



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

August 26, 2010
6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.
15. **SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC** - Request for a Special Use Permit FOR A PROPOSED 7,940 SQUARE-FOOT 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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.
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 100 FEET FROM A SCHOOL WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 230 FEET 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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.
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, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET 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). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

33. **DIR-38898 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



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



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL



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



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



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

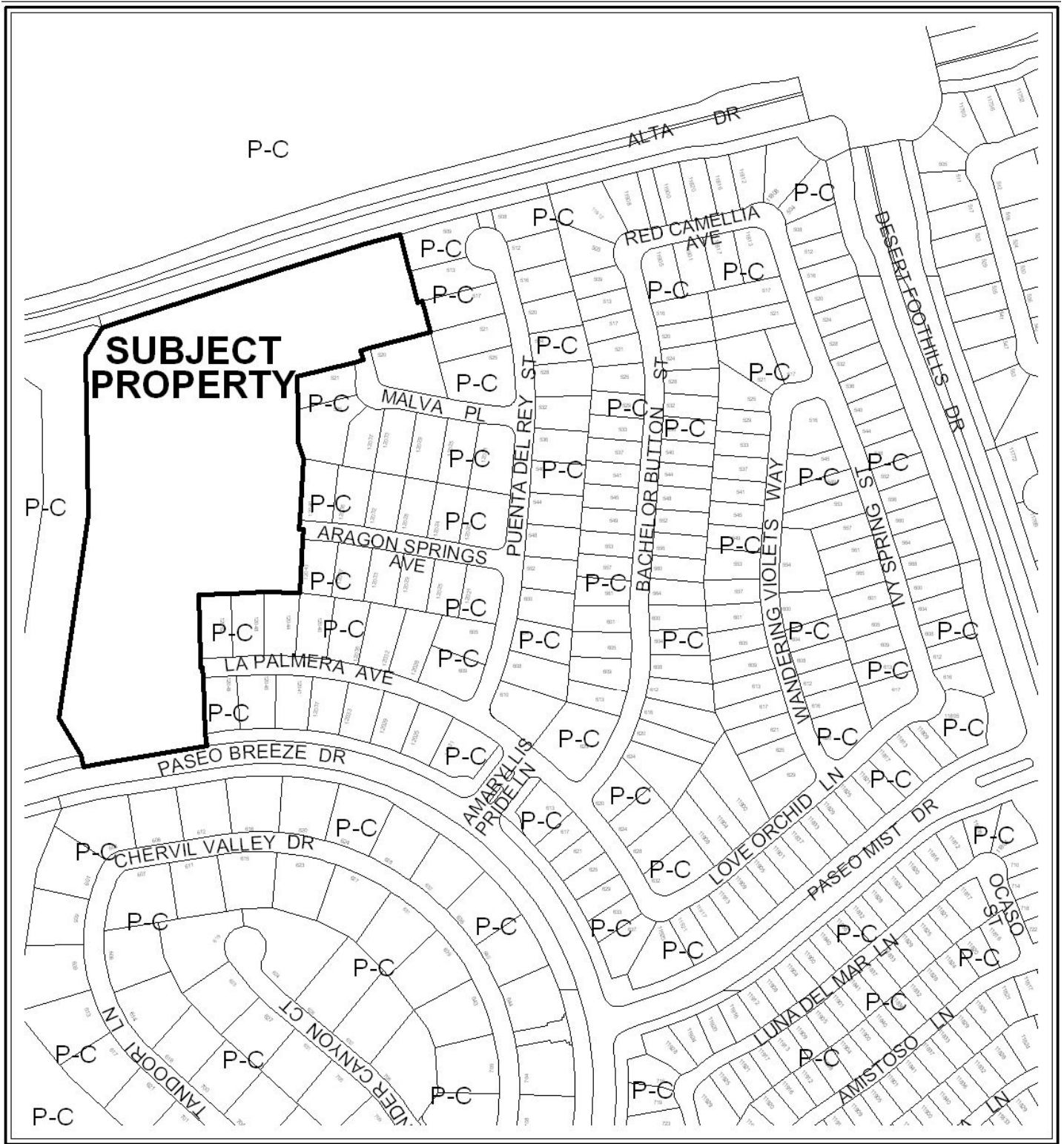
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



0 300 600 Feet

CASE: **TMP-38785**

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





0 300 600 Feet

CASE: **TMP-38785**

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





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

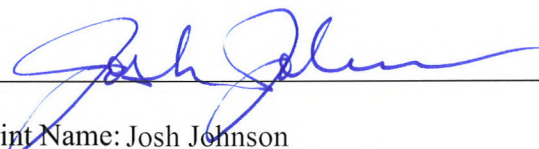
☒ No

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: _____

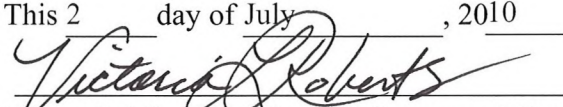
Partner(s): _____

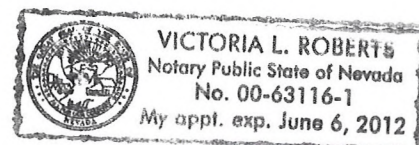
APN: _____

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



RECEIVED
JUL 06 2010

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

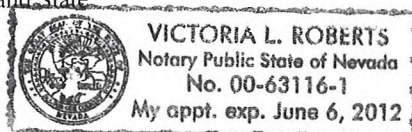
APPLICANT The Howard Hughes Corp. Contact Julie Cleaver
 Address 10,000 W. Charleston Blvd. Suite 200 Phone: (702) 791-4388 Fax: _____
 City Las Vegas State NV Zip 89135
 E-mail Address Julie.Cleaver@generalgrowth.com

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

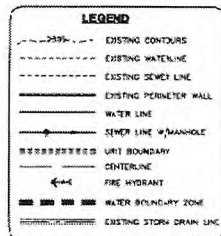
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>TMP- 38785</u>
Meeting Date: <u>8-26-10 PC</u>
Total Fee: <u>1,250</u>
Date Received: * <u>7/6/10</u>
Received By: <u>[Signature]</u>

* 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.

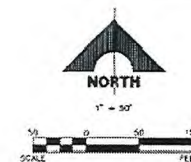


NORTH 75° 30' 30" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34 - T 20 S - R 50 E - 4000' CORN OF LAND OWNED CLARE COUNTY, MINN. AT CORNER OF MAP INCORP. IN 1913 IN THE S. 1/4 OF T 20 S OF RANGE 50E IN THE CLARE COUNTY PLUMMER TRACT, CLARE COUNTY, MINN.

CITY OF LAS VEGAS WASHINGTON CLEVELAND PARKWAY BLVD & PLATE W/ 700 66
CLUB MEDICAL & SPA CORNER OF PARKWAY CENTER & JCTA 1029.25 FEET ON
82° 27' 10" W 10.5' NAVE 1000.00 FT

BEING A SUBDIVISION OF A PORTION OF PARCEL A AS SHOWN BY SAID THEREOF
ON FILE IN TAX MAP PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDERS
DEPT. CLARK COUNTY, INDIANA, LIES WITHIN SECTION 26 TOWNSHIP 20
SOUTH RANGE 10 EAST AND THE NORTH HALF IN 1/2 OF THE NORTH HALF
IN 1/2 OF SECTION 26 TOWNSHIP 20 SOUTH, RANGE 10 EAST, WM., 1014 OF

APN: 137-34-601-003

[illegible]

DISCLAIMER NOTE

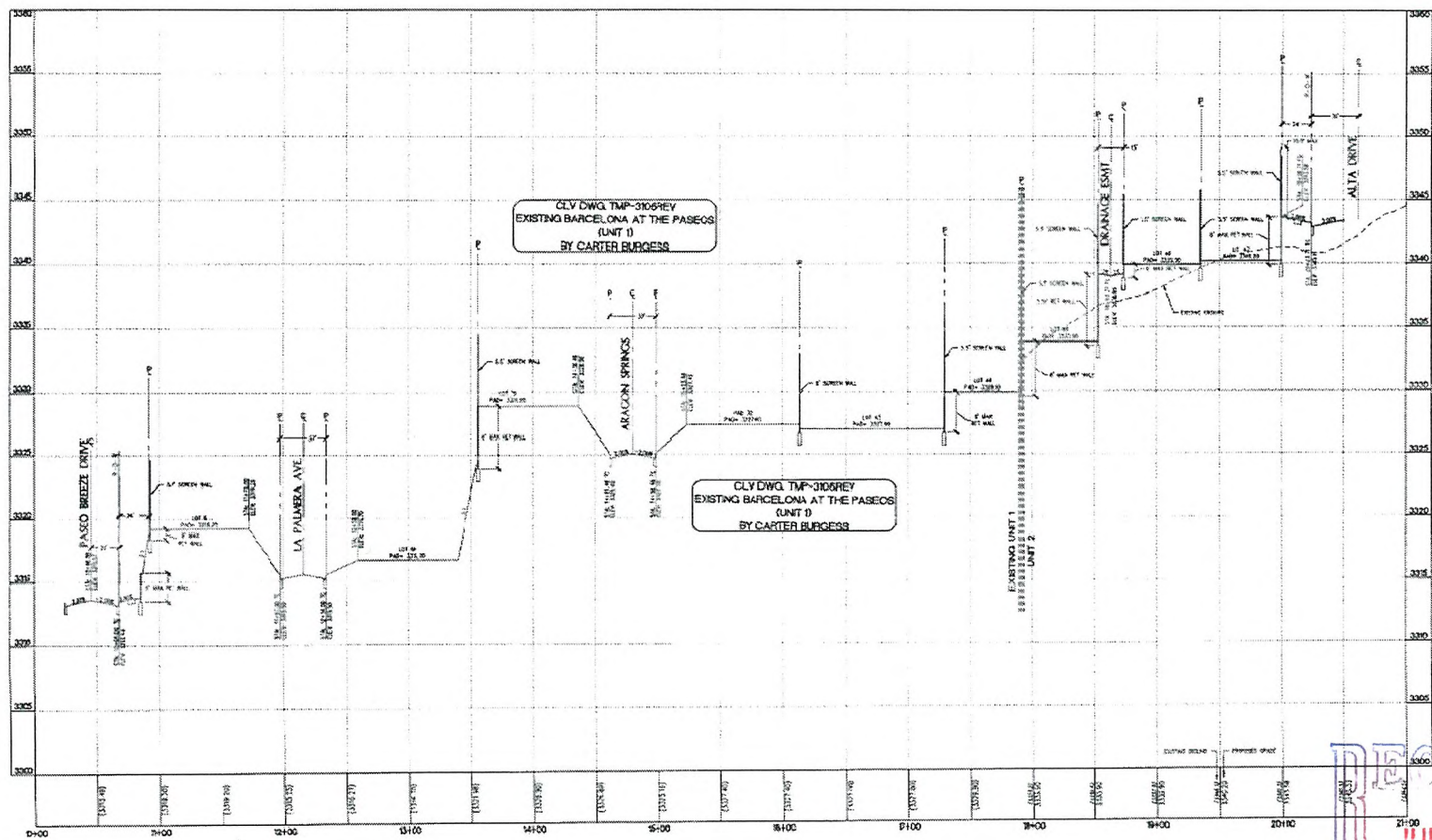
[illegible][illegible]


G.C. WALLACE COMPANIES
 ENGINEERS | PLANNERS | SURVEYORS
 1405 S. RAINBOW BOULEVARD - LAS VEGAS NV 89104
 TEL: 702.733.9339 • FAX: 702.733.9330 • WWW.GCWALLACE.COM

PROJECT NO. **63023-971**
 TITLE **W**
 DATE **1.1**
 DRAWN BY **W**
 CHECKED BY **W**
 SCALE **1/8" = 1'-0"**
 SHEET NO. **1** OF **1**

THE HOWARD HUGHES CORPORATION	SUMMIT HILL VILLAGE 23A PARCEL J - UNIT 2 BARCELONA	TENTATIVE MAP 2
DRAWING		
3		

TMP-38785
REVISED



NORTH SOUTH PROFILE



BASIS OF BEARING

North is 15° 57' 55" West of the meridian of the West Line of Section 34, T. 25 S., R. 1 E., Sec. 15 of 1/4 Sec. 34, Range 1 East, County Nevada. All bearings by map thereon are to the N. or S. of the meridian of the West Line of Section 34, T. 25 S., R. 1 E., Sec. 15 of 1/4 Sec. 34, Range 1 East, County Nevada.

BENCHMARK

City of Las Vegas Benchmark is 1000.000 feet above sea level. All elevations by map thereon are to the N. or S. of the meridian of the West Line of Section 34, T. 25 S., R. 1 E., Sec. 15 of 1/4 Sec. 34, Range 1 East, County Nevada.



12110

PROJECT NO.	00000-971	DATE	REV.	DESCRIPTION
G.C. WATT & COMPANY ENGINEERS PLANNERS SURVEYORS 1000 W. 10TH STREET, SUITE 100 LAS VEGAS, NV 89102 TEL: (702) 735-1111 FAX: (702) 735-1112				
THE HOWARD HUGHES CORPORATION SUNSHINE VILLAGE PARCEL J - UNIT 2 BARCELONA				
TENTATIVE MAP 3				
DRAWING 4 4 OF 5 SHEETS				

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

RECEIVED
JUL 06 2010
Walls
5-2

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.

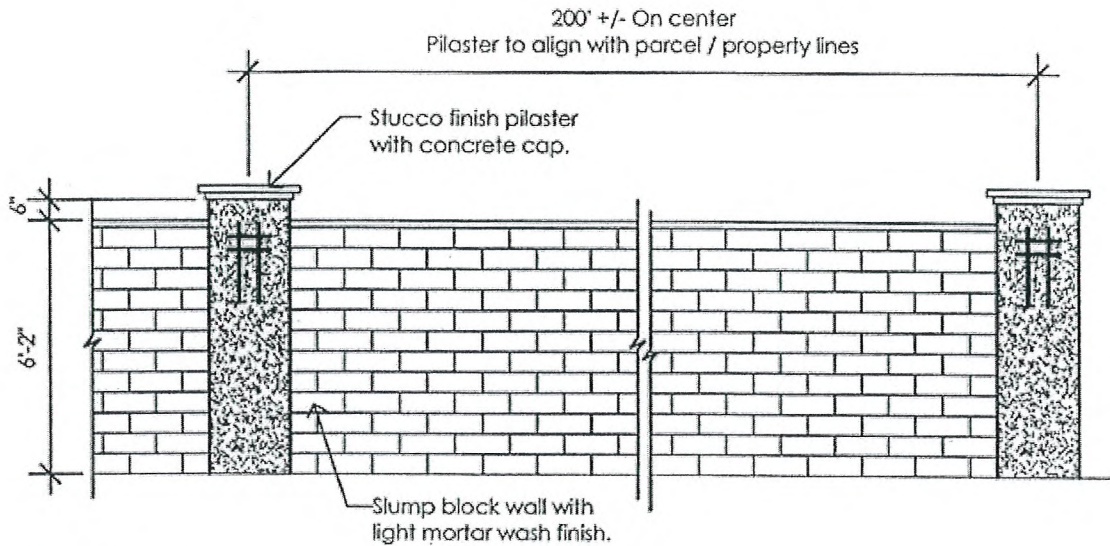
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JUL 06 2010

Materials

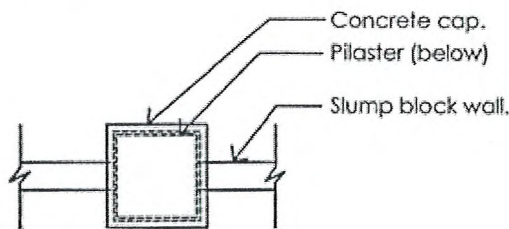
Retaining walls must be the village slump block, with mortar wash or without. No other wall treatment is permitted.

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



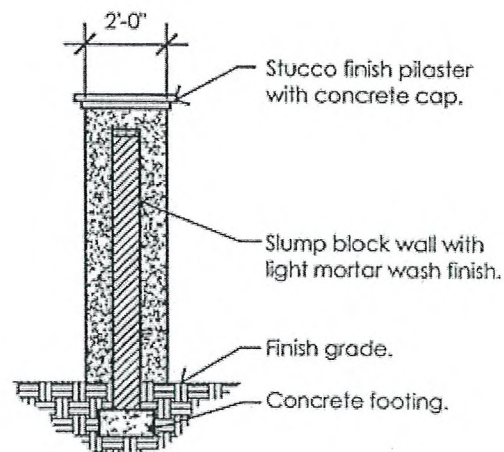
Plan

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



Section

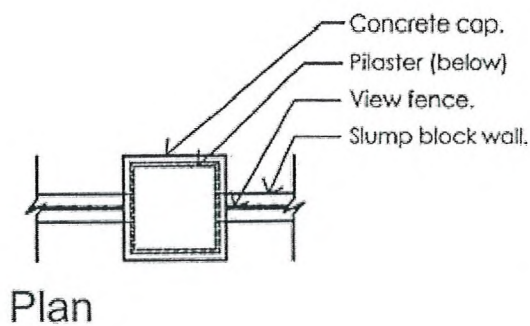
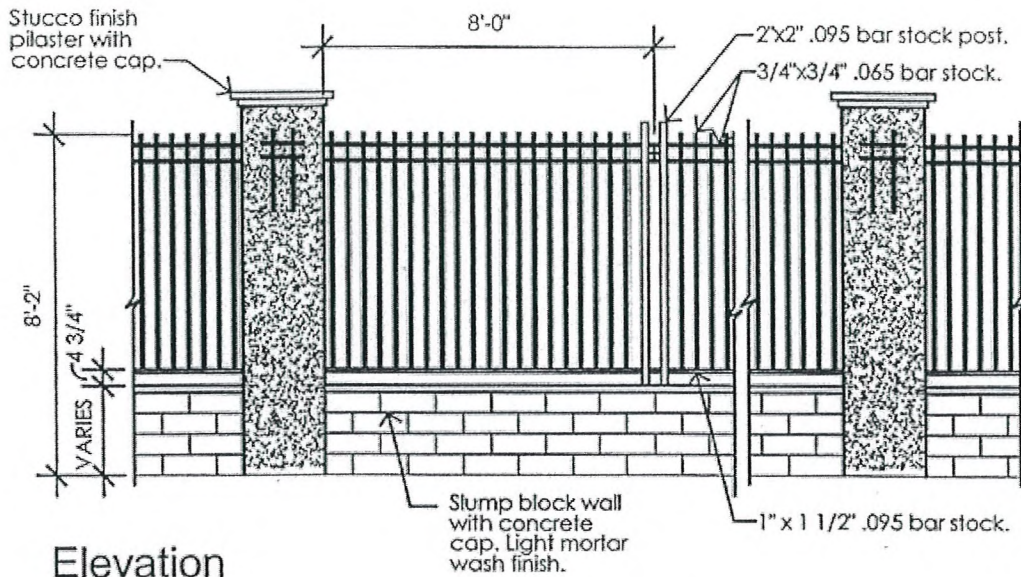
See Summerlin for detailed wall plans.

Rev 5/28/2010

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Village Wall Detail
 EXHIBIT 5-A
 Walls

TMP-38785

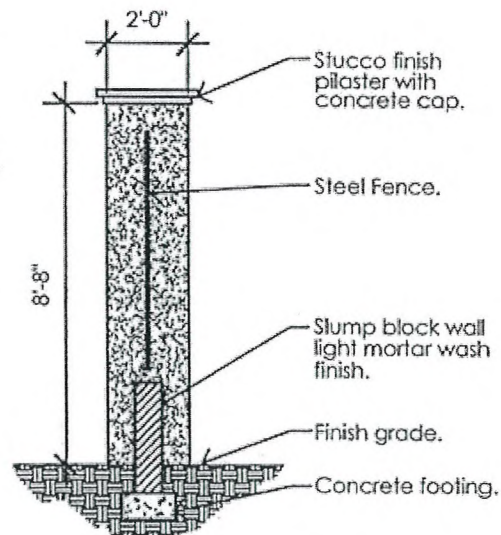


Columns:

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"wx6"h "Desert Tan" from Cemex Block and Building Materials
Wall finish: Light mortar wash finish
Wall color: 423 ICI, Worsted Tan
Wall cap: 2"x10" concrete terra cotta cap, Modern Stone Solutions (602) 253-0355



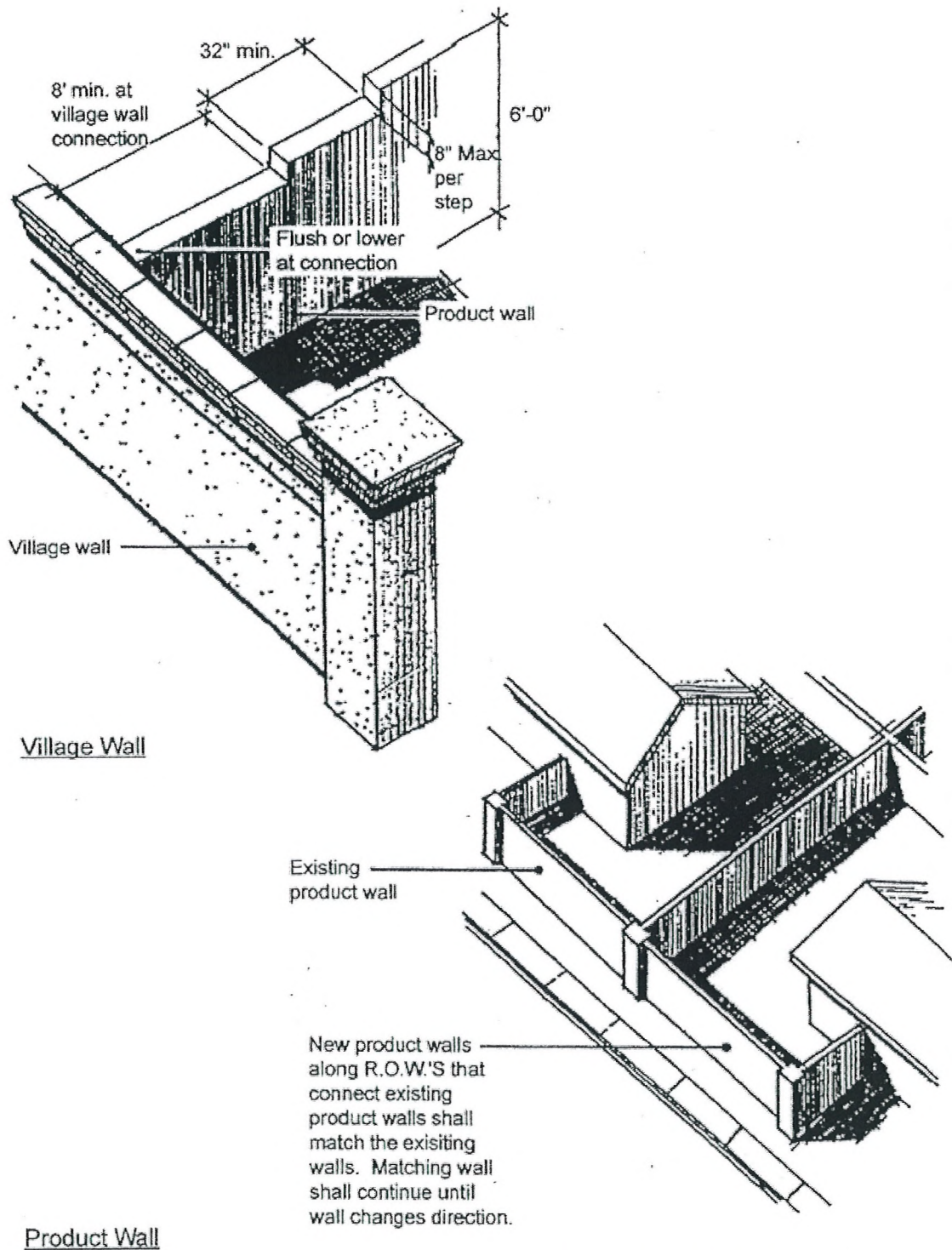
See Summerlin for detailed wall plans.

Rev 5/28/2010

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 JUL 06 2010

Village View Fence
 EXHIBIT 5-B
 Walls

TMP-38785



Village Wall

Product Wall

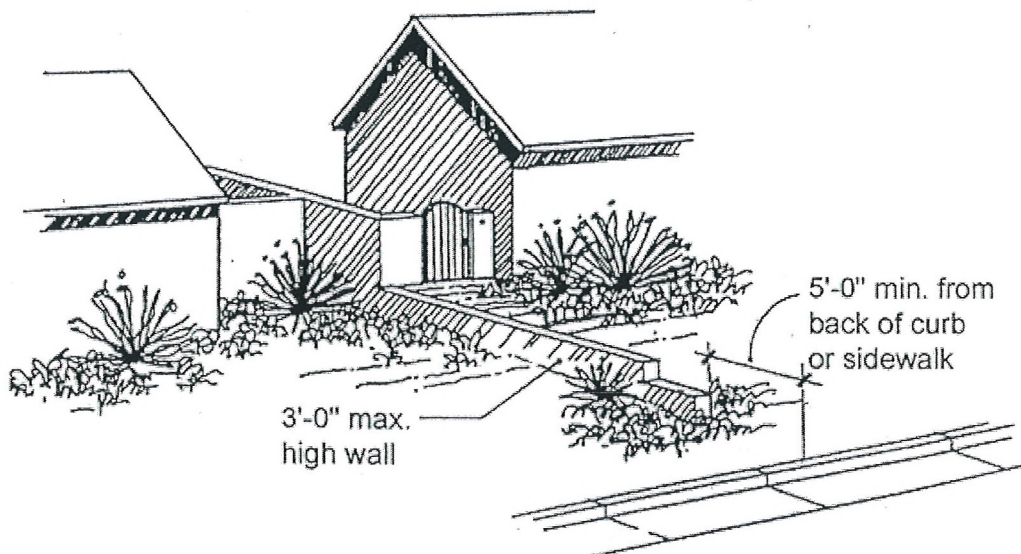
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Wall Connections

EXHIBIT 5-C

Walls

TMP-38785



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JUL 06 2010

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

62023-970

July 2, 2010

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

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

To whom it may concern:

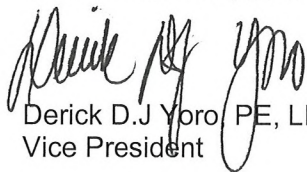
The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel J Unit 2 – Barcelona. The original Tentative Map (TMP-10420) was approved by the City of Las Vegas on January 12, 2006 and has since expired.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

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

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

Cordially,

G. C. WALLACE, INC.



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

DDY

c: Julie Cleaver, THHC
Josh Johnson, GCW

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JUL 06 2010
TMP-38785

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

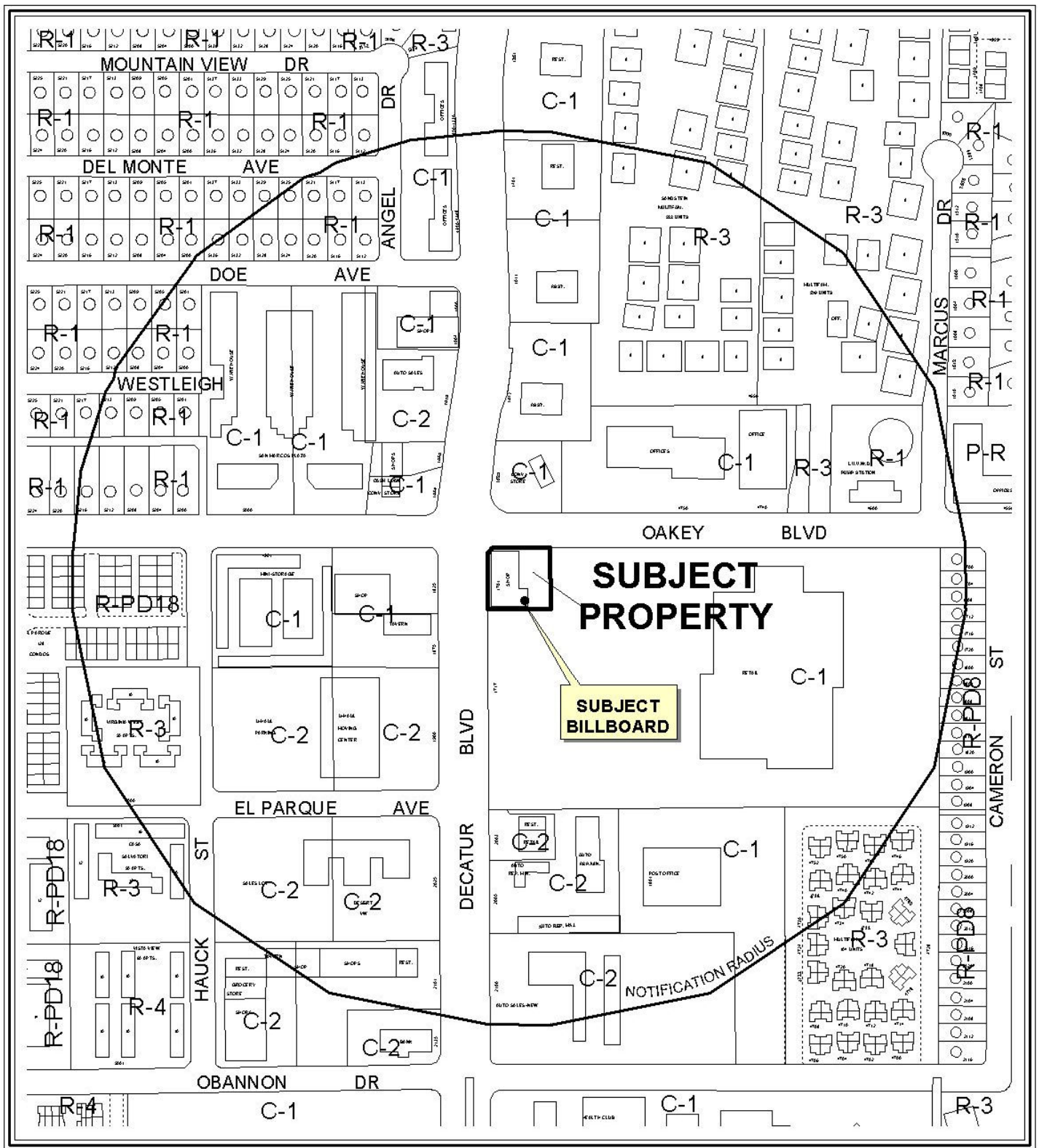
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RECOMMENDATION:

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

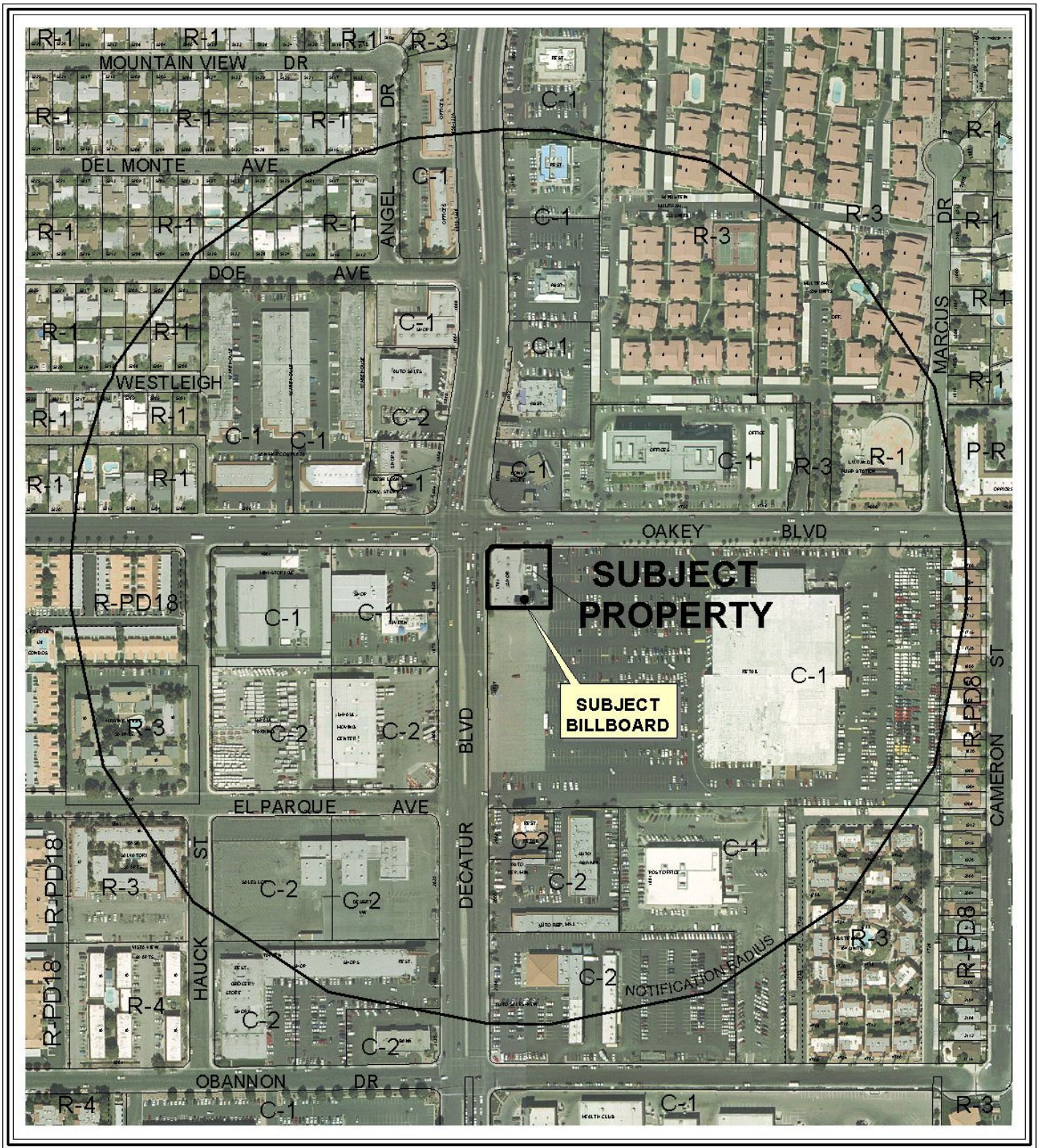


CASE: **RQR-38940**

RADIUS: 1000 FT

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



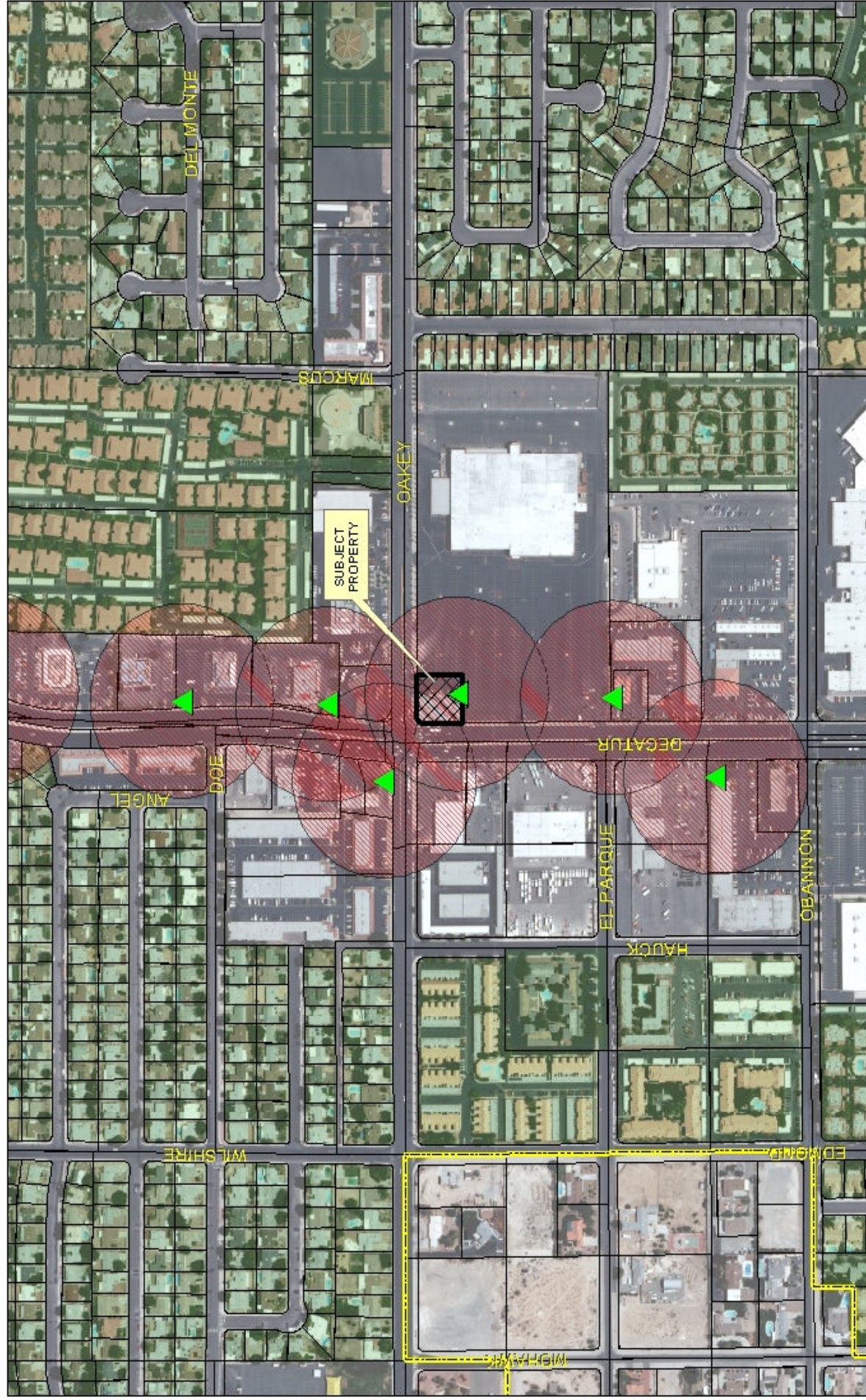


CASE: **RQR-38940**

RADIUS: 1000 FT

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





RQR-38940

City of Las Vegas Billboard Data

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-38940** APN: 1162 06 301 001

Name of Property Owner: Paul and Hania Reisbord

Name of Applicant: Clear Channel Outdoor

Name of Representative: Red 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 ☒ 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: _____

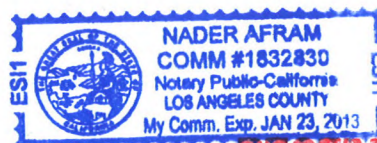
Signature of Property Owner: [Signature]

Print Name: Ryan Nesbitt

Subscribed and sworn before me

This TH 06 day of JULY-, 2010

Nader Ab 07-06-10
Notary Public in and for said County and State
LOS ANGELES, CALIFORNIA



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Financial Interest doc



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: U-0135-95 (RAR 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 Reisbord
 Address 31322 Broad Beach Road Phone: 310 457 7433 Fax: _____
 City Malibu State CA Zip 90265
 E-mail Address psreisbord@aol.com

APPLICANT Clear Channel Outdoor Contact Rad Carter
 Address 2880-B Meade Ave., Suite 350 Phone: 728 7209 Fax: 728 7166
 City Las Vegas State NV Zip 89102
 E-mail Address radcarter@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* [Signature]

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

Print Name [Signature]

Subscribed and sworn before me John T. Campbell

This 13 day of July, 2010

[Signature]

Notary Public in and for said County and State

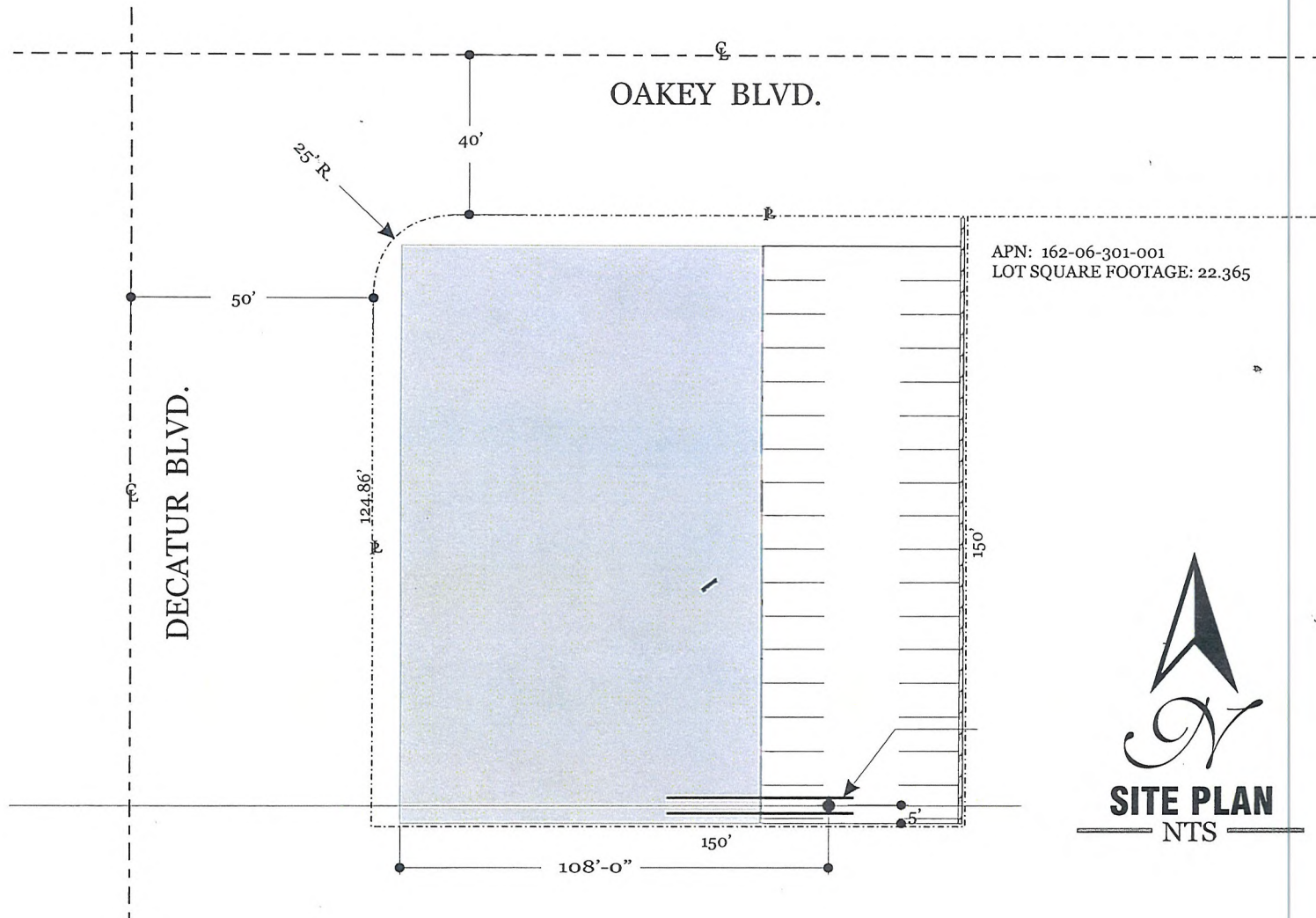


FOR DEPARTMENT USE ONLY

Case #	<u>RAR-38940</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>\$00.00</u>
Date Accepted:	<u>7-20-10</u>
Accepted By:	<u>FS</u>

*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.

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



BILLBOARD SITE PLAN



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JUL 20 2010

City of Las Vegas

RQR-38940

SEE SHEET 3 OF 3 FOR VELLUME PRINT

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



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

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NEVADA CONTRACTOR
LICENSE NO. 745

APPROVED BY

DATE

REVISIONS

SCALE

DATE

DESIGNER

FIRM NAME / LOCATION ADDRESS

12683A1.1

FILE DESIGN NUMBER OPTION / REV

CLIENT

SALES

DESIGN

ESTIMATING

ENGINEERING

EXPEDITING

[Signature] 1/31/03

AS NOTED 1/31/03

DENNIS SPIRK

YESCO B/B 41082

OAKEY & DECATUR
LAS VEGAS, NEVADA

SHEET 1 OF 3

SALES PERSON ■ JR WILLIAMS

W.D. 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

RQR-38940

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JUL 20 2010

City of Las Vegas

Mr. and Mrs. Paul Reisbord
RQR-6149 – Page Two
August 4, 2005

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

Sincerely,



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

RQR-38940

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

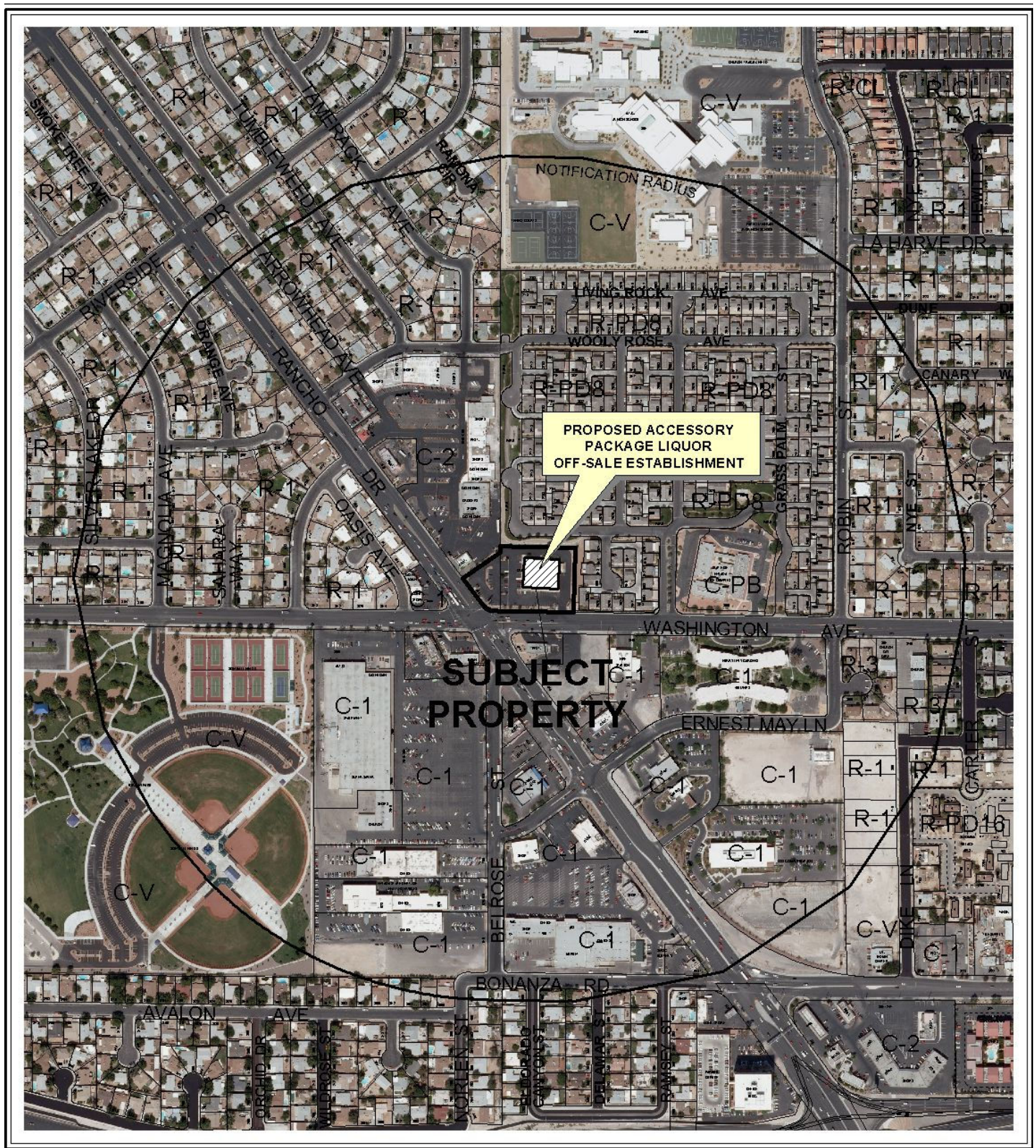
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



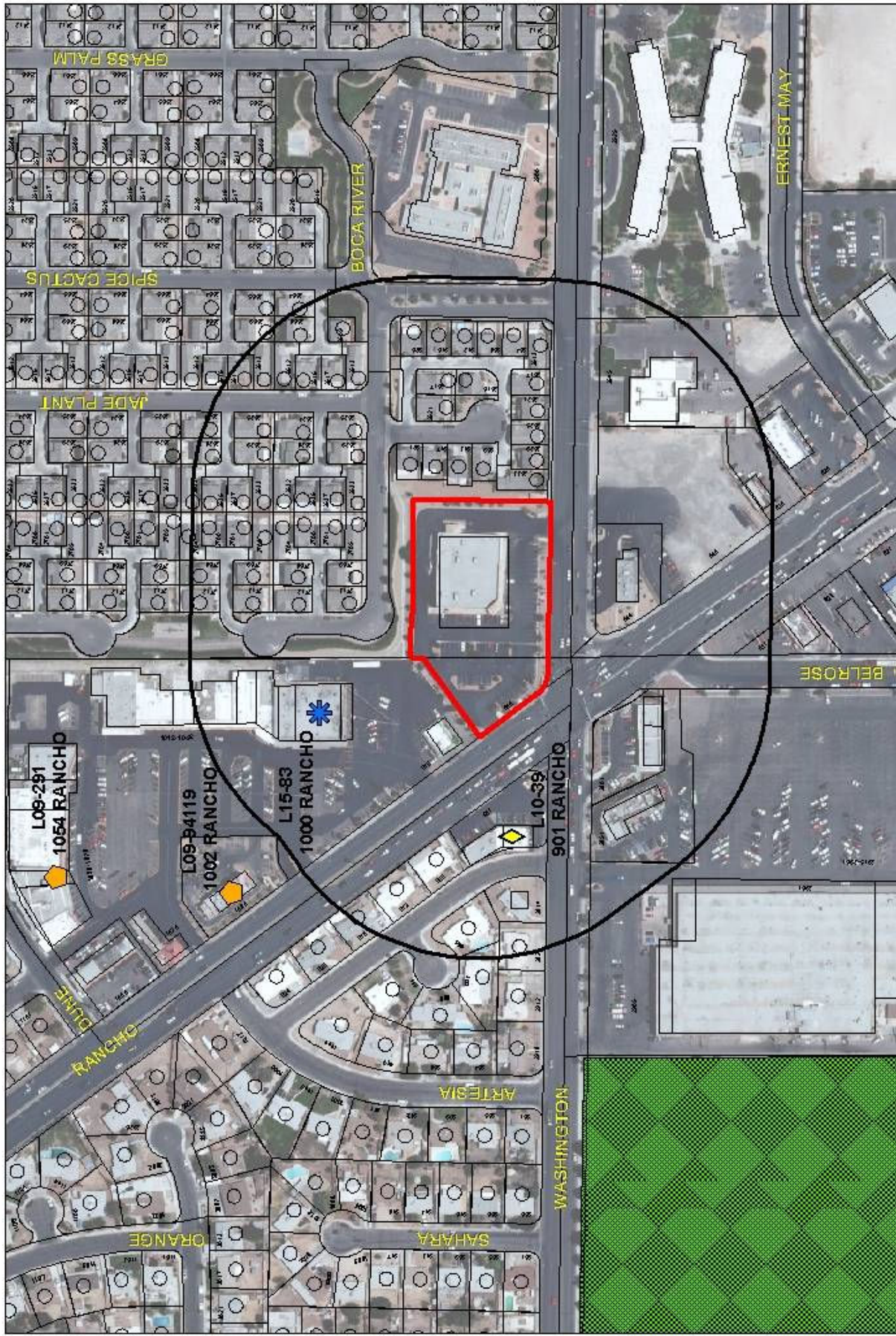
CASE: **SUP-38239**

RADIUS: 1500 FT

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

0 500 1000 Feet

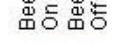




SUP-38239

Business Licenses

Child Care/
Children Facility



Beer/Wine/Cooler
On Sale



Beer/Wine/Cooler
On-Off Sale



Supper Club/
Restaurant Service Bar



Package Liquor
Sales



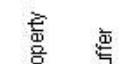
Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer



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 *ASRV 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: _____

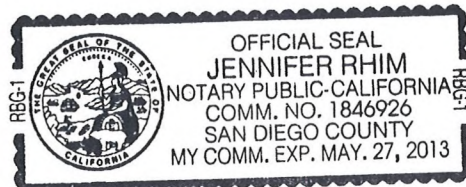
Signature of Property Owner: _____

Print Name: SUNG L. SUI

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



RECEIVED
MAY 10 2010

6425

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 W L 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* [Signature]

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

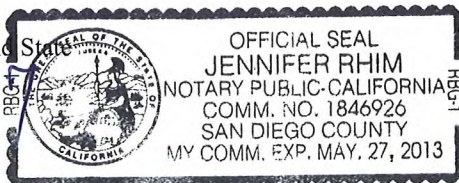
Print Name SUNG L. SUNH

Subscribed and sworn before me

This 4th day of NOV, 2009

[Signature] Jennifer Rhim

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



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38239</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>5/16/10</u>
Received By:	<u>M. REX</u>

*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

WRB Loan #: 41-090511
 Revised 10/27/08

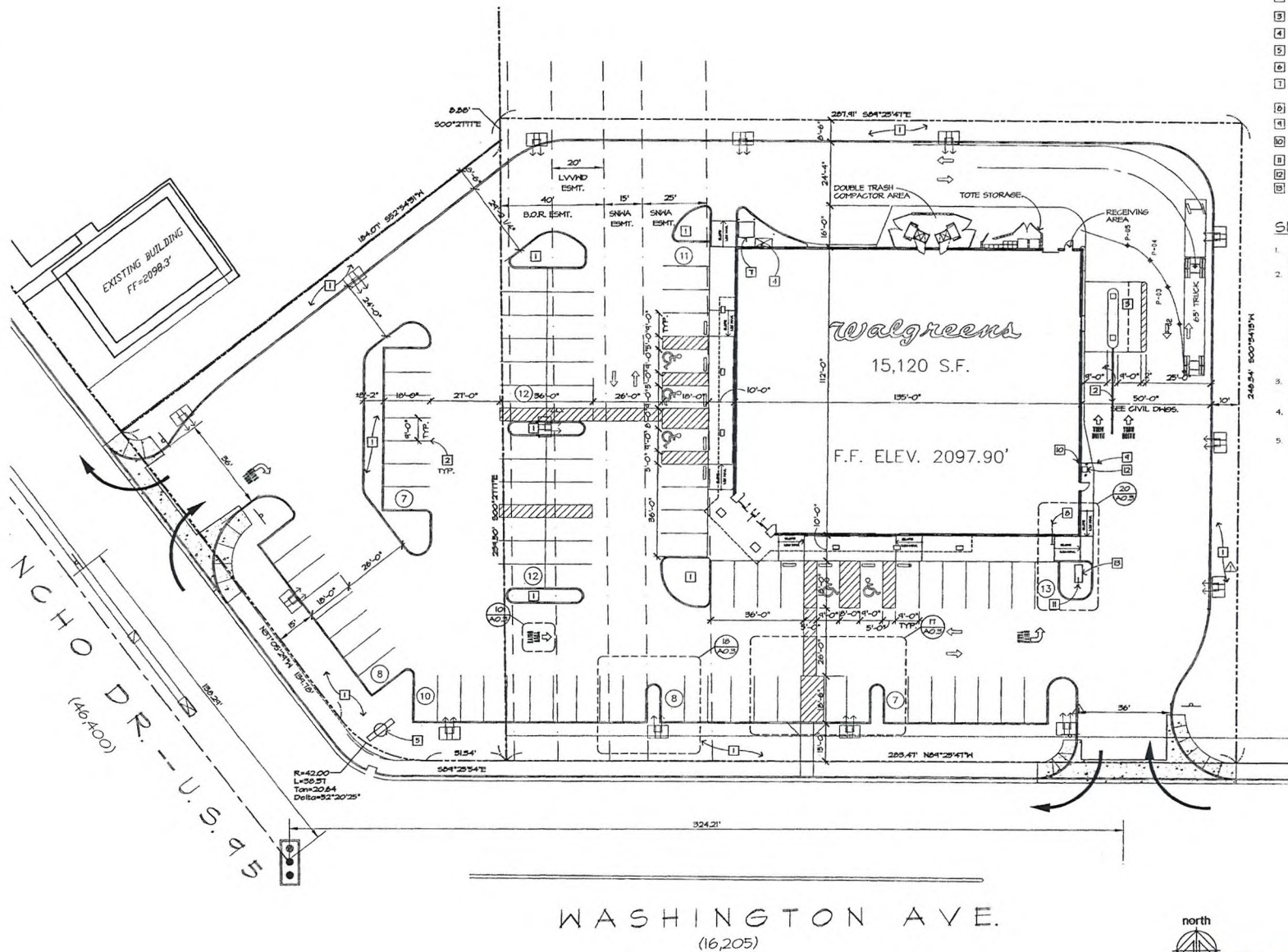
6425

KEYNOTES:

- 1 LANDSCAPING
- 2 4" DEL. STRIKE PAINT STRIPING, TYP.
SEE DETL. A/A03.
- 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
9% AT ANY LOCATION.
- 7 8'-4 1/4" 8'-0" CONC. PAD, 4" ABV. F.F. FOR
ELECT. SEE DWG. 20
- 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 A02 HARDSCAPE PLAN FOR SIDEWALKS AND PAVING ADJACENT
TO THE BUILDING.
4. REFER TO E01 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.



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

1425-A01-SW-16N00V

VOID PLOT: DRAWN BY: B. HESTER

DATE: 11/19/09

SUPERSEDES PLAN DATED: REVIEWED BY:

OF DWG

11/19/2009 15:17 PM S.L. ARCHITECTURE/BEER AND WINE

RECEIVED
MAY 13 2010

SUP-38239

AREA SUMMARY

H ELEVATION

7' EXT SKIN	21' SQ.
AL	21' SQ.
ELEVATION	
4' HALLWAY SKIN	50.0' SQ.
8' HALLWAY SKIN	21' SQ.
8' HALLWAY SKIN	21' SQ.
AL	46' SQ.

