



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 84 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 47-BED, 17,777 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, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET 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

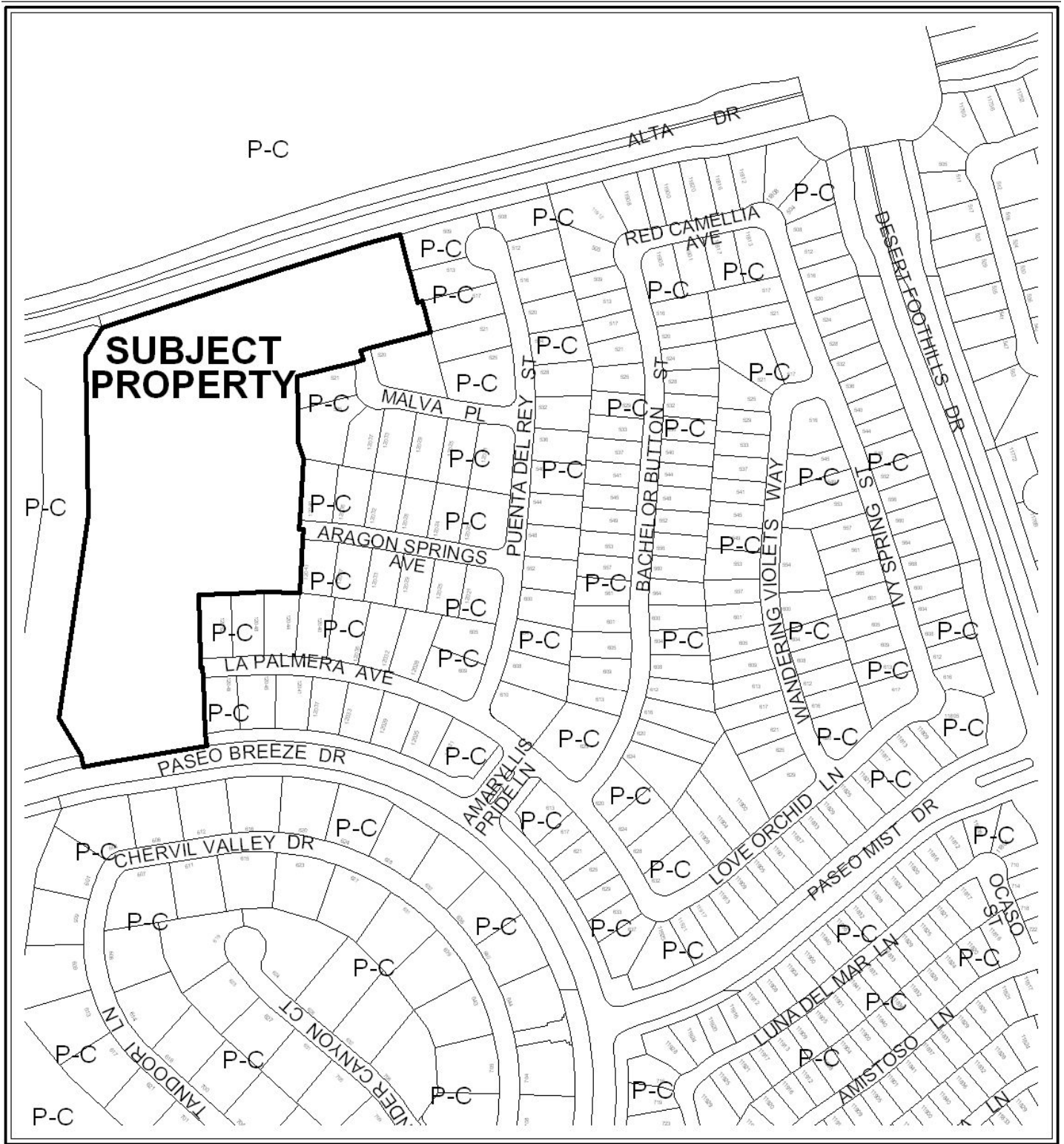
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



0 300 600 Feet

CASE: **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)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-38785	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

TMP-38785 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

YK

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

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

Public Works

5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
6. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.
7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
9. Site development to comply with all applicable conditions of approval for the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 34-lot single family subdivision on 9.33 acres, approximately 1,060 feet east of the southeast corner of Alta Drive and Fox Hill Drive. This will be the completion of the Barcelona At The Paseos residential subdivision in Summerlin West. As this request conforms to Title 18 and Summerlin Development Standards, staff recommends approval of this request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/06/03	The Planning Commission approved a request for a Tentative Map (TMP-3106) for a 91-lot single-family residential subdivision on 23.03 acres located between Alta Drive and Paseo Breeze Drive. Staff recommended approval.
01/12/06	The Planning Commission approved request for a Tentative Map (TMP-10420) for a 34-lot single family residential subdivision on 8.39 acres located approximately 896 feet west of the intersection of Alta Drive and Desert Foothills. Staff recommended approval.
02/14/08	The Planning Commission pulled a request for a Tentative Map (TMP-26266) 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. Staff made no recommendation.

<i>Most Recent Change of Ownership</i>	
12/18/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses are associated with this request.	

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/17/10	A pre-application meeting was held where the submittal requirements for a Tentative Map were discussed with the following items: • Tentative Map Submittal checklist to be submitted with application • Any proposed deviation of setbacks will gain approval of the Summerlin DRC • Private streets will not have sidewalks • Homes will not have sprinklers and are under 3,900 square feet • Perimeter screen and retaining wall height is less than 10 feet

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Field Check</i>
07/22/10 Staff inspected the property and found an undeveloped vacant parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.33
Net Acres	8.7

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family/Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Summerlin West	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

A previous 34-lot Tentative Map Plan (TMP-10420) was approved by City Council on January 12, 2006 but expired two years later on January 12, 2008. The applicant states that the economic conditions prevented this project from moving forward under the previous Tentative Map Plan and thus dictates the need for a new one. The proposed Tentative Map conforms to all requirements of Title 18 and the Summerlin Development Standards; therefore, staff is recommending approval of the request, with conditions.

FINDINGS

- **General information**

The proposed Tentative Map is for a 34-lot single family subdivision. The subject site is directly adjacent to single-family homes which abut the site to the south and east. Undeveloped land is to the north and west of the site. This is a build-out of an existing subdivision in West Summerlin.

- **Cross Section**

Cross sections show a 34 lot subdivision which does not exceed more than 2% grade.

- **Trails**

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



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

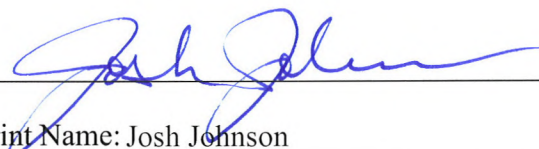
☒ No

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: _____

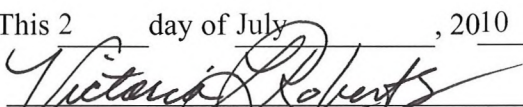
Partner(s): _____

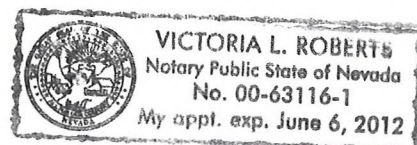
APN: _____

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

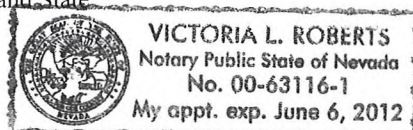
APPLICANT The Howard Hughes Corp. Contact Julie Cleaver
 Address 10,000 W. Charleston Blvd. Suite 200 Phone: (702) 791-4388 Fax: _____
 City Las Vegas State NV Zip 89135
 E-mail Address Julie.Cleaver@generalgrowth.com

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

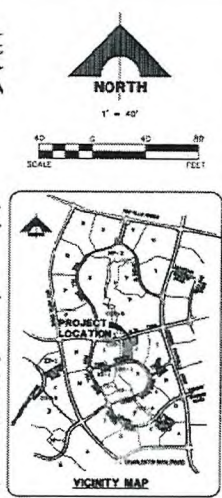
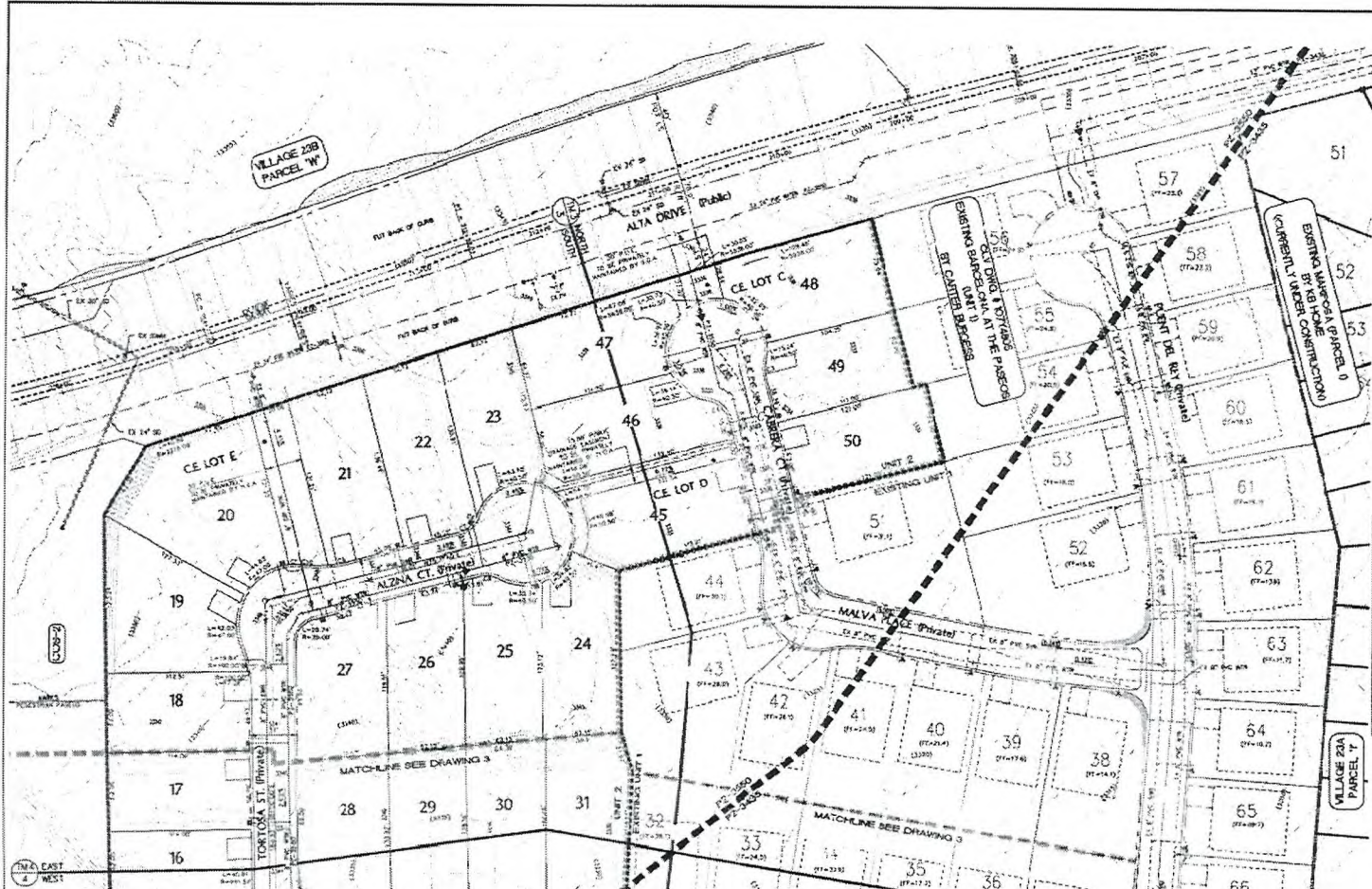
Notary Public in and for said County and State



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.



BACK OF CURVE TABLE

CURVE	CHORD BEARING	CHORD	CHORD BEARING	CHORD
C1	40.50°	2.33	1.95	113.304°
C2	132.24	4.19	2.18	072.002°
C3	10.86°	9.31	4.85	272.512°
C4	18.50°	22.30	11.50	072.272°
C5	132.50°	1.30	0.59	174.461°
C6	40.50°	0.81	0.41	108.51°
C7	18.50°	19.27	10.51	26.375°
C8	18.50°	15.00	7.50	044.131°
C9	132.00°	17.85	8.52	074.435°
C10	132.00°	20.18	10.09	112.101°
C11	42.00°	11.14	5.54	137.172°
C12	132.00°	5.38	2.69	074.435°
C13	42.00°	2.74	1.27	335.249°
C14	42.00°	17.12	8.56	21.301°
C15	132.00°	14.18	7.09	22.454°
C16	203.750°	9.30	4.50	075.24°
C17	203.750°	5.64	2.82	075.24°
C18	203.750°	5.10	2.55	075.24°

BASIS OF BEARING
 NORTH 25° 50' 50" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 24, T2S, R1E, S4M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN BY THE BENCHMARK ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF CLARK COUNTY, NEVADA.

BENCHMARK
 CITY OF LAS VEGAS BENCHMARK (ALICE TERRY) MUST BE PLACED IN THE TOP OF CURVE POINT. IF NOT EXISTING, A PRIVATELY OWNED ALICE TERRY MUST BE PLACED IN THE TOP OF CURVE POINT. IF NOT EXISTING, A PRIVATELY OWNED ALICE TERRY MUST BE PLACED IN THE TOP OF CURVE POINT.

LEGAL DESCRIPTION
 BEING A SUBDIVISION OF A PORTION OF PARCELS 1 & 2 AS SHOWN BY MAP THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF CLARK COUNTY, NEVADA. OFFICE CLERK COUNTY, NEVADA, VINTAGE SECTION 24, TOWNSHIP 2S, RANGE 1E, S4M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. BEING A SUBDIVISION OF A PORTION OF PARCELS 1 & 2 AS SHOWN BY MAP THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF CLARK COUNTY, NEVADA. OFFICE CLERK COUNTY, NEVADA, VINTAGE SECTION 24, TOWNSHIP 2S, RANGE 1E, S4M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

- LEGEND**
- EXISTING CONTOURS
 - EXISTING WATERLINE
 - EXISTING SEWER LINE
 - EXISTING PERIMETER WALL
 - WATER LINE
 - SEWER LINE W/ MANHOLE
 - ===== UNIT BOUNDARY
 - COVERLINE
 - FEE HYDRANT
 - WATER BOUNDARY ZONE
 - EXISTING STORM DRAIN LINE

DISCLAIMER NOTE
 THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THE INFORMATION PROVIDED BY THE OWNER. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

THE HOWARD HUBER CORPORATION
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

J. J. & S. S. ENGINEERS
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

J. J. & S. S. ENGINEERS
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

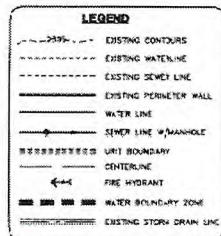
G.C. WALLACE
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF NEVADA
 LICENSE NO. 68009-971

THE HOWARD HUBER CORPORATION
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

J. J. & S. S. ENGINEERS
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

J. J. & S. S. ENGINEERS
 1000 W. LAS VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89102
 (702) 227-2929

TMP-38785
REVISED

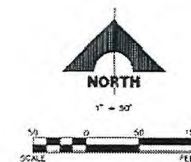


NORTH 75° 30' 30" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34 - T 20 S - R 50 E - 4000' CORNER OF LAND SOLD, CLATSOP COUNTY, OREGON. AT SPOKING BY MAP INCHES 1 ON 1/2 IN 1882 S. 20' 30" OF 1/2 ACRES LIES IN THE CLATSOP COUNTY PLUMMER TRACT, CLATSOP COUNTY, OREGON.

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 FEET

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
OFFICE, CLARK COUNTY, NEWADA, LING WITHIN SECTION 20, TOWNSHIP 20
SOUTH, RANGE 19 EAST, AND THE NORTH HALF IN 1/2 OF THE NORTH HALF
IN 1/2 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 19 EAST, WASH. CO. OF

APN: 137-34-601-003

[illegible]

DISCLAIMER NOTE

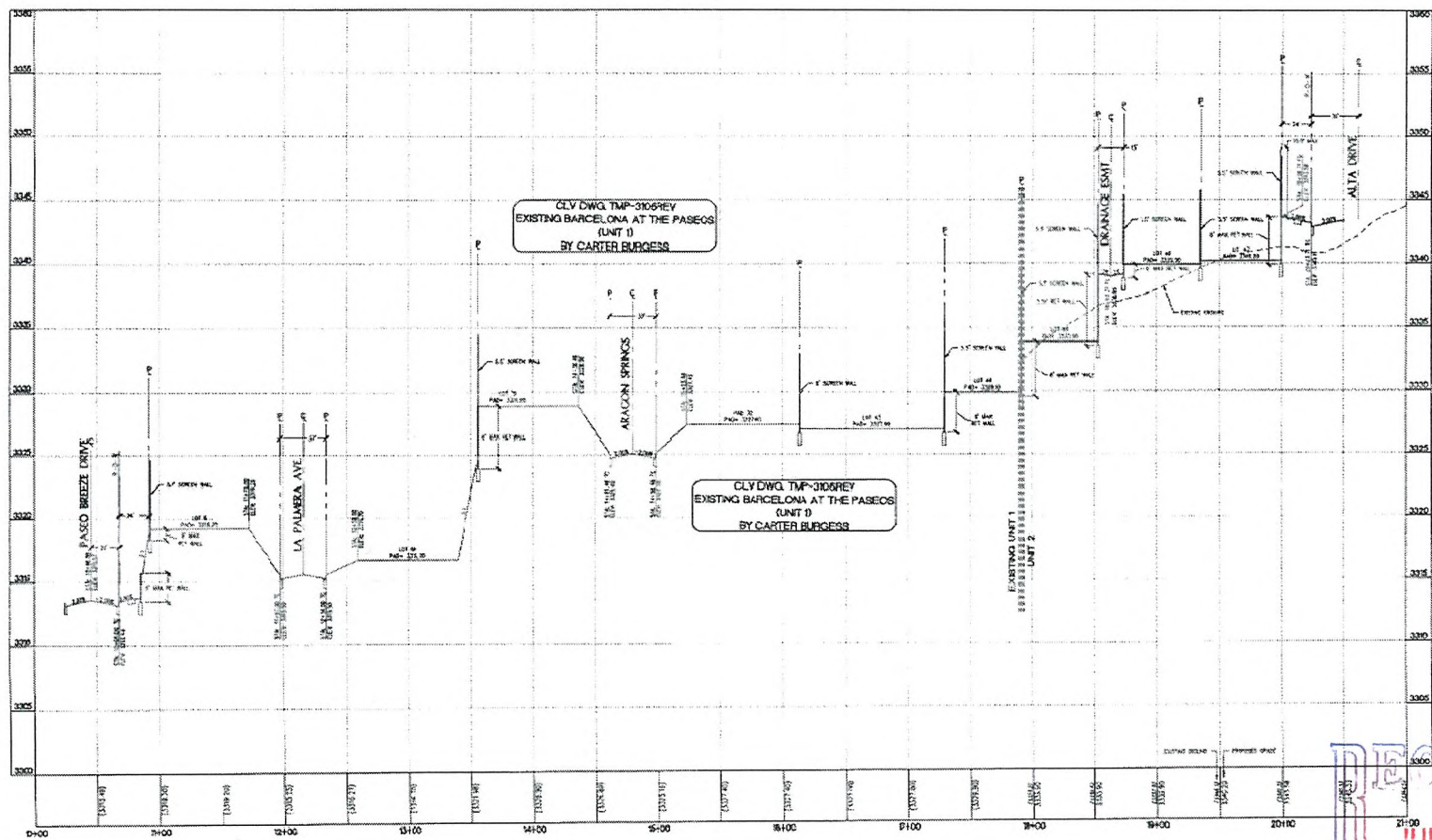
[illegible][illegible]


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. 22 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 line of the range, bearing to the line of the range, bearing to the line of the range, bearing to the line of the range.

BENCHMARK

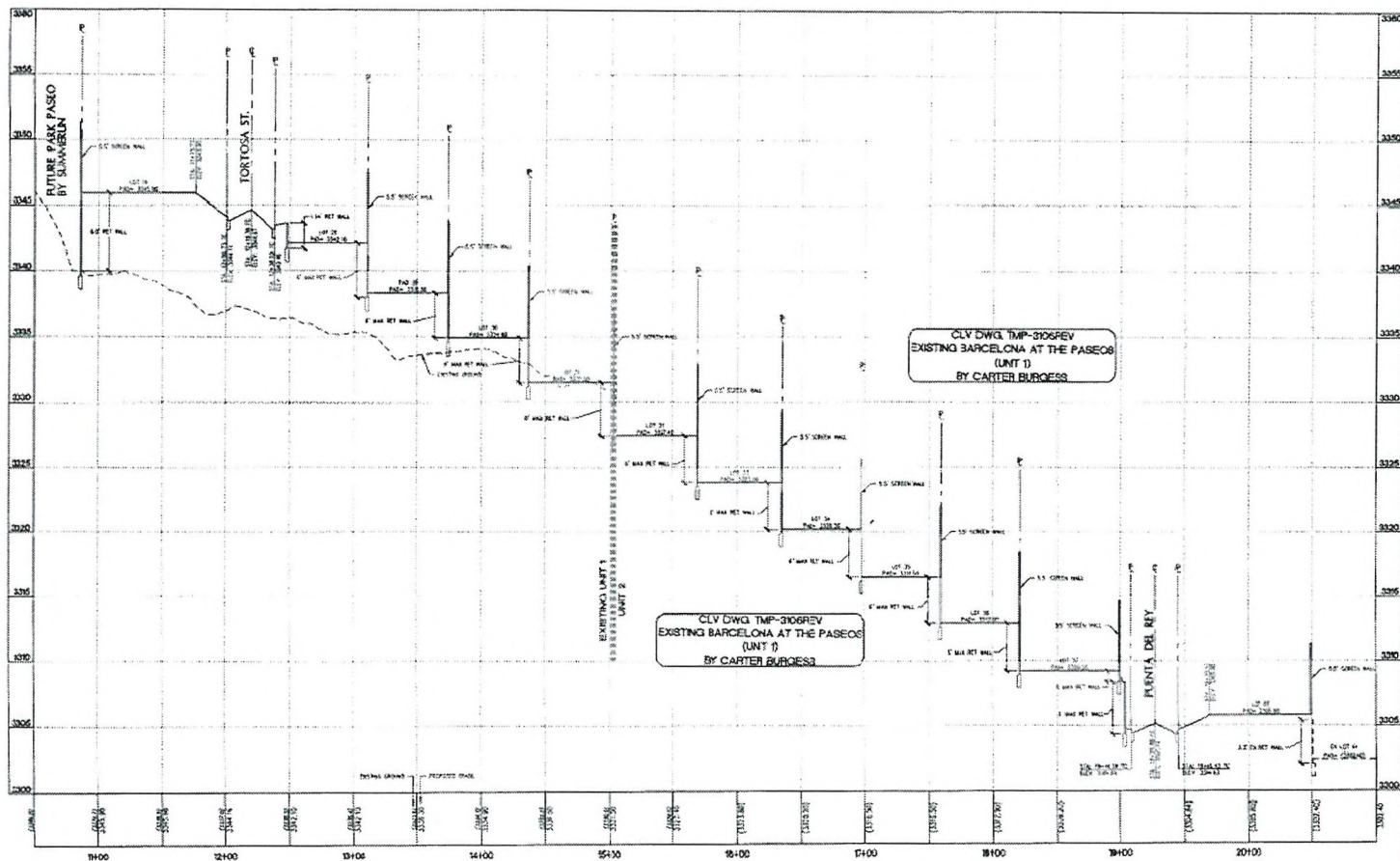
City of Las Vegas Benchmark is 1000.000 feet above sea level. All elevations by map thereon are to the N. or S. of the line of the range, bearing to the line of the range, bearing to the line of the range, bearing to the line of the range.



12110

PROJECT NO.	00000-971	DATE	JUL 30 2010	BY	G.C. WATT
G.C. WATT & COMPANY ENGINEERS PLANNERS SURVEYORS 1000 W. 10TH STREET, SUITE 100 LAS VEGAS, NEVADA 89102 TEL: 702.735.1100 FAX: 702.735.1101					
THE HOWARD HUGHES CORPORATION SUBMITTER VILLAGE PARCEL J - UNIT 2 BARCELONA					
TENTATIVE MAP 3					
DRAWING 4 4 OF 5 SHEETS					

TMP-38785
REVISED



EAST WEST PROFILE

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



BASIS OF BEARING

NORTH BY 10° 50' WEST BEING THE BEARING OF THE WEST LINE OF SECTION 14, T2S, R. 10E, S. 10E, NEAR CORNER OF THE SEQUOIA TRACT, AS SHOWN BY MAP SHOWED ON FILE IN THE CITY OF PASO BLANCO, TEXAS, IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, TEXAS.

BENCHMARK

ONE OF THE NEAREST BENCHMARKS OVER LIEKING THAT IS PLACED IN THE CORNER OF THE SEQUOIA TRACT, AS SHOWN BY MAP SHOWED ON FILE IN THE CITY OF PASO BLANCO, TEXAS, IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, TEXAS.

PROJECT NO.	00027-471
DATE	7/1/2000
BY	G.C. WALLACE
CHECKED BY	G.C. WALLACE
G.C. WALLACE COMPANIES ENGINEERS PLANNERS SURVEYORS 10000 W. 10TH STREET, SUITE 100 FORT WORTH, TEXAS 76132-1000 (817) 335-1000	
THE HOWARD HUNTER CORPORATION BARBERLIN VILLAGE 22A PARCEL J - UNIT 2 BARCELONA TENTATIVE MAP 4	
DRAWN BY	5
CHECKED BY	5

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.

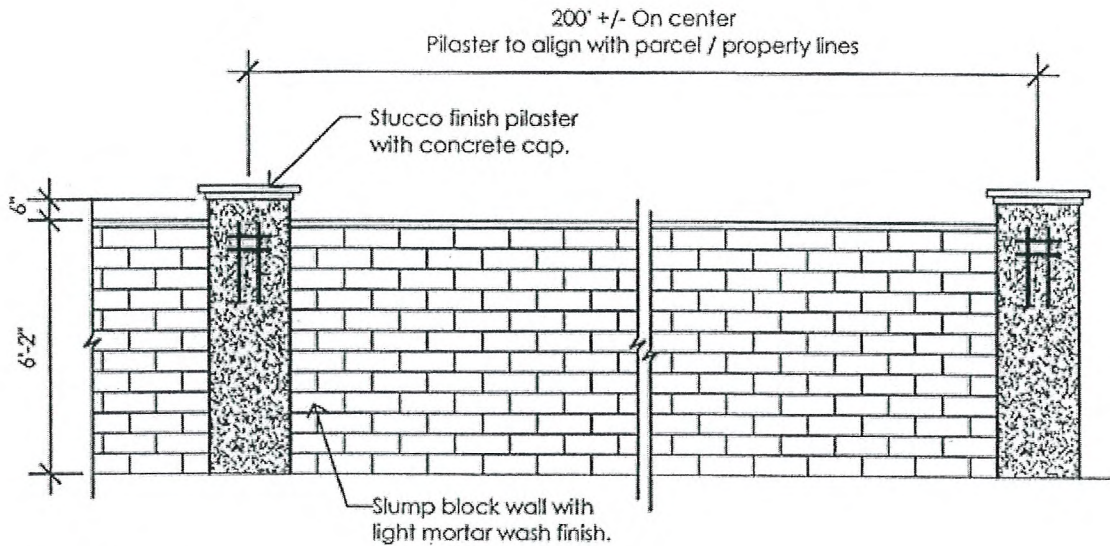
RECEIVED
JUL 06 2010

Materials

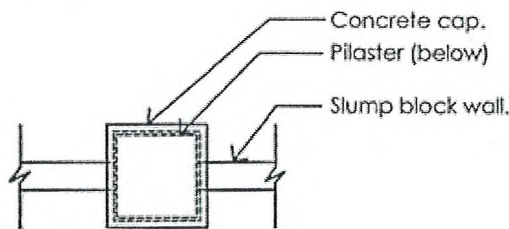
Retaining walls must be the village slump block, with mortar wash or without. No other wall treatment is permitted.

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}*

RECEIVED
JUL 06 2010



Elevation



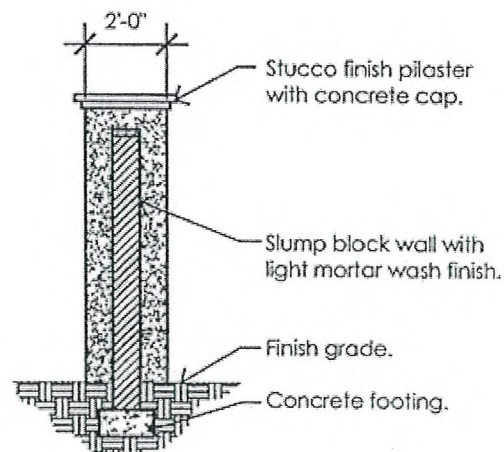
Plan

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

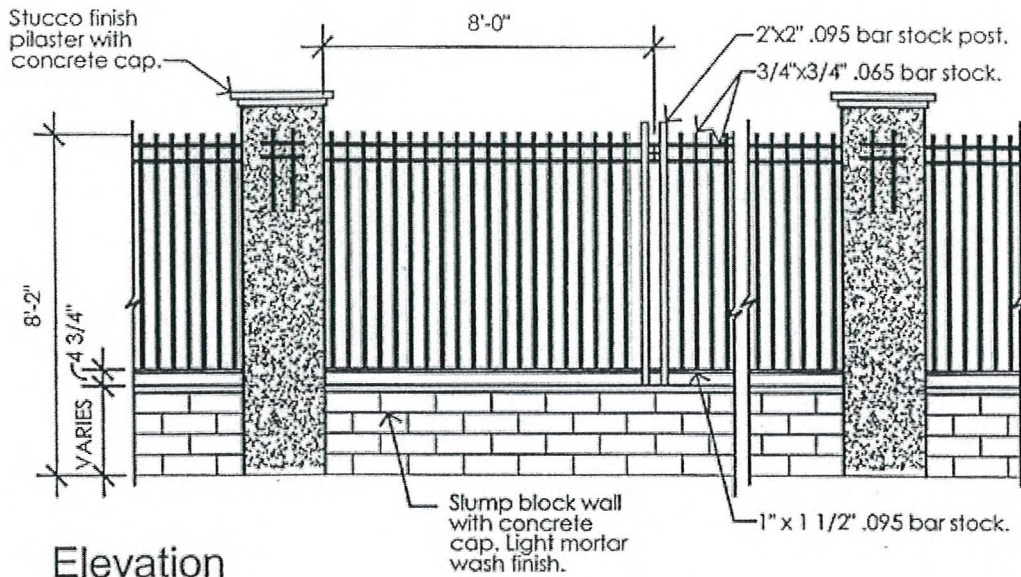
See Summerlin for detailed wall plans.

Rev 5/28/2010

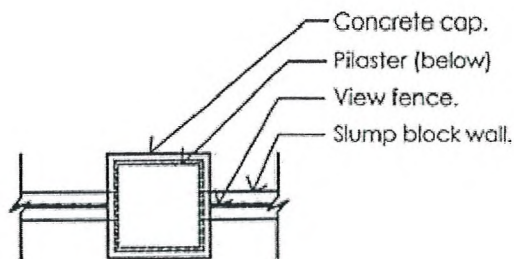
RECEIVED
JUL 06 2010

Village Wall Detail
EXHIBIT 5-A
Walls

TMP-38785



Elevation



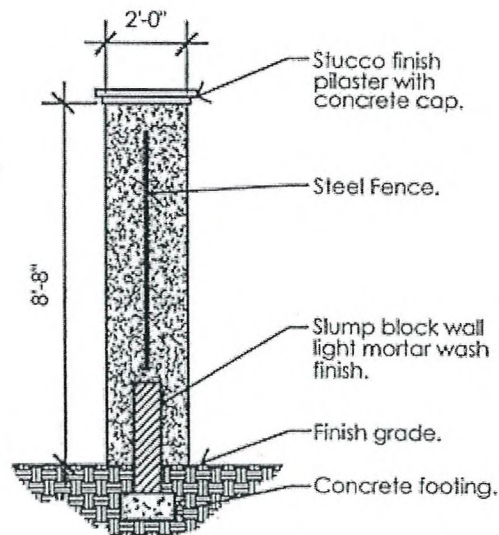
Plan

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"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"x 10" concrete terra cotta cap, Modern Stone Solutions (602) 253-0355



Section

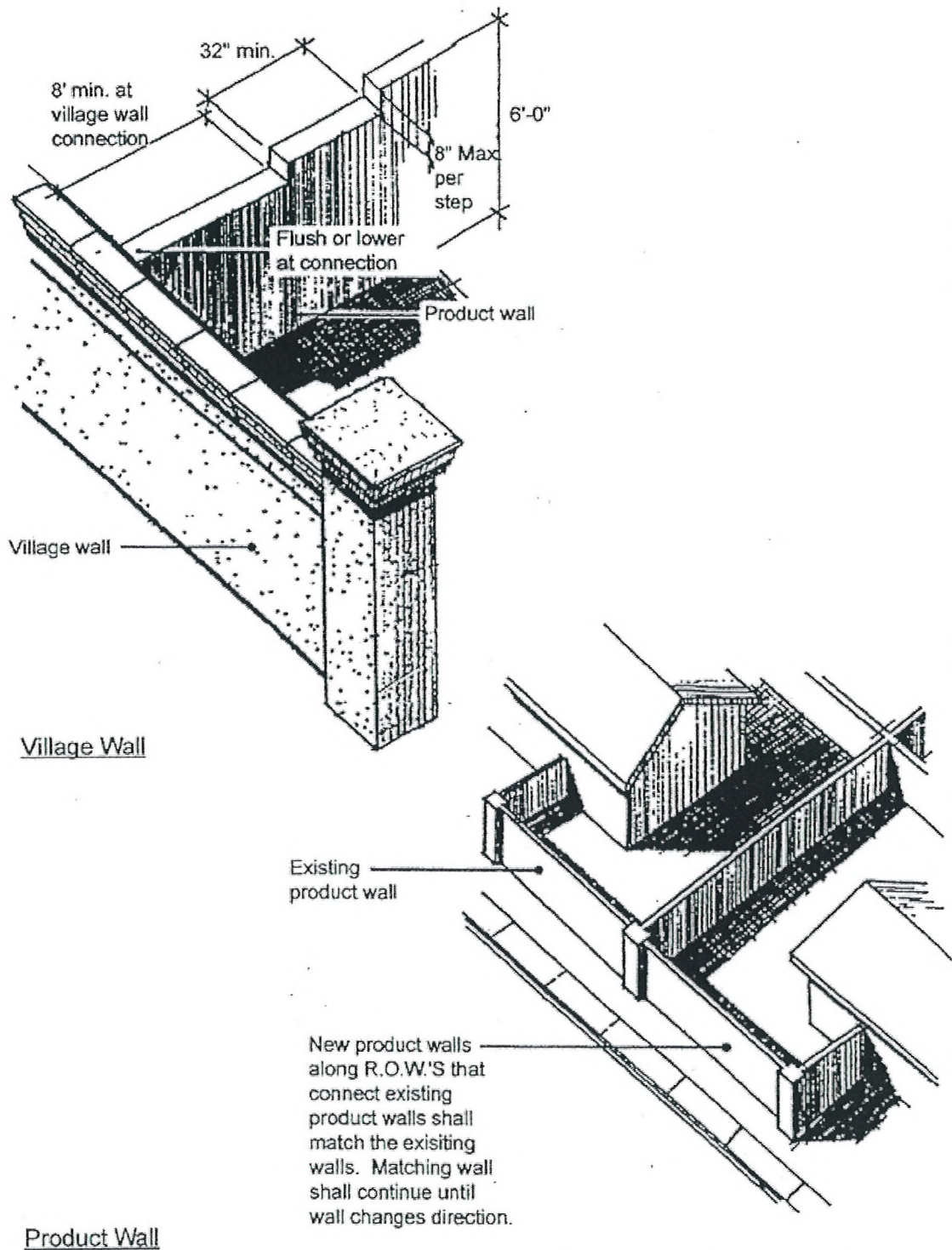
See Summerlin for detailed wall plans.

Rev 5/28/2010

RECEIVED
 JUL 06 2010

Village View Fence
 EXHIBIT 5-B
 Walls

TMP-38785



Village Wall

Product Wall

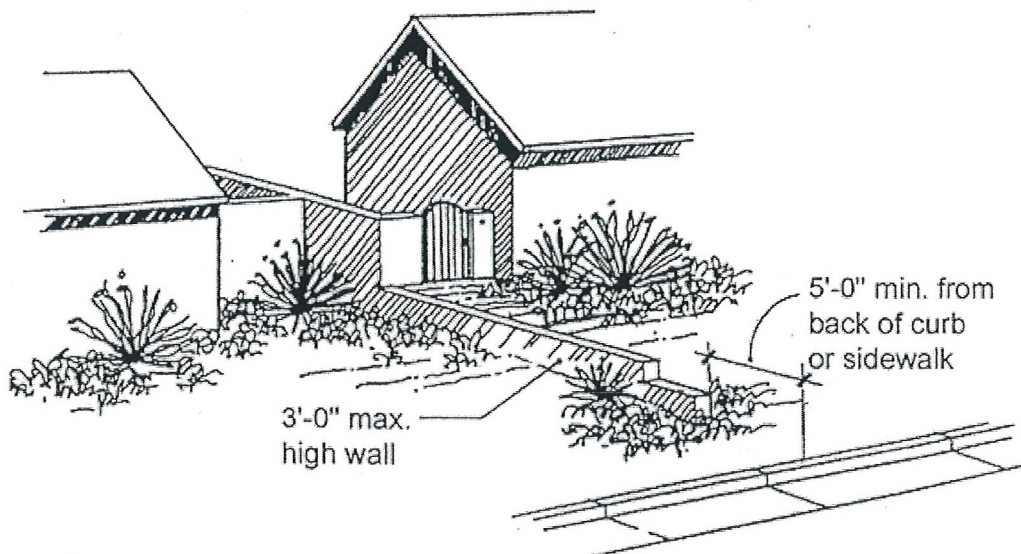
RECEIVED
JUL 06 2010

Wall Connections

EXHIBIT 5-C

Walls

TMP-38785



RECEIVED
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:

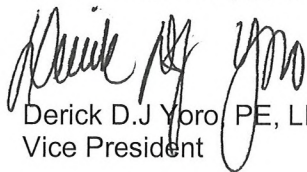
The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel J Unit 2 – Barcelona. The original Tentative Map (TMP-10420) was approved by the City of Las Vegas on January 12, 2006 and has since expired. 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,

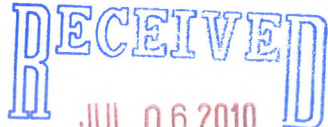
G. C. WALLACE, INC.



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

DDY

c: Julie Cleaver, THHC
Josh Johnson, GCW


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). Staff recommends APPROVAL.

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

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

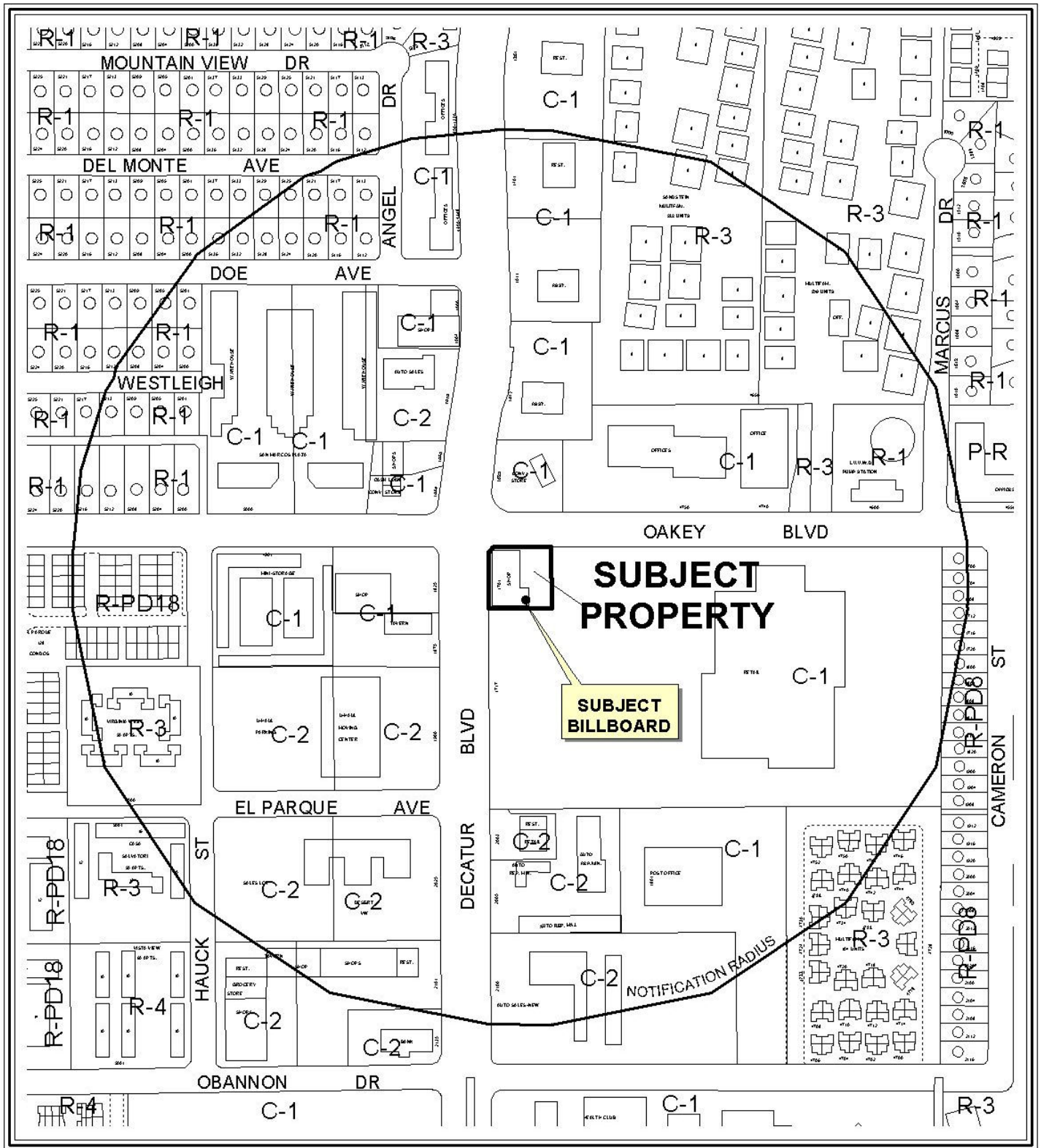
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

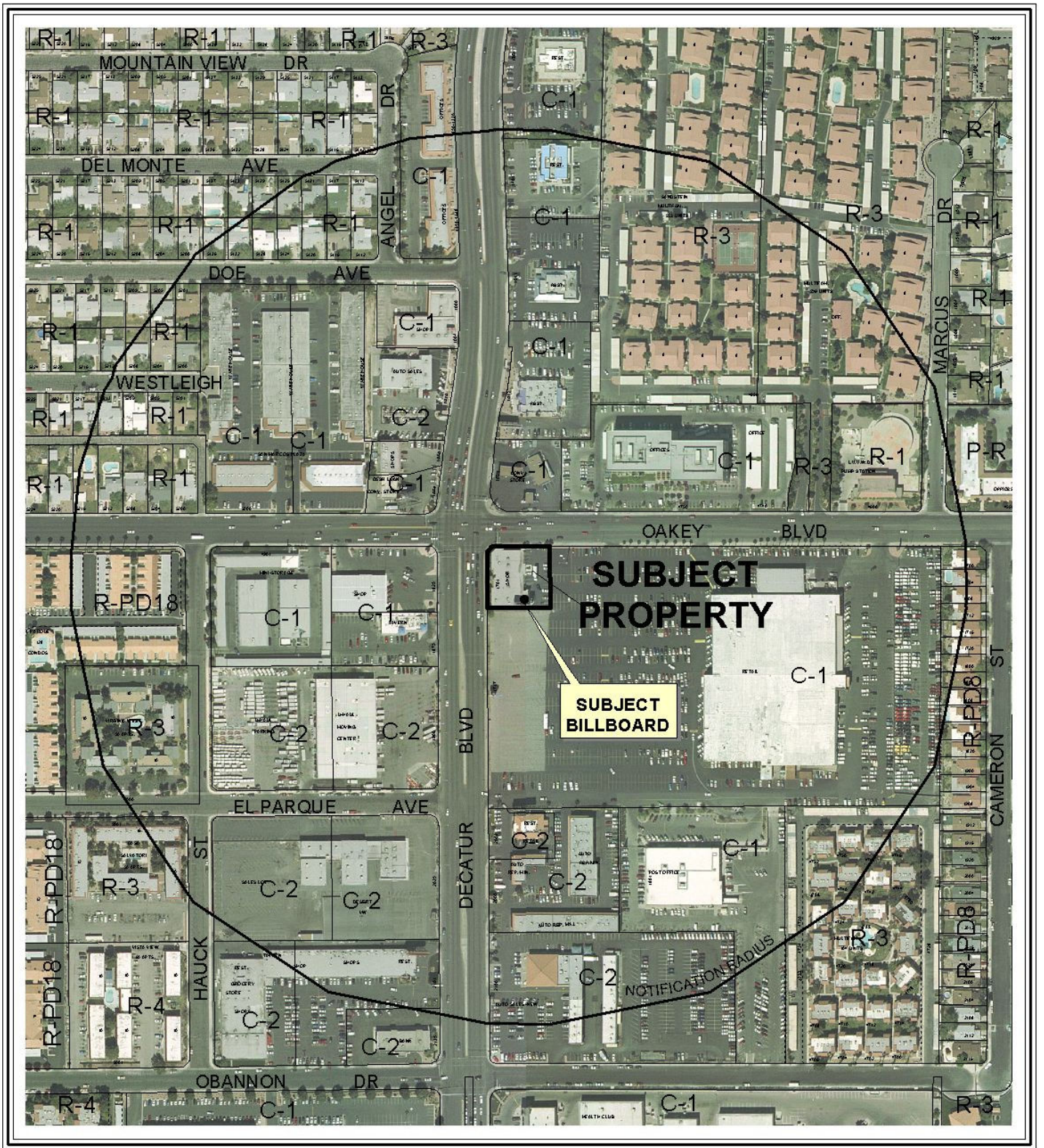


CASE: **RQR-38940**

RADIUS: 1000 FT

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



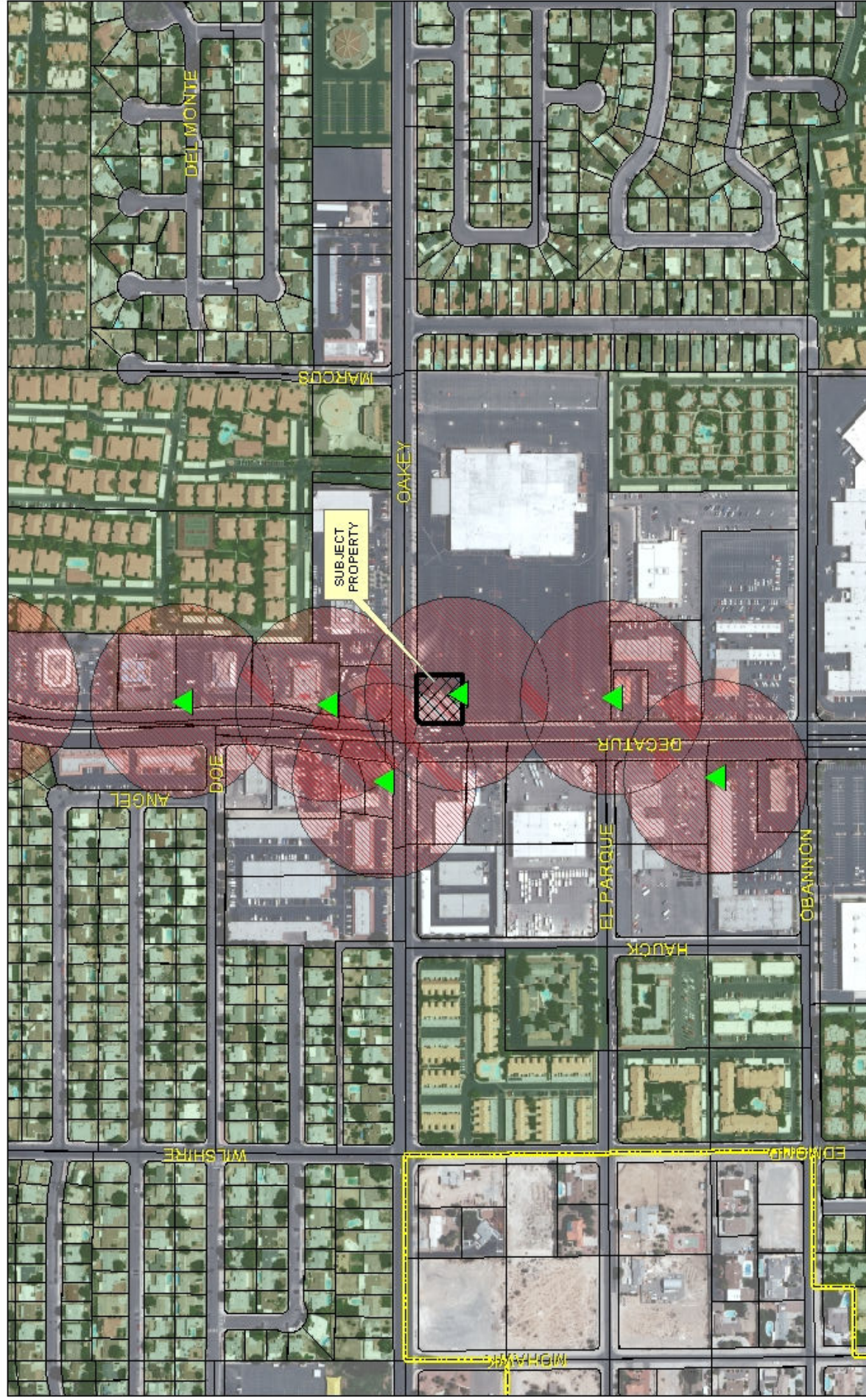


CASE: **RQR-38940**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-38940	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

RQR-38940 CONDITIONS

Planning and Development

1. 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 Sign be removed.
2. The Off-Premise 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 Sign.
3. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
4. If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise 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.

YK

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

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

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Required Five Year Review of an approved Special Use Permit (U-0135-95) which allowed a 14-foot by 48-foot Off-Premise Sign at 1701 South Decatur Boulevard. This is a commercial property with two retail stores located in one structure. The Off-Premise Sign is located on the south side of the site and extends over the roof of the structure. The proposal meets all Title 19 requirements and therefore staff recommends approval with conditions. If denied, the Off-Premise Sign must be removed from the premise.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/20/95	The City Council approved a Special Use Permit (U-0135-95) to allow a 14-foot by 48-foot Off-Premise Sign at 1701 South Decatur Boulevard, subject to a five-year review. The Board of Zoning Adjustment recommended approval.
03/07/01	The City Council approved a Required Five-Year Review [U-0135-95(1)] to allow a 14-foot by 48-foot Off-Premise Sign at 1701 South Decatur Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.
05/07/03	The City Council approved a Required Two-Year Review (RQR-1791) to allow a 14-foot by 48-foot Off-Premise Sign at 1701 South Decatur Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.
08/03/05	The City Council approved a Required Two-Year Review (RQR-6149) to allow a 14-foot by 48-foot Off-Premise Sign at 1701 South Decatur Boulevard, subject to a five-year review. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/23/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/23/96	A sign permit (96001482) was issued for installation of an Off-Premise Sign with a final inspection date of 02/27/96.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of application.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
07/22/10	Staff conducted a field check of the subject site. The Off-Premise Sign and property were found to be in good condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	.51

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Swap Meet	SC (Service Commercial)	C-1 (Limited Commercial)
East	Swap Meet	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District 200-Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

ANALYSIS

The existing Off-Premise Sign is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit (U-0135-95).

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>
Off-Premise Sign	At least 300 feet from another Off-Premise Sign	YES The closest Off-Premise Sign is 380 feet to the northwest.
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES 370 feet from "R" zoned properties

The sign meets the minimum 300 foot distance separation requirement from another Off-Premise Sign and "R" zoned properties.

Title 19.14.100 allows the removal of an Off-Premise Sign if conditions in the surrounding area have changed such that the Off-Premise Sign no longer meets the standards of the Code. The continued use of the Off-Premise Sign on the subject site is appropriate, in that the vicinity has not changed substantially in the past five years and the continuation of the billboard use will be appropriate. Since the area has not changed substantially in the past five years and it does not appear the area will be changing, it is recommended that this Off-Premise Sign be subject to a review in five years.

On July 22, 2010 a site inspection was conducted and photos were taken. The inspection revealed the sign is maintained and in good condition. The conditions of approval have been met.

FINDINGS (RQR-38940)

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

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

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

Title 19.14.100 of the Las Vegas Municipal Code allows the removal of an Off-Premise Sign if conditions in the surrounding area have changed such that the Off-Premise Sign no longer meets the Code standards. The continued use of the Off-Premise Sign on the subject site is appropriate, in that the vicinity has not changed substantially in the past two years and the continuation of the billboard use will be appropriate for the next five years.

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

There are no physical constraints to the continuation of the Off-Premise Sign use on this site.

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

The continuation of the Off-Premise Sign use will not generate any traffic effect to Decatur Boulevard and Oakey Boulevard, two fully developed streets adjacent to this request.

