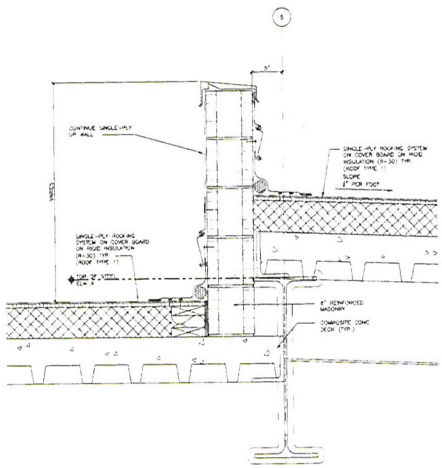
HKS PROJECT NUMBER
12867.000

DATE
06.04.2010

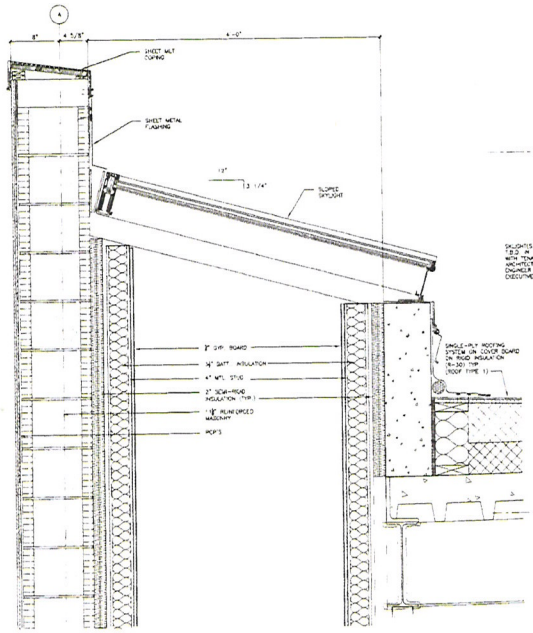
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
THIRD FLOOR PLAN (LEVEL 3)

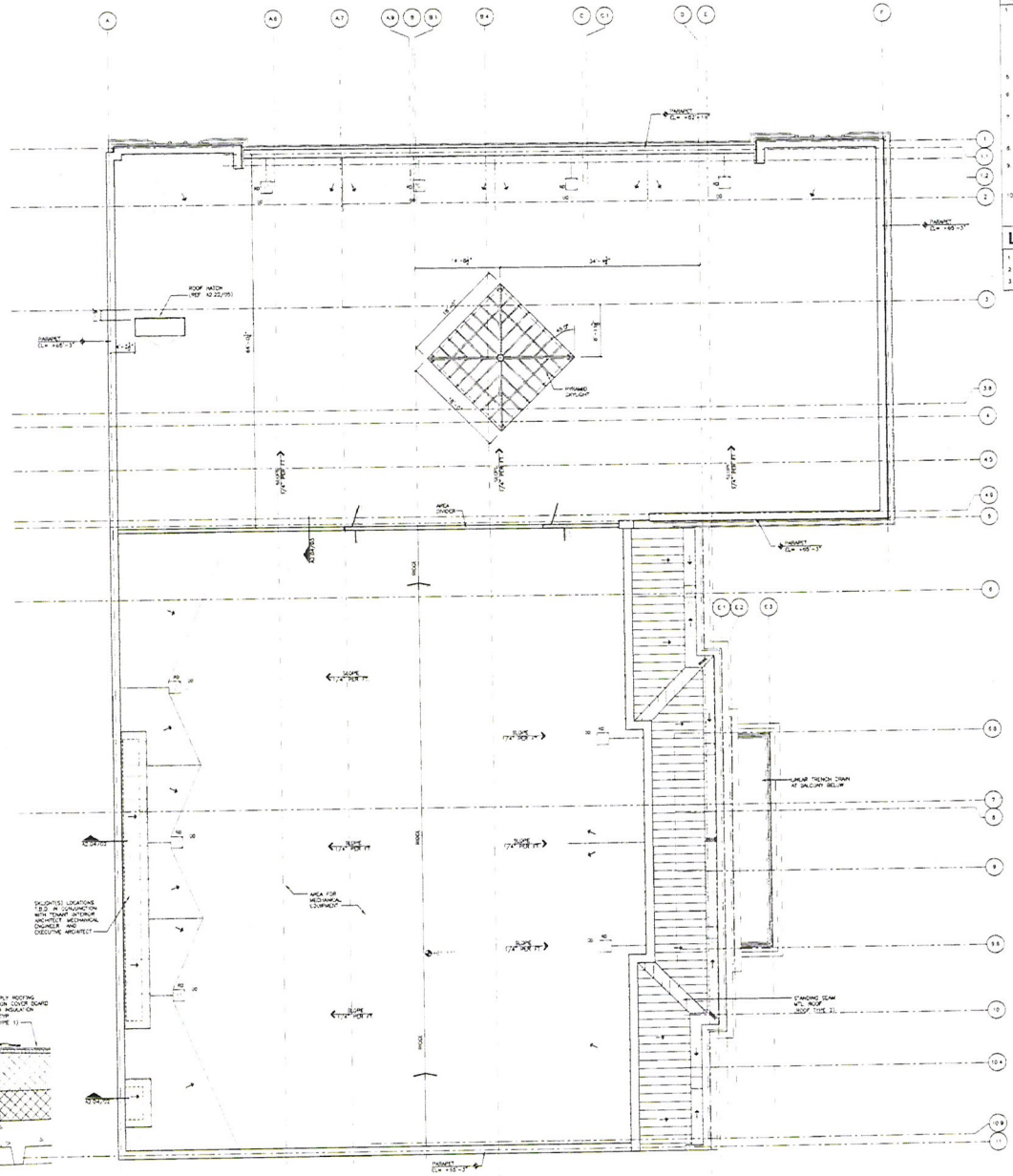
SHEET NO
A2.03



03 SECTON DETAIL AT AREA DIVIDER



02 SKYLIGHT SECTION AT PARAPET



01 ROOF PLAN

GENERAL NOTES

1. ROOF TYPES ARE AS FOLLOWS
   - ROOF TYPE 1: SINGLE PLY ROOFING SYSTEM OVER PROTECTION BOARD AND RIGID INSULATION (R-30) OVER COMPOSITE DECK
   - ROOF TYPE 2: STANDING SEAM METAL ROOF SYSTEM OVER ROOF UNDERLAYMENT, ROOFING COVER BOARD, AND RIGID INSULATION (R-30) OVER COMPOSITE CONCRETE DECK
5. ALL ROOFING SURFACES TO SLOPE 1" VERTICAL PER 1'-0" HORIZONTAL MINIMUM UNLESS NOTED OTHERWISE
6. HATCHING INDICATES AREAS WHERE THE ROOF SURFACE SLOPE IS ACHIEVED WITH TAPERED INSULATION. THE ROOF SURFACE SLOPE IN AREAS WITHOUT HATCHING IS ACHIEVED WITH SLOPING STRUCTURE
7. TOP OF INSULATION HEIGHTS HIGH POINT AND LOW POINT ARE INDICATED AS THE TOP OF ROOF SURFACE ABOVE THE ROOF DRAIN(S) (I.E. +3.5" WHERE HIGH POINT OF ROOF SURFACES ABOVE THE ROOF DRAIN SUMP IS +0.1)
8. REFER TO SHEET A2.21, A2.22, A2.25, AND A2.26 FOR TYPICAL ROOF DETAILS
9. ALL ROOF TO MECHANICAL, ELECTRICAL AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION
10. PROVIDE WALKWAY PROTECTION TO MAJOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS REQUIRED TO PROVIDE SERVICE ACCESS WALKWAY PROTECTION IS INDICATED AS A GENERAL LAYOUT AND MAY NOT SHOW ALL FINAL LOCATIONS OF ALL EQUIPMENT

LEGEND

1. ALL ELEVATIONS ARE BASED ON DATUM EL. 0'-0" = MSL 2040.5
2. ■ REFERS TO DAVIT LOCATION
3. ✦ REFERS TO TIE BACK ANCHOR LOCATION

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KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000

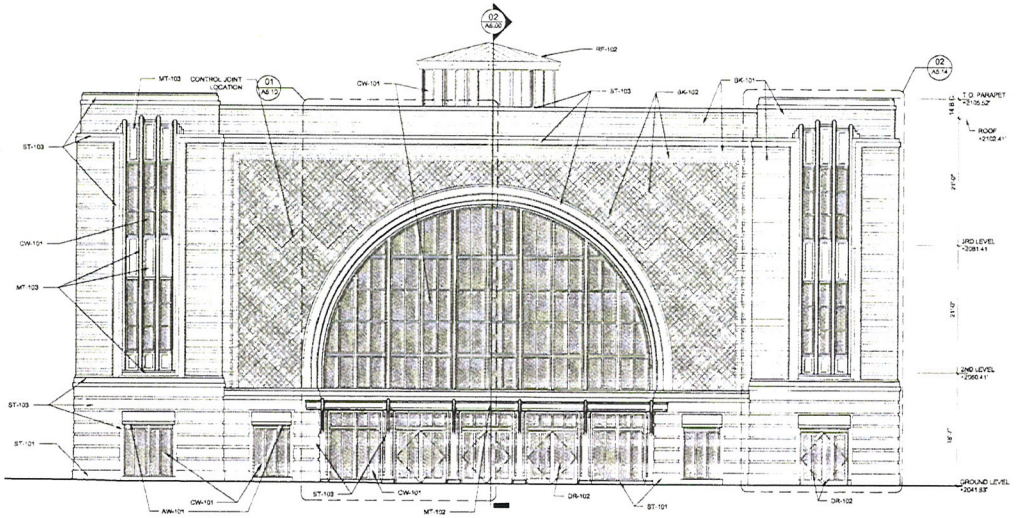
DATE
06.04.2010

ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

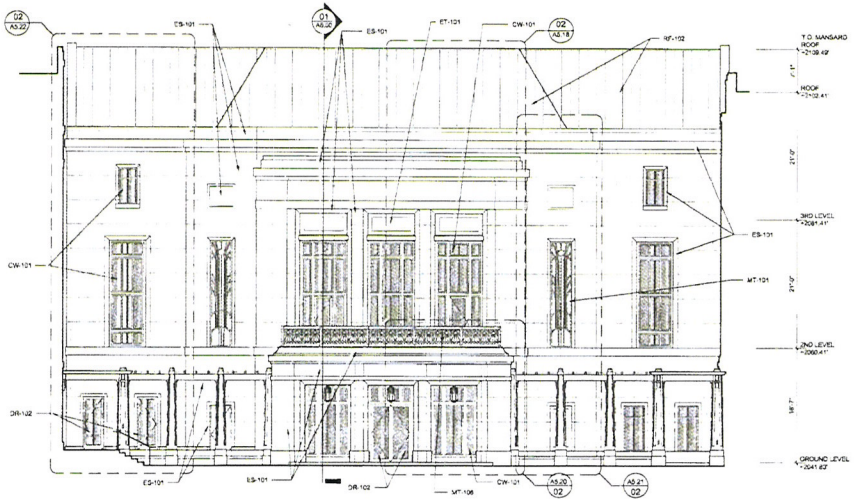
SHEET TITLE
ROOF PLAN

SHEET NO
A2.04

SDR-38854
08/26/10 PC

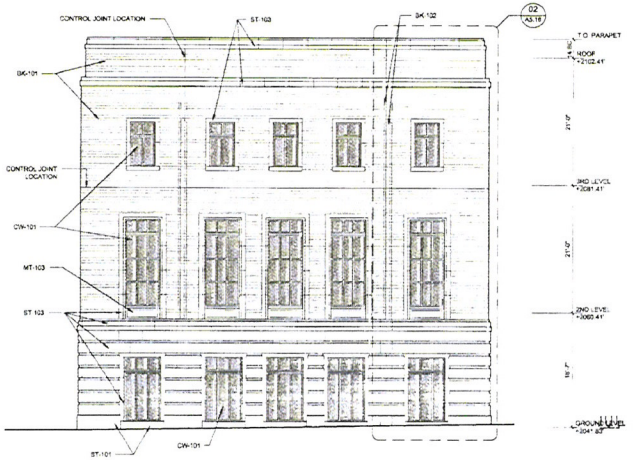


WEST ELEVATION 02 A5.00
1/8" = 1'-0"



NOTE: SEE A5.02 FOR ADDITIONAL PERGOLA ELEVATIONS

NORTH COURTYARD ELEVATION 03 A5.00
1/8" = 1'-0"



NORTH ALLEY ELEVATION 03 A5.00
1/8" = 1'-0"

NOTE: CONTROL JOINT LOCATIONS SHOWN PER 2/24/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 2/A5.80

MATERIALS KEY

CN-101	SEALED CONCRETE	DR-101	OVERHEAD COILING DOOR
BK-101	FIELD BRICK	DR-102	ENTRY DOOR
BK-102	DECORATIVE PATTERN BRICK	DR-103	METAL PANELED DOOR
ST-101	STONE BASE	DR-104	METAL FLUSH DOOR
ST-102	STONE BENCH	GW-101	WINDOW SYSTEM
ST-103	LIMESTONE	GW-102	ENTRY VESTIBULE
MT-101	METAL GRILLE	JL-102	SKYJOINT
MT-102	METAL CANOPY	ES-101	COURSED EXTERIOR PLASTER
MT-103	METAL PANEL	ES-102	NON-COURSED EXTERIOR PLASTER
MT-104	MUHOGUA TRELLIS	ES-103	EXTERIOR PLASTER CEILING
MT-105	STAINLESS STEEL HANDRAIL	ET-101	EXTERIOR TILE ART PANEL
MT-106	STAINLESS STEEL GUARDRAIL	AW-101	FABRIC AWNING
MT-107	PAINTED METAL RAILING	SW-101	MECHANICAL SCREEN WALL
PC-101	PERGOLA COLUMN COVERS	PV-101	STONE PAVERS (BALCONY)
RF-101	FLAT ROOF SYSTEM	PV-102	STONE PAVERS (COURTYARD)
RF-102	STANDING SEAM METAL ROOF	PV-103	STONE PAVERS (COURTYARD)
RF-108	METAL COPING/FLASHING	PV-104	STONE STAIRS
		PV-105	DECOMPOSED GRANITE PAVING

SDR-38854

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THE SMITH CENTER FOR THE PERFORMING ARTS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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KEY PLAN