H ELEVATION

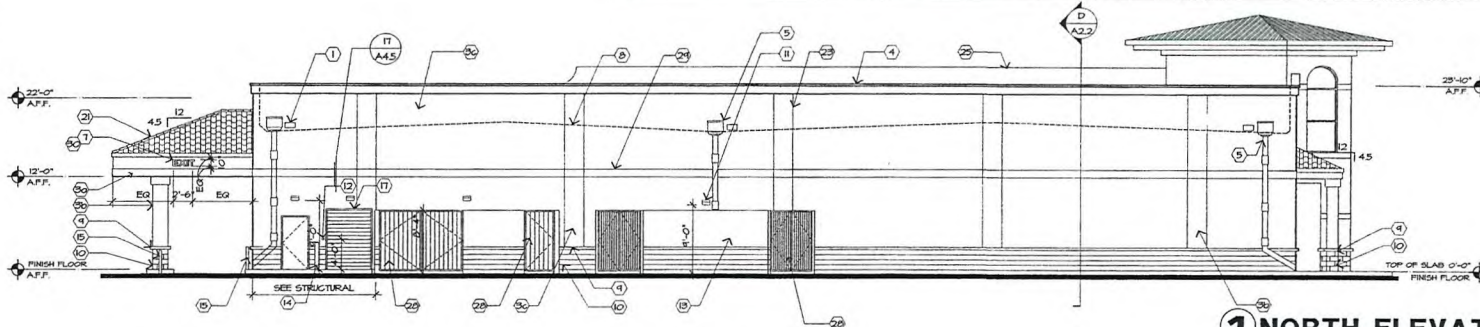
4' HALLWAY SKIN	50.0' SQ.
8' HALLWAY SKIN	21' SQ.
8' HALLWAY SKIN	21' SQ.
AL	106.0' SQ.

ELEVATION

AL	206.7' SQ.
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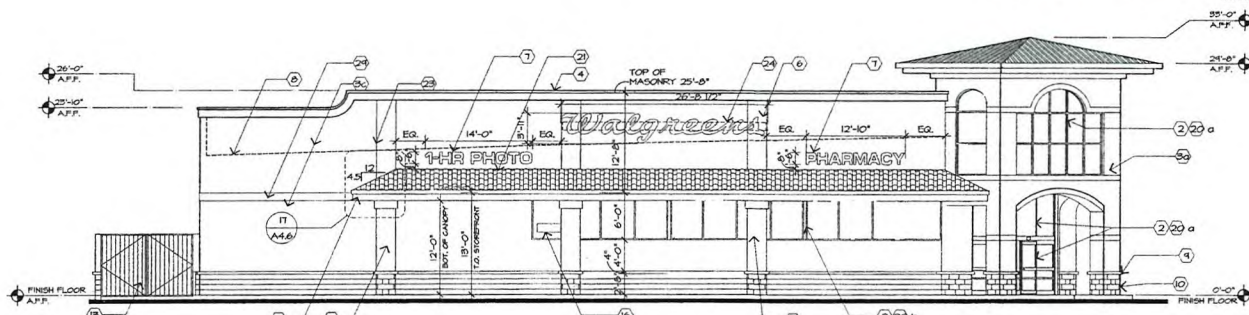
EXTERIOR FINISH SCHEDULE

AL	MANUFACT.	STYLE/NO.	COLOR/TEXT.
1. STAINLESS STEEL	—	—	—
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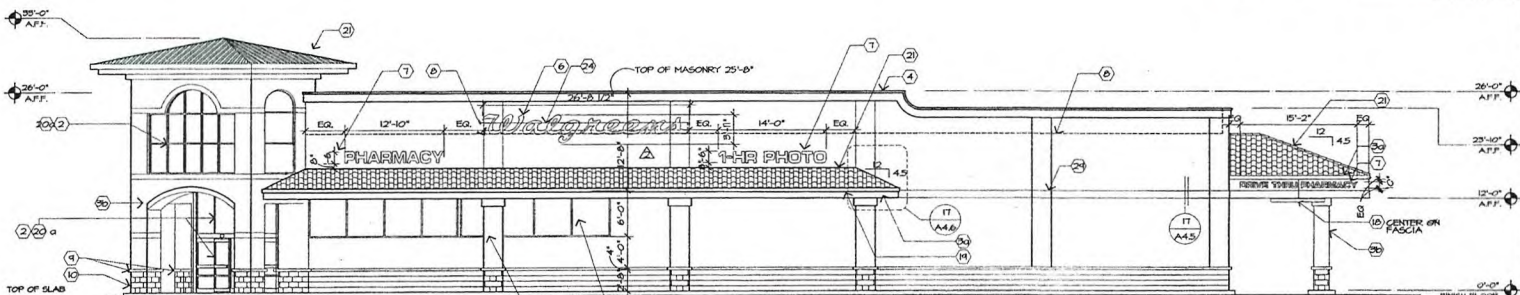
1 NORTH ELEVATION

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



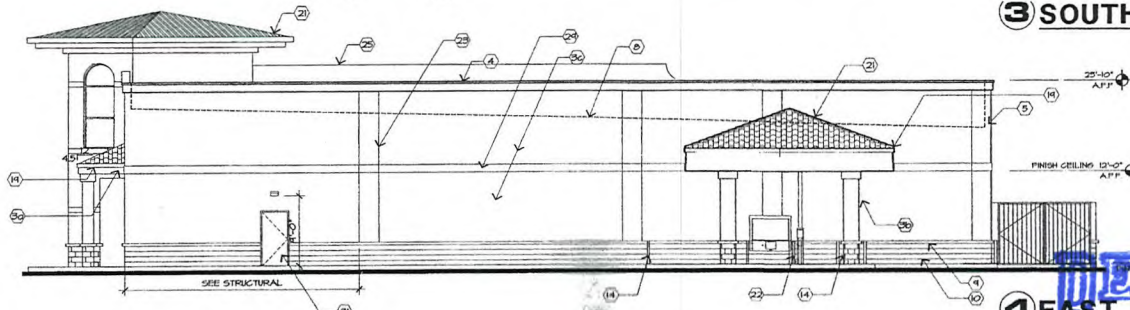
2 WEST ELEVATION

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



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

NO.	DATE	BY	DESCRIPTION	CON.
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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"

DRAWN BY: B. HESTER

DATE: 11/18/09

REVIEWED BY:

SUPERSEDES PLANNED:

REVIEWED BY:

DATE: 11/18/09

REVIEWED BY:

DATE: 11/18/09

REVIEWED BY:

DATE: 11/18/09

REVIEWED BY:

DATE: 11/18/09

REVIEWED BY:

DATE: 11/18/09

REVIEWED BY:

SUP-38239

RECEIVED
MAY 13 2010

A2.1



SUP-38239 - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ETAL
900 NORTH RANCHO DRIVE

07/22/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA

300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

May 14, 2010

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

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

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

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

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

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

VIA HAND DELIVERY

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

RECEIVED
MAY 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

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8866 • FAX (775) 788-8882

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2116

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4244 • FAX (202) 742-2335

REVISED

Planning and Development Department
May 14, 2010
Page 2

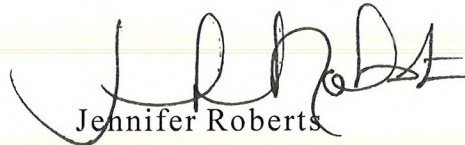
Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Additionally,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

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

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

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

Sincerely,



Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 14 2010

SUP-38239
REVISED

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

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). Staff recommends APPROVAL.

IF APPROVED, C.C.: 10/06/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

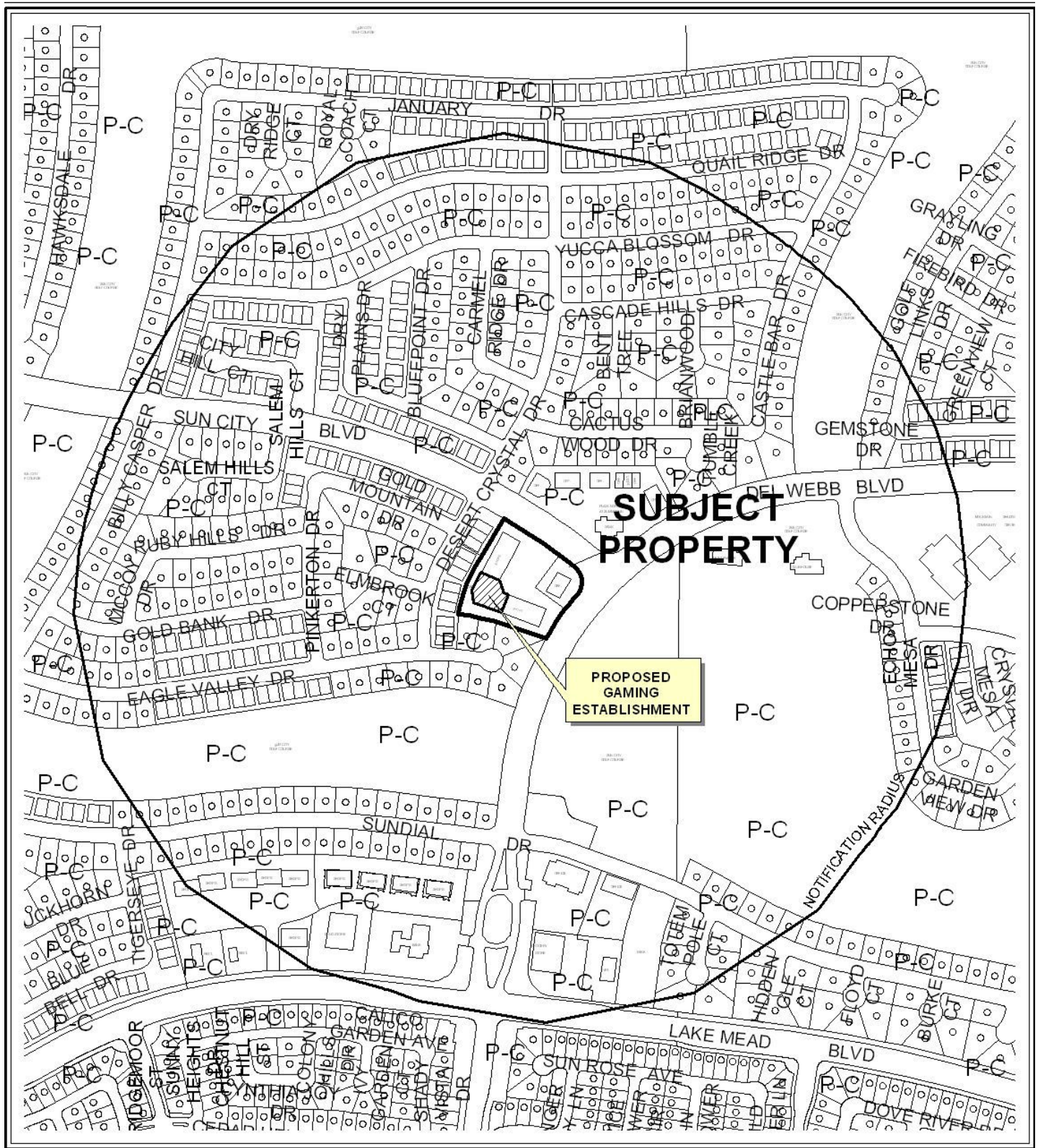
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

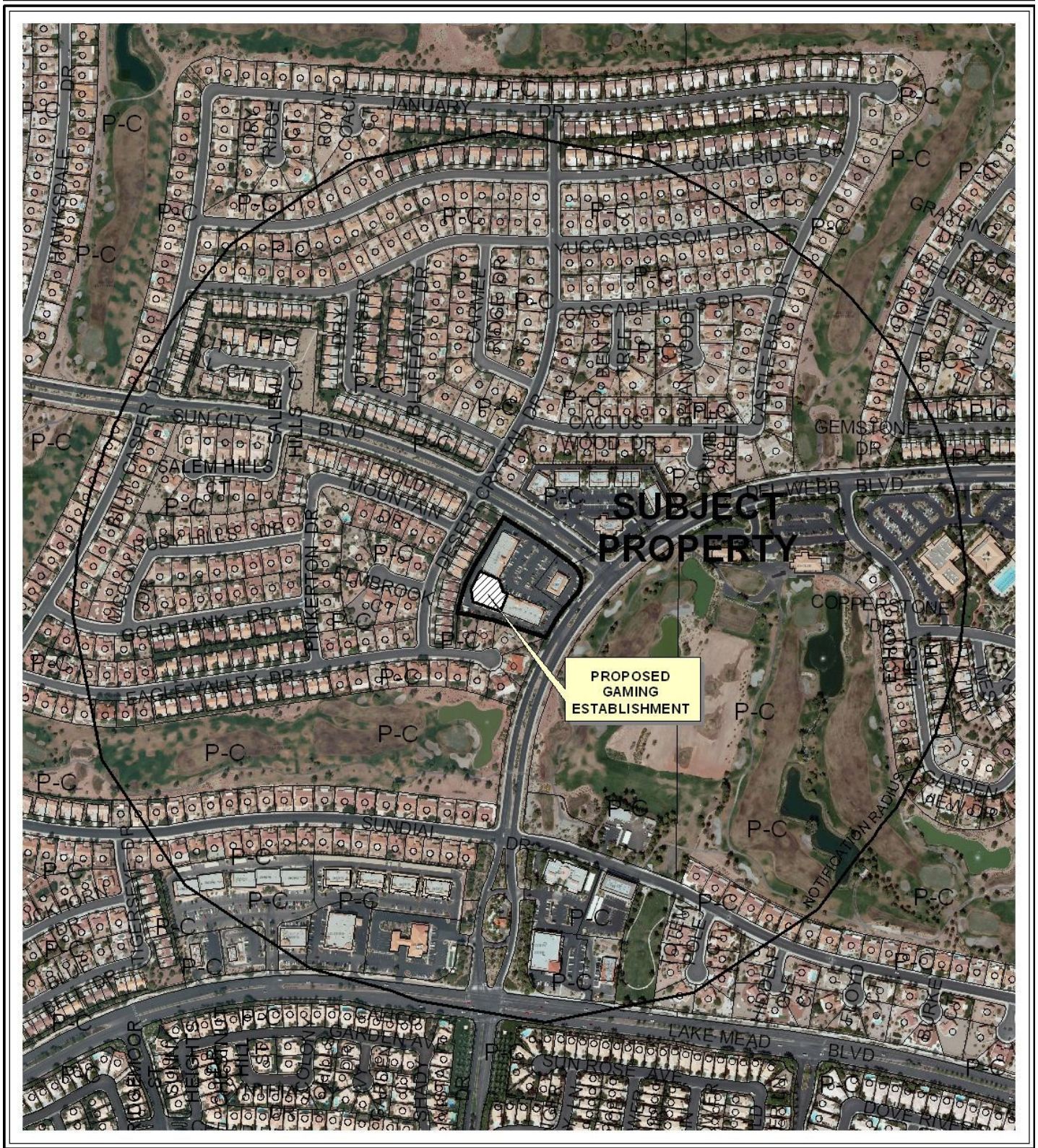


CASE: **SUP-38767**

RADIUS: 1500

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





CASE: **SUP-38767**

RADIUS: 1500

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

0 300 600 Feet





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 BROCK

Subscribed and sworn before me

This 29 day of June, 20 10
Rosa Valantis
Notary Public in and for said County and State



RECEIVED
JUL 06 2010



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

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38767</u>
Meeting Date:	<u>8-26-10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>7/6/10</u>
Received By:	<u>[Signature]</u>



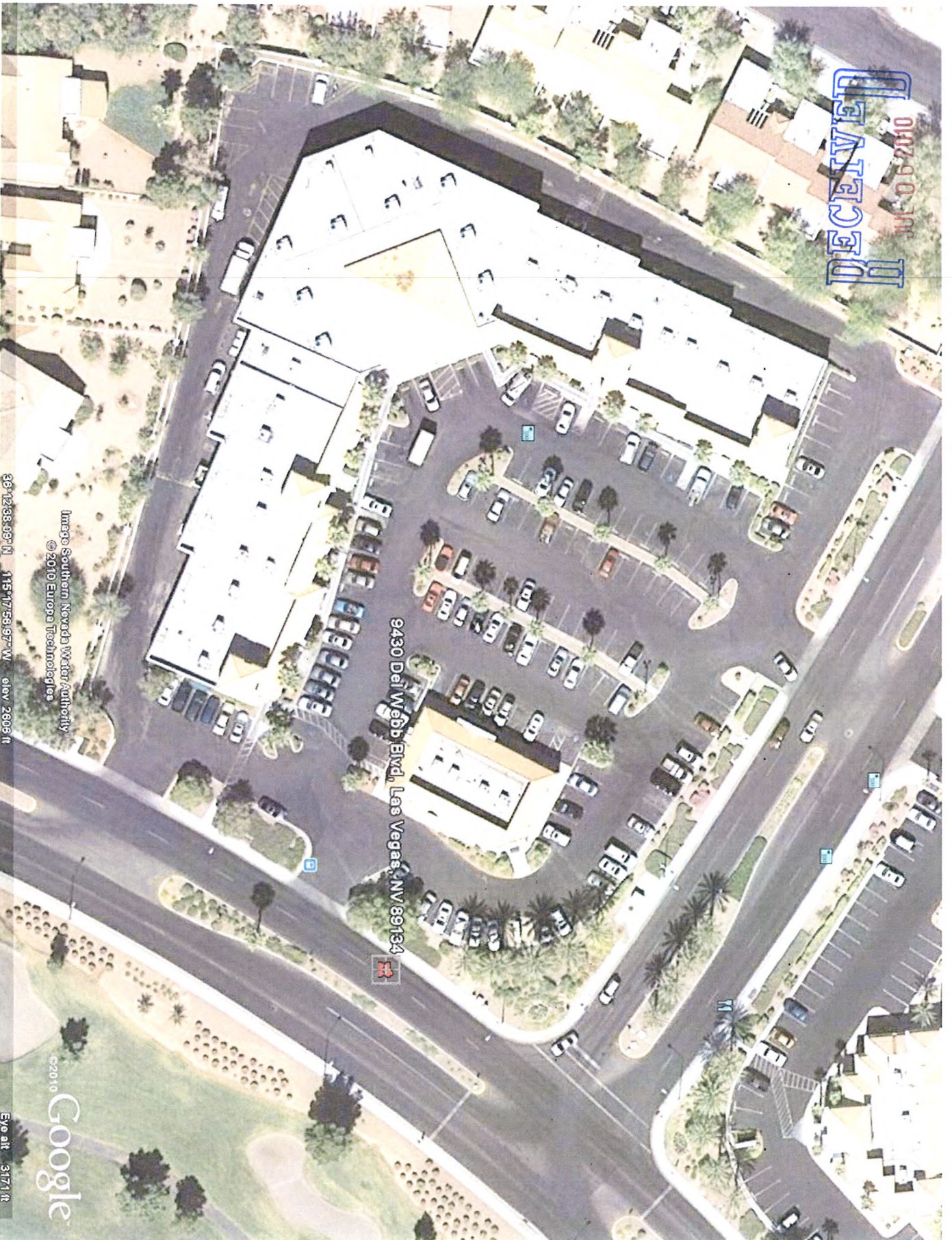
JENIFER E. CANNON
NOTARY PUBLIC
STATE OF NEVADA

APPT. NO. 03-80018-1
MY APPT. EXPIRES FEB. 12, 2011

*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 05 2010



9430 Del Webb Blvd, Las Vegas, NV 89134

Image Southern Nevada Water Authority
© 2010 Europa Technologies

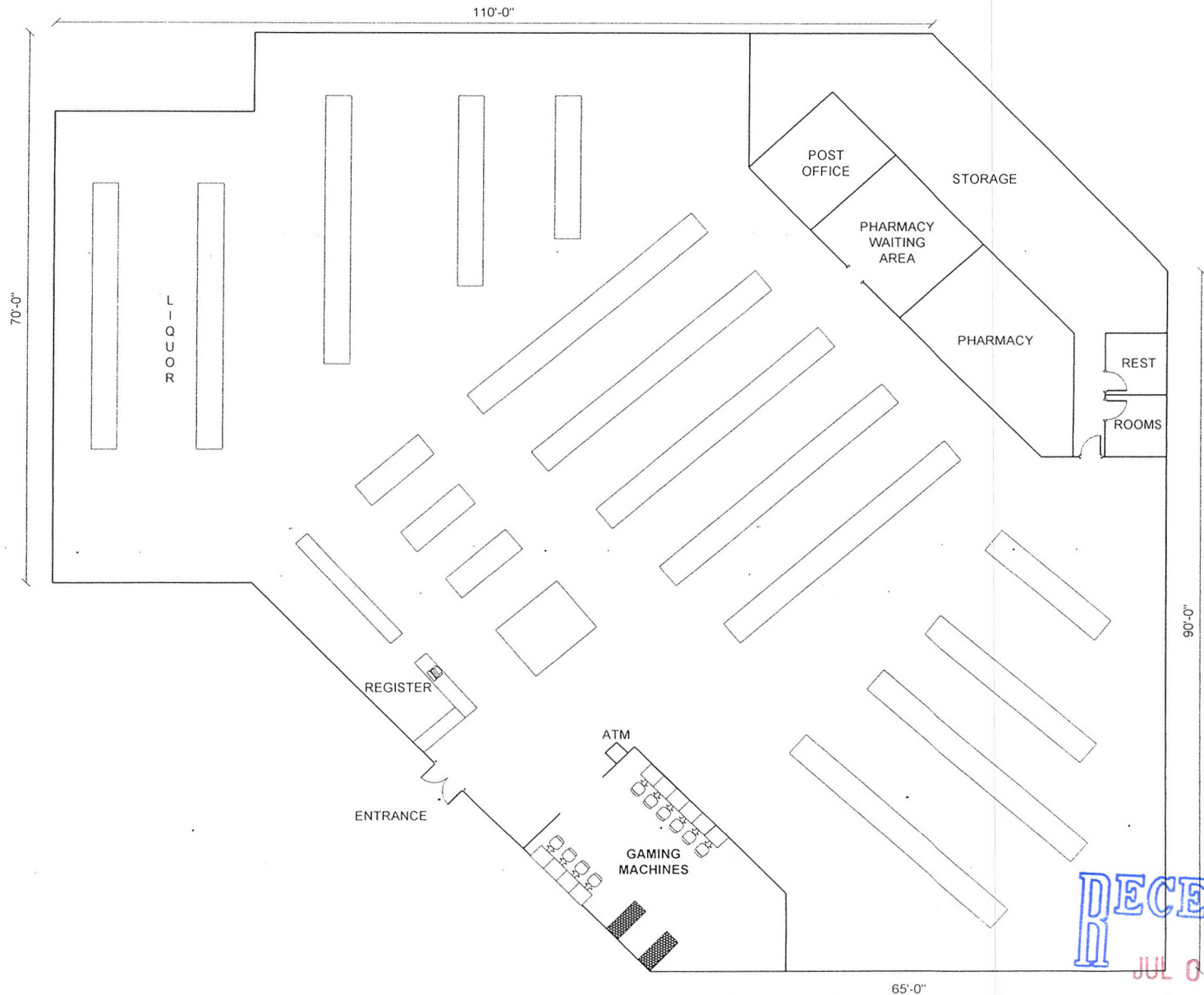
38°12'38.09"N 115°17'58.97"W elev 2806 ft

©2010 Google

Eye alt 317.1 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.

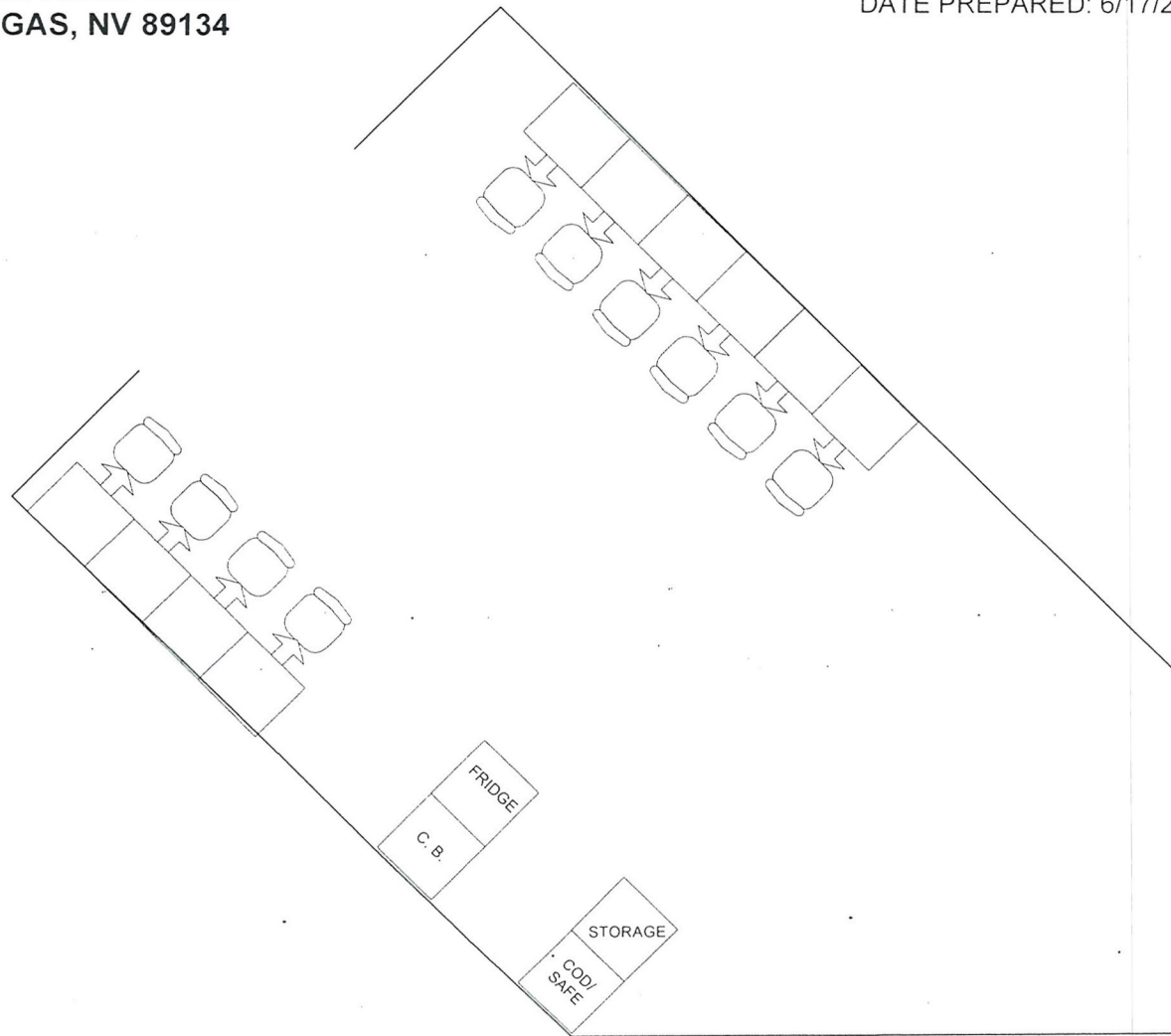


RECEIVED
JUL 06 2010

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,

A handwritten signature in blue ink that reads 'Sean T. Higgins'.

Sean T. Higgins
EVP-General counsel

RECEIVED
JUL 06 2010
SUP-38767

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

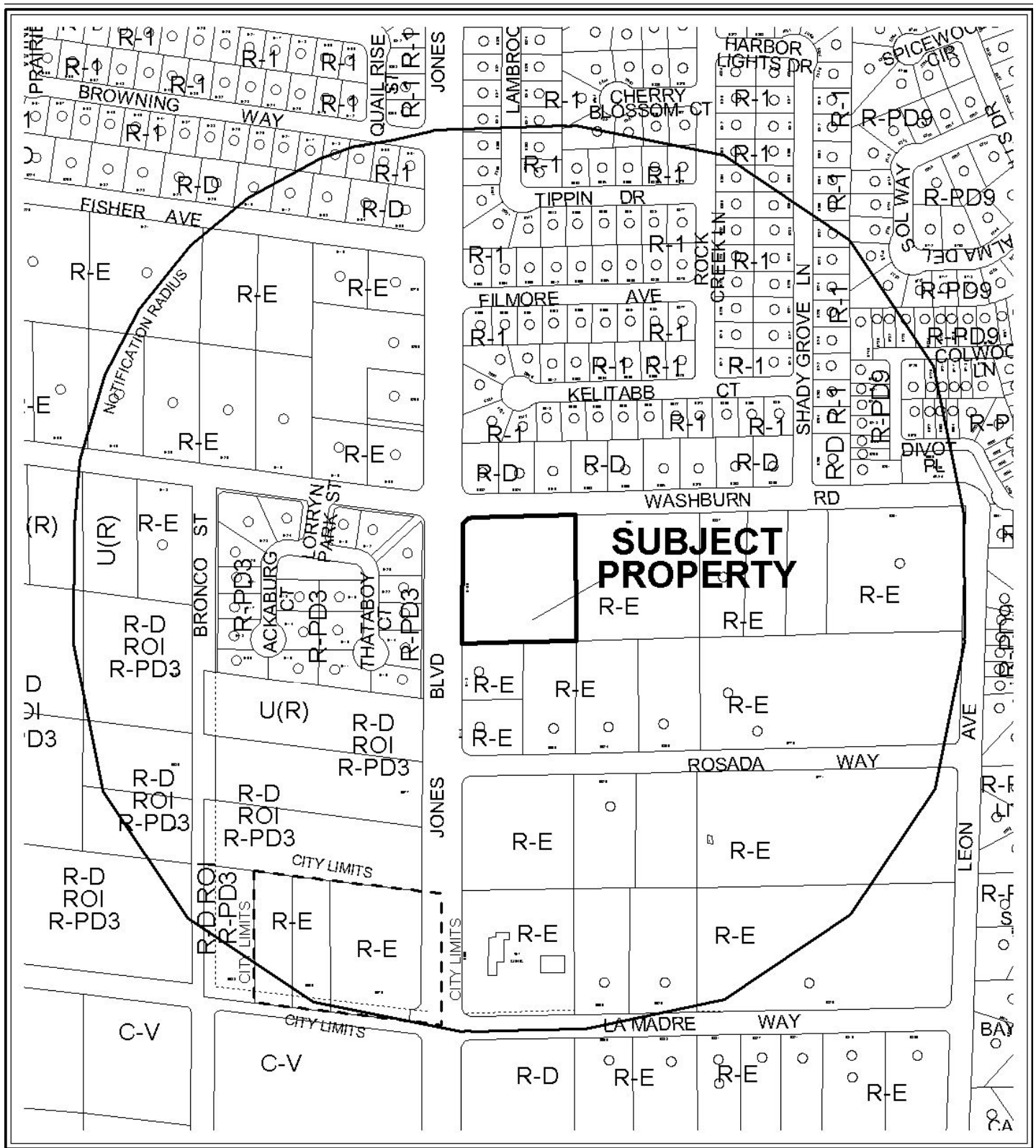
0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



CASE: SUP-38806

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **SUP-38806**

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38806** APN: 125-36-301-001
Name of Property Owner: BABB Investments, LLC
Name of Applicant: Challenger School
Name of Representative: Fred Healey

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

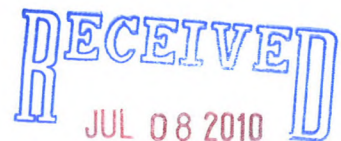
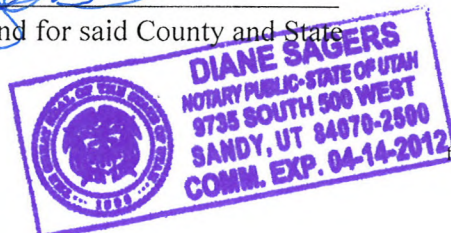
Signature of Property Owner: _____

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Challenger School
 Project Address (Location) 5150 North Jones Blvd. LAS Vegas NV
 Project Name Challenger - Los PRADOS Proposed Use Kindergarten - 1st
 Assessor's Parcel #(s) 125-36-301-001 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing X ~~RE~~ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.24 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER BABB Investments, LLC Contact Robert K. Burr
 Address 9735 S. 500 West Phone: 801-569-2700 Fax: 801-569-3094
 City SANDY State UT Zip 84070
 E-mail Address RBURR@ChallengerSchool.com

APPLICANT Challenger School Contact Fred Healey
 Address 9735 S. 500 W. Phone: _____ Fax: _____
 City SANDY State UT Zip 84070
 E-mail Address FHealey@challengerschool.com

REPRESENTATIVE Fred Healey Contact _____
 Address 9735 S. 500 W Phone: 801-599-5588 Fax: 801-569-3094
 City SANDY State UT Zip 84070
 E-mail Address FHEALEY@Challengerschool.com

Property Owner Signature* Barbara B. Baker

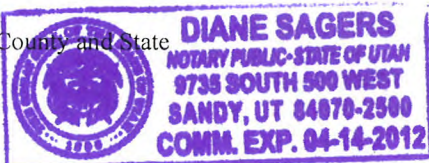
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara B. Baker

Subscribed and sworn before me

This 6th day of July, 20 10

Notary Public in and for said County and State



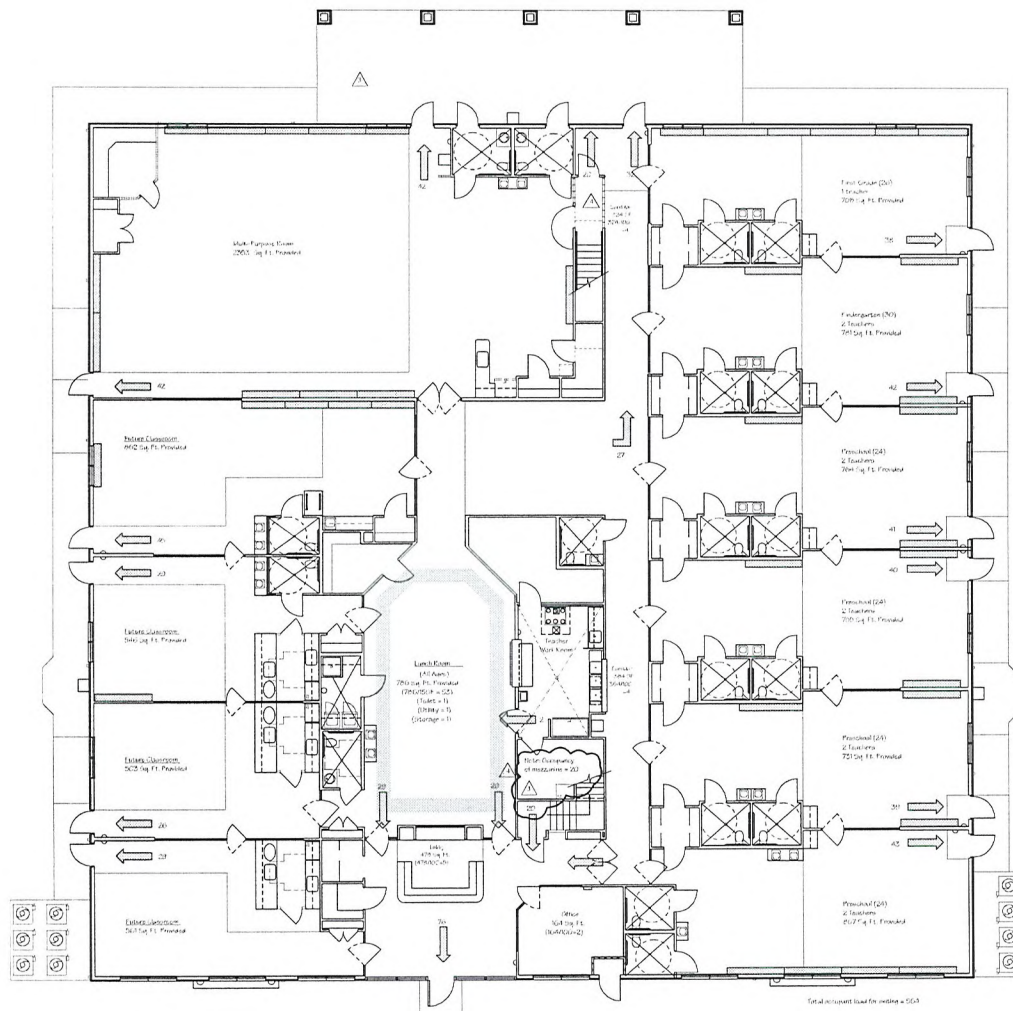
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 38806</u>
Meeting Date:	<u>8/26/10</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>7/8/10</u>
Received By:	<u>[Signature]</u>

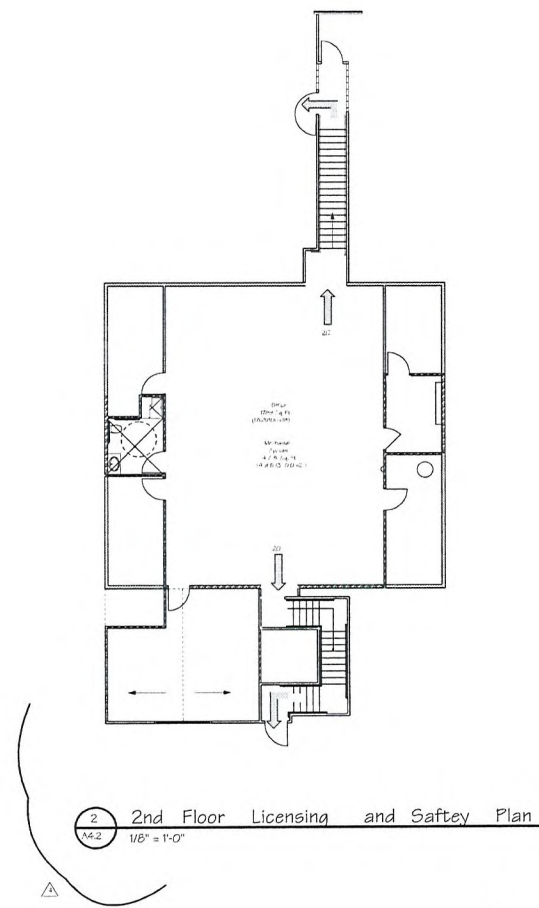
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



Safety Plan Schedule
Primary Exit →

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



2 2nd Floor Licensing and Safety Plan
A4.2 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 F&B "F" and 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	High Dept. #2nd Fl.
4	10/24/06	Second Floor

HOWARD S. BAKER & ASSOCIATES
550 WASHINGTON BLVD., SUITE 200
LAS VEGAS, NV 89101 702.709.1122

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

SHEET TITLE
Licensing and Safety Plan
PROJECT NUMBER
97004.07
DATE
09 / 21 / 05
SHEET NUMBER
A 4.2

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[®]

S C H O O L

July 7, 2010

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

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

Dear Sirs:

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

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

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

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

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

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SUP-38806

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

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

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

Thank you,



Fred Healey,
Director of Development
Challenger School

CC Toni Taber

RECEIVED
JUL 08 2010
SUP-38806

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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-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 Horva

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

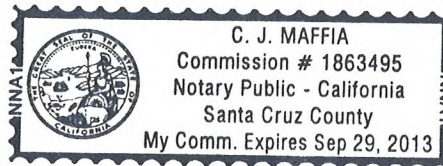
Print Name: BARBARA ALUFFI
ARDILLA CAMARLINGHI

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

Revised 11-14-06



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

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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 Doms 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: 225 Mt. Herman Rd #73 Phone: 263-6848 Fax: _____
 City: Scotts Valley State: Ca Zip: 95066
 E-mail Address: BELLA22802@aol.com

APPLICANT: Angela Hovda w/From Diapers To Doms 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: _____

Arilla Camarlinghi
 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
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
 Revised 10/27/08
State of California

FOR DEPARTMENT USE ONLY

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

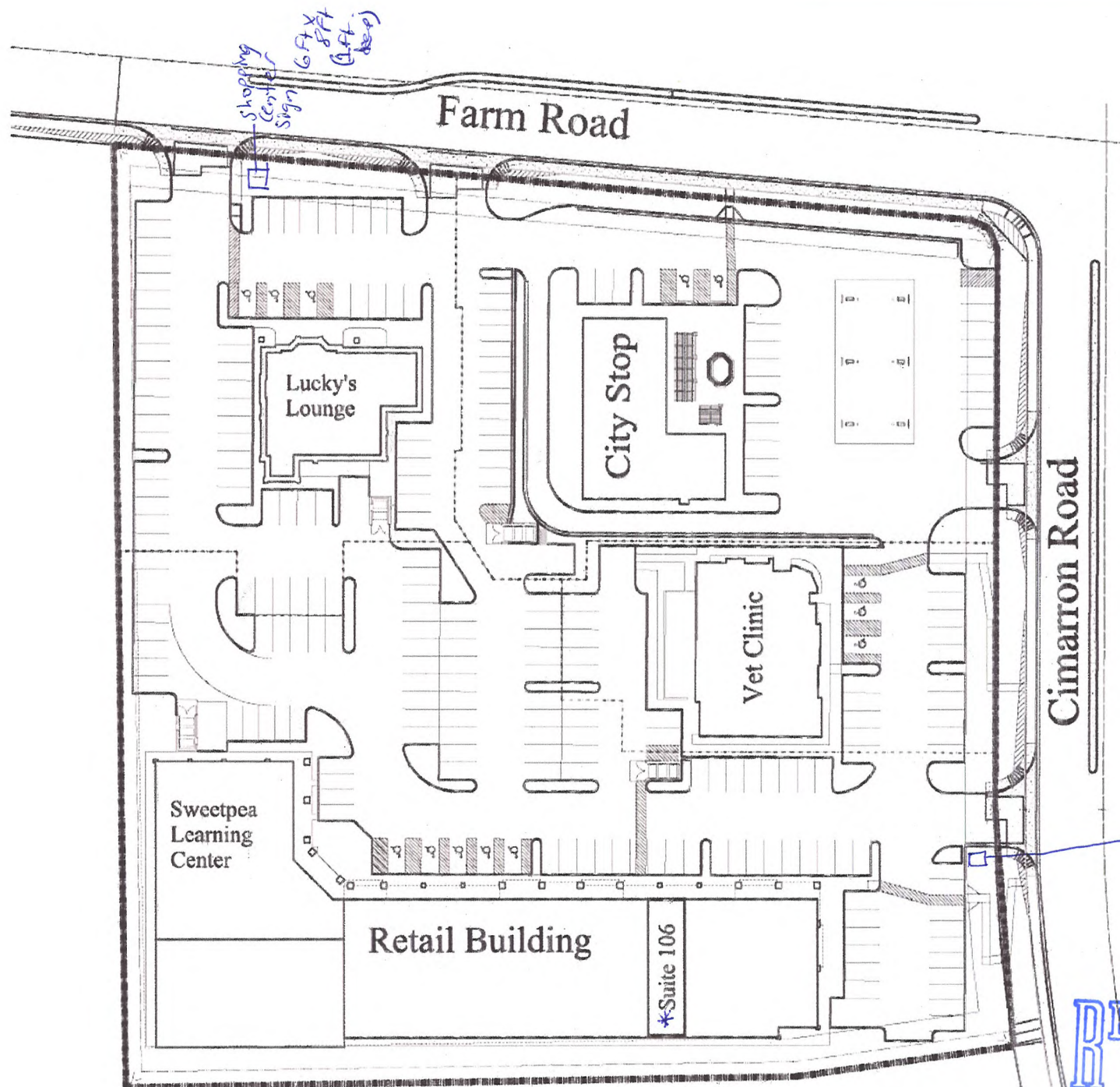
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Upload Application Packet Application Form pdf



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

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 JUL 08 2010



SITE PLAN

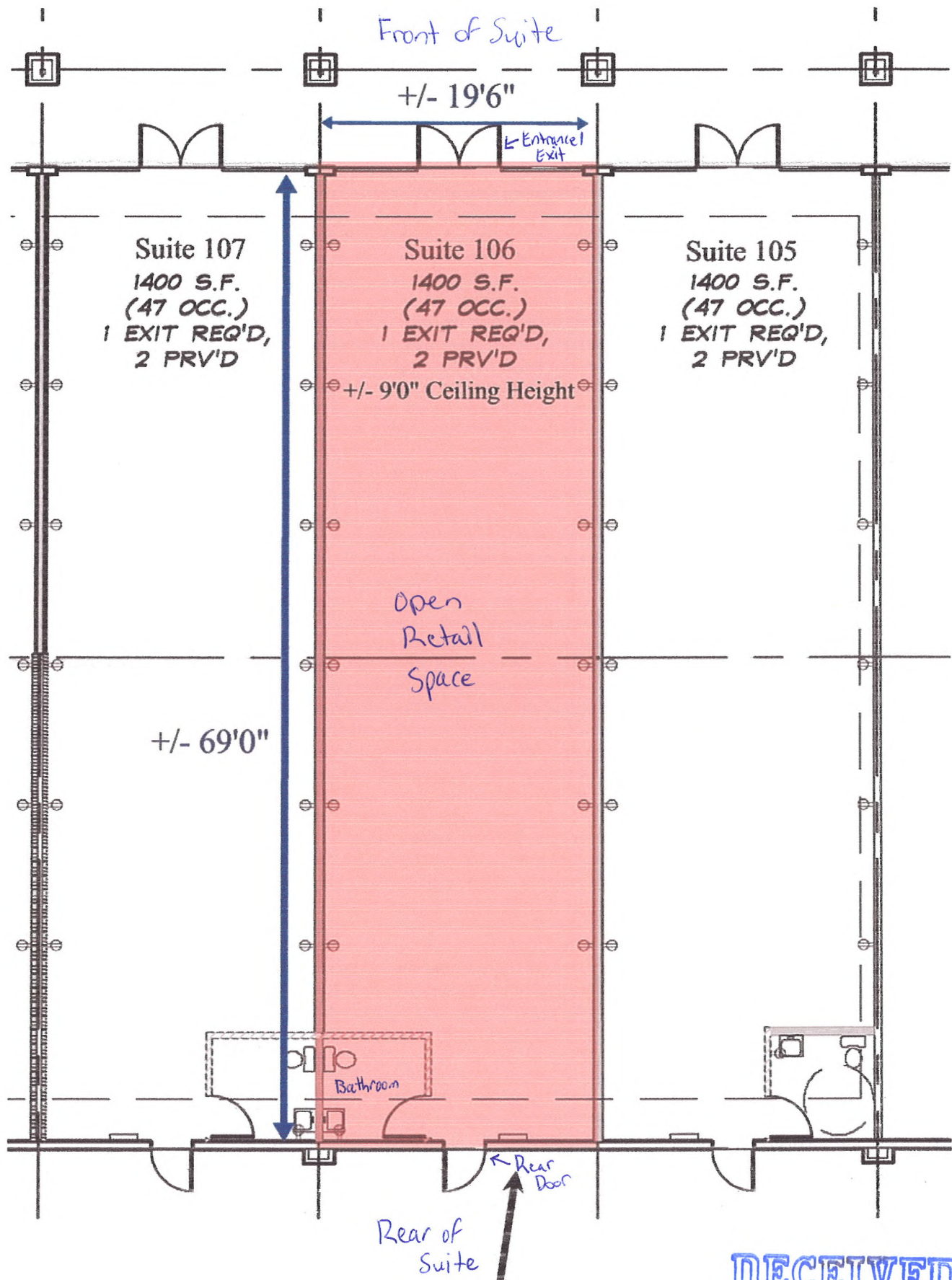
SCALE 1"=80'-0"



Shopping center
sign
60 ft X 8 ft
(1 ft. deep)

RECEIVED
JUL 08 2010

SUP-38815



Suite 106

RECEIVED
JUL 08 2010
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

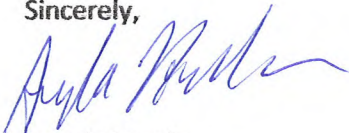
RECEIVED
JUL 08 2010

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

RECEIVED
JUL 08 2010
SUP-38815

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

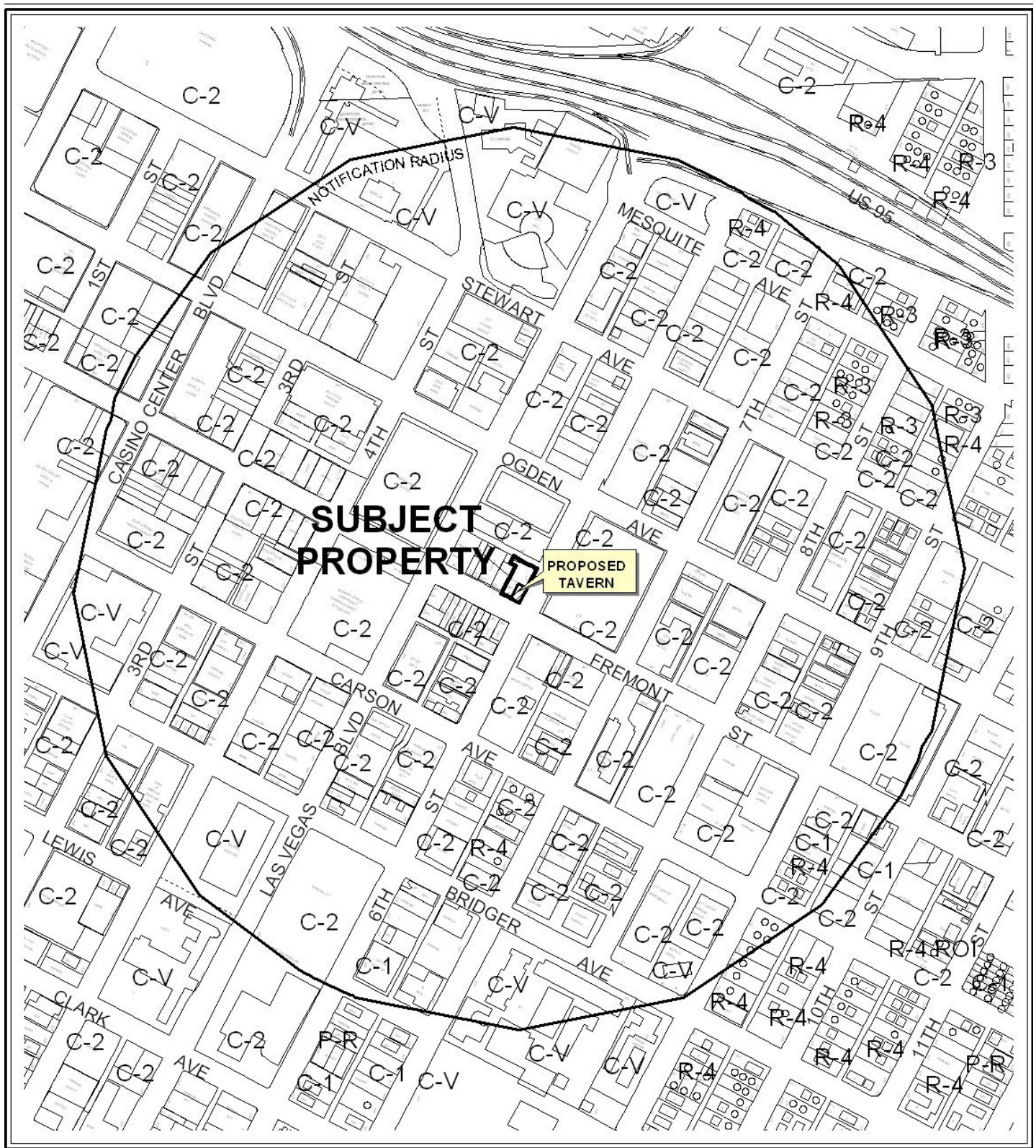
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



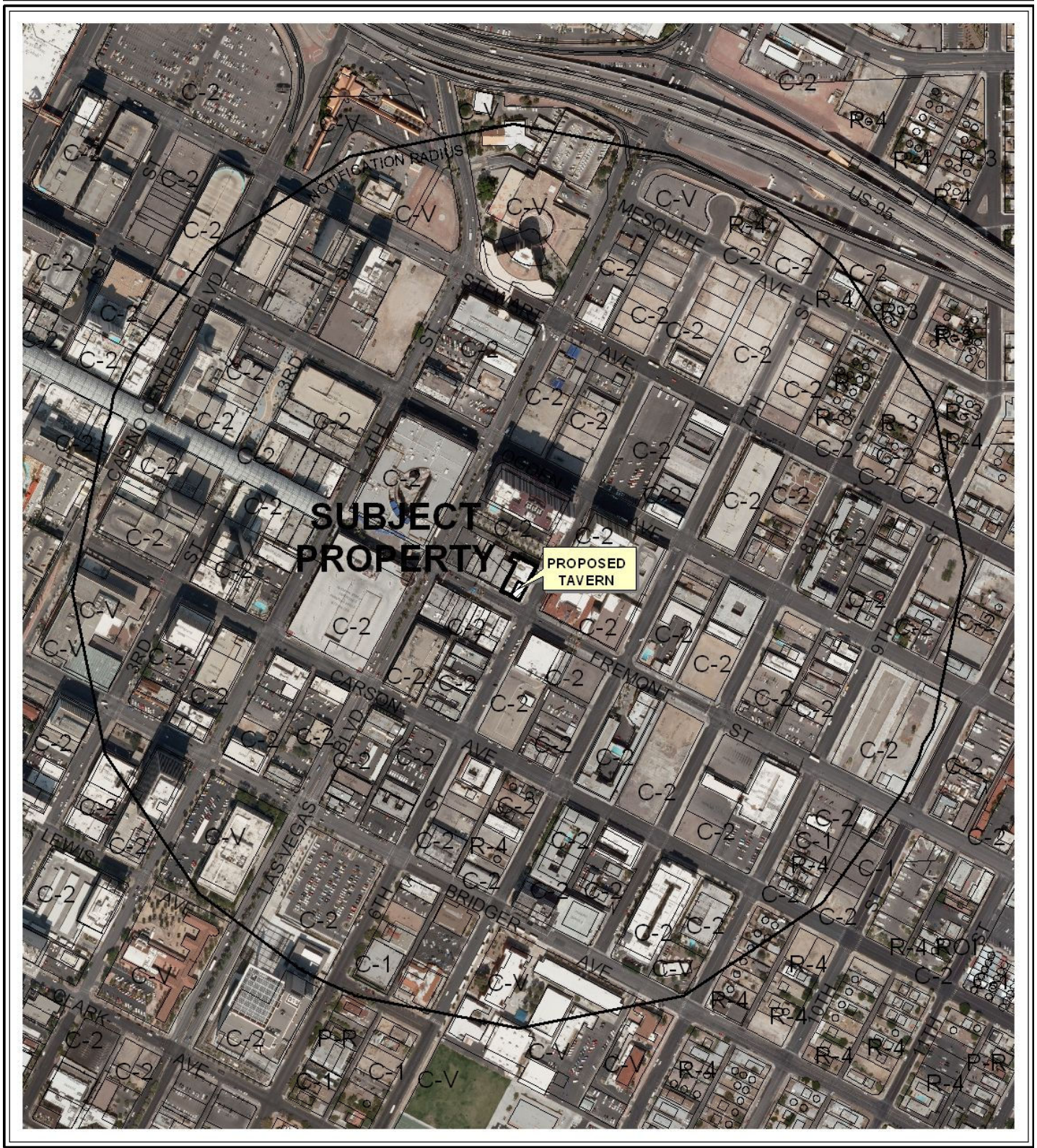
CASE: **SUP-38824**

RADIUS: 1500 FT

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

0 300 600 Feet





CASE: **SUP-38824**

RADIUS: 1500 FT

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38824** APN: 139-34-611-009
Name of Property Owner: 1/2c 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

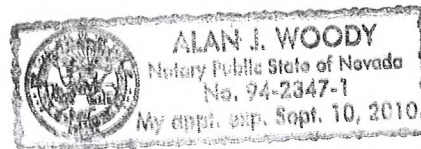
Print Name:

Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10

Alan J. Woody
Notary Public in and for said County and State



RECEIVED
JUL 09 2010

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

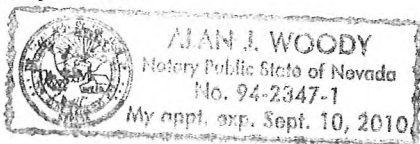
Subscribed and sworn before me

This 8th day of July, 20 10.