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

The Off-Premise Sign will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NOTICES MAILED 289

APPROVALS 0

PROTESTS 0

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: _____

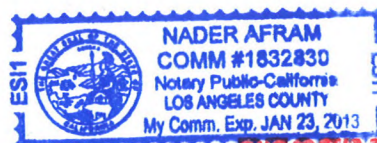
Signature of Property Owner: [Signature]

Print Name: Ryan Westbrook

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



RECEIVED

Financial Interest doc



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: U-0135-95 (RRR 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

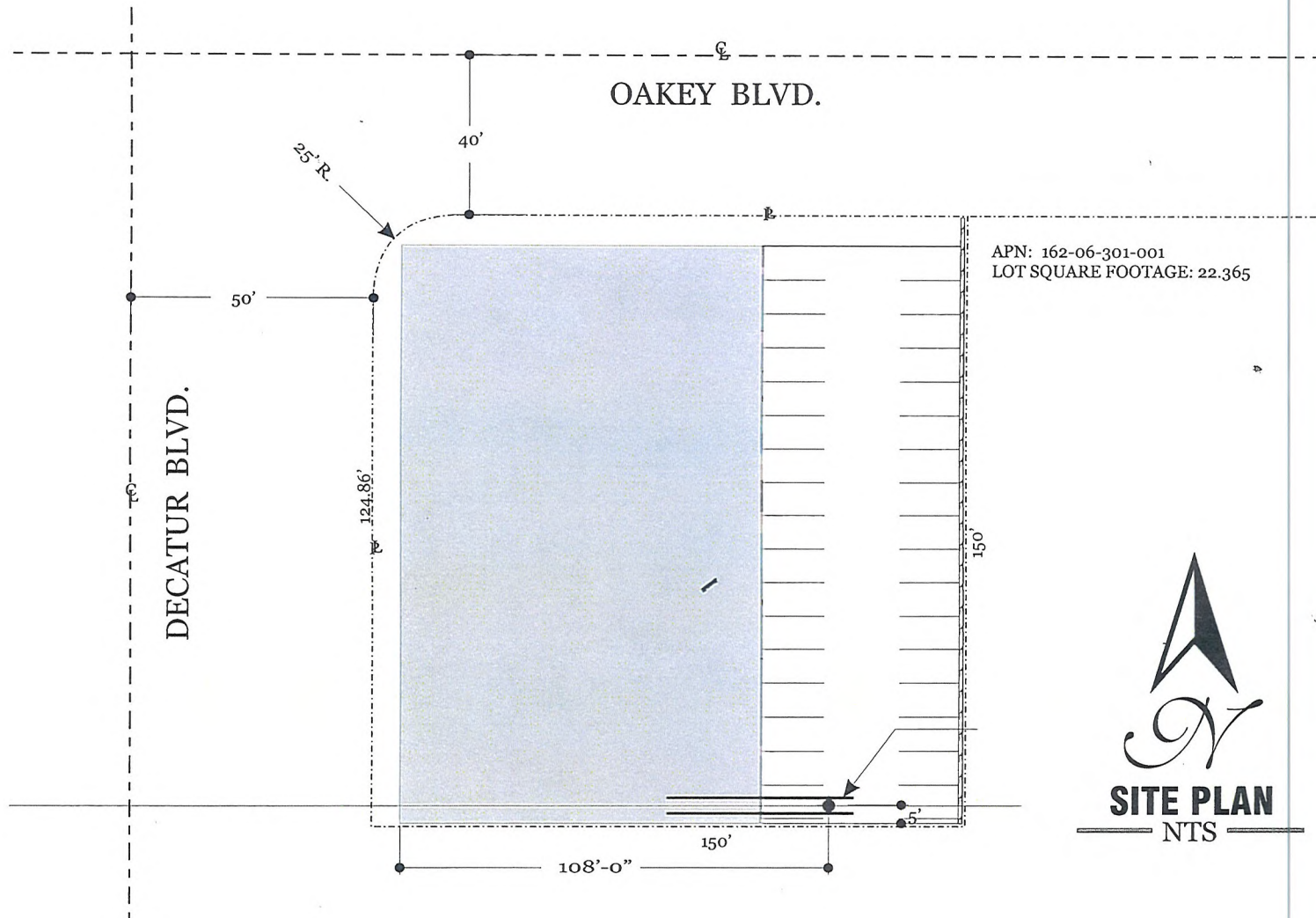


FOR DEPARTMENT USE ONLY

Case #	<u>RAE-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



RECEIVED

JUL 20 2010

City of Las Vegas

RQR-38940

SEE SHEET 3 OF 3 FOR VELLUME PRINT

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



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

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

NEVADA CONTRACTOR
LICENSE NO. 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

YESCO B/B 41082

OAKLEY & DECATUR

LAS VEGAS, NEVADA

SALES PERSON JR WILLIAMS

W.D. NUMBER

SHEET 1 OF 3

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

RECEIVED

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

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

0 500 1000 Feet

CASE: SUP-38239

RADIUS: 1500 FT

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





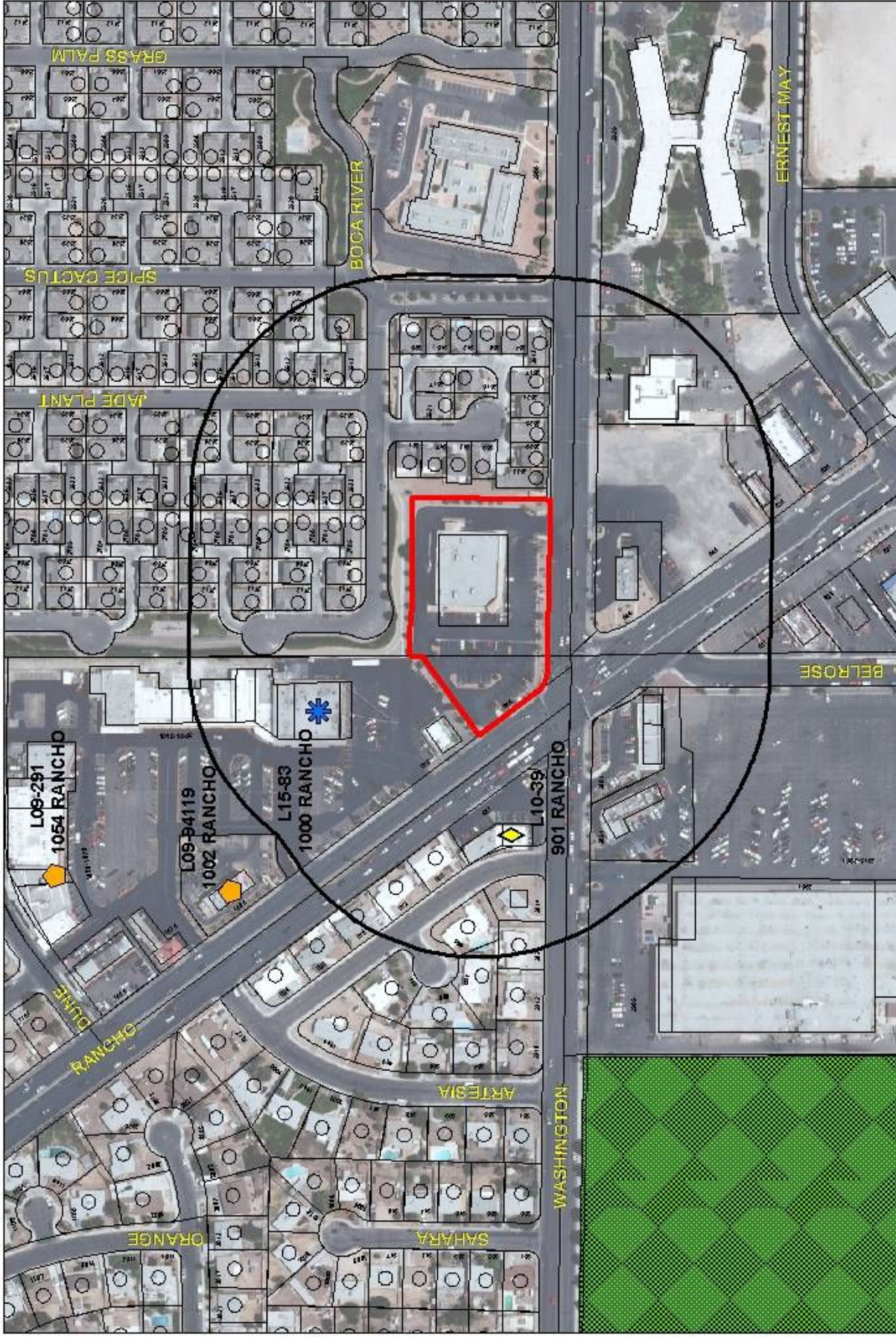
CASE: **SUP-38239**

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
Off Sales



Beer/Wine/Cooler
On-Off Sale



Package Liquor
Sales



Supper Club/
Restaurant Service Bar



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38239	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38239 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. The sale of alcoholic beverages is ancillary to the retail use and in which no more than 74 square feet of the retail floor space is devoted to the display or merchandising of alcoholic beverages as shown in the floor plan date stamped on 05/10/10.
6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 74 square-foot Retail Establishment with Accessory Package Liquor Off-Sale use within an existing 15,120 square-foot General Retail Store at 900 North Rancho Drive. This location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. The proposed use will not add parking beyond that which is required for the principal use on the site. No more than 10 percent of the retail floor space is devoted to beer and wine sales. The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties. For all of these reasons, staff recommends approval with conditions. If this request is denied, no alcoholic beverages may be sold on the premise without approval of another Special Use Permit.

ISSUES

- The Special Use Permit application is required by Title 19.04 as the applicant would like to add a business license to enable the establishment to sell alcohol beverages.
- The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is permitted in the C-1 zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/06/91	The City Council approved the request for Reclassification of property (Z-0157-90) located on the northwest corner of Washington Avenue and Robin Street, from R-1 (Single Family Residence) (under Resolution of Intent to C-1), to: C-PB (Commercial – Planned Business Park). Planning Commission recommended approval, whereas staff recommended denial.
10/12/98	The City Council approved the request for a Rezoning of property (Z-0062-98) located on the northeast corner of Washington Avenue and Rancho Drive, from: C-2 (General Commercial) and R-1 (Single Family Residential) under Resolution of Intent to C-PB (Commercial-Planned Business Park), to: C-1 (Limited Commercial), Proposed Use: A 17,026 square-foot retail drug store. Planning Commission and staff recommended approval.
	The City Council approved the request for a Special Use Permit (U-0098-98) to allow the Off-Premise Sales of Packaged Liquor in conjunction with a proposed 17,026 square-foot General Retail Store at the northeast corner of Washington Avenue and Rancho Drive. The Planning Commission and staff

	recommended approval.
--	-----------------------

Staff Report Page Two**August 26, 2010 - Planning Commission Meeting**

<i>Most Recent Change of Ownership</i>	
12/13/06	A deed was recorded for a change in ownership for 139-29-612-003 and 139-29-201-005.

<i>Related Building Permits/Business Licenses</i>	
12/02/00	A building permit (#18337) was issued for a General Retail Store at 900 North Rancho Drive. The project was completed on 05/11/01.
10/23/01	A business license (C05-02104) was issued for a Tobacco Dealer at 900 North Rancho Drive. The license is currently active.
	A business license (D11-00186) was issued for a Drug Store at 900 North Rancho Drive. The license is currently active.
02/21/06	A Code Enforcement case (#38590) was opened regarding illegal signage at 900 North Rancho Drive. The case was closed by Code Enforcement on 01/22/10.
07/18/08	A business license (Q04-00084) was issued for a Pharmacy at 900 North Rancho Drive. The license is currently active.

<i>Pre-Application Meeting</i>	
04/27/10	A pre-application meeting with applicant was held where elements of submitting a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale were discussed. The topics included: • The site does not have any churches, school, child care facilities or city parks within the required 400-foot distance separation radius. • There is no additional parking requirement for a Retail Establishment with Accessory Package Liquor Off-Sale use other than that which is required for the principal use on site.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
07/22/10	Staff conducted a field check of the site and found it to be well maintained general retail store.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.08

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail Store	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
		SC (Service Commercial)	
North	Single Family Residence	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 units per acre)
	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Residence	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 units per acre)
West	Financial Institution, Specified/Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

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

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (3,500 Square Feet or More)	15,120 SF	1/175	87		88		Y
TOTAL SPACES REQUIRED			87		88		Y
TOTAL (With Handicapped)			83	4	83	5	Y

ANALYSIS

This site location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. This site is located within the Airport Overlay District. It contains an existing building with no additional height proposed. There is an existing pedestrian path parallel to Rancho Drive. This property is within the Las Vegas Redevelopment Plan Area and no redevelopment will occur at this location. The West Las Vegas Plan area is included in the Neighborhood Revitalization area of the Master Plan 2020. The Master Plan seeks to stabilize and improve these areas that form the heart of the community, protect them from intrusion of non-residential activities is underway, to integrate these uses in a sensitive and attractive manner. There is no additional parking beyond that which is required for the principal use on the site is required as a result of the addition of the use. The sale of alcoholic beverages is ancillary to the retail use, and 74 square feet of the retail floor spaces is devoted to the display or merchandising of alcoholic beverages. The proposed use meets minimum requirements of Title 19.04 and can be conducted in a manner that is harmonious and compatible with the surrounding uses; staff therefore recommends approval of this request.

FINDINGS (SUP-38239)

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

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

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

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

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

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

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

Site access is provided from Rancho Drive, a 150-foot Expressway and Washington Avenue, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposed Retail Establishment with Accessory Package Liquor Off-Sale use.

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

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

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

The proposed use will be located within an existing Retail Establishment and complies with the minimum Special Use Permit requirements. The use will devote 74 square feet of the floor space within the existing General Retail Store for the sale of alcoholic beverages.

NOTICES MAILED 558

APPROVALS 0

PROTESTS 0



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

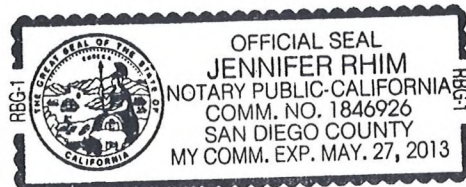
Subscribed and sworn before me

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.

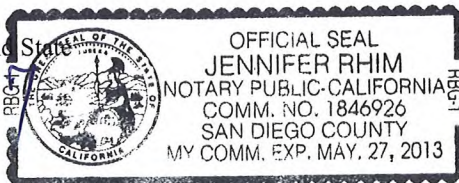
Print Name SUNG L. SUNH

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

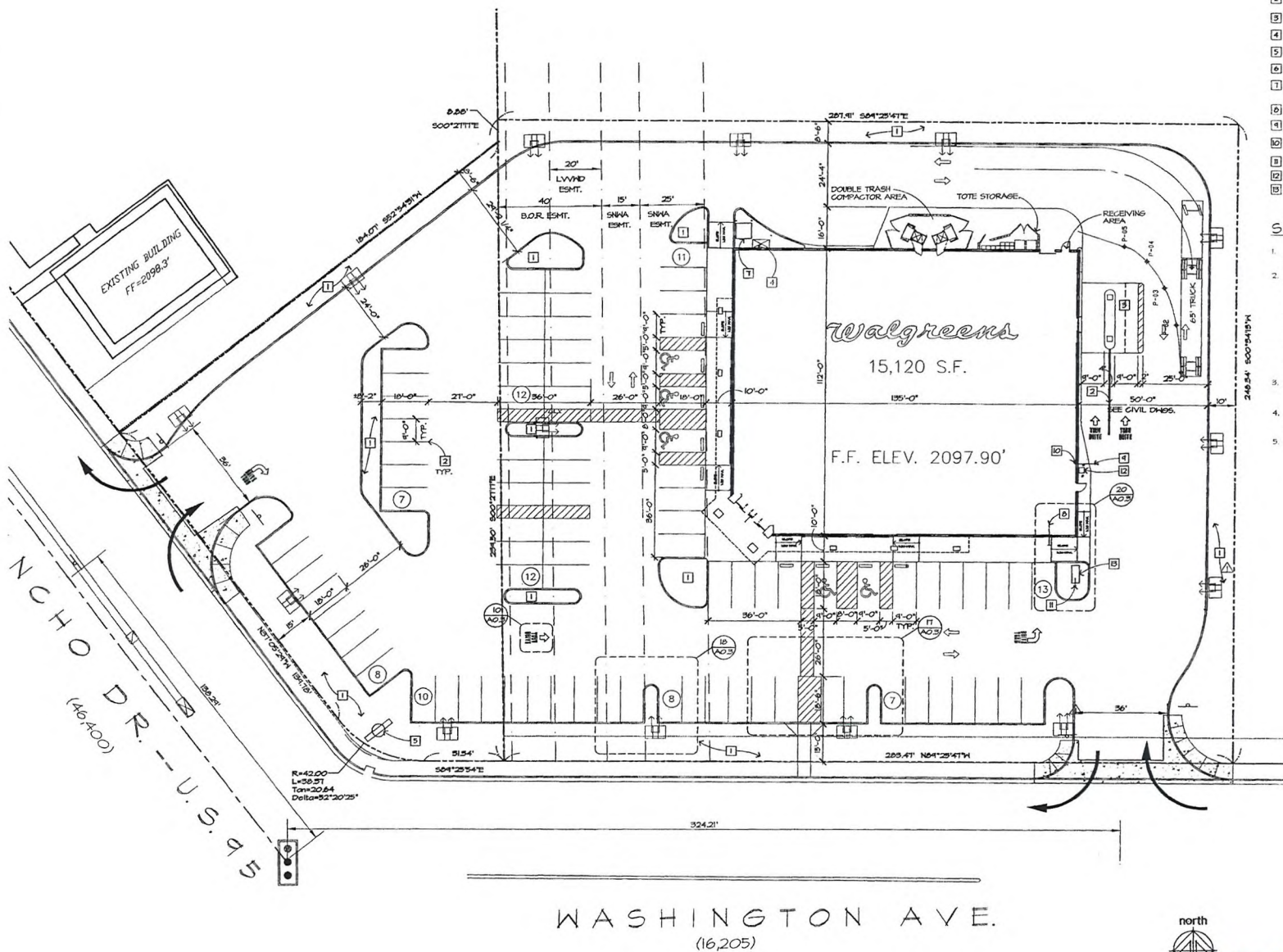
6425

KEYNOTES:

- 1 LANDSCAPING
- 2 4" DEL. STRIPE PAINT STRIPING, TYP. SEE DTL. 6/A03.
- 3 CONC. DRIVE-THRU PAD, SEE CIVIL DWS.
- 4 TRANSFORMER PAD LOCATION PER NEVADA POWER ST.
- 5 STONE SIGN REFER TO SIKRAGE DWS.
- 6 PLANNED GRADING IS NOT EXPECTED TO EXCEED 5% AT ANY LOCATION.
- 7 6'-0"X 6'-0" CONC. PAD, 4" ADV. F.F. FOR ELEC. SIG. EQUIPMENT
- 8 SANITARY SEWER POINT OF CONNECTION SEE PLUMBING SHEETS
- 9 FIRE LINE, POINT OF CONNECTION
- 10 FIRE SPRINKLER RISER
- 11 DOMESTIC WATER, POINT OF CONNECTION
- 12 GAS METER
- 13 BACK FLOW PREVENTER SEE PLUMBING PLANS

SITE PLAN GENERAL NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.
2. REFER TO THE CIVIL DRAWINGS FOR :
 - A. PROPERTY MEETS AND BOUNDS
 - B. HORIZONTAL CONTROL DIMENSIONS
 - C. GRADING ELEVATIONS
 - D. OFFSITE IMPROVEMENTS
 - E. SITE CONSTRUCTION DETAILS AND UTILITIES
 - F. PAVING AND STRIPS, 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 B01 ELECTRICAL SITE PLAN FOR SITE LIGHTING, POWER AND SERVICE ENTRANCE AND FOR TELEPHONE UNDERGROUNDINGS.
5. REFER TO L00000 LANDSCAPE PLANS FOR LANDSCAPE ANTICIPATION, AND DETAILS



north



RECEIVED
MAY 12 2010

SUP-38239

NO.	DATE	BY	DESCRIPTION
REVISONS 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 SIGNED 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: FACED-ACT-SW-RUNOVS	SCALE: 1/4"=1'-0"		DRAWING NO.
VOID PLOT:	DRAWN BY: B. HEISTER		A0
SUPERSEDES PLAN DATED:	DATE: 11/15/09		
	REVIEWED BY:		OF

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

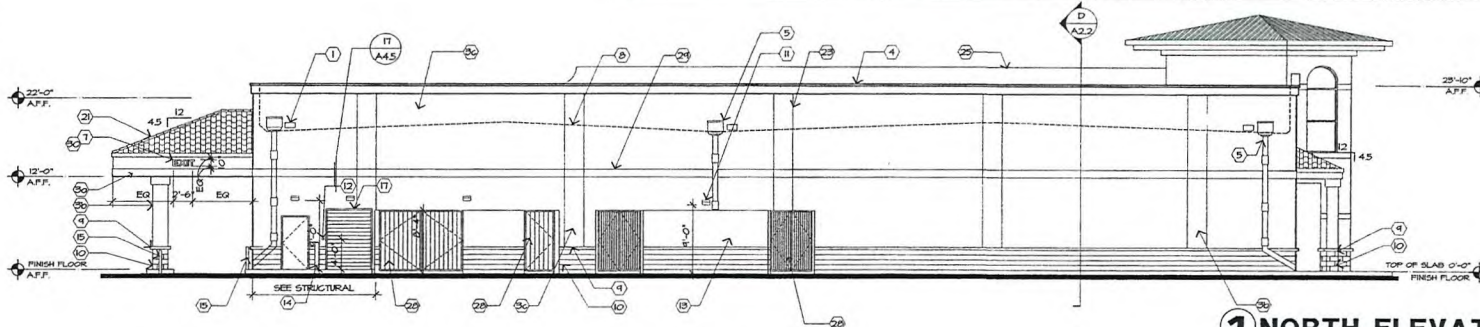
4' HALLWAY SKIN	50.0' SQ.
8' HALLWAY SKIN	21' SQ.
8' HALLWAY SKIN	21' SQ.
AL	106.0' SQ.

ELEVATION

AL	206.7' SQ.
----	------------

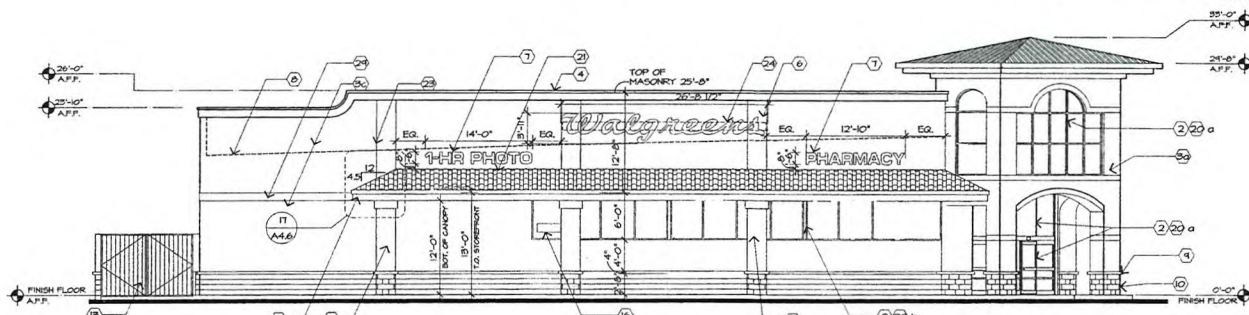
EXTERIOR FINISH SCHEDULE

AL	MANUFACT.	STYLE/NO.	COLOR/TEXT.
1. STAINLESS STEEL	—	—	—
2. STAINLESS STEEL	—	—	—
3. STAINLESS STEEL	—	—	—
4. STAINLESS STEEL	—	—	—
5. STAINLESS STEEL	—	—	—
6. STAINLESS STEEL	—	—	—
7. STAINLESS STEEL	—	—	—
8. STAINLESS STEEL	—	—	—
9. STAINLESS STEEL	—	—	—
10. STAINLESS STEEL	—	—	—
11. STAINLESS STEEL	—	—	—
12. STAINLESS STEEL	—	—	—
13. STAINLESS STEEL	—	—	—
14. STAINLESS STEEL	—	—	—
15. STAINLESS STEEL	—	—	—
16. STAINLESS STEEL	—	—	—
17. STAINLESS STEEL	—	—	—
18. STAINLESS STEEL	—	—	—
19. STAINLESS STEEL	—	—	—
20. STAINLESS STEEL	—	—	—
21. STAINLESS STEEL	—	—	—
22. STAINLESS STEEL	—	—	—
23. STAINLESS STEEL	—	—	—
24. STAINLESS STEEL	—	—	—
25. STAINLESS STEEL	—	—	—
26. STAINLESS STEEL	—	—	—
27. STAINLESS STEEL	—	—	—
28. STAINLESS STEEL	—	—	—
29. STAINLESS STEEL	—	—	—
30. STAINLESS STEEL	—	—	—
31. STAINLESS STEEL	—	—	—
32. STAINLESS STEEL	—	—	—
33. STAINLESS STEEL	—	—	—
34. STAINLESS STEEL	—	—	—
35. STAINLESS STEEL	—	—	—
36. STAINLESS STEEL	—	—	—
37. STAINLESS STEEL	—	—	—
38. STAINLESS STEEL	—	—	—
39. STAINLESS STEEL	—	—	—
40. STAINLESS STEEL	—	—	—
41. STAINLESS STEEL	—	—	—
42. STAINLESS STEEL	—	—	—
43. STAINLESS STEEL	—	—	—
44. STAINLESS STEEL	—	—	—
45. STAINLESS STEEL	—	—	—
46. STAINLESS STEEL	—	—	—
47. STAINLESS STEEL	—	—	—
48. STAINLESS STEEL	—	—	—
49. STAINLESS STEEL	—	—	—
50. STAINLESS STEEL	—	—	—
51. STAINLESS STEEL	—	—	—
52. STAINLESS STEEL	—	—	—
53. STAINLESS STEEL	—	—	—
54. STAINLESS STEEL	—	—	—
55. STAINLESS STEEL	—	—	—
56. STAINLESS STEEL	—	—	—
57. STAINLESS STEEL	—	—	—
58. STAINLESS STEEL	—	—	—
59. STAINLESS STEEL	—	—	—
60. STAINLESS STEEL	—	—	—
61. STAINLESS STEEL	—	—	—
62. STAINLESS STEEL	—	—	—
63. STAINLESS STEEL	—	—	—
64. STAINLESS STEEL	—	—	—
65. STAINLESS STEEL	—	—	—
66. STAINLESS STEEL	—	—	—
67. STAINLESS STEEL	—	—	—
68. STAINLESS STEEL	—	—	—
69. STAINLESS STEEL	—	—	—
70. STAINLESS STEEL	—	—	—
71. STAINLESS STEEL	—	—	—
72. STAINLESS STEEL	—	—	—
73. STAINLESS STEEL	—	—	—
74. STAINLESS STEEL	—	—	—
75. STAINLESS STEEL	—	—	—
76. STAINLESS STEEL	—	—	—
77. STAINLESS STEEL	—	—	—
78. STAINLESS STEEL	—	—	—
79. STAINLESS STEEL	—	—	—
80. STAINLESS STEEL	—	—	—
81. STAINLESS STEEL	—	—	—
82. STAINLESS STEEL	—	—	—
83. STAINLESS STEEL	—	—	—
84. STAINLESS STEEL	—	—	—
85. STAINLESS STEEL	—	—	—
86. STAINLESS STEEL	—	—	—
87. STAINLESS STEEL	—	—	—
88. STAINLESS STEEL	—	—	—
89. STAINLESS STEEL	—	—	—
90. STAINLESS STEEL	—	—	—
91. STAINLESS STEEL	—	—	—
92. STAINLESS STEEL	—	—	—
93. STAINLESS STEEL	—	—	—
94. STAINLESS STEEL	—	—	—
95. STAINLESS STEEL	—	—	—
96. STAINLESS STEEL	—	—	—
97. STAINLESS STEEL	—	—	—
98. STAINLESS STEEL	—	—	—
99. STAINLESS STEEL	—	—	—
100. STAINLESS STEEL	—	—	—



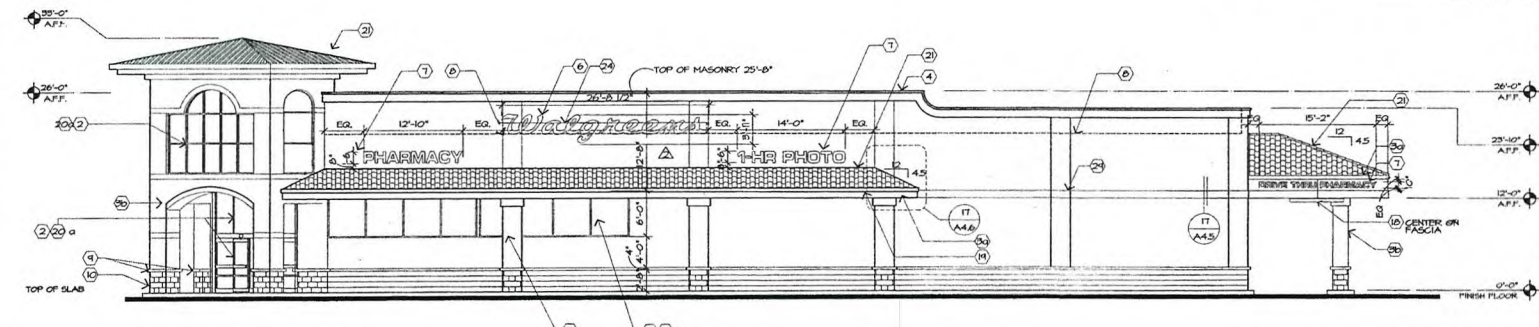
1 NORTH ELEVATION

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



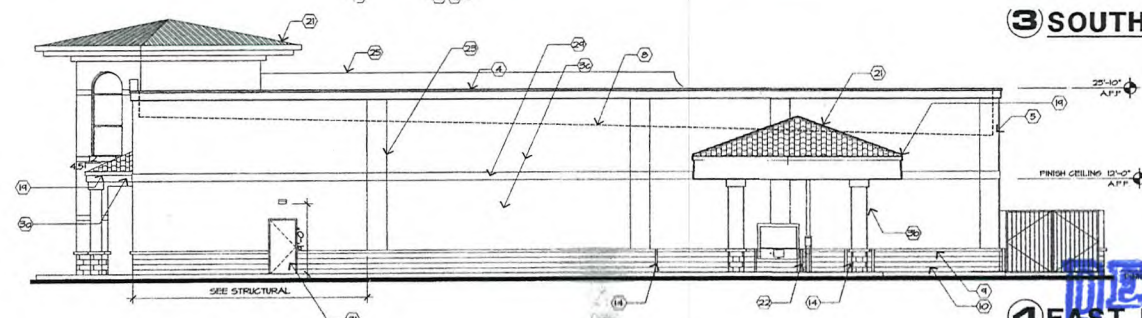
2 WEST ELEVATION

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.
-----	------	----	-------------	------

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:

DATE: 11/18/09

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
REVISED

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

Planning and Development Department
May 14, 2010
Page 2

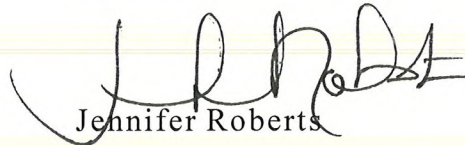
Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer, wine, and liquor sales. Additionally, 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.

0

City Council Meeting

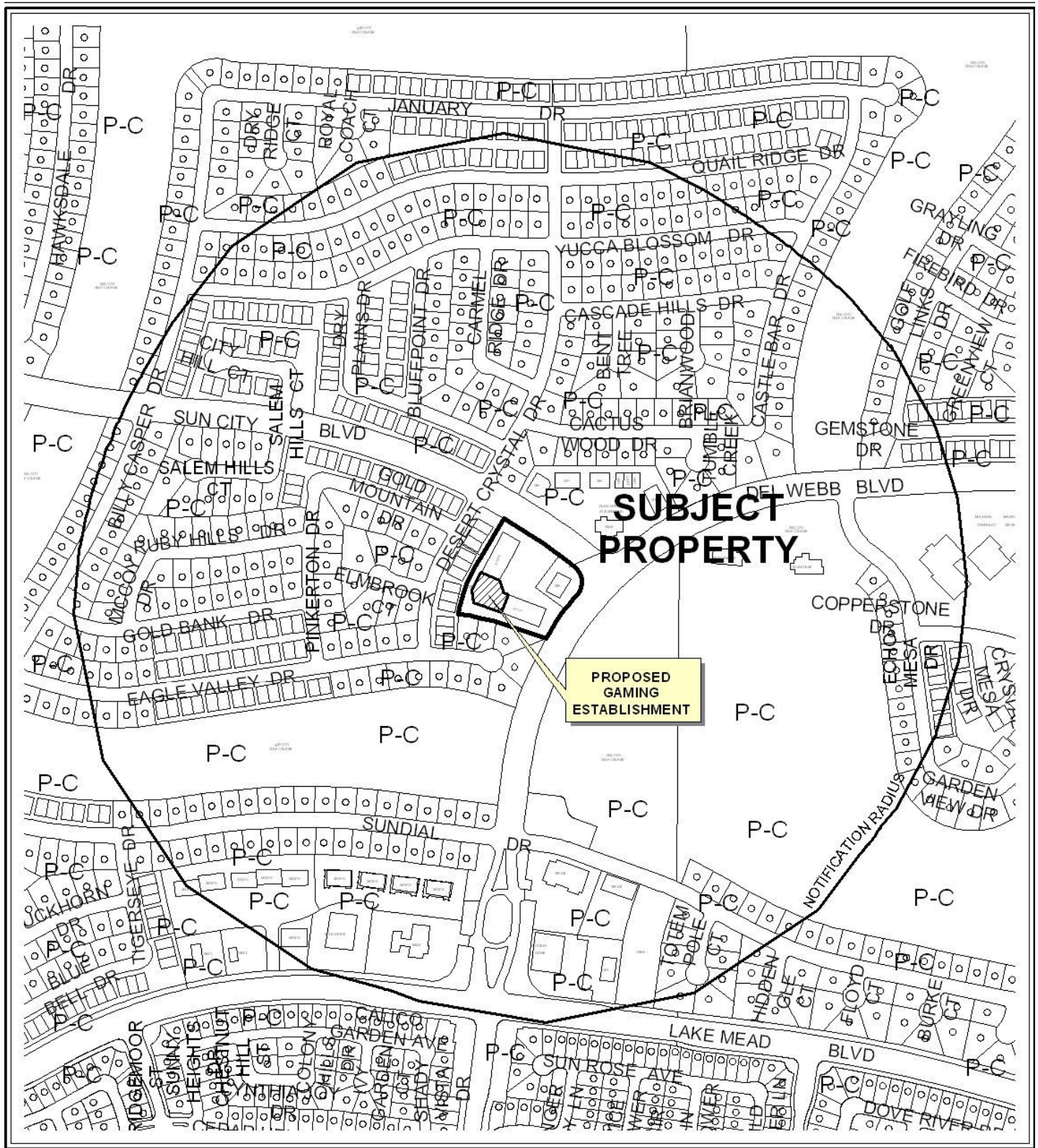
0

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

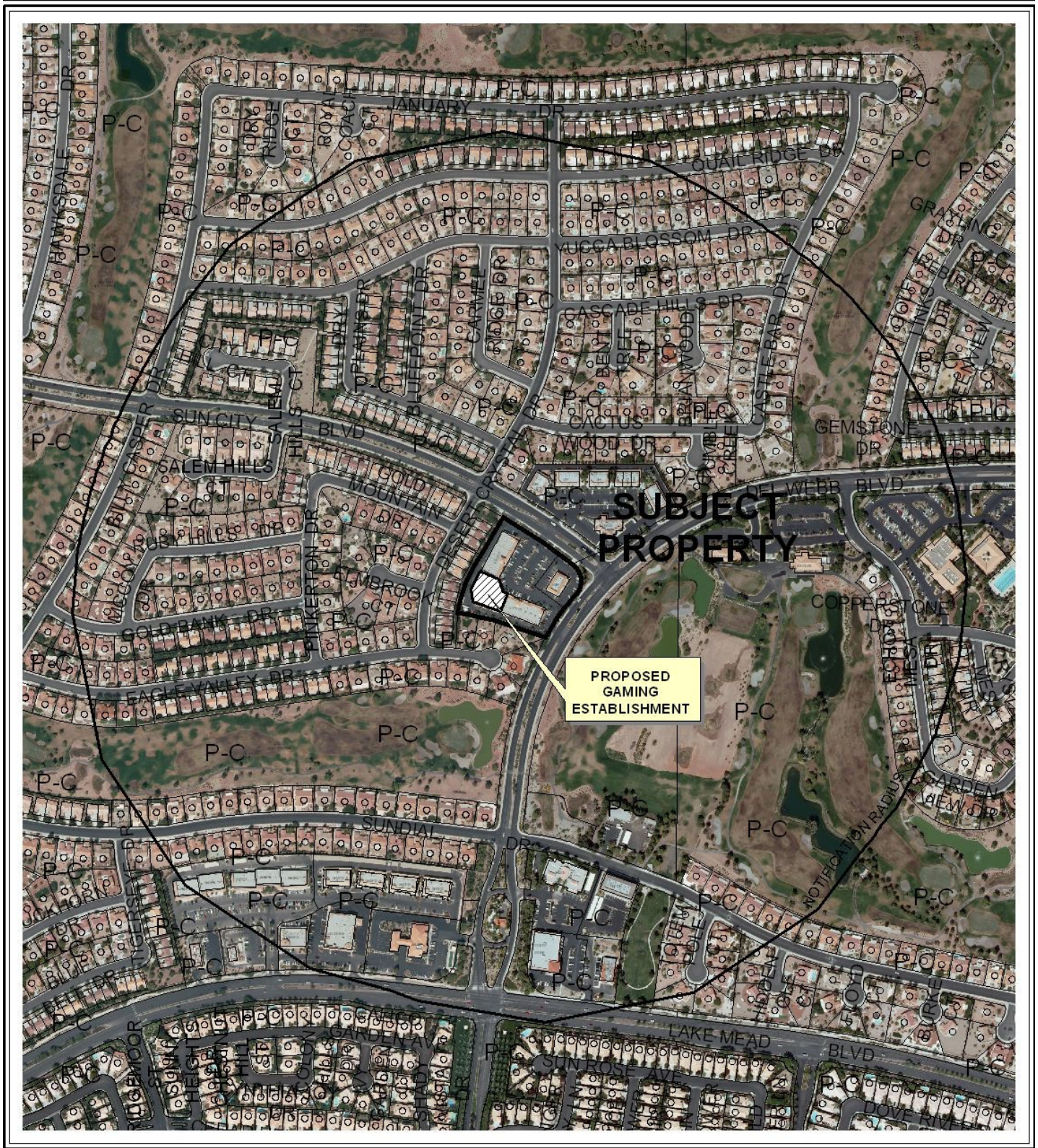


CASE: **SUP-38767**

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER:
PLAZA SOUTH SUN CITY, LLC**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38767	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38767 CONDITIONS

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a gaming license.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Since this project is located within the boundaries covered by the Summerlin Development Agreement, all gaming-related activities require a Special Use Permit. This is a request for a Special Use Permit for Gaming (Restricted), to be added to an existing 14,000 square-foot Drug Store, located at 9430 Del Webb Boulevard that is within the Sun City Summerlin area. Ten gaming machines are to be located to the right of the entry way of the store. If denied, the proposed use will not be permitted at this location. Staff is recommending approval with conditions of the request, as it is a permitted use within the P-C (Planned Commercial) zoning designation at 9430 Del Webb Boulevard, has had gaming in the past, and can be conducted in a manner that is compatible with surrounding land uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
No actions are on file.	

<i>Most Recent Change of Ownership</i>	
06/06/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/20/10	A Tenant Improvement Permit (136519 TI) was approved for a new CVS Pharmacy.
11/20/09	A Business License for Retail Tobacco (C05-01542-B-001639) was issued and is still active.
11/20/09	A Business License for a Drug Store (D11-00123-3-001639) was issued and is still active.
11/20/09	A Business License for Package Liquor (L15-00169-4-001639) was issued and is still active.
11/20/09	A Business License for Pharmacists (Q04-0018-5-001639) was issued and is still active.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/23/2010	A pre-application meeting was held where the submittal requirements for a Special Use Permit were discussed with the following items: • Title 6.40.140(B) allows up to 15 slots for stores with more than 5,000 square feet; the CVS store is 14,000 square feet • No distance separation requirements exist for this site • No additional parking is required for the proposed additional use

<i>Neighborhood Meeting</i>
No neighborhood meeting was required nor held for this proposal.

<i>Field Check</i>
07/22/10 Staff inspected the property and found a well maintained shopping center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.58

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Retail	Commercial (Sun City Summerlin)	P-C (Planned Community)
North	Office	Commercial (Sun City Summerlin)	P-C (Planned Community)
South	Single-Family Residences	Single Family Homes (Sun City Summerlin)	P-C (Planned Community)
East	Golf Course	Golf Course/Common Area (Sun City Summerlin)	P-C (Planned Community)
West	Single-Family Residences	Garden Home (Sun City Summerlin)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Sun City Summerlin	X		Y

YK

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	34,198 SF	1 per 250 SF	137		146		Y
TOTAL SPACES REQUIRED			137		146		Y
TOTAL (With Handicapped)			132	5	138	8	Y
Loading Spaces	34,198	3 for 30,000 to 50,000 SF	3		3		Y

ANALYSIS

This is a request for a Special Use Permit for a Gaming (Restricted) use which according to Title 19 is defined as “a building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6.” Title 6.40 allows up to fifteen gaming machines if the location contains more than 5,000 square feet of floor area. The existing building floor area is 14,000 square-feet but the applicant is only requesting ten machines that will be located adjacent to the entrance of the drug store. There is no alcohol sold on the premises.

No additional parking is required for a Gaming (Restricted) use. There are no minimum use conditions for the Special Use Permit and the use can be conducted in a manner that is compatible with existing and surrounding land uses; therefore, staff recommends approval of this request.

FINDINGS (SUP-38767)

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

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

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

The proposed Gaming (Restricted) use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses. The proposed use will be operated in conjunction with the existing Drug Store.

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

The subject site has ample space on-site for parking that makes it physically suitable for the proposed Gaming (Restricted) use.

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

Access to the site is via Sun City Boulevard and Del Webb Boulevard. Both are designated as 100-foot Primary Arterials by the Master Plan of Streets and Highways. These thoroughfares are capable of accommodating the traffic flow created by the site and the use.

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

If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

The proposed Gaming (Restricted) use meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED 565

APPROVALS 0

PROTESTS 0



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 BROOKER

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

Jennifer E Cannon

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

SUP-38767

Meeting Date:

8-26-10 PC

Total Fee:

\$1,030

Date Received:

7/6/10

Received By:



JENIFER E. CANNON
NOTARY PUBLIC
STATE OF NEVADA

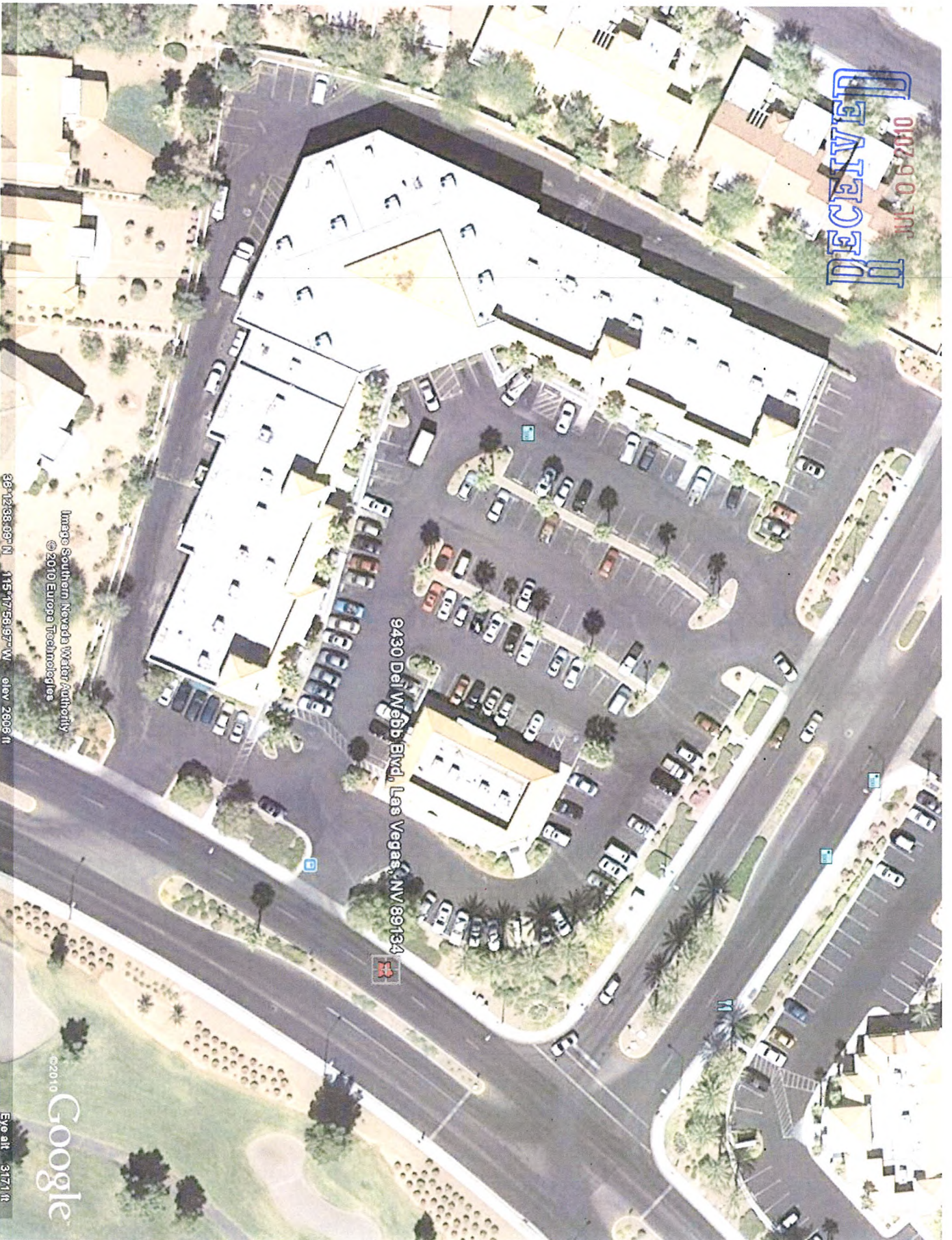
APPT. NO. 03-80018-1

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

RECEIVED
JUL 05 2010



9430 Del Webb Blvd, Las Vegas, NV 89134

Image Southern Nevada Water Authority
© 2010 Europa Technologies

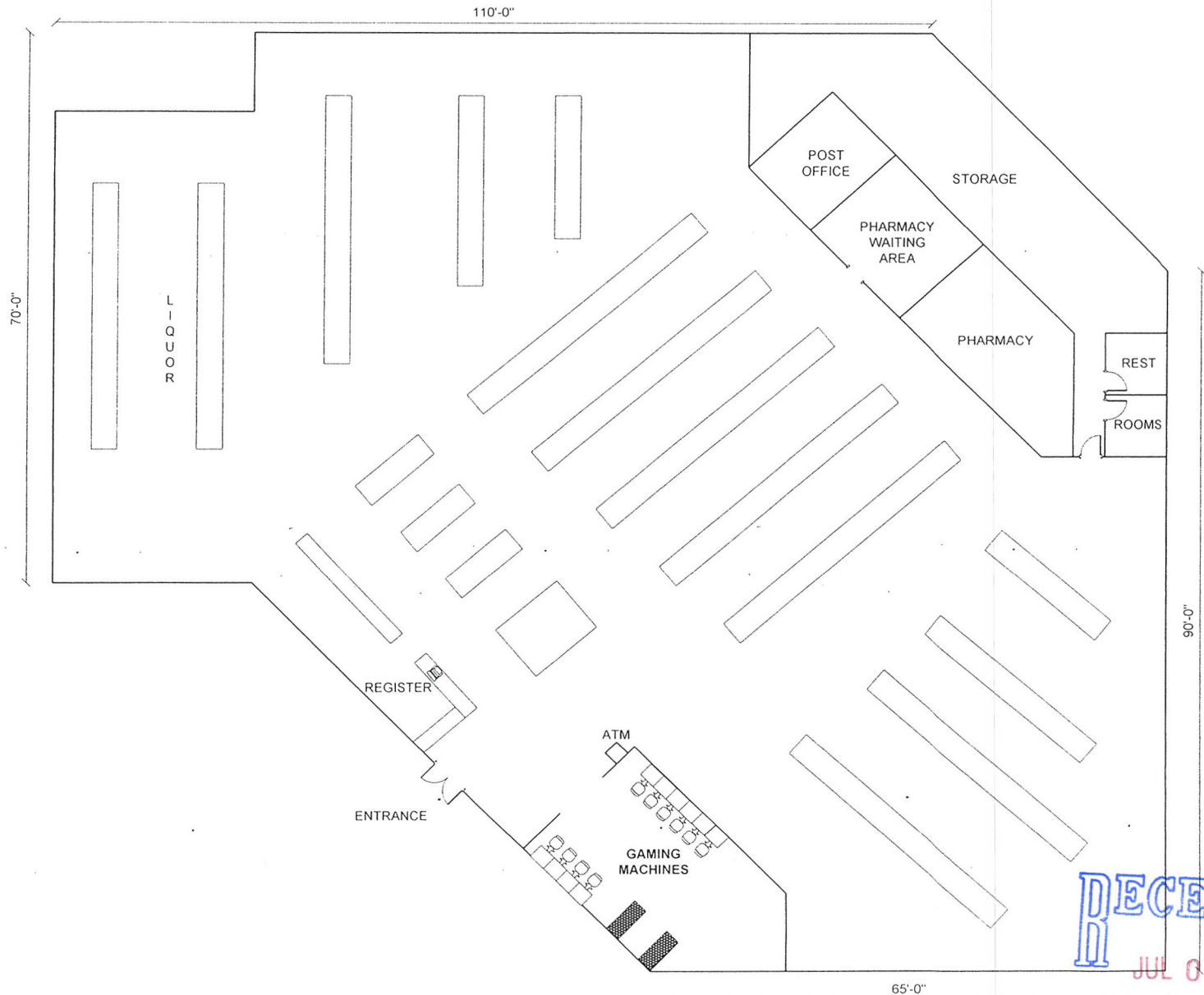
38°12'38.09"N 115°17'58.97"W elev 2806 ft

©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.

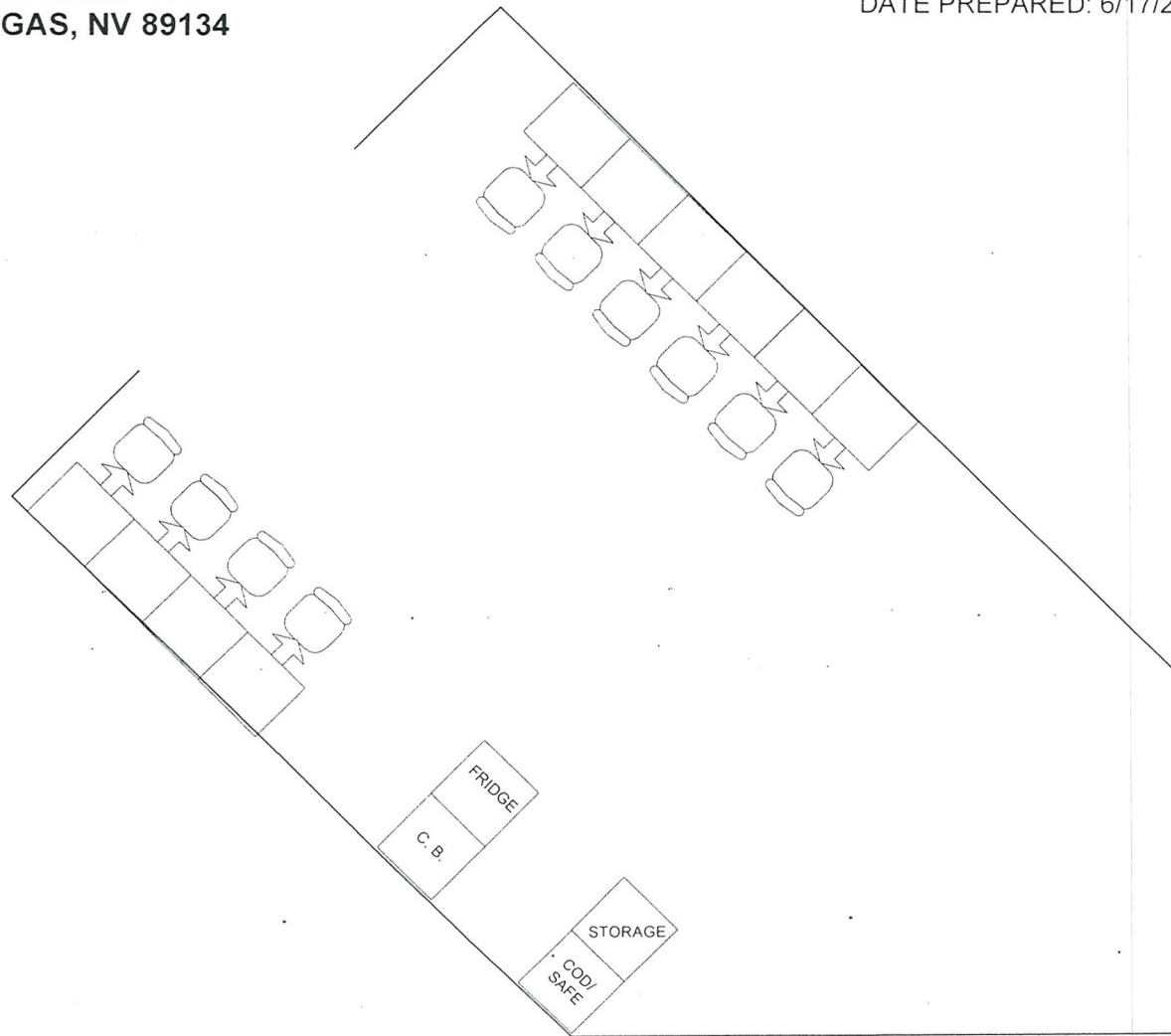


RECEIVED
JUL 06 2010

SUP-38767

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

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



SUP-38767

RECEIVED
JUL 06 2010



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

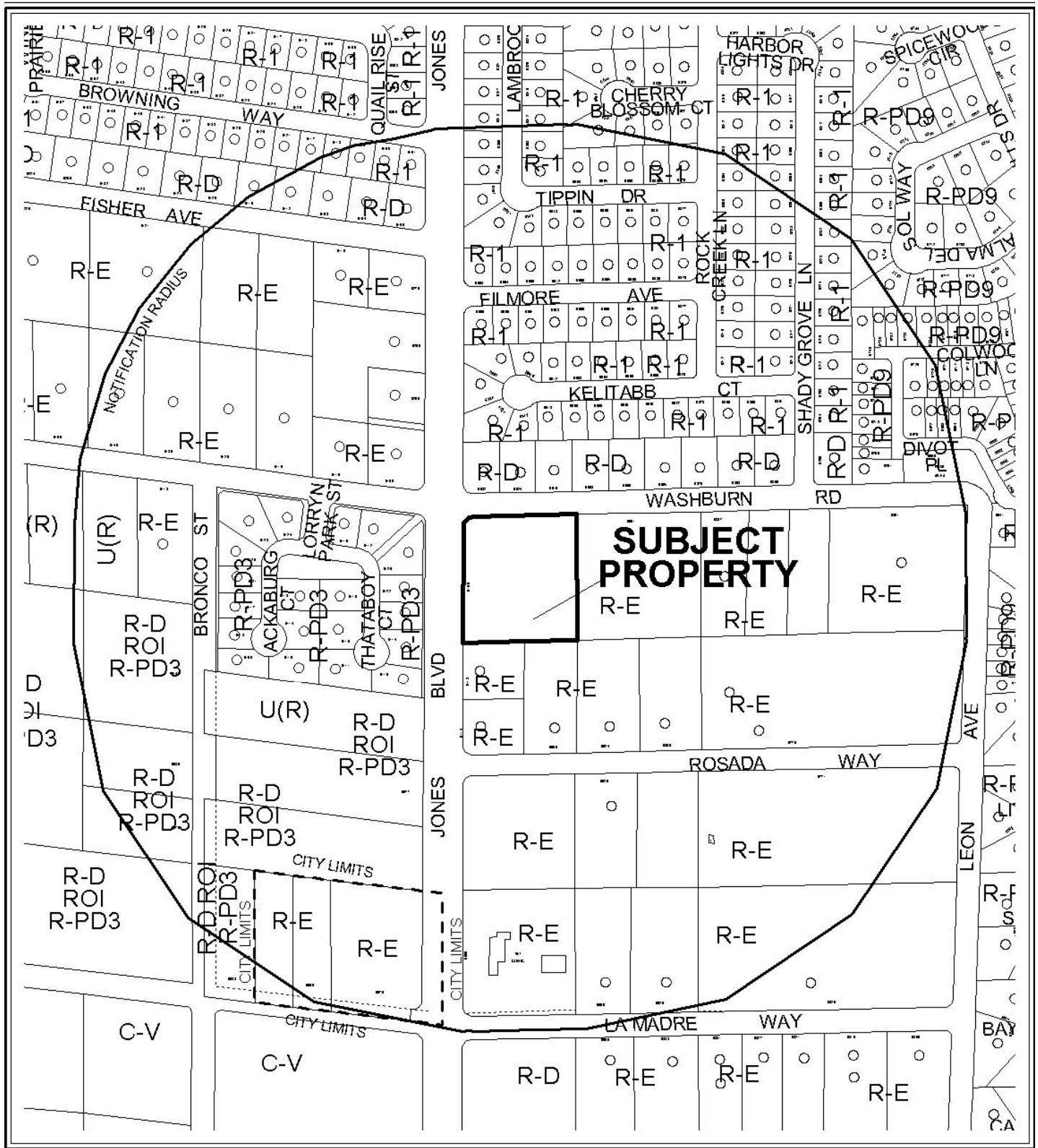
0

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)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38806	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38806 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Private School, Primary use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a Private School, Primary use to an existing Child Care Center located at 5150 North Jones Boulevard. The applicant is proposing to add kindergarten and 1st grade classes to a Child Care Center that operates primarily as a preschool. As the use may be conducted in a manner that is compatible with the surrounding land uses, staff recommends approval with conditions.

ISSUES

- The Child Care Center is no longer licensed by the City of Las Vegas –it is overseen by the State of Nevada; the use remains listed in Title 19.04.
- The additional Special Use Permit is required as the applicant wishes to add Kindergarten and 1st Grade classes, which fall under the definition of a Public or Primary School, Primary use, to the existing Child Care Center.
- If denied, the applicant may continue operating the Child Care Center use but would not be allowed to add the proposed Kindergarten and First Grade classes.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-6018) and Special Use Permit (SUP-6020) for a proposed Child Care Center. The Planning Commission and staff had recommended approval of both items. The Special Use Permit (SUP-6020) was not exercised and the entitlement expired on 04/06/06.
01/17/07	The City Council approved a request for a Special Use Permit (SUP-18032) for a proposed Child Care Center at 5150 North Jones Boulevard. The Planning Commission and Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
04/07/10	A deed was recorded for a change in ownership for APN 125-36-301-001.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
07/19/06	A Building Permit (#06-004735) was issued for a 19,722 square foot Day Care/ Pre School. A Certificate of Occupancy was issued against this permit on 06/12/07.
06/15/07	A Business License (N16-00059) was issued for a Child Care Center. This license was marked inactive on 05/12/09.
05/27/10	A Building Permit (#163785) was issued over-the-counter for a non-work Certificate of Occupancy. The permit was finalized on 06/02/10.
05/05/10	A Business License (#S02-01143) was issued for a School at 5150 North Jones Boulevard.

