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**

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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.

## ONE MOTION - ONE VOTE:

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

6. 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. 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).

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

9. 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).

10. 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).

11. 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).

12. 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).

13. 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).

14. 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).

15. 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:

16. 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).

17. 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).

18. 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).

19. 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).

20. 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).

21. 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).

22. 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).

23. 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).

24. 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).

25. 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).

26. 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).

27. 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 AT 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).

28. 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).

29. 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, A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 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).

30. 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).

31. 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).

32. 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:

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

## CITIZENS PARTICIPATION:

34. 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**

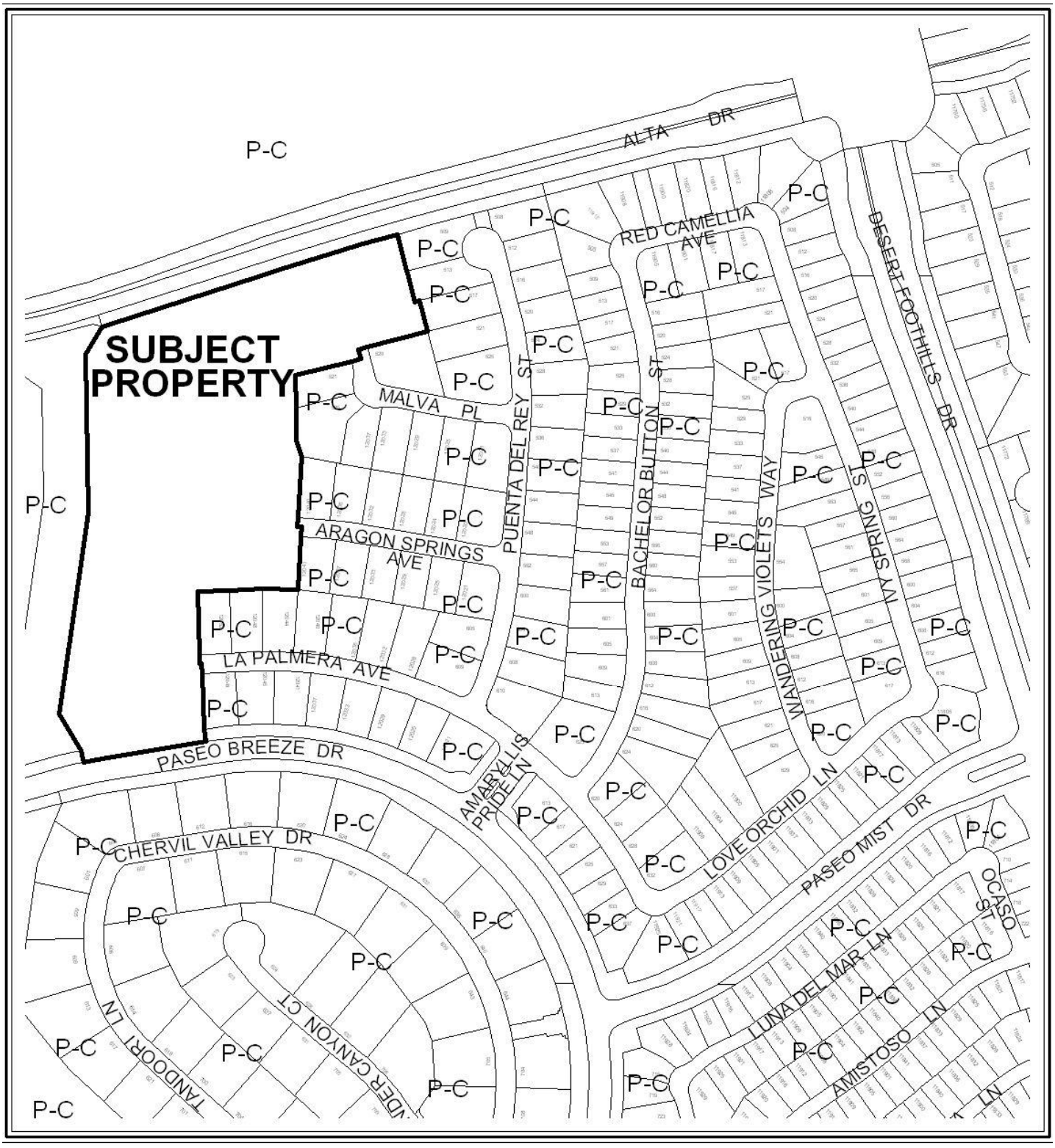
**SUBJECT:**
TMP-38785 - TENTATIVE MAP - VILLAGE 23A PARCEL J UNIT 2 BARCELONA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox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

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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

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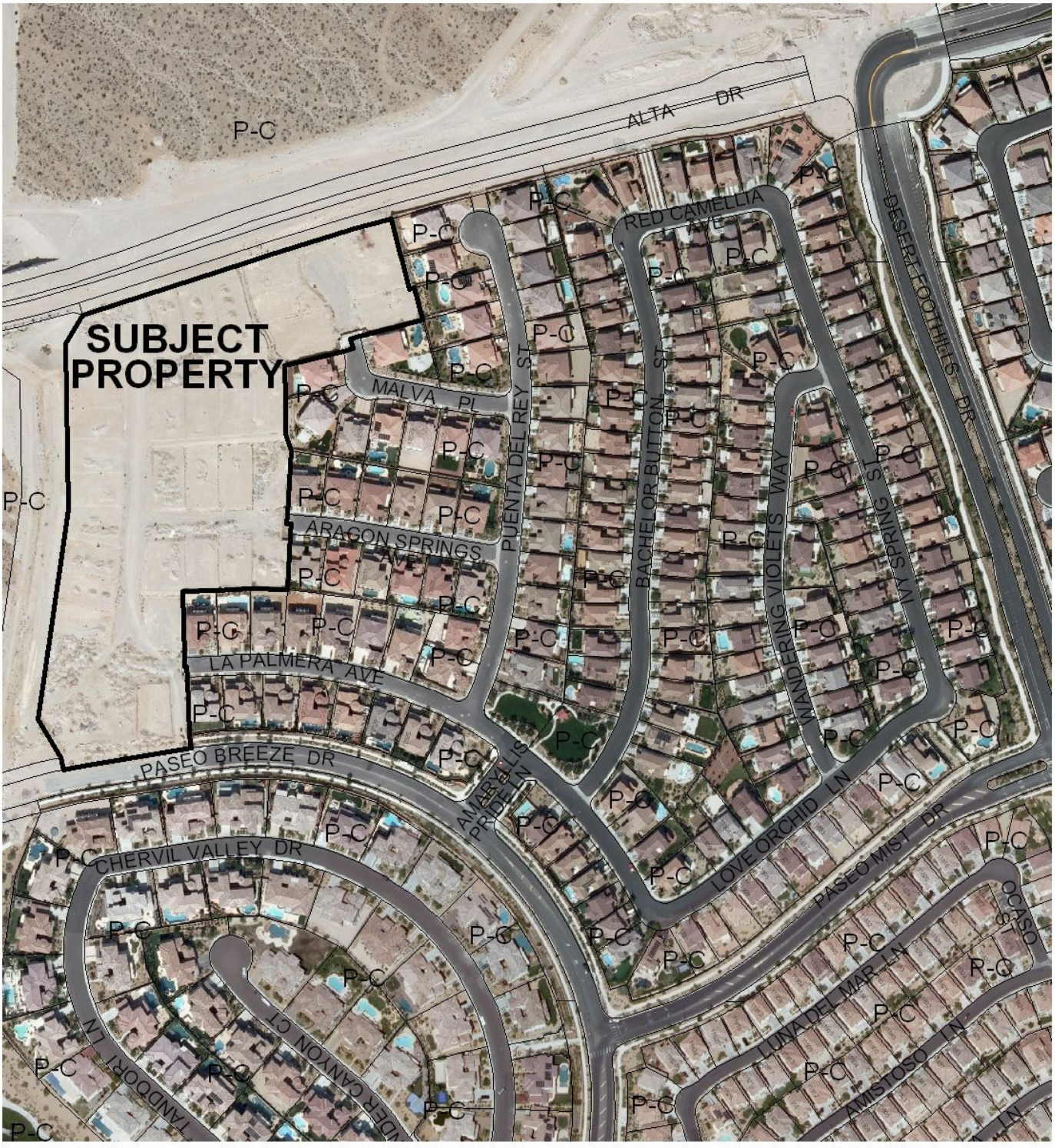
**CASE: TMP-38785**

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*** Josh Johnson

*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.

Victoria L Roberts

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

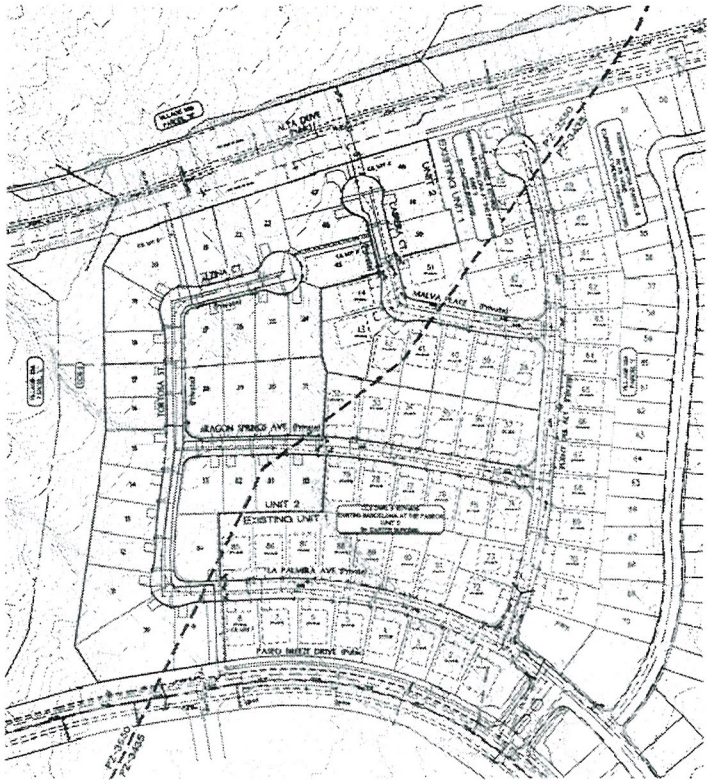
***FOR DEPARTMENT USE ONLY***

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

RECEIVED
JUL 6 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.

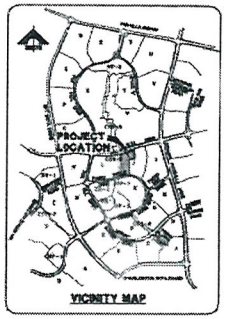
f:\depot\Application Packet\Application Form.pdf




NORTH

1" = 100'

SCALE: 100 0 100 200 FEET




VICINITY MAP

## PRIVATE STREET NOTE:

PRIVATE STREETS ARE P.U.E.'S, C.V. 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 OF SOUTHERN NEVADA |

## BASIS OF BEARING

NORTH 00° 34' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 35, T 20 S, R 59 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON MAP THEREOF ON FILE IN FILE 29, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

## BENCHMARK

CITY OF LAS VEGAS BENCHMARK SILVER SEMINAR RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILION CENTER & ALTA. 3029.29 FEET OR 924.707 METERS. NAVD 1988 DATUM

## LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 33, PAGE 26 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

## LAND USE

| | | |
|---|---|---|
| EXISTING ZONING | = | SF3 |
| EXISTING LAND USE | = | PC |
| TOTAL GROSS ACREAGE | = | 9.23 AC. |
| NUMBER OF RESIDENTIAL LOTS | = | 34 |
| NUMBER OF COMMON LOTS | = | 4 |
| MIN. LOT SIZE | = | 62' X 104' |
| LOTS PER ACRE (GROSS) | = | 3.7 AC. |
| MIN. CURB RETURN RADIUS | = | 20' |
| MIN. PL. RADIUS | = | 15' |
| NET AC | = | 8.3 AC. |
| SEWAGE CONTRIBUTION: | | |
| AVERAGE: 34 ERU'S X 250 GPD/ERU | = | 0.0085 MGD |
| PEAK FLOW 0.0085 MGD X 3.3 (PF) | = | 0.02975 MGD |

## BUILDING SETBACK REQUIREMENTS

| | |
|---|---|
| FRONT ENTRY GARAGE | = 23' |
| SIDE ENTRY GARAGE | = 18' |
| BUILDING FACE / OR FRONT PORCH | = 15' |
| 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) | = 5' MIN. |
| SIDE YARD (PERIMETER) | = 5' 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 2-5

## DEVELOPER

THE HOWARD HUGHES COMPANIES, LLC
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4800
OFFICE FAX NO. (702) 791-6460

## ENGINEER

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2880 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T (702) 804-8888 - F (702) 804-8889 - GCWALLACE.COM

## SHEET INDEX

| | |
|---|---|
| 1 | COVER SHEET |
| 2 | TENTATIVE MAP |
| 3 | TENTATIVE MAP |
| 4 | TENTATIVE MAP |

SUMMERLIN

# VILLAGE 23A
# PARCEL J UNIT 2
# BARCELONA
## TENTATIVE MAP

JULY 29, 2010

RECEIVED
JUL 30 2010

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2880 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T (702) 804-8888 - F (702) 804-8889 - GCWALLACE.COM

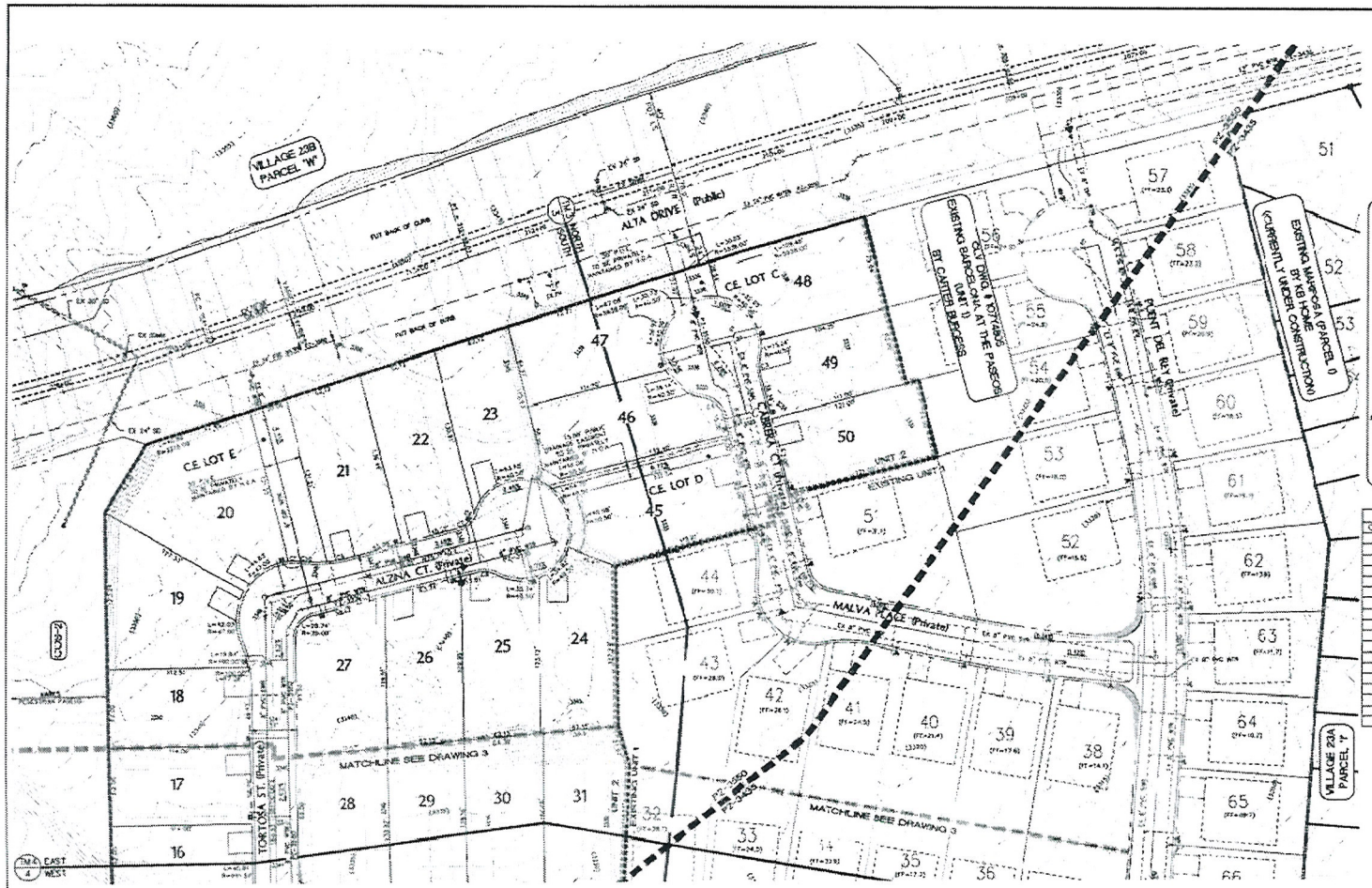
PROJECT NO. 62020-471

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

COVER SHEET

DRAWING 1 OF 5 SHTS

TMP-38785
REVISED




| BACK OF CURB CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| C1 | 40.50' | 7.53' | 3.98' | 10°39'28" |
| C2 | 735.54' | 4.19' | 2.19' | 0°20'02" |
| C3 | 19.50' | 9.15' | 4.65' | 27°52'38" |
| C4 | 19.50' | 22.36' | 13.09' | 67°27'36" |
| C5 | 1102.00' | 11.36' | 5.68' | 0°59'41" |
| C6 | 40.50' | 0.81' | 0.41' | 1°08'51" |
| C7 | 19.50' | 19.27' | 10.51' | 56°37'54" |
| C8 | 19.50' | 15.05' | 7.92' | 44°13'31" |
| C9 | 130.00' | 17.00' | 8.52' | 9°44'13" |
| C10 | 130.00' | 29.19' | 14.66' | 12°51'01" |
| C11 | 47.00' | 11.84' | 5.94' | 13°27'27" |
| C12 | 1102.00' | 5.18' | 3.19' | 0°16'54" |
| C13 | 47.00' | 2.14' | 1.27' | 2°55'29" |
| C14 | 47.00' | 17.72' | 8.96' | 21°35'46" |
| C15 | 1580.50' | 14.78' | 7.39' | 0°25'45" |
| C16 | 2317.50' | 9.16' | 4.58' | 0°13'36" |
| C17 | 1918.00' | 5.04' | 2.52' | 0°20'41" |
| C18 | 2317.50' | 9.30' | 4.65' | 0°15'51" |

## BASIS OF BEARING

NORTH 25° 59' 30" 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 RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

## BENCHMARK

CITY OF LAS VEGAS BENCHMARK (LVCB) BEING RIVET & DISK IN TOP OF CURB RETURN @ NW CORNER OF PAVILION CENTER & ALTA. 3034.21 FEET OR 924.783 METERS. NAD83 1998 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**

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

**DISCLAIMER NOTE:**

Call before you Dig 1-702-385-7511 1-702-220-6871

Call before you Dig 1-800-227-2500 1-702-455-7544

-702-227-2929

G.C. WALLACE COMPANIES ENGINEERS | PLANNERS | SURVEYORS

PROJECT NO 62023-971

THE HOWARD HUGHES CORPORATION

SUMMERLIN VILLAGE 23A PARCEL J - UNIT 2 BARCELONA

TENTATIVE MAP 1

DRAWING 2 OF 5

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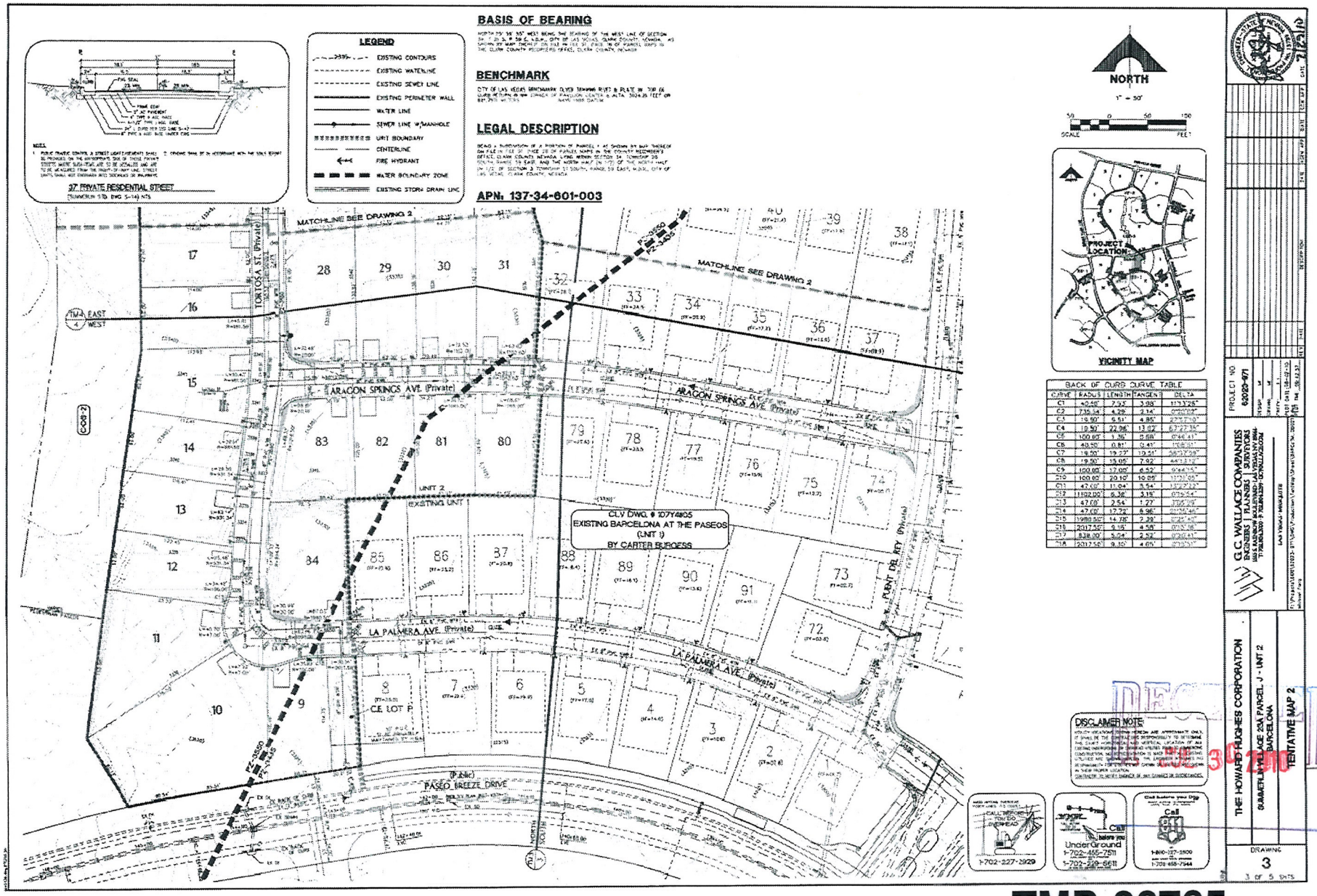
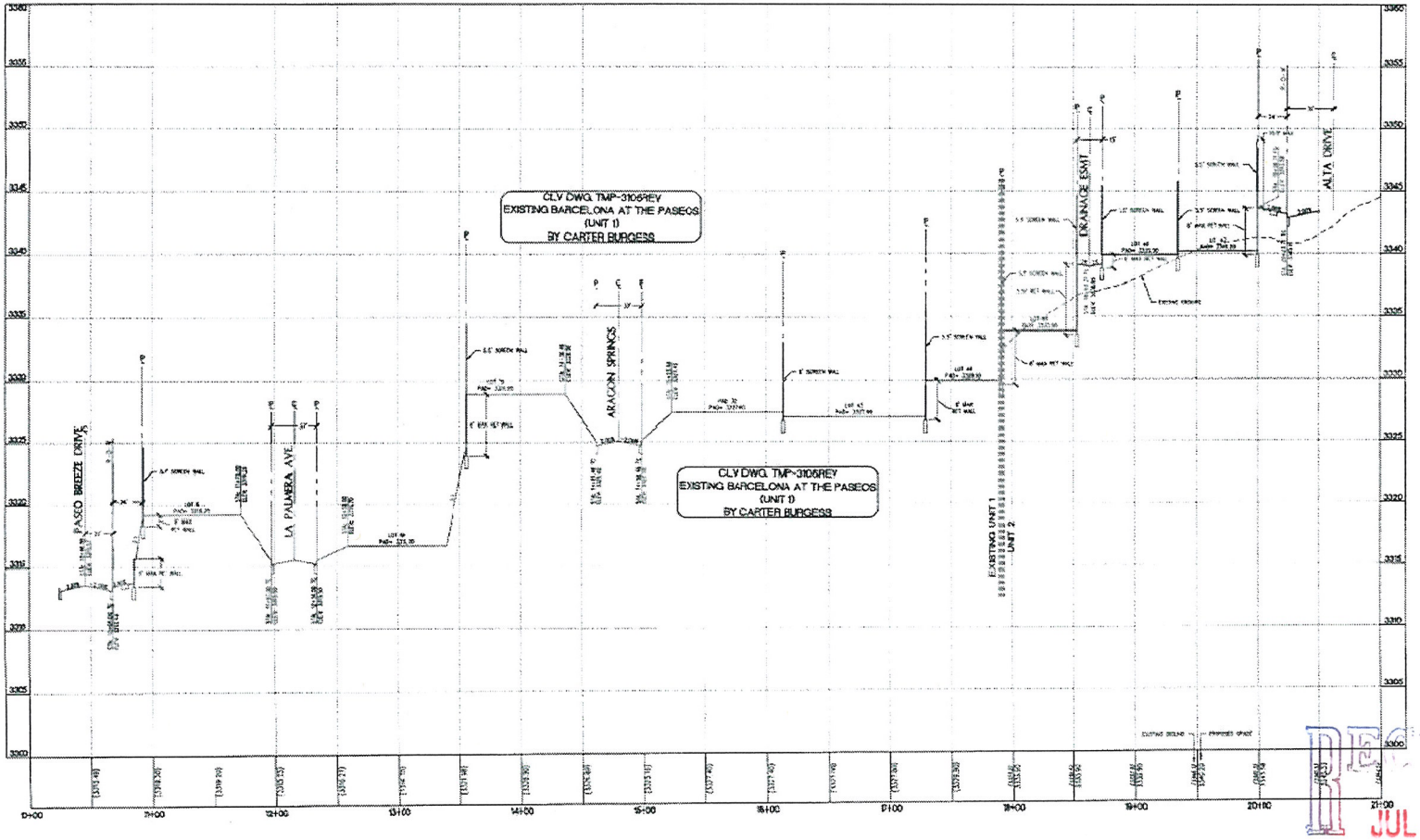
**TMP-38785**
**REVISED**




TMP-38785
REVISED




## NORTH SOUTH PROFILE

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

SCALE FEET

**BASIS OF BEARING**

NORTH 00° 58' 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 BLOOD DRAINAGE RIVET & PLATE IN TOP OF CURB RETURN IN NW CORNER OF FAMILION CENTER & ALTA. SPACING TEST OR 921.7971 METERS NAVD 1988 DATUM

PROJECT NO. 62023-971

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
LAS VEGAS MINNEAPOLIS

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

TENTATIVE MAP 3

DRAWING 4
4 OF 5 SHTS

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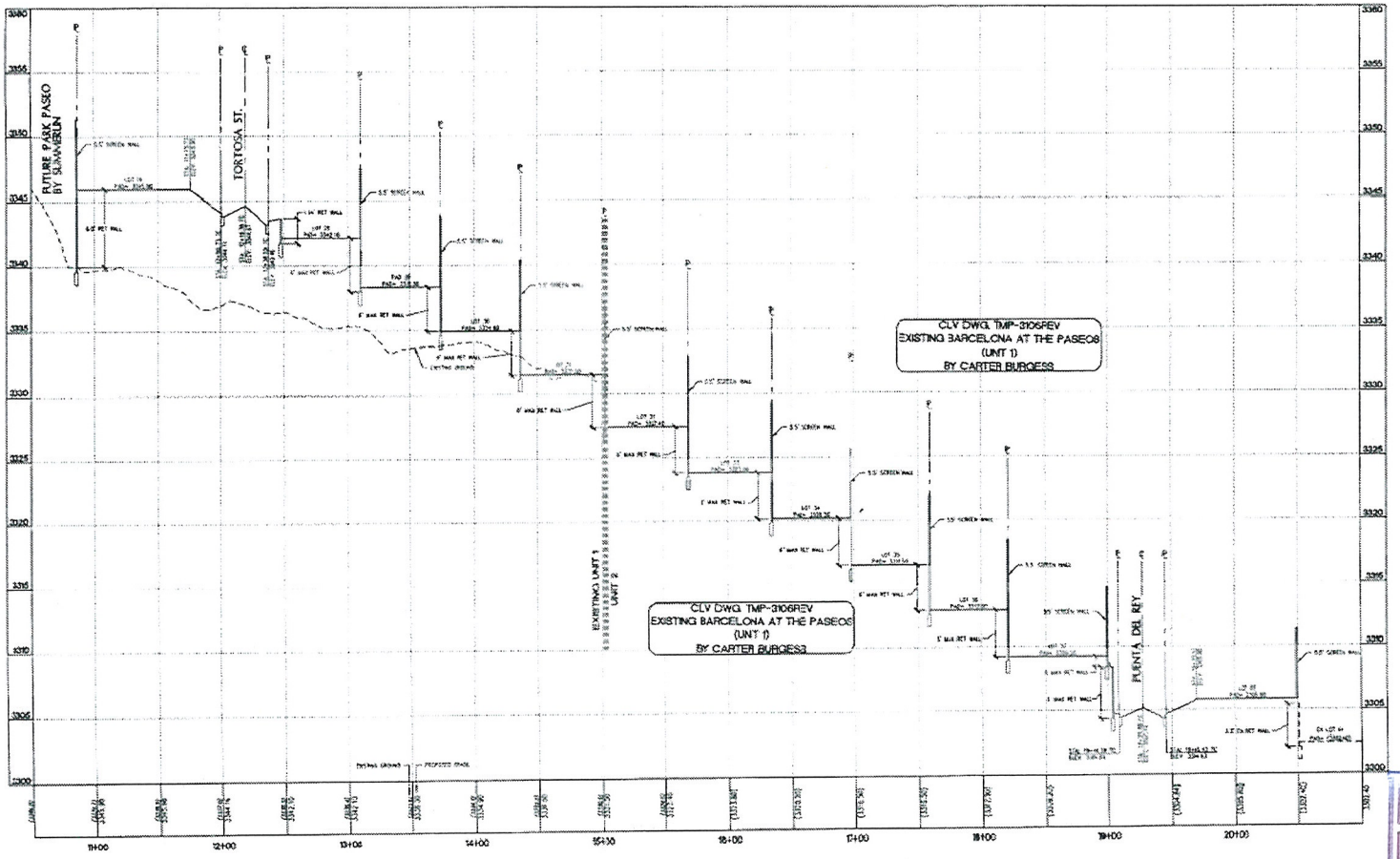
JUL 30 2010

**TMP-38785**
**REVISED**




## EAST WEST PROFILE

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

SCALE FEET

**BASIS OF BEARING**

NORTH BY 34° 35' 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 FIL. 82, PAGE 38 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

**BENCHMARK**

CITY OF LAS VEGAS BENCHMARK GLOBE DRAWING RIVET & PLATE IN TOP OF CURB RETURN IS NW CORNER OF PAVILION CENTER & ALTA. 3028.26 FEET OR 921.7977 METERS NAVD 1988 DATUM

PROJECT NO. 62023-071

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
LAS VEGAS - MESQUITE

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

TENTATIVE MAP 4

DRAWING 5
5 OF 5 SHTS

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JUL 30 2010

TMP-38785
REVISED

## 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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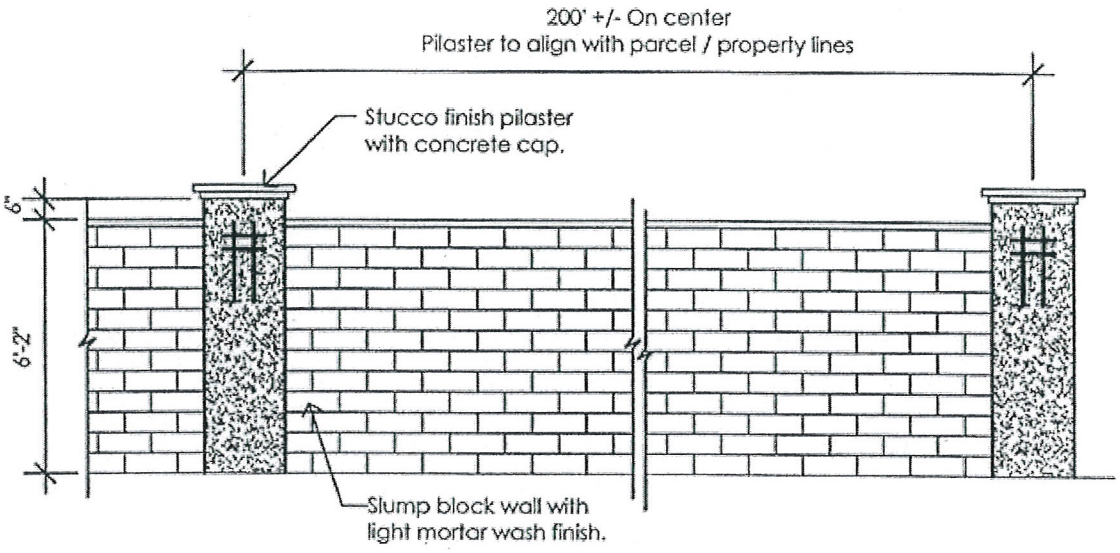
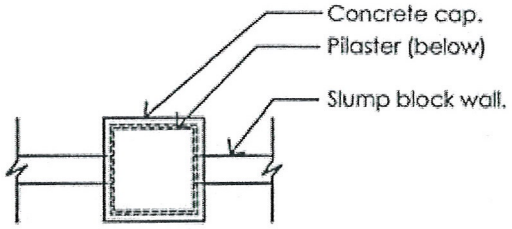
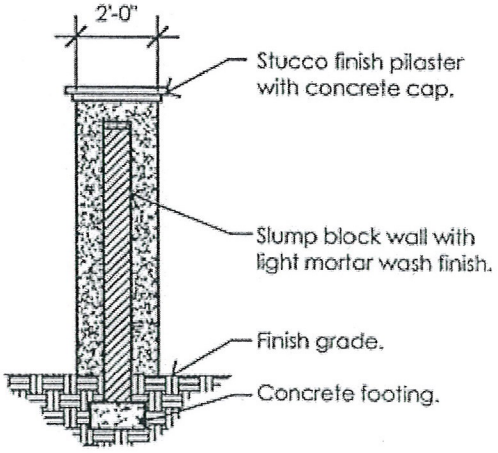



## Elevation




## 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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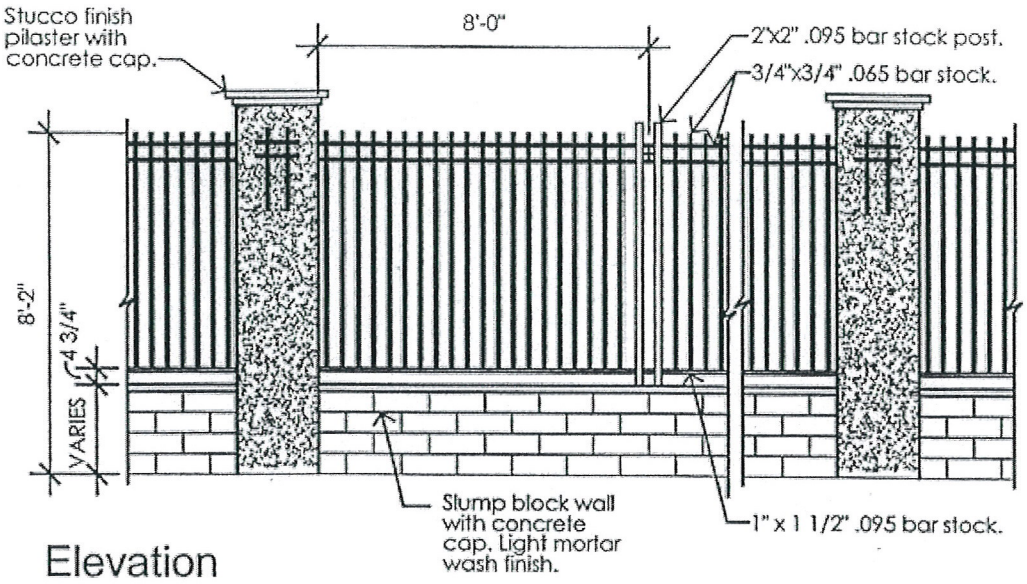
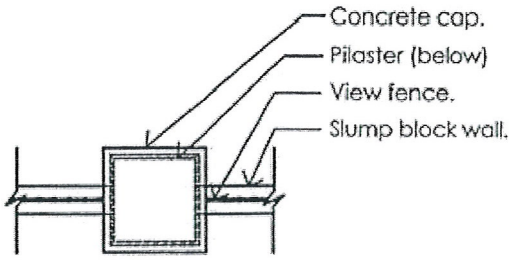
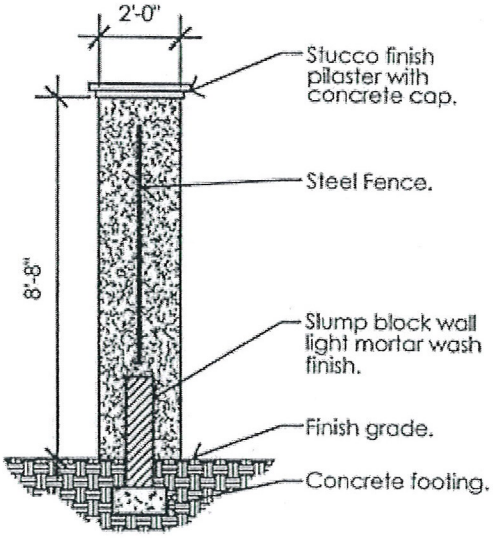



Elevation




Plan




Section

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*Rev 5/28/2010*

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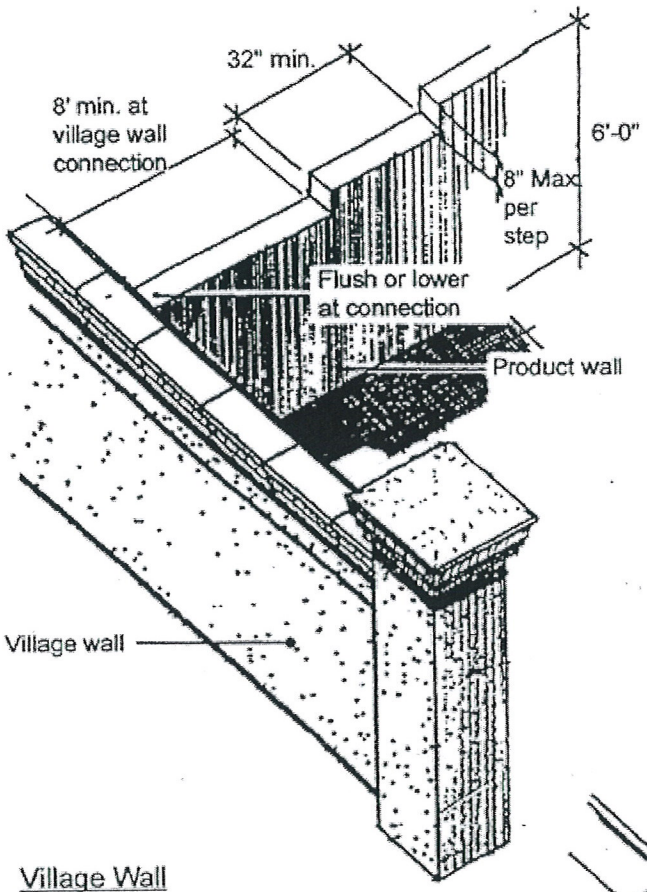
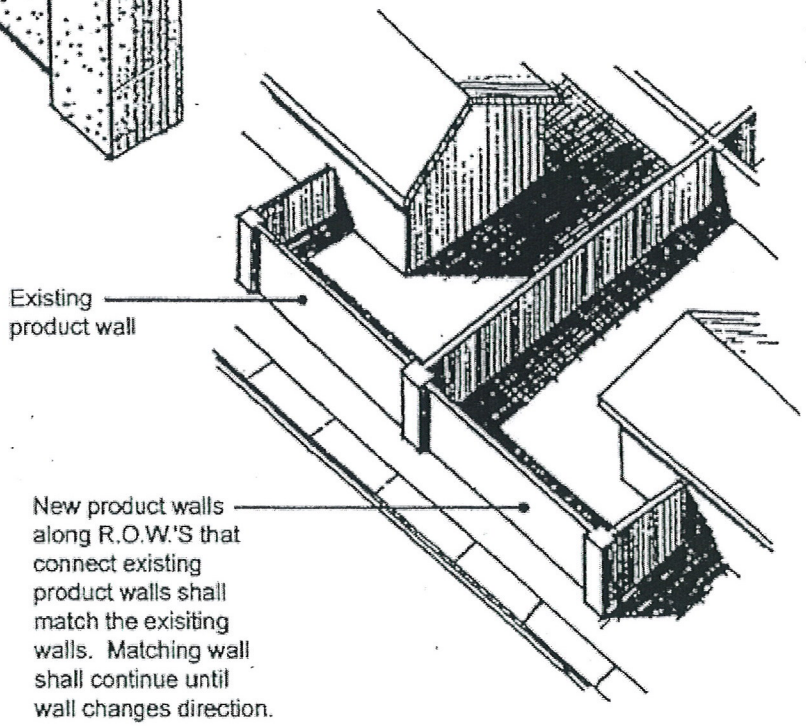



Village Wall




Product Wall

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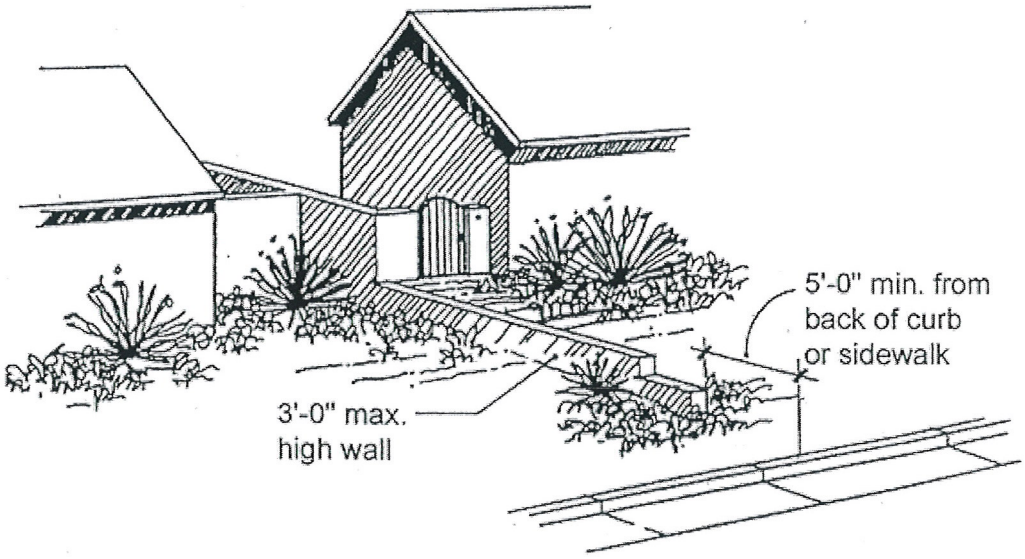


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**Retaining Wall at Side Lot Line**

**EXHIBIT 5-D**
Walls

**TMP-38785**



TMP-38785 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTH SIDE O FALTA, BETWEEN DESERT FOOTHILLS DRIVE AND FOX HILL DRIVE

07/22/10



TMP-38785 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTH SIDE O FALTA, BETWEEN DESERT FOOTHILLS DRIVE AND FOX HILL DRIVE

07/22/10



TMP-38785 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTH SIDE O FALTA, BETWEEN DESERT FOOTHILLS DRIVE AND FOX HILL DRIVE

07/22/10



TMP-38785 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTH SIDE O FALTA, BETWEEN DESERT FOOTHILLS DRIVE AND FOX HILL DRIVE

07/22/10

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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TMP-38785

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

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

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

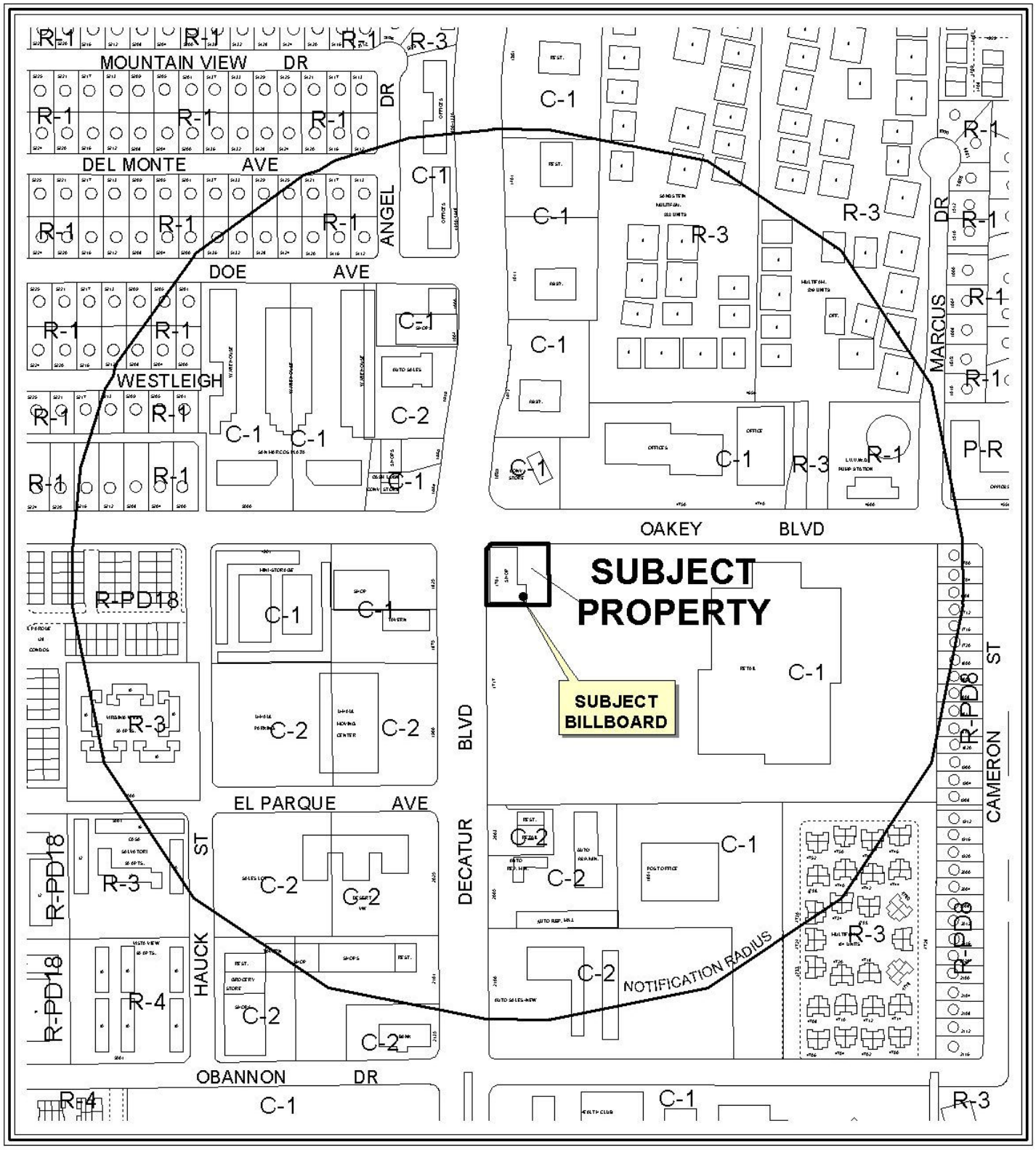
**SUBJECT:**
RQR-38940 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST - Required Review of an approved Special Use Permit (U-0135-95) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited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



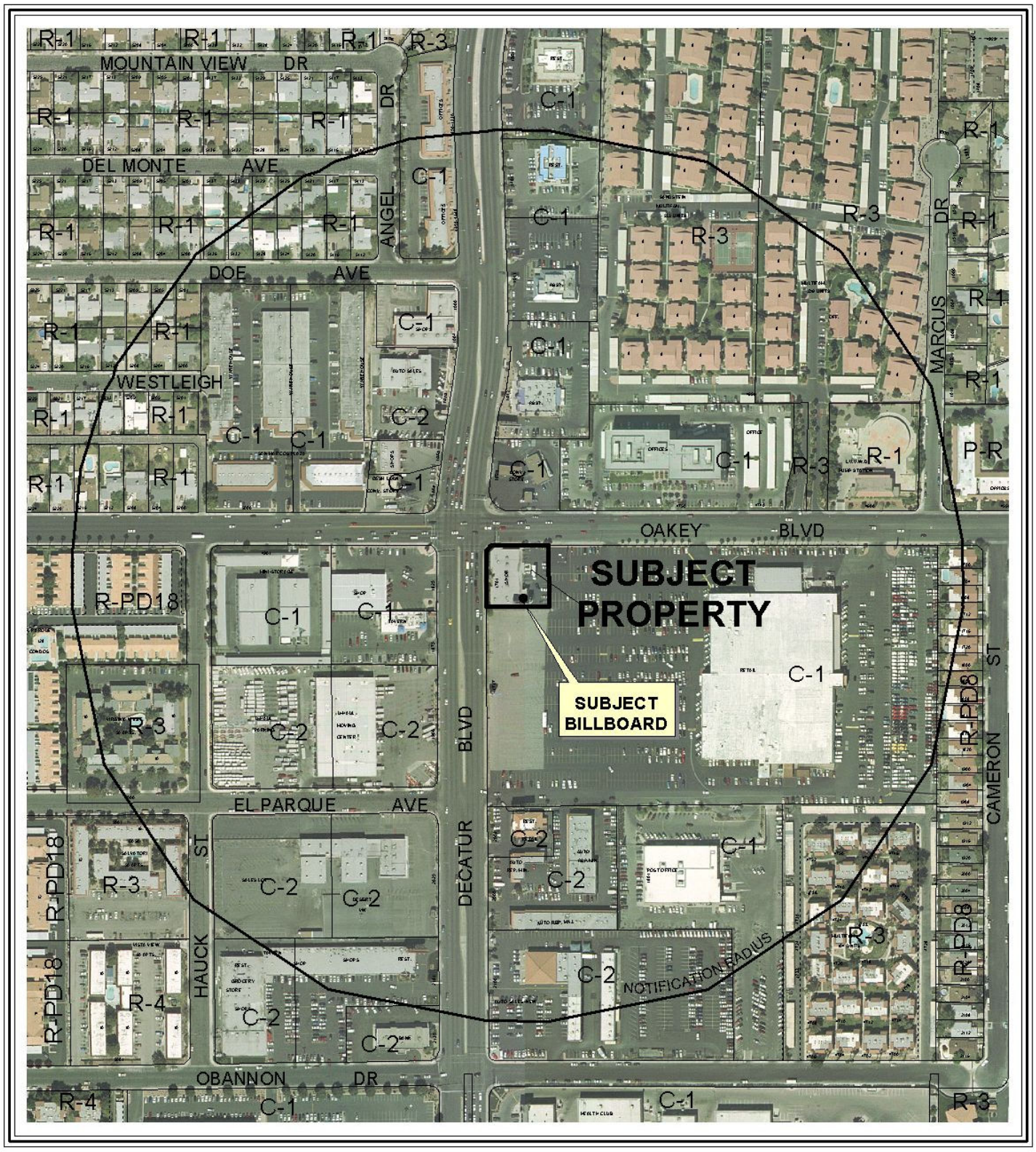

0 300 600 Feet

**CASE:** **RQR-38940**

**RADIUS:** 1000 FT

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

N



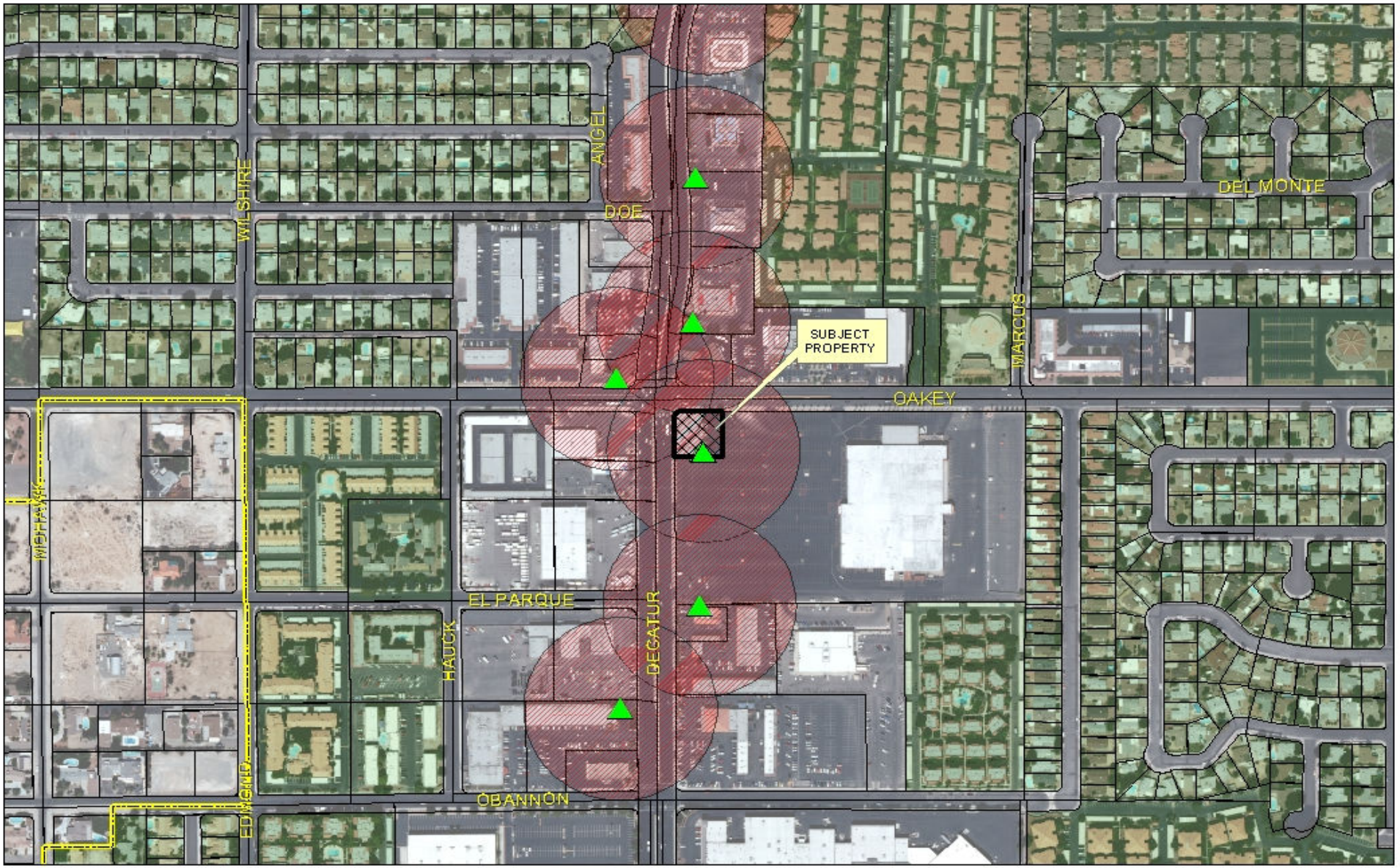

0 300 600 Feet

**CASE:** **RQR-38940**

**RADIUS:** 1000 FT

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

N




**RQR-38940**

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

**City of Las Vegas Billboard Data**

- 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

ESI1 NADER AFRAM COMM #1832830 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. JAN 23, 2013 ESI3

Subscribed and sworn before me

This 06TH day of JULY, 2010

Nader Afram 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

RECEIVED

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** 90265

**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 7266

**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** Paul Reisboard

Subscribed and sworn before me John T. Campbell

This 13 day of July, 20 10

John T. Campbell

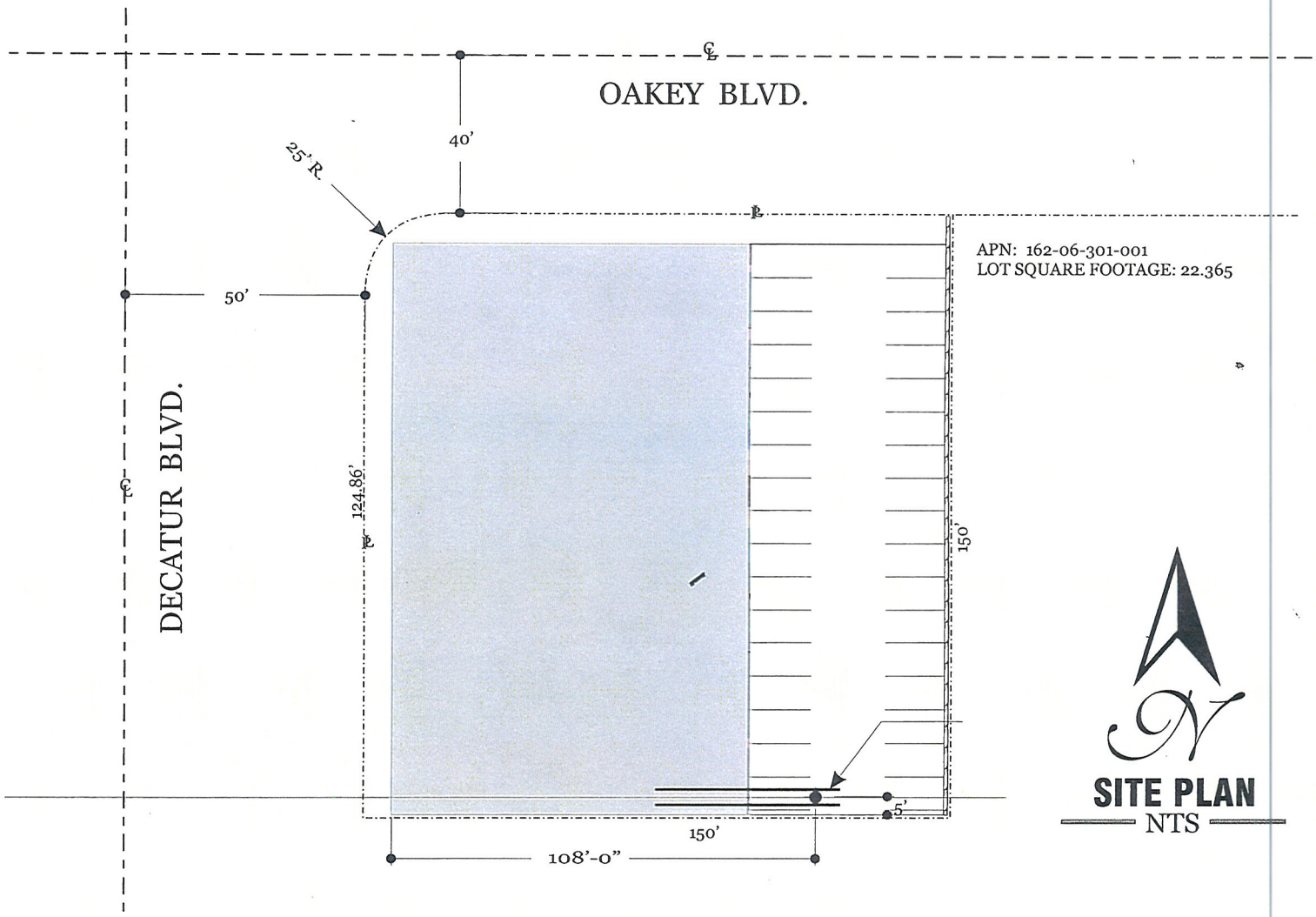
Notary Public in and for said County and St

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**

RECEIVED
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
yesco

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.

| NEVADA CONTRACTOR LICENSE NO. 730 | 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 | | |
| OAKEY & DECATIR | SHEET 1 OF 3 | |
| 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.




RQR-38940 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST
1701 SOUTH DECATUR BOULEVARD

07/22/10




RQR-38940 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST
1701 SOUTH DECATUR BOULEVARD

07/22/10




RQR-38940 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST
1701 SOUTH DECATUR BOULEVARD

07/22/10




RQR-38940 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST

1701 SOUTH DECATUR BOULEVARD

07/22/10



054879

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

RECEIVED
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.: **8.**

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

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

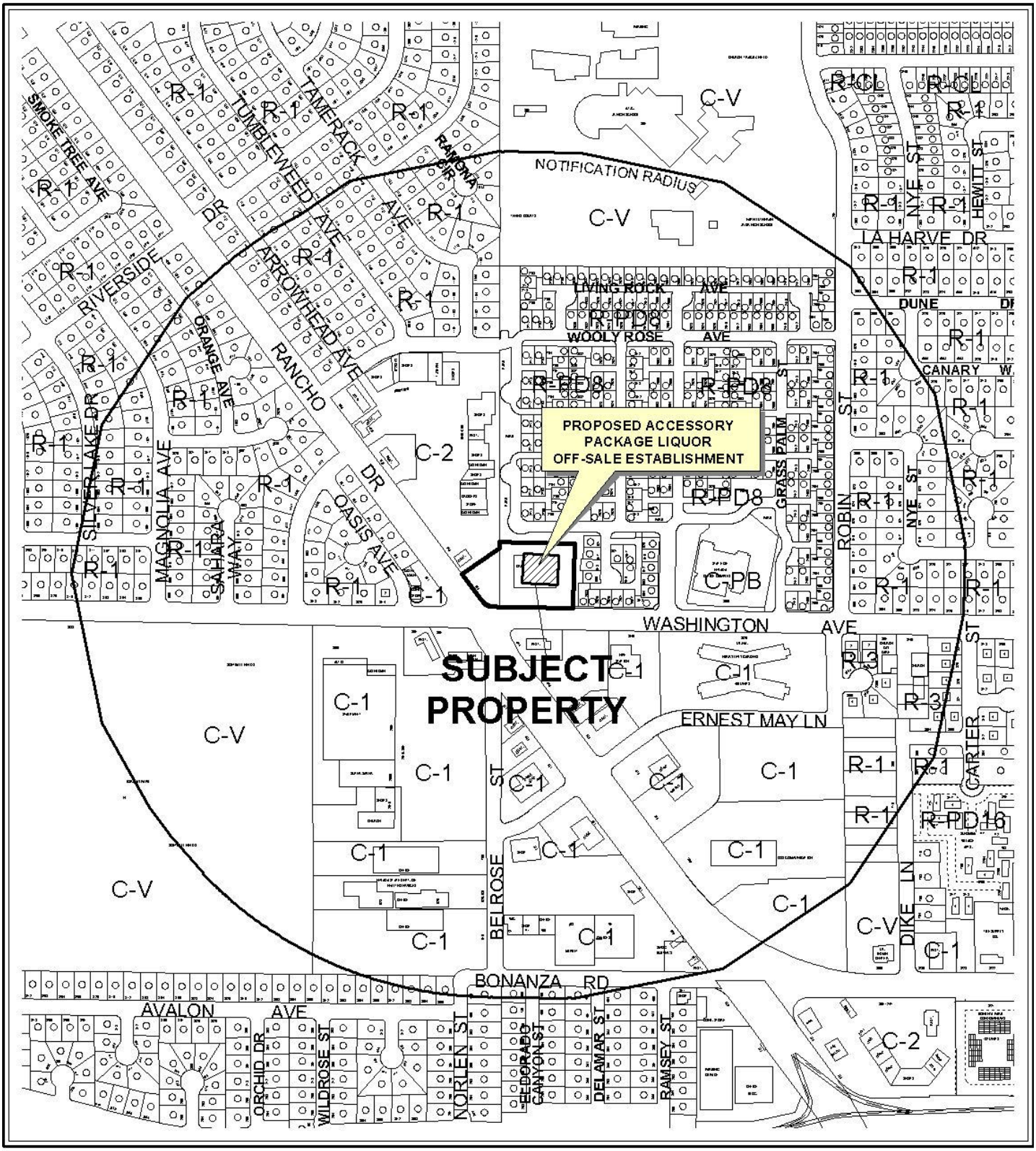
**SUBJECT:**
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North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

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 500 1000 Feet

**CASE:** **SUP-38239**

**RADIUS:** 1500 FT

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

N



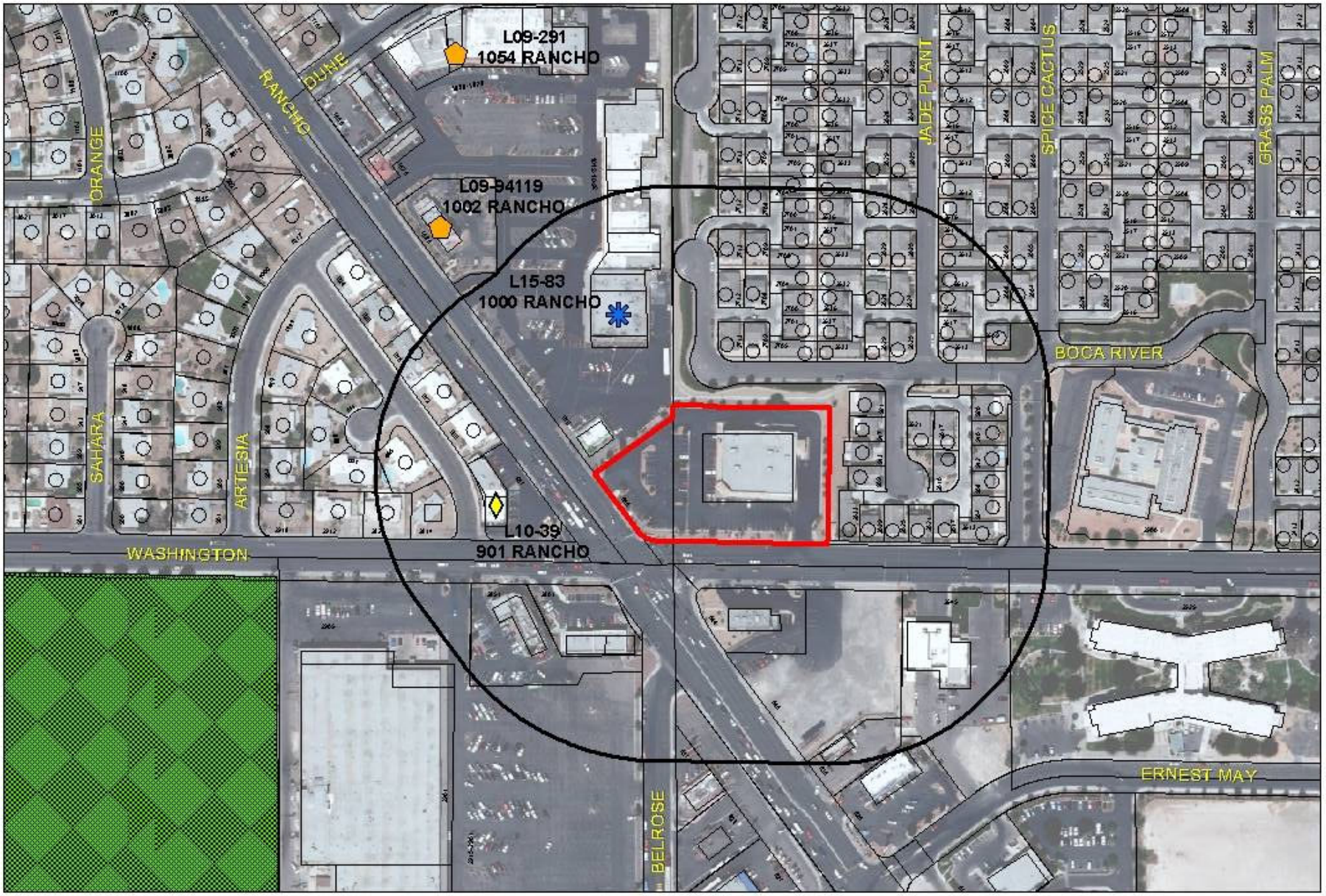

0 500 1000 Feet

**CASE:** **SUP-38239**

**RADIUS:** 1500 FT

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

N




**SUP-38239**

## Business Licenses

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim

Notary Public in and for said County and State

San Diego, California

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



RECEIVED
MAY 10 2010

6425

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

**Project Address (Location)** 900 North Rancho Drive

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

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

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

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

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

**Additional Information** _____

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

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

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

**Property Owner Signature*** _____

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

**Print Name** SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009.

Jennifer Rhim

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

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

WBB Loan #: 41-090511

Revised 10/27/08

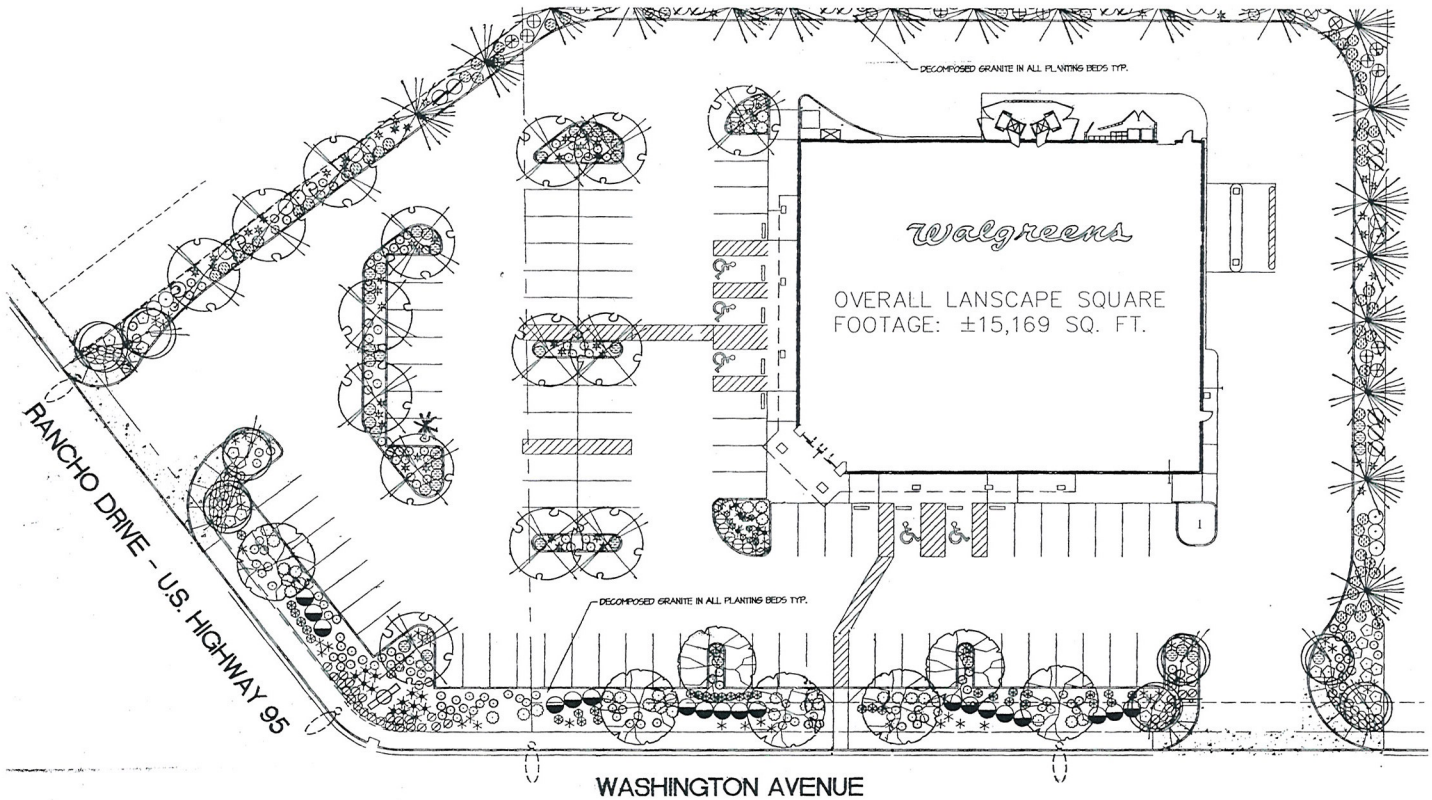
*FOR DEPARTMENT USE ONLY*

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

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

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

6425




## PLANT SCHEDULE

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

## LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

| NO. | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

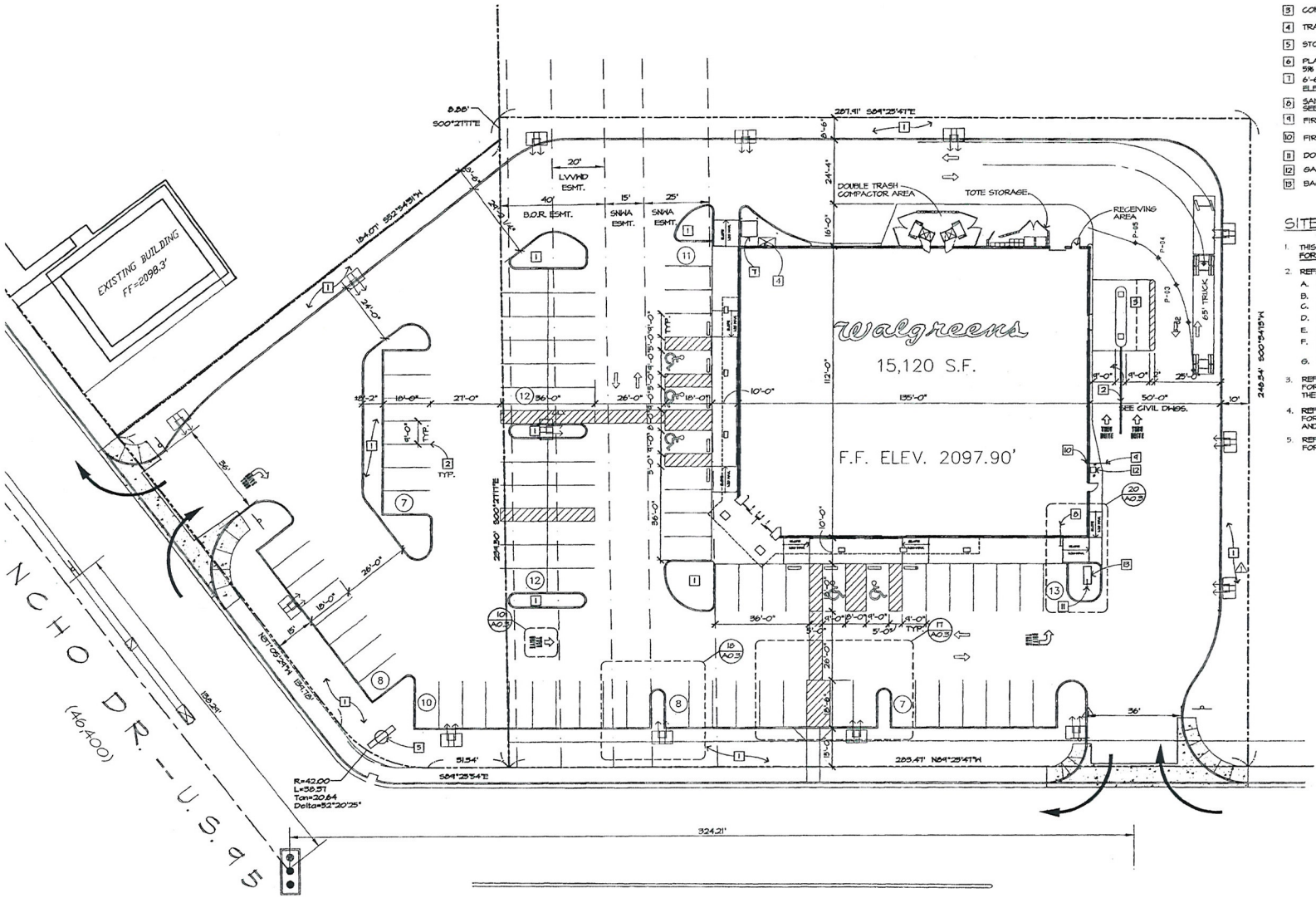
PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