RECEIVED
JUL 09 2010

Notary Public in and for said County and State

Revised 10/27/08

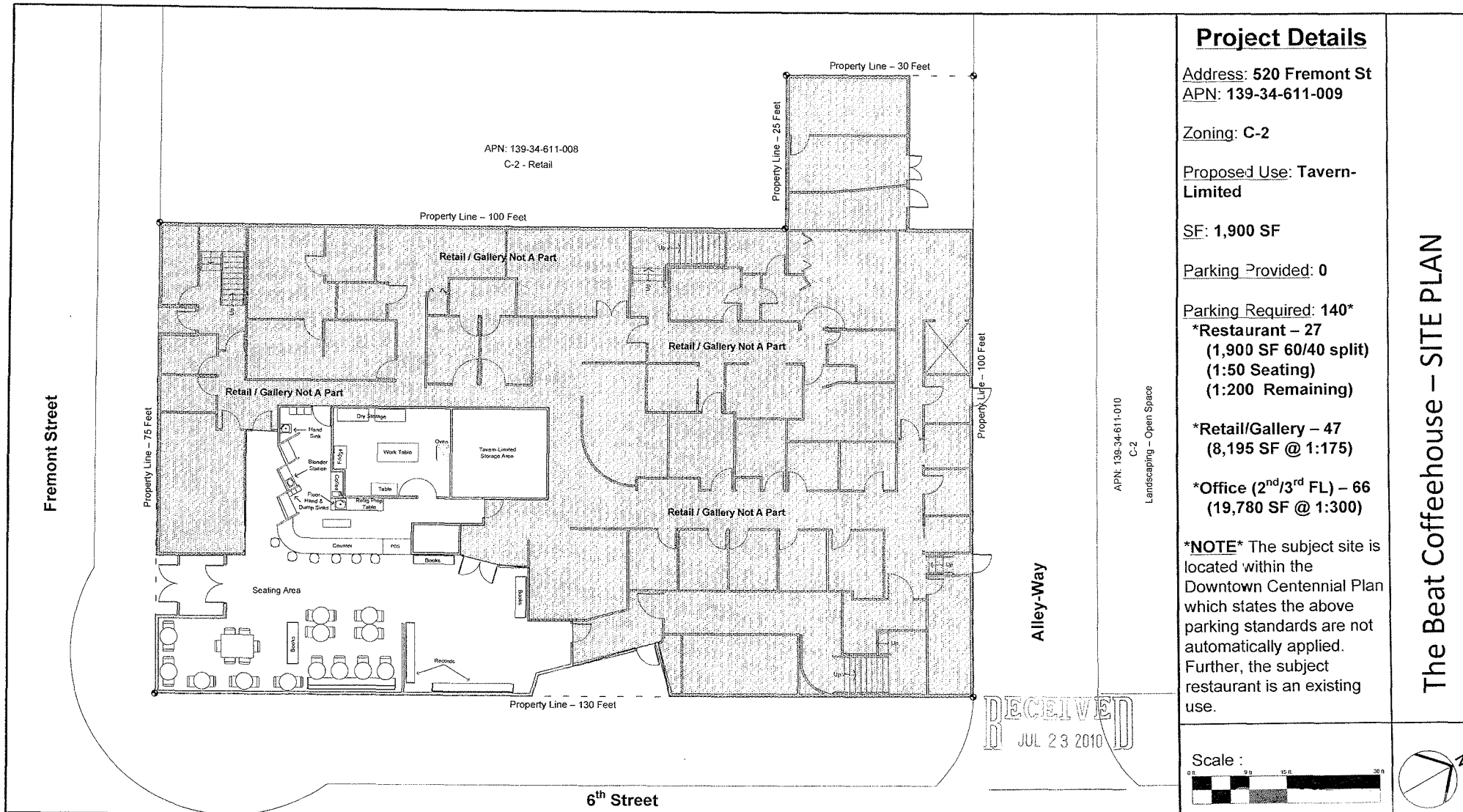


FOR DEPARTMENT USE ONLY

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

*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



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)

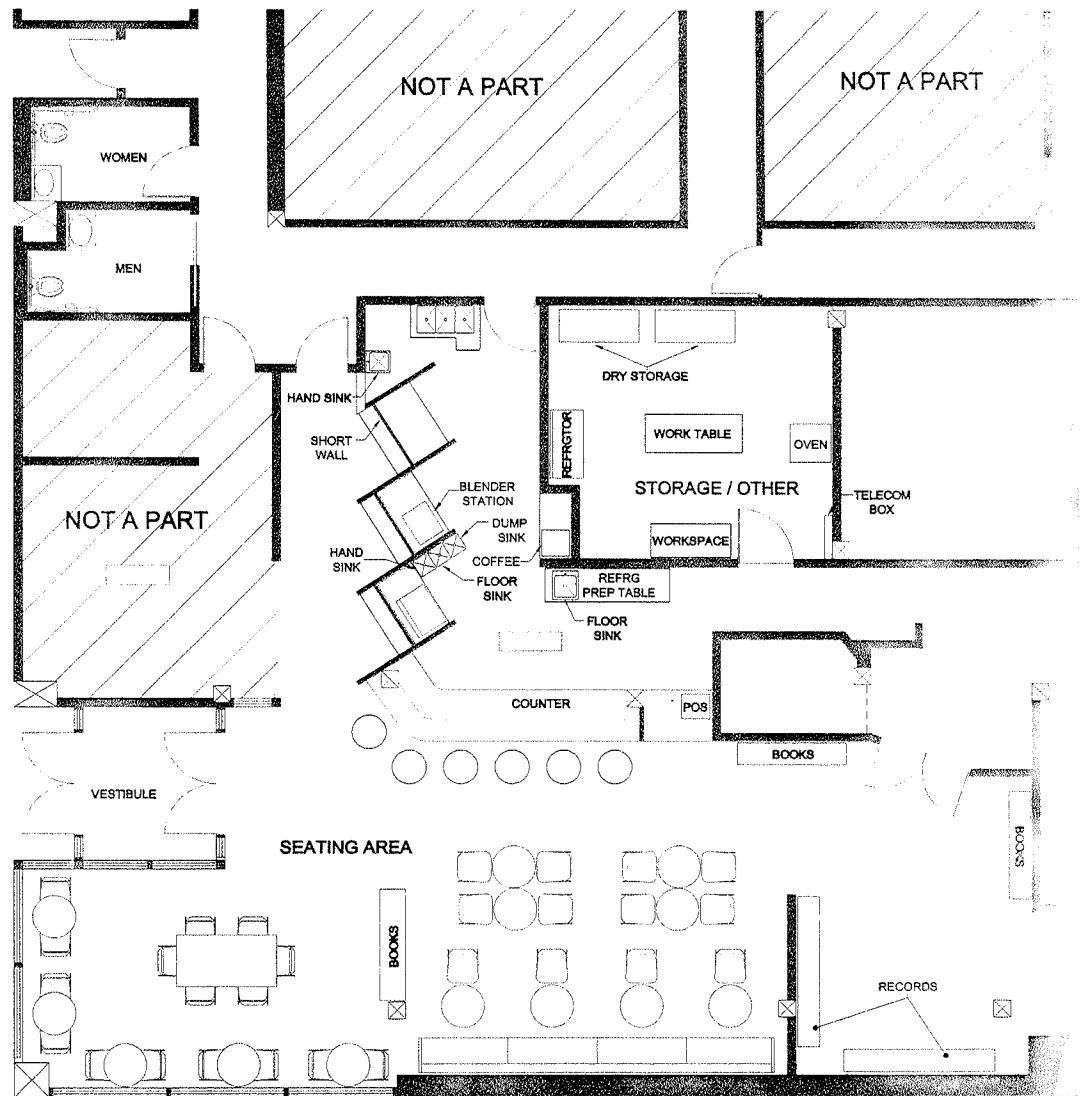
NOTE The subject site is located within the Downtown Centennial Plan which states the above parking standards are not automatically applied. Further, the subject restaurant is an existing use.



The Beat Coffeehouse - SITE PLAN



SUP-38824
REVISED



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

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

MICHAEL CORNTHWAITE

NO.	COMMENTS	DATE	BY
1			
2			
3			
4			
5			

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.

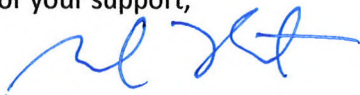
It is our goal to expand our business and hours in hopes of attracting additional clientele, as well as making the business financially sustainable.

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

RECEIVED
JUL 09 2010
SUP-38824

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

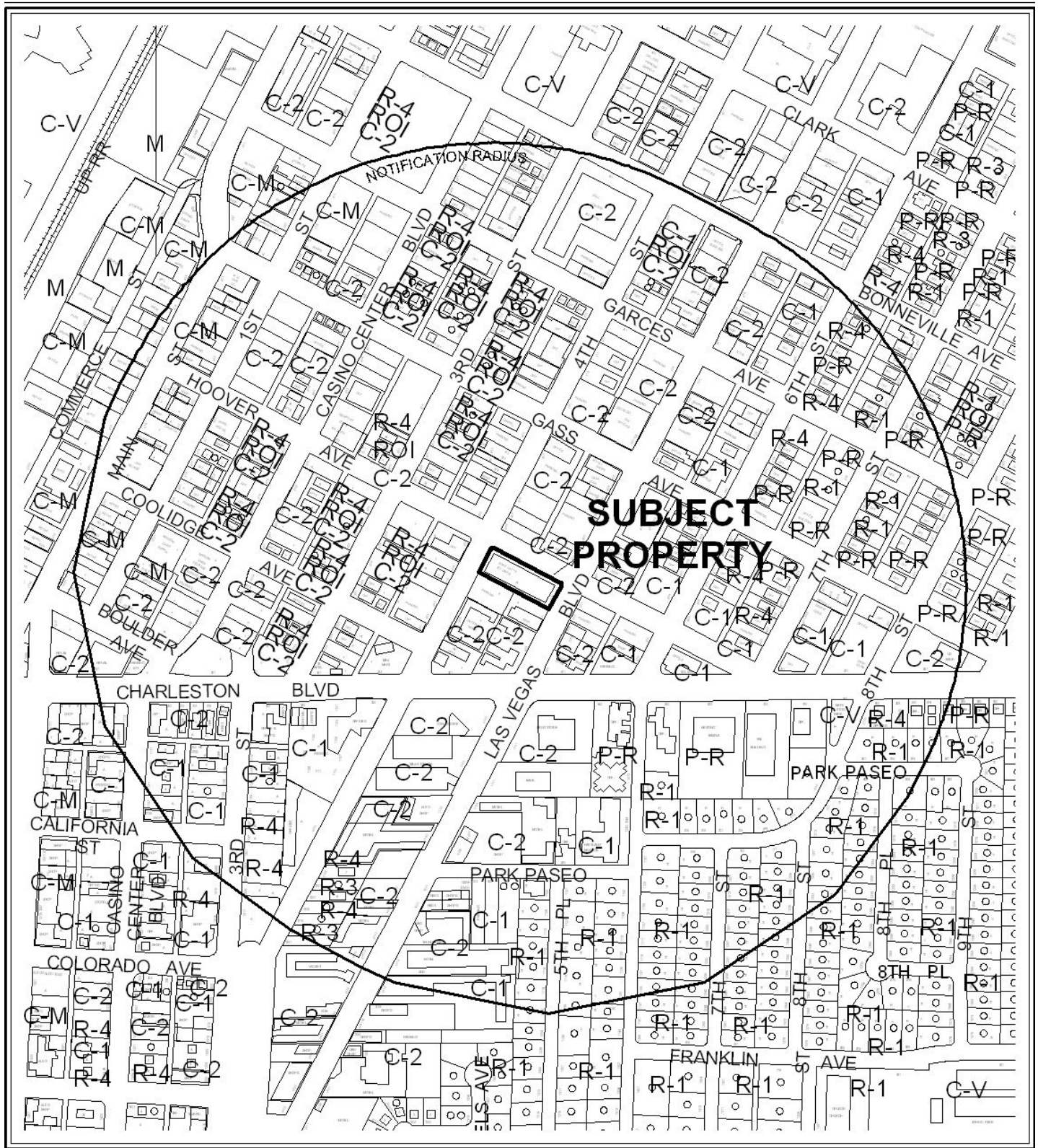
0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



CASE: **SUP-38842**

RADIUS: 1500 FT

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

0 300 600 Feet





CASE: **SUP-38842**

RADIUS: 1500 FT

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

0 300 600 Feet





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: _____

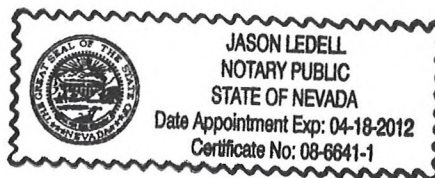
Signature of Property Owner: _____

Print Name: SAM CHERRY

Subscribed and sworn before me

This 28th day of June, 2010

Notary Public in and for said County and State



RECEIVED
JUL 13 2010



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* [Signature]

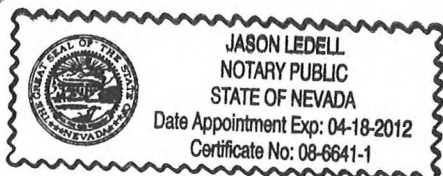
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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

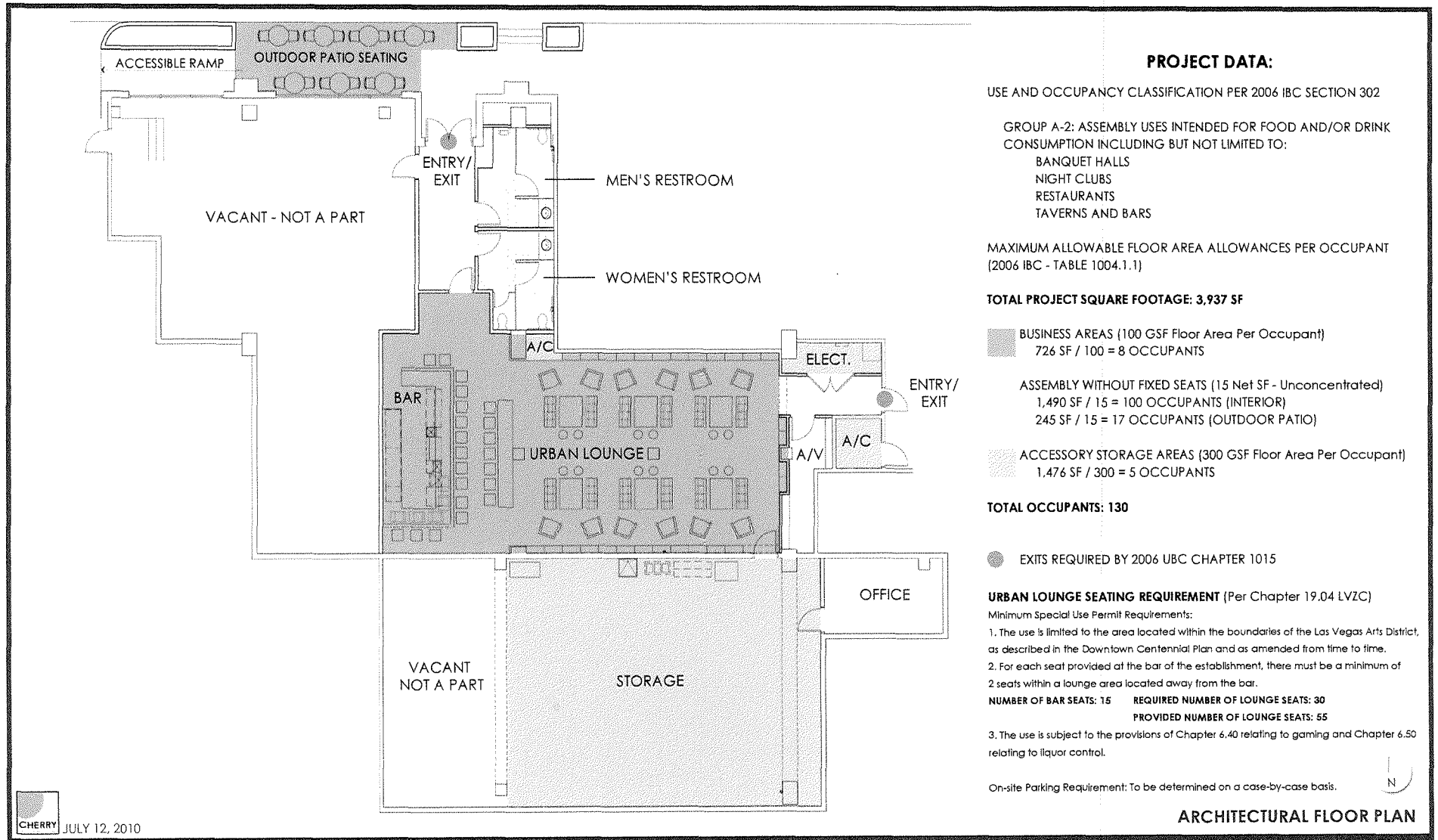


FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38842</u>
Meeting Date:	<u>8/26/10</u>
Total Fee:	<u>1290.00</u>
Date Received:*	<u>7-13-10</u>
Received By:	<u>[Signature]</u>

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

RECEIVED
 JUL 13 2010





**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

3225 Via Seranova | Henderson, Nevada 89044 | 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:

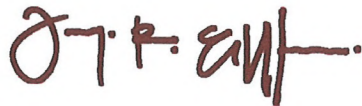
My client desires to design and build a 3,937 SF Urban Lounge in unoccupied space on the first level of the SOHO Lofts. The use is permitted under the current zoning which is General Commercial District C-2. A Special Use Permit will be required for the alcoholic beverage license - Urban Lounge. A gaming license will also be required for the five (5) machines located at the bar.

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

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

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

Best Regards,



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

RECEIVED
JUL 13 2010
SUP-38842

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

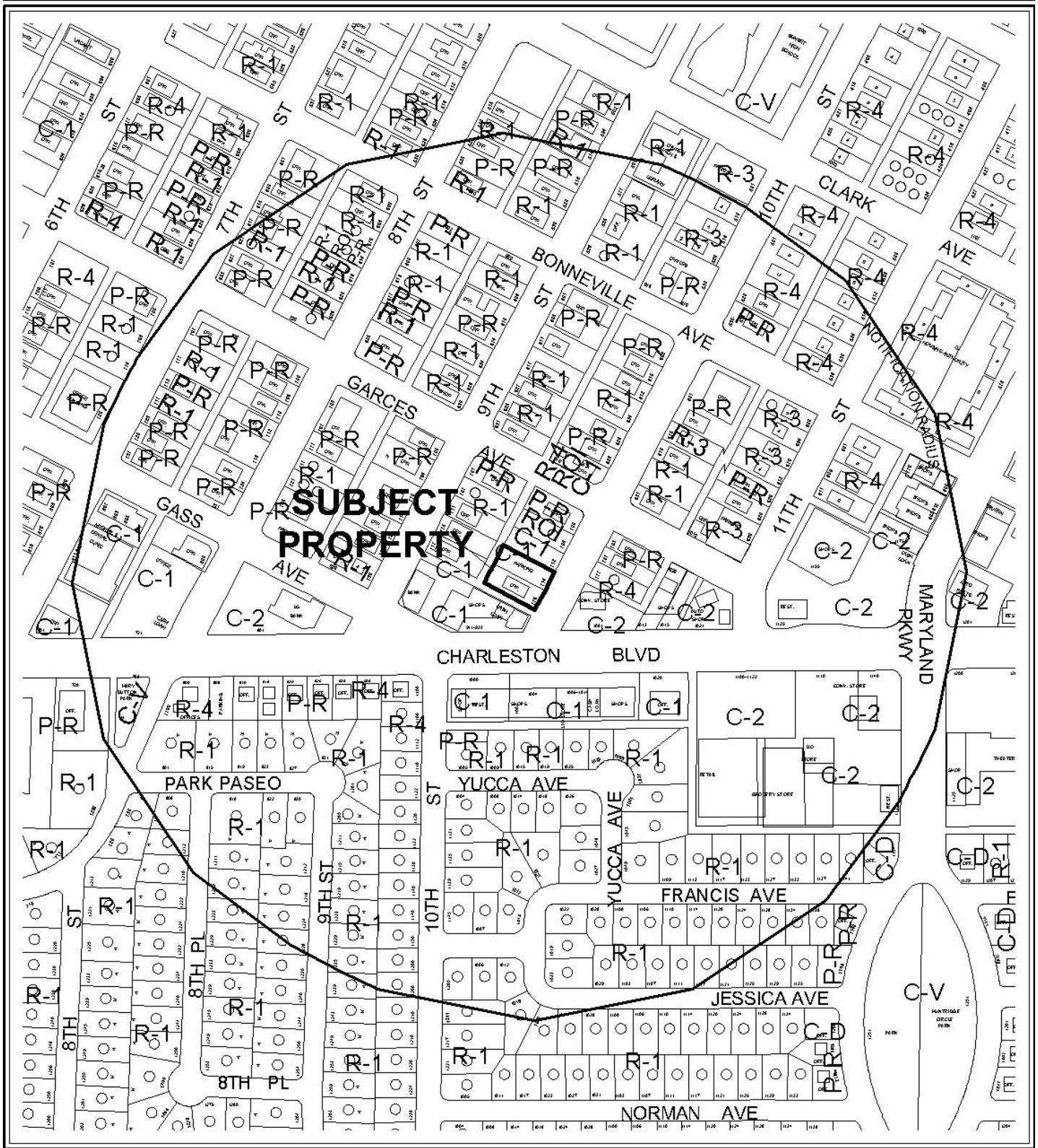
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



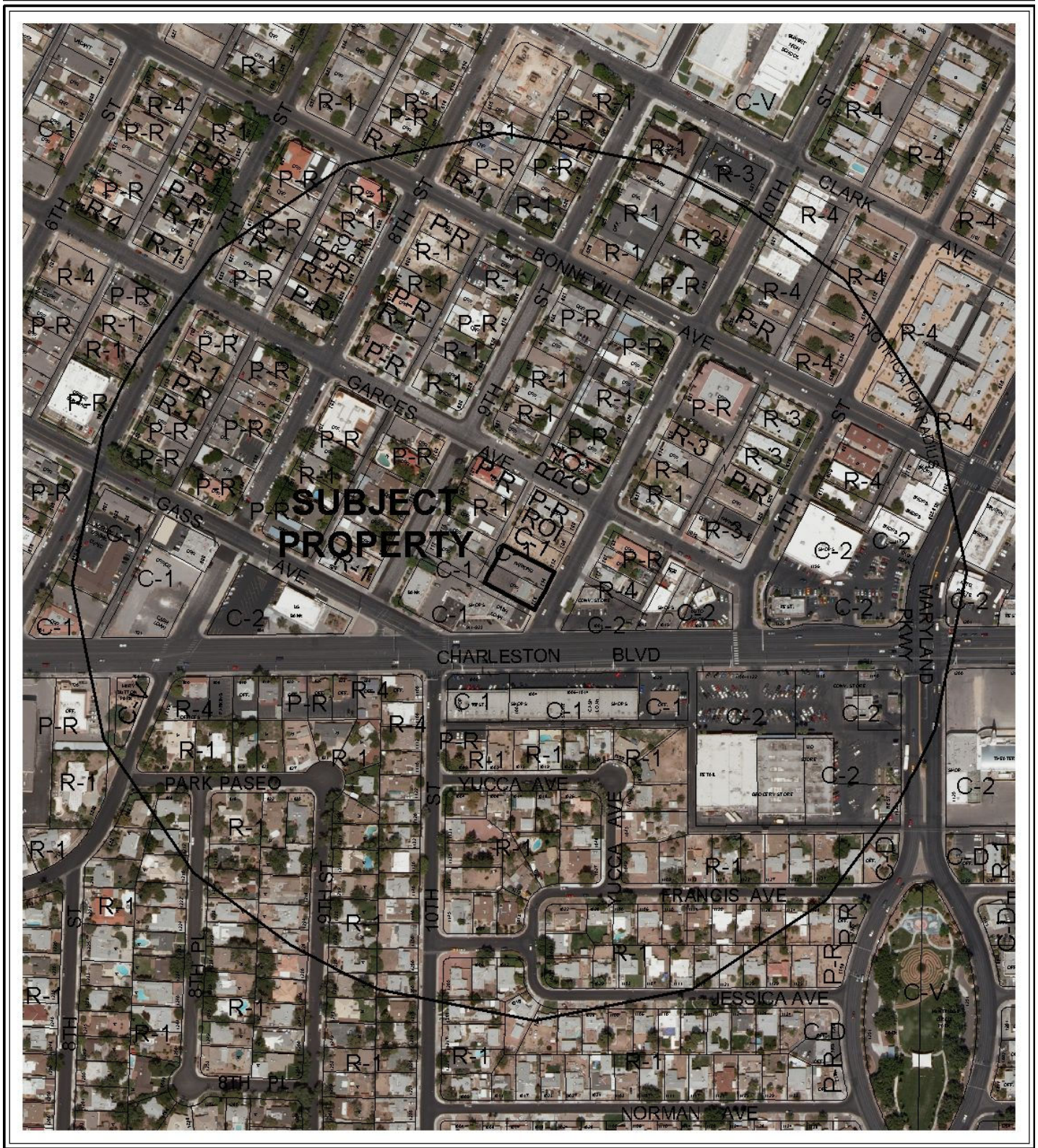
CASE: SUP-38864

RADIUS: 1000 FT

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

0 200 400 Feet





CASE: **SUP-38864**

RADIUS: 1000 FT

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

0 200 400 Feet





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: Lbys of Los Vegas DBA: Aztlan Bail Bonds

Name of Representative: Karina Albaro

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

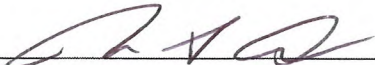
☒ No

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: _____

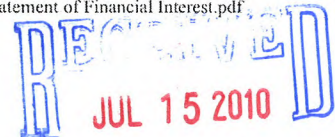
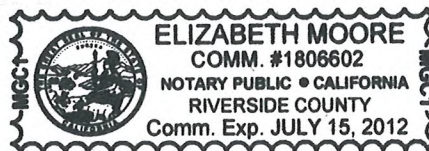
Signature of Property Owner: 

Print Name: Mark Dix

Subscribed and sworn before me

This 13th day of JULY, 20 10


Notary Public in and for said County and State



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* [Signature]

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

Print Name Mark S. Dux

Subscribed and sworn before me

This 13th day of July, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39864</u>
Meeting Date:	<u>8-26-10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:	<u>7-13-10</u>
Received By:	<u>[Signature]</u>

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

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

RECEIVED
JUL 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

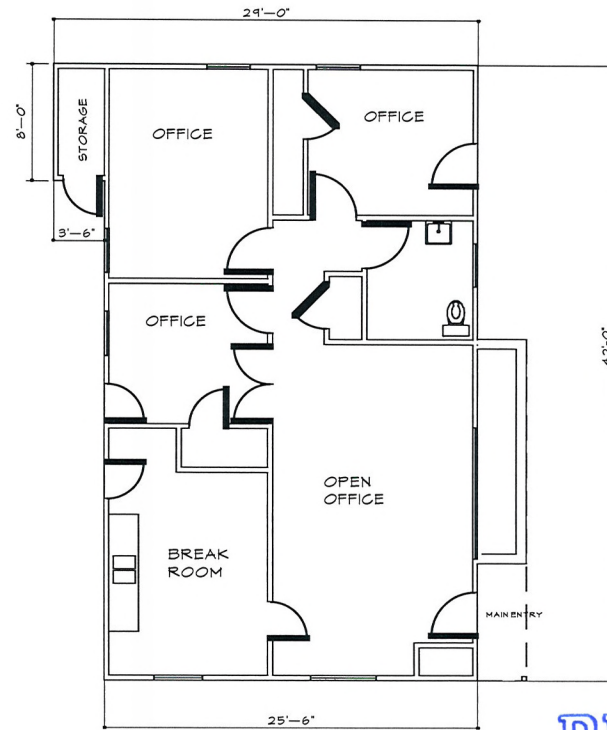
MARK S. DIX

Subscribed and sworn before me

This 13th day of July, 2010



RECEIVED
JUL 15 2010



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

EXISTING FLOOR PLAN
 SCALE: 1/4"



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 JUL 23 2010

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

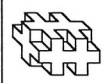
Axtlan Bail Bonds Office
 716 South 10th Street
 Las Vegas, Nevada 89101
 FLOOR PLAN AS-BUILT

REVISIONS

1 2 3 4

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 THIS DRAWING IS THE PROPERTY OF RICHARD P. THRELFALL ARCHITECT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RICHARD P. THRELFALL ARCHITECT, INC.

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

SUP-38864
REVISED

01021 JUL 13 2010

8'11"

Main Front Door

Windows

closet

Living Room /
Waiting Area

Bathroom

Office 2

closet

closet

25'5"

Windows

Windows

KITCHEN

closet

DEN

Office 1

Windows

Windows

Back Door

Kitchen Back Door

Windows

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

RECEIVED
JUL 13 2010

SUP-38864

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 7,940 SQUARE-FOOT 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). Staff recommends APPROVAL.

IF APPROVED, C.C.: 10/06/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

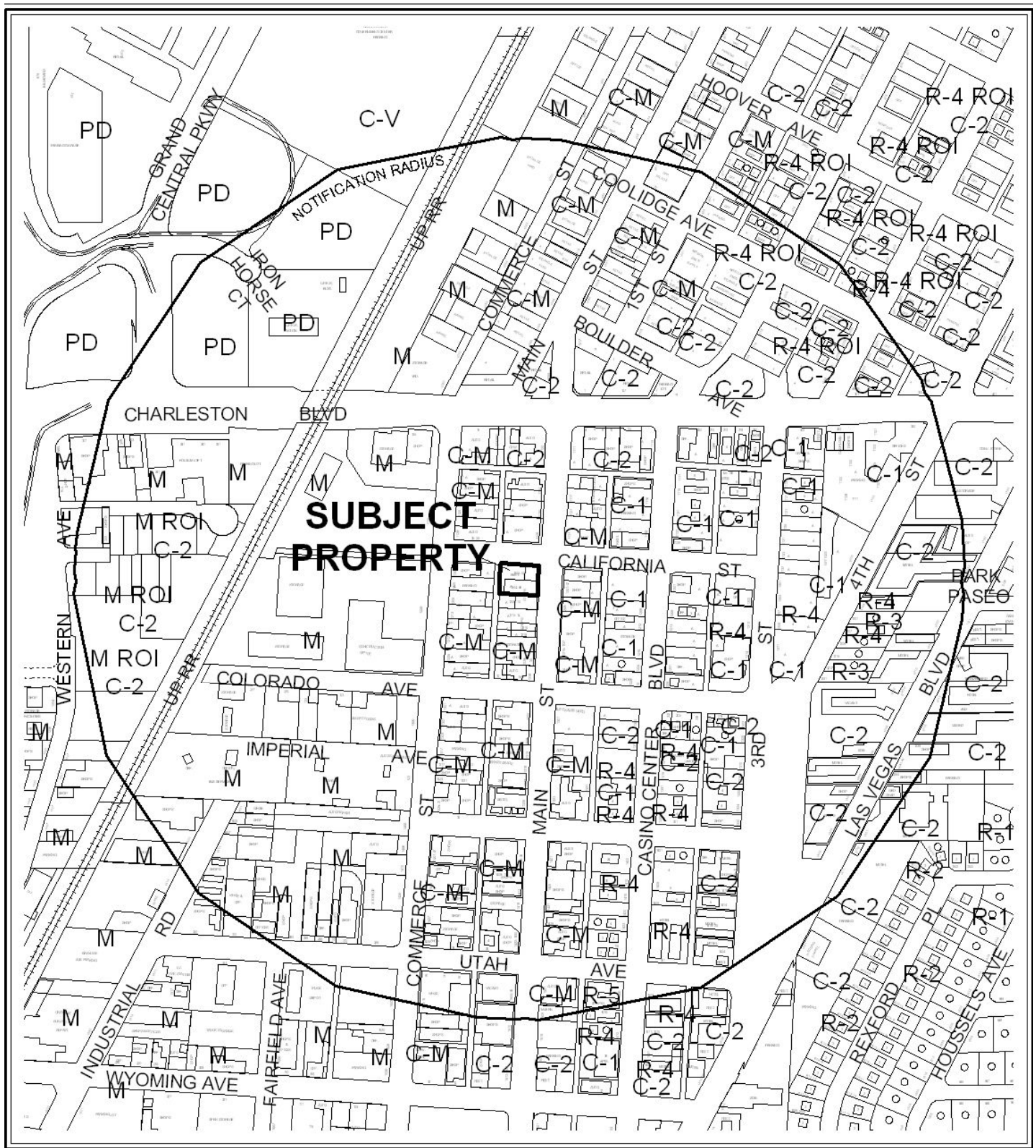
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



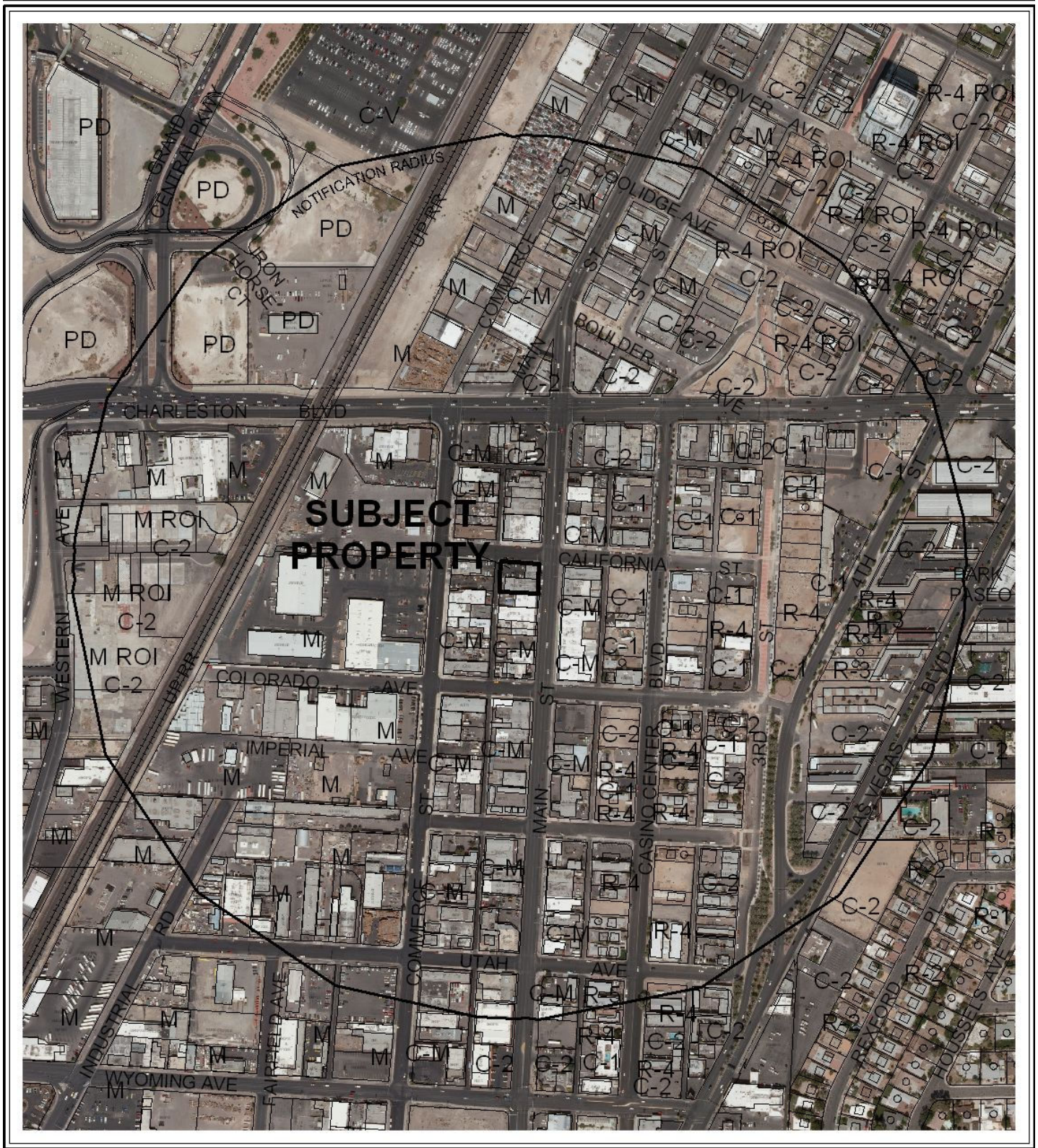
CASE: **SUP-38865**

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)

0 300 600 Feet





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: _____

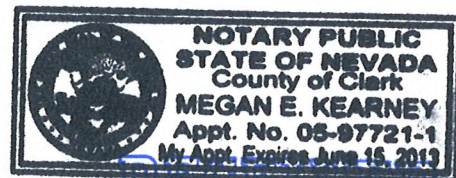
Signature of Property Owner: _____

Print Name: Maria G. Gil Raul Gil

Subscribed and sworn before me

This 13th day of July, 20 10

[Signature]
Notary Public in and for said County and State



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 ☒ C proposed _____ Zoning: existing ☒ CGM proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.327 Lots/Units _____ Density _____
 Additional Information _____

MGGLU
 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 2560 DESERT INN RD Phone: 821-6699 Fax: _____
 City LAS VEGAS, NV State NV Zip 89121
 E-mail Address gandrade390@gmail.com

Property Owner Signature* [Signature] Raul G.

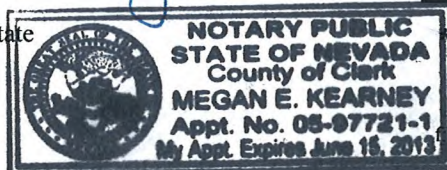
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38865</u>
Meeting Date:	<u>8-26-10 PC</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:	<u>7/13/10</u>
Received By:	<u>[Signature]</u>

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.

depot\Application Packet\Application Form.pdf

CASA DON JUAN
SITE PLAN/FLOOR PLAN

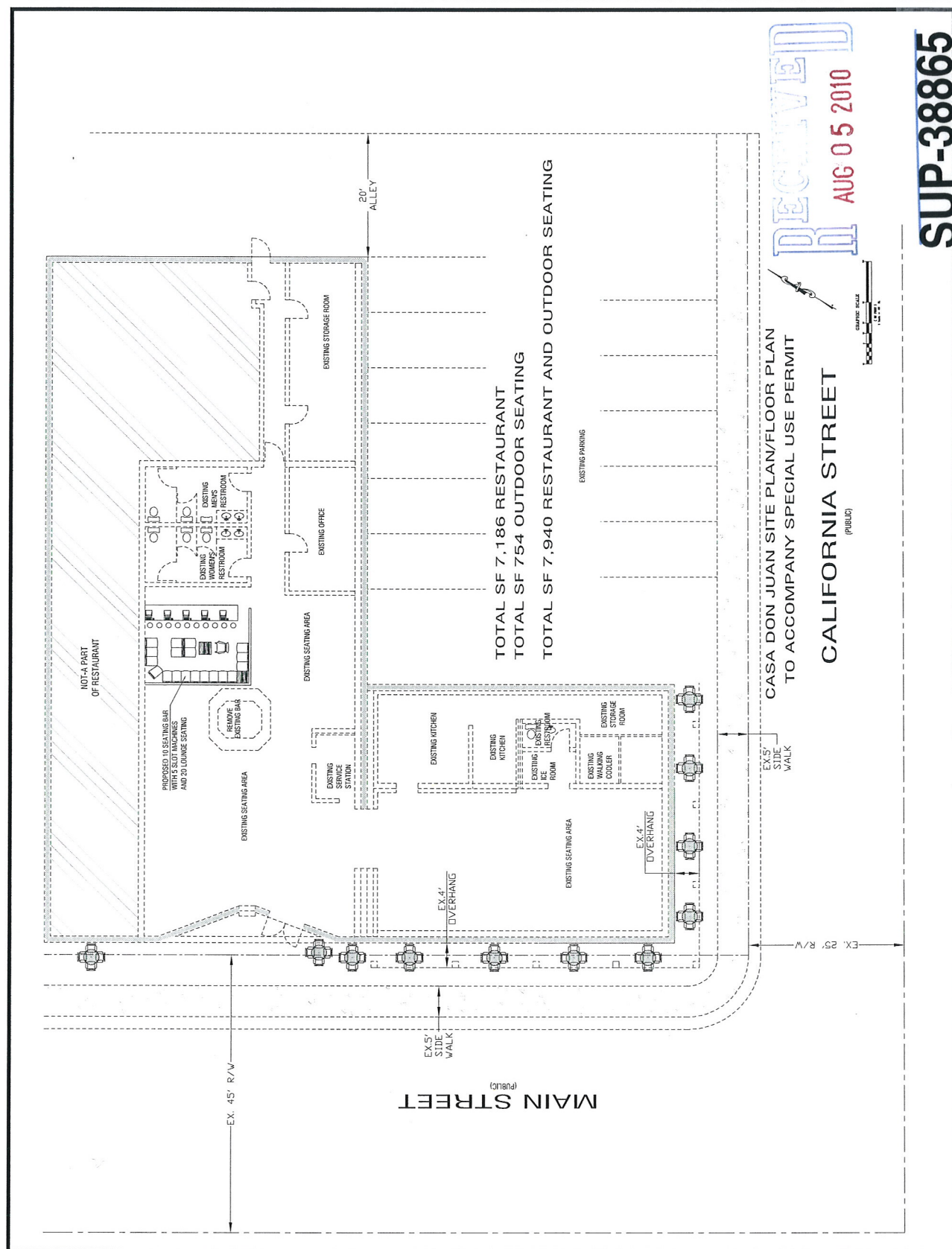
SP1

RECEIVED
AUG 05 2010

AUG 05 2010

SUP-38865

REVISED





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

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:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

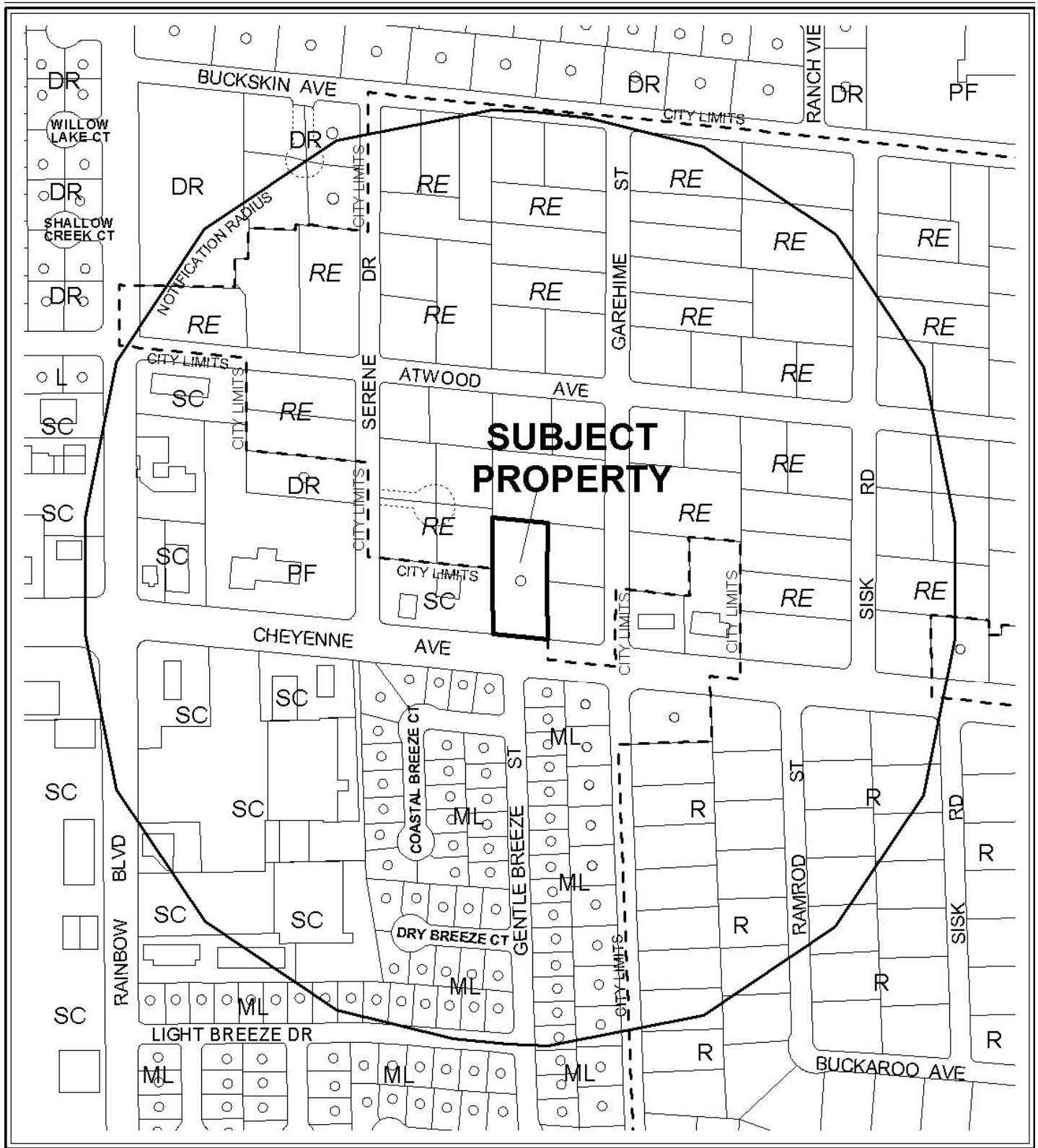
0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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



CASE: GPA-38579

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

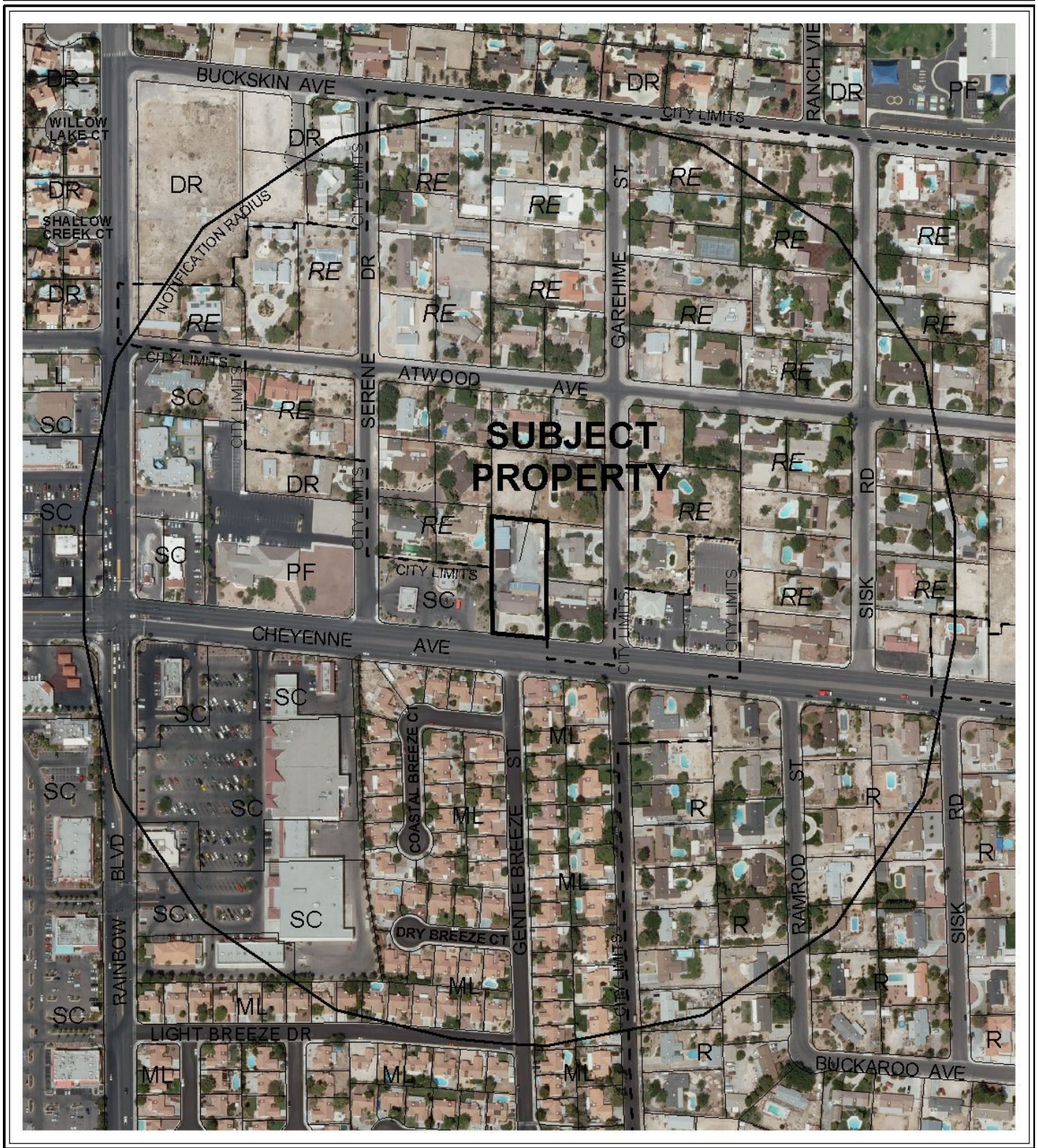
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

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)

0 300 600 Feet



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): _____

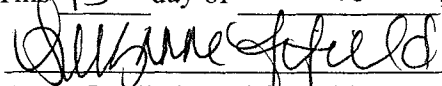
APN: _____

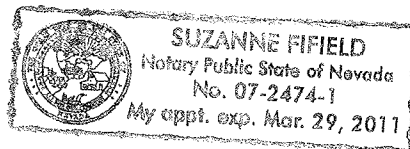
Signature of Property Owner: 

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



RECEIVED
JUN 15 2010

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) 138-11-400-012 Ward # 4
 General Plan: existing DR proposed C1 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

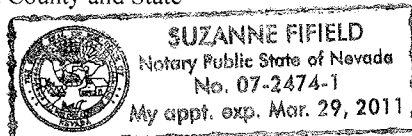
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10.
Suzanne Fifeild

Notary Public in and for said County and State



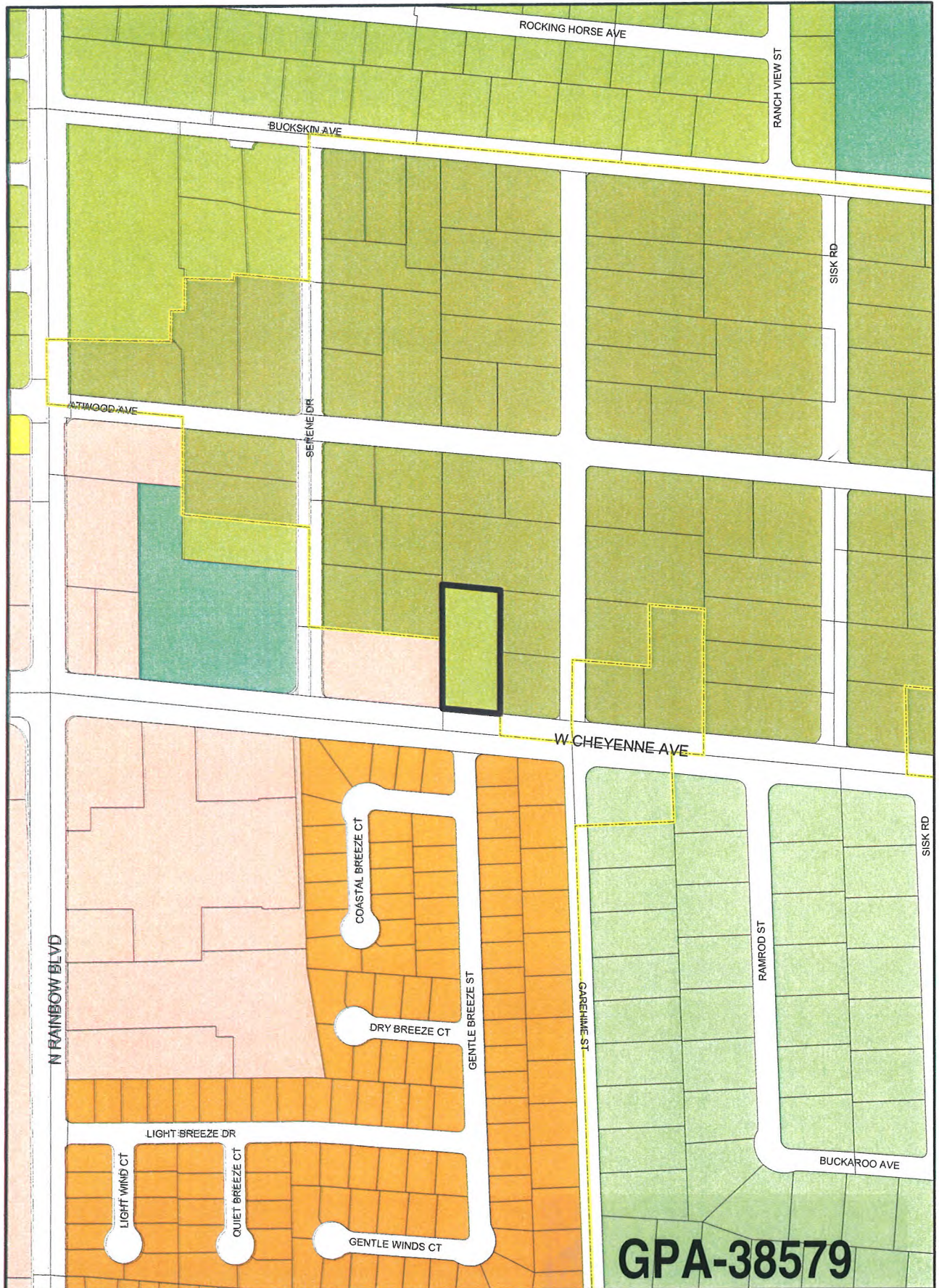
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA - 38579</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$2,000</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

*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



GPA-38579

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

RECEIVED

From DR TO SC

JUN 15 2010

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



SITE INFORMATION

ZONING APN NO. 135-14-00012
 CURRENT ZONING: R-3
 MINIMUM CHANGE: 0-1

AREA (Approximate, to be verified)
 Net Area: 40,000.75 sq ft = 45,900 sq ft
 1.50 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio: 1 space per 100 sq ft + 5 spaces 1 space per employee	17.5 spaces	
Parking Required:		17.5 spaces

PARKING PROVIDED: 17.5 spaces

57 BAYS TOTAL ÷ 0 = 9.5 SPACES
 17.5 SPACES = 9 SPACES
 EMPLOYEES = 5 SPACES

SETBACKS

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

BUILDING HEIGHT

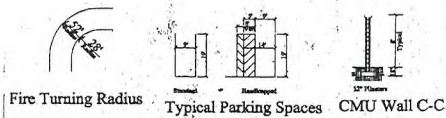
Allowed: 25'
 Provided: 24'

BUILDING COVERAGE

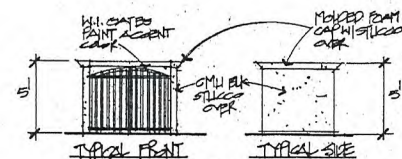
Allowed: 60%
 Provided: 48%

BUILDING AREAS

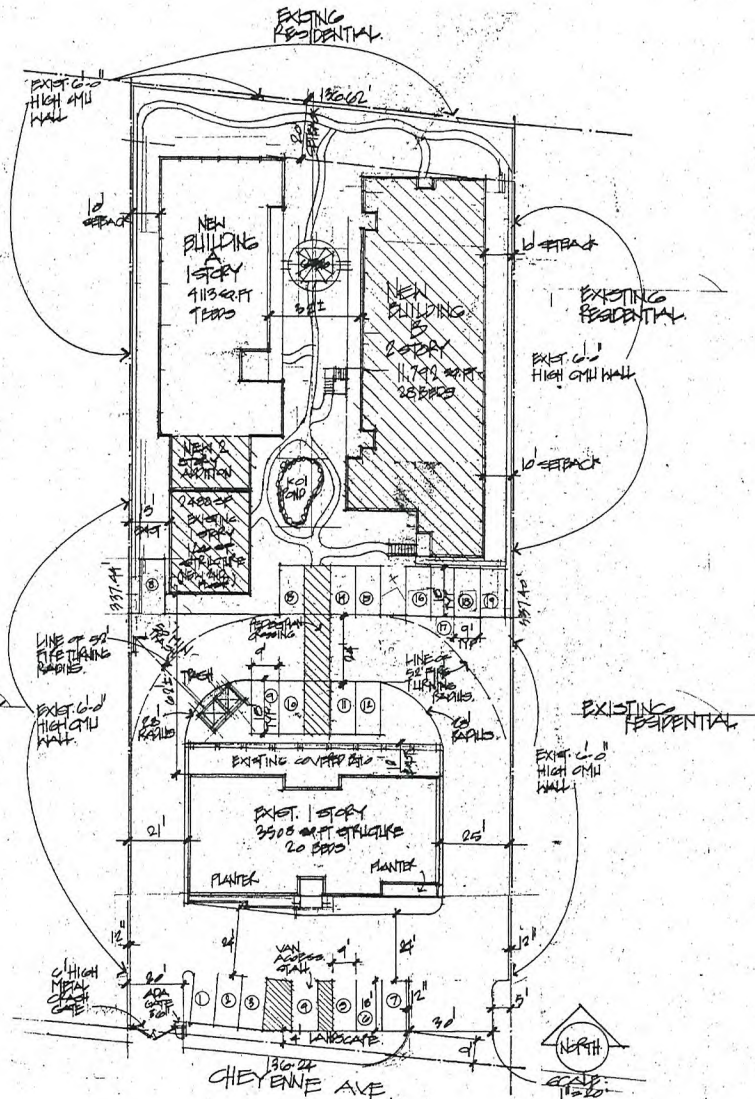
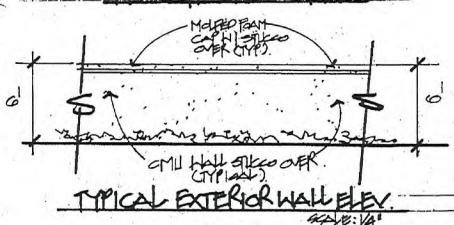
EXIST. 1 STORY STRUCTURE: 3500 sq ft
 RES. BLDG. 2 STORY: 1301 sq ft
 BUILDING A: 4113 sq ft
 BUILDING B: 11712 sq ft
 TOTAL: 22,344 sq ft