<i>Pre-Application Meeting</i>	
07/01/10	A pre-application meeting was held with staff to review request to add Kindergarten and 1 st Grade classes to an existing Child Care Center. The applicant was briefed that the existing Child Care Center would continue under the entitlement previously established (SUP-18032) but the addition of Kindergarten and 1 st Grade classes would require an additional Special Use Permit for a Private School, Primary use.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request nor was one held.	
<i>Field Check</i>	
07/22/10	A field check was conducted by staff. The site has been developed and has been operating as a Child Care Center. The site is in overall good condition with playground areas that are secured with fencing and gates. There is ample parking and a dedicated drop-off zone is located at the front entrance as is required for the requested Special Use Permit.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.15

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-D (Single Family Residential-Restricted)

MH

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

South	Single-family Residential	R (Rural Density Residential)	R-E (Residence Estates)
East	Single-family Residential	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	2 classrooms	3 spaces per classroom	6				Y
Child Care Center	8 staff	1 space per staff +	8				
	96 children	1 space per 10 children	10				
TOTAL SPACES REQUIRED			24		68		Y
TOTAL (With Handicapped)			23	1	65	3	Y

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

ANALYSIS

The subject site maintains the R (Rural Residential) land use designation and is zoned R-E (Residence Estates). The current land use and zoning district allow for a Private School, Primary use with the approval of a Special Use Permit. The applicant currently is continuing the entitlement for a Child Care Center that was approved on 01/17/07 by Special Use Permit SUP-18032 and established on 06/15/07. The previous Child Care Center ceased operations on 05/12/09; however, the applicant was able to continue the use within one year, as required by Title 19.18.060, by securing licensure on 05/05/10.

Staffing levels for the Day Care Center and Primary School will begin with five full-time employees and a student enrollment of 50-60 children. The applicant anticipates maximum full-time enrollment would be 280-300 students with 22 staff members.

The site provides ample parking for current use and maximum future expansion. The parking requirement for a Private School, Primary use is one space for each staff member plus one space for each 10 students at peak capacity. The Day Care Facility use requires one space per student with one space per 10 children. The maximum parking requirement for the site operating at a full capacity of 22 staff members and 300 students would be 30 spaces where 68 spaces have been provided. Whether operating solely as a Child Care Center with 120 children and 12 staff members or as a Private School with 10 classrooms, there is more parking provided than would be required.

The Private School, Primary use has one Minimum Special Use Permit Requirement for approval of a Special Use Permit:

1. Adequate pick-up and drop-off areas must be provided on-site.

The submitted site plan shows a suitable pick-up and drop-off area that is located at the front entrance of the facility. This was confirmed during staff's site visit. As the proposed use meets all required conditions and may be accomplished in a manner that is conducive to the surrounding land uses, staff recommends approval with conditions.

FINDINGS (SUP-38806)

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

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

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

The subject property is surrounded by single family residential use. With approval of a Special Use Permit the proposed Private School use will not have an adverse affect on those surrounding properties and can be harmonious with the surrounding land uses and any future land uses.

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

The subject site has operated as a Child Care Center for the past four years and has sufficient play areas, parking and building facilities to accommodate the students and staff.

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

Jones Boulevard provides the primary access to the site, with Washburn Road providing secondary ingress and egress. Per City of Las Vegas Master Plan of Streets and Highways Jones Boulevard is a 100-foot wide Primary Thoroughfare, while Washburn Road is classified as 60-foot wide Collector Street. Both streets are adequate in size to accommodate traffic entering and leaving the site.

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

The proposed Private School, Primary use will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

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

The proposed Private School, Primary use meets all applicable requirements for a Special Use Permit for this type of activity within the R-E (Residence Estates) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

NOTICES MAILED

195

APPROVALS

0

PROTESTS

0



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: _____

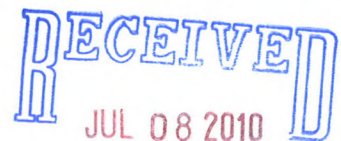
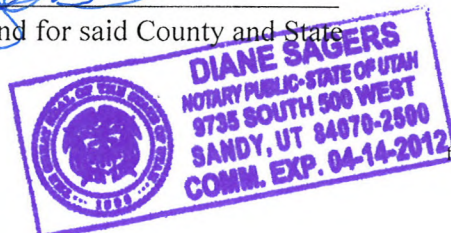
Signature of Property Owner: _____

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

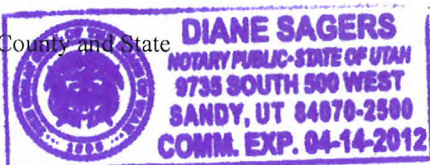
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



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.

SUP-38806

RECEIVED
JUL 08 2010

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

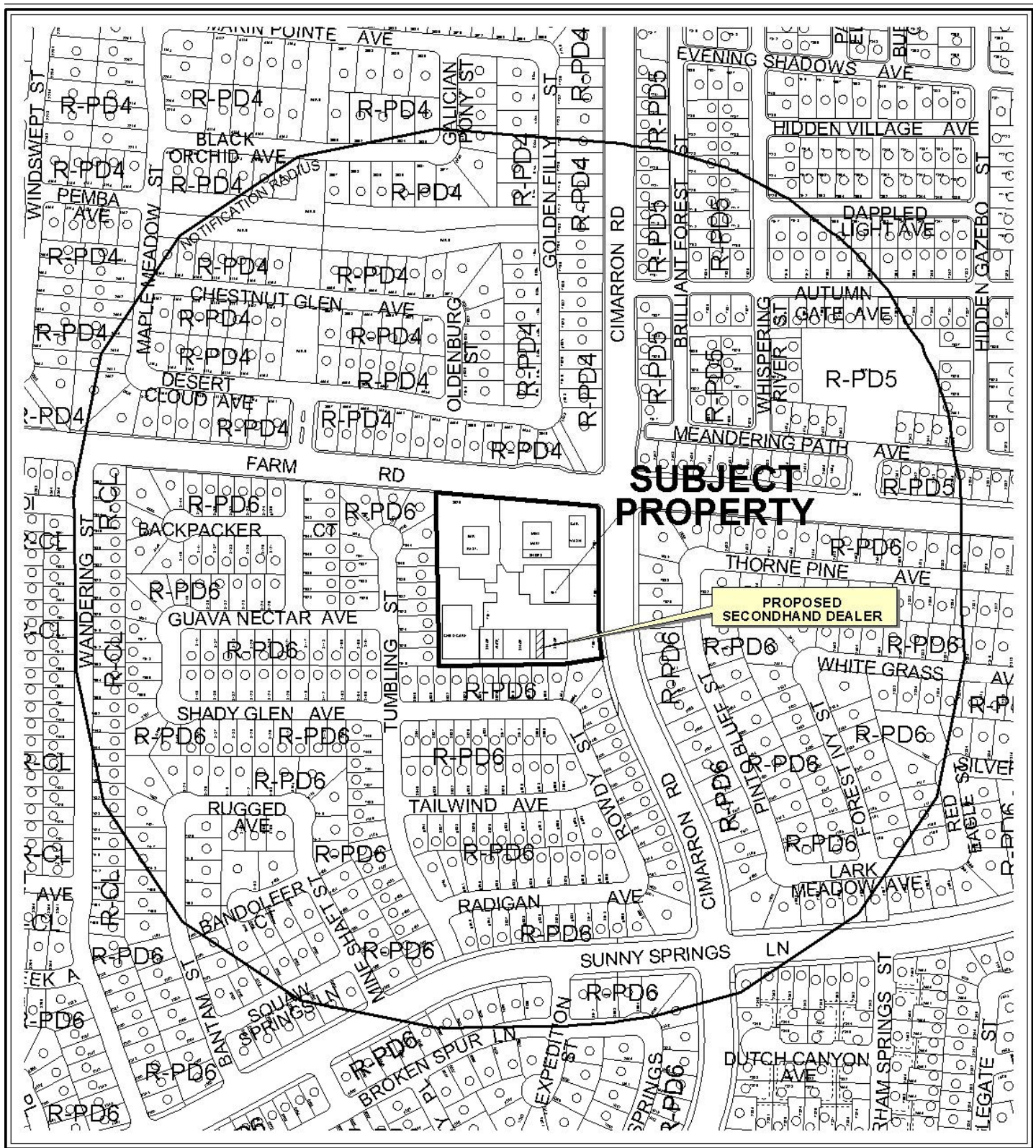
0

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)

0 300 600 Feet





CASE: SUP-38815

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

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

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38815	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-38815 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.
2. This approval shall be void two years from the date of final approval; unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,400 square-foot Secondhand Dealer (Children's Items) within a 40,442 square-foot commercial development located at 7501 North Cimarron Road, Suite # 106. The subject location of the proposed use is a vacant suite within a commercial subdivision. Staff recommends approval of this request, as it can be conducted in a manner that is compatible with the surrounding uses; and the subject site is a commercial subdivision developed to accommodate a variety of uses. If this application is denied, the suite would remain vacant.

ISSUES

- The use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- There will be no external drop-off of secondhand merchandise.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/18/90	The City Council approved a request to Rezone this property from R-E (Residence Estates) to C-1 (Limited Commercial) as part of a larger request (Z-0075-90).
07/01/92	The City Council approved a request for an Extension of Time on an approved Rezoning [Z-0075-90(2)].
12/01/99	The City Council approved a request for a Site Development Plan Review [Z-0075-90(17)] on this property for a proposed 40,442 square foot commercial center, which includes a convenience store with gasoline sales and the sale of beer and wine for off-premise consumption, a fast food restaurant, a restaurant with a tavern, and retail shops.

<i>Most Recent Change of Ownership</i>	
03/10/10	A deed was recorded for a change in ownership.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
11/06/00	A building permit (20246) was issued for a shell retail building at 7501 North Cimarron Road. The permit was finalized on 04/17/02.
10/16/02	A building permit (2018754) was issued for a Tenant Improvement for Certificate of Completion at 7501 North Cimarron Road, Suite # 106. The permit was finalized on 12/17/02.
12/15/05	A building permit (5008825) was issued for a Non-work Certificate of Occupancy at 7501 North Cimarron Road, Suite # 106. The permit was finalized on 01/10/06.
01/20/06	A business license (F11-00127) was issued for a Specialty Food Store at 7501 North Cimarron Road, Suite # 106. The license was marked out of business on 08/28/09.
<i>Pre-Application Meeting</i>	
06/23/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
07/22/10	Staff conducted a field check and noted a well maintained commercial retail center, free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.40

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Commercial Center	PCD (Planned Community Development)	C-1 (Limited Commercial)
North	Single-Family Residences	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
South	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

JG

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

East	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units Per Acre)
West	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	40,442 SF	1/250 SF	162		217		Y
TOTAL SPACES REQUIRED			168		228		Y
TOTAL (With Handicapped)			162	6	217	11	Y

ANALYSIS

A Secondhand Dealer is defined by Title 19 as “a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind.” The applicant states that no donation drop box of any type will be used at the proposed location, as merchandise will be obtained directly from customers and online sites, such as E-Bay.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

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

FINDINGS (SUP-38815)

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

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

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

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

The subject site is physically suitable for the type and intensity of the proposed use, as the commercial center has more parking available than required per Title 19.10 parking standards.

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

Site access is provided from Farm Road and Cimarron Road; both are 80-foot Secondary Arterials, as designated in the Master Plan of Streets and Highways. These roadways are adequate in size to meet the requirement, of the proposed Secondhand Dealer use.

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

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

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

The proposed use meets all applicable requirements for Secondhand Dealer and complies with the minimum Special Use Permit Requirements.

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 563

APPROVALS 0

PROTESTS 0



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

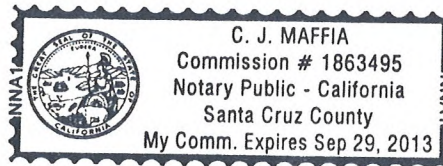
Print Name: BARBARA ALUFFI
ARDILLA CAMARLINGHI

Subscribed and sworn before me

This 29th day of June, 20 10

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

RECEIVED
JUL 08 2010

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 Dorns 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 Dorns 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

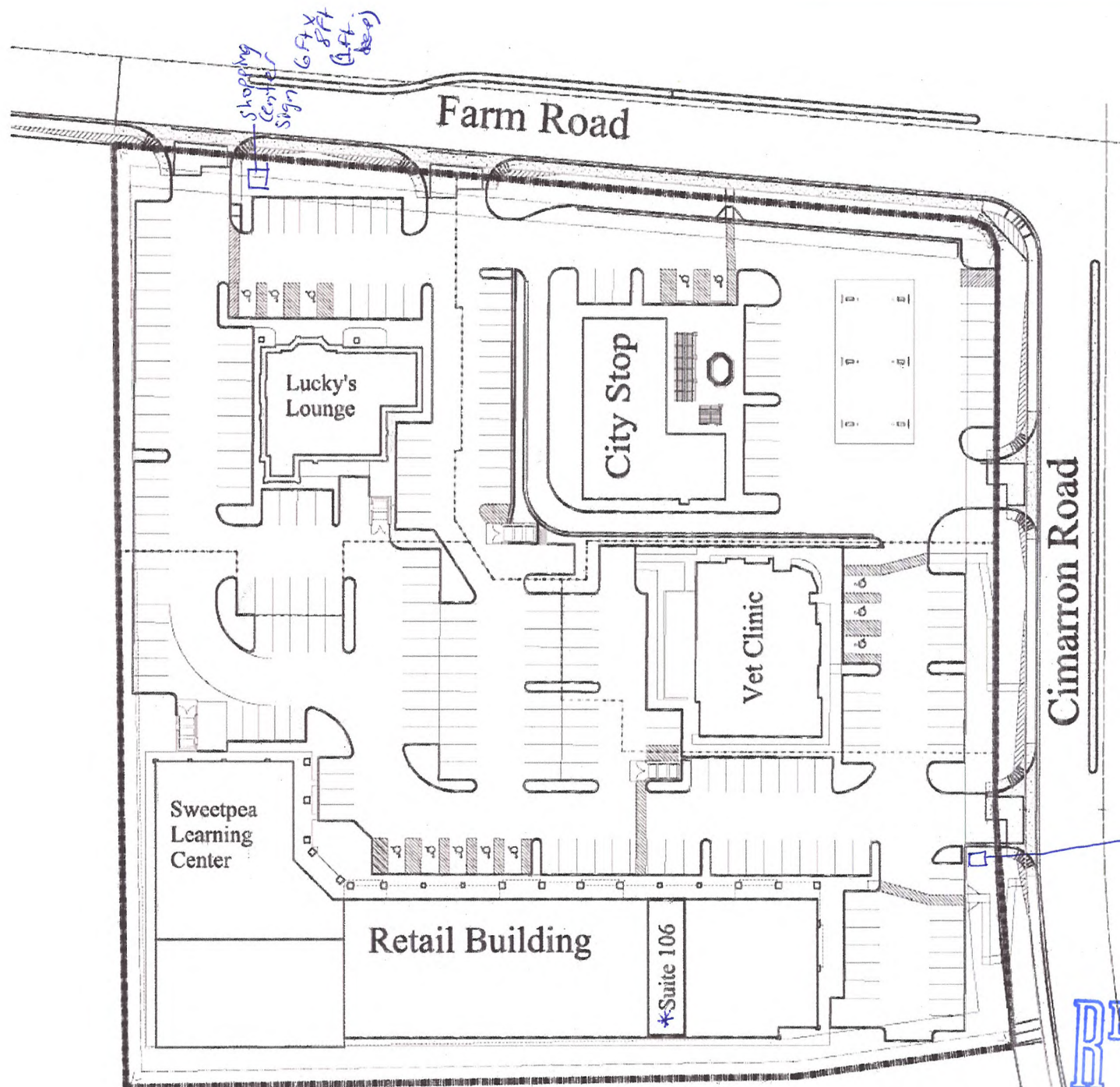
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Upload Application Packet Application Form pdf



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

RECEIVED
 JUL 08 2010



SITE PLAN

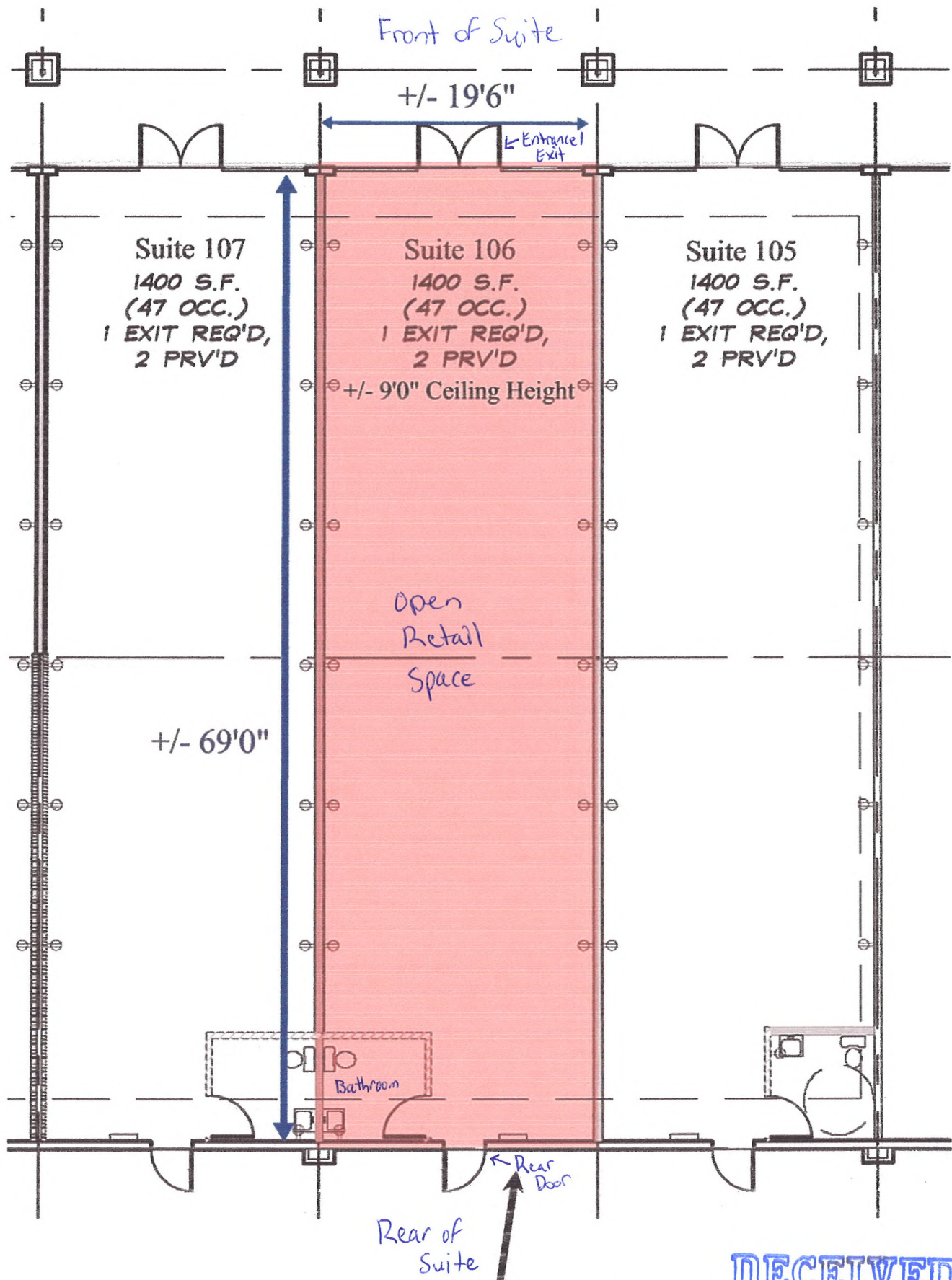
SCALE 1"=80'-0"



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

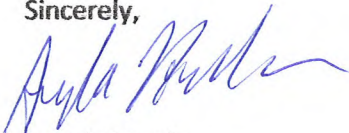
RECEIVED
JUL 08 2010

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

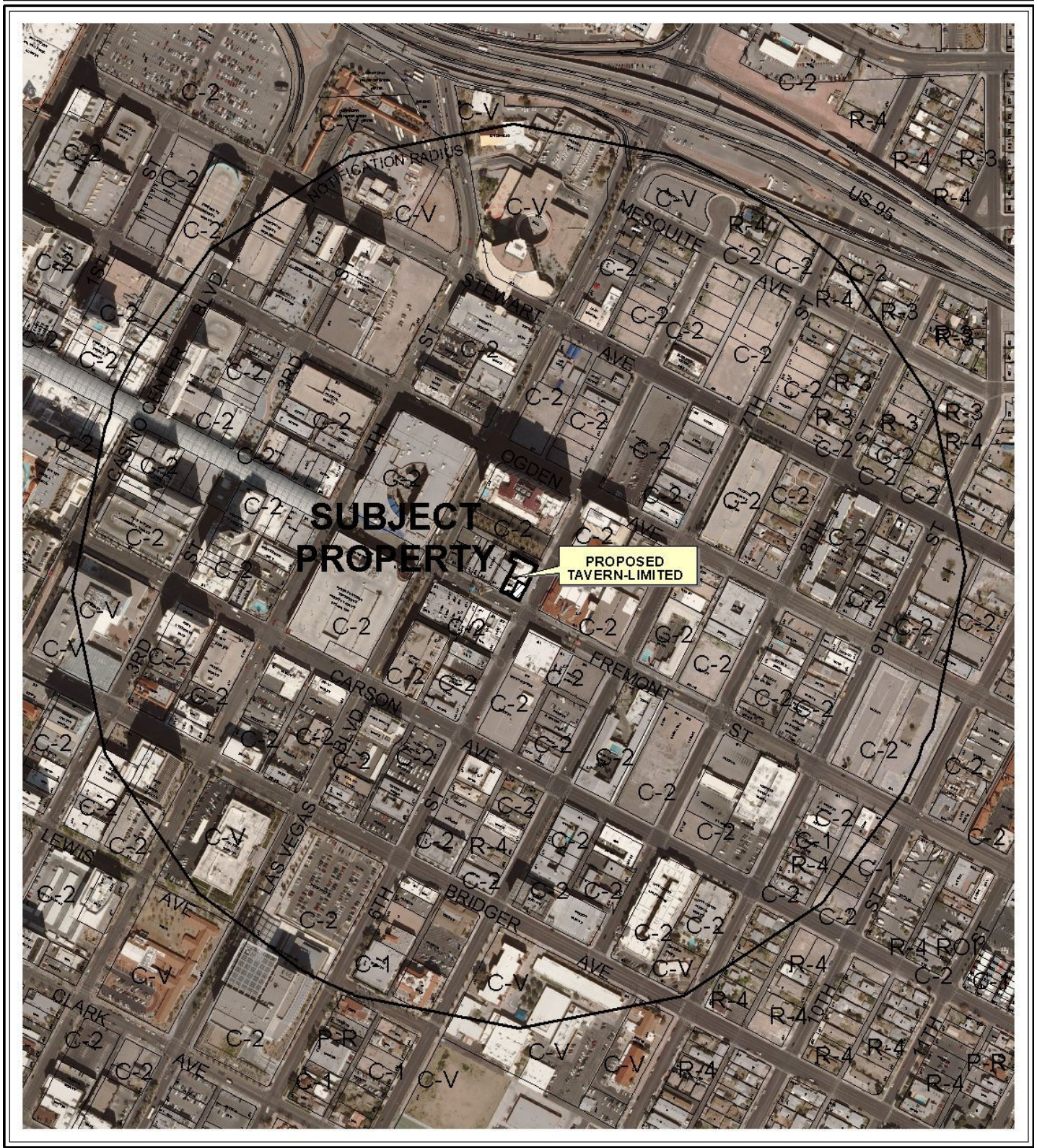
0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: **SUP-38824**

RADIUS: 1500

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38824	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-38824 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Tavern-Limited Establishment use.
2. Pursuant to Title 6.50.250, live entertainment shall be provided at least four nights per week.
3. This approval shall be void two years from the date of final approval; unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tavern-Limited Establishment use within an existing restaurant with seating for fewer than 30 people at 520 Fremont Street. The restaurant is currently 1,900 square feet, with 1,140 square feet of seating and dining area. The applicant will provide live entertainment a minimum of four nights per week. Staff recommends approval of this request, as it can be conducted in a manner that is compatible with the surrounding uses. If this application is denied, the restaurant use would remain.

ISSUES

- The use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/13/10	The Downtown Design Review Committee approved a Master Sign Plan (ARC-37851) for an existing building at 520 Fremont Street.

<i>Most Recent Change of Ownership</i>	
05/01/70	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
C.1951	The building was constructed in 1951.
02/09/94	A business license (C14-00048) was issued for Clinic/Lab/X-ray and Imaging use at 520 Fremont Street. The license was marked out of business on 10/04/07.
03/20/98	A business license (Q02-00064) was issued for Health Care Services use at 520 Fremont Street. The license was marked out of business on 10/04/07.
11/15/01	A business license (Q07-00709) was issued for Medical Office use at 520 Fremont Street. The license was marked out of business on 10/04/07.
03/19/10	A building permit (159058) was issued for a Non-Work Certificate of Completion at 520 Fremont Street. The permit was finalized on 03/19/10.

JG

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

04/02/10	A business license (A48-00237) was issued for Art Gallery-Retail use at 520 Fremont Street. The license is presently active.
04/21/10	A business license (G04-07109) was issued for Gifts and Novelties use at 520 Fremont Street. The license is presently active.
05/03/10	A building permit (162153) was issued for a plumbing at 520 Fremont Street. The permit was finalized on 06/28/10.
05/03/10	A building permit (162052) was issued for a 154 square-foot sign at 520 Fremont Street. The permit was finalized on 06/30/10.
06/01/10	A business license (R07-00910) was issued for a Restaurant-Seating less than 30 people at 520 Fremont Street. The license is presently active.

Pre-Application Meeting

03/25/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • Any new signage must conform to ARC-37581. • A Tavern-Limited license shall provide live entertainment at least four nights per week and no restricted-gaming. • The building is located in the Downtown Centennial Plan; therefore, Title 19 parking requirements are not automatically applied.
----------	---

Neighborhood Meeting

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

Field Check

07/22/10	Staff conducted a field check and noted a well maintained retail building, free of trash and debris.
----------	--

Details of Application Request

Site Area

Net Acres	.23
-----------	-----

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Art Galley/ General Retail / Restaurant	C (Commercial)	C-2 (General Commercial)
North	Entry Driveway for El Cortez Hotel	C (Commercial)	C-2 (General Commercial)

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

South	General Retail/Taverns	C (Commercial)	C-2 (General Commercial)
East	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
West	General Retail/Parking Lot	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan (Fremont East District)	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Art Gallery-Retail	8,195 SF	1/175 SF	47		0		N
Restaurant / Tavern-Limited Establishment	1,140 SF 760 SF	1/50 SF 1/200 SF	27		0		N
Office	19,780 SF	1/300 SF	66		0		N
TOTAL SPACES REQUIRED			145		0		N
TOTAL (With Handicapped)			140	5	0	0	N

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

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

ANALYSIS

The existing restaurant contains 760 square feet of kitchen/service area and 1,140 square feet of dining and seating area, for a total of 1,900 square feet. The existing restaurant hours of operation are from 7 a.m. to 7 p.m.; the proposed Tavern-Limited Establishment hours of operation would be from 7 p.m. to 2 a.m. with no one under the age of 21 permitted after 7 p.m. The applicant will provide live entertainment a minimum of four nights per week. A Tavern-Limited Establishment use is defined by Title 19.20.020 as “an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.”

The proposed Tavern-Limited Establishment use is located in the Downtown Centennial Plan (Fremont East District) and the Entertainment Overlay District; as such, the parking standards of Title 19 are not automatically applied. The applicant is providing no on-site parking, but there are multiple off-site parking lots within 325 feet to the subject property. Pedestrian access is provided to the subject site, via the sidewalks along Fremont Street. The proposed Tavern-Limited Establishment use meets all minimum Special Use Permit Requirements of Title 19.04. Staff recommends approval, as this use can be conducted in a manner that is compatible with surrounding uses, and is an encouraged use within the Fremont East Entertainment District.

FINDINGS (SUP-38824)

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

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

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

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 215

APPROVALS 0

PROTESTS 0



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: _____

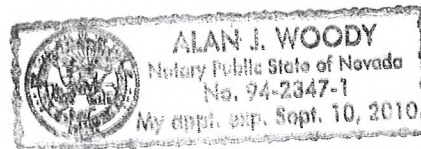
Print Name: _____

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

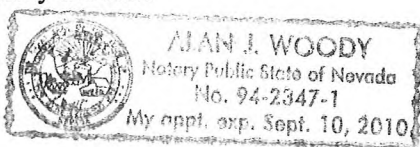
Subscribed and sworn before me

This 8th day of July, 20 10.

RECEIVED
JUL 09 2010

Notary Public in and for said County and State

Revised 10/27/08

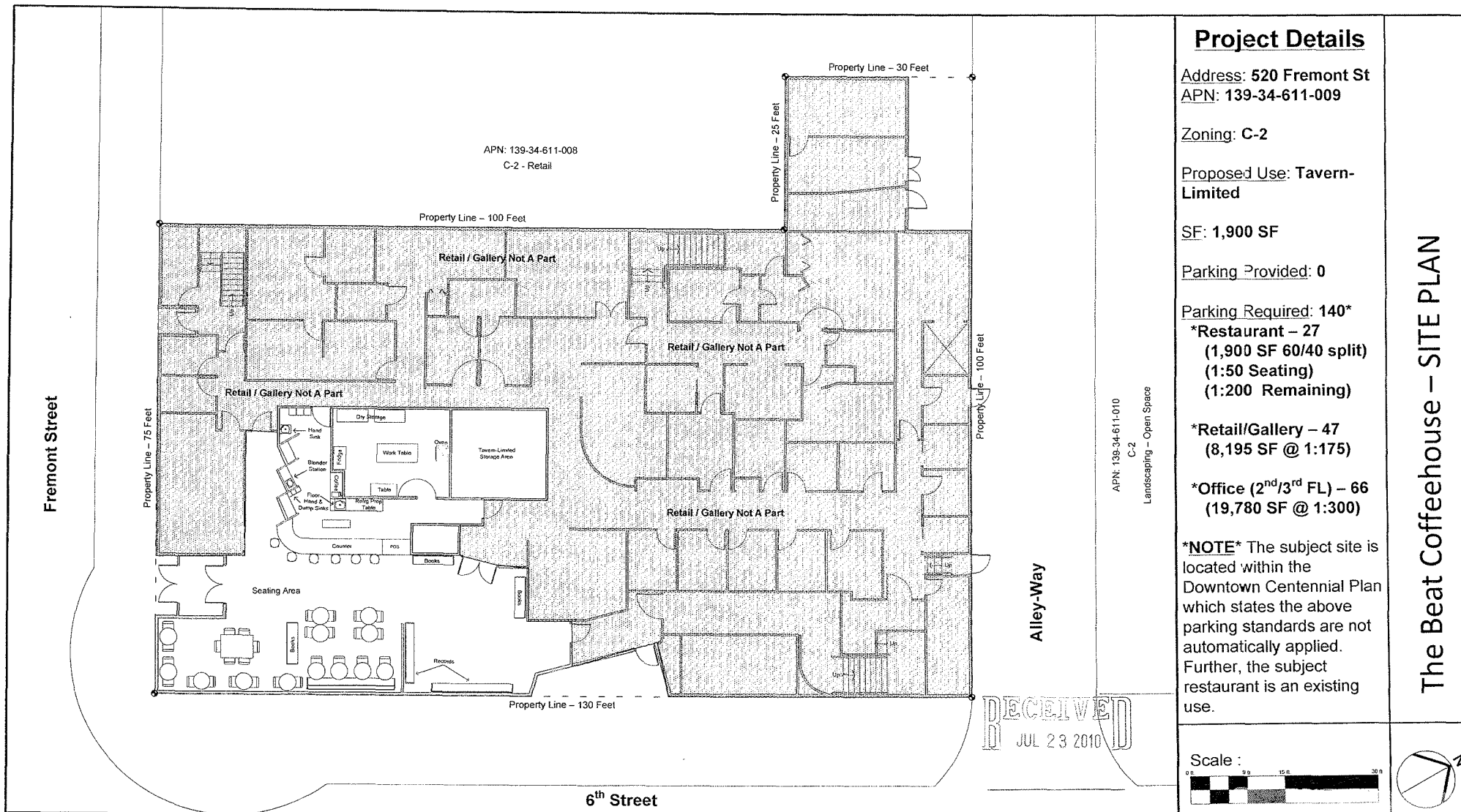


FOR DEPARTMENT USE ONLY

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)

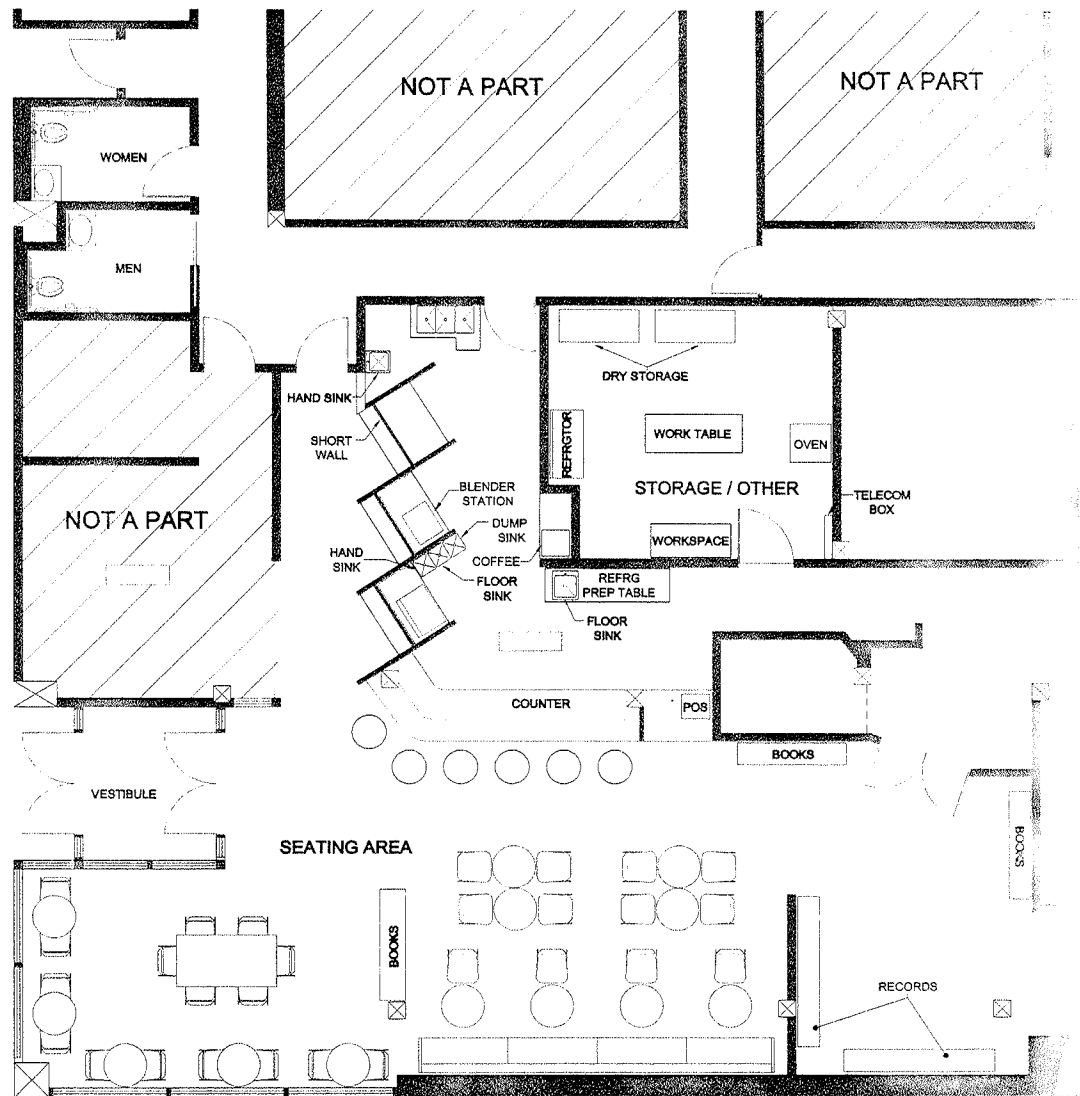
NOTE The subject site is located within the Downtown Centennial Plan which states the above parking standards are not automatically applied. Further, the subject restaurant is an existing use.

Scale :



The Beat Coffeehouse - SITE PLAN

SUP-38824
REVISED



FIRST LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

RECEIVED
JUL 09 2010



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			

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.

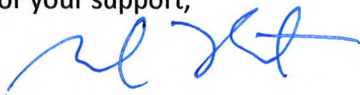
It is our goal to expand our business and hours in hopes of attracting additional clientele, as well as making the business financially sustainable.

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

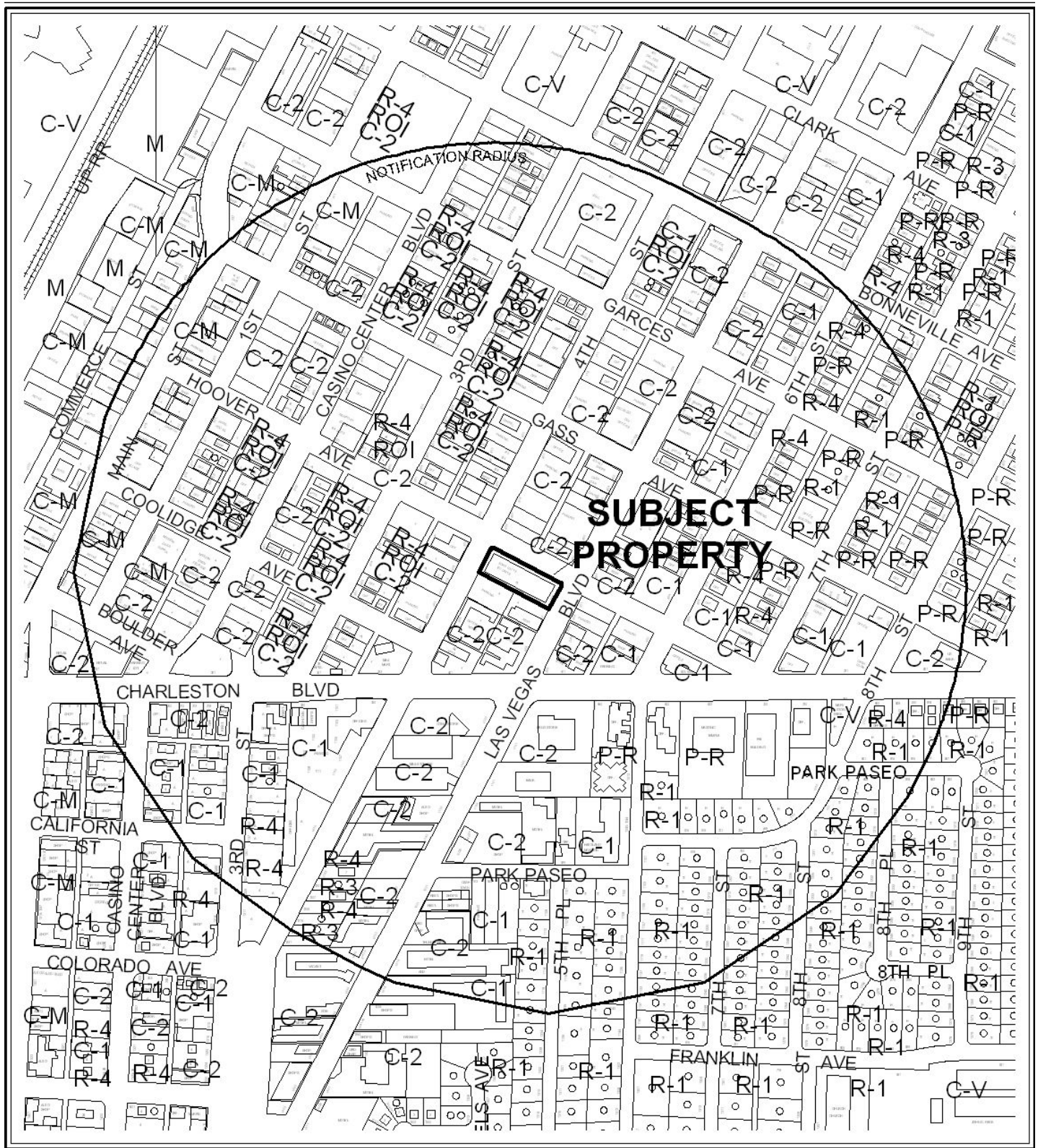
0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

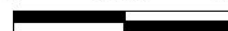


CASE: **SUP-38842**

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38842	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38842 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Urban Lounge use.
2. A Minor Site Development Plan Review shall be submitted to and approved by the Planning and Development Department, as required by the Downtown Centennial Plan, before any outdoor seating is installed.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction, a business license has been issued to conduct the activity, a non-work certificate of occupancy has been issued, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

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

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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. The applicant seeks to establish the Urban Lounge use in order to provide a commercial presence for the ground-floor retail portion of the existing mixed-use development. This service is sought for both the residents of the condominium and the downtown residents-at-large and requires no waivers. The proposed use can meet all minimum requirements for an Urban Lounge and can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval. If denied, the Urban Lounge use would not be allowed.

ISSUES

- Per Title 19.04, the Urban Lounge use is permissible only upon approval of a Special Use Permit that demonstrates conformance to the minimum requirements.
- The Outdoor Dining Area requires an approved Minor Site Development Plan Review per the Downtown Centennial Plan.
- Any proposed exterior signage shall be approved by the Downtown Development Review Committee and must comply with the Scenic Byway Overlay standards prior to issuance of a signage permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/21/04	The City Council approved a Site Development Plan Review (SDR-3253) a Special Use Permit (SUP-3352) a Vacation (VAC-3409) for a 112-unit Mixed-Use Development with approximately 4,000 square feet of retail with Waivers of the Downtown Centennial Plan Stepback Standard and required Sidewalk Widths. The Planning Commission and Staff recommended approval on 12/18/03.
04/22/04	The Planning Commission approved a Major Amendment (SDR-4117) to an approved Site Development Plan Review (SDR-3253) to increase the number of units from 112 to 120 for a residential development with approximately 4,000 square feet of retail on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street. Staff recommended approval.
11/02/04	A Final Map (FMP-4502) was recorded for a mixed-use subdivision with 120 residential and 2 commercial lots.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
04/03/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/17/07	A Building Permit (#104212) was issued for a 1,319 square-foot commercial tenant improvement at 900 South Las Vegas Boulevard, suite 120. This permit was finalized on 11/06/08.
10/07/08	A Building Permit (#125690) was issued for the use of Suite 140 as an Art Gallery. This permit finalized 11/06/08
07/09/08	A change of location for a Beauty Salon (Business License #B05-02782) and Retail Beauty Supplies (Business License #B08-00691) was approved for 900 South Las Vegas Boulevard, Suite 130. The original licenses were approved 10/23/00.

<i>Pre-Application Meeting</i>	
07/02/10	A pre-application meeting was held with staff to discuss the submittal requirements for a Special Use Permit to operate an Urban Lounge within a mixed-use condominium. Staff briefed the applicant regarding the particular requirements for this type of use in 18b The Las Vegas Arts District and the additional administrative design review for the Outdoor Dining Area as required by the Downtown Centennial Plan.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was neither required nor held for this request.	

<i>Field Check</i>	
07/23/10	A field check was conducted by staff. The site was found to provide adequate space to meet the requirements for an Urban Lounge with adjacent Outdoor Dining Area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.71

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Mixed-Use Commercial/ Residential	MXU (Mixed-Use)	C-2 (General Commercial)
North	Office	MXU (Mixed-Use)	C-2 (General Commercial)
South	Restaurant	MXU (Mixed-Use)	C-2 (General Commercial)
East	Office	MXU (Mixed-Use)	C-2 (General Commercial)
West	Office	MXU (Mixed-Use)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y*
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay - 18b The Las Vegas Arts District	X		Y
Live/Work Overlay District	X		NA
Las Vegas Boulevard Scenic Byway Overlay District	X		NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Per Title 19.04, the following seating is required for the Urban Lounge Use.

Urban Lounge Requirements	Bar Seating Provided	Lounge Seating Required	Lounge Seating Provided	Compliance
2 lounge seats for each seat at the bar	15	30	55	Y

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

ANALYSIS

This request is for a Special Use Permit to allow an Urban Lounge at 900 south Las Vegas Boulevard. An Urban Lounge is defined by Title 19 as “an establishment that is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.” The current MXU (Mixed-Use) land use designation and C-2 (General Commercial) zoning district allows the Urban Lounge use upon approval of a Special Use Permit. Parking requirements for the Urban Lounge use are determined on a case-by-case basis. The interior area of the proposed use covers 3,692 square feet with 245 square feet of Outdoor Dining Area for a total floor area of 3,937 square feet. For this proposal, staff finds that onsite parking has been addressed during the initial Site Development Plan Review that approved the commercial and residential parking provisions concurrently.

The following three Special Use Permit Minimum Requirements for an Urban Lounge use must be met for approval. The proposed use must be within the boundaries of the Las Vegas Arts District, there must be two seats within a lounge area for each seat at the bar, and the use is to be subject to the provisions of Chapter 6.50 relating to liquor control. Regarding the first requirement, the proposed location for the Urban Lounge is within the boundaries of 18b, The Las Vegas Arts District, at the southeast corner of Hoover Avenue and 4th Street. The floor plan shows 15 seats at the bar with 55 additional seats in the lounge area where 30 are required, satisfying the second condition. Regarding the required compliance to Chapter 6.50 of the Municipal Code, a condition of approval has been added and the Department of Business and Finance ensure compliance during the business licensing review process.

Staff recommends approval of the proposed use as it meets the Downtown Centennial Plan’s Urban Design Goals and Objectives by creating a pedestrian-friendly use on the ground floor of the existing mixed-use building. In addition, the Outdoor Dining and Entertainment Area promotes a use that enhances the vitality and livability of the downtown area. If denied, the Urban Lounge would not be permitted and the suite would remain vacant until a suitable use is established.

FINDINGS (SUP-38842)

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

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

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

The proposed Urban Lounge is a suitable use for the surrounding MXU (Mixed-Use) land use and meets the goals and objectives listed in the Downtown Centennial Plan to establish a pedestrian-friendly use of public sidewalks and similar pedestrian areas while providing economic opportunities for ground floor retail.

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

The subject site is physically suitable for the proposed Urban Lounge use. The proposed Urban Lounge use is located in the Downtown Centennial Plan (18b Las Vegas Arts District) which supports this type of proposal in order to create interesting pedestrian environments.

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

Site access is provided primarily from Hoover Street, a 72-foot wide right-of-way classified as a Local Street by the Master Plan of Streets and Highways, via Las Vegas Boulevard, 80-foot wide Major Street and 4th Street, an 80-foot wide one-way Collector Street. Adequate access to and from the subject property is provided from these three streets.

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

NOTICES MAILED

677

APPROVALS

0

PROTESTS

0



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: _____

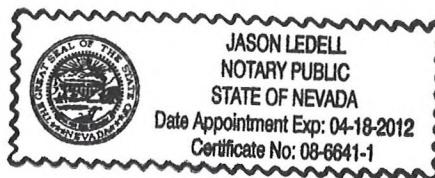
Signature of Property Owner: _____

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]

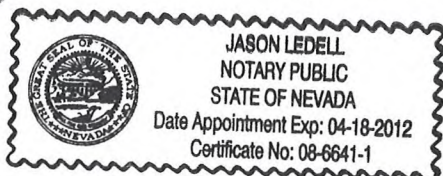
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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

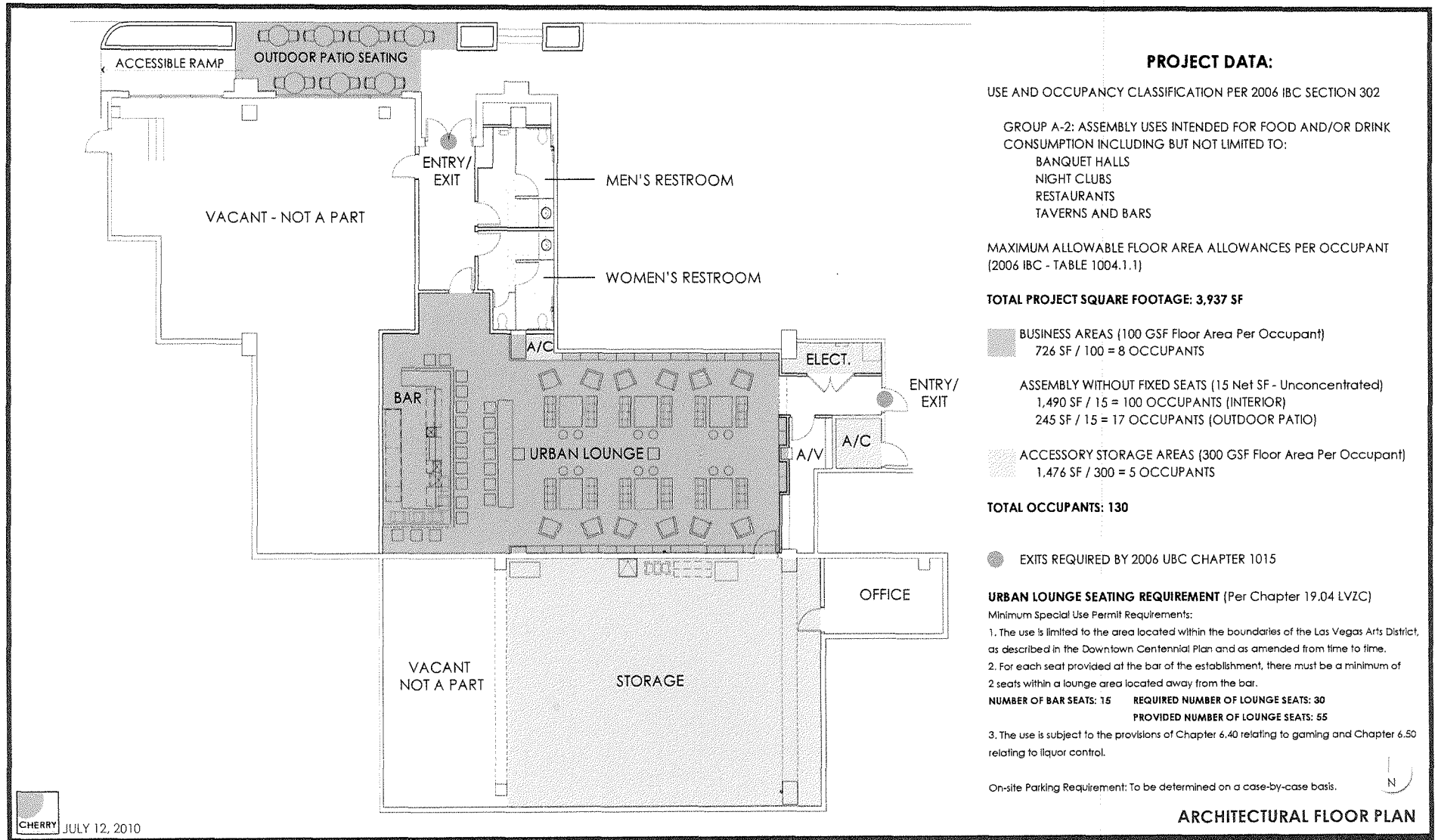


FOR DEPARTMENT USE ONLY

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



JULY 12, 2010

NOVUS Architecture

THE LADY SILVIA
URBAN LOUNGE AT SOHO LOFTS

SUP-38842

RECEIVED
JUL 13 2010

0 4' 8' 16' 16'



**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:

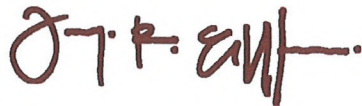
My client desires to design and build a 3,937 SF Urban Lounge in unoccupied space on the first level of the SOHO Lofts. The use is permitted under the current zoning which is General Commercial District C-2. A Special Use Permit will be required for the alcoholic beverage license - Urban Lounge. A gaming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

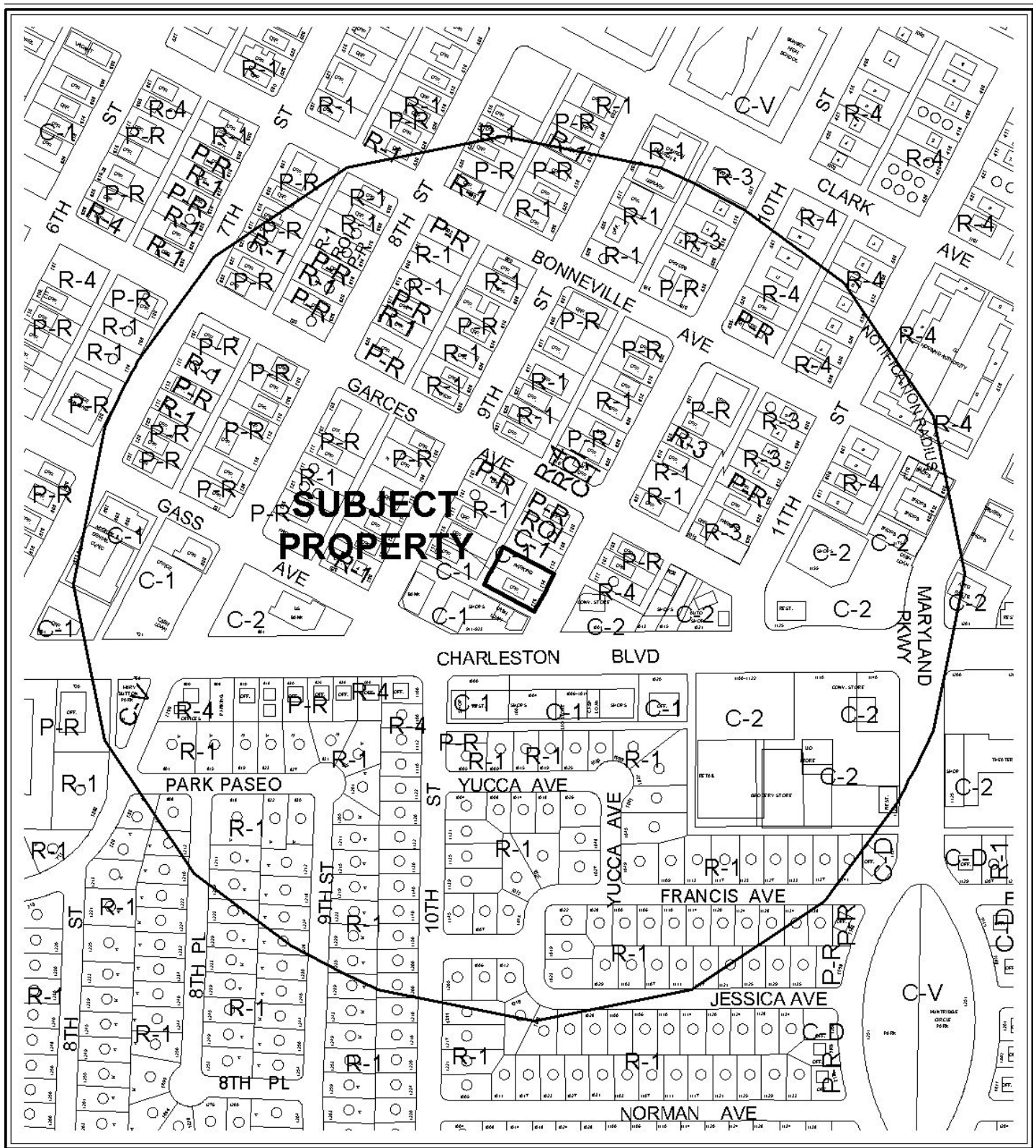
0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



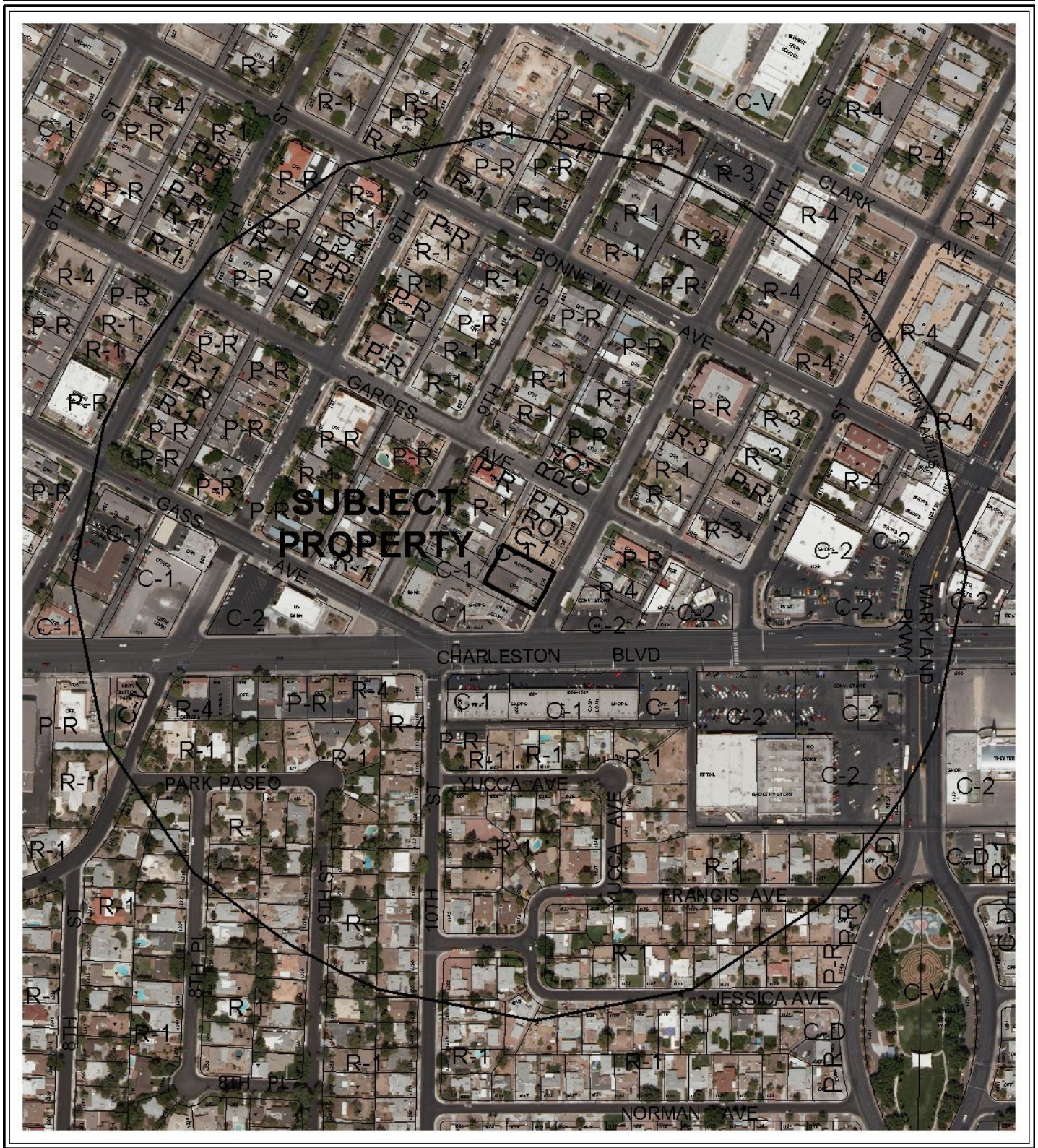
CASE: SUP-38864

RADIUS: 1000 FT

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

0 200 400 Feet





CASE: **SUP-38864**

RADIUS: 1000 FT

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38864	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-38864 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Bailbond Service use.
2. An off-site parking agreement for APN's 139-34-810-104 and 139-34-810-105 conforming to the requirements of Title 19.10.010(H)(1) shall be submitted to Planning and Development Department for approval and recorded prior to the issuance of a business license.
3. One van accessible handicap space conforming to the requirements of Title 19.10 shall be provided as depicted in the site plan date stamped 07/23/10.
4. All signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval.
5. No vehicle signage shall be permitted as per LVMC Title 19.14.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

7. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 1,100 square-foot Bailbond Service at 714 and 716 South 10th Street. The proposed use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Bailbond Service use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Bailbond Service use in the C-1 (Limited Commercial) zoning district is permitted use with an approval of a Special Use Permit.
- Approval of the Special Use Permit will allow a Bailbond Service use to operate at this location.
- An off-Site Parking agreement for one handicapped parking space to be provided for the proposed use shall be recorded prior to the issuance of a business license.
- During a field check staff observed a sign installed on the roof of the building for the proposed use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/03/72	The City Council approved a Rezoning (Z-0026-72) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) for the parcel at 717 South 9 th Street. The Planning Commission recommended approval.
02/06/91	The City Council approved a Rezoning (Z-0150-90) from R-1 (Single Family Residential), R-3 (Medium-Density Residential), R-4 (High-Density Residential), P-R (Professional Office and Parking) and C-1 (Limited Commercial) to C-1 (Limited Commercial) for two of the parcels that comprise the subject development. The Planning Commission recommended approval.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

09/06/99	The City Council approved a General Plan Amendment (GPA-0010-00) to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and to match actions taken since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southeast Sector Area as described in the Plan.
10/01/03	The City Council approved an amendment (GPA-2497) to Map 9 of the City of Las Vegas Downtown Redevelopment Plan to consolidate all land use categories into four use designations. The subject site was designated as MXU (Mixed-Use).
11/01/06	The City Council approved a request to amend the Downtown Redevelopment Area Land Use Plan (GPA-14325), from MXU (Mixed Use) to C (Commercial) on 1.33 acres at 700, 708, 712, 714 and 716 South 10th Street and 715 and 717 South 9th Street. The Planning Commission recommended denial, whereas staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-14339) for a proposed Mixed-Use Development at the northwest corner of Charleston Boulevard and Tenth Street. The Planning Commission recommended approval, whereas staff recommended denial.
	The City Council approved a request for a Variance (VAR-14342) to allow no setback beyond the building setback line where a 1:1 setback to height ratio is required along a street classified as collector or larger in conjunction with a proposed Mixed-Use Development on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Variance (VAR-14345) to allow lot coverage of 56 percent where 50 percent is the maximum allowed in conjunction with a proposed Mixed-Use Development on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street. The Planning Commission and staff recommended denial.
	The City Council approved a petition for a Vacation (VAC-12884) to vacate public alleys generally located south of Garces Avenue, between 9th and 10th Streets. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-14349) for a proposed Mixed-Use Development consisting of 350 residential condominium units and 18,000 square feet of commercial floor area within one 14-story and one 17-story building, and a waiver of the residential adjacency requirements on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street. The Planning Commission and staff recommended denial.