REVISION

NOT FOR CONSTRUCTION

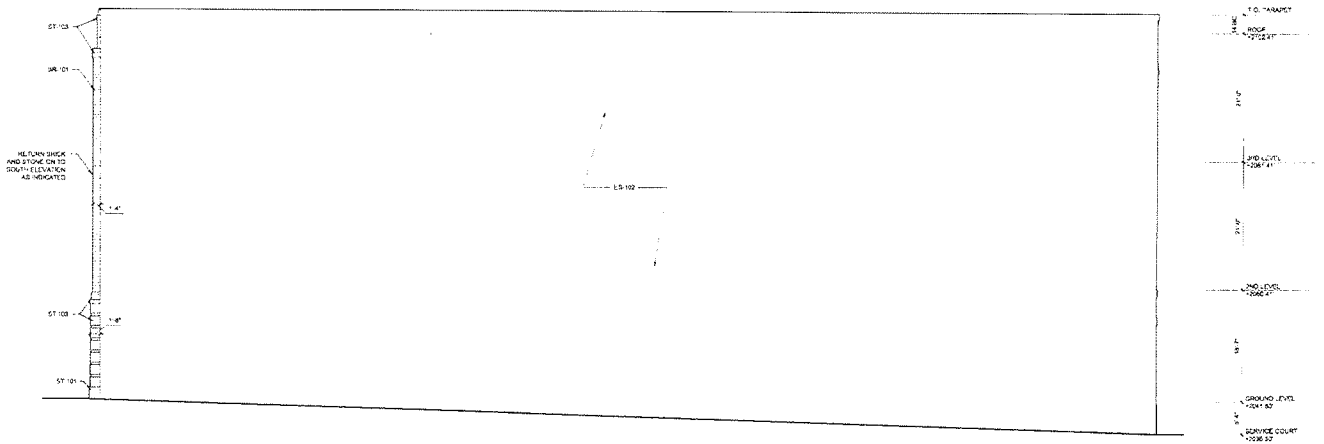
HKS PROJECT NUMBER
12867.000

DATE
03.12.2010

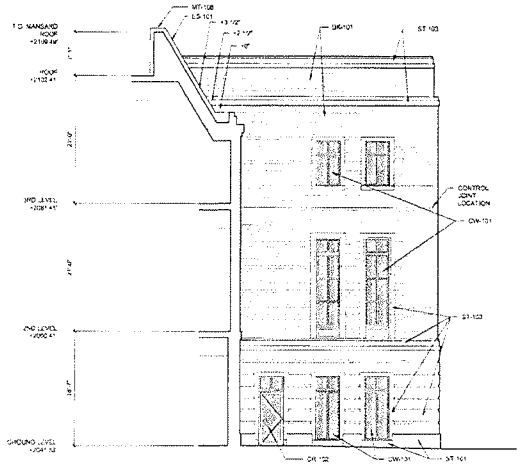
ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
NORTH & WEST ELEVATIONS

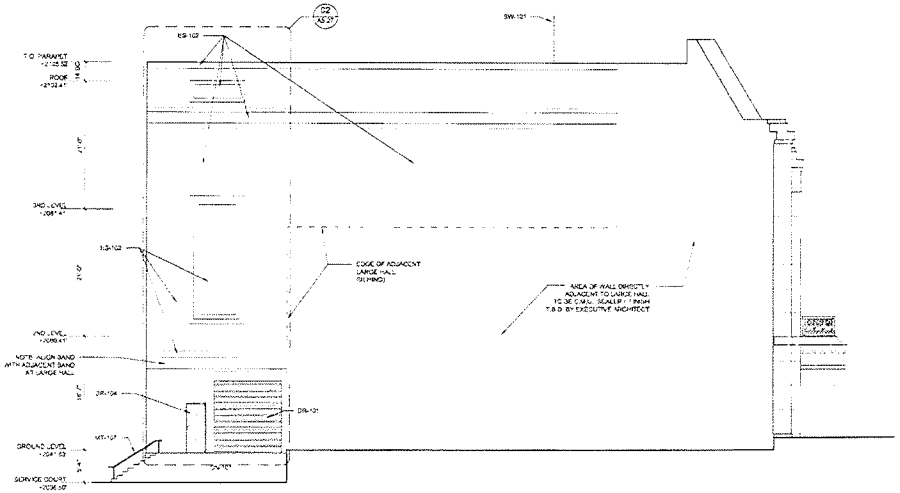
SHEET NO
A5.00



SOUTH ELEVATION 03/A5.01
1/8" = 1'-0"



EAST ELEVATION AT COURTYARD 02/A5.01
1/8" = 1'-0"



EAST ELEVATION 01/A5.01
1/8" = 1'-0"

NOTE CONTROL JOINT LOCATIONS SHOWN PER 10/4/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 22/A5.10

MATERIALS KEY

CW-101	SEALED CONCRETE	DR-101	OVERHEAD COILING DOOR
BK-101	FIELD BRICK	DR-102	ENTRY DOOR
BK-102	DECORATIVE PATTERN BRICK	DR-103	METAL PANEL ED DOOR
ST-101	STONE SADE	DR-104	METAL FLUSH DOOR
ST-102	STONE BENCH	GW-101	WINDOW SYSTEM
ST-103	LIMESTONE	GW-102	ENTRY VESTIBULE
MT-101	METAL GRILLE	GL-102	SKYLIGHT
MT-102	METAL CANOPY	LS-101	COLUMN/SOFFIT/WOOD PLASTER
MT-103	METAL CAGE	LS-102	NON-COLUMN/SOFFIT/WOOD PLASTER
MT-104	PERGOLA TRELLIS	ES-102	EXTERIOR PLASTER SOFFIT
MT-105	STAINLESS STEEL HANDRAIL	ET-101	EXTERIOR TILE ART PANEL
MT-106	STAINLESS STEEL GUARDRAIL	AW-101	FABRIC AWNING
MT-107	PAINTED METAL RAILING	SW-101	MECHANICAL SCREEN WALL
MS-101	MEMBRANE COLUMN COVERS	PV-101	STONE PAVERS (BALCONY)
RF-101	FLAT ROOF SYSTEM	PV-102	STONE PAVERS (COURTYARD)
RF-102	STANDING SEAM METAL ROOF	PV-103	STONE PAVERS (COURTYARD)
MT-108	METAL COPING/FLASHING	PV-104	STONE STAIRS
		PV-105	DECORPOSED GRANITE PAVING

SDR-38854

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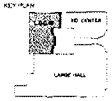
KEY PLAN



REVISION

NOT FOR CONSTRUCTION

HKS PROJECT NUMBER
12867.000

DATE
03.12.2010

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
SOUTH & EAST ELEVATIONS

SHEET NO
A5.01

LIFESCAPES
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DESIGNERS OF THEMED ENVIRONMENTS

4930 CAMPUS DRIVE
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PH (949) 476-8888 FAX (949) 476-8854

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

LIED DISCOVERY CHILDREN'S MUSEUM

LAS VEGAS, NEVADA

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GENERAL NOTES

COVER SHEET	LDD1.00
ORIENTATION PLAN	LDD1.01
LANDSCAPE CONCEPT PLAN	LDD2.01
LANDSCAPE CONCEPT PLAN	LDD2.02
GENERAL NOTES AND LEGENDS	LDD3.01 - LDD3.02

SDR-38854

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
5. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
9. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3-1/2" THICKNESS.
10. EXPANSION JOINTS SHALL BE 10'-0" O.C. MAXIMUM IN SURFACES LESS THAN 10' IN WIDTH. CONTROL JOINTS SHALL BE 5'-0" O.C. MAXIMUM.
11. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN.
12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
13. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
14. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR COMMON EXPOSED GRADE OR BETTER.
15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS.
16. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
17. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
18. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.

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KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

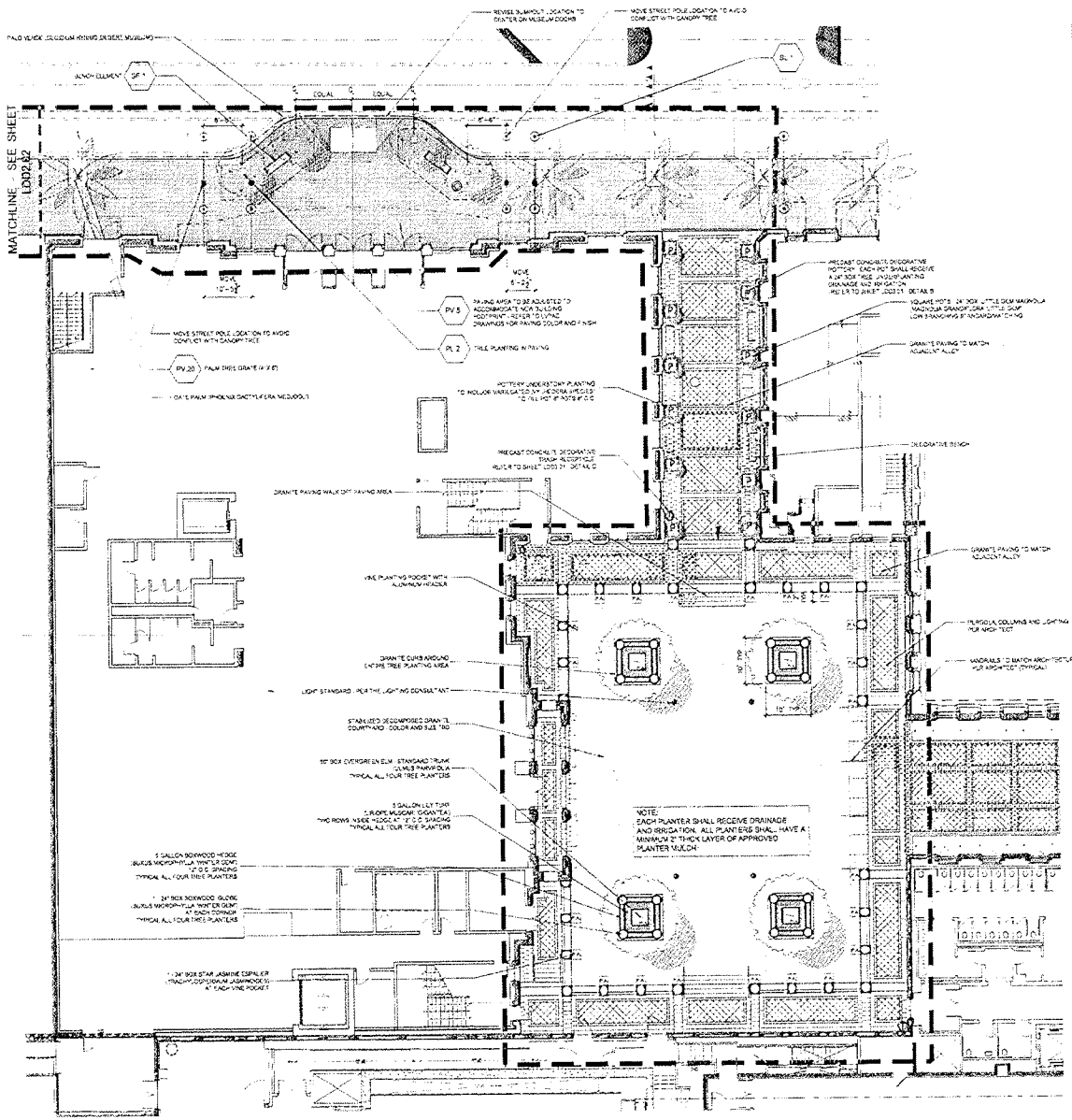
DATE

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
LANDSCAPE COVER SHEET

5082CVRS

SHEET NO.
LDD1.00



ALL LANDSCAPE PLANTING, PAVING AND STREET SITE FURNISHINGS ARE SHOWN FOR REFERENCE ONLY AND TO DEMONSTRATE GENERAL DESIGN INTENT. REFER TO THE LVPAC CONSTRUCTION DOCUMENTS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.

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KEY PLAN
CO. CENTER
LARGE HALL

REVISION

HKS PROJECT NUMBER
12867.000

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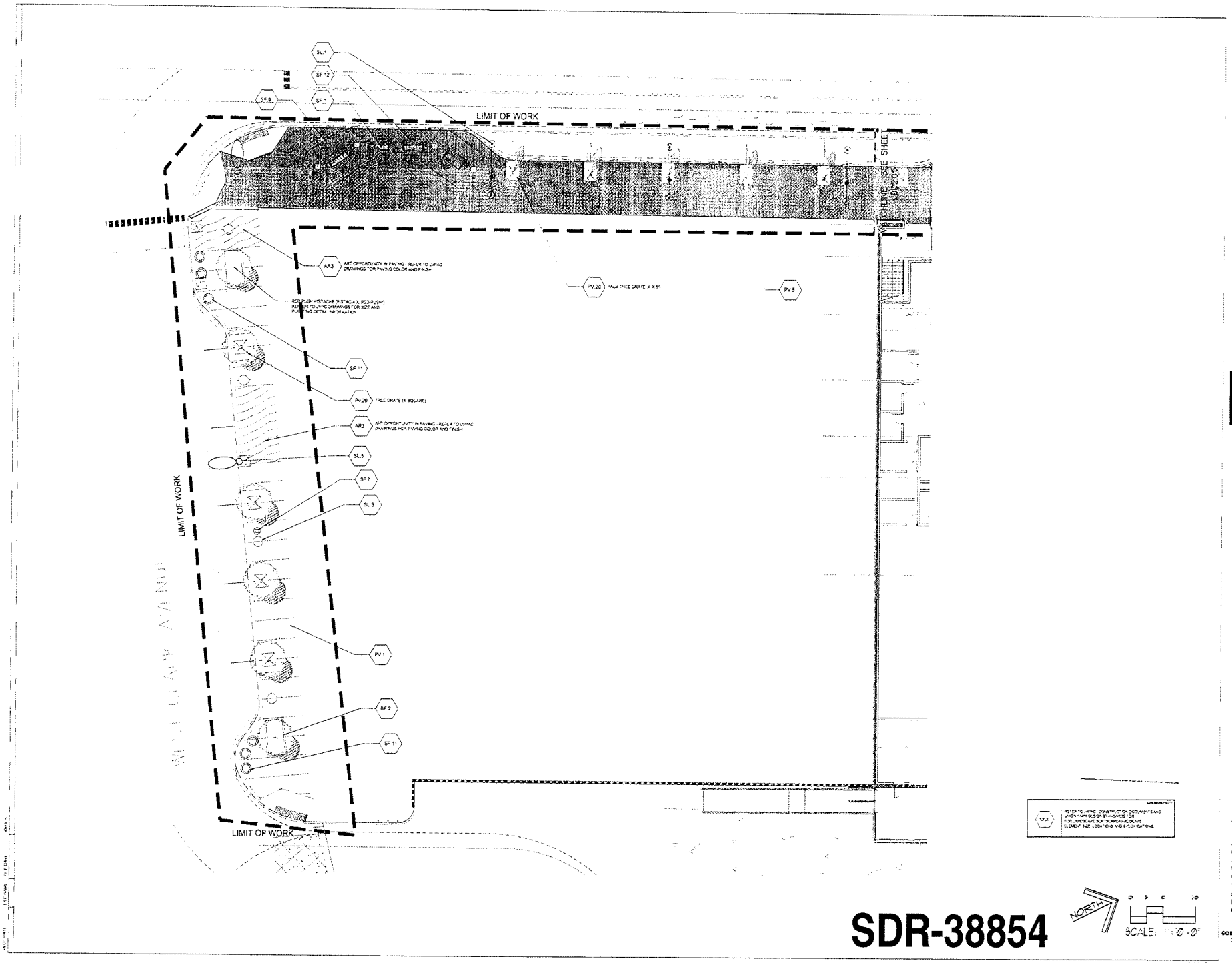
SHEET TITLE
LANDSCAPE CONCEPT PLAN

6082CMDD01
SHEET NO
LDD2.0

SDR-38854

NORTH
SCALE 1"=10'-0"



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SHEET TITLE
LANDSCAPE
CONCEPT PLAN

6082CMD002
SHEET NO
LDD2.02

03/10/10



BOXWOOD GLOBE (24" BOX)



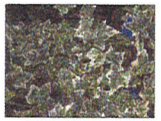
BOXWOOD HEDGE (5 GAL.)