Typical Street/Landscape Section A-A



TRASH ENCLOSURE



SITE PLAN

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

RECEIVED
 JUN 15 2010

5.8.10 TRAILS
 6.14.10

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

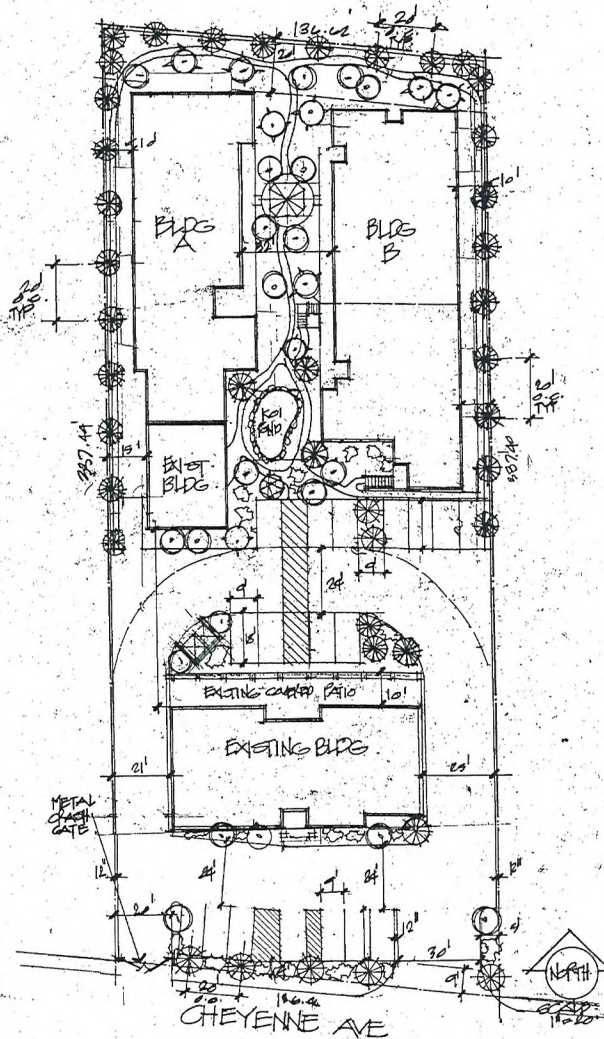
1 W DESIGN
 Landscape & Construction Design & Rendering
 Jeffery W. Williams, ASLA
 4400 W. Flamingo Ave., Suite 200
 Las Vegas, NV 89103
 702.735.1111

5.8.10

1
 6-14

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
12	42	24" DIA. 10' H	20'-30' On Center	MODERATO ABE	Yucca, variegata "Modesto"
28	28	24" DIA. 10' H	20'-30' On Center	TEXAS PALM	Lycopersicon lycopers "Texas"
46	46	24" DIA. 10' H	20'-30' On Center	MEXICAN PINE	Pinus sp.
24	24	Height: 10'-12'	From Plant Specimen	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
12	12	24" DIA. 10' H	From Plant Specimen	FLOWERING PLUM	Prunus miflora
42	42	1-2 Gallon	N/A	Ornamental Shrub and Cane	
		N/A	N/A	Grass / Turf	



LANDSCAPE PLAN

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

RECEIVED
JUN 15 2010

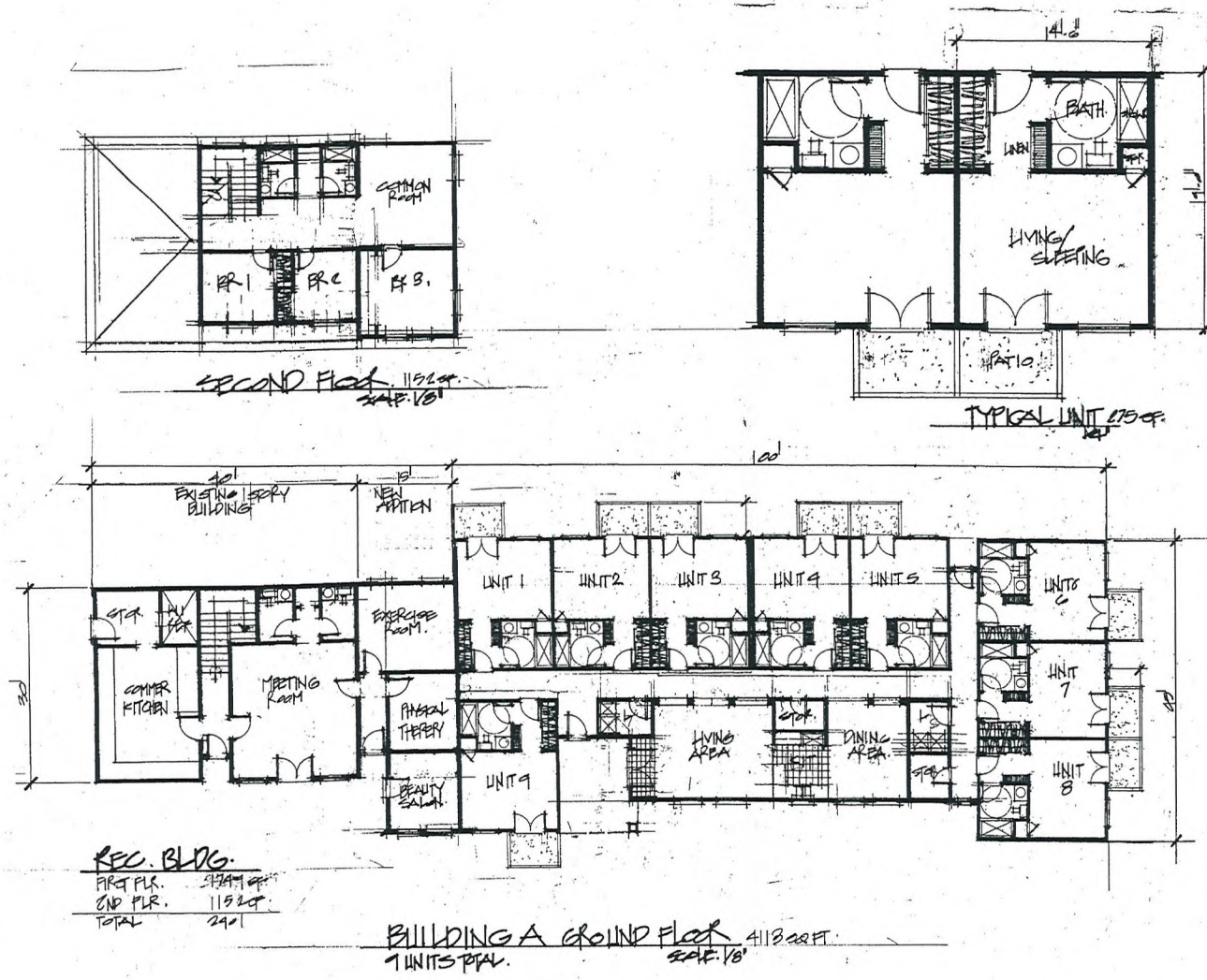
5.8.10
0.4.10

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

Jeffrey W. Winkler
JW DESIGN
Jeffrey Winkler
6040 Cheyenne Ave., Suite 2
Las Vegas, NV 89149
(702) 734-7774

5.13.10

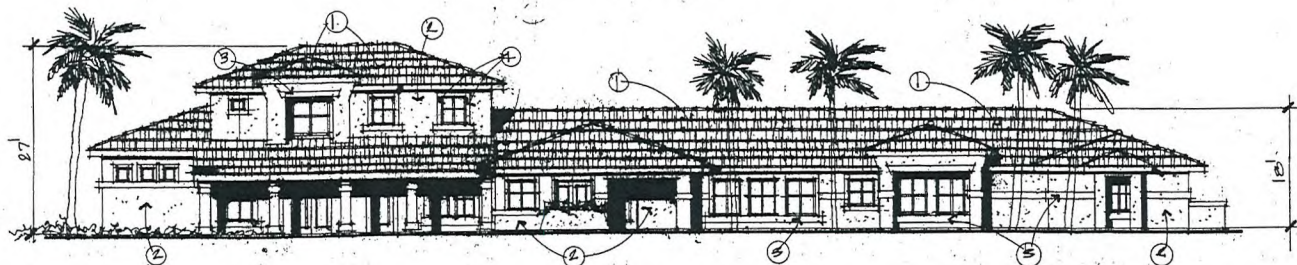
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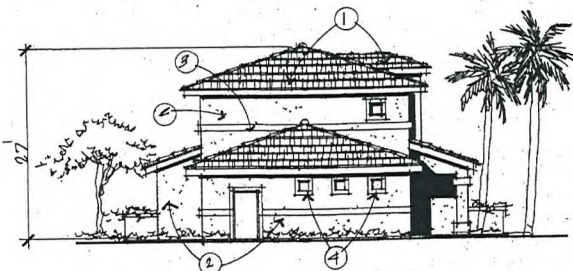
6. H. 10
CHANA ADULT GROUP CARE HOME 6040 CHEYANNE AVE. LAS VEGAS, NV.
 JW DESIGN Architectural & Commercial Design & Building Jeffrey W. Johnson, AIA 44 W. Taylor Ave., Suite 2 Henderson, NV 89008 (702) 794-7775
5160
3 9 6

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

RECEIVED
 JUN 15 2010



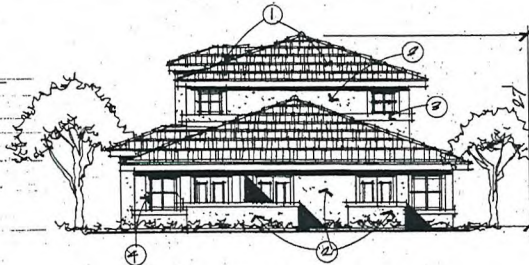
FRONT ELEVATION
SCALE: 1/8"



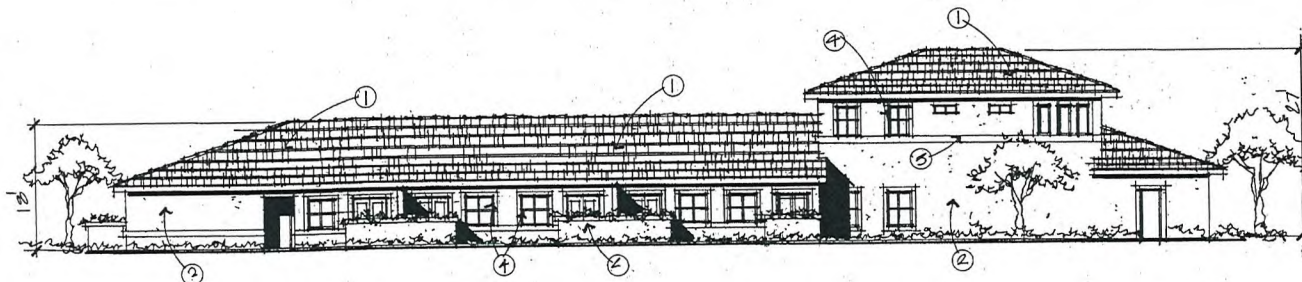
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

- ① HIGH HEIGHT CONCRETE FLAT TILE ROOF
- ② EXTERIOR STUCCO
- ③ 8" B&B TRIM STUCCO OVER
- ④ 6" STUCCO HUNGARIAN SUTTERS



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

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

BUILDING A
RECEIVED
JUN 15 2010

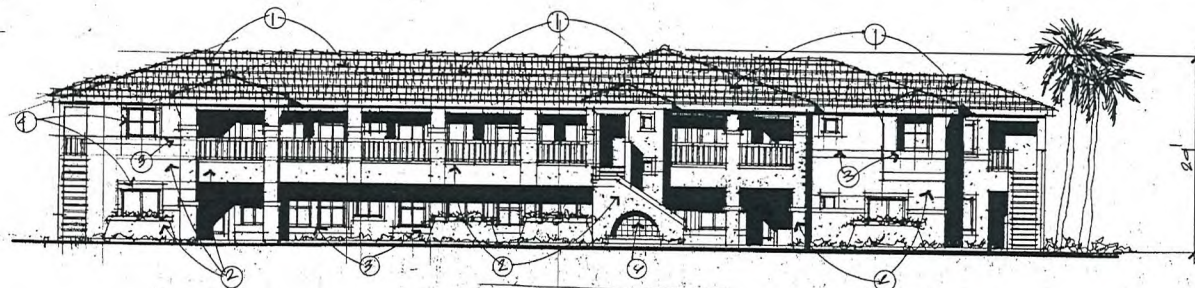
6.14.10

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

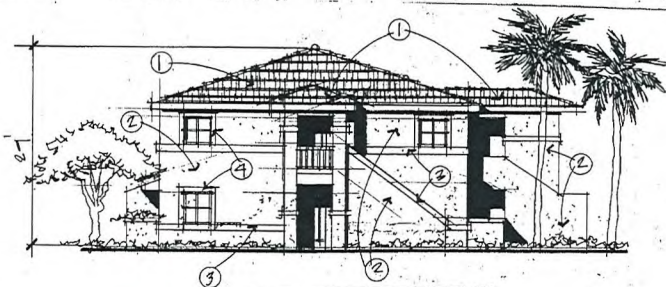
Jeffrey W. Design
Jeffrey W. Design
14141 Las Vegas Ave., Suite 2
Las Vegas, NV 89134
(702) 794-9774

5.13.10

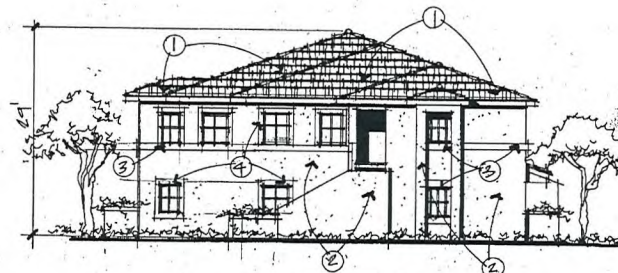




FRONT ELEVATION
SCALE: 1/8"



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
- ② EXTERIOR STUCCO
- ③ 1" FOAM TRIM STUCCO OVER
- ④ 1/2" STUCCO WINDOW SURROUNDS
- ⑤ WOOD LATTICE SHADE STRUCTURE
- ⑥ CERAMIC TILE WATER FEATURE

6.14.10

CHANA
ADULT CHILD CARE HOME
6640 CHEYANE AVE.
LAS VEGAS, NV.

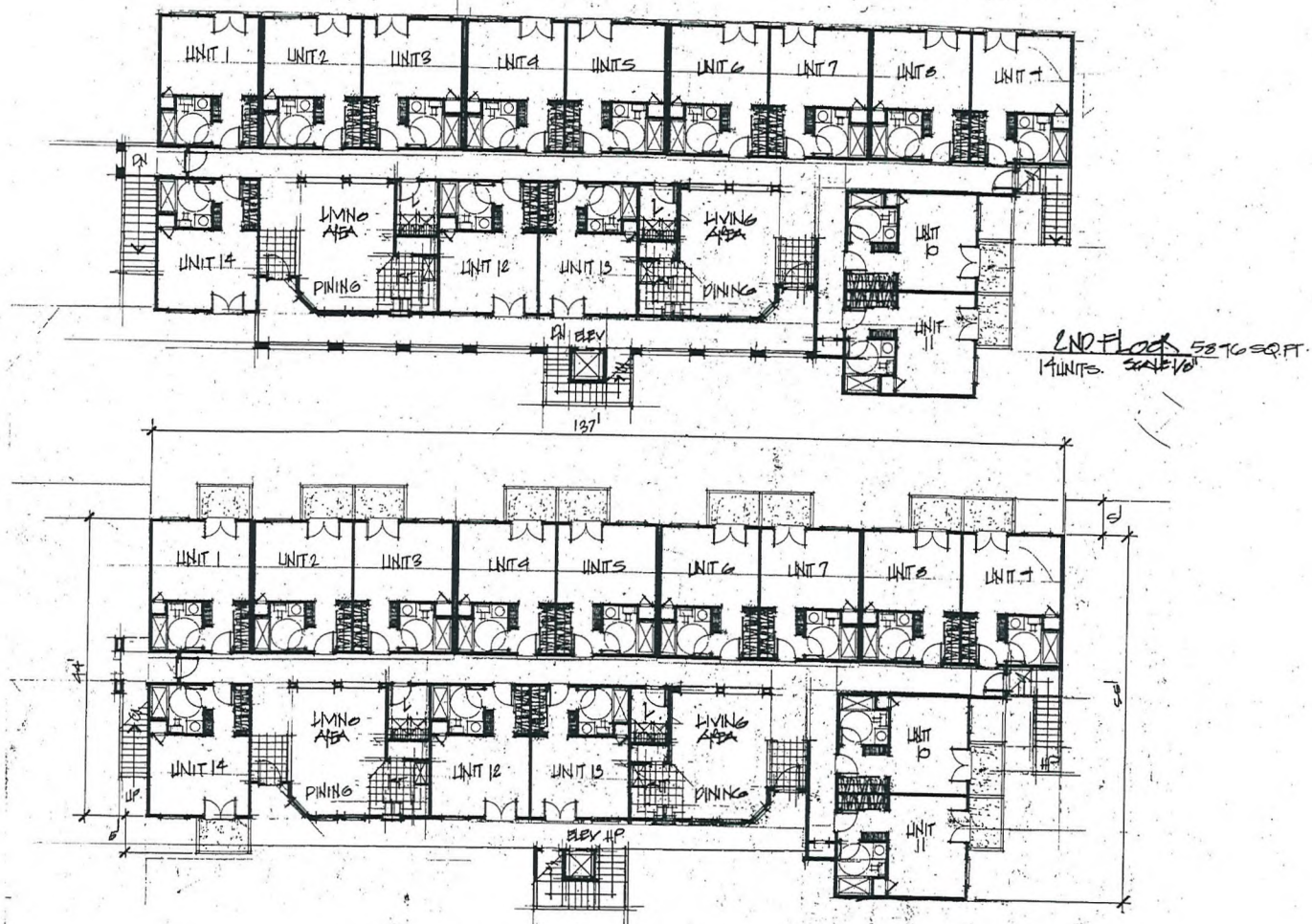
Consulting & Commercial Design & Building
JW DESIGN
Jeffrey Weisberg
Architect
Las Vegas, NV
702.886.1774

5.18.10

6.15.10

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

RECEIVED
JUN 15 2010



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

RECEIVED
JUN 15 2010

6.14.10.

CHANA
ADULT OF OR CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV.

Professional & Commercial Design & Drafting
J W DESIGN
Jeffrey W. Johnson
44 N. Twelfth Ave. Suite 2
Las Vegas, NV 89101
(702) 735-1176

5.18.10

4
9
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

Wednesday, August 04, 2010

To Whom It May Concern:

We are applying for a General Plan Amendment from DR(Desert Rural Density Residential) to SC (Service Commercial) and rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed Convalescent Care Facility/Nursing Home, per Title 19, located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108. The home will be called Ohana (Family) Care Manor and will house 47 adults and will employ approximately 24 staff members. More specifically: 1 Activity Director, 2 Cooks, 2 Pantry Helpers, 1 Kitchen Helper, 1 Dishwasher, 1 Registered Dietician (can be contracted), 10 Caregivers, 1 Medication Technician, 1 Maintenance Person, 1 Laundry, 1 Transportation, 1 Administrator, and 1 Office Clerk. It will have the ability to accommodate 47 adults and be open 24 hours a day, 7 days a week. The ages of the senior citizens will start from 55 years and older only. This facility will only be used as a care center for seniors. The care 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.

The height of our building "B" is 28' and a portion of building "A" is 27', which is reflected on our latest plans. The 3 to 1 ratio requirement is 84'.

We request a waiver of 4 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We request an exception for the perimeter landscaping that is currently 1-24' box tree every 30' on center, along the Southern 160 feet of the West Property line as we only have room for the driveway and no trees in this area. However, these required trees and shrubs will be located in other areas of our facility. The landscape requirement along Cheyenne Avenue and the remainder of the property is 1-24' box tree every 20 feet on center and 4-5 gallon shrubs for every tree. We are proposing to plant a total of 12-24" box trees and 60 total 1 to 5 gallon shrubs consisting of various palms and asparagus ferns in the front facing Cheyenne Avenue. We have 19 parking spaces, including 2 handicap spaces available. This meets the requirements for 1 space per 6 beds ($47 \div 6 = 8$). We also have 8 spaces for our 8 employees on the largest shift. We also have 3 spaces available for medical professionals. This totals 19 spaces which meets the requirement.

We are also requesting a waiver of the East/West perimeter of zero feet where 8 feet is required.

We request to leave the existing 24" tall block wall and brick pillars. We will have to make adjustments to this area to accommodate the 30' driveway coming in from Cheyenne Avenue as the two existing brick pillars may need to be moved to the East a few feet to accommodate a new commercial driveway.

We are requesting a variance for Residential Adjacency standards as 30 feet is required from the property line adjacent to 3235 Garehime Street. We are requesting this be changed to 10 feet.

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.

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

RECEIVED
AUG 04 2010

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. We will plant above and beyond the amount of trees and shrubs required by city specifications. There will be in excess of 171 – 24” box trees, approximately 24 – 24” box giant bamboo species along the North, West, and Eastern block walls. There will be meandering pathways for walking, sitting, visiting and lush vegetation, some of which will be small palm trees and asparagus ferns. There will be approximately 150 – 1 to 5 gallon size shrubs total. This landscaping will be similar to what you would see at the Mirage Resort where various species of plants enhance a Polynesian atmosphere. We will install within the courtyard area a pond, water feature, misting systems and areas for meditation. Some of the amenities this facility will include are pets, koi ponds, garden areas, walking paths, 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!!

The storage warehouse in the back of the premises will be converted into a commercial kitchen and hopefully we have approval for a second story above the commercial kitchen for our caregiver's resting quarters. If allowed to, we will utilize all areas of the property for its everyday use. Our storage facilities will be incorporated into our new facility.

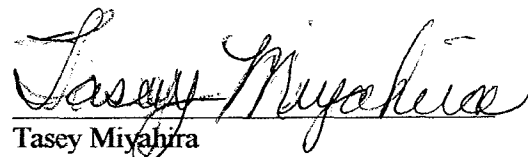
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Neighborhood meetings have been held according to City and Council member requirements.

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.

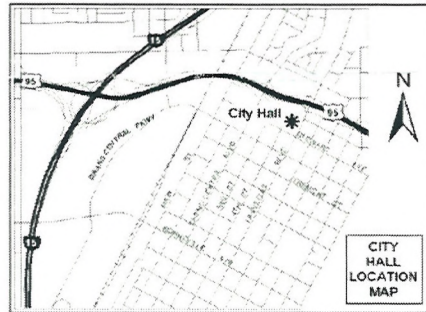

Paitaka P. Miyahira
Property Owner


Tasey Miyahira
Property Owner

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

RECEIVED
JUL 20 2010

Case: GPA-38579
13814113004
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320

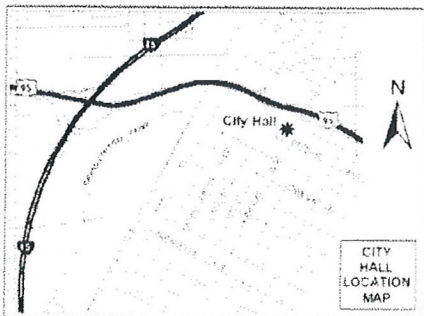
ENCLOSURE



7/29/2010

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

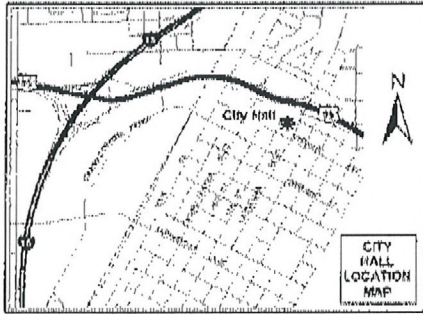
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case: GPA-38579

*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



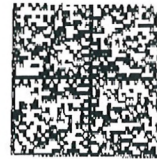
I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
 FIRST CLASS



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 JUL 16 2010
 MAILED FROM ZIP CODE 89101

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

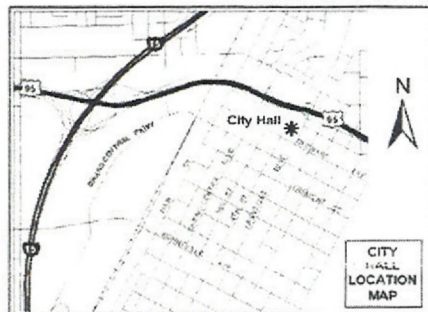
RECEIVED

JUN 19 2010

28-29
 P

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

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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UNITED STATES POSTAGE
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RECEIVED
 JUL 23 2010

Case: GPA-38579
 138T1406003
 CAMERON ROY EUGENE & CAROLYN L
 6635 ATWOOD AVE
 LAS VEGAS NV 89108-4913

Submitted after final agenda
 Date 7-29
 Item 9

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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
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RE JUL 26 2010

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

ENCLOSURE

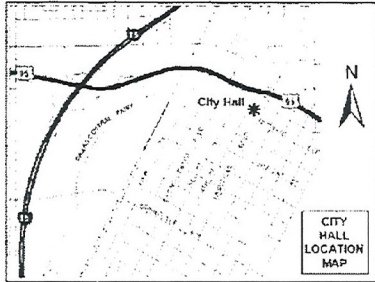


Submitted after final agenda
Date Item
7/29/10 P

RECEIVED
JUN 27 2010

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

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

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RECEIVED

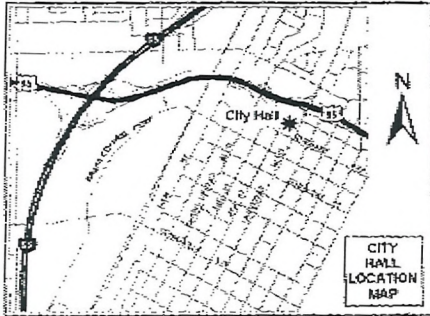
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Jul. 19 2010 08:46AM P1

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

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

\$ 00.414

JUL 16 2010

Case: GPA-38579

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

FROM :

7/29/10
A-29

JUN 19 2010

RECEIVED

ENVELOPE 11 89117

13811401001

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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 27 2010

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

ENCLOSURE



Submitted after final agenda
Date 7-2-10
Item A

RECEIVED
JUN 27 2010

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

RECEIVED
JUL 23 2010

13811408011
PERKINS JANET B
7737 TINTED MESA CT
LAS VEGAS NV 89149-6440

Case: GPA-38579

Submitted after final agenda
Date
Item 18-29
A

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:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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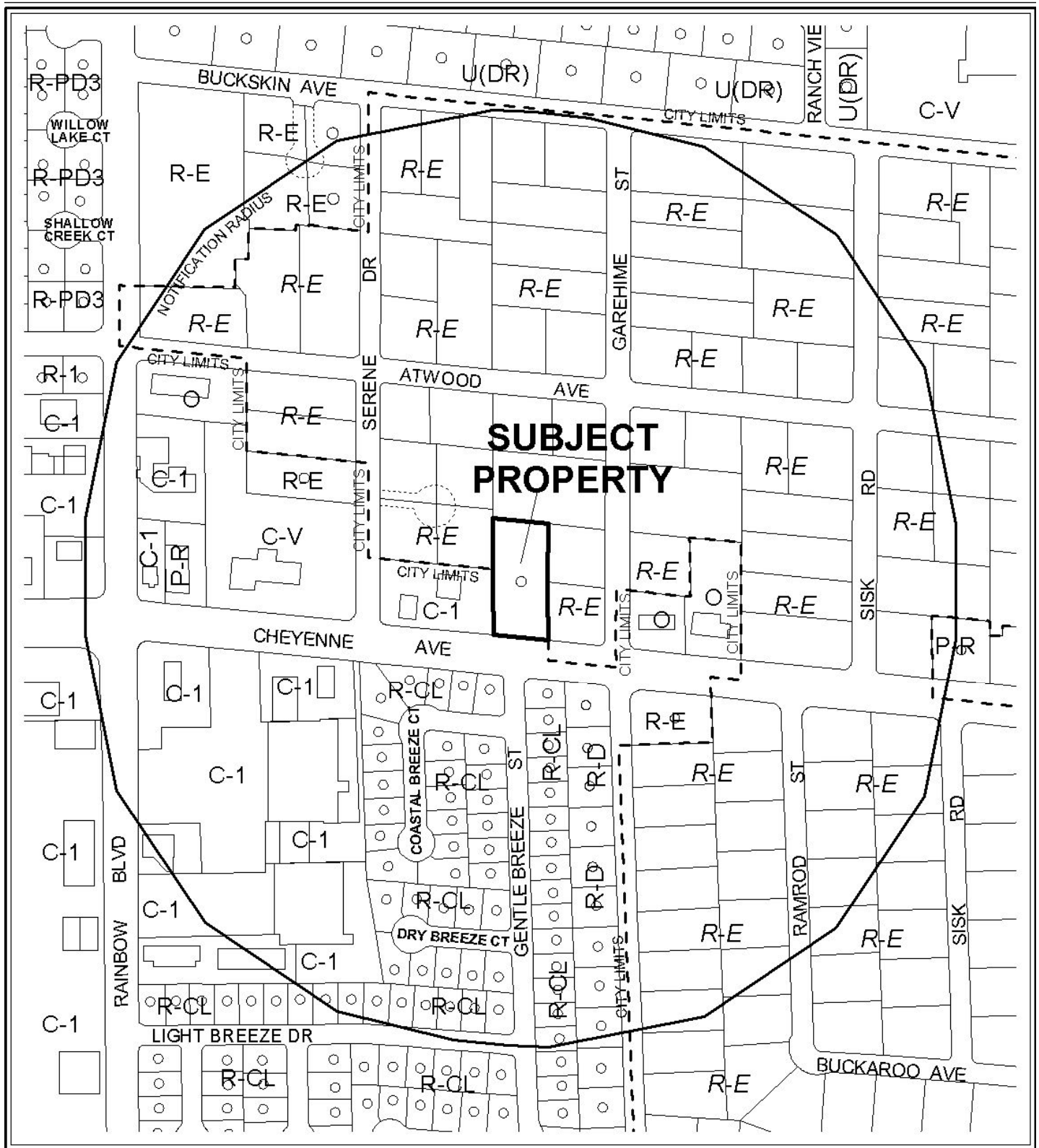
RECOMMENDATION:

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.



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)

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)





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 Tasey Miyahira

Name of Representative: Paitake 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

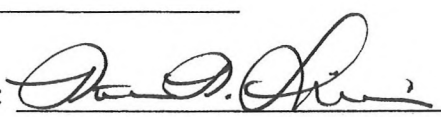
☒ No

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): _____

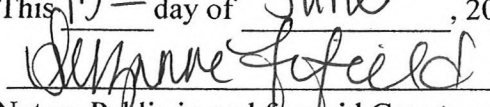
APN: _____

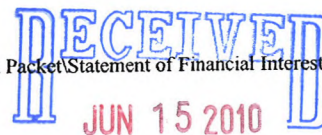
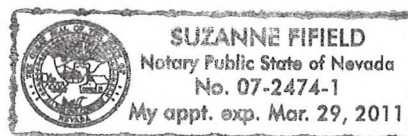
Signature of Property Owner: 

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



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 DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PTS MIA 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 @ MALI 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 89106
 E-mail Address SUZY @ MALI ONE INC . COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4671
 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



Revised 10/27/08

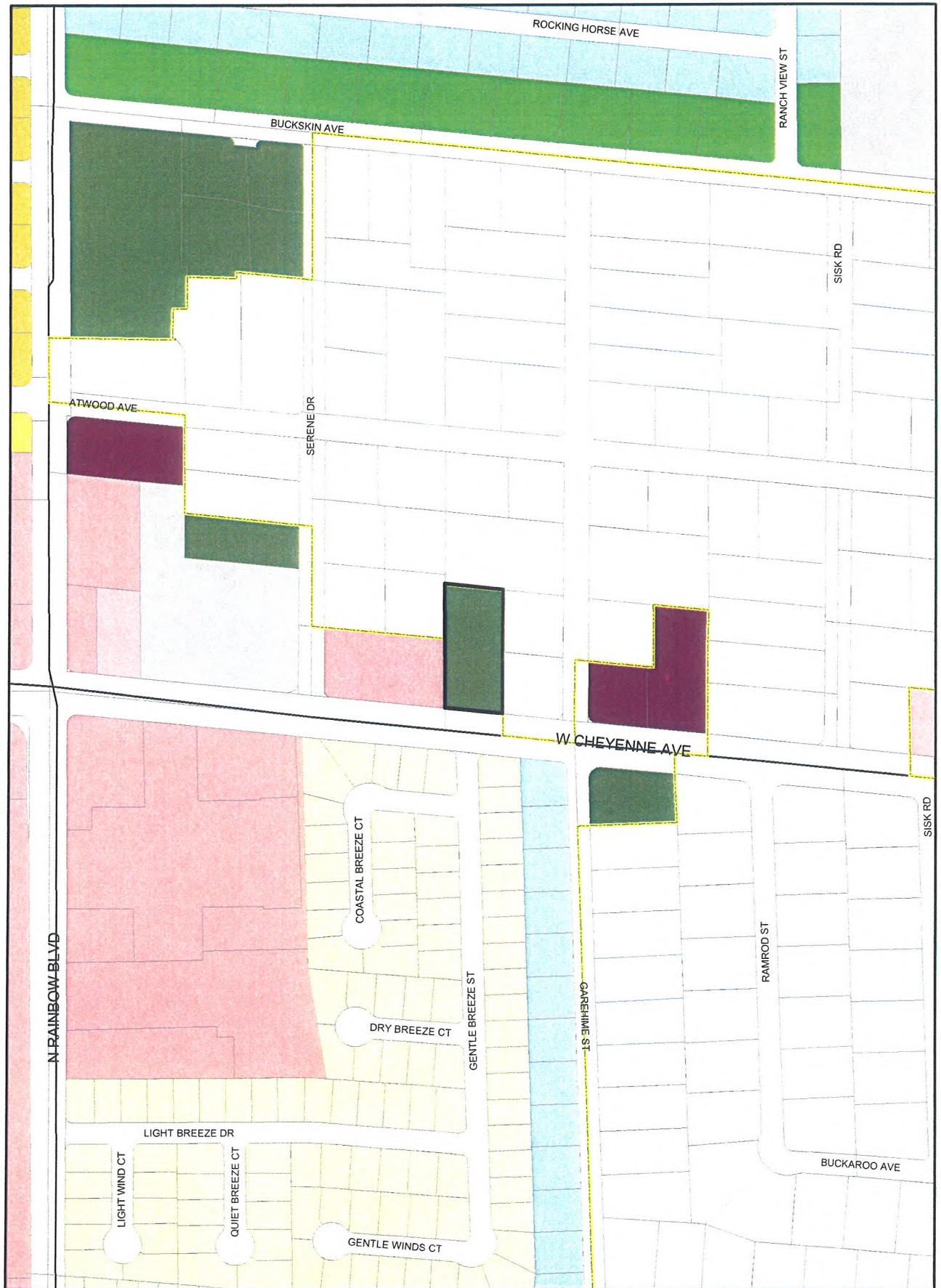
FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 38580</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$1,200</u>
Date Received:	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

*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

REZONING Parcel: 138-11-406-012



ZONING		U	R-MH	R-MHP	PD	Not in City
C-V	R-D	R-E	R-CL	P-R	T-D	Subject Parcel
C-PB	R-PD	R-2	R-3	N-S	TC	City Limits
P-C	R-1	R-4	R-5	O	C-2	
		R-6		C-D	C-M	
				C-1	M	

RECEIVED
From R-E TO C-1
 JUN 15 2010
 Data Current as of: June 10, 2010
ZON-38580
 Planning & Development
 702-225-6301

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). Staff recommends DENIAL.

C.C.: 10/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

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: 130-11-406-012
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: _____

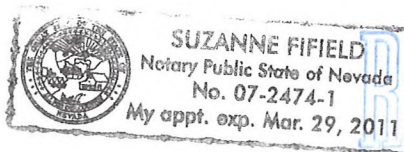
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifeled
Notary Public in and for said County and State



RECEIVED
JUN 15 2010

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 C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.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

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

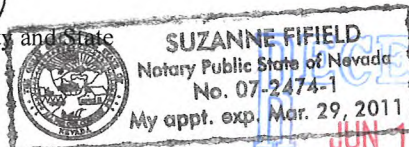
Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Ffield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38576</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$830.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

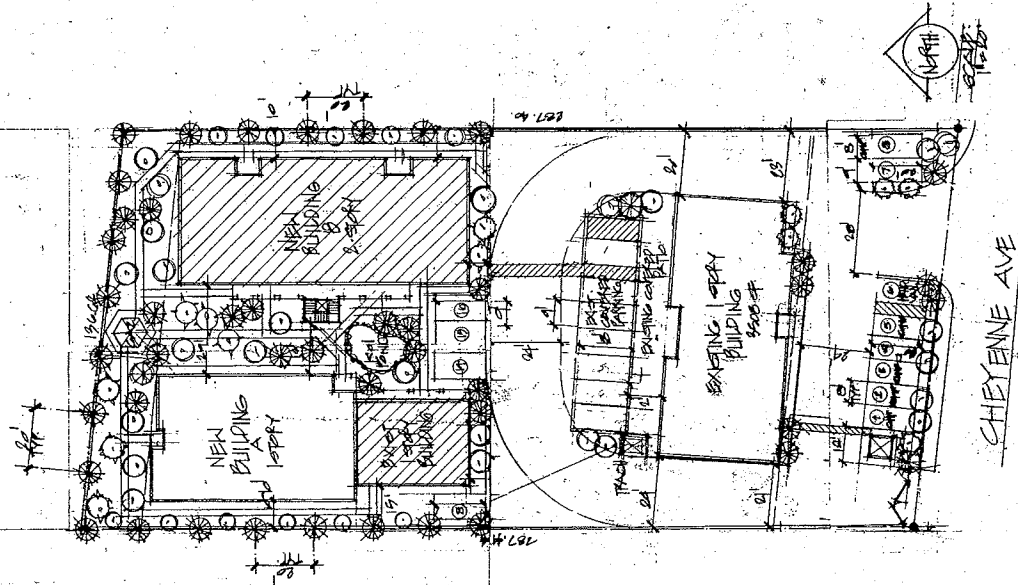
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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TREE / PLANT SCHEDULE

SY	QTY	SIZE	PLANT CODE	COMMON NAME	SYMBOL	REMARKS
1	1	12"	12"	12"	12"	12"
2	1	12"	12"	12"	12"	12"
3	1	12"	12"	12"	12"	12"
4	1	12"	12"	12"	12"	12"
5	1	12"	12"	12"	12"	12"
6	1	12"	12"	12"	12"	12"
7	1	12"	12"	12"	12"	12"
8	1	12"	12"	12"	12"	12"
9	1	12"	12"	12"	12"	12"
10	1	12"	12"	12"	12"	12"
11	1	12"	12"	12"	12"	12"
12	1	12"	12"	12"	12"	12"
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97	1	12"	12"	12"	12"	12"
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100	1	12"	12"	12"	12"	12"

NOTE:
LANDSCAPE TO INCLUDE 4" GAL. THILIPS
FOR EVERY BOX TREE



LANDSCAPE PLAN

RECEIVED
AUG 04 2010

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

1 W DESIGN
Landscape Architecture
1000 N. 10th St.
Suite 100
Tulsa, OK 74103
918.259.7770

9-18-10



CHINA
ADULT GROUP CARE HOME
6040 CHEYENNE AVE
LAS VEGAS, NV

9-18-10
7-16-10
7-23-10
8-4-10

6.14.10
7.6.10

ATLANTA
APART GOLF CARE HOME
6040 CHERANE AVE.
LAS VEGAS, NV

J W DESIGN
Residential & Commercial Design & Drafting
10000 W. Pecos Ave., Suite 2
Houston, TX 77036
(281) 988-7794

6.14.10
7.6.10

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7.6.10

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J W DESIGN
Residential & Commercial Design & Drafting
10000 W. Pecos Ave., Suite 2
Houston, TX 77036
(281) 988-7794

6.14.10.
7.6.10.

CHANA
ADULT CARE HOME
6440 CHELSEA AVE.
HAS VERO, NY

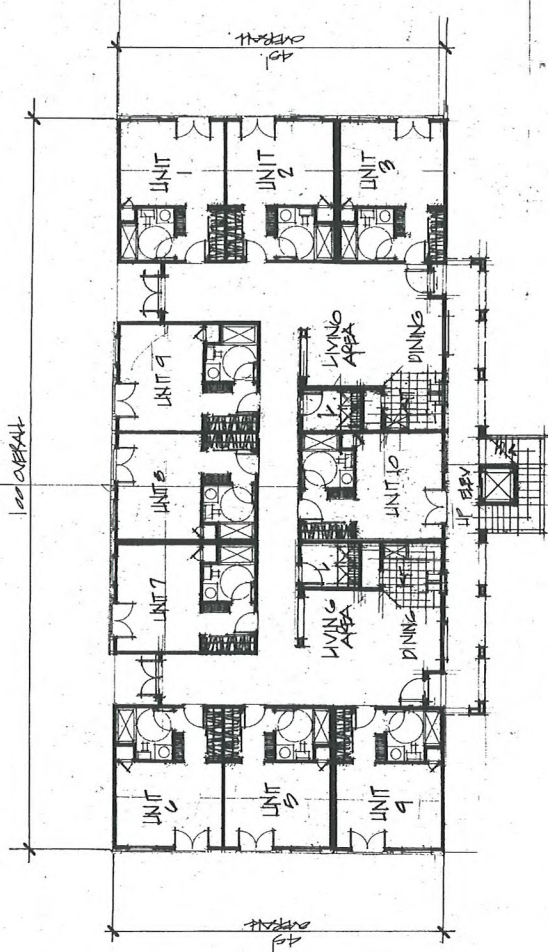
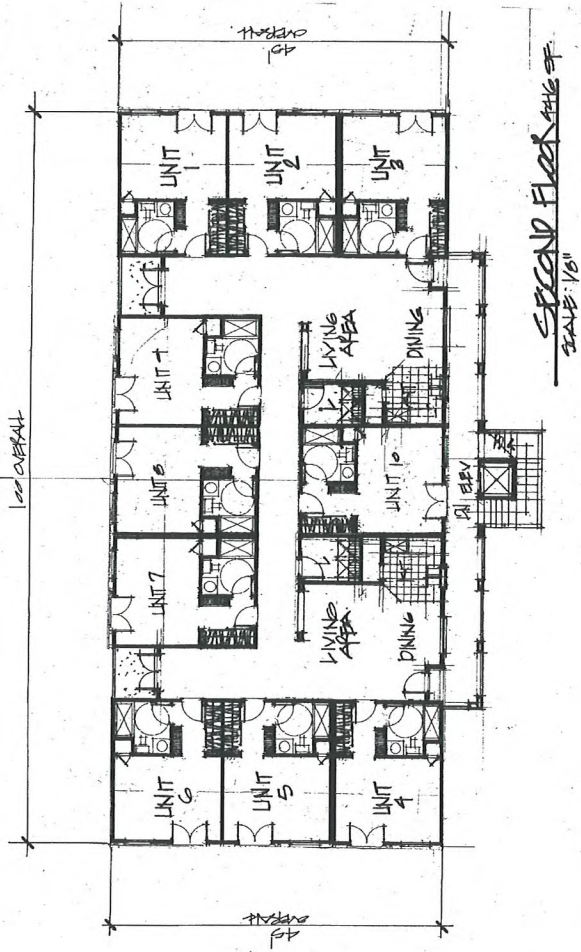
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey, Newberg
16 W. Hudson Ave., Suite 2
Hudson, NY 12534
914.342.9726

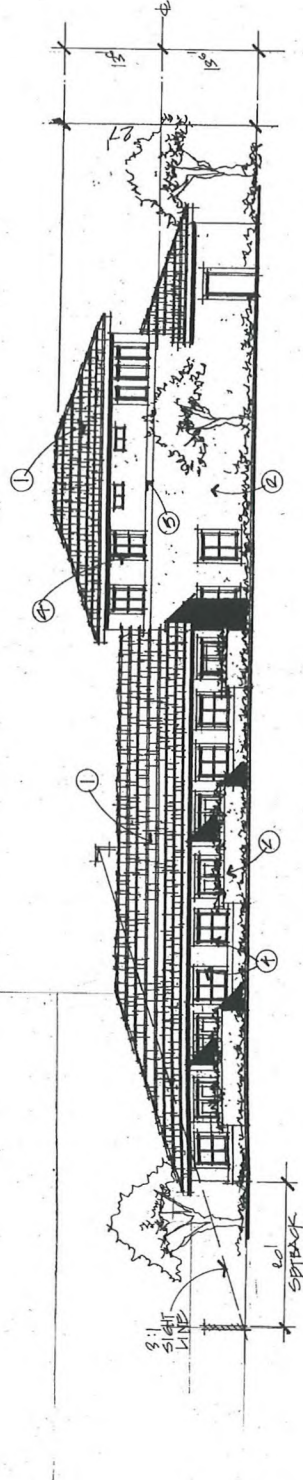
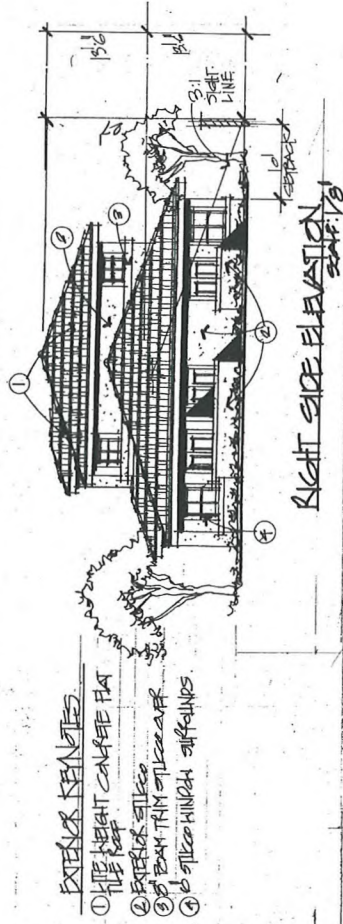
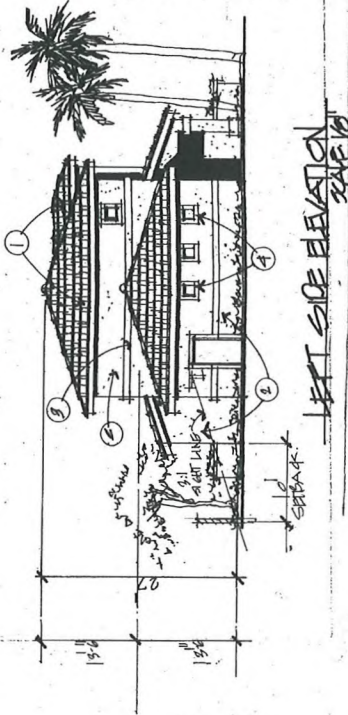
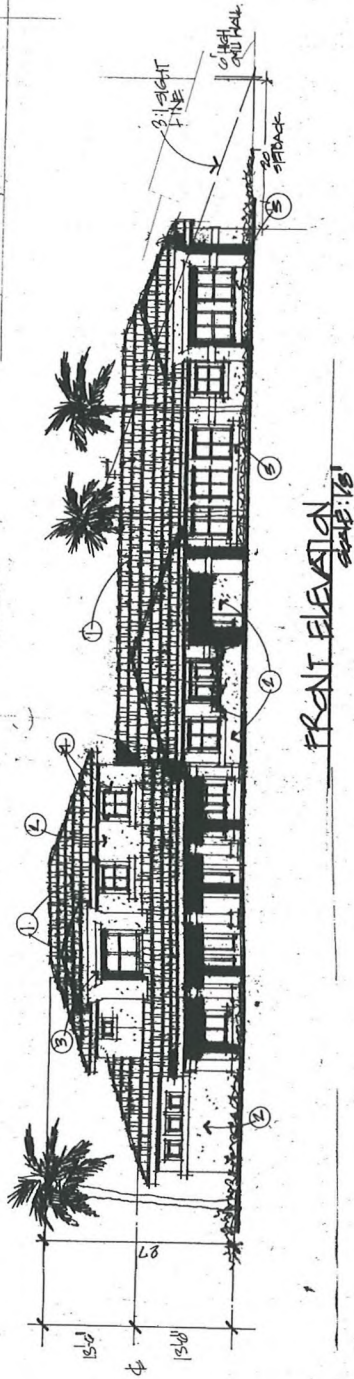
5.15.10

4
6

RECEIVED
JUL 08 2010

BUILDING B
FIRST FLR. 4416 SF 10 BEDS
SECOND FLR. 4416 SF 10 BEDS
TOTAL 8832 SF 20 BEDS
VAR-38576 SUP-38574
SDR-38577 REVISED





BUILDING A

REAR ELEVATION

RECEIVED

VAR-38576 SUP-38574
SDR-38577 REVISED

JUL 26 2010

J W DESIGN
Jeffrey W. Johnson
14 W. 10th Ave., Suite 101
Hickory, NC 28601
704.333.7734

CHANA
ADULT GROUP CARE HOME
6000 CHERRY AVE.
LAS VEGAS, NV

7.6.10
17.03.10

7-00-1
4-0-1

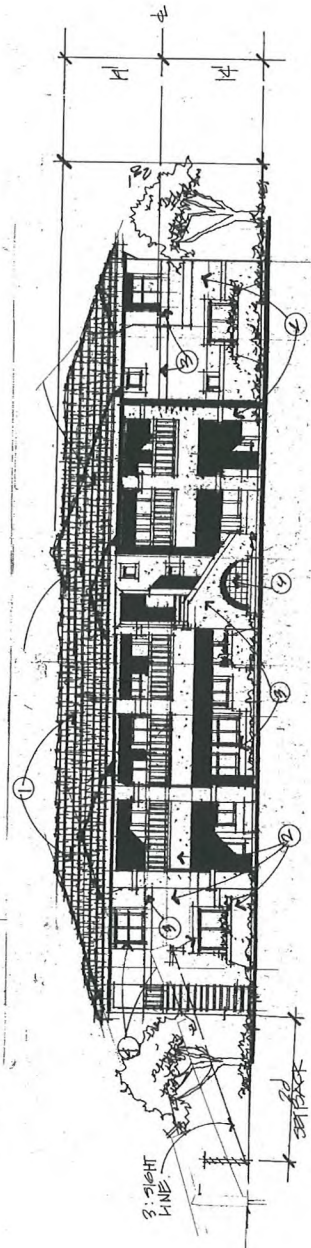
CHINA
ADULT GROUP ARE HOME
0040 CHERAINE AVE.
LAS VEGAS, NV

J W DESIGN
Jeffrey W. Design
16 W. Parry Ave., Suite 2
Henderson, NV 89003
(702) 555-7734

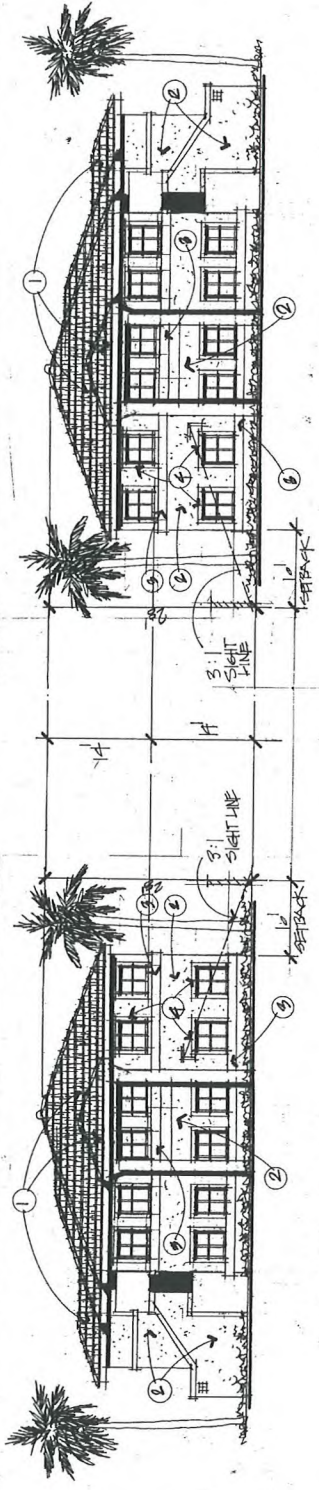
6/15

RECEIVED
JUL 26 2010

VAR-38576 SUP-38574
SDR-38577 REVISED

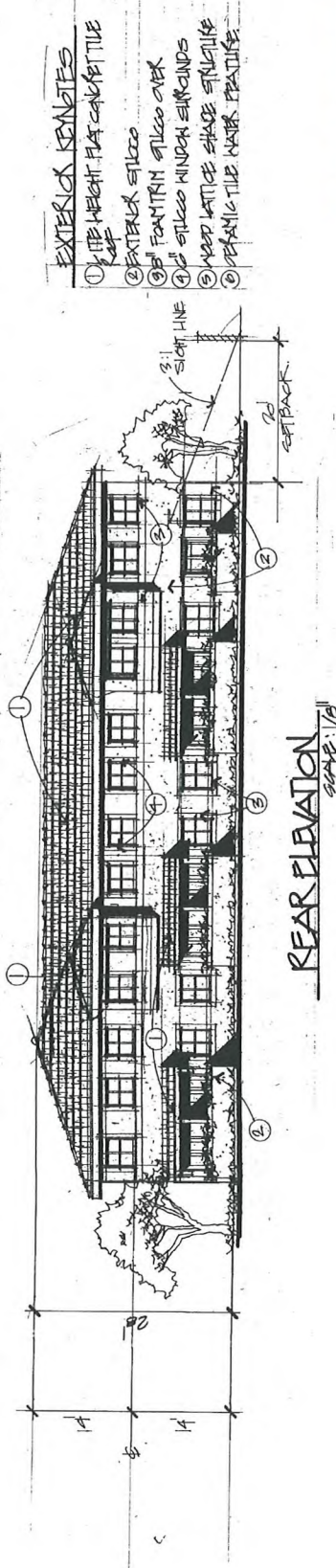


FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"

LEFT SIDE ELEV
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

- EXTENDED REMARKS
- ① EXT. WEIGHT FLAT CANOPY TIE
 - ② EXT. WEIGHT FLAT CANOPY TIE
 - ③ EXT. WEIGHT FLAT CANOPY TIE
 - ④ EXT. WEIGHT FLAT CANOPY TIE
 - ⑤ EXT. WEIGHT FLAT CANOPY TIE
 - ⑥ EXT. WEIGHT FLAT CANOPY TIE

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). Staff recommends DENIAL.

C.C.: 10/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

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: _____

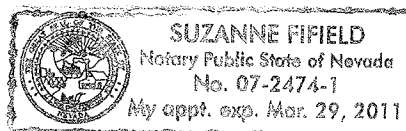
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifield
Notary Public in and for said County and State



RECEIVED

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 C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 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

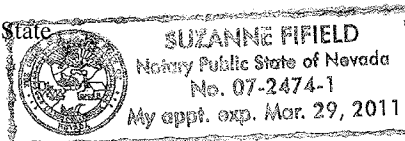
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38574</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

*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

JUN 15 2010

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). Staff recommends DENIAL.

C.C.: 10/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

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 Taseq 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: _____

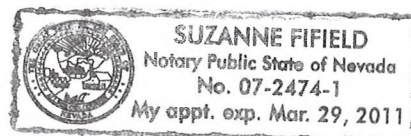
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

Suzanne Fifield
Notary Public in and for said County and State



RECEIVED
JUN 15 2010

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 C1 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 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZIE @ MALL ONE INC. COM

APPLICANT PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZIE @ MALL ONE INC. COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

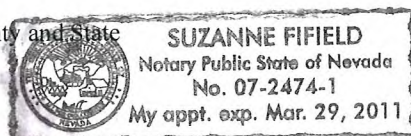
Print Name Tasey Miyahira Patika P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38577</u>
Meeting Date:	<u>7-29-10</u>
Total Fee: \$	<u>1,030</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

RECEIVED
JUN 15 2010
f:\depot\Application Packet\Application Form.pdf

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.