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

RECEIVED
MAY 19 2010

SUP-38239




## KEYNOTES:

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

## SITE PLAN GENERAL NOTES:

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

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

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

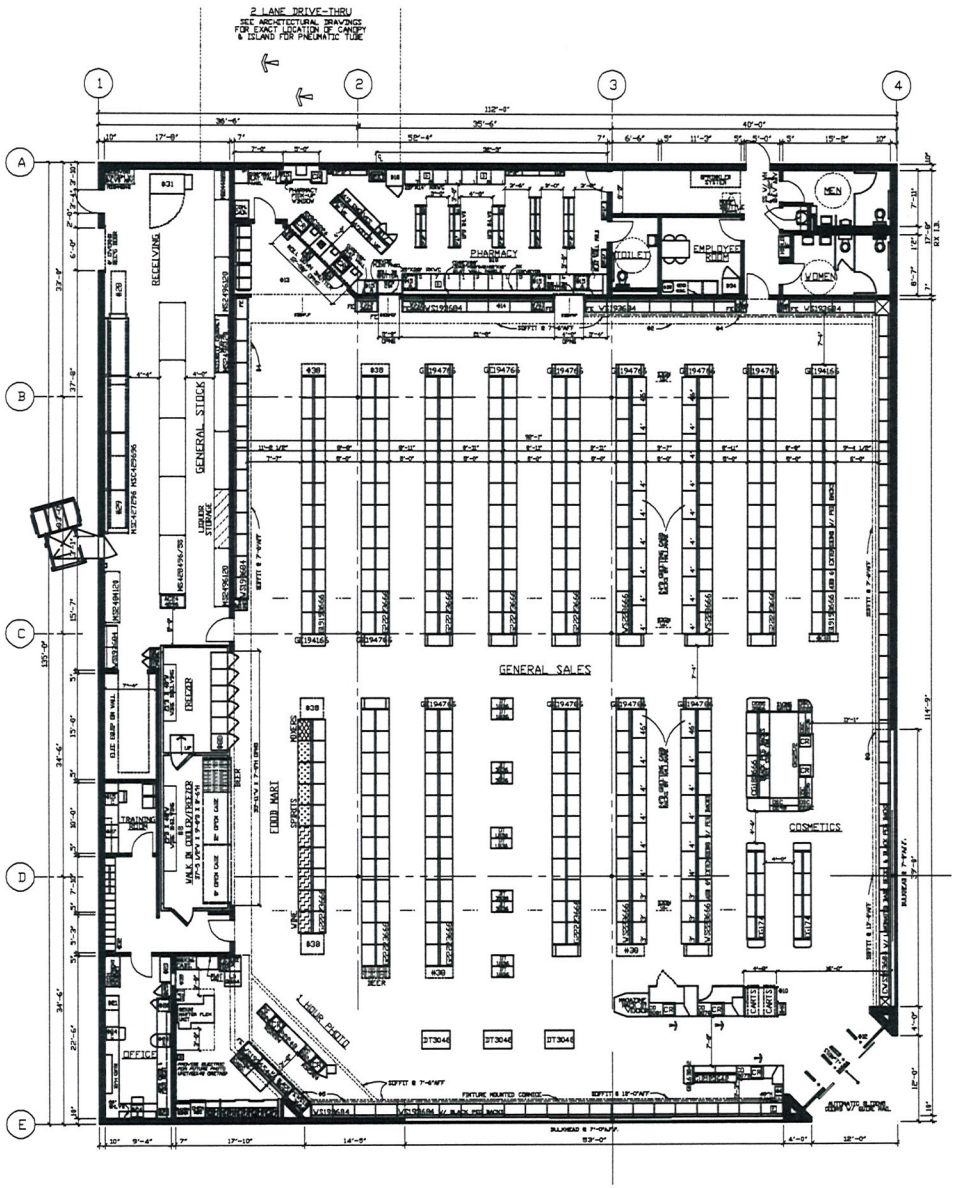
DRAWING TITLE
SITE PLAN - BEER & WINE

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

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

RECEIVED
MAY 10 2010

SUP-38239

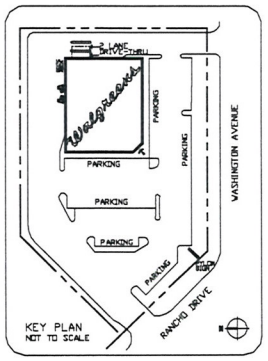



LIQUOR LICENSE LEGEND

BEER SALES
WINE SALES
SPIRIT SALES
MIXER SALES
LIQUOR STORAGE

OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

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




FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

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

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

GENERAL NOTES

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

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

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

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

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

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

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

FIXTURE LEGEND

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

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

#DOES NOT INCLUDE STANDARD BASE, CROWN OR FINISHED PANELS

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

PROJECT DATA

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

SQUARE FOOT AREA SUMMARY

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

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

FIXTURE MANUFACTURER

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

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

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

PLOT: R18235 01/99

SUP-38239

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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. |
| 15" 1-HR PHOTO | 21 SF. |
| 15" PHARMACY | 141.2 SF. |
| AL | 218 SF. |

### H ELEVATION

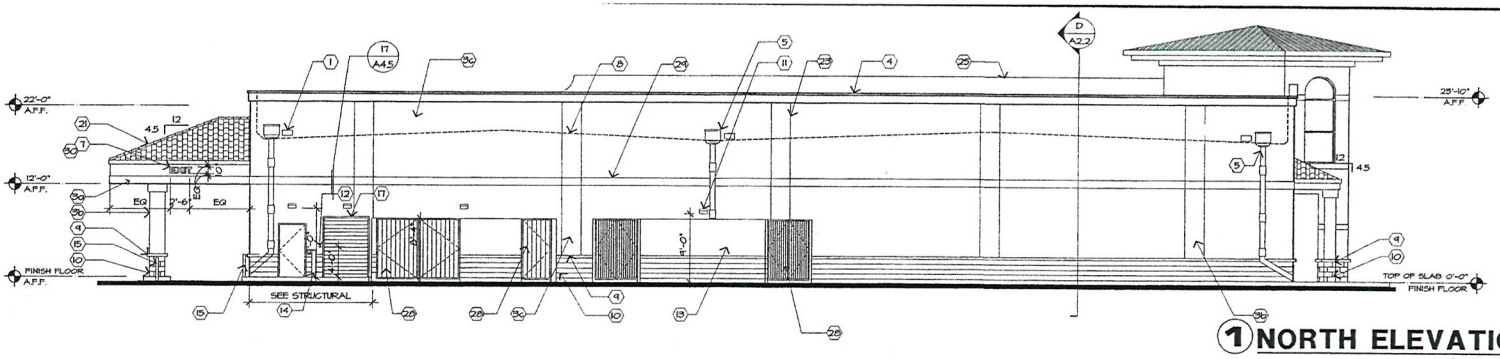
| | |
|---|---|
| " WALGREENS SCRIPT SIGN | 55.8 SF. |
| 15" PHARMACY | 141.2 SF. |
| 15" 1-HR PHOTO | 21 SF. |
| 0" DRIVE THRU PHARMACY | 126 SF. |
| AL | 108.6 SF. |

### ELEVATION

| | |
|---|---|
| AL | 200.2 SF. |
| UILDING SIGNAGE | 206.7 SF. |

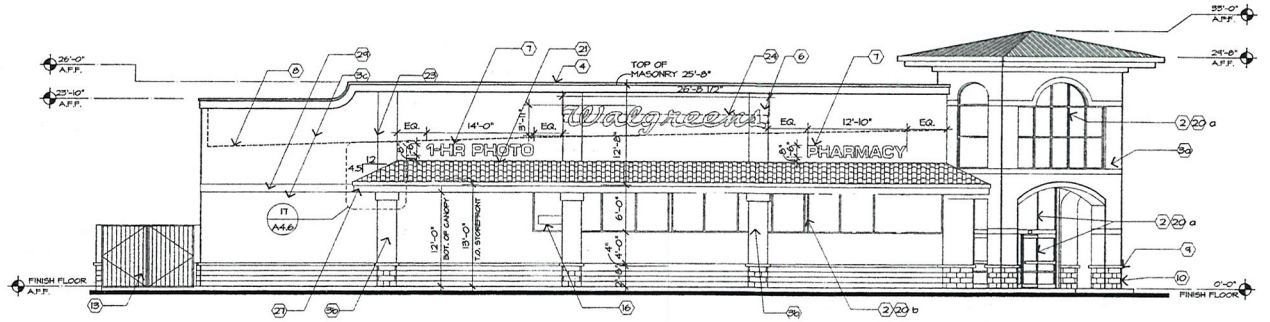
## ERIOR FINISH SCHEDULE

| AL | MANUFACT. | STYLE/NO. | COLOR/FIN. |
|---|---|---|---|
| ION | — | — | — |
| M STOREFRONT & FRAMING IT. POLES | — | — | DARK BRONZE ANODIZED |
| NISH OVER CMU FRAMING | BENJAMIN MOORE | #451 | DRYVIT QUARTZPUTZ |
| NISH OVER CMU | BENJAMIN MOORE | #451 | DRYVIT QUARTZPUTZ |
| NISH OVER I PLASTER AND CAP FLASHING APET MOLDING ITS FINISH | BENJAMIN MOORE | #451 | DRYVIT QUARTZPUTZ |
| 8" T DOWNSPOUT (CMU BEHIND PORT) | BENJAMIN MOORE | #451 | PREFINISHED LIGHT SAND |
| EENS SCRIPT SIGN ED DETAIL A5.2 | — | — | — |
| NAL LETTER SIGN ED DETAIL A5.2 | — | — | — |
| INE | — | — | — |
| 8" SPLIT FACED INTEGRALLY ED) | ORCO | — | TAN |
| T FACED BLOCK, ALLY COLORED) | ORCO | — | TAN |
| OR LIGHT | — | — | — |
| BELL @ E. F. | — | — | — |
| COMPACTOR CLOSURE | BENJAMIN MOORE | #451 | LIGHT SAND |
| L PIPE BOLLARD | — | — | TRAFFIC YELLOW |
| E ATION POST | — | — | TRAFFIC YELLOW |
| DOOR 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 | — | — | — |
| ELEVERED | — | — | — |
| VATE | BENJAMIN MOORE | #451 | LIGHT SAND |
| AND (17/A4.5) | BENJAMIN MOORE | #451 | LIGHT SAND |
| LY" SIGN | SIETON (800) 345-3624 | | — |
| DOOR & FRAME | BENJAMIN MOORE | #1032 | ADOBE |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

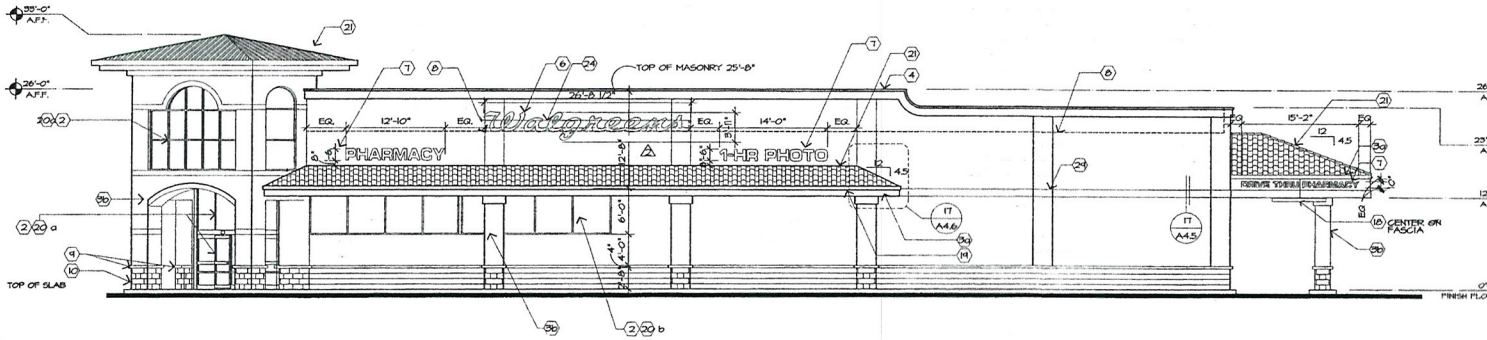



## 1 NORTH ELEVATION

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

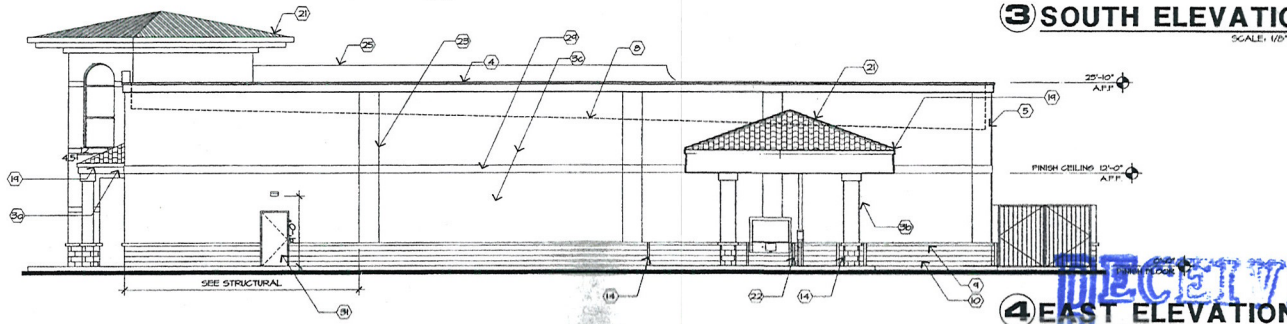



## 2 WEST ELEVATION




## 3 SOUTH ELEVATION

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




## 4 EAST ELEVATION

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

| NO. | DATE | BY | DESCRIPTION | CO |
|---|---|---|---|---|

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME

WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE

EXTERIOR ELEVATION - BEER & WINE

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

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

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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
FAX (702) 383-8845
lsc@lionelsawyer.com
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(1918-1996)
JON R. COLLINS
(1923-1987)
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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
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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
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WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
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LAURA K. GRANIER
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CHRISTIAN HALE
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BRIAN H. SCHUSTERMAN
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KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
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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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MAY 14 2010

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

To Whom It May Concern:

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

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

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

SUP-38239
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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.: **9.**

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

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

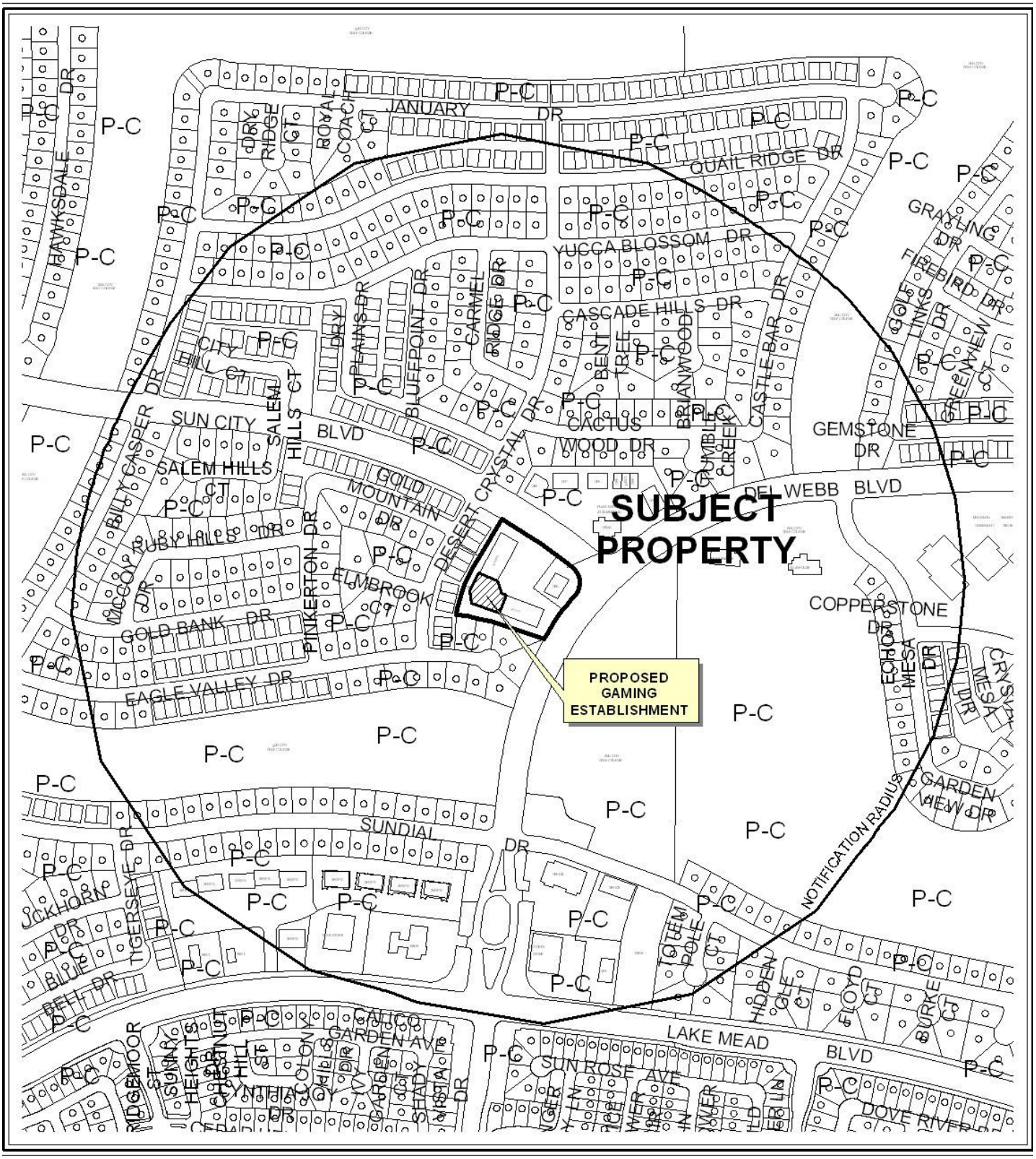
**SUBJECT:**
SUP-38767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITHIN AN EXISTING 14,000 SQUARE FOOT GENERAL MERCHANDISE STORE (PHARMACY) at 9430 Del Webb Boulevard (APN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

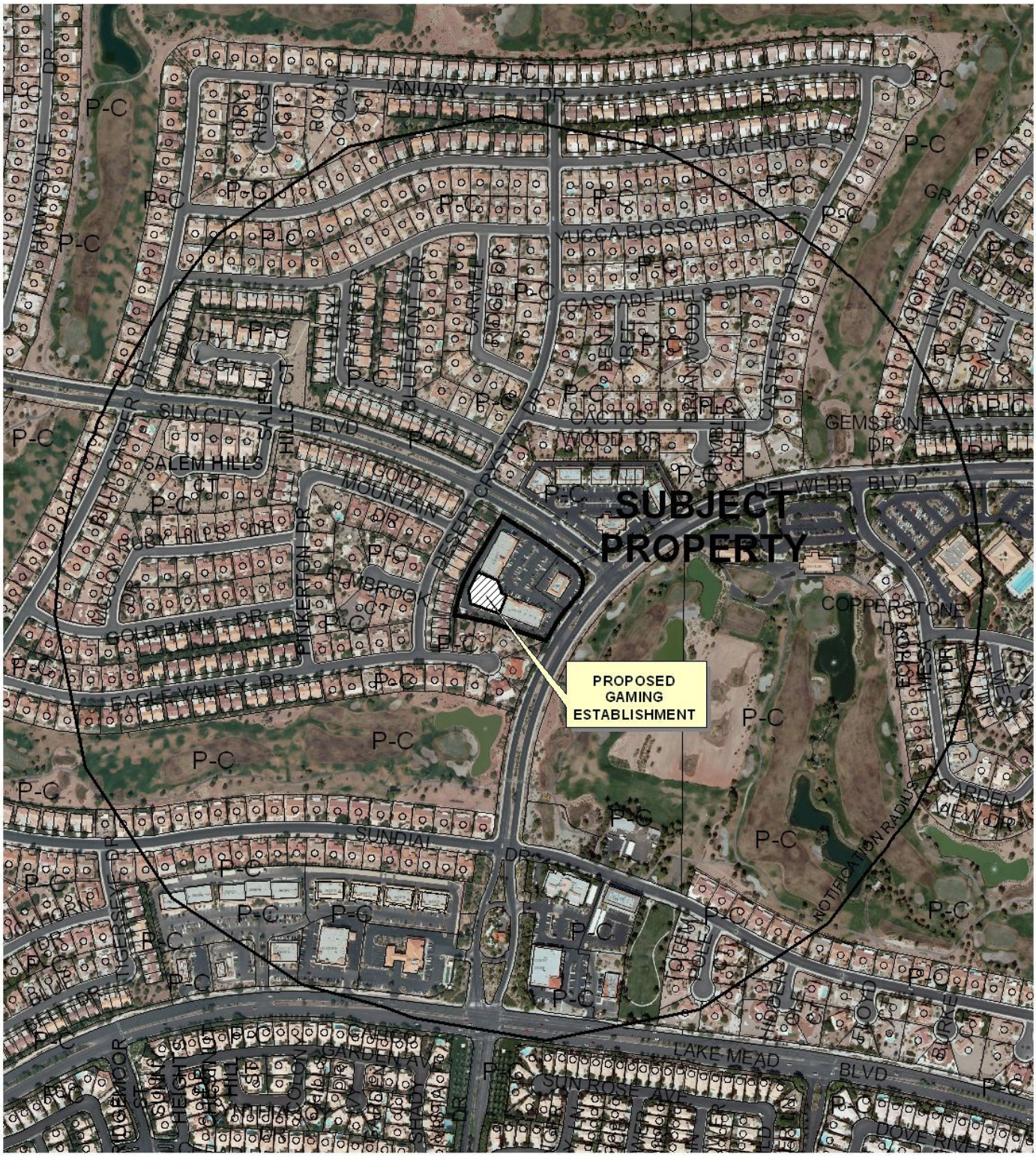
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**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, 2010

Rosa Valantasis

Notary Public in and for said County and State

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

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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

*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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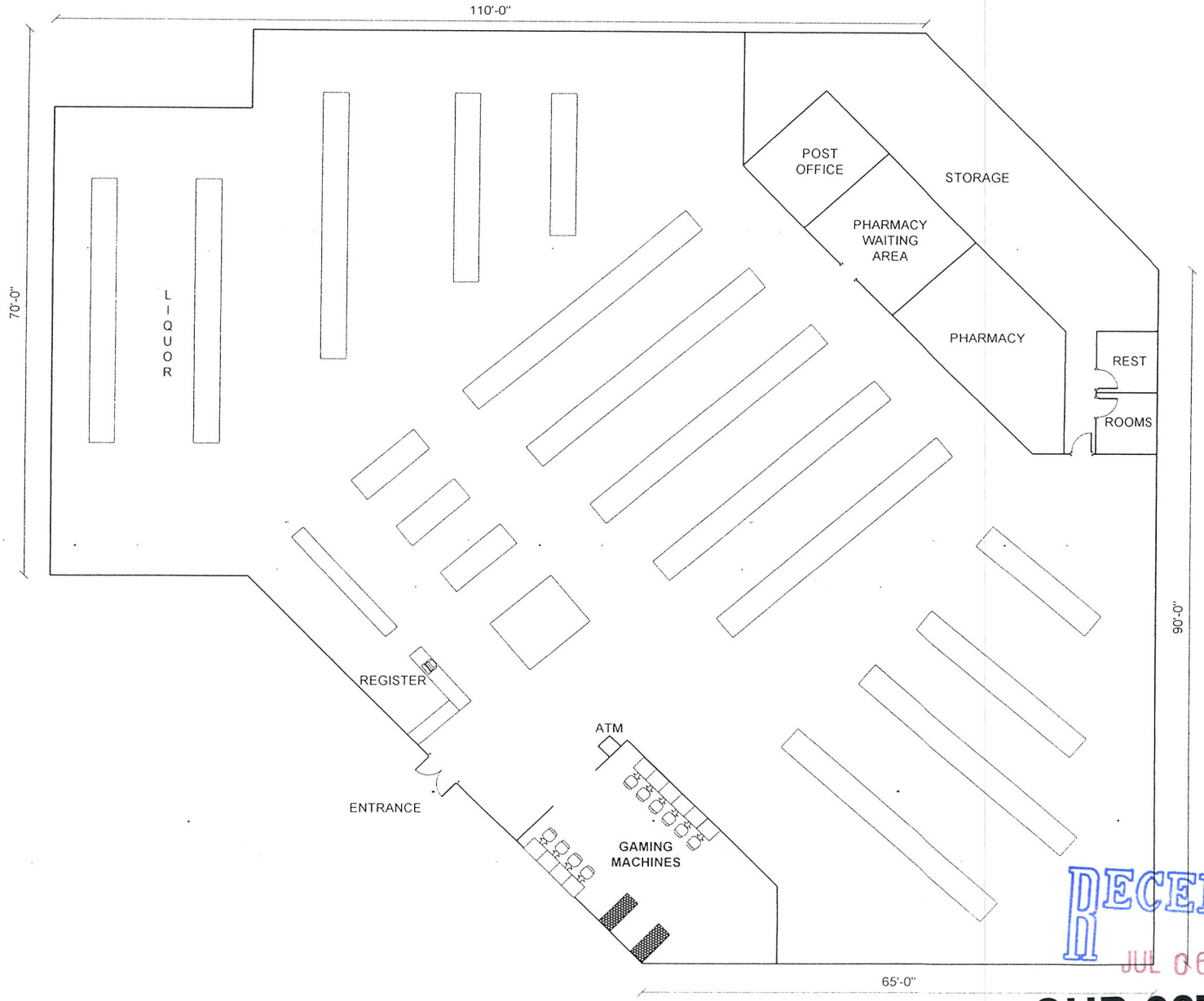
JUL 06 2010
9430 Del Webb Blvd, Las Vegas, NV 89134
Image Southern Nevada Water Authority
© 2010 Europa Technologies
36°12'38.09" N 115°17'58.97" W elev 2906 ft
©2010 Google
Eye alt 3171 ft

**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.

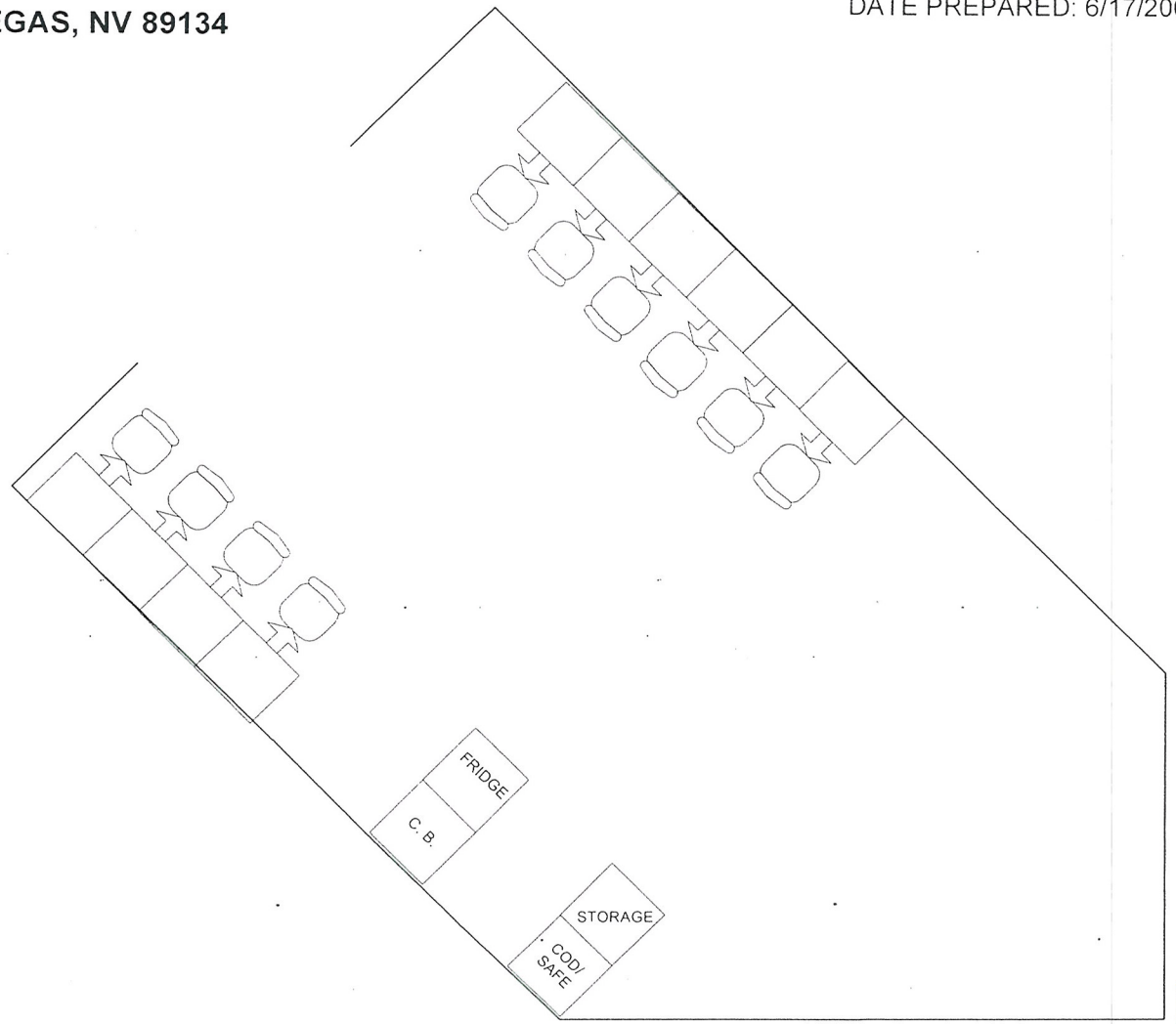



RECEIVED
JUL 06 2010

**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**




SUP-38767 - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC
9430 DEL WEBB BOULEVARD

07/22/10

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.: **10.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

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

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

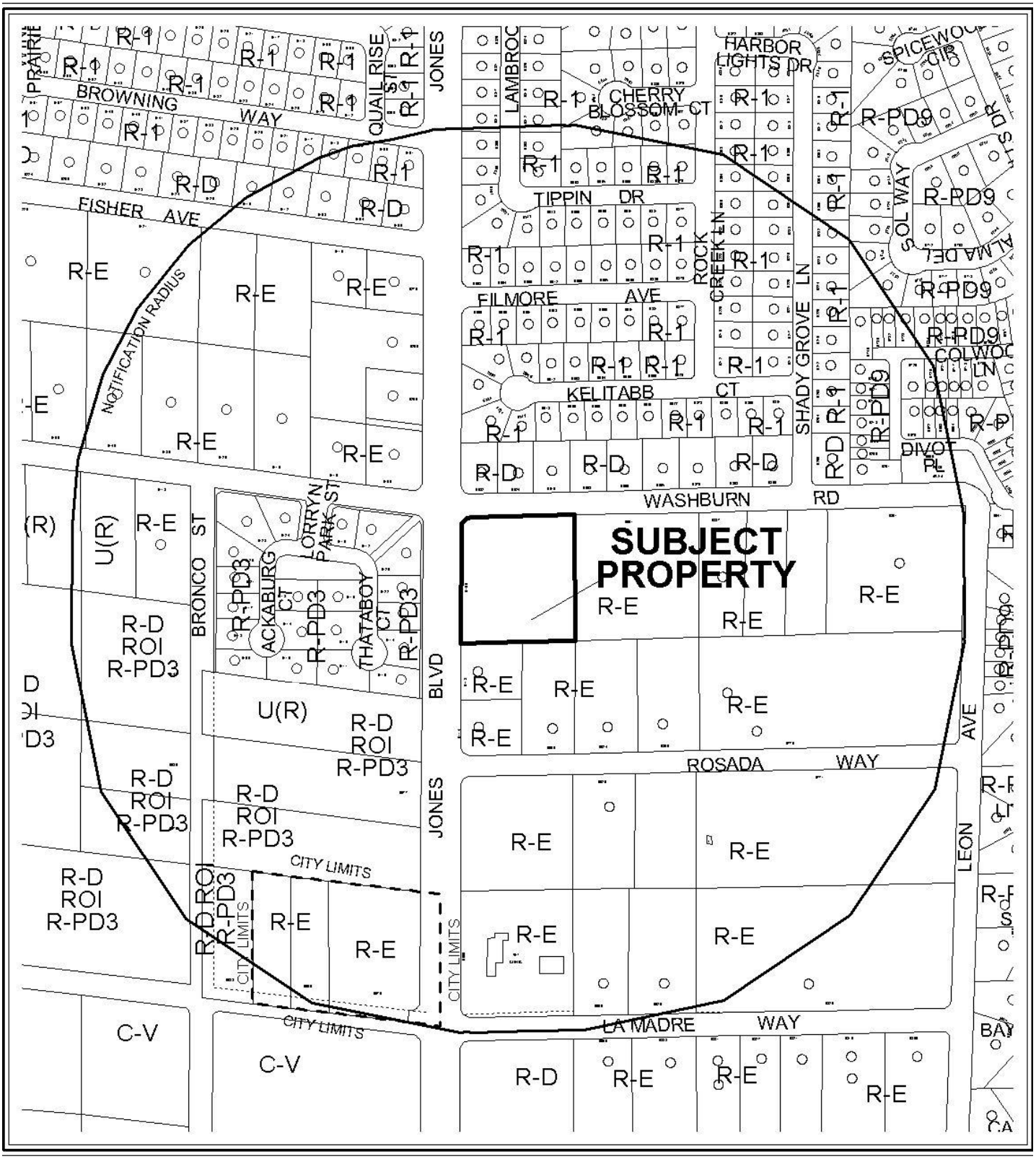
**SUBJECT:**
SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit TO ADD A PRIVATE SCHOOL, PRIMARY (FIRST GRADE) TO AN EXISTING 19,722 SQUARE FOOT CHILD CARE CENTER at 5150 North Jones Boulevard (APN 125-36-301-001),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



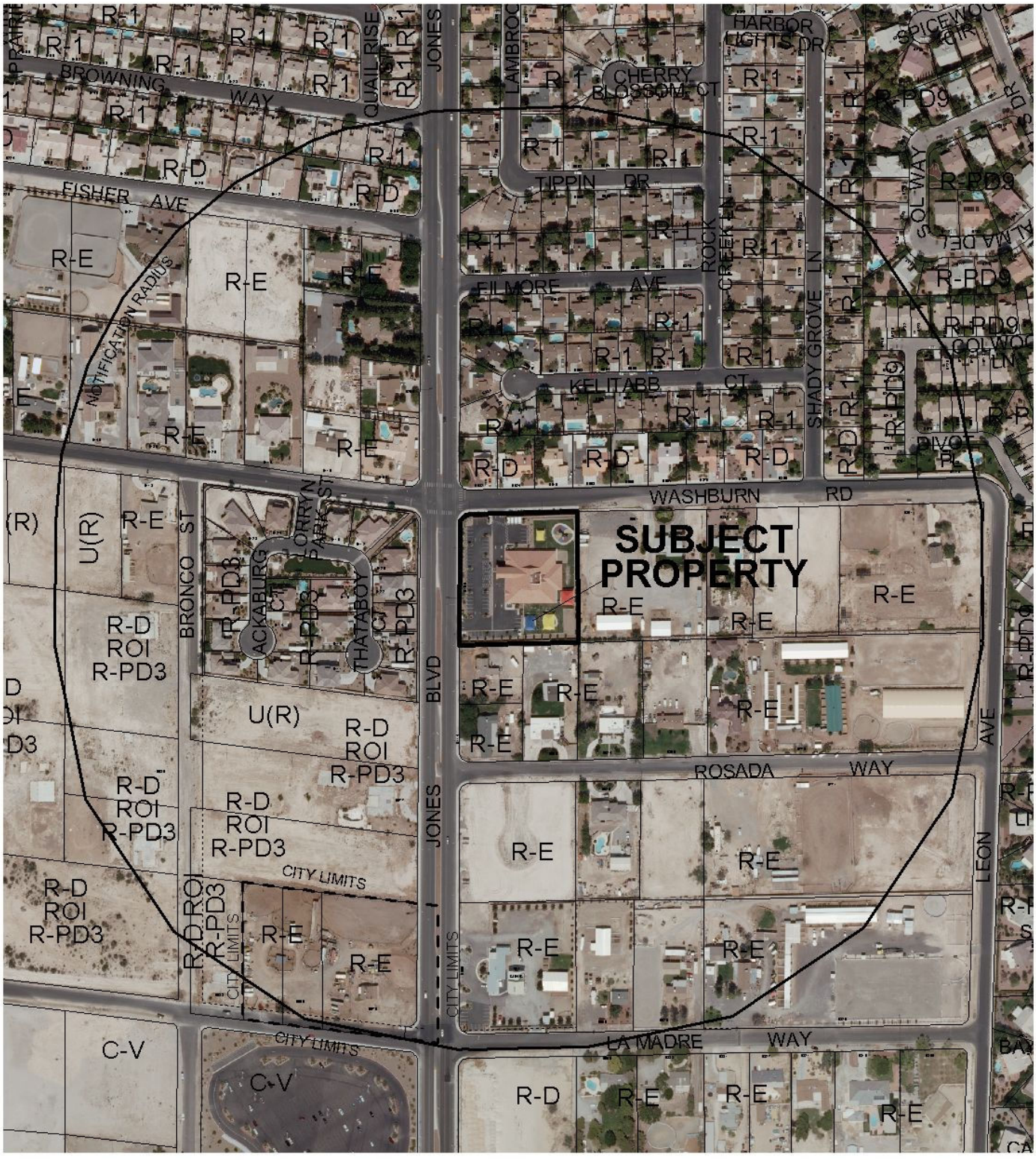

0 300 600 Feet

**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)

N

# 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

# 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 R-E 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*

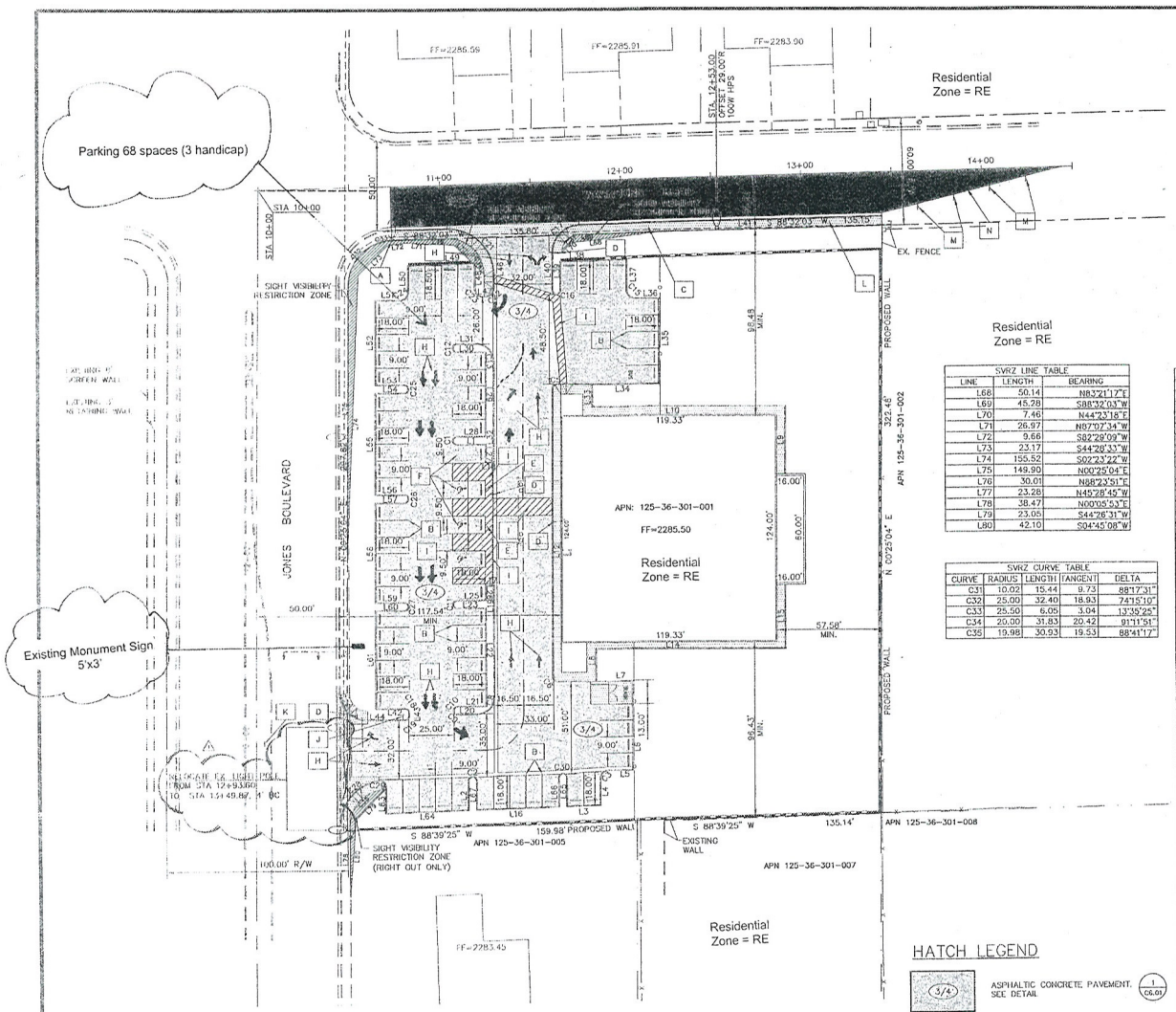
| | |
|---|---|
| Case # | SUP - 38806 |
| Meeting Date: | 8/26/10 |
| Total Fee: | $1,030 |
| Date Received:* | 7/8/10 |
| Received By: | |

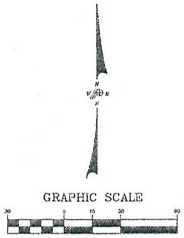
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

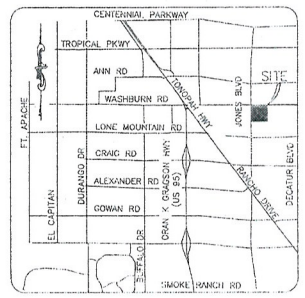
RECEIVED
JUL 08 2010

Revised 10/27/08

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




## VICINITY MAP
NOT TO SCALE

| SVRZ LINE TABLE | | | |
|---|---|---|---|
| LINE | LENGTH | BEARING | |
| L68 | 50.14 | N83°21'17"E | |
| L69 | 45.28 | S88°32'03"W | |
| L70 | 7.46 | N44°23'18"E | |
| L71 | 26.97 | N87°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 | 23.28 | 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 | 16.00 | S00°10'09"W |
| L3 | TBC | 19.01 | S80°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 | S86°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 | 16.00 | 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 | 13.50 | S89°49'51"E |
| L37 | TBC | 17.28 | N00°10'09"E |
| L38 | TBC | 37.02 | N88°18'11"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 | 26.53 | S89°49'51"E |
| L45 | TBC | 30.42 | S86°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°10'09"E |
| L62 | TBC | 5.50 | N89°49'51"W |
| L63 | TBC | 15.04 | N00°10'09"E |
| L64 | TBC | 46.02 | 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°49'11" |
| C2 | TBC | 2.00 | 6.43 | 57.41 | 183°57'37" |
| 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°09'02" |
| 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°37'19" |
| C28 | TBC | 25.00 | 39.29 | 25.00 | 90°00'00" |
| C29 | TBC | 3.00 | 5.19 | 3.52 | 99°09'06" |
| C30 | TBC | 2.00 | 6.28 | INFINITE | 179°55'11" |

## BENCHMARK

RIVET AND PLATE IN TOP OF CURB @ NE CORNER OF WASHBURN AND JONES. TLVGD 3694

ELEVATION=2285.62 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 75.

## 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

- 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

RECEIVED
JUL 08 2010

SUP-38806

DAVID J. TANNER, Exp. 6-30-08, CIVIL, No. 17141, STATE OF NEVADA

Call before you UnderGround 1-702-455-7511 1-702-229-6611

CALL BEFORE YOU DO OVERHEAD 1-702-563-6111

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

VIOLET SAHAKYAN
9824 GALLEY DRIVE
LAS VEGAS, NEVADA 89147
TELEPHONE: (702) 498-8406

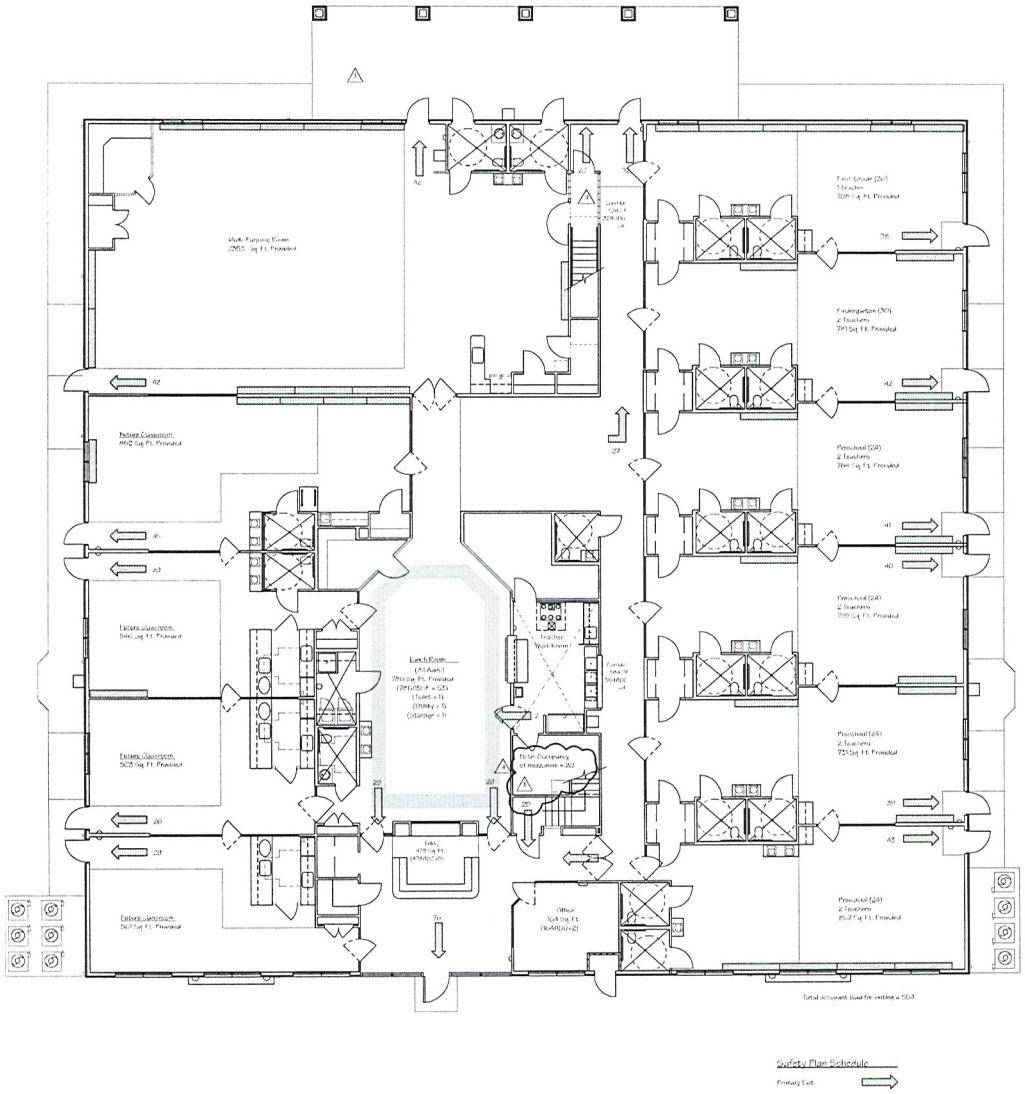
boggemeyer design group, inc.

SITE PLAN / TRAFFIC PLAN

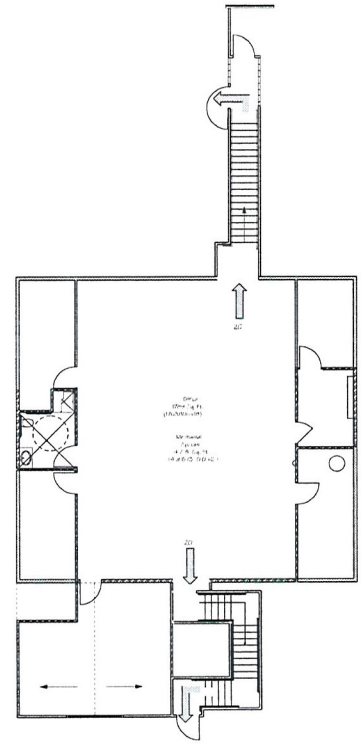
Challenger School - Los Prados
5150 North Jones Blvd
City of Las Vegas Nevada

SHEET C3.01
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 Kids 'R' Kids, International, Inc. and Howard S. Baker.

| Revisions | | |
|---|---|---|
| No. | Date | Description |
| 1 | 2/17/06 | City Comments |
| 2 | 3/6/06 | City Comments |
| 3 | 6/15/06 | Hlth Dept & 2nd Fl |
| 4 | 10/24/06 | 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**



SUP-38806 - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC
5150 NORTH JONES BOULEVARD

07/22/10



SUP-38806 - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC
5150 NORTH JONES BOULEVARD

07/22/10



SUP-38806 - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC
5150 NORTH JONES BOULEVARD

07/22/10



SUP-38806 - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC
5150 NORTH JONES BOULEVARD

07/22/10




SUP-38806 - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC
5150 NORTH JONES BOULEVARD

07/22/10

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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JUL 08 2010

**SUP-38806**

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

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.: **11.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

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

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

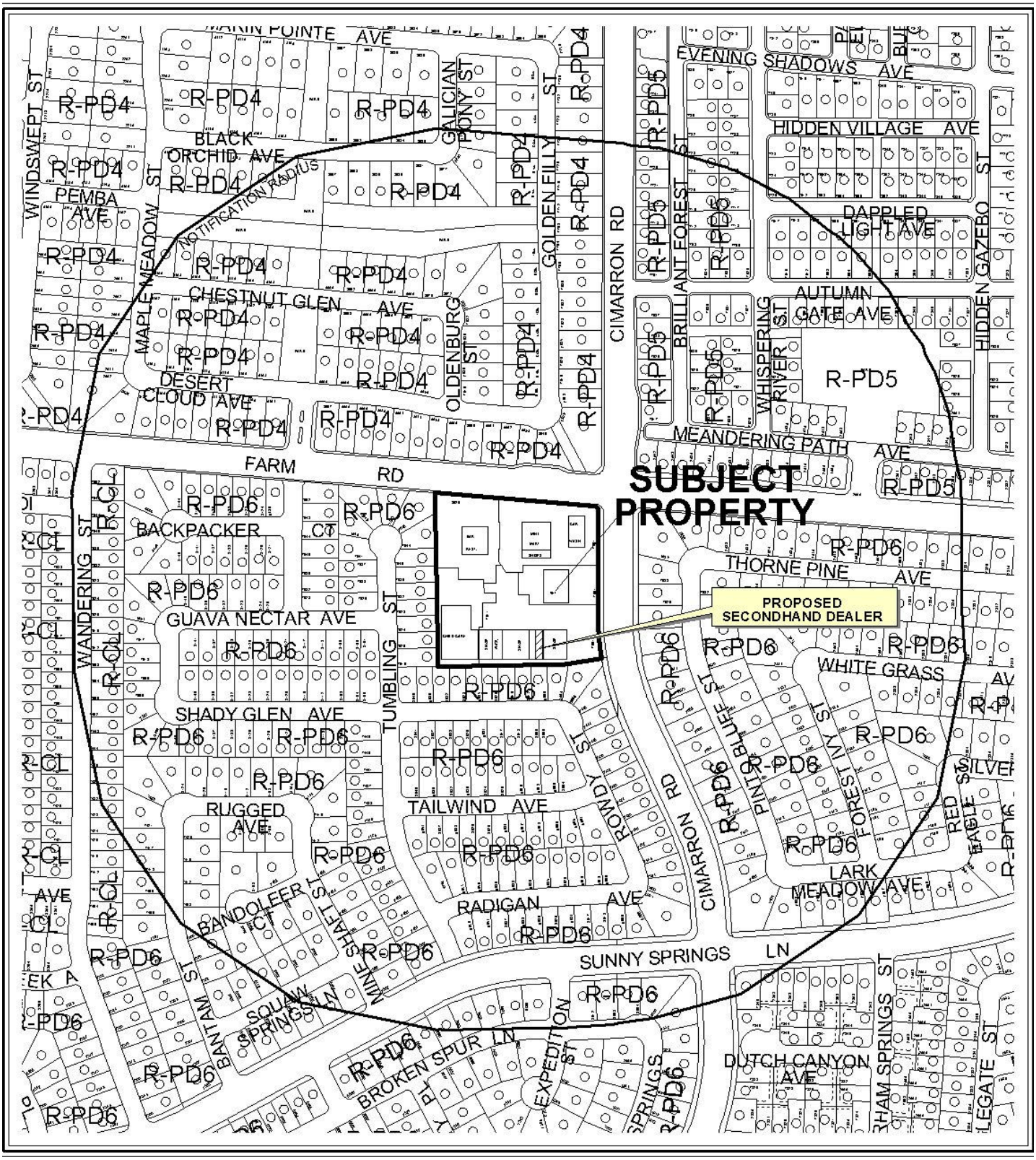
**SUBJECT:**
SUP-38815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,400 SQUARE-FOOT SECONDHAND DEALER (CHILDREN"S ITEMS) at 7501 North Cimarron Road, Suite #106 (APN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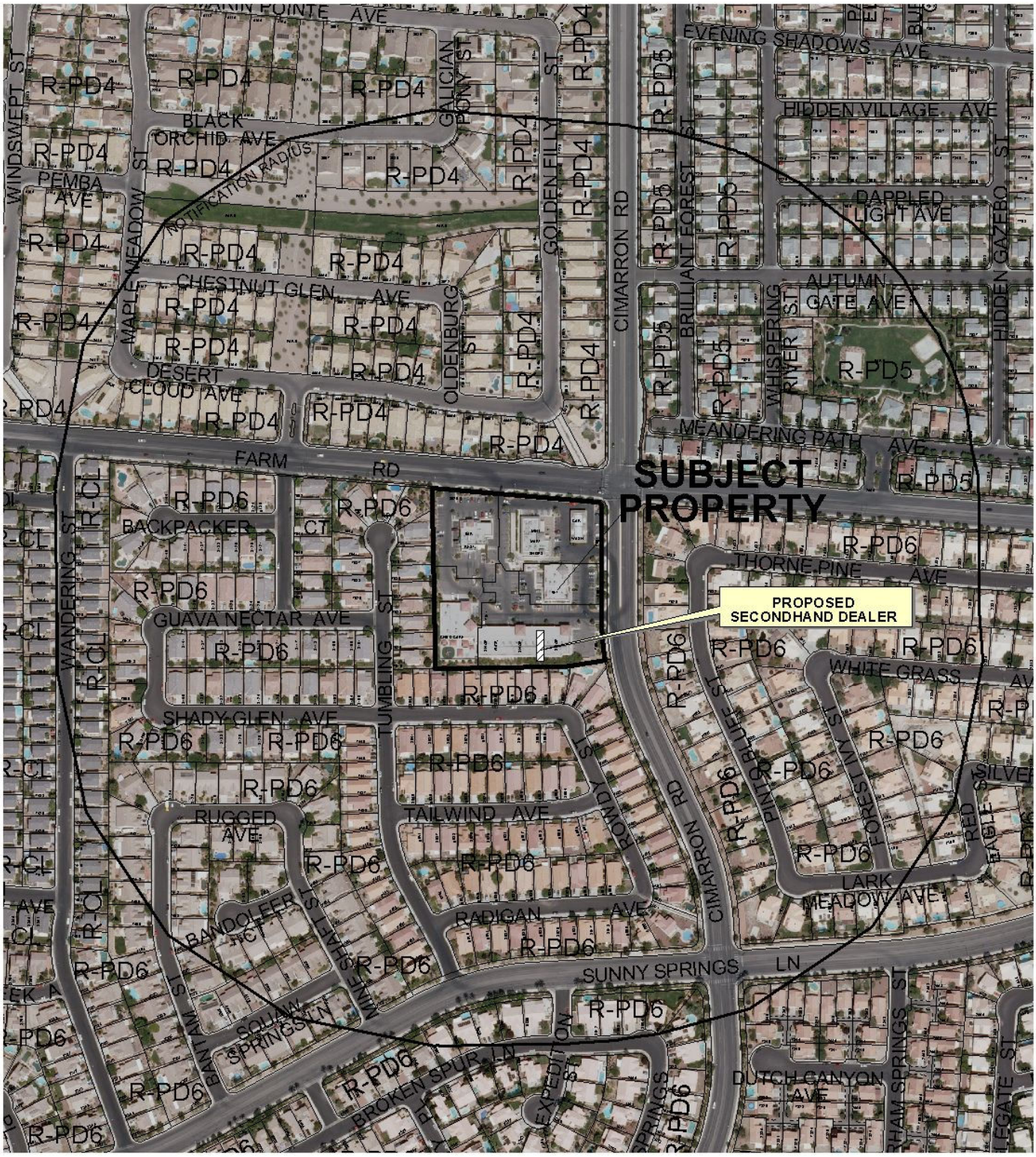
**CASE:** **SUP-38815**

**RADIUS:** 1000 FT

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

N




**CASE:** **SUP-38815**

**RADIUS:** 1000 FT

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

# 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

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

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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: | BMS |

*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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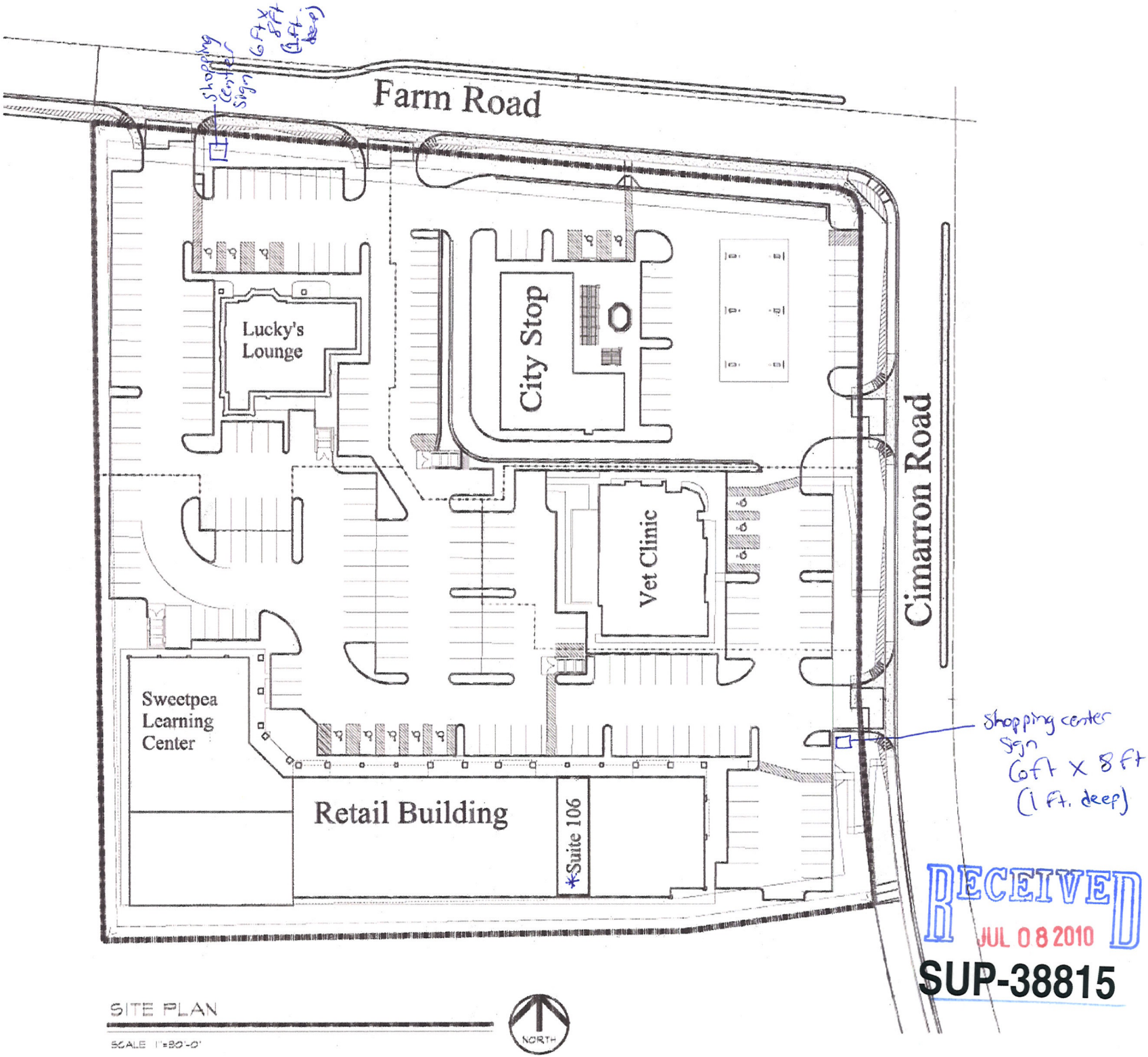


SITE PLAN

SCALE 1"=30'-0"

NORTH

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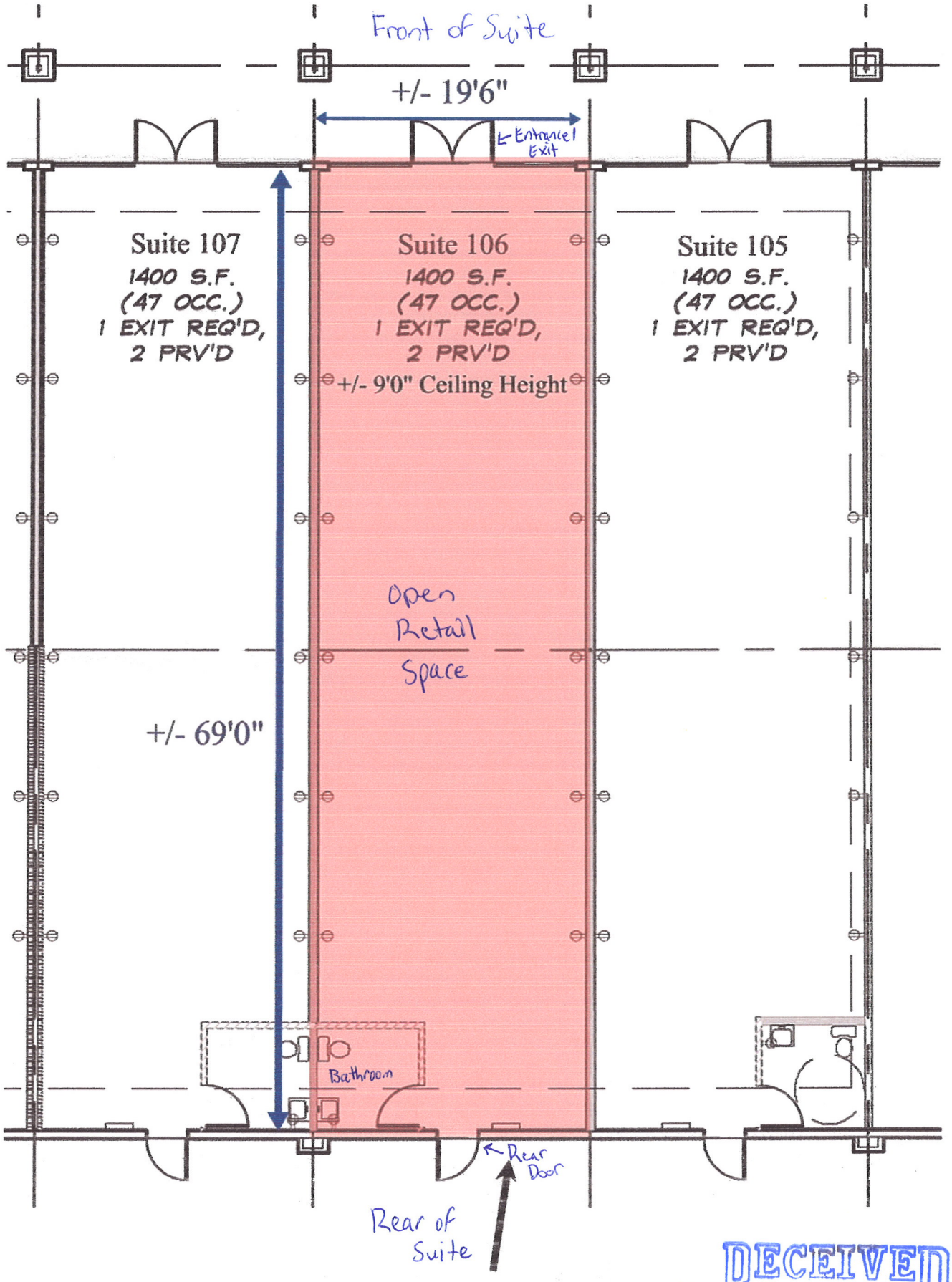
SUP-38815




# Suite 106

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SUP-38815




SUP-38815 - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL
7501 NORTH CIMARRON ROAD, SUITE #106

07/22/10




SUP-38815 - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL

7501 NORTH CIMARRON ROAD, SUITE #106

07/22/10

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

SUP-38815

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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.: **12.**

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

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

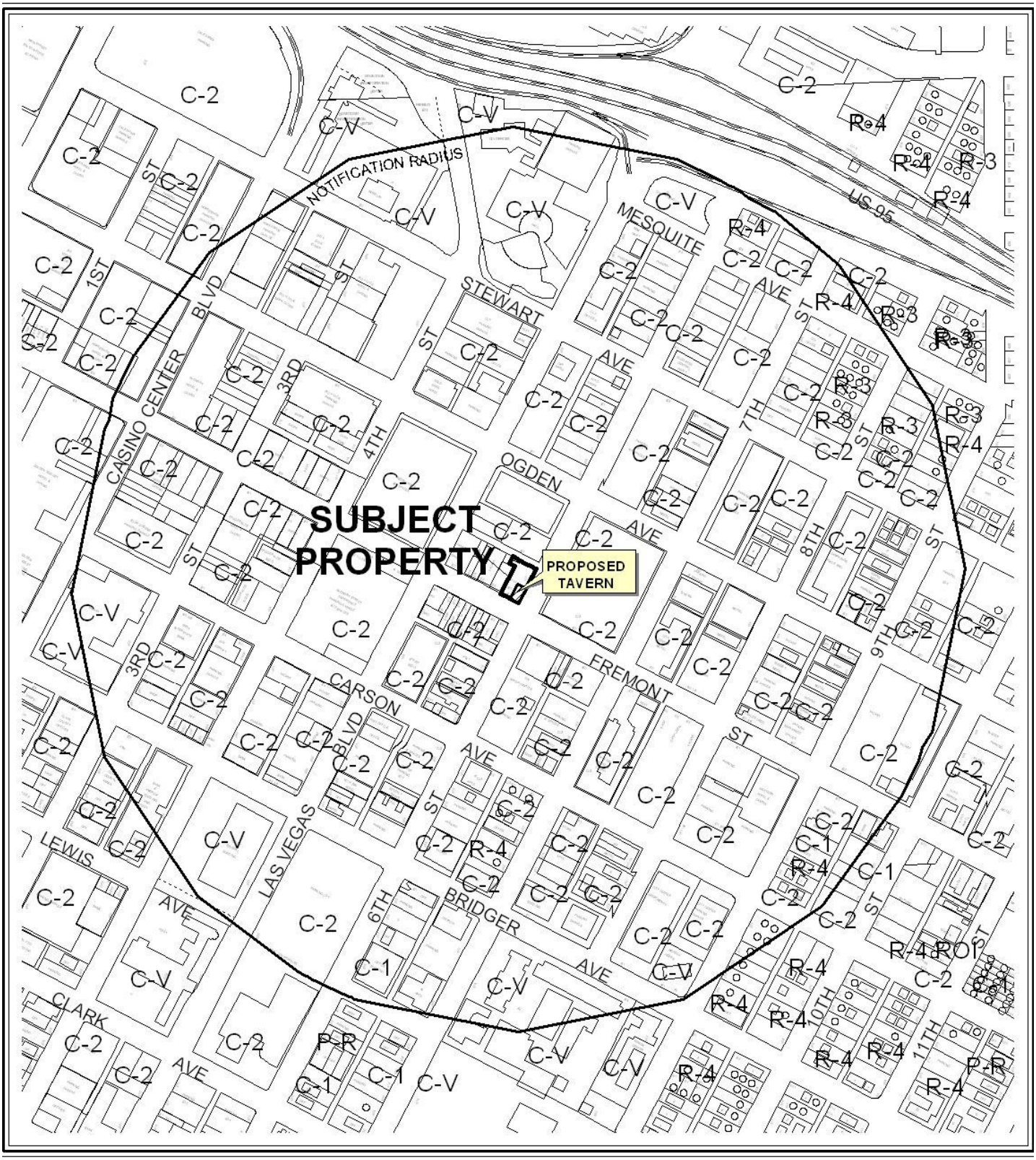
**SUBJECT:**
SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED 1,900 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial)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

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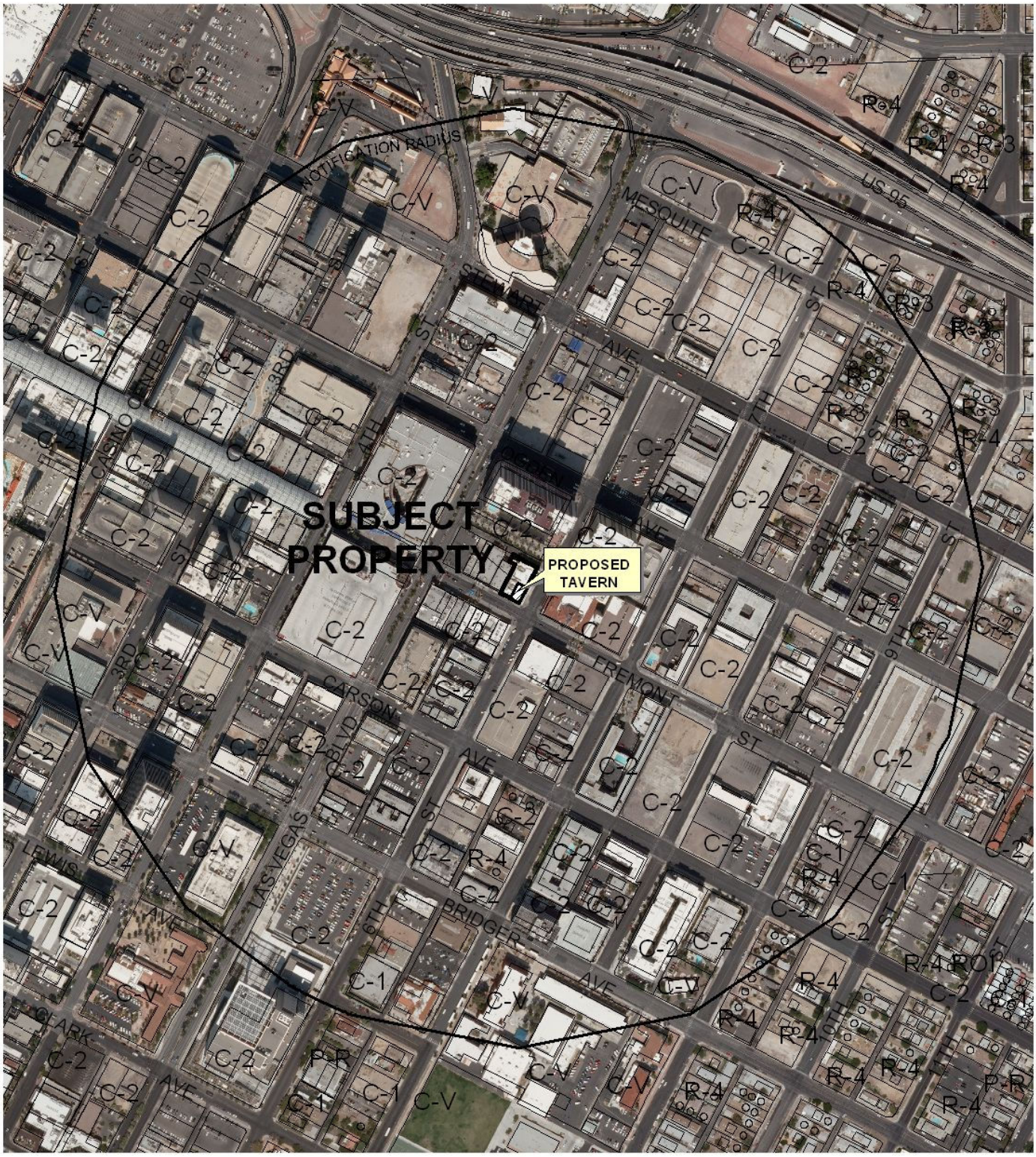
**CASE:** **SUP-38824**

**RADIUS:** 1500 FT

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

N




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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JUL 09 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

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

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** jwoody@elcortez.net

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

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

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

**E-mail Address** vegasdowntowner@gmail.com

**REPRESENTATIVE** Michael Cornthwaite **Contact** same

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

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

**E-mail Address** vegasdowntowner@gmail.com

**Property Owner Signature*** Irving Kenneth Epstein

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

**Print Name** Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10.

Notary Public in and for said County and State

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JUL 09 2010

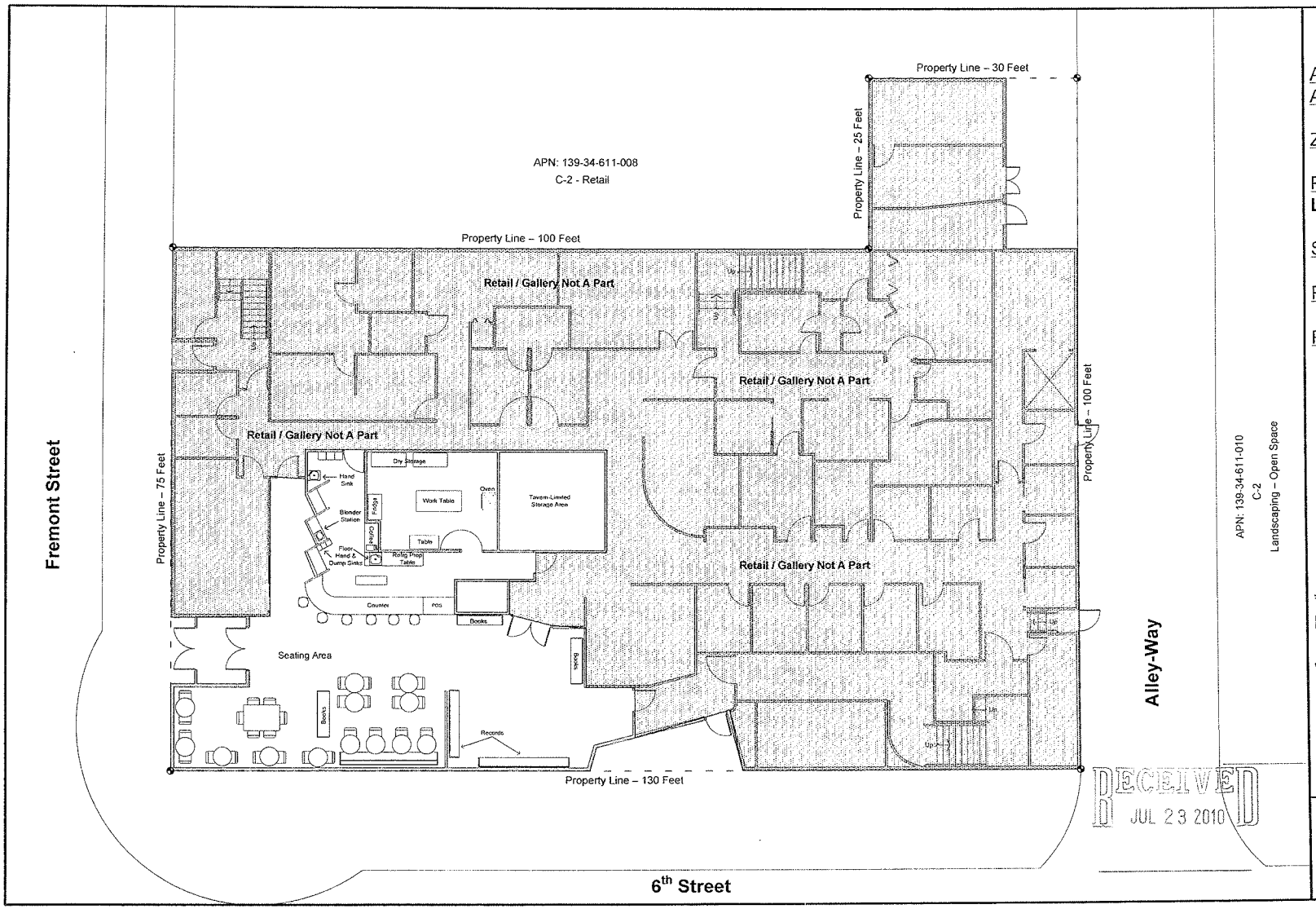
ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. Sept. 10, 2010