VARIEGATED LILY TURF (5 GAL.)



STAR JASMINE VINE (24" BOX ESPALIER)



IVY IN POTS (6" POTS)



MAGNOLIOA 'LITTLE GEM' IN POTS (24" BOX)

COURTYARD PLANT MATERIAL

PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 2" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS; MATCH PLANTER MULCH IN EXISTING PLANTERS.
5. ALL PLANTERS SHALL RECEIVE IRRIGATION AND DRAINAGE.

PLANTING SHRUBS, VINES & GROUNDCOVERS:

1. SHRUBS AND VINES: PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.
2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN BACKFILL AND WATER.

GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG.

TREE PLANTING PIT NOTE:

ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL," THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER "PREPARED BACKFILL MIX."

ALL PLANT PITS FOR TREES 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 3' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTING PITS FOR PLANT MATERIAL UP TO 15 GALLON SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 18" DEEP.

SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.

HEADERBOARD NOTE:

ALL HEADERBOARD LAYOUT SHALL BE VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF HEADER. LANDSCAPE CONTRACTOR SHALL LAYOUT HEADER IN THE FIELD.

ESPALIER NOTE:

REMOVE ALL ESPALIERS FROM TRELLIS AND ATTACH TO WALL OR FENCE WITH VINE CLIPS.

STONE/PRE-CAST CONCRETE PAVER NOTE:

1. A MINIMUM 30 SQUARE FOOT PANEL OF EACH PAVING STYLE SHALL BE PREPARED USING THE PERSONNEL, MATERIALS, EDGES, BASE AND METHODS TO BE EMPLOYED IN THE FINAL WORK. THIS AREA WILL BE USED TO DETERMINE SURCHARGE OF THE BAND LAYER (IF APPLICABLE), CONCRETE BASE REQUIREMENTS, JOINT SIZES, LAYING PATTERNS, COLORS, TEXTURES AND MINIMUM TOLERANCES OF THE JOB. REJECTED SAMPLES SHALL BE REMOVED AND ADDITIONAL SAMPLES PREPARED UNTIL APPROVED BY THE LANDSCAPE ARCHITECT. SAMPLE MAY FORM PART OF THE FINAL WORK.
2. FABRICATOR SHALL PREPARE SHOP DRAWINGS FOR ALL CUSTOM PIECES. DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN CONFORMANCE PRIOR TO FABRICATION.
3. ALL PRE-CAST PAVERS AND STONE SHALL BE CUT USING A MASONARY SAW TO ALLOW FOR CLEAN UNIFORM EDGES.
4. PAVERS SHALL BE INSTALLED PER ICPI RECOMMENDATIONS.

IRRIGATION NOTE:

ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OR BATELLITE OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1239) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES.

DEEP ROOT BARRIERS

ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE, MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.

TREE SIZE	ROOT BARRIER MODEL NO.
15 GALLON	CP15-2
24" BOX	CP24-2
36" BOX & LARGER	CP36-2

AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE 3, ANAHEIM, CA. 92806 (800) 480-6084 (OR APPROVED EQUIVALENT).

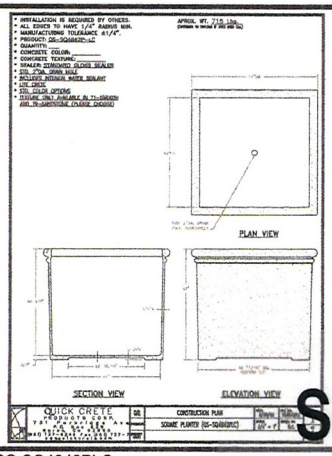
COURTYARD NOTES

SCALE: NTS | A



COURTYARD TRASH ASH - QS SQ2028W

SCALE: 1" = 1'-0" | C



COURTYARD DECORATIVE POTTERY - QS-SQ4842PLC

NTS | B

SDR-38854

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GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
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DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & CONSULTANTS OF TREASURED ENVIRONMENTS

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
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KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
03-12-2010

ISSUE
LEED DISCOVERY CHILDREN'S MUSEUM 100% DD PACKAGE

SHEET TITLE
LANDSCAPE NOTES AND LEGENDS

60B2DC01

SHEET NO.
LDD3.01

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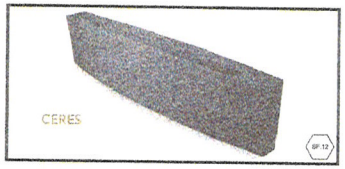
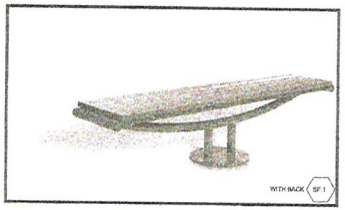
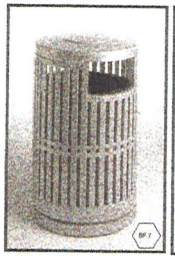
PLOT DATE: FILE NAME: FILE DATE: XREFS:
FILE NAME: I:\0000\CHILDREN'S MUSEUM\DOCUMENT_DOCUMENTS\0000-CTR-ARCHITECTURAL\T-3 DD SHEETS_PKG 2-28-10\0000CMDD03.DWG
TIME: 1 - JAN 2010 - 1:22PM





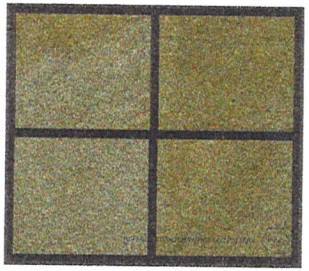


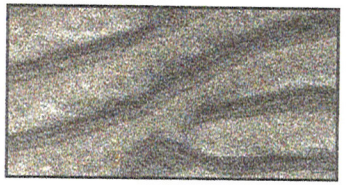


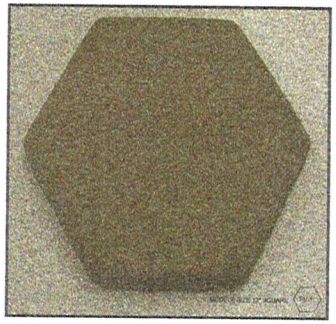


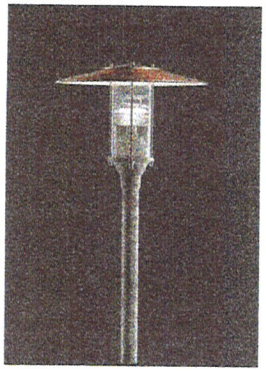


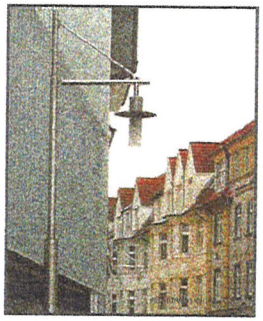












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SYMPHONY PARK IMAGES (SOFTSCAPE) -TO DEMONSTRATE DESIGN INTENT AND FOR REFERENCE ONLY - REFER TO LVPAC CONSTRUCTION DOCUMENTS FOR LOCATIONS AND SPECIFICATIONS SCALE: NONE B

SDR-38854

HKS

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LAS VEGAS, NV 89118

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THE WHITING-TURNER CONTRACTING CO
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THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
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KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
LANDSCAPE

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

6062DC00

SHEET NO.
LDD3.02

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DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM

APRIL 13, 2010

DAVID M. SCHWARZ ARCHITECTS

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS



EXTERIOR BRICK

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THE SMITH CENTER FOR THE PERFORMING ARTS

LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

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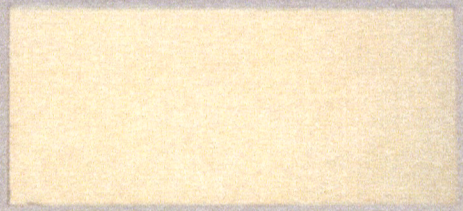
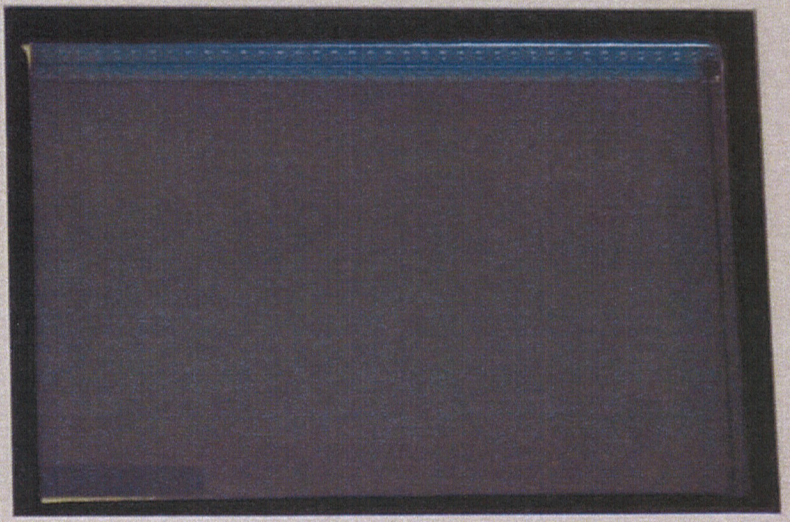


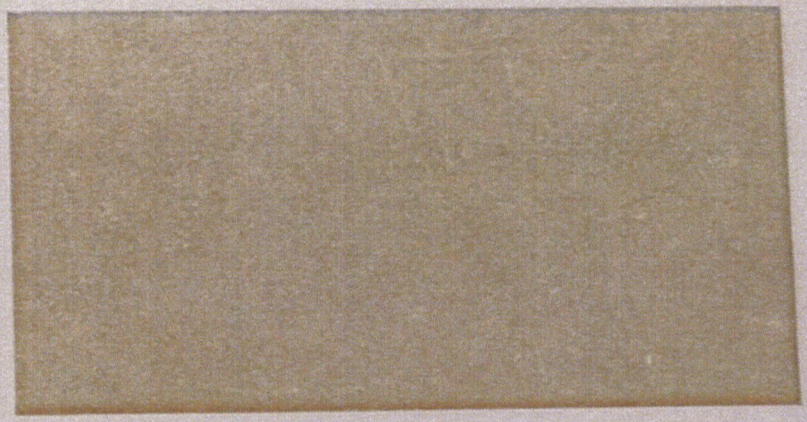
ALUMINUM WINDOW FRAMES
AND CANOPY



GLASS



GRANITE WATERTABLE



LIMESTONE BASE

DAVID M. SCHWARZ ARCHITECTS

THE SMITH CENTER FOR THE PERFORMING ARTS

LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

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Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

Date: June 25, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
					SUSTAINABLE SITES			
Y			SSp1	C	**Construction Activity Pollution Prevention**	WT	Open	SWPP Plan will be implemented during construction.
1			SSc1	D	**Site Selection**	GBS	Open	The project is located on a previously developed site and does not violate the six credit conditions.
1			SSc2	D	**Development Density & Community Connectivity**	GBS	Open	The site is within walking distance of 10 or more basic services.
1			SSc3	D	**Brownfield Redevelopment**	GBS	Open	Based the Vapor Mitigation Plan, the site should qualify as a brownfield.
1			SSc4.1	D	**Alternative Transportation**, Public Transportation Access	GBS	Open	The two bus stops are within the allowable distance.
	1		SSc4.2	D	**Alternative Transportation**, Bicycle Storage & Changing Rooms	HKS / GBS	Open	Current plans do not indicate shower are included in the scope of work.
	1		SSc4.3	D	**Alternative Transportation**, Low Emitting & Fuel Efficient Vehicles	GBS	Open	Verify LEV parking will be provided.
	1		SSc4.4	D	**Alternative Transportation**, Parking Capacity	GBS	Open	Verify the parking provided does not exceed code minimum.
		1	SSc5.1	C	**Reduced Site Disturbance**, Protect or Restore Habitat	-	Closed	The site will not allow for enough vegetated space to achieve this credit.
		1	SSc5.2	D	**Reduced Site Disturbance**, Maximize Open Space	-	Closed	The site does not allow for the open space required.
		1	SSc6.1	D	**Stormwater Management**, Quantity Control	-	Closed	The site does not allow for the volume stormwater required to be managed on-site.
		1	SSc6.2	D	**Stormwater Management**, Quality Control	-	Closed	The site does not allow for stormwater quality to be managed on-site.
1			SSc7.1	C	**Heat Island Effect**, Non-roof	GBS	Open	The shade provided by the buildings on-site will assist in achieving this credit. This may also be achieved by covering over 50% of the parking.
1			SSc7.2	D	**Heat Island Effect**, Roof	GBS	Open	A light colored roof will be specified and installed to meet the credit requirements.
	1		SSc8	D	**Light Pollution Reduction**	LD	Open	The Symphony Park design standards addresses light trespass so this credit may be possible.
1			SSc9	D	**Tenant Design & Construction Guidelines**	GBS	Open	Develop a TI guide to assist the museum team in incorporating green building techniques and strategies.
7	4	4			Total Points for Sustainable Sites			
					WATER EFFICIENCY			
1			WEc1.1	D	**Water Efficient Landscaping**, 50% Reduction	LI	Open	Native plants will be incorporated to reduce potable water use for landscaping along with a drip irrigation system.
		1	WEc1.2	D	**Water Efficient Landscaping**, No Potable Water Use or No Irrigation	-	Closed	An irrigation system will be installed on the project, so this credit is not likely.
		1	WEc2	D	**Innovative Wastewater Technologies**	-	Closed	The team may consider brainstorming how to achieve this credit.
1			WEc3.1	D	**Water Use Reduction**, 20% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
1			WEc3.2	D	**Water Use Reduction**, 30% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
3		2			Total Points for Water Efficiency			