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:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

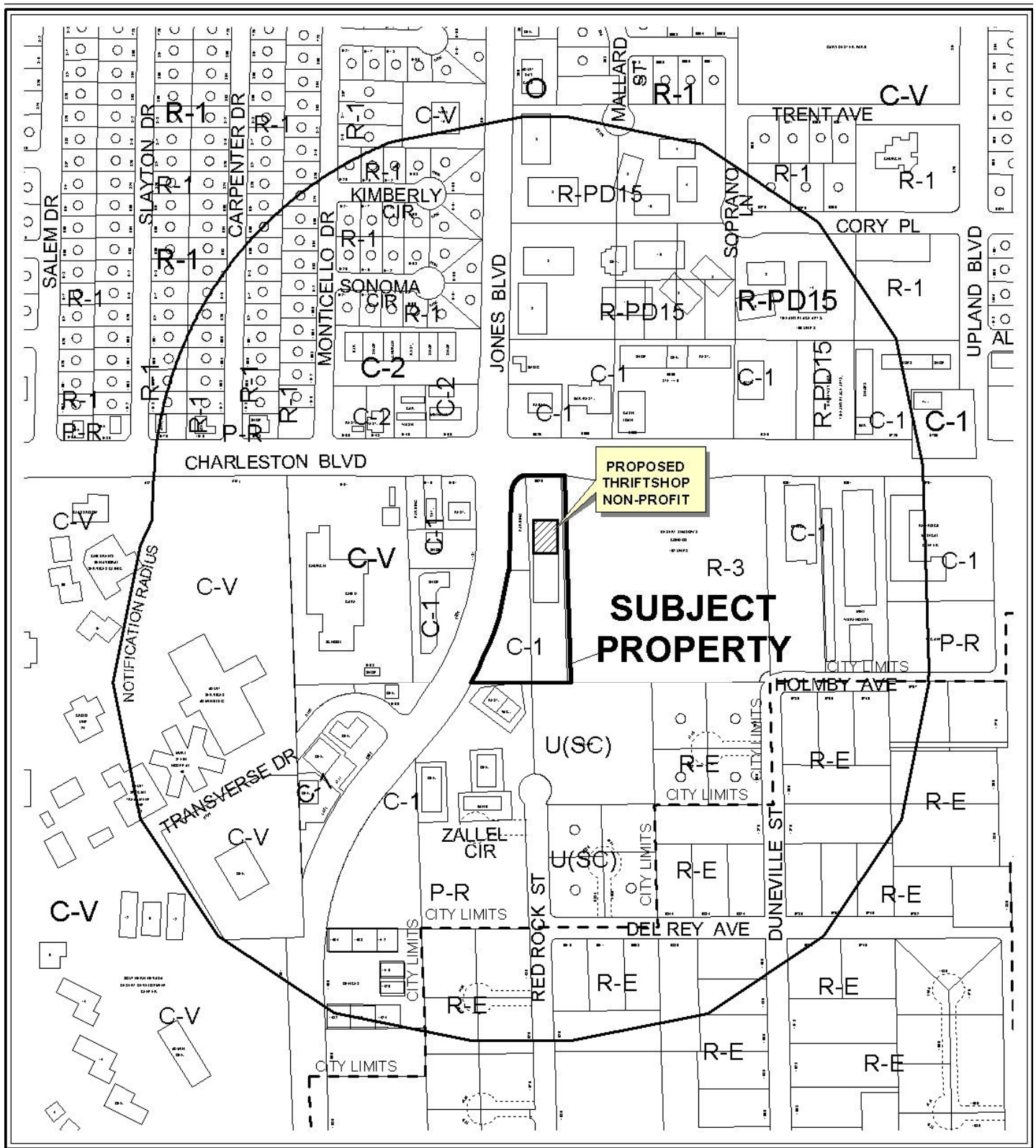
0

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

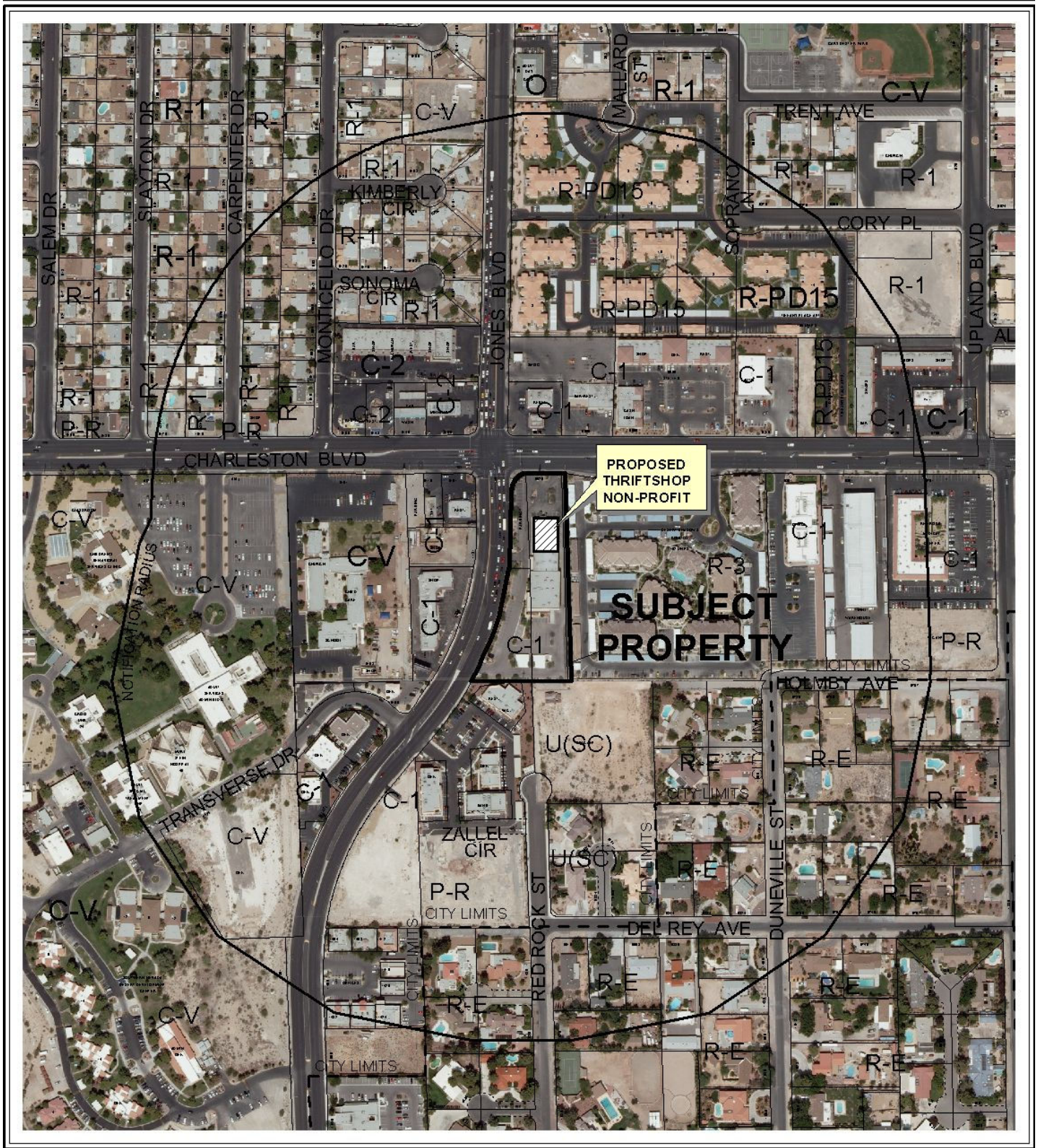


CASE: **SUP-38607**

RADIUS: 1000 FT

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





CASE: **SUP-38607**

RADIUS: 1000 FT

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

0 300 600 Feet





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: _____

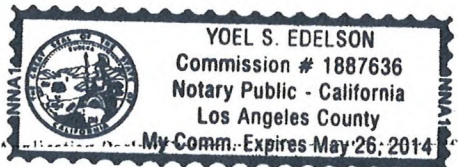
Print Name: RABBI BORUCH CUNIN / CHABAD OF CALIFORNIA

Subscribed and sworn before me

This 15 day of JUNE, 2010

Notary Public in and for said County and State

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





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 Dinosaur 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 Grayley Avenue Phone: 208-7511 Fax: _____
City Los Angeles State CA Zip 90024
E-mail Address Yanky@chabad.com

APPLICANT Michele Morgan-Devore Contact _____
Address 3849 Greenbrook 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* [Signature]

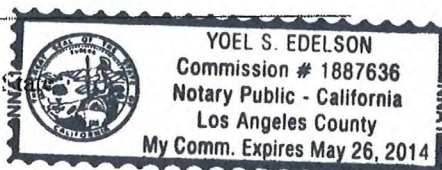
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name RABBI BORUCH LEVIN 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

Notary Public in and for said County and State

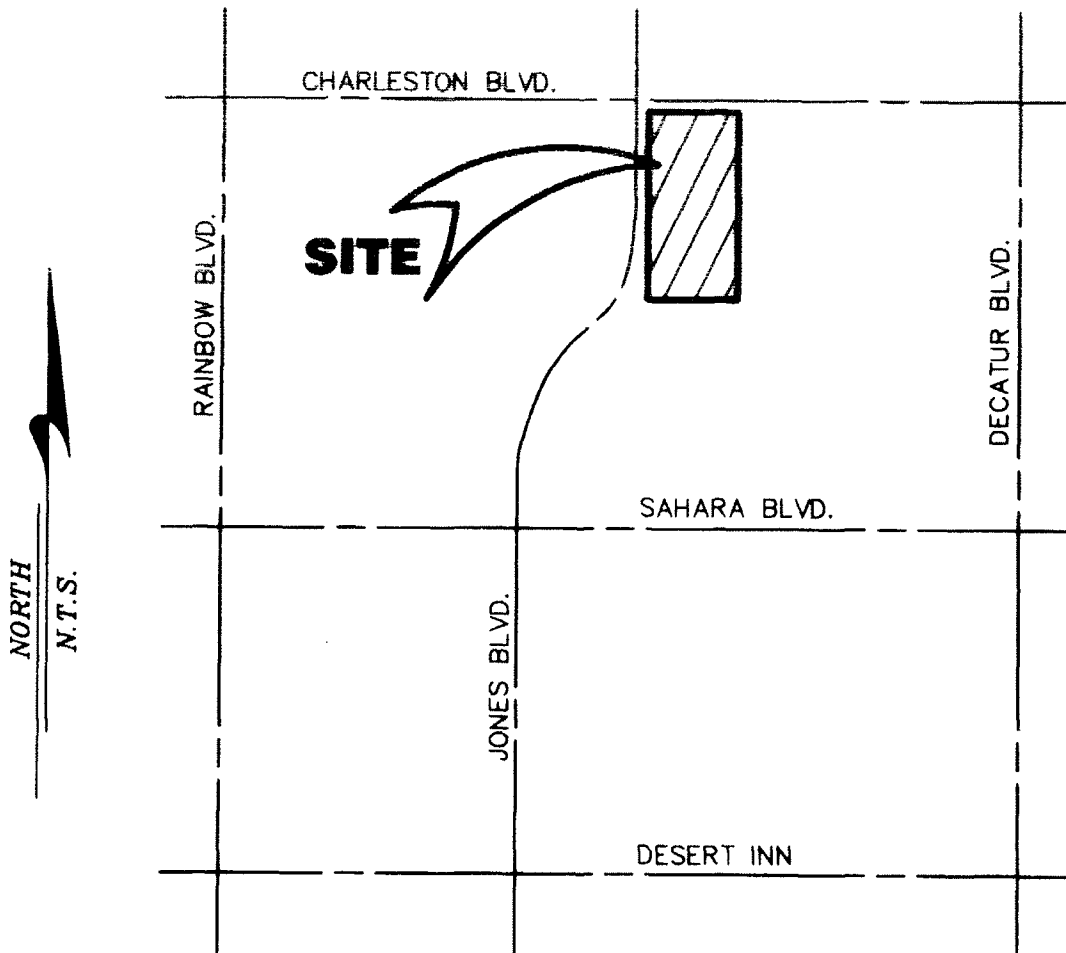


FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38607</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>1,030</u>
Date Received:	<u>6-17-10</u>
Received By:	<u>[Signature]</u>

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

JUN 16 2010



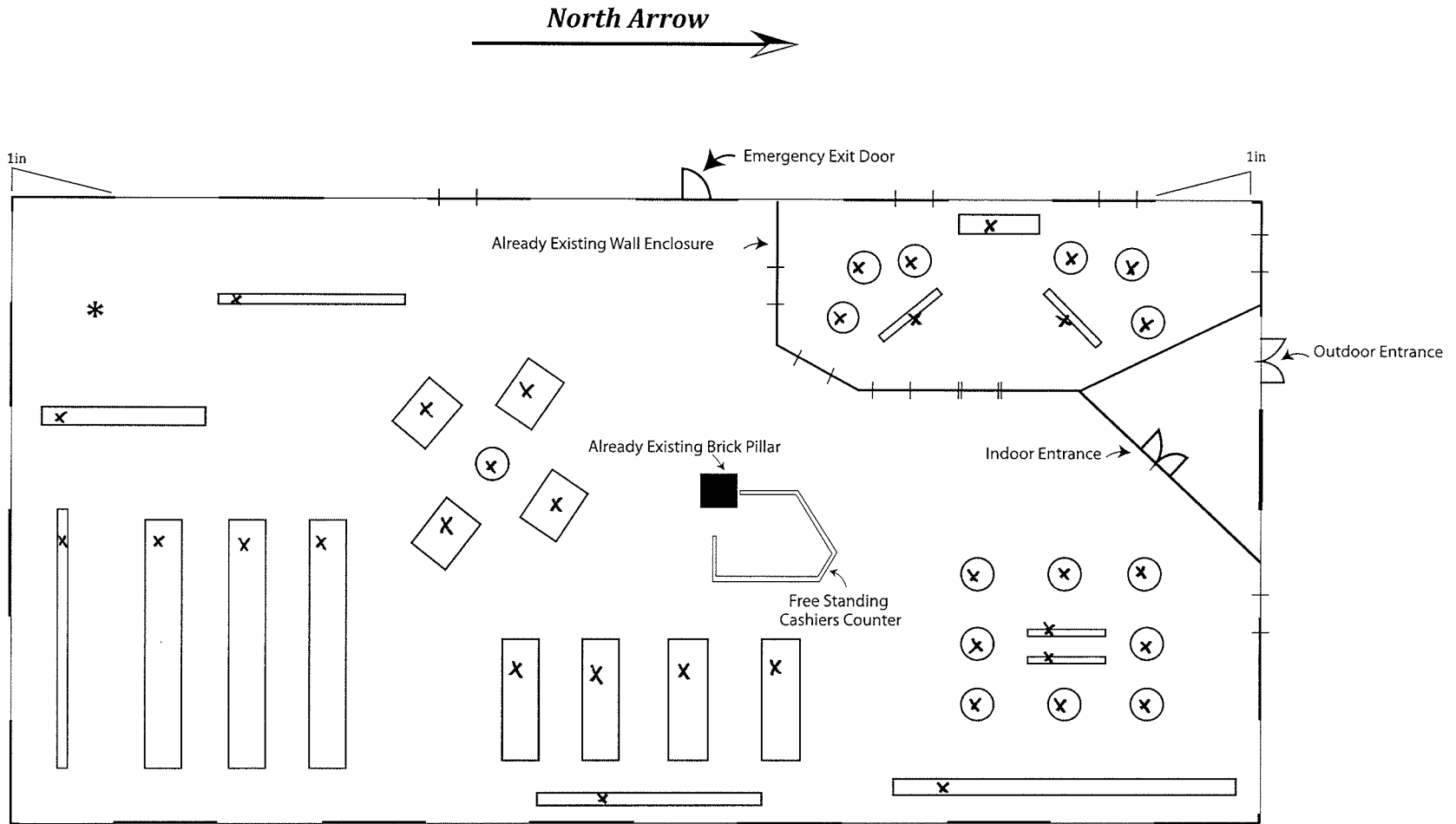
VICINITY MAP
N.T.S.

SUP-38607

RECEIVED

JUN 16 2010

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

SUP-38607

JUN 16 2010



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10

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

June 9, 2010

Attn: Planning and Development Dept.

To Whom It May Concern:

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

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

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

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

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

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

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

Sincerely,



Michele Morgan-Devore
Director of Operations

RECEIVED
SUP-38607
JUN 16 2010

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 Aital
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

SUP-38607 JUN 16 2010

- Adult Education • Burial Society • Crisis Counseling • Daily Minyan • Desert Torah Academy Day School • Early Childhood Mommy & Me •
- Family Holiday Programs • Gan Israel Day Camp • Hebrew School • Informative Lecture Series • Jewish Super Phone • Koshering Services •
- Lending Library • Mikvah • Moshiach Awareness • N'Shei Chabad • One on one Rabbinical Studies • Prison & Hospital Visitations •
- Religious Studies • Shabbatons • Torah Tots Preschool • Visits to Retirement Homes • Weekly Torah Fax • Youth Groups *

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38607

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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JUL 16 2010
PATRICK BOWEN

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JUL 23 2010

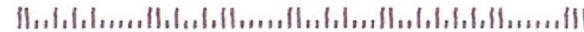
Case: SUP-38607

16301105009

OSBORNE ALAN M & SHARON A
1350 S DUNEVILLE ST
LAS VEGAS NV 89146-1212

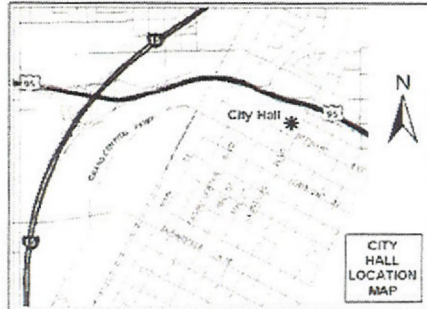
Submitted after final agenda
Date
Item
47
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ENCLOSURE



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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38607

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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XX LAS VEGAS NV 890 07-17-10

RECEIVED
JUL 26 2010

16301102022
NEW DISCOVERY LTD
7066 NDCBU
TAOS NM 87571-6251

Case: SUP-38607

ENCLOSURE



RECEIVED
JUN 27 2010

RECEIVED

Submitted after final agenda
Date Item
47
P

Return Service Requested Official Notice of Public Hearing



☐ I SUPPORT
this Request

I SUPPORT
this Request



I OPPOSE
this Request

SUP-38607

1940年1月1日 星期一

PRESORTED
FIRST CLASS
 PITNEY BOWES

02 1M

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JUL 16 2010

MAILED FROM ZIP CODE 89101

RECEIVED
JUL 27 2010

16301202006

Case: SUP-38607

FERGUSON JAMES L & ROSELYN E
1485 DUNEVILLE ST
LAS VEGAS NV 89146-1215

Submitted after final agenda
Date Item 47

RECEIVED
JUN 27 2010

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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

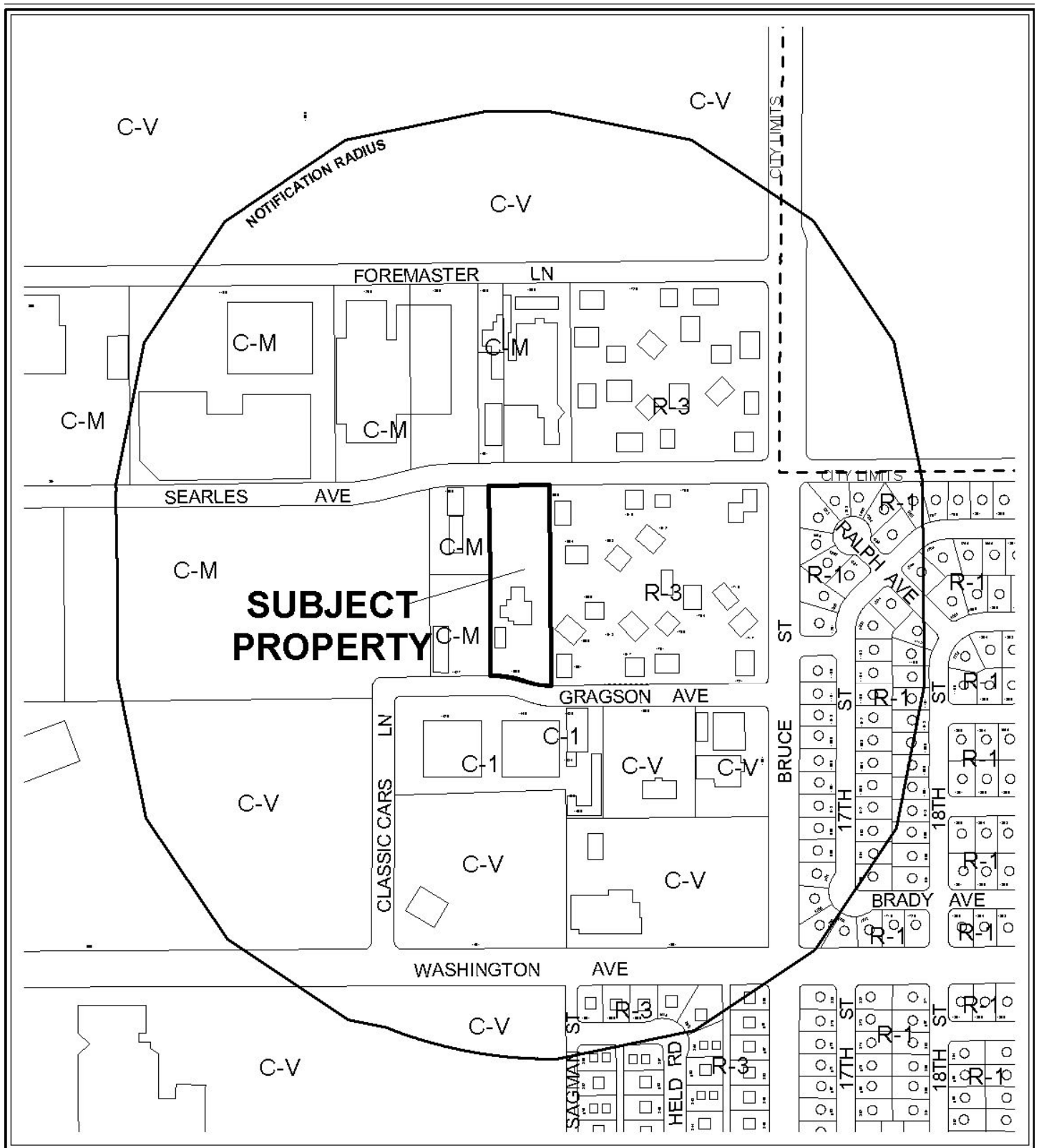
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RECOMMENDATION:

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

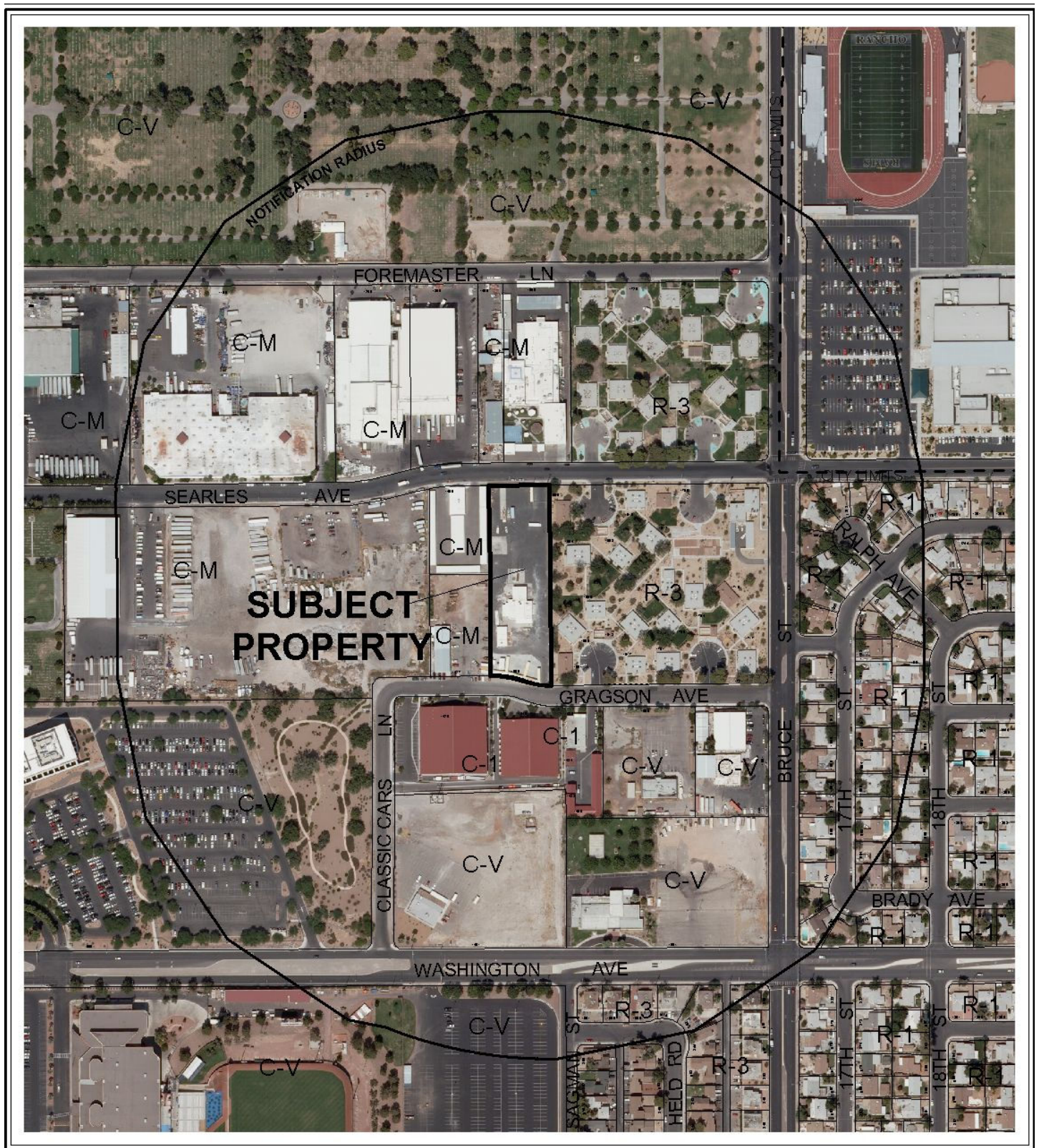


CASE: **SDR-37613**

RADIUS: 1000 FT

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





CASE: **SDR-37613**

RADIUS: 1000 FT

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

0 300 600 Feet



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) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-37613	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SDR-37613 CONDITIONS

Planning and Development

1. Conformance to the conditions for Vacation (VAC-35193) and Site Development Plan Review (SDR-35195), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for Building C, as indicated on the site plan date stamped 03/26/10. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan, date stamped 03/09/10 and the site plan, floor plan and building elevations, date stamped 03/26/10, except as amended by conditions herein.
4. No barbed, razor or concertina wire shall be allowed on site.
5. The applicant shall obtain all required building permits and final inspections for all buildings/structures on the subject site, within 30 days of final approval of Site Development Plan Review (SDR-37613).
6. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow zero-foot landscape buffers along the east and south perimeters where eight feet and six feet, respectively, were previously approved.

GK

Conditions Page Two
May 27, 2010 - Planning Commission Meeting

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.

Conditions Page Three
May 27, 2010 - Planning Commission Meeting

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 Page One
May 27, 2010 - Planning Commission Meeting

**** 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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

GK

Staff Report Page Two
May 27, 2010 - Planning Commission Meeting

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.

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

08/07/08	A deed was recorded for a change in ownership.
----------	--

<i>Related Building Permits/Business Licenses</i>	
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.

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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.

Staff Report Page Three

May 27, 2010 - Planning Commission Meeting

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 finalized 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 finalized on 02/09/10.
01/15/10	A Building Permit (#154742) was processed for electrical revisions. The permit was finalized on 01/15/10.
01/15/10	A Building Permit (#155126) was processed for electrical revisions. The permit was finalized on 01/15/10.

Pre-Application Meeting

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

Neighborhood Meeting

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

Field Check

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

Staff Report Page Four
May 27, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
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

Staff Report Page Five
May 27, 2010 - Planning Commission Meeting

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:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
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

<i>Standard Category</i>	<i>Approved SDR-35195</i>	<i>Proposed SDR-37613</i>
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

Staff Report Page Six
May 27, 2010 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
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.

Staff Report Page Seven
May 27, 2010 - Planning Commission Meeting

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 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;**

Staff Report Page Eight
May 27, 2010 - Planning Commission Meeting

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.

Staff Report Page Nine
May 27, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

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 DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

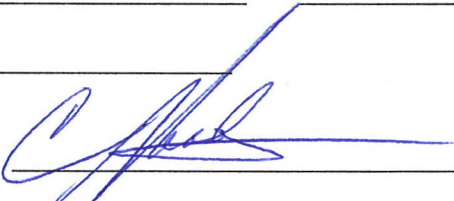
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

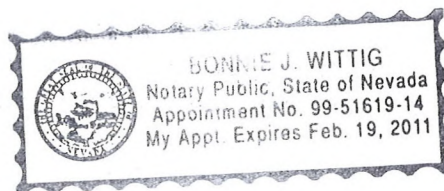
Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4 day of March, 2010

Bonnie J. Wittig
Notary Public in and for said County and State

CLARK CITY



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 Zip 89102
 E-mail Address curranb@ballardspahr.com

Property Owner Signature* [Signature]

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

Print Name Creighton J. Nady

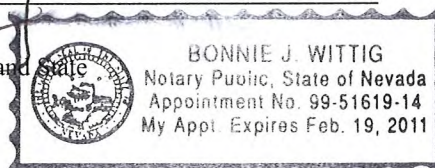
Subscribed and sworn before me

This 4th day of March, 20 10.

[Signature]

Notary Public in and for said County and State

CLARK CITY



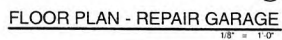
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR # 37613</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>3/9/10</u>
Received By:	<u>[Signature]</u>

*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



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	150-26-001-004
JURISDICTION	CITY OF LAS VEGAS - 80101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL - RESEARCH
EXISTING ZONING	CAM
PROPOSED USE	TAXI LIMO YARD AUTO REPAIR GARAGE MINORS AUTO PAINT AND BODY REPAIR SHOP OUTDOOR STORAGE

SITE AREA

SETBACKS - (PRINCIPAL STRUCTURE)		1.00 GROSS ACRES
FRONT	REQ'D 10'-0"	PROVIDED 277'-10"
INTERIOR SIDE	10'-0"	36'-11" 44'-11"
REAR	20'-0"	168'-11"

SETBACKS - ACCESSORY STRUCTURE

	PRO'D	PROVIDED	
FRONT	10'-0"	4'-0"	
INTERIOR SIDE	8'-0"	8'-0", 50'-0"	
REAR	8'-0"	70'-0"	
MAX HEIGHT			N/A
ACTUAL HEIGHT			28'-0"
LOT COVERAGE ALLOWED			N/A
ACTUAL LOT COVERAGE			10.7%
% OF OUTSIDE STORAGE ALLOWED			1%
ACTUAL % OF OUTSIDE STORAGE			0%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VE
OCCUPANCY	BFS-1

— FIRE SPRINKLERS

BUILDING AREAS:		
A	EXISTING OFFICE BUILDING (± 10' HIGH)	4,400 SF
B	EXISTING STORAGE BUILDING (± 10' HIGH)	1,100 SF
C	NEW REPAIR GARAGE (20' 0" HIGH)	3,000 SF (1st) + 2,000 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	00	0
# OF TAXIS @ MAXIMUM CAPACITY	07	0
STANDARD PARKING SPACES PROVIDED		0
COMPACT PARKING SPACES PROVIDED		(26.33)
HANDICAPPED SPACES PROVIDED		
TOTAL PARKING		13

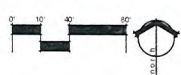
133
SITE PLAN AND
FLOOR PLAN

ASI 00

09 065 A Cab Tax 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

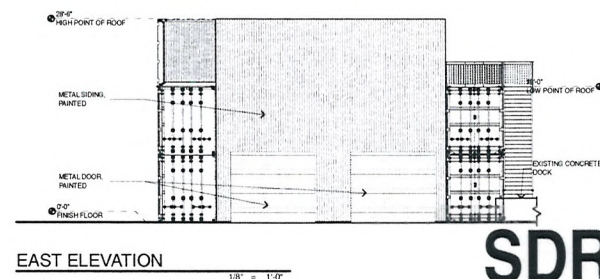
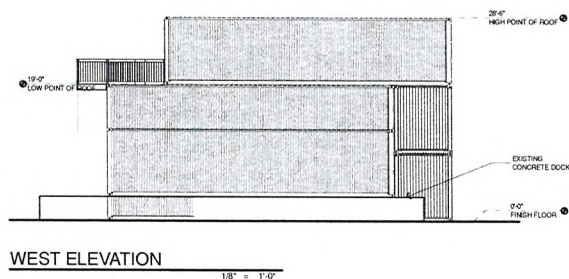
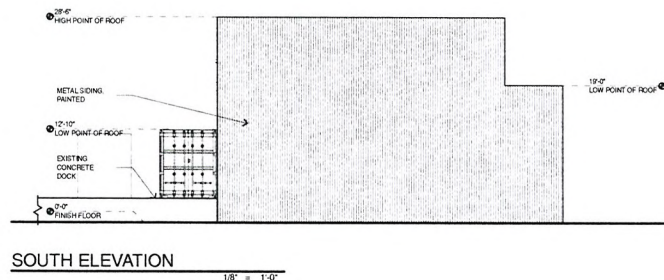


A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

SDR-37613
REVISED

3 RECEIVED
MAR 26 2010
City of Las Vegas Site Development Review Submittal (Rev.) 03/10

City of Las Vegas Site Development Review Submittal	03/09/10
City of Las Vegas Site Development Review Submittal (Rev)	03/22/10

SDR-37613
REVISED EX
EL
AU

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

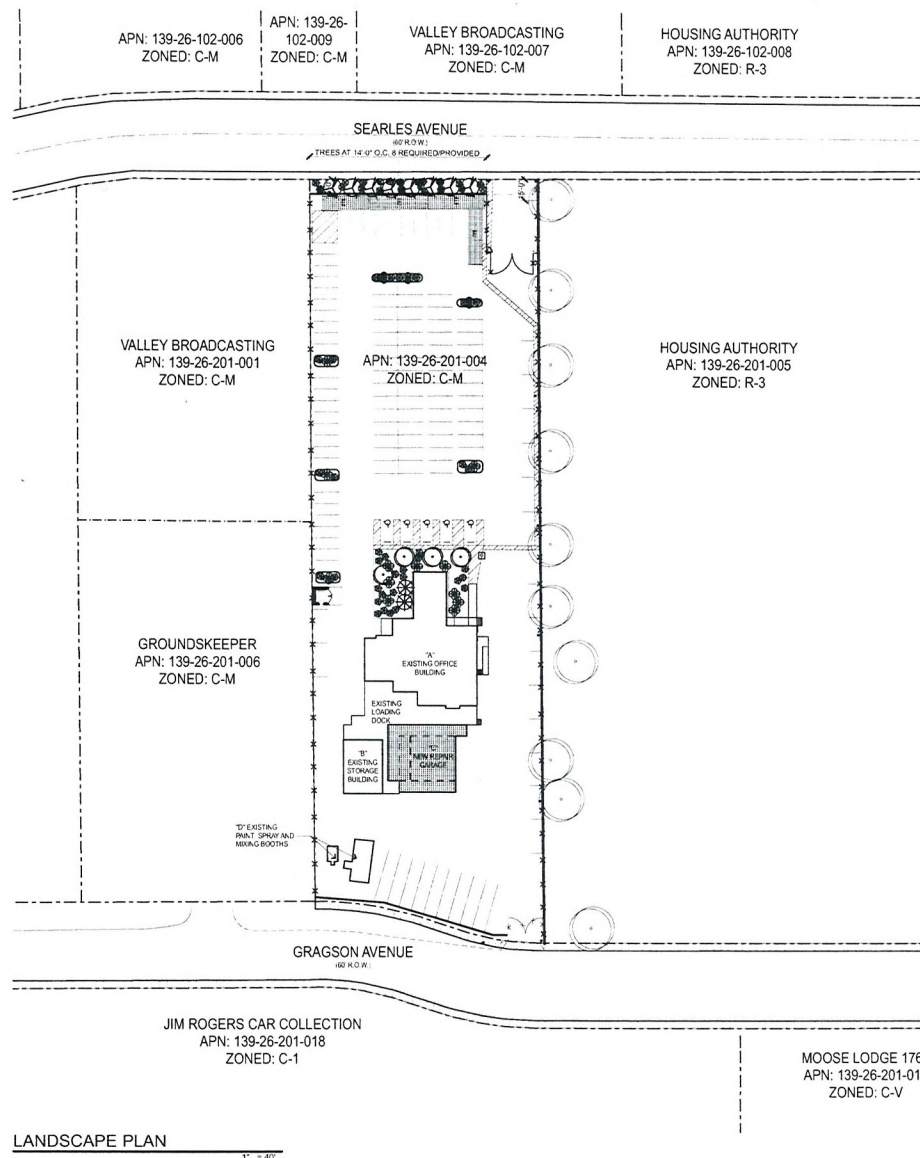
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City of Louisville 515 Commonwealth Avenue, Suite 200, Louisville, KY 40202
City of Louisville 515 Commonwealth Avenue, Suite 200, Louisville, KY 40202

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MAR 26 2010



LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE ROBE LOCUST	robina pseudocacacia	24" Box
	MEDITERRANEAN 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
	HEGEL 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"	15'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	8'-0"
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	8'-0"
REAR (ADJ. TO ROW)	15'-0"	15'-0"

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

PLANTING PLAN

L100

09/26/5 A Cab Taxi Company

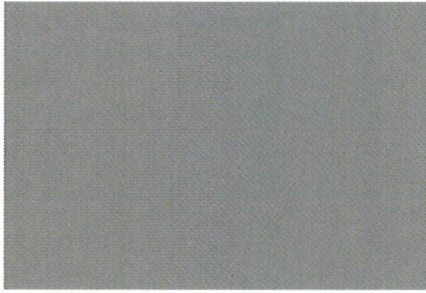
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04/22/10 PC

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Prefinished Metal



Paint 1

APTUSArchitecture

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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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MAR 22 2010

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



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1500 SEARLES AVENUE

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1500 SEARLES AVENUE**

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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

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



SDR-37613
04/22/10 PC

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,

A handwritten signature in black ink that reads "Kristen G. Neuman". The signature is fluid and cursive, with the first name "Kristen" being more prominent than the last name "Neuman".

Kristen G. Neuman, AIA
APTUS Architecture

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MAR - 9 2010 **SDR-37613**
04/22/10 PC

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). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



CASE: **VAR-38827**

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
JUL 09 2010

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Jeanny Huguett

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 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: Seanny 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

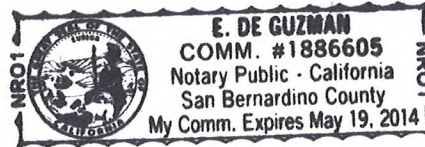
On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,
(here insert name and title of the officer)

personally appeared Jeanng 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



(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:

☒ 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)
☐ _____



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Parking
 Project Address (Location): 821 N Lamb Blvd
 Project Name: Sofias PIZZA Proposed Use: Restaurant 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) 372-4111
 City: Fountain Valley CA 92708 State: CA Zip: 92708

APPLICANT: Sofias PIZZA Contact: Galentin Denchev
 Address: 821 N. LAMB Blvd. Phone: 702 437 6666 Fax: _____
 City: LAS Vegas State: NV Zip: 89110

REPRESENTATIVE: Sofias PIZZA Contact: Tom Gallina (T.J.)
 Address: 821 N. LAMB BLVD. Phone: (702) 503-5000 Fax: _____
 City: LA S Vegas State: NV Zip: 89110

Property Owner Signature* Jeanny Huynh

*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, 20 10

Ernesto M. De Guzman, County of San Bernardino

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # VAR 38827

Meeting Date: 8.26.10

Total Fee: \$ 030.-

Date Accepted: 7.9.10

Accepted By: UFA

*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.

* See attached certificate
acknowledgement.

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JUL 09 2010

State of California)
County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

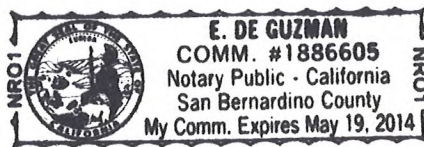
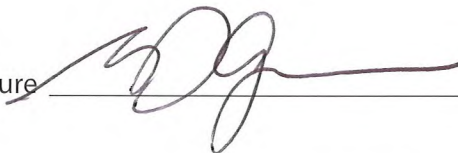
On 7/8/10 before me, Ernesto M. De Guzman,
(here insert name and title of the officer)

personally appeared Jeanmy 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



(Seal)

OPTIONAL INFORMATION

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Description of Attached Document

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

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

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

☒ 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: _____

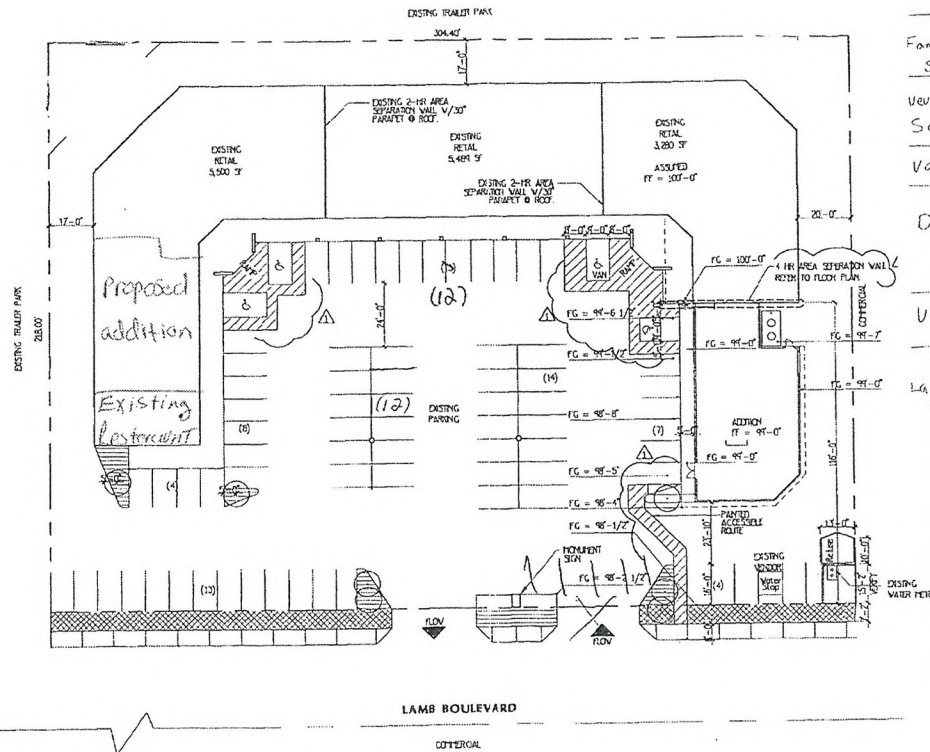
Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

WASHINGTON

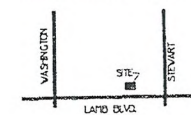
SITE PLAN

SCALE 1" = 20'-0"



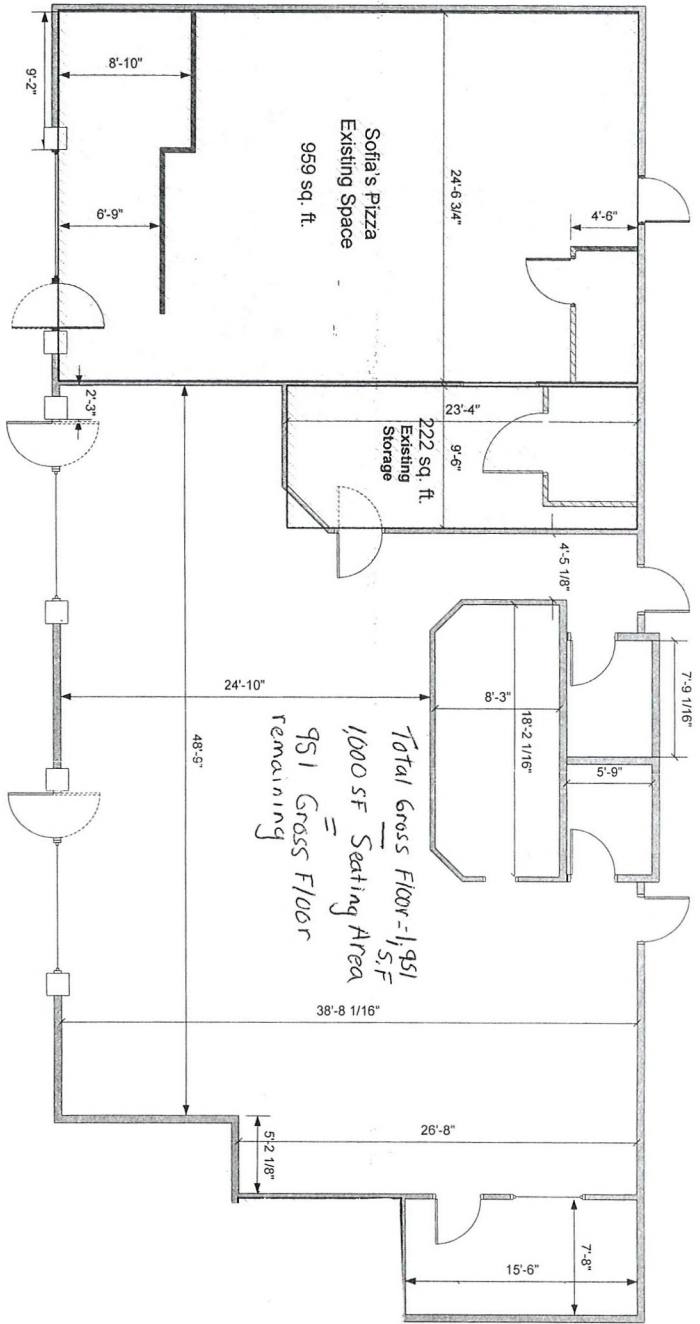
Business Name	Suite #	Use	Required	Gross Floor Area	30 S.F. Waiting Area	Total Space
Sofias Pizza (Existing)	1	Restaurant, 2000 S.F. or more (without drive through)	1 per 50 S.F. of Public Seating Plus one Space for each 200 S.F. of the remaining Gross Floor	1,000 S.F.	970 S.F. Remaining	6
Sofias Pizza (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	1,951	1,000 S.F. of Public Seating 950 Spaces (5 S.F. per Space)	25
Family Beauty Salon	11	General Beauty Service	2 Spaces per barber chair	6 Barber chairs	6 Barber Chairs X 2	12
Uned a Tax Solutions	5-6	Office	1 Space per 300 S.F.	2,100 S.F. = 7 spaces		7
Vacant	7-10	Vacant	1 Space per 175 Retail S.F.	2,320	2,320 S.F. = 13	13
DoHy's	11	Liquor Establishment Tavern	1 per 50 S.F. of Public Seating Plus one Space for each 200 S.F. of the remaining Gross Floor	2,394 S.F.	200 S.F. Dining + 2,094 Remaining Gross Floor = 10.5 Spaces	15
Vacant	12-13	Vacant	1 Space per 175 S.F. Retail	1,950	1,950 S.F. = 11	11
La Mijarra V.C.A.	14	Restaurant	1 per 50 S.F. of Public Seating Plus one Space for each 200 S.F. of the remaining Gross Floor	2,650	1,000 S.F. Dining 20 Spaces + 1,650 Remaining Gross Floor = 8.25	28
Total						105

VICINITY MAP



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AUG 03 2010

VAR-38827
REVISED



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JUL 26 2010

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, copyright © 2009			
PHONE 702-478-7100		SIZE 17	JOB NO 10.017
FAX 702-478-7101		SCALE 1/8" = 1'-0"	DWG Floor Plan
SHEET			REV 2 OF 3

VAR-38827
REVISED



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JUL 13 2010

See full size image

pool table decorated cake



Search images

Back to image results



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JUL 19 2010

Family Dream
Salon & Photo Studio
453-5200
Walk-ins Welcome

HELP
WANTED
LICENSED
HAIR DRESSERS
&
NAIL TECHS
\$100 WEEK
453-5200

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JUL 13 2010

authc
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RECEIVED
JUL 13 2010

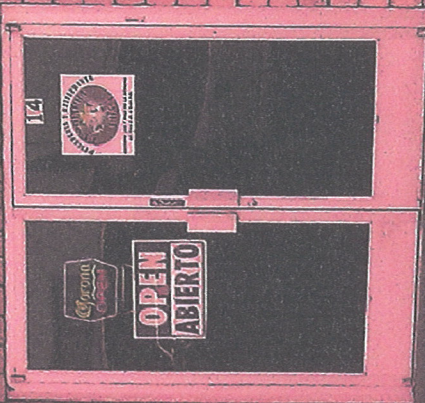


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PESCADERIA y RESTAURANTE
LA MOJARRA LOCA

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JUL 13 2010





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.

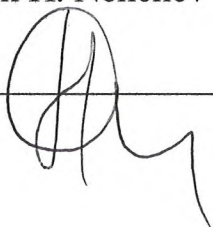
Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

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.

Sincerely Yours

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JUL 26 2010

Galentin H. Nenchev



Date: 07/12/10

**VAR-38827
REVISED**

**Family Beauty Salon & Photo Studio
821 North Lamb Blvd.
Las Vegas, Nevada 89110**

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.

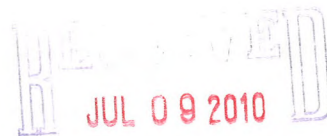
Please note that a major part of our traffic is by foot, being set within several housing communities that do not require the use of an automobile. Additionally, high peak hours for a restaurant business is in the later hours of the day whereas all other business will be closed.

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

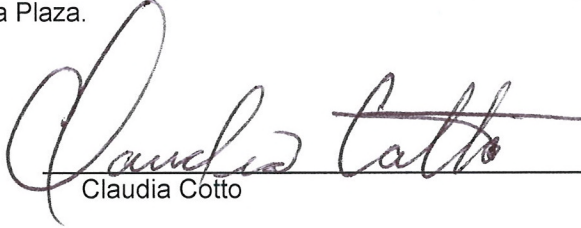


A

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 Mojarras Loca Restaurant I have never had
any parking issues and feel that there is plenty of
parking to accommodate all Business and feel
strongly allowing a parking Variance for Sofia's
Pizza Thank you

the Owner

Jesus Vazquez

A

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). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

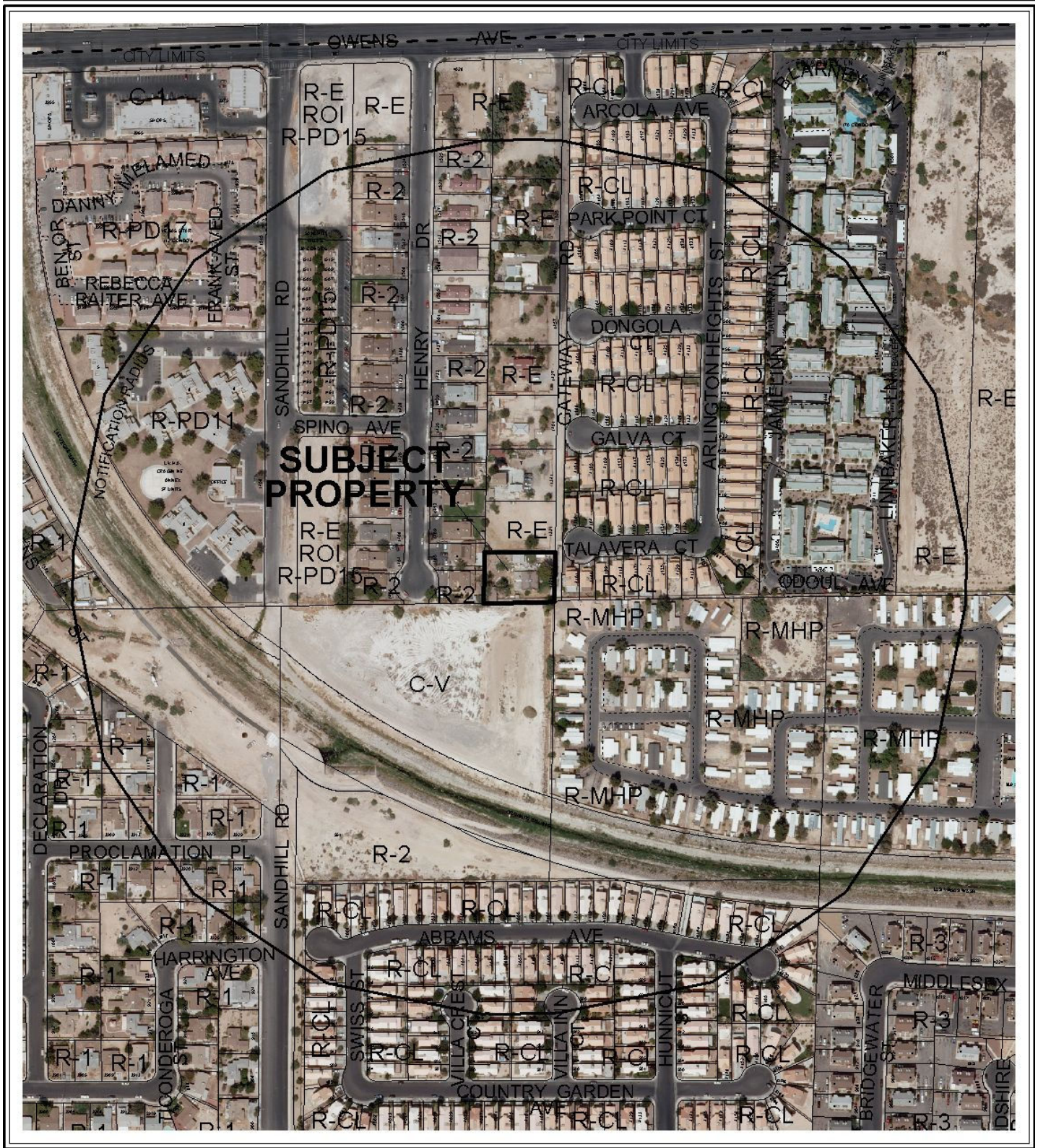
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



CASE: **VAR-38840**

RADIUS: 1000 FT

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



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): _____

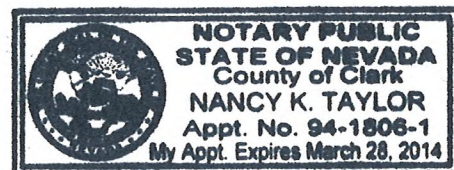
APN: _____

Signature of Property Owner: Kimberly Marx

Print Name: Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 20 10
Nancy K. Taylor
Notary Public in and for said County and State



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Marx Residence Auxiliary Building
Project Address (Location) 1301 N. Gateway Dr.
Project Name Marx Auxiliary Building Proposed Use garage
Assessor's Parcel #(s) 140-30-502-010 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres .48 acres Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Ronald + Kimberly Marx Contact Kim Marx
Address 1301 Gateway Phone: 524-1988 Fax: 735-3451
City Las Vegas State NV Zip 89110
E-mail Address Kmarx@cox.net

APPLICANT Ronald and Kimberly Marx Contact Kim Marx
Address 1301 Gateway Phone: 524-1988 Fax: 735-3451
City Las Vegas State NV Zip 89110
E-mail Address Kmarx@cox.net

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

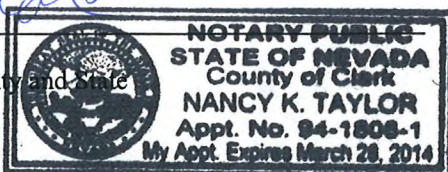
Property Owner Signature* Kimberly Marx
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 20 10

Nancy K. Taylor

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38840</u>
Meeting Date:	<u>8-26-10 PC</u>
Total Fee:	<u>\$830.00</u>
Date Accepted:	<u>7/13/10</u>
Accepted By:	<u>[Signature]</u>

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

APN: 140-30-502-009

APN: 140-30-512-010

APN: 140-30-512-009

PROPOSED
1500 sq.
ft.
CLASS II

EXISTING
520 sq.
ft.
CLASS I

EXISTING
HOUSE
2,034
sq. ft.