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 :

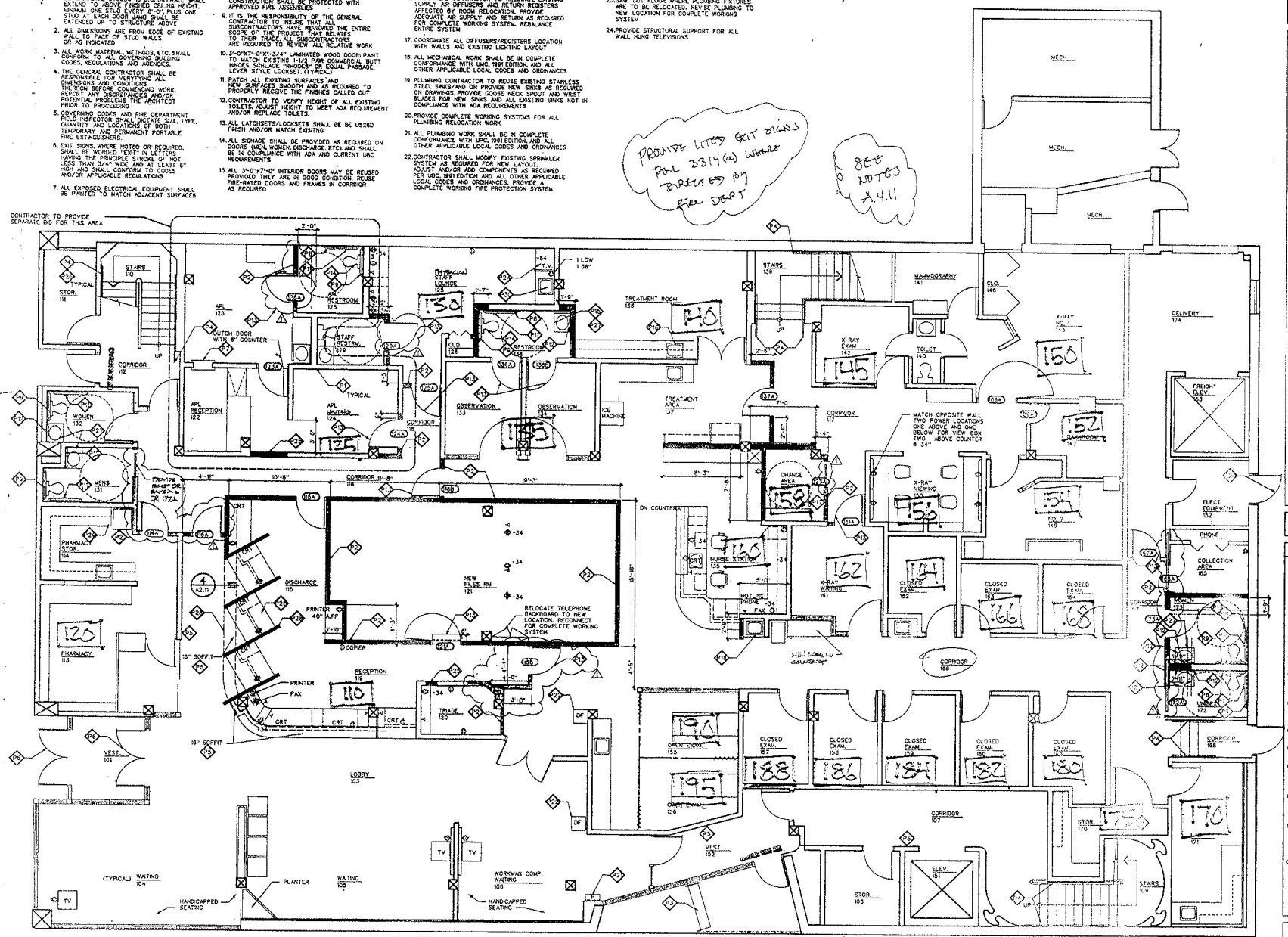
**SUP-38824**
**REVISED**

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 TO 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 "RHODEN" 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 EXISITNG
14. ALL SIGNAGE SHALL BE PROVIDED AS REQUIRED ON DOORS (EACH SIDE), 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) WHERE DIRECTED BY FIRE DEPT

SEE NOTES #1.11

CONTRACTOR TO PROVIDE SEPARATE BID FOR THIS AREA


MECH.
MECH.
MECH.
STAIRS 139
MAMMOGRAPHY 141
CLO. 146
DELIVERY 174
FREIGHT ELEV. 173
X-RAY EXAM. 142
X-RAY NO. 1 145
TOILET
150
152
154
TREATMENT ROOM 138
140
TREATMENT AREA 137
CORRIDOR 117
MATCH OPPOSITE WALL TWO POWER LOCATIONS ONE ABOVE AND ONE BELOW FOR NEW BOX TWO ABOVE COUNTER @ 34"
CHANGE AREA 158
X-RAY VIEWING 159
X-RAY EXAM. 161
CLOSED EXAM. 162
CLOSED EXAM. 163
CLOSED EXAM. 164
CLOSED EXAM. 165
CLOSED EXAM. 166
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CORRIDOR 107
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CORRIDOR 107
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CRT
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16" SOFFIT
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ON COUNTER
NURSE STATION 135
NOURSE PHONE
FAX
WALL EMBED W/ COUNTERTOP
CORRIDOR 117
CORRIDOR 118
CORRIDOR 31'-8"
4'-11"
10'-8"
10'-3"
15'-0"
4'-6"
4'-1"
4'-0"
3'-0"
7'-10"
8'-3"
7'-0"
5'-0"
6'-0"
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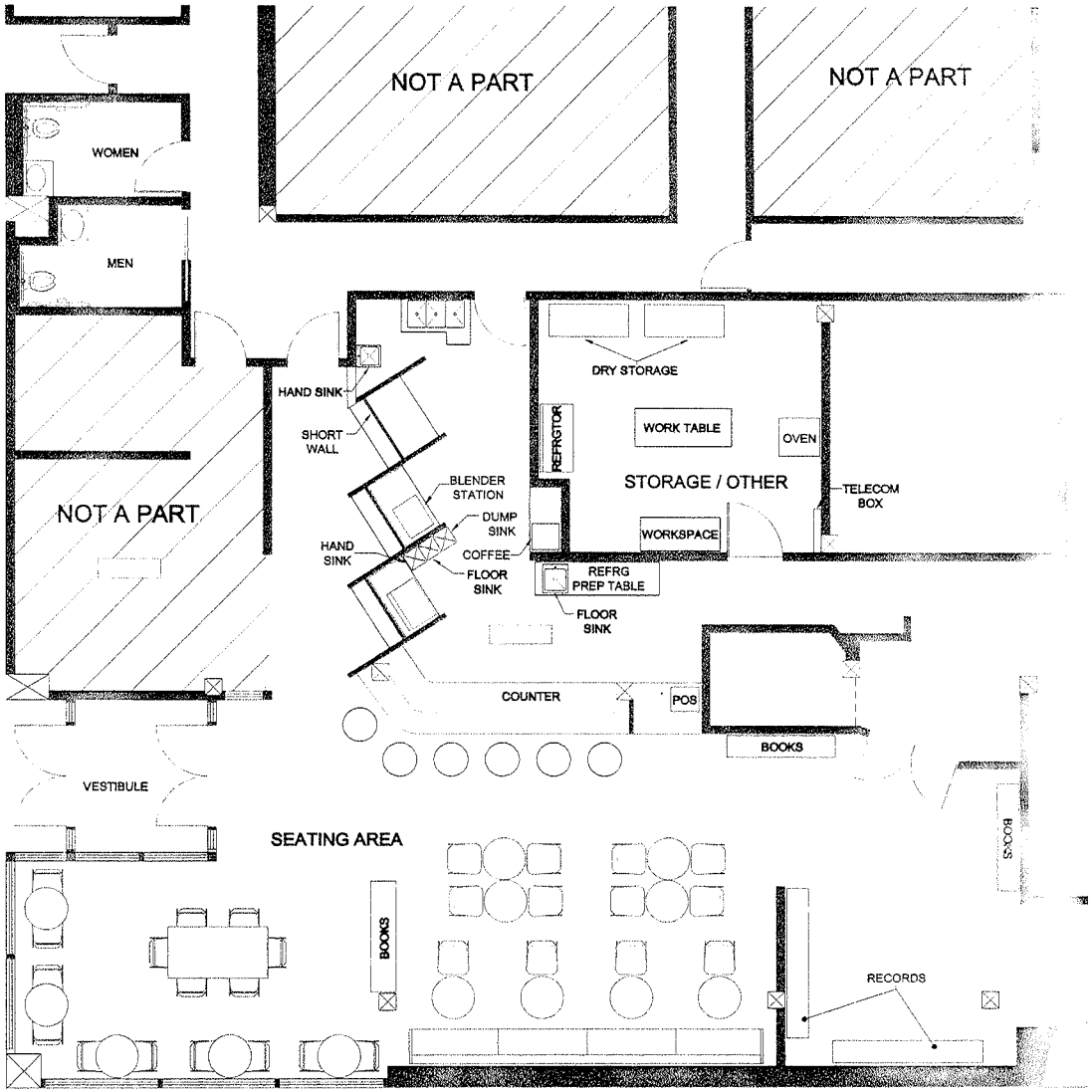
MENS 131
CORRIDOR 115
CORRIDOR 114
TRIPLE PANEL DR. DR 172A
1 LOW 1 38"
+64 T.V.
+34
+34
+34




# FIRST LEVEL FLOOR PLAN

SCALE 1/4"= 1'-0"

RECEIVED
JUL 09 2010

NORTH

A1.0

SHEET NUMBER

THE BEAT-COFFEEHOUSE
520 EAST FREEMONT STREET
LAS VEGAS, NV
FLOOR PLAN

| | |
|---|---|
| DESIGNER | D.VILLAMIL |
| JOB NUMBER | 1050 |
| SCALE | 1/4"=1'-0" |
| DATE | 07/08/10 |

MICHAEL CORNTHWAITE

| NO. | COMMENTS | DATE | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

REVISIONS

21below studio
(702) 629-0091

SUP-38824




SUP-38824 - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC.
520 EAST FREMONT STREET

07/22/10




SUP-38824 - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC.
520 EAST FREMONT STREET

07/22/10

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.: **13.**

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

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

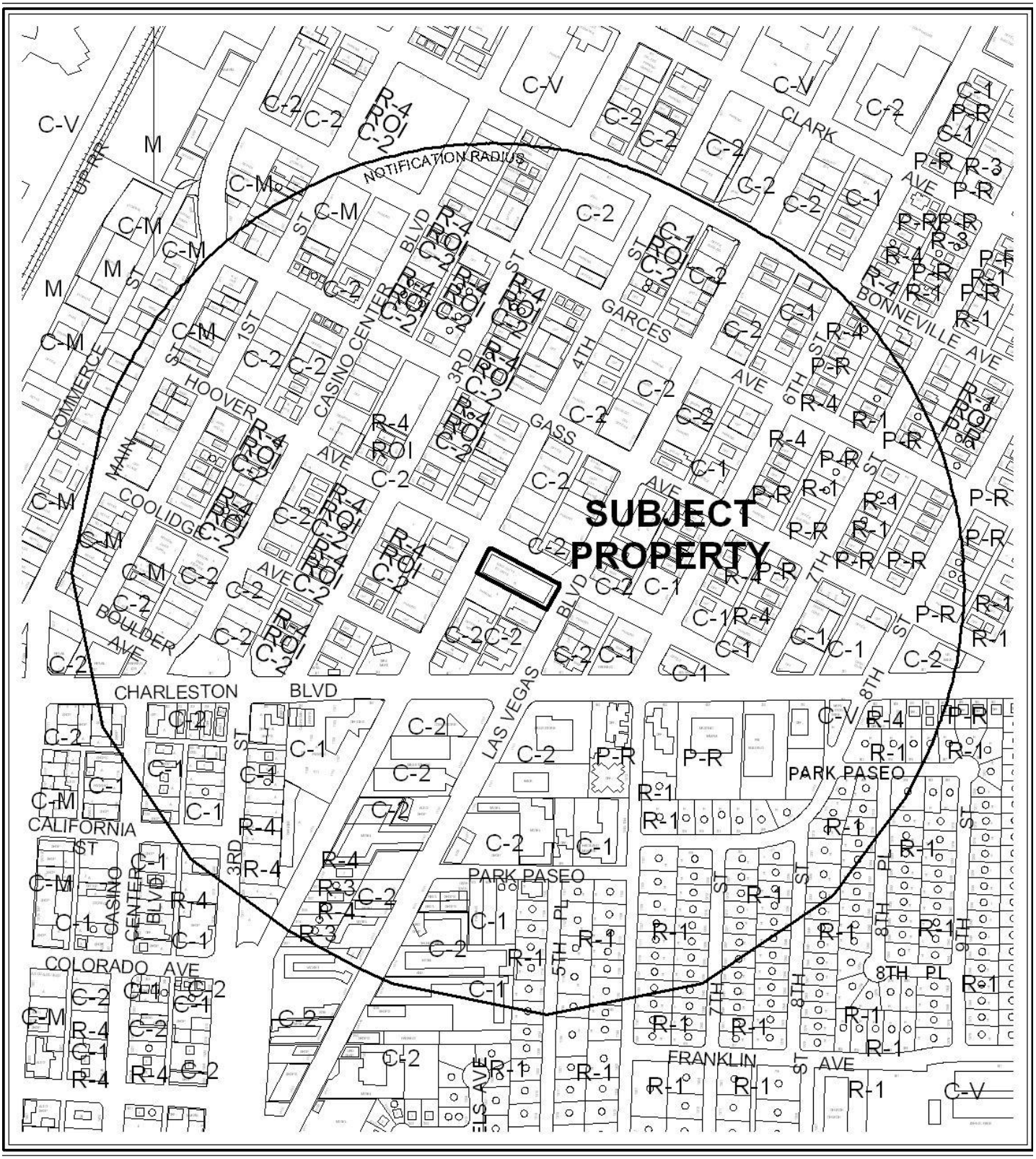
**SUBJECT:**
SUP-38842 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC. - Request for a Special Use Permit FOR A PROPOSED 3,937 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA at 900 South Las Vegas Boulevard, Suite #140 (APN 139-34-411-122), C-2 (General 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



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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:** | JFnel |

*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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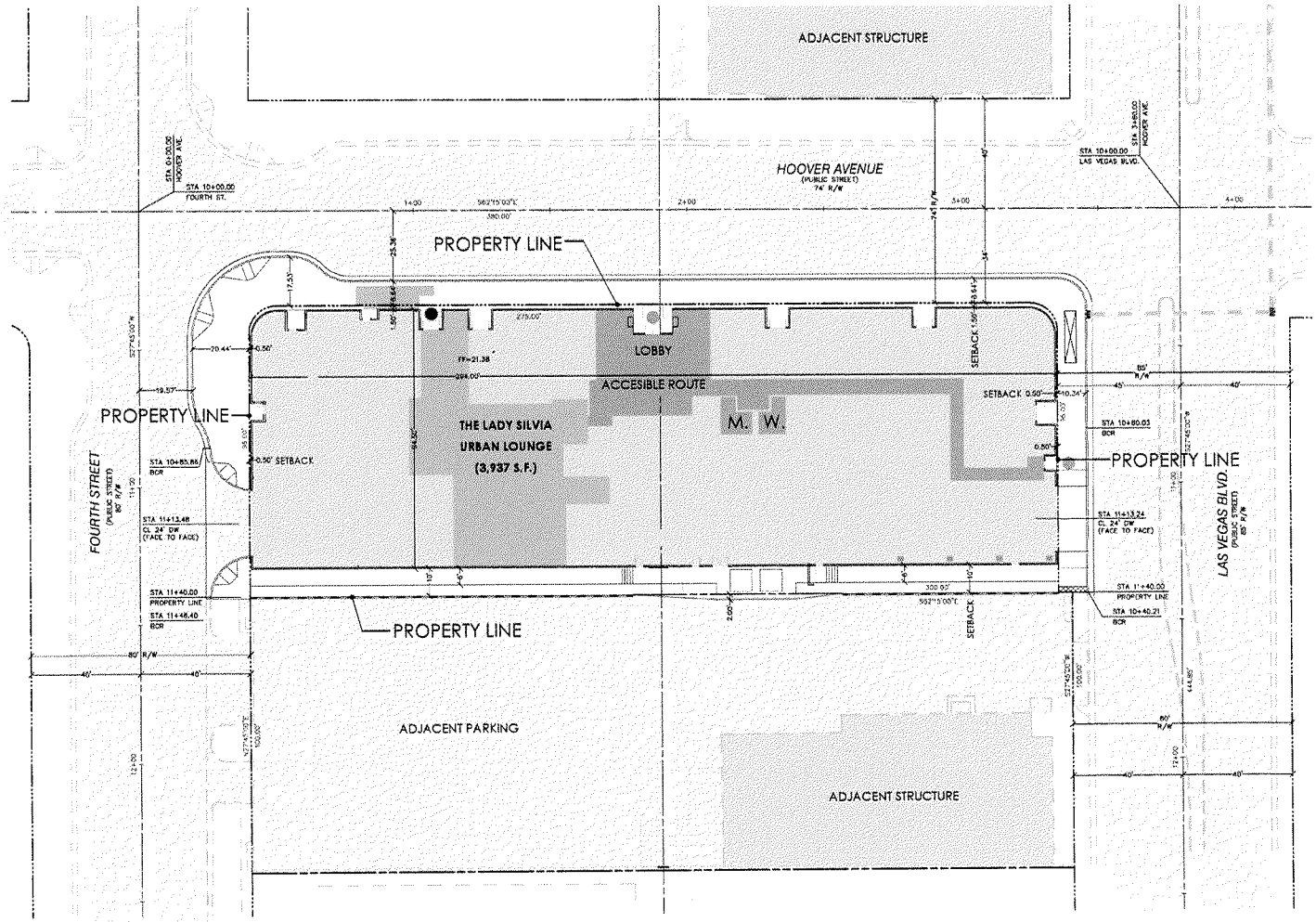
JUL 13 2010




## PROJECT DATA:

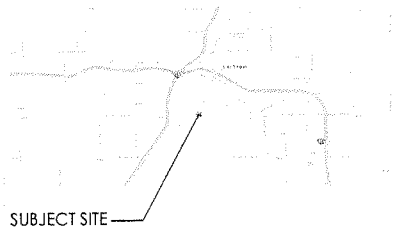
**SPECIAL USE PERMIT FOR AN URBAN LOUNGE**
900 S. LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101
APN: 1393441112
ZONING: GENERAL COMMERCIAL DISTRICT, C-2
GENERAL PLAN: CENTENNIAL PLAN

**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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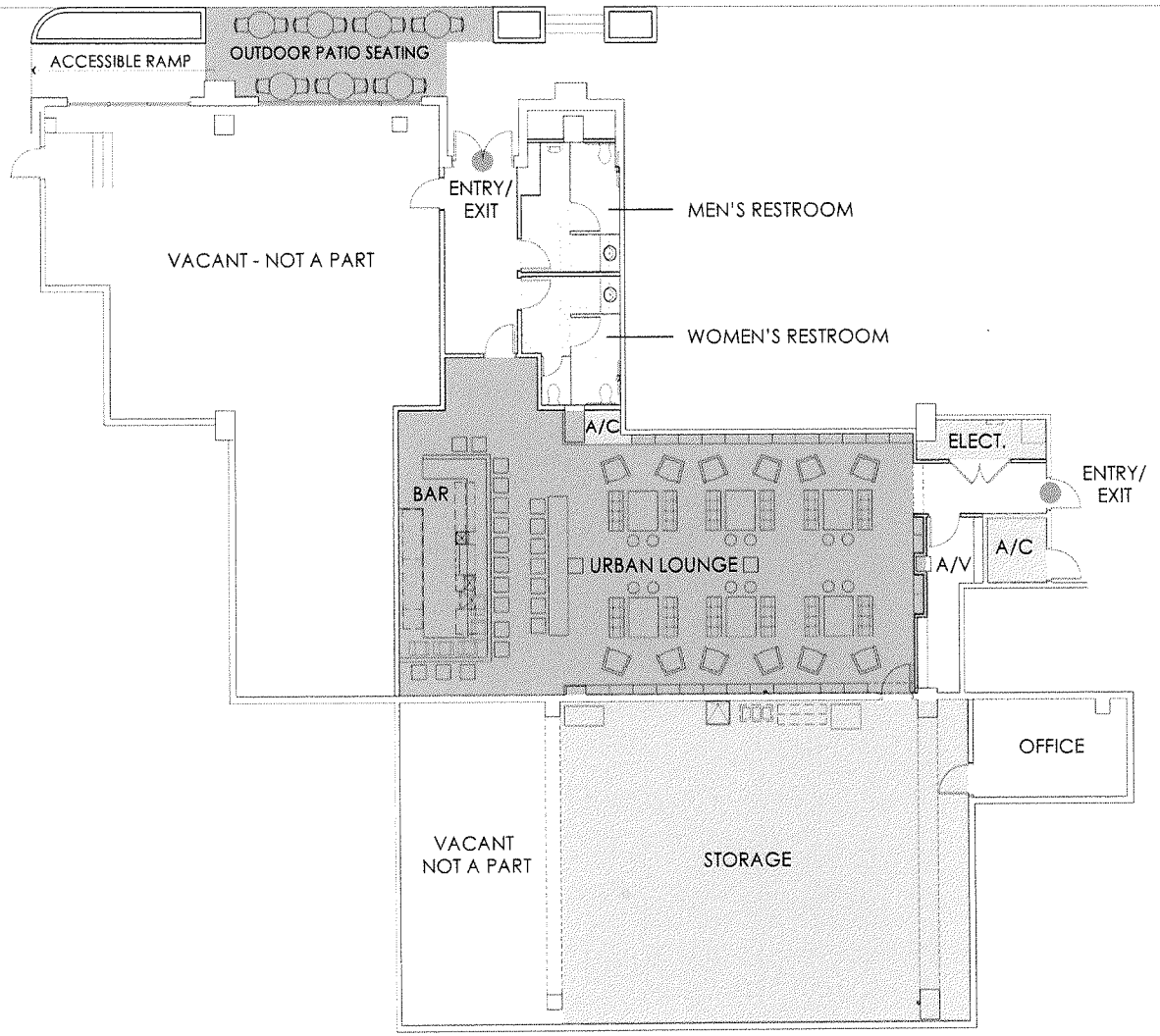
JUL 13 2010

**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

CHERRY JULY 12, 2010

**ARCHITECTURAL FLOOR PLAN**

0 4' 8' 16' 16'

NOVUS Architecture

**THE LADY SILVIA**
URBAN LOUNGE AT SOHO LOFTS

**SUP-38842**

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JUL 13 2010




SUP-38842 - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC.
900 LAS VEGAS BOULEVARD SOUTH, SUITE #140

07/22/10



SUP-38842 - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC.
900 LAS VEGAS BOULEVARD SOUTH, SUITE #140

07/22/10




SUP-38842 - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC.
900 LAS VEGAS BOULEVARD SOUTH, SUITE #140

07/22/10



SUP-38842 - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC.
900 LAS VEGAS BOULEVARD SOUTH, SUITE #140

07/22/10

**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

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JUL 13 2010

**SUP-38842**

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**

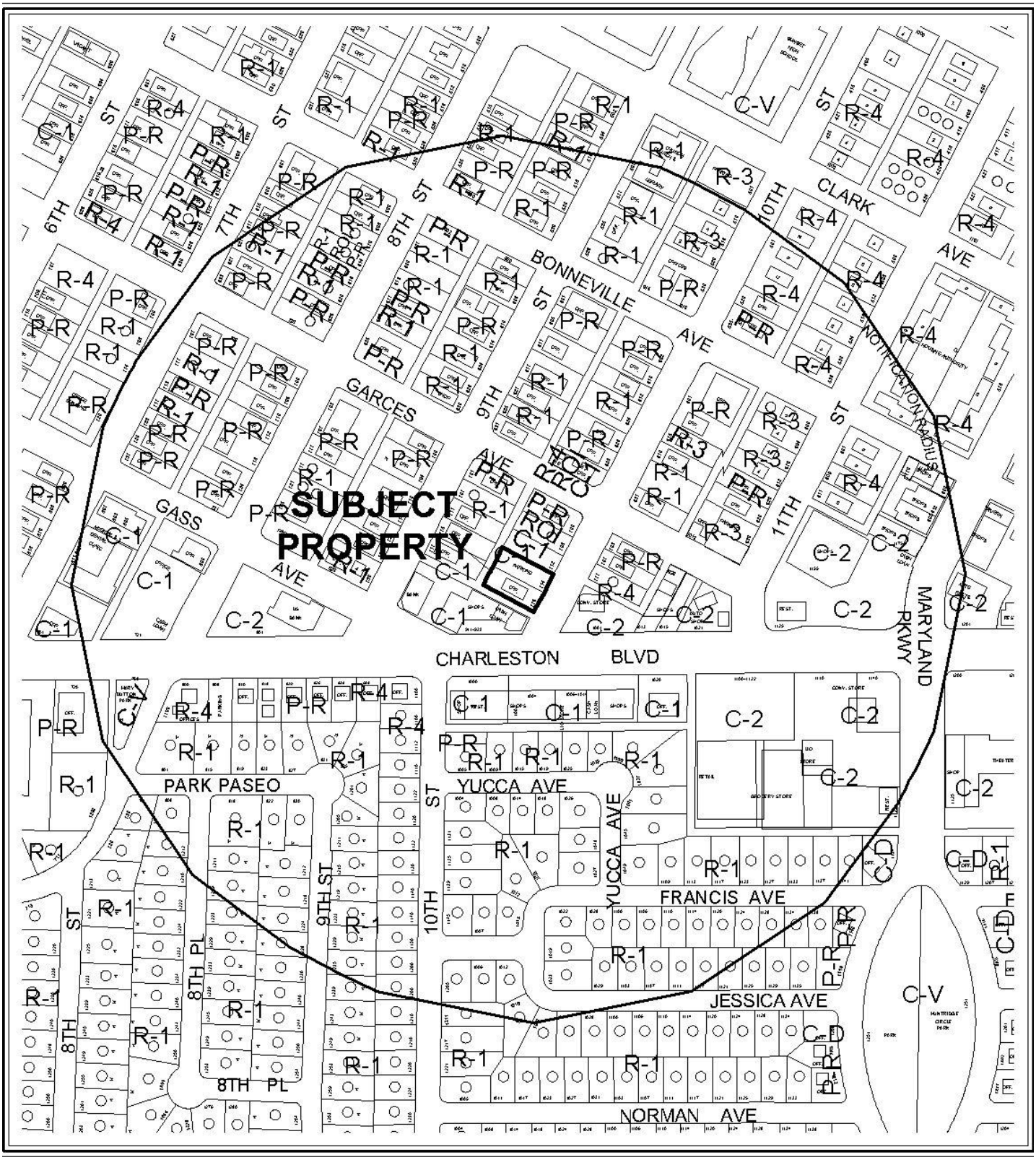
**SUBJECT:**
SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A 1,100 SQUARE-FOOT BAILBOND SERVICE at 714 and 716 South Tenth Street (APN 139-34-810-104 and 105), C-1 (Limited Commercial) Zone, Ward 3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




**CASE:** **SUP-38864**

**RADIUS:** 1000 FT

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

0 200 400 Feet

N




0 200 400 Feet

**CASE:** **SUP-38864**

**RADIUS:** 1000 FT

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

N

# 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: | JFM |

*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

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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

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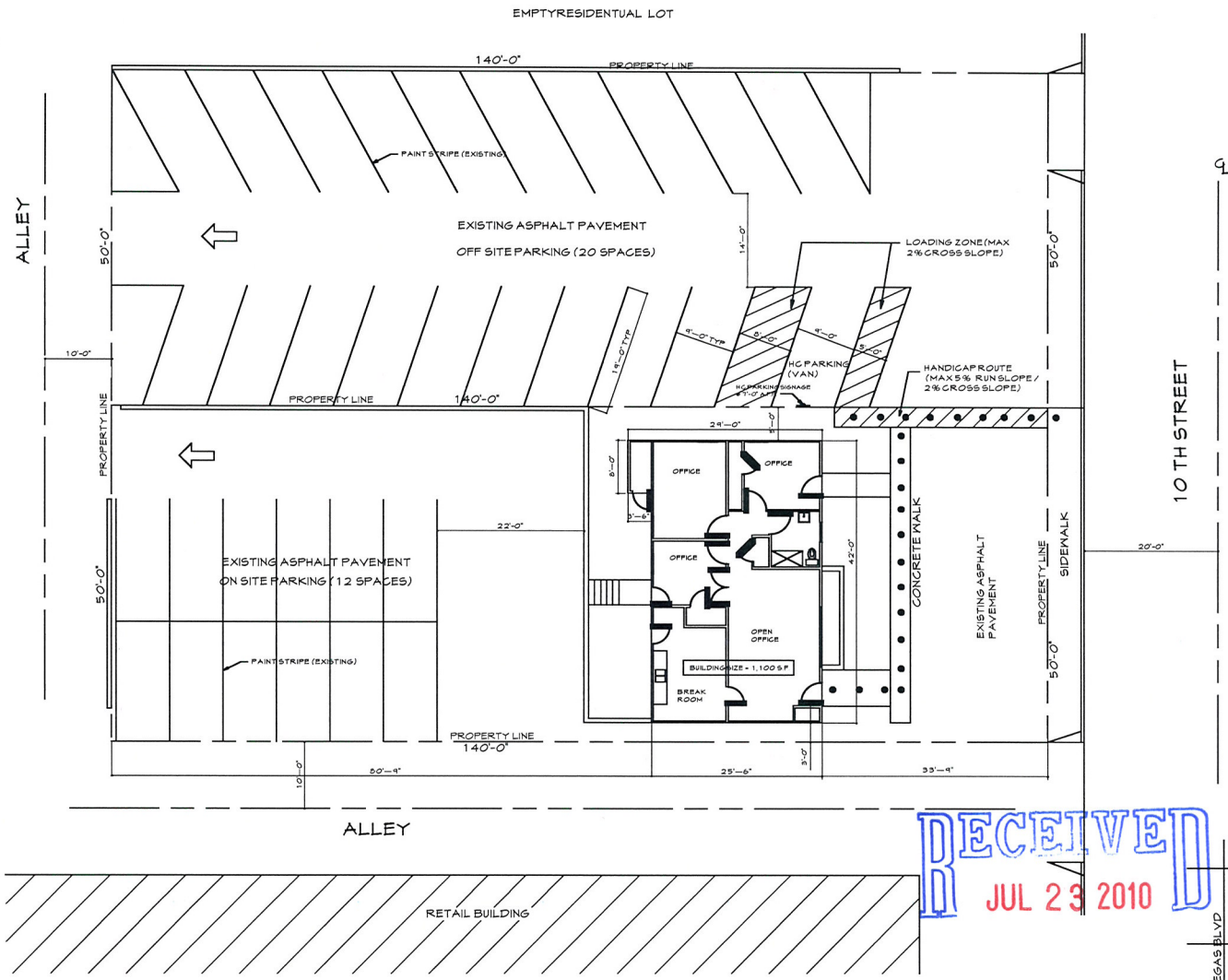
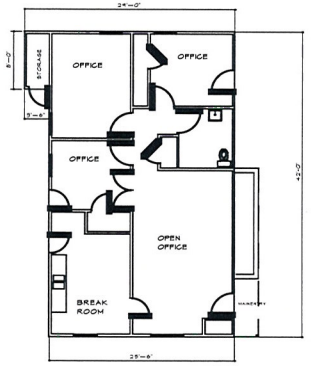



EXISTING SITE PLAN
SCALE: 1/8"




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

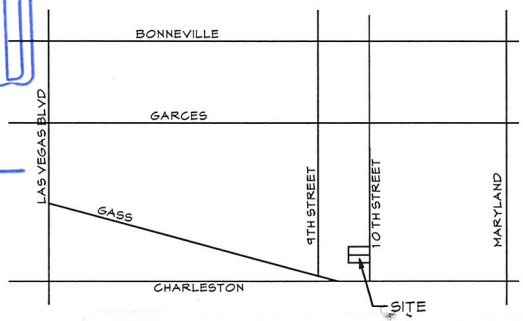
EXISTING FLOOR PLAN
SCALE: 1/8"

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

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JUL 23 2010

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

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

REVISIONS
1
2
3
4

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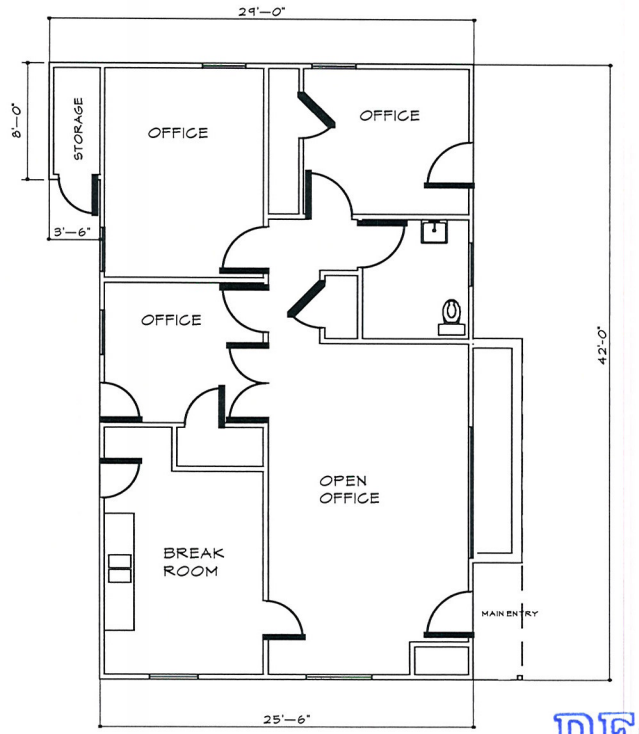
RICHARD P. THRELFALL ARCHITECT, INC.
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

A-1

SUP-38864
REVISED




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

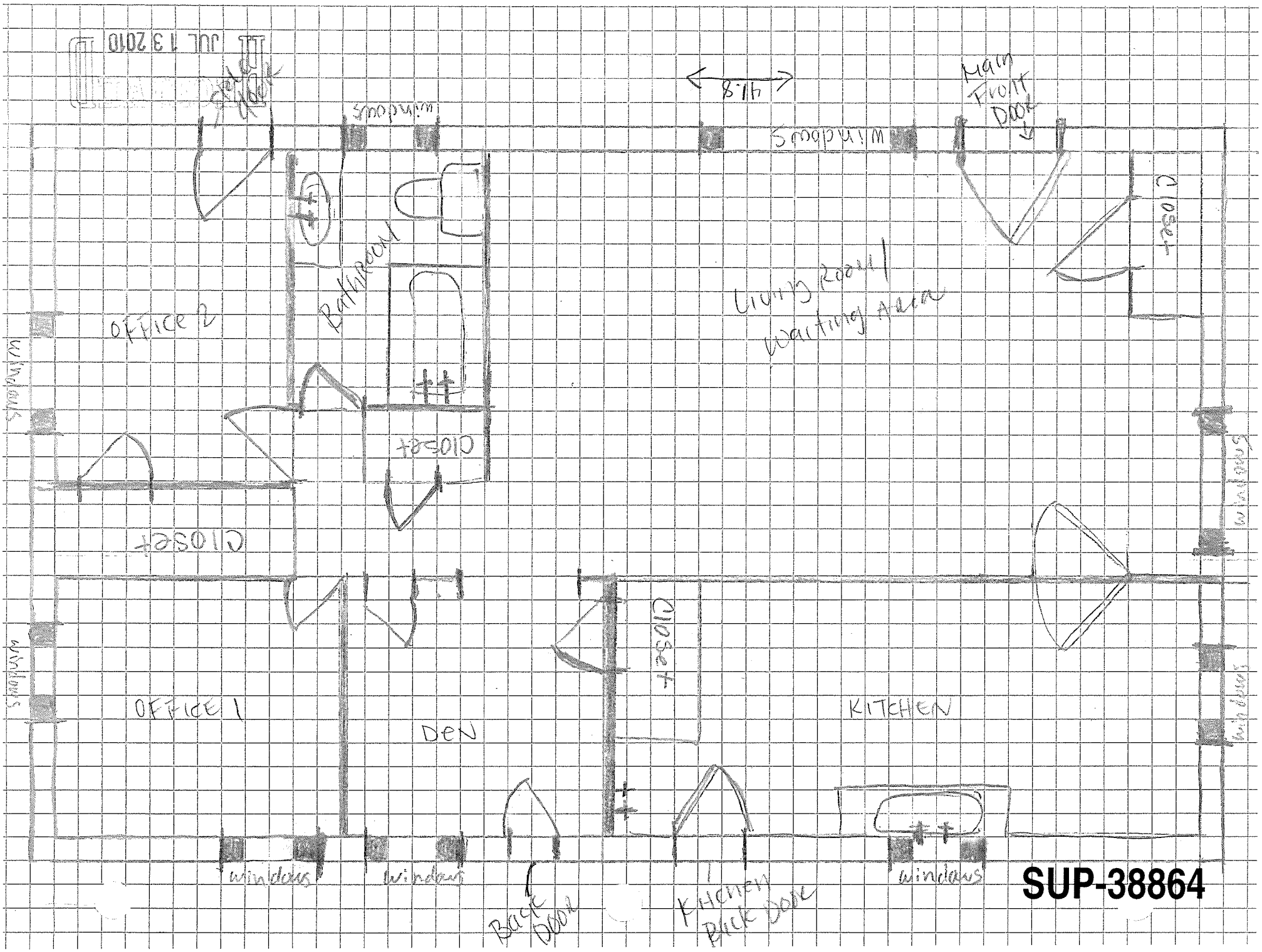
**SUP-38864**
**REVISED**

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

REVISIONS
1
2
3
4

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
windows
Main Front Door
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



SUP-38864 - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC
714 & 716 SOUTH TENTH STREET

07/22/10



SUP-38864 - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC
714 & 716 SOUTH TENTH STREET

07/22/10



SUP-38864 - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC
714 & 716 SOUTH TENTH STREET

07/22/10



SUP-38864 - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC
714 & 716 SOUTH TENTH STREET

07/22/10




SUP-38864 - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC
714 & 716 SOUTH TENTH STREET

07/22/10

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

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JUL 13 2010

SUP-38864

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**

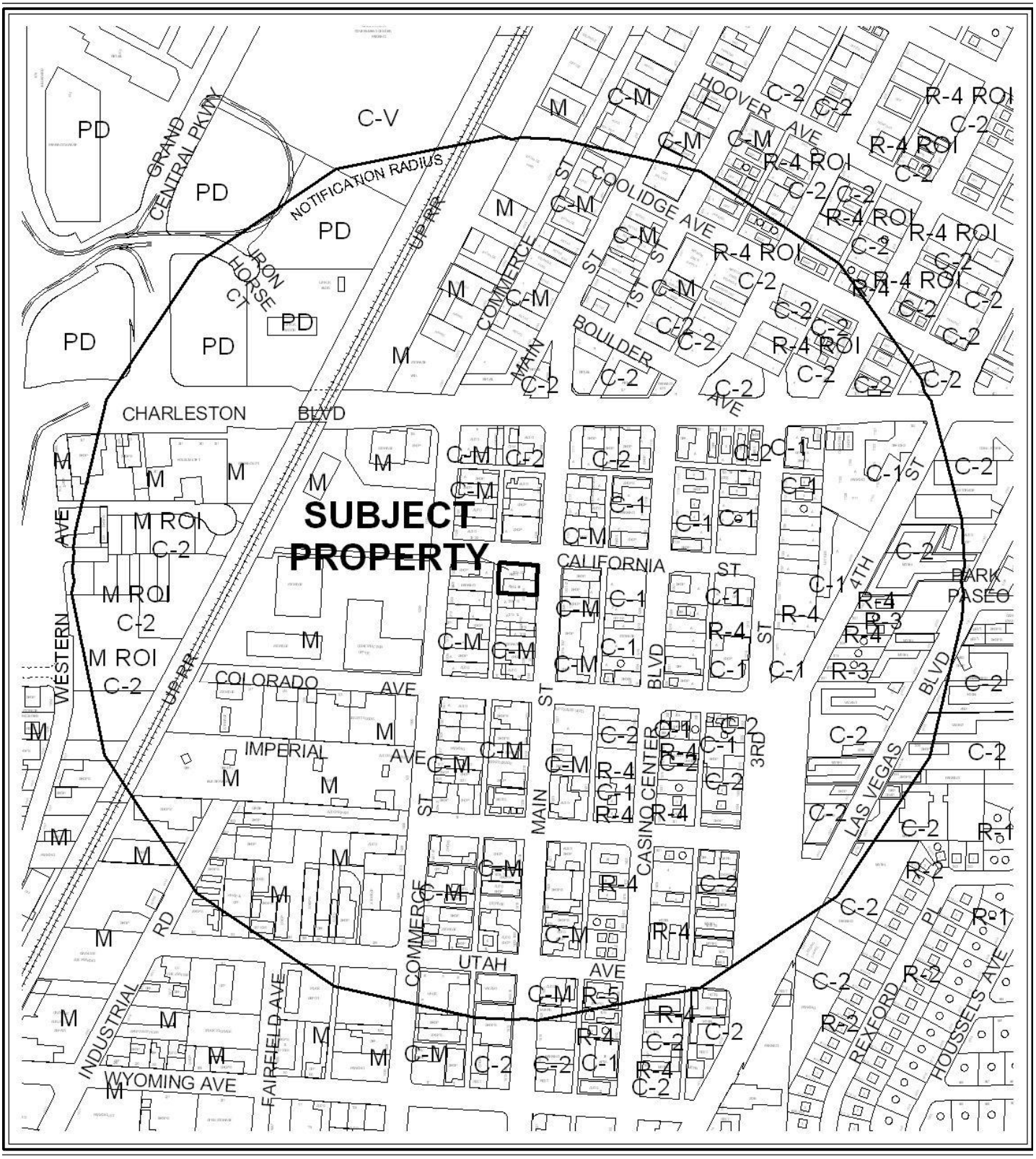
**SUBJECT:**
SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE WITH OUTDOOR DINING AREA WITHIN AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

**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




**CASE:** **SUP-38865**

**RADIUS:** 1500 FT

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




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

DEVELOPMENT SERVICES CENTER

# 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

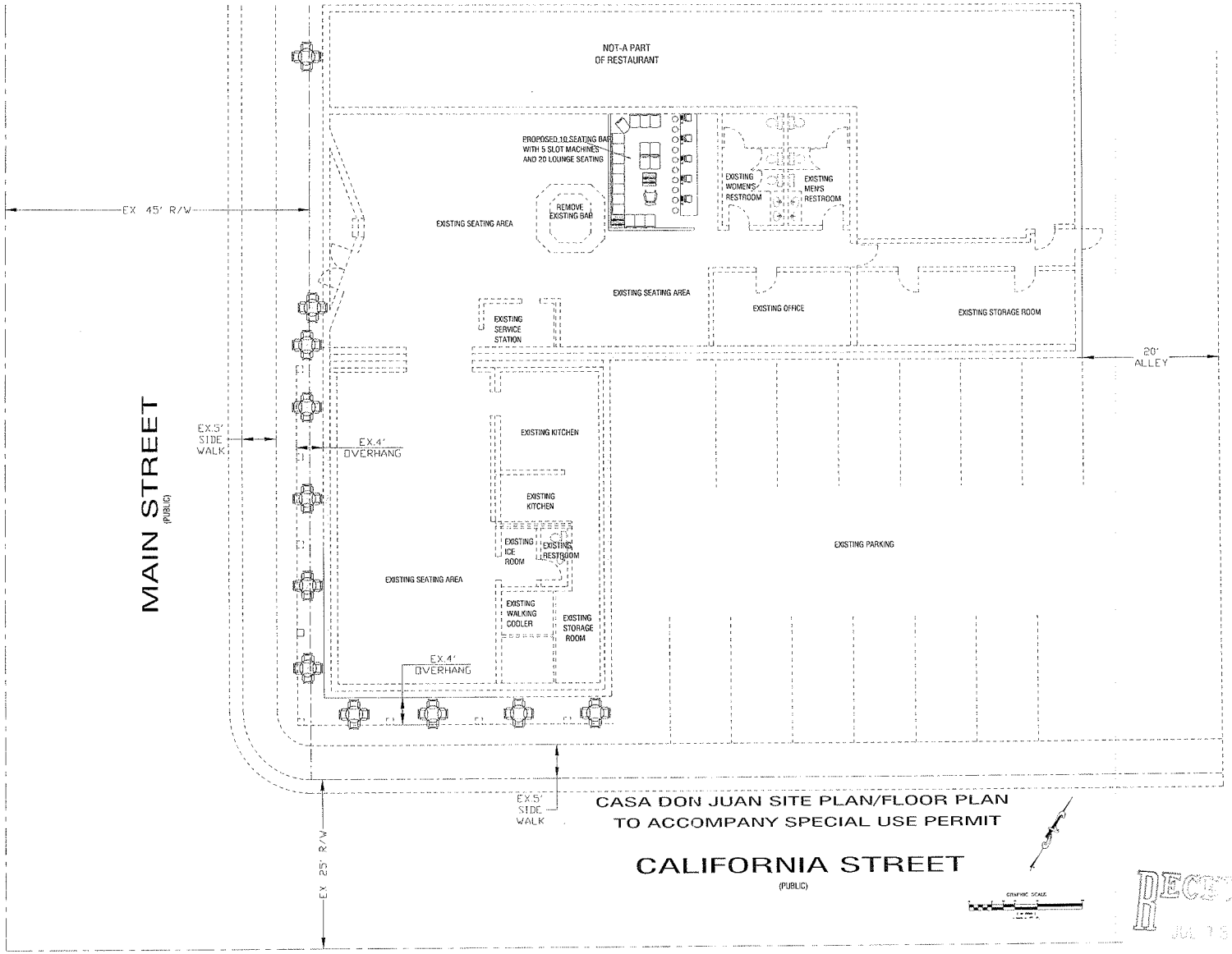
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MEGAN E. KEARNEY
Appt. No. 05-97721-1
My Appt. Expires June 15, 2013

***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

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JUL 15 '22

SUP-38865




SUP-38865 - APPLICANT/OWNER: MGG, LLC
1204 SOUTH MAIN STREET

07/22/10




SUP-38865 - APPLICANT/OWNER: MGG, LLC
1204 SOUTH MAIN STREET

07/22/10




SUP-38865 - APPLICANT/OWNER: MGG, LLC
1204 SOUTH MAIN STREET

07/22/10

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.: **16.**

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

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

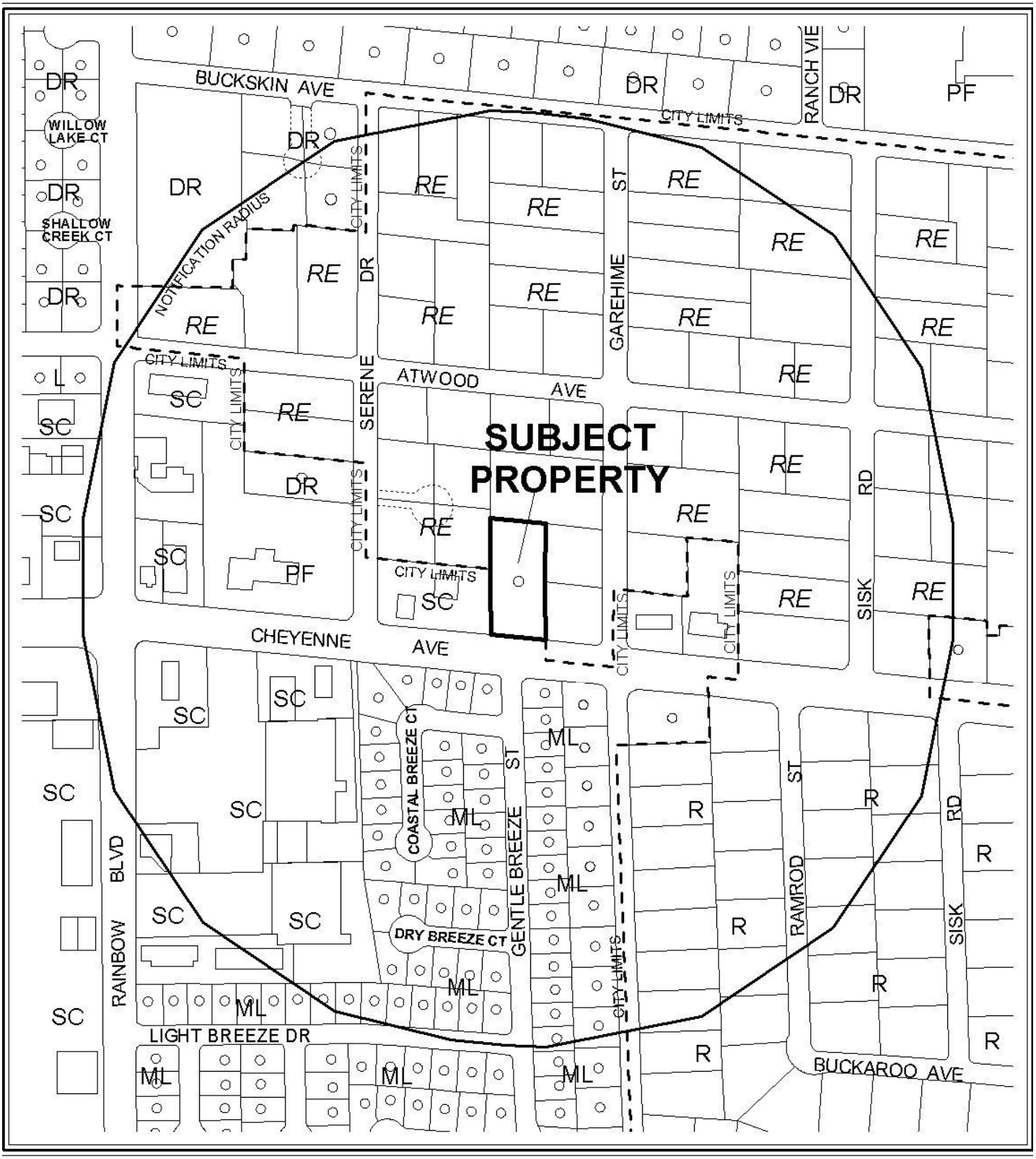
**SUBJECT:**
ABEYANCE - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012),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




0 300 600 Feet

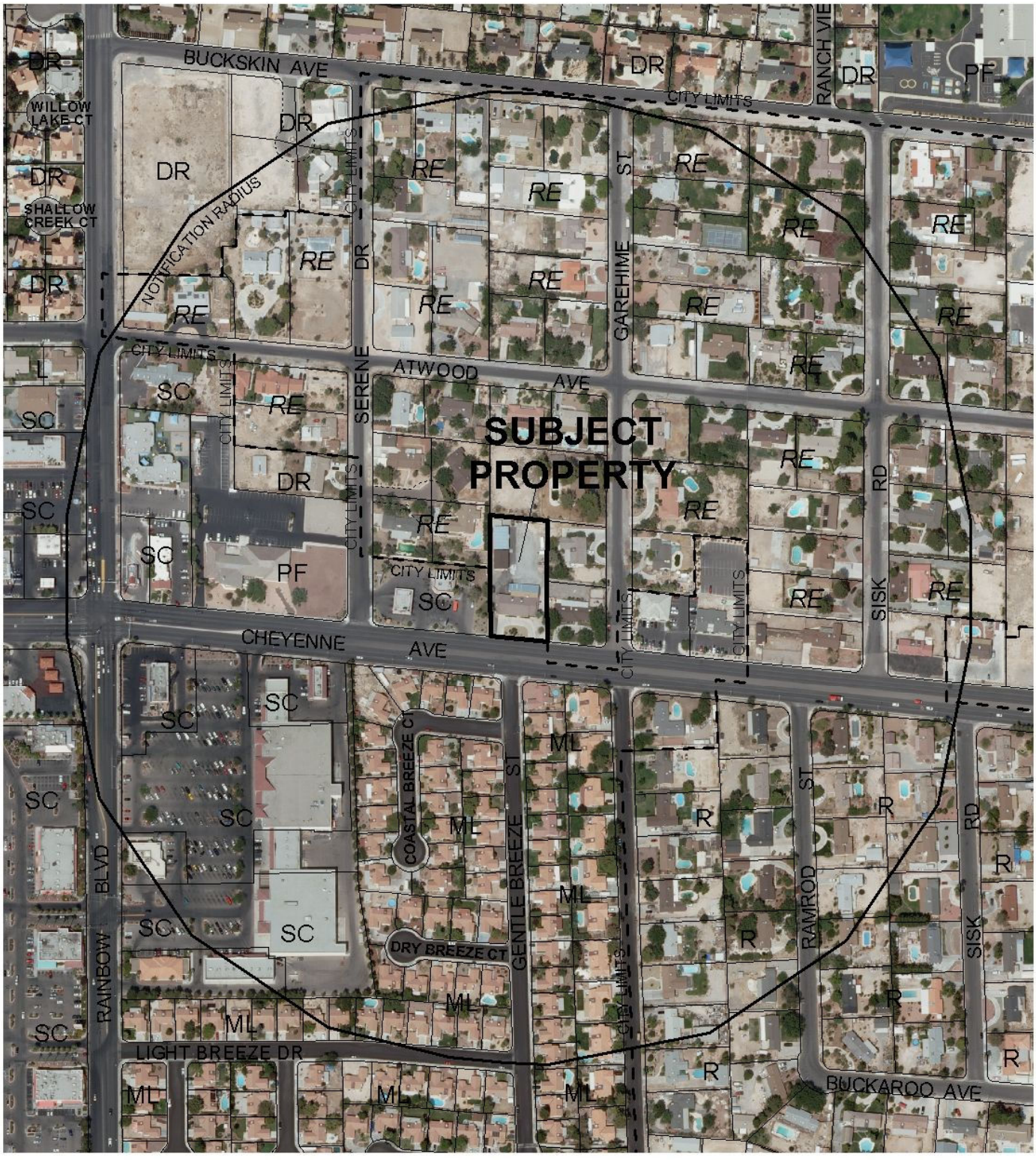
**CASE:** **GPA-38579**

**RADIUS:** 1000 FT

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

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

N




0 300 600 Feet

**CASE:** **GPA-38579**

**RADIUS:** 1000 FT

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

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

N

City of Las Vegas

*AGENDA MEMO*

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

---

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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



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JUN 15 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** GENERAL PLAN AMENDMENT

**Project Address (Location)** 6640 W. CHEYENNE

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** SUZY@MAUI ONE INC.COM

**APPLICANT** PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MAUI ONE INC.COM

**REPRESENTATIVE** GEOFF ROBINS **Contact** GEOFF ROBINS

**Address** 2261 ROSANNA ST **Phone:** 376 2558 **Fax:** 228 4672

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

**E-mail Address** _____

**Property Owner Signature*** Tasey Miyahira Paitaka P. Miyahira

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

**Print Name** Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

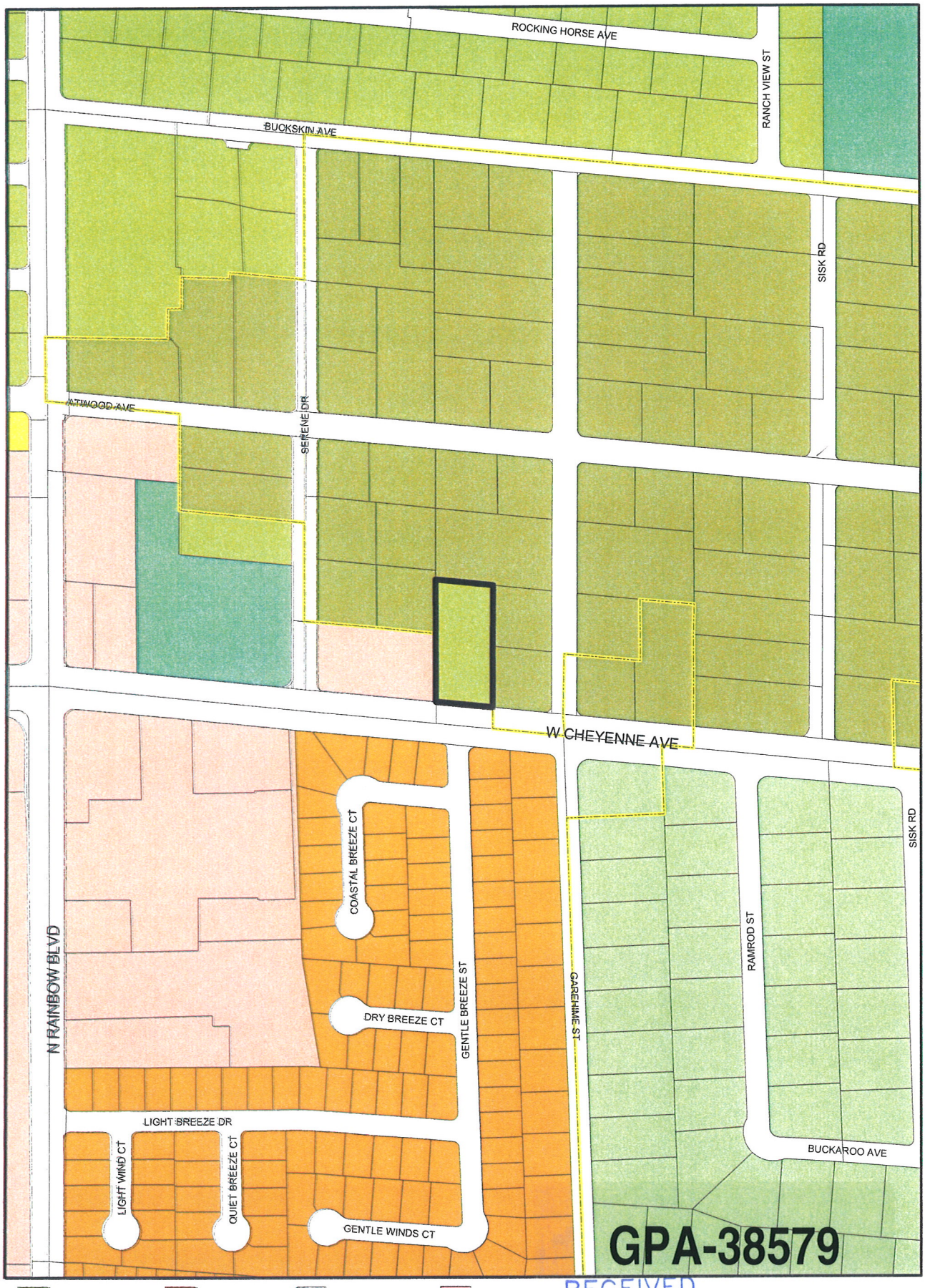
RECEIVED
JUN 15 2010

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

Revised 10/27/08

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

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




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

RECEIVED
JUN 15 2010

From DR TO SC

Data Current as of: June 10, 2010

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

PLANNING & DEVELOPMENT

## SITE INFORMATION

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

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

PARKING REQUIREMENTS

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

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

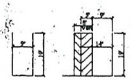
SETBACKS
Front: 20'
Rear: 20'
Side: 10'
Corner Street Side:

BUILDING HEIGHT
Allowed: 35'
Provided: 24'

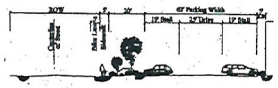
BUILDING COVERAGE
Allowed: 50%
Provided: 48%

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

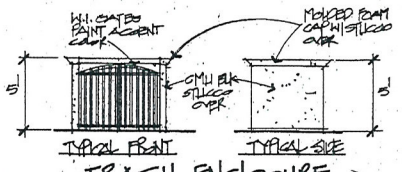

Fire Turning Radius


Typical Parking Spaces


CMU Wall C-C


Typical Street/Landscape Section A-A

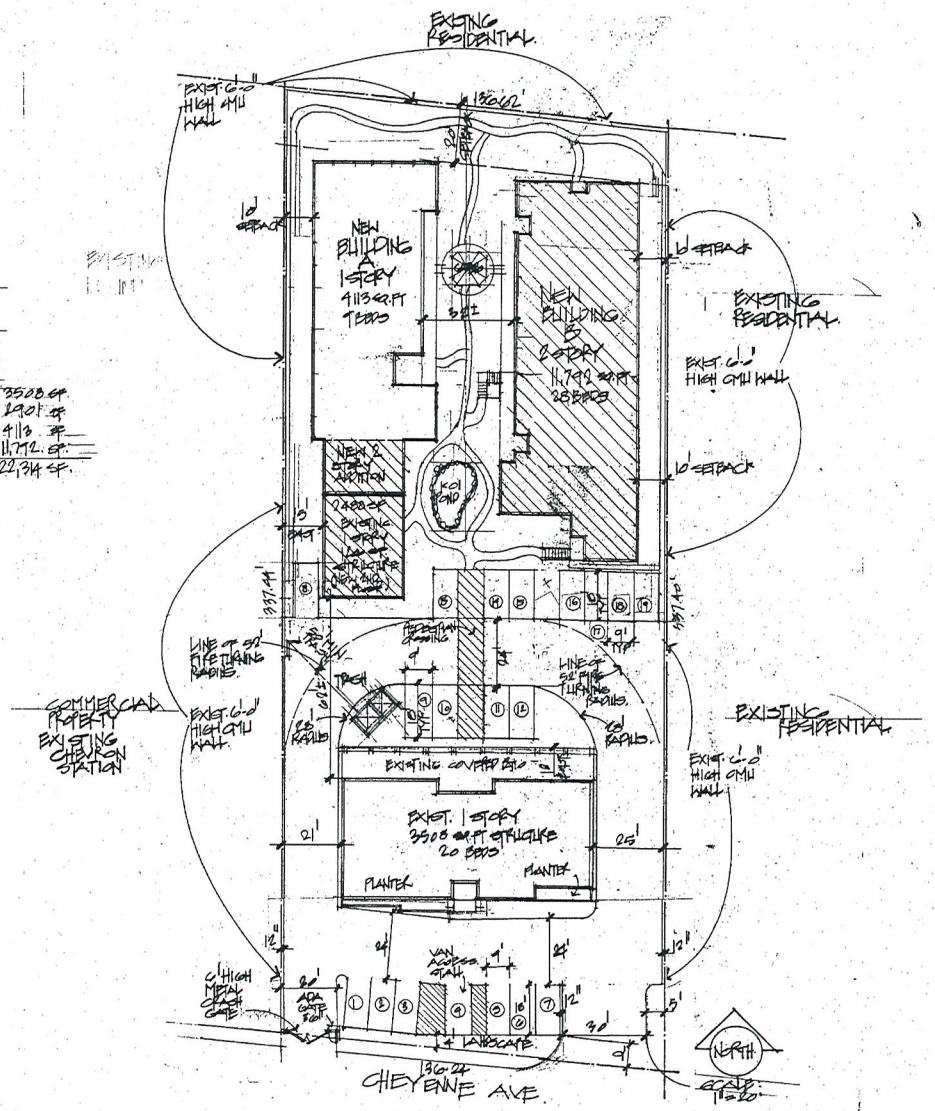
57



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

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

RECEIVED
JUN 15 2010

E. 8.10 TRANS.
6.19.10

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

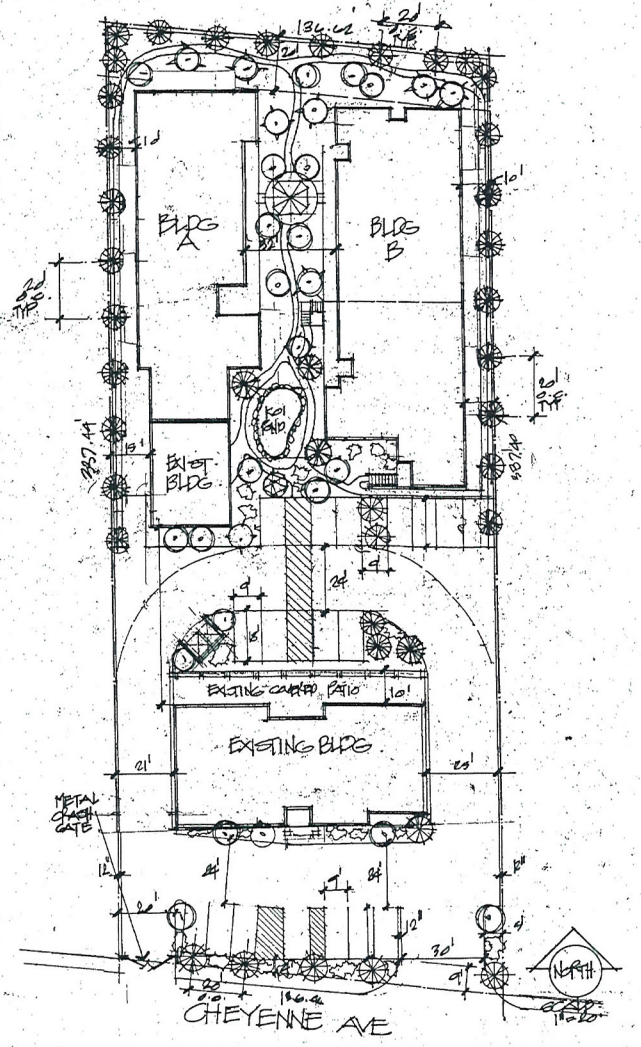

J W DESIGN
Jeffrey Weinberg


E.18.10.

1/6

## TREE / PLANT SCHEDULE

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




LANDSCAPE PLAN

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

RECEIVED
JUN 15 2010

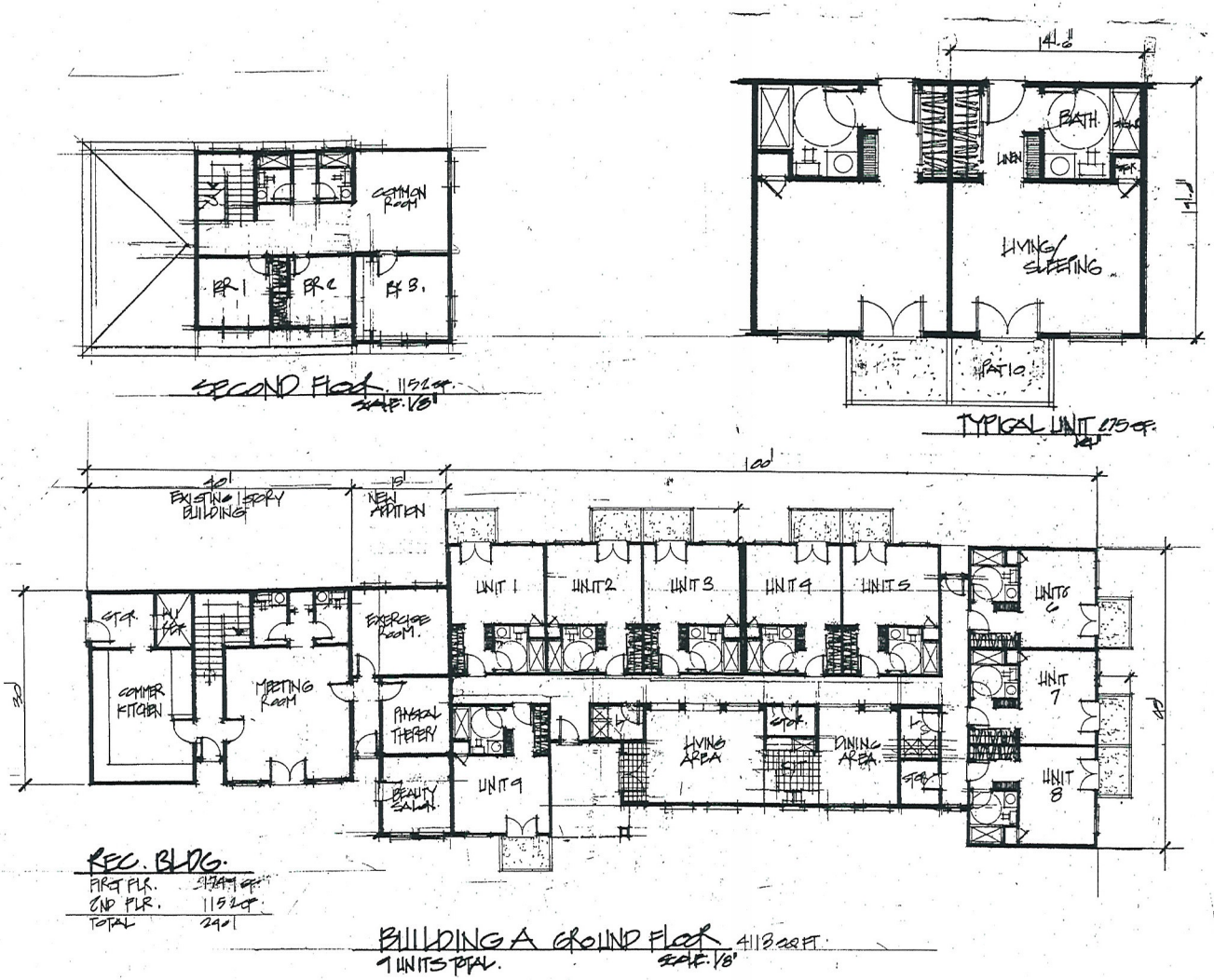
5.8.10 TRANS. EXP.
6.14.10

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

J W DESIGN

5.18.10

7
6




6.14.10

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

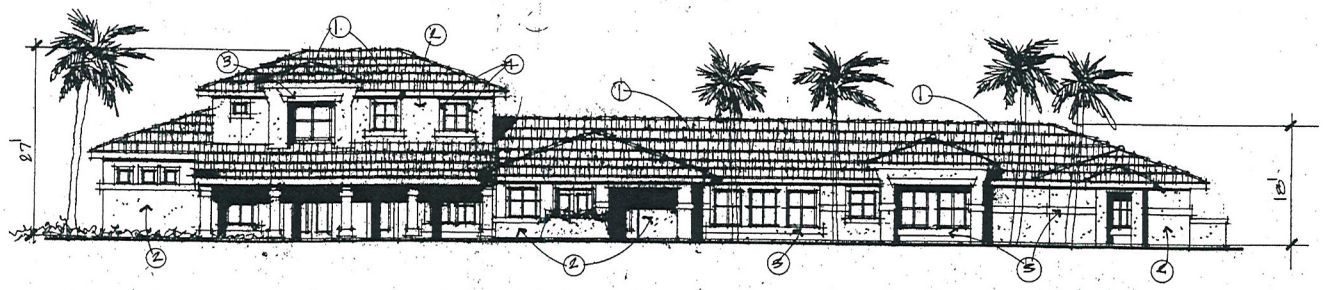
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey Weinberg
16 W. Fourth Ave., Suite 3
Henderson, NV 89015
(702) 598-9734

5.18.10

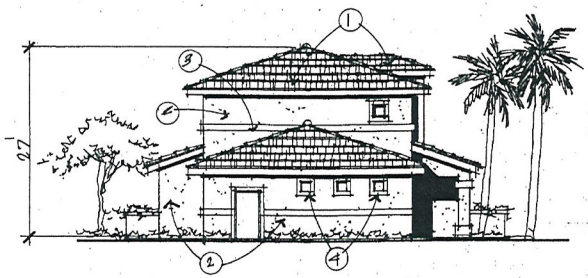
3 of 6

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

RECEIVED
JUN 15 2010



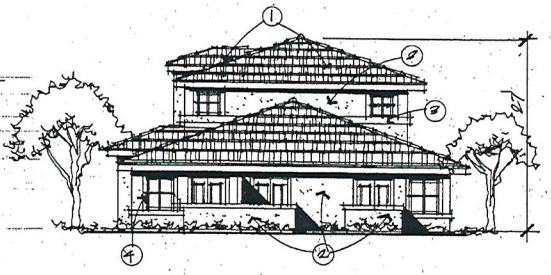
FRONT ELEVATION
SCALE: 1/8"



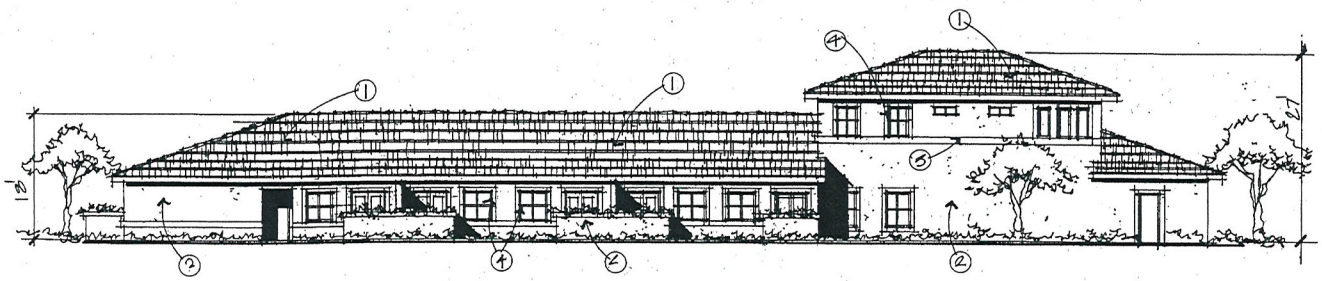
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

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

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JUN 15 2010

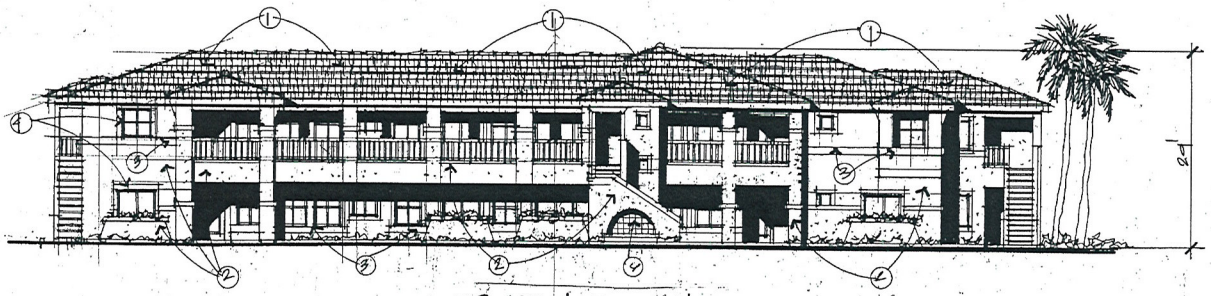
6.14.10

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

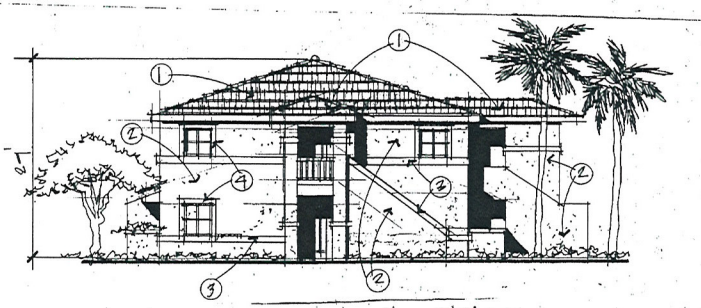
J W DESIGN

8.18.10

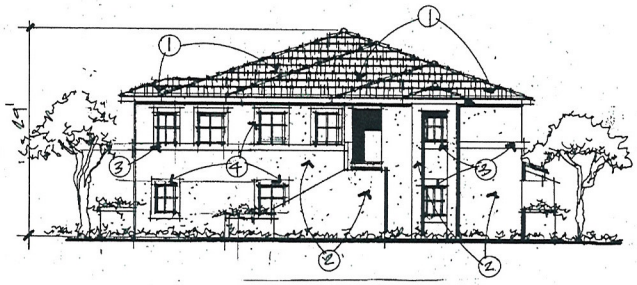
A5
6



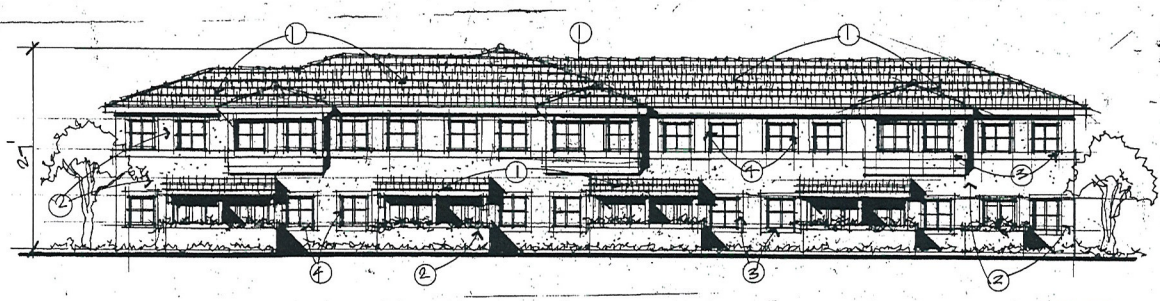
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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

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

RECEIVED
JUN 15 2010

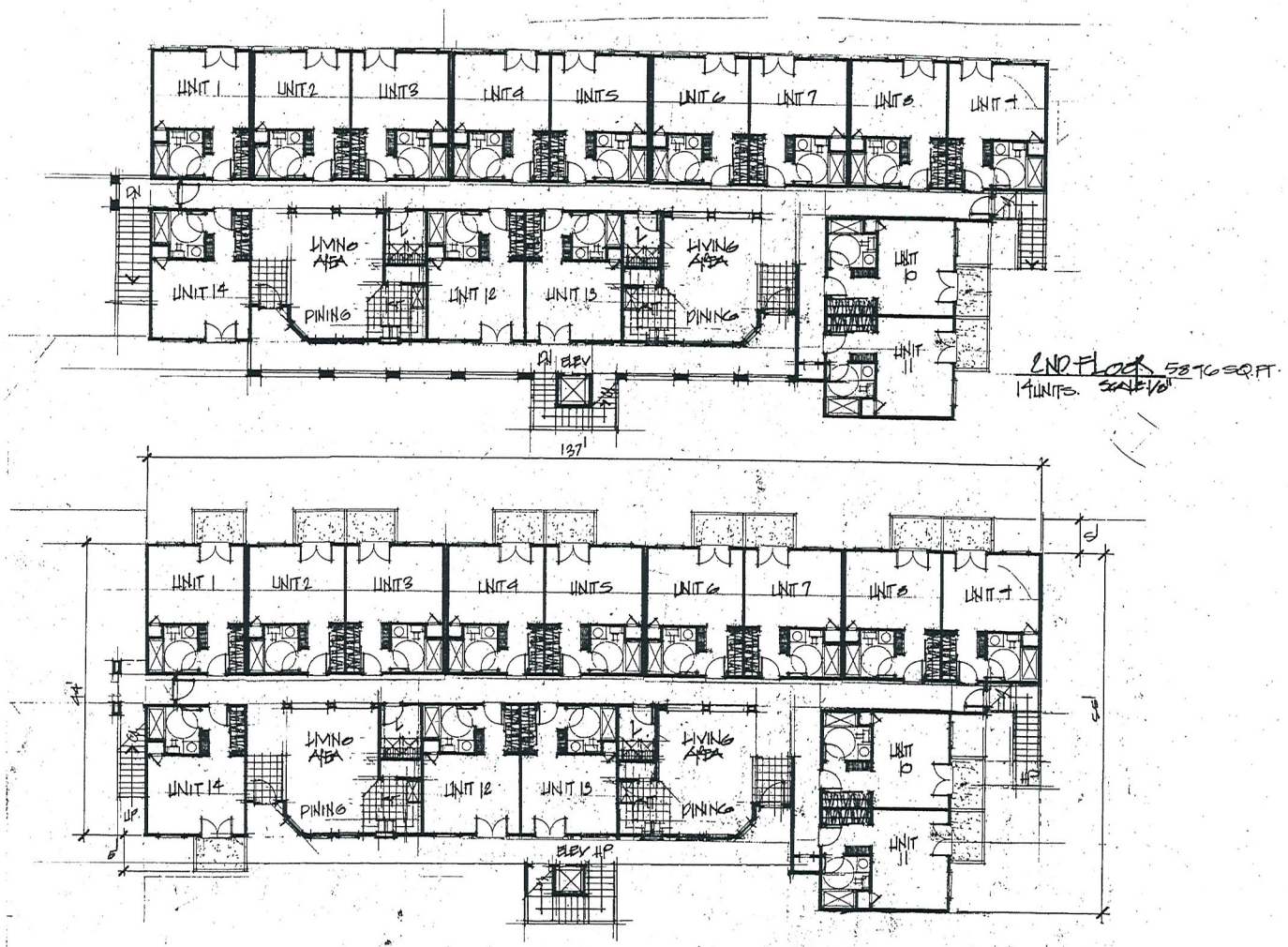
6.14.10.