Staff Report Page Three

August 26, 2010 - Planning Commission Meeting

12/19/07	The City Council approved a request for an Extension of Time (EOT-25370) of an approved Site Development Plan Review (SDR-14349) for a proposed Mixed-Use Development consisting of 350 residential condominium units and 18,000 square feet of commercial floor area within one 14-story and one 17-story building, and a waiver of the residential adjacency requirements on 2.05 acres at the northwest corner of Charleston Boulevard and 10 th Street. The Planning and Development staff recommended approval.
12/20/07	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-25371) for an approved Petition to Vacate (VAC-12884) public alleys generally located south of Garces Avenue, between 9 th Street and 10 th Street.
12/17/08	The City Council approved a request for an Extension of Time (EOT-31559) of an approved Variance (VAR-14342) to allow no setback beyond the building setback line where a 1:1 setback to height ratio is required along a street classified as collector or larger in conjunction with a proposed Mixed-Use Development on 2.05 acres at the northwest corner of Charleston Boulevard and 10 th Street. The Planning and Development staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-31560) of an approved Special Use Permit (SUP-14339) for a proposed Mixed-Use Development at the northwest corner of Charleston Boulevard and 10 th Street. The Planning and Development staff recommended approval.
12/18/08	The City Council approved a request for an Extension of Time (EOT-31563) of an approved Variance (VAR-14345) to allow lot coverage of 56 percent where 50 percent is the maximum allowed in conjunction with a proposed Mixed-Use Development on 2.05 acres at the northwest corner of Charleston Boulevard and 10 th Street. The Planning and Development staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-31562) of an approved Site Development Plan Review (SDR-14349) for a proposed Mixed-Use Development consisting of 350 residential condominium units and 18,000 square feet of commercial floor area within one 14-story and one 17-story building, and a waiver of the residential adjacency requirements on 2.05 acres at the northwest corner of Charleston Boulevard and 10 th Street. The Planning and Development staff recommended approval.

Most Recent Change of Ownership

05/28/10	A deed was recorded for a change in ownership.
----------	--

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
09/03/59	A building permit (#34292) was issued for extended living room and addition with porch at 714 South 10 th Street. The project was completed on 01/08/60.
05/03/60	A building permit (#36594) was issued for a swimming pool at 714 South 10 th Street. The project was completed on 05/18/62.
09/23/63	A building permit (#21693) was issued for interior partition at 716 South 10 th Street. The project was completed on 12/9/64.
01/16/70	A building permit (#50675) was issued for extending of kitchen at 714 South 10 th Street. The project was completed on 02/25/71
11/12/73	A building permit (#13882) was issued for a fireplace at 714 South 10 th Street. The project was completed on 11/27/73.
03/11/74	A building permit (#15245) was issued for an exterior remodel at 716 South 10 th Street. The project was completed on 05/23/74.
02/26/76	A building permit (#805) was issued for an interior remodel at 716 South 10 th Street. The project was completed on 09/27/76.
05/01/91	A building permit (#91104815) was issued for a demolition of an existing building at 714 South 10 th Street. The project was completed on 05/10/91.
05/03/91	A building permit (#91104981) was issued for a six-foot masonry wall at 714 South Tenth Street. The project was completed on 05/14/91.
06/01/10	A business license (#B01-01212) was processed by Business Licensing for a Bailbond Service at 716 South 10 th Street. The license request was denied by Planning and Development Department requiring a Special Use Permit for a Bailbond Service.

<i>Pre-Application Meeting</i>	
06/25/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Bailbond Service were discussed. The topic included: • Submitting a Site Plan showing the subject building and parking. • Handicapped parking shall be provided and comply with Title 19 standards. • Staff indicated to the applicant that the parking in front of the building does not comply with Title 19 standards and will not count towards the required parking.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

Field Check	
07/22/10	During a field check staff observed a sign installed on the roof of the building for the proposed use without a building permit for a sign. The rear parking lot is elevated higher than the office building in front of the property.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office and Parking Lot	C (Commercial)	C-1 (Limited Commercial)
North	Vacant	C (Commercial)	P-R (Professional Office and Parking)
South	General Retail	C (Commercial)	C-1 (Limited Commercial)
East	Convenience Store	C (Commercial)	C-2 (General Commercial)
West	Office	C (Commercial)	C-1 (Limited Commercial)

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

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	1,100 SF	1/300 SF	4		12		
Parking Lot (Off-Site Parking)					20		
TOTAL SPACES REQUIRED			4		32		
TOTAL (With Handicapped)			3	1	32	1	Y

ANALYSIS

The applicant is proposing to establish a Bailbond Service use within an existing Office Building. A Bailbond Service use is defined by Title 19.20.020 as “an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.”

The submitted site plan depicts two lots, the southern lot containing the Bailbond Service with 12 existing parking spaces and the northern lot containing additional parking spaces, including one van accessible handicap space. Although the number of spaces provided on the southern lot exceeds the number of spaces required for the proposed use, the handicap space must be accommodated on the northern lot due to grade differences that do not meet the minimum requirements of the American with Disabilities Act (ADA) for handicap accessibility. As a result, an off-site parking agreement has been required for the northern lot to ensure that the required handicap accessible space meeting all code requirements is provided for the use.

During a field check staff observed a sign installed on the roof of the building for the proposed use. No records of a building permit for such sign. A condition of approval has been added stating that the existing sign must be permitted in conformance with Title 19.14.

The proposed Bailbond Service use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district. The subject site is located within the Downtown Redevelopment Area and major land uses permitted within the Redevelopment Area include: Residential, Industrial, Commercial, Public/Semipublic and Park/Open Space. The property is within the Live/Work Overlay District; however, the proposed use is for a Bailbond Service and the overlay district standards are not applicable. The proposed use meets all applicable requirements as set forth pursuant to Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore staff recommends approval with conditions of this request.

Staff Report Page Seven
August 26, 2010 - Planning Commission Meeting

FINDINGS (SUP-38864)

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

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

The proposed Bailbond Service use can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses.

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

The proposed Bailbond Service use will be located within an existing office building, which is vacant. The proposed use is appropriate in the subject C-1 (Limited Commercial) zoning designation and is consistent with other Bailbond Service uses in the area.

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

The access to the site is provided from 10th Street, an 80-foot right-of-way. An alley also provides access to the site. The alley is located adjacent to the west property line. 10th Street has sufficient capacity to accommodate the proposed use.

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

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

The proposed Bailbond Service use meets all applicable requirements as set forth pursuant to Title 19.04 requirements.

Staff Report Page Eight
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 239

APPROVALS 0

PROTESTS 0



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

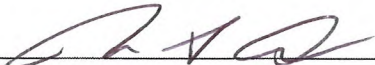
☒ No

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: 

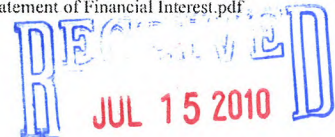
Print Name: Mark Dix

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* Mark S. Dux

* 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

Elizabeth Moore

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>JFm</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

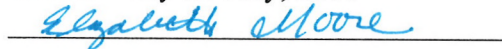


Print Name

MARK S. DIX

Subscribed and sworn before me

This 13th day of July, 2010



RECEIVED
JUL 15 2010

A-1



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

REVISIONS
1
2
3
4
5

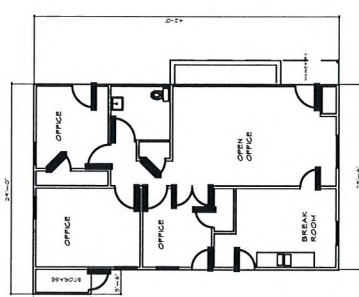
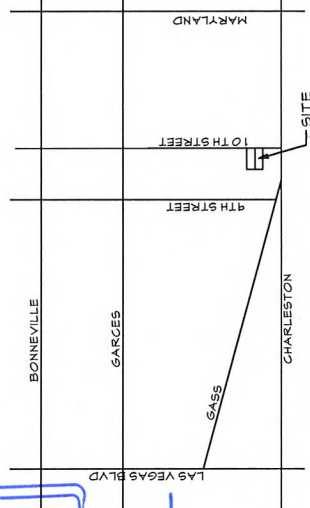
Axtlan Bail Bonds Office
 716 South 10th Street
 Las Vegas, Nevada 89101
 SITE PLAN / FLOOR PLAN AS-BUILT



SUP-38864

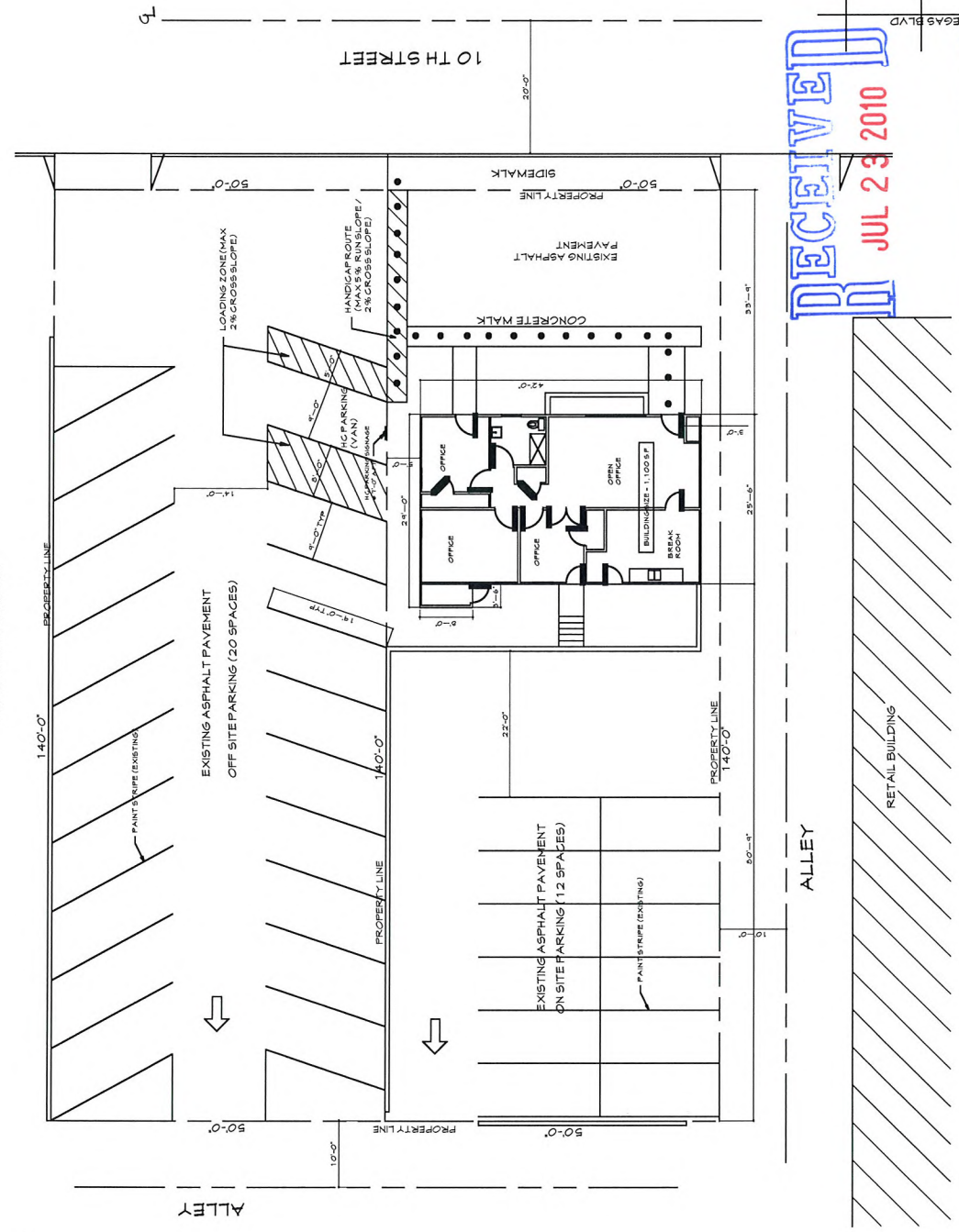
REVISED

VICINITY MAP



EXISTING FLOOR PLAN
 SCALE: 1/8"

PARKING ANALYSIS
 PARKING PROVIDED: 12 SPACES ON SITE
 20 SPACES OFF SITE
 32 SPACES TOTAL
 PARKING REQUIRED:
 1,100 S.F. BUILDING SIZE / 900 = 4 SPACES
 PROPERTY SIZE = 7,000 S.F.



DECEIVED
 JUL 23 2010

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



EXISTING SITE PLAN
 SCALE: 1/8"



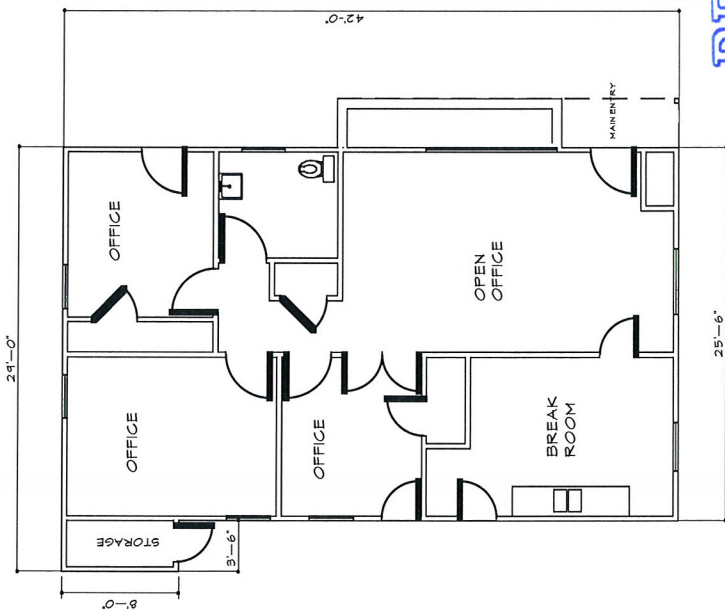
RICHARD P. THRELFALL ARCHITECT, INC.
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

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

REVISIONS

1
2
3
4

RECEIVED
JUL 23 2010



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

EXISTING FLOOR PLAN

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

SUP-38864

REVISED



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

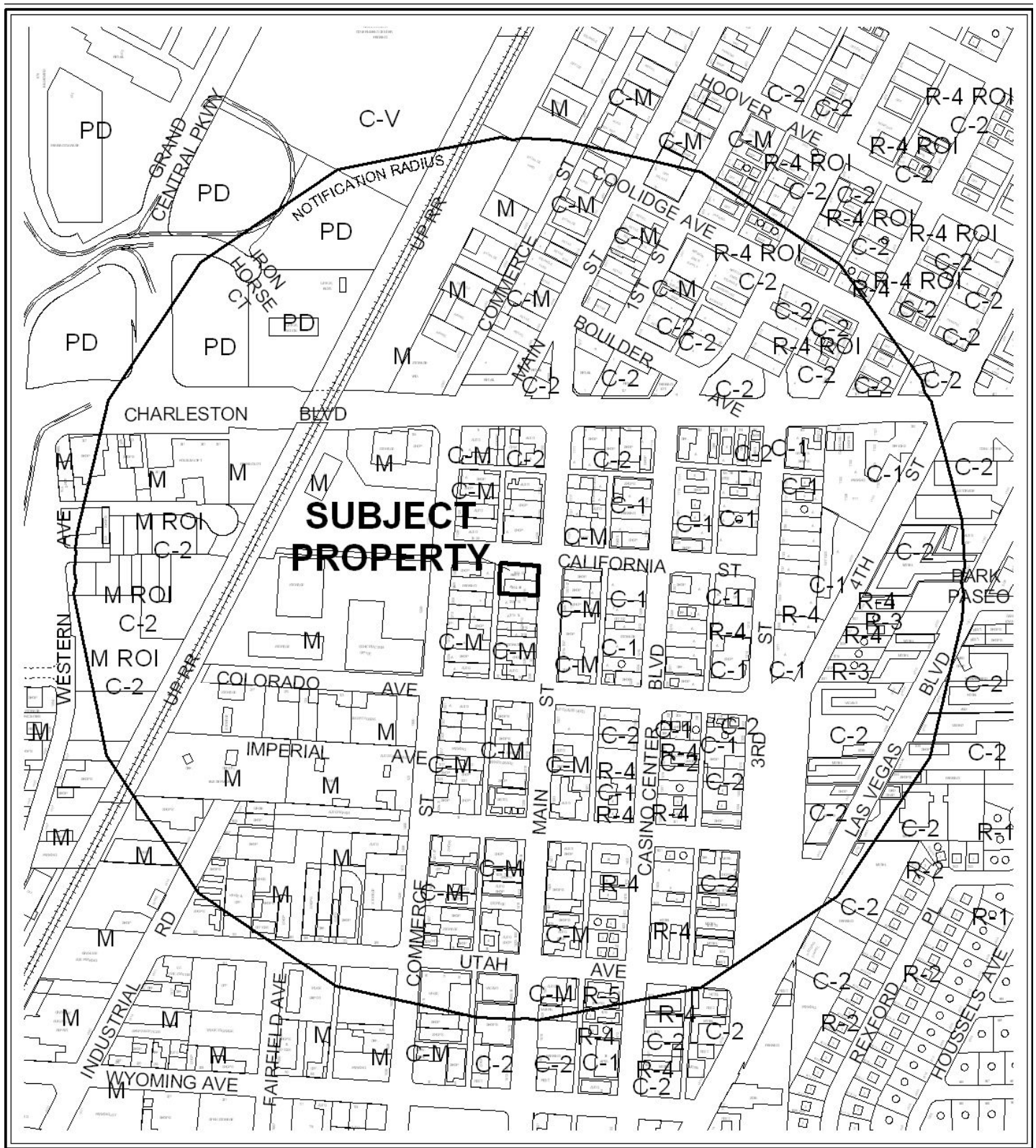
0

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



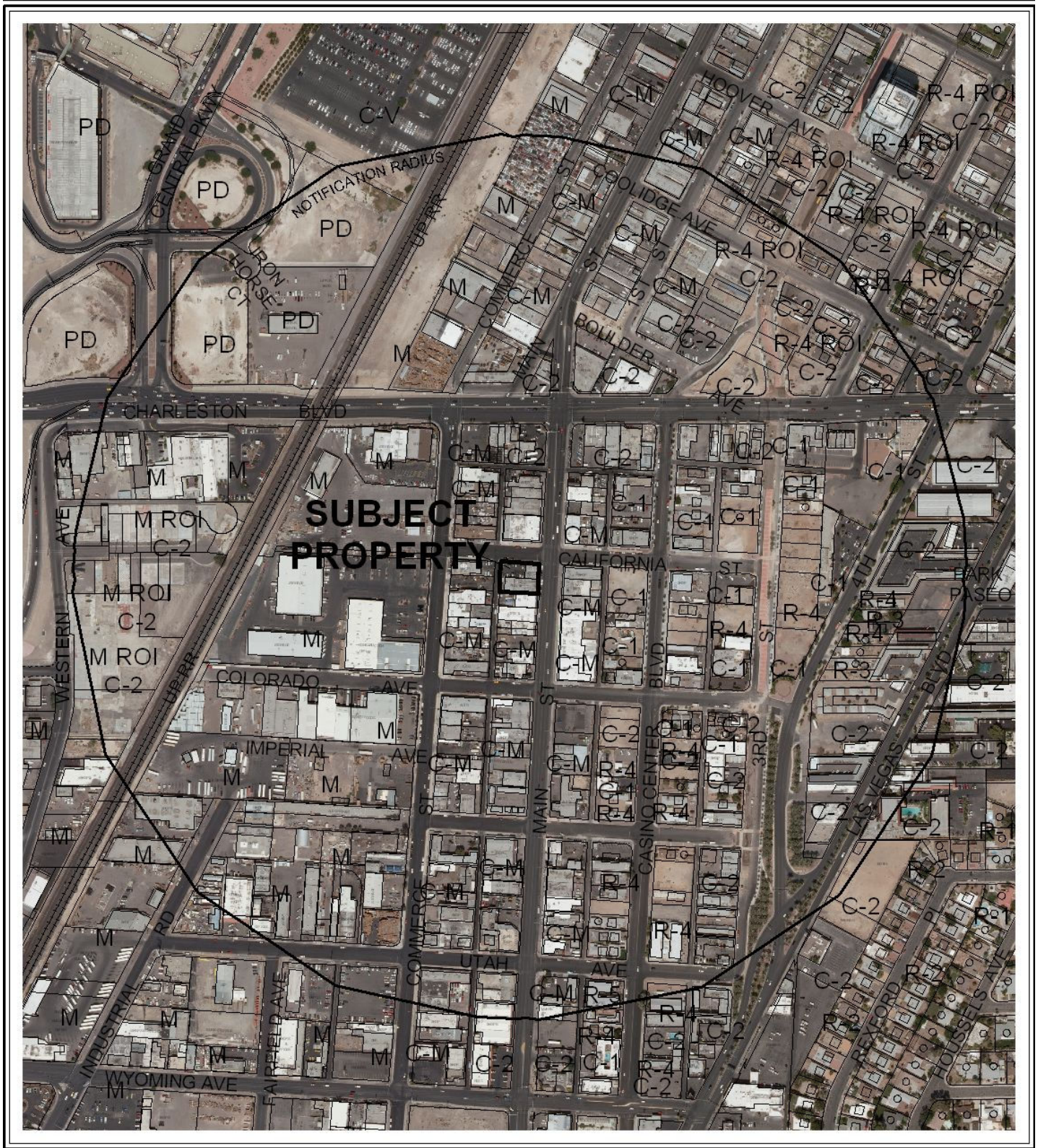
CASE: **SUP-38865**

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: MGG, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38865	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38865 CONDITIONS

Planning and Development

1. Special Use Permit U-0200-00 is hereby expunged.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Urban Lounge use.
3. A Minor Site Development Plan Review shall be submitted to and approved by the Planning and Development Department, as required by the Downtown Centennial Plan, before any outdoor seating is installed.
4. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.
5. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

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

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for an Urban Lounge with Outdoor Dining Area at an existing 7,186 square-foot Restaurant at 1204 South Main Street. The applicant proposes to remove the existing service bar in order to construct a separate bar and lounge area and also expand the alcohol service to a proposed 754 square-foot Outdoor Dining Area located along the southwest corner of California Street and Main Street. The proposed use can meet all minimum requirements for an Urban Lounge and can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions. If denied, the existing Restaurant with Service Bar would continue without the Urban Lounge or Outdoor Dining Area.

ISSUES

- Per Title 19.04, the Urban Lounge use is permissible only upon approval of a Special Use Permit that demonstrates conformance to the minimum requirements.
- The Outdoor Dining Area will require an approved minor Site Development Plan Review as stated by the Downtown Centennial Plan.
- The conditions of approval associated with the existing entitlement (U-0200-00) for the Service Bar conflict with the current proposal and will be expunged.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/18/01	The City Council approved a request for a Special Use Permit (U-0200-00) for a proposed Restaurant Service Bar for the sale of liquor in conjunction with an existing restaurant and proposed restaurant addition and the accompanying Variance request (VAR-0086-00) to allow 23 parking spaces where 65 spaces are the minimum required. Planning Commission recommended approval for both requests on 03/08/2001.
08/07/02	The City Council approved a request for a Reinstatement and Extension of Time [U-0200-00(1)] of an Approved Special Use Permit which allowed a Restaurant Service Bar in conjunction with an existing Restaurant and proposed expansion thereof, located at 1202-1204 South Main Street.
08/03/05	The City Council approved a request for a Review of Condition Number 8 (ROC-7108) of an approved Special Use Permit (U-0200-00) to remove the requirement to construct all incomplete half-street improvements (streetlights) adjacent to the site on California Street prior to occupancy of the proposed expansion at 1204 South Main Street.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

06/20/07	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase Mixed Use Development including a 3,000 condominium units, 6,000 hotel rooms, a private sports arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street. This entitlement and its related cases expired on 06/20/2009 with no subsequent request for an extension of time.
<i>Most Recent Change of Ownership</i>	
11/25/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/24/03	A business license (#L19-00008) was issued for a Restaurant Service Bar at 1204 South Main Street.
04/21/09	A business license (#R09-00041) was issued for a Restaurant at 1204 South Main Street. NOTE: This license was reclassified from R06-00209 on 09/28/95.

<i>Pre-Application Meeting</i>	
Month/date/year	Staff held a pre-application meeting with the applicant to discuss the requirements for adding an Urban Lounge use to an existing Restaurant with Service Bar. The applicant was briefed on the following: • An Urban Lounge Use is permissible with an approved Special Use Permit in the Las Vegas Arts District. • An Urban Lounge requires two seats in a designated lounge area for each seat at the bar. • The existing Service Bar entitlement will be expunged if the proposed Urban Lounge is approved. • The Downtown Centennial Plan requires approval of a Minor Site Development Plan Review for the Outdoor Dining Area.

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

<i>Field Check</i>	
07/28/10	Staff performed an on-site inspection of the location and found the proposed Outdoor Dining Area would be feasible within the existing arcade area and a portion of the public right-of-way. It was noted that incidental signage was located on the wall of the adjacent property to the west.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.33

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Restaurant with Service Bar	C (Commercial)	C-M (Commercial/Industrial) Zone
North	Upholstery Shop	C (Commercial)	C-M (Commercial/Industrial) Zone
South	Shop	C (Commercial)	C-M (Commercial/Industrial) Zone
East	Furniture Store	C (Commercial)	C-M (Commercial/Industrial) Zone
West	Photography Studio	LI/R (Light Industrial/Retail)	C-M (Commercial/Industrial) Zone

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan – 18b The Arts District	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		NA
Trails	X		NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area	X		NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Urban Lounge Requirements	Bar Seating Provided	Lounge Seating Required	Lounge Seating Provided	Compliance
2 lounge seats for each seat at the bar	10	20	20	Y

ANALYSIS

An Urban Lounge is defined by Title 19 as “an establishment that is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.” The current C (Commercial) land use designation and C-M (Commercial/Industrial) zoning district allows the Urban Lounge use with an approved Special Use Permit. Parking requirements for the Urban Lounge use are determined on a case-by-case basis. The interior area of the proposed use covers 7,186 square feet with 754 square feet of Outdoor Dining Area for a gross entitlement area of 7,940 square feet. For this proposal, staff finds that onsite parking will remain unchanged as the site currently operates as a Restaurant with Service Bar that has been granted a Variance to allow 23 spaces where 65 spaces were required. Since the approval of said Variance, the subject site has been included in the Downtown Centennial Plan which does not subject proposed uses to the automatic application of parking requirements in order to accommodate flexible parking alternatives.

The following three Special Use Permit Minimum Requirements for an Urban Lounge use must be met for approval: The proposed use must be within the boundaries of the Las Vegas Arts District; there must be two seats within a lounge area for each seat at the bar; and the use is to be subject to the provisions of Chapter 6.50 relating to liquor control. Regarding the first requirement, the proposed location for the Urban Lounge is within the boundaries of 18b The Las Vegas Arts District, at the southwest corner of California Street and Main Street. The floor plan shows 10 seats at the bar with the required twenty additional seats in the lounge area, satisfying the second condition. Regarding the required compliance to Chapter 6.50 of the Municipal Code, a condition of approval has been added and the Department of Business and Finance ensure compliance during the business licensing review process.

Staff recommends approval of the proposed use, as it meets the Downtown Centennial Plan’s Urban Design Goals and Objectives by creating a pedestrian-friendly use on the ground floor of the existing mixed-use building. In addition, the proposed Outdoor Dining Area promotes a use that enhances the vitality and livability of the downtown area. If approved, the applicant would relinquish the existing Service Bar use in exchange for the requested Urban Lounge use. If

denied, the Urban Lounge would not be permitted and the Restaurant with Service Bar use would be permitted to continue operations.

Staff Report Page Five

August 26, 2010 - Planning Commission Meeting

FINDINGS (SUP-38865)

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

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

The proposed Urban Lounge is a use unique to 18b The Las Vegas Arts District. The applicant's proposal meets the goals and objectives listed in the Downtown Centennial Plan to establish a pedestrian-friendly use of public sidewalks and similar pedestrian areas while providing economic opportunities for surrounding commercial uses by increasing pedestrian traffic.

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

The subject site has suitably accommodated the existing Restaurant with Service Bar use for the past nine years. The proposed Urban Lounge use will replace the existing Service Bar use with the Restaurant continuing operations. A minor increase in the intensity of use is anticipated; however, staff finds that the proposal meets the overall goals and objectives of the Downtown Centennial Plan and the Las Vegas Arts District by balancing the increase in demand with pedestrian-accessible amenities.

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

Primary access to the site parking lot comes off of California Street, classified as a 74-foot wide right-of-way. Secondary access is provided via Main Street, classified as an 80-foot wide Secondary Collector by the Master Plan of Streets and Highways. The subject site is adequately served by both roads, while the corner location of California Street and Main Street provides good pedestrian access.

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

The proposed Urban Lounge use is consistent with the long term goals of the Las Vegas Arts District to provide businesses with lively, interesting businesses with street appeal. The Urban Lounge use, in combination with the Outdoor Dining Area, will provide a much needed community asset to the Las Vegas Arts District.

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

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

Upon approval of a Minor Site Development Plan Review for the Outdoor Dining Area portion as required by the Downtown Centennial Plan, this proposal will meet all of the applicable conditions as required for the Urban Lounge use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 222

APPROVALS 0

PROTESTS 0



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: _____

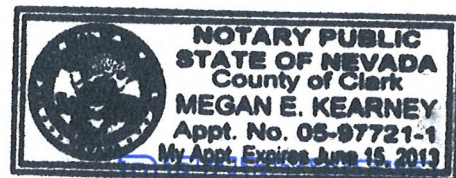
Signature of Property Owner: _____

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.)

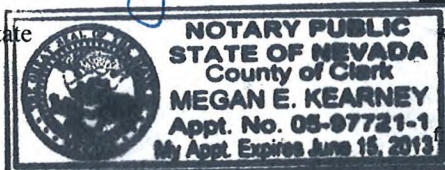
Subscribed and sworn before me

This 13th day of July, 20 10.

FOR DEPARTMENT USE ONLY

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

Notary Public in and for said County and State



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.

CASA DON JUAN
SITE PLAN/FLOOR PLAN

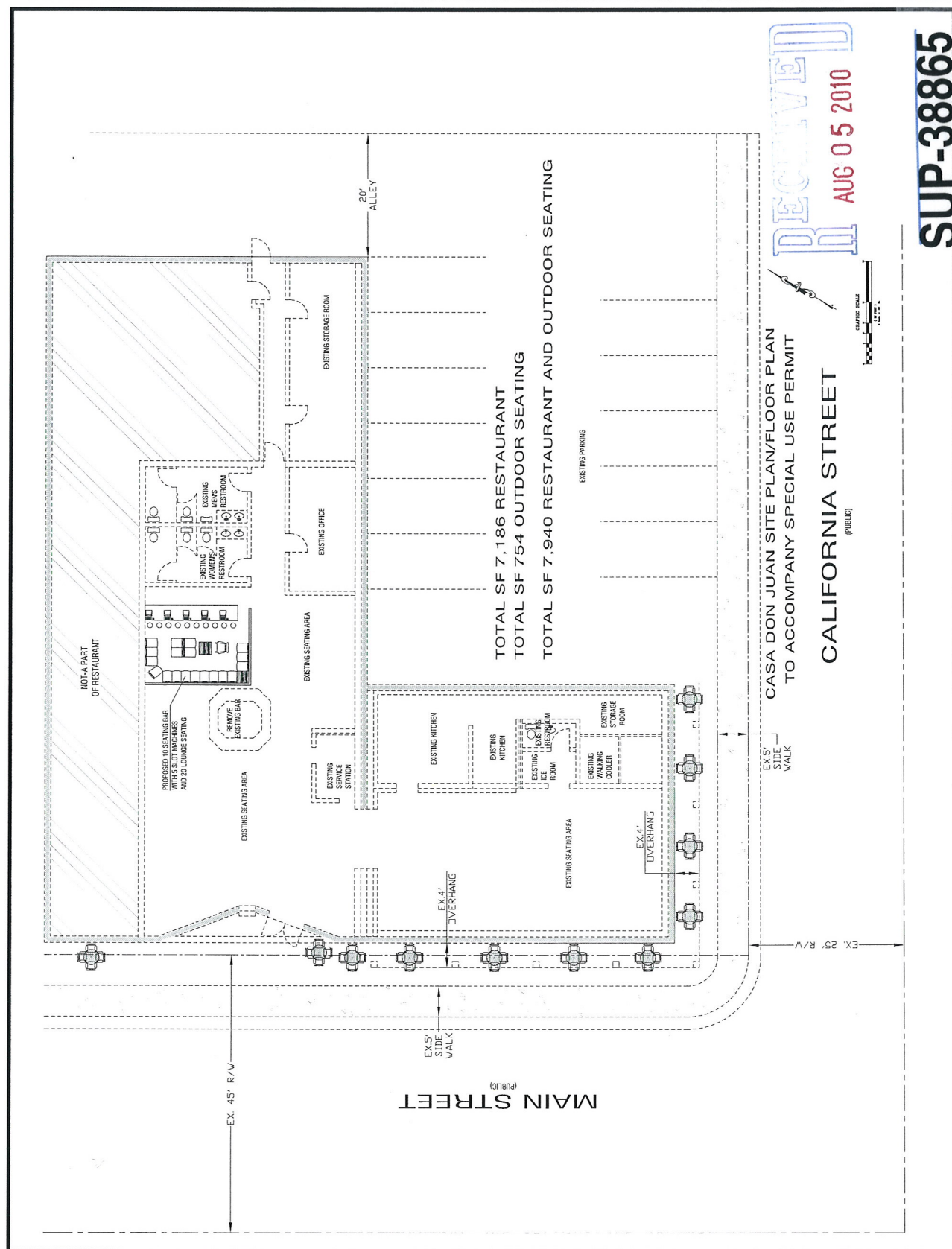
SP1

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

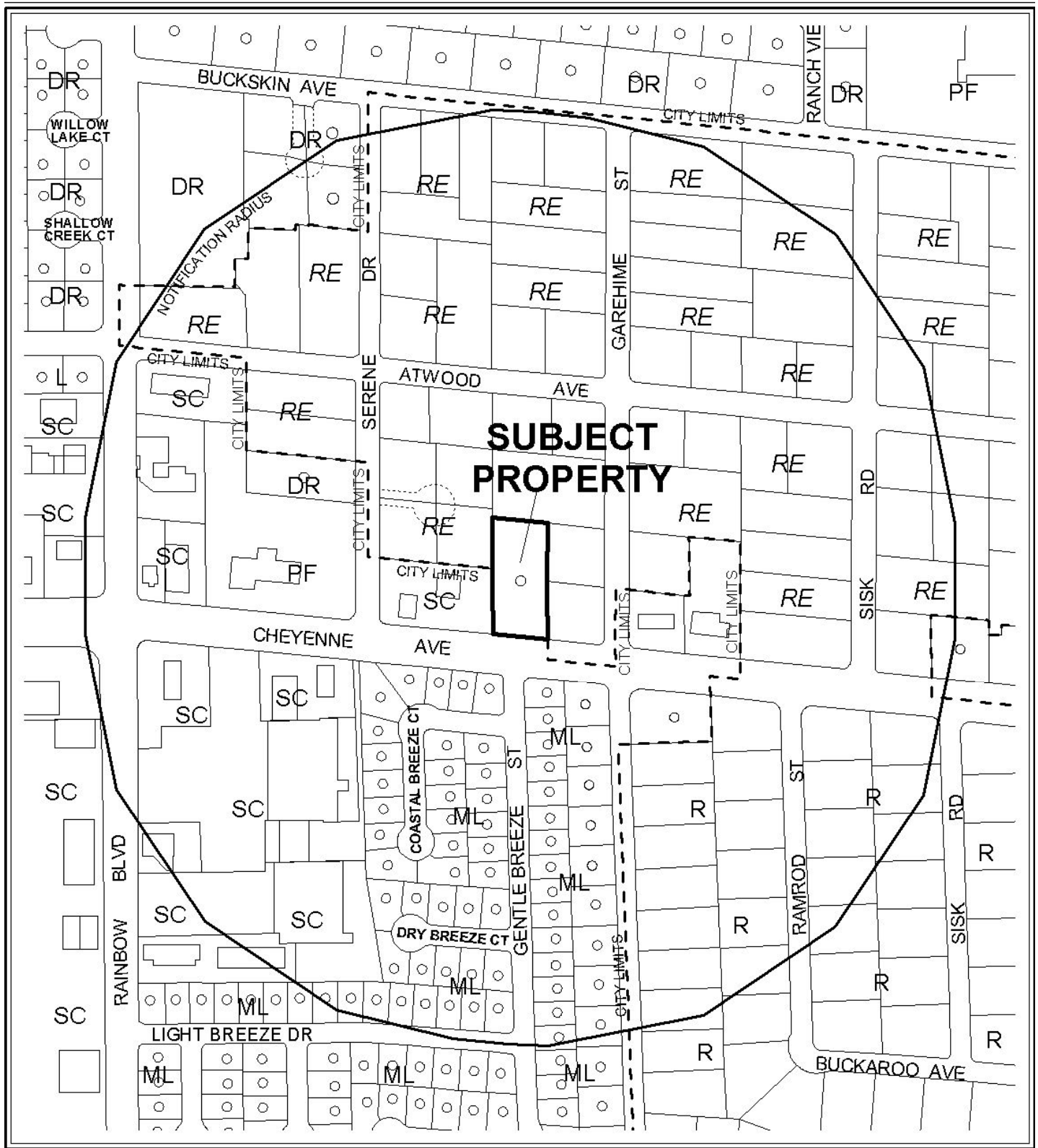
0

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:

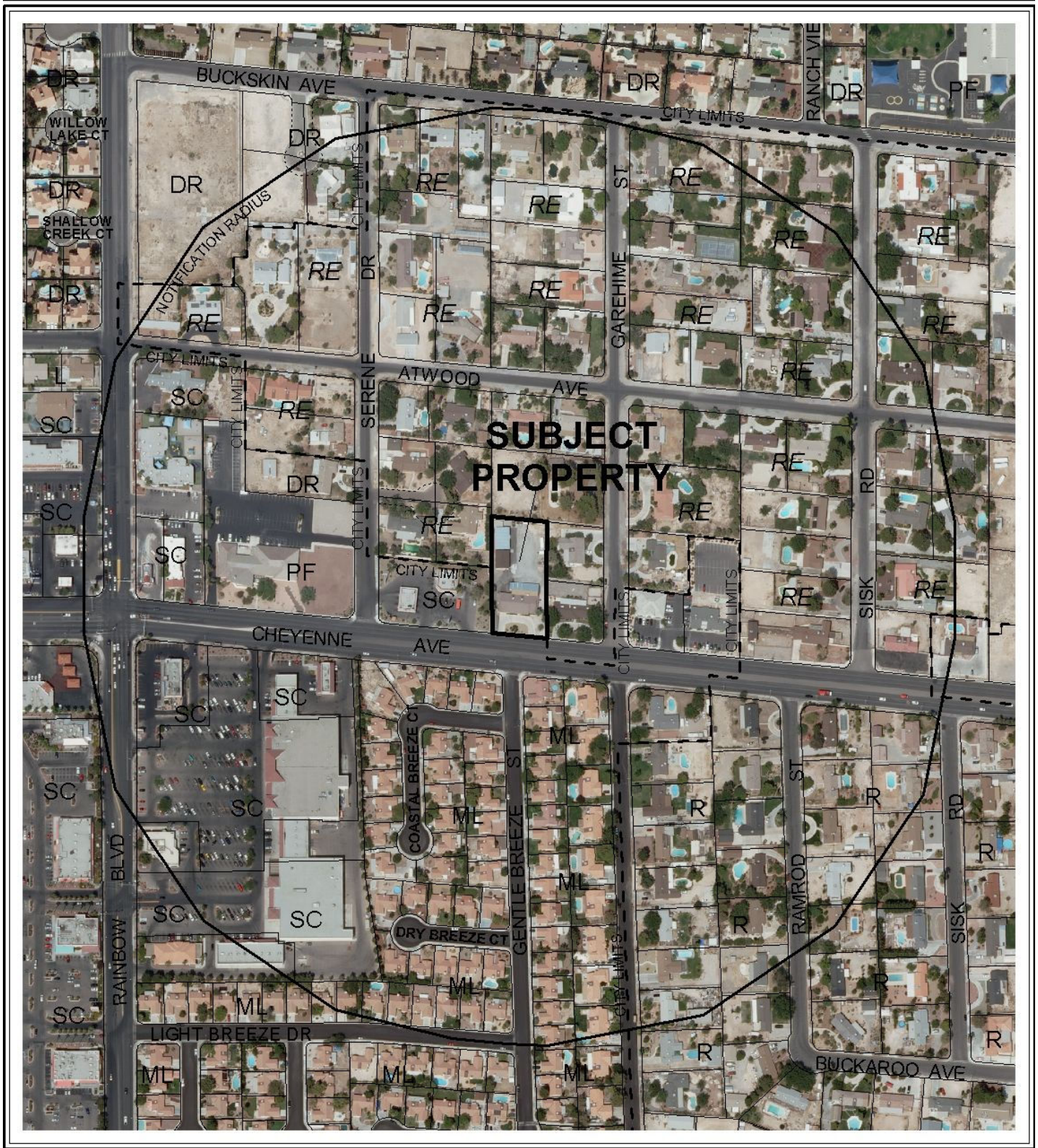
DR (DESERT RURAL DENSITY RESIDENTIAL)

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)





AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-38579	Staff recommends APPROVAL.	
ZON-38580	Staff recommends APPROVAL.	GPA-38579
VAR-38576	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580
SUP-38574	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580 VAR-38576
SDR-38577	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580 VAR-38576 SUP-38574

**** CONDITIONS ****

VAR-38576 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-38574) and Site Development Plan Review (SDR-38577) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

**Conditions Page Two
August 26, 2010 - Planning Commission Meeting**

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-38574 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Site Development Plan Review (SDR-38577) shall be required.
2. Special Use Permit SUP-37892 shall be expunged.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Conditions Page Three
August 26, 2010 - Planning Commission Meeting

SDR-38577 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Special Use Permit (SUP-38574) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 08/04/10, and building elevations date stamped 07/26/10, except as amended by conditions herein.
4. A Waiver from Title 19.12.040(A) is hereby approved to allow a four-foot landscape buffer along the south property line where 15 feet is required and a zero-foot landscape buffer along the east and west property lines where eight feet is required.
5. A Waiver from Title 19.08.040(F) is hereby approved to allow a zero-foot landscape buffer between back of curb and sidewalk along Cheyenne Avenue where a minimum of five feet is required along arterial streets.
6. An Exception from Title 19.08.040(B) is hereby approved, to allow zero trees along portions of the west and east property lines where eight additional trees are required.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration or submit to the Director of the Clark County Department of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation prior to issuance of a building permit.

**Conditions Page Four
August 26, 2010 - Planning Commission Meeting**

10. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for a building permit, to remove the five-foot wide access aisle next to Parking Space #6 and to remove the words "Hand. Van." from Parking Space #6.
11. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/04/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: All required perimeter buffer trees shall be 24-inch box size and shall include four (4) five-gallon shrubs per required tree.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.

Conditions Page Five
August 26, 2010 - Planning Commission Meeting

18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
21. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Cheyenne Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.
22. The location of the crash gate and ADA gate are acceptable as shown as long as no part of the gates, either in the opened or closed position, intrude into the public right of way and it meets all requirements of the Fire Department.
23. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Cheyenne Avenue public right-of-way adjacent to this site.
24. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveway accessing this site from Cheyenne Avenue shall also receive written approval from the Nevada Department of Transportation.
25. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The site at 6640 West Cheyenne Avenue consists of a 0.90-acre parcel containing an existing 3,508 square-foot single-family residential dwelling. There are two existing shade canopies with existing parking spaces in the rear yard. The rear yard also contains an unpermitted 1,200 square-foot masonry building, a storage container, and some stored vehicles. The applicant obtained a recent approval for a 10-bed group residential care facility on the site in which some additional landscaping was required. The Special Use Permit (SUP-37892) for the group residential care facility shall be expunged if the current proposal is approved. The submitted site plan proposes two additional buildings on the northern portion of the site totaling 13,069 square feet that would add 37 additional beds and transform the use into a Convalescent Care Facility/Nursing Home. Because a Convalescent Care Facility is a commercial use, land use and zoning classifications must be changed from residential to commercial. The proposed change in land use is appropriate, as it is situated on a primary arterial street that contains commercial uses to the east and west. Staff therefore recommends approval of the General Plan Amendment and Rezoning requests. As proposed, the site is overbuilt, which triggers the need for landscape waivers and residential adjacency variances. Therefore, staff recommends denial of the associated Variance, Special Use Permit and Site Development Plan Review with conditions if approved. If the applications are denied, the site will remain residentially designated with an approved 10-bed group residential care facility use.

ISSUES

- A Special Use Permit for a proposed 47-bed, 17,777 square-foot Convalescent Care Facility in the C-1 (Limited Commercial) zoning district is required for approval of a Site Development Plan Review. Title 19.04 requires a Special Use Permit for this use in the C-1 (Limited Commercial) Zoning District. There are no minimum use conditions.
- A General Plan Amendment is required to amend the Centennial Hills Sector Plan of the General Plan from a land use designation of DR (Desert Rural Density Residential) to SC (Service Commercial) to allow the appropriate commercial zoning districts on the site.
- A Rezoning is required from R-E (Residence Estates) to C-1 (Limited Commercial) to allow the Convalescent Care/Nursing Home use on the site.
- A Variance to allow a 20-foot rear yard setback where residential adjacency standards require an 84-foot setback from the north property line, and to allow a 10-foot side yard setback where residential adjacency standards require an 81-foot setback from the west property line and an 84-foot setback from the east property line is required for approval of the Site Development Plan Review.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

- Waivers of perimeter landscape buffer requirements are required to allow a four-foot buffer along the south perimeter where 15 feet is required and zero-foot buffers along a portion of the east and west perimeters where eight feet is required.
- A Waiver of the required five-foot landscape buffer between back of curb and sidewalk along Cheyenne Avenue to allow a zero-foot buffer is required.
- One space indicated on the site plan as van accessible does not meet Title 19.10 requirements for accessible spaces and shall be removed. A condition of approval addresses this deficiency.
- If the proposed Special Use Permit for a Convalescent Care Facility/Nursing Home use on this site is approved, the previous Special Use Permit approval for a Group Residential Care Facility will be expunged.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/03/74	A three-lot Parcel Map that included the subject lot was recorded on property generally located at the northwest corner of Cheyenne Avenue and Garehime Avenue (Street).
07/14/94	The Planning Commission approved the Annexation (A-0013-94) of approximately 1.05 gross acres located at 6640 West Cheyenne Avenue. Staff recommended approval. The annexation became effective 10/14/94.
07/21/10	The City Council approved a request for a Special Use Permit (SUP-37892) for a 3,508 square-foot Group Residential Care Facility (10 senior citizens) within an existing residence with a Waiver to allow a 1,481-foot distance separation from another Group Residential Care Facility where 1,500 feet is the minimum required at 6640 West Cheyenne Avenue. The Planning Commission and staff recommended approval. The approval is subject to a one-year administrative required review following issuance of a business license for the use.
07/29/10	The Planning Commission accepted the applicant's request to abey a General Plan Amendment request (GPA-38579) to amend the land use designation of this site from DR (Desert Rural Density Residential) to SC (Service Commercial) and a request for a Rezoning (ZON-38580) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site to the 08/26/10 Planning Commission meeting.

<i>Most Recent Change of Ownership</i>	
04/14/10	A deed was recorded for a change in ownership.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
c. 1977	The subject residence was constructed.
02/04/97	A building permit (#97002442) was issued to reroof the main dwelling unit at 6640 West Cheyenne Avenue. A final inspection was completed 02/11/97.
01/22/98	A business license (C11-03277) was issued for an excavating contractor at 6640 West Cheyenne Avenue in conjunction with a home occupation permit (HO-0107-98). The license is still active.

<i>Pre-Application Meeting</i>	
06/09/10	A pre-application meeting was held with the applicant, where submittal requirements for General Plan Amendment, Rezoning, Variance, Special Use Permit and Site Development Plan Review applications were discussed. The following items were also discussed: • The existing site has two driveways from Cheyenne Avenue. The applicant met with NDOT, which required the west driveway to be gated. • Variances of Residential Adjacency standards are required for building setback, proximity slope setback and trash enclosure setback, unless the plans are revised to meet Title 19 requirements. • Waivers of perimeter landscape standards are required to allow less than 15 feet of buffer width along Cheyenne and zero buffer width along the east and west property lines. • Exceptions of landscape requirements for tree spacing and parking lot landscaping will be required. • Business licensing requirements were discussed, including licensing for additional activities taking place within the proposed convalescent facility.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
07/14/10	A neighborhood meeting was held at 3300 North Buffalo Drive. Four members of the public, two city staff members and four members representing the applicant were in attendance. The following concerns were voiced regarding the proposed project: • The proposed structure is too close to the property lines. • The two-story height of the structure will eliminate the privacy of the residential properties that abut the subject site, and residents of the care center will be looking into the adjoining back yards. • The proposed use will change the residential character of the neighborhood and decrease property values by introducing a commercial use adjacent to residential properties. • Landscape buffers will not be adequate to screen the proposed structure from the abutting residential properties. • A couple of the attendees were of the opinion that a restricted office use would be an appropriate commercial use of the property, provided any structures would be limited to one story in height and located adjacent to Cheyenne Avenue; the remainder felt that the residential land use should be maintained. • Residents expressed frustration with repeated attempts in the area by developers to rezone residential properties for commercial uses.