APN: 140-30-502-010

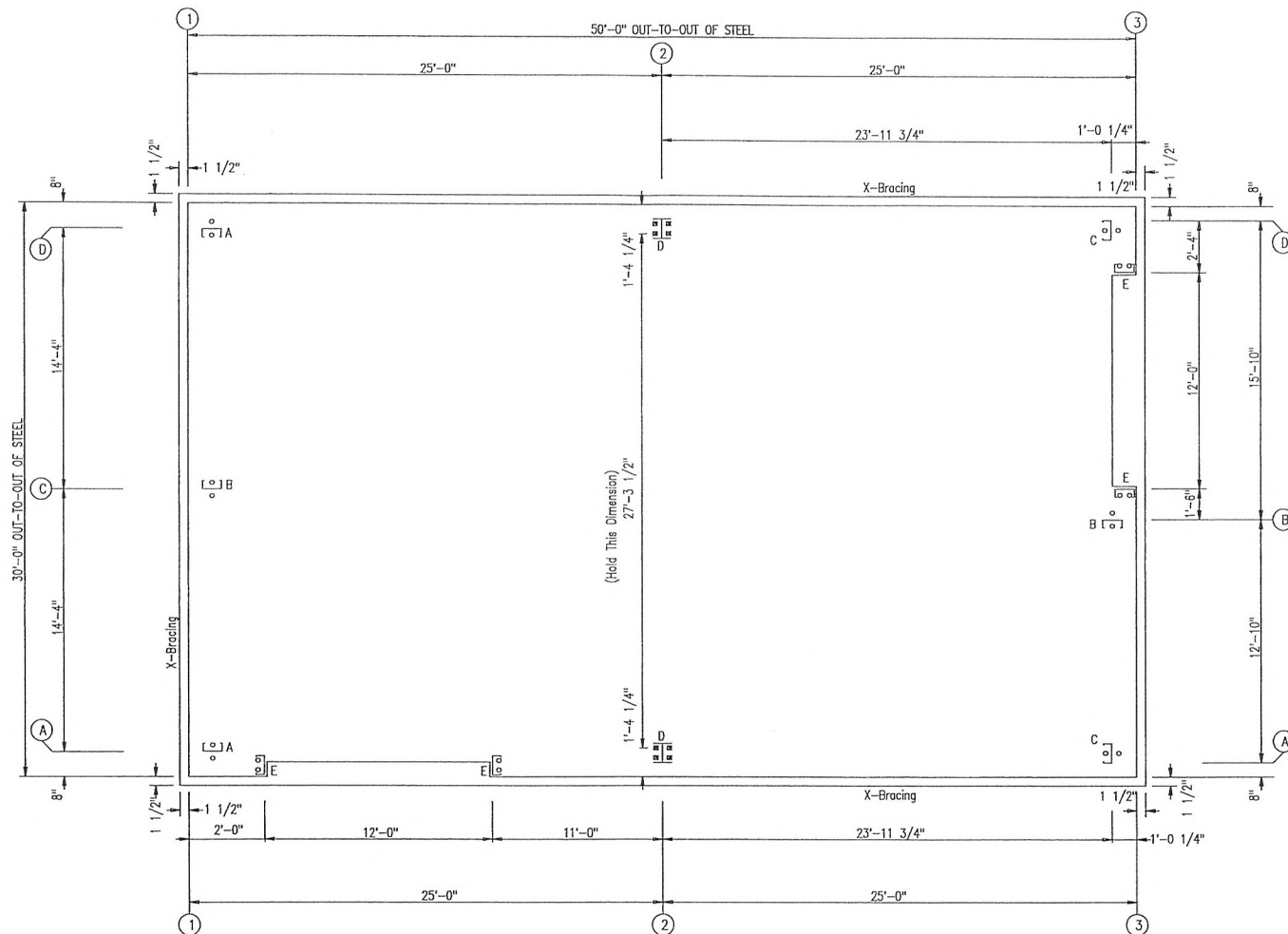
DRIVE WAY

SITE PLAN

(Scale: 1/8" = 1')

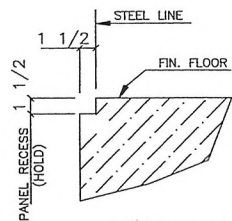
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VAR-38840



○ Dia= 5/8"
 ⊗ Dia= 3/4"

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

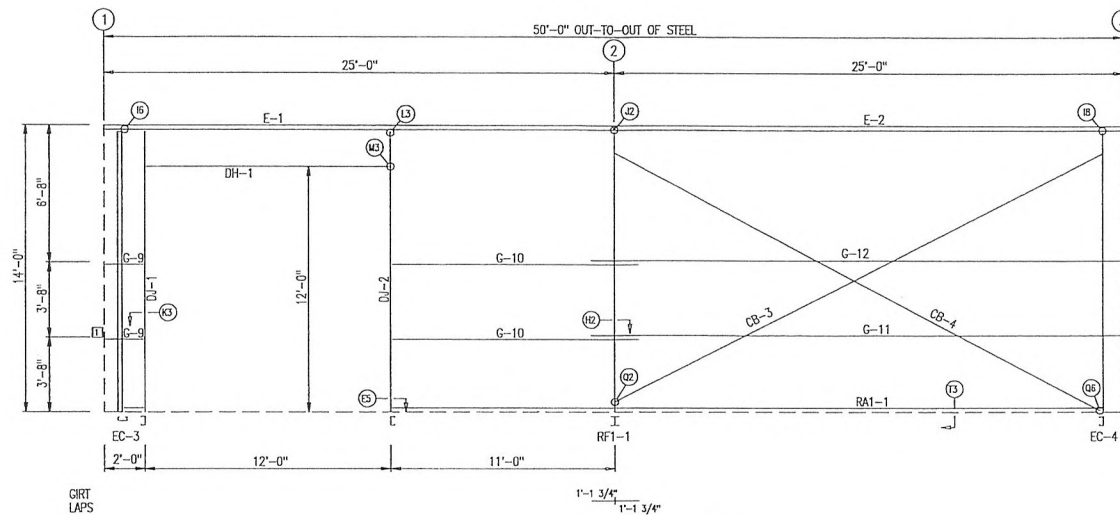
LOCATION: LAS VEGAS, NV 89110

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

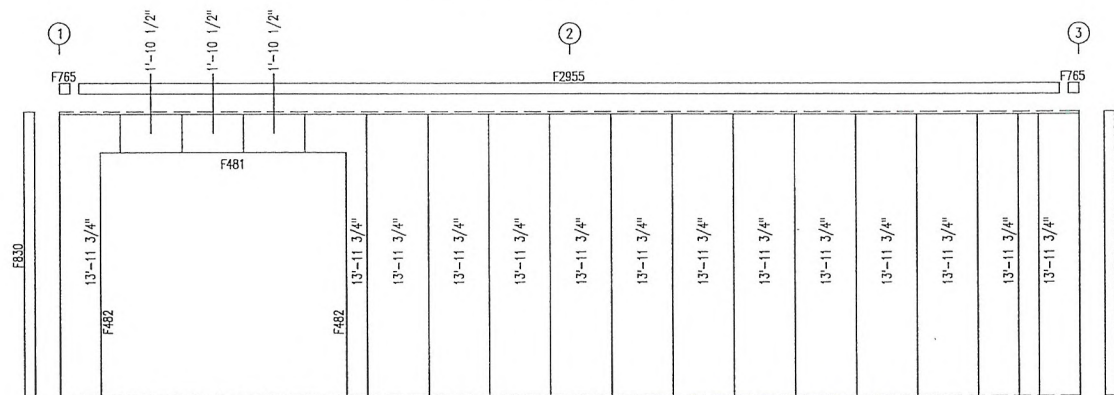
JUN 11 2010



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VAR-38840



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR - Saddle Tan

MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
DJ-1	8F25C16	13'-4 3/8"
DJ-2	8F25C16	13'-4 3/8"
DH-1	8F25C16	12'-0"
E-1	8ES11L14	24'-11 1/2"
E-2	8ES11L14	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		
CTID	MARK/PART	
1	SC-5	

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

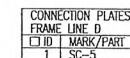
U.S. METAL BUILDINGS 1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442 (800) 638-5450					
PROJECT: RONALD MARX					
CUSTOMER: RONALD MARX			OWNER: RONALD MARX		
LOCATION: LAS VEGAS, NV 89110					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER
AS	6/08/10	N.T.S.	1	A	3501-250100
				SHEET NUMBER	ISSUE
				E2	A



RECEIVED

JUL 13 2010

VAR-38840

[illegible][illegible]

CAD
AS

DATE
6/08/10

SC
N

PHASE
1

BUILDING ID	A
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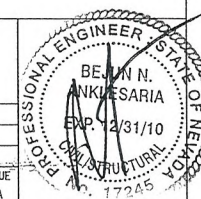
JOB NUMBER
3501-250100

SHEET NUMBER	E3
--------------	----

ISSU	
A	

JE

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.



JUN 11 2010

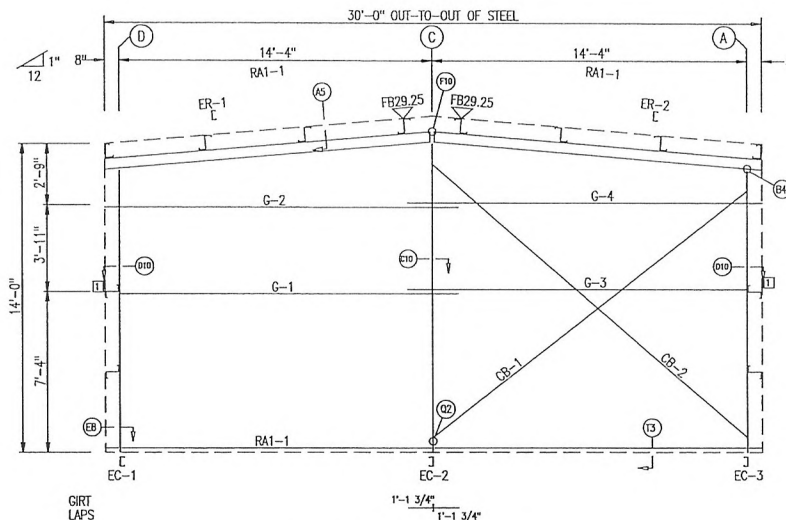
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JUL 13 2010
VAR-38840

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

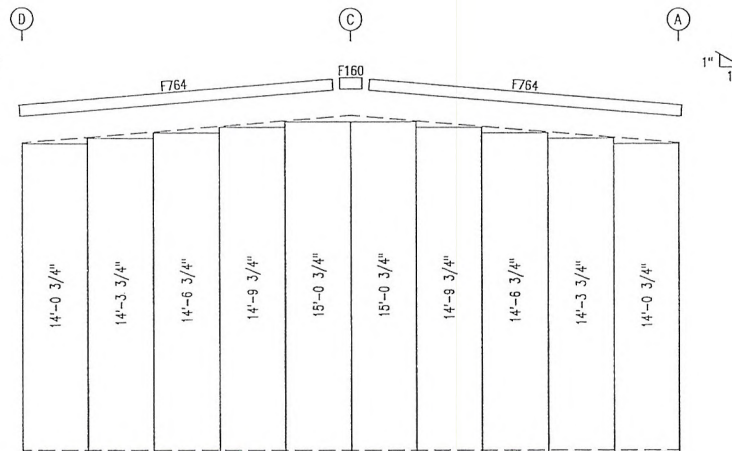
MEMBER TABLE		
FRAME LINE 1		
MARK	PART	LENGTH
EC-1	8F25C16	12'-7 3/8"
EC-2	8F35C13	13'-7 1/8"
EC-3	8F25C16	12'-7 3/8"
ER-1	8F25C12	15'-0 3/8"
ER-2	8F25C12	15'-0 3/8"
G-1	8X25Z16	15'-5 1/2"
G-2	8X25Z16	16'-1 1/2"
G-3	8X25Z16	15'-5 1/2"
G-4	8X25Z16	16'-1 1/2"
CB-1	1/4" DIA	18'-9"
CB-2	1/4" DIA	19'-4"

FLANGE BRACE TABLE		
FRAME LINE 1		
V/D	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

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	CHK'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



RECEIVED
JUL 13 2010
VAR-38840

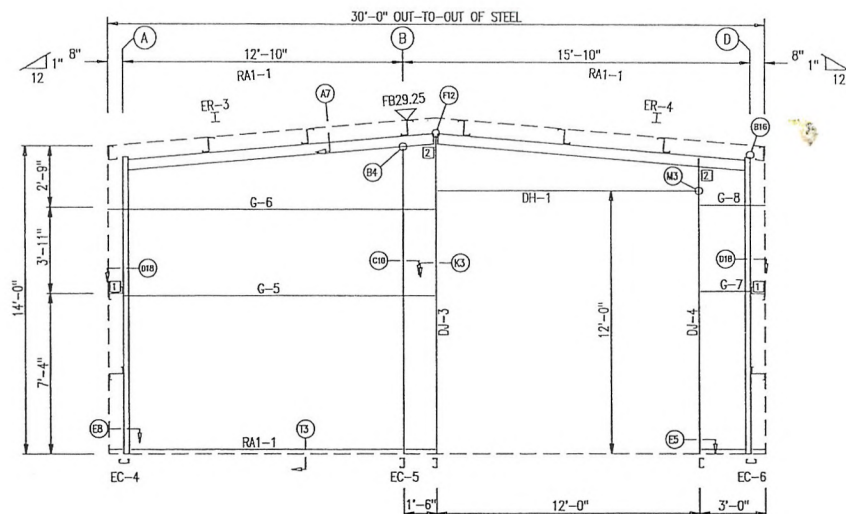
JUN 11 2010

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Cor-Column/Raft	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"

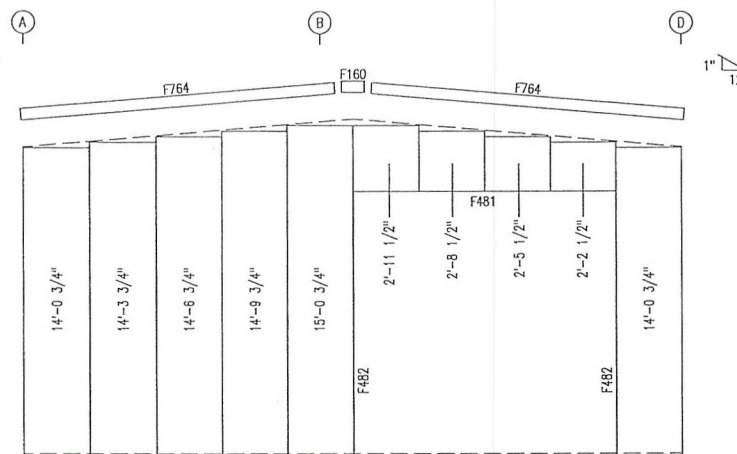
MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
EC-4	8F25C16	13'-5 1/16"
EC-5	8F25C13	13'-8 5/16"
EC-6	8F25C16	13'-5 1/16"
ER-3	W8X10	13'-9 1/4"
ER-4	W8X10	13'-9 1/4"
DJ-3	8F25C16	14'-5 3/4"
DJ-4	8F25C16	13'-5 3/4"
DH-1	8F25C16	12'-0"
G-5	8X25Z16	14'-1"
G-6	8X25Z16	14'-9 1/4"
G-7	8X25Z16	2'-1"
G-8	8X25Z16	2'-9 1/4"

FLANGE BRACE TABLE FRAME LINE 3		
V/D	MARK	LENGTH
1	FB29.25	2'-5 1/4"

CONNECTION PLATES FRAME LINE 3		
C/D	MARK/PART	
1	HC-31	
2	n1	



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. PR - Saddle Tan

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.
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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

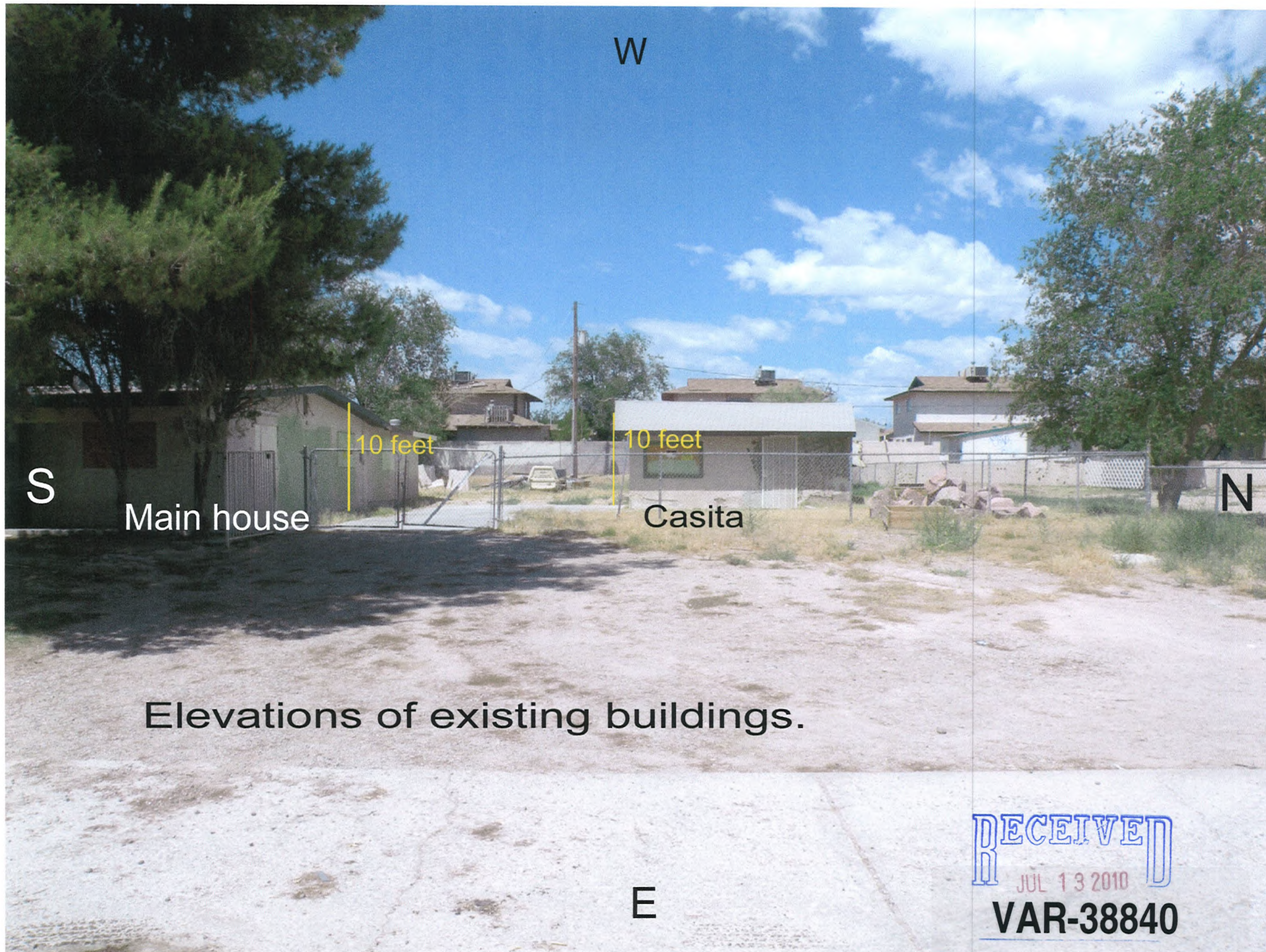
LOCATION: LAS VEGAS, NV 89110

C/D	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	ES	A

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W

S

Main house

10 feet

10 feet

Casita

N

Elevations of existing buildings.

E

RECEIVED
JUL 13 2010
VAR-38840

Signature® 200

Siliconized Polyester

trim color



HAWAIIAN BLUE



CRIMSON RED



FERN GREEN



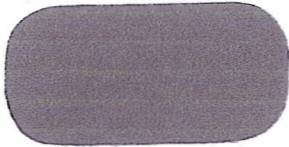
BURNISHED SLATE



KOKO BROWN



GALLERY BLUE



CHARCOAL GRAY



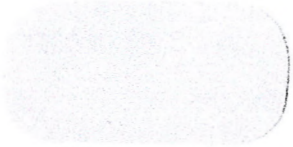
ASH GRAY



SADDLE TAN



DESERT SAND



POLAR WHITE



RUSTIC RED



LIGHT STONE

Building
color

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JUL 13 2010
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

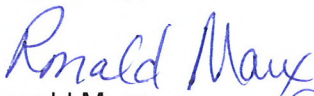
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JUL 13 2010
VAR-38840

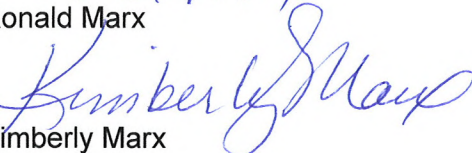
on it (see Picture #5). The homes in the neighborhood directly east of us are all two-story (see Picture #4). So although our home only has a roofline of 10-feet, the 16-foot height of the accessory structure would not be out of place in the neighborhood. The metal building will be tan with a brown trim. 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 where 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


Kimberly Marx

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JUL 13 2010
VAR-38840

July 12, 2010

Ron and Kim Marx have explained their desire to build a 30x50x16 metal garage building on the northwest corner of their property (1301 Gateway Dr.). I understand they are applying for a variance from the City of Las Vegas for height, size, and building materials of this garage.

I approve of this project on our street.

Geraldine F. Webb

Printed Name:

Address:

1427 No. Gateway Rd
LAS VEGAS, NV. 89110-1202

PH# (702) 453-3317

Printed Name:

Address:

Printed Name:

Address:

RECEIVED
JUL 13 2010



Example of type and
look of structure.

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JUL 13 2010

July 12, 2010

Ron and Kim Marx have explained their desire to build a 30x50x16 metal garage building on the northwest corner of their property (1301 Gateway Dr.). I understand they are applying for a variance from the City of Las Vegas for height, size, and building materials of this garage.

I approve of this project on our street.

JUAN M. DIAZ

Printed Name:

Address:

4901 ELMHURST LN
L.V. NV. 89108

OWNER ON 1321 GATEWAY

FRT LAWLER

Printed Name:

Address: 1501 N. GATEWAY Rd.

Printed Name:

Address:

RECEIVED
JUL 13 2010



Example of type and
look of structure.

RECEIVED
JUL 13 2010

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). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

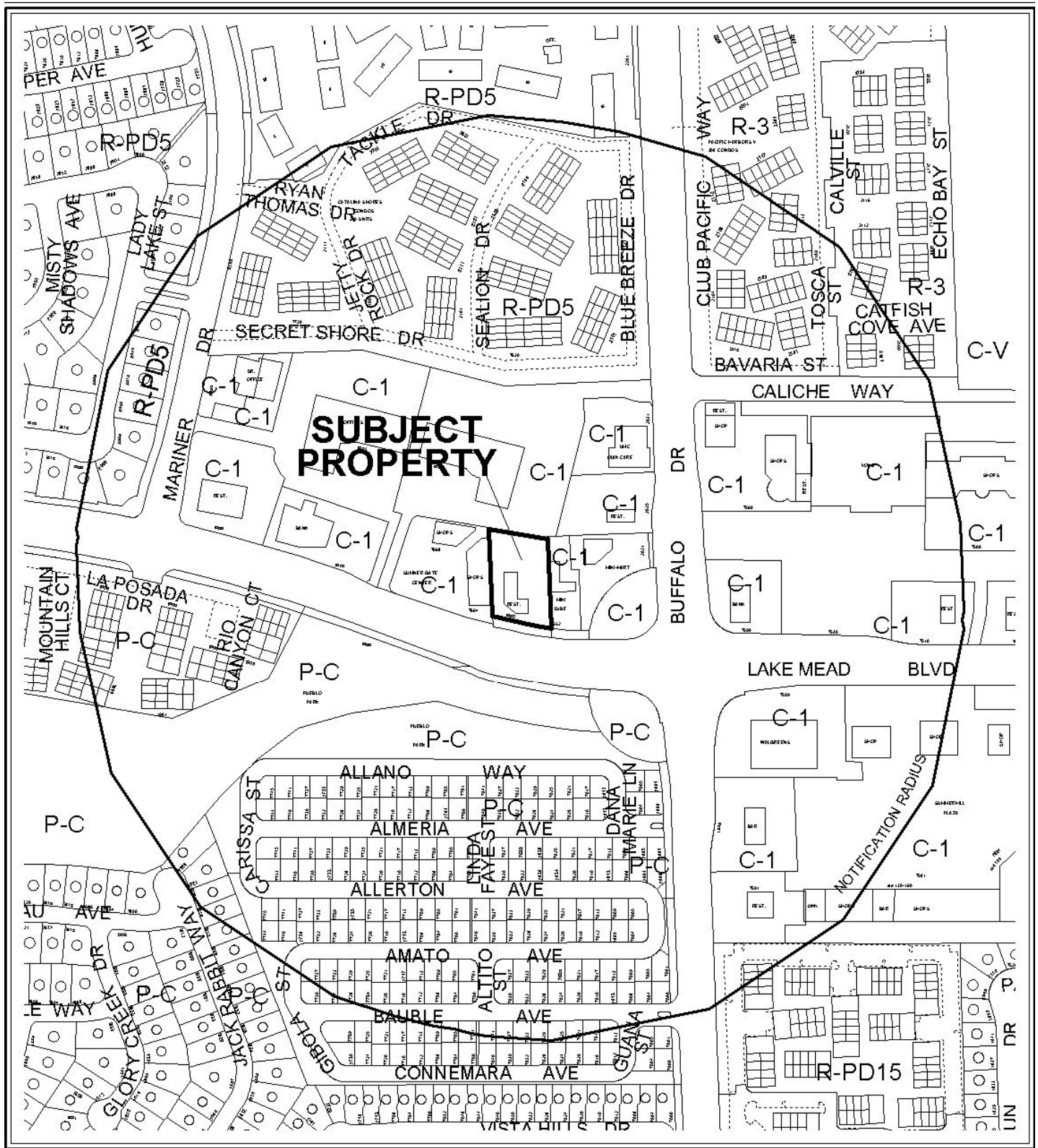
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RECOMMENDATION:

Staff recommends 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)





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

RADIUS: 1000 FT

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

0 300 600 Feet





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: _____

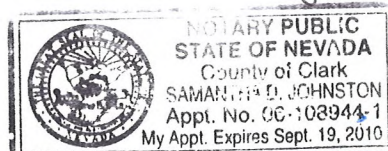
Print Name: _____

Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha Johnston
Notary Public in and for said County and State



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.

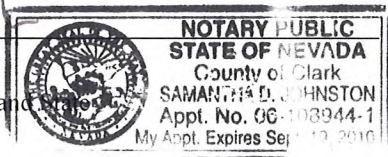
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

Samantha D. Johnston

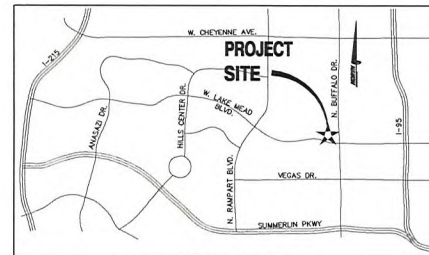
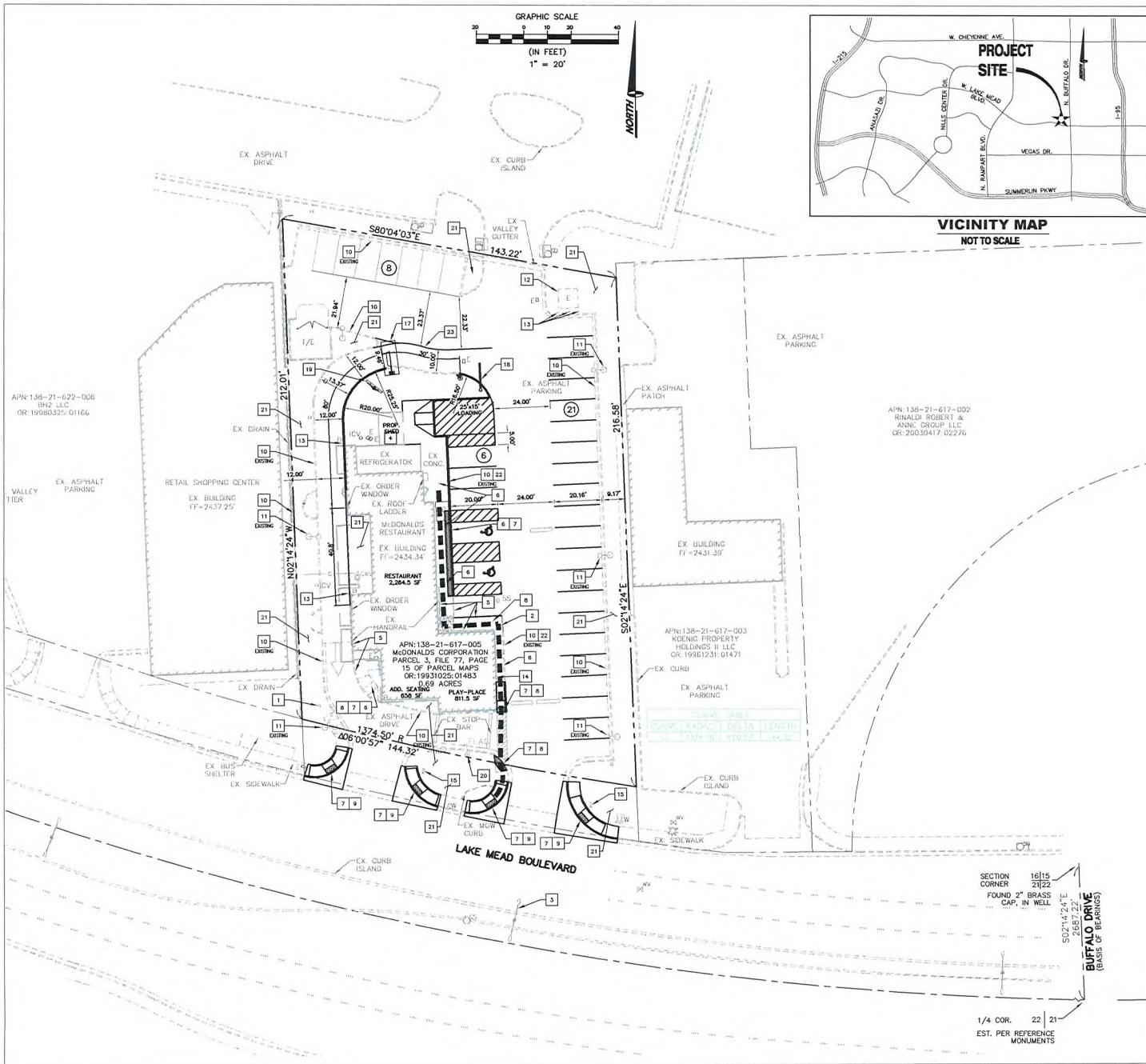
Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38857</u>
Meeting Date:	<u>8-26-10</u>
Total Fee:	<u>830.00</u>
Date Received:	<u>8-13-10</u>
Received By:	<u>FS</u>

*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 3,724 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:	28 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	1 (15' X 25') PROVIDED
PROPOSED PARKING DEFICIT BY 3 SPACES	

SITE INFORMATION:

OWNER:	MCDONALDS CORPORATION
ADDRESS:	7562 WEST LAKE MEAD BLVD LAS VEGAS, NEVADA 89128
JURISDICTION:	CITY OF LAS VEGAS
APN:	138-21-617-006
ZONING:	LIGHT COMMERCIAL DISTRICT (C-1)
APPROX. ACREAGE:	0.68 ACRES

LEGEND

----- ACCESSIBLE ROUTE

BUILDING SETBACKS:

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

KEY NOTES:

- EXISTING FREE STANDING MCDONALD'S SIGN TO REMAIN
- ACCESSIBLE EGRESS ROUTE
- EX. STREET LIGHT
- RELOCATED STORAGE SHED
- EX. HAND RAIL
- RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
- PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNING TO MEET ADA COMPLIANCE
- RECONSTRUCT EXISTING HANDICAP RAMP FOR ADA COMPLIANCE
- RECONSTRUCT EXISTING HANDICAP RAMP AND CONCRETE SPANDREL FOR ADA COMPLIANCE
- CURB
- AREA LIGHT AND FOUNDATION
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING BOLLARD
- RADIUS WALL SCORING MOUNTED AT HEIGHT OF TRELLIS, TYP. (VERIFY HEIGHT WITH ARCHITECTURAL ELEVATIONS AND MCDONALD'S SIGNAGE REQUIREMENTS)
- EX. DIRECTIONAL (ILLUMINATED) 40" X 40" VAN MONUMENT SIGNS
- NOT USED
- DRIVE-THRU TWIN POLE CANOPY
- WELCOME POINT CANOPY
- MODULAR OUTDOOR MENU BOARD
- EXISTING FLAG POLE
- LANDSCAPE AREA
- SIDEWALK
- PROPOSED PAINTED LINE

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City of Las Vegas

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

VAR-38857
VAR-38858
SDR-38856

NO.	DESCRIPTION	REV.	DATE
1	1		
2	2		
3	3		
4	4		
5	5		
6	6		
7	7		
8	8		
9	9		
10	10		
11	11		
12	12		
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22	22		
23	23		

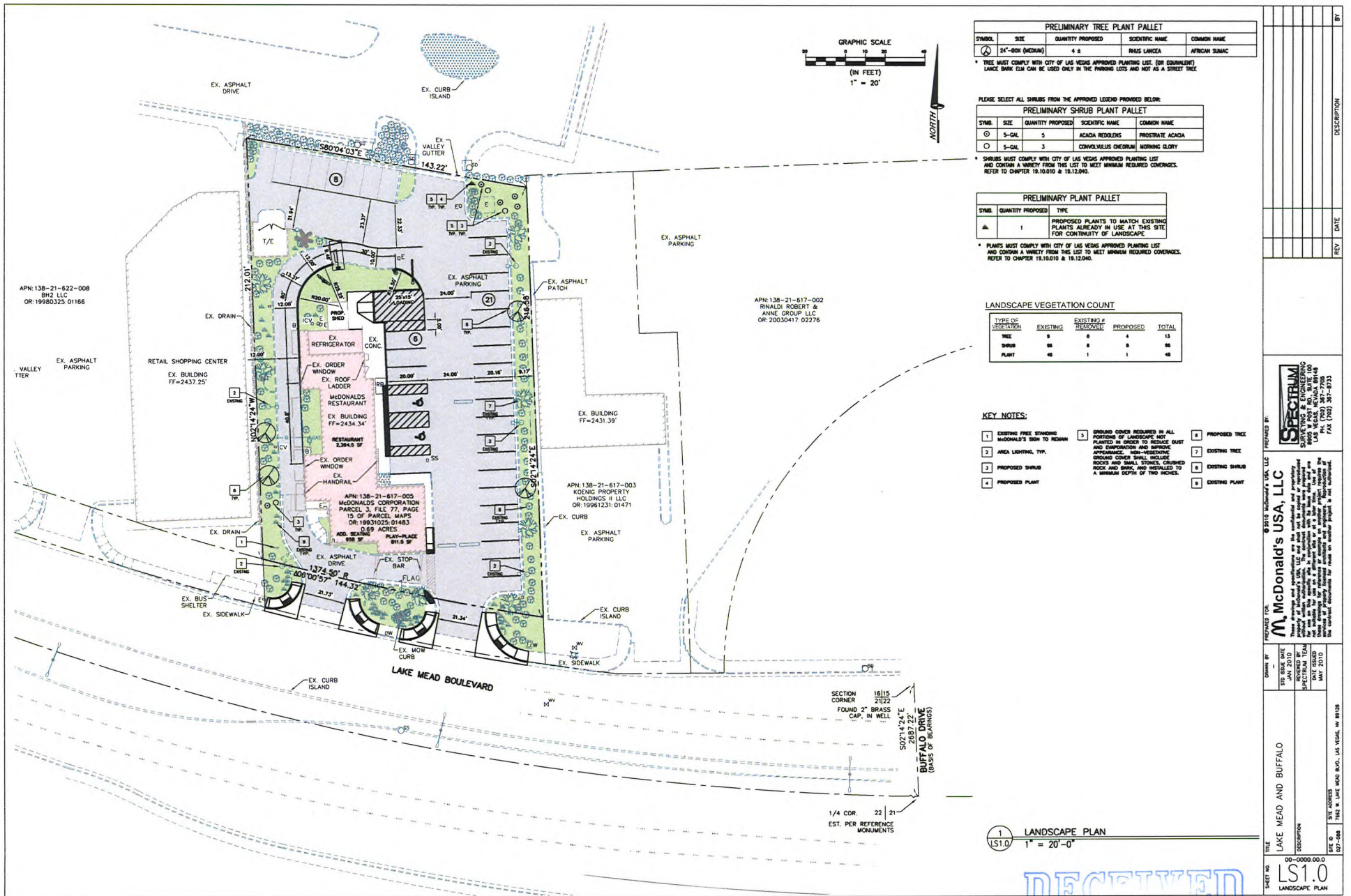
PREPARED BY: **SPECTRUM**
SUNSHINE & LANDSCAPE
8000 W. 200TH RD., SUITE 100
LAS VEGAS, NV 89134
PH: (702) 367-7765
FAX: (702) 367-8733

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McDonald's USA, LLC
The design and construction of the restaurant and property are the property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the written permission of McDonald's USA, LLC. The design and construction of the restaurant and property are the property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the written permission of McDonald's USA, LLC.

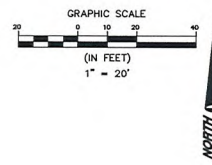
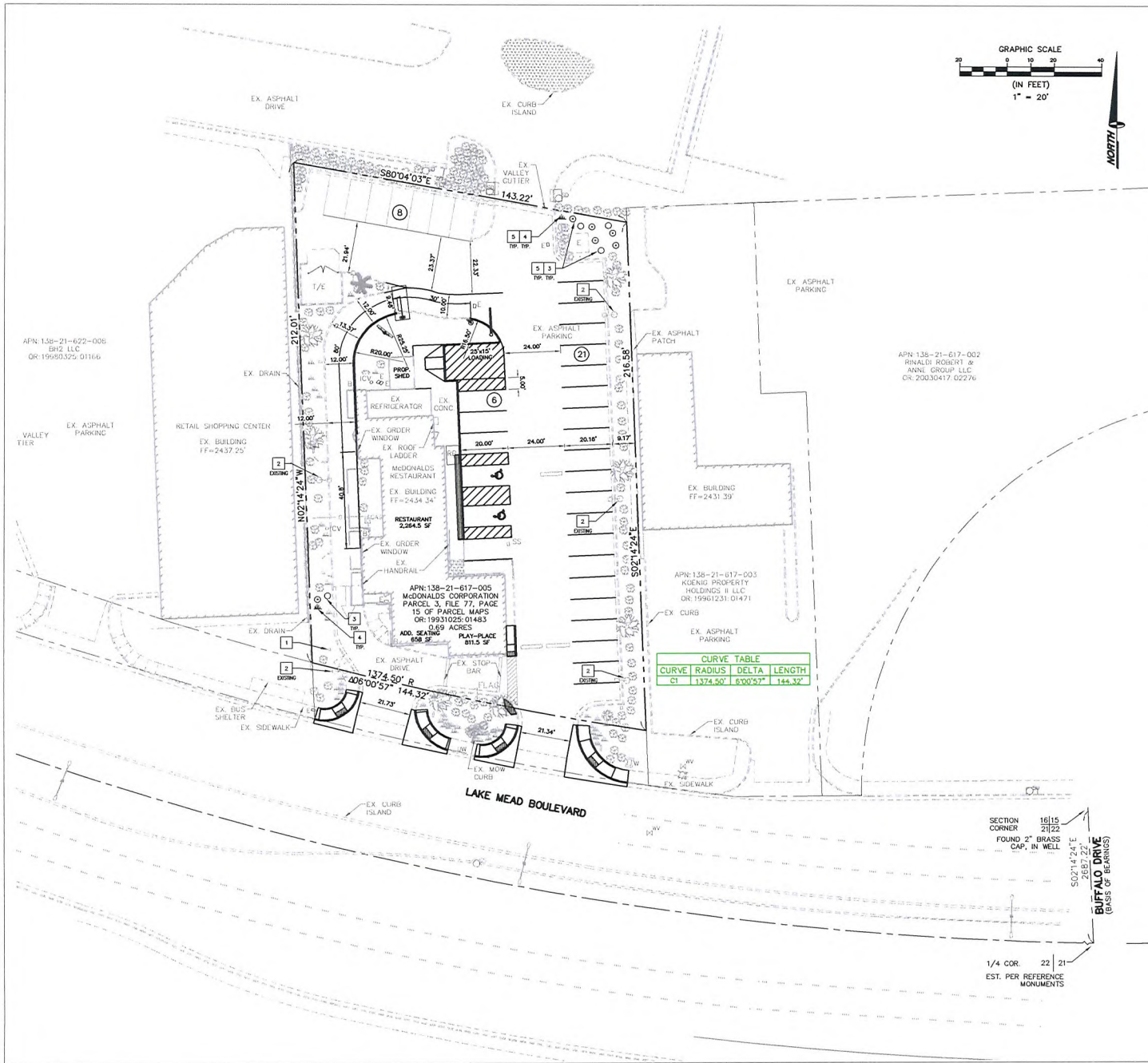
DESIGNED BY: **SPECTRUM**
SUNSHINE & LANDSCAPE
8000 W. 200TH RD., SUITE 100
LAS VEGAS, NV 89134
PH: (702) 367-7765
FAX: (702) 367-8733

TITLE: **LAKE MEAD AND BUFFALO**
DESCRIPTION:
SITE: 0 SITE ADDRESS: 7562 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128
SHEET NO.: 007-088

00-0000.00.0
S1.0
SITE PLAN



VAR-38857 VAR-38858
 SDR-38856 REVISED



PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET				
SYMBOL	Size	Quantity	Scientific Name	Common Name
⊙	5-Gal	6	Acacia redolens	Prostrate Acacia
○	5-Gal	4	Convolvulus cruentum	Morning Glory

* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST AND CONTAIN A VARIETY FROM THE LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 18.10.010 & 18.12.040.

PRELIMINARY PLANT PALLET		
SYMBOL	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 18.10.010 & 18.12.040.

LANDSCAPE VEGETATION COUNT

TYPE OF VEGETATION	EXISTING # (APPROXIMATE)	NEW # (PROPOSED)
TREE	0	0
SHRUB	8	10
PLANT	1	2

KEY NOTES:

- EXISTING TREE STANDING. McDONALD'S SIGN TO REMAIN.
- AREA LIGHTING, TYP.
- PROPOSED SHRUB.
- PROPOSED PLANT.
- GROUND COVER REQUIRED IN ALL PORTIONS OF LANDSCAPE NOT PLANTED IN ORDER TO REDUCE DUST AND IMPROVE VISIBILITY 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.

APN: 138-21-622-005
BH2 LLC
OR: 19980325 01166

APN: 138-21-617-002
RINALDI ROBERT &
ANNI GROUP LLC
OR: 20030417 02276

APN: 138-21-617-003
KOCING PROPERTY
HOLDINGS II LLC
OR: 19981231 01471

APN: 138-21-617-005
MCDONALD'S CORPORATION
PARCEL 3, FILE 77, PAGE
15 OF PARCEL MAPS
OR: 19931025 01483
ADD. SEASIDE
608 SF
PLAY-PLACE
811.5 SF

SECTION 16115
CORNER
FOUND 2" BRASS
CAP. IN WELL

1/4 COR. 22 21
EST. PER REFERENCE
MONUMENTS

PREPARED FOR:
M. McDonald's USA, LLC

DRAWN BY:
JAN 2010

DESIGNED BY:
JAN 2010

REVIEWED BY:
SPECTRUM TEAM
MAY 2010

SITE ID:
007-008

7882 W. LAKE MEAD BLVD., LAS VEGAS, NV 89115

TITLE:
LAKE MEAD AND BUFFALO

SHEET NO.:
LS1.0

DESCRIPTION:
LANDSCAPE PLAN

00-0000.00.00

LS1.0

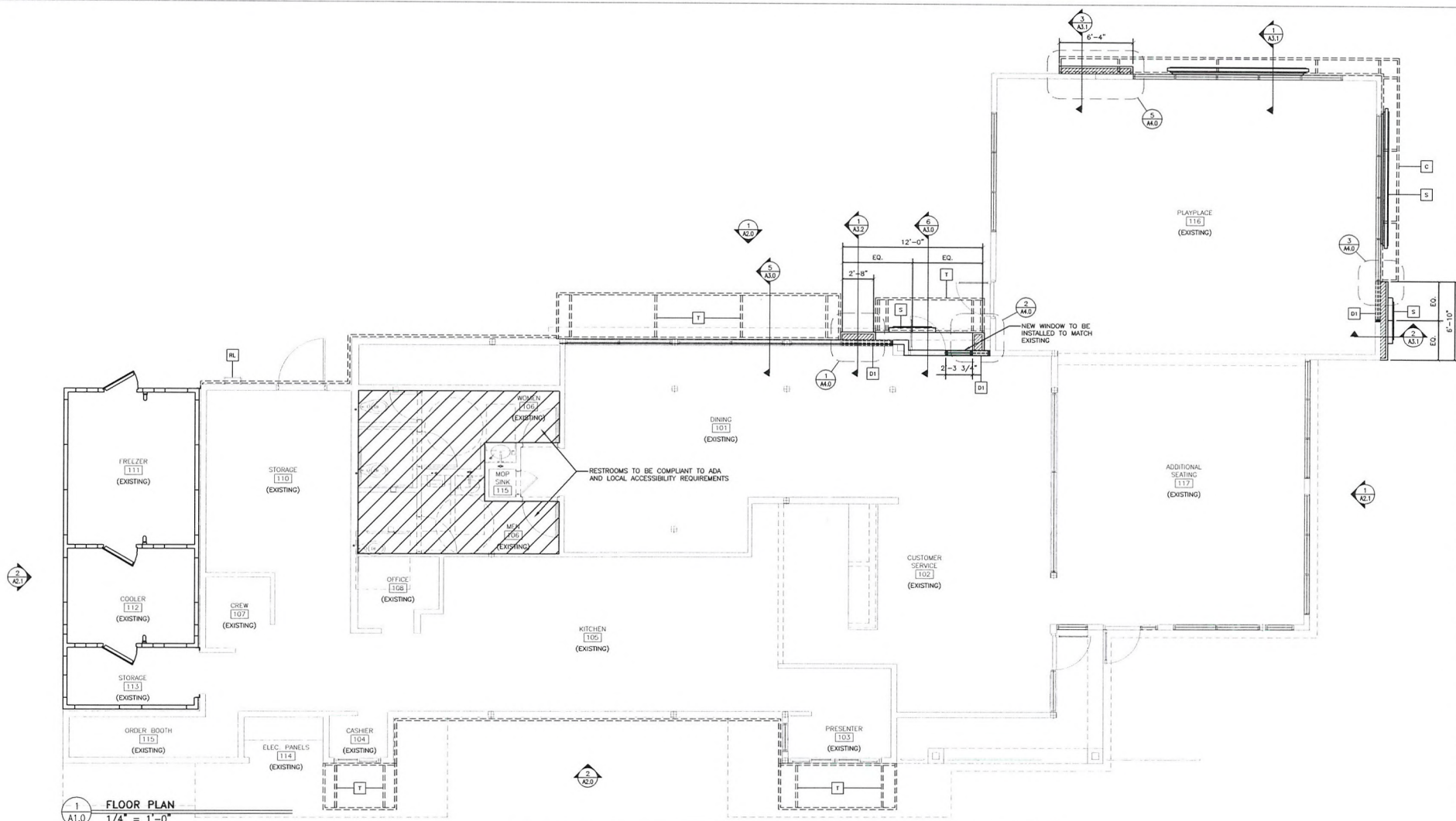
LANDSCAPE PLAN

DATE:
JUL 13 2010

RECEIVED
JUL 13 2010

City of Las Vegas
LANDSCAPE PLAN
1" = 20'-0"

VAR-38857
VAR-38858
SDR-38856



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

KEY NOTES		GENERAL NOTES	
	NEW FRONT BRAND WALL	1. SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.	
	NEW LOW BRAND WALL	2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES	
	NEW REAR BRAND WALL	3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.	
	NEW CANOPY SYSTEM ABOVE - SEE 7/A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS	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	
	NEW GUARDRAIL - SEE 5/A3.2 - SEE SITE PLAN FOR EXACT LOCATIONS AND LENGTH		
	ROOF LADDER (EXISTING)		
	NEW SIGNAGE - BY OTHERS - SEE ELEVATIONS		
	NEW STOREFRONT SYSTEM - SEE 7/A3.0 FOR NOTES - SEE ELEVATIONS		
	NEW TRELLIS SYSTEM ABOVE - SEE 3/A3.2 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS		
SYMBOL LEGEND		DEMO	
	KEY NOTE		REMOVE (E) WINDOW

RECEIVED
JUL 13 2010

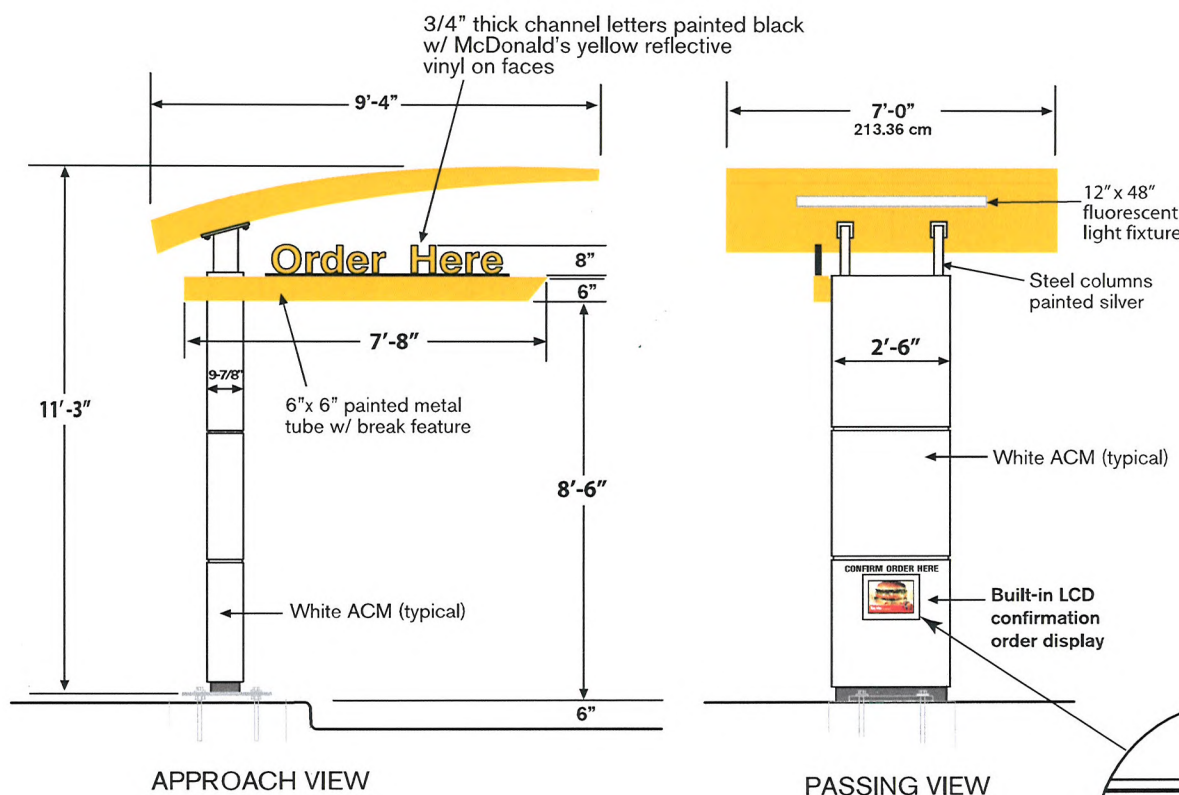
VAR-38857
VAR-38858
SDR-38856

SHEET NO.		00-010.00.0		LAKE MEAD AND BUFFALO		DRAWN BY		SPECTRUM TEAM		PREPARED FOR		©2010 McDonald's USA, LLC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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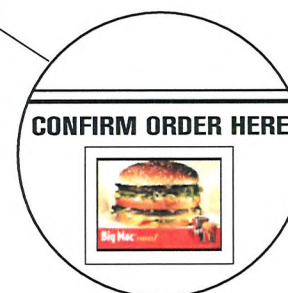


Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

LCD Confirmation Order Display



- Illumination:** 4 - F72T12 CW/HO
- Electrical:** 15 Amp 120 Volt
- Ballast:** Fulham Workhorse 7
- Ship Weight:** 1300 lbs.
- Other:**
- Available with LED or LCD COD.
 - Spring loaded swing away 9' clearance arm
 - Illuminated awning provides a customer safe environment at night and protection from inclement weather



Built-in LCD Confirmation Order Display

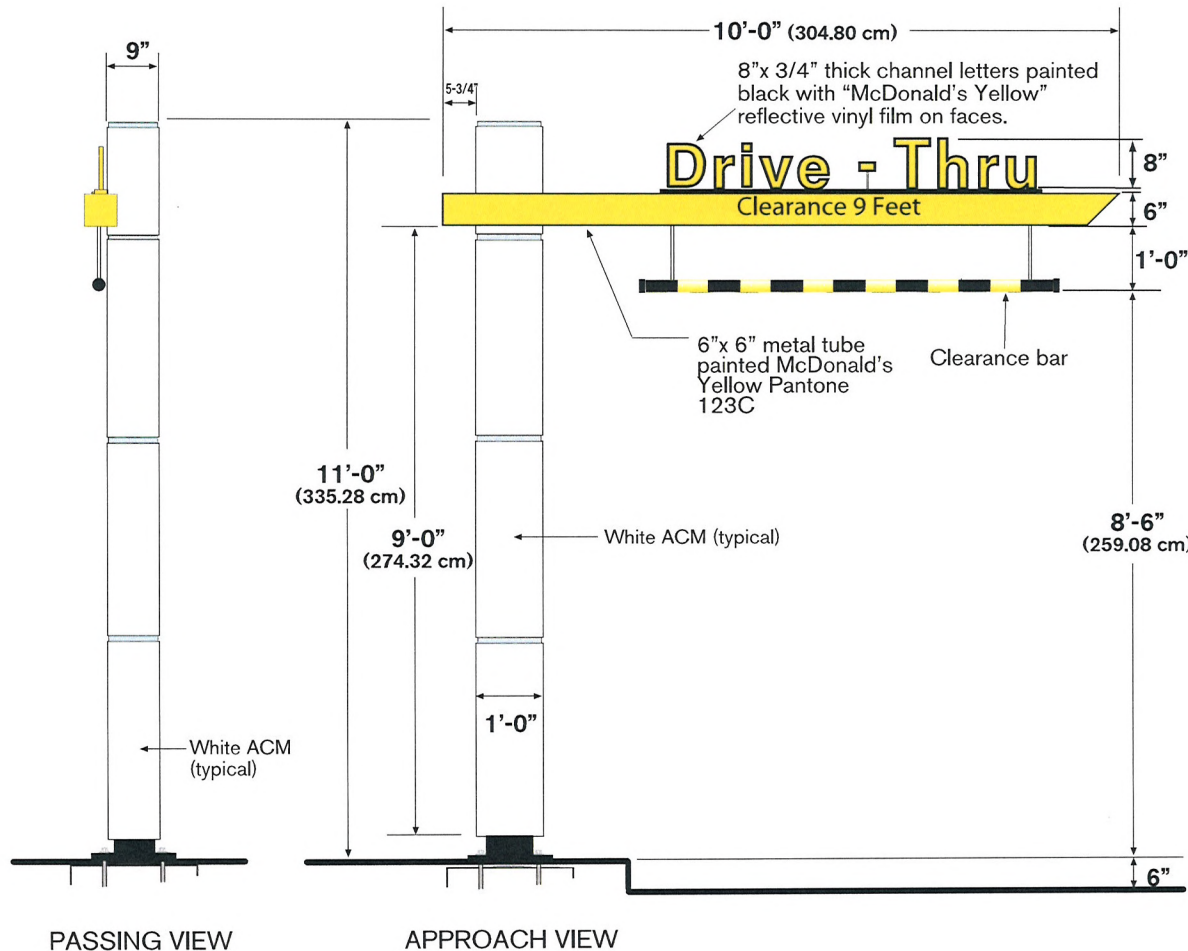
VAR-38857
VAR-38858
SDR-38856

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City of Las Vegas

Welcome Point Gateway



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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JUL 13 2010

VAR-38857

VAR-38858

SDR-38856

FP-43 Modular Outdoor Menu Board



FP-43 Outdoor Menu Board w/ Flip Adder

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City of Las Vegas



OPTIONAL:
FP-43 Outdoor Menu Board w/ Topper

Illumination:

4 - F60T12 CW/HO
2 - F36T12 CW/HO
2 - F24T12 CW/HO
2 - F60T12 CW/HO

Electrical:

4.9 Amps / 1.6 Amps (flipboard)
120V 60Hz

Ballast:

Advance #RC-4560-TP
Power Lighting #V234L8-16
Power Lighting #V12L4-12

Ship Weight:

197 lbs.

Other:

- Modular design for increased flexibility
- Adjustable channels for easy menu modification
- Optional kit to accept Customer Order Display and/or speaker
- Flipboard panel can rotate 180 degrees to display two dayparts
- Please call Flordia Plastics for strips and grids
- Topper only allowed with 4th column static board. Cannot have flip adder and topper.

VAR-38857

VAR-38858

SDR-38856



**TERRA COTTA SCHEME/
SILVER STANDING SEAM**



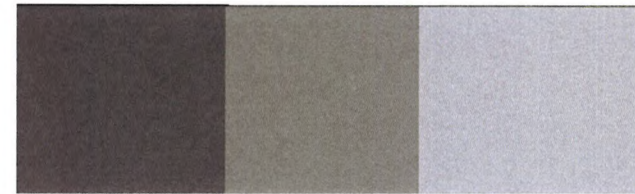
BM: 2175-10 BM: 2173-10 Engler-
Aztec Brick Earthly Pre-weathered
Russet Galvalume



Pantone-109C Pantone-123C



**CHOCOLATE SCHEME/
SILVER STANDING SEAM**



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



Pantone-109C Pantone-123C

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



35

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

Confidential Information. Unauthorized use or distribution prohibited.

AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

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City of Las Vegas



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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City of Las Vegas

Confidential Information. Unauthorized use or distribution prohibited.

VAR-38857

VAR-38858

SDR-38856

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

Exterior Options: Arcade Options
Cultured Stone





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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JUL 13 2010

City of Las Vegas

Confidential Information. Unauthorized use or distribution prohibited.

VAR-38857

VAR-38858

SDR-38856

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE



**TERRA COTTA SCHEME/
SILVER STANDING SEAM**



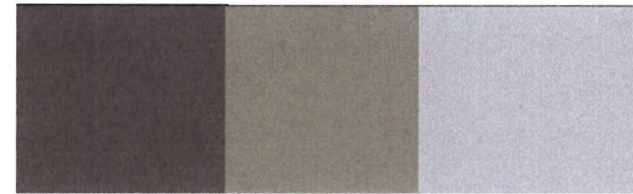
BM: 2175-10 BM: 2173-10 Englert-
Aztec Brick Earthly Russet Pre-weathered Galvalume



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

Confidential Information. Unauthorized use or distribution prohibited.

AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

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



35

**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



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
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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: $1/100 \times 3,734 = 37.3$

Total: = 38.0 Required
Total: = 35.0 Provided

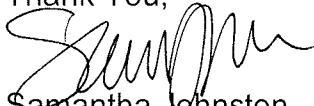
Since the majority of McDonald's business is drive-thru and not a dine in restaurant, we are suggesting that a reduction in the number of parking spaces required be approved to meet the number of parking spaces that we are proposing for this project.

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,

A handwritten signature in black ink, appearing to read 'Samantha Johnston', written over the printed name.

Samantha Johnston
Project Coordinator

VAR-38857

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). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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: _____

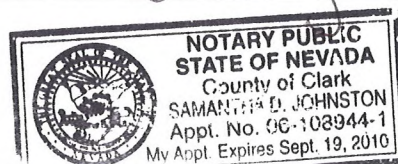
Signature of Property Owner: _____

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha Johnston
Notary Public in and for said County and State



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JUL 13 2010

City of Las Vegas

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.

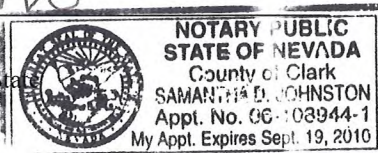
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

Samantha D. Johnston

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38858</u>
Meeting Date:	<u>8-26-10</u>
Total Fee:	<u>830</u>
Date Received:*	<u>7-13-10</u>
Received By:	<u>F.S</u>

*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

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: 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,

A handwritten signature in black ink, appearing to read 'Samantha Johnston'.

Samantha Johnston
Project Coordinator

VAR-38858

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). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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: _____

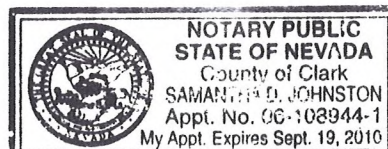
Signature of Property Owner: _____

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



City of Las Vegas

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.

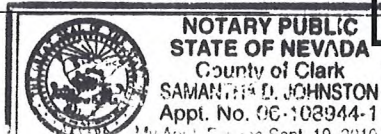
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

Samantha Johnston

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

*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.