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

J W DESIGN

5.18.10

6 of 6




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

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

UNIT COUNT:

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

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JUN 15 2010

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

6.14.10.

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

J W DESIGN

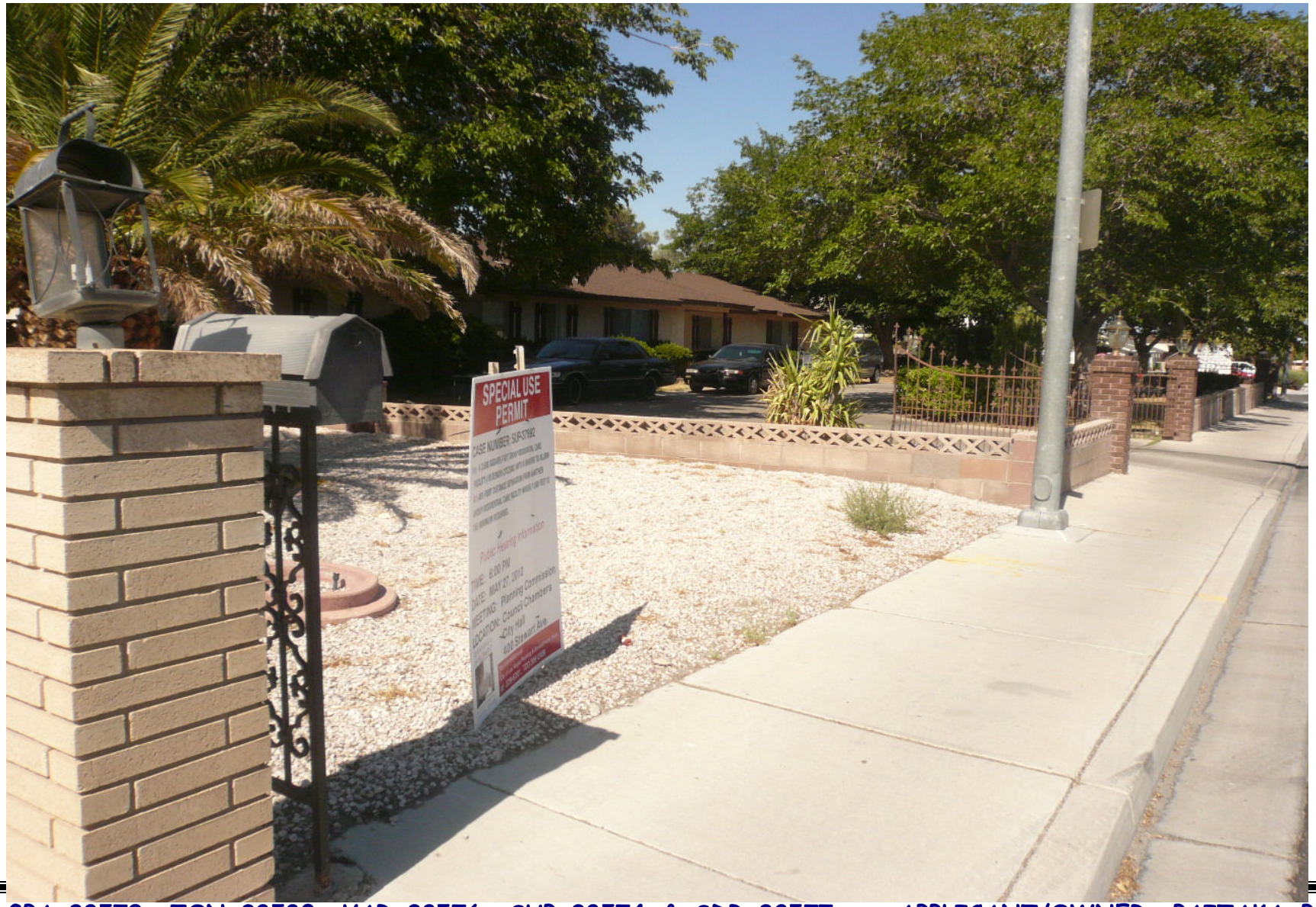
5.18.10

4 of 6




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

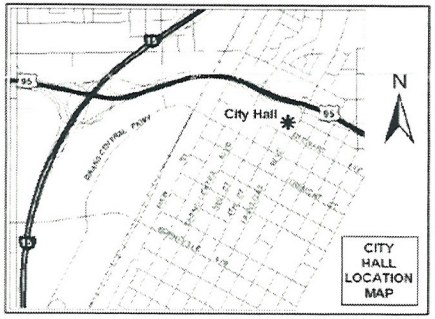
**GPA-38579 ZON-38580**
**VAR-38576 SUP-38574**
**SDR-38577**
Thursday, June 10, 2010

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-38579 & ZON-38580**

Planning Commission Meeting of 7/29/2010

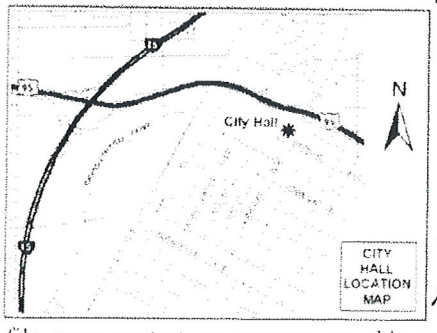
RECEIVED
JUL 20 2010

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.

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

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

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

**Return Service Requested**

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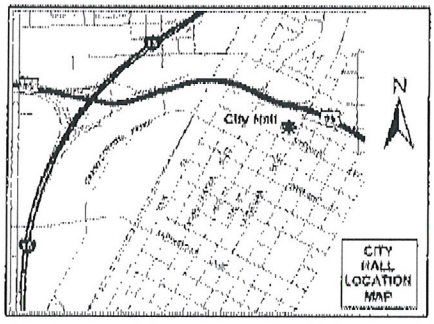


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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-38579 & ZON-38580**

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

13811408001
WONG PAUL A LIVING TRUST
6485 ATWOOD AVE
LAS VEGAS NV 89108-4909

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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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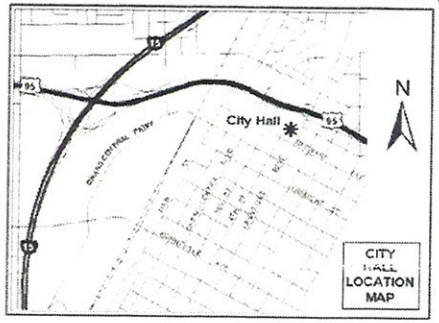
$ 00.41⁴
JUL 16 2010
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**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

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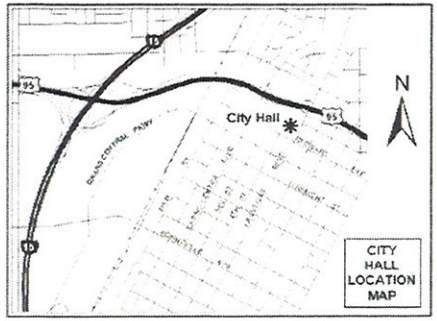
UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JUL 16 2010
MAILED FROM ZIP CODE 89101

**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

RECEIVED
JUL 26 2010

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

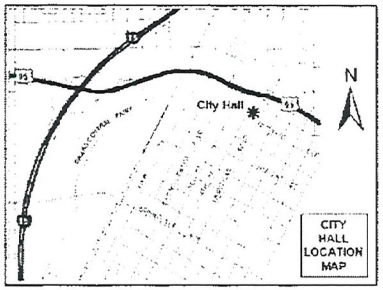
RECEIVED
JUN 27 2010

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

**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
13811403010
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

RECEIVED
JUN 21 2010

28-29 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

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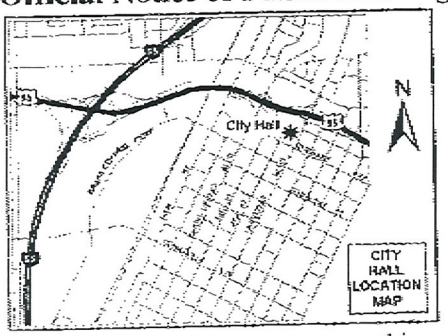
FIRST CLASS

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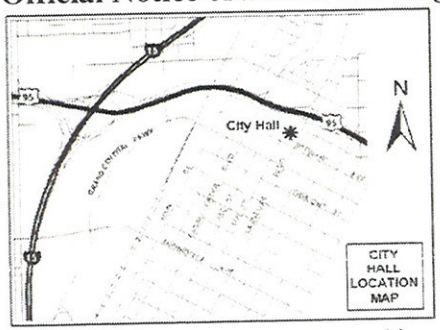
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 89101

**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

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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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0004279218 JUL 16 2010
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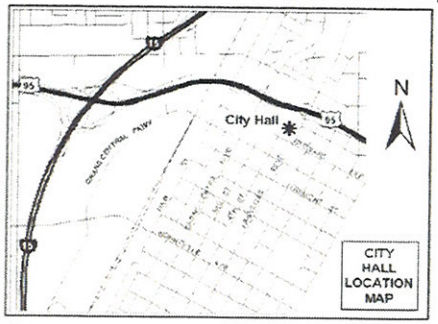
**Official Notice of Public Hearing**

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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

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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.: **17.**

## *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.

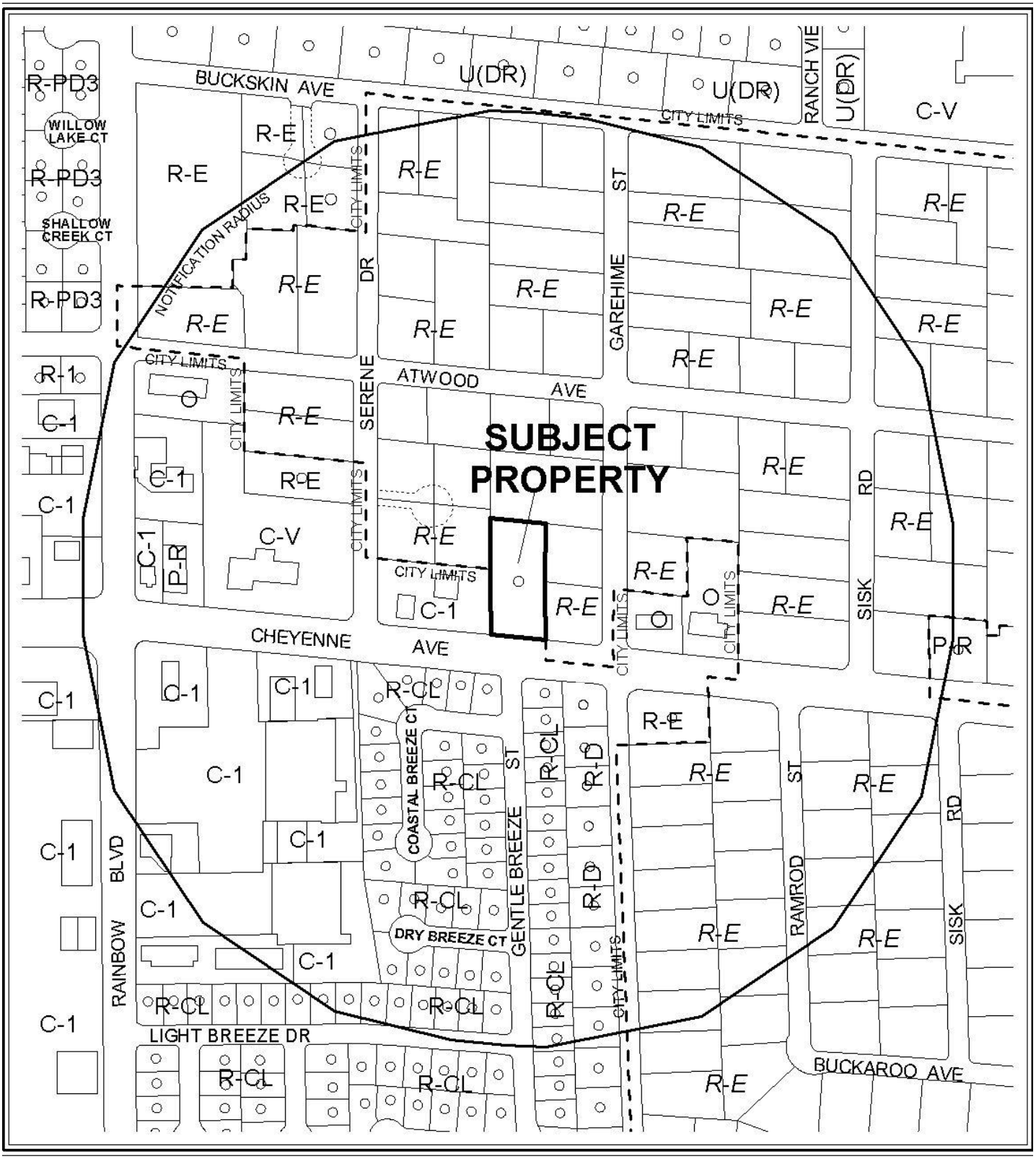
**C.C.: 10/06/2010**

| **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

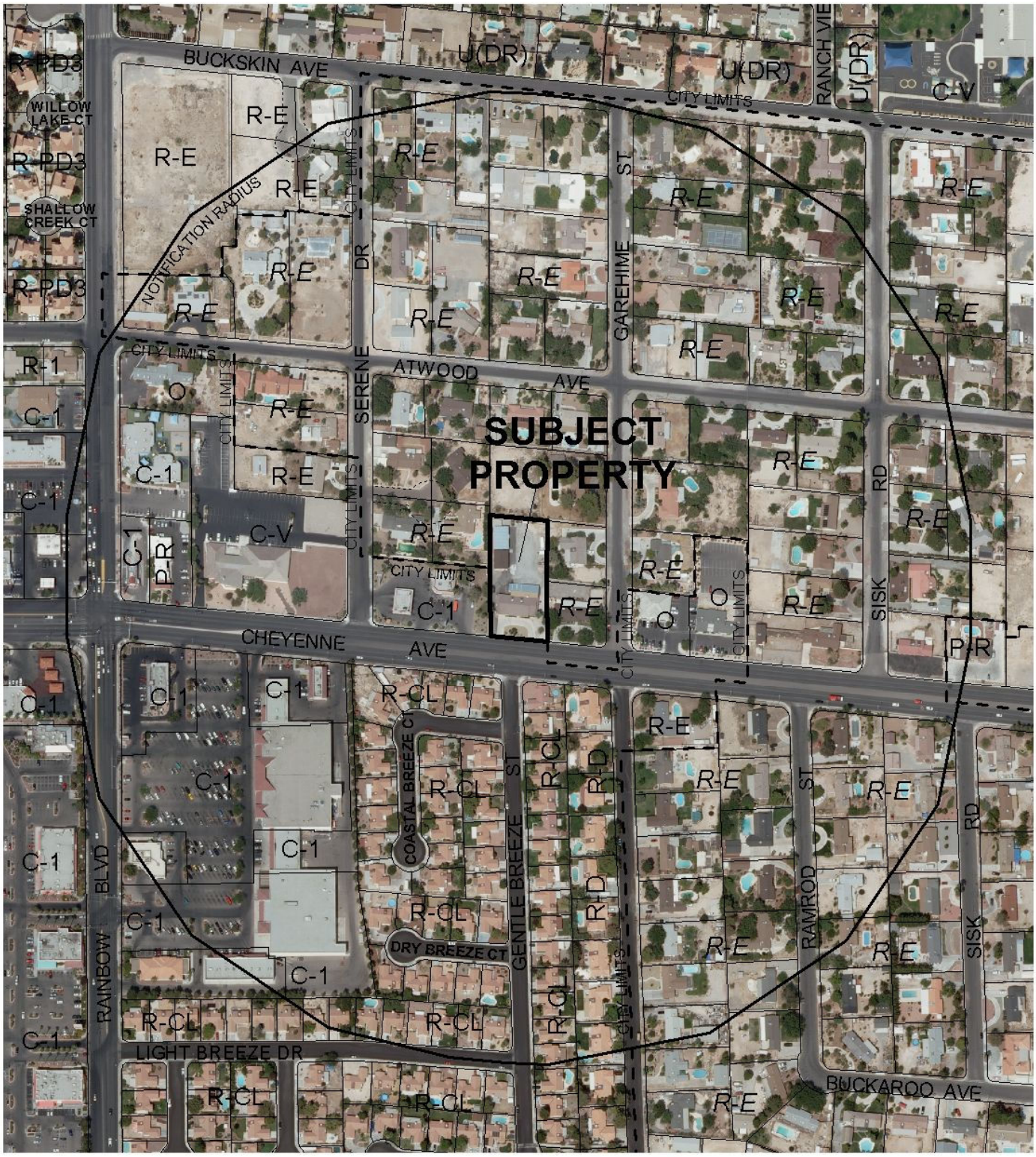
**CASE:** **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

**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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** REZONING

**Project Address (Location)** 6640 W

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** SUZY @ MAUI ONE INC "COM

**APPLICANT** PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY @ MAUI ONE INC "COM

**REPRESENTATIVE** GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

**E-mail Address** _____

**Property Owner Signature*** Tasey Miyahira Paitaka P Miyahira

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

**Print Name** Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

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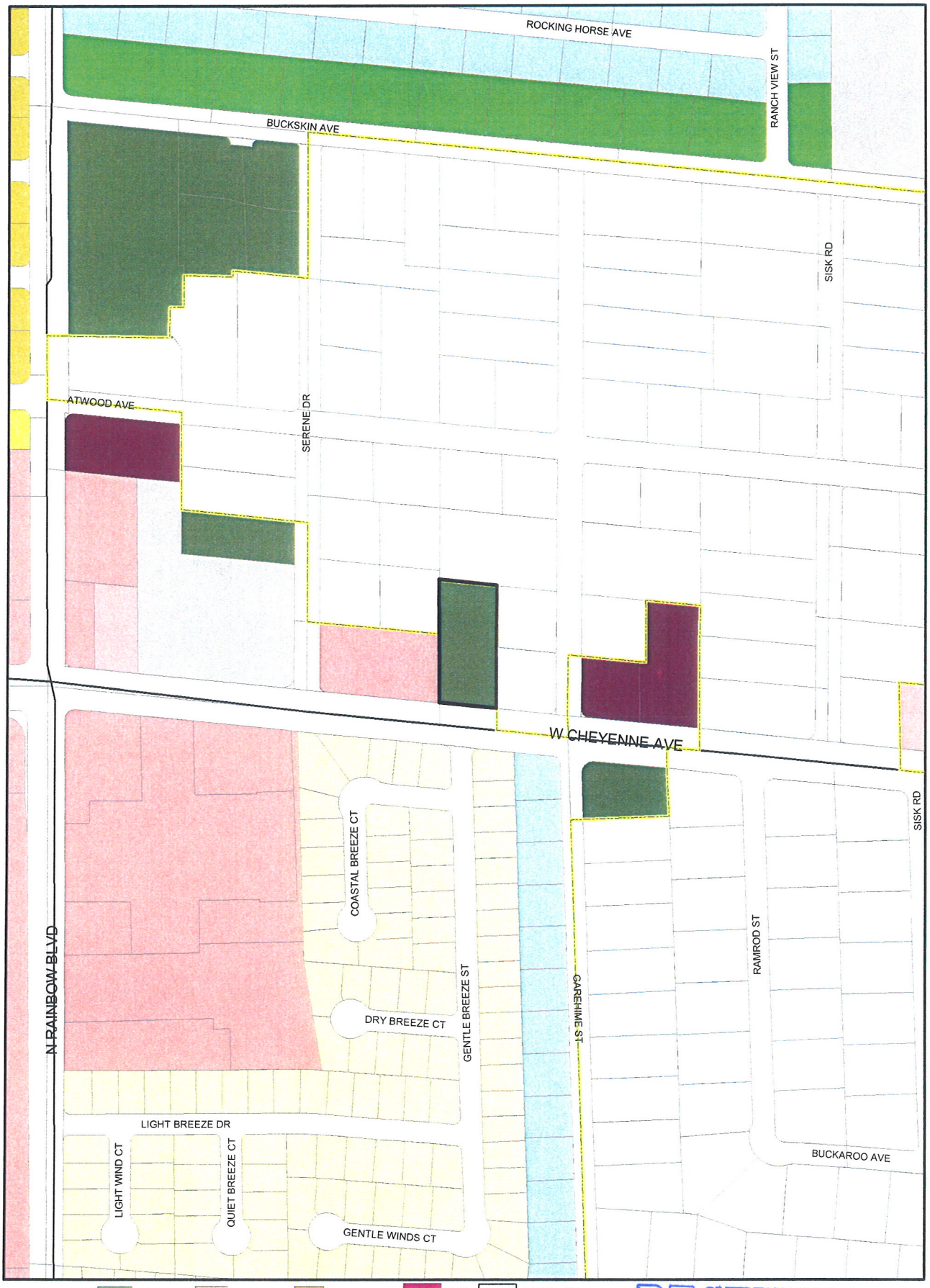
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

# REZONING Parcel: 138-11-406-012




**ZONING**

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

**From R-E TO C-1**

Data Current as of: June 10, 2010

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PLANNING & DEVELOPMENT

**ZON-38580**

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:**
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

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JUN 15 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE

**Project Address (Location)** 6640 W. CHEYENNE

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** PAT MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MAUI ONE INC.COM

**APPLICANT** PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MAUI ONE INC.COM

**REPRESENTATIVE** GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

**E-mail Address** _____

**Property Owner Signature*** Tasey Miyahira Paitaka P Miyahira

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

**Print Name** Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10TH day of JUNE, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

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

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

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JUN 15 2010

Revised 10/27/08

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

## 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: | | 16 |

47 BEDS ÷ 6 = 8 STALLS
DOCTORS 3
EMPLOYEE 5

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

BUILDING HEIGHT
Allowed:
Provided: 28'

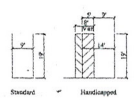
BUILDING COVERAGE
Allowed: 50%
Provided: 31%

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 |



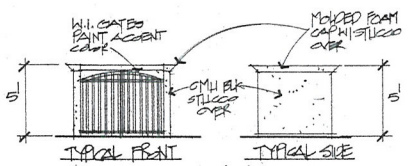
Fire Turning Radius




Typical Parking Spaces



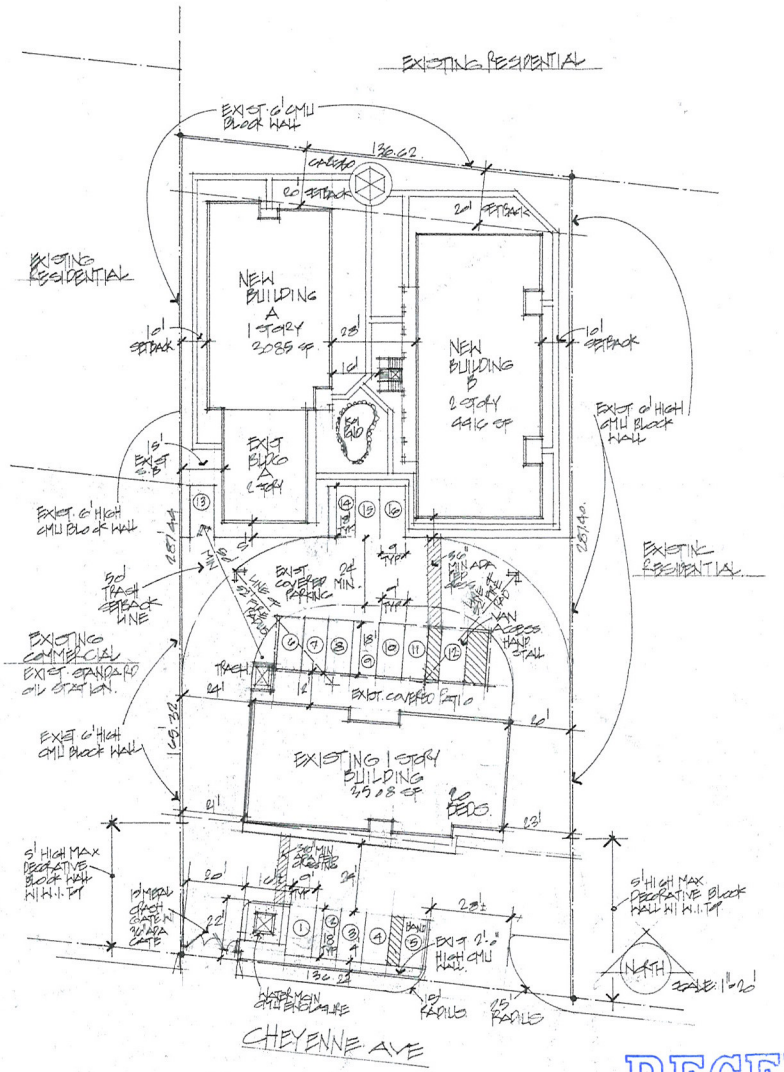

CMU Wall C-C




TRASH ENCLOSURE




TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"




SITE PLAN

VAR-38576 SUP-38574
SDR-38577 REVISED

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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

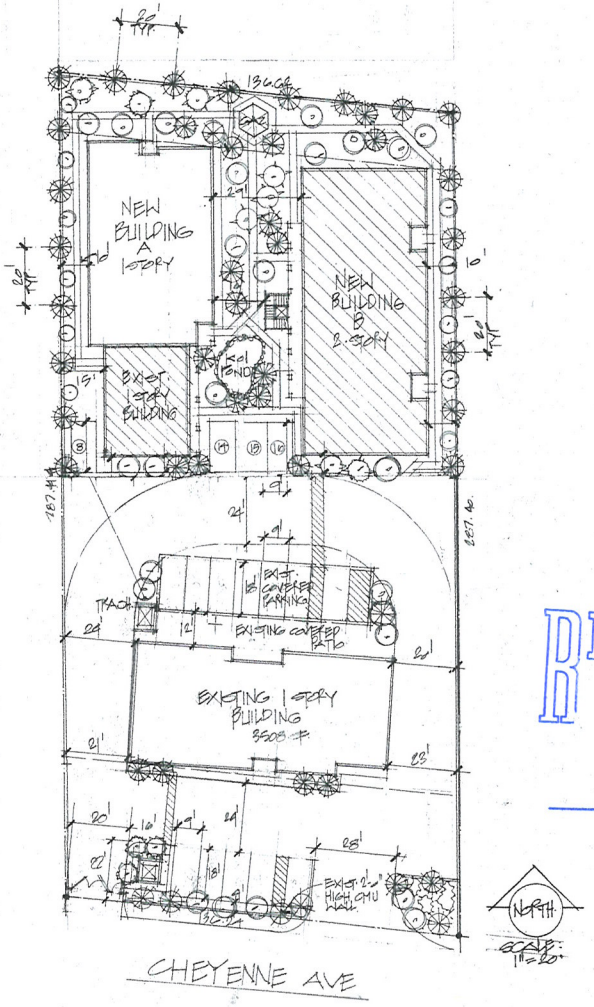
5·18·10

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 Sheltock Requirements | MEXICAN FAN PALM | Washingtonia robusta "Mexican Fan Palm" |
| | 12 | 24" Box or 15 Gal. | Varies, See Sheltock 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.




CHEYENNE AVE

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JUL 23 2010

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

5.8.10 TRANS. DEPT.
7.6.10
7.23.10

CHANA
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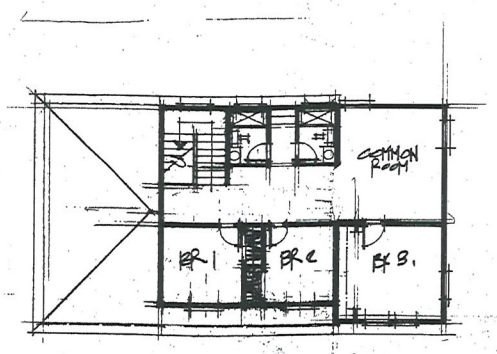
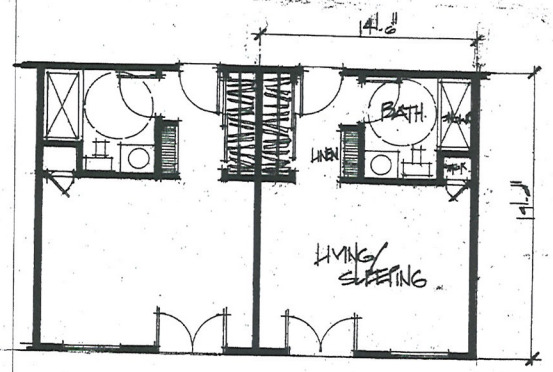
(702) 598-9736

5.18.10

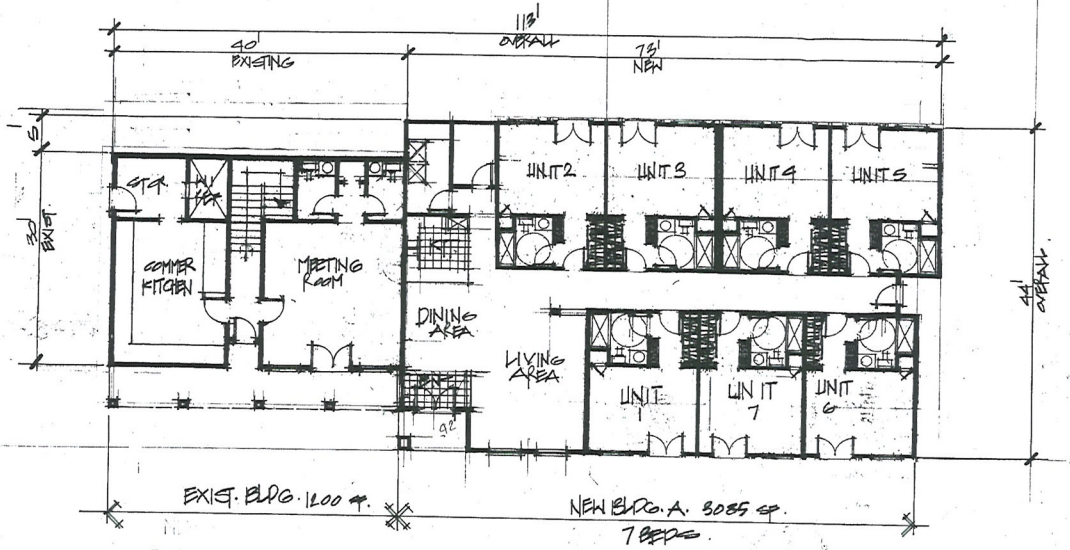
2 of 6




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
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LAS VEGAS, NV.

J W DESIGN
Residential & Commercial Design & Rendering
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16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 598-9794

5.18.10

3 of 6

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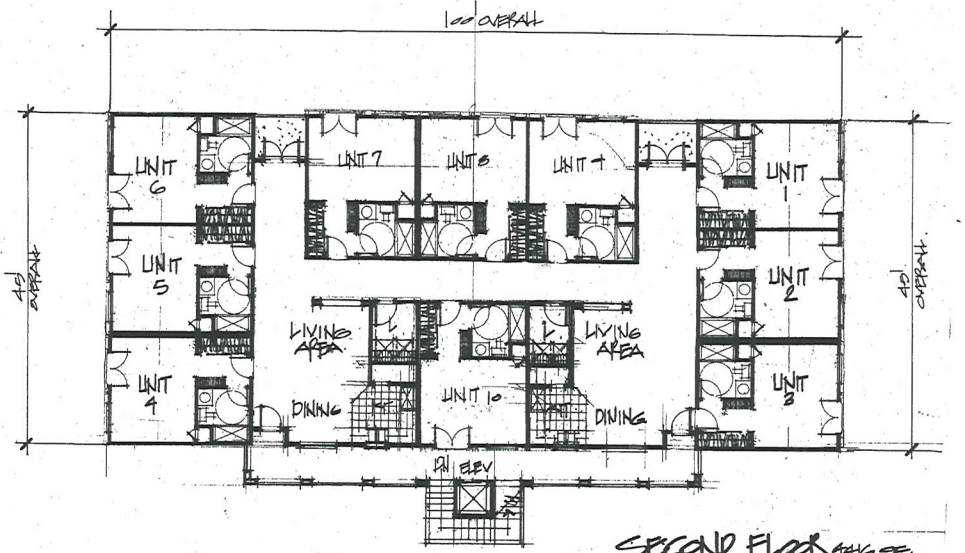
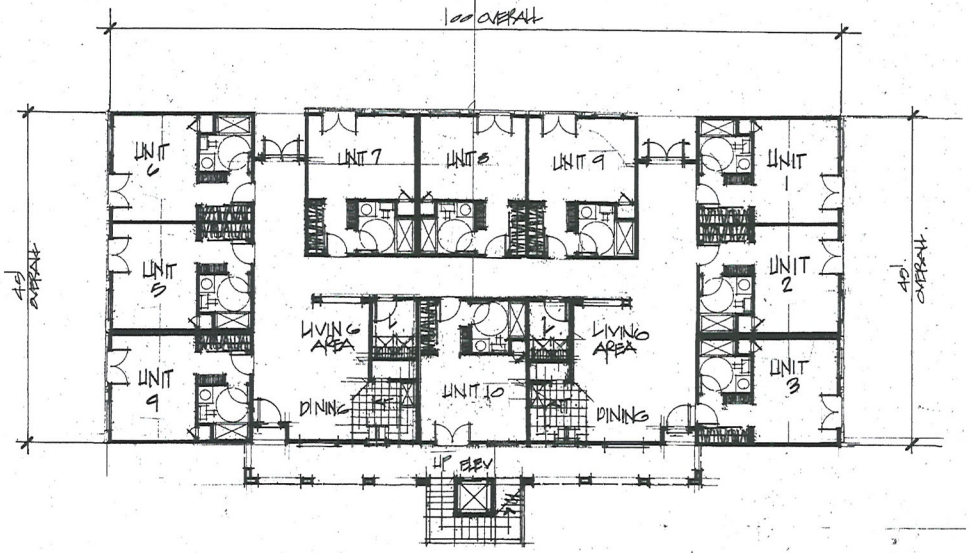
VAR-38576 SUP-38574
SDR-38577 REVISED




SECOND FLOOR 4416 SF.
SCALE: 1/8"




FIRST FLOOR 4416 SF.
SCALE: 1/8"

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JUL 08 2010

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**

6.14.10.
7.6.10.

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

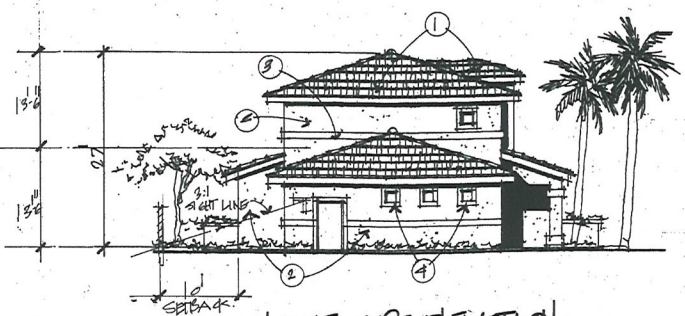
J W DESIGN

5.18.10

4 of 6



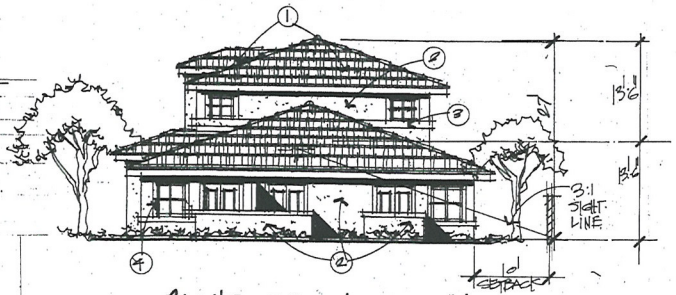

FRONT ELEVATION
SCALE: 1/8"



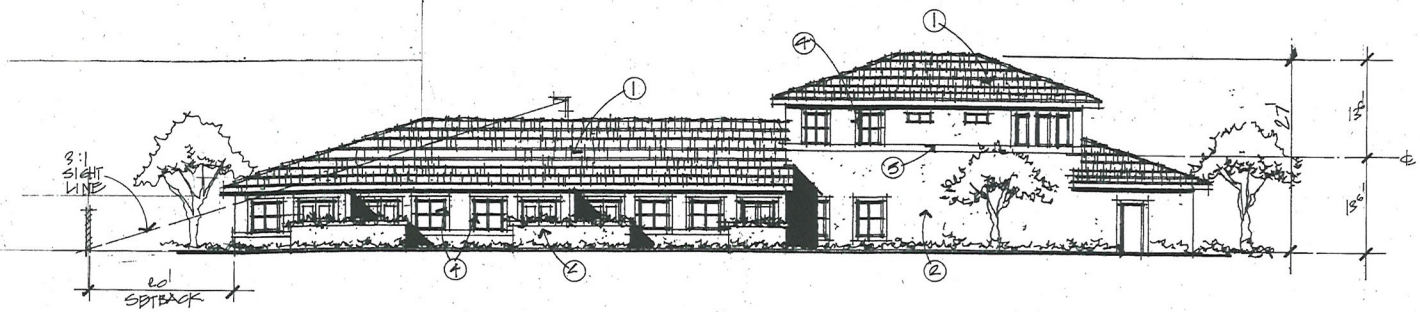

LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 8" BEAM 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
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LAS VEGAS, NV.

J W DESIGN
Residential & Commercial Design & Engineering
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(702) 598-9796

5.18.10

5
6

VAR-38576 SUP-38574
SDR-38577 REVISED

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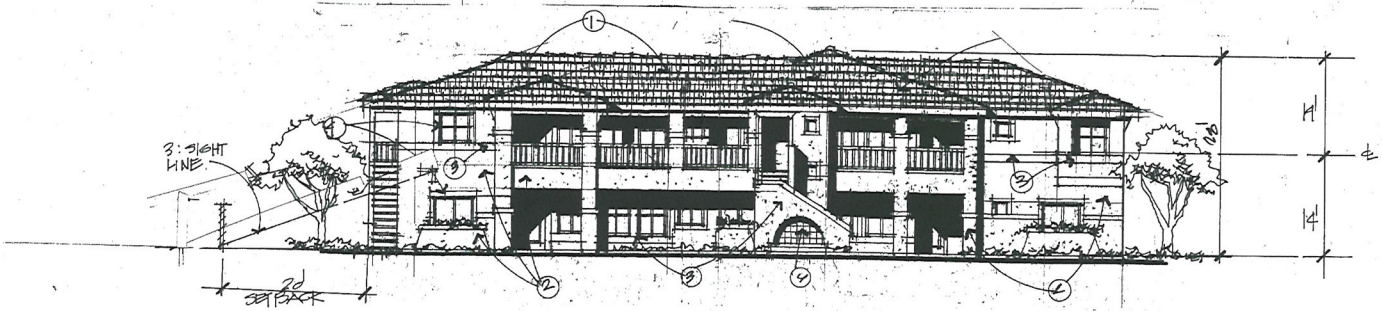
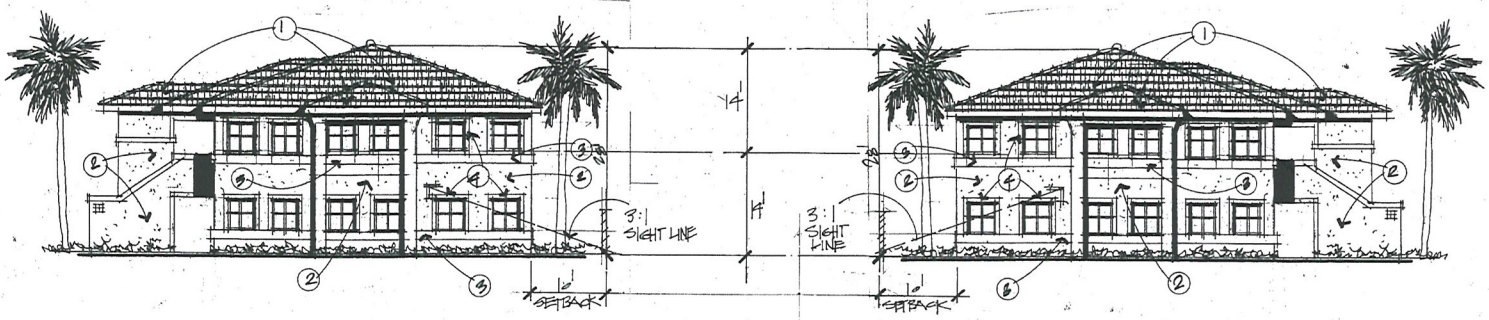
JUL 26 2010

7.6.10
7.29.10.

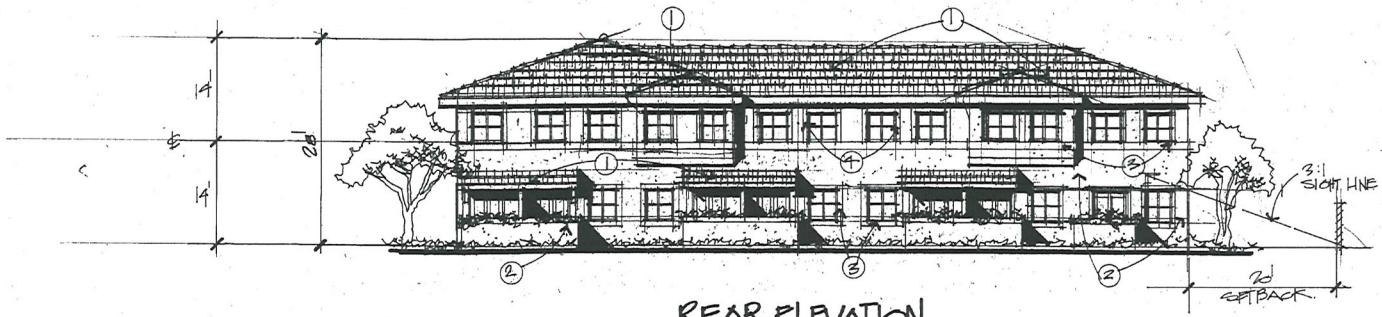



FRONT ELEVATION
SCALE: 1/8"




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. 4" STUCCO WINDOW SURROUNDS
5. WOOD LATTICE SHADE STRUCTURE
6. CERAMIC TILE WATER FEATURE

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


JW DESIGN
Residential & Commercial Design & Drafting
Jeffrey Weinberg


6 of 6

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 26 2010

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

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

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

**SUBJECT:**
SUP-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 DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA Miyahira

Name of Applicant: Paitaka P. Miyahira or Tasey Miyahira

Name of Representative: Paitaka Miyahira or Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 20 10

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SPECIAL USE PERMIT

**Project Address (Location)** 6640 W. CHEYENNE

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** PUS MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MAUIONEINC.COM

**APPLICANT** PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MAUIONEINC.COM

**REPRESENTATIVE** GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

**E-mail Address** _____

**Property Owner Signature*** Tasey Miyahira Paitaka P. Miyahira

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

**Print Name** Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

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

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JUN 15 2010

Revised 10/27/08

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

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

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

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

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

**C.C.: 10/06/2010**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SITE DEVELOPMENT PLAN REVIEW

**Project Address (Location)** 6640 W. CHEYENNE

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** SUZA@MACH1ONEINC.COM

**APPLICANT** PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

**E-mail Address** SUZY@MACH1ONEINC.COM

**REPRESENTATIVE** GEOFF ROBINS **Contact** GEOFF ROBINS

**Address** 2261 ROSANNA ST **Phone:** 376 2558 **Fax:** 228 4672

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

**E-mail Address** _____

**Property Owner Signature*** Tasey Miyahira

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

**Print Name** Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

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

RECEIVED
JUN 15 2010

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

**SDR 38577**
**Paitaka P. Miyahira & Tasey R. Miyahira**

# 6640 W. Cheyenne Ave.

Proposed 37 bed expansion of an existing convalescent facility.

**Traffic produced by proposed development:**

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

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

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

**Existing traffic on all nearby streets:**

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

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

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

**Traffic Capacity of adjacent streets:**

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

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

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

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

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

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

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

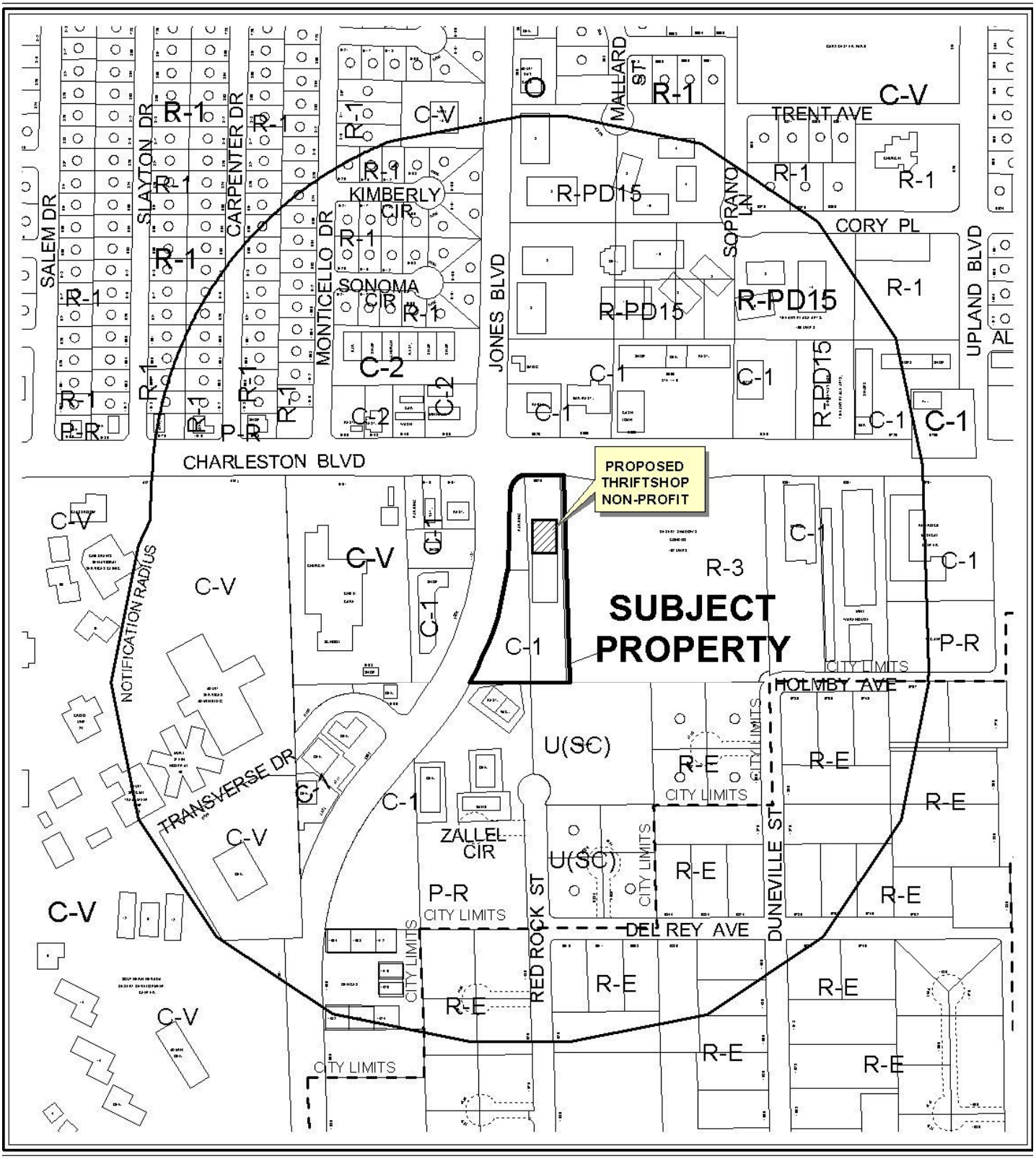
**SUBJECT:**
ABEYANCE - SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), C-1 (Limited Commercial) zone,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




**CASE:** **SUP-38607**

**RADIUS:** 1000 FT

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




0 300 600 Feet

**CASE:** **SUP-38607**

**RADIUS:** 1000 FT

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Chabad

Name of Applicant: Michele Morgan-Devore

Name of Representative: Michele Morgan-Devore

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RABBI BORUCH CUNIN / CHABAD OF CALIFORNIA

Subscribed and sworn before me

This 16 day of JUNE, 2010

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

_____

Notary Public in and for said County and State

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

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** NON Profit Thrift Shop/VARIANCE

**Project Address (Location)** 6029 West Charleston LV NV 89146

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

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

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

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

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

**Additional Information** ____

**PROPERTY OWNER** Chabad California **Contact** ____

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

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

**E-mail Address** Yanky@chabad.com

**APPLICANT** Michele Morgan-DeVore **Contact** ____

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

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

**E-mail Address** ____

**REPRESENTATIVE** Same as **Contact** ____

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

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

**E-mail Address** ____

**Property Owner Signature*** ____

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

**Print Name** RABBI BORUCH KUNIN CHABAD OF CALIFORNIA

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

This 16 day of JUNE, 2010.

Yoel Edelson

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

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

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

**NOTE:**

**BASIS OF BEARING**

**BENCHMARK**

CITY OF LAS VEGAS VERTICAL CONTROL
MARKED "1700-3604"
CITY OF LAS VEGAS FAN AND PLATE IN TOP OF CURB,
NORTHEAST CORNER OF CHARLESTON BLVD AND JONES
BLVD NEAR THE P.C. OF CHARLESTON BLVD
ELEV. = 608.8847 METERS (ELEV. = 1996.99 FEET NAVD 88)

**LEGAL DESCRIPTION**

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

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

NORTH
1" = 30'

**JONES BLVD.**
PUBLIC STREET (NO01)
100' R.O.W.

**W. CHARLESTON BLVD.**
PUBLIC STREET (NO03)
100' R.O.W.

FIRE ACCESS LANE

ADDITION
FF=2292.12
PAD=2290.95

EX LOADING RAMP

AREA OF OCCUPANCY
FF=2292.12

EXISTING AREA LITE TO BE REMOVED

TRANSITIONING TO EXIST. ON PROJECT SITE

10'X10' LIVING EASEMENT

EX MINERAL WATER VALVE

TRASH

INSTALL RG-1B TRAFFIC SIGN

BEGIN PROPOSED 3' RETAINING WALL

END PROPOSED 3' RETAINING WALL

EXISTING 1" METER
ACCOUNT # 021216
METER # 252636

Dividing Line

ALREADY EXISTING AVAILABLE PARKING SPACE:
35/regular + 3/handicap = 38 Total.

ALREADY EXISTING SIGNBOARD

**LEGEND**

| | |
|---|---|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | CENTERLINE |
| | EXISTING CURB |
| | PROPOSED CURB |
| | EDGE OF PAVEMENT |
| | EXISTING BLOCK WALL |
| AC | ASPHALTIC CONCRETE |
| BW | BLOCK WALL |
| C&G | CURB & GUTTER |
| CL | CENTERLINE |
| C/O | CLEANOUT |
| DW | DRIVEWAY |
| EOP | EDGE OF PAVEMENT |
| EX | EXISTING |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| PL | PROPERTY LINE |
| SL | STREET LIGHT |
| MH | MANHOLE |
| STA | STATION |
| SW | SIDEWALK |
| TBC | TOP BACK OF CURB |
| TC | TOP OF CURB |
| TMH | TOP OF MANHOLE |
| VG | VALLEY GUTTER |

VICINITY MAP
N.T.S.

**CITY OF LAS VEGAS FIRE DEPARTMENT**
**FIRE FLOW CALCULATIONS (OFFICE BUILDING)**

FIRE FLOW REQUIREMENT IS 2500 GALLONS PER MINUTE
BASED ON
SQUARE FOOTAGE 33,937 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS N/A SQUARE FEET
BUILDING HEIGHT 24' FEET
NUMBER OF STORIES TWO FLOOR
TYPE OF CONSTRUCTION V-NR
OCCUPANCY B-S2 WAREHOUSE/OFFICE
FULL AUTOMATIC FIRE SPRINKLER SYSTEM YES

REVIEWED BY ORIGINAL SIGNED
DATE FEB 9, 2000 CLVFD

**1 - 6" DOUBLE CHECK DETECTOR ASSEMBLY**

THE 6" DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UOACS PLATE 208. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT, SO AS TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

**REDUCED PRESSURE PRINCIPLE ASSEMBLY 1 - 1"**

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER STANDARD PLATE No. 11A AND WATER SHALL BE TAKEN FROM A SERVICE HOUSING (NON-FLOW VIEW) WITHIN UNITS. THE APPLIED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LAS VEGAS VALLEY WATER DISTRICT.

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

**APPROVAL**

ORIGINAL SIGNED
Feb 25, 2000 JJWD

LAS VEGAS VALLEY WATER DISTRICT DATE

**EXISTING/PROPOSED WATER SERVICE DETAILS - NOTES**

1. EX 24" SCDP
2. EX 8" PVC WATER
3. EX 8" GATE VALVE
4. EX 8"X4" REDUCER (TO BE REMOVED)
5. EX 8"X8"X6" TEE
6. EX FIRE HYDRANT
7. EX 4" WATER
8. EX 4" DCDA W/ VAULT(TO BE REMOVED)
9. EX 4" GATE VALVE (TO BE REMOVED)
10. EX 4" 90 BEND (TO BE REMOVED)
11. EX 6" GATE VALVE
12. PROPOSED 8" PVC WATER
13. PROPOSED 8" 90° BEND W/ THRUST BLK
14. PROPOSED 6" DCDA (FEBCO 825) W/ WATER SAFE CABINET MODEL NO. WS-BFM-05SF
15. PROPOSED 8"X8"X4" TEE W/ THRUST BLK
16. PROPOSED 8" GATE VALVE
17. EX 5' SIDEWALK
18. R/W LINE
19. REMOVE THE 4" WATER LINE IN-TWEEN THE 8"X8"X6" TEE AND THE PROPOSED 8" DCDA REPLACE WITH 8" PVC WATER

EXISTING WATER SERVICE DETAIL
ACCOUNT # 554582 METER # 213481
N.T.S.

PROPOSED WATER SERVICE DETAIL
N.T.S.

**CITY OF LAS VEGAS**
**FIRE ACCESS TURNING RADIUS**

**CONSTRUCTION NOTES:**

1. CURBING TO BE PAINTED RED IN ACCORDANCE WITH CLARK COUNTY FIRE CODE ORDINANCE NO. 2289

**WATER QUANTITIES**

(1) - 1" RPPA
(1) - 8" DCDA

**WATER NOTES**

1. EXISTING 4" DCDA TO BE REMOVED ACCOUNT #554582, METER # 213481
2. PROPOSED 8" PVC WATER
3. PROPOSED HYDRANT ASSEMBLY PER UOACS STD PLT 7
4. PROPOSED 1" RPPA PER UOACS STD PLT 11A
5. EX 1" WATER TO BE ABANDONED 25 LF±
6. EX 4" PVC WATER (FIRE LINE) TO BE ABANDONED
7. INSTALL 1" COPPER WATER LINE
8. PROPOSED 8" DCDA PER UOACS STD PLT 208
9. REMOVE AND REPLACE EX. 1" WITH SERVICE LINE AND VALVES WITH 1 1/2" WTR SERVICE LINE AND VALVES
10. INSTALL 8" 45° ELBOW W/ THRUST BLK
11. INSTALL 8"X8"X6" TEE
12. INSTALL 6" FIRE LINE (CLASS C900)
13. PROPOSED 3 1/2" COPPER WATER SERVICE LINE
14. EXISTING 1" WATER METER
15. 8"X6" REDUCER

**SEWER NOTES**

1. EX 6" PVC SEWER
2. EX 6" SEWER CLEAN OUT (C/O)
3. PROPOSED 6" SEWER CLEAN OUT (C/O) PROVIDE ALL CLEANOUTS IN PAVED AREAS WITH VALVE BOXES, TRAFFIC BEARING LIDS, AND CONCRETE COLLARS
4. PROPOSED 6" PVC SEWER LINE
5. CONNECT TO EXISTING SEWER

**SEWER CONTRIBUTION**

| | |
|---|---|
| USE CODE | 500 |
| FIXTURE COUNT | 62 (BOTH EXISTING AND FUTURE) |
| EDU'S = 62 X 0.45 | 27.9 |
| AVERAGE DAILY FLOW = | 6,975 GPD OR 0.0070 MGD<br>0.0108 CFS |
| PEAK FLOW (X3.2) = | 22,320 GPD OR 0.0223 MGD<br>0.0345 CFS |

PLAN - MODIFIED CRASH CAP

MODIFIED CRASH CAP CROSS SECTION

NOT REQUIRED

**MODIFIED CRASH CAP DETAIL PER THE CITY OF LAS VEGAS REQUIREMENTS.**

NOTE:
ALL HAND HOLE COVERS MUST BE INSTALLED WITH CAPS FORMED AND PUBLIC INFRASTRUCTURE PAINTED DOWN PRIOR TO LIGHTING CIRCUIT. ALL WAY MUST HAVE TURN RADIUS OF 40'

Call before you OVERHEAD 1-702-693-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you Dig. 1-800-227-2600
(48 hrs Advance Notice Required)

SKIPCO
6020 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA
PH. (702) 873-3737 FAX (702) 222-1525

GPR Associates Ltd.
6480 W. Spring Mtn. Rd. Suite B-2
Las Vegas, Nevada 89146
PH. (702) 876-2334
FAX (702) 876-8395

PROJECT: SITE PLAN #1
SKIPCO BUILDING EXPANSION

DESIGNED BY
DRAWN BY
CHECKED BY
PROJECT NO. 21-99-355
SCALE: HORIZ: 1" = 20' VERT: N/A

REESE W. JARRELL
No. 7841
6/9/00

SHEET
C3
SHEET 3 OF 4 SHEETS

107-V3205

SUP-38607

RECEIVED
JUN 16 2010

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

JOHN S. KUBOTA — DATE
NEVADA CERTIFICATE NO. 0314

## EARTH MOVING ESTIMATE

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

IMPORT 2,151 C.Y.

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

UTILITY NOTE

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

## OWNER/DEVELOPER

SKIPCO
6023 W CHARLESTON & SOUTHEAST CORNER OF CHARLESTON AND JONES.

## BENCHMARK

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

## ENGINEER

JOHN S. KUBOTA
1601 E. FLAMINGO RD.
LAS VEGAS, NV. 89121
(702) 731-1884

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

GENERAL NOTE

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

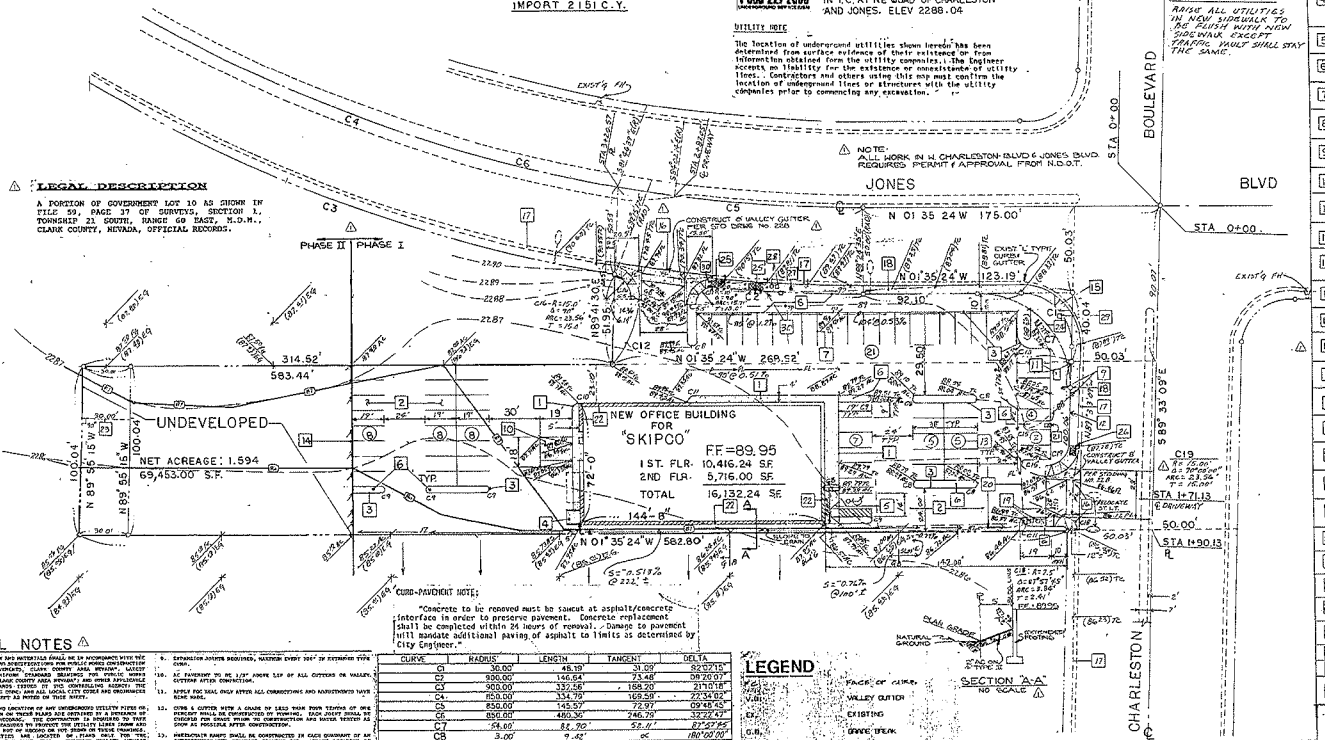
## KEYNOTES

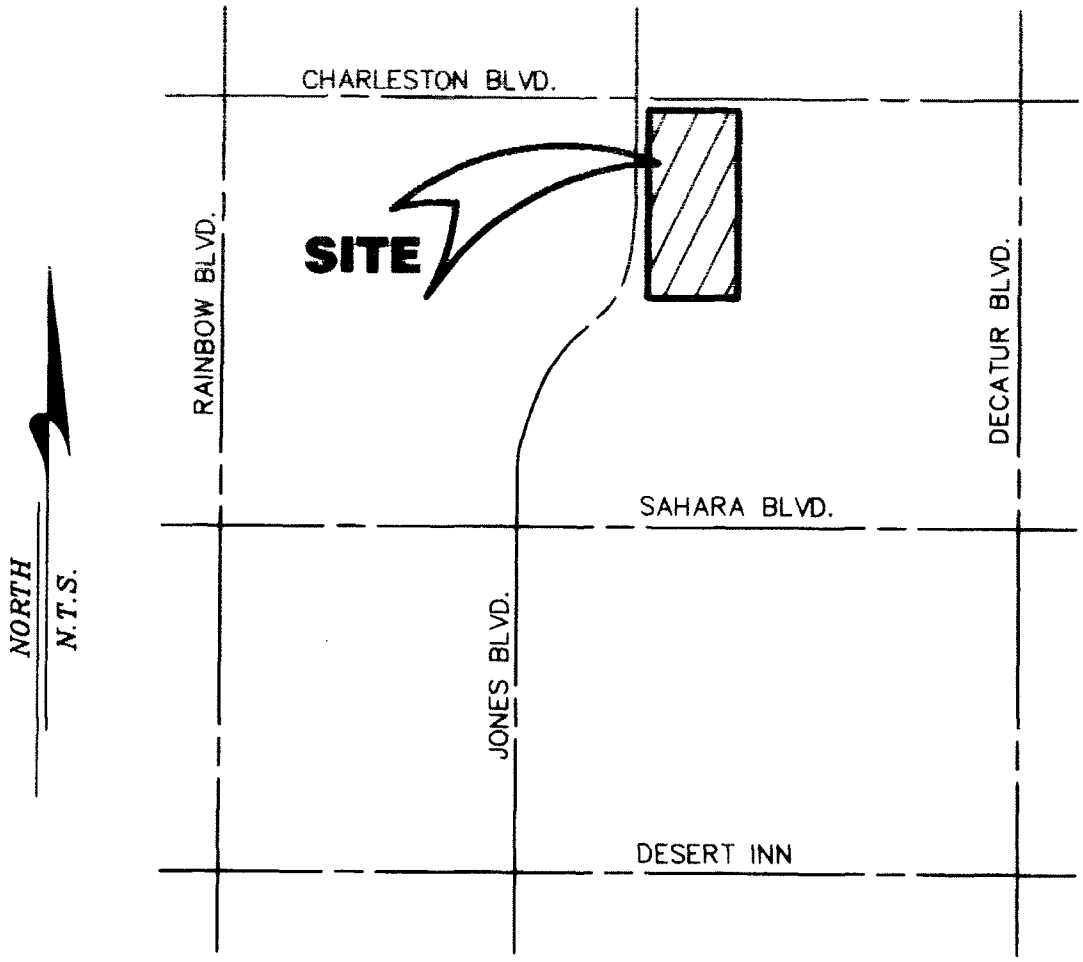
| | |
|---|---|
| 1 | TYPICAL 4" CONCRETE O/APPROVED SUBGRADE |
| 2 | AC PAVING O/APPROVED SUBGRADE: 2"AC O/ 4" TYPE II |
| 3 | 12" "A" CURB ALT. "L" TYPE CURB & GUTTER PER STD. DWG. NO 219 |
| 4 | 6'-0" HIGH BRICK TRASH ENCLOSURE (SAME MATERIAL AS BUILDING) |
| 5 | HANDICAP RAMP-MIN. SLOPE 1:12 |
| 6 | LANDSCAPING PLANTER SEE SHEETS L-1 & L-2 |
| 7 | PAINTED PARKING STRIPES. |
| 8 | PAINTED HANDICAP SYMBOL. |
| 9 | GATE VALVE |
| 10 | 4" CONCRETE APRON FOR LOADING DOCK |
| 11 | 4" DETECTOR CHECK VALVE |
| 12 | NEW FIRE HYDRANT STD DWG 316 |
| 13 | THE NUMBER OF PARKING INDICATED AS FOLLOWS: (#) |
| 14 | EDGE OF NEW ASPHALTIC CONCRETE |
| 15 | WHEELCHAIR RAMP STD. DWG. NO 235 |
| 16 | NEW COMMERCIAL DRIVEWAY STD DWG 225 |
| 17 | EXISTING L CURB - STD DWG NO 216 |
| 18 | NEW 5' SIDEWALK STD DWG NO 234 |
| 19 | EXISTING 1" WATER METER |
| 20 | OUTLINE OF EXISTING BUILDING FIN FLR ELEV. 87.45 SEE DEMOLITION PLAN |
| 21 | AT BASE OF EXISTING PYLON SIGN |
| 22 | FOUNDATION STEPPED SEE STRUCTURAL DRAWING FOR LOCATION |
| 23 | DEDICATED 30 FEET OF RIGHT-OF-WAY FOR HOLMES AVENUE |
| 24 | (CT) SAFT RADIUS - DEDICATED ADDITIONAL RIGHT-OF-WAY |
| 25 | S.W.S. BOX TO REMOVE BARRICADE & VERIFY TRAFFIC LIDS OR REPLACE |
| 26 | EXISTING UTILITY VAULT - SHALL BE RAISED TO MATCH NEW CONC. SIDEWALK |
| 27 | TELEPHONE MANHOLE - RAISED TO MATCH NEW CONC. SIDEWALK |
| 28 | TRAFFIC BOXES |
| 29 | TRAFFIC SIGNAL POLE |
| 30 | S.W.S. TO REMOVE BARRICADE & VERIFY OR REPLACE LIDS TO MEET TRAFFIC REQUIREMENT |

## LEGAL DESCRIPTION

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

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


JONES
BOULEVARD
BLVD
CHARLESTON
PHASE II
PHASE I
STA 0+00
STA 0+00
STA 1+71.13
STA 1+90.13
N 01° 35' 24" W 175.00'
N 01° 35' 24" W 123.19'
N 01° 35' 24" W 269.52'
N 01° 35' 24" W 582.80'
314.52'
583.44'
UNDEVELOPED
NET ACREAGE: 1.594
69,453.00 S.F.
NEW OFFICE BUILDING FOR "SKIPCO"
FF=89.95
1ST. FLR. 10,416.24 S.F.
2ND FLR. 5,716.00 S.F.
TOTAL 16,132.24 S.F.
144'-8"
EXIST'G FH
EXIST'G TYPE 'L' CURB & GUTTER
CONSTRUCT 6" VALLEY GUTTER PER STD DRWG NO 220
CONSTRUCT 6" VALLEY GUTTER
EXISTING CONCRETE 6" VALLEY GUTTER
EXISTING DRIVEWAY
EXISTING CONCRETE
EXISTING BUILDING
EXISTING BUILDING FIN FLR ELEV. 87.45
EXISTING BUILDING FIN FLR ELEV. 87.45
EXISTING BUILDING FIN FLR ELEV. 87.45

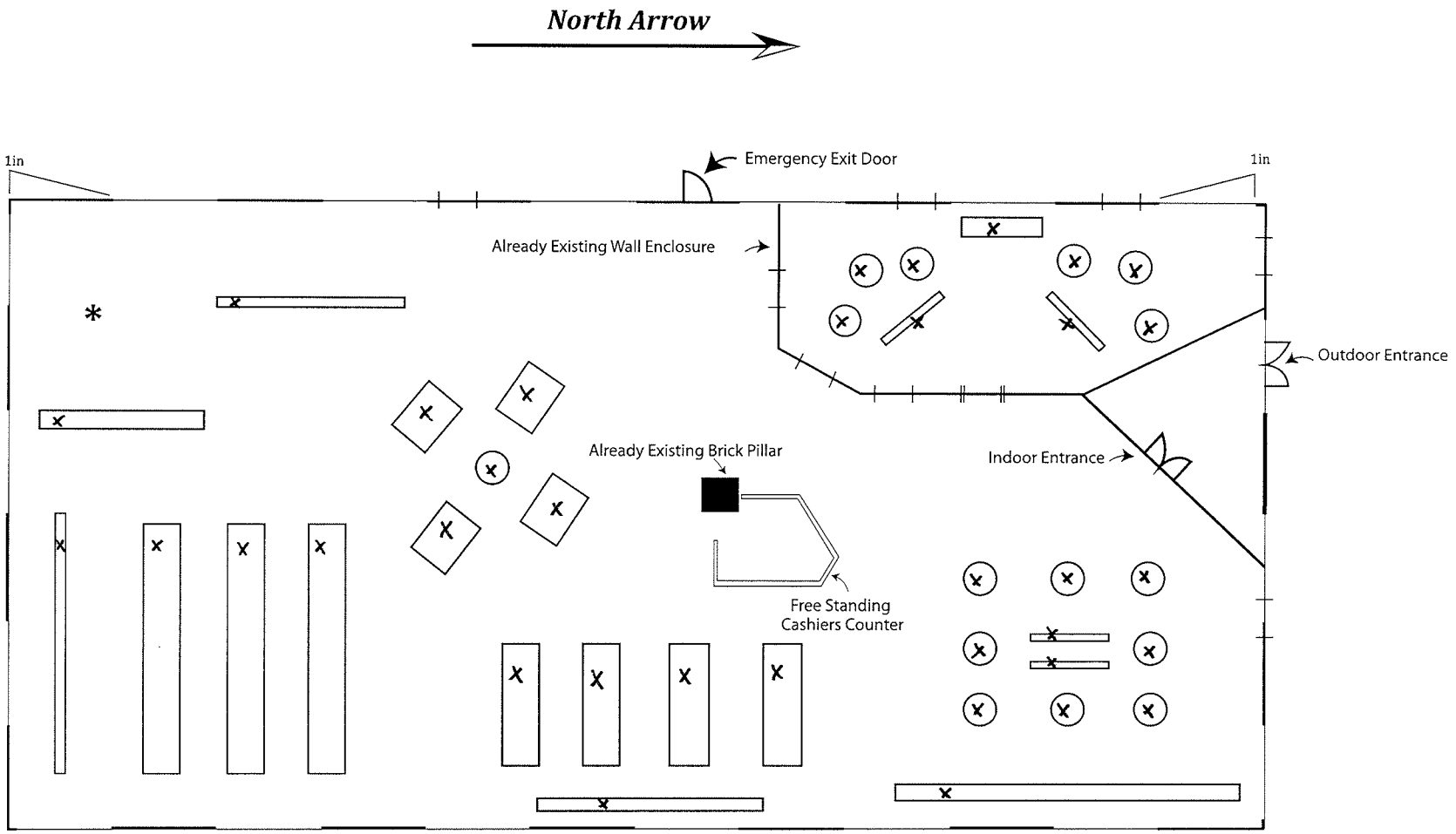



**VICINITY MAP**
N.T.S.

RECEIVED
JUN 16 2010

**SUP-38607**

# Floor Plan for Dinosaurs&Roses




Graphic Scale

0 1in

1in = 63.67 sq.ft

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

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

RECEIVED
JUN 16 2010

**SUP-38607**



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

06/24/10



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

06/24/10

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06/24/10




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

06/24/10




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

06/24/10

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

June 9, 2010

Attn: Planning and Development Dept.