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Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Date: June 25, 2010

Green Building Services GBS

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
					ENERGY & ATMOSPHERE			
Y			EAp1	C	**Fundamental Commissioning of Building Energy Systems**	GBS	Open	The building will undergo commissioning of the required systems.
Y			EAp2	D	**Minimum Energy Performance**	GBS	Open	Several energy efficiency measures will be incorporated.
Y			EAp3	D	**Fundamental Refrigerant Management**	MSA	Open	The mechanical equipment will not use CFC based refrigerants.
2	8		EAc1	D	**Optimize Energy Performance,**	GBS	Open	Several energy efficiency measures will be incorporated to achieve at least 2 points.
		3	EAc2	D	**On Site Renewable Energy,** 1%	-	Closed	On-site renewable energy is not currently incorporated in the plans.
1			EAc3	C	**Enhanced Commissioning**	GBC	Open	The building will undergo commissioning of the required systems.
1			EAc4	D	**Enhanced Refrigerant Management**	MSA	Open	Refrigerants used will be low ozone depleting and low global warming potential.
1			EAc5.1	C	**Measurement & Verification-Base Building**		Open	A M&V plan must be developed and incorporated to achieve this credit.
1			EAc5.2	C	**Measurement & Verification-Tenant Sub-metering**		Open	Provide metering or sub metering for lighting, plug loads, and HVAC electrical consumption.
	1		EAc6	C	**Green Power**	LVPAC	Open	If 35% of the anticipated electric consumption is purchased, or off-set with renewable power, this credit can be achieved.
6	9	3			Total Points for Energy & Atmosphere			
					MATERIALS & RESOURCES			
Y			MRp1	D	**Storage & Collection of Recyclables**	GBS	Open	Recycling areas will be provided within the building along with a central building recycling location.
		1	MRc1.1	C	**Building Reuse,** Maintain 25% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
		1	MRc1.2	C	**Building Reuse,** Maintain 50% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
		1	MRc1.3	C	**Building Reuse,** Maintain 75% of Existing Walls, Floors & Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
1			MRc2.1	C	**Construction Waste Management,** Divert 50%	WT	Open	Construction waste will be recycled.
1			MRc2.2	C	**Construction Waste Management,** Divert 75%	WT	Open	Construction waste will be recycled.
		2	MRc3	C	**Materials Reuse,** Specify 1%	-	Closed	Materials will not be reused.
1			MRc4.1	C	**Recycled Content,** Specify 10%	WT	Open	Materials will be selected to include a large volume of recycled content.
1			MRc4.2	C	**Recycled Content,** Specify 20%	WT	Open	Materials will be selected to include a large volume of recycled content.
1			MRc5.1	C	**Regional Materials,** 10% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be sourced when possible.
	1		MRc5.2	C	**Regional Materials,** 20% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be sourced when possible.
	1		MRc6	C	**Certified Wood**	WT	Open	FSC certified wood will be selected where possible.
5	2	5			Total Points for Materials & Resources			

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Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

Date: June 25, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
					INDOOR ENVIRONMENTAL QUALITY			
Y			EQp1	D	**Minimum IAQ Performance**	MSA	Open	The HVAC system will supply the required outside air.
Y			EQp2	D	**Environmental Tobacco Smoke (ETS) Control**	HKS	Open	The building will be a no-smoking building.
1			EQc1	D	**Outside Air Delivery Monitoring**	MSA	Open	This credit can be achieved by incorporating CO2 monitors in densely occupied spaces within the breathing zone.
1			EQc2	D	**Increased Ventilation**	MSA	Open	The HVAC system will supply 30% more than the required outside air.
1			EQc3	C	**Construction IAQ Management Plan**, During Construction	WT	Open	WT will implement an IAQ Plan during construction.
3			EQc4	C	**Low-Emitting Materials**			
Y			EQc4.1	C	**Low-Emitting Materials**, Adhesives and Sealants	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.2	C	**Low-Emitting Materials**, Paints and Coatings	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.3	C	**Low-Emitting Materials**, Carpet	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.4	C	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
	1		EQc5	D	**Indoor Chemical & Pollutant Source Control**	MSA	Open	Entrance walk-off mats, separately exhausted chemical use rooms, and MERV 13 filters will be installed to meet the credit requirements, however, these have not been identified within the drawings.
		1	EQc6	D	**Controllability of Systems, Thermal Comfort**	-	Closed	HVAC system controls will not be provided for the majority of building occupants so this credit is not achievable.
1			EQc7	D	**Thermal Comfort**, Design	LVPAC / GBS	Open	The HVAC system will be design to address the ASHRAE standard for thermal comfort.
		1	EQc8.1	D	**Daylight and Views**, Daylight 75% of Spaces	-	Closed	The design will not provide for the required daylight and views.
		1	EQc8.2	D	**Daylight and Views**, View for 90% of Spaces	-	Closed	The design will not provide for the required daylight and views.
7	1	3			Total Points for Indoor Environmental Quality			
					INNOVATION & DESIGN			
1			IDc1.1	D	**Green Education**	LVPAC/HKS/GBS	Open	A green building education display will assist in achieving this credit.
1			IDc1.2	D	**Green Housekeeping**	LVPAC / GBS	Open	A green housekeeping plan will be implemented.
1			IDc1.3	D	**Integrated Pest Management**	LVPAC / GBS	Open	A integrated pest management plan will be implemented.
1			IDc1.4	D	**Exemplary Perfomance - WEc3**	GBS	Open	40% water savings over the baseline.
1			IDc2	D	**LEED® Accredited Professional**	GBS	Open	Several LEED Aps on the project will assist in achieving this credit.
5					Total Points for Innovation & Design			
33	16	17			**Total Points Attempting**			
	16				Total Points Possible			
					Certified: 23-27, Silver: 28-33, Gold: 34-44, Platinum: 45-61			

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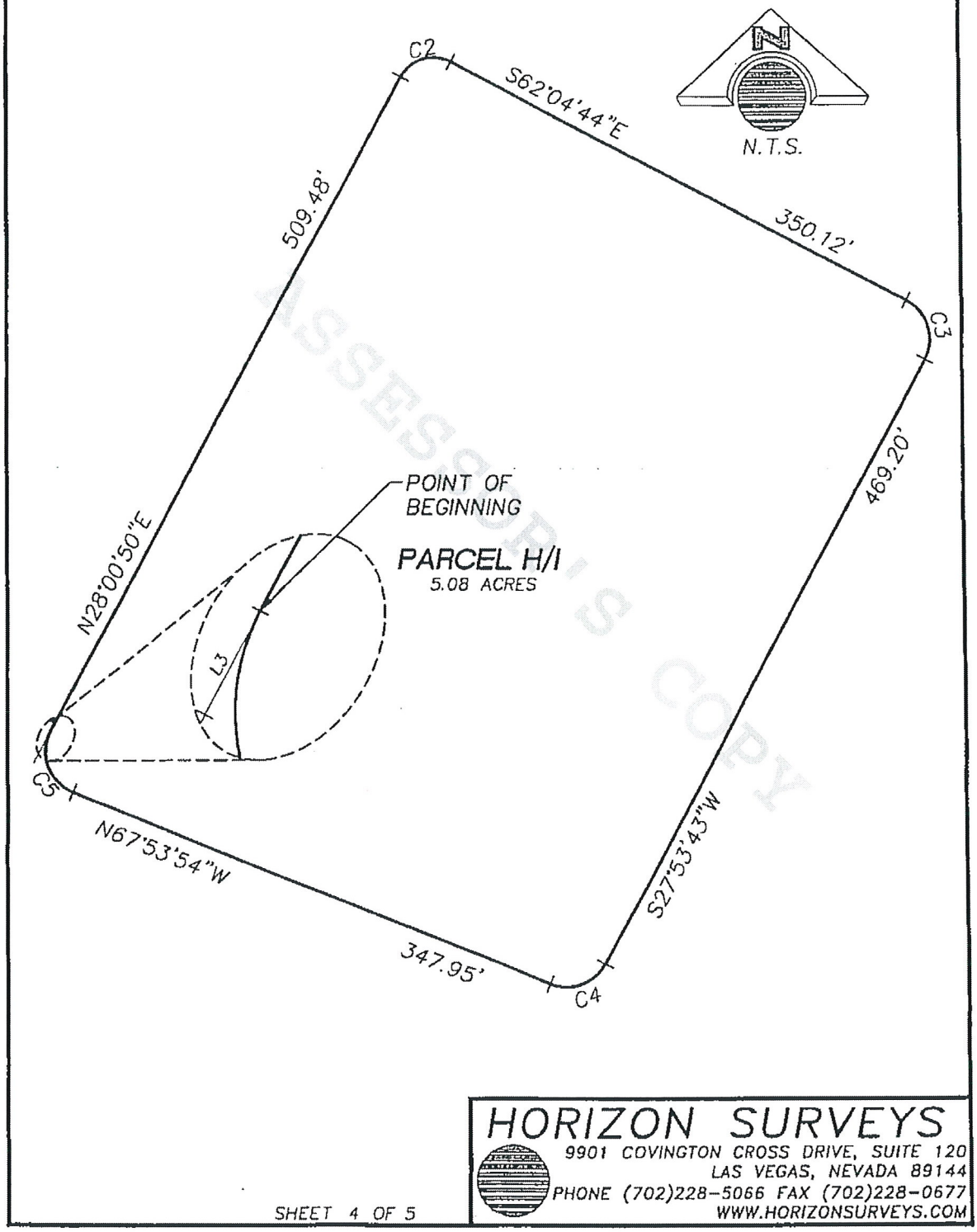
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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WWW.HORIZONSURVEYS.COM

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	LENGTH
L1	N81°09'57"E	402.28'
L2	N17°53'58"E	179.58'
L3	S28°00'50"W	16.20'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2036.00'	10°06'52"	359.42'	180.18'
C2	25.00'	89°54'26"	39.23'	24.96'
C3	30.00'	89°58'27"	47.11'	29.99'
C4	30.00'	84°12'23"	44.09'	27.11'
C5	30.00'	95°54'44"	50.22'	33.27'

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SDR 38854
The Smith Center

NWC of Clark Ave. and City Pkwy.

Proposed 60 thousand square foot museum.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIPURPOSE RECREATIONAL FACILITY [1000 SF]	60	1.99	119
AM Peak Hour			0.24	14
PM Peak Hour			0.17	10

Existing traffic on all nearby streets:

Bonneville Ave	
Average Daily Traffic (ADT)	13,488
PM Peak Hour (heaviest 60 minutes)	1,079

Grand Central Pkwy	
Average Daily Traffic (ADT)	7,938
PM Peak Hour (heaviest 60 minutes)	635

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonneville Ave	34,500
Grand Central Pkwy	16,300

This project is expected to add 119 trips per day on Bonneville Ave. and Grand Central Pkwy. This will increase traffic on Bonneville Ave. & Grand Central Pkwy. by under 1 percent. Currently, Bonneville is at about 39 percent of capacity and Grand Central is at about 49 percent of capacity.

Based on Peak Hour use, this development will add about 14 additional cars into the area in the peak hour, or about one every four minutes.

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

HKS

ARCHITECTS
H. Ralph Hawkins, FAIA
C. Joe Buskuhl, FAIA
Robert E. Booth, AIA
Noel Barrick, AIA
Rodney Morrissey, AIA

July 13, 2010

Mr. Steve Van Gorp
City of Las Vegas Planning Development
731 South 4th Street
Las Vegas, NV 89109

Re: **The Donald W. Reynolds DISCOVERY Children's Museum**
HKS Project No. 12867.000
Planning & Development Justification Letter

Dear Mr. Fagg:

The Donald W. Reynolds DISCOVERY Children's Museum will be built as part of The Smith Center for the Performing Arts which already consists of a three-theater complex: a spectacular main theater (Reynolds Hall) seating more than 2,000, and an Education Center (Bowman Pavilion) containing a flexible Studio Theater/Rehearsal Hall seating 300 and a Cabaret Theater seating 300 patrons for performances, rehearsals, and community receptions.

The Donald W. Reynolds DISCOVERY Children's Museum will be visually striking, timeless, majestic, and built to last for many generations. It will truly be a world-class facility and establish itself as an important community resource enabling the community to continue to experience one of the metropolitan area's major educational institutions serving children and families. It will be located downtown - the geographic center of the Las Vegas valley - as part of the 4.75 acres set aside by the city within the 61-acre parcel of undeveloped land formerly owned by the Union Pacific Railroad called Symphony Park. It is located to the Southeast of the "Spaghetti Bowl", North of Bonneville Avenue across Grand Central Parkway from the World Market Center. Situated at the center of the 61-acre development and part of The Smith Center site, the Donald W. Reynolds DISCOVERY Children's Museum will provide an energy and excitement that, when supplemented with The Smith Center and the adjacent Symphony Park, will assuredly create a central hub and a heart to this newly developed area.

The Donald W. Reynolds DISCOVERY Children's Museum, which is currently known as the Lied Discovery Children's Museum is located at 833 Las Vegas Boulevard North. It was founded as a private, nonprofit educational institution by the Allied Arts Council and the Junior League of Las Vegas and is celebrating 20 years of educating and inspiring Las Vegas. It is operated by 14 full-time and 20 part-time staff members. The museum features over 100 hands-on exhibits in the arts, sciences and culture, special demonstrations and activities, job training programs for teens, and much more. Scheduled hours of operation are as follows: Tuesday through Friday (9 a.m. - 4 p.m.), Saturday (10 a.m. - 5 p.m.), and Sunday (12 p.m. - 5 p.m.). The museum is closed on Mondays except for most school holidays.

The Donald W. Reynolds DISCOVERY Children's Museum, as currently designed is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification, per the June 4, 2010 progress set. Sixteen additional credits have been targeted as potential. Please see the attached LEED scorecard and credit notes for further clarification.