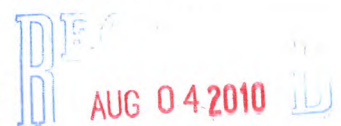
In addition, a variance request for the incidental directional signage height is being requested for signage within the drive-thru that exceeds the allowable 7'-0" allowable height and for externally illuminated signage.

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**



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

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). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

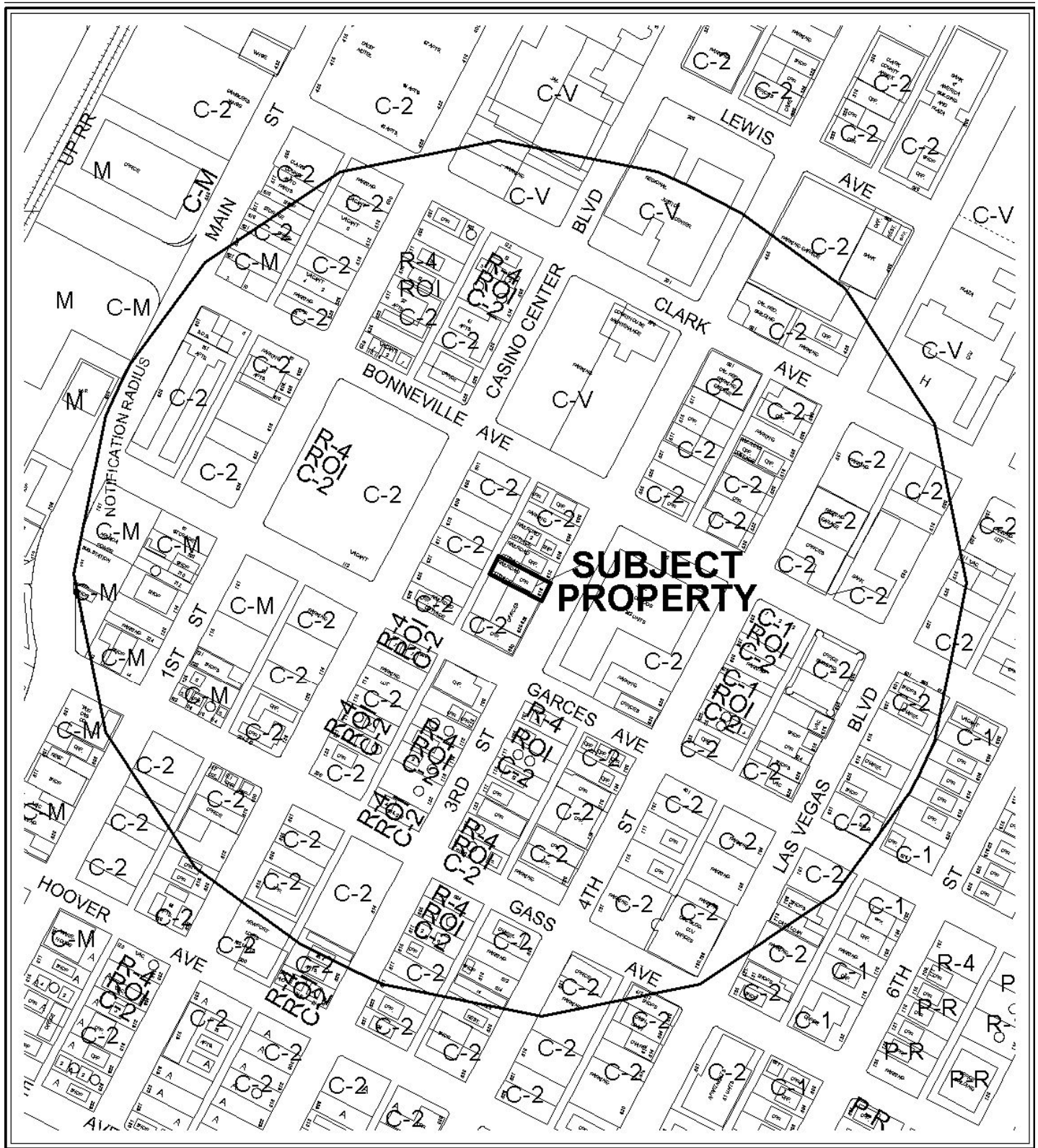
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

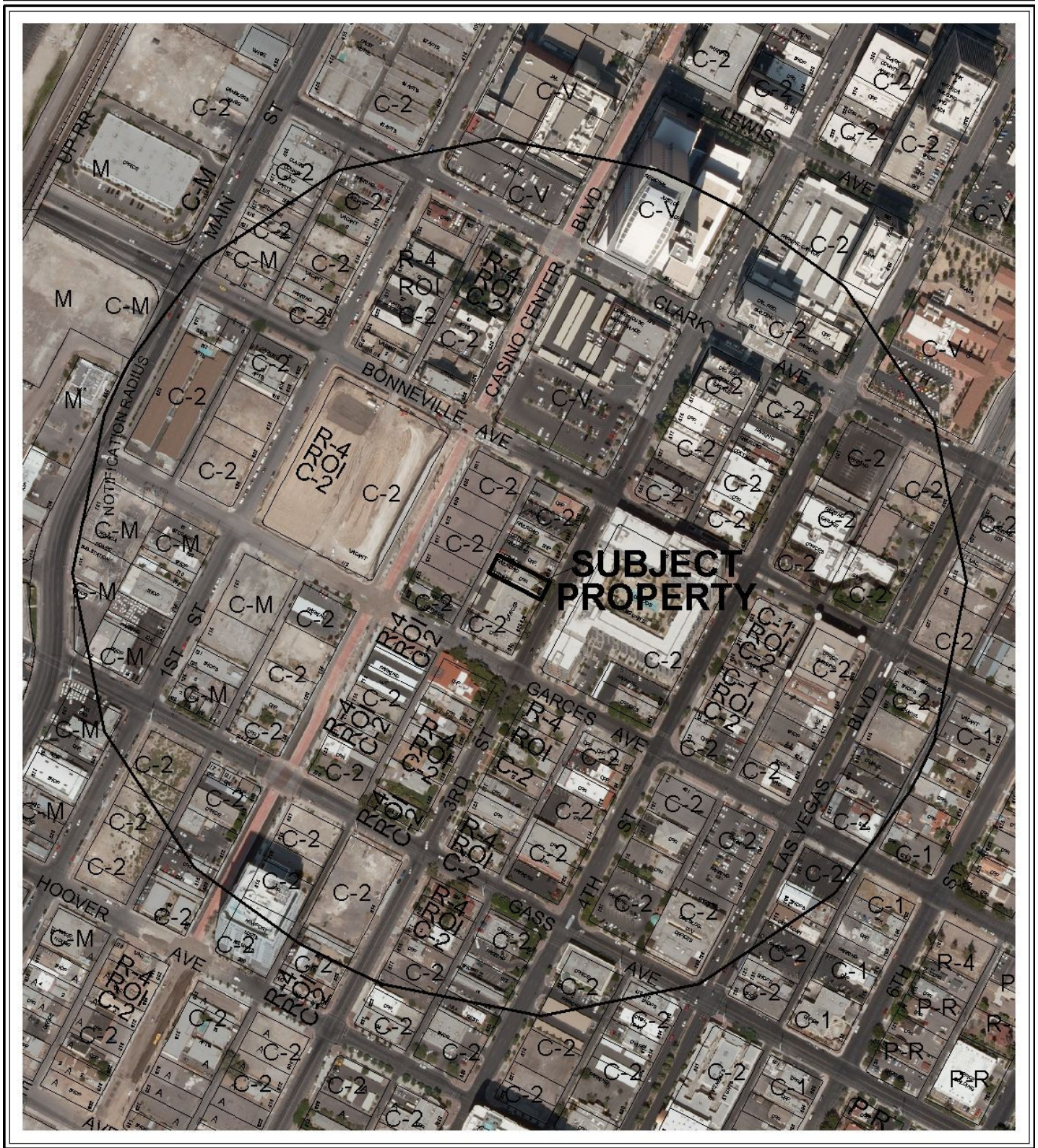


CASE: SUP-38817

RADIUS: 1000 FT

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





CASE: **SUP-38817**

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38817** APN: 139-34-311-068

Name of Property Owner: SIX SIXTEEN SOUTH THIRD STREET LLC

Name of Applicant: STATEWIDE BAIL BONDS

Name of Representative: LINDA REECH

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

☐ Yes

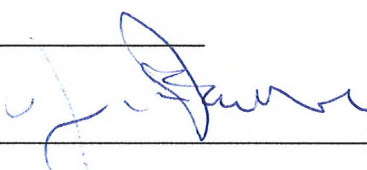
☒ No

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

City Official: _____

Partner(s): _____

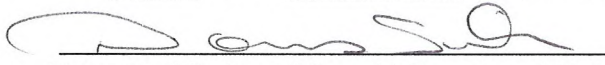
APN: _____

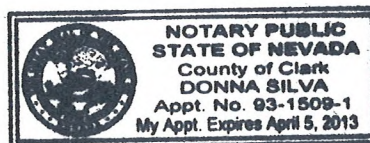
Signature of Property Owner:  Member Manager

Print Name: J. Dawson

Subscribed and sworn before me

This 8 day of June, 20 10


Notary Public in and for said County and State



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 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

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38817</u>
Meeting Date:	<u>8-26-10</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>8-7-8-10</u>
Received By:	<u>FS</u>

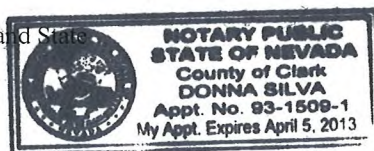
Notary Public in and for said County and State

RECEIVED

Revised 10/27/08

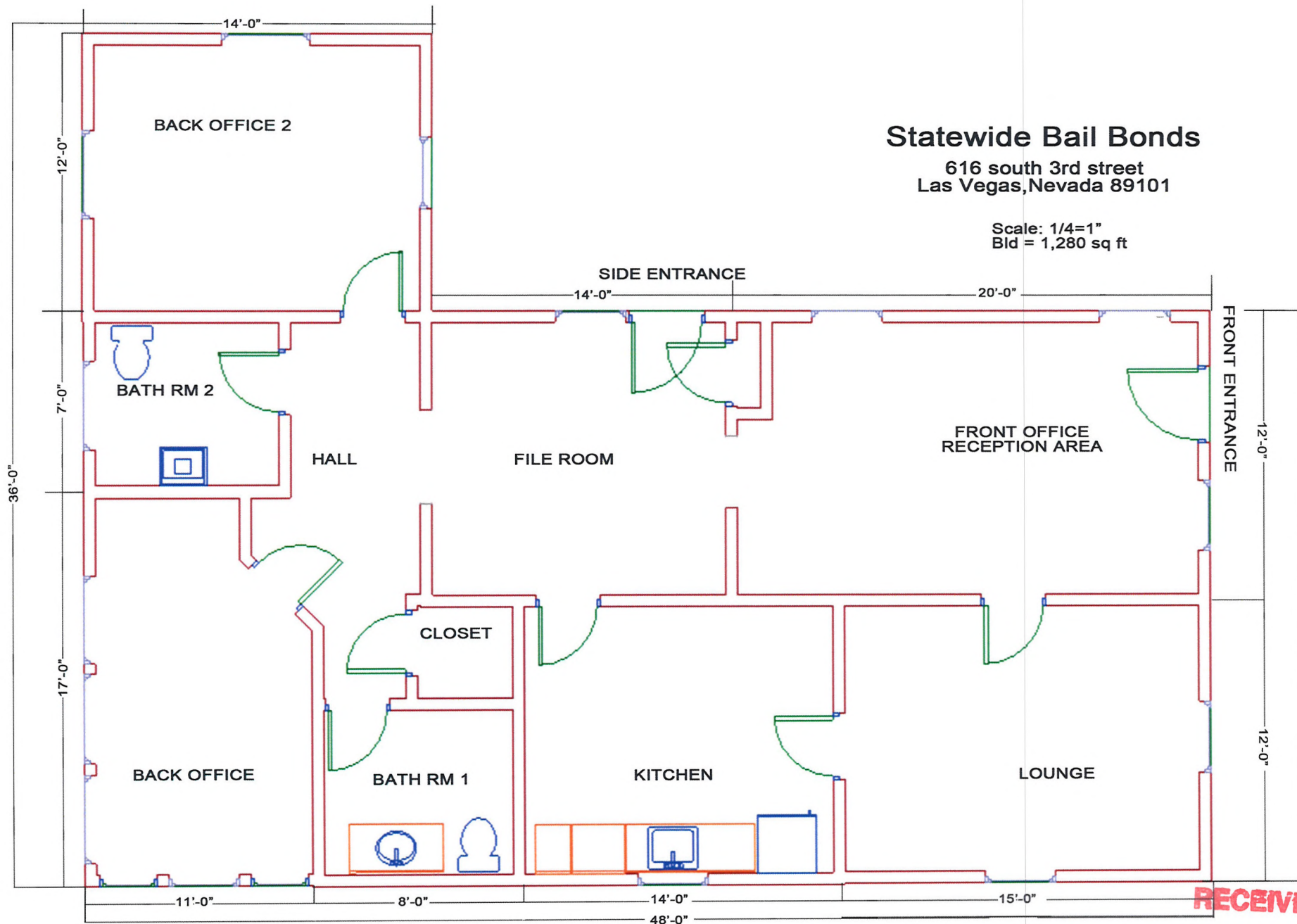
JUL 08 2010

City of Las Vegas



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

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



RECEIVED

SUP-38817 JUL 08 2010

City of Las Vegas



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)

RECEIVED
JUL 08 2010
City of Las Vegas

SUP-38817

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 100 FEET FROM A SCHOOL WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 230 FEET 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). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

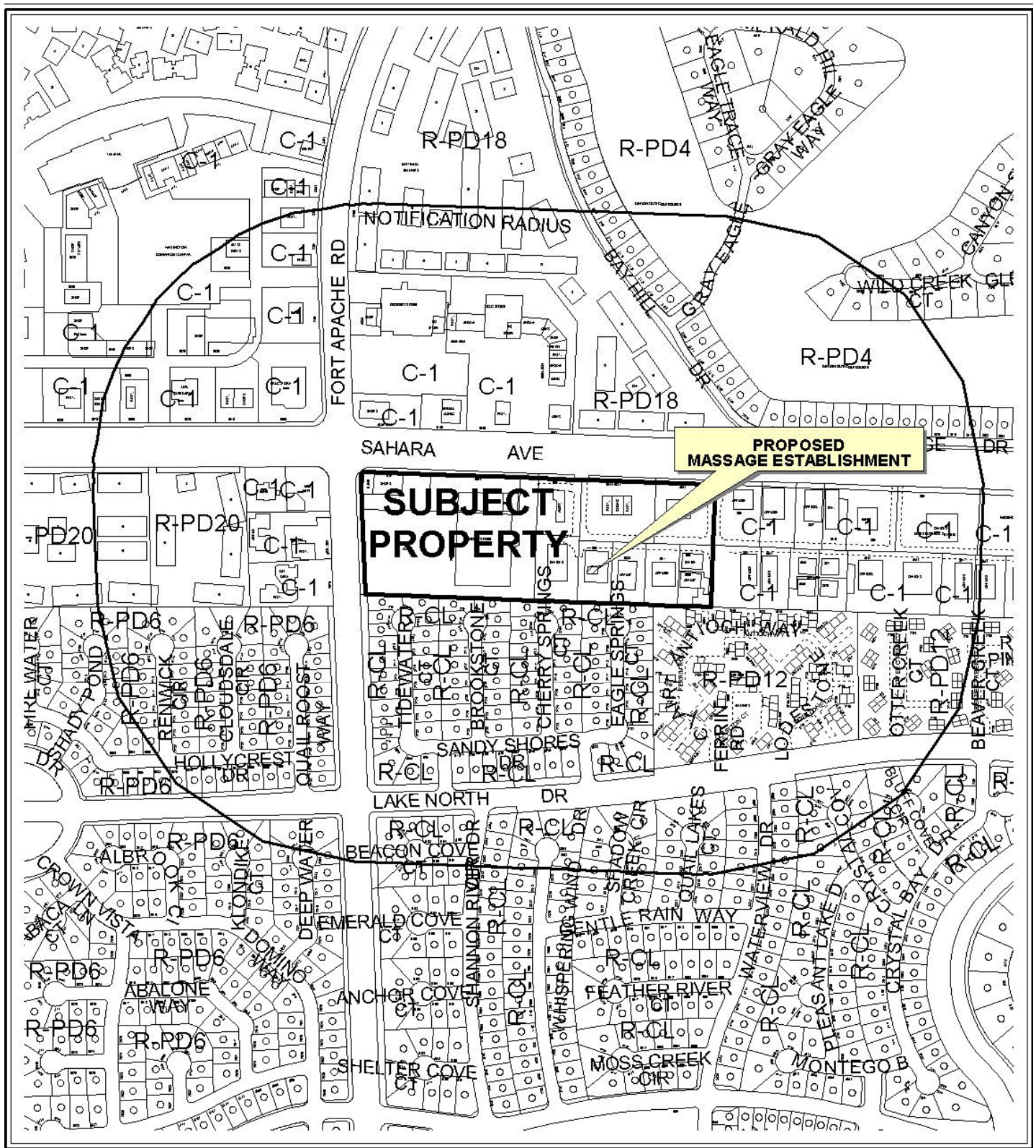
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



CASE: **SUP-38866**

RADIUS: 1000 FT

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

0 300 600 Feet





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: _____

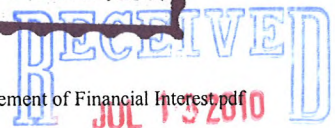
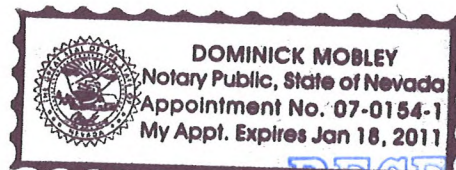
Signature of Property Owner: [Signature]

Print Name: ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of July, 2010

[Signature]
Notary Public in and for said County and State



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 Man 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 104 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 8455 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* [Signature]

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

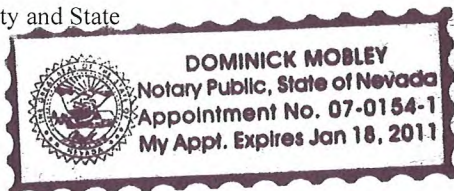
Print Name ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of JULY, 2010.

Notary Public in and for said County and State

Revised 10/27/08

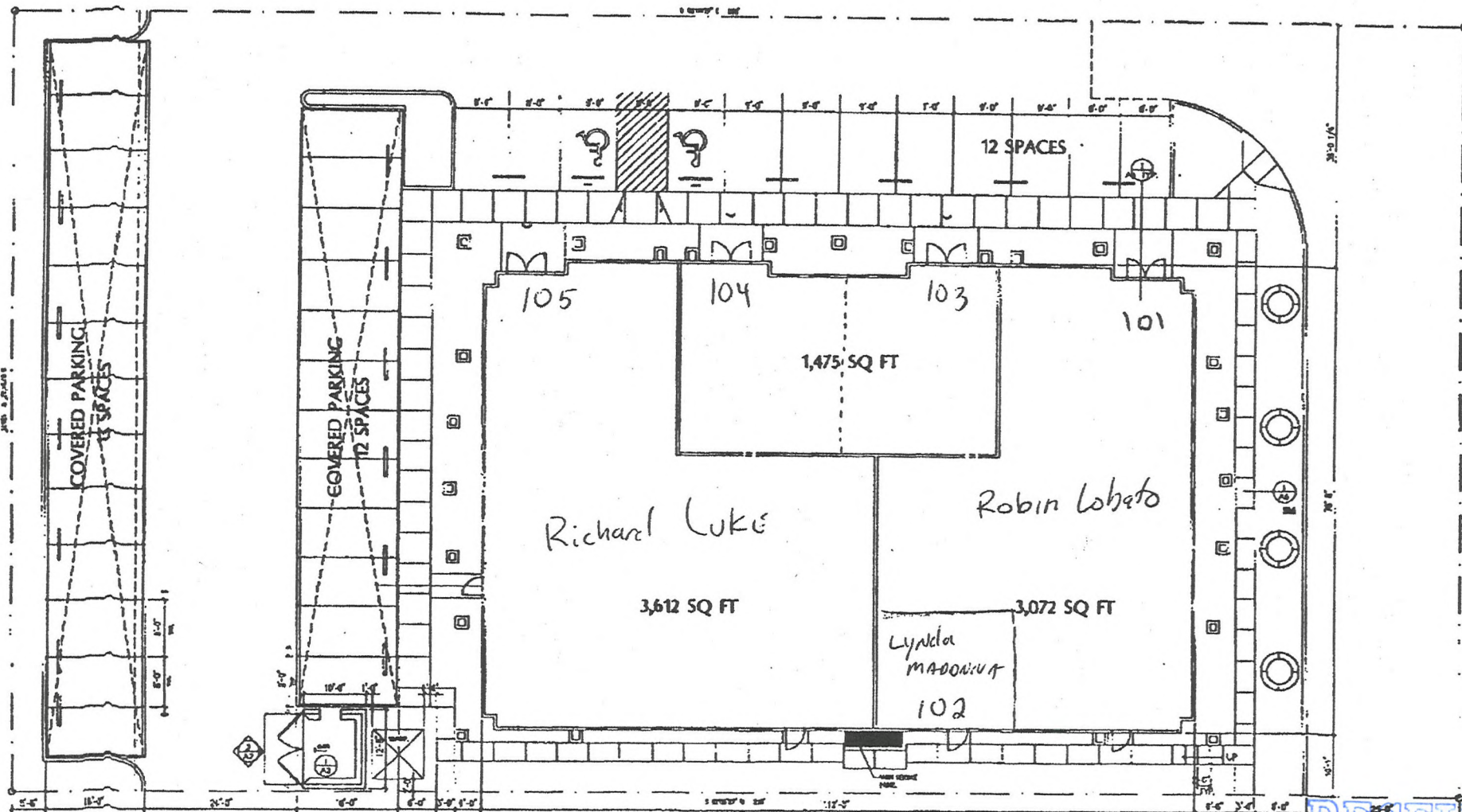


FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38866</u>
Meeting Date:	<u>08/26/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>07/13/10</u>
Received By:	<u>[Signature]</u>

*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.

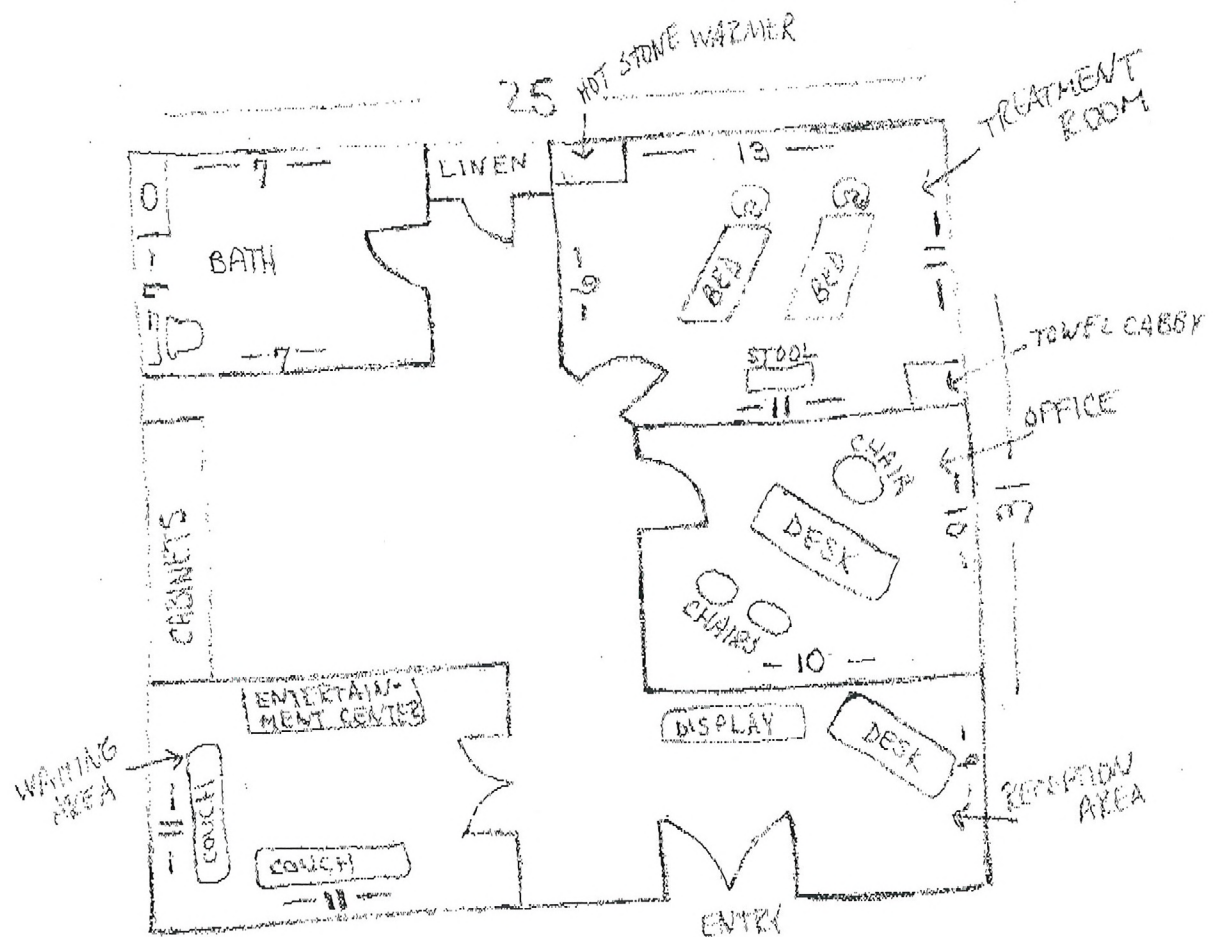
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1 site plan
SCALE: N.T.S.



RECEIVED
JUL 13 2010
SUP-38866



775 sq. ft.

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

SUP-38866
REVISED

RECEIVED
JUL 30 2010



**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

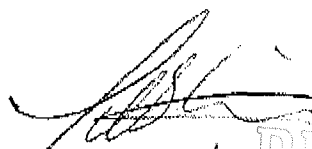
JUSTIFICATION LETTER FOR 9061 W. SAHARA AVE. #104

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.


SUP-38866
REVISED

Leslee Wilburn

JUL 30 2010

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). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

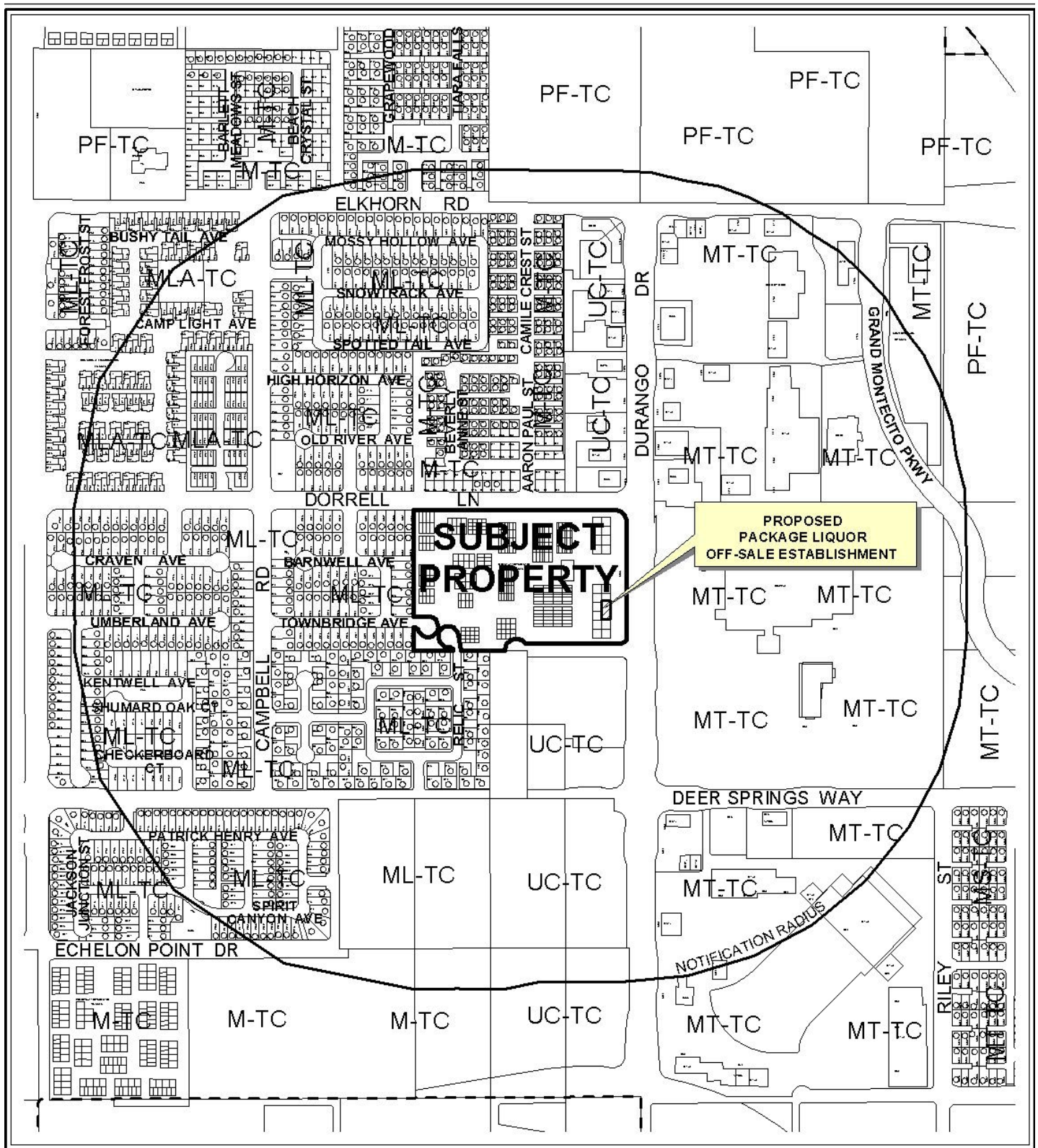
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: SUP-38909

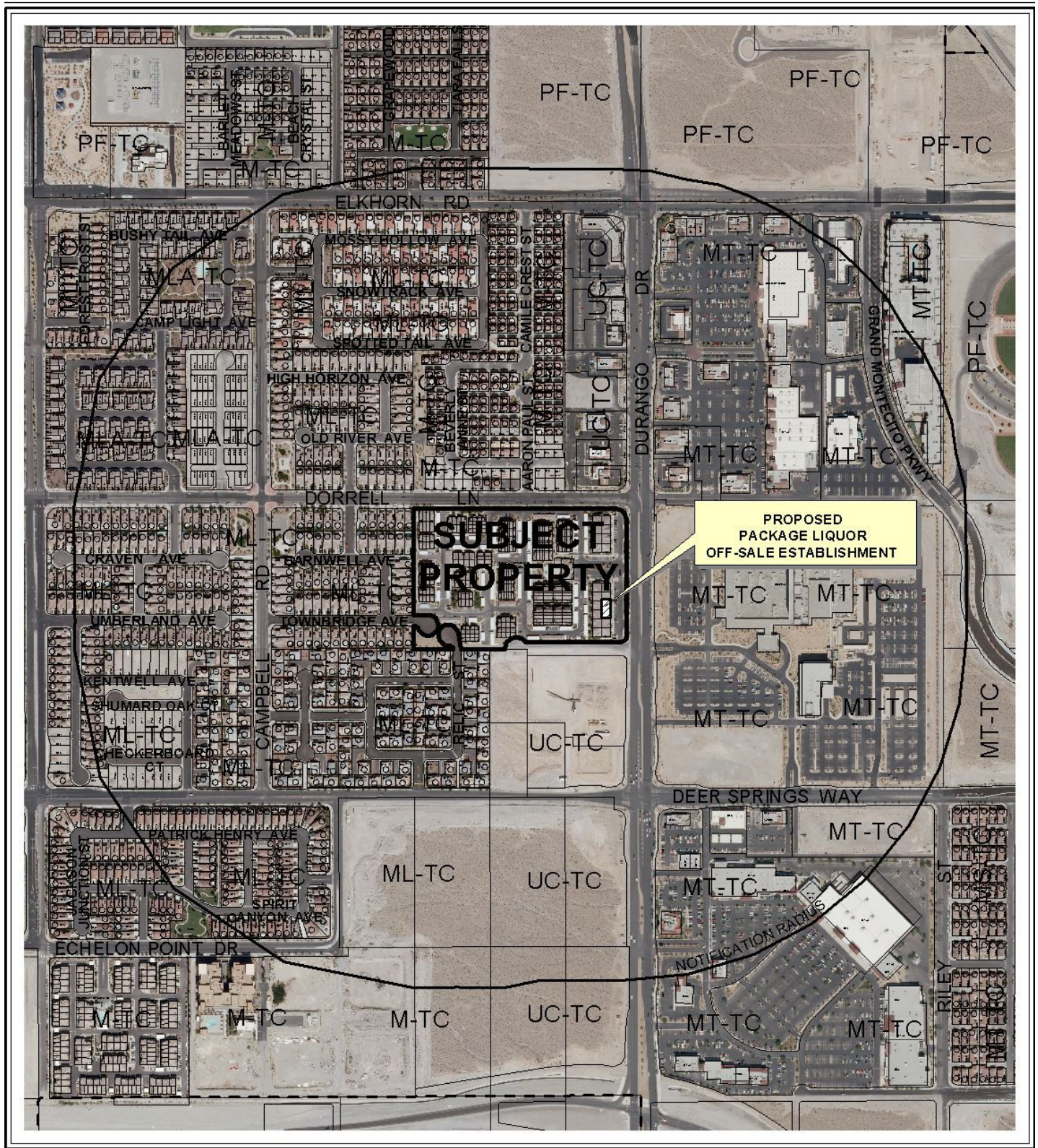
RADIUS: 1500 FT

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

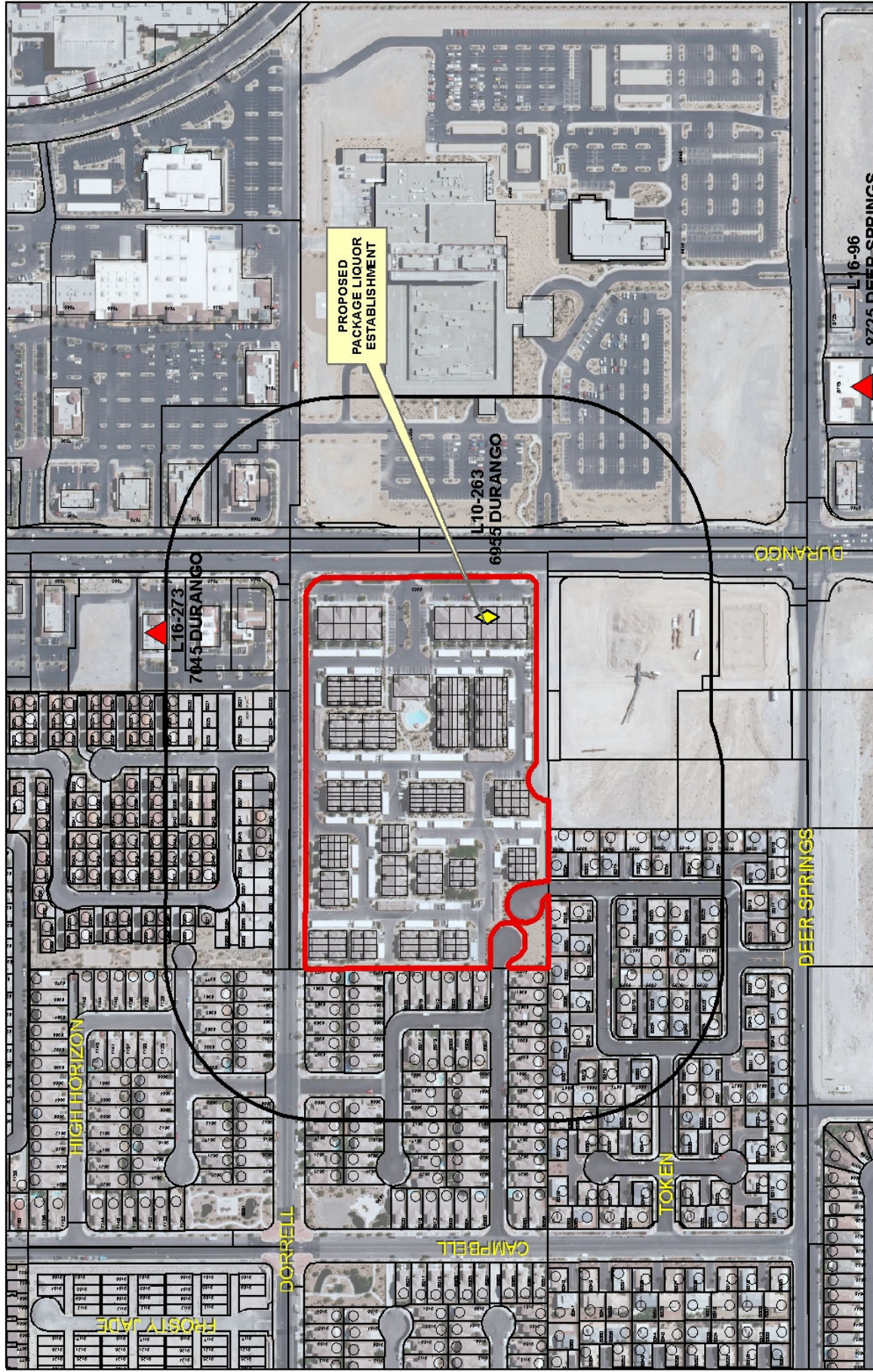
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 500 1000 Feet





SUP-38909

Business Licenses

Child Care/
Children Facility



Beer/Wine/Cooler
On Sale



Beer/Wine/Cooler
Off Sale



Beer/Wine/Cooler
On-Off Sale



Package Liquor
Sales



Supper Club/
Restaurant Service Bar



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer





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 / MNLY, 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: _____

Signature of Property Owner: _____

Lisa Straw

Print Name: LISA STRAW



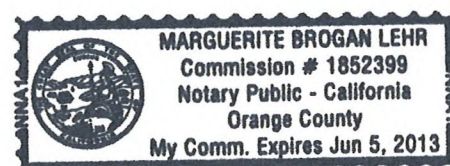
Subscribed and sworn before me

This 7th day of July, 2010

Marguerite B. Lehr
 Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

Revised 11-14-06





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, MNLL, 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 MARKET Contact NATHANIEL TAYLOR
 Address 6955 N. DURANGO DR. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89149
 E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP Contact NATHAN TAYLOR
 Address P.O. BOX 750521 Phone: 702.280.6175 Fax: _____
 City LAS VEGAS State NV Zip 89136
 E-mail Address info@thetaylorconsultinggroup.com

Property Owner Signature* Lisa Straw

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

Print Name LISA STRAW

Subscribed and sworn before me

This 17th day of July, 20 10

Marguerite B. Lehr
MARGUERITE BROGAN LEHR
 Notary Public in and for said County and State

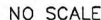
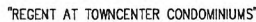


FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38909</u>
Meeting Date:	<u>082610</u>
Total Fee:	<u>WAIVED</u>
Date Accepted:	<u>071610</u>
Accepted By:	<u>[Signature]</u>

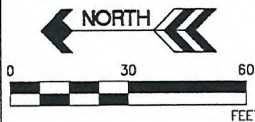
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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



	BACK OF CURB
	EDGE OF PAVEMENT
	PROJECT BOUNDARY
	INGRESS/EGRESS ARROWS
	FREESTANDING SIGN
	HANDICAP PARKING STALL

ASSESSOR PARCEL NUMBERS	= 125-20-215-269 = 125-20-215-270
EXISTING ZONING	= T-C
TOTAL BUILDING AREA	= 2,326 SF



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JUL 16 2010

[illegible]

SUP-38909

RECEIVED
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,

Nathaniel Taylor

Eddie Marogi

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JUL 16 2010

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

SUP-38909

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). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

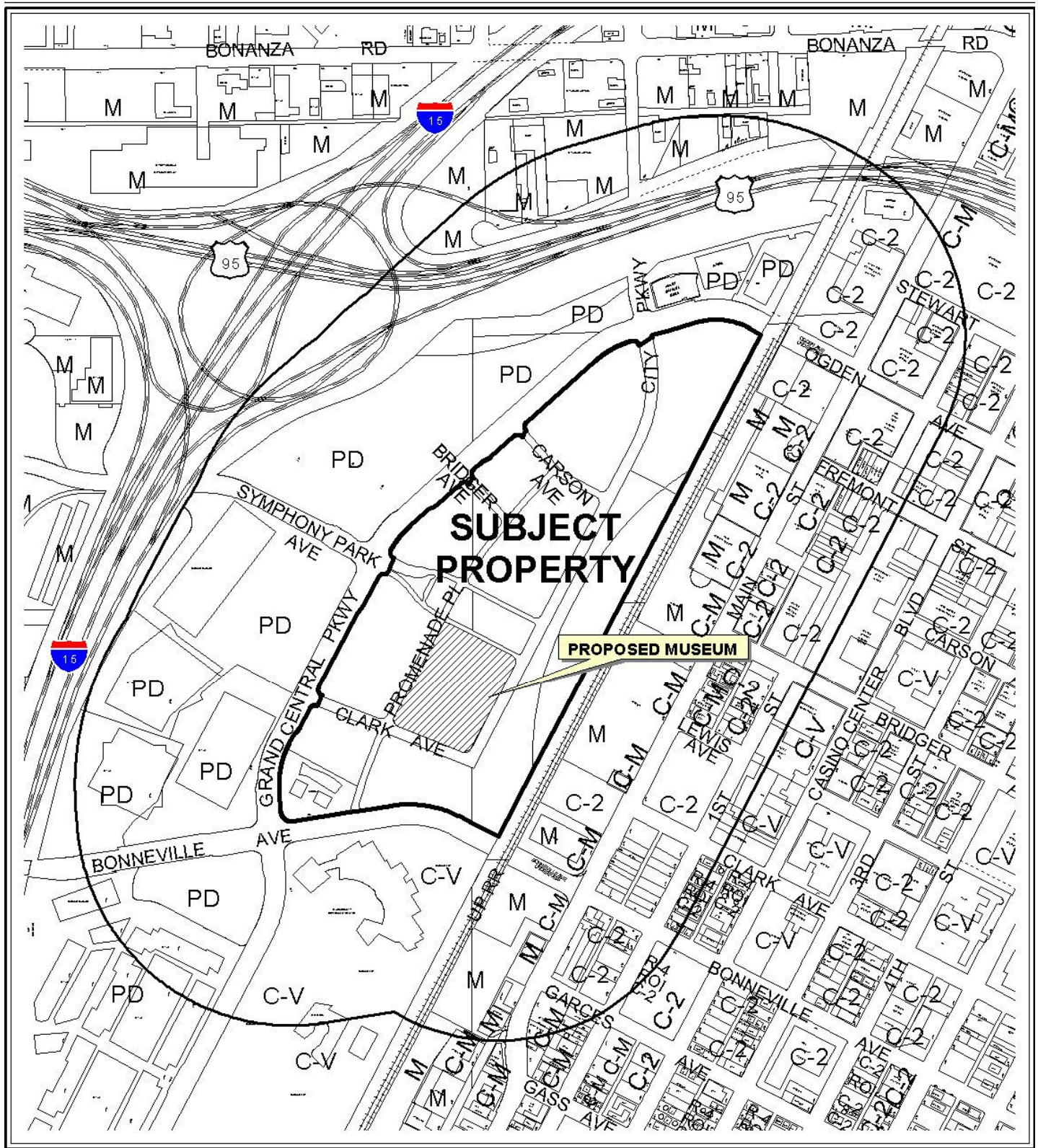
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **SDR-38854**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





CASE: SDR-38854

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





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

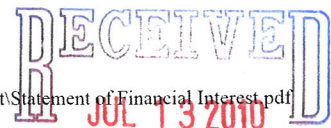
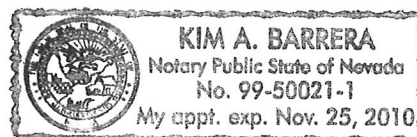
APN: N/A

Signature of Property Owner: *Elizabeth N. Fretwell*
Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of June, 2010

Kim A. Barrera
Notary Public in and for said County and State



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.

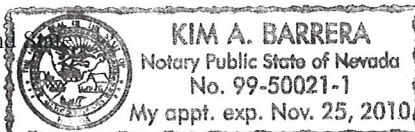
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of June, 20 10

Kimi May

Notary Public in and for said County and



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38854</u>
Meeting Date:	<u>08/26/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>7-13-10</u>
Received By:	<u>J. Fretwell</u>

*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

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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,
Weby Bowles

Weby Bowles, LEED® AP BD+C, O+M, Associate AIA
Consultant

133 SW Second Avenue, Suite 201
Portland, OR 97204
www.GreenBuildingServices.com
Weby@greenbuildingservices.com
503.546.4601 direct
503.467.4711 fax

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SDR-38854

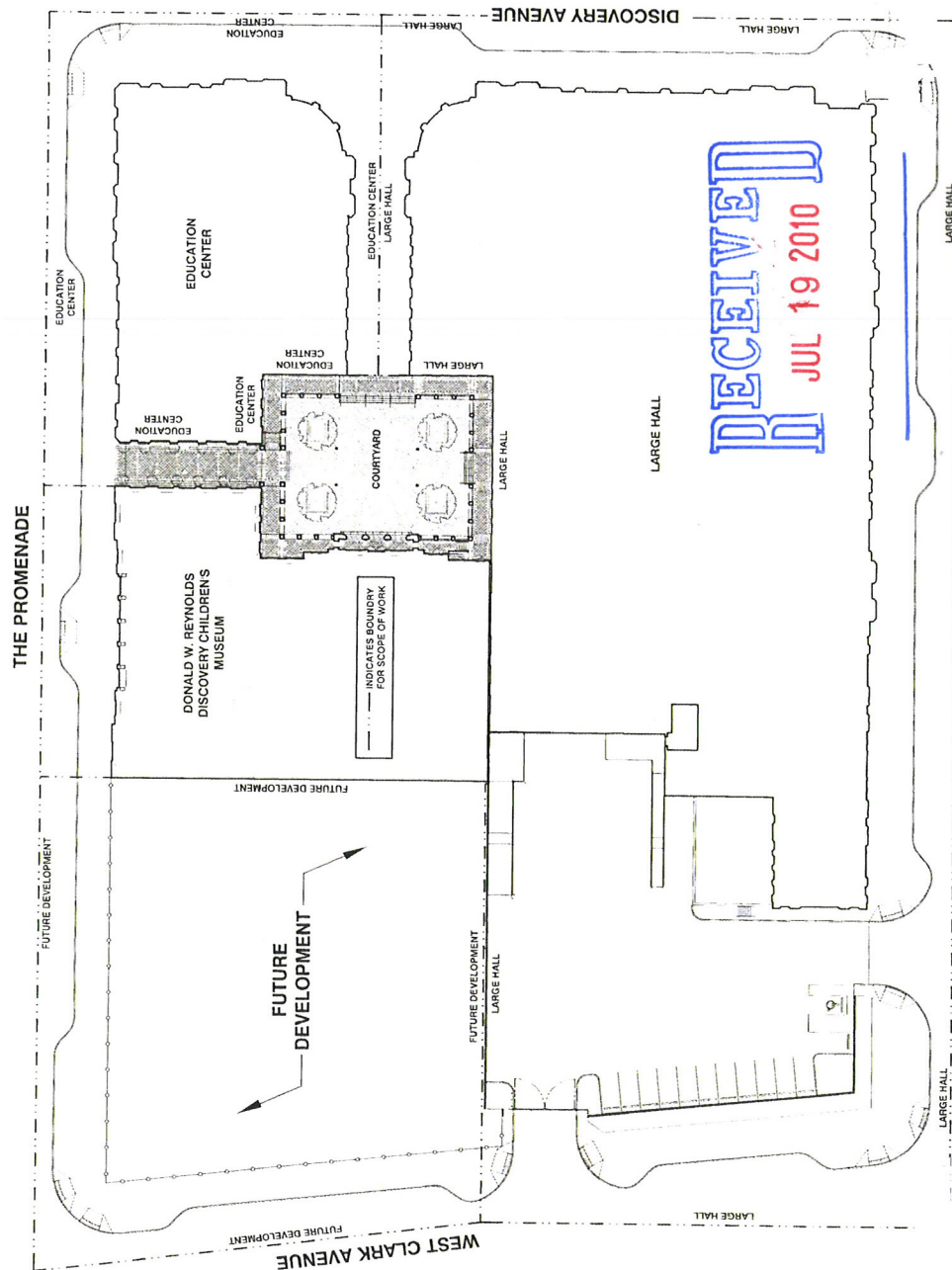
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ITE PLAN

A1.01



CITY PARKWAY
SDR-38854⁰¹ SITE PLAN
1/1

SDR-38854^o

VICINITY MAP



[illegible]

INTERIM REVIEW ONLY
These documents are responsive,
and are released for public
review only and are not intended
for regulatory purposes, including
quoting or misquoting contents.

Map of the Kalamazoo River Watershed showing the location of the Kalamazoo River, Kalamazoo County, and the Kalamazoo River Watershed. The map includes a legend for 'Kalamazoo River Watershed' and 'Kalamazoo River'.