To Whom It May Concern:

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

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

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

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

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

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

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

Sincerely,

Michele Morgan-Devore
Director of Operations

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

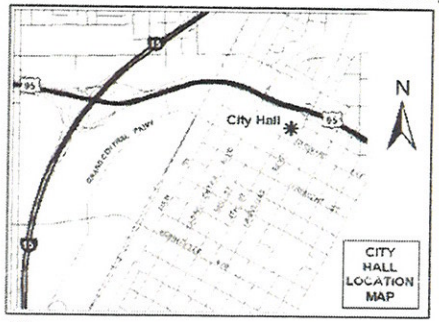
**SUP-38607**

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

**Return Service Requested**
**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-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

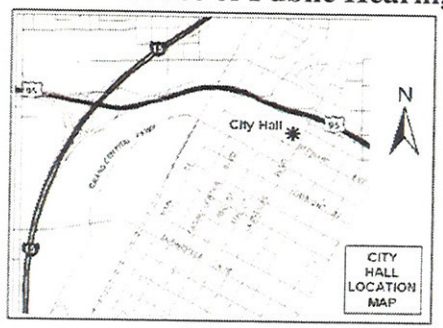
Submitted after final agenda
Date
Item 47 P

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

PRESORTED FIRST CLASS

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-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

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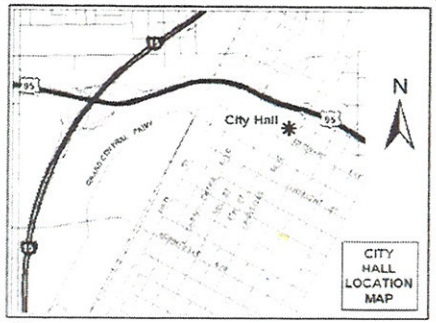
JUL 16 2010
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-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.: **22.**

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

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

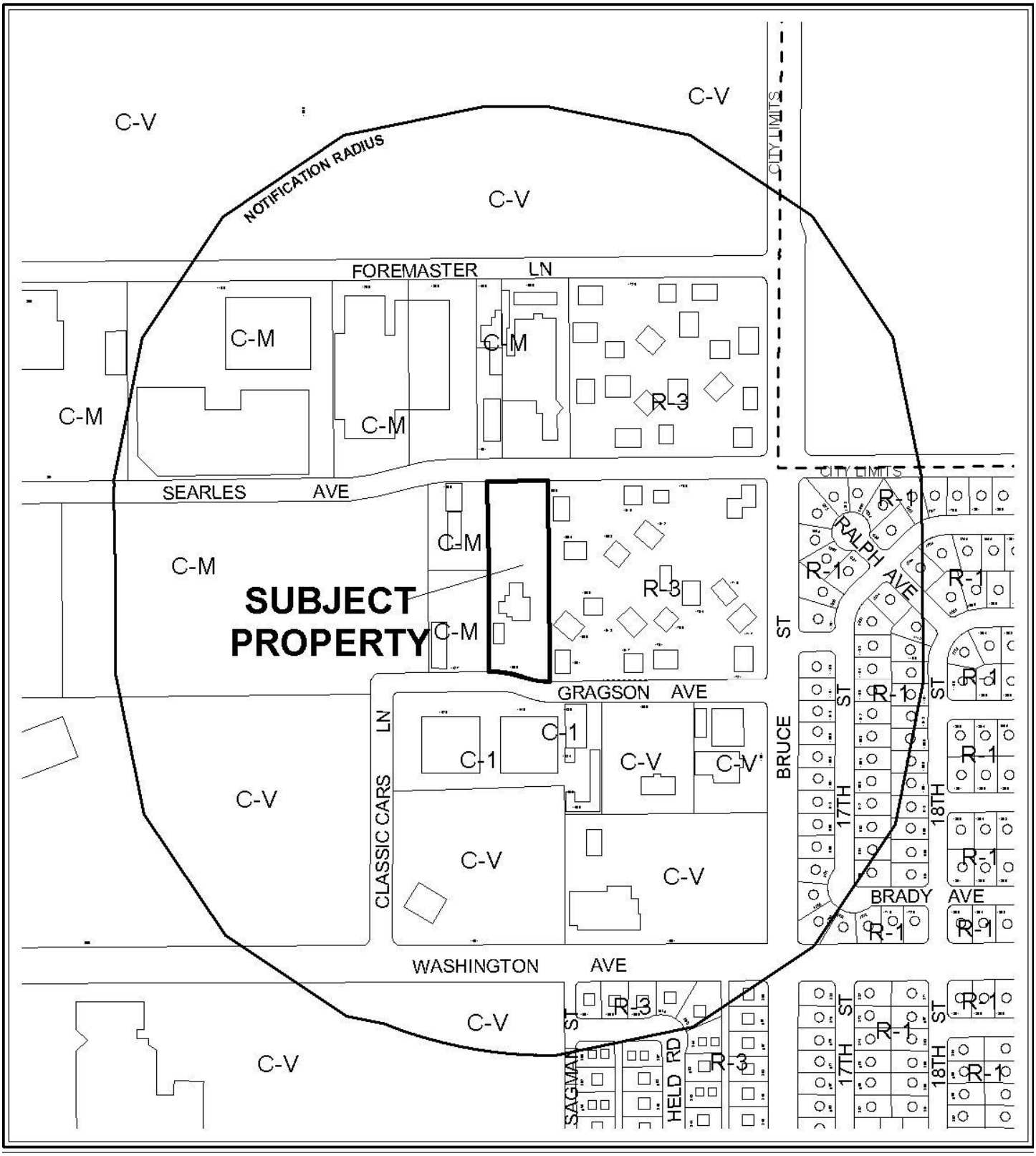
**SUBJECT:**
ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C 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



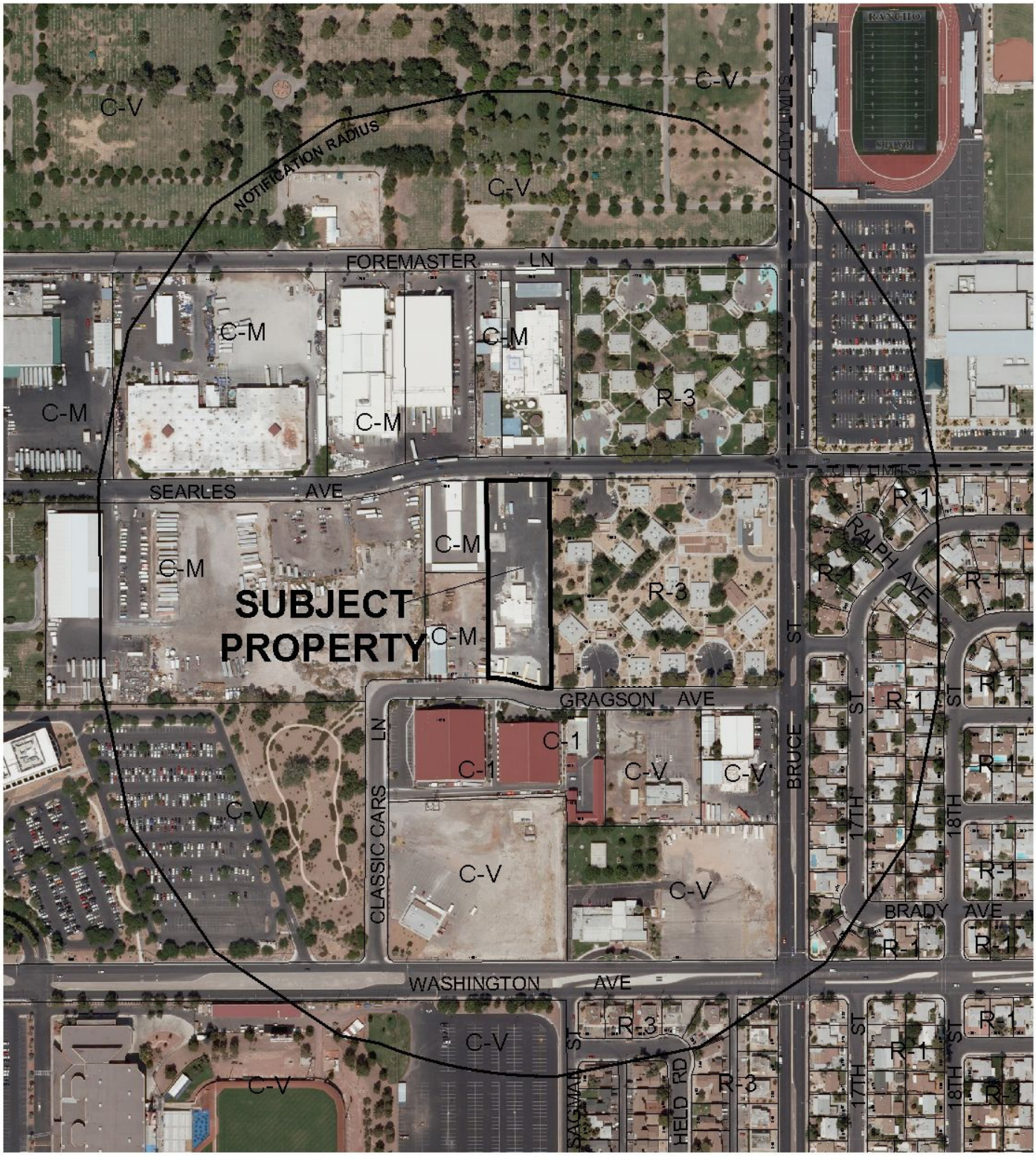

0 300 600 Feet

**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.

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:<br>• A Major Amendment to SDR-35195 is required.<br>• Applicant is requesting a zero-foot landscape buffer along the east perimeter where 8 feet was previously approved.<br>• Applicant is requesting to allow a zero-foot landscape buffer along the south perimeter where 6 feet was previously approved.<br>• 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.<br>• The overall height of Building C will be reduced from 30 feet to 28 feet.<br>• 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:<br>• Four buildings are located on subject site, but only one building has permits.<br>• Several storage containers exist on the subject site.<br>• 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

_____

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

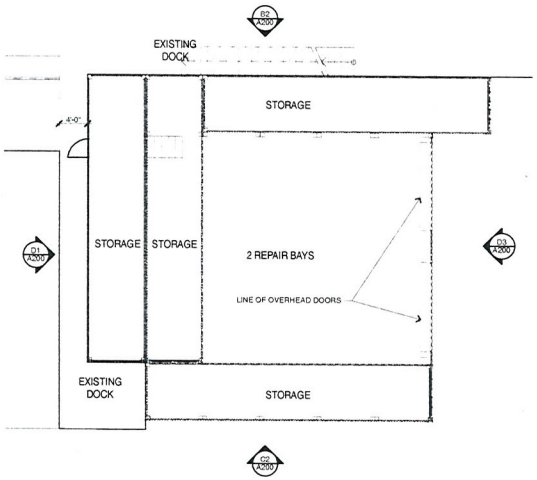
BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

*FOR DEPARTMENT USE ONLY*

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

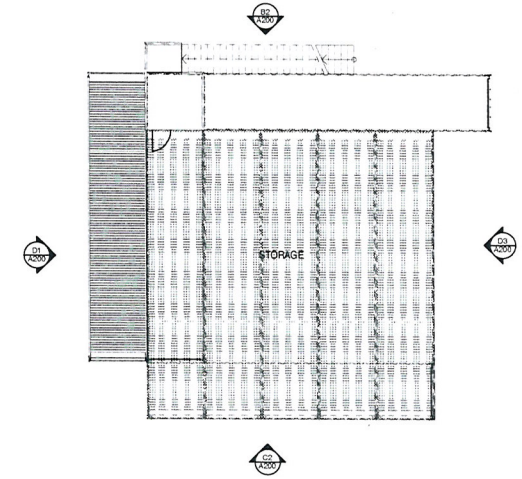
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



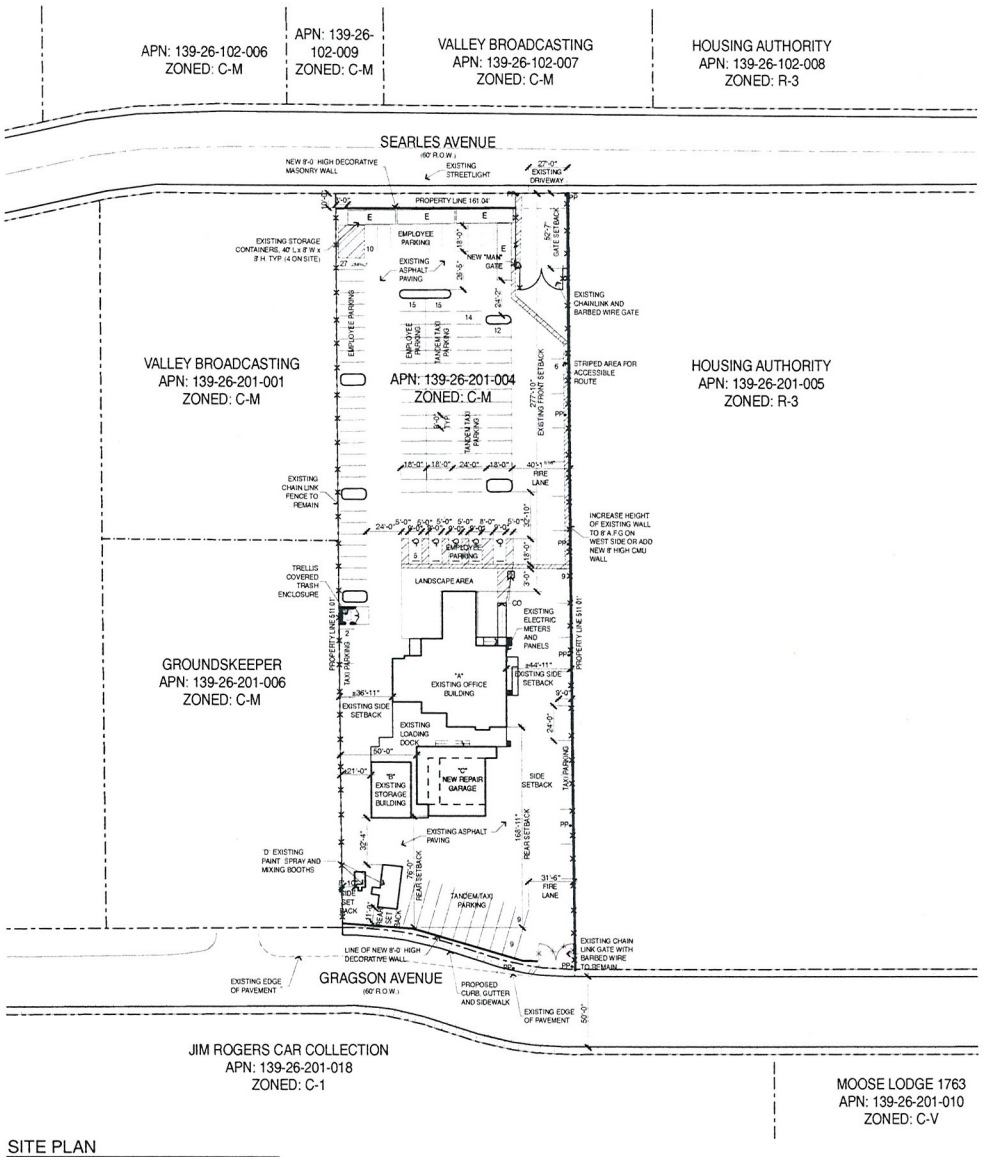

FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



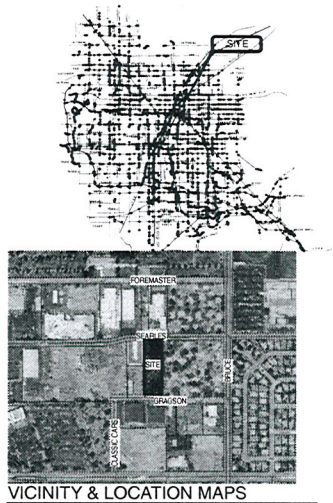

SECOND FLOOR PLAN

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<br>1.89 GROSS ACRES |

SETBACKS - (PRINCIPAL STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 10'-0" | 277'-10" |
| INTERIOR SIDE | 10'-0" | 36'-11", 44'-11" |
| REAR | 20'-0" | 168'-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) | 3000 SF (1st) + 2000 SF (2nd) = 5,000 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 |

SITE PLAN AND FLOOR PLAN

AS100

09.065 A Cab Taxi Company

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APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 40' 80'

A Cab Taxi Company

Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

SDR-37613

REVISED

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MAR 26 2010

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

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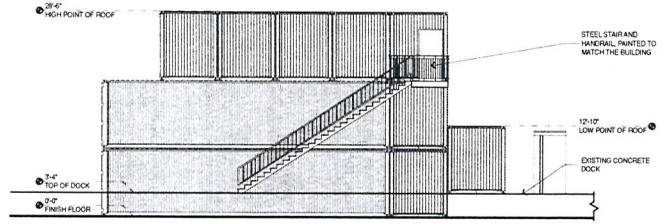
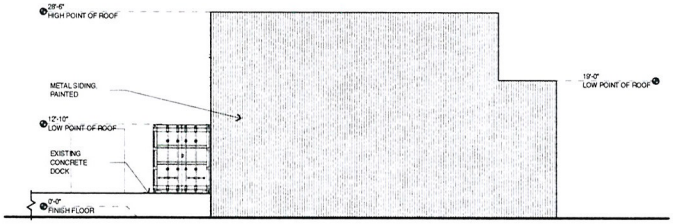
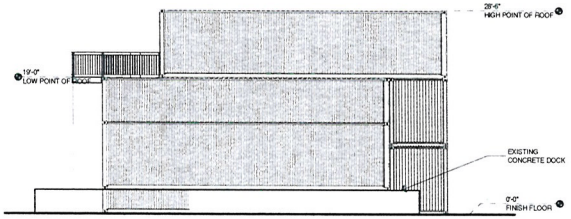


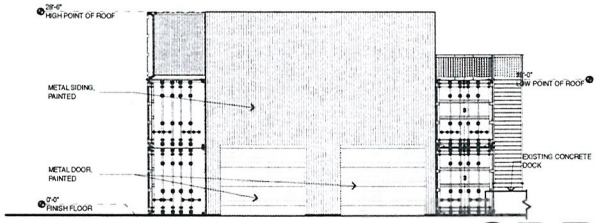

NORTH ELEVATION
1/8" = 1'-0"




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




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




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

# SDR-37613

# 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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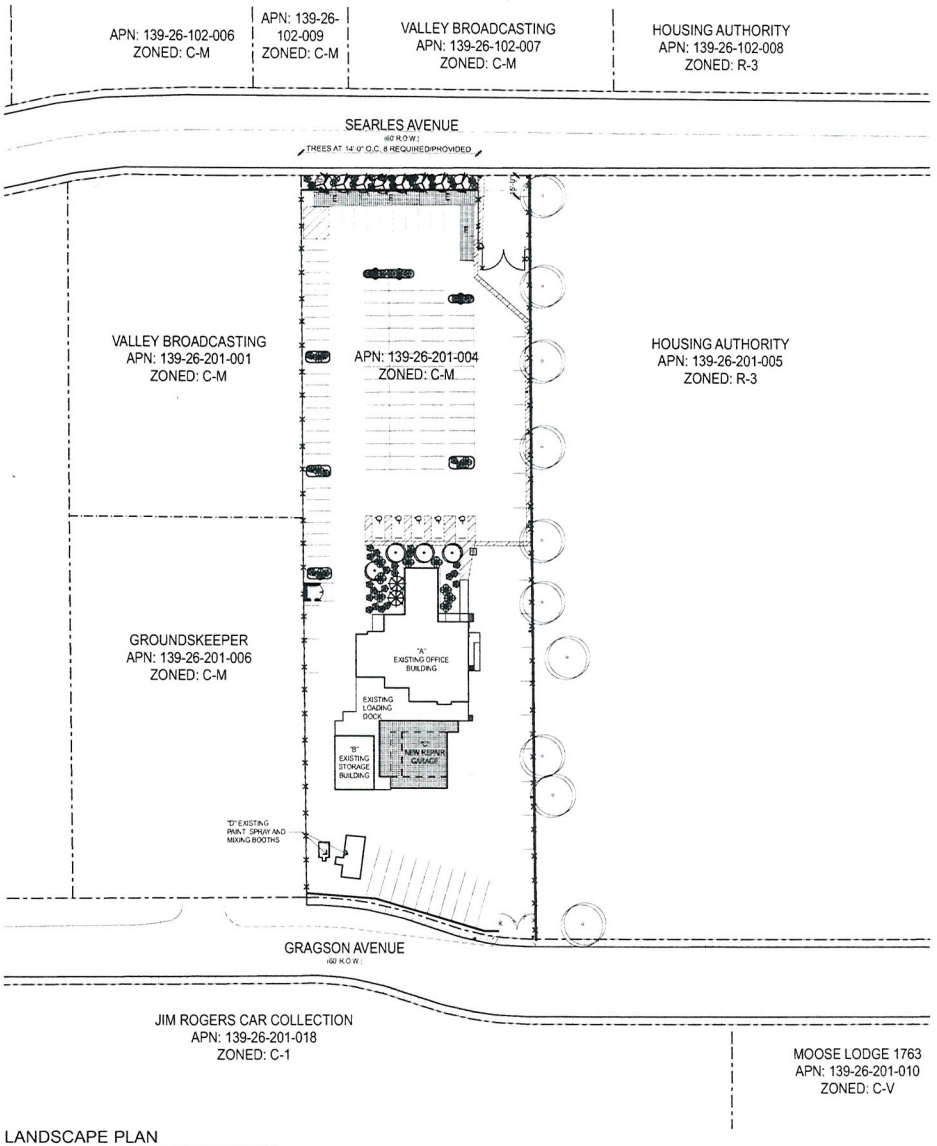


LANDSCAPE PLAN

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

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0' 10' 40' 80'

City of Las Vegas Site Development Review Submittal 3.9.10

09.065 A Cab Taxi Company

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SDR-37613
04/22/10 PC

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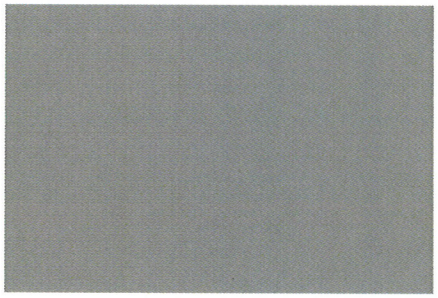

Prefinished Metal

Paint 1

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info@aptusarchitecture.com

# A Cab Taxi Company

## Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

3.09.10

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SDR-37613
04/22/10 PC



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

03/18/10




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

03/18/10



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

03/18/10



SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
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SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
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03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10

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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SDR-37613
04/22/10 PC

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

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

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

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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SDR-37613
04/22/10 PC

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

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

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

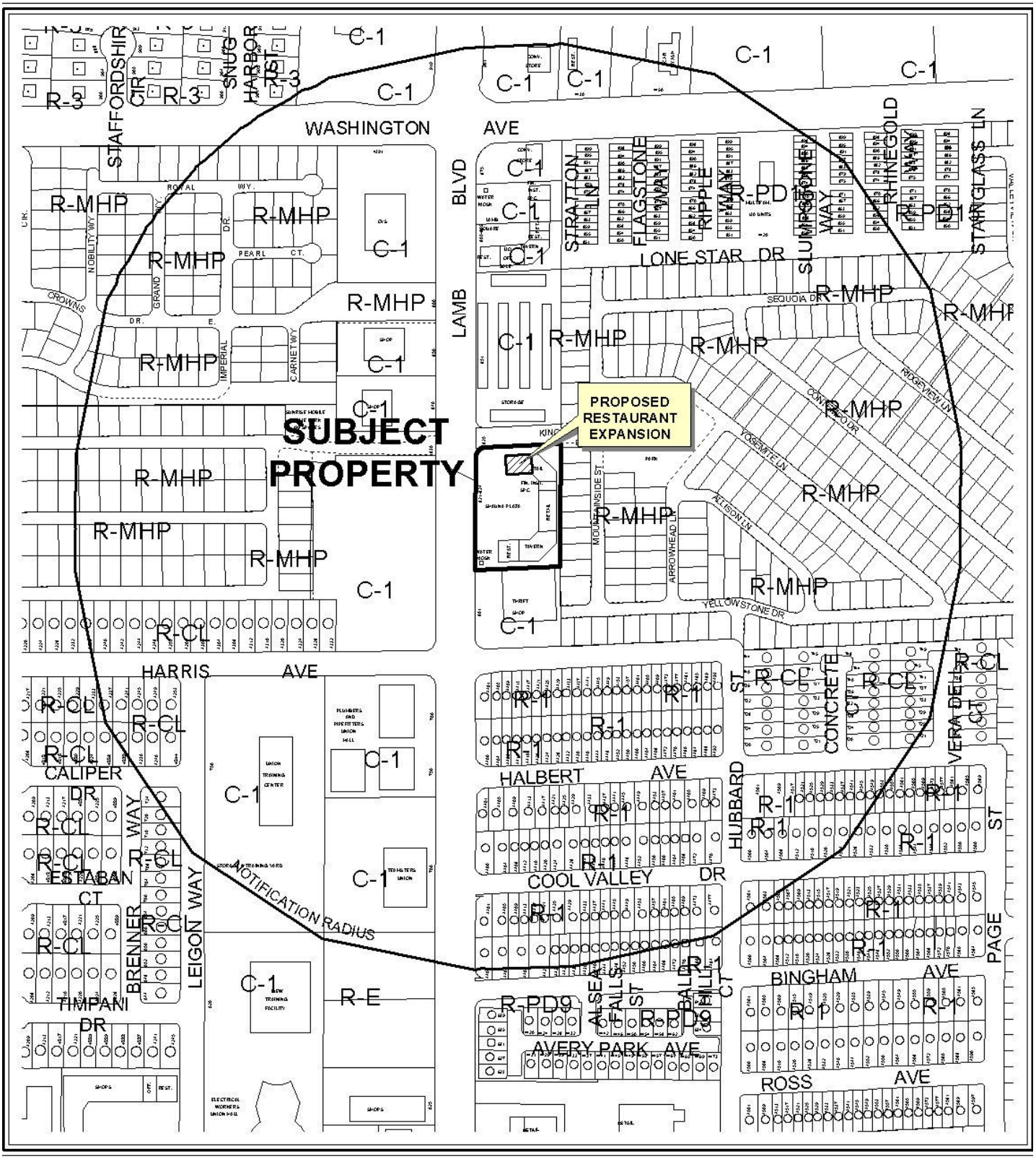
**SUBJECT:**
VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA"S PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward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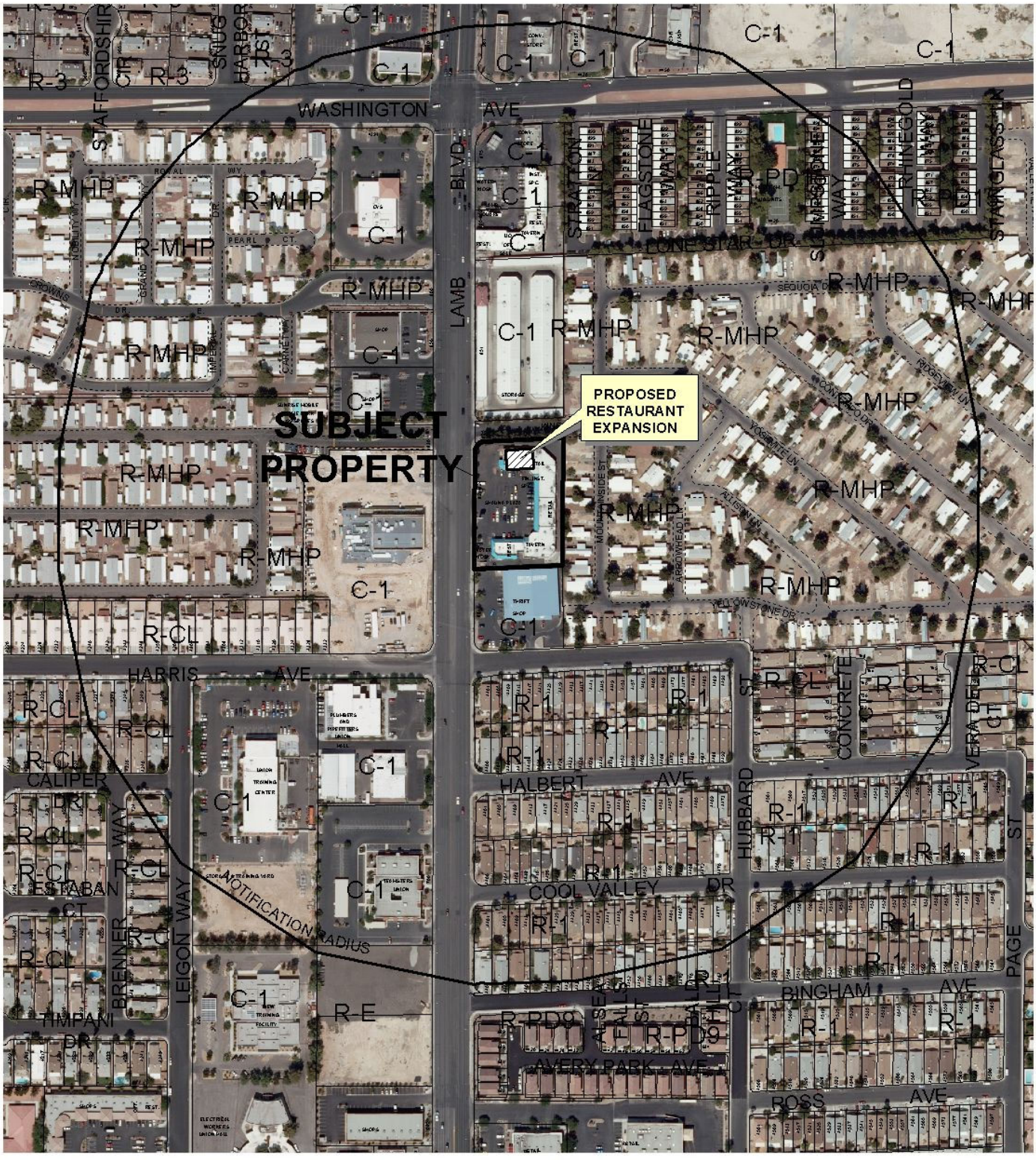
**CASE:** **VAR-38827**

**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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## 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
NRO1 NRO1

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 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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***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.

Signature _____

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

(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 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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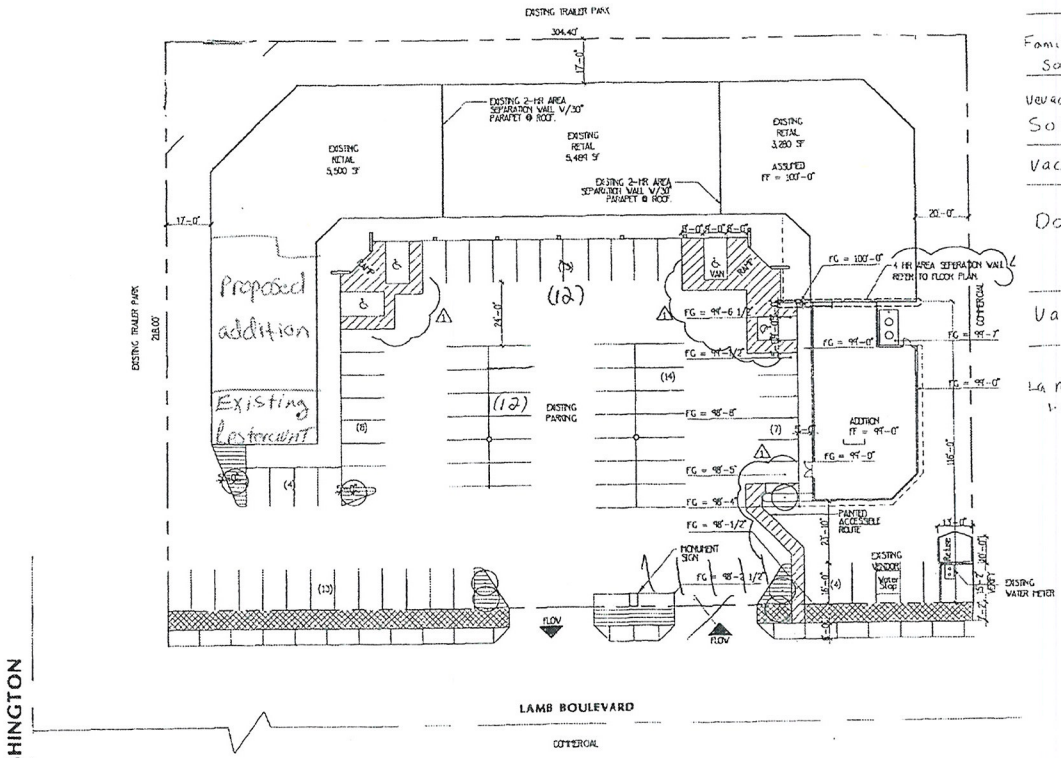
| Business Name | Suite # | Use | Required | Gross Floor area | | Total Spaces |
|---|---|---|---|---|---|---|
| Sofias Pizza (Existing) | 1 | Restaurant, 7000 SF or more (without drive Through) | 1 per 50 SF of Public Seating Plus one Space For each 200 SF of the remaining Gross Floor | 1,085 SF | 385 SF Seating No 770 S.F Remaining | 6 |
| 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 ÷ 200 S.F = 4.75 5 Spaces | 25 |
| Family Beauty Salon | 11 | General Personal Service | 2 Spaces per barber chair | 6 Barber chairs | 6 Barber Chairs X 2 | 12 |
| Vened a 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 | 2320 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 | 2,291 SF | 200 S.F Dining = 4 Spaces + 2,091 Remaining Gross Floor ÷ 200 S.F = 10.5 Spaces | 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 |

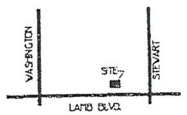



## SITE PLAN

SCALE 1" = 20'-0"

NORTH

## VICINITY MAP

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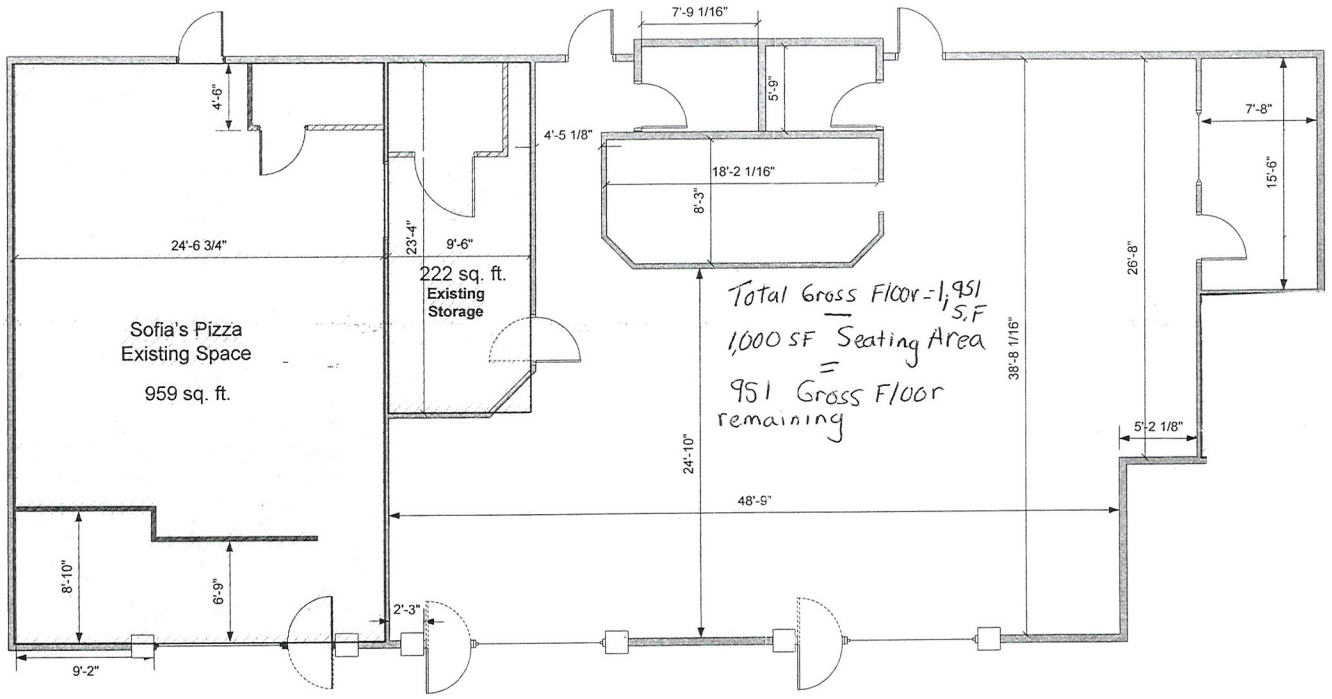
**VAR-38827**
**REVISED**

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Sofia's Pizza

These documents are instruments of service and shall remain the property of the architect, no use or reuse of these documents shall be permitted unless authorized in writing by KC Fields with appropriate compensation.
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DWG Floor Plan

REV

SHEET 2 OF 3

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

STX 17

JOB NO 10.017

SCALE 1/8" = 1'-0"

**VAR-38827**
**REVISED**

See full size image
500 × 401 - 139k - jpg - farm4.static.flickr.com/3330/3337384043_187c525239.jpg

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JUL 13 2010


EL ADOBE
825 N. LAMB BLVD.
FAMILY DOLLAR
Self
RECEIVED
JUL 19 2010


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




VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10



VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10



VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10




VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10



VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

**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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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 |
| Dotty's | 11 | Liquor Establishment Tavern | 1 per 50 S.F. OF Public Seating Plus one Space For each 200 S.F OF The remaing Gross Floor | 2,294 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 S.F Retail | 1,950 | 1,950 ÷ 175 S.F. = | 11 |
| La MUJarra Loca | 14 | Restaurant | 1 per 50 S.F 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 |

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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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

RECEIVED
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.: **24.**

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

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

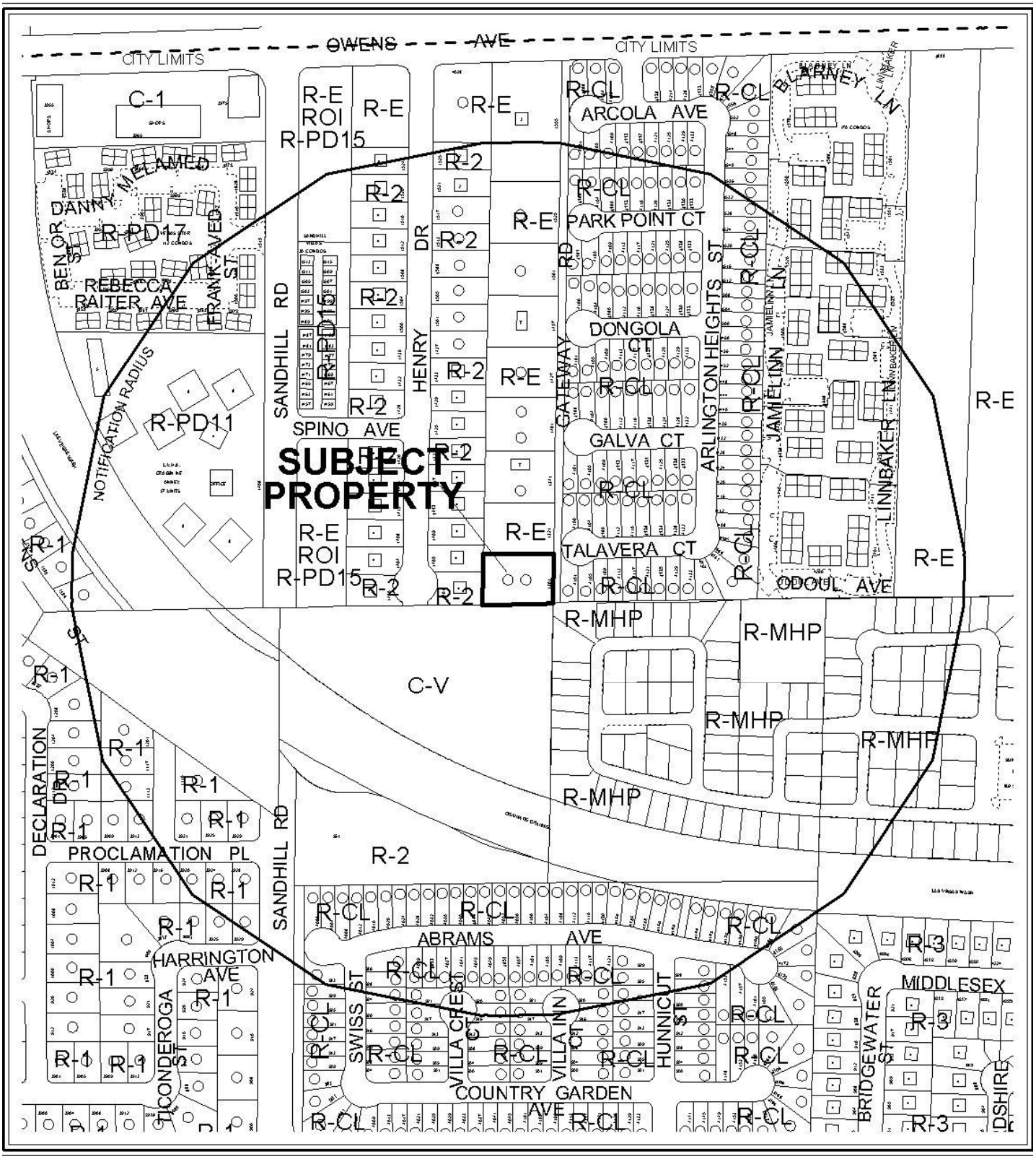
**SUBJECT:**
VAR-38840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND KIMBERLY MARX - Request for a Variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL, METAL ACCESSORY STRUCTURE (CLASS II) WHERE A 497 SQUARE-FOOT, 10-FOOT TALL WOOD/STUCCO ACCESSORY STRUCTURE (CLASS II) IS ALLOWED 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



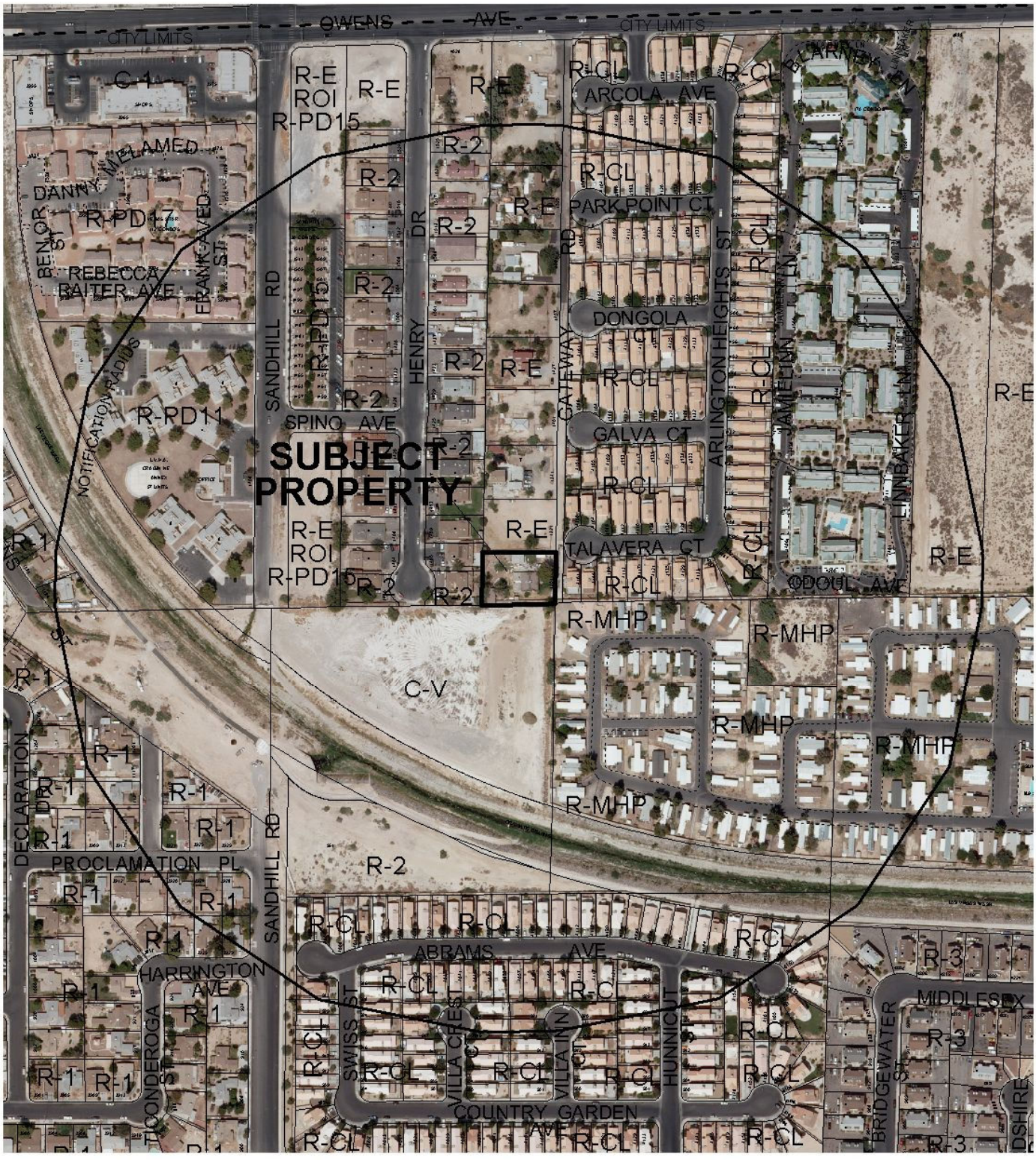

0 300 600 Feet

**CASE:** **VAR-38840**

**RADIUS:** 1000 FT

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

N




**CASE:** **VAR-38840**

**RADIUS:** 1000 FT

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

0 300 600 Feet

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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JUL 13 2010

# 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. 94-1506-1
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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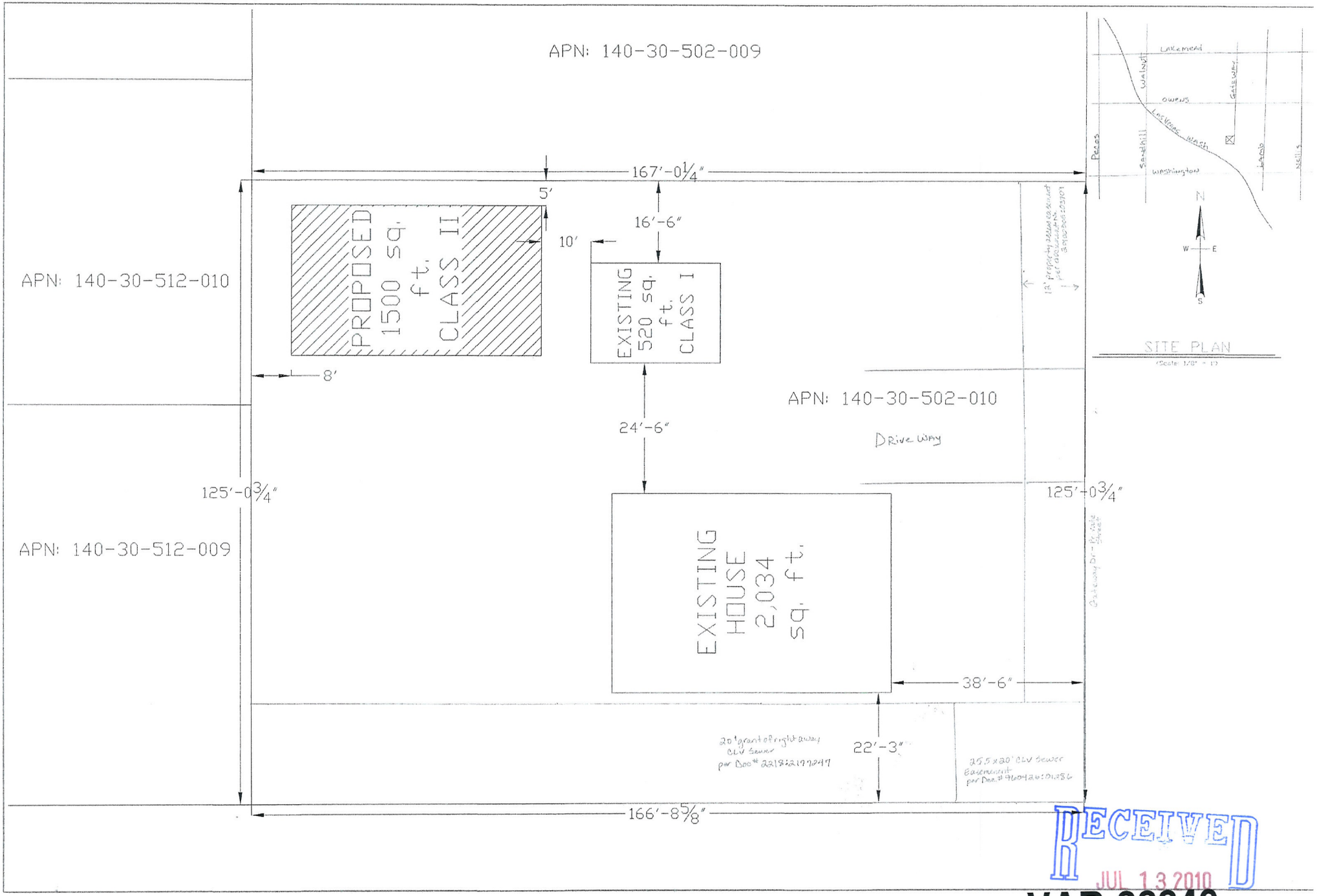
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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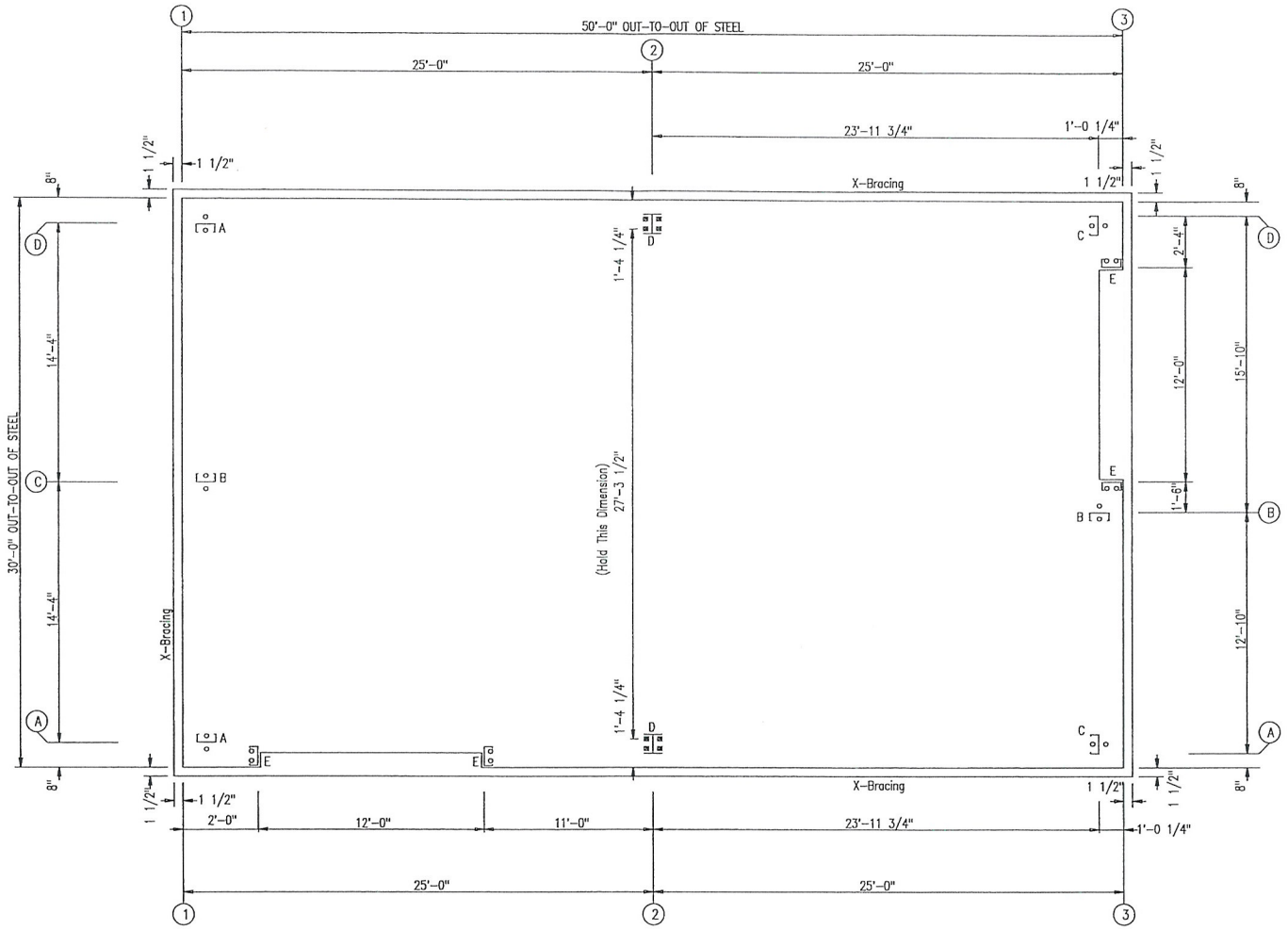
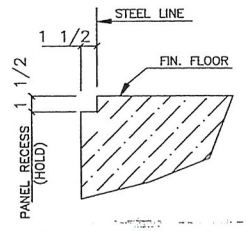
VAR-38840




ANCHOR BOLT PLAN




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 |

O Dia= 5/8"
⊠ Dia= 3/4"

JUN 1 1 2010

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

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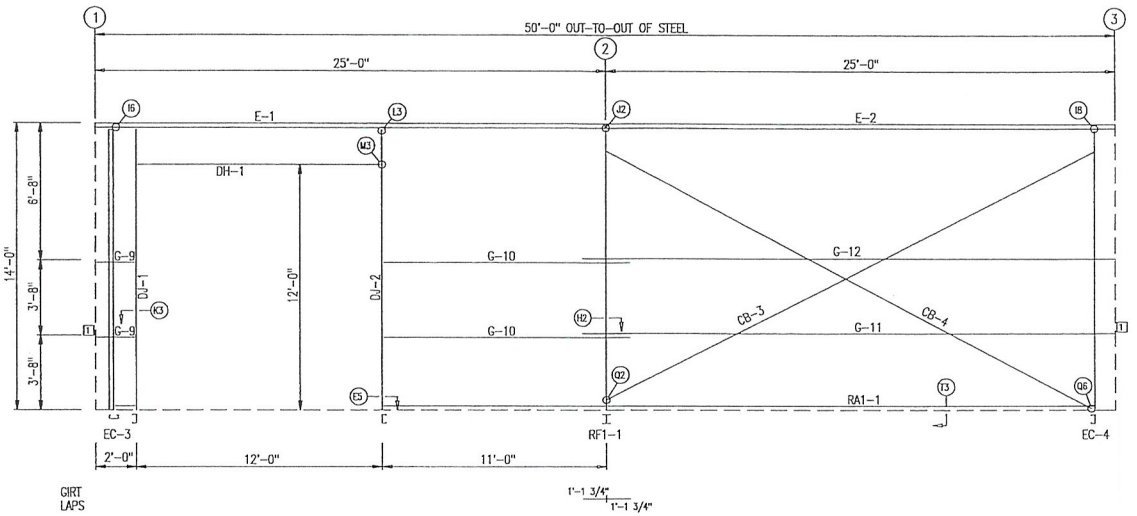
JUL 1 3 2010

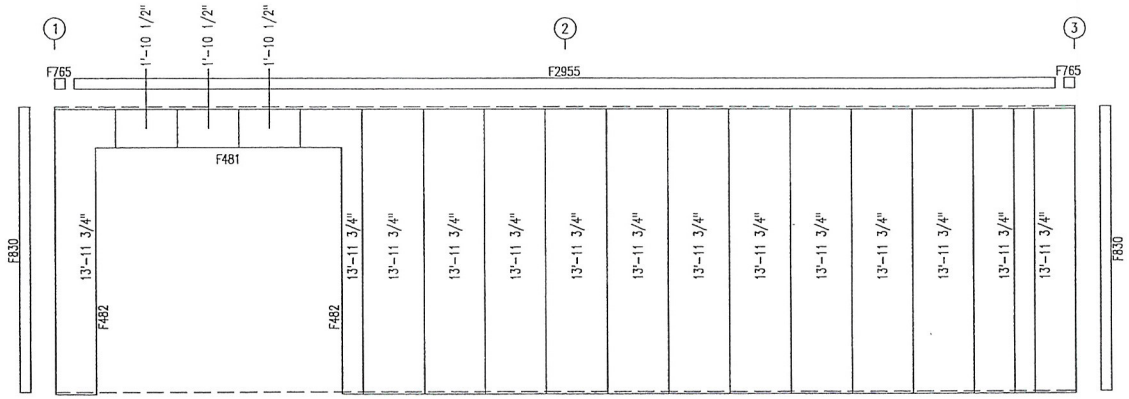
VAR-38840

| 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

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

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 | E2 | A |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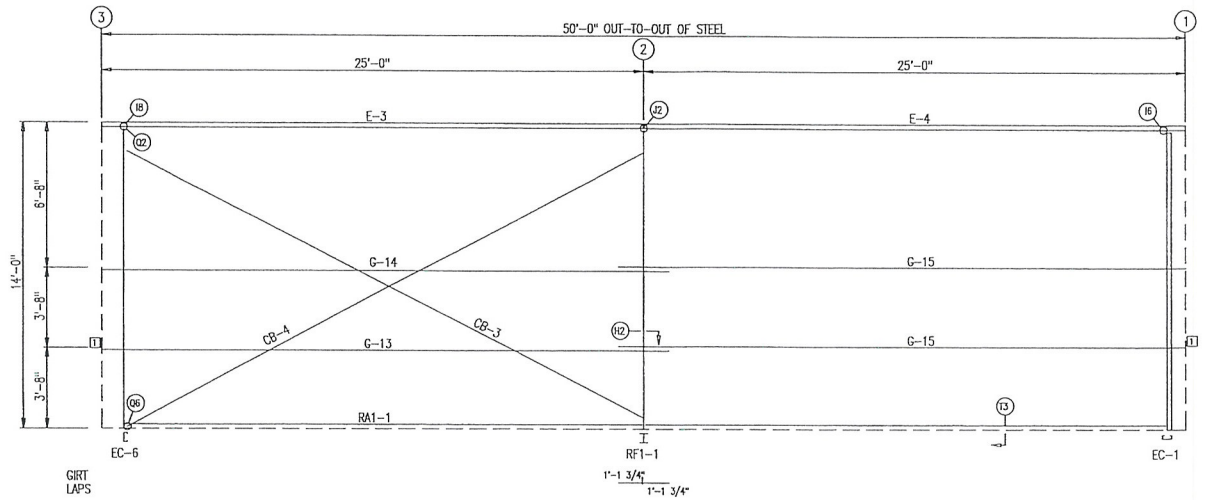
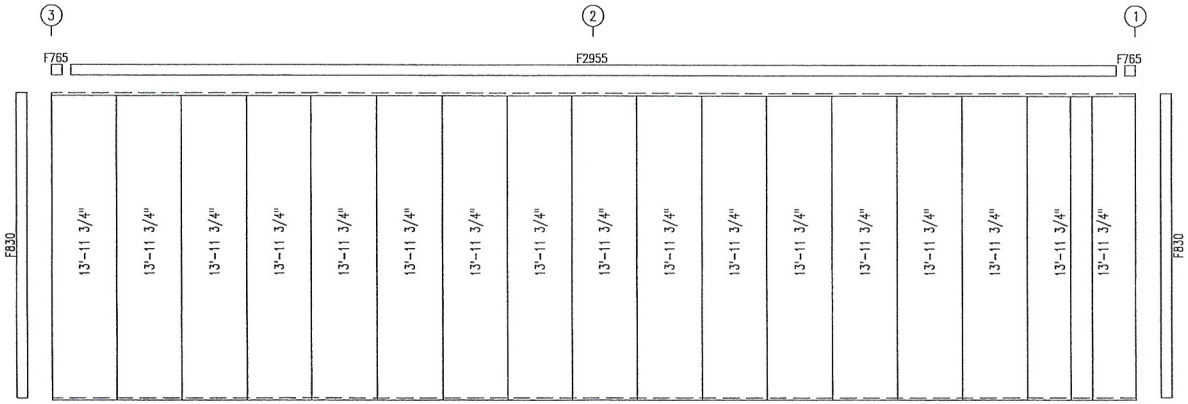
| MEMBER TABLE FRAME LINE D | | |
|---|---|---|
| MARK | PART | LENGTH |
| E-3 | 8ES1L14 | 24'-11 1/2" |
| E-4 | 8ES1L14 | 24'-11 1/2" |
| G-13 | 8X25Z16 | 26'-1 1/2" |
| G-14 | 8X25Z16 | 26'-1 1/2" |
| G-15 | 8X25Z16 | 26'-1 1/2" |
| CB-3 | 1/4" DIA. | 27'-3" |
| CB-4 | 1/4" DIA. | 27'-5" |

| 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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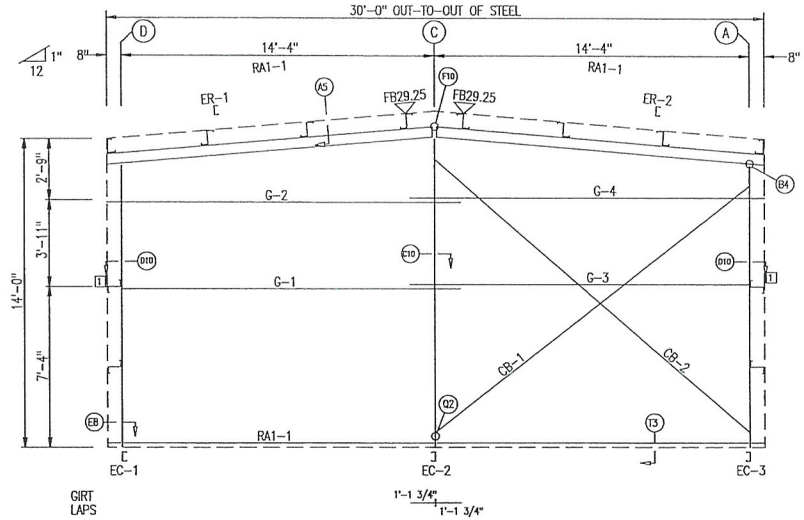
| BOLT TABLE FRAME LINE 1 | | | | |
|---|---|---|---|---|
| LOCATION | QUAN | TYPE | DIA | LENGTH |
| ER-1/ER-2 | 4 | A325 | 5/8" | 1 3/4" |
| Cor_Column/Raf | 4 | A325 | 1/2" | 1 1/4" |
| EC-2/ER-2 | 4 | A325 | 5/8" | 1 1/4" |

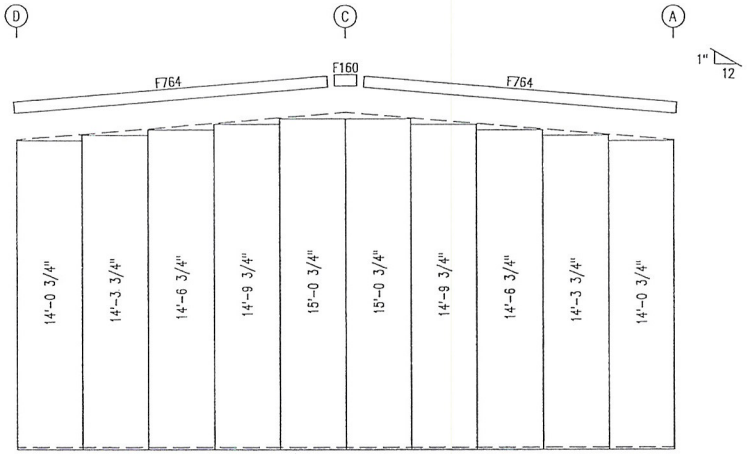
| MEMBER TABLE FRAME LINE 1 | | |
|---|---|---|
| MARK | PART | LENGTH |
| EC-1 | 8F25C16 | 12'-7 3/8" |
| EC-2 | 8F35C13 | 13'-7 1/8" |
| EC-3 | 8F25C16 | 12'-7 3/8" |
| ER-1 | 8F25C12 | 15'-0 3/8" |
| ER-2 | 8F25C12 | 15'-0 3/8" |
| G-1 | 8X25Z16 | 15'-5 1/2" |
| G-2 | 8X25Z16 | 16'-1 1/2" |
| G-3 | 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

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| 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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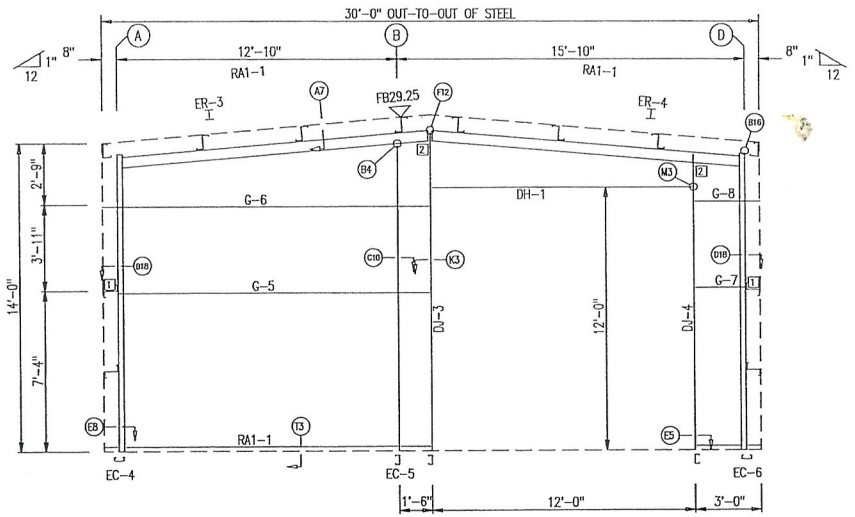
| BOLT TABLE FRAME LINE 3 | | | | |
|---|---|---|---|---|
| LOCATION | QUAN | TYPE | DIA | LENGTH |
| Cor_Column/Raf | 2 | A325 | 1/2" | 1 1/4" |
| ER-3/ER-4 | 8 | A325 | 5/8" | 1 3/4" |
| EC-5/ER-3 | 4 | A325 | 1/2" | 1 1/4" |
| Jamb | 4 | A325 | 1/2" | 1 1/4" |

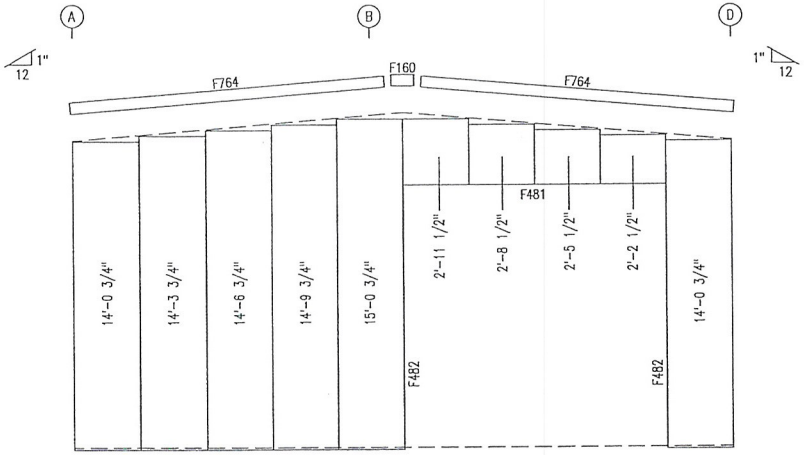
| MEMBER TABLE FRAME LINE 3 | | |
|---|---|---|
| MARK | PART | LENGTH |
| EC-4 | 8F25C16 | 13'-5 1/16" |
| EC-5 | 8F25C13 | 13'-8 5/16" |
| EC-6 | 8F25C16 | 13'-5 1/16" |
| ER-3 | W8X10 | 13'-9 1/4" |
| ER-4 | W8X10 | 13'-9 1/4" |
| DJ-3 | 8F25C16 | 14'-5 3/4" |
| DJ-4 | 8F25C16 | 13'-5 3/4" |
| DH-1 | 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:

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| 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 |

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BEJUN A. AMKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

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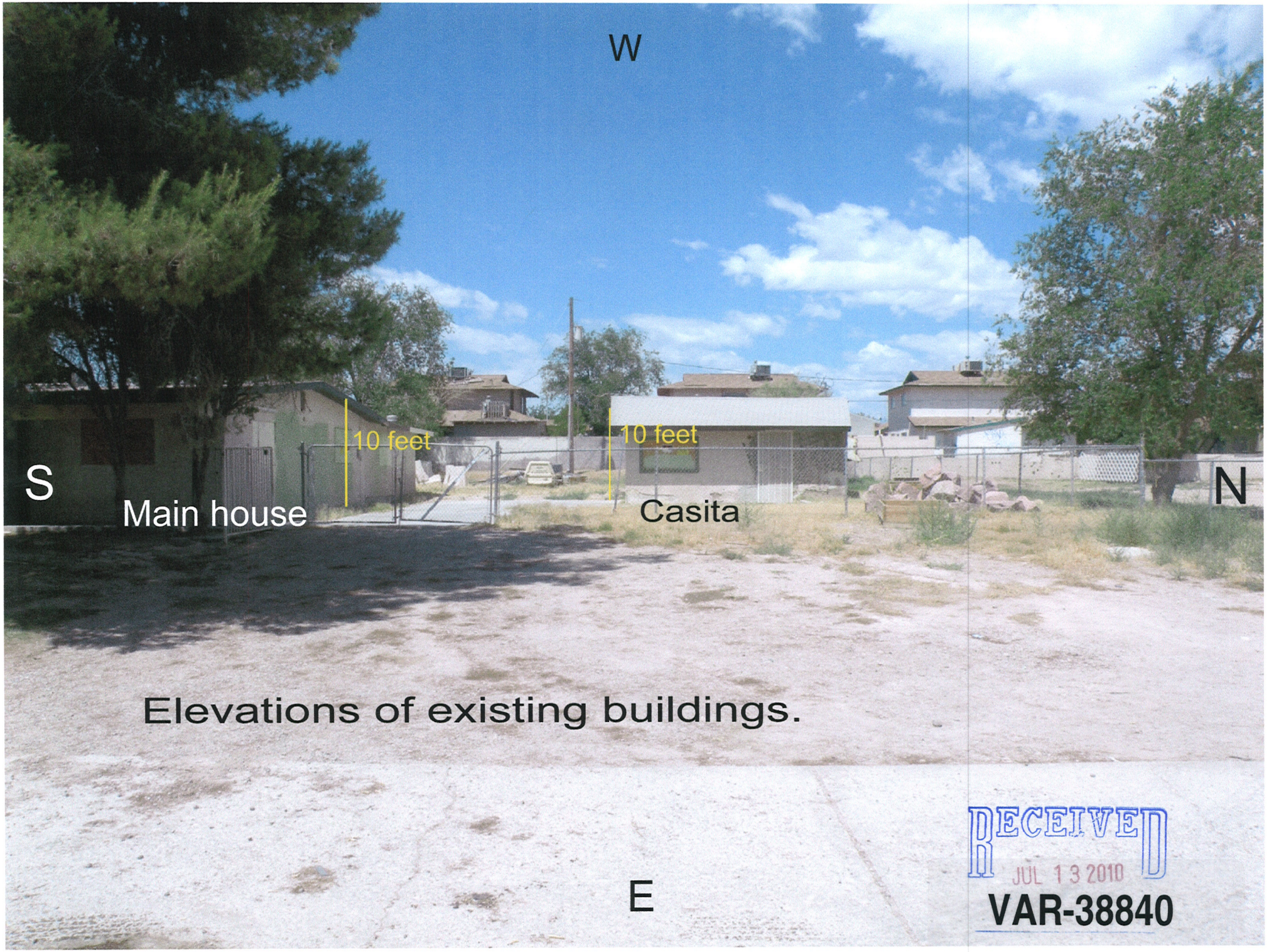


Elevations of existing buildings.