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The Donald W. Reynolds DISCOVERY Children's Museum Design Team and Las Vegas Performing Arts Foundation submit the following attached written responses to comments from the SPDRC

SDR-38854

The Donald W. Reynolds DISCOVERY Children's Museum
Response to SPDRC Comments to Design Development Submittal
HKS Project No. 12867.000
July 13, 2010

regarding the Donald W. Reynolds DISCOVERY Children's Museum Design Development Submittal that was received June 11, 2010. The responses are supplemented by the attachments to this letter regarding Landscape Architecture, Civil, LEED, and Architecture responses.

Sincerely,

Michael A. Ayer, AIA

Cc: Myron Martin
Vicki Dickerson
Richard Johnston
Gregory Hoss
David Bratcher
Jorge Cervantes
Flinn Fagg
Rita Brandin
Cheryl Sanchez

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JUL 13 2010
SDR-38854

SYMPHONY PARK

June 11, 2010

Gregory Hoss
David M Schwartz Architects
1707 L Street NW, Ste. #400
Washington, DC 20036

Re: Lied Discovery Children's Museum -Design Development Submission
Submitted May 28, 2010 and presented June 4, 2010

The Symphony Park Design Review Committee (SP-DRC) met on June 4, 2010 to review your submission. The Design Development submission is **APPROVED subject to the following conditions:**

1. A revised Promenade elevation/perspective drawing that shows the same three dimensional view of the Museum as the Block Plan submittal dated January 15, 2010, with streetscape, signage, banner and any art elements is required to be submitted, reviewed, and approved by the SP-DRC prior to Site Development Plan Review. Consistent with DD submittal requirement to refine the 3-D perspective views of the building, this requirement is so that the City can adequately compare the two versions of the building and make a final decision on the acceptability of the current material selection and elevation treatment. Although updated 3-D views were provided in the DD submittal, they were not the same eye level view as in the Block Plan submittal. The design development version of the building appears much more institutional in character like a vintage school gymnasium, and less contemporary, perhaps less acceptable for a modern children's museum in this location. The Block Plan drawing was well received for its distinctiveness and playfulness. The use of tile or some material other than basket-weave pattern of brick is also seen as part of the positive change in character for the Museum as was illustrated on the Block Plan submission.

2. A revised landscape and irrigation plan for just the Children's Museum is required to be submitted, reviewed and approved by the SP-DRC prior to issuance of a building permit. The SP-DRC requires that this plan show the sidewalk/curb bump out on Promenade Place relocated to center on the Museum entrance.

3. A signage master plan is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

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4. If any building or site lighting is anticipated other than the lighting of the public sidewalk shown in the landscape plans, it is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

5. A site drainage accommodation letter showing the site conforms to the overall Symphony Park master drainage plan is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

6. A parking accommodation letter indicating how this project will supply parking or share parking is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

7. A letter from the Commissioning Agent or LEED-AP on the project is required to be submitted to the SP-DRC before issuance of a building permit. This letter is to confirm that the LEED checklist received in the DD package is achievable with the submitted design.

8. The construction of an adjacent building abutting the South wall of the Children's Museum must be permitted for construction and scheduled for completion within 6 months of the Museum shell completion or the South wall appearance must be revised, submitted and approved by the SP-DRC prior to the construction of the South wall.

9. The awnings proposed on the Promenade Place elevation and indicated on drawings A2.01 and A2.02 are required to be revised to be a minimum of 6 ft from building face to front edge of awning and resubmitted to the SP-DRC for confirmation before issuance of a building permit.

10. Four specific public art opportunities are to be identified, submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

11. The materials pallet proposed is APPROVED subject to the following:

   a. The proposed use of colored brick on the body of the building will be replaced with tile or other material subject to the approval of the SP-DRC prior to the issuance of a building permit.

   b. The proposed glazing specification for the building is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

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c. The use of stucco on the first floor of the building in the interior courtyard is to be revised to cementitious plaster on any materials list prior to issuance of a building permit.

The following waivers of the Symphony Park Design Standards will be required to be approved by City Council:

1. Section 3.19.3 of the SP-Design Standards requires parapet heights to be equal to the height of any roof top mechanical equipment. Based on the view lines presented, the SP-DRC believes the roof top equipment will not be visible and therefore recommends the waiver of this requirement. However, be aware that if during construction the building inspector believes the equipment is visible, the project will be required to either raise parapet heights or construct a screening enclosure compatible with the roof architecture of the building.

2. Section 3.5.2 of the SP-Design Standards requires a minimum of 70% vision glazing at the street level. Based on the design character of the Children's Museum building the SP-DRC recommends that this requirement be waived to the proposed percentage of approximately 60%.

3. Section 3.4.2 (illustration) of the SP-Design Standards requires a 16 foot clear dimension to the underside of canopy structures. Based on the proportions of the Children's Museum front elevation the SP-DRC recommends waiving this requirement to the proposed height of approximately 12 feet.

The following comments are provided to focus the Children's Museum team on some specific drawings or issues:

1. Drawings C4.01 and C5.01- the civil engineer and landscape architect need to make sure the site utilities are coordinated with the proposed streetscape.

2. Landscape Material and Furnishing Image Board- The errors on this sheet should be corrected on any existing documents and include:
   a. The use of tree grate B instead of the correct grate A on West Clark.
   b. The use of the Promenade light fixture on West Clark instead of the standard pedestrian fixture
   c. The absence of a call out for the correct subtle patterning of the Promenade Place Quartzite stone
   d. The absence of a call out an approved color for the Hanover concrete pavers.

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3. Landscape Planting Image Board- The errors on this sheet should be corrected on any existing documents and include:
    a. The use of Hesperaloe on the temporary West Clark streetscape instead of the correct and previously requested Buffalo Grass. (If there will be no temporary landscape due to a garage submission, then this requirement is moot)
    b. The indication of a temporary landscape in front of the Children's Museum instead of the final planting scheme.

Sincerely,
The Symphony Park Design Review Committee
Steve Van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Dept. of Planning and Development
Matt Edwards, The Projects Group

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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**

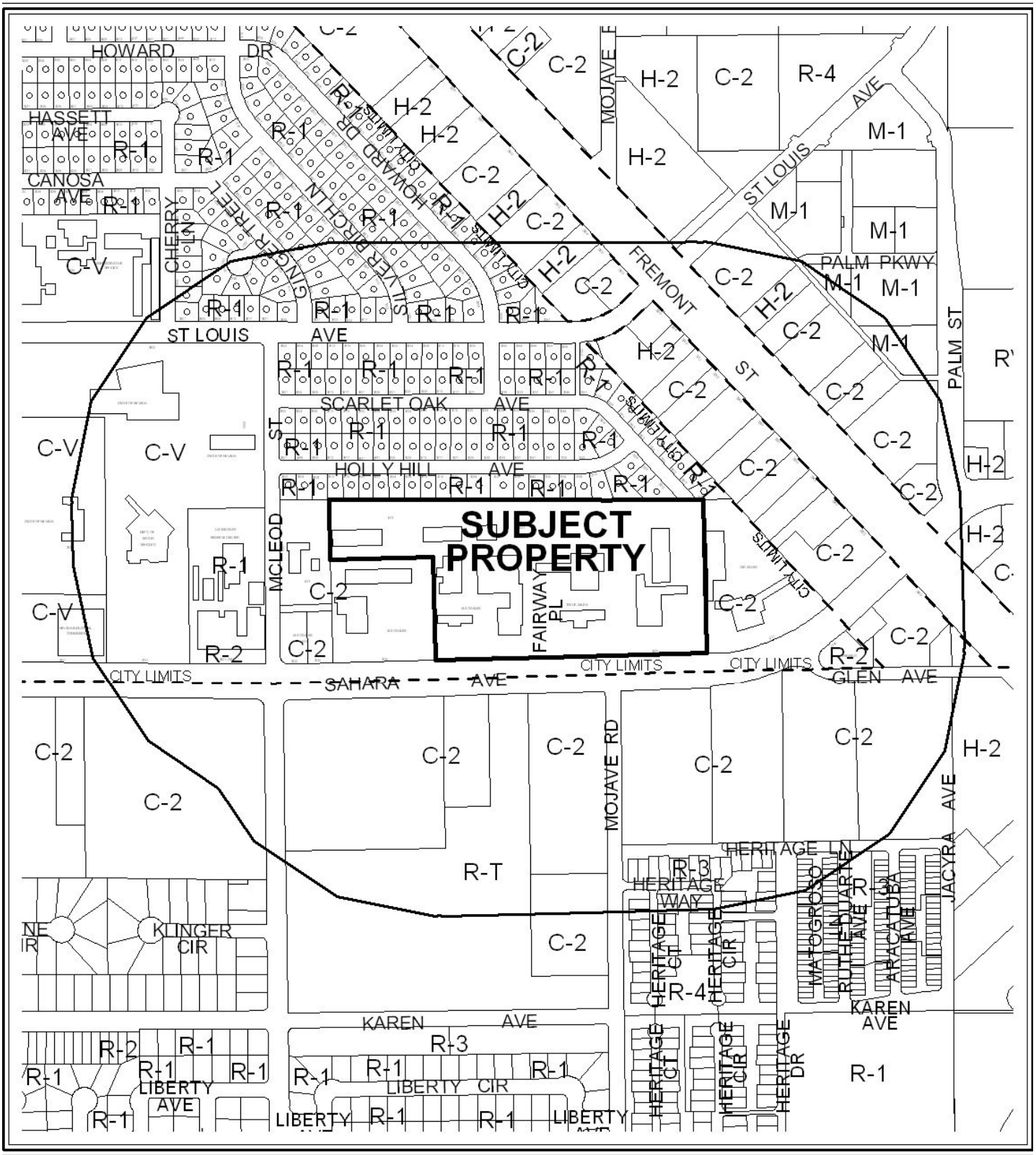
SUBJECT:
SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT, WITH A WAIVER 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).

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:
DENIAL

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



CASE: **SDR-38855**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **SDR-38855**

RADIUS: 1000 FT

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

0 300 600 Feet

N

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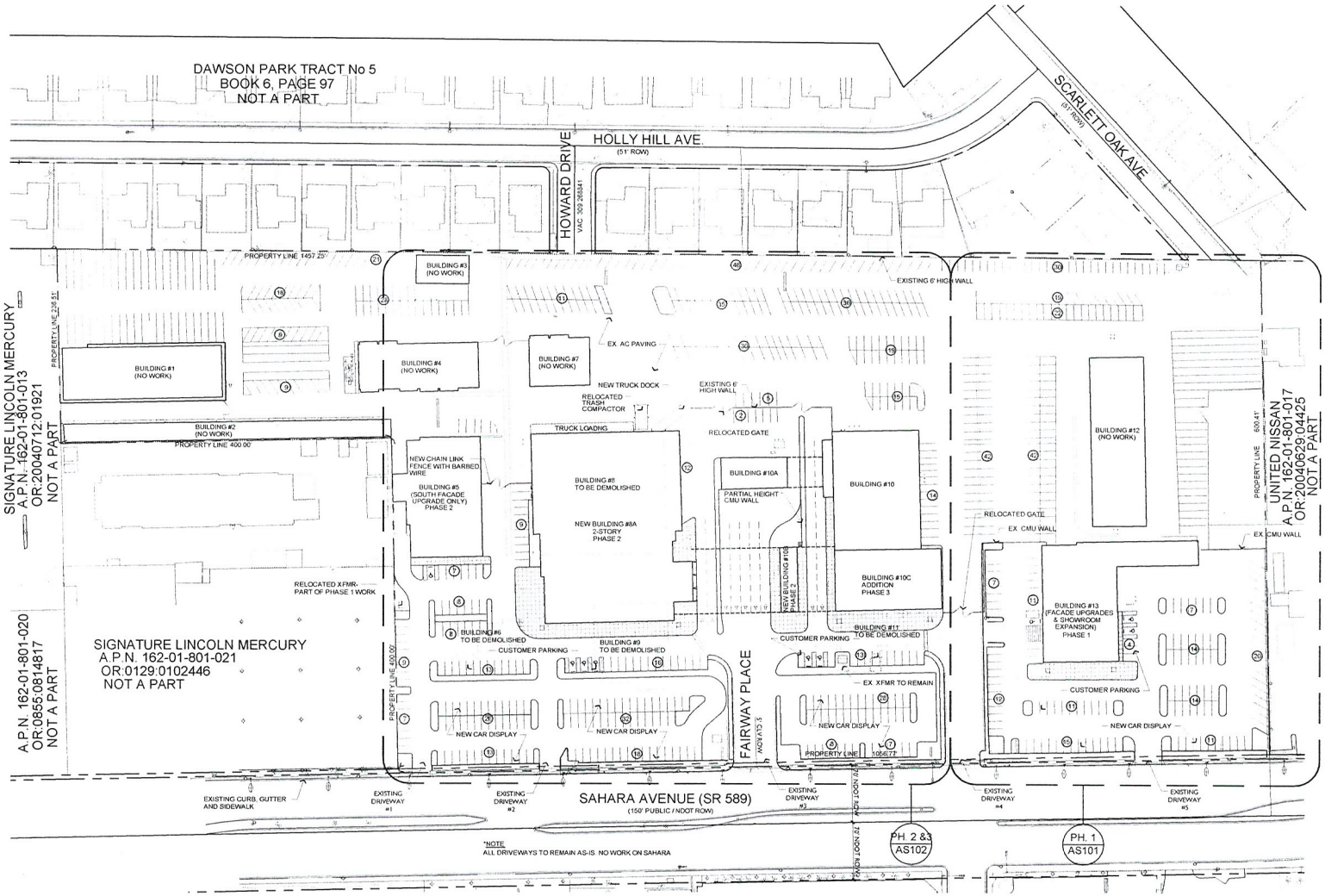
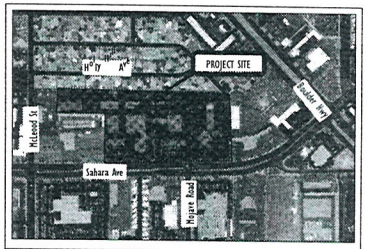
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