<i>Field Check</i>	
07/22/10	A field check was conducted on the subject site. The following items were noted: • The site contains a well maintained single family residence. • A large storage container in the rear yard was visible from the public right-of-way.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.90

**Staff Report Page Five
August 26, 2010 - Planning Commission Meeting**

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family Dwelling, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
South	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
West	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	39,264 SF	N/A
Min. Lot Width	100 Feet	136 Feet	Y
Min. Setbacks:			
• Front	20 Feet	48 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

Min. Distance Between Buildings	10 Feet	28 Feet	Y
Max. Lot Coverage	50%	37%	Y
Max. Building Height	N/A	28 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated, w/roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following Residential Adjacency standards apply to the subject proposal:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope (west lot line)	81 Feet	10 Feet	N
3:1 proximity slope (east lot line)	84 Feet	10 Feet	N
3:1 proximity slope (north lot line)	84 Feet	20 Feet	N
Adjacent development matching setback (north lot line)	10 Feet	20 Feet	Y
Adjacent development matching setback (east lot line)	30 Feet	10 Feet	N
Trash Enclosure	50 Feet	53 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	2.18 du/ac	1
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
DR (Desert Rural Density Residential)	2.49 du/ac	2
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A

Staff Report Page Seven
August 26, 2010 - Planning Commission Meeting

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

<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	7 Trees	26 Trees	Y
• South	1 Tree / 20 Linear Feet	4 Trees	9 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	11 Trees	N
• West (adjacent to residential use)	1 Tree / 20 Linear Feet	6 Trees	12 Trees	Y
• West (adjacent to commercial use)	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N
TOTAL PERIMETER TREES		36 Trees	58 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	10 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		20 Feet	Y
• South	15 Feet		4 Feet	N
• East	8 Feet		0 Feet	N
• West	8 Feet		0 Feet	N
Buffer Width adjacent to arterial street	5 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Staff Report Page Eight
August 26, 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	
Convalescent Care Facility/ Nursing Home	47 beds; 8 employees on largest shift	1 space/ 6 beds, plus one space/ employ- ee on largest shift, plus 3 spaces	19		16		Y
TOTAL SPACES REQUIRED			19		19		Y
TOTAL (With Handicapped)			18	1	18	1	Y
Compact Spaces Allowed (maximum)			6	N/A	6	N/A	Y

Waivers		
Requirement	Request	Staff Recommendation
Title 19.12.040(A) Buffer Zones—Min. 15 feet buffer width adjacent to rights-of-way	Four feet minimum along the south perimeter	Denial
Title 19.12.040(A) Buffer Zones—Min. 8 feet buffer width adjacent along interior lot lines	Zero feet minimum along a portion of the east and west perimeter	Denial
Title 19.08.040(F) Sidewalks—Min. 5 feet buffer between back of curb and sidewalk along 100-foot arterial streets	Zero feet	Denial

Exceptions		
Requirement	Request	Staff Recommendation
Title 19.08.040(B) Tree Spacing—1 Tree per 20' adjacent to residential uses; 1 Tree per 30' adjacent to commercial uses	0 trees adjacent to commercial and 0 trees adjacent to residential on a portion of the east perimeter	Denial

**Staff Report Page Nine
August 26, 2010 - Planning Commission Meeting**

ANALYSIS

The project site is located on a primary arterial street in a predominantly low density single-family neighborhood. This lot is adjacent to a convenience store to the west; all other neighboring lots have single-family residential uses, including a lot to the west within the jurisdiction of Clark County. The adjacent lot to the east contains a single-family dwelling and also has frontage along Cheyenne Avenue. Lots along the south side of Cheyenne Avenue are exclusively single-family residential in this area. However, there is a precedent for rezoning residential property for commercial uses along the north side of Cheyenne Avenue. Commercial uses that could be allowed on this site would be compatible with the existing commercial and residential uses in this area. Staff therefore recommends approval of the General Plan Amendment and Rezoning requests.

The subject site is located within the North Las Vegas Airport Overlay District. The ultimate height of the proposed buildings will be well below the 140-foot height restriction in this area; however, the Clark County Department of Aviation has noted that the proposed development will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway. As a result, the applicant is required to file documentation notifying the Federal Aviation Administration of the project. This requirement is noted as a condition of approval of this Site Development Plan Review request.

The site receives access from a 30-foot driveway from Cheyenne Avenue. A crash gate is proposed on the west driveway to comply with Nevada Department of Transportation requirements. Circulation around the site is adequate and will allow for emergency vehicle access to all buildings. However, in order to accommodate the path of circulation a portion of the east and west perimeter landscape buffers have been eliminated, requiring waivers of Title 19.12. Additionally, a waiver is required to allow a zero-foot buffer between the sidewalk and back of curb where five feet containing drought-tolerant plant materials is required. Staff cannot support these waivers because they reflect overbuilding of the site and no adequate justification has been shown for their approval. While additional trees along the north perimeter and the northern portion of the east and west perimeters have been provided to make up for the lack of trees adjacent to commercial and residential properties, an exception is necessary to allow this configuration.

Sufficient parking is provided to meet Title 19 requirements for the use, given a maximum of eight employees on the largest shift. Any increase in staffing will require a variance for a reduction in the amount of provided parking. One space indicated on the site plan as van accessible does not meet Title 19.10 requirements for accessible spaces and shall be removed. A condition of approval addresses this deficiency.

Staff Report Page Ten
August 26, 2010 - Planning Commission Meeting

Two additional buildings are proposed at the rear of the property. Building 'A', located on the west side of the property, is proposed to be a single-story structure; however, it will be attached to a proposed 27-foot tall two-story structure that will contain a kitchen, meeting room and a caretaker's quarters. Building 'B', located on the east side of the property, is for residents only and is 28 feet tall and two stories. As these structures are located adjacent to single-family residential properties, they are subject to Title 19.08 Residential Adjacency Standards. These standards cannot be met given the proposed heights. A reduction in height below 15 feet would allow for compliance with the 3:1 Proximity Slope; however, these standards also require at least a 30-foot setback from the east property line, which cannot be met by this proposal. As the site is overbuilt relative to the size of the property, staff recommends denial of the associated Variance, Special Use Permit and Site Development Plan Review requests. If these requests are denied, the site will retain its entitlement for a Group Residential Care Facility on a single-family residential lot. If approved, the Special Use Permit approval for a Group Residential Care Facility will be expunged.

FINDINGS (GPA-38579)

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

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

The intensity of the proposed amendment to an SC (Service Commercial) land use designation is compatible with existing Service Commercial property to the west. Some mitigation of negative effects may be necessary from adjacent residentially designated properties.

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

The proposed amendment to SC (Service Commercial) would allow zoning districts that permit new and converted offices, neighborhood services and light retail and other commercial uses. These uses will be compatible with the existing commercial and residential uses on adjacent properties.

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

Staff Report Page Eleven
August 26, 2010 - Planning Commission Meeting

The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Cheyenne Avenue, a 100-foot wide Primary Arterial street, provides adequate access to any proposed commercial use. Thus, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

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

There are no special area plans that include this site or neighboring parcels.

FINDINGS (ZON-38580)

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

1. The proposal conforms to the General Plan.

With approval of an associated request proposing to amend the General Plan on this site from DR (Desert Rural Density Residential) to SC (Service Commercial), the request to rezone from R-E (Residence Estates) to C-1 (Limited Commercial) would conform to the General Plan.

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

The wide range of commercial uses that would be allowed on this site will be compatible with the surrounding land uses and zoning districts, which include a C-1 (Limited Commercial) property to the west and O (Office) to the east.

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

There is precedence for rezoning existing residential properties for commercial use along the north side of Cheyenne Avenue; rezoning of the subject property will not result in leapfrog development.

Staff Report Page Twelve
August 26, 2010 - Planning Commission Meeting

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

Cheyenne Avenue, a 100-foot Primary Arterial street, provides access to the property. This street provides adequate capacity to meet the needs of development on the subject parcel.

FINDINGS (VAR-38576)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

Staff Report Page Thirteen
August 26, 2010 - Planning Commission Meeting

FINDINGS (SUP-38574)

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

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

The proposed Convalescent Care Facility cannot be conducted in a manner that is harmonious and compatible with the adjacent low density residential uses, unless it is reduced in size and scope.

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

At 0.90 acre, the site cannot accommodate the size and height of the buildings proposed without approval of applicable landscape waivers and variances of residential adjacency standards. The land use type may be appropriate if the project were designed for fewer residents.

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

Cheyenne Avenue, a 100-foot Primary Arterial street, provides access to the property. This street provides adequate capacity to meet the needs of development on the subject parcel.

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

The proposed Convalescent Care Facility will be subject to building and licensing inspection and will not compromise the public health, safety and welfare.

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

There are no minimum Special Use Permit requirements for a Convalescent Care Facility/Nursing Home use located within a commercial zoning district.

Staff Report Page Fourteen
August 26, 2010 - Planning Commission Meeting

FINDINGS (SDR-38577)

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 17,777 square-foot Convalescent Care Facility is two stories in height, not adequately buffered from protected residential uses and is out of character with existing development in the area.

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

The proposed Convalescent Care Facility requires a variance from several residential adjacency setback requirements and waivers from perimeter landscape buffer requirements.

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

Site access is provided by one driveway from Cheyenne Avenue, a 100-foot Primary Arterial street. A second driveway access is provided for emergency vehicles and is proposed to be gated. The circulation designed for the site is adequate and should not impede neighborhood traffic.

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

Buildings contain stucco exteriors with concrete tile roofs, typical of other residential, office and retail buildings in this area. Landscape materials cover a variety of drought-tolerant species and are appropriate for the area.

- 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 building elevations are suitable for the use and create an orderly and pleasing environment; however, at the height proposed, they are not harmonious and compatible with adjacent single-family residential development.

Staff Report Page Fifteen
August 26, 2010 - Planning Commission Meeting

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

The proposed project will be subject to licensing and building inspections and maintenance, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 1,012

APPROVALS 0

PROTESTS 0



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): _____

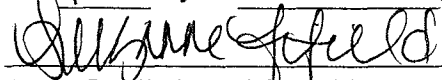
APN: _____

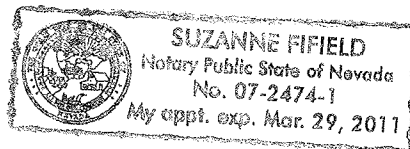
Signature of Property Owner: 

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 ROSAMUND 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.

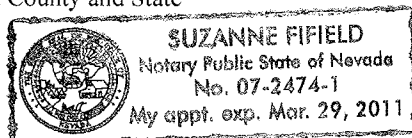
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



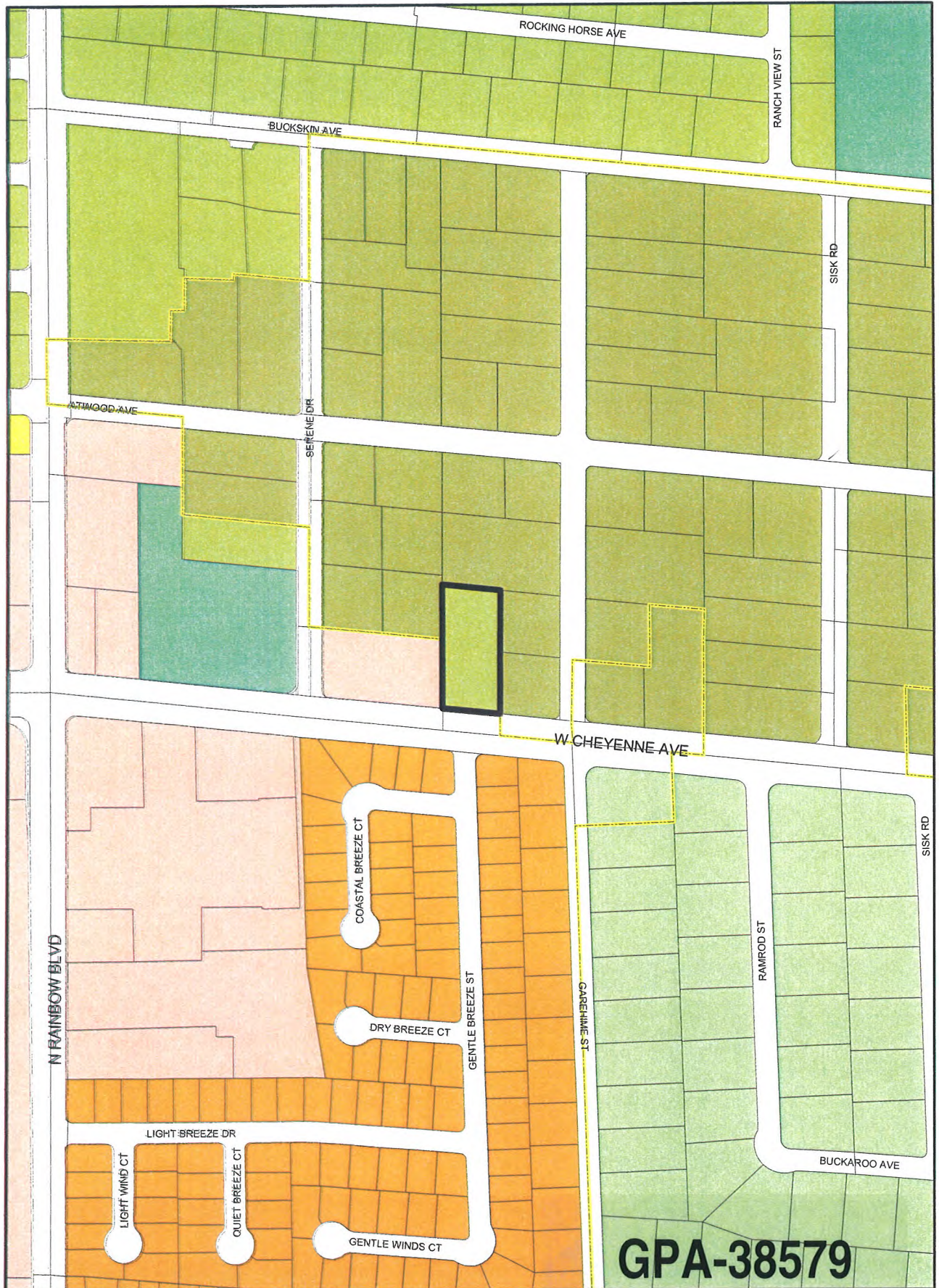
Revised 10/27/08

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 for 10,000 sq ft	17.5 spaces	
Parking Required:		

PARKING PROVIDED: 17.5 spaces

57 SPACES TOTAL = 0.95 ACRES
 17.5 SPACES = 0.20 ACRES
 40 SPACES = 0.50 ACRES

SETBACKS

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

BUILDING HEIGHT

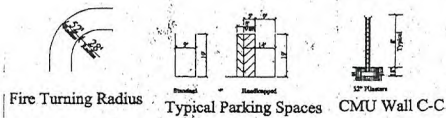
Allowed: 25'
 Provided: 24'

BUILDING COVERAGE

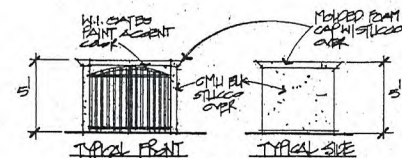
Allowed: 50%
 Provided: 45%

BUILDING AREAS

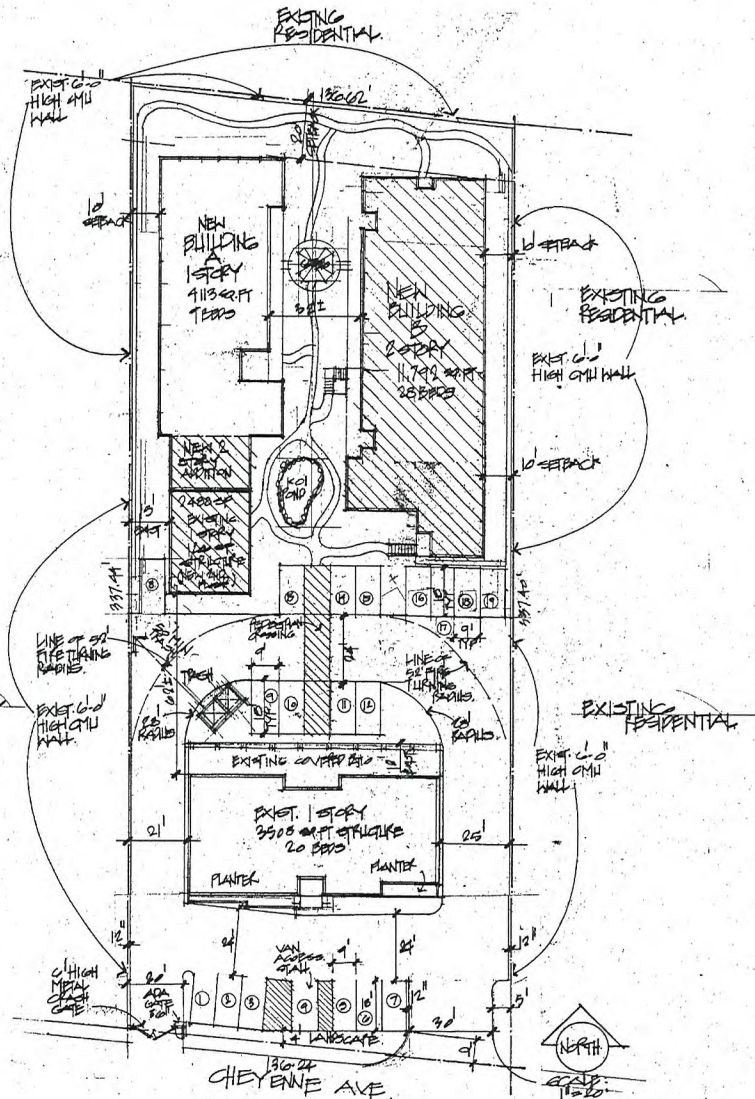
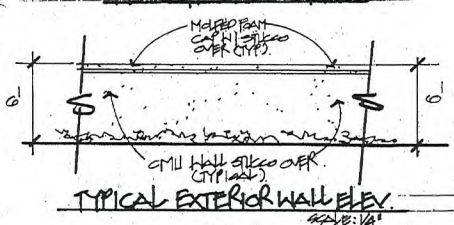
EXIST. 1 STORY STRUCTURE: 3500 sq ft
 RES. BLDG. 2 STORY: 1901 sq ft
 BUILDING A: 4113 sq ft
 BUILDING B: 11,799 sq ft
 TOTAL: 22,314 sq ft



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

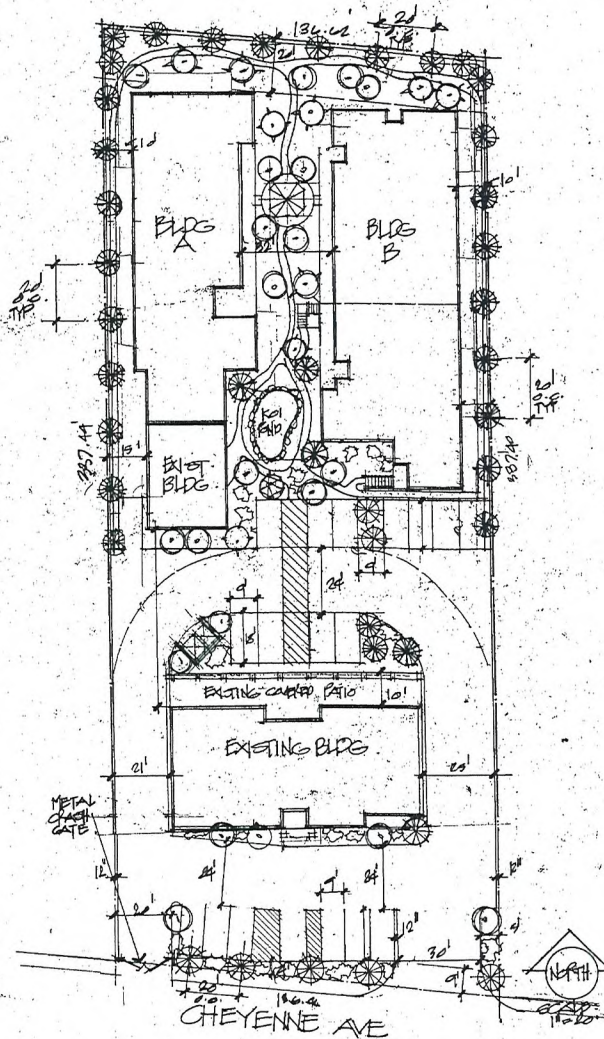


5.8.10



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 mitchellii
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

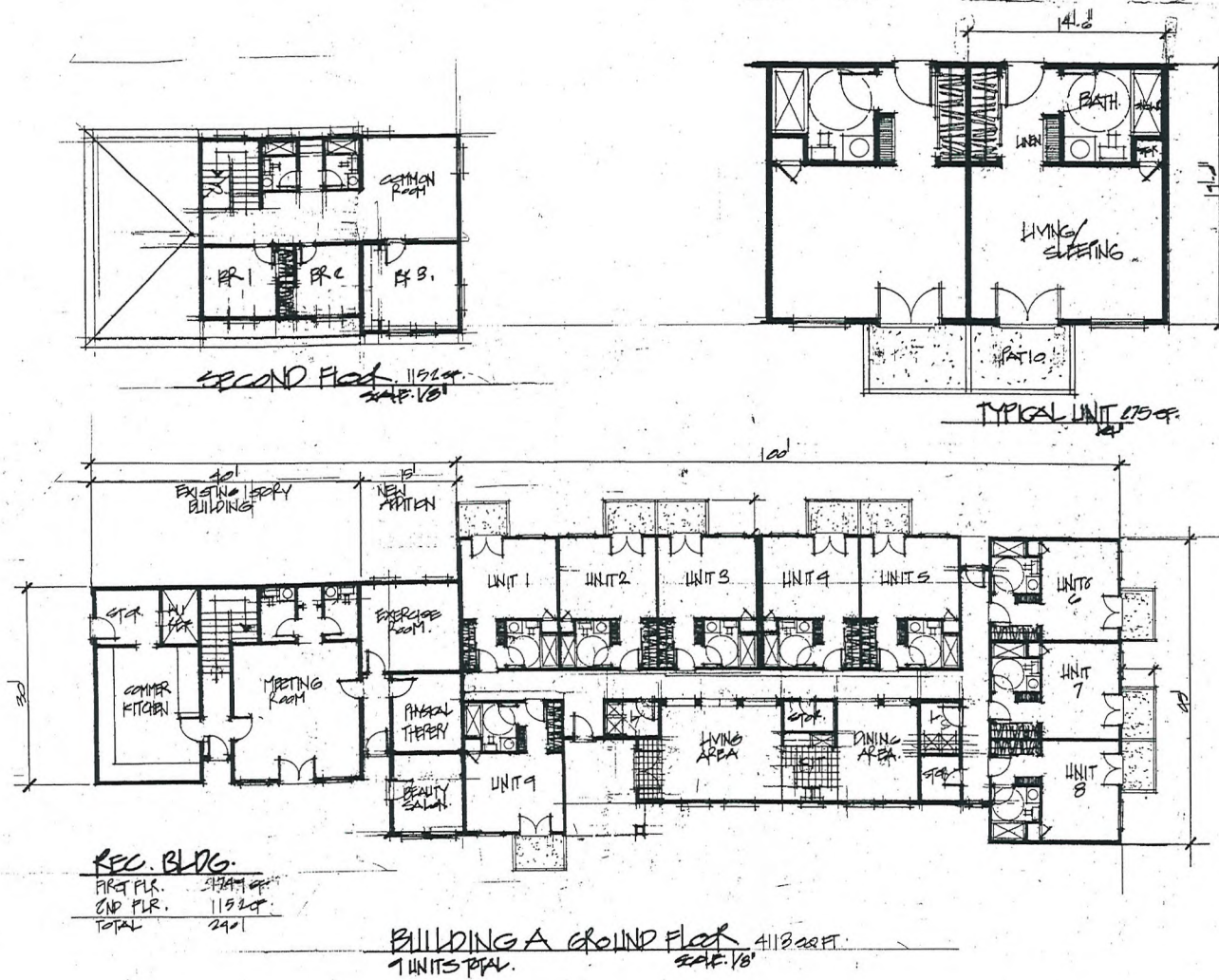
5.8.10
0.4.10

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

12
6



6.4.10

CHANA
ADULT GROUP CARE HOME
6040 CHEYANNE AVE.
LAS VEGAS, NV.

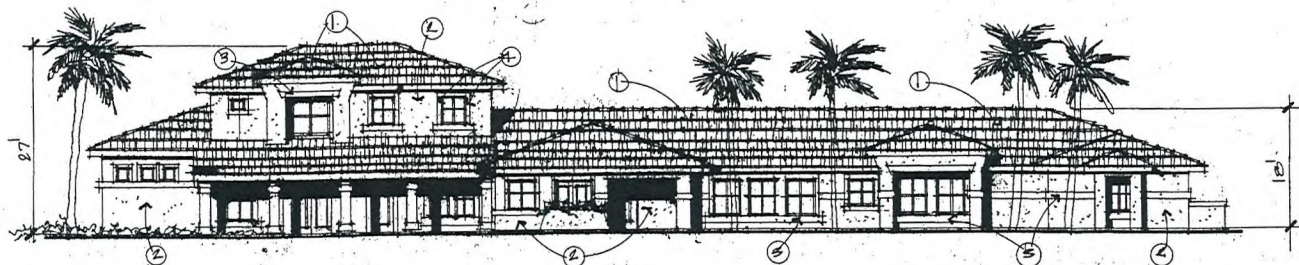
Architectural & Commercial Design & Building
JW DESIGN
Jeffrey W. Johnson
14 W. Taylor Ave., Suite 2
Las Vegas, NV 89101
(702) 794-1111

5160

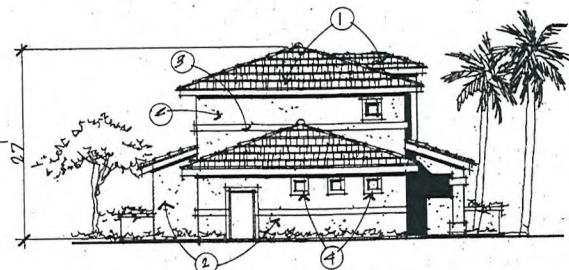
3
9
6

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

RECEIVED
JUN 15 2010

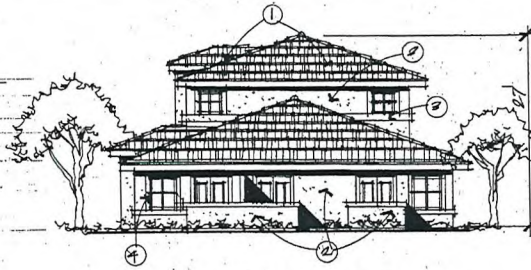


FRONT ELEVATION
SCALE: 1/8"

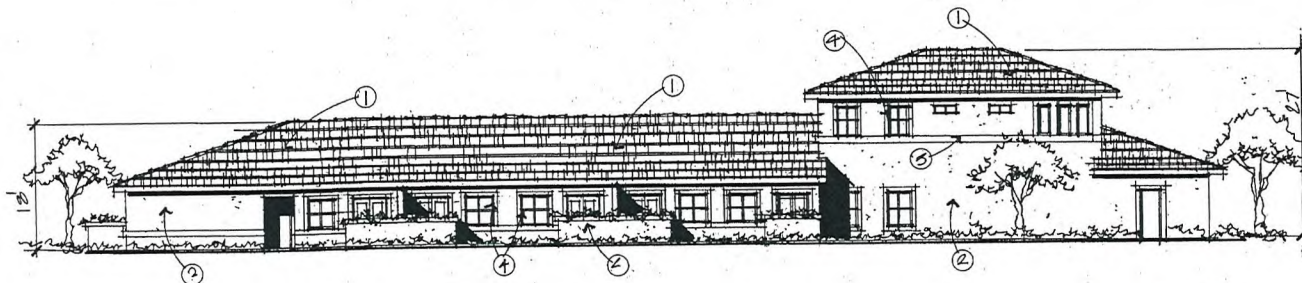


LEFT SIDE ELEVATION
SCALE: 1/8"

- 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

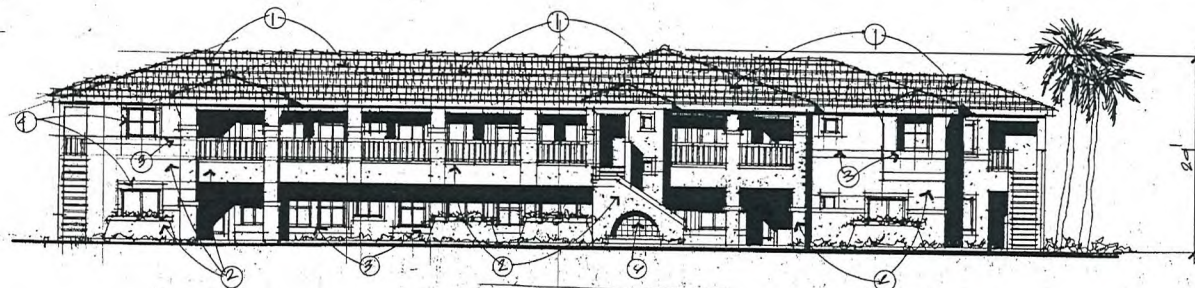
6.14.10

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

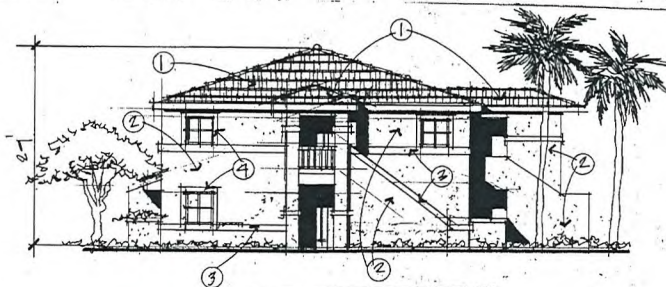
Jeffrey W. Design
Jeffrey W. Design
14141 Las Vegas Ave., Suite 2
Las Vegas, NV 89130
(702) 794-9774

5.13.10

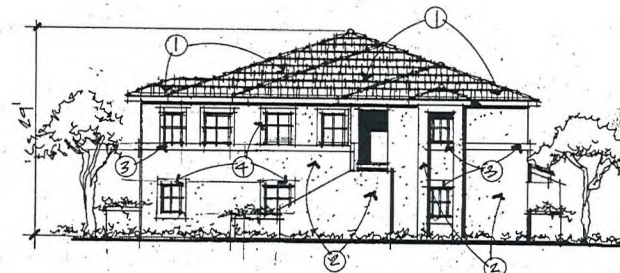
5
6



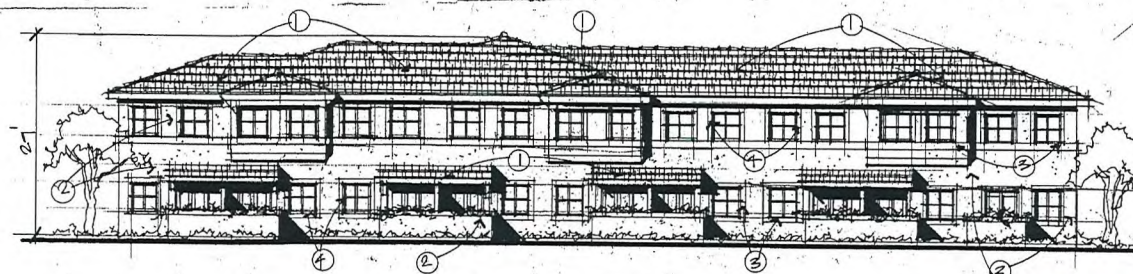
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

- ① LITE WEIGHT FLAT CONCRETE TILE
- 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.

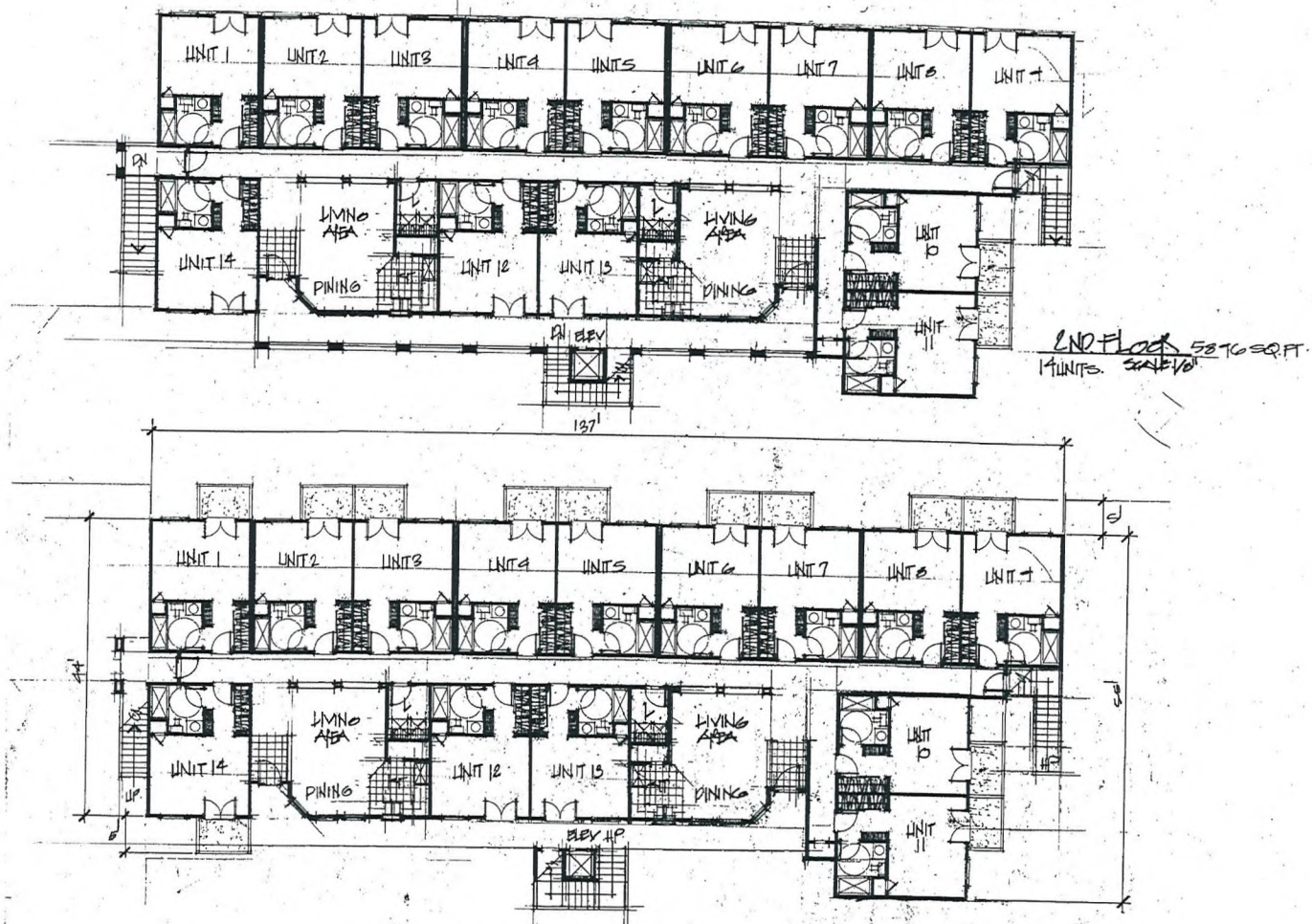
Consultant & Contractor Design & Building
JW DESIGN
Jeffrey Weisberg
Architect
Las Vegas, NV
702.888.1774

5.13.10

6.15.10

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

RECEIVED
JUN 15 2010



BUILDING B FLOOR PLAN 14 UNITS.
 5890 SQ. FT. - FIRST FLR. SCALE: 1/8"
 5890 SQ. FT. - SECOND FLR.
 11,772 SQ. FT. TOTAL
 UNIT COUNT:
 FIRST FLOOR - 14 UNITS
 SECOND FLOOR - 14 UNITS
 TOTAL - 28 UNITS

RECEIVED
 JUN 15 2010

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

6.14.10.

CHANA
 ADULT OF OLDF CAFE HOME
 6640 CHEYENNE AVE.
 LAS VEGAS, NV.

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

5.18.10

4
 1
 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.

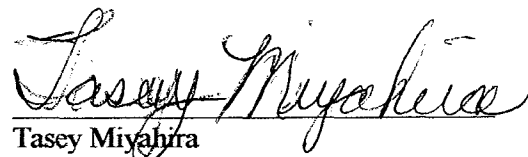
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

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.

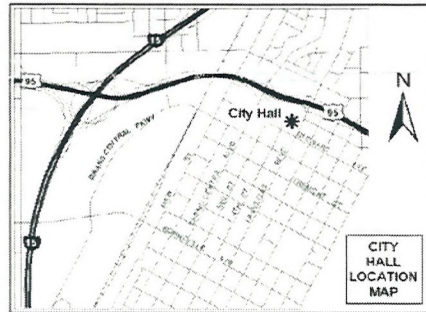

Paitaka P. Miyahira
Property Owner


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

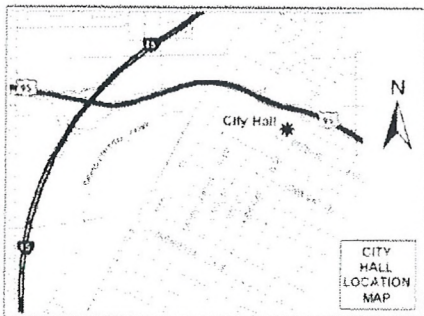
ENCLOSURE



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



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

*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

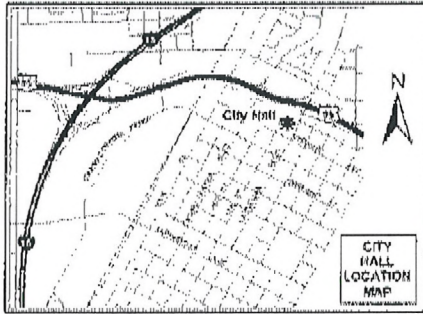
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

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



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



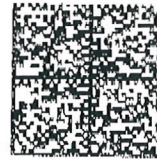
I OPPOSE
 this Request

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

02 1M \$ 00.414
 0004279218 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

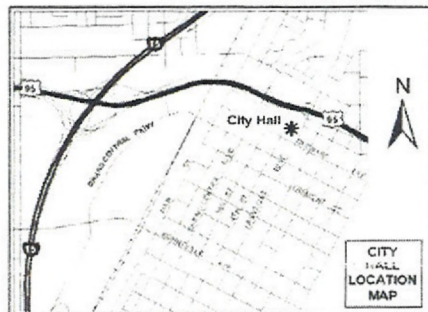
RECEIVED

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



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

☐

I SUPPORT
 this Request

☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
 FIRST CLASS



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

RECEIVED
 JUL 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



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

RE
JUL 26 2010

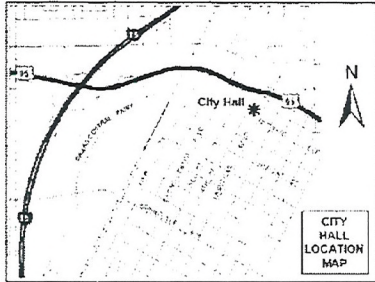
Case: GPA-38579
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933



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



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

Case: GPA-38579

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

RECEIVED

RECEIVED

RECEIVED
 JUN 21 2010

28-29
 A

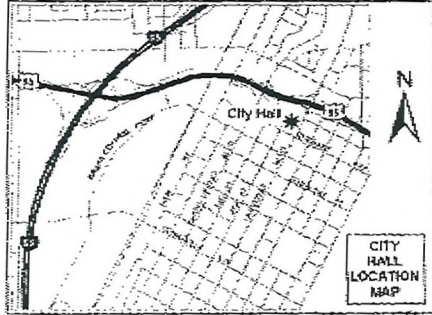
Jul. 19 2010 08:46AM P1

PHONE NO. : 7022531841

FROM :

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

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 a available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



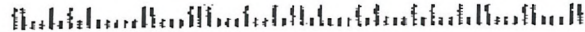
02 1M
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

\$ 00.414

Case: GPA-38579

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

ENVS11 89117

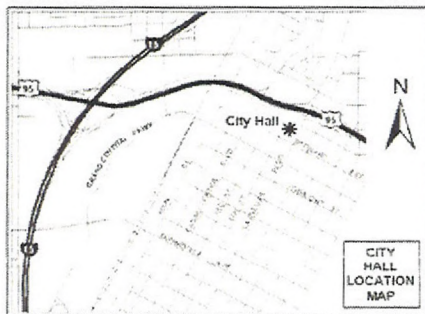


RECEIVED
JUN 19 2010

7/29/10
A-29

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 JUL 16 2010
\$ 00.414
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 7-29-10
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



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 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

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

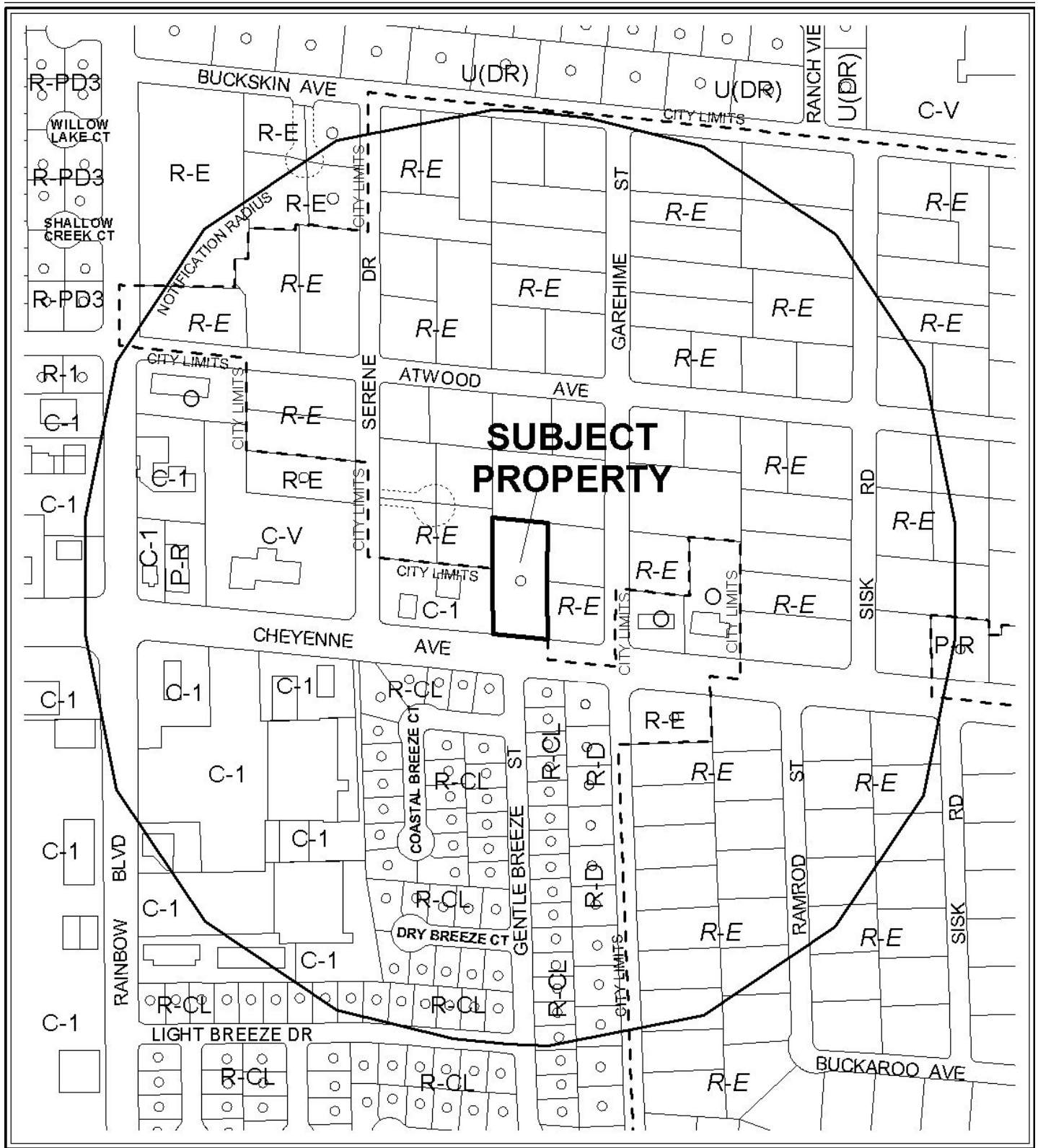
RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

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



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: _____

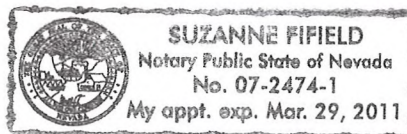
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifeild
Notary Public in and for said County and State



RECEIVED
JUN 15 2010

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

[illegible]

ZONING

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

 PD  Not in City
 T-D  Subject Parcel
 TC  City Limits
 C-2
 C-M
 M

ZON-3

From R-E TO C-I

Date Current as of: June 10, 2010

JUN 15 2010

This map is normally prepared only to meet the needs of the City.
Due to continuing development activity
this map is for reference only.

Geographic Information System
Planning & Development Dept
702-226-8920

PLANNING &
DEVELOPMENT

0580

RECEIVED

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 84 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

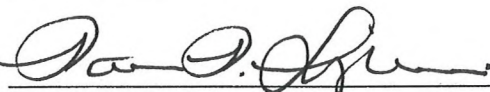
☒ No

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): _____

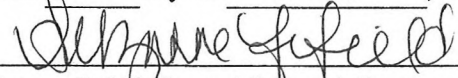
APN: _____

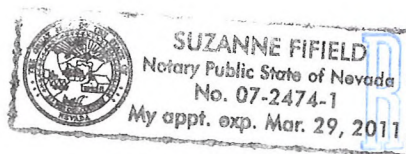
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010


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 SUZ4@MAH1ONEINC.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 SUZ4@MAH1ONEINC.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.

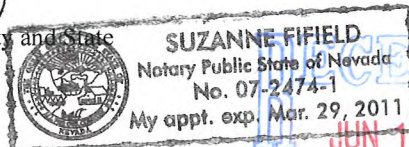
Print Name Tasey Miyahira Paitaka P Miyahira

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>

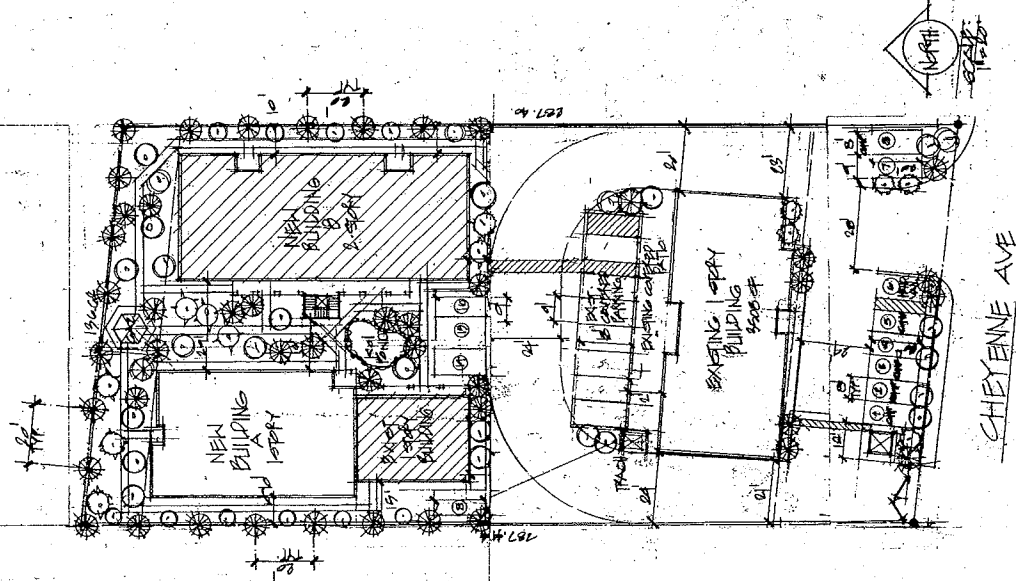
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	PLANT CODE	COMMON NAME	SYMBOLICAL NAME
1	1	12"	12"	MOORE'S ABE	MOORE'S ABE
2	2	12"	12"	TEANAHU PEPPER	TEANAHU PEPPER
3	3	12"	12"	MOORE'S ABE	MOORE'S ABE
4	4	12"	12"	MOORE'S ABE	MOORE'S ABE
5	5	12"	12"	MOORE'S ABE	MOORE'S ABE
6	6	12"	12"	MOORE'S ABE	MOORE'S ABE
7	7	12"	12"	MOORE'S ABE	MOORE'S ABE
8	8	12"	12"	MOORE'S ABE	MOORE'S ABE
9	9	12"	12"	MOORE'S ABE	MOORE'S ABE
10	10	12"	12"	MOORE'S ABE	MOORE'S ABE
11	11	12"	12"	MOORE'S ABE	MOORE'S ABE
12	12	12"	12"	MOORE'S ABE	MOORE'S ABE
13	13	12"	12"	MOORE'S ABE	MOORE'S ABE
14	14	12"	12"	MOORE'S ABE	MOORE'S ABE
15	15	12"	12"	MOORE'S ABE	MOORE'S ABE
16	16	12"	12"	MOORE'S ABE	MOORE'S ABE
17	17	12"	12"	MOORE'S ABE	MOORE'S ABE
18	18	12"	12"	MOORE'S ABE	MOORE'S ABE
19	19	12"	12"	MOORE'S ABE	MOORE'S ABE
20	20	12"	12"	MOORE'S ABE	MOORE'S ABE
21	21	12"	12"	MOORE'S ABE	MOORE'S ABE
22	22	12"	12"	MOORE'S ABE	MOORE'S ABE
23	23	12"	12"	MOORE'S ABE	MOORE'S ABE
24	24	12"	12"	MOORE'S ABE	MOORE'S ABE
25	25	12"	12"	MOORE'S ABE	MOORE'S ABE
26	26	12"	12"	MOORE'S ABE	MOORE'S ABE
27	27	12"	12"	MOORE'S ABE	MOORE'S ABE
28	28	12"	12"	MOORE'S ABE	MOORE'S ABE
29	29	12"	12"	MOORE'S ABE	MOORE'S ABE
30	30	12"	12"	MOORE'S ABE	MOORE'S ABE
31	31	12"	12"	MOORE'S ABE	MOORE'S ABE
32	32	12"	12"	MOORE'S ABE	MOORE'S ABE
33	33	12"	12"	MOORE'S ABE	MOORE'S ABE
34	34	12"	12"	MOORE'S ABE	MOORE'S ABE
35	35	12"	12"	MOORE'S ABE	MOORE'S ABE
36	36	12"	12"	MOORE'S ABE	MOORE'S ABE
37	37	12"	12"	MOORE'S ABE	MOORE'S ABE
38	38	12"	12"	MOORE'S ABE	MOORE'S ABE
39	39	12"	12"	MOORE'S ABE	MOORE'S ABE
40	40	12"	12"	MOORE'S ABE	MOORE'S ABE
41	41	12"	12"	MOORE'S ABE	MOORE'S ABE
42	42	12"	12"	MOORE'S ABE	MOORE'S ABE
43	43	12"	12"	MOORE'S ABE	MOORE'S ABE
44	44	12"	12"	MOORE'S ABE	MOORE'S ABE
45	45	12"	12"	MOORE'S ABE	MOORE'S ABE
46	46	12"	12"	MOORE'S ABE	MOORE'S ABE
47	47	12"	12"	MOORE'S ABE	MOORE'S ABE
48	48	12"	12"	MOORE'S ABE	MOORE'S ABE
49	49	12"	12"	MOORE'S ABE	MOORE'S ABE
50	50	12"	12"	MOORE'S ABE	MOORE'S ABE
51	51	12"	12"	MOORE'S ABE	MOORE'S ABE
52	52	12"	12"	MOORE'S ABE	MOORE'S ABE
53	53	12"	12"	MOORE'S ABE	MOORE'S ABE
54	54	12"	12"	MOORE'S ABE	MOORE'S ABE
55	55	12"	12"	MOORE'S ABE	MOORE'S ABE
56	56	12"	12"	MOORE'S ABE	MOORE'S ABE
57	57	12"	12"	MOORE'S ABE	MOORE'S ABE
58	58	12"	12"	MOORE'S ABE	MOORE'S ABE
59	59	12"	12"	MOORE'S ABE	MOORE'S ABE
60	60	12"	12"	MOORE'S ABE	MOORE'S ABE
61	61	12"	12"	MOORE'S ABE	MOORE'S ABE
62	62	12"	12"	MOORE'S ABE	MOORE'S ABE
63	63	12"	12"	MOORE'S ABE	MOORE'S ABE
64	64	12"	12"	MOORE'S ABE	MOORE'S ABE
65	65	12"	12"	MOORE'S ABE	MOORE'S ABE
66	66	12"	12"	MOORE'S ABE	MOORE'S ABE
67	67	12"	12"	MOORE'S ABE	MOORE'S ABE
68	68	12"	12"	MOORE'S ABE	MOORE'S ABE
69	69	12"	12"	MOORE'S ABE	MOORE'S ABE
70	70	12"	12"	MOORE'S ABE	MOORE'S ABE
71	71	12"	12"	MOORE'S ABE	MOORE'S ABE
72	72	12"	12"	MOORE'S ABE	MOORE'S ABE
73	73	12"	12"	MOORE'S ABE	MOORE'S ABE
74	74	12"	12"	MOORE'S ABE	MOORE'S ABE
75	75	12"	12"	MOORE'S ABE	MOORE'S ABE
76	76	12"	12"	MOORE'S ABE	MOORE'S ABE
77	77	12"	12"	MOORE'S ABE	MOORE'S ABE
78	78	12"	12"	MOORE'S ABE	MOORE'S ABE
79	79	12"	12"	MOORE'S ABE	MOORE'S ABE
80	80	12"	12"	MOORE'S ABE	MOORE'S ABE
81	81	12"	12"	MOORE'S ABE	MOORE'S ABE
82	82	12"	12"	MOORE'S ABE	MOORE'S ABE
83	83	12"	12"	MOORE'S ABE	MOORE'S ABE
84	84	12"	12"	MOORE'S ABE	MOORE'S ABE
85	85	12"	12"	MOORE'S ABE	MOORE'S ABE
86	86	12"	12"	MOORE'S ABE	MOORE'S ABE
87	87	12"	12"	MOORE'S ABE	MOORE'S ABE
88	88	12"	12"	MOORE'S ABE	MOORE'S ABE
89	89	12"	12"	MOORE'S ABE	MOORE'S ABE
90	90	12"	12"	MOORE'S ABE	MOORE'S ABE
91	91	12"	12"	MOORE'S ABE	MOORE'S ABE
92	92	12"	12"	MOORE'S ABE	MOORE'S ABE
93	93	12"	12"	MOORE'S ABE	MOORE'S ABE
94	94	12"	12"	MOORE'S ABE	MOORE'S ABE
95	95	12"	12"	MOORE'S ABE	MOORE'S ABE
96	96	12"	12"	MOORE'S ABE	MOORE'S ABE
97	97	12"	12"	MOORE'S ABE	MOORE'S ABE
98	98	12"	12"	MOORE'S ABE	MOORE'S ABE
99	99	12"	12"	MOORE'S ABE	MOORE'S ABE
100	100	12"	12"	MOORE'S ABE	MOORE'S ABE

NOTE:
LANDSCAPE TO INCLUDE 4' 500L. 4" 110S
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 W. 10th St.
Cheyenne, WY 82001
307.632.7770

0-18-10

5.8.10
7.6.10
7.23.10
8.4.10

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

6.14.10

7.6.10

ATLANTA ADULT GOLF CARE HOME

6040 CHERANE AVE

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave, Suite 200

Brooklyn, NY 11215

(718) 333-7733

6.14.10

7.6.10

ATLANTA ADULT GOLF CARE HOME

6040 CHERANE AVE

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave, Suite 200

Brooklyn, NY 11215

(718) 333-7733

6.14.10

7.6.10

ATLANTA ADULT GOLF CARE HOME

6040 CHERANE AVE

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave, Suite 200

Brooklyn, NY 11215

(718) 333-7733

6.14.10

7.6.10

ATLANTA ADULT GOLF CARE HOME

6040 CHERANE AVE

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave, Suite 200

Brooklyn, NY 11215

(718) 333-7733

6.14.10

7.6.10

ATLANTA ADULT GOLF CARE HOME

6040 CHERANE AVE

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave, Suite 200

Brooklyn, NY 11215

(718) 333-7733

6.14.10.
7.6.10.