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# Signature® 200

Siliconized Polyester

trim color




Building color

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VAR-38840



VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10



VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10



VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10



VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10

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. 89110-1252

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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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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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**

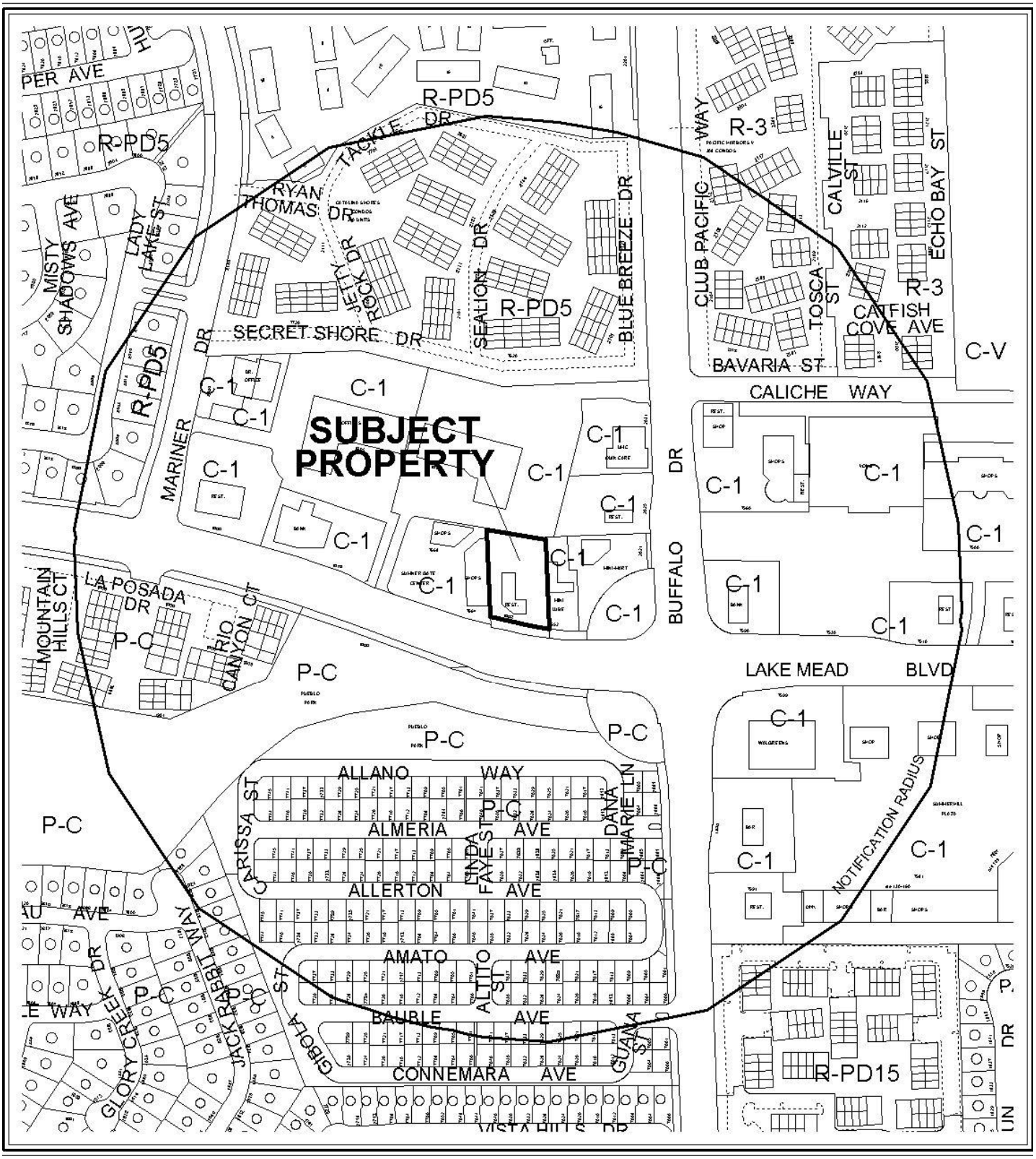
**SUBJECT:**
VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD"S CORPORATION - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 40 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**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



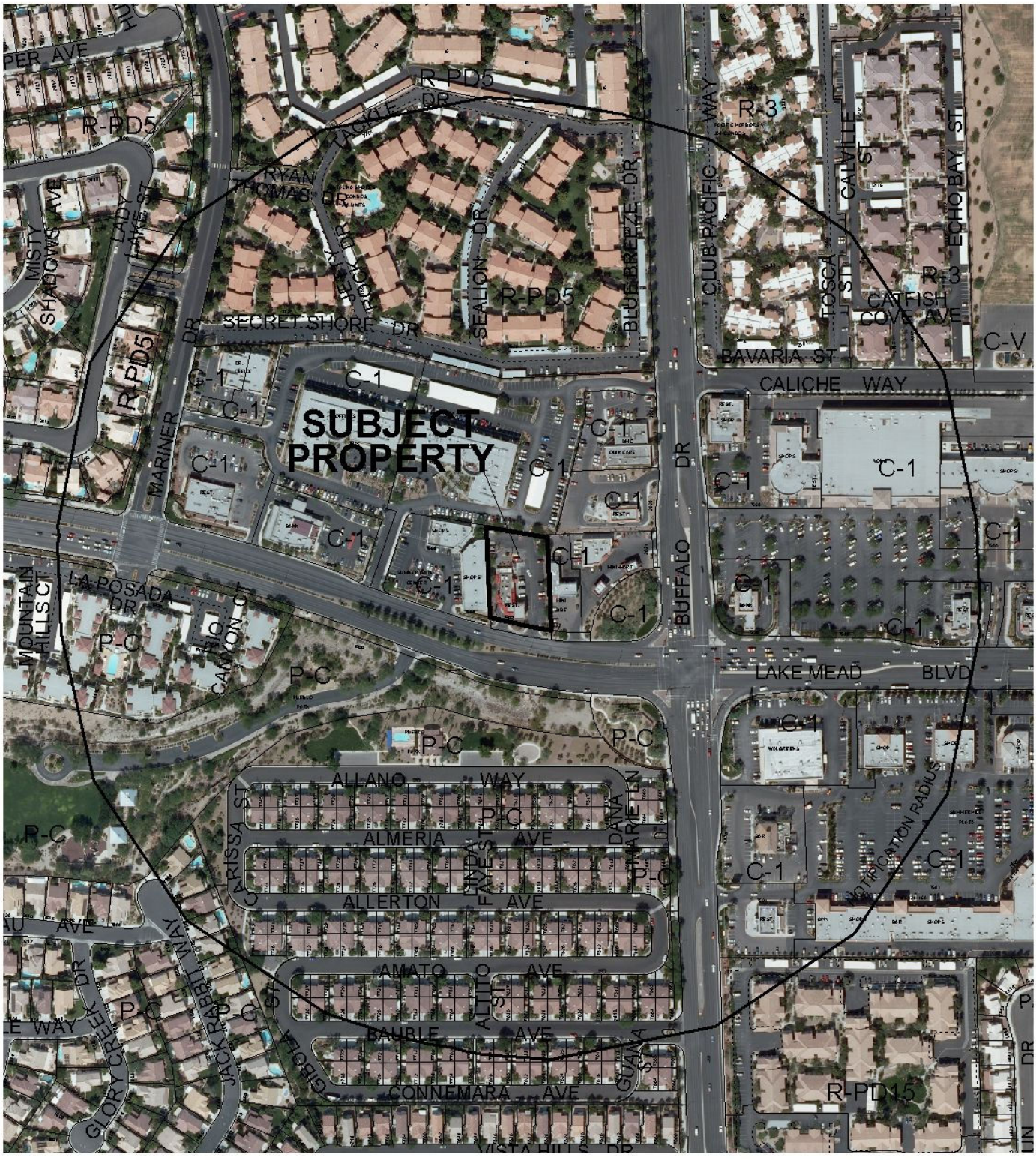

**CASE:** **VAR-38857; VAR-38858; SDR-38856**

**RADIUS:** 1000 FT

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

0 300 600 Feet

N




**CASE:** **VAR-38857; VAR-38858; SDR-38856**

**RADIUS:** 1000 FT

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10

Samantha D Johnston

Notary Public in and for said County and State

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

RECEIVED
JUL 13 2010
City of Las Vegas

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance- Parking

**Project Address (Location)** 7662 W. Lake Mead Blvd

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**REPRESENTATIVE** Spectrum Surveying & Engineering **Contact** Samantha Johnston

**Address** 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

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

**E-mail Address** sjohnston@spectrumse.com

**Property Owner Signature*** _____

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

**Print Name** Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

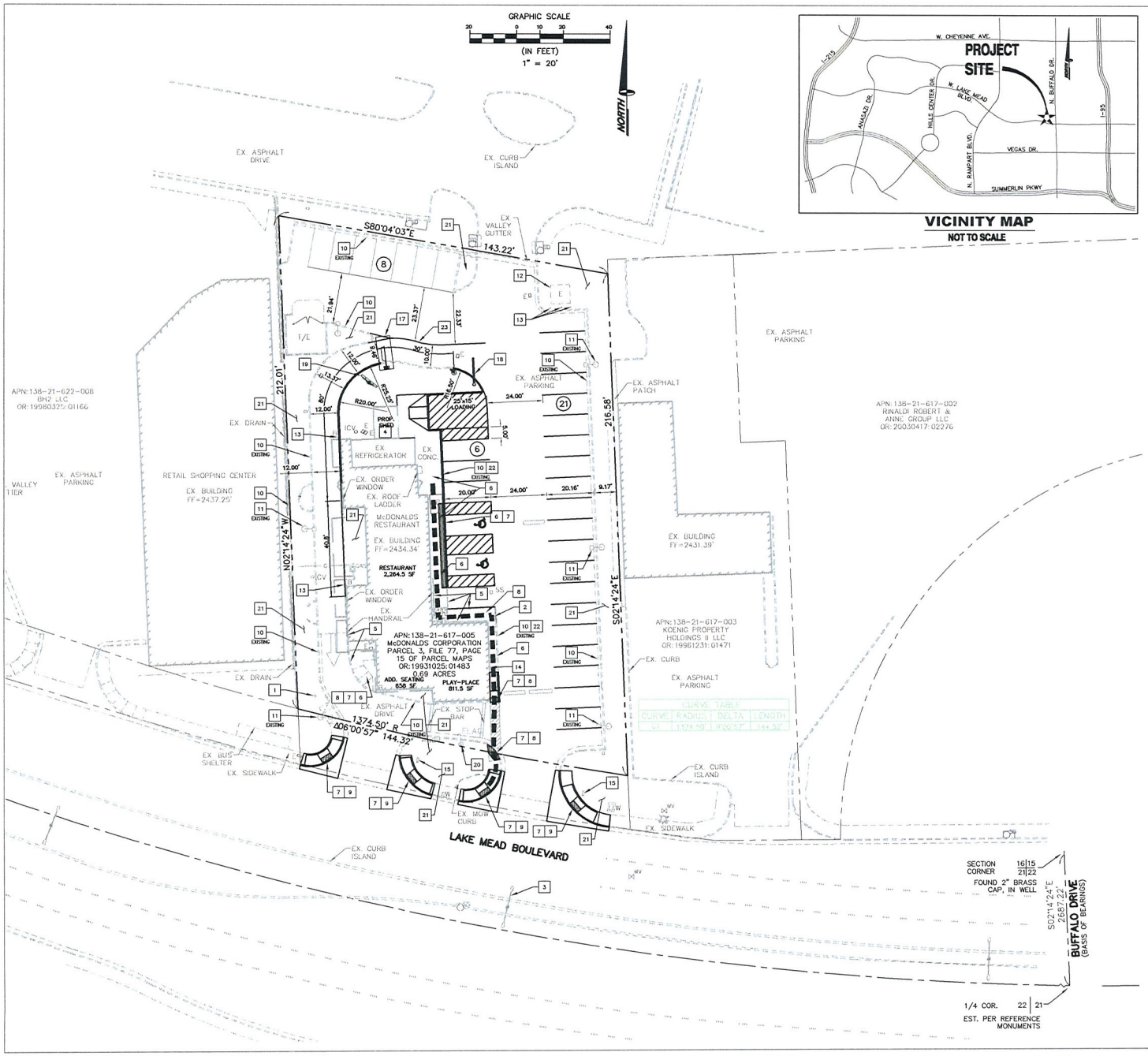
Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

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







**VICINITY MAP**
**NOT TO SCALE**

McDONALDS RESTAURANT - LAKE MEAD & BUFFALO

**REQUIRED PARKING**

RESTAURANT AREA, ADDITIONAL SEATING & PLAYPLACE
1/100 X 3,734 SF = 38 SPACES REQUIRED

**EXISTING PARKING**

| | |
|---|---|
| H.C. PARKING REQUIRED: | 2 SPACES PROVIDED (1 VAN ACCESSIBLE) |
| REGULAR PARKING SPACES: | 35 SPACES PROVIDED |
| TOTAL PARKING: | 37 SPACES PROVIDED |
| ADDITIONAL LOADING ZONE: | NOT PROVIDED |

**PROPOSED PARKING**

| | |
|---|---|
| H.C. PARKING REQUIRED: | 2 SPACES PROVIDED (1 VAN ACCESSIBLE) |
| REGULAR PARKING SPACES: | 26 SPACES PROVIDED |
| TOTAL PARKING: | 35 SPACES PROVIDED |
| ADDITIONAL LOADING ZONE: | 1 (15' X 25') PROVIDED |

PROPOSED PARKING DEFICIENT BY 3 SPACES

**SITE INFORMATION:**

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

**LEGEND**

ACCESSIBLE ROUTE

**BUILDING SETBACKS:**

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

**KEY NOTES:**

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

RECEIVED
JUL 13 2010
City of Las Vegas

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

VAR-38857
VAR-38858
SDR-38856

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
5820 S. RAINBOW BLVD. SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 307-8133

PREPARED FOR:
McDonald's USA, LLC

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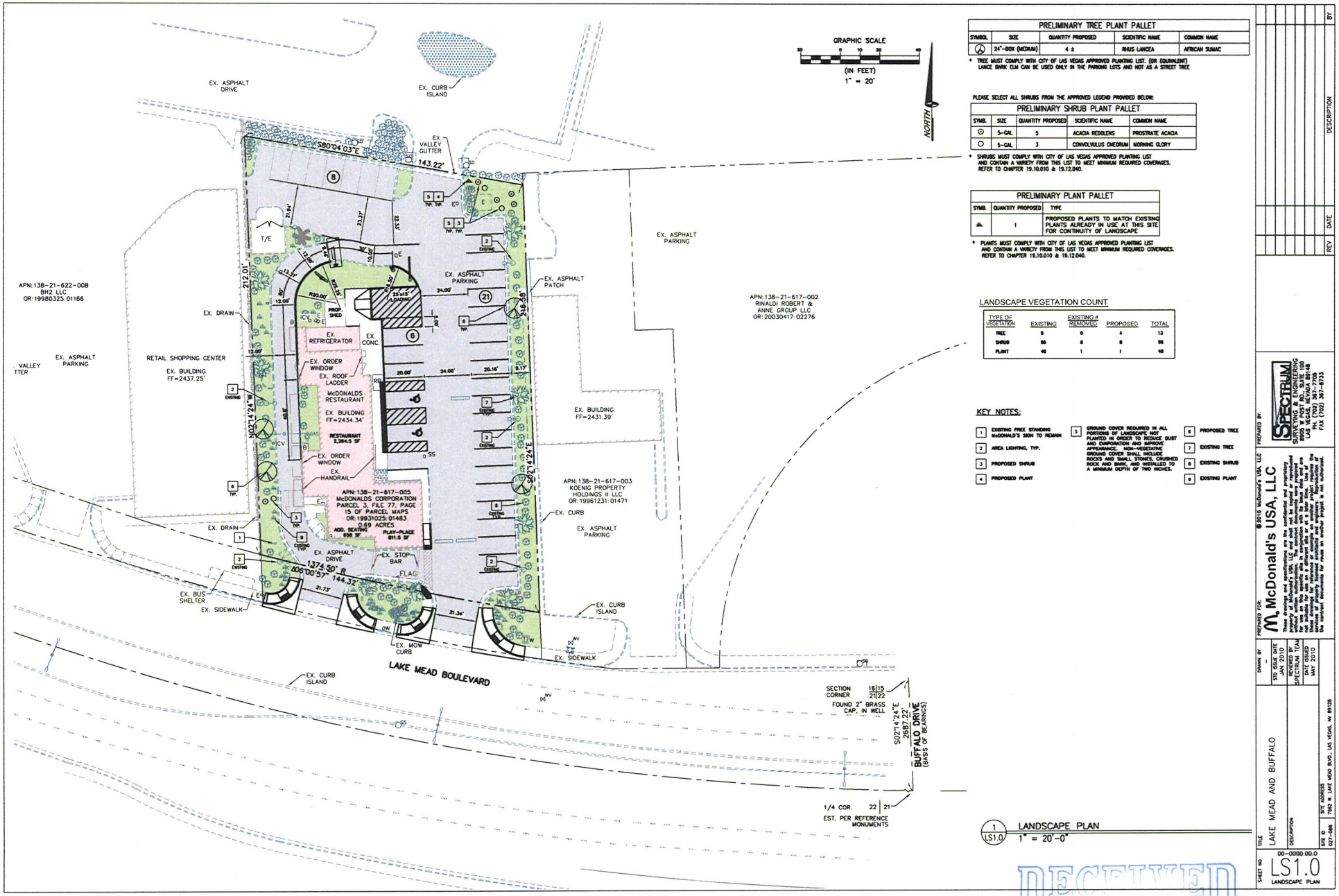
DRAWN BY: STD. BASE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

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




| PRELIMINARY TREE PLANT PALLET | | | | |
|---|---|---|---|---|
| SYMBOL | SIZE | QUANTITY PROPOSED | SCIENTIFIC NAME | COMMON NAME |
| | 24"-BOX (MEDIAN) | 4 ± | RHUS LANCEA | AFRICAN SUMAC |

* TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. (OR EQUIVALENT) LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

| PRELIMINARY SHRUB PLANT PALLET | | | | |
|---|---|---|---|---|
| SYMB. | SIZE | QUANTITY PROPOSED | SCIENTIFIC NAME | COMMON NAME |
| ⊙ | 5-GAL | 5 | ACACIA REDOLENS | PROSTRATE ACACIA |
| ○ | 5-GAL | 3 | 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 PROPOSED | TYPE |
| ▲ | 1 | 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 | EXISTING # REMOVED | PROPOSED | TOTAL |
|---|---|---|---|---|
| TREE | 9 | 0 | 4 | 13 |
| SHRUB | 86 | 0 | 9 | 95 |
| PLANT | 45 | 1 | 1 | 45 |

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.
6. PROPOSED TREE
7. EXISTING TREE
8. EXISTING SHRUB
9. EXISTING PLANT

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

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

PREPARED BY: SPECTRUM SURVEYING & ENGINEERING 9555 HILLWOOD DR. #150 LAS VEGAS, NEVADA 89148 PH. (702) 387-7705 FAX (702) 387-8703

PREPARED FOR: McDonald's USA, LLC

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

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION
SITE #: 2277-0886
SITE ADDRESS: 7652 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

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

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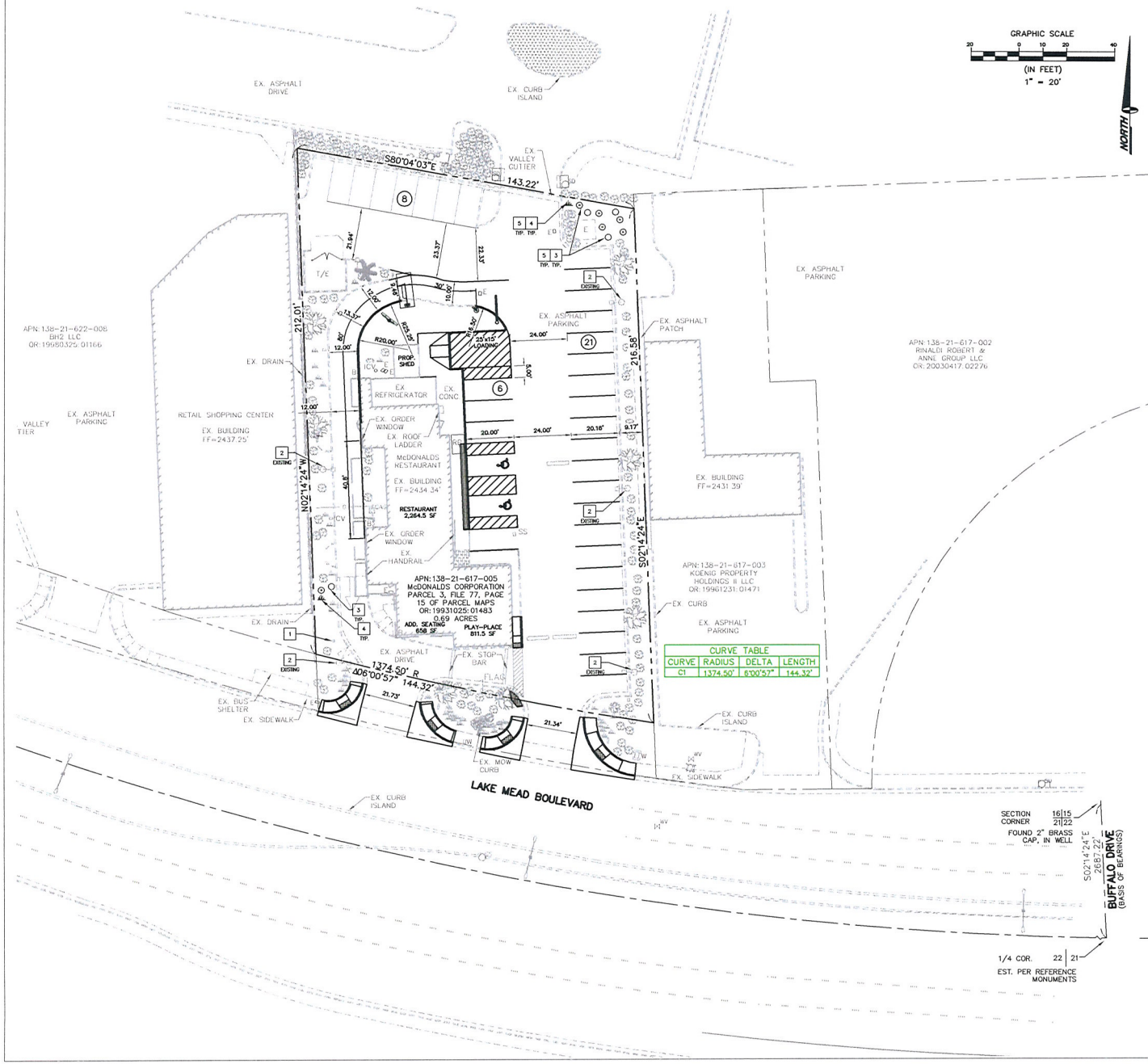
AUG 04 2010

**VAR-38857 VAR-38858**
**SDR-38856 REVISED**




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.

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

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JUL 13 2010
City of Las Vegas

VAR-38857
VAR-38858
SDR-38856

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

PREPARED BY:
SPECTRUM
CONSULTING, LLC
5030 PARADISE ROAD, SUITE B-100
LAS VEGAS, NEVADA 89119
PH: (702) 367-7705
FAX: (702) 367-8153

PREPARED FOR:
McDonald's USA, LLC

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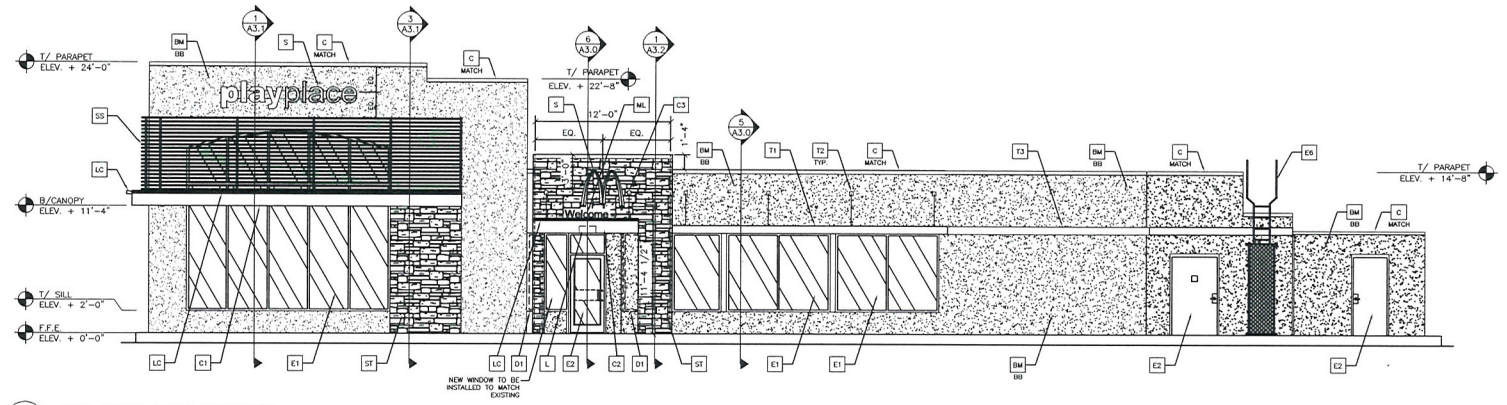
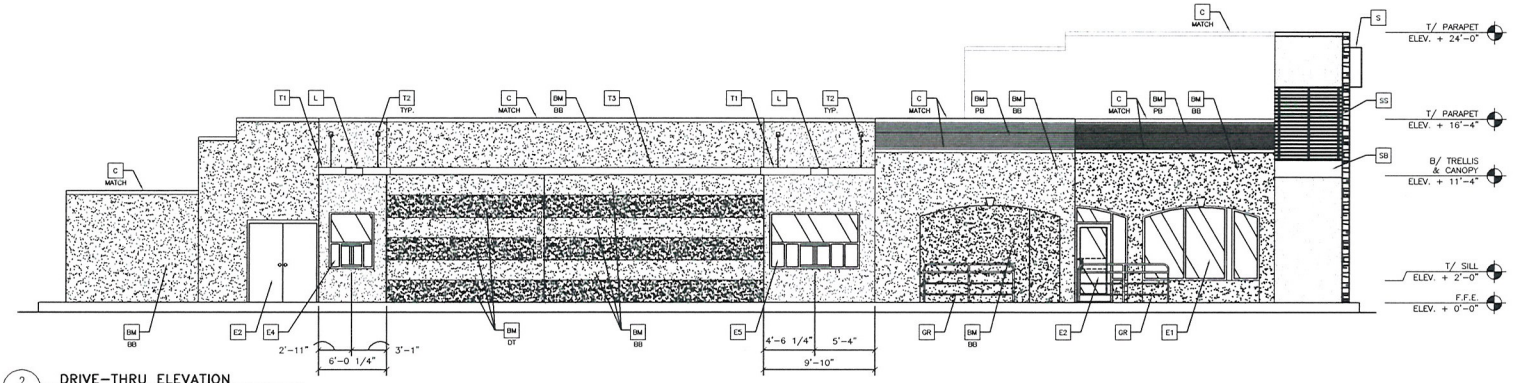
DRAWN BY:
STD. ISSUE DATE JAN 2010
REVIEWED BY SPECTRUM TEAM
DATE ISSUED MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-068
SITE ADDRESS: 7982 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.: 00-0000.00.0
LS1.0
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 — COLOR: BASE BUILDING
  - DT — COLOR: DRIVE THRU BANDING
  - PB — COLOR: 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)
- 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 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 |

RECEIVED
JUL 13 2010
City of Las Vegas

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) 367-7705
FAX (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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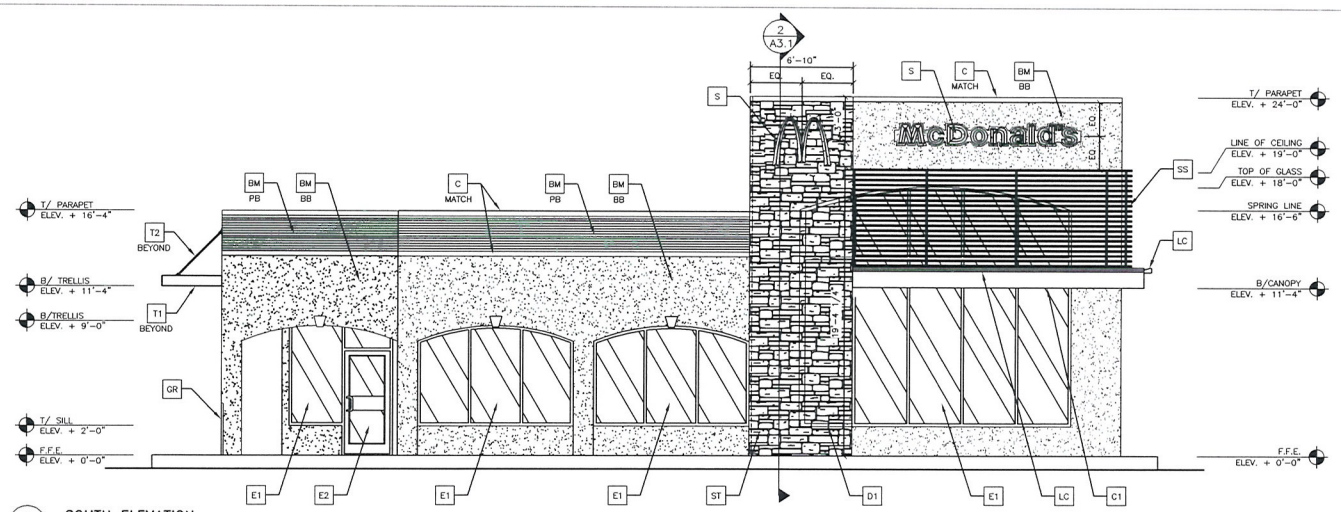
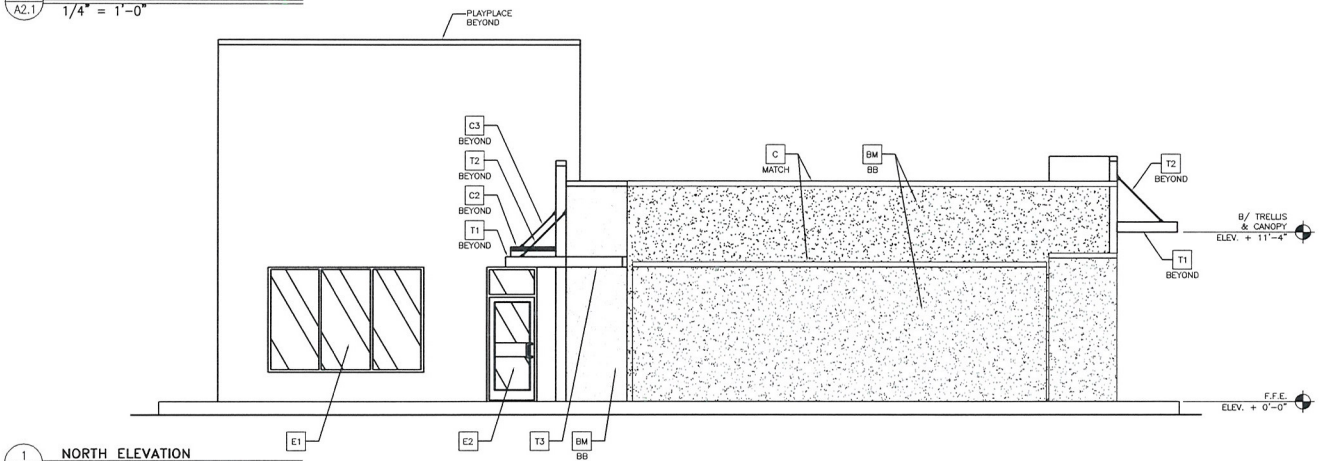
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: MAY 2010
APPROVED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION
SITE ID: 027-088
SITE ADDRESS: 7642 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO. A2.0
00-0000.00.0
ELEVATIONS




1 A2.1 SOUTH ELEVATION
1/4" = 1'-0"




1 A2.1 NORTH ELEVATION
1/4" = 1'-0"

## 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 — METAL COPING — COLOR TO MATCH SURROUNDING MATERIAL
- CJ — CONTROL JOINT
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- LA — LIGHT FIXTURE (ARCADE LIGHT) — SEE ELECTRICAL
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- T1 — ALUMINUM TRELLIS
- T2 — ALUMINUM TRELLIS TIE-BACK
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**DEMO:**

- D1 — (E) WINDOWS TO BE REMOVED

**EXISTING:**

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

**NOTE:**
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
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH (702) 367-7755
FAX (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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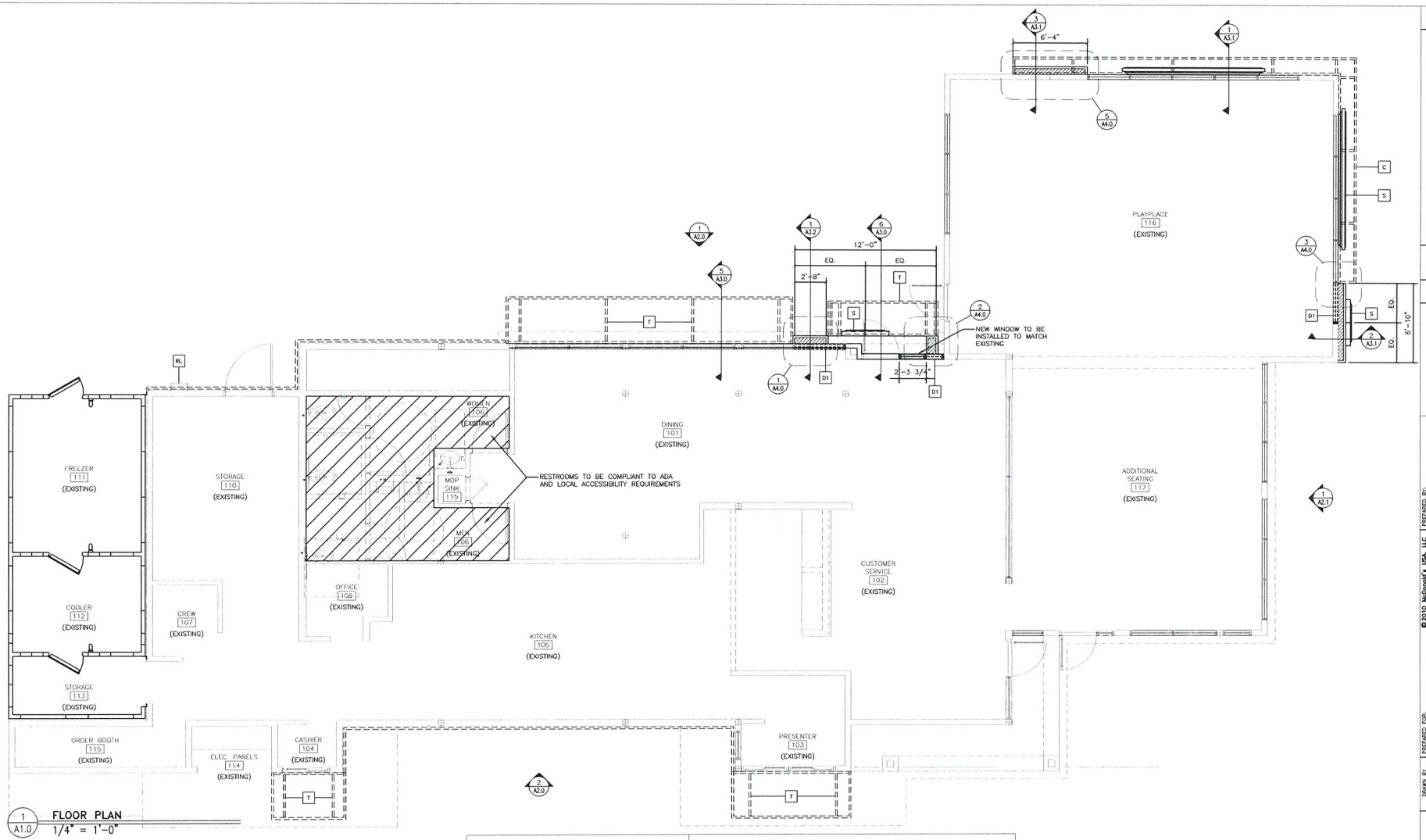
DRAWN BY: USRD TEAM
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

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

SHEET NO.: 00-0000.00.0
A2.1
ELEVATIONS




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

## KEY NOTES

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

## GENERAL NOTES

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

## SYMBOL LEGEND

X — KEY NOTE

## DEMO

D1 — REMOVE (E) WINDOW

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City of Las Vegas

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) 387-2705
FAX (702) 387-8733

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

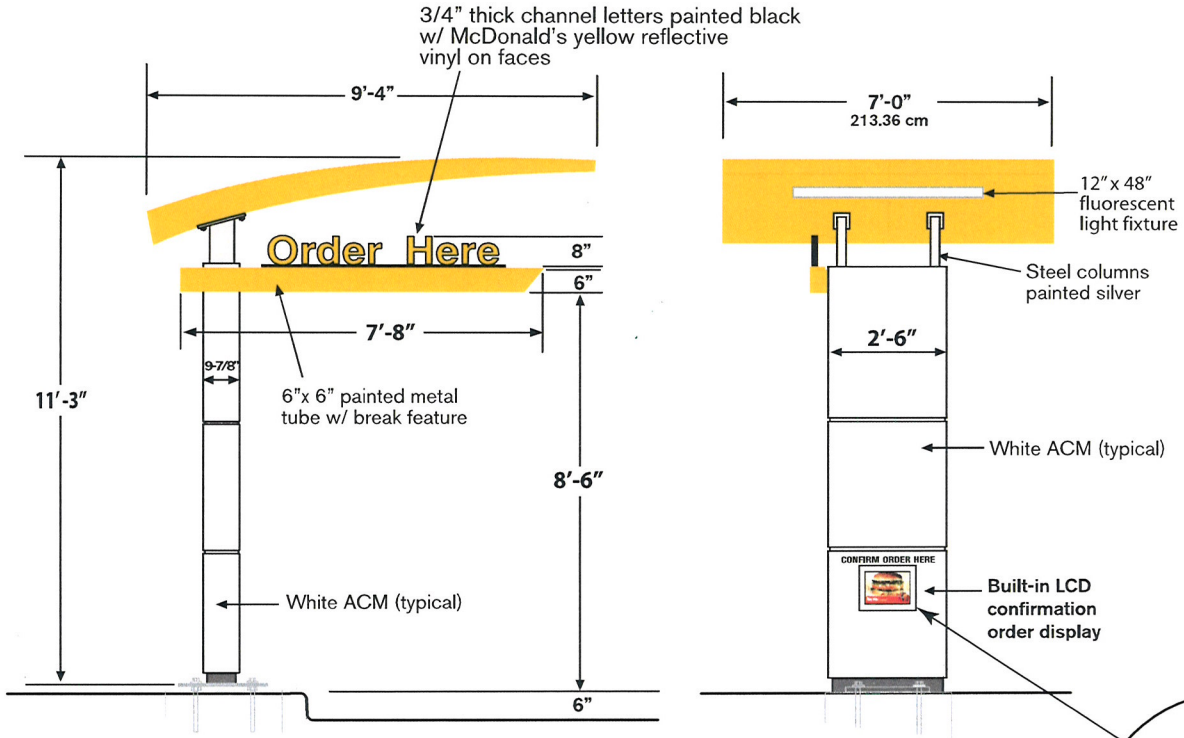
TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-068
SITE ADDRESS: 7462 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

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




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.<br>• Spring loaded swing away 9' clearance arm<br>• Illuminated awning provides a customer safe environment at night and protection from inclement weather |

**VAR-38857**
**VAR-38858**
**SDR-38856**

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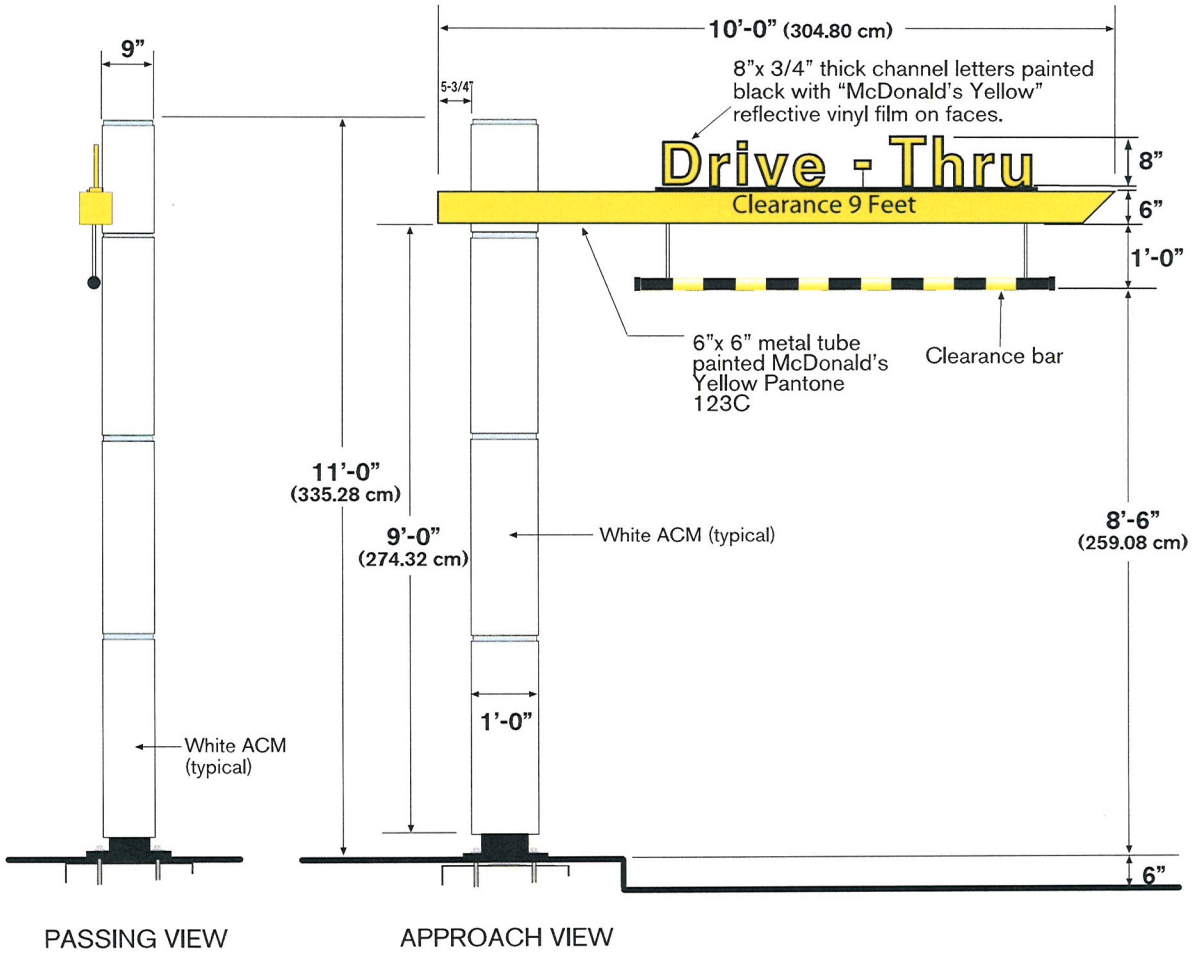
City of Las Vegas

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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VAR-38857
VAR-38858
SDR-38856

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




**FP-43 Outdoor Menu Board w/ Flip Adder**



**OPTIONAL:**
**FP-43 Outdoor Menu Board w/ Topper**

| | |
|---|---|
| **Illumination:** | 4 - F60T12 CW/HO<br>2 - F36T12 CW/HO<br>2 - F24T12 CW/HO<br>2 - F60T12 CW/HO |
| **Electrical:** | 4.9 Amps / 1.6 Amps (flipboard)<br>120V 60Hz |
| **Ballast:** | Advance #RC-4560-TP<br>Power LIghting #V234L8-16<br>Power Lighting #V12L4-12 |
| **Ship Weight:** | 197 lbs. |
| **Other:** | • Modular design for increased flexibility<br>• Adjustable channels for easy menu modification<br>• Optional kit to accept Customer Order Display and/or speaker<br>• Flipboard panel can rotate 180 degrees to display two dayparts<br>• Please call Flordia Plastics for strips and grids<br>• Topper only allowed with 4th column static board. Cannot have flip adder and topper. |

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**VAR-38857**
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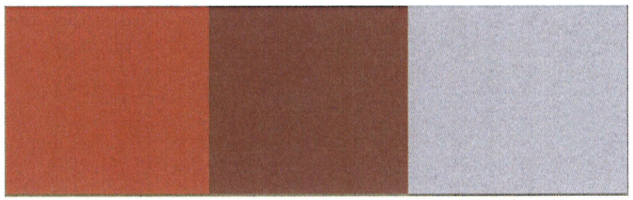
**SDR-38856**

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

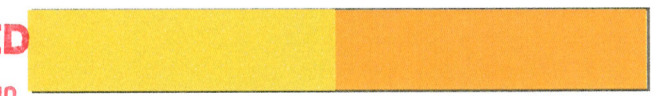
# Exterior Options: Color Options
## New/ Existing Silver Roof




TERRA COTTA SCHEME/
SILVER STANDING SEAM



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



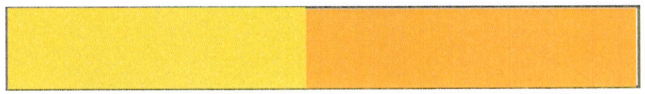
Pantone-109C Pantone- 123C




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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City of Las Vegas

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AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

VAR-38857
VAR-38858
SDR-38856

# 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-38857
VAR-38858
SDR-38856

Confidential Information. Unauthorized use or distribution prohibited.

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

# Exterior Options: Arcade Options- EIFS




VERSION 1- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE




VERSION 1- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE




VERSION 2- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE




VERSION 2- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE

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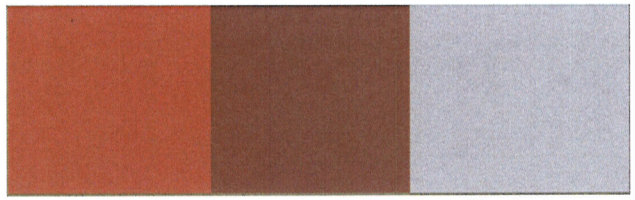
**VAR-38857**
**VAR-38858**
**SDR-38856**

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

# Exterior Options: Color Options
## New/ Existing Silver Roof



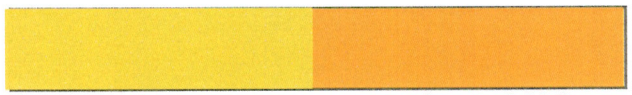

TERRA COTTA SCHEME/
SILVER STANDING SEAM



BM: 2175-10 Aztec Brick

BM: 2173-10 Earthly Russet

Englert- Pre-weathered Galvalume

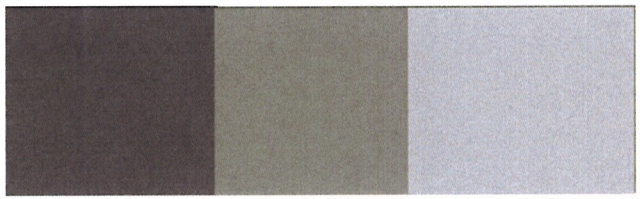


Pantone-109C

Pantone- 123C



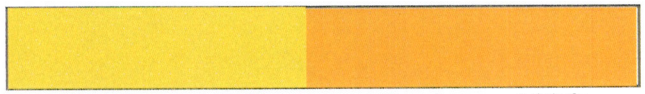

CHOCOLATE SCHEME/
SILVER STANDING SEAM



BM: 2112-10 Mink

BM: HC85 Fairview Taupe

Englert- Pre-weathered Galvalume



Pantone-109C

Pantone- 123C

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City of Las Vegas

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AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY



VAR-38857
VAR-38858
SDR-38856




**VAR-38857, VAR-38858, & SDR-38856 - APPLICANT/OWNER: McDONALD'S CORPORATION**
**7662 WEST LAKE MEAD BOULEVARD**

07/22/10




VAR-38857, VAR-38858, & SDR-38856 - APPLICANT/OWNER: McDONALD'S CORPORATION
7662 WEST LAKE MEAD BOULEVARD

07/22/10




VAR-38857, VAR-38858, & SDR-38856 - APPLICANT/OWNER: McDONALD'S CORPORATION
7662 WEST LAKE MEAD BOULEVARD

07/22/10

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:** **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.: **26.**

## *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

RECEIVED
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.

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.: **27.**

## *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 AT 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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

City of Las Vegas
JUL 13 2010
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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 7662 W. Lake Mead Blvd

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**REPRESENTATIVE** Spectrum Surveying & Engineering **Contact** Samantha Johnston

**Address** 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

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

**E-mail Address** sjohnston@spectrumse.com

**Property Owner Signature*** _____

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

**Print Name** Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

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

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

August 4, 2010

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

**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 landscape plan, we are proposing to replace any removed landscape so that an

**VAR-38857 VAR-38858**
**SDR-38856 REVISED**

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AUG 04 2010

equal or greater amount of landscaping is proposed. In addition, to meet the previously approved landscape plan, we are proposing additional trees in order to maintain the previously approved landscape plan on file.

In addition, conceptual renderings indicating the Chocolate 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

**VAR-38857 VAR-38858**
**SDR-38856 REVISED**

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

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

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

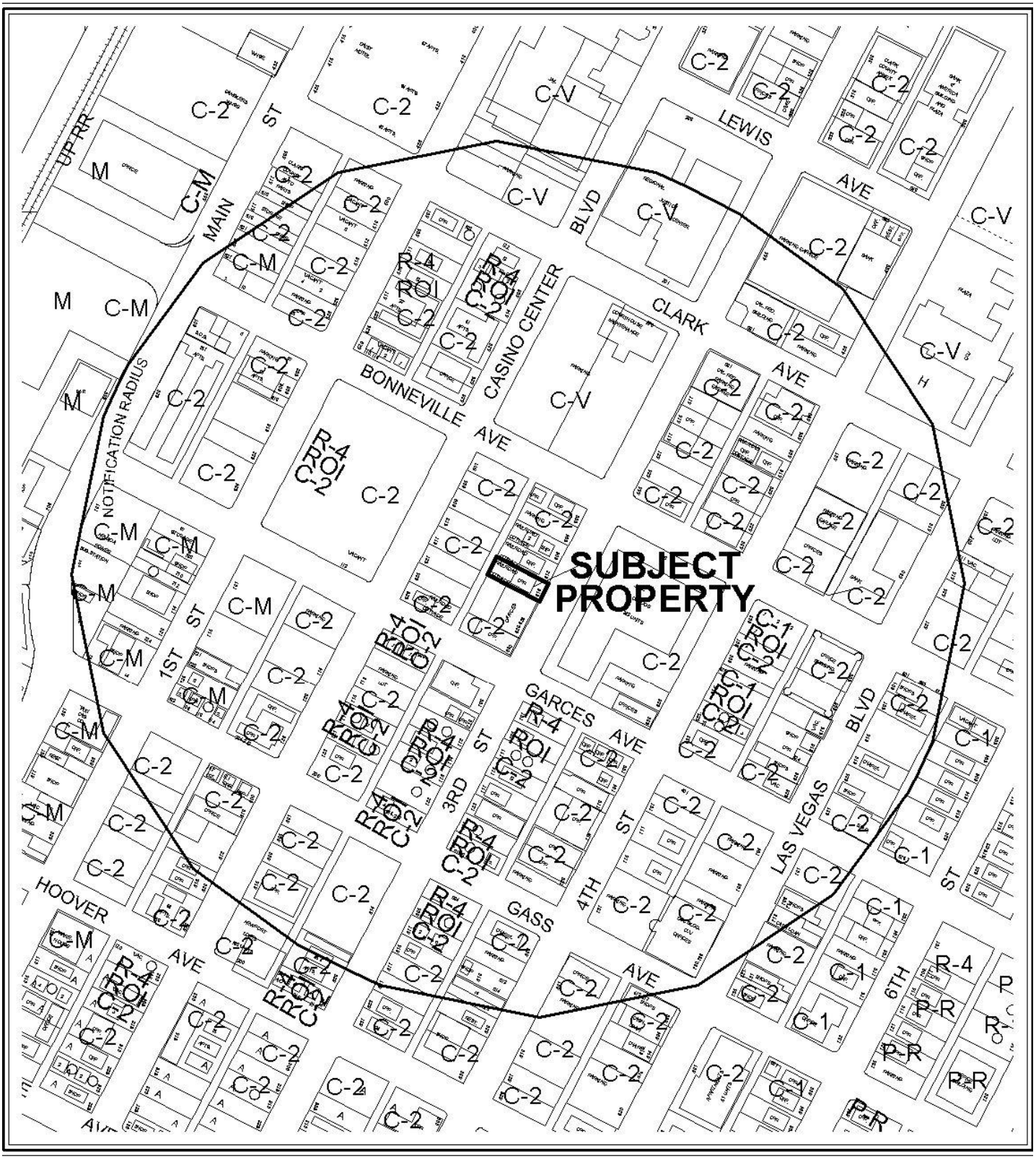
**SUBJECT:**
SUP-38817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC - Request for a Special Use Permit FOR A BAILBOND SERVICE at 616 South Third Street (APN 139-34-311-068), C-2 (General Commercial) Zone, Ward 3 (Reese).

**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




**CASE:** **SUP-38817**

**RADIUS:** 1000 FT

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




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 28 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

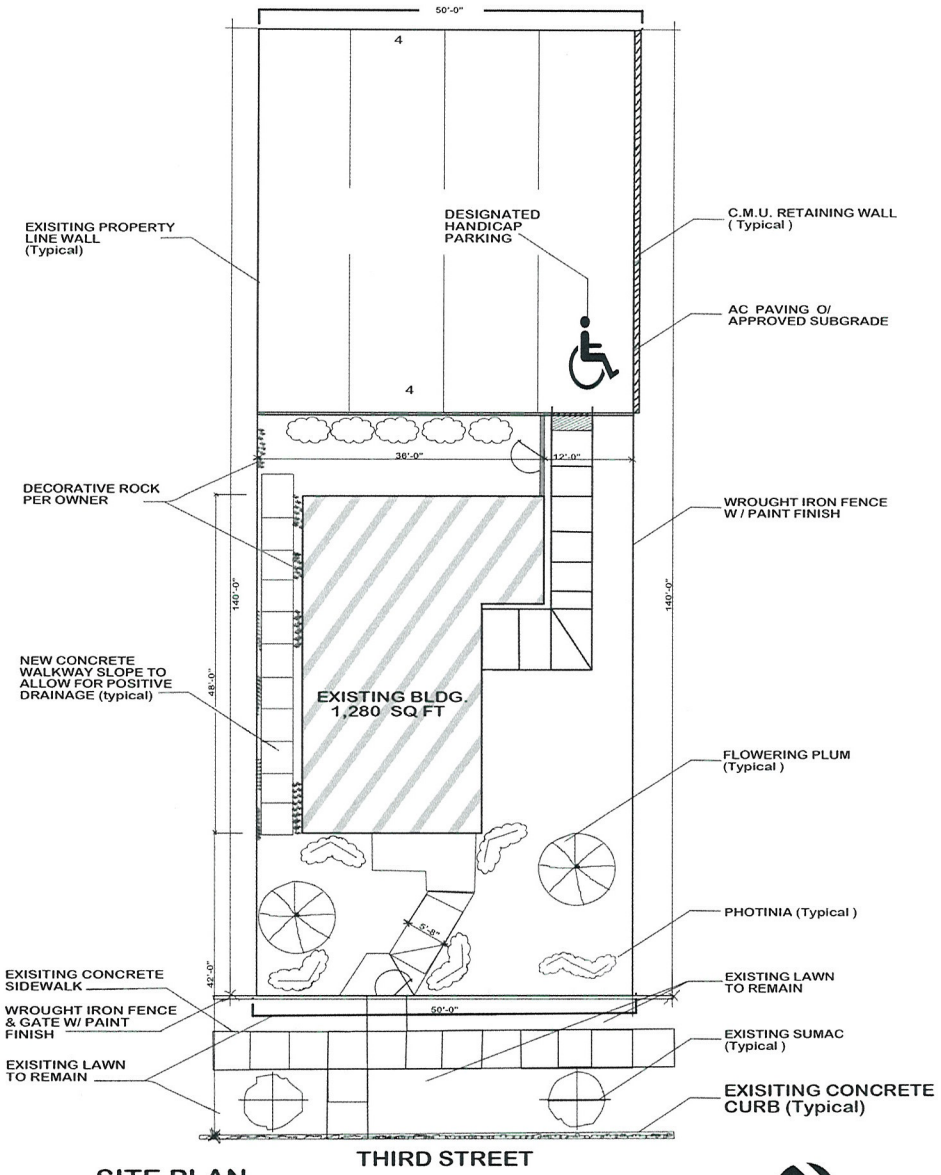
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA SILVA
Appt. No. 93-1509-1
My Appt. Expires April 5, 2013

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"

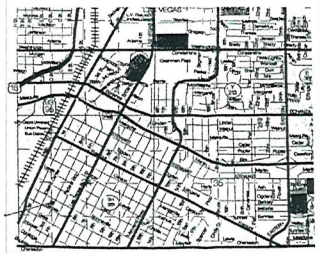
NORTH

## 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
CITY OF LAS VEGAS
LAS VEGAS, NEVADA

DRAWN

CHECKED

DATE
July 8th 2010

SCALE

JOB #

SHEET

OF SHEETS

SUP-38817

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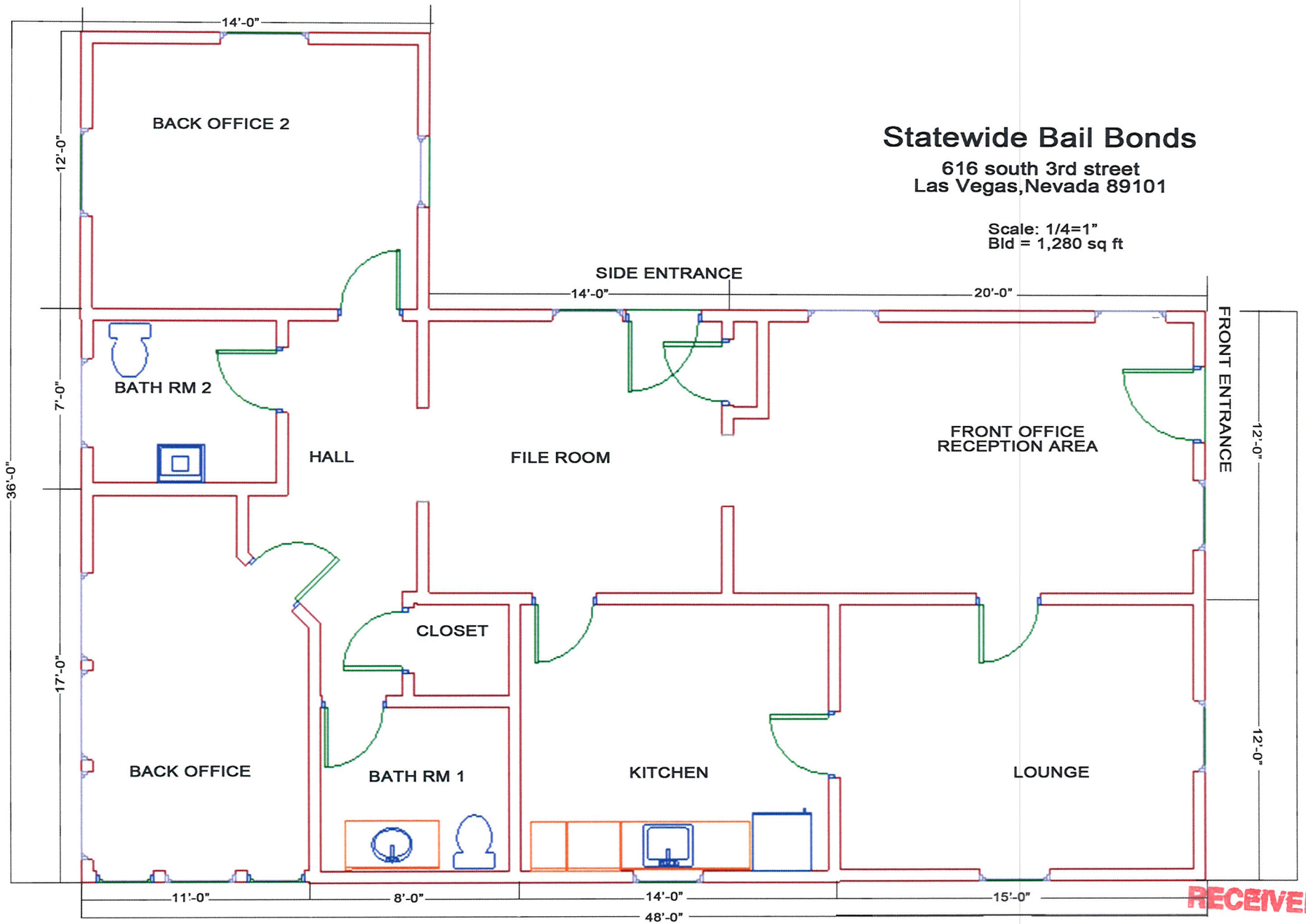
JUL 08 2010
City of Las Vegas




# Statewide Bail Bonds

616 south 3rd street
Las Vegas,Nevada 89101

Scale: 1/4=1"
Bld = 1,280 sq ft

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JUL 08 2010
City of Las Vegas

**SUP-38817**




SUP-38817 - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC
616 SOUTH THIRD STREET

07/22/10

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)

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JUL 08 2010
City of Las Vegas

**SUP-38817**

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**

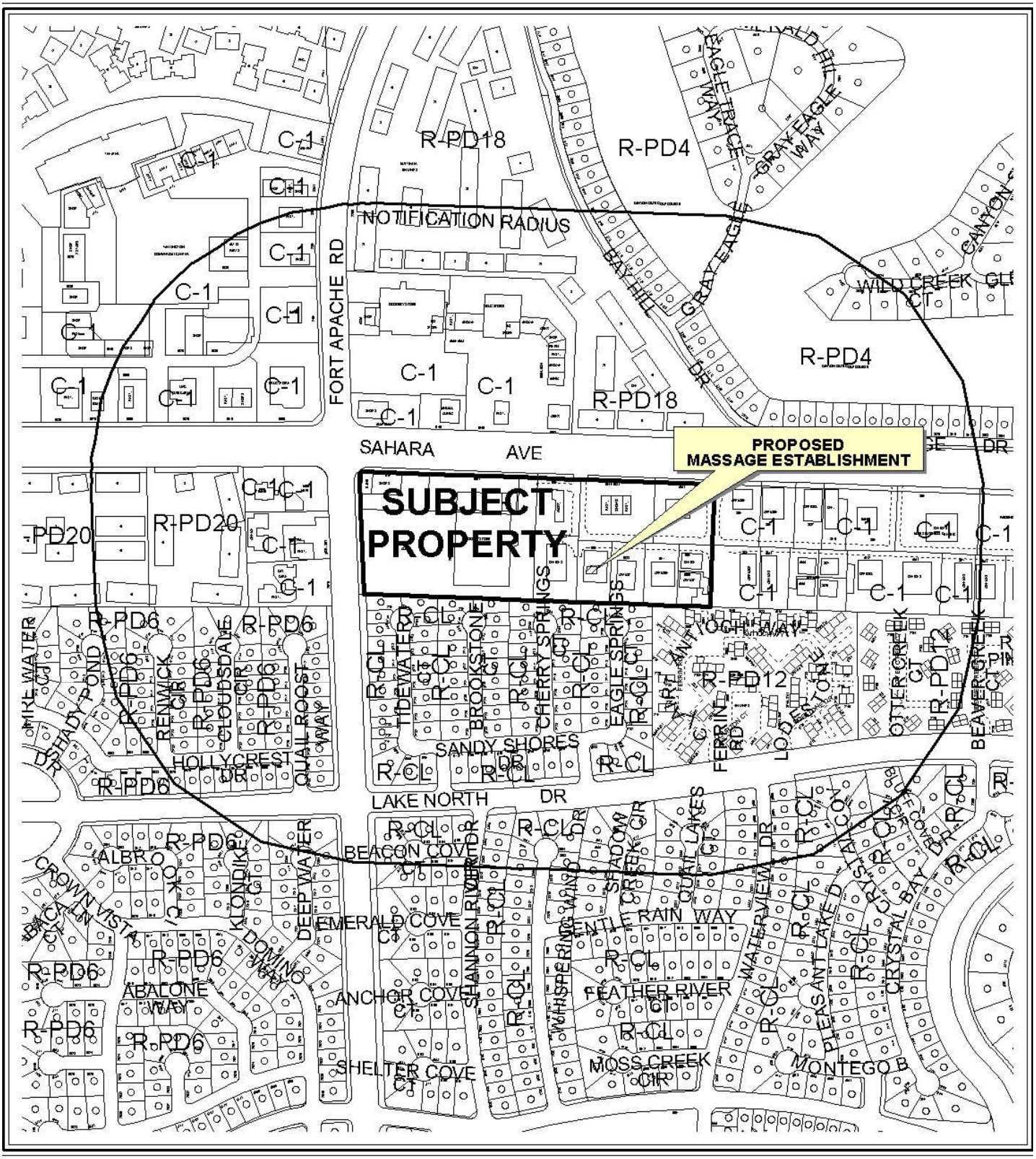
**SUBJECT:**
SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 775 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED, A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 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:**
DENIAL

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



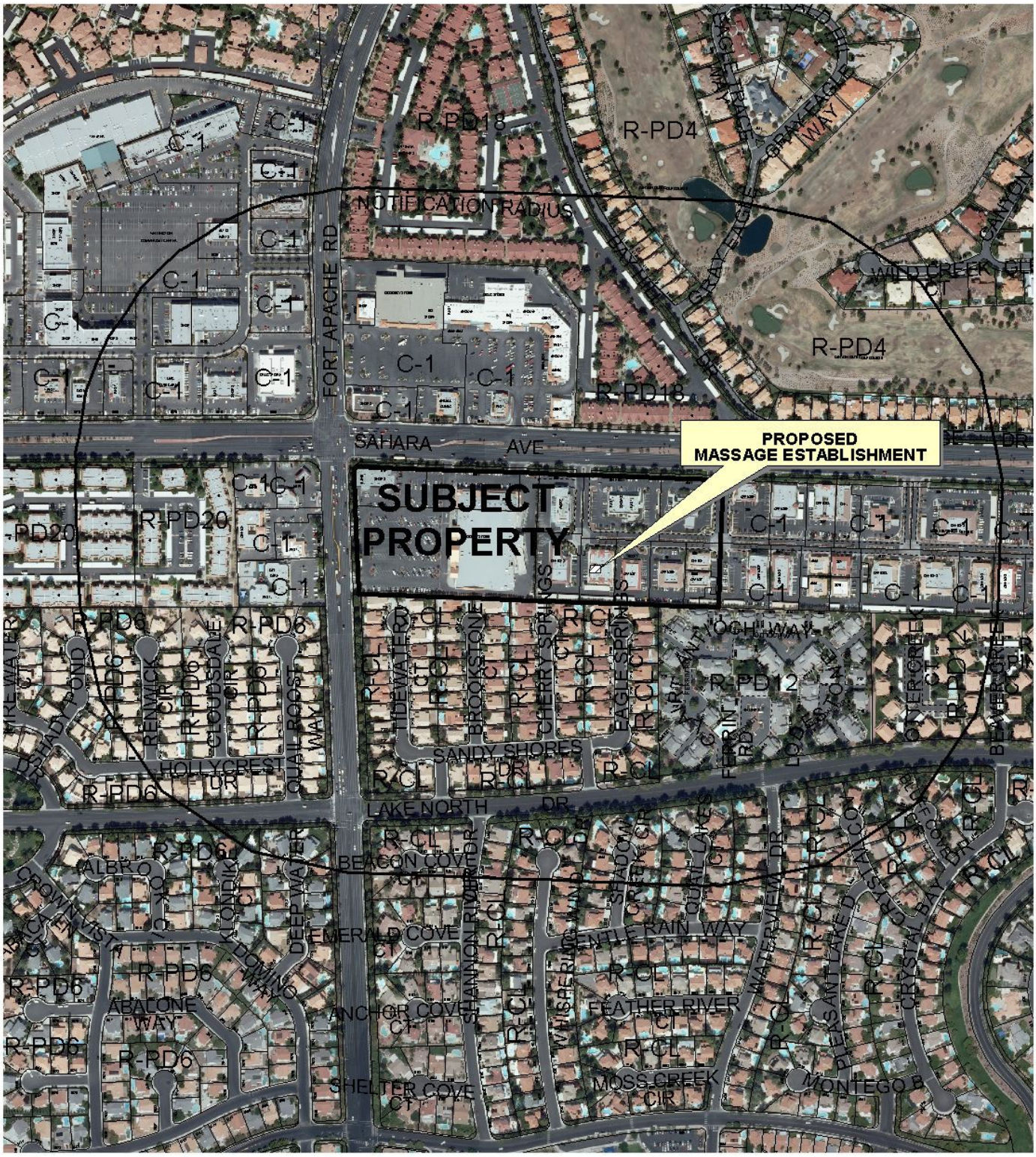

0 300 600 Feet

**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

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JUL 13 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use permit

**Project Address (Location)** 9061 W. Sahara Ave. Ste. 104 LV, NV 89117

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** drlobato@drlobato.com

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

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

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

**E-mail Address** lesleewilburn@hotmail.com

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of July, 2010.

_____

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

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

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JUL 13 2010

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

Revised 10/27/08

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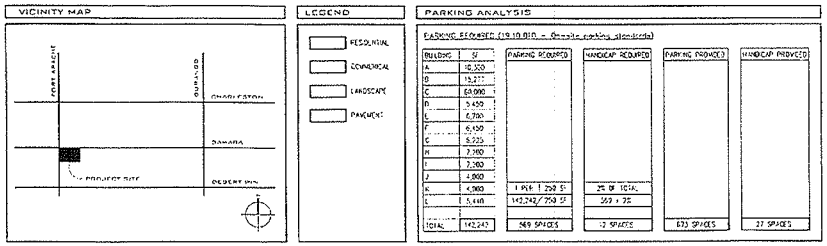
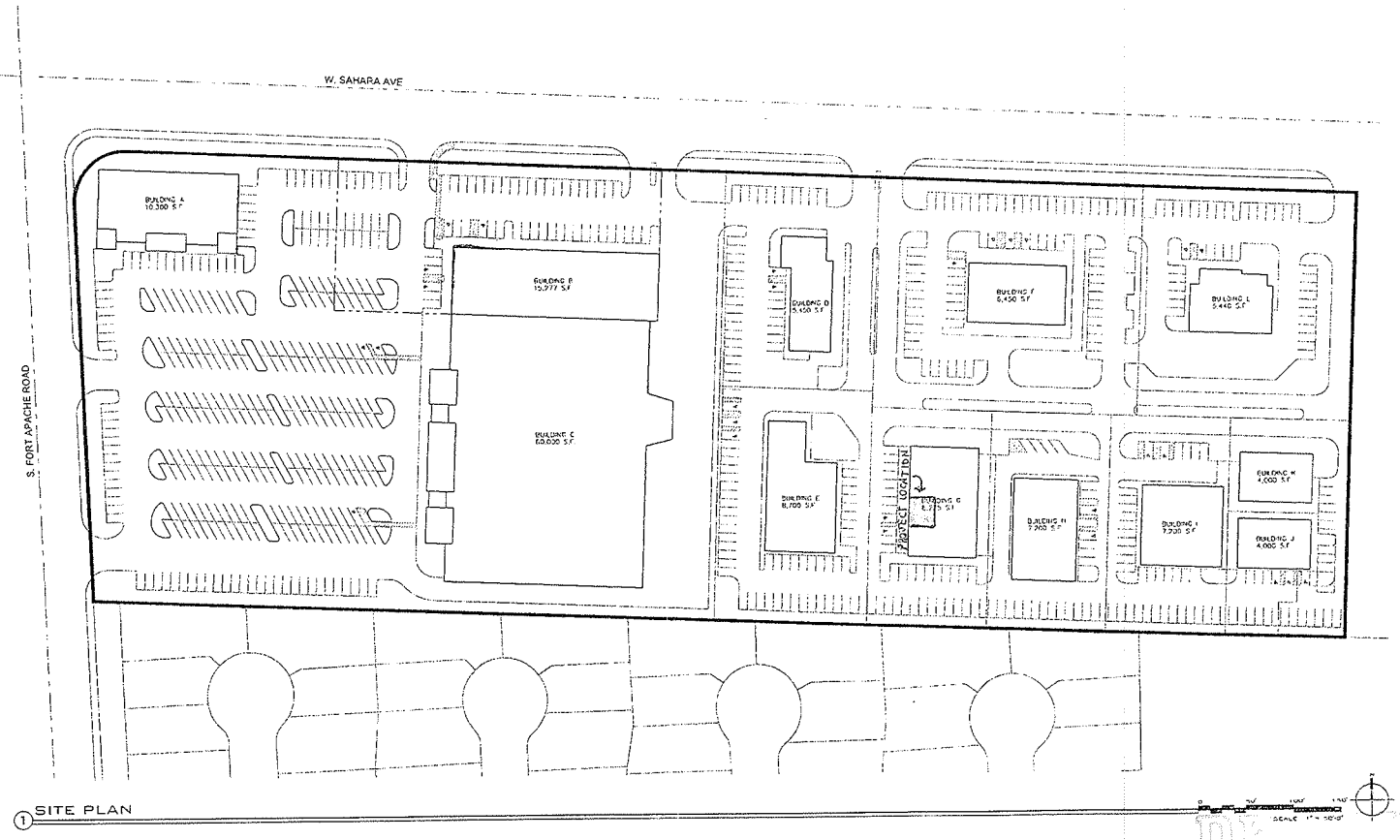


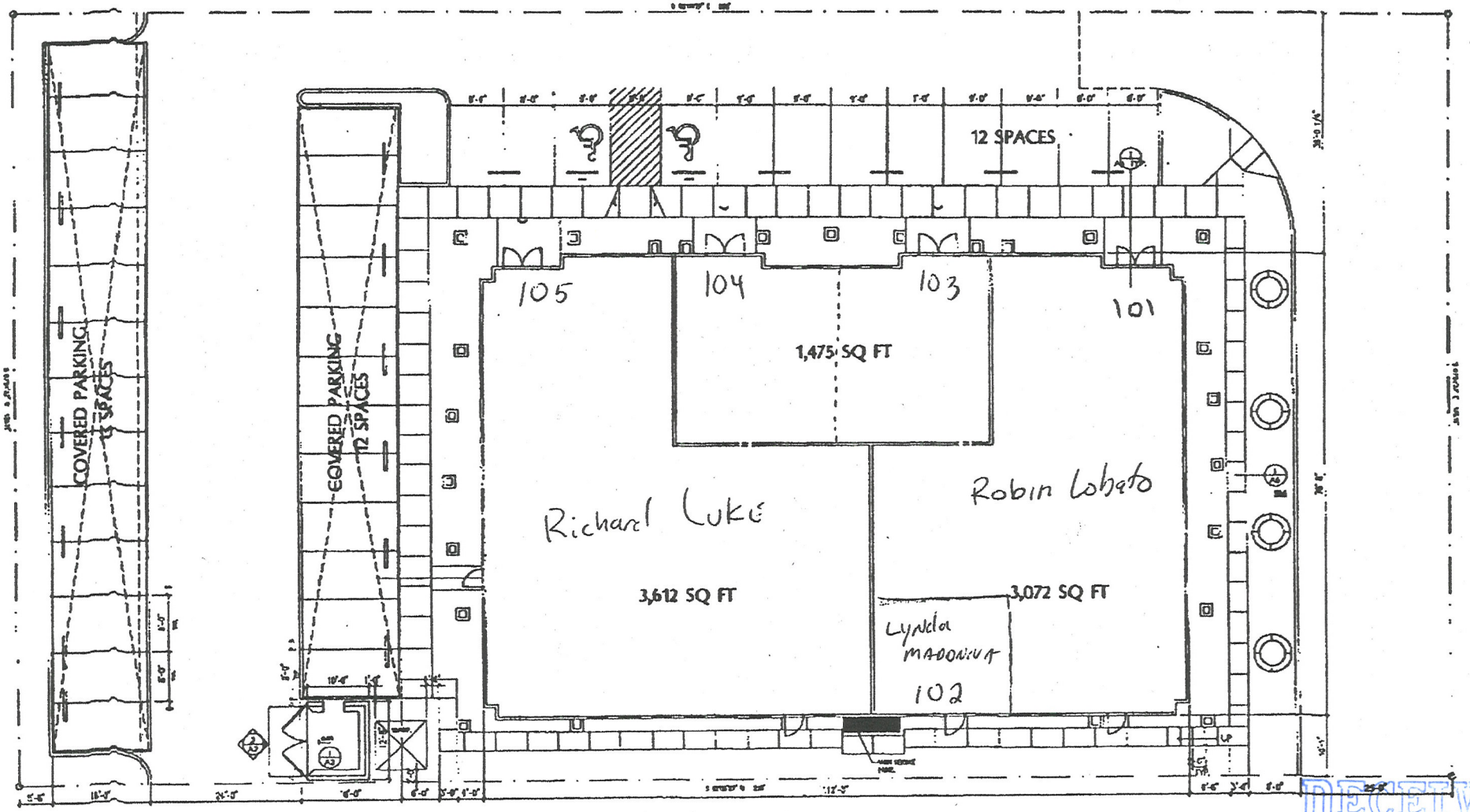




1 SITE PLAN

SCALE 1" = 100'-0"

**SUP-38866**
**REVISED**

RECEIVED
JUL 22 2010

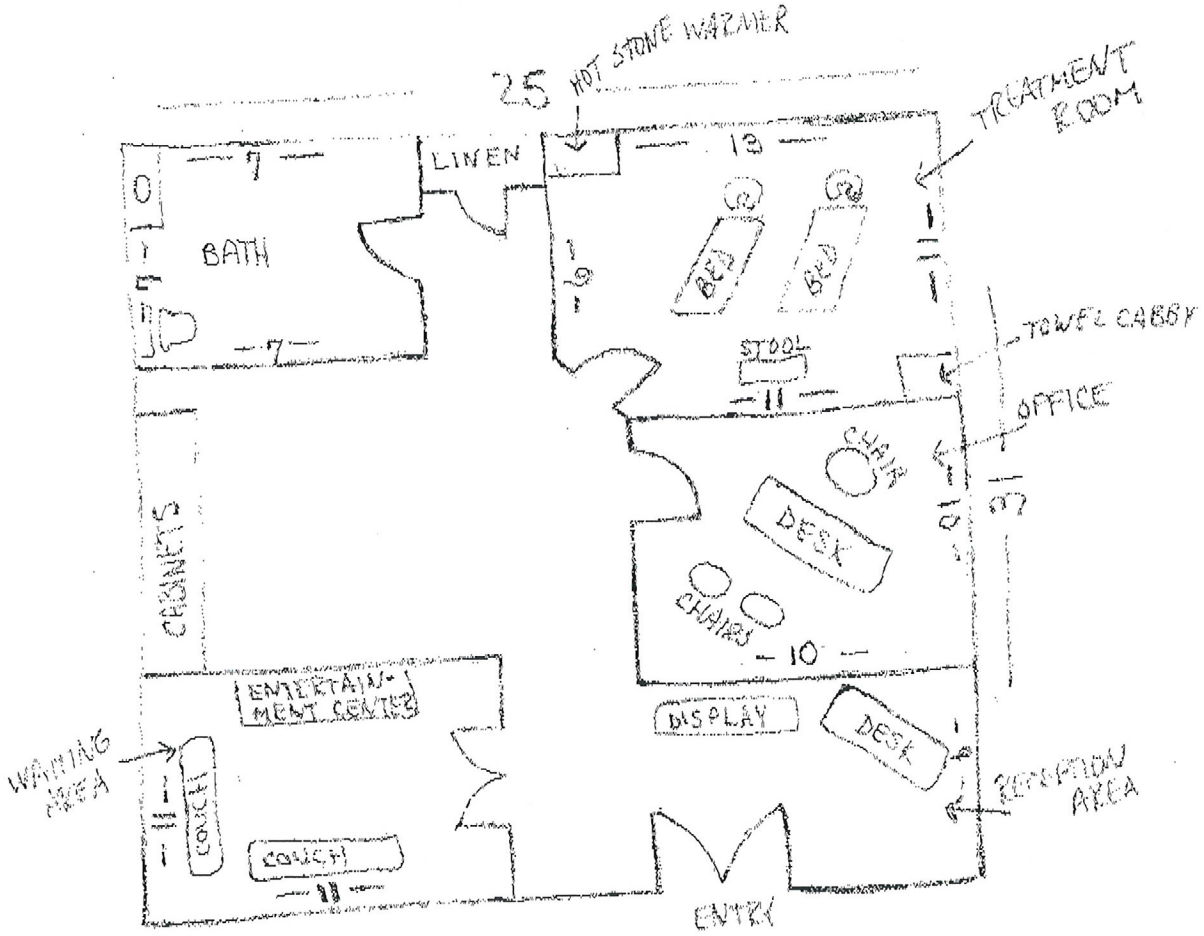



1 site plan
SCALE: N.T.S.