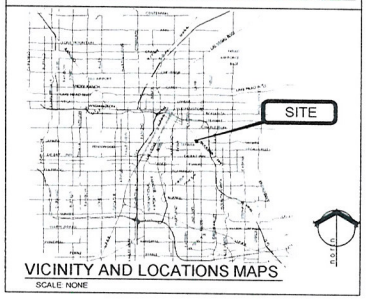


SITE PLAN

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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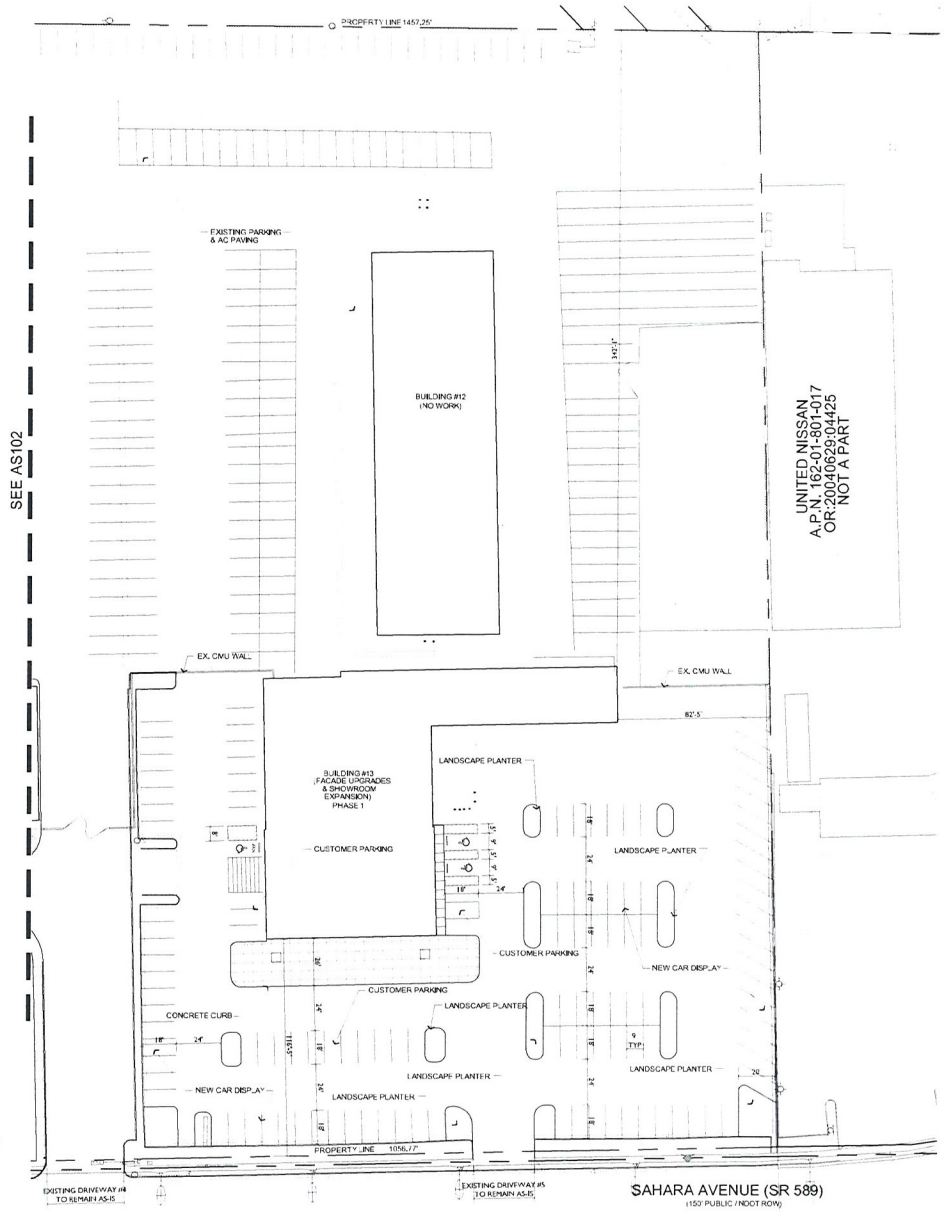
SITE PLAN
AS100



PARTIAL SITE PLAN

1" = 30'-0"

0' 15' 30' 60'

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EAST PORTION
PHASE 1

AS101

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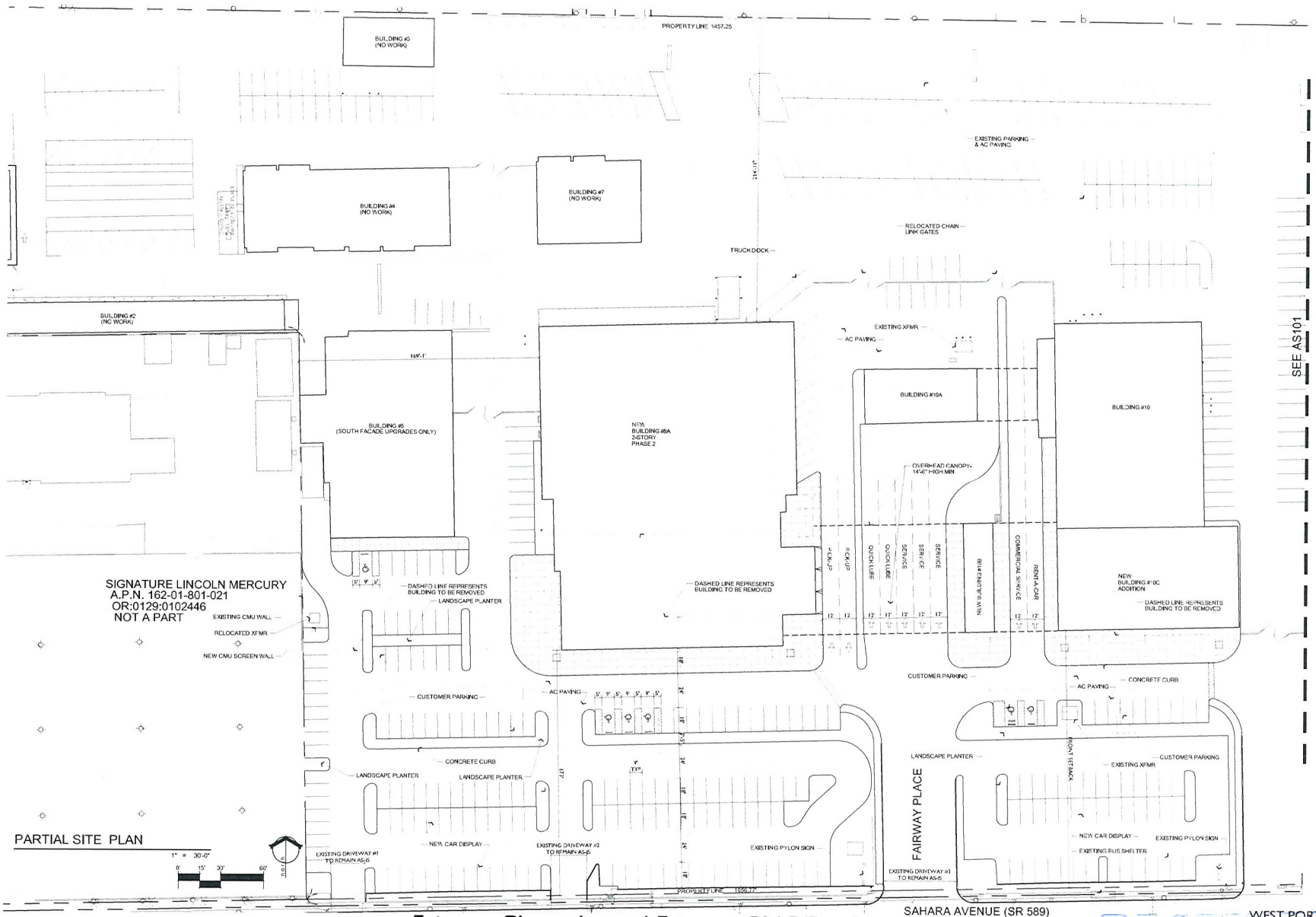

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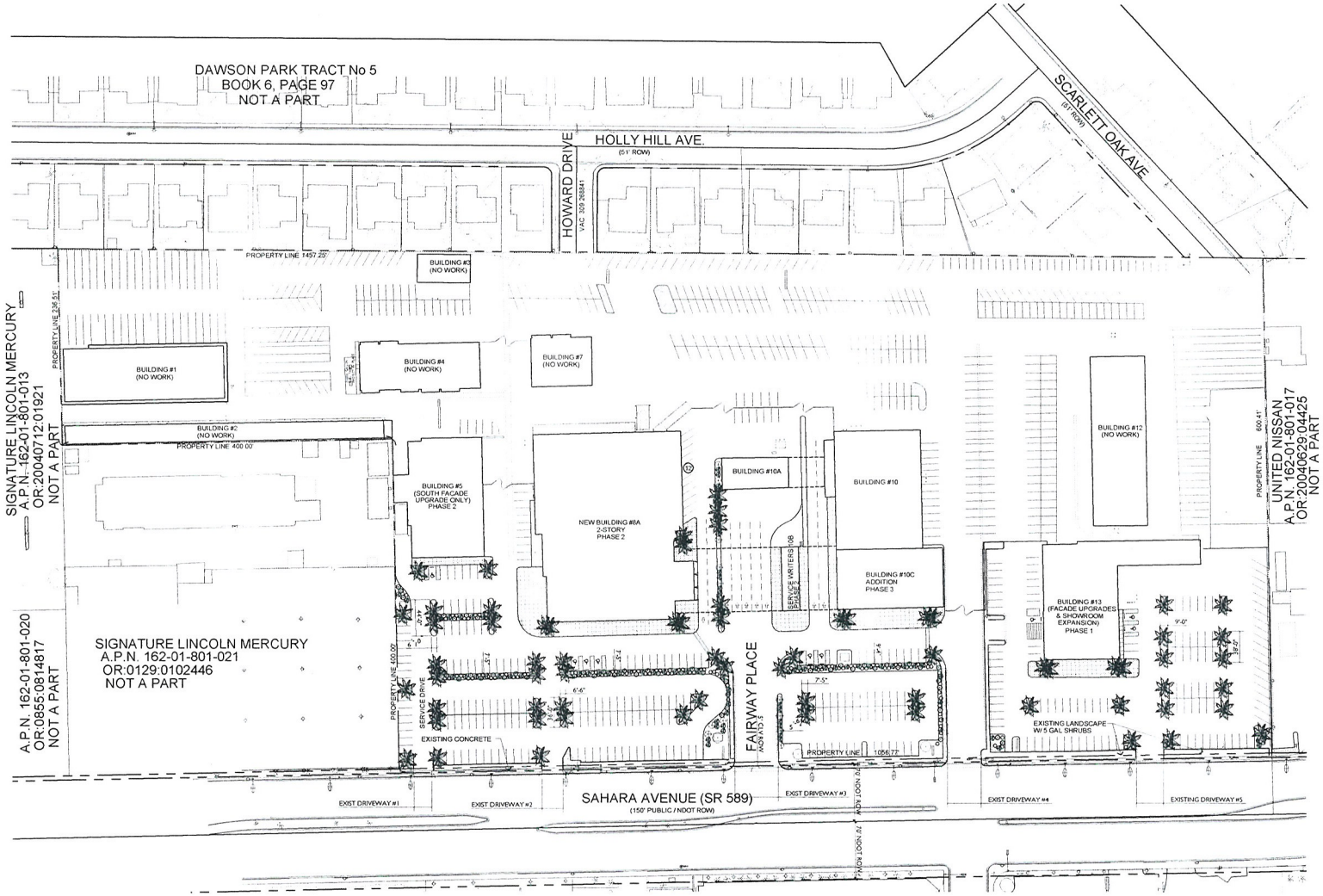
WEST PORTION
PHASES 2 AND 3

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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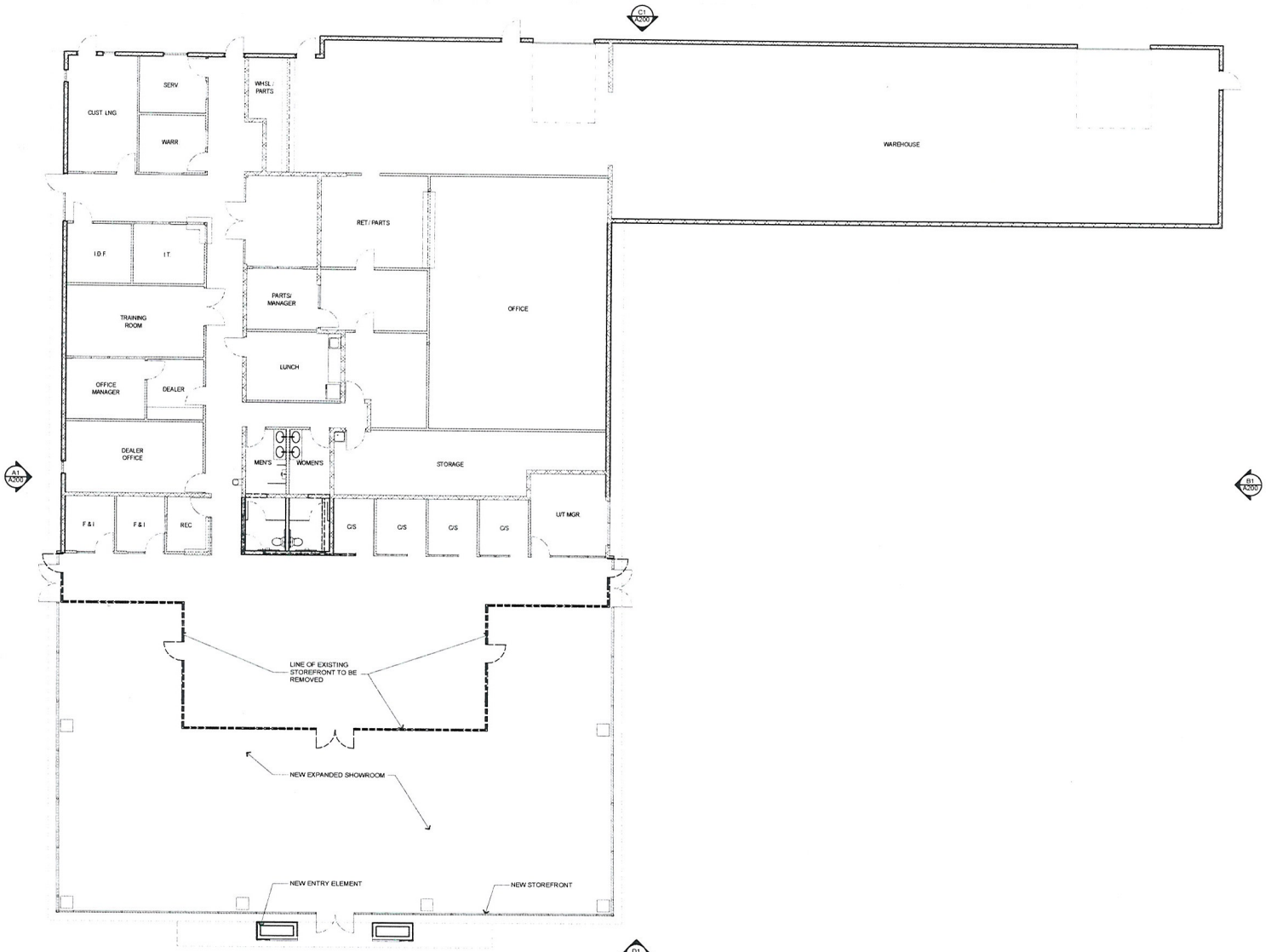
LANDSCAPE PLAN
L100