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

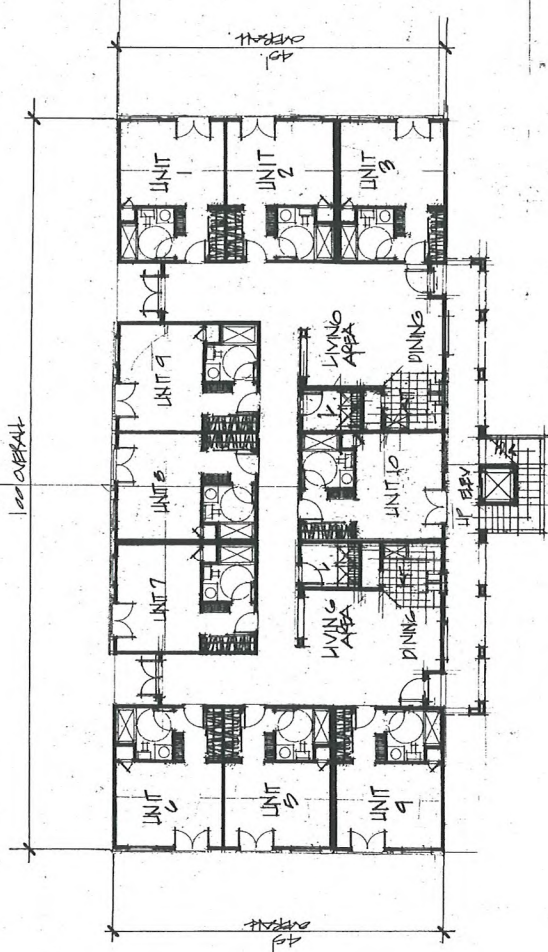
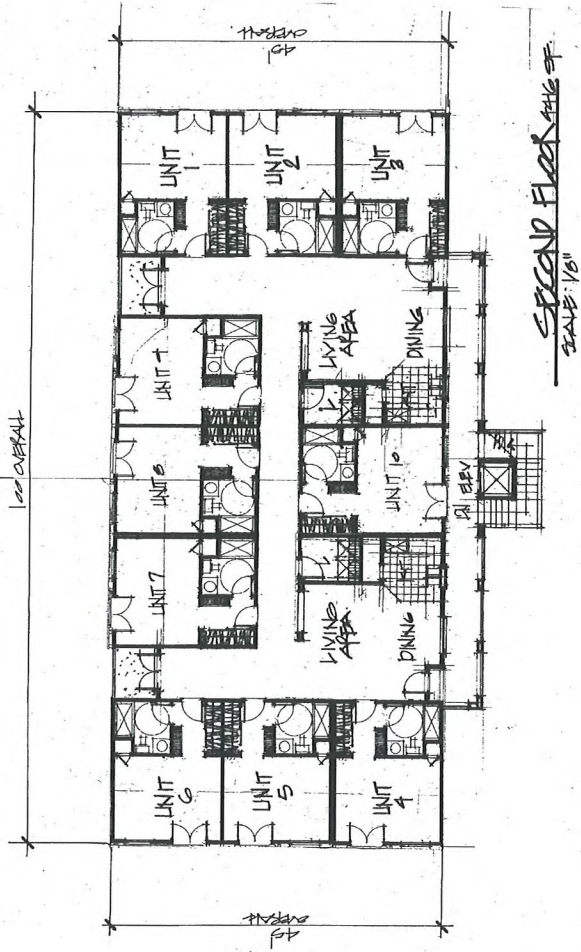
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey, Newberg
16 W. Hudson Ave., Suite 2
Hudson, NY 12534
914.342.9726

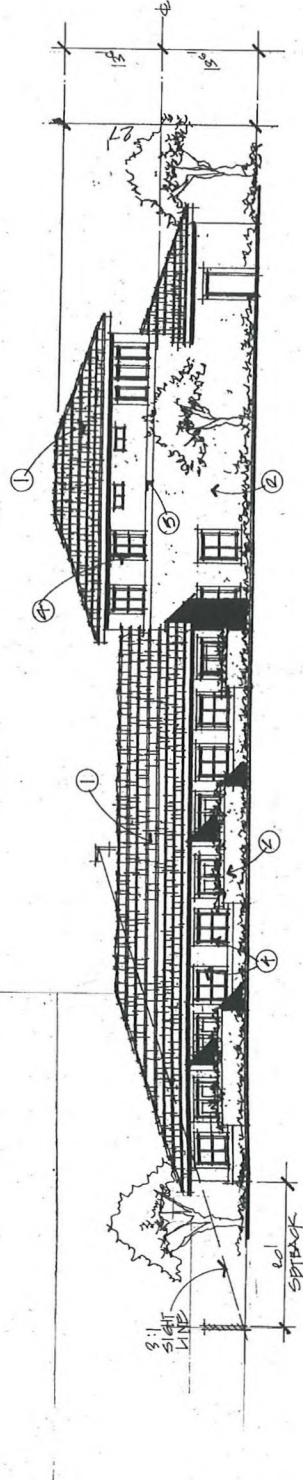
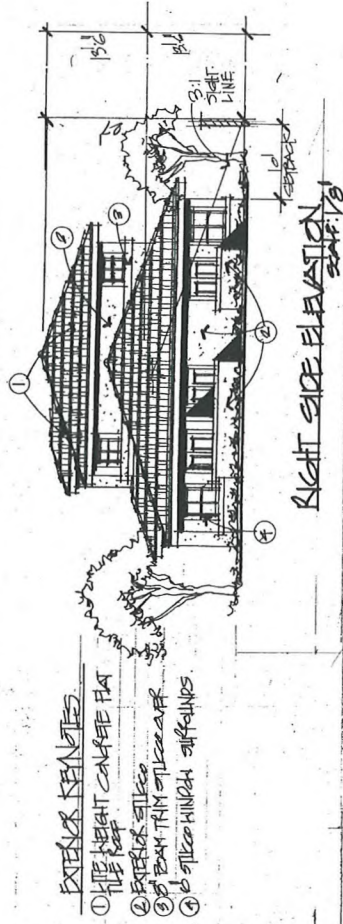
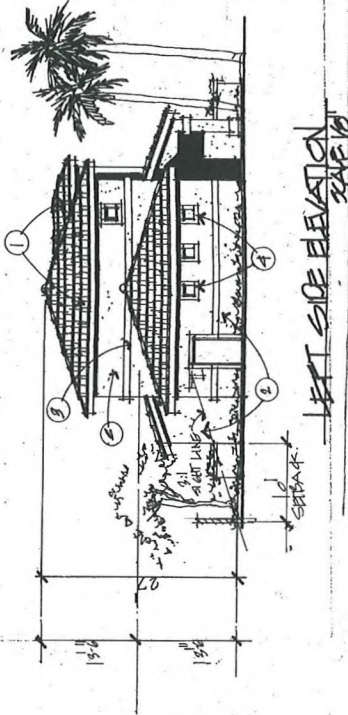
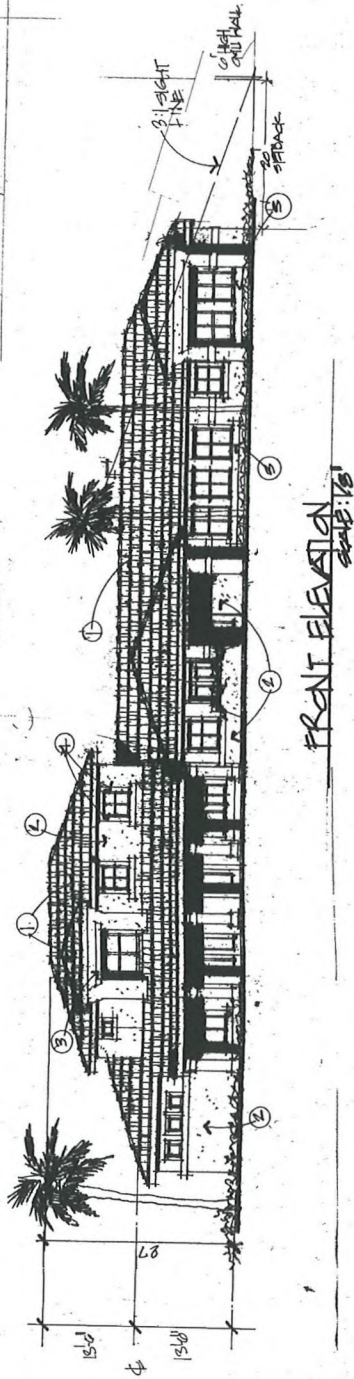
5.15.10

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

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 26 2010

J W DESIGN
Jeffrey W. Johnson
14 W. 10th Ave., Suite 100
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

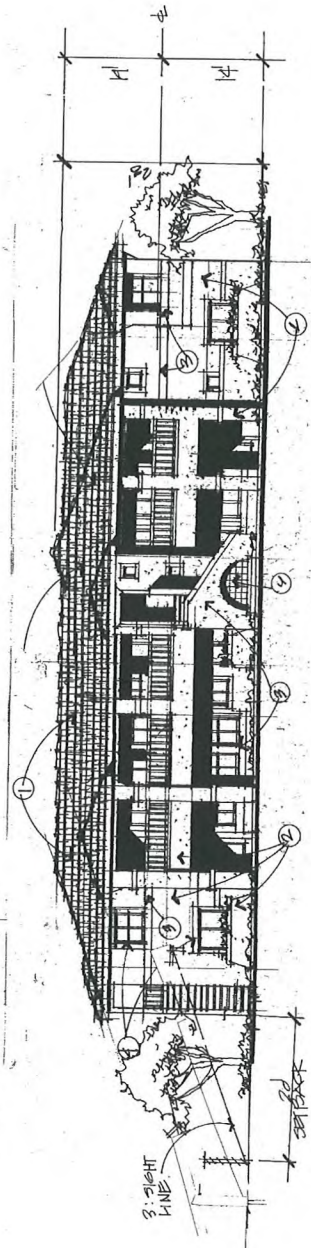
CHINA
ADULT GROUP ARE HOME
0040 CHERAINE AVE.
LAS VEGAS, NV

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

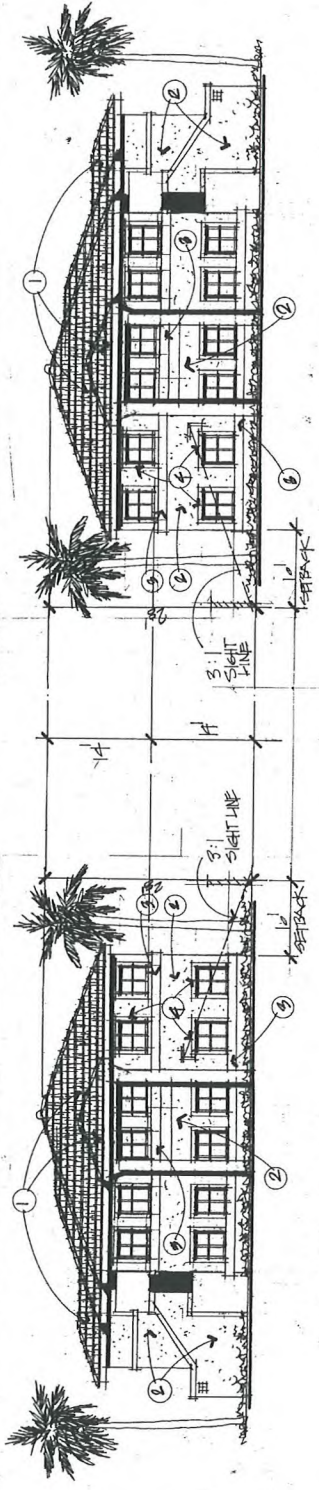
6/15

RECEIVED
JUL 26 2010

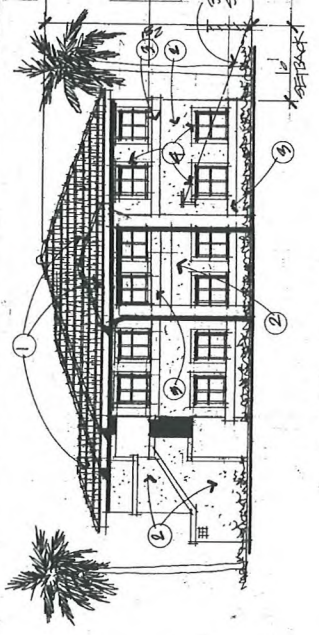
VAR-38576 SUP-38574
SDR-38577 REVISED



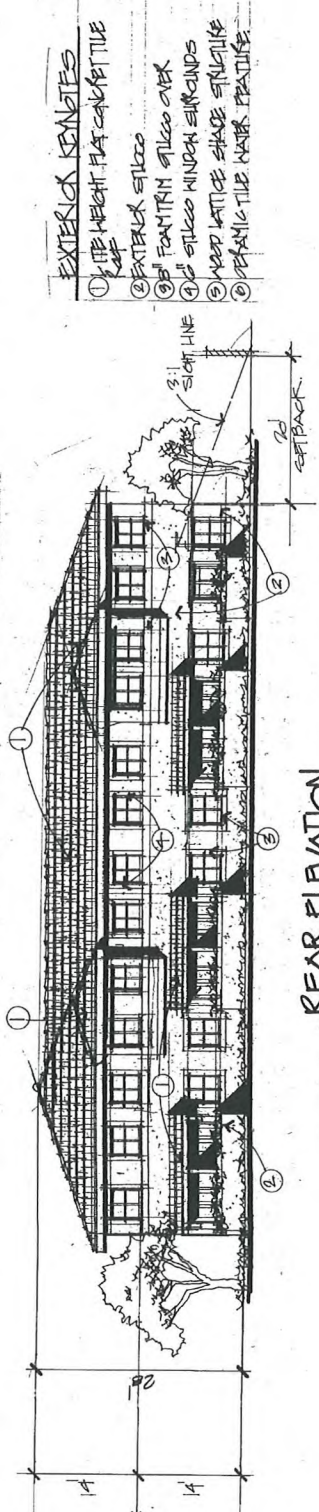
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEV
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

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

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 47-BED, 17,777 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: _____

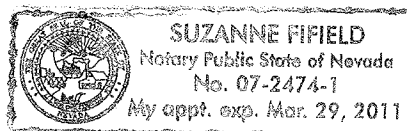
Signature of Property Owner: _____

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

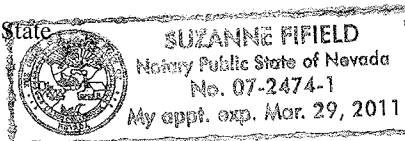
Print Name Tasey Miyahira Paitaka P. Miyahira

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, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET 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: _____

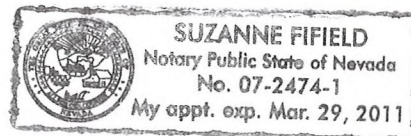
Signature of Property Owner: _____

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 SUZANNE@MALLONEINC.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 SUZANNE@MALLONEINC.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.

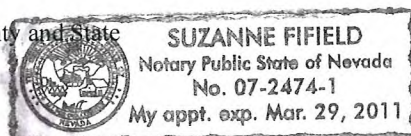
Print Name Tasey Miyahira Patricia P Miyahira

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

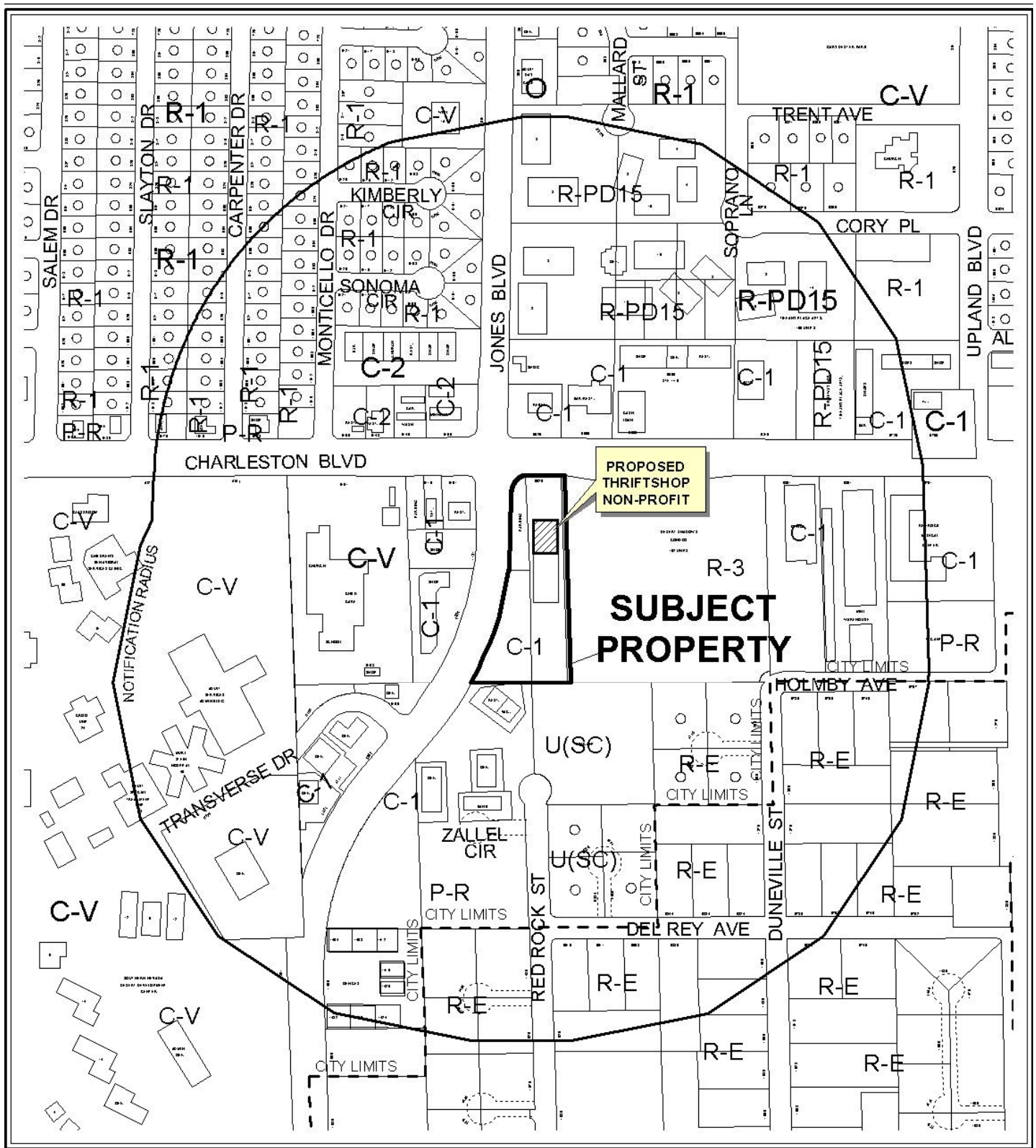
0

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)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38607	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38607 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop, Non-Profit use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. The property shall be cleaned within 30 days of final approval, and maintained in good condition thereafter.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

YK/MH

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

Public Works

7. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Cheyenne Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application request is for a Special Use Permit for a Thrift Shop, Non-Profit use to be operated at 6029 Charleston Boulevard. The subject site consists of four separate parcels with one two-story commercial building. The location for the proposed Thrift Shop, Non-Profit has operated in the past as a print shop but is currently unoccupied. Staff recommends approval as the proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04 and will have little to no adverse impact on the surrounding community.

ISSUES

- The site landscaping is in need of maintenance.
- The two-story building is in need of minor aesthetic repairs.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/07/96	The City Council approved rezoning request (Z-0105-95) for 2.4 acres from the R-E (Residential Estate) zoning district to the C-1 (Limited Commercial) zoning district.

<i>Most Recent Change of Ownership</i>	
03/19/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/30/91	A Building Permit (#91118274) was issued against plan check #C-0080-91 for a 16,132 square-foot two-story office building located at 6029 West Charleston Boulevard. The permit was finalized and a Certificate of Occupancy was issued on 03/27/1992.

<i>Pre-Application Meeting</i>	
05/17/10	Staff met with the representative and reviewed the required submittal requirements for a Special Use Permit for a Non-Profit Thrift Store. It was also noted that a Project of Regional Significance form would need to be filled out as the property is within 500 feet of unincorporated Clark County.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

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

<i>Field Check</i>
06/24/10
Staff visited the site and found the two-story commercial building in need of minor cosmetic repairs. Although the plant materials were in suitable condition, the landscaping (landscape buffers and parking islands) is in need of general maintenance.

<i>Details of Application Request</i>
<i>Site Area</i>
Net Acres
2.44

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant Office Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant/Undeveloped	SC (Service Commercial)	U (Undeveloped – Service Commercial)/ C-1 (Limited Commercial)
East	Residential Condominium	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Restaurant/retail	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance	X		Y

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Thriftshop, Nonprofit	2,292 sq. ft.	1 space per 250 sq. ft.	10		35		Y
TOTAL SPACES REQUIRED			10		35		Y
TOTAL (With Handicapped)			9	1	32	3	Y
Loading Spaces	1	1 for less than 10,000 sq. ft.	1		2		Y

ANALYSIS

This is a request for a Special Use Permit for a Non-Profit to operate a Thrift Store at 6029 West Charleston Boulevard. The store would operate in a 2,292 square-foot portion of a vacant two-story office building. The owner has indicated that the remaining area of the building would continue to be vacant for the next four years. There are over 100 parking spaces on site, but only 11 are required for the proposed use; parking is therefore ample.

The building and property are currently in need of repair and cleaning; all maintenance issues shall be corrected within 30 days of final approval. Staff recommends approval of the request with the specific condition that all maintenance issues are corrected within 30 days of final approval.

FINDINGS (SUP-38607)

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

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

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

A Thrift Store is a compatible use for this location. The property is zoned C-1 (Limited Commercial) as is all of the adjacent properties except the R-3 (Medium Density Residential) zoned apartment complex to the east. No noise, odor or outside storage will be permitted with this use.

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

This is a high visibility intersection and a Thrift Shop is suitable for the site.

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

The proposed use is at the intersection of West Charleston Boulevard, and South Jones Boulevard, both 100-foot Primary Arterials on the Master Plan of Streets and Highways map. With access from both, the proposed use will have adequate access for the proposed use.

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

The proposed use will be monitored by Business Licensing and thus no public health, safety or welfare concerns will be allowed.

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

The proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED

142

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Chabad

Name of Applicant: Michele Morgan-Devore

Name of Representative: Michele Morgan-Devore

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

☐ Yes

☒ No

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

City Official: _____

Partner(s) _____

APN: _____

Signature of Property Owner: _____

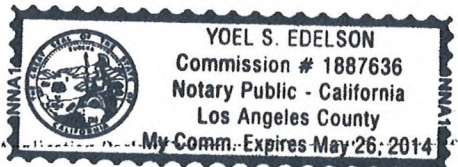
Print Name: RABBI BORUCH CUNIN / CHABAD OF CALIFORNIA

Subscribed and sworn before me

This 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]

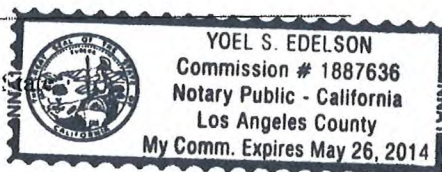
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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

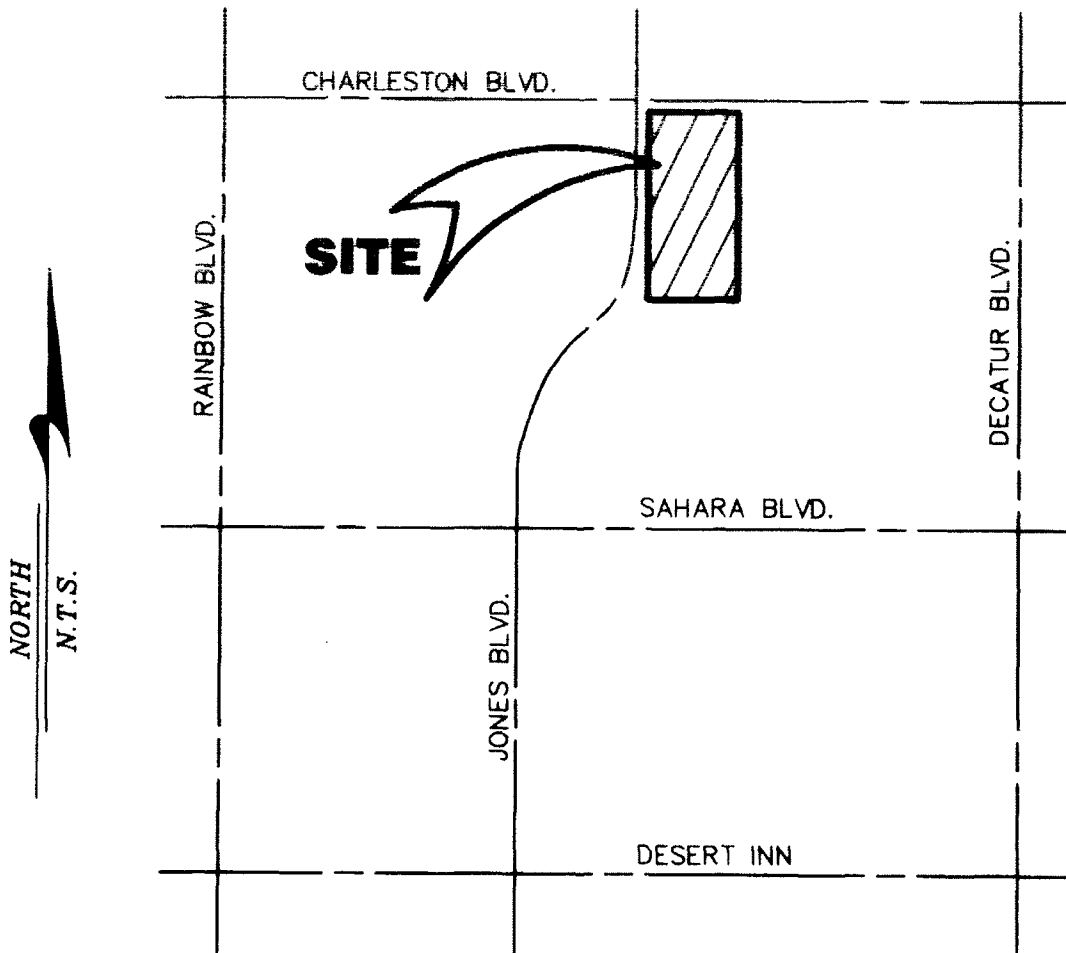
Notary Public in and for said County and State



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



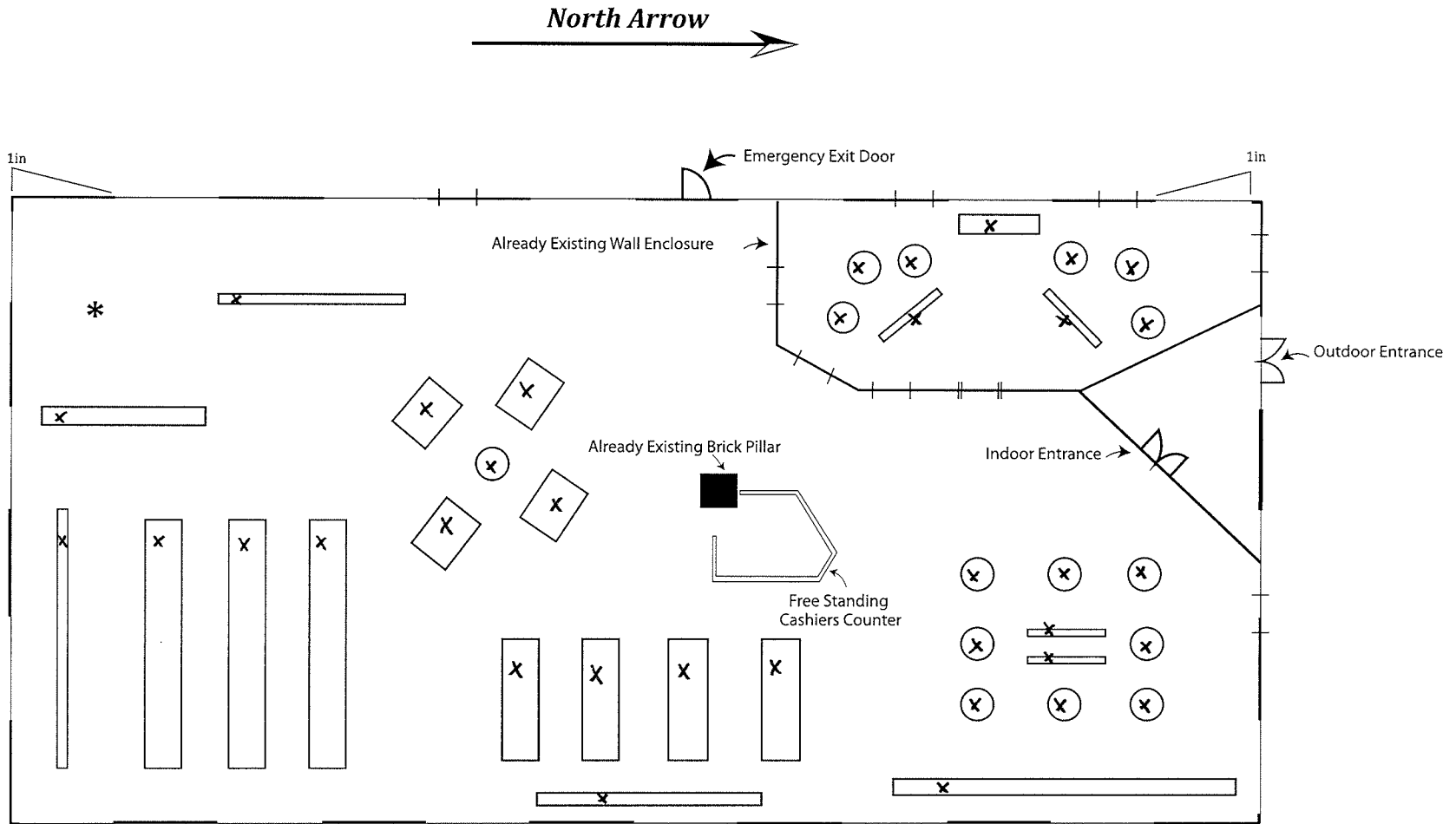
VICINITY MAP
N.T.S.

SUP-38607

RECEIVED

JUN 16 2010

Floor Plan for Dinosaurs & Roses



Graphic Scale

0 1in
1in = 63.67 sq.ft

*Already Existing Space = 2292.12 sq. ft

NOTES:

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

RECEIVED

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 Aftal
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



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

RECEIVED
JUL 23 2010

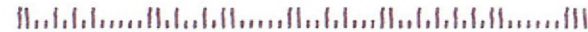
Case: SUP-38607

16301105009

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

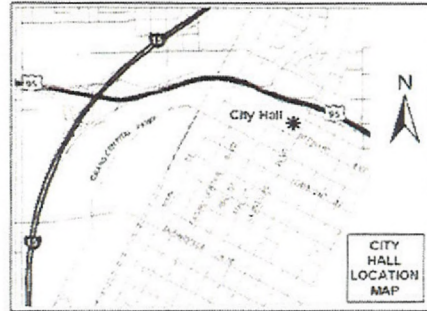
Submitted after final agenda
Date
Item
47
p

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



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

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

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

EP4/CDS 1.1 第 3.1 节



**PRESORTED
FIRST CLASS**


 PITNEY BOWES

02 1M

0004279218

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.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

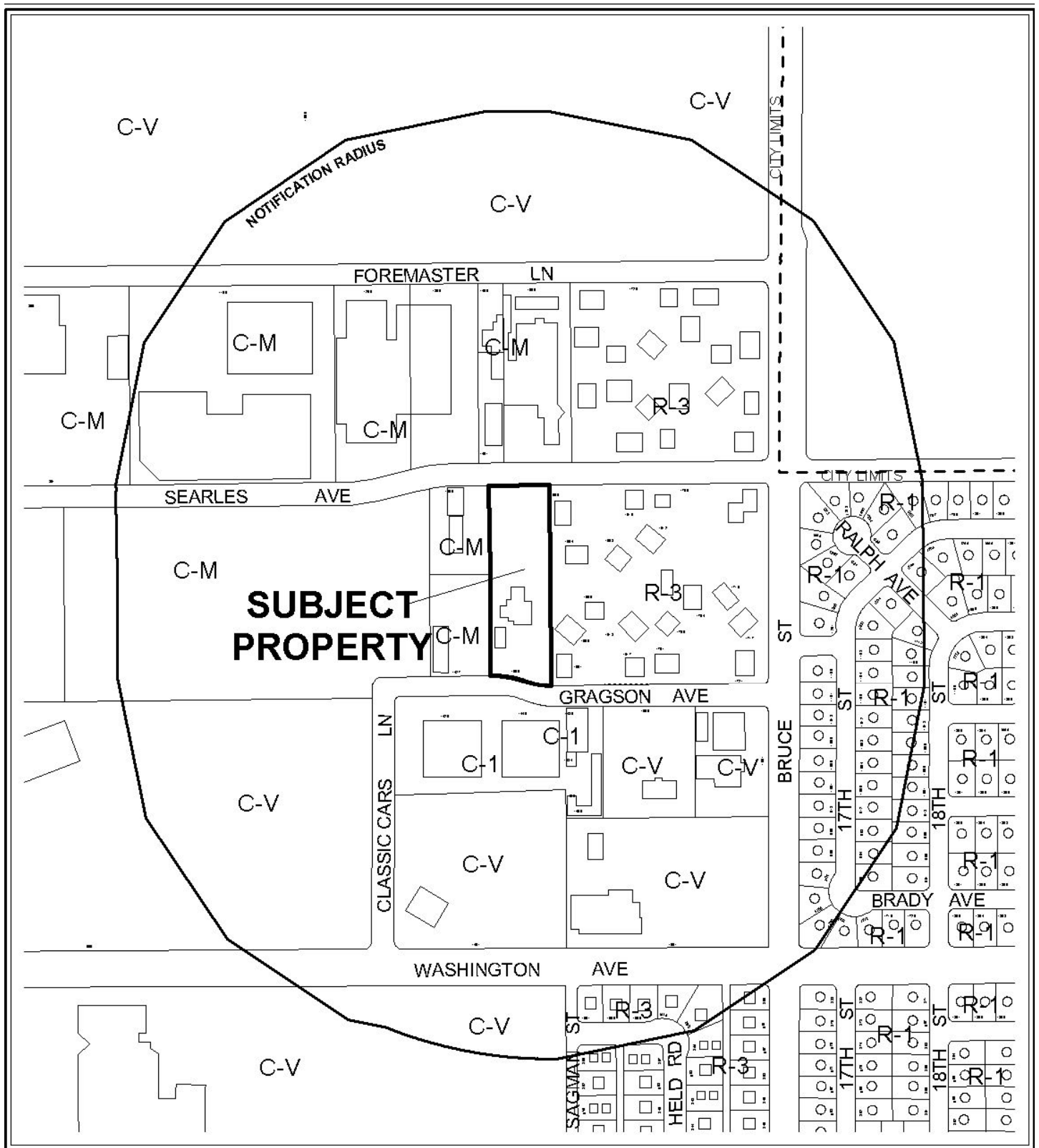
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Request to Withdraw Without Prejudice Submitted by Ballard Spahr
4. Supporting Documentation
5. Photos
6. Justification Letter

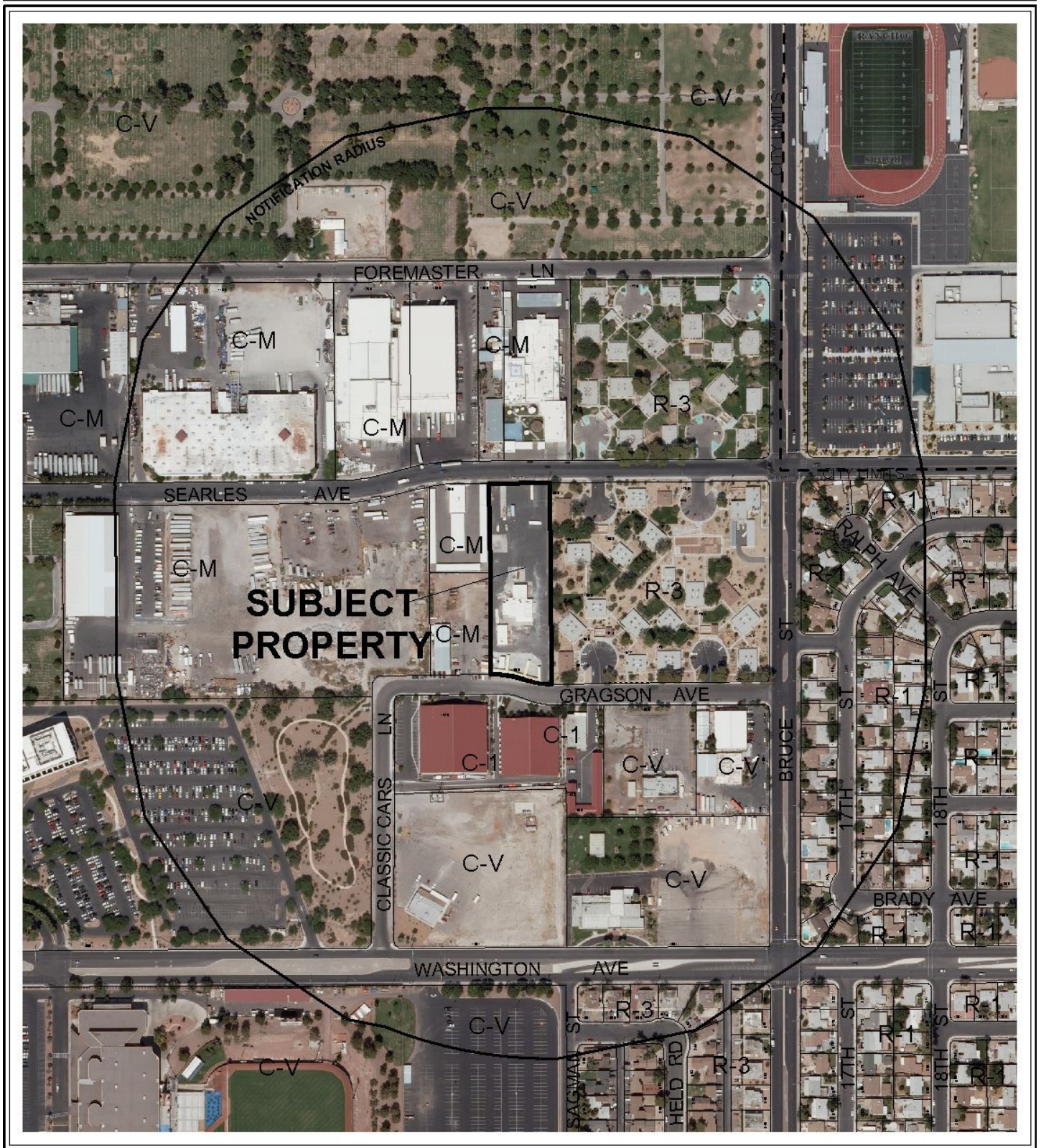


CASE: **SDR-37613**

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC

***APPLICANT REQUESTS THIS ITEM BE
WITHDRAWN WITHOUT PREJUDICE***

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

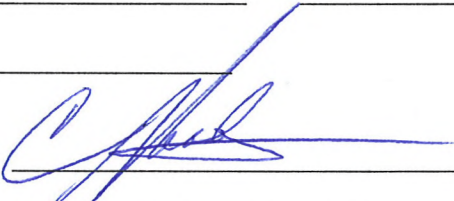
☒ No

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: 

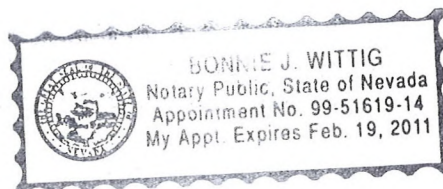
Print Name: Creighton J. Nady

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

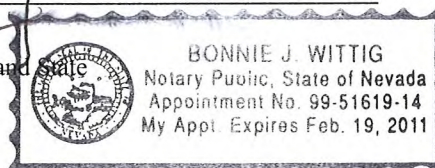
Subscribed and sworn before me

This 4th day of March, 20 10.

[Signature]

Notary Public in and for said County and State

CLARK CITY



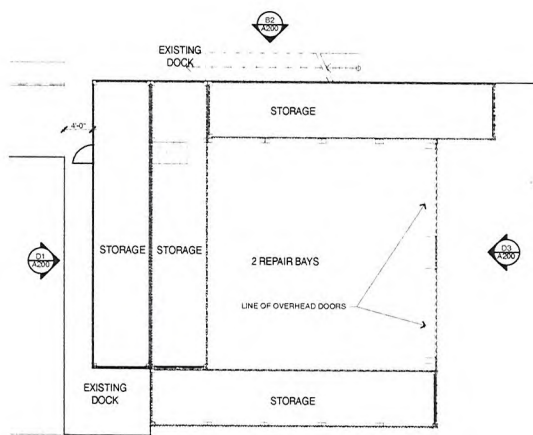
Revised 10/27/08

FOR DEPARTMENT USE ONLY

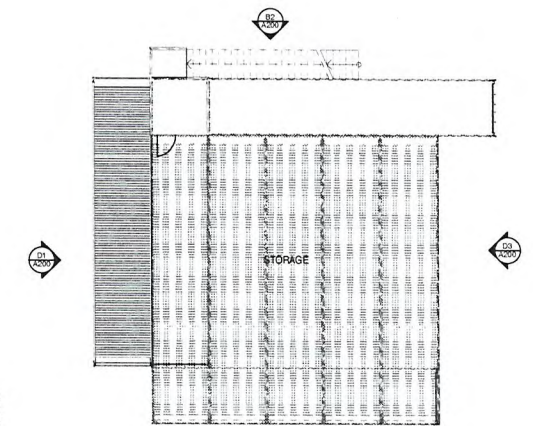
Case #	<u>SDR # 37613</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>3/9/10</u>
Received By:	<u>[Signature]</u>

*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.

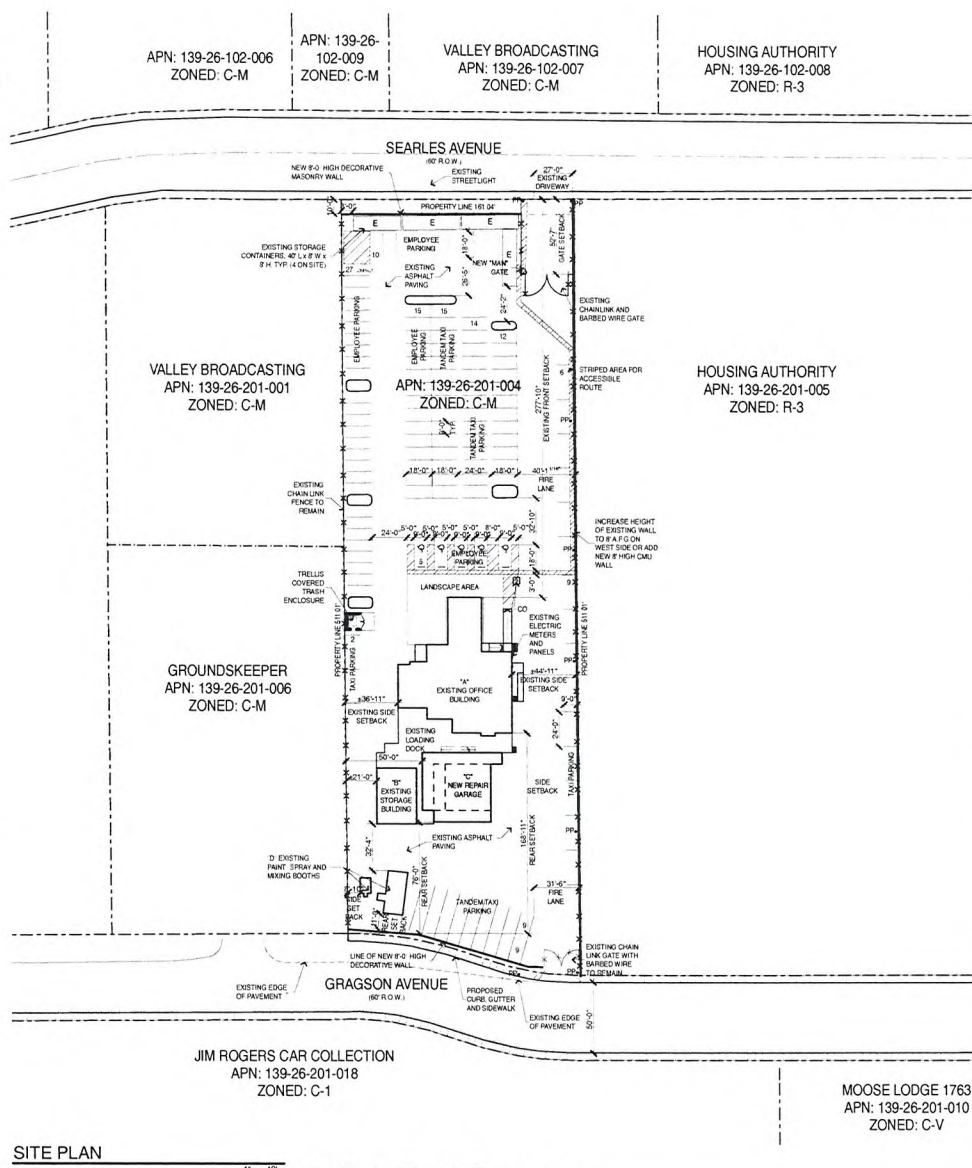
f:\depot\Application Packet\Application Form.pdf



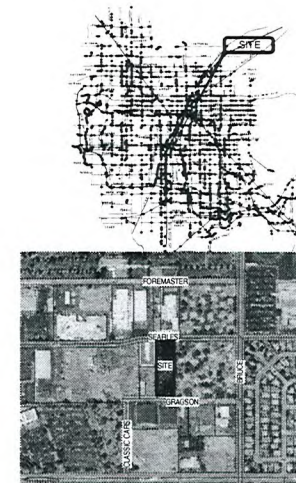
FLOOR PLAN - REPAIR GARAGE
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



SITE PLAN
1" = 40'



VICINITY & LOCATION MAPS
Site and Project Information

SITE DATA		
PARCEL NUMBER	139-26-201-004	
JURISDICTION	CITY OF LAS VEGAS - 8601	
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL RESEARCH	
EXISTING ZONING	C-M	
PROPOSED USE	TAXI LIMO YARD AUTO REPAIR GARAGE MINOR AUTO PAINT AND BODY REPAIR SHOP OUTDOOR STORAGE	
SITE AREA	82,281 SF	1.86 GROSS ACRES
SETBACKS - (PRINCIPAL STRUCTURE)		
FRONT	10'-0"	PROVIDED 27'-10"
INTERIOR SIDE	10'-0"	PROVIDED 36'-11" 44'-11"
REAR	20'-0"	PROVIDED 188'-11"
SETBACKS - (ACCESSORY STRUCTURE)		
FRONT	10'-0"	PROVIDED 42'-0"
INTERIOR SIDE	8'-0"	PROVIDED 8'-0" 50'-0"
REAR	8'-0"	PROVIDED 75'-0"
MAX HEIGHT		N/A
ACTUAL HEIGHT		25'-0"
LOT COVERAGE ALLOWED		N/A
ACTUAL LOT COVERAGE		10.7%
% OF OUTSIDE STORAGE ALLOWED		1%
ACTUAL % OF OUTSIDE STORAGE		1.0%
BUILDING INFORMATION		
CODE	2008 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	VB	
OCCUPANCY	BT-S-1	
FIRE SPRINKLERS PROVIDED	N/A	
BUILDING AREAS		
A. EXISTING OFFICE BUILDING ± 15' HIGH	4,400 SF	
B. EXISTING STORAGE BUILDING ± 15' HIGH	1,188 SF	
C. NEW REPAIR GARAGE 30' ± HIGH	3,000 SF (154' ± 200' ± 200' ± 5,000 SF)	
D. EXISTING PAINT SPRAY AND MIXING BOOTH ± 11' HIGH	300 SF	
E. STORAGE CONTAINERS ± 8' ± 8' ± 8' ± 8' ± 8' HIGH	1,288 SF	
TOTAL	12,900 SF	
PARKING AREA		
BUILDING AREA		PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	67	67
# OF TAXIS & MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		67
COMPACT PARKING SPACES PROVIDED		123
HANDICAPPED SPACES PROVIDED		123
TOTAL PARKING		123

SITE PLAN AND FLOOR PLAN

Copyright 2010 © by APTUS Architecture
APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

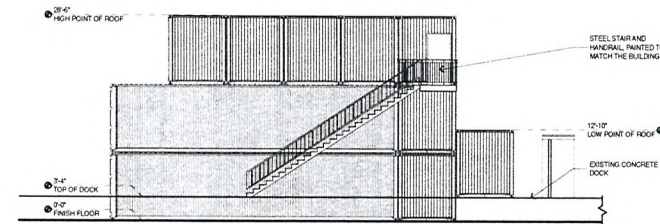


A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

SDR-37613
RECEIVED
MAR 26 2010
REVISED

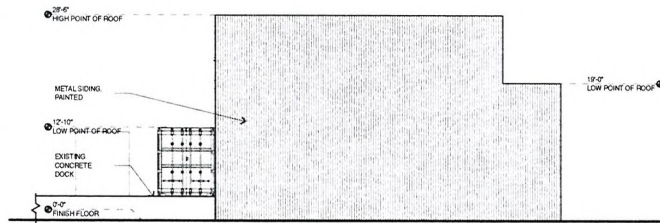
City of Las Vegas Site Development Review Submittal 03/09/10
City of Las Vegas Site Development Review Submittal (Rev.) 03/12/10

ASI00
09.965 A Cab Taxi Company



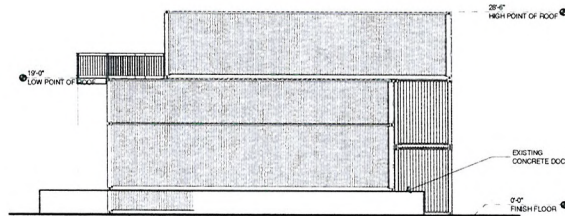
NORTH ELEVATION

1/8" = 1'-0"



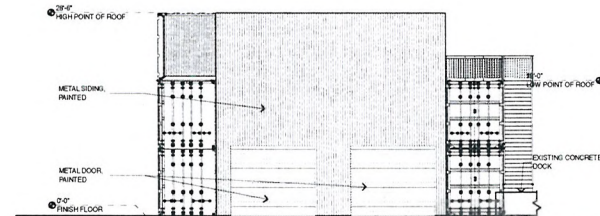
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

SDR-37613
REVISED

EXTERIOR
ELEVATIONS -
AUTO REPAIR

A200

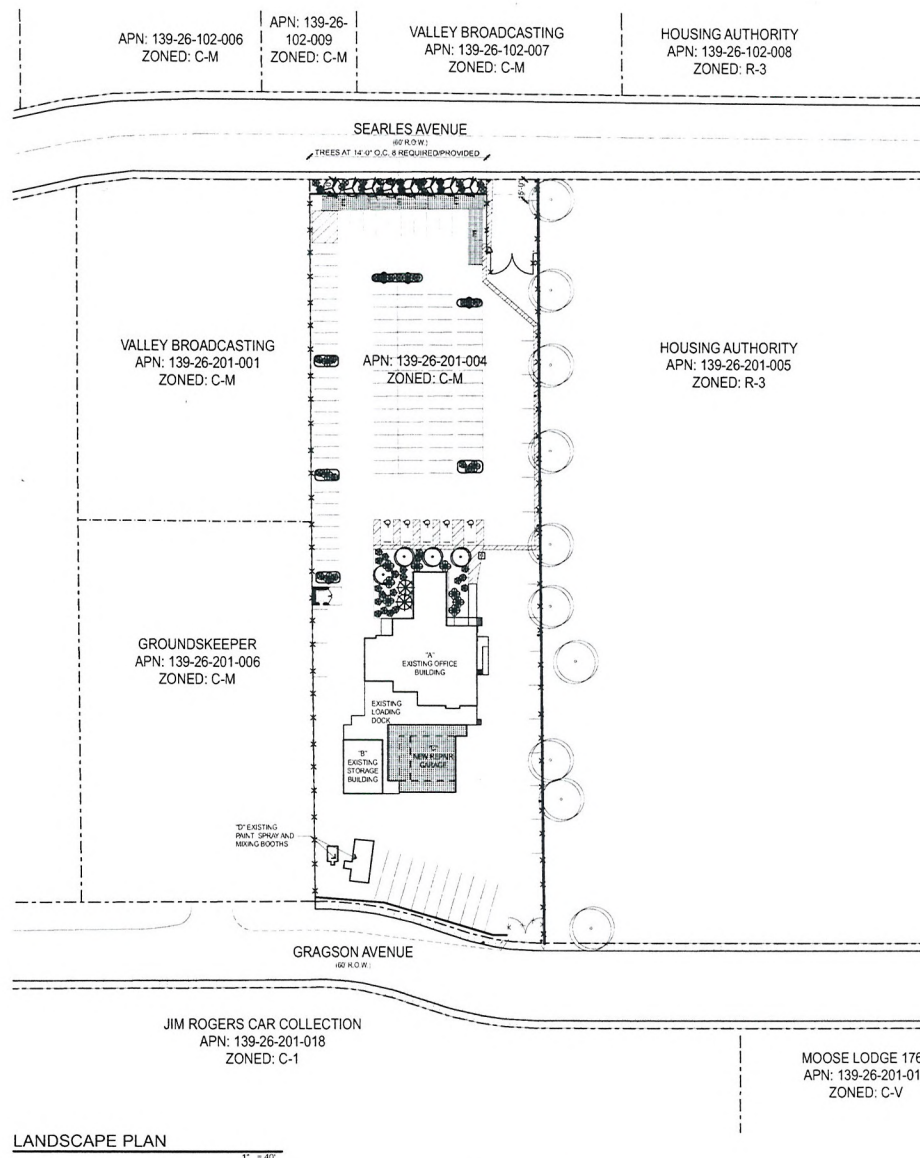
09.065 A Cab Taxi Company

RECEIVED
MAR 26 2010

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

Copyright 2010 © by APTUS Architecture
APTUS Architecture
1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.639.1200
F 702.639.1213





LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE HOBE LOCUST	robilia pseudocacacia	24" Box
	MEDITERRANEAN FAN PALM	chamaerops humilis	24" Box
	EXISTING TREES	---	---
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	HEGEL MIST FOUNTAIN GRASS	muhlenbergia capillaris	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

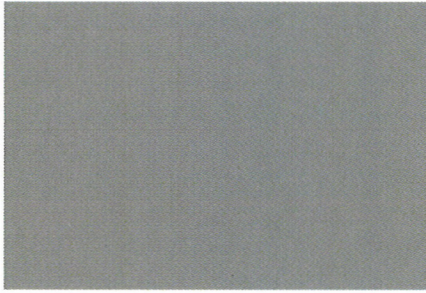
RECEIVED
 MAR 09 2010

SDR-37613
04/22/10 PC

Copyright 2010 by APTUS Architecture
APTUS Architecture
 1200 South 4th Street
 Suite 204
 Las Vegas, Nevada 89104
 P: 702.839.1200
 F: 702.839.1213



Prefinished Metal



Paint 1

APTUSArchitecture

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

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

3.09.10

RECEIVED
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



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



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

03/18/10



**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 written in a cursive, flowing style.

Kristen G. Neuman, AIA
APTUS Architecture

RECEIVED
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

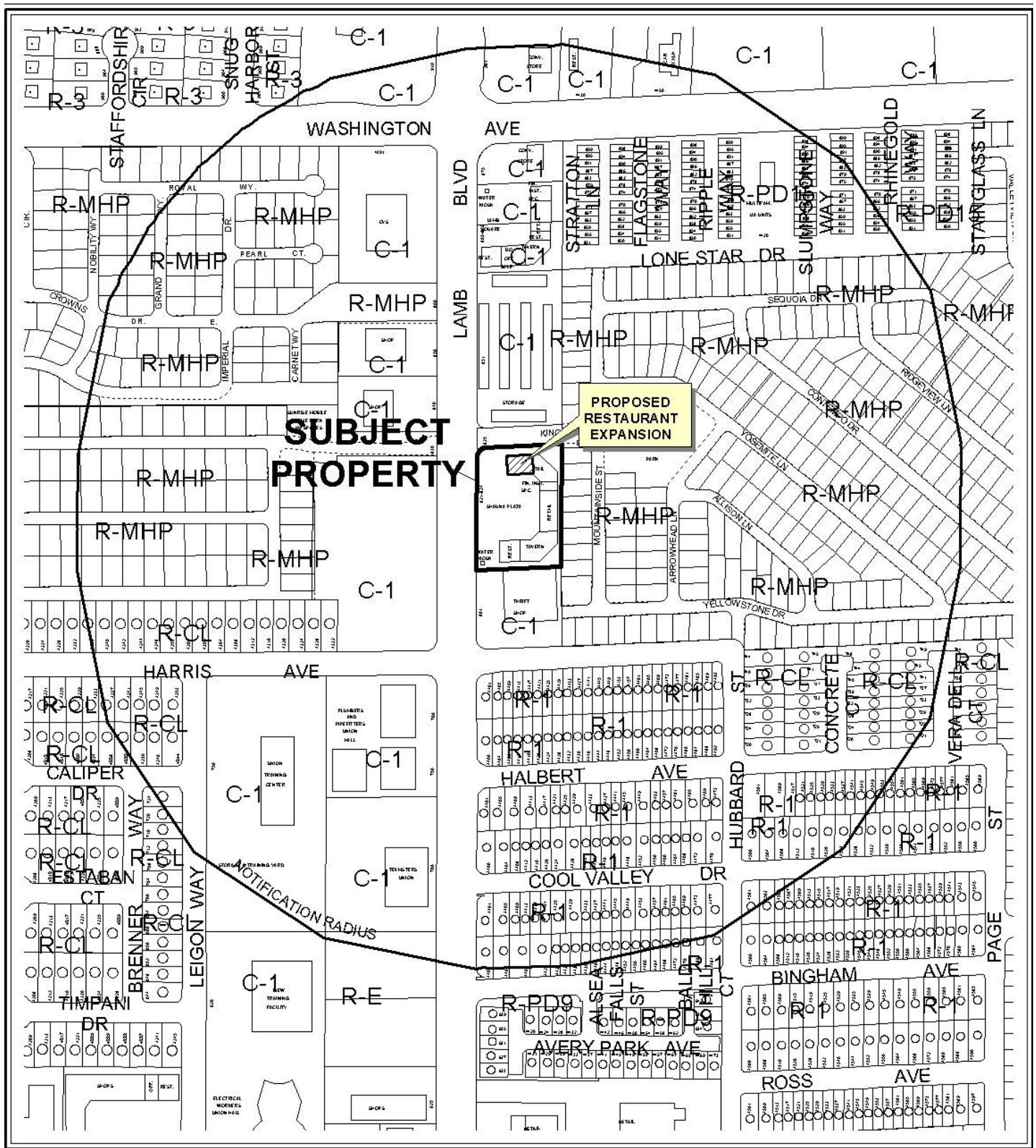
0

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



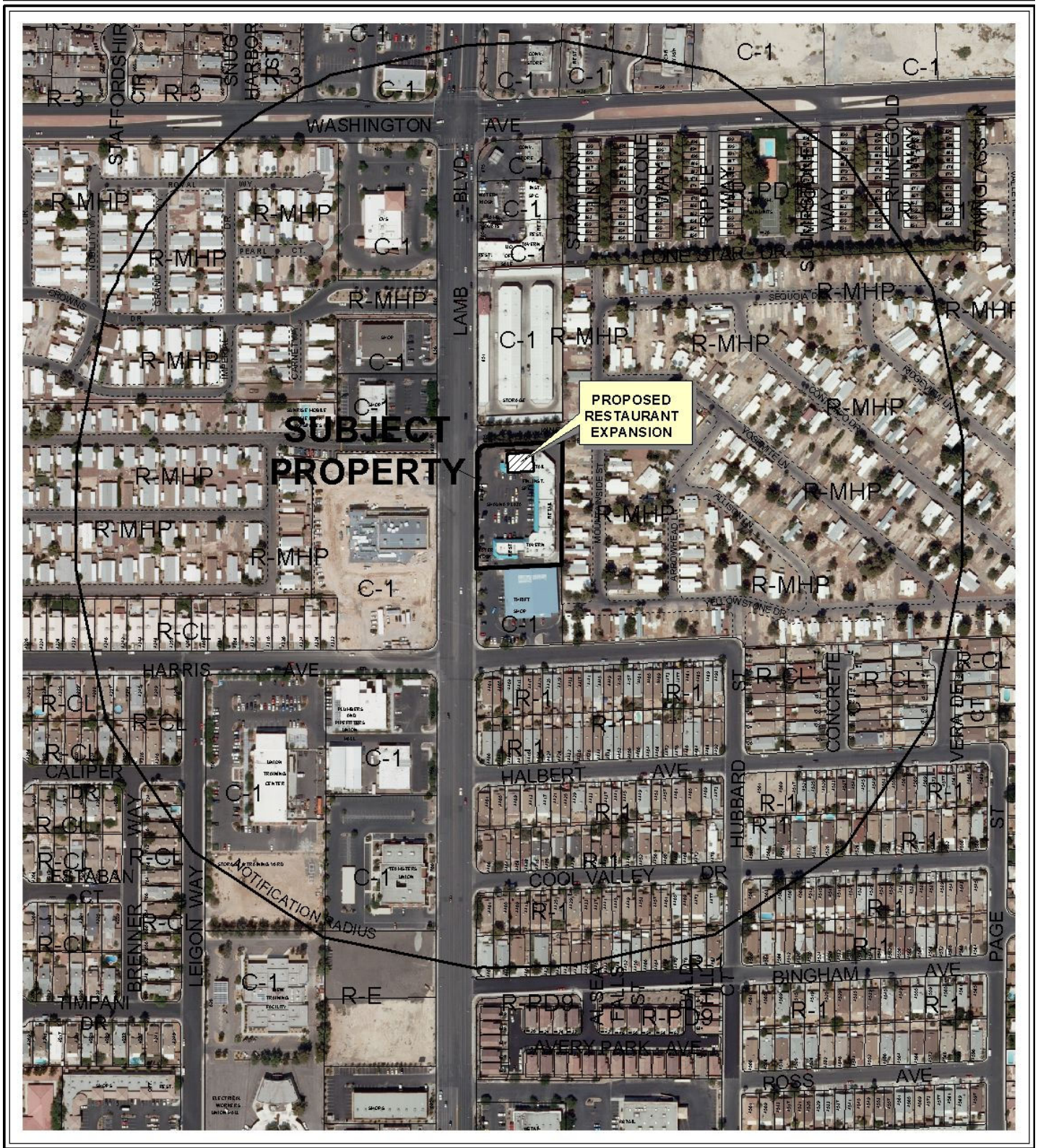
CASE: VAR-38827

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **VAR-38827**

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-38827	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-38827 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Rezoning (Z-0077-86) and Site Development Plan Review [Z-0077-86(1)].
2. This approval shall be void two years from the date of final approval, unless, a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 74 parking spaces where 91 parking spaces are required for a proposed Restaurant expansion at 821 North Lamb Boulevard. The applicant is proposing to expand the existing restaurant located in Suite #1 into Suite #2. The prior use for Suite #2 was Laundry, Self Service which was licensed until 10/07/09. The proposed restaurant expansion into Suite #2 will result in an increase in the number of required parking spaces, resulting in the need for this Variance request. Staff is recommending denial of the variance request, as a as the subject site cannot accommodate the additional parking required by the more intense restaurant use proposed. If this application is denied, the expansion of the restaurant will not be allowed.