NORTH

RECEIVED
JUL 13 2010

SUP-38866




775 sq. ft.

9061 W. Sahara Ave. #101
Las Vegas, NV. 89117

**SUP-38866**
**REVISED**

RECEIVED
JUL 30 2010




SUP-38866 - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC
9061 WEST SAHARA AVENUE, SUITE #104

07/22/10




**SUP-38866 - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC**
**9061 WEST SAHARA AVENUE, SUITE #104**

07/22/10

# 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

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JUL 30 2010

**SUP-38866**
**REVISED**

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

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

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

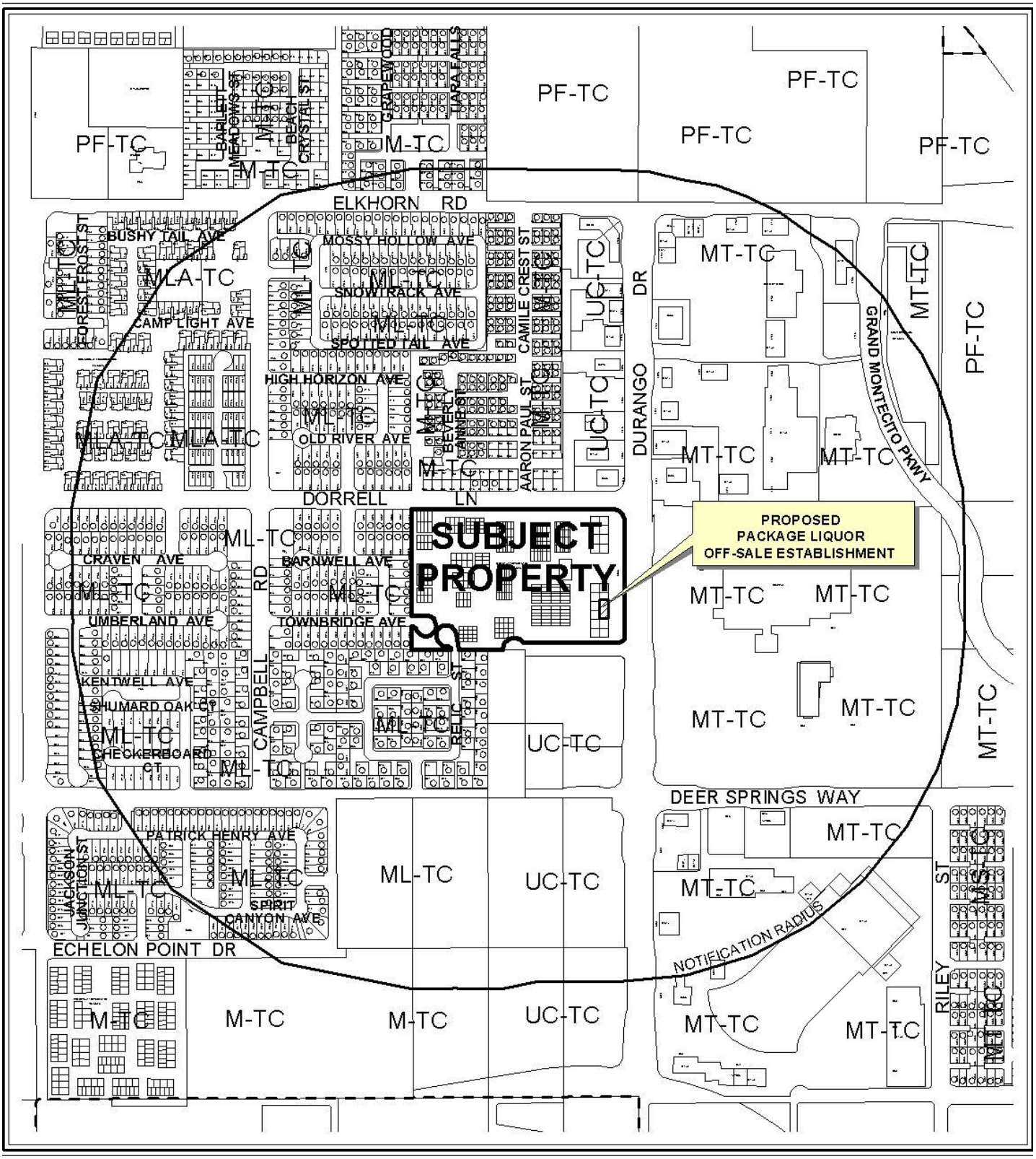
**SUBJECT:**
SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 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

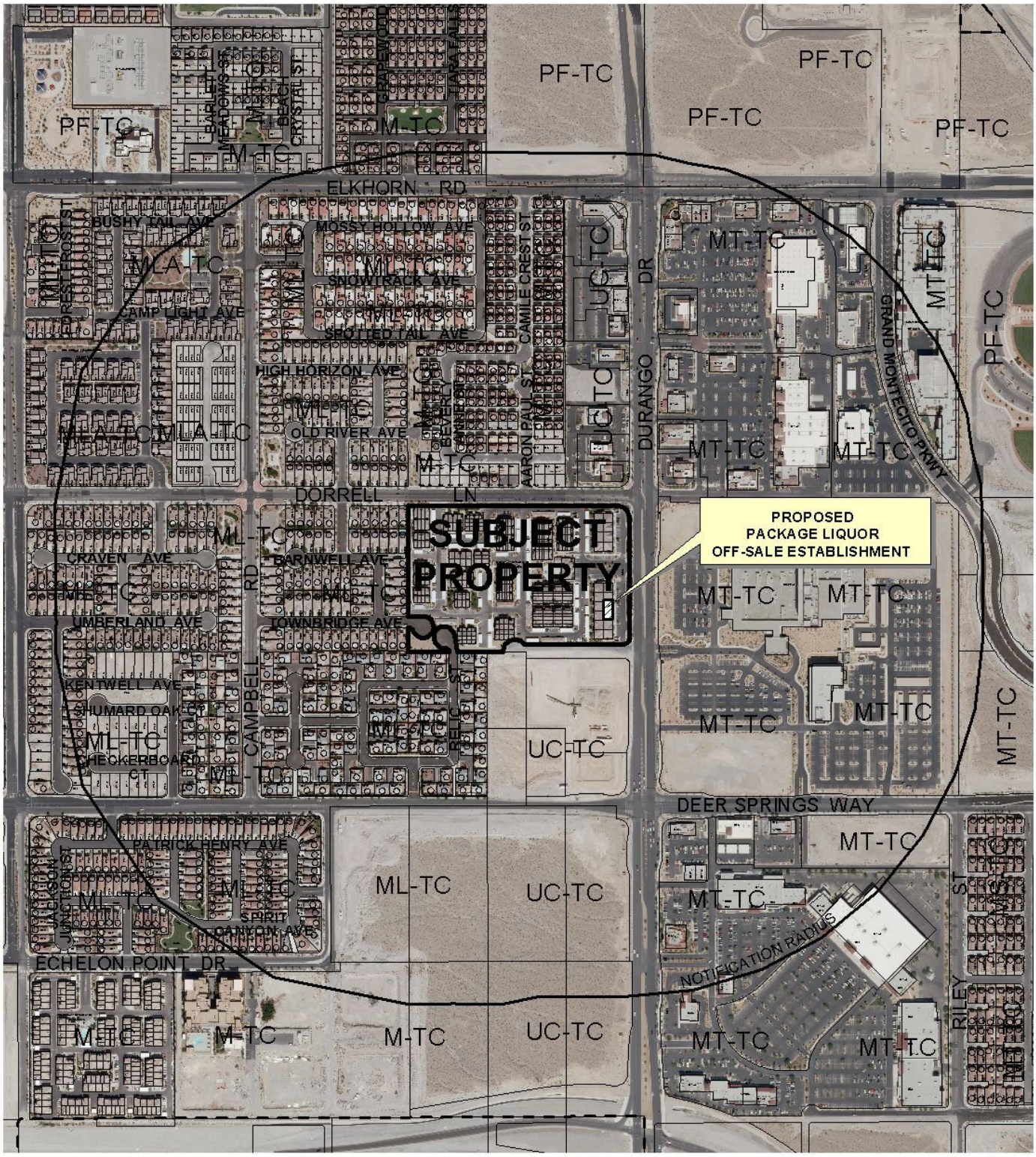



**CASE:** **SUP-38909**

**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

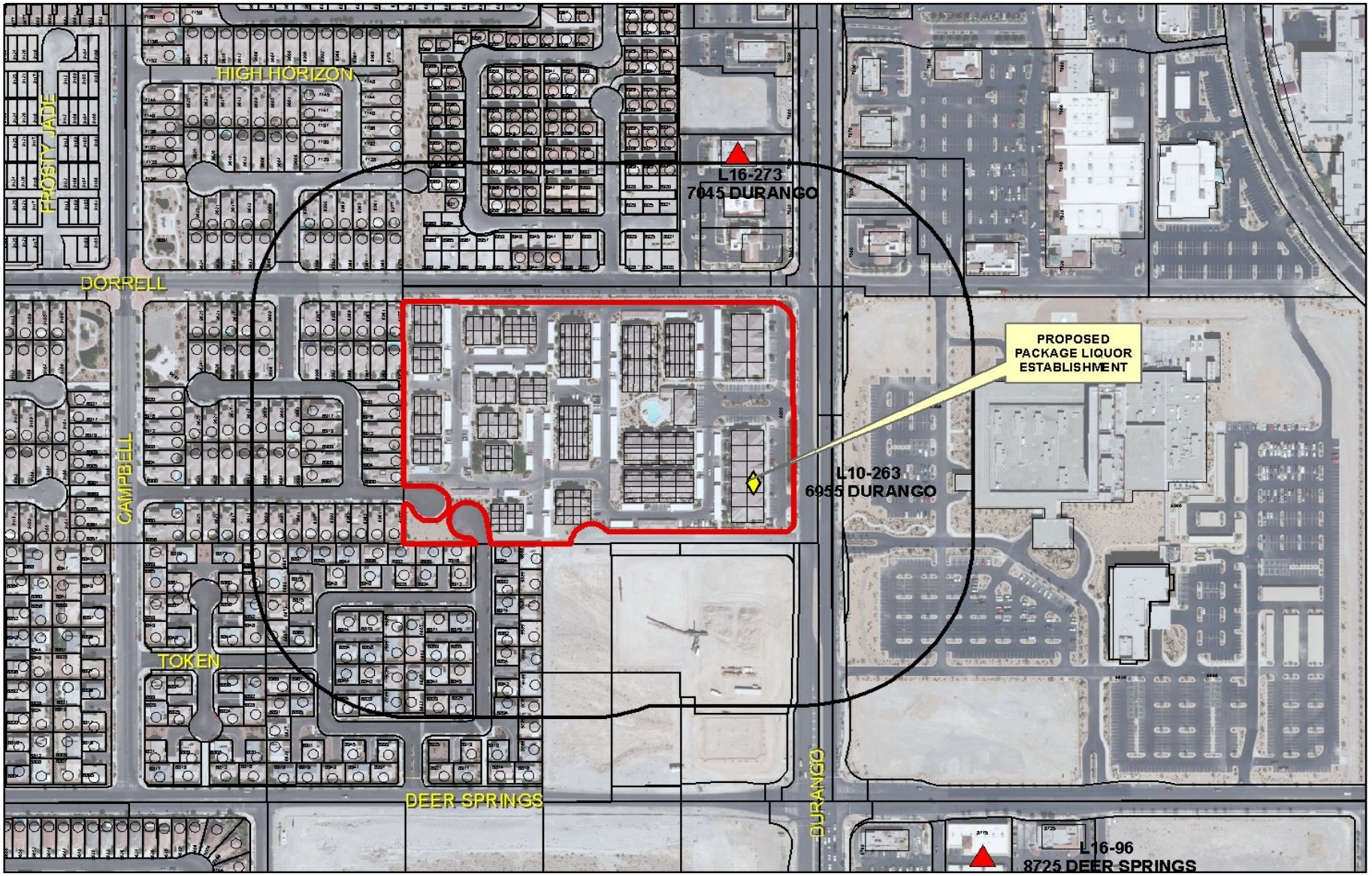
**CASE:** **SUP-38909**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N




**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: _____

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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 7th 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:** | 07/16/10 |
| **Accepted By:** | |

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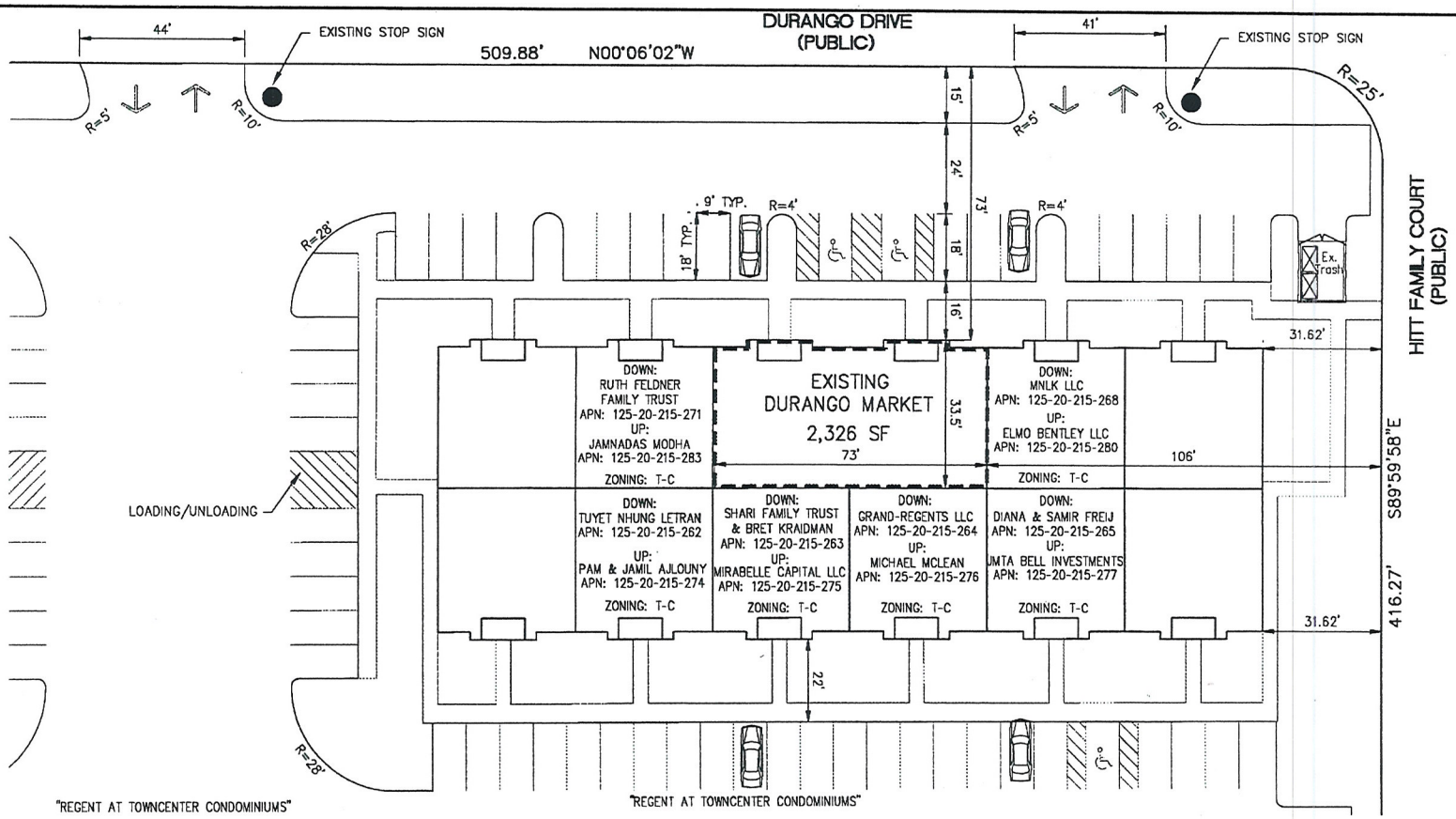
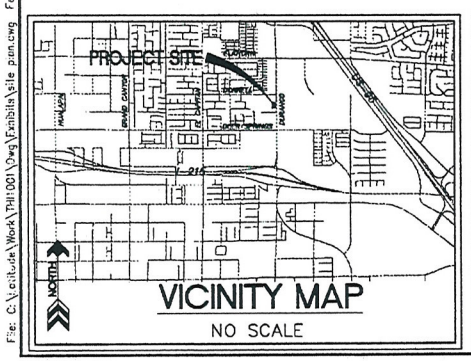
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.




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

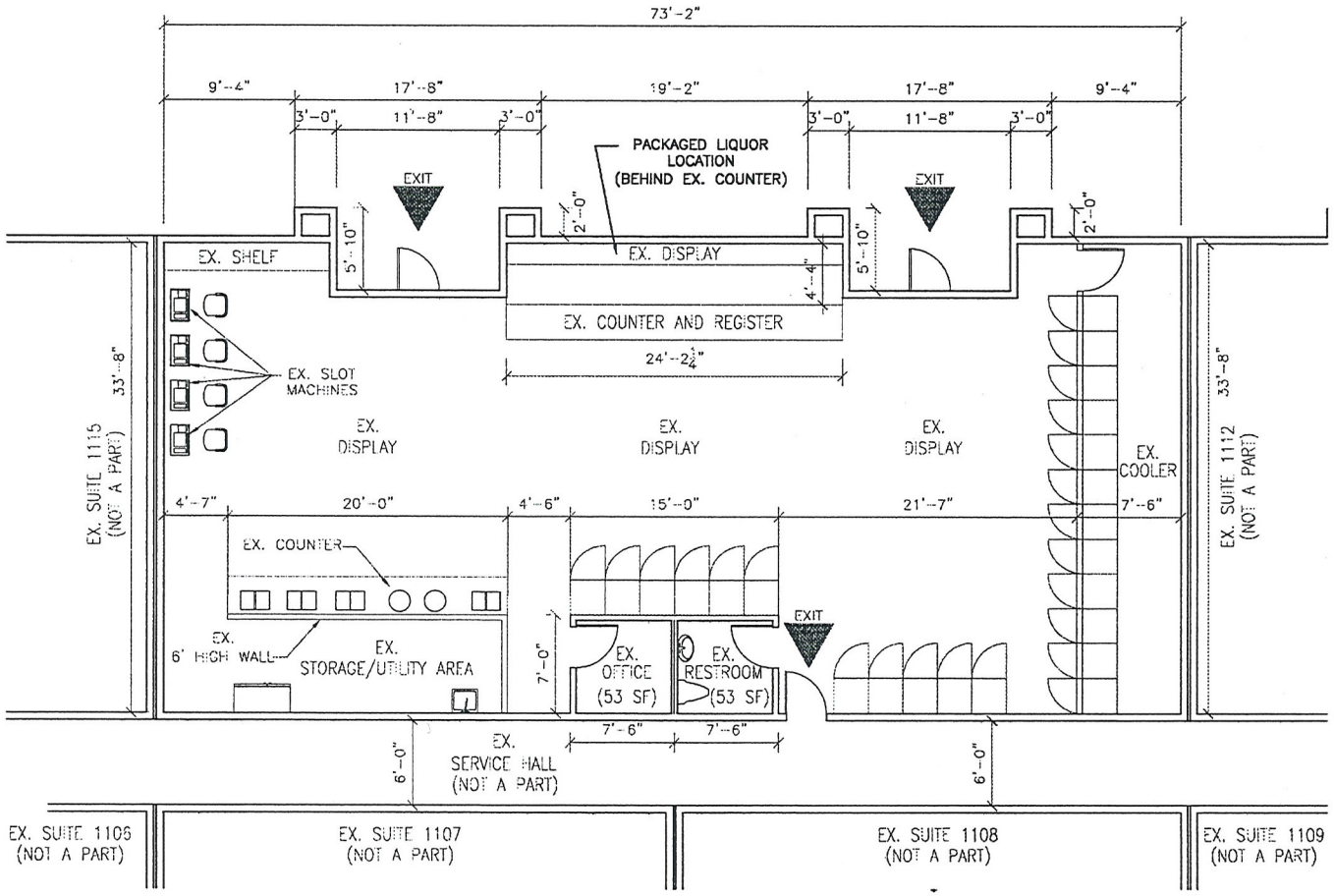
SP-BW
SHEET 1 OF 4

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. TH11001.000

FP-BW
SHEET 3 OF 4

File: C:\Latitude\Work\TH11001\Dwg\Exhibits\Floor Plan.dwg Feb 24, 2010 - 07:58

**SUP-38909**

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JUL 16 2010




SUP-38909 - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC
6955 NORTH DURANGO DRIVE, SUITE #1114

04/22/10




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.: **31.**

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

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

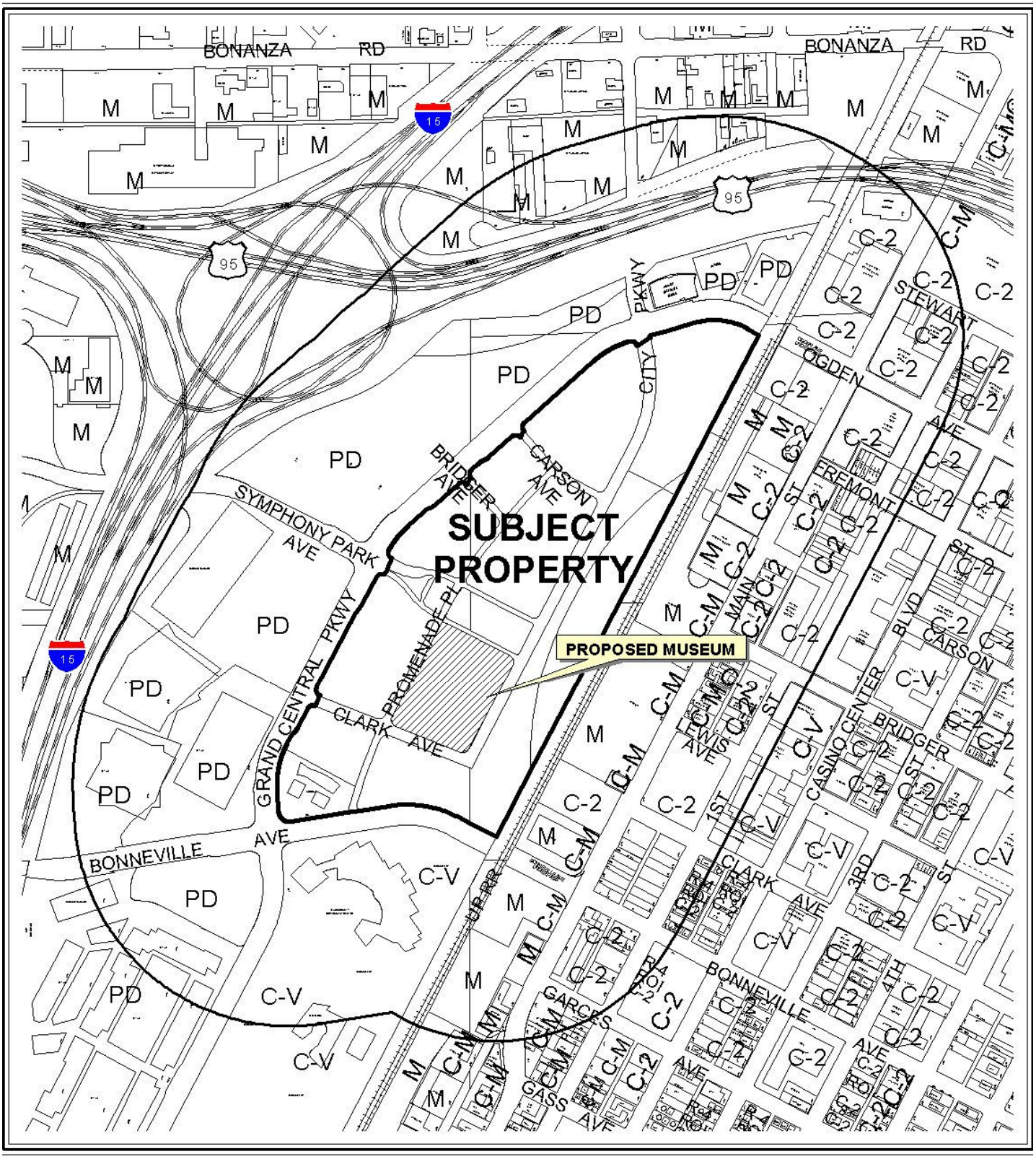
**SUBJECT:**
SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) WITH WAIVERS OF THE SYMPHONY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

# 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

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

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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

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-38854 |
| Meeting Date: | 08/26/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 7-13-10 |
| Received By: | JFmurl |

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

Revised 10/27/08

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

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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

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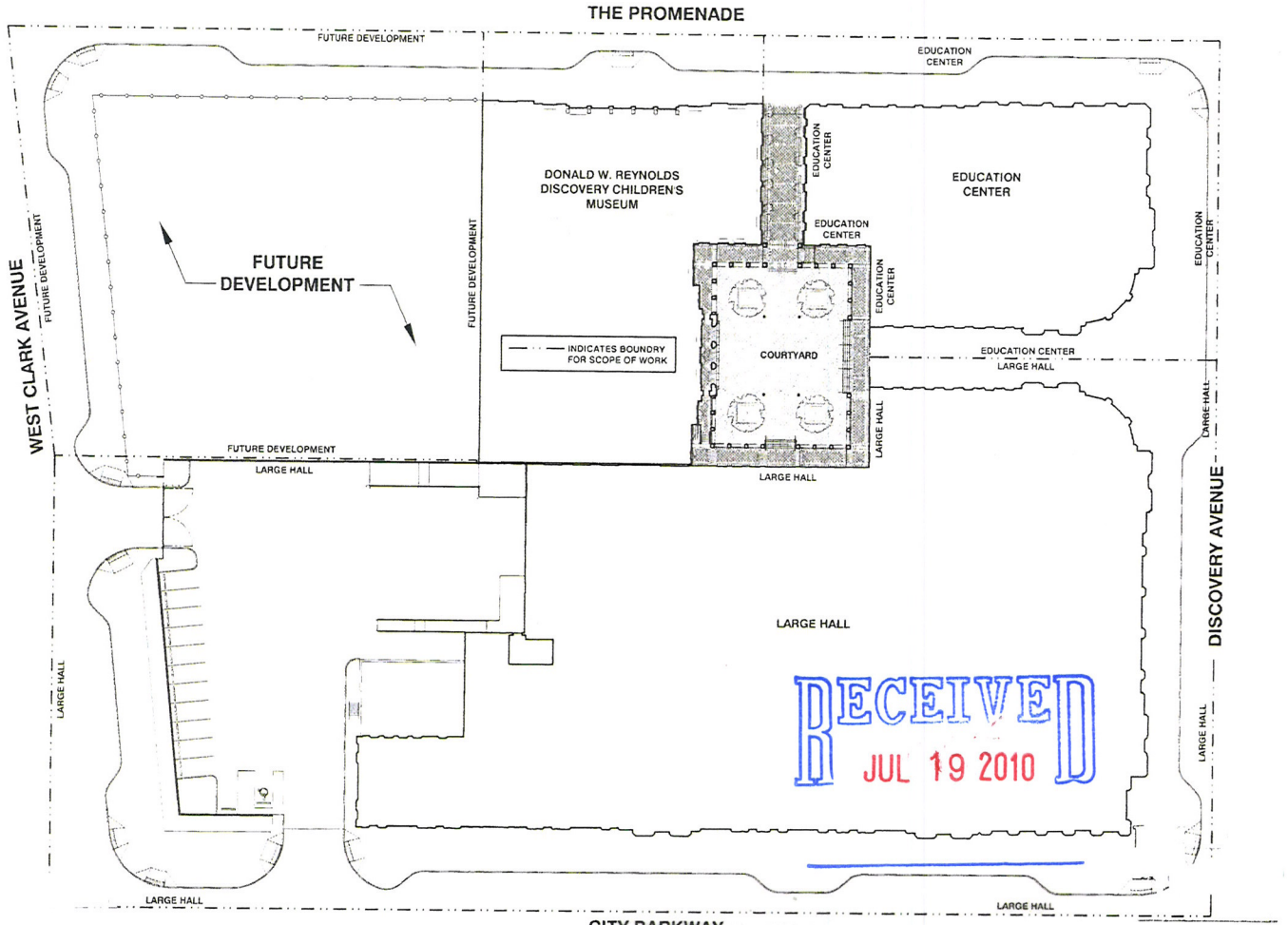
JUL 13 2010
SDR-38854

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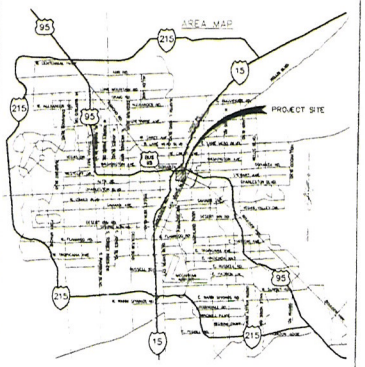
JUL 19 2010

## VICINITY MAP




# SDR-38854 01 SITE PLAN

NORTH

HKS

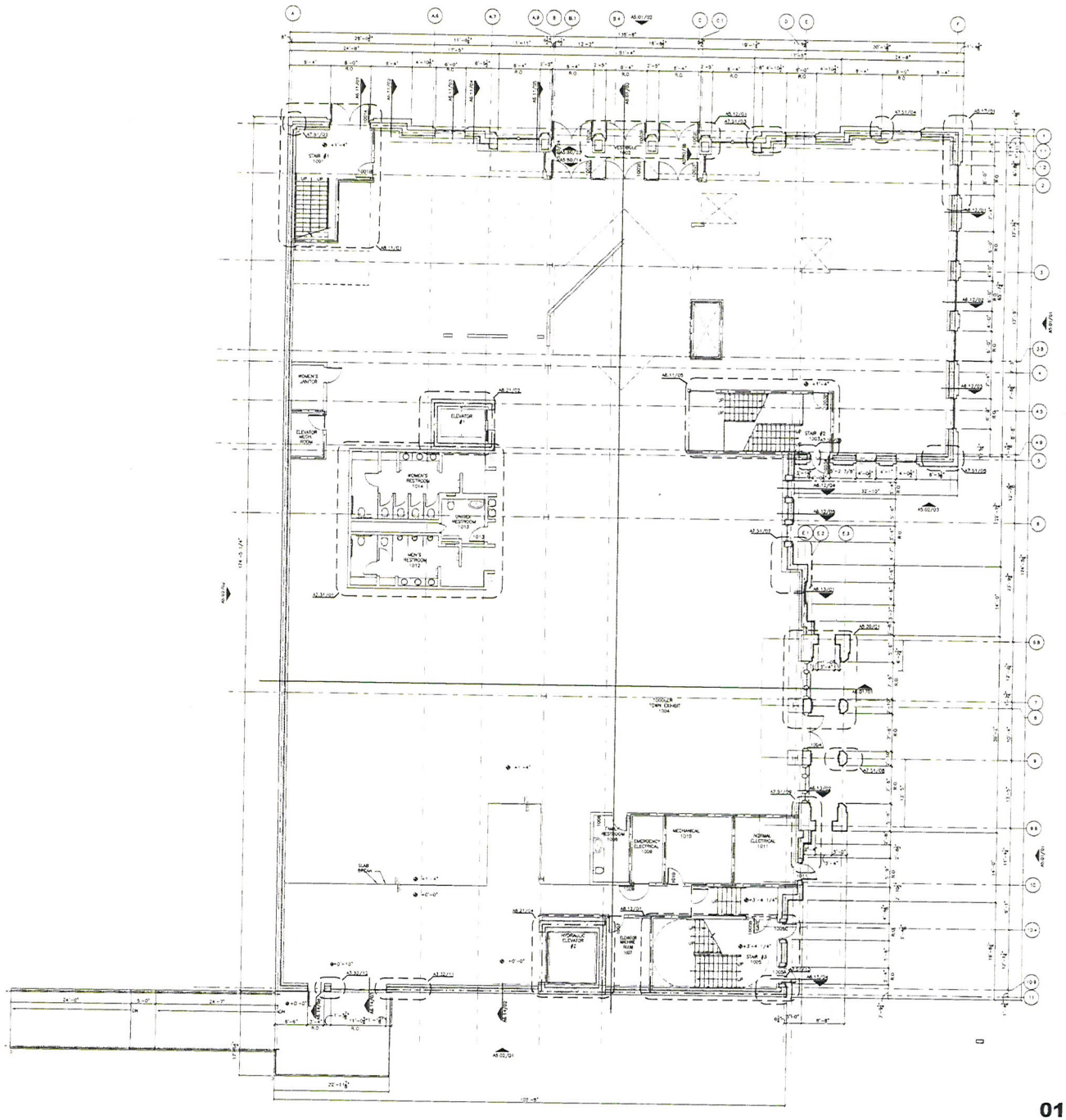
THE SMITH CENTER

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

HKS PROJECT NUMBER
10261.000

SHEET TITLE
SITE PLAN

SHEET NO.
A1.01



01 FLOOR PLAN- LEVEL 1

GENERAL NOTES

1. REFER TO SHEET A0.21-A0.22 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS
2. REFER TO SHEET A0.11-A0.12 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS
3. REFER TO SHEET A0.23 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS
4. REFER TO SHEET A0.31-A0.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS
5. REFER TO SHEET A0.XX FOR FINISH INFORMATION AND SCHEDULES
6. REFER TO SHEET A0.XX FOR LOUVER INFORMATION, SCHEDULES AND DETAILS
7. REFER TO SHEET A 5.00-A5.02 FOR EXTERIOR ELEVATIONS
8. REFER TO SHEET A0.50-A0.21 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 (+0'-0.0")
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" FOR FOOT
15. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK REINF. W/ #3 BARS AT 15" O.C.E.W. AND CHAMFER 1" X 45 DEGREE CHAMFERED EDGES
16. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR. (TYP.)
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 MUTUALLY PREPARED BY ALL CONTRACTORS. THE GENERAL CONTRACTOR SHALL COORDINATE THE DRAWING PRODUCTION EACH ADDITIONAL TRADE 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 CONTRACTOR, AFTER INITIATION OF THE SHEET METAL CONTRACTOR, THE COMPLETION OF THE DRAWINGS. IF 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/ENGINEER SHALL REVIEW AND DETERMINE THE SOLUTION.
20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE DISCIPLINARY SYSTEMS CAN NOT FIT IN THE SPACE ALLOCATED FOR THEM, IT IS THE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLER'S RESPONSIBILITY TO NOTIFY THE SUB-CONTRACTOR AND GC. TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF HE ARCHITECT AND ENGINEER.
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.

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JUL 19 2010

SDR-38854

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89135

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
LAS VEGAS, NV 89102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC
WASHINGTON, DC 20036

MEP CONSULTANT
MSR ENGINEERING CONSULTANTS
LAS VEGAS, NV 89113

STRUCTURAL ENGINEER
WALTER P MOORE & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89144

LANDSCAPE ARCHITECT
DESIGNWORKS/SUNRISE LANDSCAPE ARCHITECTURE, INC
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89113

BUILDING ENVELOPE
RA CONSULTANTS, INC
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
FINOTYPE & ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
RSP CONSULTING
LAS VEGAS, NV 89113

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

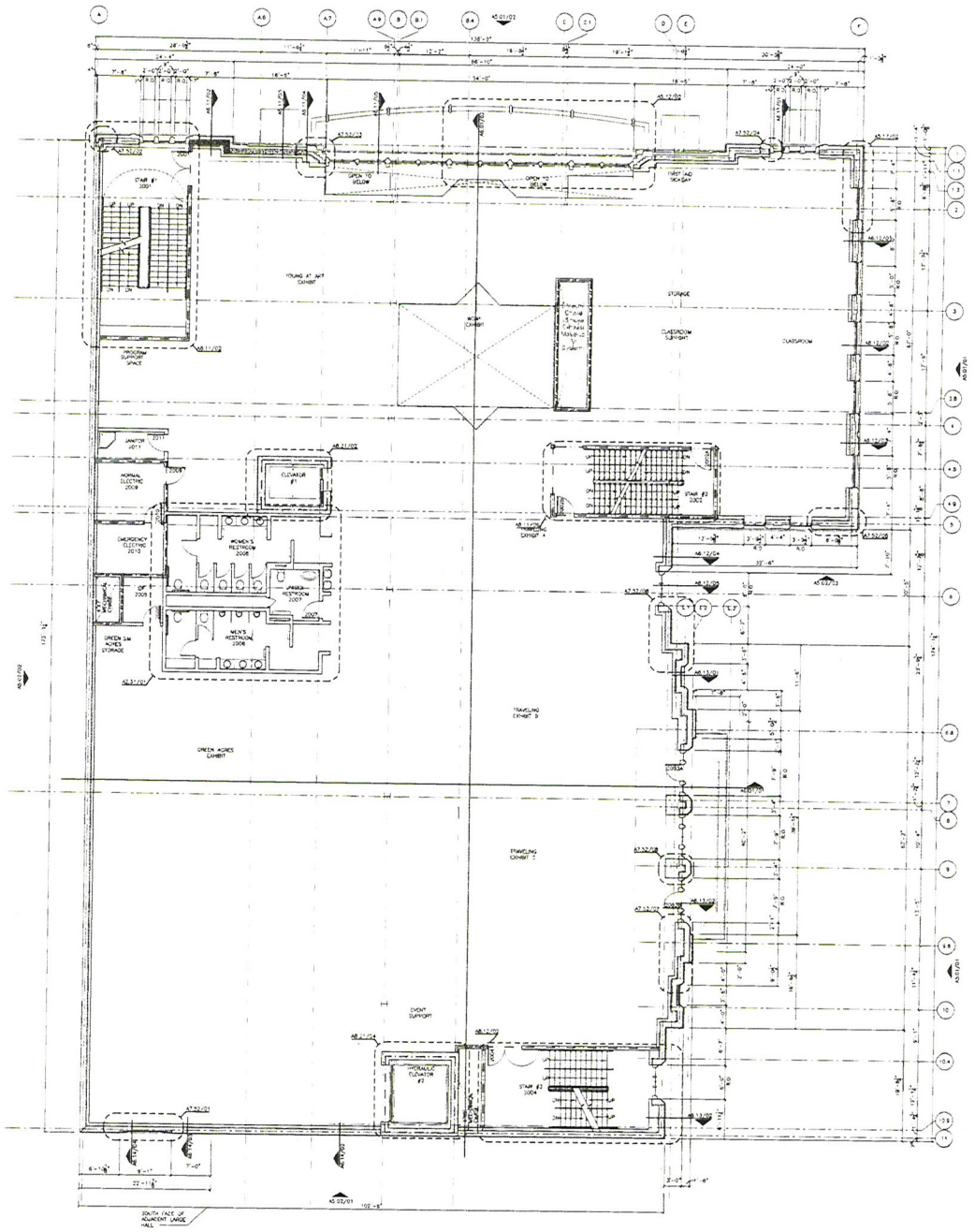
INTERIM REVIEW ONLY
These documents are incomplete and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000
DATE
06.04.2010
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
GROUND FLOOR PLAN (LEVEL 1)

SHEET NO
A2.01



GENERAL NOTES

1. REFER TO SHEET A3.01-A3.03 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS.
2. REFER TO SHEET A3.11-A3.13 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 A5.XX FOR LOUVER INFORMATION, SCHEDULES, AND DETAILS.
7. REFER TO SHEET A 5.20-A5.03 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 JAMISE HALL STAGE FINISHED FLOOR ELEVATION (+0'-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. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK NORM. W/ #3 BARS AT 1'-0" O.C.B.W. AND CHAMFER 1" X 45 DEGREE CHAMFERED EDGES.
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18. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL INITIATE THE DRAWING PRODUCTION. EACH ADDITIONAL TRADE 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 CONTRACTOR, AFTER INITIATION OF THE SHEET METAL CONTRACTOR, THE COMPLETION OF THE DRAWINGS. IF A CONFLICT NOTICE THAT CAN NOT BE RESOLVED BETWEEN THE TRADES, THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN DETAILED NOTICE TO THE GENERAL CONTRACTOR WHO CAN NOT RESOLVE THE CONFLICT. THE ARCHITECT/ENGINEER 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 ONE 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.

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01 FLOOR PLAN - LEVEL 2

NORTH

HKS


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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
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CENTERLINE CONSULTANTS
DUBLIN, CA 94568


THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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KEY PLAN

REVISION

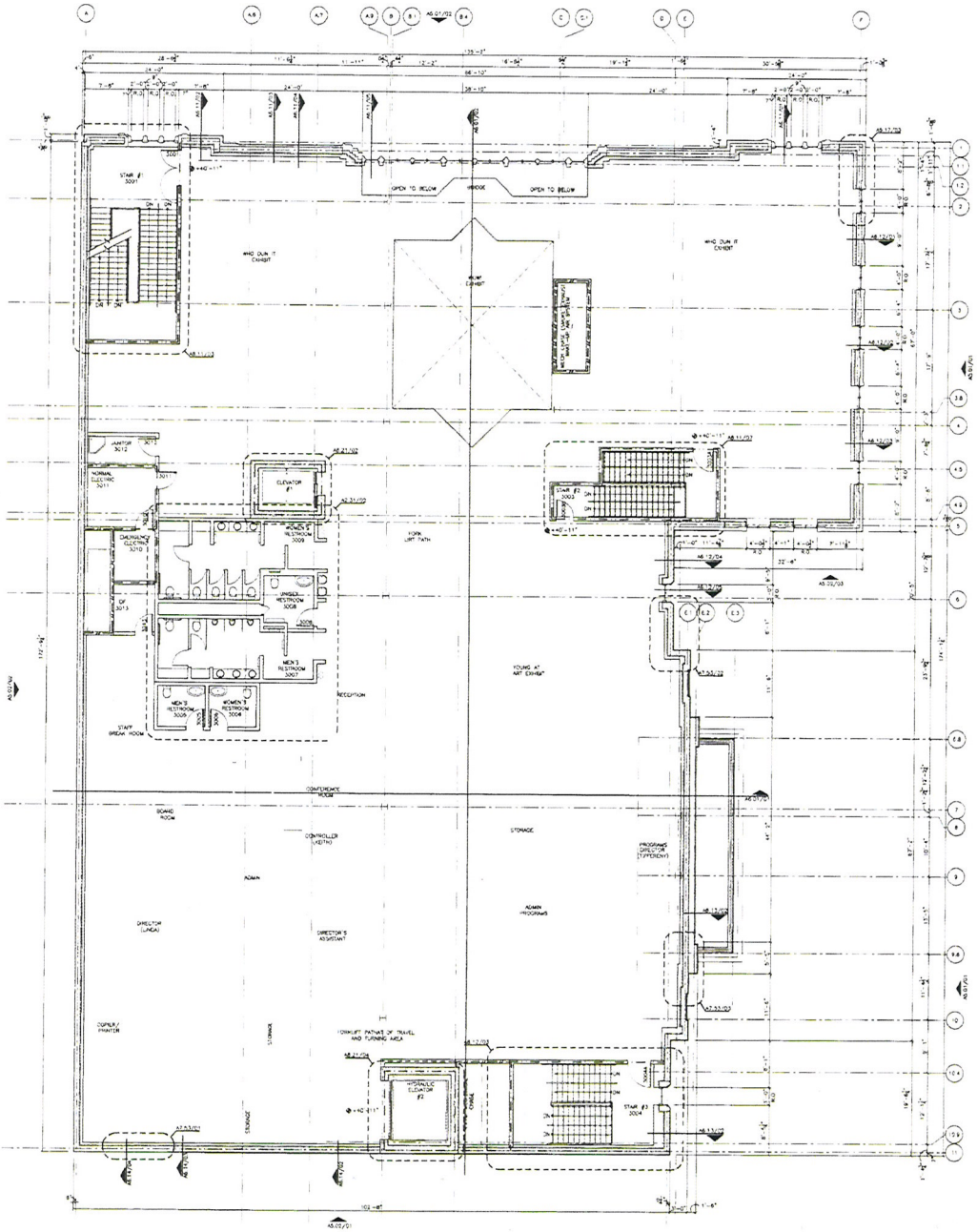
HKS PROJECT NUMBER
12867.000

DATE
06.04.2010

ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
SECOND FLOOR PLAN (LEVEL 2)

SHEET NO
A2.02



GENERAL NOTES

1. REFER TO SHEET A2.01-A2.02 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 A2.21 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS.
4. REFER TO SHEET A2.31-A2.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS.
5. REFER TO SHEET A6.XX FOR FINISH INFORMATION AND SCHEDULES.
6. REFER TO SHEET A 9.20-A9.22 FOR EXTERIOR ELEVATIONS
7. REFER TO SHEET A 9.20-A9.22 FOR EXTERIOR ELEVATIONS
8. REFER TO SHEET A9.20-A9.21 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 (+0'-0").
14. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM 1" PER 12" BUT NOT TO EXCEED 1" PER FOOT.
15. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK REINF. W/ #3 BARS AT 1'-5" O.C.E.W. AND CHAMFER 1" AT 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 BUILDING 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 DRAWING PRODUCTION. EACH ADDITIONAL TRADE 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 CONTRACTOR AFTER INITIATION OF THE SHEET METAL CONTRACTOR. THE COMPLETION OF THE DRAWINGS IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL ARRANGE FOR RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE THE SOLUTION.
20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE SYSTEMS CONFLICT, OR WHERE SYSTEMS MUST BE RELOCATED AS A RESULT OF THE NON-COORDINATED DISCIPLINARY INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS 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.

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01 FLOOR PLAN - LEVEL 3

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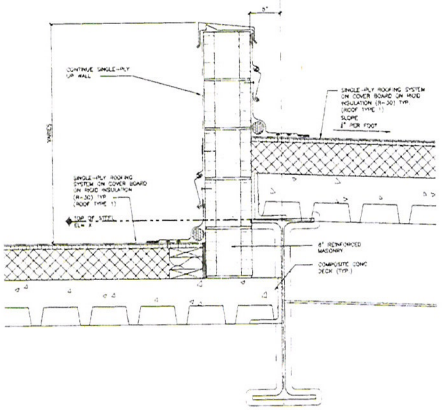
KEY PLAN

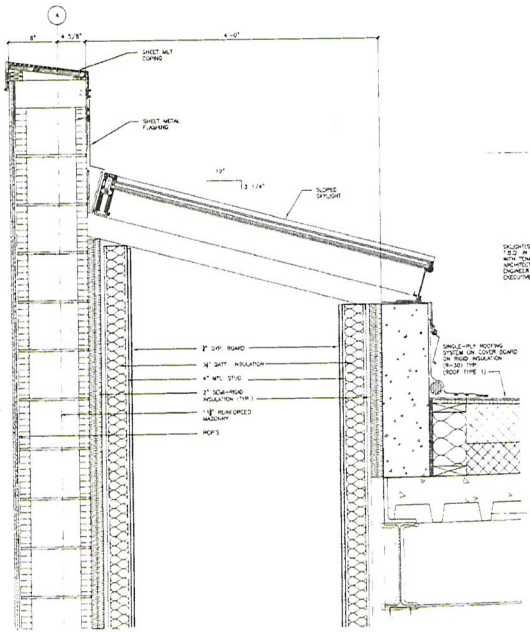
REVISION

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)

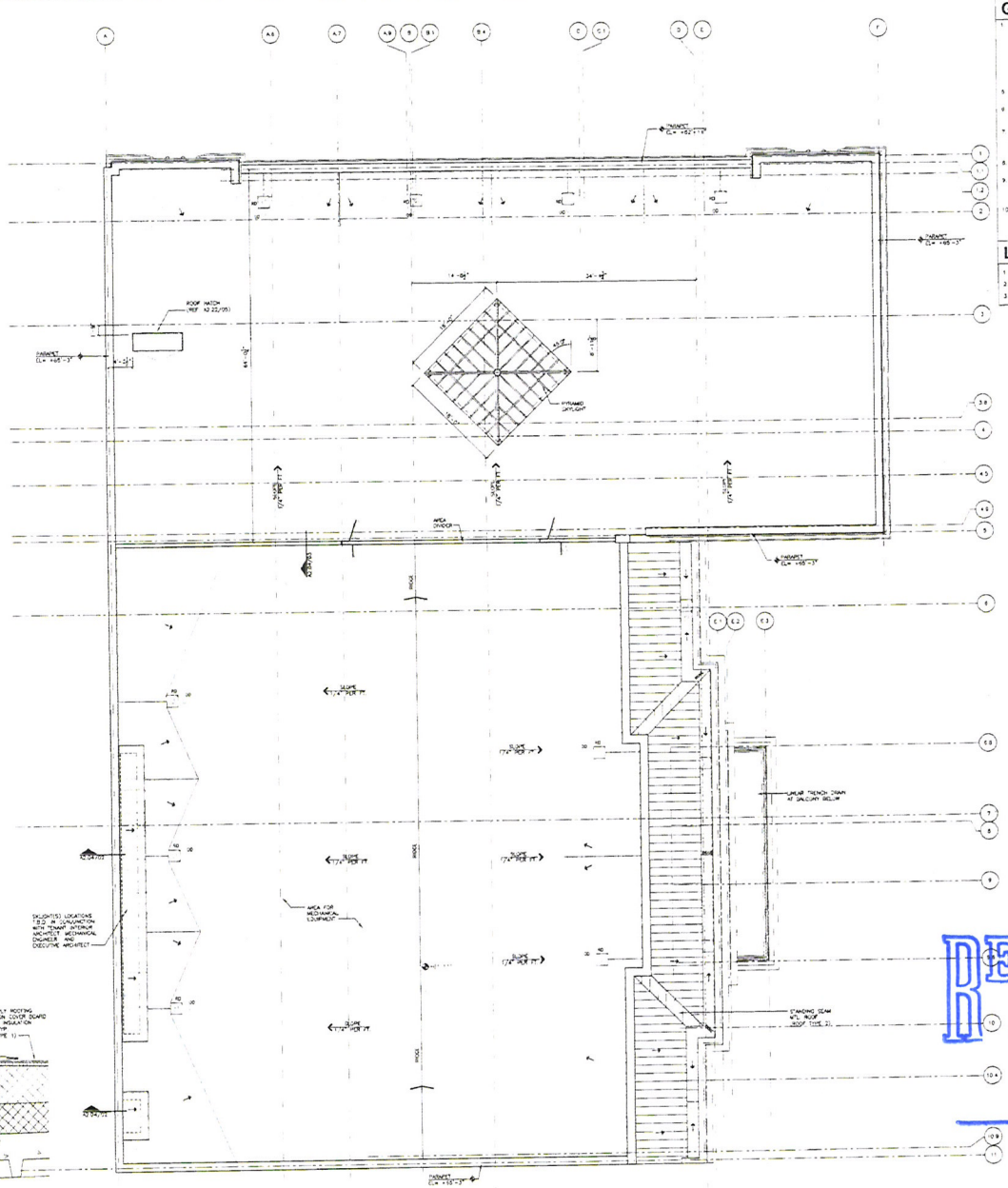
SHEET NO
A2.03



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 ¼" 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 SURFACE ABOVE THE ROOF DRAIN SUMP IS +2")
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

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HKS PROJECT NUMBER
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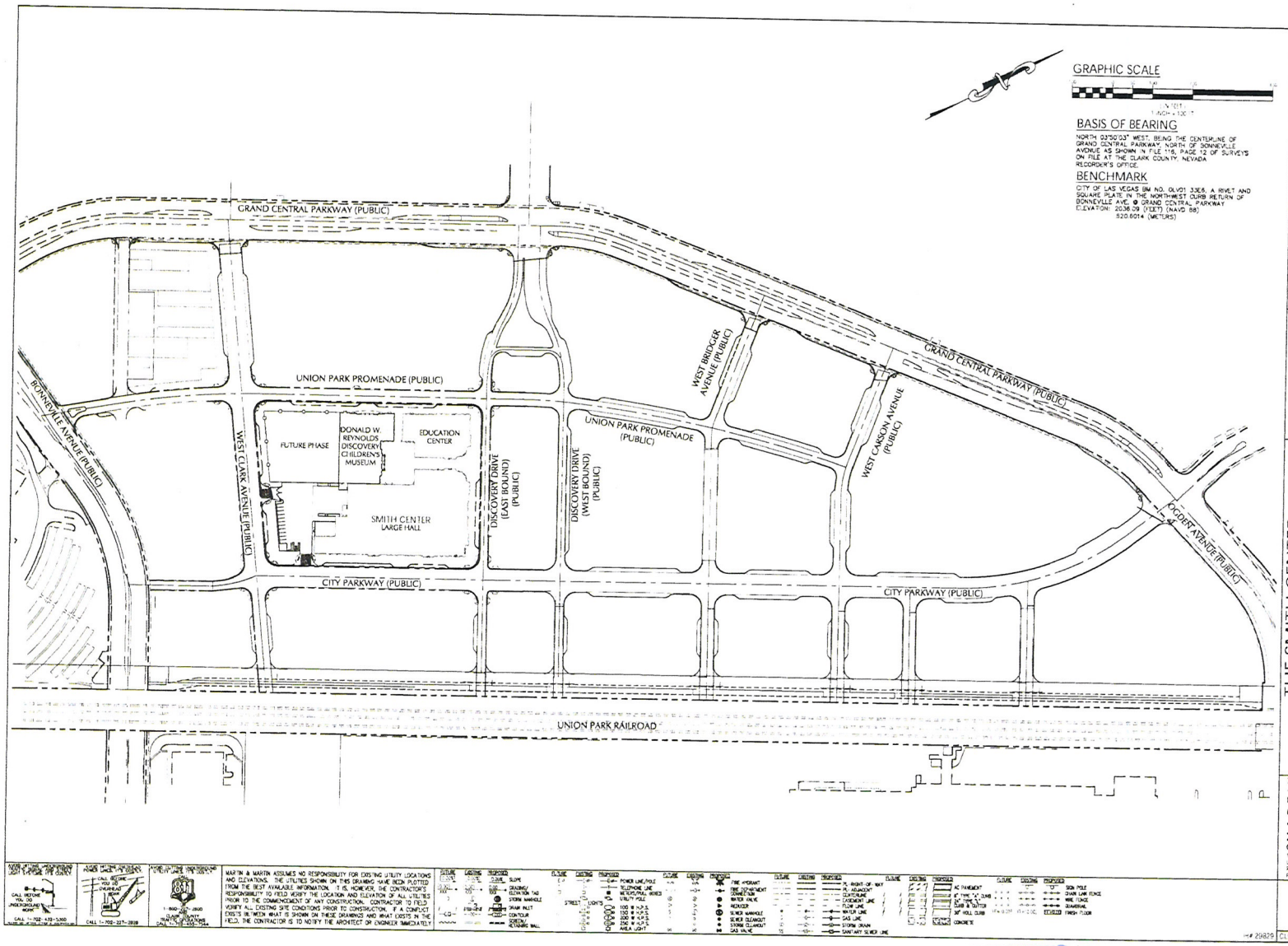
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
ROOF PLAN

SDR-38854

SHEET NO.
A2.04

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ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
OVERALL SITE PLAN

SHEET NO
C1.03

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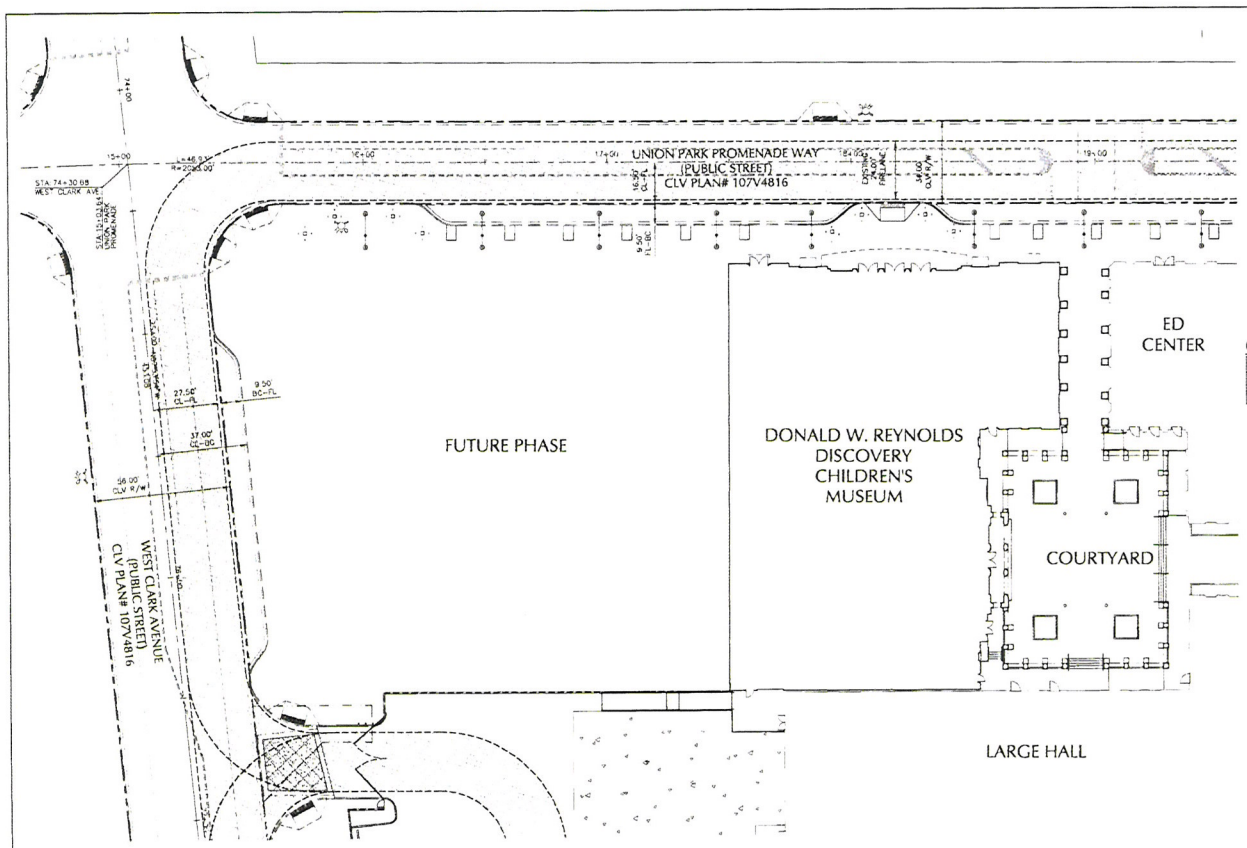
SDR-38854




GRAPHIC SCALE

BASIS OF BEARING

NORTH 03°50'03" 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. OLV01 33E6, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. @ GRAND CENTRAL PARKWAY
ELEVATION: 2036.09 (FEET) (NAVD 88)
820.6014 (METERS)

CONSTRUCTION NOTES

| NO. | |
|---|---|
| 1 | |
| 2 | |

"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

| 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
1939 S. Jones Boulevard
Las Vegas, Nevada 89146
Phone 702-242-8000
Fax 702-243-8070

SHEET NUMBER
C3.01
SHEET 4 OF 9
CLV DWG#

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KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000
DATE
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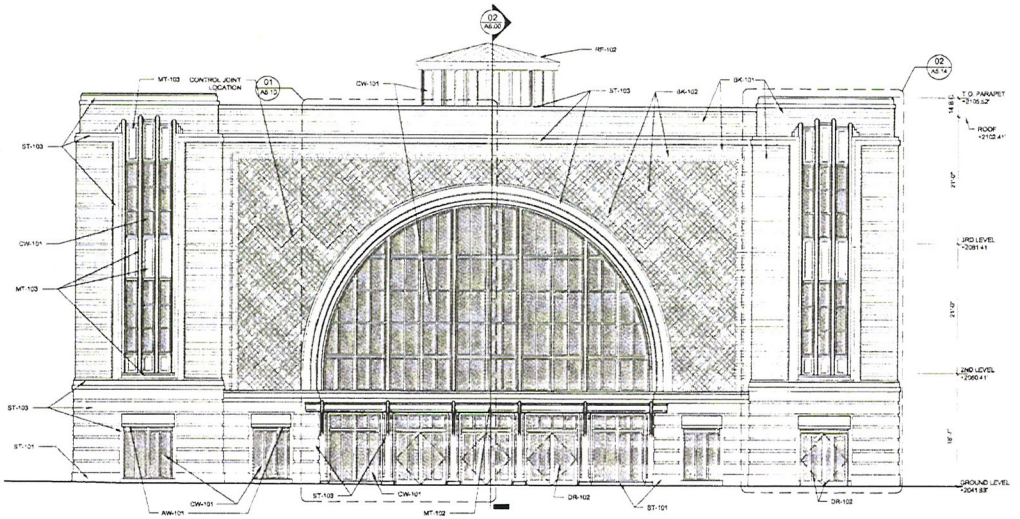
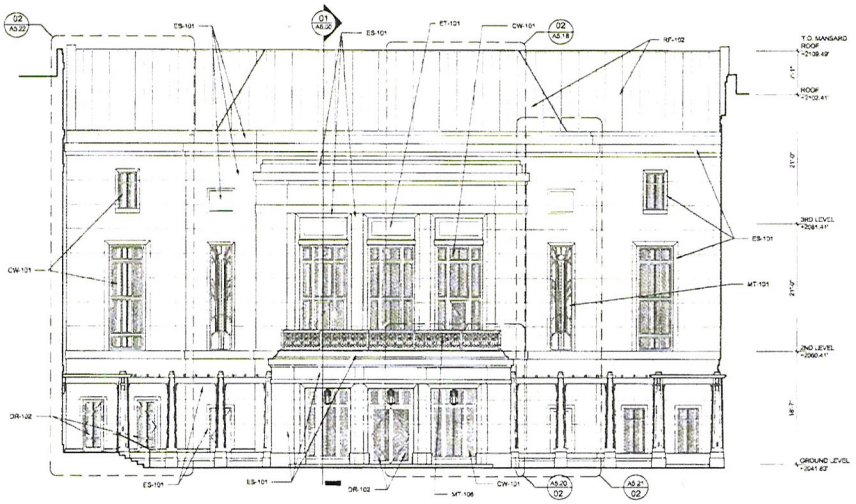
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
HORIZONTAL CONTROL PLAN
SHEET NO.
C3.01

SDR-38854
08/26/10 PC

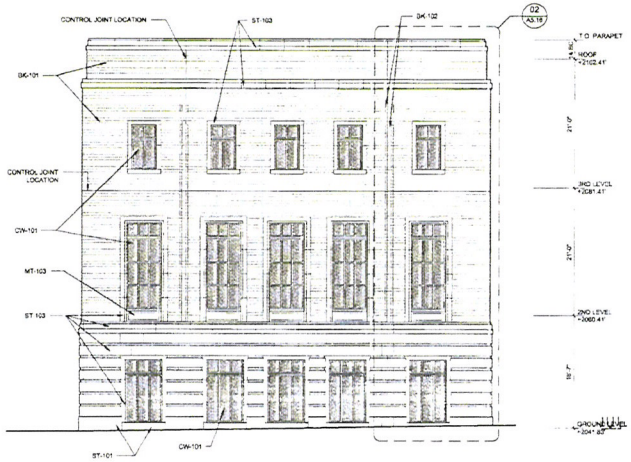



WEST ELEVATION




NOTE: SEE A5.02 FOR ADDITIONAL PERGOLA ELEVATIONS

NORTH COURTYARD ELEVATION




NORTH ALLEY ELEVATION

NOTE: CONTROL JOINT LOCATIONS SHOWN PER 2/24/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 22/A5.00

## 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 PLUSH 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 | ES-101 | COUNCED EXTERIOR PLASTER |
| MT-103 | METAL PANEL | ES-102 | NON-COURSED EXTERIOR PLASTER |
| MT-104 | PERGOLA 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) |
| MT-108 | METAL COPING/FLASHING | PV-104 | STONE STAIRS |
| | | PV-105 | DECOMPOSED GRANITE PAVING |

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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

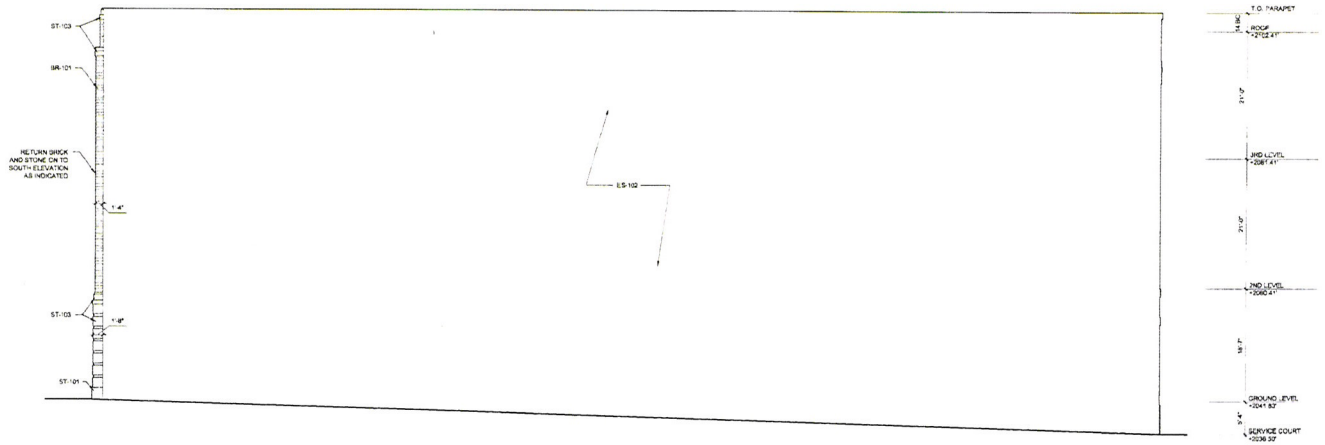
HKS PROJECT NUMBER
12867.000

DATE
03.12.2010

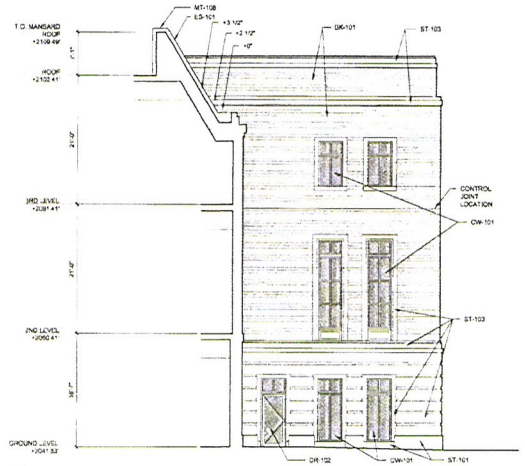
ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
NORTH & WEST ELEVATIONS

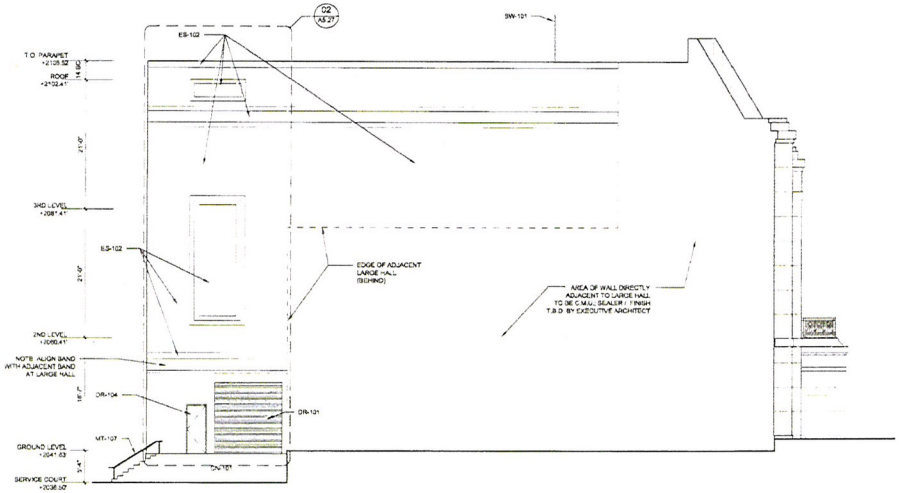
SHEET NO
A5.00




SOUTH ELEVATION 02 A5.01
1/8" = 1'-0"




EAST ELEVATION AT COURTYARD 03 A5.01
1/8" = 1'-0"




EAST ELEVATION 01 A5.01
1/8" = 1'-0"

NOTE: CONTROL JOINT LOCATIONS SHOWN PER 2/24/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 22/A5.50

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 | CW-101 | WINDOW SYSTEM |
| ST-103 | LIMESTONE | CW-102 | ENTRY VESTIBULE |
| MT-101 | METAL GRILLE | GL-102 | SKYLIGHT |
| MT-102 | METAL CANOPY | ES-101 | COURSED EXTERIOR PLASTER |
| MT-103 | METAL PANEL | ES-102 | NON-COURSED EXTERIOR PLASTER |
| MT-104 | PERGOLA TWELLIS | ES-103 | EXTERIOR PLASTER CEILING |
| MT-105 | STAINLESS STEEL HANDRAIL | ET-101 | EXTERIOR TILE ART PANEL |
| MT-106 | STAINLESS STEEL BALUSTRAL | AW-101 | FABRIC AWNING |
| MT-107 | PAINTED METAL RAILING | SW-101 | MECHANICAL SCREEN WALL |
| MO-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) |
| MT-108 | METAL COPING/FLASHING | PV-104 | STONE STAIRS |
| | | PV-105 | DECOMPOSED GRANITE PAVING |

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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**

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LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

# LIED DISCOVERY CHILDREN'S MUSEUM

LAS VEGAS, NEVADA

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Avoid cutting underground utility lines. It's costly.
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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 |


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## 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 SHOWN ON THE 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, TRUE, 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' O.C. MAXIMUM IN SURFACES LESS THAN 15' IN WIDTH. CONTROL JOINTS SHALL BE 5' 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.