FLOOR PLAN

1/8" = 1'-0"

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0' 4' 8' 16'

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Site Development Review

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GMC/BUICK
FLOOR PLAN
(PHASE 1)

A100

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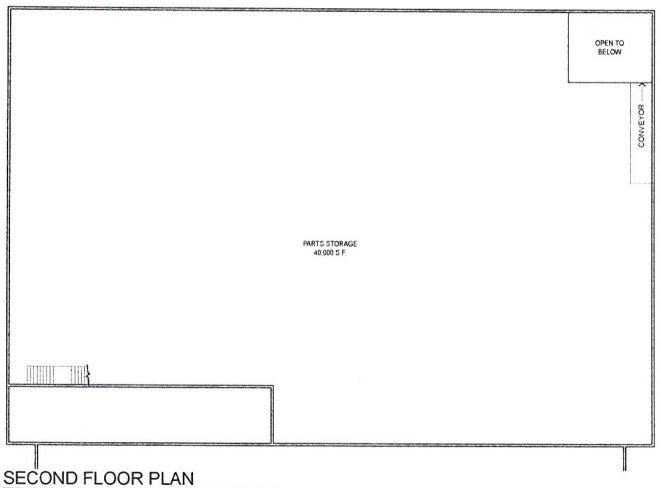

SECOND FLOOR PLAN
1/16" = 1'-0"



OVERALL FLOOR PLAN
1/16" = 1'-0"

CHEVROLET
SHOWROOM
FLOOR PLAN
(PHASE 2)

Fairway Chevrolet and Fairway GMC/Buick

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A101

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0' 8' 16' 32'

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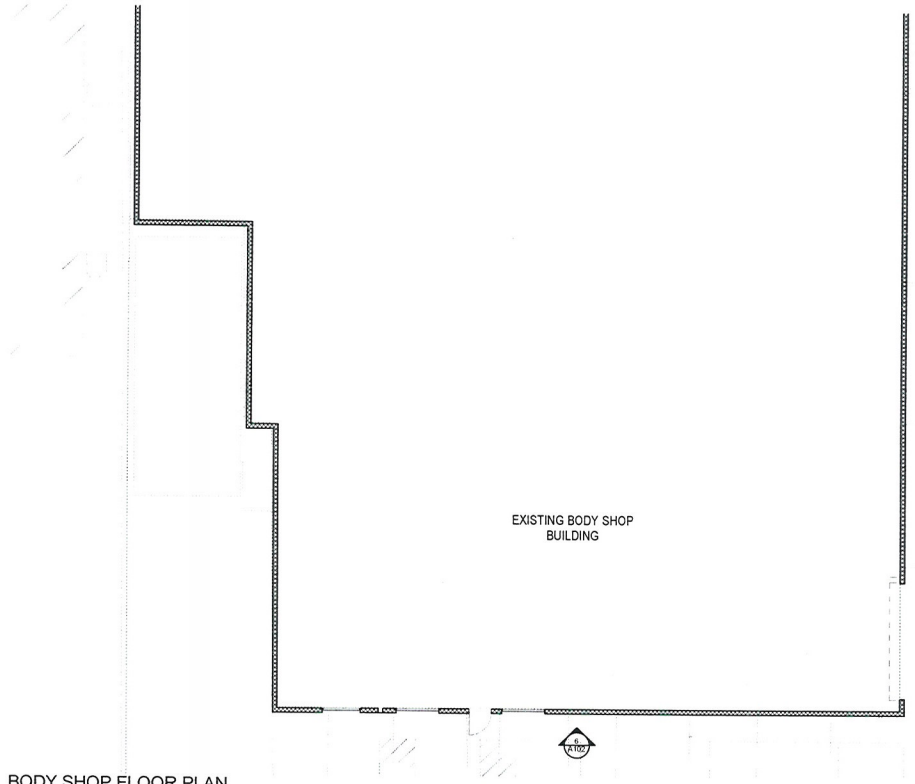
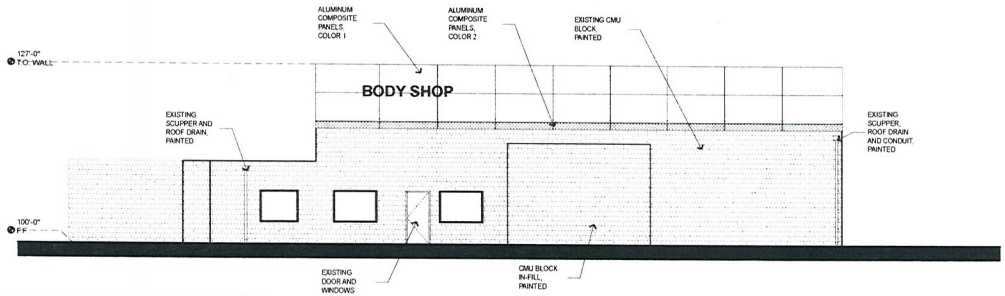


BODY SHOP FLOOR PLAN
1/8" = 1'-0"



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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Las Vegas, NV 89104

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

A102

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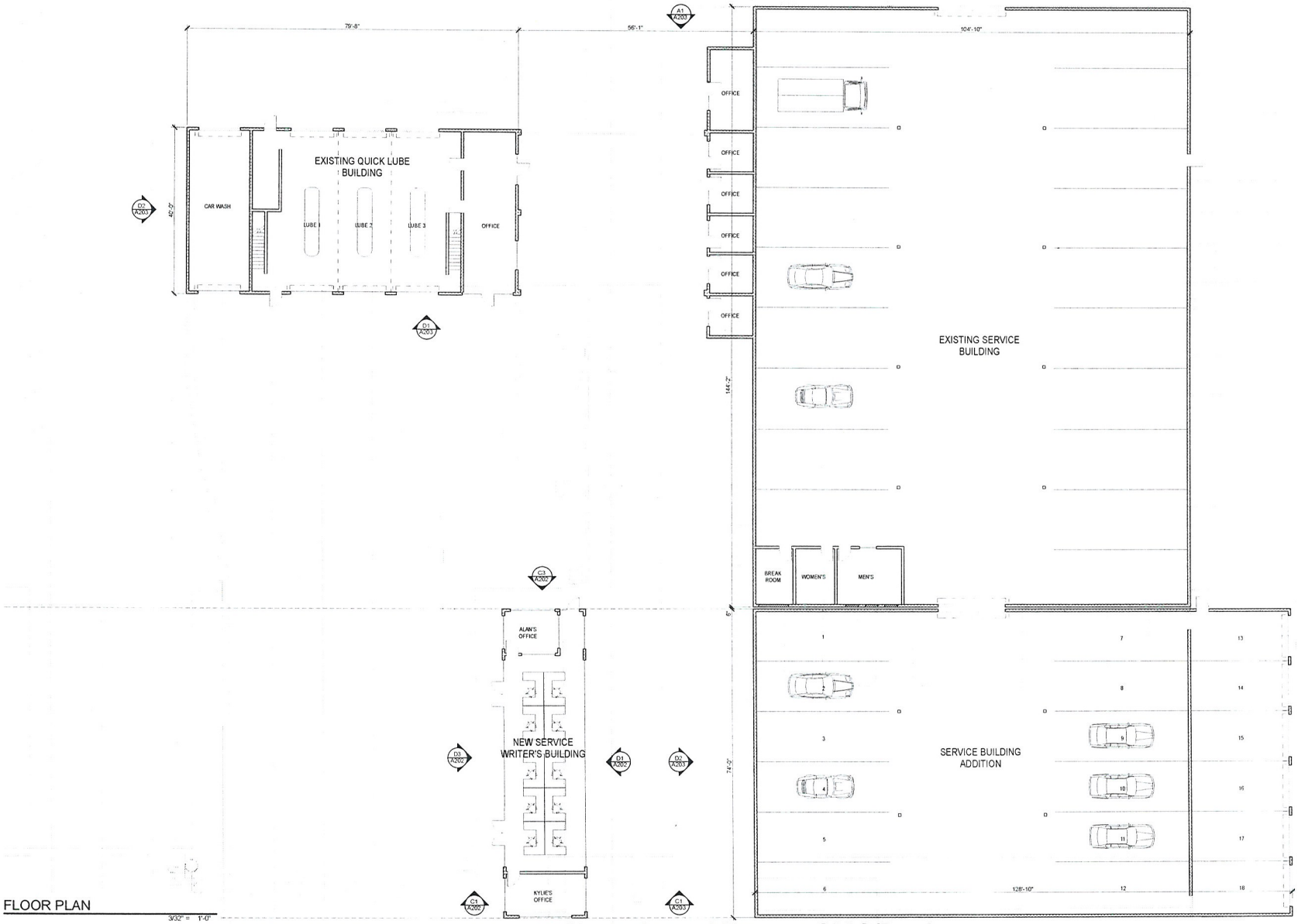

FLOOR PLAN

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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SERVICE BUILDING FLOOR PLAN (PHASE 3)

A103

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0' 5' 10' 20'

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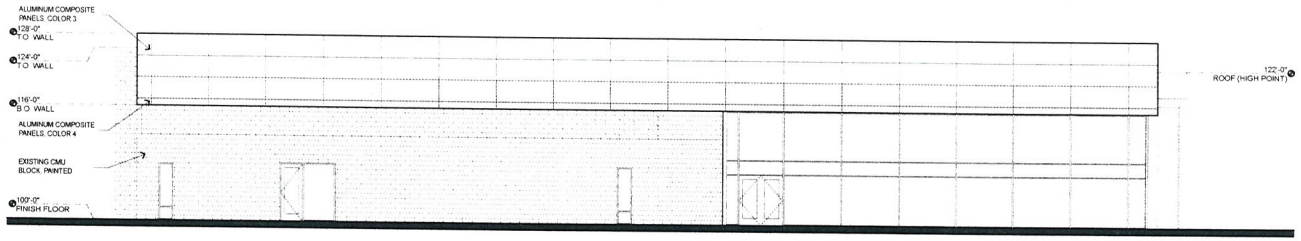
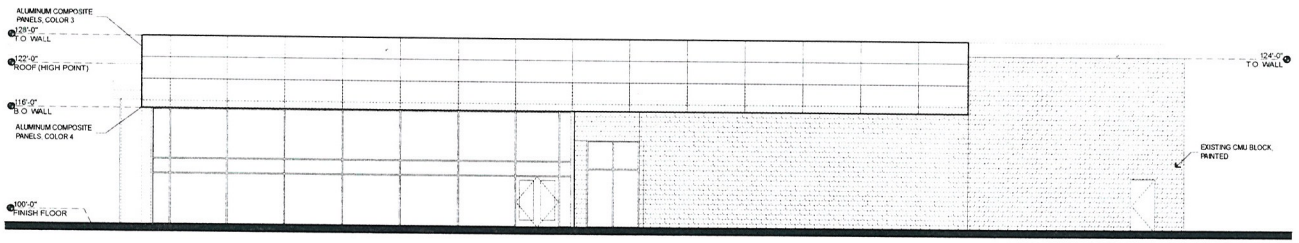


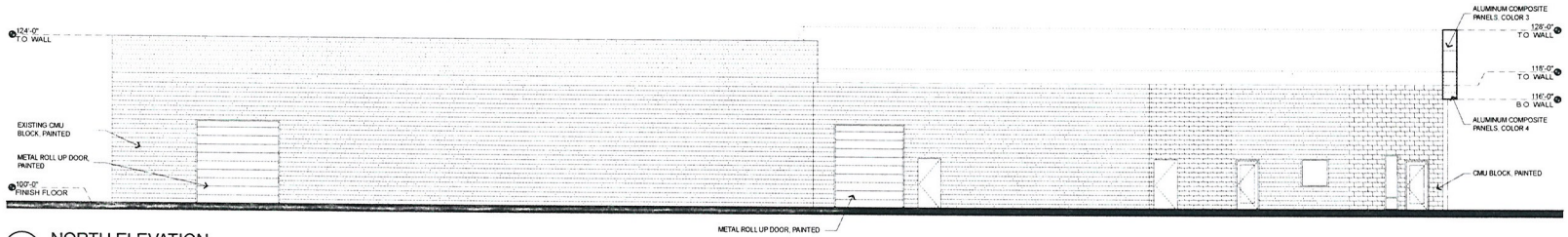
A1 WEST ELEVATION

1/8" = 1'-0"



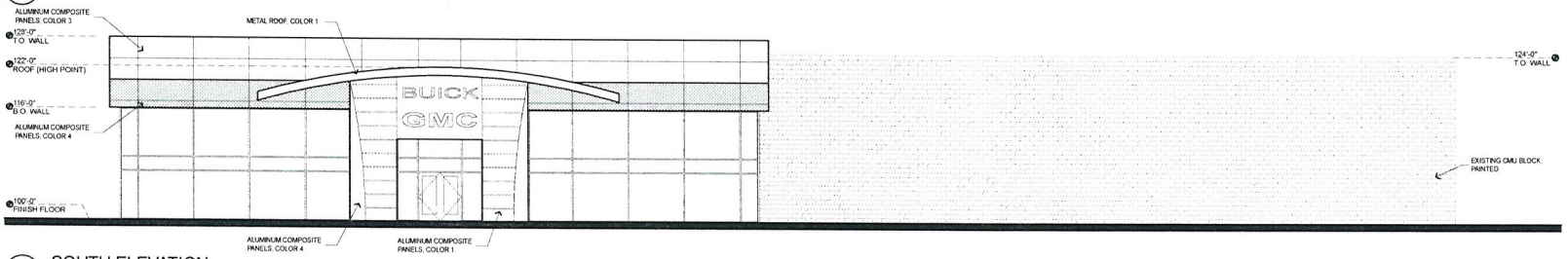
B1 EAST ELEVATION

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

3100 E. Sahara
Las Vegas, Nevada 89104

City of Las Vegas SDR Submittal 07.13.10

GMC/BUICK SHOWROOM BUILDING ELEVATIONS (PH.1)