ISSUES

- The commercial center is parking impaired.
- The request for a Variance is to allow 74 existing parking spaces, where an increase of 17 parking spaces from Laundry, Self Service use to a Restaurant use in Suite #2 are required to be provided.
- A Variance (V-0046-99) to allow 81 parking spaces where 87 were required was previously approved. This request would further exacerbate the limited parking of the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/19/86	The City Council approved a request for reclassification of property (Z-0077-86) on the east side of Lamb Boulevard, south of Washington Avenue, from R-HMP (Residential Mobile Home Park), to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
10/18/95	The City Council approved a request for a Special Use Permit (U-0108-95) for restricted gaming at 821 North Lamb Boulevard, Suite #9. The Board of Zoning Adjustment and staff recommended approval.
02/09/98	The City Council approved a request for a Special Use Permit (U-0123-97) for the sale of beer and wine for off-premise consumption in conjunction with a mini-market at 821 North Lamb Boulevard, Suite #10. The Planning Commission and staff recommended approval.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

08/13/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0077-86(1)] at 821 North Lamb Boulevard for a proposed 2,650 square-foot addition to an existing shopping center. Staff recommended approval.
08/12/99	The City Council approved a request for a Variance (V-0046-99) at 821 North Lamb Boulevard to allow 81 existing parking spaces where 87 are the minimum required in conjunction with a proposed addition (Bakery) to an existing Commercial Center. The Board of Zoning Adjustment and staff recommended approval.
10/16/02	The City Council approved a request for a Special Use Permit (U-0109-02) for a Restaurant Service Bar, located at 821 North Lamb Boulevard, Suite #14. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/23/07	A deed was recorded for a change in ownership.

08/23/07	A deed was recorded for a change in ownership.
----------	--

<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (R07-00146) was issued for a Restaurant at 821 North Lamb Boulevard, Suite #1. The license is currently active.
06/22/87	A building permit (#9433) was issued for a Shopping Center at 821 North Lamb Boulevard. The project was completed on 11/13/87.
07/25/87	A building permit (#0410) was issued for a Tenant Improvement at 821 North Lamb Boulevard, Unit #1.
01/29/88	A building permit (#6363) was issued for an Interior Remodel at 821 North Lamb Boulevard, Suite #1. The project was completed on 02/16/88.
05/23/88	A building permit (#0683) was issued for a Tenant Improvement at 821 North Lamb Boulevard, Unit #2 and #3.
06/05/02	A business license (C20-02081) was issued for a Convention Hall Tax at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.
	A business license (G01-02087) was issued for Restricted Gaming at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.
06/18/02	A business license (C08-01310) was issued for a change of location for Laundry/Cleaners at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.

01/01/51	A business license (R07-00146) was issued for a Restaurant at 821 North Lamb Boulevard, Suite #1. The license is currently active.
06/22/87	A building permit (#9433) was issued for a Shopping Center at 821 North Lamb Boulevard. The project was completed on 11/13/87.
07/25/87	A building permit (#0410) was issued for a Tenant Improvement at 821 North Lamb Boulevard, Unit #1.
01/29/88	A building permit (#6363) was issued for an Interior Remodel at 821 North Lamb Boulevard, Suite #1. The project was completed on 02/16/88.
05/23/88	A building permit (#0683) was issued for a Tenant Improvement at 821 North Lamb Boulevard, Unit #2 and #3.
06/05/02	A business license (C20-02081) was issued for a Convention Hall Tax at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.
	A business license (G01-02087) was issued for Restricted Gaming at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.
06/18/02	A business license (C08-01310) was issued for a change of location for Laundry/Cleaners at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

06/25/02	A business license (L01-00137) was issued for a change of location for Laundry/Cleaners at 821 North Lamb Boulevard, Suite #2. The license is currently inactive as of 10/07/09.
06/04/10	A building permit (#164515) was processed for a Tenant Improvement for a restaurant expansion at 821 North Lamb Boulevard, Suite #1. The Tenant Improvement review was denied by Planning and Development Department due to an increase in parking requirement for a restaurant expansion.

<i>Pre-Application Meeting</i>	
06/30/10	A pre-application meeting was held with the applicant where elements of submitting a Variance for parking were discussed. The topics included: • The site is parking impaired; current parking requirements were compared to previous requirements. • The parking variance is to allow 74 parking spaces provided where 91 parking spaces is required for the commercial development.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
07/22/10	During the site visit, staff noted the number of parking spaces on the commercial center to be 74 spaces.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.49

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufacture Home Park)
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

East	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufacture Home Park)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Available to File 1/1/16, the following 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
Office	2,100 SF	1:300 SF	7				
Retail	4,270 SF	1:175 SF	24				
Beauty Salon	6 barber chairs	2 spaces per chair	12				
Restaurant	2,230 SF 5,665 SF	1:50 SF 1:200 SF	45 29				
TOTAL SPACES REQUIRED			117		74		N
TOTAL (With Handicapped)			112	5	70	4	N
Percent Deviation			37%				

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

ANALYSIS

A total of 117 parking spaces are required in the Commercial Center per the current requirements of Title 19.04 for the existing and proposed uses. The parking for the Commercial Center was already deficient in parking from a previously approved Variance (V-0046-99) to allow 81 parking spaces where 87 were required; subsequently, parking requirements have changed, resulting in parking impaired site. In addition, seven spaces have been lost due to installation of utilities, circulation issues and upgrading of handicap spaces to meet current Title 19.10 standards. The proposed site plan depicts 74 parking spaces, including four handicap spaces, which staff has confirmed by conducting a site visit.

The proposed restaurant expansion will occupy Suite #2, in addition to, Suite #1. The previous use in Suite #2 was a Laundry, Self-Service use which had an area of 1,951 square feet and the parking requirement was one space per 250 square feet of gross floor area; therefore, the number of required parking for the use was eight spaces. The proposed expansion consists of the seating/waiting area of 1,000 square feet and 951 square feet of the gross floor area. The parking requirement for the restaurant use is one space per 50 square feet of the public seating/waiting area and one space per 200 square feet of the remaining gross floor area; therefore, requiring 25 parking spaces. The requested variance is for the additional of the 17 parking spaces over and above the required eight spaces for the Laundry, Self-Service use. The site currently provides 74 parking spaces and the proposed restaurant expansion will increase the parking for the use by 17 parking spaces, resulting in a total of 91 spaces required. The applicant has provided no evidence of unique or extraordinary circumstances pursuant to Title 19.18.070(L) that would substantiate the Variance request, and as the request would further exacerbate the limited parking of the site, staff recommends denial.

FINDINGS (VAR-38827)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to expand an existing parking intensive use beyond the physical capacity of the site. A less intense use at the subject site would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

NOTICES MAILED 319

APPROVALS 0

PROTESTS 0



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 Huguitt

Name of Applicant: Sofias PIZZA

Name of Representative: T. J.

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

 Yes ~~X~~ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [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

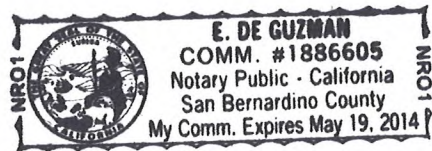
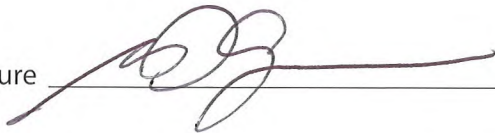
On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,
(here insert name and title of the officer)

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) 372-8411
 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) 503-5060 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, 2010

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: \$ 080.-

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.

RECEIVED
JUL 09 2010

State of California)
County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

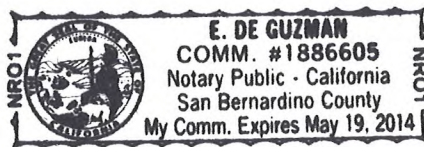
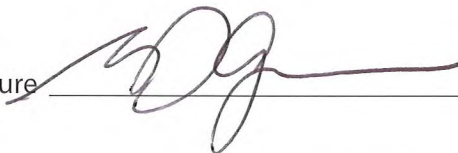
On 7/8/10 before me, Ernesto M. De Guzman,
(here insert name and title of the officer)

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

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

Description of Attached Document

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

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

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

☒ 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: _____

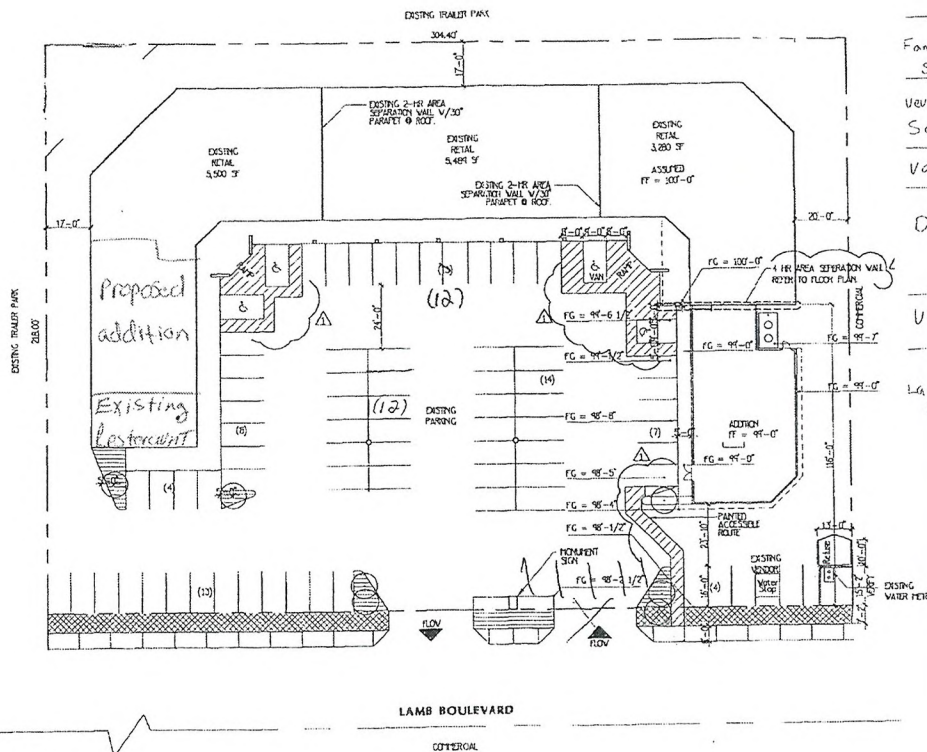
Other

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

WASHINGTON

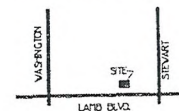
SITE PLAN

SCALE 1" = 20'-0"



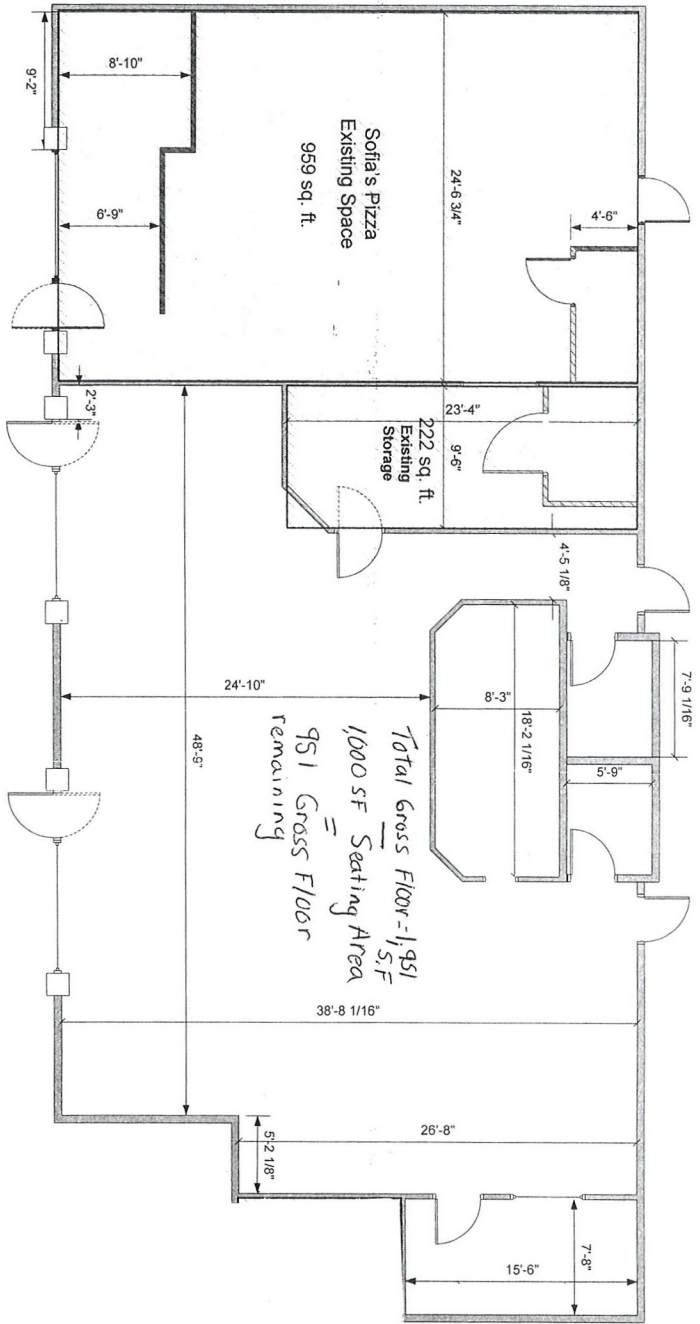
Business Name	Suite #	Use	Required	Gross Floor Area	30 S.F. Waiting Area	Total Space
Sofias Pizza (Existing)	1	Restaurant, 2000 S.F. or more (without drive through)	1 per 50 S.F. of Public Seating Plus one Space for each 200 S.F. of the remaining Gross Floor	1,000 S.F.	970 S.F. Remaining	6
Sofias Pizza (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
Uneda 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	2,100 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



RECEIVED
AUG 03 2010

VAR-38827
REVISED



RECEIVED
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



RECEIVED
JUL 13 2010

See full size image

pool table decorated cake



Search images

Back to image results



RECEIVED
JUL 19 2010

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

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

RECEIVED
JUL 13 2010

authc
cr

RECEIVED

JUL 13 2010

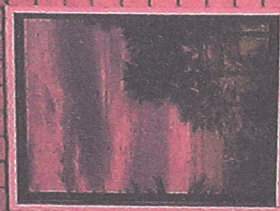


RECEIVED
JUL 13 2010



PESCADERIA y RESTAURANTE
LA MOJARRA LOCA

RECEIVED
JUL 13 2010



RT

JUL 13 2010

TD

SOPIAS PIZZA

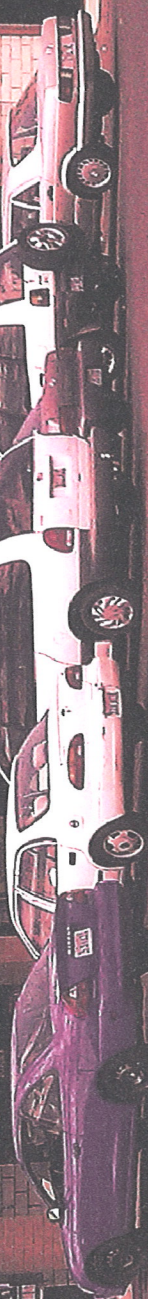
Family Beauty
Salon & Photo Studio
453-5200
Walls-w/ Welcome

SOPIAS PIZZA
\$5.99
437-6666

OPEN

MAX TOSHI
437-3576

MAX TOSHI
437-3576





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.

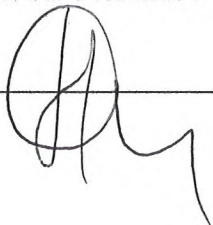
Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

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

RECEIVED
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.

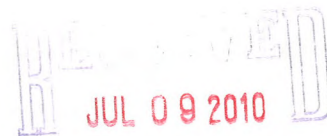
Please note that a major part of our traffic is by foot, being set within several housing communities that do not require the use of an automobile. Additionally, high peak hours for a restaurant business is in the later hours of the day whereas all other business will be closed.

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

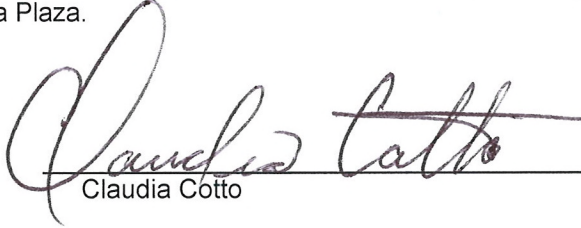


A

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

RECEIVED
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

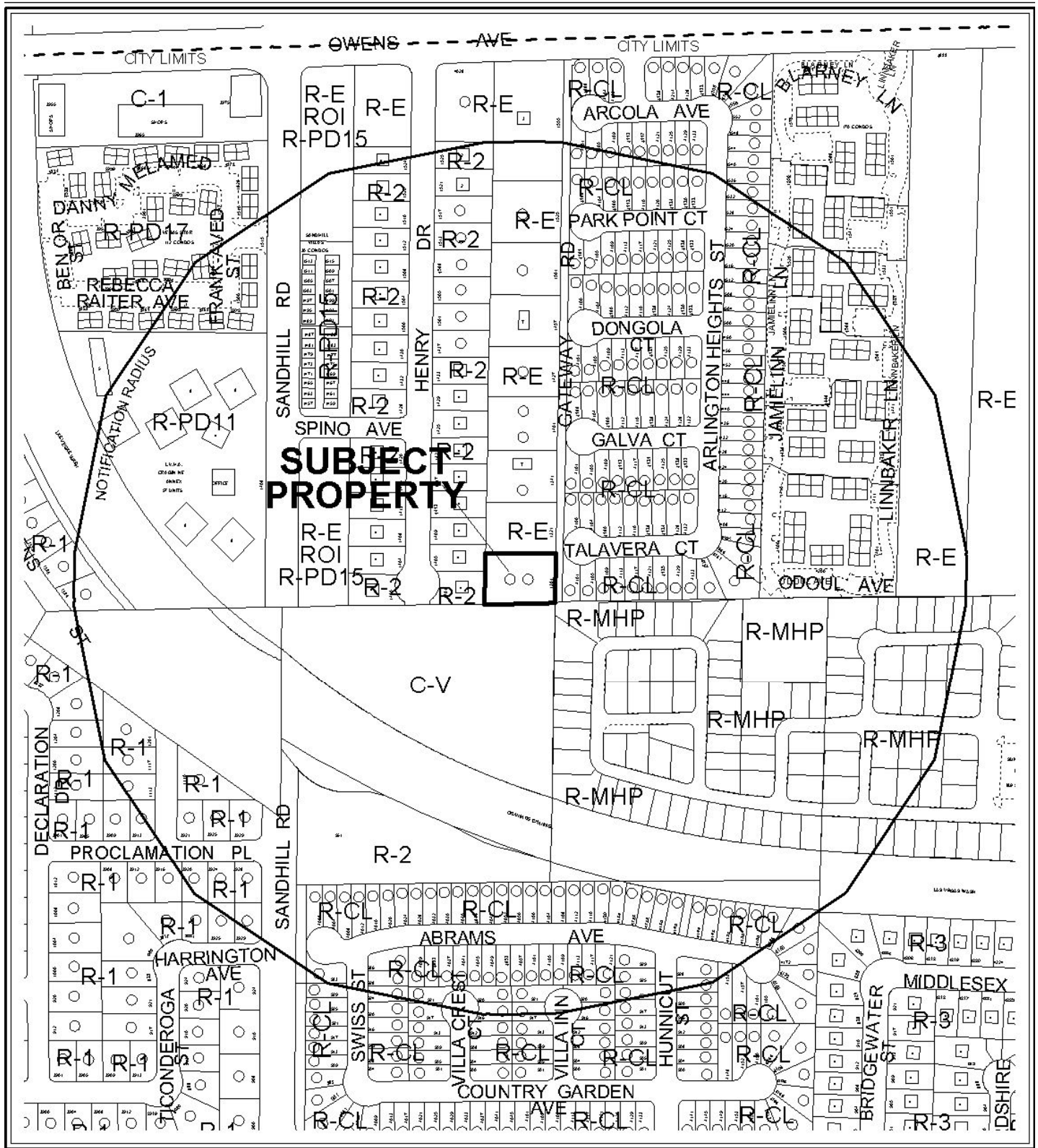
0

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



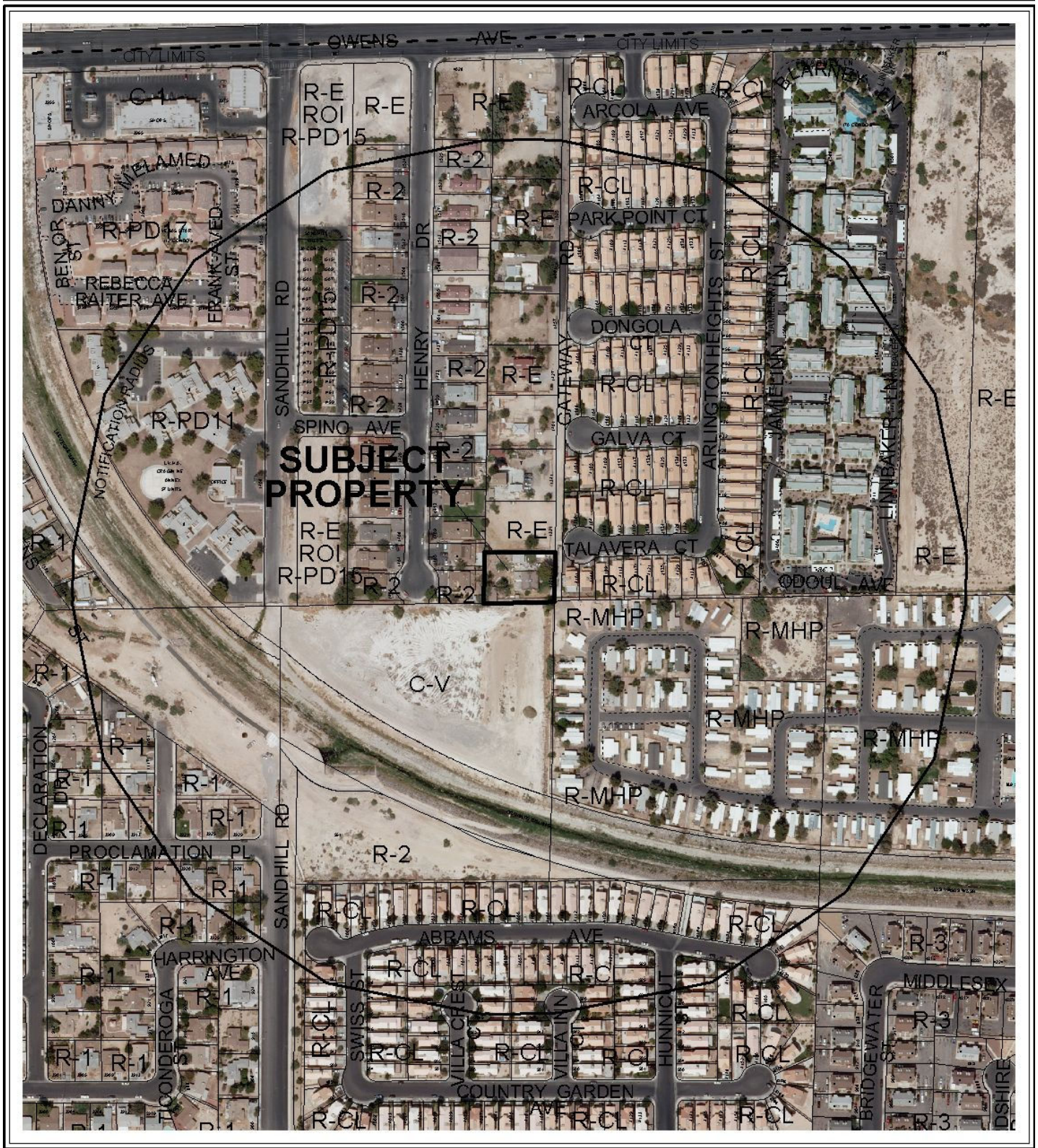
CASE: VAR-38840

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: VAR-38840

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: RONALD AND KIMBERLY MARX**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-38840	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAR-38840 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

Public Works

5. Connect to the public sewer system and abandon the existing septic tank system concurrent with on-site development activities.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is zoned R-E (Residence Estates) and consists of a vacant 2,034 square-foot single family residence with an existing 520 square-foot casita in the side yard. The applicant is proposing an additional 1,500 square-foot garage to store tools and materials while they remodel the primary structure. Title 19.08 allows accessory structures to be up to one half of the building area of the primary structure, be constructed of similar material and not to exceed the height of the primary structure. The proposed garage will require a Variance for all of these requirements as the building area is 1,003 square feet larger than permitted, the material to be used is metal as opposed to wood and stucco and the proposed height is four feet higher than the primary structure.

The applicant has provided no evidence of unique or extraordinary circumstances pursuant to Title 19.18.070 that would substantiate the request. The structure could be designed to meet the requirements of Title 19. Alternatively, the applicant could use a temporary storage container while the home is being remodeled to secure their tools and material. Staff recommends denial. If denied, no permits can be obtained for the proposed accessory structure.

ISSUES

- This Variance application consists of three requests: to exceed the allowed square footage by 1,003 square feet; to use a building material (metal) that is not compatible with the primary wood/stucco structure; and to permit the accessory structure to stand four feet higher than the primary structure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
No actions are on file for this address.	

<i>Most Recent Change of Ownership</i>	
03/05/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No actions are on file for this address.	

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/30/10	A pre-application meeting was held where the submittal requirements for a Variance were discussed with the following items: • All drawings shall be to scale • Provide a site plan that depicts all structures on site (provide dimensions, include elevations for each with height) • Provide the height of the main dwelling and of the accessory structures • Accessory structures must be aesthetically compatible with the principal dwelling unit • Metal buildings, no stucco

<i>Neighborhood Meeting</i>	
No neighborhood meeting is required nor was one held for this application. However, the applicant has submitted two signed approval letters from two of their neighbors.	

<i>Field Check</i>	
07/22/10	Staff inspected the site and took photographs. The property was vacant with both structures boarded and the grounds were found to be in an un-kept condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.48

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family Residential	ML (Medium Low Density Residential)	R-E (Residential Estates)
North	Single Family Residential	ML (Medium Low Density Residential)	R-E (Residential Estates)
South	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	20,473 SF	Y
Min. Lot Width	100 Feet	123 Feet	Y
Min. Setbacks			
• Front	50 Feet	38 Feet	N
• Side	10 Feet	22 Feet	Y
• Rear	35 Feet	70 Feet	Y
Min. Distance Between Buildings	6 Feet	10 Feet	Y
Max. Building Height (accessory structure)	10 feet	14 Feet	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Residential	1 Units	2 spaces per Unit	2		2		Y
TOTAL SPACES REQUIRED			2		2		Y
TOTAL (With Handicapped)			2	0	2		Y

ANALYSIS

Title 19.08 requires accessory structures in residential areas not to exceed 50% of the building area of the primary structure. In addition, the accessory structure is to be built using similar material as the primary structure and not to exceed the height of the primary structure. This application is requesting a 200% deviation from the allowable square footage, a 100% deviation from the building material requirement and a 29% deviation from the allowed height of an accessory structure. All of these deviations are self-imposed hardships. The proposed structure could be designed to meet all Title 19.08 requirements. Therefore, staff recommends denial of the request.

FINDINGS (VAR-38840)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

YK

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a 1,003 square foot larger accessory structure than permitted by Code. Design of a 497 square foot accessory structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

NOTICES MAILED 635

APPROVALS 0

PROTESTS 0



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): _____

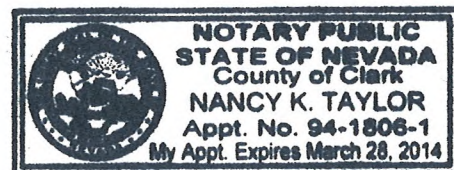
APN: _____

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



RECEIVED
JUL 13 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

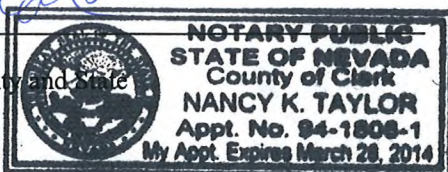
Property Owner Signature* Kimberly Marx
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 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

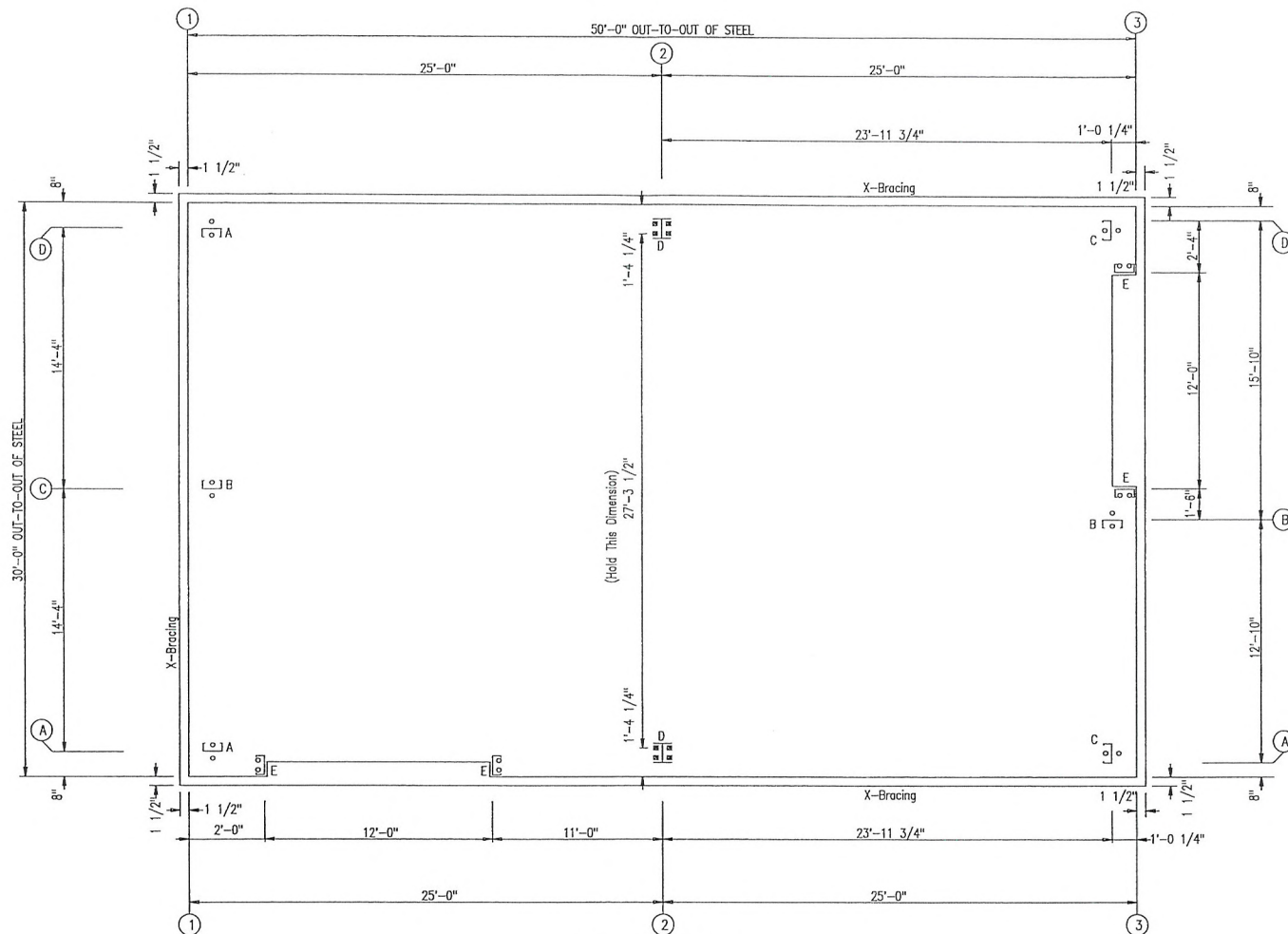
Drive Way

SITE PLAN

(Scale: 1/8" = 1')

RECEIVED
JUL 13 2010

VAR-38840



○ Dia= 5/8"
 ⊗ Dia= 3/4"

ANCHOR BOLT PLAN

JUN 11 2010

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

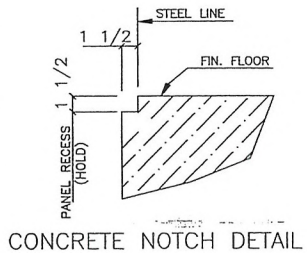
U.S. METAL BUILDINGS

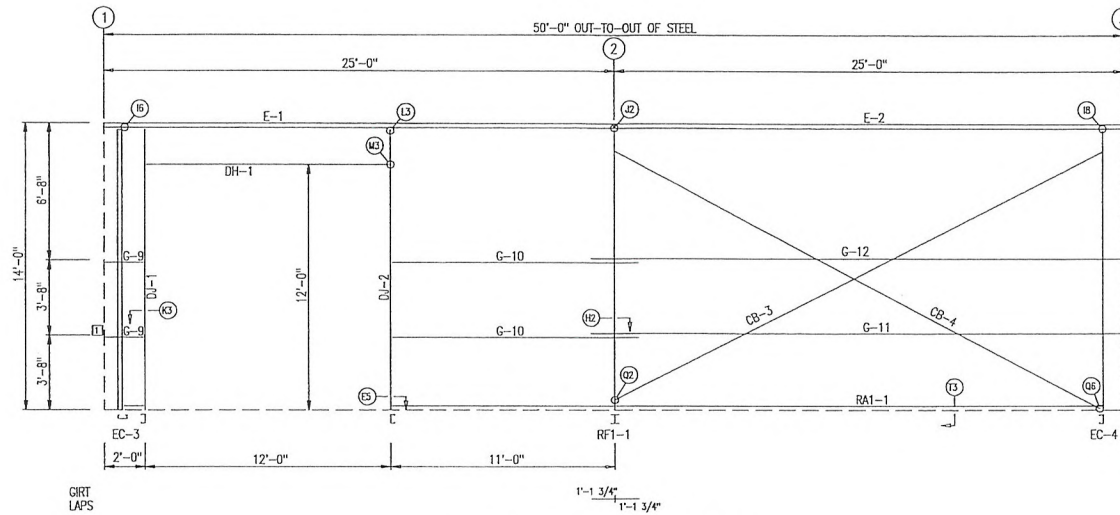
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
 (800) 638-5450

PROJECT: RONALD MARX	OWNER: RONALD MARX
CUSTOMER: RONALD MARX	
LOCATION: LAS VEGAS, NV 89110	
CAD: AS	DATE: 6/08/10
SCALE: N.T.S.	PHASE: 1
BUILDING ID: A	JOB NUMBER: 3501-250100
SHEET NUMBER: F1	ISSUE: 0

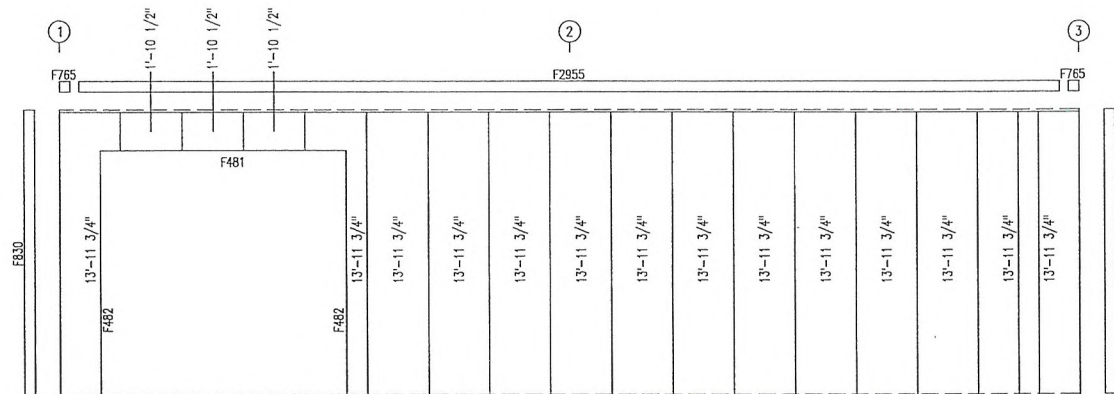


RECEIVED
 JUL 13 2010
 VAR-38840





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'-3"

CONNECTION PLATES		
FRAME LINE A		
CTID	MARK/PART	
1	SC-5	

GENERAL NOTES:

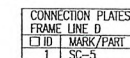
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, 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		OWNER: RONALD MARX			
CUSTOMER: 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]

PANELS: 26 Ga. PR — Saddle Tan

BEJUN N.
ANKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
N. 17245

JUN 11 2010

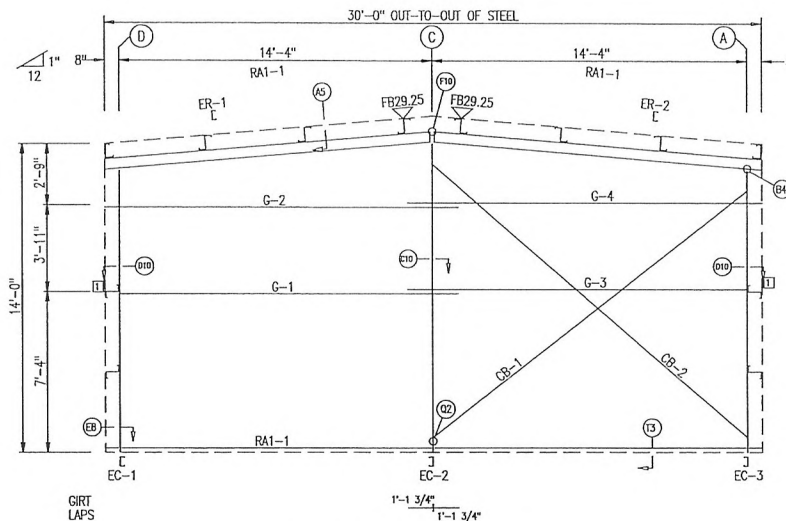
RECEIVED
JUL 13 2010
VAR-38840

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"

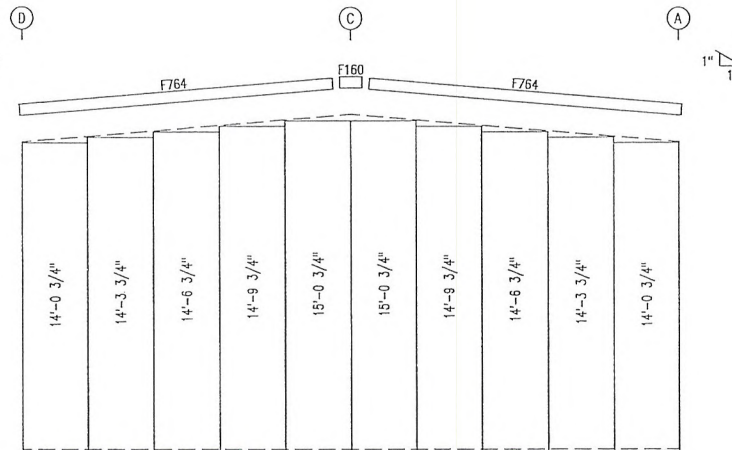
MEMBER TABLE		
FRAME LINE 1		
MARK	PART	LENGTH
EC-1	8F25C16	12'-7 3/8"
EC-2	8F35C13	13'-7 1/8"
EC-3	8F25C16	12'-7 3/8"
ER-1	8F25C12	15'-0 3/8"
ER-2	8F25C12	15'-0 3/8"
G-1	8X25Z16	15'-5 1/2"
G-2	8X25Z16	16'-1 1/2"
G-3	8X25Z16	15'-5 1/2"
G-4	8X25Z16	16'-1 1/2"
CB-1	1/4" DIA	18'-9"
CB-2	1/4" DIA	19'-4"

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	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 AS

DATE 6/08/10

SCALE N.T.S.

PHASE 1

BUILDING ID A

JOB NUMBER 3501-250100

SHEET NUMBER E4

ISSUE A



RECEIVED
JUL 13 2010
VAR-38840

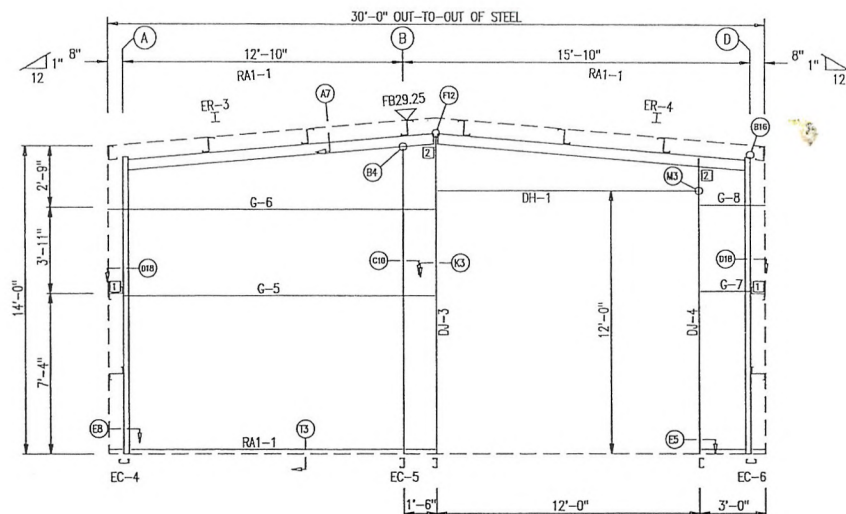
JUN 11 2010

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

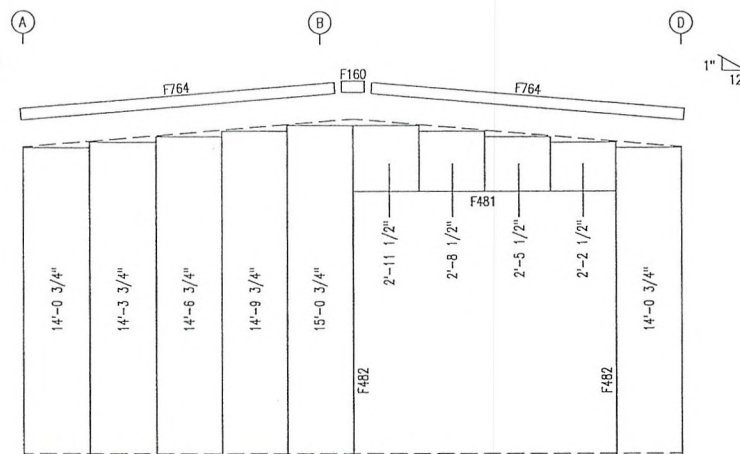
MEMBER TABLE		
FRAME LINE 3		
MARK	PART	LENGTH
EC-4	8F25C16	13'-5 1/16"
EC-5	8F25C13	13'-8 5/16"
EC-6	8F25C16	13'-5 1/16"
ER-3	W8X10	13'-9 1/4"
ER-4	W8X10	13'-9 1/4"
DJ-3	8F25C16	14'-5 3/4"
DJ-4	8F25C16	13'-5 3/4"
DH-1	8F25C16	12'-0"
G-5	8X25Z16	14'-1"
G-6	8X25Z16	14'-9 1/4"
G-7	C-7	2'-1"
G-8	8X25Z16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

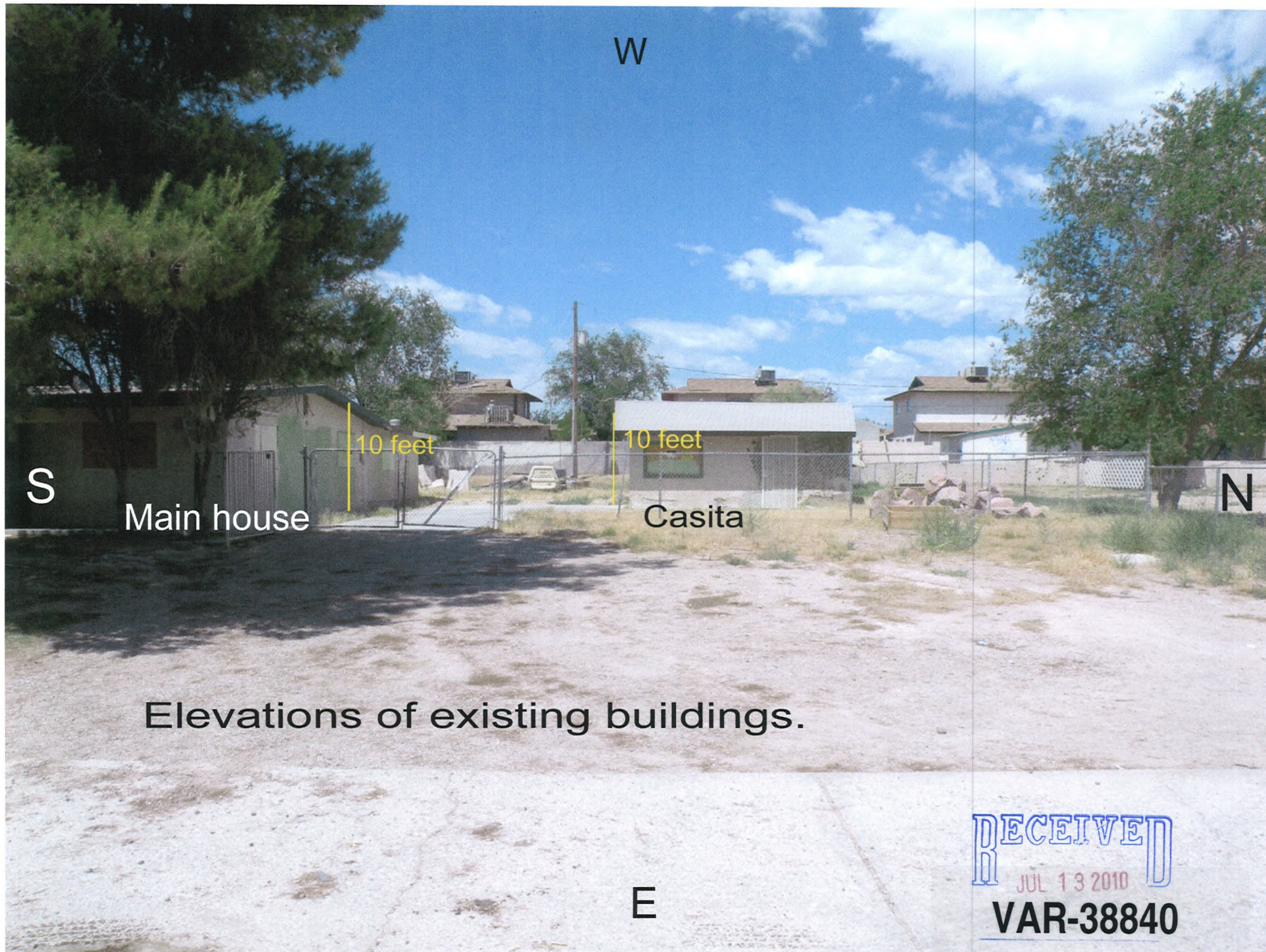
LOCATION: LAS VEGAS, NV 89110

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

JUN 11 2010



RECEIVED
JUL 13 2010
VAR-38840



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



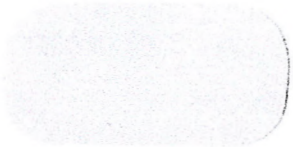
ASH GRAY



SADDLE TAN



DESERT SAND



POLAR WHITE



RUSTIC RED



LIGHT STONE

Building color

RECEIVED
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

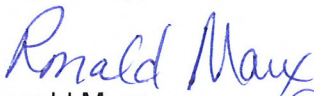
RECEIVED
JUL 13 2010
VAR-38840

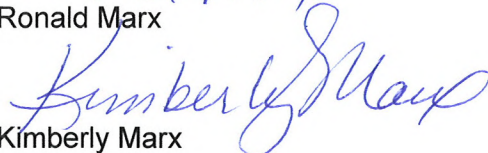
on it (see Picture #5). The homes in the neighborhood directly east of us are all two-story (see Picture #4). So although our home only has a roofline of 10-feet, the 16-foot height of the accessory structure would not be out of place in the neighborhood. The metal building will be tan with a brown trim.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

RECEIVED
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.