12867.000
 06.04.2010
 DONALD W. REYNOLDS
 DISCOVERY CHILDREN'S
 MUSEUM
 PROGRESS PRINT
 (LEVEL 1)

A2.01

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JUL 19 2010

SDR-38854

01 FLOOR PLAN- LEVEL 1

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すわ

DEVELOPER
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

DEVELOPER'S CONSULTANTS
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

EXECUTIVE ARCHITECT
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

DESIGN ARCHITECT
10000 W. 10TH AVE. #105
DENVER, CO 80202
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MEP CONSULTANT
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DENVER, CO 80202
TEL: 303-733-1100

STRUCTURAL ENGINEER
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

LANDSCAPE ARCHITECT
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

LIFE SAFETY CONSULTANT
10000 W. 10TH AVE. #105
DENVER, CO 80202
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GEOTECHNICAL CONSULTANT
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GRAPHICS CONSULTANT
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SECURITY CONSULTANT
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LEE CONSULTANT
10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

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10000 W. 10TH AVE. #105
DENVER, CO 80202
TEL: 303-733-1100

Helped establish
THE SMITH CENTER
1501 W. ALABAMA AVE. S.
#8 PAGES

**LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION**

INTERIM REVIEW ONLY

5. P. AN

48 PROGRESS PRINT
 12867.000
 DATE 06.04.2010
 DONALD W. REYNOLDS
 DISCOVERY CHILDREN'S
 MUSEUM
 PROGRESS PRINT
 SHEET TITLE
 SECOND FLOOR PLAN
 (LEVEL 2)

A2.02

[illegible]

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JUL 19 2010

SDR-38854

01 FLOOR PLAN - LEVEL 2

A2.02

DEVELOPER 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	DEVELOPER'S CONSULTANTS 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	EXECUTIVE ARCHITECT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	DESIGN ARCHITECT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	MSP CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	STRUCTURAL ENGINEER 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	LANDSCAPE ARCHITECT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	LIFE SAFETY CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	GEOTECHNICAL CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	GRAPHICS CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	SECURITY CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000	TELECOMMUNICATIONS CONSULTANT 10000 W. 10TH AVE. #100 DENVER, CO 80202 TEL: 333-1000
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Las Vegas Times
THE SMITH CENTER
1000 Las Vegas Blvd. S.
Las Vegas, NV 89102
702-735-5500

**LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION**

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ISS. 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)

A2.03

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01 FLOOR PLAN - LEVEL 3

[illegible]

1. ALL CLEARINGS ARE BASED ON SATM CL. 07-02-00 = WIL. 2040 S
2. ☒ REFERS TO DIRT LOCATION
3. ☐ REFERS TO THE BACK ANCHOR LOCATION

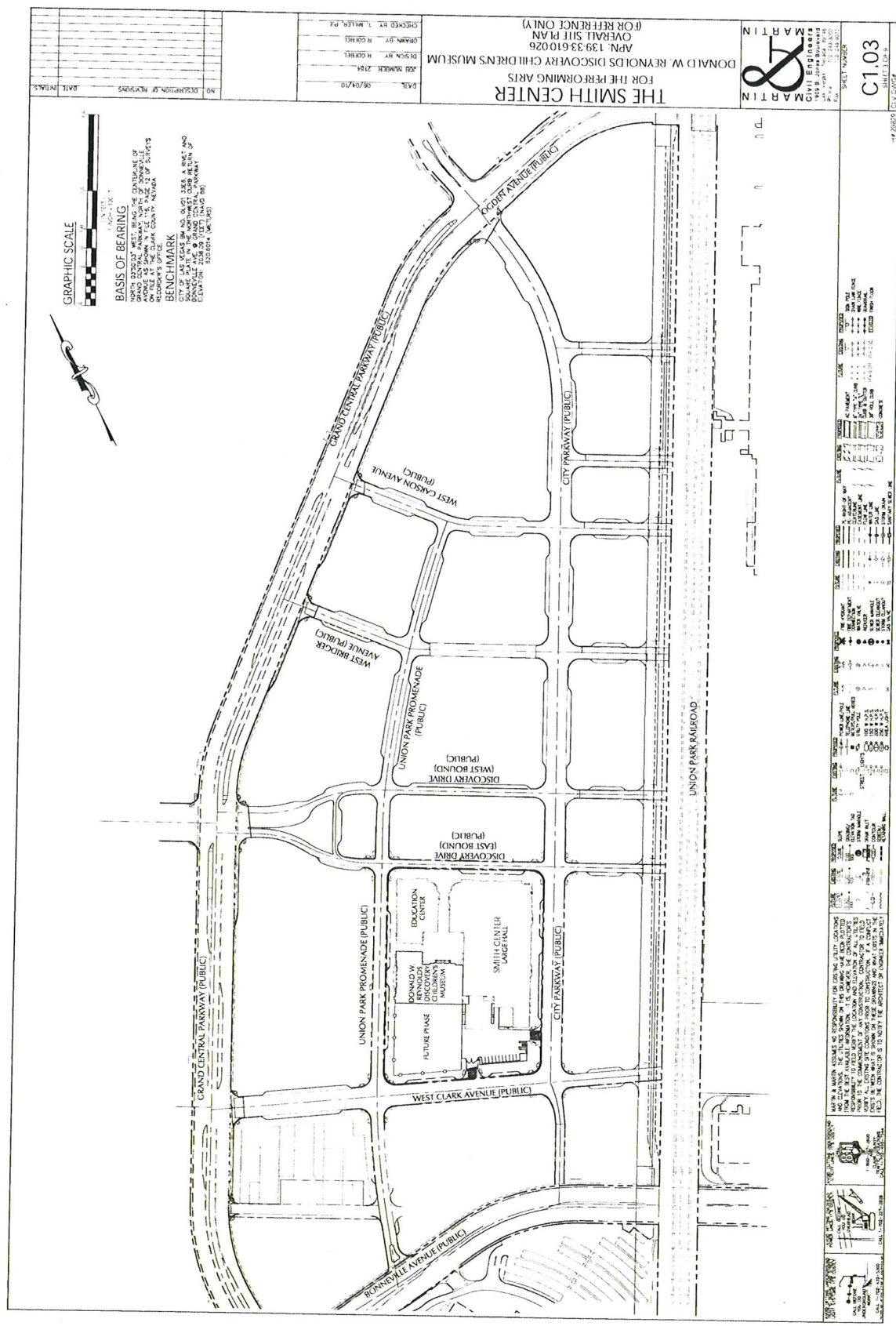
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01 ROOF PLAN

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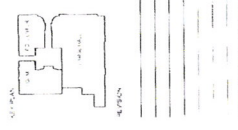
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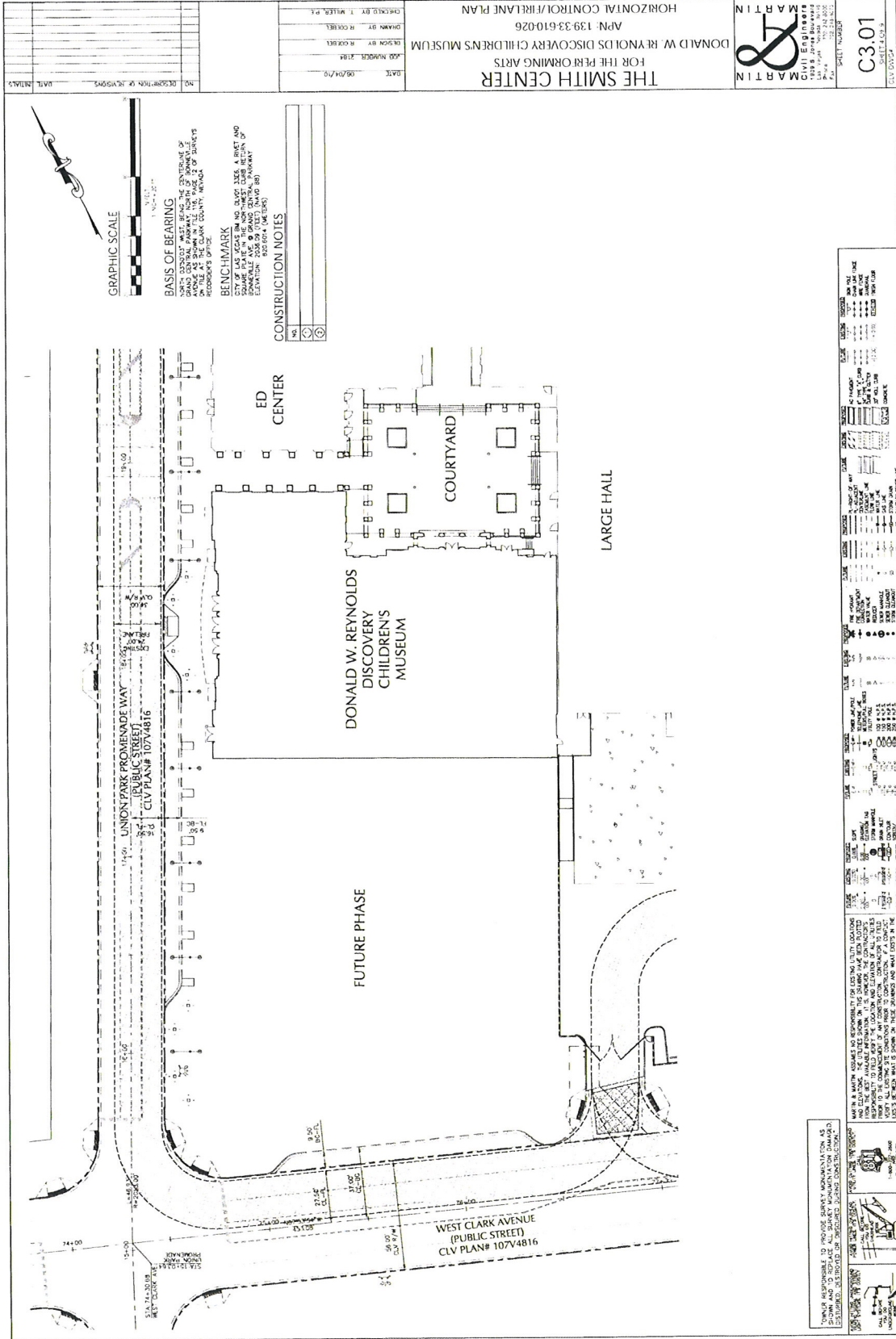
PROJECT: DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
 LOCATION: LAS VEGAS, NV
 DATE: 08/04/2010
 DRAWN BY: T. WILSON
 CHECKED BY: R. COOPER
 DESIGNED BY: T. WILSON
 PROJECT NO.: 107V4816
 SHEET NO.: 107V4816-001
 SCALE: 1" = 40'-0"

THE SMITH CENTER
 LAS VEGAS
 PERFORMING
 ARTS CENTER
 FOUNDATION

INTERIM REVIEW ONLY
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 AND IS NOT TO BE USED FOR CONSTRUCTION



12861.000
 08/04/2010
 DONALD W. REYNOLDS
 DISCOVERY CHILDREN'S
 MUSEUM
 PROCESS PRINT
 HORIZONTAL
 CONTROL
 PLAN
 107V4816-001
 C3.01



SHK

How to... Stay in Shape
THE SMITH CENTER
FOR THE NEUROARTS
— 415 — 1044

**LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION**

INTERIM REVIEW ONLY

KEY PLAN

US CHAMBER

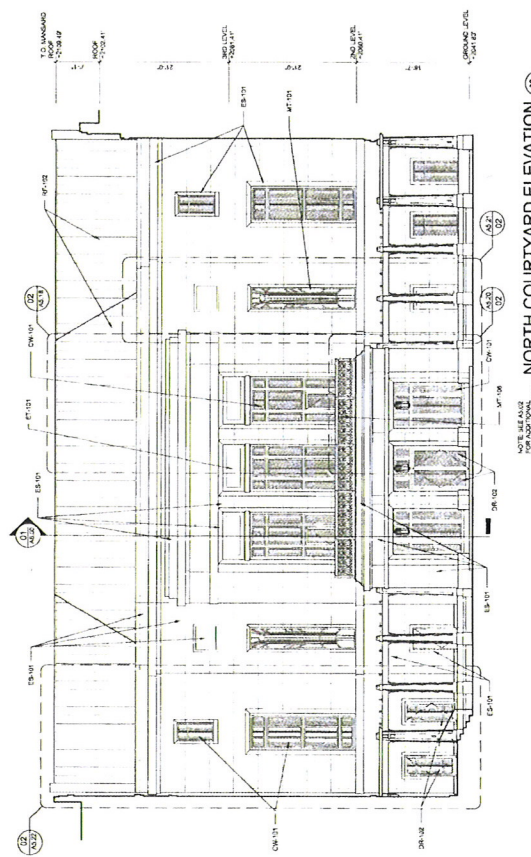
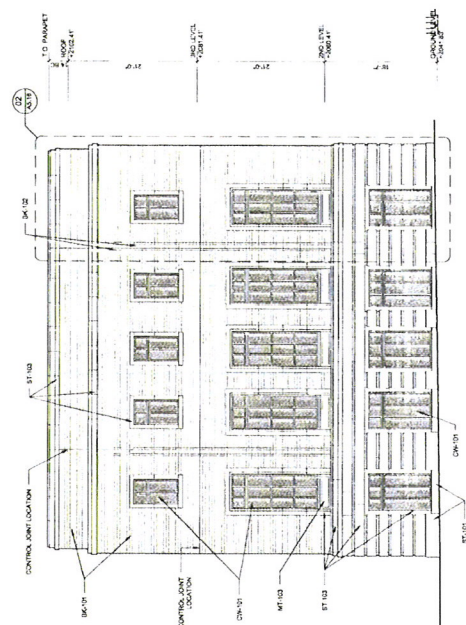
LARGE HALL

NOT FOR CONSTRUCTION

2867.000

TE
ED
ED DISCOVERY
CHILDREN'S MUSEUM
100% DD PACKAGE
NORTH & WEST
ELEVATIONS

KEY NO. **A5.00**



NOTE: SEE A3.02
FOR ADDITIONAL
POOL ELEVATIONS

NORTH ALLEY ELEVATION $\frac{1}{8"} = 1'-0"$ 03 0509

MATERIALS KEY	
ON 1/1	SLABED CONCRETE
ON 1/2	FIELD BRICK
ON 1/3	FLAT ROOF
ON 1/4	FLAT ROOF
ON 1/5	FLAT ROOF
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SDR-38854

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

INVESTMENT CONSULTANTS
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

DESIGN ARCHITECT
HKS ARCHITECTS, INC.
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

MEP CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

CIVIL ENGINEER
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

STRUCTURAL ENGINEER
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

LEAF SAFETY CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

GEOTECHNICAL CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

GRAPHICS CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

SECURITY CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

TELECOMMUNICATIONS CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S. 10TH FLOOR
LAS VEGAS, NV 89101

THE CENTER
LAS VEGAS
PERFORMING ARTS CENTER
FOUNDATION
FOUNDATION

NOT FOR CONSTRUCTION

KEY PLAN

REVISION

DATE

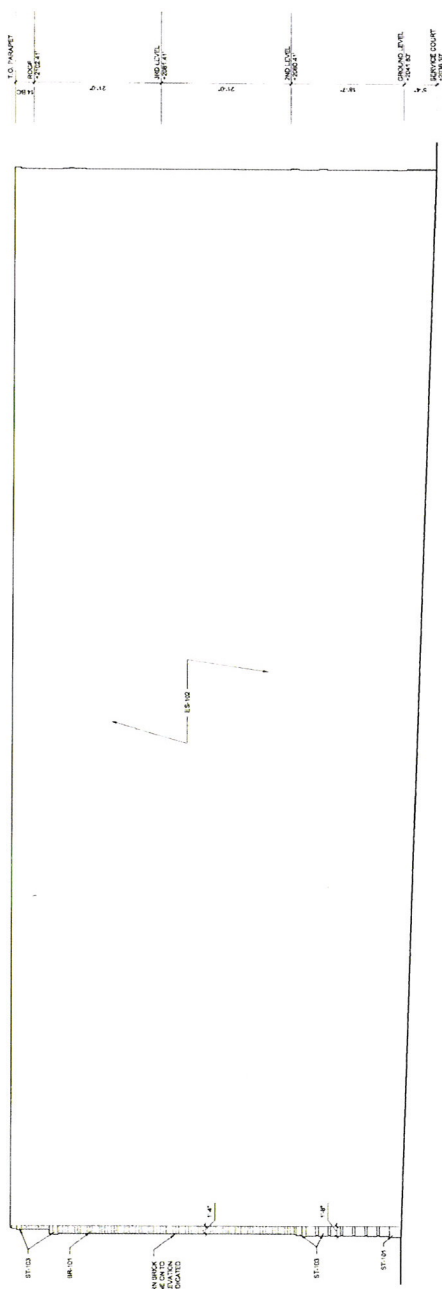
03.12.2010

12887.000

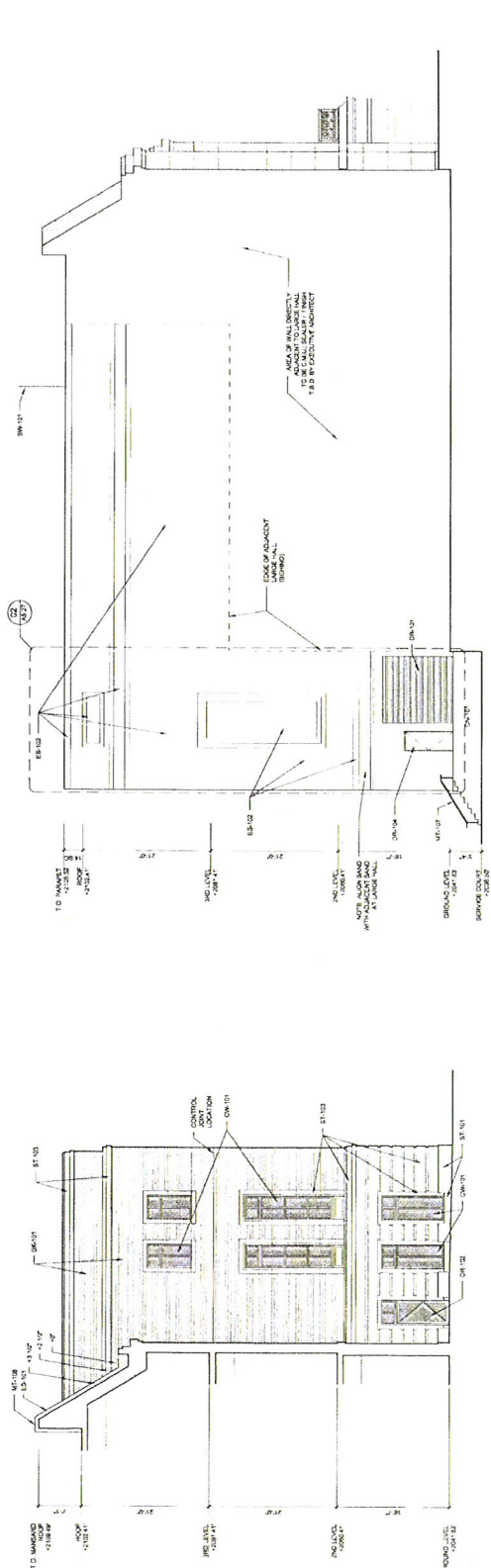
100% DD PACKAGE

SOUTH & EAST ELEVATIONS

SHEET NO. A5.01



SOUTH ELEVATION



EAST ELEVATION

MATERIALS KEY

CH-101	CHALKBOARD
CH-102	CHALKBOARD
CH-103	CHALKBOARD
CH-104	CHALKBOARD
CH-105	CHALKBOARD
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CH-196	CHALKBOARD
CH-197	CHALKBOARD
CH-198	CHALKBOARD
CH-199	CHALKBOARD
CH-200	CHALKBOARD

NOTE: CONSULT WITH ARCHITECT FOR MATERIALS AND FINISHES. SEE PROJECT MANUAL FOR DETAILS.

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SDR-38854

EAST ELEVATION AT COURTYARD

4930 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PH (949) 476-8888 FAX (949) 476-8854

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

LIED DISCOVERY CHILDREN'S MUSEUM
LAS VEGAS, NEVADA

CONSULTANTS

IRRIGATION CONSULTANT

-PENDING-

Safety Alert
Call Before You Dig
1-800-227-2600

GENERAL NOTES

COVER SHEET
ORIENTATION PLAN

LDD1.00
LDD1.01

LANDSCAPE CONCEPT PLAN
LANDSCAPE CONCEPT PLAN

LDD2.01
LDD2.02

GENERAL NOTES AND LEGENDS

LDD3.01 - LDD3.02

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SDR-38854

GENERAL NOTES

1. ALL PROPERTY, REAL AND PERSONAL, OF THE PARTIES SHALL BE DEPOSITED INTO THE COMMON FUND.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING AND PROTECTING THE COMMON FUND.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE COMMON FUND AND THE COMMON FUND SHALL BE DEPOSITED IN THE COMMON FUND.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE COMMON FUND AND THE COMMON FUND SHALL BE DEPOSITED IN THE COMMON FUND.
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SHS

[illegible]

Foundational. Beyond the Foundation.
THE SMITH CENTER
4001 LAS VEGAS BLVD., SUITE 400
LAS VEGAS, NV 89119
702.735.6888

INTERIM REVIEW ONLY

KEY PLAN

ED CLUSTER

LARGE HALL

2867.000

SURE
 IED DISCOVERY
 CHILDREN'S MUSEUM
 00% DD PACKAGE
 CEST TITLE
 LANDSCAPE
 COVER SHEET

02CVR3
FILE NO
LDP1-00



SDR-38854

SCALE: 1-5, 0-100

For Further Study



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DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM

APRIL 13, 2010

SDR-38854
08/26/10 PC

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

DAVID M. SCHWARZ ARCHITECTS



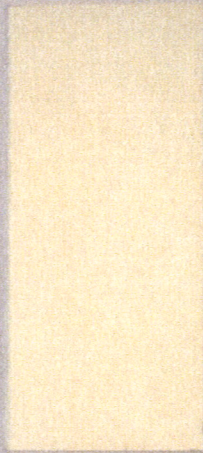


EXTERIOR BRICK

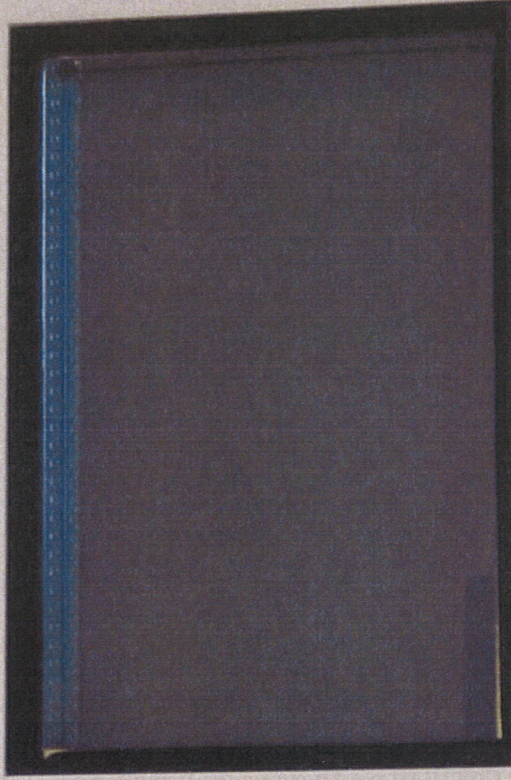
THE SMITH CENTER FOR THE PERFORMING ARTS
LIED DISCOVERY CHILDREN'S MUSEUM

JUL 13 2010 JUNE 04, 2010

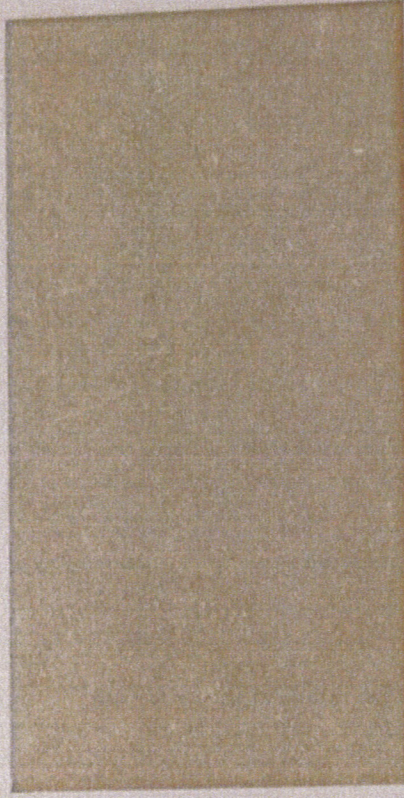
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ALUMINUM WINDOW FRAMES
AND CANOPY



GLASS



LIMESTONE BASE



GRANITE WATERTABLE



DAVID M. SCHWARZ ARCHITECTS

THE SMITH CENTER FOR THE PERFORMING ARTS
LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

DECEMBER

JUL 13 2010

SDR-38854

Lied Discovery Children's Museum

LEED CS v2.0 Scorecard



Date: June 25, 2010

Most Likely
Possible
Not Probable

SUSTAINABLE SITES

Responsible Party Status comments

Y	SSp1	C	Construction Activity Pollution Prevention	WT	Open	SWPP Plan will be implemented during construction. The project is located on a previously developed site and does not violate the six credit conditions.
1	SSc1	D	Site Selection	GBS	Open	The site is within walking distance of 10 or more basic services.
1	SSc2	D	Development Density & Community Connectivity	GBS	Open	Based on the Vapor Mitigation Plan, the site should qualify as a brownfield.
1	SSc3	D	Brownfield Redevelopment	GBS	Open	The two bus stops are within the allowable distance.
1	SSc4.1	D	Alternative Transportation, Public Transportation Access	HKS / GBS	Open	Current plans do not indicate a shower are included in the scope of work.
1	SSc4.2	D	Alternative Transportation, Bicycle Storage & Changing Rooms	GBS	Open	Verify LEV parking will be provided.
1	SSc4.3	D	Alternative Transportation, Low Emitting & Fuel Efficient Vehicles	GBS	Open	Verify the parking provided does not exceed code minimum.
1	SSc4.4	D	Alternative Transportation, Parking Capacity	-	Closed	The site will not allow for enough vegetated space to achieve this credit.
1	SSc5.1	C	Reduced Site Disturbance, Protect or Restore Habitat	-	Closed	The site does not allow for the open space required.
1	SSc5.2	D	Reduced Site Disturbance, Maximize Open Space	-	Closed	The site does not allow for the volume of stormwater required to be managed on-site.
1	SSc6.1	D	Stormwater Management, Quantity Control	-	Closed	The site does not allow for stormwater quality to be managed on-site.
1	SSc6.2	D	Stormwater Management, Quality Control	-	Closed	The shade provided by the buildings on-site will assist in achieving this credit.
1	SSc7.1	C	Heat Island Effect, Non-roof	GBS	Open	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		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.
	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.
	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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Green Building Services

Most Likely
Possible
Not Probable

Responsible Party Status

Total Points for Energy & Atmosphere

Total Points for Materials & Resources

SDR-38854

Lied Discovery Children's Museum

LEED CS v2.0 Scorecard



Date: June 25, 2010

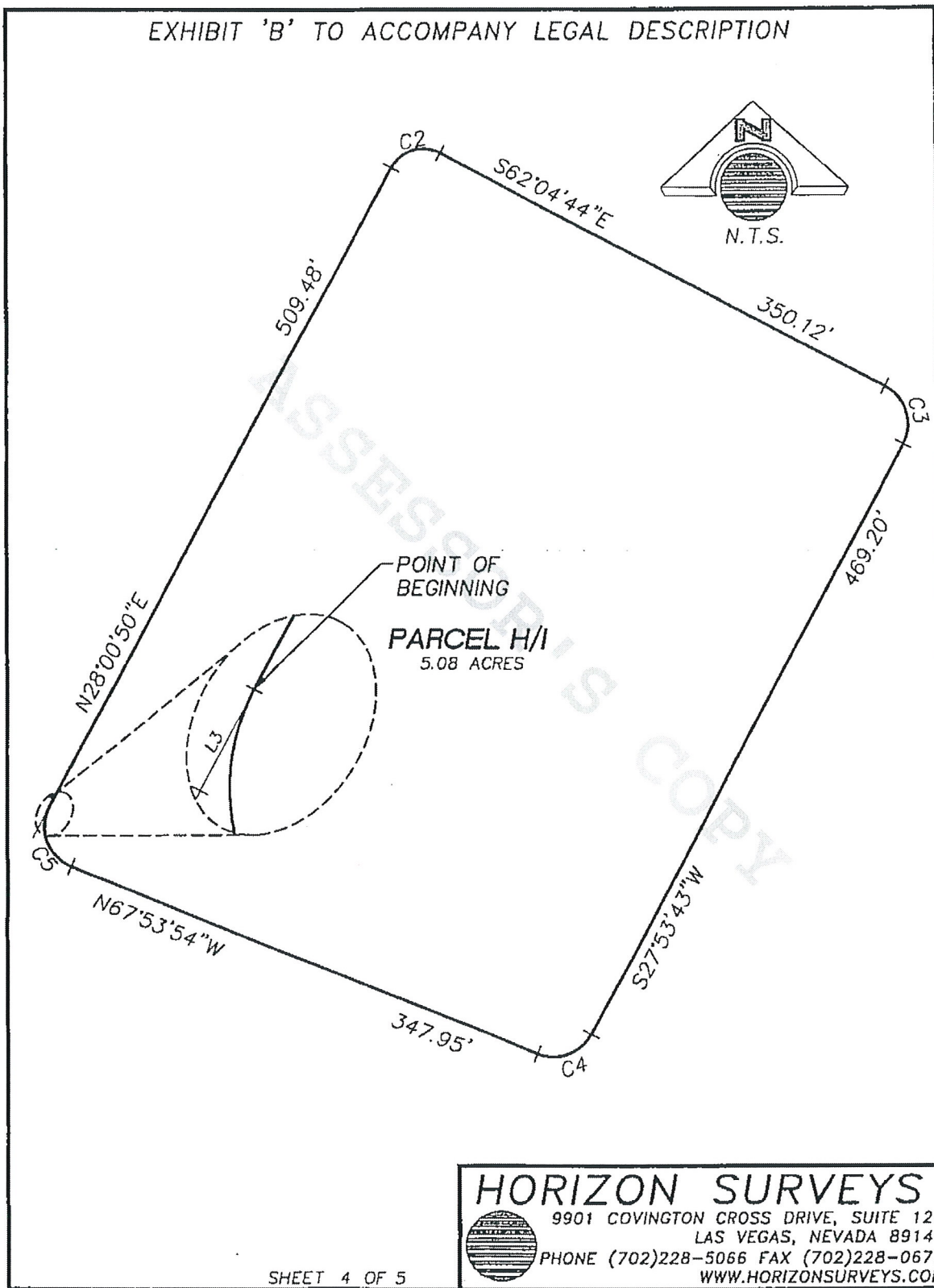
Most Likely
Possible
Not Probable

INDOOR ENVIRONMENTAL QUALITY									
				Responsible Party		Status	Comments		
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.			
	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.			
	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 Performance - 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.			

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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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

SHEET 5 OF 5

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



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.

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

The Donald W. Reynolds DISCOVERY Children's Museum
Response to SPDRRC 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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- 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.



3. Landscape Planting Image Board- The errors on this sheet should be corrected on any existing documents and include:
- a. The use of Hesperaloe on the temporary West Clark streetscape instead of the correct and previously requested Buffalo Grass. (If there will be no temporary landscape due to a garage submission, then this requirement is moot)
 - b. The indication of a temporary landscape in front of the Children's Museum instead of the final planting scheme.

Sincerely,
The Symphony Park Design Review Committee
Steve Van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Dept. of Planning and Development
Matt Edwards, The Projects Group



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SDR-38854

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, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE
SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE
BUFFER REQUIREMENTS TO ALLOW ZERO FEET 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). Staff
recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

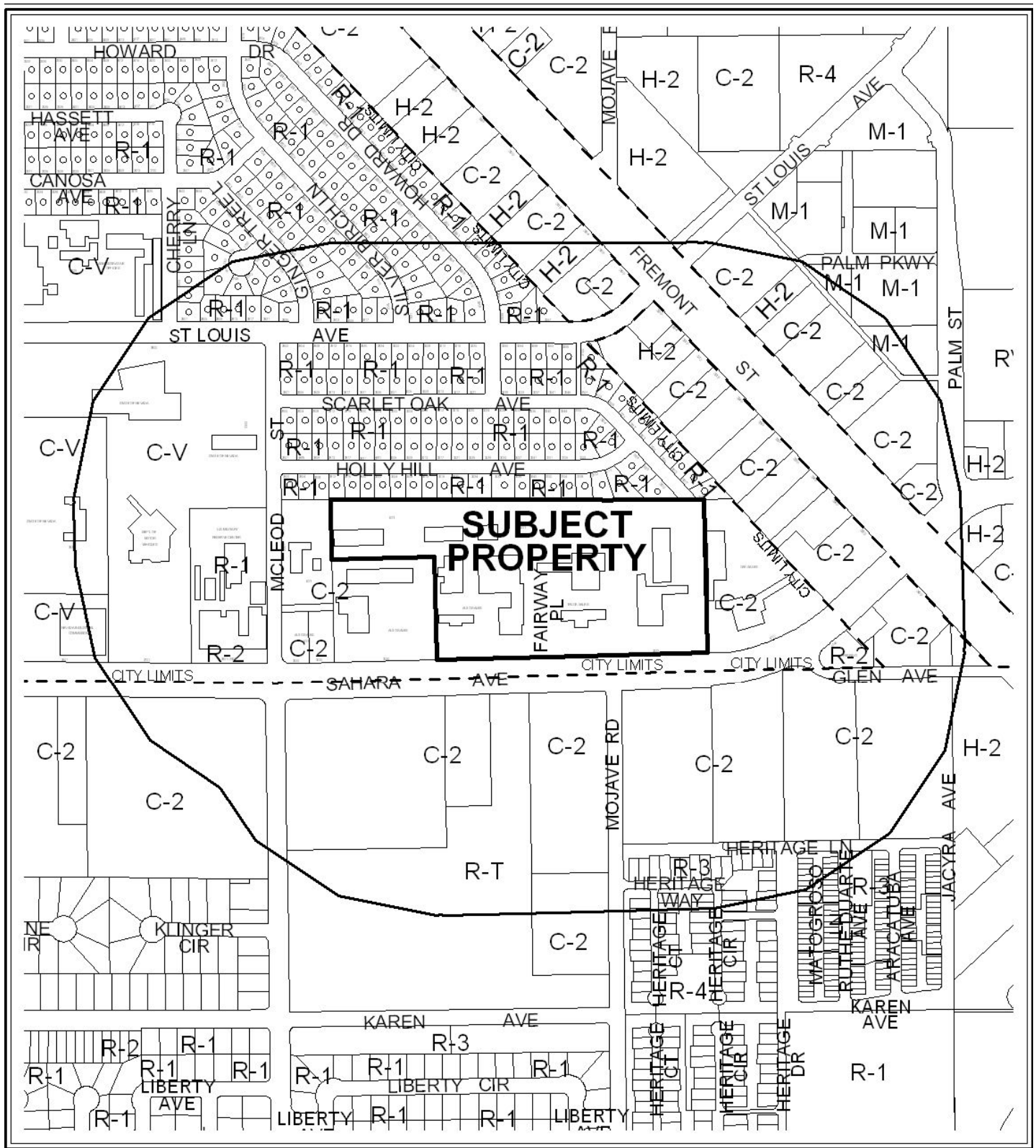
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RECOMMENDATION:

Staff recommends 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





CASE: **SDR-38855**

RADIUS: 1000 FT

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

0 300 600 Feet





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): _____

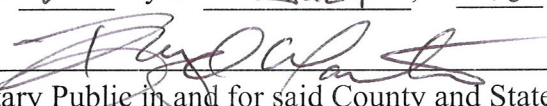
APN: _____

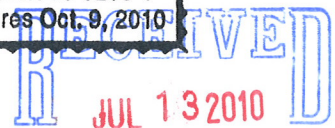
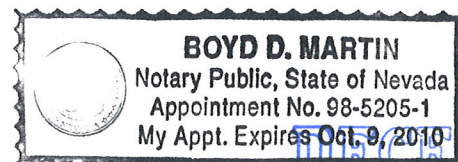
Signature of Property Owner: 

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



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* [Signature]

* 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

[Signature]

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

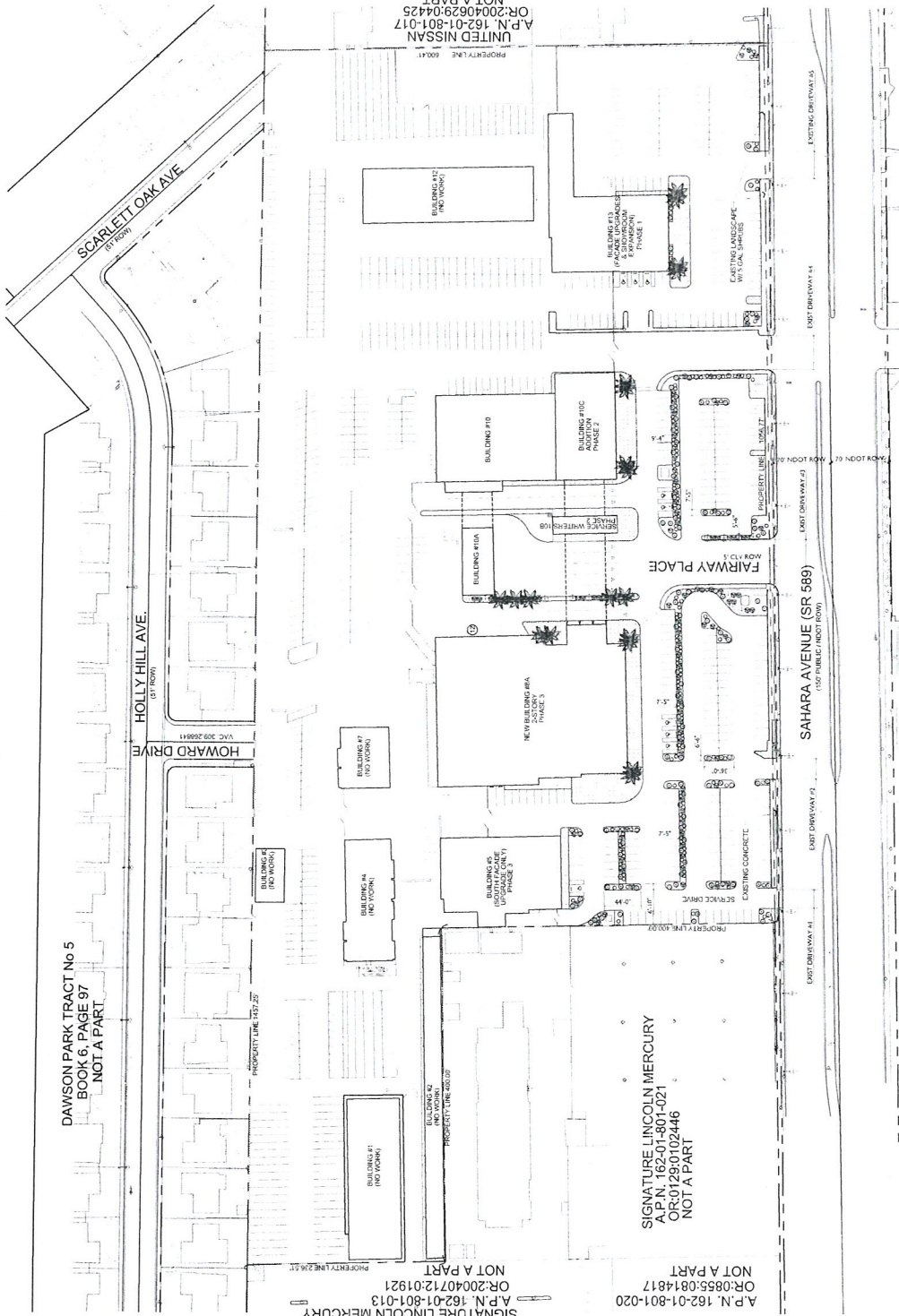
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # <u>SDR-38855</u>
Meeting Date: <u>08/26/10</u>
Total Fee: <u>1030.00</u>
Date Received: * <u>07/13/10</u>
Received By: <u>[Signature]</u>

*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



LANDSCAPE PLAN

1" = 60'-0"



LANDSCAPE SCHEDULE				
TREE	SYMBOL	CORPORATION NAME	BOTANICAL NAME	SIZE
		EXISTING TREE		24" DIA
		RECENTLY PLANTED		18" DIA
SHRUBS				
		TEXAS RANGER	Neurospora texensis	5 gal
		GERANIUM	Geranium	5 gal
		YELLOW IRIS OF PARADISE	Yucca glauca	5 gal
		MID IRIS OF PARADISE	Yucca glauca	5 gal
		DESERT CACTUS	Cylindropuntia	5 gal
		DEER GRASS	Stipa capensis	5 gal
		PERCUTAN SAGE	Salvia leucantha	5 gal
GROUND COVER				
		DESERT CAJON	Prosopis juliflora	5 gal
		LANTANA	Lantana	5 gal
		REGAL HORT FOUNTAIN	Yucca glauca	5 gal
		ROCK WELCH	Yucca glauca	5 gal
		SIZE	18" DIA	5 gal
		DEPTH	18" DIA	5 gal
		COLLECTED BY	MANUFACTURED BY	5 gal
		APPROVAL	APPROVAL	5 gal

LANDSCAPE PLAN

LI00

REVIEWED

AUG 04 2010

10,000 Fairway Chevrolet and Fairway GMC Buick

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara

Las Vegas, Nevada 89104

SDR-38855

REVISED

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APTUS

1000 South 40th Street

Las Vegas, Nevada 89104

P: 702.891.1200

F: 702.891.1211

SIGNATURE LINCOLN MERCURY

A.P.N. 162-01-801-020

OR:0855-0814817

NOT A PART

SIGNATURE LINCOLN MERCURY

A.P.N. 162-01-801-013

OR:20040712-01921

NOT A PART

UNITED NISSAN

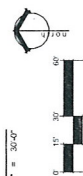
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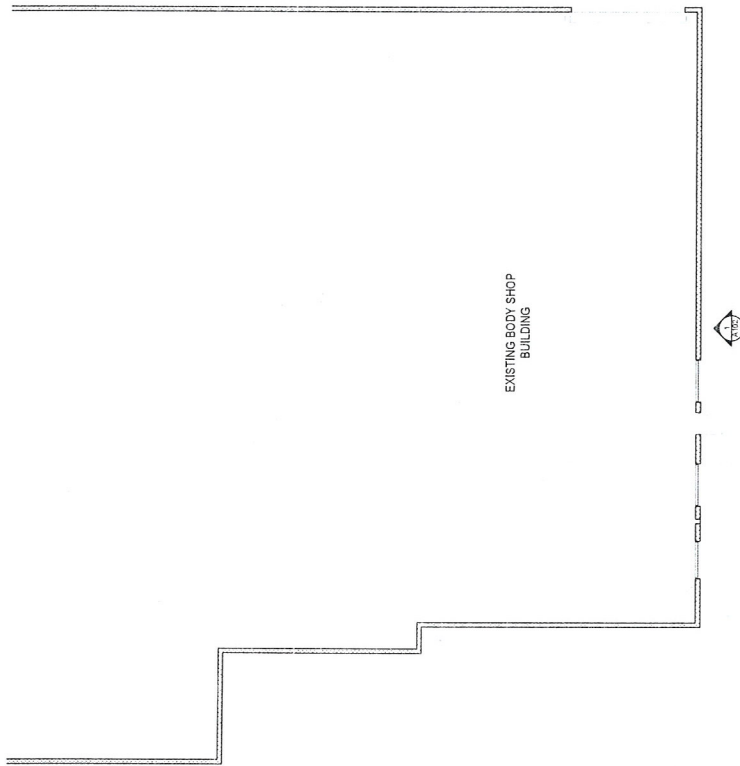
OR:20040629-04429

NOT A PART

3100 E. Sahara
Las Vegas, Nevada 89104

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
9702.839.1200
9702.839.1211

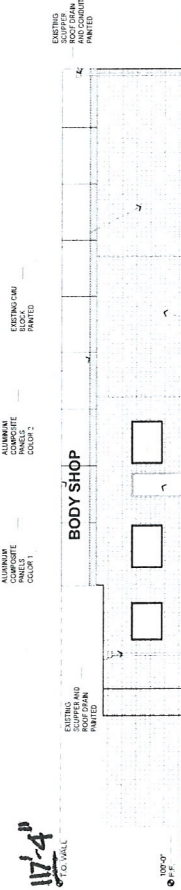




BODY SHOP FLOOR PLAN

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.



1 BODY SHOP SOUTH ELEVATION

1/8" = 1'-0"

BODY SHOP
FLOOR PLAN

City of Las Vegas - CDH Submittal
07/11/10
City of Las Vegas - CDH Submittal Revised: 08/04/10

A102

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SDR-38855
REVISED

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review

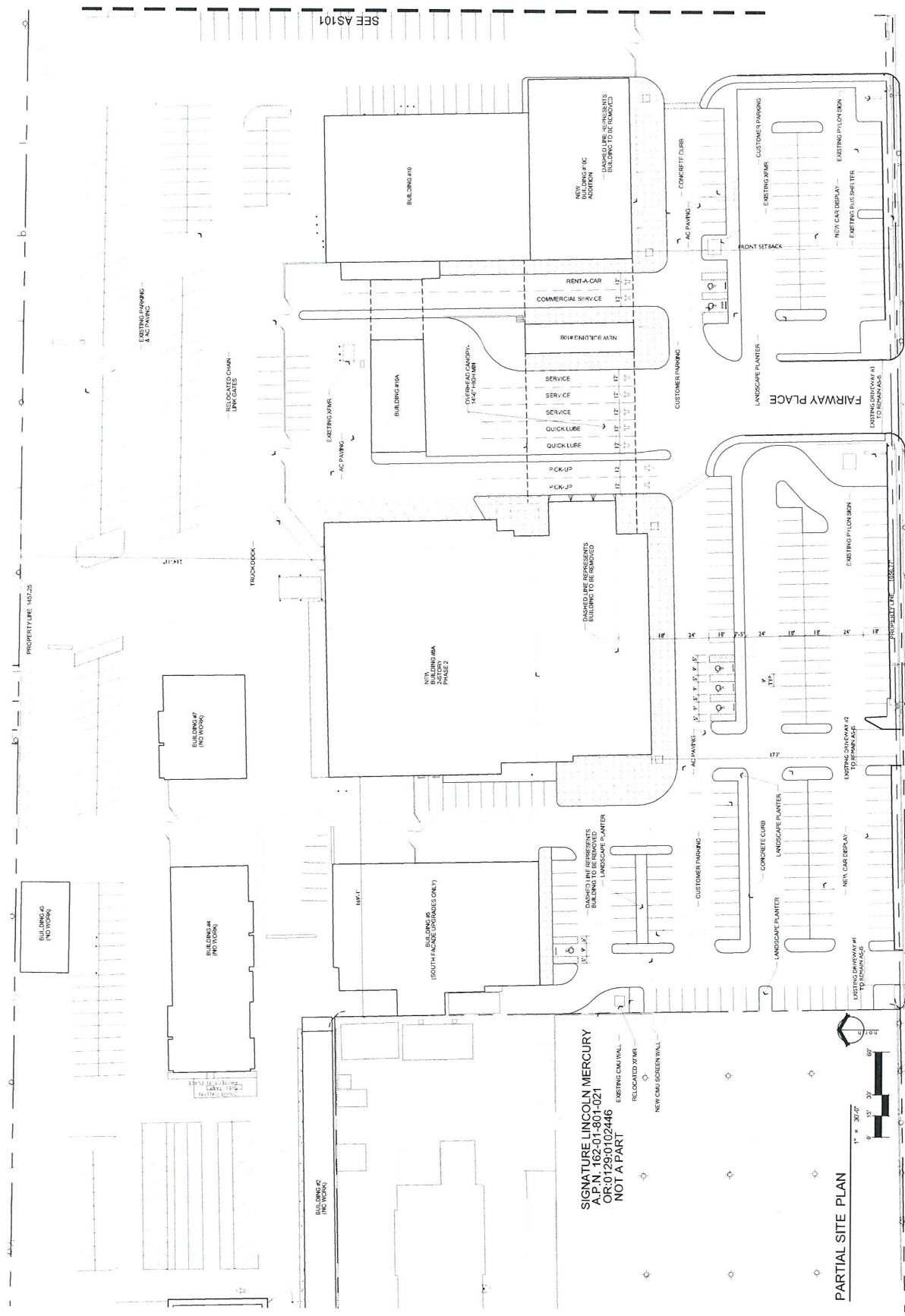
3100 E. Sahara
Las Vegas, NV 89104

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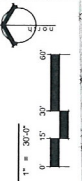
1200 South 4th Street
Las Vegas, Nevada 89104
F 702.891.1111





SIGNATURE LINCOLN MERCURY
 A.P.N. 162-01-801-021
 OR 0129010246
 NOT A PART

PARTIAL SITE PLAN



Fairway Chevrolet and Fairway GMC/Buick
 Site Development Review

3100 E. Sahara
 Las Vegas, Nevada 89104

SAHARA AVENUE (SR 589)
 (100' WIDE, 100' HIGH)

WEST PORTION
 PHASES 2 AND 3
 AST02

JUL 13 2010

SDR-38855



FLOOR PLAN

SERVICE BUILDING FLOOR PLAN (PHASE 3)

07/13/10

City of Las Vegas, NV

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

A103

07/13/10

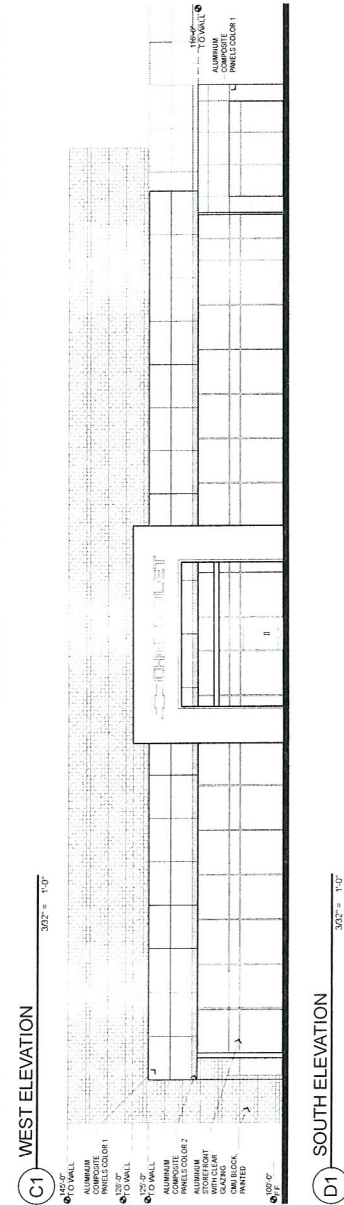
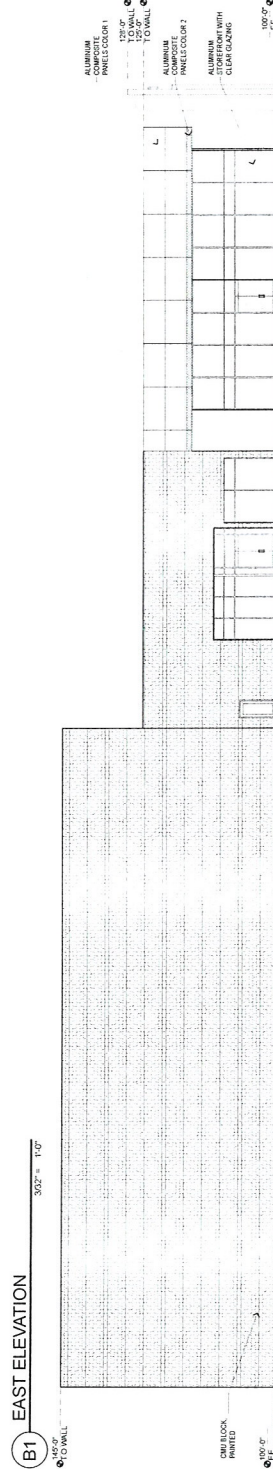
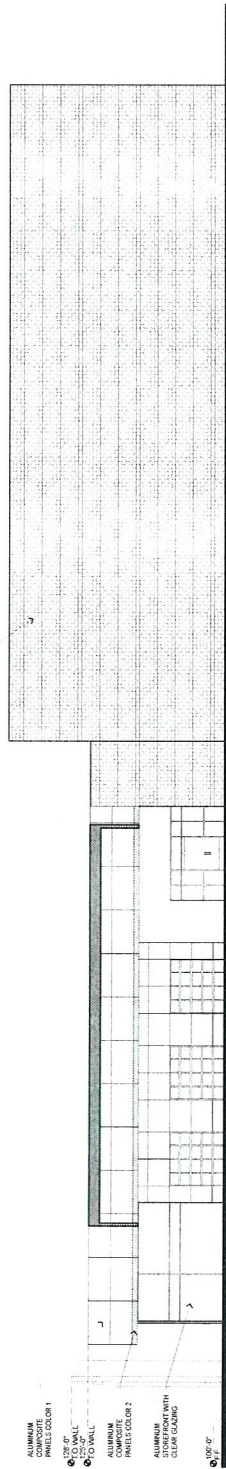
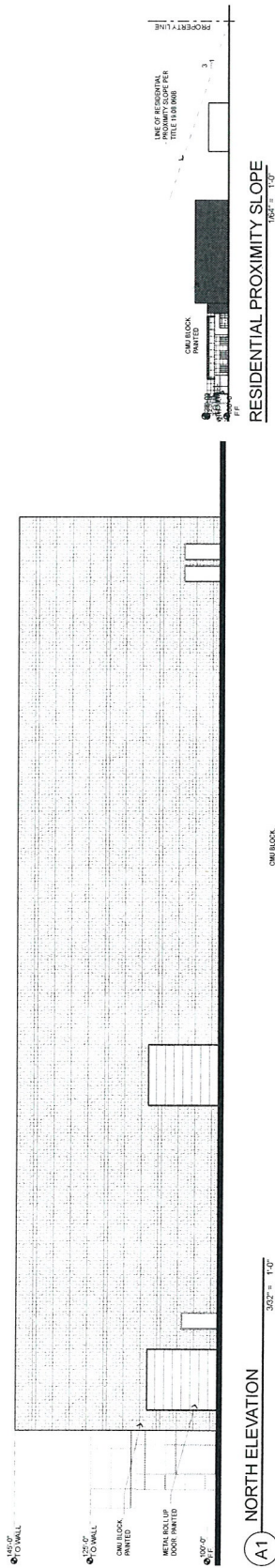
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2005 South 4th Street
Las Vegas, Nevada 89104
P: 702.871.1212



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JUL 13 2010

SDR-38855



Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, NV 89104

CHEVROLET
SHOWROOM
BUILDING
ELEVATIONS
(PHASE 2)

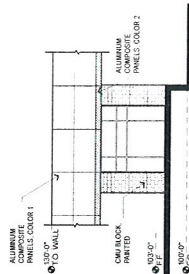
SDR-38855

JUL 13 2010

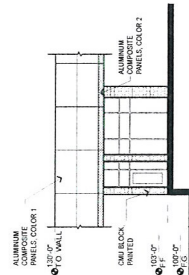
City of Las Vegas, NV
10,000 Fairway Chevrolet and Fairway GMC/Buick

APR 15 2010

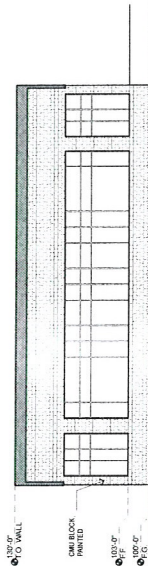
1200 South 4th Street
Las Vegas, Nevada 89104
P 702.333.1200
F 702.333.1211



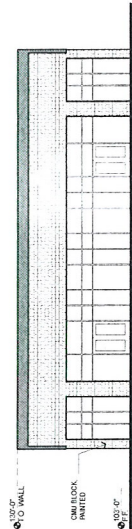
C1 SOUTH ELEVATION
3/32" = 1'-0"



C3 NORTH ELEVATION
3/32" = 1'-0"



D1 EAST ELEVATION
3/32" = 1'-0"



D3 WEST ELEVATION
3/32" = 1'-0"



APR 15 2010 10:00 AM
1700 South 4th Street
Las Vegas, Nevada 89104
F 702.899.1113

Fairway Chevrolet and Fairway GMC/Buick Site Development Review

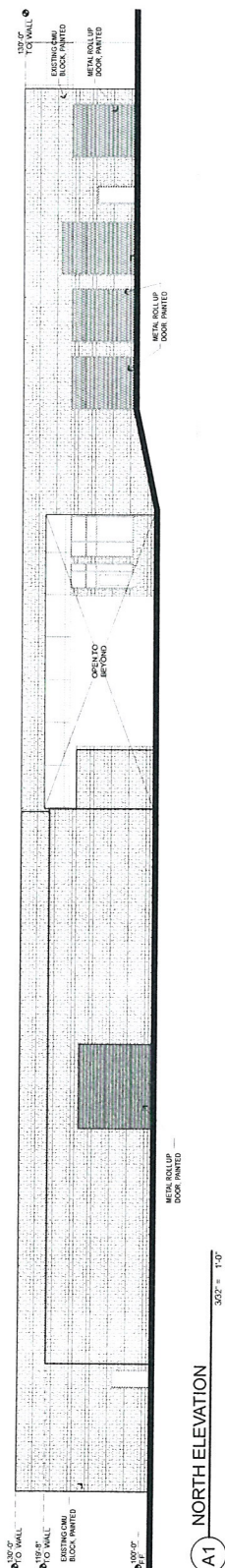
3100 E. Sahara
Las Vegas, NV 89104

SERVICEWRITER'S
BUILDING
ELEVATIONS
(PHASE 3)

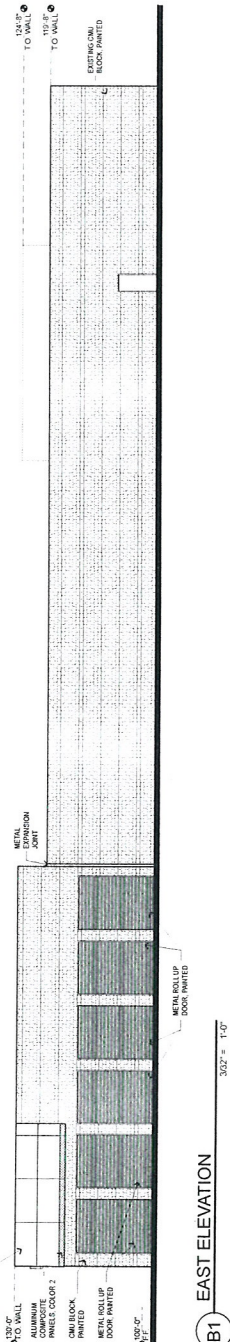
City of Las Vegas, NV

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A202
JUL 13 2010
10369 Fairway Chevrolet and Fairway GMC/Buick

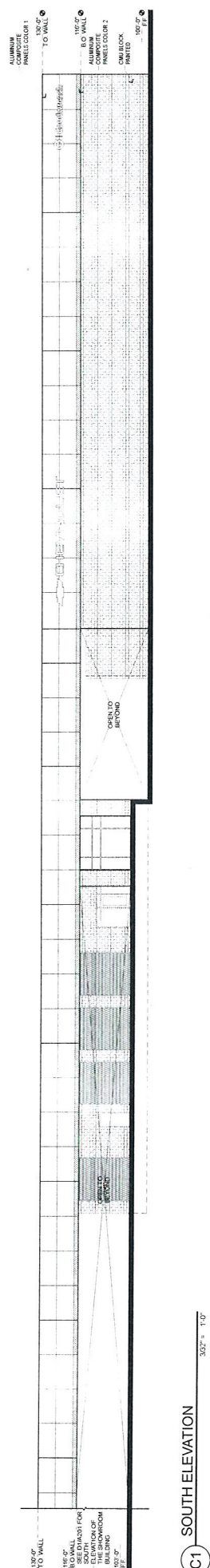
SDR-38855



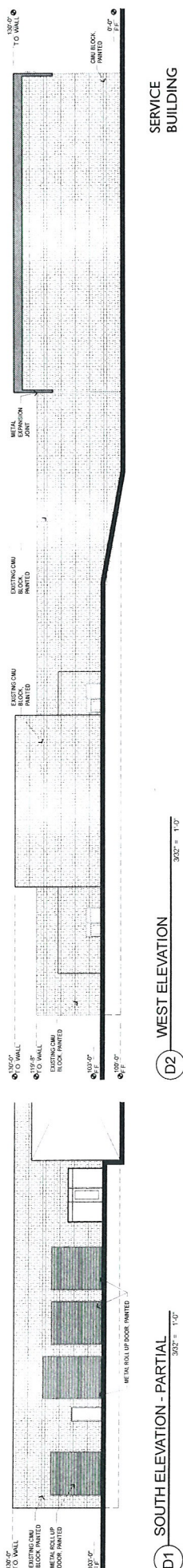
A1 NORTH ELEVATION
302' = 1'-0"



B1 EAST ELEVATION
302' = 1'-0"

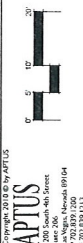


C1 SOUTH ELEVATION
302' = 1'-0"



D2 WEST ELEVATION
302' = 1'-0"

D1 SOUTH ELEVATION - PARTIAL
302' = 1'-0"



Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SERVICE
BUILDING
EXTERIOR
ELEVATIONS (PH.3)

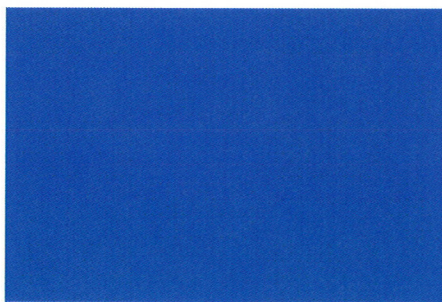
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JUL 13 2010
City of Las Vegas, SD&S Submittal
D7 1118

SDR-38855

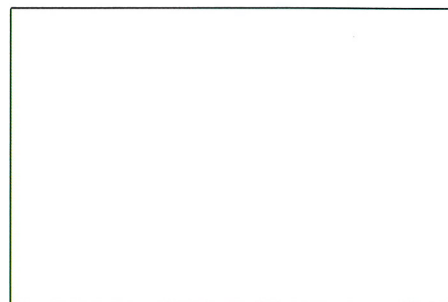
APUS
1200 South 4th Street
Las Vegas, Nevada 89104
P: 702.399.1212
F: 702.399.1213



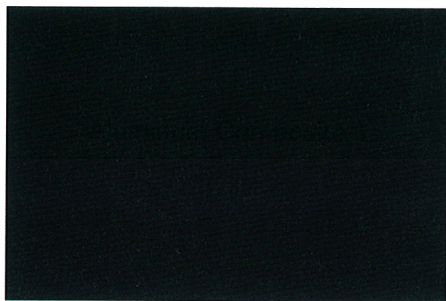
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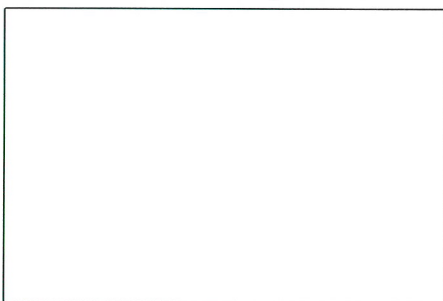
Aluminum Composite 2



Aluminum Composite 3



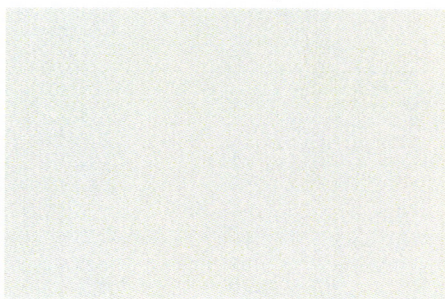
Aluminum Composite 4



Paint (white)



Glazing



Aluminum Storefront Framing

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
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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JUL 13 2010
SDR-38855

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

August 4, 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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AUG 04 2010

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 13,000 sf of landscaping including 19 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, AIA
APTUS Architecture (owner's representative)

SDR-38855
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AUG 04 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

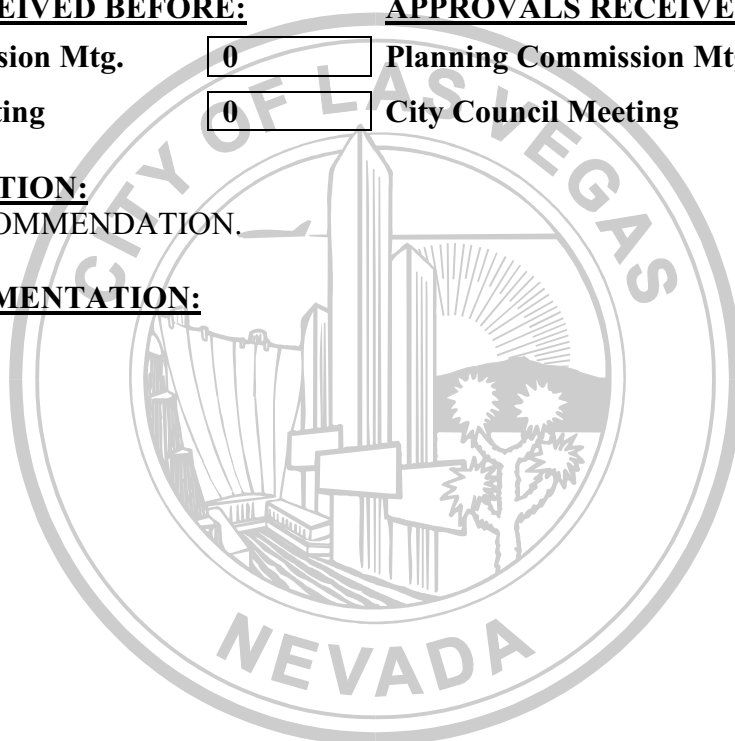
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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

NONE



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