HKS

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KEY PLAN

DD CENTER

LARGE HALL

REVISION

HKS PROJECT NUMBER
12867.000

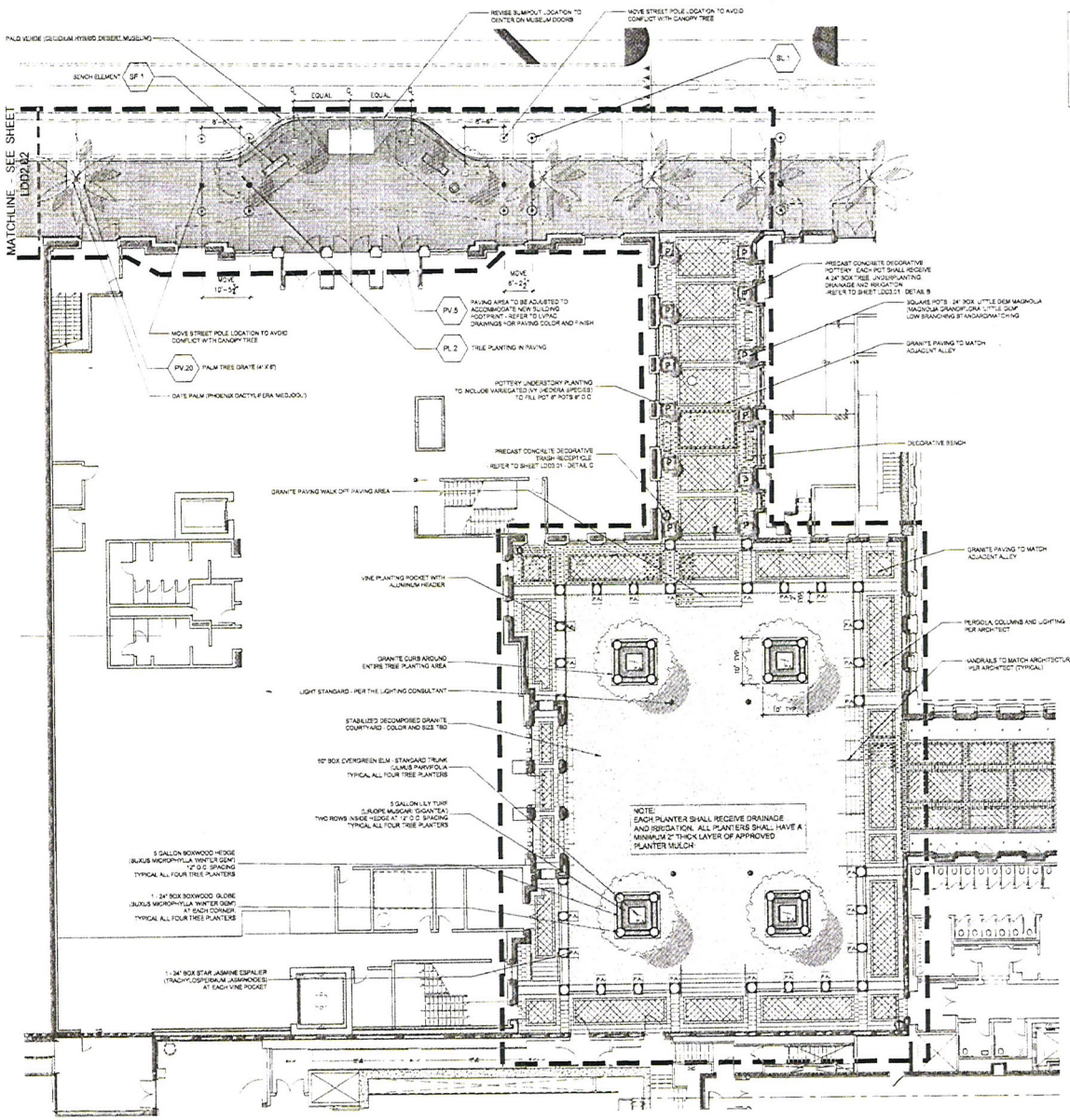
DATE

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
LANDSCAPE COVER SHEET

9082CVRS

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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NORTH

SCALE: 1"=10'-0"

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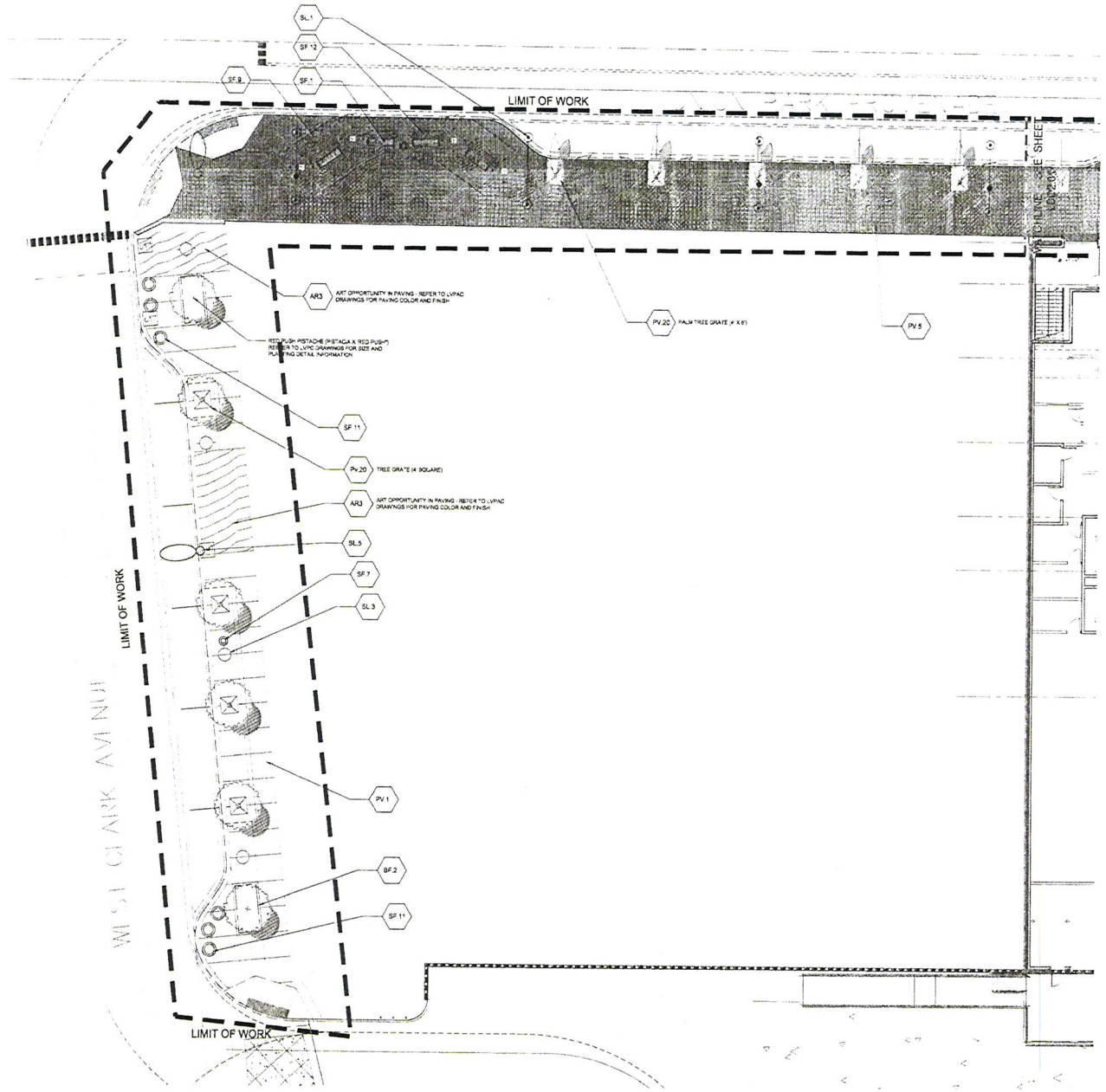
SHEET TITLE
LANDSCAPE CONCEPT PLAN

6082CMDD01
SHEET NO.
LDD2.01




| | |
|---|---|
| XX.X | REFER TO LVPAC CONSTRUCTION DOCUMENTS AND UNION PARK DESIGN STANDARDS FOR FOR LANDSCAPE SOFTSCAPES/HARDSCAPE ELEMENT SIZE, LOCATIONS AND SPECIFICATIONS. |

NORTH

SCALE: 1"=10'-0"

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KEY PLAN




REVISION

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12867.000

DATE
03-12-2010

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM 100% DD PACKAGE

SHEET TITLE
LANDSCAPE CONCEPT PLAN

6082CMD002
SHEET NO
LDD2.02
03/10/10



BOXWOOD GLOBE (24" BOX)



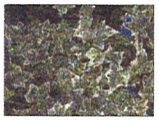
BOXWOOD HEDGE (5 GAL.)



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



## COURTYARD TRASH ASH - QS SQ2028W

SCALE: 1" = 1'-0" | C

### 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 2' 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 SAND 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:

DRAWING

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 SATELLITE 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 8'-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 | CP16-2 |
| 24" BOX | CP24-2 |
| 36" BOX & LARGER | CP36-2 |

AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE B, ANAHEIM, CA 92806 (800) 480-4084 (OR APPROVED EQUIVALENT).

## COURTYARD NOTES

SCALE: NTS | A

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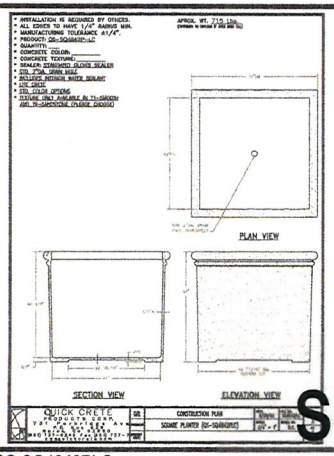


## COURTYARD DECORATIVE POTTERY - QS-SQ4842PLC

NTS | B

SDR-38854

HKS

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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
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CON-TECH CONSULTANTS
DUBLIN, CA 94568

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NEWPORT BEACH, CA 92660

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN




REVISION

HKS PROJECT NUMBER
12867.000

DATE
03-12-2010

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
LANDSCAPE NOTES AND LEGENDS

60832DC01

SHEET NO.
LDD3.01

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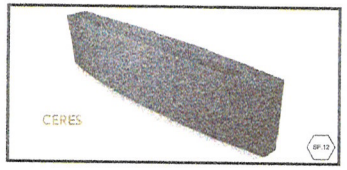
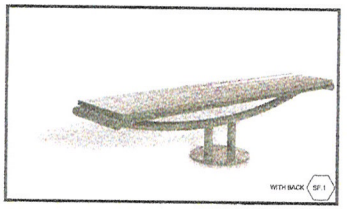
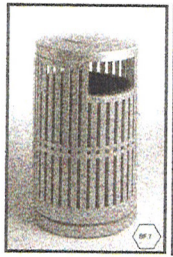
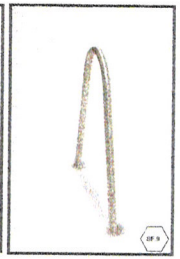
PLOT DATE: FILE NAME: FILE DATE: ACDFIG



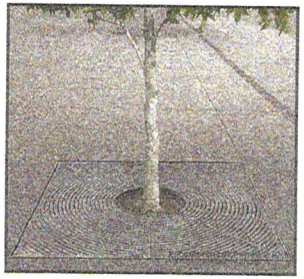



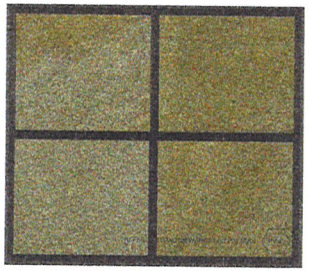





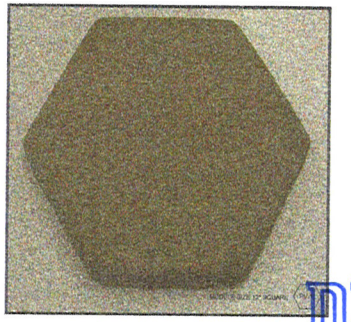


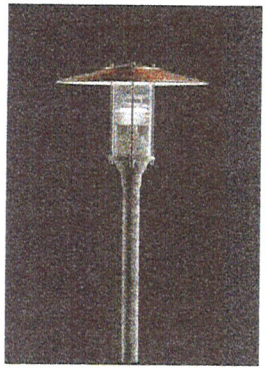














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SDR-38854

SYMPHONY PARK IMAGES (SOFTSCAPE) -TO DEMONSTRATE DESIGN INTENT AND FOR REFERENCE ONLY - REFER TO LVPAC CONSTRUCTION DOCUMENTS FOR LOCATIONS AND SPECIFICATIONS SCALE: NONE B

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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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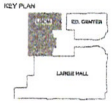
KEY PLAN




REVISION

HKS PROJECT NUMBER
12867.000

DATE
LANDSCAPE

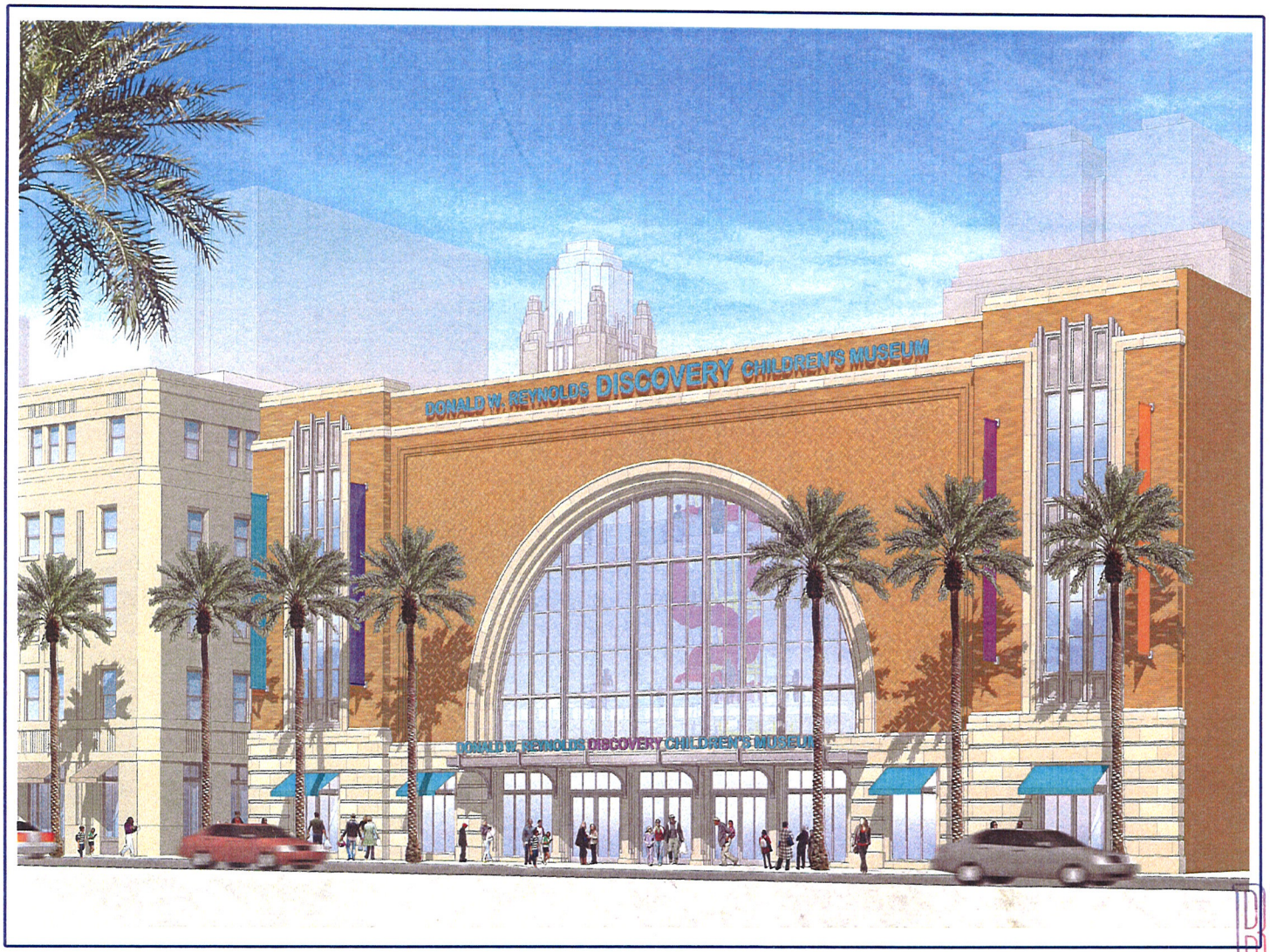
ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM 100% DD PACKAGE

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

6062DC00

SHEET NO.
LDD3.02

SDR-38854
08/26/10 PC

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# DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM

APRIL 13, 2010

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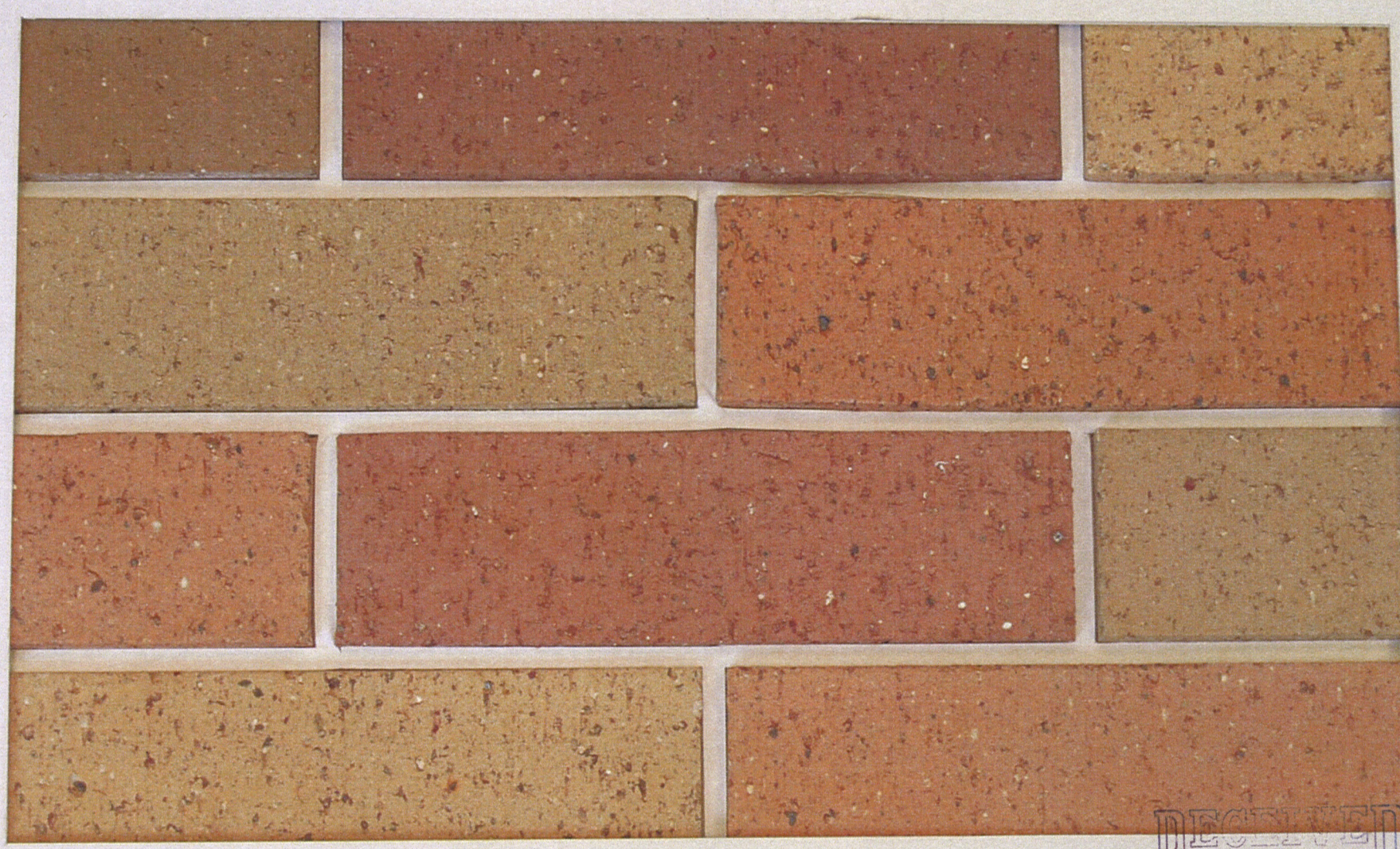
Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS



EXTERIOR BRICK

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DAVID M. SCHWARZ ARCHITECTS

THE SMITH CENTER FOR THE PERFORMING ARTS

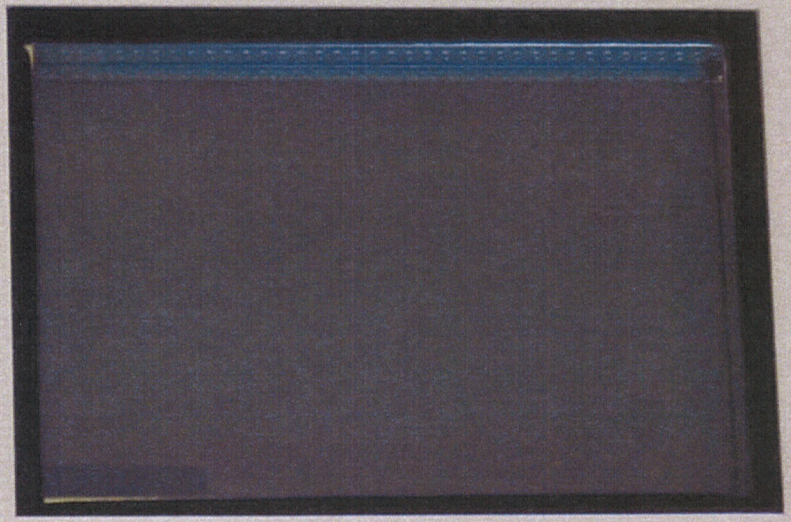
LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

SDR-38854



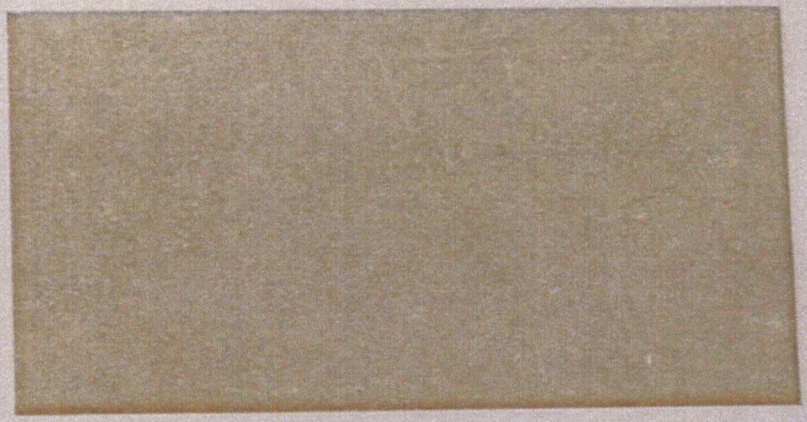
ALUMINUM WINDOW FRAMES
AND CANOPY



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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JUL 13 2010
SDR-38854

# 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

Green Building Services GBS

**Date: June 25, 2010**

| 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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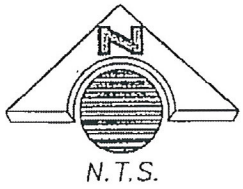
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION







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PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM



**SDR-38854**
**08/26/10 PC**

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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' |

HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM



SDR-38854

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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.




SDR-38854 - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF CLARK AVENUE AND CITY PARKWAY

07/22/10

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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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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SDR-38854

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

NEWLAND™

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SDR-38854

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**

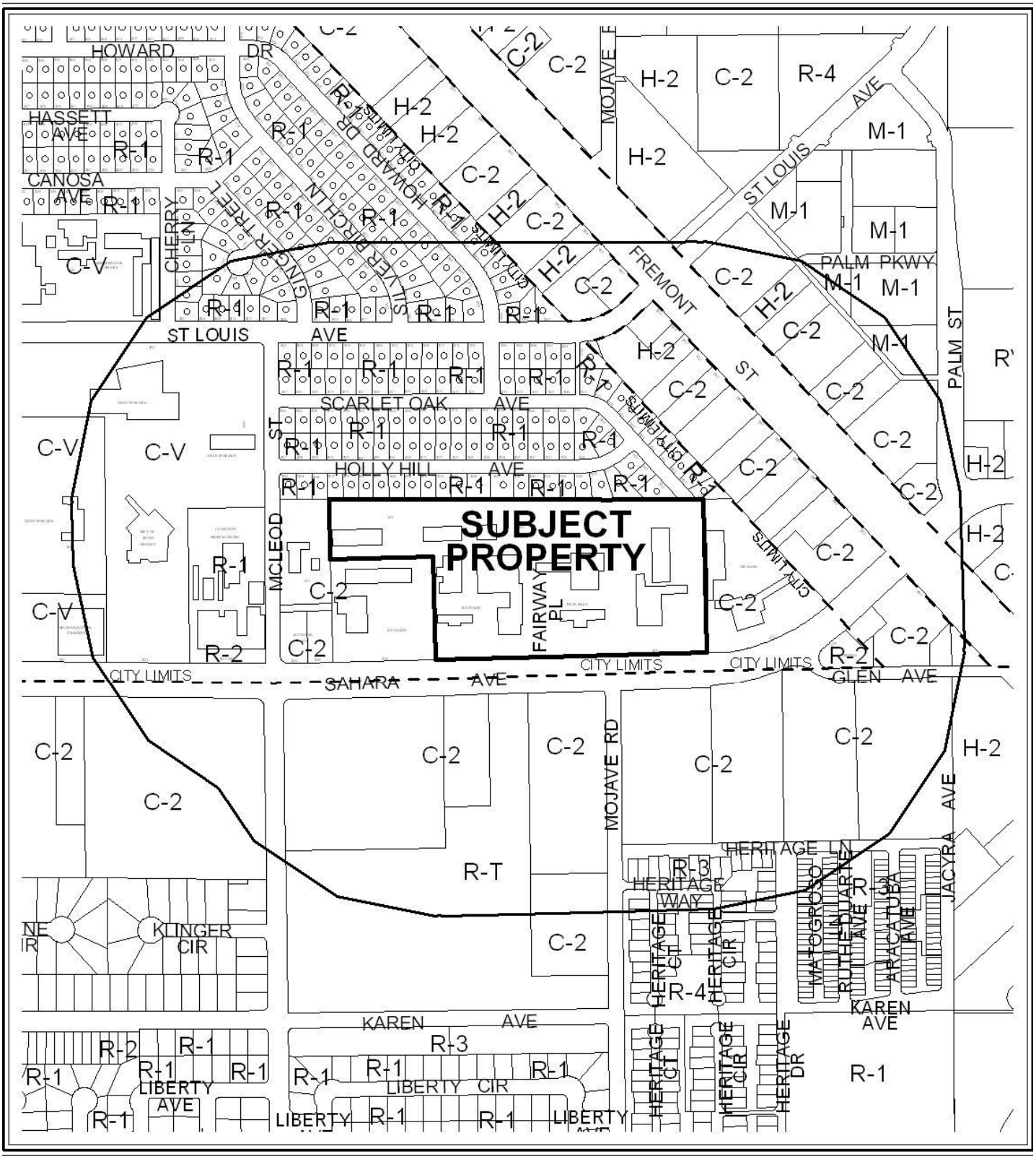
**SUBJECT:**
SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT, WITH A WAIVER 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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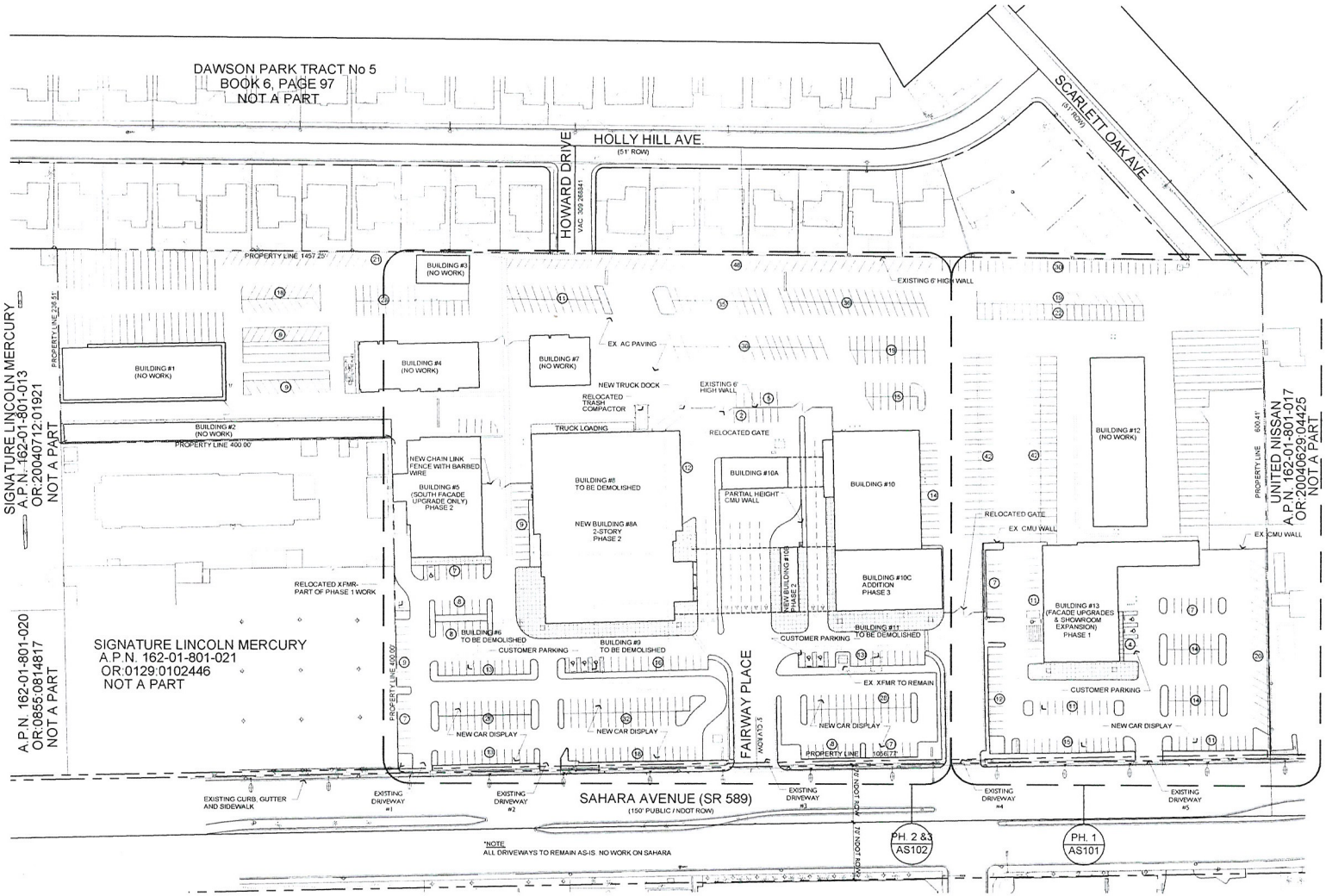
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

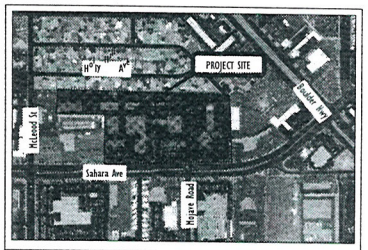
f:\depot\Application Packet\Application Form.pdf

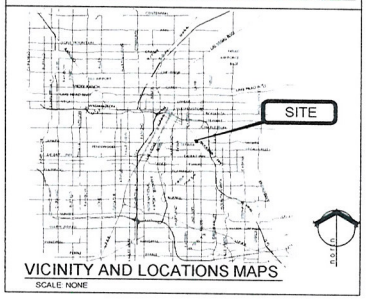



SITE PLAN

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)<br>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) | 4,855 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 |

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

# SDR-38855

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

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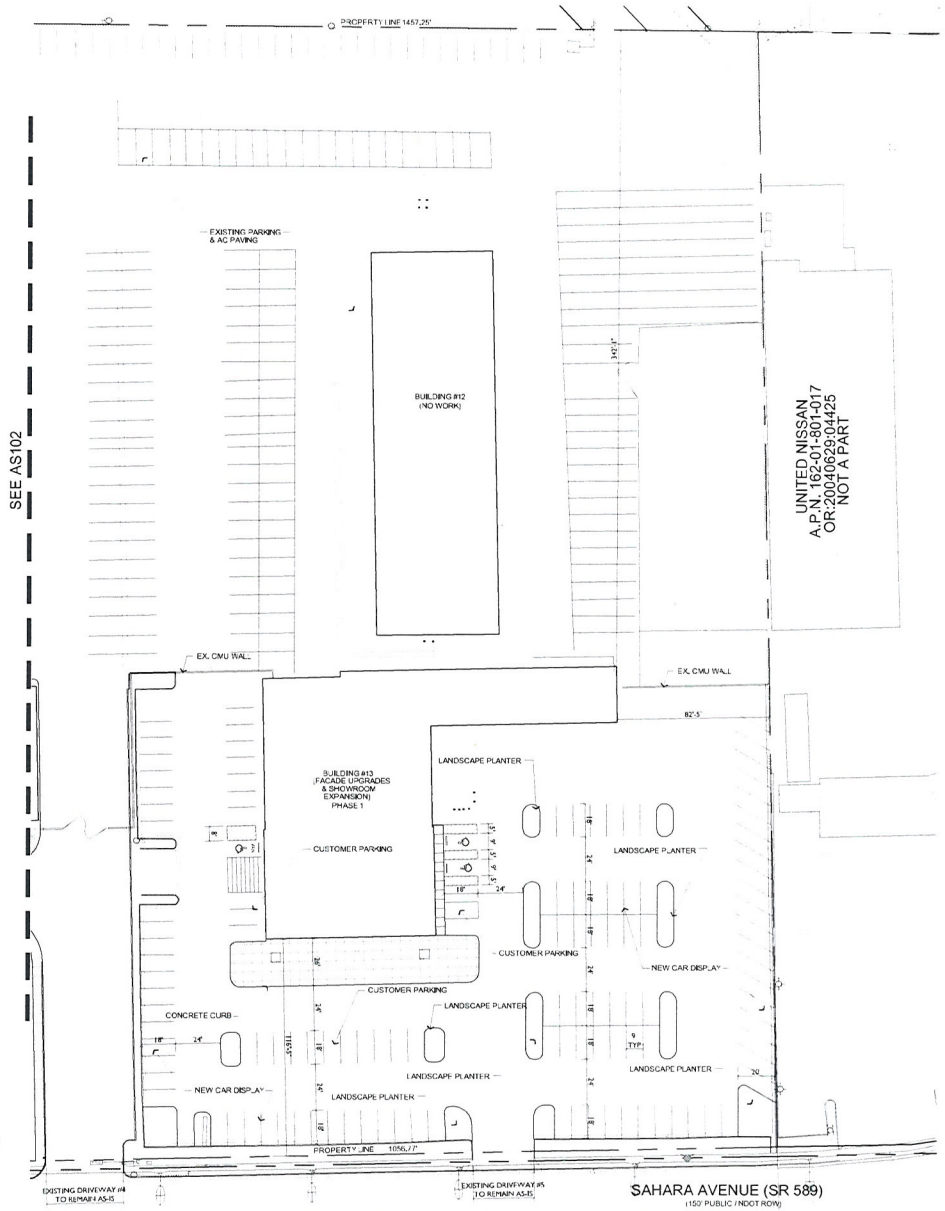
City of Las Vegas SDR Submittal 07.13.10

SITE PLAN
AS100




PARTIAL SITE PLAN

1" = 30'-0"

0' 15' 30' 60'

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Las Vegas, Nevada 89104
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# Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

**SDR-38855**

EAST PORTION
PHASE I

AS101

10069 Fairway Chevrolet and Fairway GMC/Buick

City of Las Vegas SDR Submittal 07.13.10

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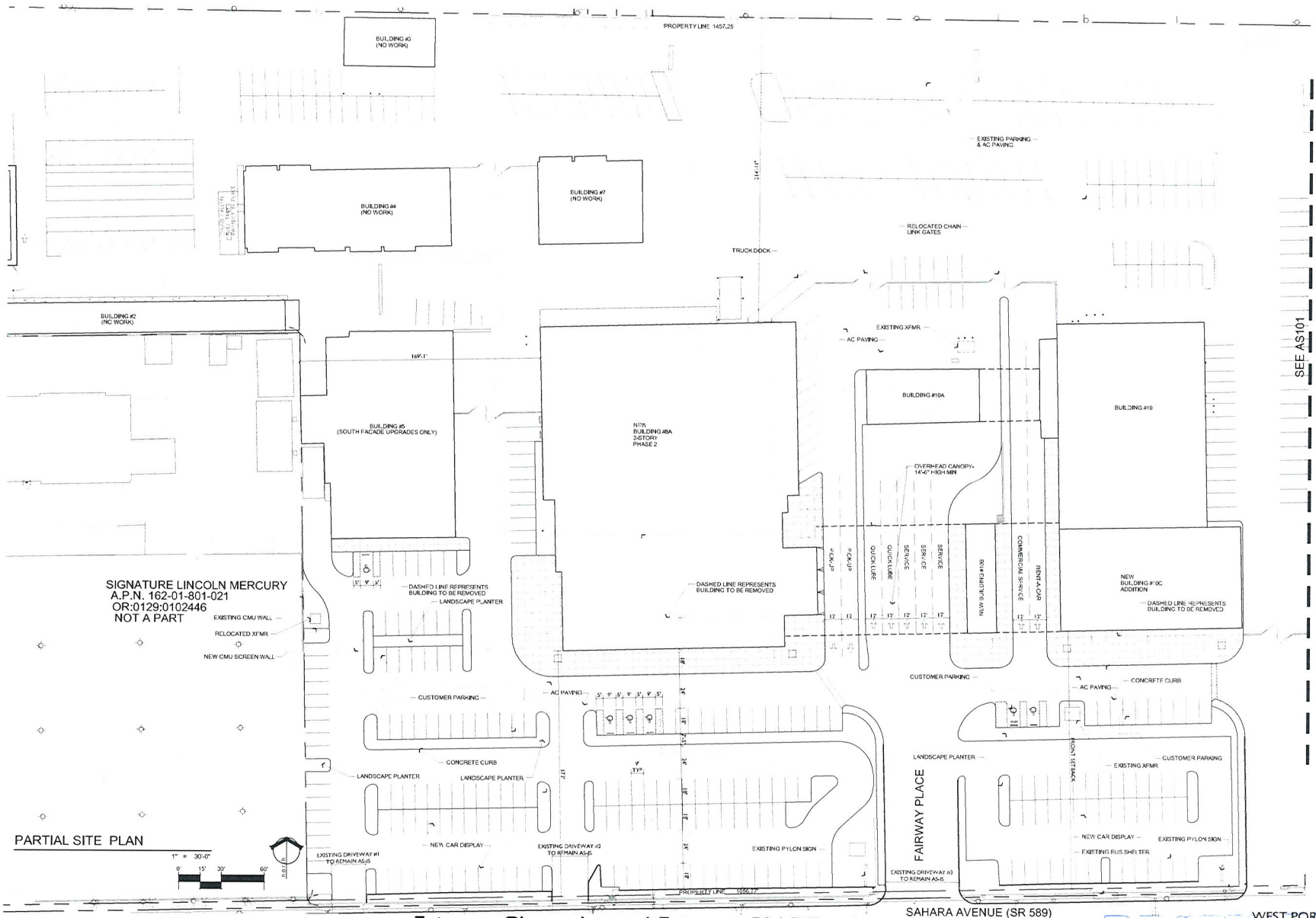


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# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

**SDR-38855**

WEST PORTION PHASES 2 AND 3

AS102

City of Las Vegas SDR Submittal 07.13.10

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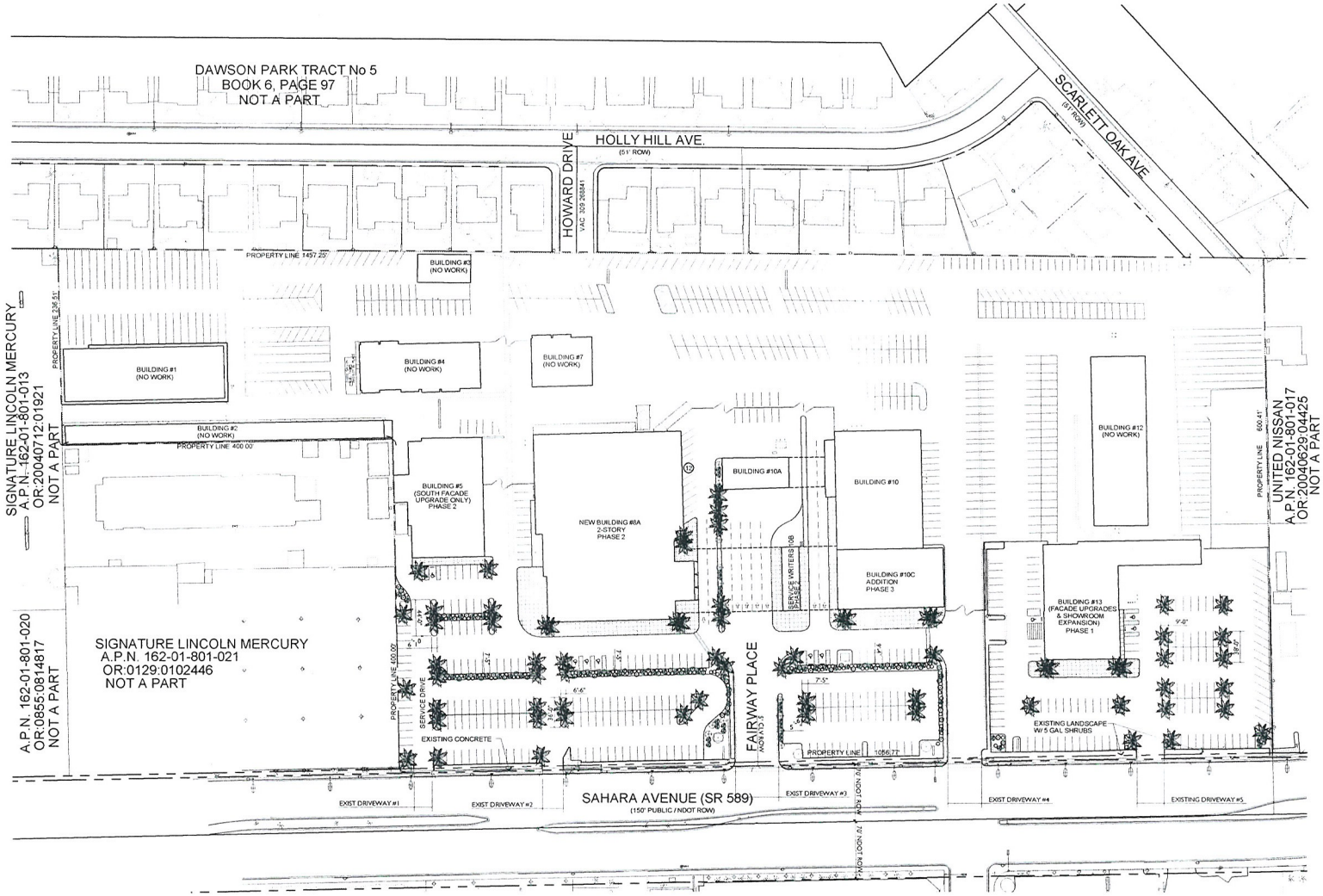
3100 Fairway Chevrolet and Fairway GMC/Buick




LANDSCAPE PLAN

1" = 60'-0"

0' 30' 60' 120'

## 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 pulcherma | 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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Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

**SDR-38855**

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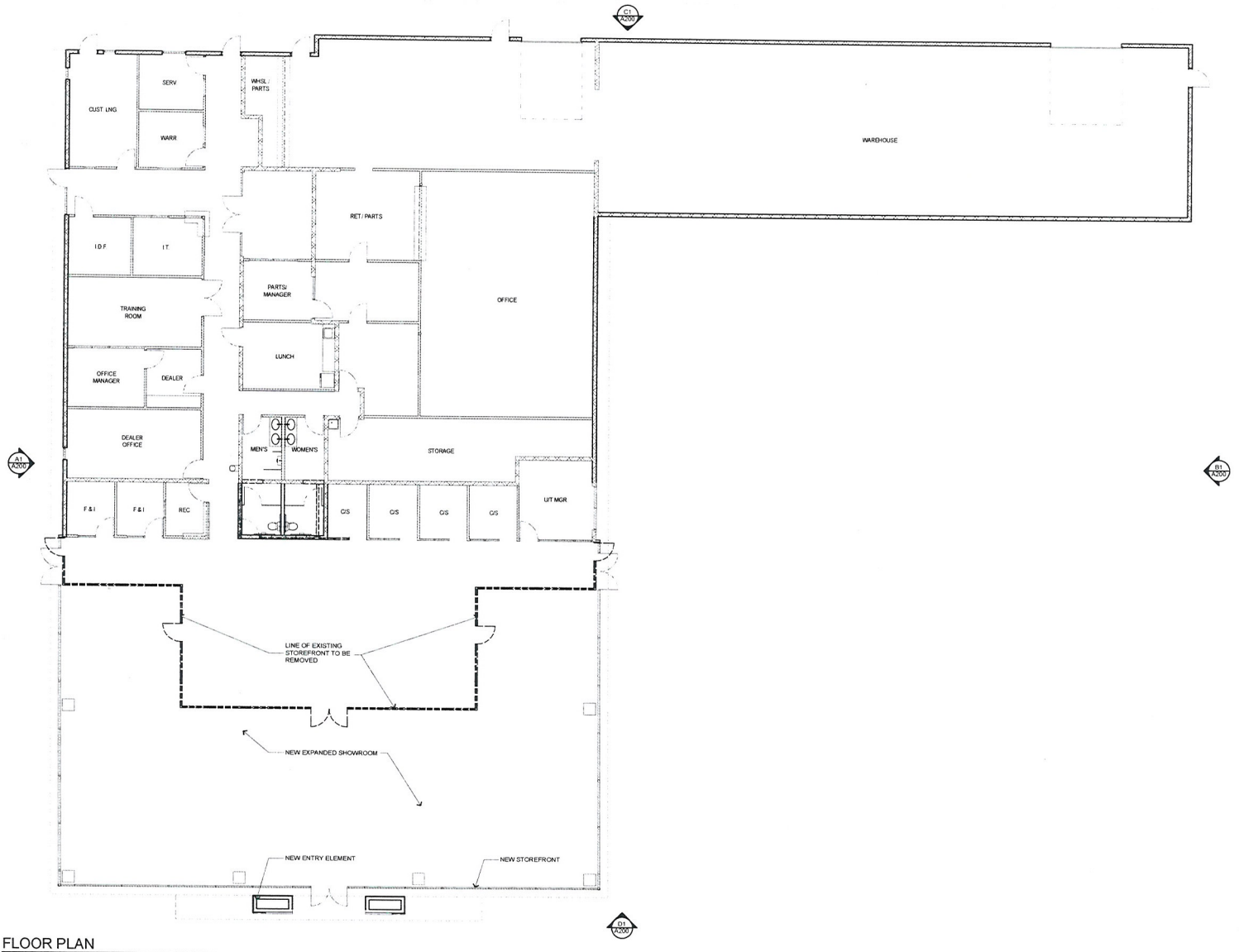
City of Las Vegas DCM Submittal - 07.13.10

LANDSCAPE PLAN
L100




FLOOR PLAN

1/8" = 1'-0"

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Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

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
FLOOR PLAN
(PHASE 1)

A100

10.069 Fairway Chevrolet and Fairway GMC/Buick

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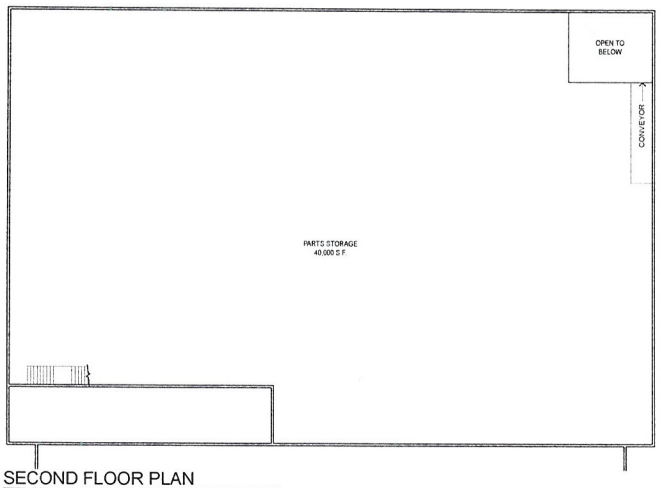
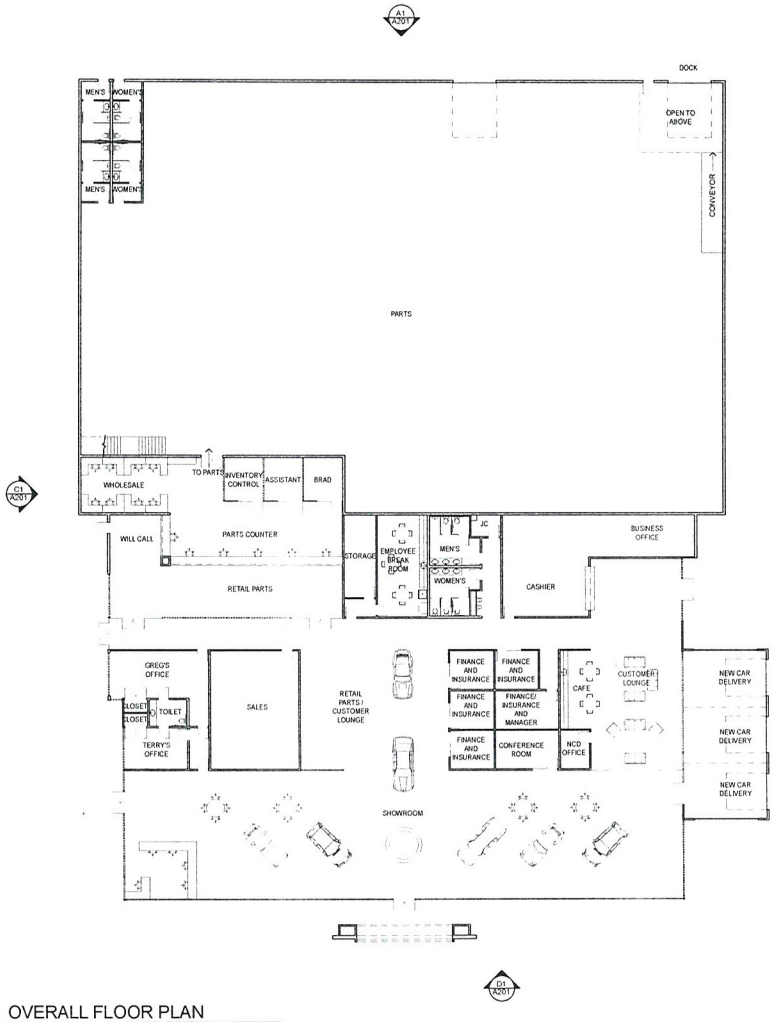



SECOND FLOOR PLAN

1/16" = 1'-0"




OVERALL FLOOR PLAN

1/16" = 1'-0"

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

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CHEVROLET SHOWROOM FLOOR PLAN (PHASE 2)

A101

10.0069 Fairway Chevrolet and Fairway GMC/Buick

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0' 8' 16' 32'

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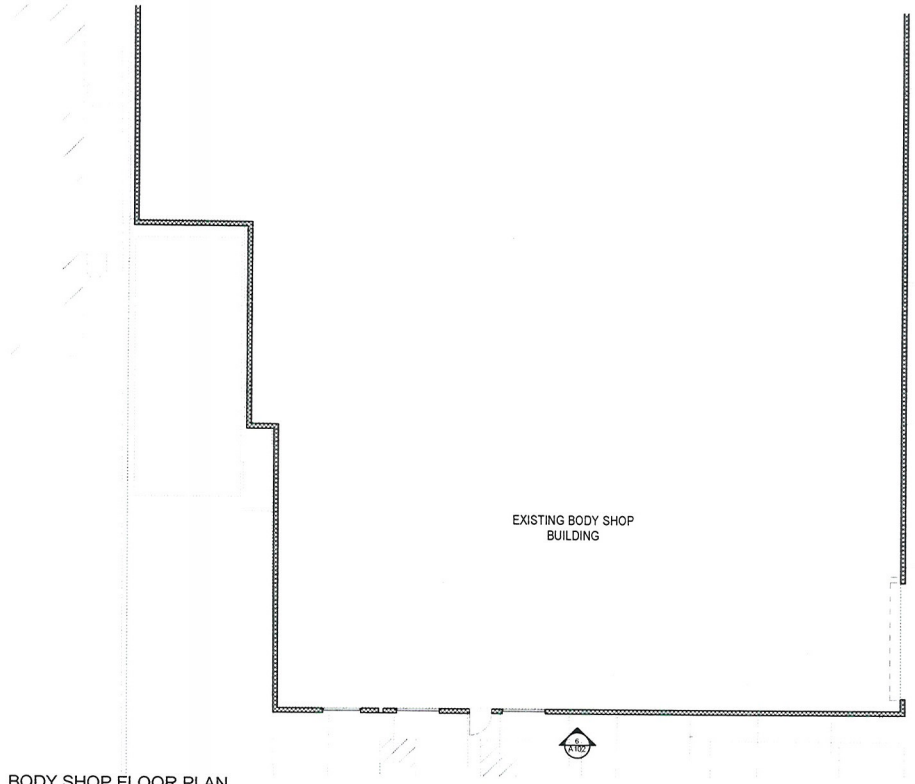
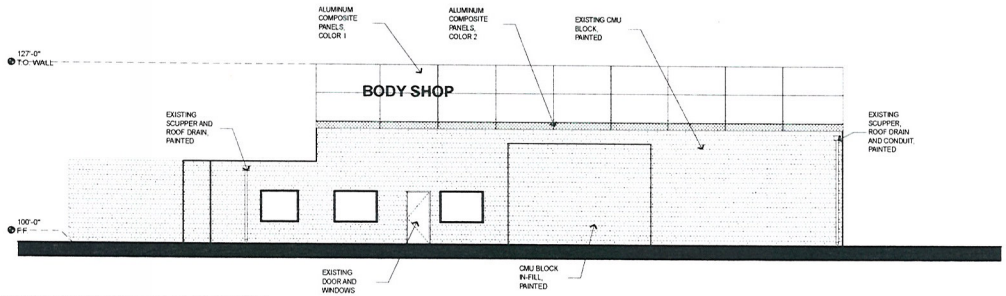



BODY SHOP FLOOR PLAN
1/8" = 1'-0"




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.

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

A102

10.069 Fairway Chevrolet and Fairway GMC/Buick

# Fairway Chevrolet and Fairway GMC/Buick
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0' 4' 8' 16'

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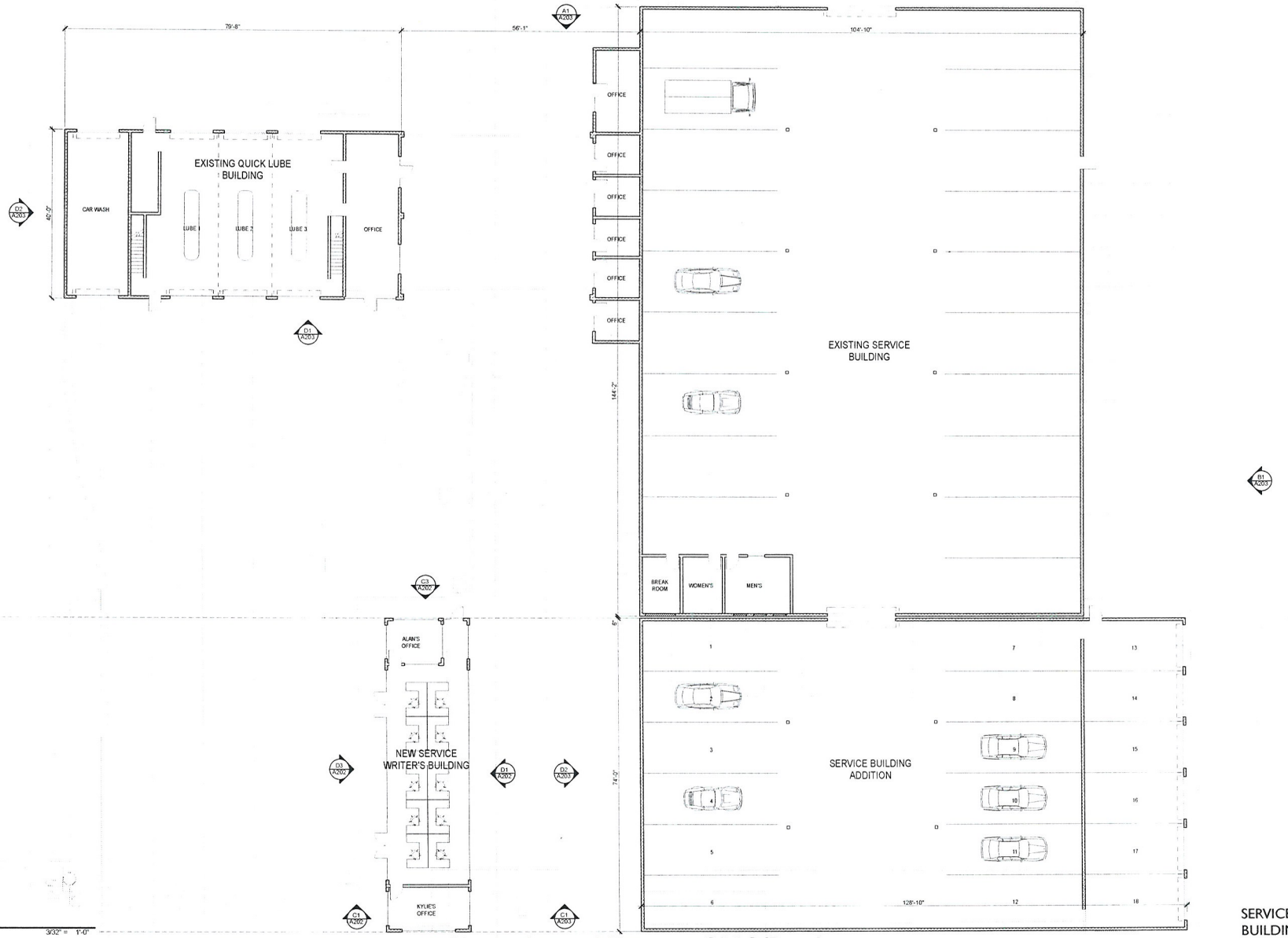


FLOOR PLAN

3/32" = 1'-0"

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

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SERVICE BUILDING FLOOR PLAN (PHASE 3)

A103

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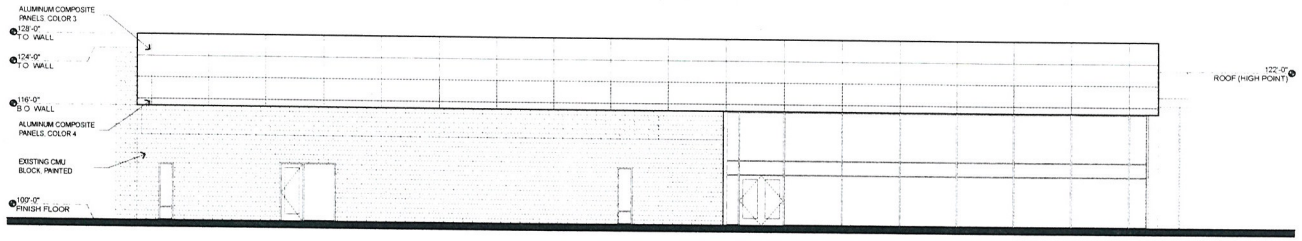
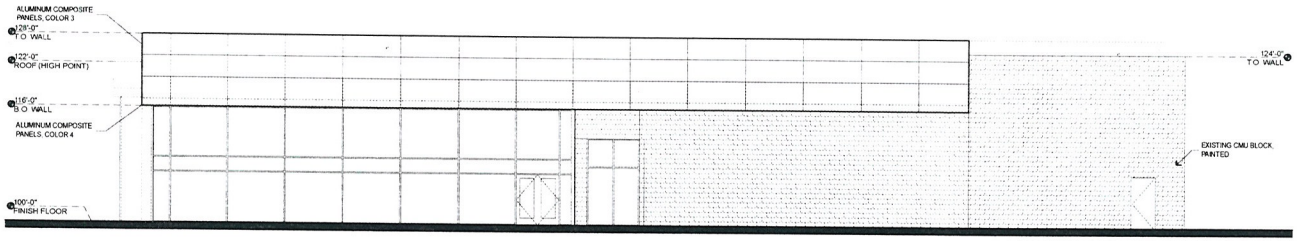


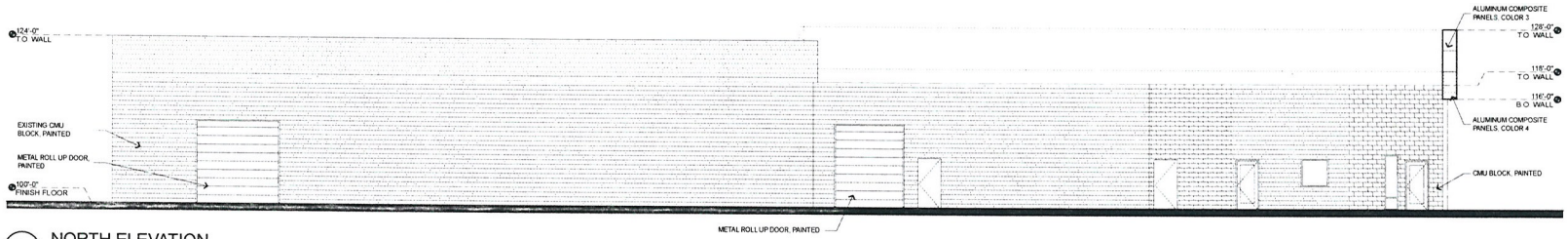

A1 WEST ELEVATION

1/8" = 1'-0"



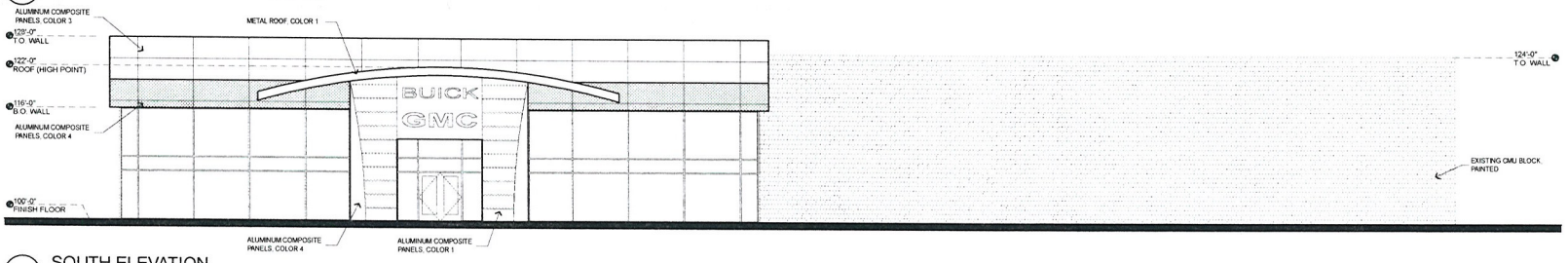

B1 EAST ELEVATION

1/8" = 1'-0"




C1 NORTH ELEVATION

1/8" = 1'-0"




D1 SOUTH ELEVATION

1/8" = 1'-0"

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

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GMC/BUICK SHOWROOM BUILDING ELEVATIONS (PH.1)

A200

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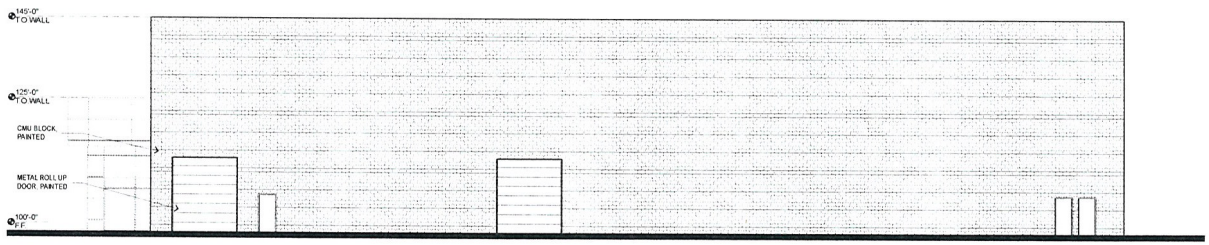
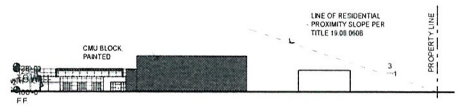
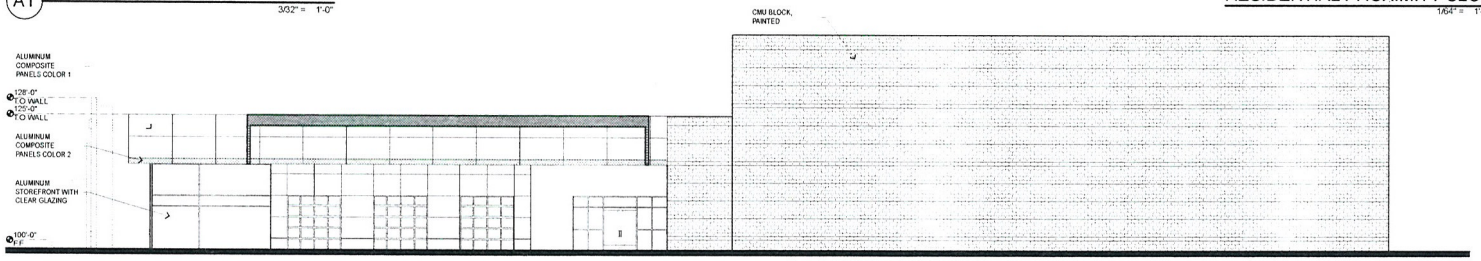


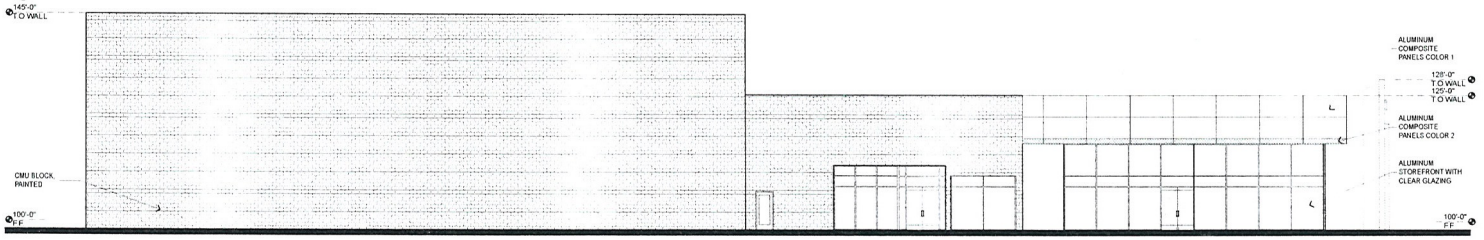

A1 NORTH ELEVATION
3/32" = 1'-0"



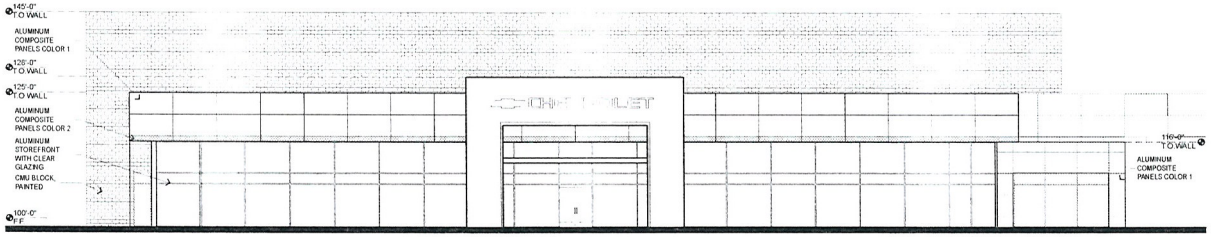

RESIDENTIAL PROXIMITY SLOPE
1/64" = 1'-0"




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
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CHEVROLET SHOWROOM BUILDING ELEVATIONS (PHASE 2)

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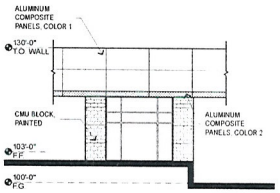
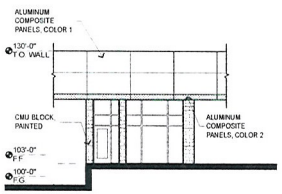
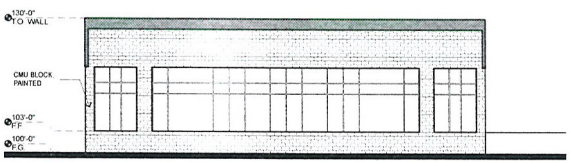


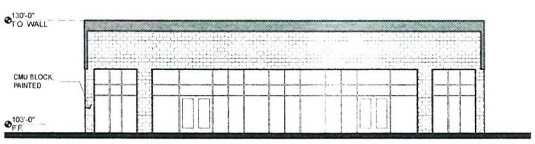

C1 SOUTH ELEVATION
3/32" = 1'-0"




C3 NORTH ELEVATION
3/32" = 1'-0"




D1 EAST ELEVATION
3/32" = 1'-0"




D3 WEST ELEVATION
3/32" = 1'-0"

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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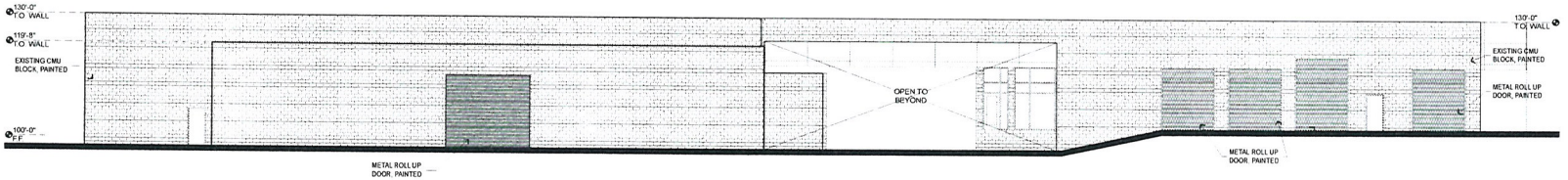
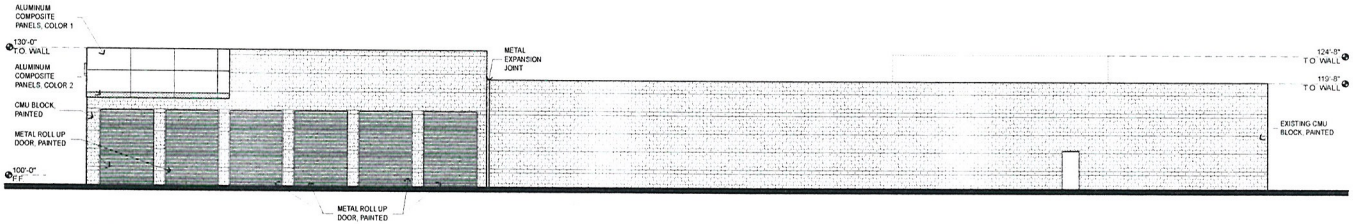


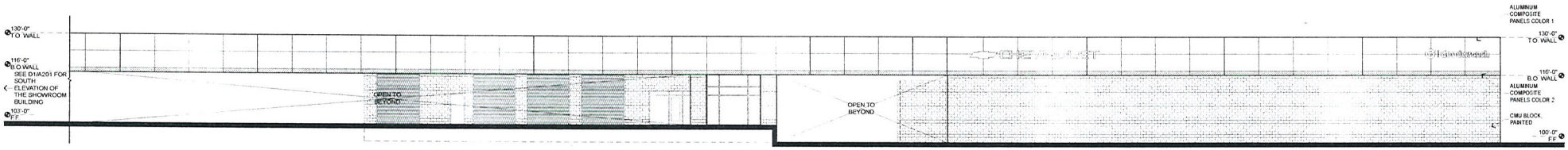

A1 NORTH ELEVATION

3/32" = 1'-0"



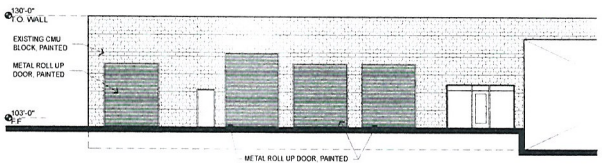

B1 EAST ELEVATION

3/32" = 1'-0"



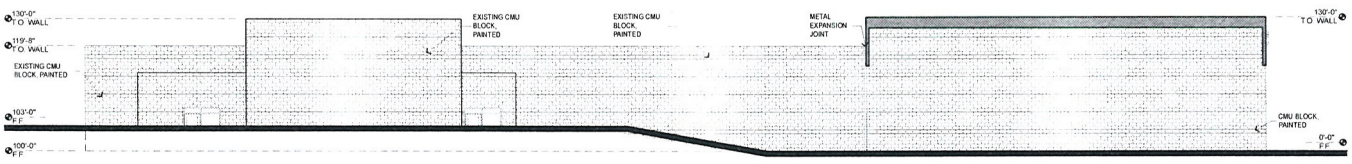

C1 SOUTH ELEVATION

3/32" = 1'-0"




D1 SOUTH ELEVATION - PARTIAL

3/32" = 1'-0"




D2 WEST ELEVATION

3/32" = 1'-0"

# Fairway Chevrolet and Fairway GMC/Buick

## Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SERVICE BUILDING EXTERIOR ELEVATIONS (PH.3)

A203

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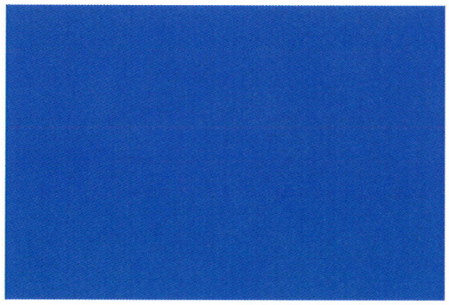
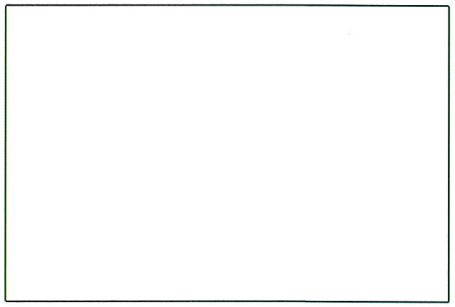
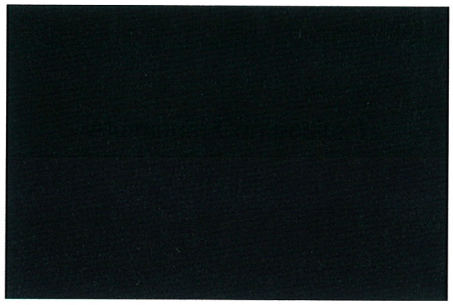
Aluminum Composite 1



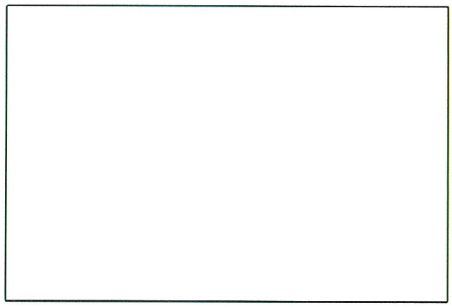
Aluminum Composite 2



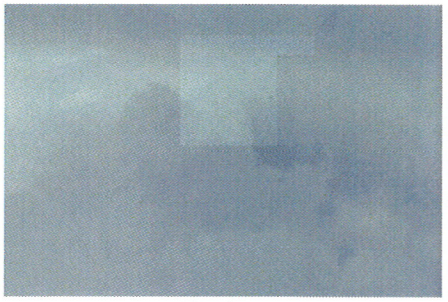
Aluminum Composite 3



Aluminum Composite 4



Paint (white)



Glazing



Aluminum Storefront Framing

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Las Vegas, Nevada 89104
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info@aptusarchitecture.com

# Fairway Chevrolet and Fairway Gmc/Buick

## Site Development Review

3100 E.Sahara
Las Vegas, Nevada 89104

7.13.10

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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.




SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10




SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10




SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10




SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10




SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

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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1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 www.aptusarchitecture.com

APTUS Architecture

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

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

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

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

Respectfully Submitted,

Kristen G. Neuman

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

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SDR-38855

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City of Las Vegas Agenda Item No.: **33.**

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

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

**SUBJECT:**
DIR-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.: **34.**

## *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