A200

10.069 Fairway Chevrolet and Fairway GMC/Buick

SDR-38855

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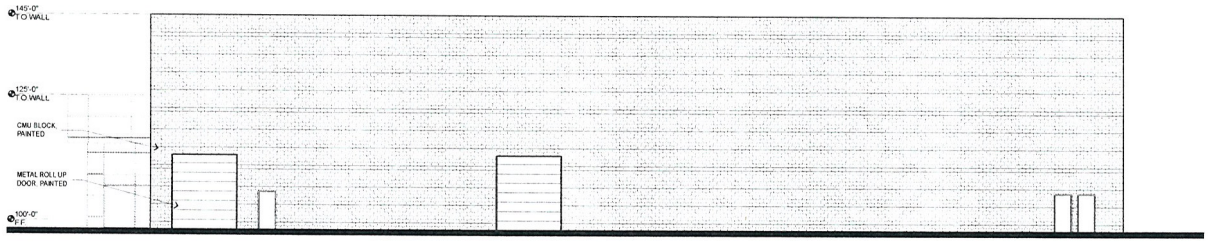
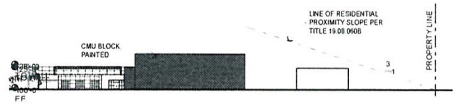


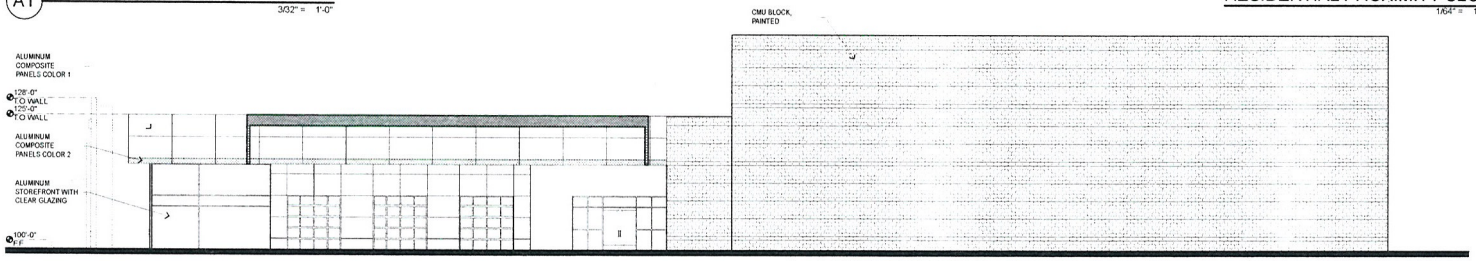
A1 NORTH ELEVATION

3/32" = 1'-0"



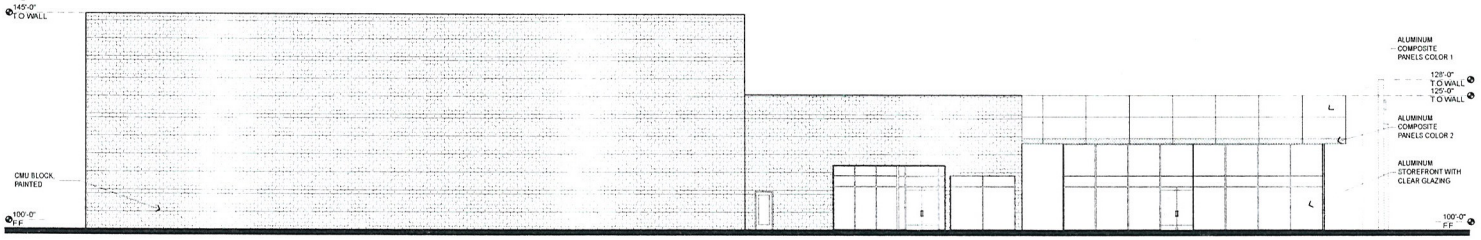
RESIDENTIAL PROXIMITY SLOPE

1/64" = 1'-0"



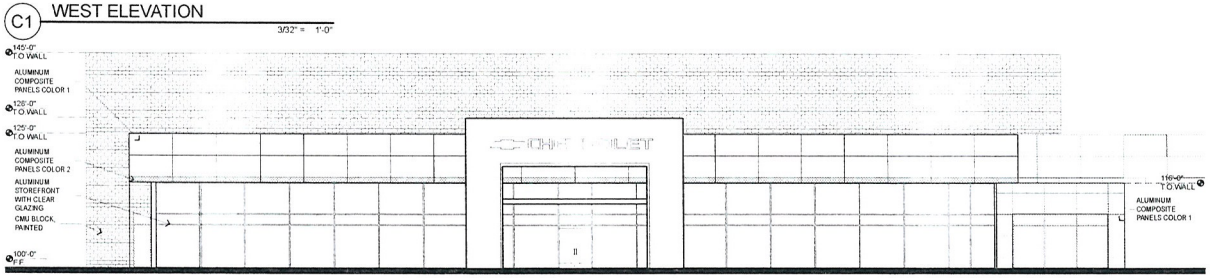
B1 EAST ELEVATION

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

3100 E. Sahara
Las Vegas, NV 89104

CHEVROLET SHOWROOM BUILDING ELEVATIONS (PHASE 2)

A201

10.0069 Fairway Chevrolet and Fairway GMC/Buick

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0' 5' 10' 20'

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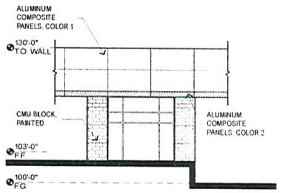

C1 SOUTH ELEVATION
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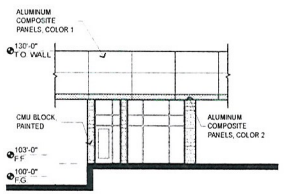

C3 NORTH ELEVATION
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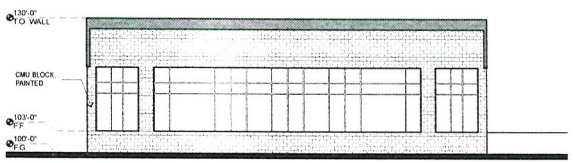
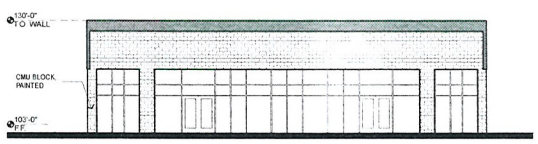


D1 EAST ELEVATION
3/32" = 1'-0"



D3 WEST ELEVATION
3/32" = 1'-0"

SERVICE WRITER'S BUILDING ELEVATIONS (PHASE 3)

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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A202

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10.069 Fairway Chevrolet and Fairway GMC/Buick

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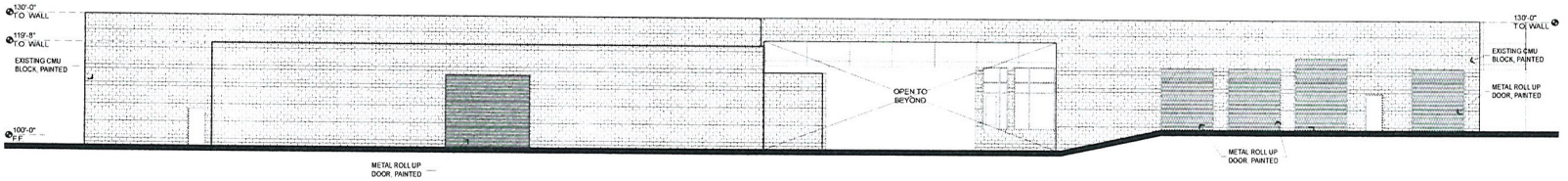
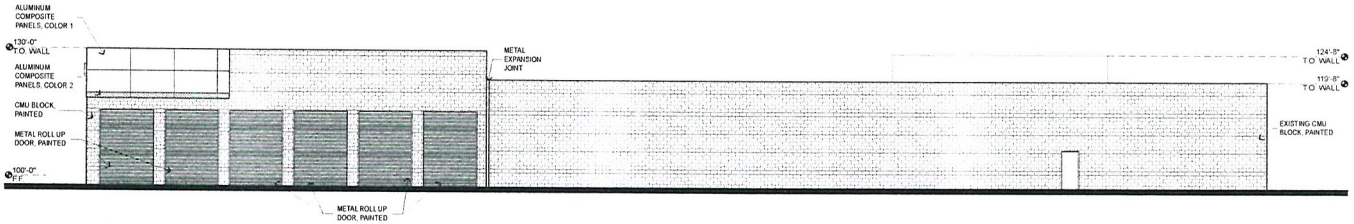


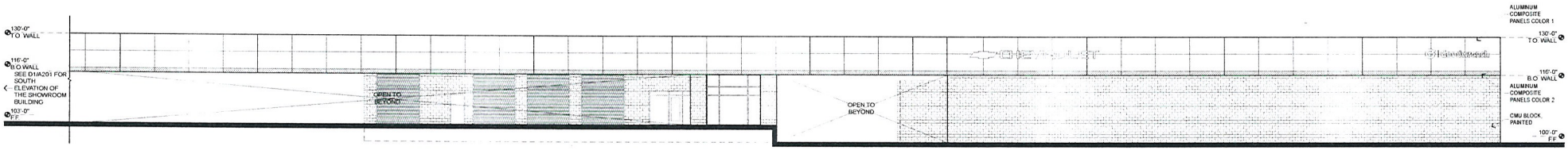
A1 NORTH ELEVATION

3/32" = 1'-0"



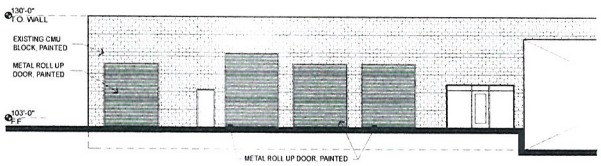
B1 EAST ELEVATION

3/32" = 1'-0"



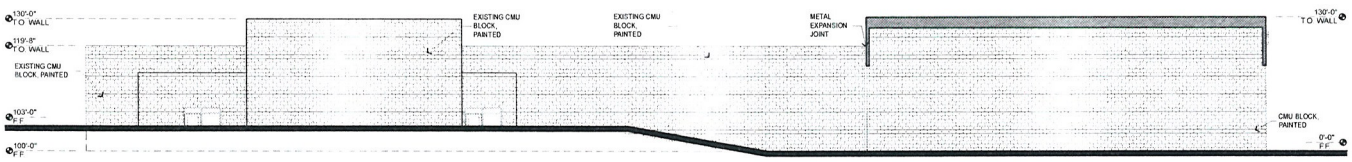
C1 SOUTH ELEVATION

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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Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

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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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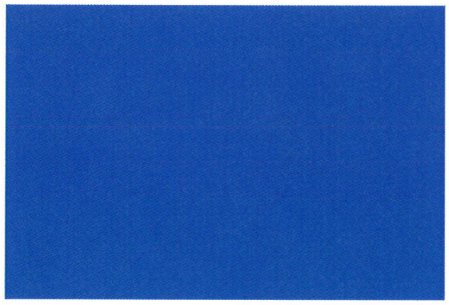
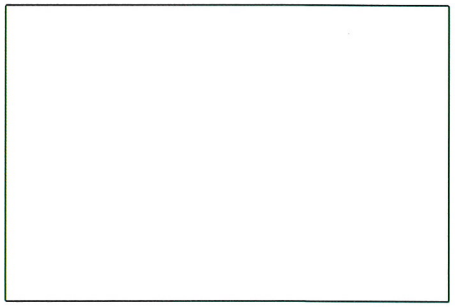
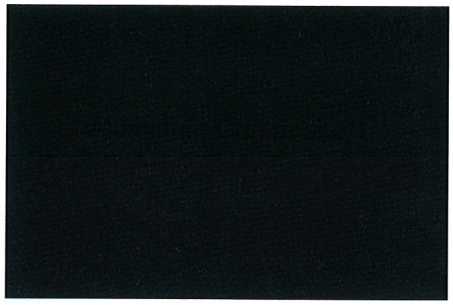
Aluminum Composite 1



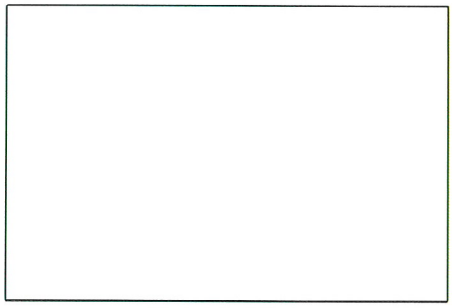
Aluminum Composite 2



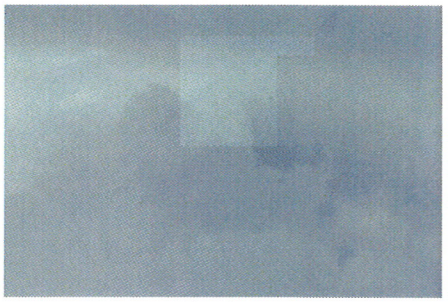
Aluminum Composite 3



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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SDR 38855
Fairway Chevrolet Company

3100 & 3222 E. Sahara Ave.

Proposed 32.667 thousand square foot expansion of an existing automobile dealership.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	145	33.34	4,834
AM Peak Hour			2.03	294
PM Peak Hour			2.59	376

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	32.667	33.34	1,089
AM Peak Hour			2.03	66
PM Peak Hour			2.59	85

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	177.667	33.34	5,923
AM Peak Hour			2.03	361
PM Peak Hour			2.59	460

Existing traffic on all nearby streets:

Sahara Ave	
Average Daily Traffic (ADT)	30,025
PM Peak Hour (heaviest 60 minutes)	2,402

Fremont St/Boulder Hwy	
Average Daily Traffic (ADT)	25,800
PM Peak Hour (heaviest 60 minutes)	2,064

McLeod St	
Average Daily Traffic (ADT)	11,013
PM Peak Hour (heaviest 60 minutes)	881

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sahara Ave	51,800
Fremont St/Boulder Hwy	51,800
McLeod St	16,300

This project is expected to add 1,089 trips per day on Sahara Ave., Fremont St./Boulder Hwy. and McLeod St.. This will increase traffic on Sahara Ave. & Fremont St./Boulder Hwy. by about 4 percent, and on McLeod St. by about 10%. Currently, Sahara is at about 58 percent of capacity, Fremont/Boulder is at about 50 percent of capacity and McLeod is at about 68 percent of capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

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

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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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.: **35.**

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:
NONE

City of Las Vegas Agenda Item No.: **36.**

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