RECEIVED
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

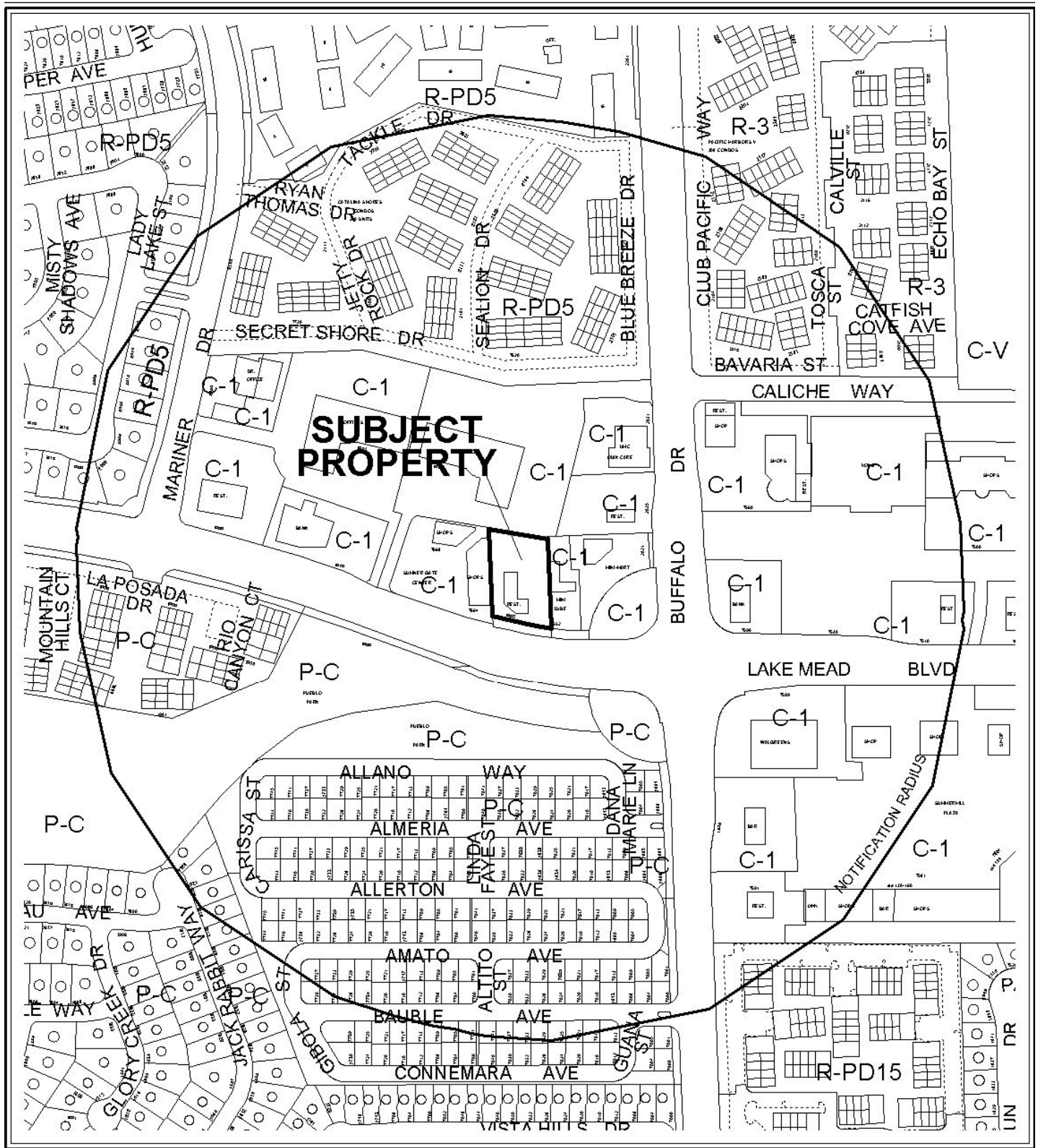
0

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: McDONALD'S CORPORATION

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-38857	Staff recommends APPROVAL, subject to conditions:	
VAR-38858	Staff recommends DENIAL, if approved subject to conditions:	VAR-38857
SDR-38856	Staff recommends APPROVAL, subject to conditions:	VAR-38857 VAR-38858

**** CONDITIONS ****

VAR-38857 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38558) and Site Development Plan Review (SDR-38856) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0003-89), and Site Development Plan Review (Z-0003-89).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

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

VAR-38858 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38557) and Site Development Plan Review (SDR-38856) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0003-89), and Site Development Plan Review (Z-0003-89), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-38856 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-38857) and (VAR-38858) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0003-89), and Site Development Plan Review (Z-0003-89), except as amended herein.

Conditions Page Three

August 26, 2010 - Planning Commission Meeting

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 07/13/10, and landscape plan, date stamped 08/04/10 except as amended by conditions herein.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/04/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: provide the quantity of trees, per the approved Landscape Plan date stamped 10/07/93, including, four (4) five-gallon shrubs for each required tree in perimeter planters.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.

Conditions Page Four

August 26, 2010 - Planning Commission Meeting

13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Major Amendment to a previously approved Site Development Plan Review (Z-0003-89) to renovate a 3,734 square-foot restaurant with drive-through on a 0.69 acre site at 7662 West Lake Mead Boulevard. The applicant is also proposing two companion Variances (VAR-38857) and (VAR-38858). The applicant proposes to update the existing 3,743 square foot restaurant with drive-through which was constructed on the site in 1993. Staff recommends approval, since the applicant has presented a plan that conforms to the approved Site Plan and Landscape Plan. If the applications are denied, the existing 3,743 square-foot restaurant with drive-through would remain. If, only the signage Variance is denied, then the existing signage would remain or the applicant could redesign the signage to conform to Title 19.14 Sign requirements.

ISSUES

- Approval of a Variance (VAR-38857) to allow 37 parking spaces where 40 are required and a Variance (VAR-38858) to allow an eight-foot menu board where seven feet is the maximum height allowed, two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed and to allow external illumination on one of the incidental signs (clearance arms) where internal illumination is required are necessary for approval of the Site Development Plan Review.
- A storage shed that has no building permit final inspection is located on the property. It occupies a parking stall in the northwest corner.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/01/89	The City Council approved a Rezoning (Z-0003-89) from N-U (Non-Urban under Resolution of Intent to R-PD5 and C-1) to R-PD5 (Residential Planned Development 5 Units per Acre and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
07/22/93	The Planning Commission approved a Plot Plan review (Z-0003-89) for a Restaurant at 7662 West Lake Mead Boulevard. Staff recommended approval.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
10/25/93	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/19/93	A building permit (93205689) was issued for a Certificate of Occupancy for a Restaurant at 7662 West Lake Mead Boulevard. The permit was finalized on 01/28/94.
01/28/94	A business License (R09-00524) was issued at 7662 West Lake Mead Boulevard for a Restaurant with seating of 45 or more. The license is still active.
10/04/95	A building permit (95879098) was issued at 7662 West Lake Mead Boulevard for a Certificate of Occupancy for an indoor Play Land. The permit was finalized 11/21/95.
05/01/98	A building permit (98009178) was issued at 7662 West Lake Mead Boulevard for a Tenant Improvement - Certificate of Occupancy. The permit was finalized on 05/27/98.
06/01/98	A building permit (98012185) was issued at 7662 West Lake Mead Boulevard for parking lot lighting. The permit was finalized on 06/30/98.
08/19/03	A building permit (3017776) was issued at 7662 West Lake Mead Boulevard for a double drive-through, new parking and trash enclosure. The permit was finalized on 04/08/05.
08/19/03	A building permit (3017775) was issued at 7662 West Lake Mead Boulevard for a 3,693 square-foot Tenant Improvement Remodel. The permit was finalized on 04/08/05.
07/23/08	A building permit (116790) was issued at 7662 West Lake Mead Boulevard for a Tenant Improvement - Certificate of Occupancy. The permit was finalized on 09/25/08.

<i>Pre-Application Meeting</i>	
06/02/10	A pre application meeting was held with the applicant where the submittal requirements for a Site Development Plan Review were discussed. Topics included: • A Variance will be required for parking. • A Variance to allow an eight-foot menu board where seven feet is the maximum height allowed, two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed and to allow external illumination on one of the incidental signs (clearance arms) where internal illumination is required.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
07/22/10	Staff conducted a field check and noted a well maintained fast-food restaurant with a drive-through, free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Restaurant- 2,000 SF or more (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Park	COS (Community/Open Space)	P-C (Planned Community)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails (Multi-Use Non-Equestrian)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08.050

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	144 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side (East)	10 Feet	57 Feet	Y
• Side (West)	10 Feet	23 Feet	Y
• Rear	25 Feet	87 Feet	Y
Max. Lot Coverage	50%	13%	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	By Condition
Mech. Equipment	Screened	Not indicated	By Condition

<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 / 30 Linear Feet	2 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y*
• East	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y*
• West	1 Tree / 30 Linear Feet	3 Trees	5 Trees	Y*
TOTAL PERIMETER TREES		13 Trees	13 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	N/A*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		1 Foot	Y*
• South	15 Feet		23 Feet	Y
• East	8 Feet		9 Feet	Y
• West	8 Feet		10 Feet	Y

**Per Landscape Plan approved by Plot Plan Review (Z-0003-89)*

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant-2,000 SF or more (with Drive-Through)	3,734 SF	1/100 SF	38		37		N
TOTAL SPACES REQUIRED			40*		37		N
TOTAL (With Handicapped)			38	2	35	2	N
Loading Spaces			1		1		Y
Percent Deviation			8%				

*Per Site Plan approved by Plot Plan Review (Z-0003-89)

Pursuant to Title 19.14, the following sign standards apply:

Menu Board			
Standards	Allowed	Provided	Compliance
Maximum Number	Two signs per drive-through lane if visible from ROW	One menu board 1 total	Y
Maximum Area	60 SF freestanding	44 SF freestanding	Y
Maximum Height	7 feet	8 feet (15% deviation)	N
Minimum Setback	5 feet	58 feet	Y
Illumination	External/Internal	Internal	Y
Other	Only the word "Menu" to be legible from ROW	Does not face ROW	Y

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

Incidental Signs (Directional)			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	Two signs per driveway or access 2 Total	One welcome point gateway and one drive-thru twin pole canopy 2 Total	Y
Maximum Area	12 SF	12 SF / 9 SF	Y
Maximum Height	7 feet	11 FT / 11 FT (57% deviation)	N
Minimum Setback	5 feet	58 FT / 56 FT	Y
Illumination	Internal only	External	N
Other	Up to 50% of sign area may contain logo	N/A	N/A

ANALYSIS

The applicant is proposing to remodel a 3,734 square-foot restaurant with drive-through. The exterior facade is being updated to meet current McDonald's standards. The site has been redesigned to eliminate one of the drive-through lanes, providing additional landscaping that is in compliance with the previously approved plan, and provide safer vehicular and pedestrian access, while meeting compliance with the current regulations for Americans with Disabilities Act (ADA) and loading standards. This has resulted in a loss of three parking spaces. The applicant has submitted two companion Variances for this site. The first Variance (VAR-38857) is to allow 37 parking spaces where 40 are required, which is an eight percent reduction in required parking. The second Variance (VAR-38858) is to allow an eight-foot menu board where seven feet is the maximum height allowed, two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed, which is a 57 percent increase above the permitted height, and external illumination on one of the incidental signs (clearance arms) where internal illumination is required.

As the applicant has presented compelling evidence for the parking Variance to allow 37 parking spaces where 40 are required as this will permit compliance with the current regulations for ADA and loading standards, staff recommends approval with conditions. Since the site is in substantial compliance with the approved plan, staff recommends approval of the Site Development Plan Review request. Staff is recommending denial of the proposed Variance for signage as the applicant has provided no evidence of unique or extraordinary circumstances pursuant to Title 19.18.070 that would substantiate the request.

Staff Report Page Seven
August 26, 2010 - Planning Commission Meeting

FINDINGS (VAR-38857)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

The subject site is a small lot, zoned C-1 (Limited Commercial) containing an existing fast-food restaurant with drive-through. The applicant’s parking lot design has enhanced the site and will permit safer vehicular and pedestrian access, while meeting compliance with the current regulations for ADA and loading standards. As such, the applicant has presented evidence of an extraordinary circumstance and staff is recommending approval.

FINDINGS (VAR-38858)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Staff Report Page Eight
August 26, 2010 - Planning Commission Meeting

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a menu board and incidental signs that do not meet height standards of Title 19.14. Removal of the incidental signs and redesign of the menu board would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-38856)

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 Restaurant (with Drive-Through) is an existing use. This use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

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

The proposed development is consistent with the General Plan, Title 19, and is in substantial conformance with the previously approved Plot Plan Review (Z-0003-89).

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

Staff Report Page Nine
August 26, 2010 - Planning Commission Meeting

Adequate site access is provided from both Lake Mead Boulevard and Buffalo Drive. Lake Mead Boulevard and Buffalo Drive are designated as 100-foot Primary Arterials by the Master Plan of Streets and Highways.

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

The proposed building and landscape materials are appropriate for this area and for the City. The provided landscape materials meet the Landscape Plan approved by Plot Plan Review (Z-0003-89).

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

The proposed building elevations are appropriate for the building’s uses and are harmonious and compatible with the surrounding area.

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

Proposed development on the site will be subject to permit review and inspection, thereby protecting the public’s health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 526

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

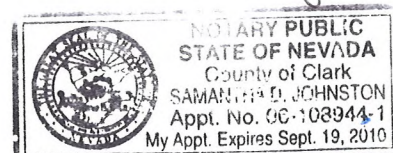
Signature of Property Owner: *Kevin T. McAuley*

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha Johnston
Notary Public in and for said County and State



RECEIVED
JUL 13 2010
City of Las Vegas

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.

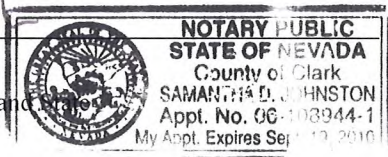
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

Samantha D. Johnston

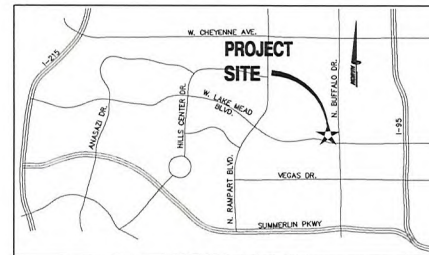
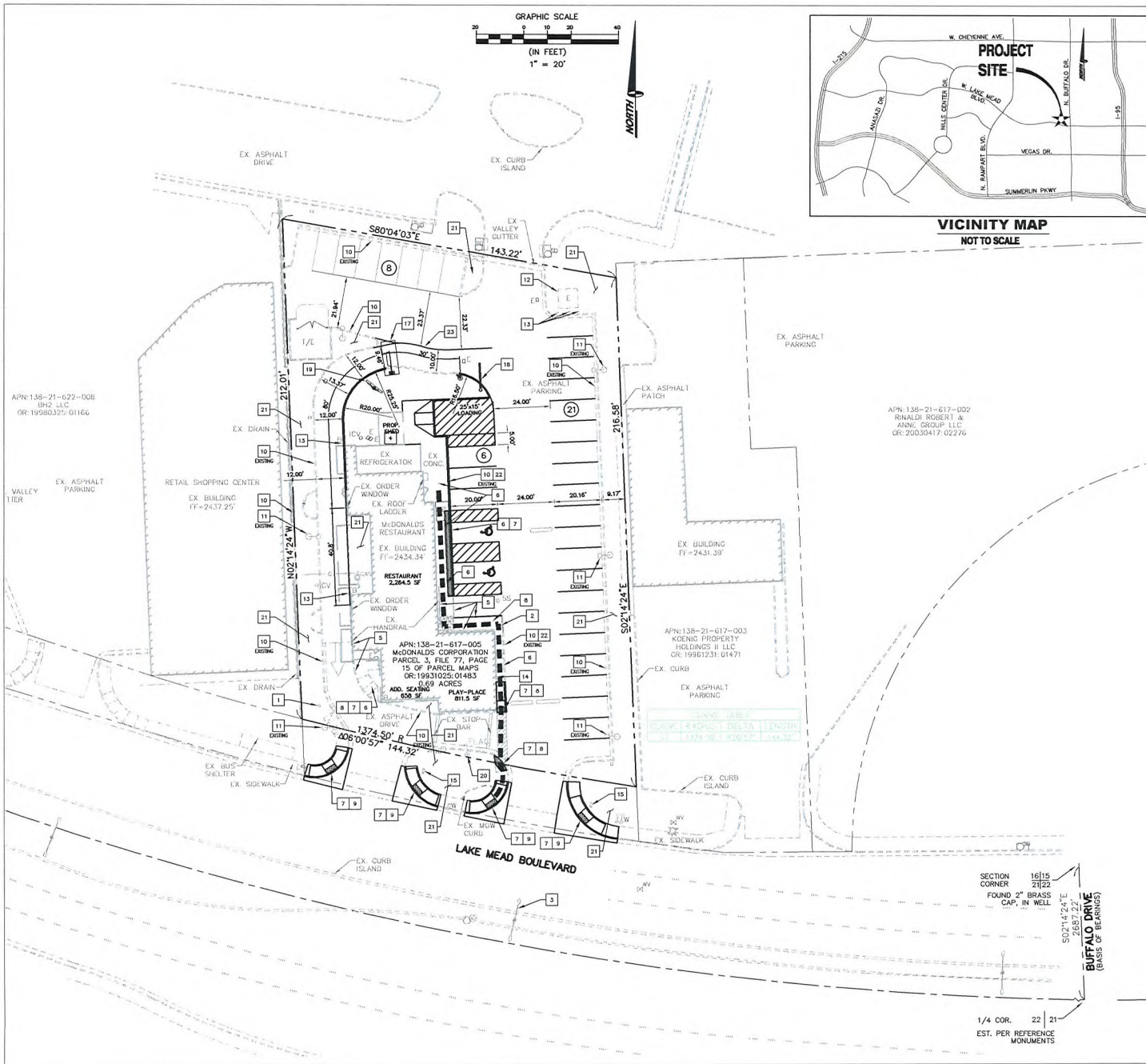
Notary Public in and for said County and State of Nevada



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 3.74 SF = 36 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:	7502 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:

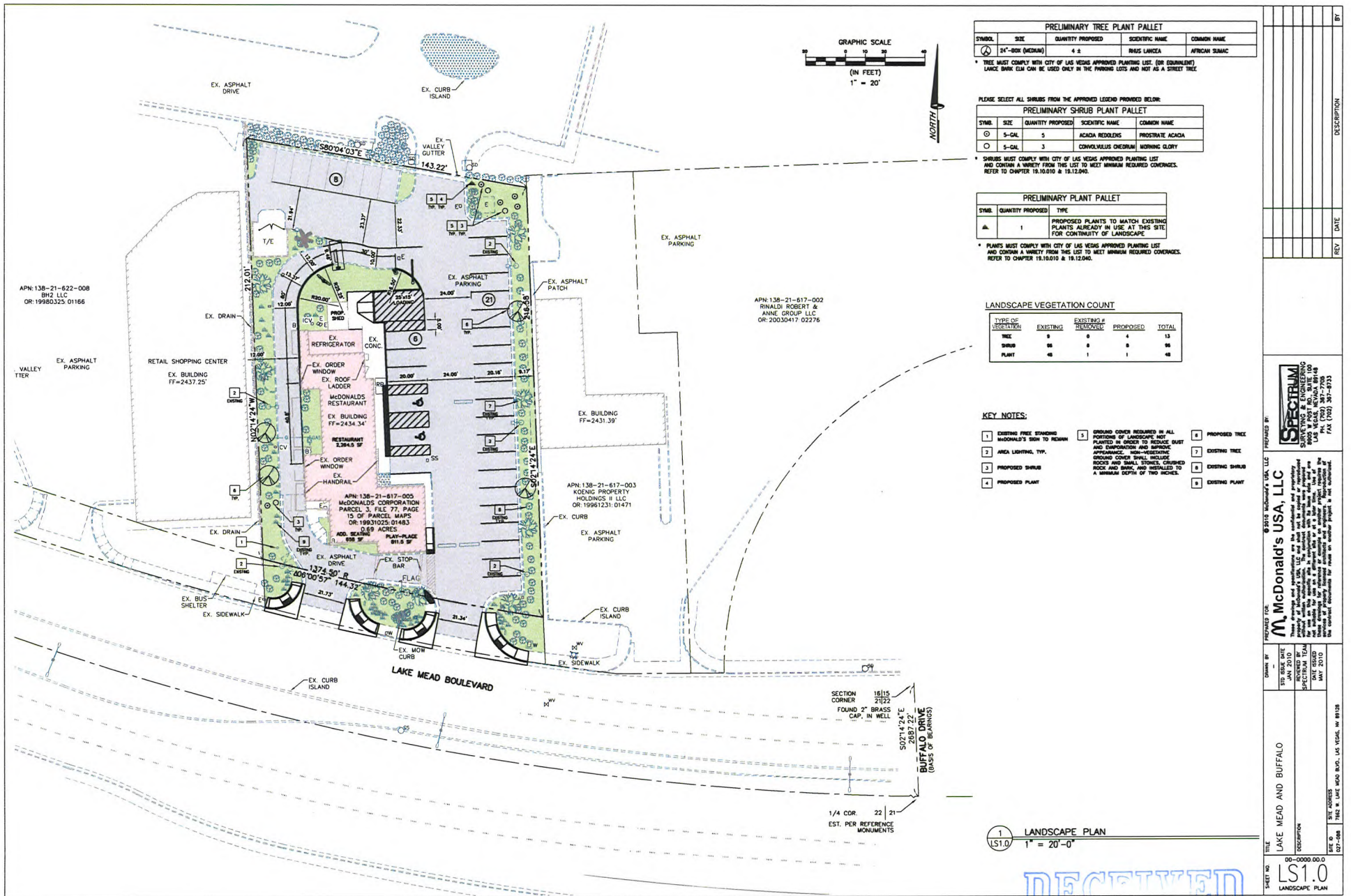
- EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
- ACCESSIBLE EGRESS ROUTE
- EX. STREET LIGHT
- RELOCATED STORAGE SHED
- EX. HAND RAIL
- RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
- PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNING TO MEET ADA COMPLIANCE
- RECONSTRUCT 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

RECEIVED
JUL 13 2010
City of Las Vegas

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

VAR-38857
VAR-38858
SDR-38856

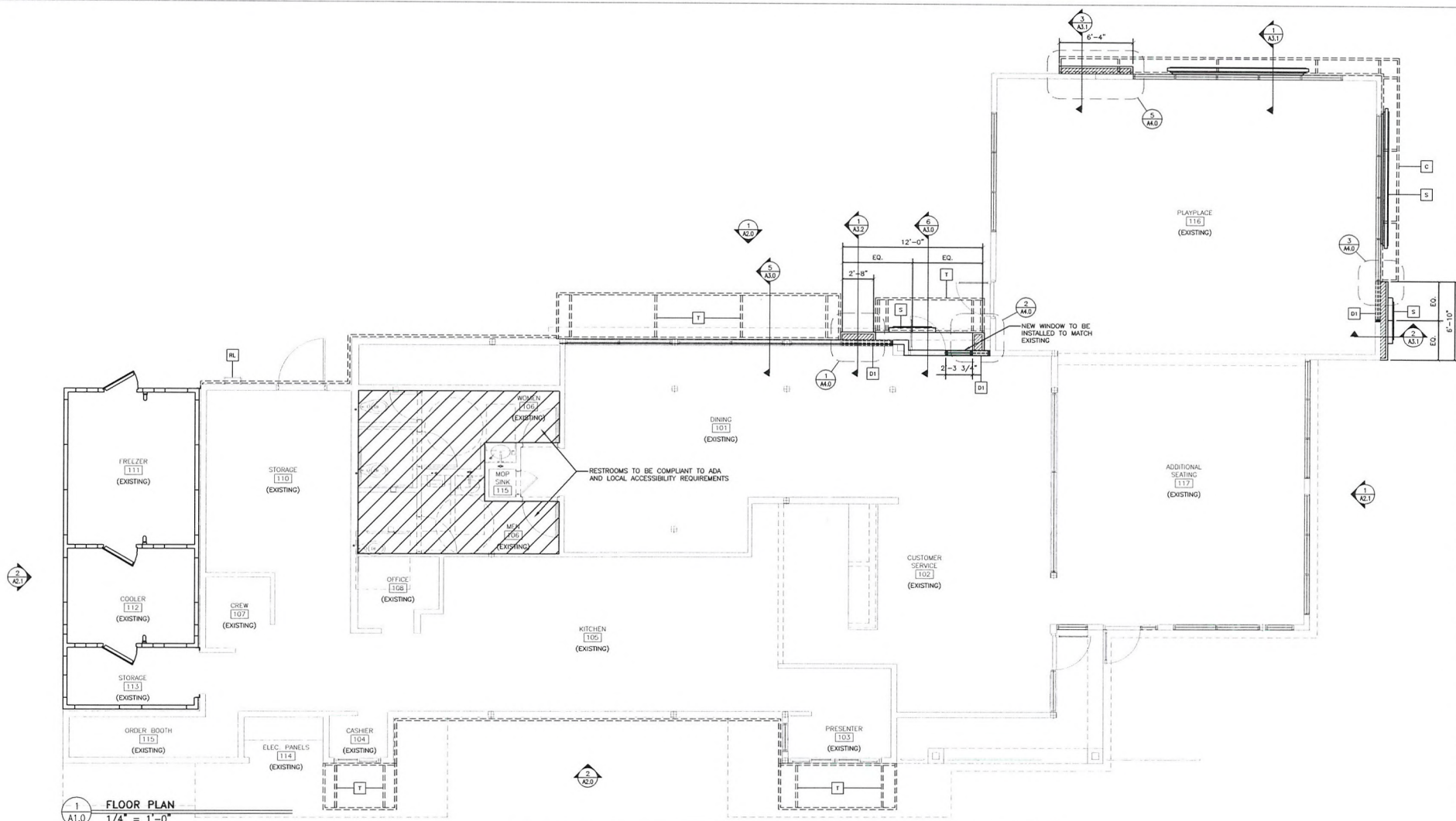
NO.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1	JAN 2010	PREPARED FOR: MCDONALD'S USA, LLC			
2	JAN 2010	DESIGNED BY: SPECTRUM DESIGN			
3	MAY 2010	REVIEWED BY: SPECTRUM DESIGN			
4	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
5	MAY 2010	DATE: MAY 2010			
6	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
7	MAY 2010	SHEET: 1 OF 1			
8	MAY 2010	SCALE: 1" = 20'			
9	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
10	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
11	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
12	MAY 2010	DATE: MAY 2010			
13	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
14	MAY 2010	SHEET: 1 OF 1			
15	MAY 2010	SCALE: 1" = 20'			
16	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
17	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
18	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
19	MAY 2010	DATE: MAY 2010			
20	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
21	MAY 2010	SHEET: 1 OF 1			
22	MAY 2010	SCALE: 1" = 20'			
23	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
24	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
25	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
26	MAY 2010	DATE: MAY 2010			
27	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
28	MAY 2010	SHEET: 1 OF 1			
29	MAY 2010	SCALE: 1" = 20'			
30	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
31	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
32	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
33	MAY 2010	DATE: MAY 2010			
34	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
35	MAY 2010	SHEET: 1 OF 1			
36	MAY 2010	SCALE: 1" = 20'			
37	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
38	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
39	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
40	MAY 2010	DATE: MAY 2010			
41	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
42	MAY 2010	SHEET: 1 OF 1			
43	MAY 2010	SCALE: 1" = 20'			
44	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
45	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
46	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
47	MAY 2010	DATE: MAY 2010			
48	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
49	MAY 2010	SHEET: 1 OF 1			
50	MAY 2010	SCALE: 1" = 20'			
51	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
52	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
53	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
54	MAY 2010	DATE: MAY 2010			
55	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
56	MAY 2010	SHEET: 1 OF 1			
57	MAY 2010	SCALE: 1" = 20'			
58	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
59	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
60	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
61	MAY 2010	DATE: MAY 2010			
62	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
63	MAY 2010	SHEET: 1 OF 1			
64	MAY 2010	SCALE: 1" = 20'			
65	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
66	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
67	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
68	MAY 2010	DATE: MAY 2010			
69	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
70	MAY 2010	SHEET: 1 OF 1			
71	MAY 2010	SCALE: 1" = 20'			
72	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
73	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
74	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
75	MAY 2010	DATE: MAY 2010			
76	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
77	MAY 2010	SHEET: 1 OF 1			
78	MAY 2010	SCALE: 1" = 20'			
79	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
80	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
81	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
82	MAY 2010	DATE: MAY 2010			
83	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
84	MAY 2010	SHEET: 1 OF 1			
85	MAY 2010	SCALE: 1" = 20'			
86	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
87	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
88	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
89	MAY 2010	DATE: MAY 2010			
90	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
91	MAY 2010	SHEET: 1 OF 1			
92	MAY 2010	SCALE: 1" = 20'			
93	MAY 2010	DRAWN BY: SPECTRUM DESIGN			
94	MAY 2010	CHECKED BY: SPECTRUM DESIGN			
95	MAY 2010	APPROVED BY: SPECTRUM DESIGN			
96	MAY 2010	DATE: MAY 2010			
97	MAY 2010	PROJECT: LAKE MEAD AND BUFFALO			
98	MAY 2010	SHEET: 1 OF 1			
99	MAY 2010	SCALE: 1" = 20'			
100	MAY 2010	DRAWN BY: SPECTRUM DESIGN			



VAR-38857 VAR-38858
 SDR-38856 REVISED

RECEIVED
 AUG 04 2010

LS1.0
 LANDSCAPE PLAN



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 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

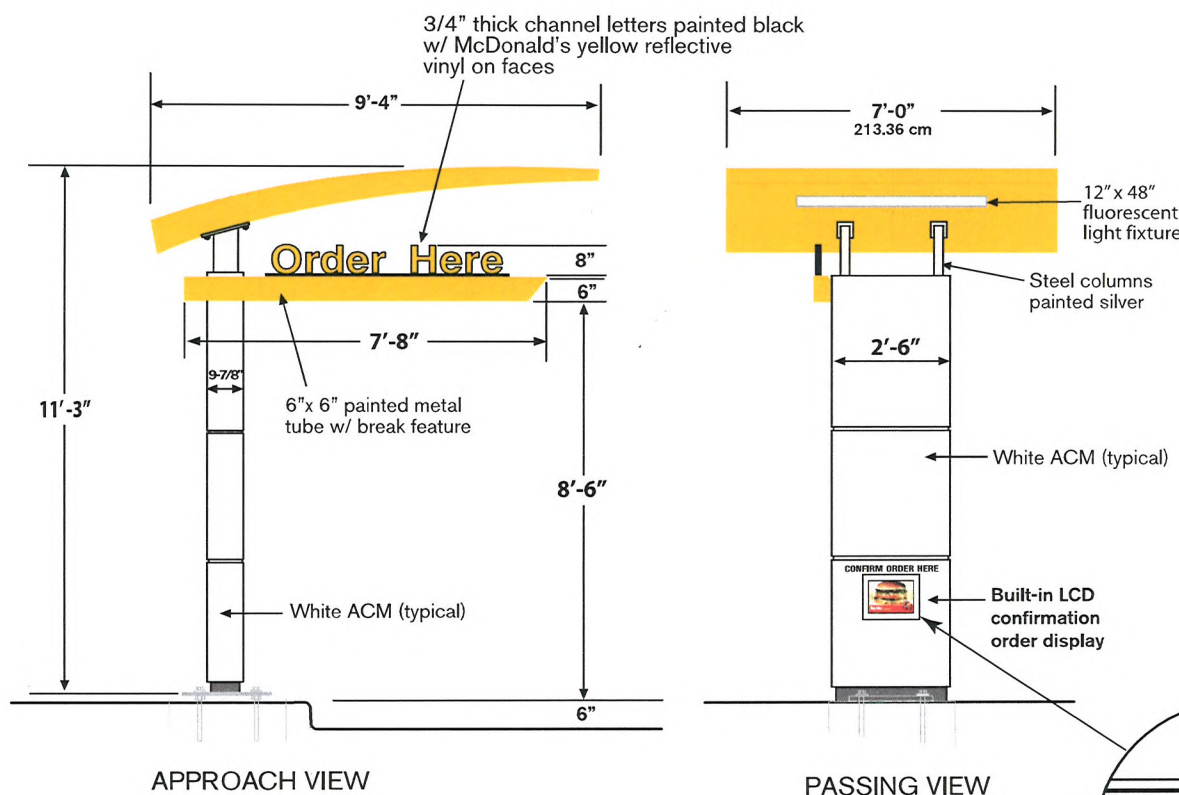
VAR-38857
VAR-38858
SDR-38856

SHEET NO.		00-0000.00.0		DRAWN BY		SPECTRUM TEAM		PREPARED FOR		©2010 McDonald's USA, LLC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
-----------	--	--------------	--	----------	--	---------------	--	--------------	--	---------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

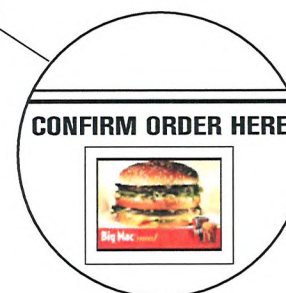


Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

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

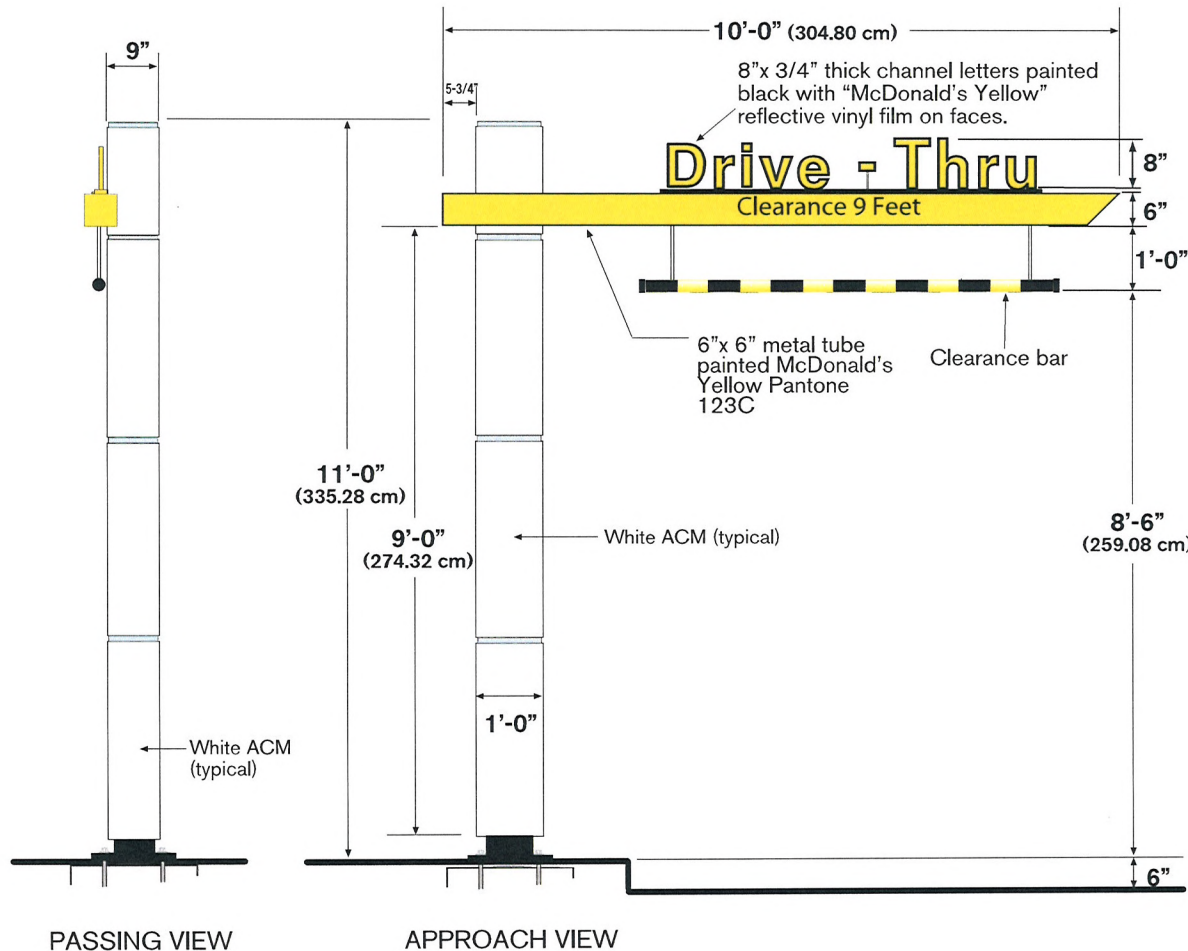
VAR-38857
VAR-38858
SDR-38856

RECEIVED

JUL 13 2010

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.

RECEIVED

JUL 13 2010

VAR-38857

VAR-38858

SDR-38856

FP-43 Modular Outdoor Menu Board



FP-43 Outdoor Menu Board w/ Flip Adder

RECEIVED

JUL 13 2010

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**



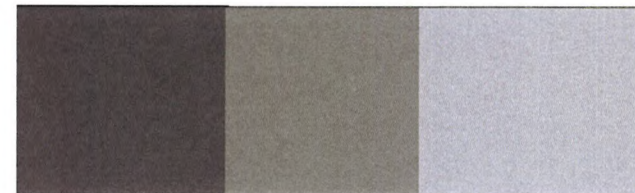
BM: 2175-10 BM: 2173-10 Engler-
Aztec Brick Earthly Pre-weathered
Russet Galvalume



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

RECEIVED

JUL 13 2010

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

RECEIVED

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

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



RECEIVED

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**



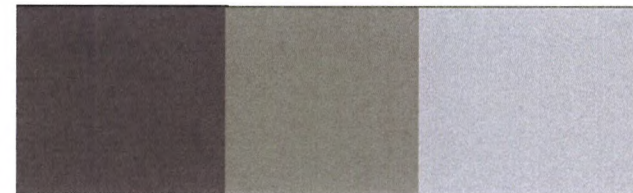
BM: 2175-10 BM: 2173-10 Englert-
Aztec Brick Earthly Russet Pre-weathered Galvalume



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

RECEIVED

JUL 13 2010

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
JUL 13 2010
City of Las Vegas

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

Mr. Grider:

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

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

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

Per the requirements set forth in Title 19.10, the number of required parking is thirty-eight parking spaces and since we are proposing thirty-five parking spaces this development does not meet the required number of parking per Title 19.10. Please see parking calculations below:

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

Total: = 38.0 Required
Total: = 35.0 Provided

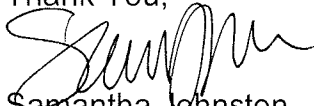
Since the majority of McDonald's business is drive-thru and not a dine in restaurant, we are suggesting that a reduction in the number of parking spaces required be approved to meet the number of parking spaces that we are proposing for this project.

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: _____

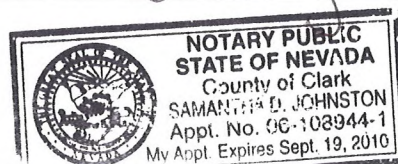
Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha D. Johnston

Notary Public in and for said County and State



RECEIVED

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.

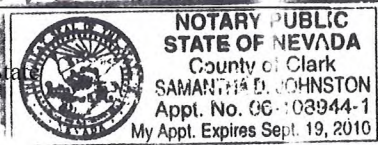
Print Name Kevin T. McAuley

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: _____

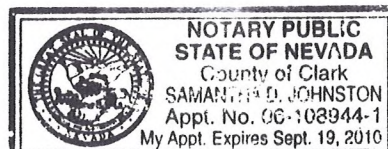
Signature of Property Owner: _____

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.

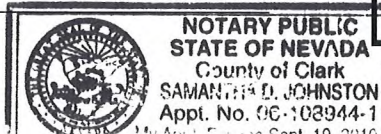
Print Name Kevin T. McAuley

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>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.



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.

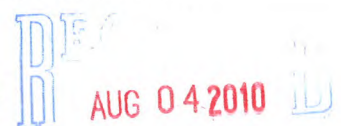
In addition, a variance request for the incidental directional signage height is being requested for signage within the drive-thru that exceeds the allowable 7'-0" allowable height and for externally illuminated signage.

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

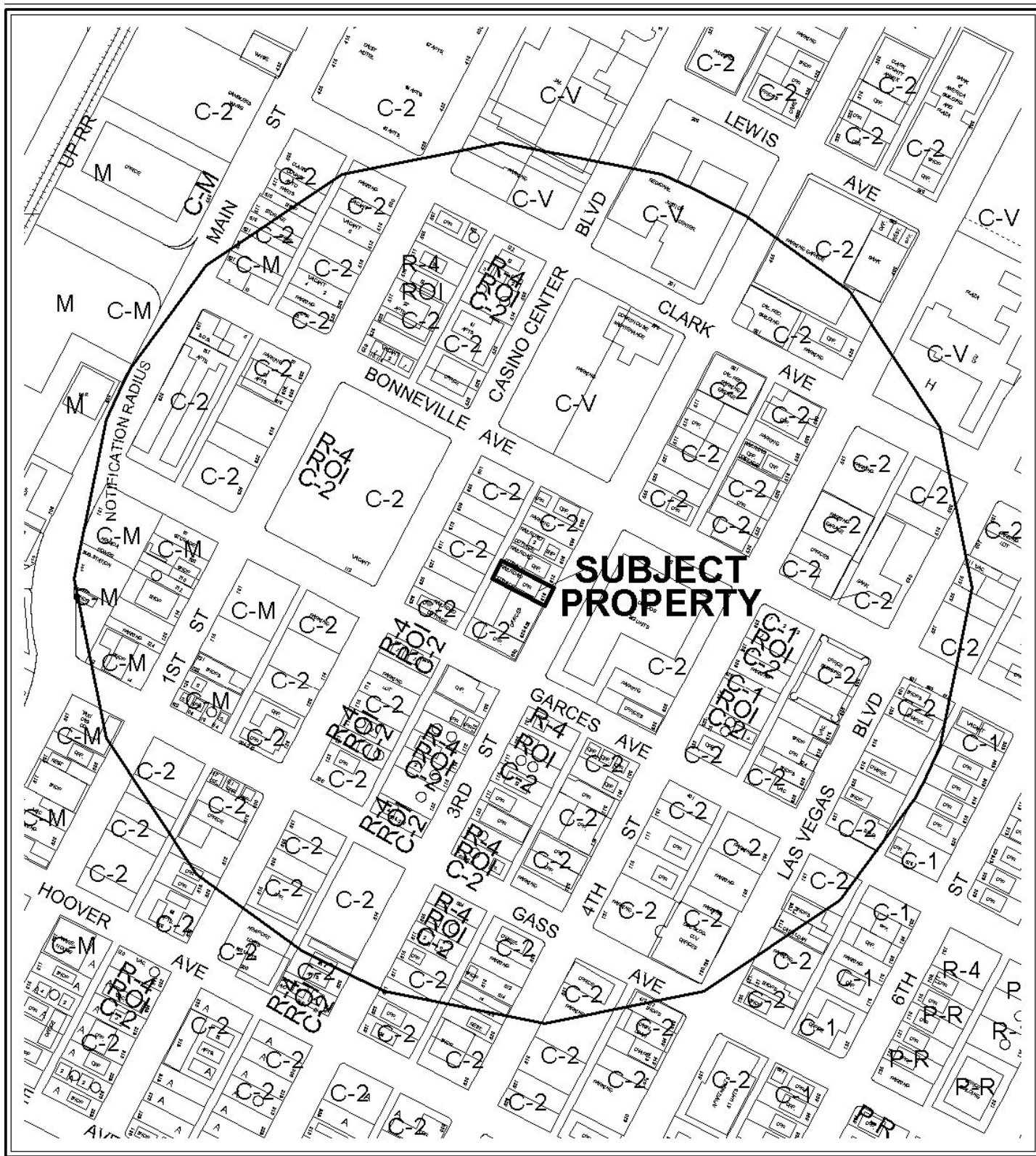
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

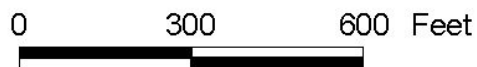
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

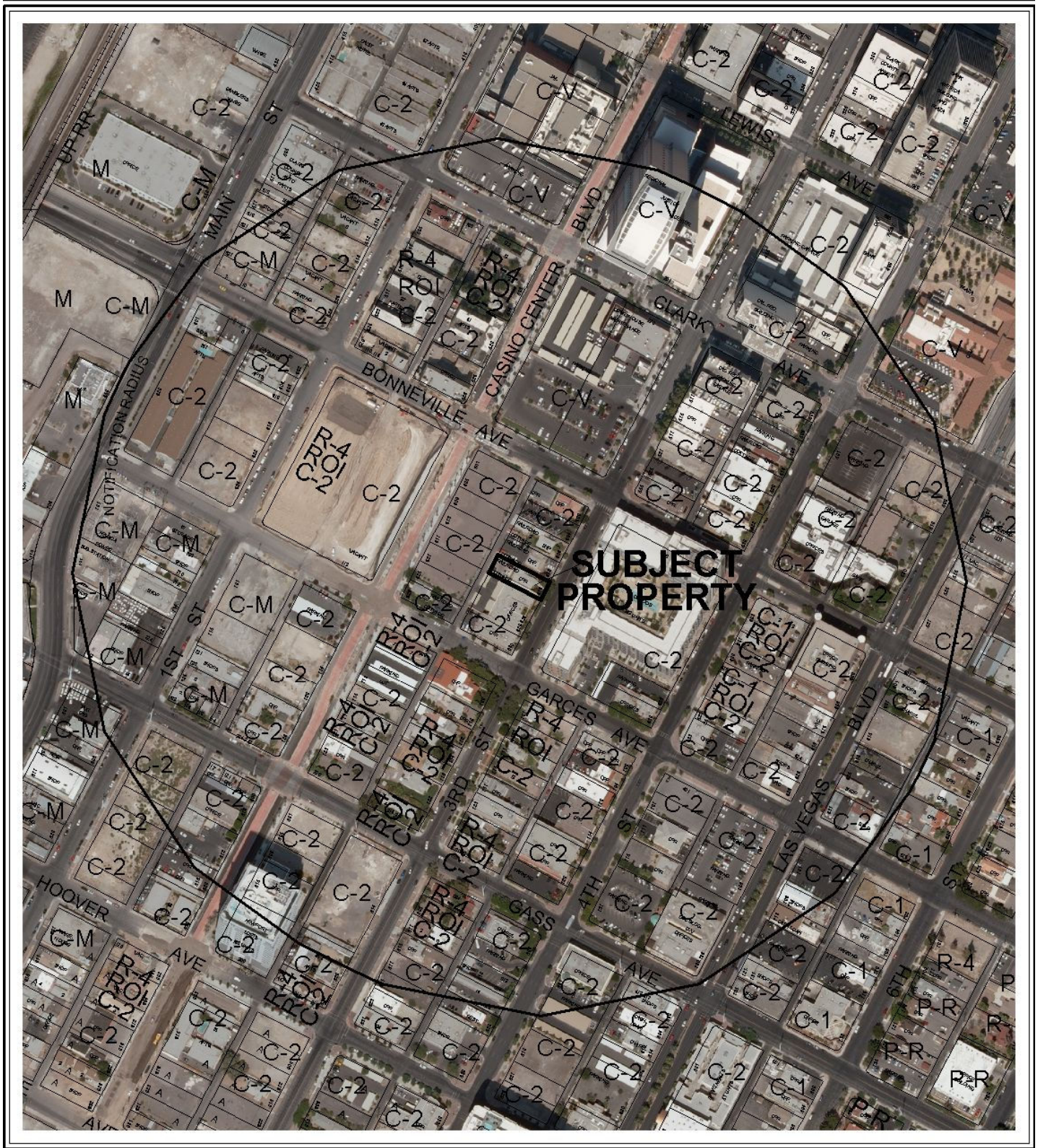


CASE: SUP-38817

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38817	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38817 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Bail Bonds Service use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. There shall be no vehicle signage permitted on the site.
4. All parking shall be on approved parking surfaces with no parking permitted on the front lawn.
5. The existing parking lot shall be re-striped in order to comply with current Americans with Disability Act (ADA) and Title 19.10 standards.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 1,280 square-foot Bail Bond Service use at 616 South 3rd Street. The proposed Bail Bond Service use complies with all Title 19.04 requirements and can be conducted in a compatible manner with the surrounding development and land uses; therefore, staff recommends approval with conditions. If the Special Use Permit is denied, a Bail Bonds Service will not be allowed at this site.

ISSUES

- The use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
No records were on file.	

<i>Most Recent Change of Ownership</i>	
09/13/94	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/03/10	A business license (B01-96081-5-149852) for a Bail Bond Agency was denied due to the need for a Special Use Permit.
06/17/10	A business license (B18-96082-E-149852) for a Bail Agent/Enforcement Agent was denied due to the need for a Special Use Permit.

<i>Pre-Application Meeting</i>	
06/22/10	A pre-application meeting was held where the submittal requirements for a Special Use Permit were discussed with the following items: • Revise the site plan to show the parking lot to match the current configuration with handicapped parking space per Title 19.10(G)

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Neighborhood Meeting</i>
No neighborhood meeting was required nor was one held.

Field Check	
07/22/10	Staff inspected the site and took photographs. The site was well maintained. The parking lot requires restriping to comply with ADA requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office	C (Commercial)	C-2 (General Commercial)
North	Office	C (Commercial)	C-2 (General Commercial)
South	Office	C (Commercial)	C-2 (General Commercial)
East	Mixed Use (Residential/Retail)	C (Commercial)	C-2 (General Commercial)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

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

YK

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Title 19.08.050 Commercial and Industrial District Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	7,000 SF	Y
Min. Lot Width	100 Feet	50 Feet	N
Min. Setbacks			
• Front	N/A	42 Feet	Y
• Side	N/A	5 Feet	Y
• Rear	N/A	80 Feet	Y
Max. Lot Coverage	N/A	18%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bail Bonds	1,280 SF	1 per 300 SF	5		4		N
TOTAL SPACES REQUIRED			5		4		N
TOTAL (With Handicapped)			4	1	3	1	N

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

ANALYSIS

This is a request for a Special Use Permit to allow a Bail Bond Service use in an existing 1,280 square-foot building located at 616 South 3rd Street. A Bail Bond Service use is defined by Title 19.20.020 as “an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.” The subject site is located in close proximity to a number of courthouse and correctional facilities.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

The proposed Bail Bond Service use requires approval of a Special Use Permit within a C-2 (General Commercial) zoning district. There are no minimum Special Use Permit requirements for a Bail Bond Service use. If approved, the subject application for a Special Use Permit would fulfill that requirement. The proposed Bail Bond Service use meets all applicable Title 19.04 requirements and can be conducted in a manner that is compatible with surrounding uses. Therefore, staff is recommending approval of the subject Special Use Permit with conditions. No vehicle signage will be permitted in association with this business nor will parking be allowed in the front yard or on non-approved surfaces. In addition, the parking lot must be restriped to current ADA and Title 19.10 standards.

FINDINGS (SUP-38817)

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

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

The proposed use is compatible with the neighboring commercial and future land uses proposed by the General Plan. Similar uses are located on near-by properties and within the Downtown Centennial Plan area.

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

The proposed Bail Bond Service use will be located within an existing office building, which is vacant. The proposed use is appropriate in the subject C-2 (General Commercial) zoning designation and is consistent with other Bail Bond Service uses in the area.

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

Principal access to the site is provided from 3rd Street, an 80-foot Local Street. An alley provides access to the parking lot on the site. The alley is located adjacent to the west property line. Third Street has sufficient capacity to accommodate the proposed use.

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

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

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

The proposed Bail Bond Service use meets all applicable requirements as set forth pursuant to Title 19.04 requirements, as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 310

APPROVALS 0

PROTESTS 0



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

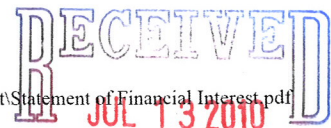
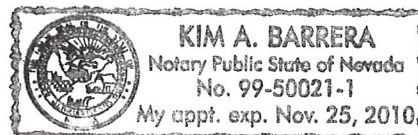
APN: N/A

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.

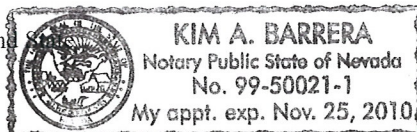
Print Name Elizabeth N. Fretwell

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

RECEIVED
JUL 13 2010

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

RECEIVED
JUL 13 2010

SDR-38854

[illegible]

INTERIM REVIEW ONLY
These documents are responsive,
and are released for public
review only and are not intended
for regulatory purposes, briefing,
opinion, or legislative purposes.

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

RECEIVED
JUL 19 2010

SDR-38854

01 FLOOR PLAN- LEVEL 1



Northrop Grumman



Northrop Grumman

DEVELOPER
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

DEVELOPER'S CONSULTANTS
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

EXECUTIVE ARCHITECT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

DESIGN ARCHITECT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

MEP CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

STRUCTURAL ENGINEER
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

LANDSCAPE ARCHITECT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

LIFE SAFETY CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

TECHNICAL CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

GRAPHICS CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

SECURITY CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

TELECOMMUNICATIONS CONSULTANT
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303/733-0000

INTERVIEW ONLY

[illegible]

867.000

04.2010

**Ronald W. Reynolds
Discovery Children's
Museum
Progress Print
Third Floor Plan
Level 3)**

2.03

[illegible]

RECEIVED
JUL 19 2010

SDR-38854

01 FLOOR PLAN - LEVEL 3

[illegible]

1. ALL CLEARINGS ARE BASED ON DATA CL. 07-02-00 = APR. 2000'S
2. ☒ REFERS TO DIRT LOCATION
3. ☐ REFERS TO THE BACK ANCHOR LOCATION

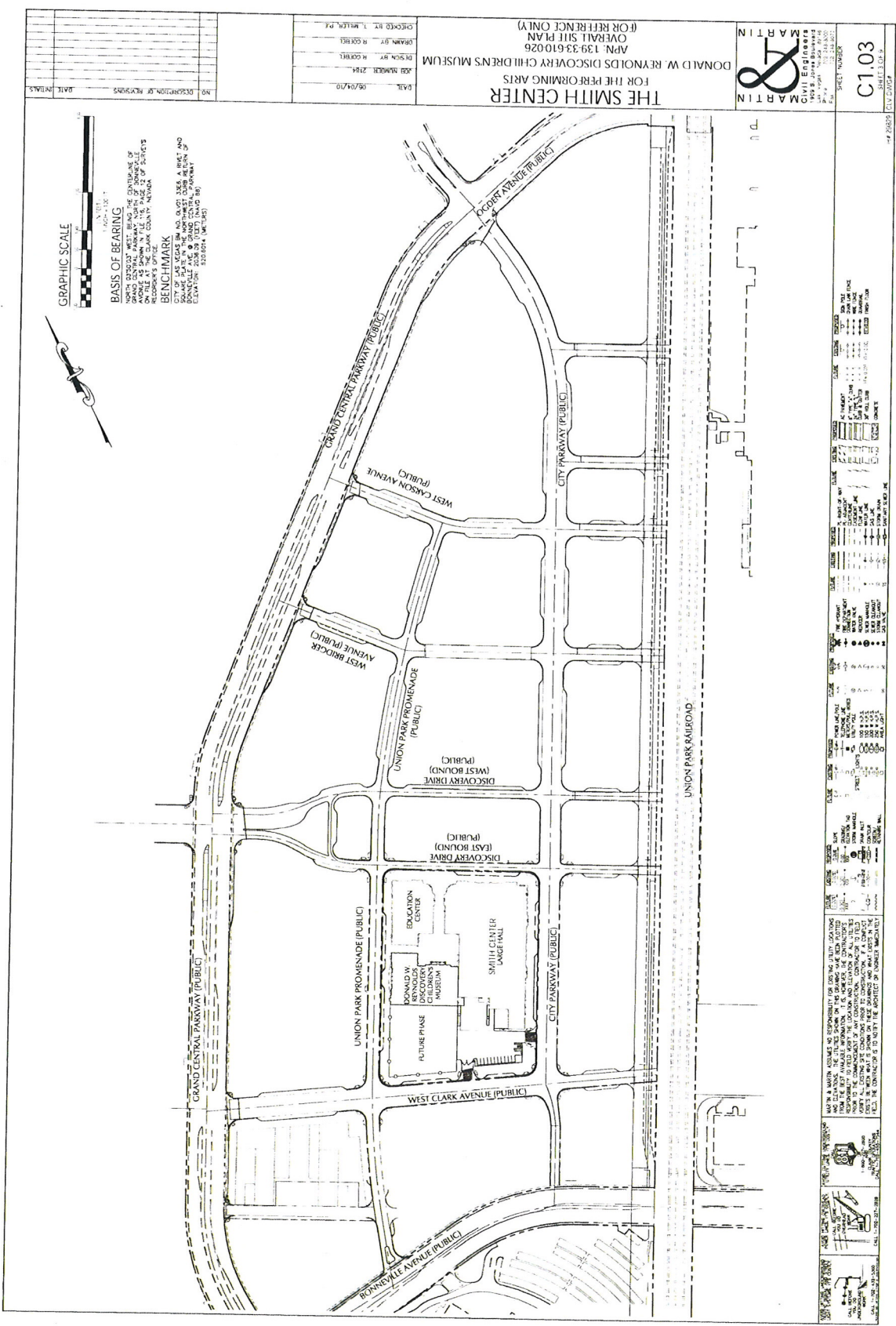
[illegible]

RECEIVED
JUL 19 2010

SDR-38854

01 ROOF PLAN

0 8 16



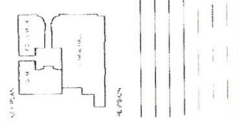
RECEIVED
JUL 19 2010

SDR-38854

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

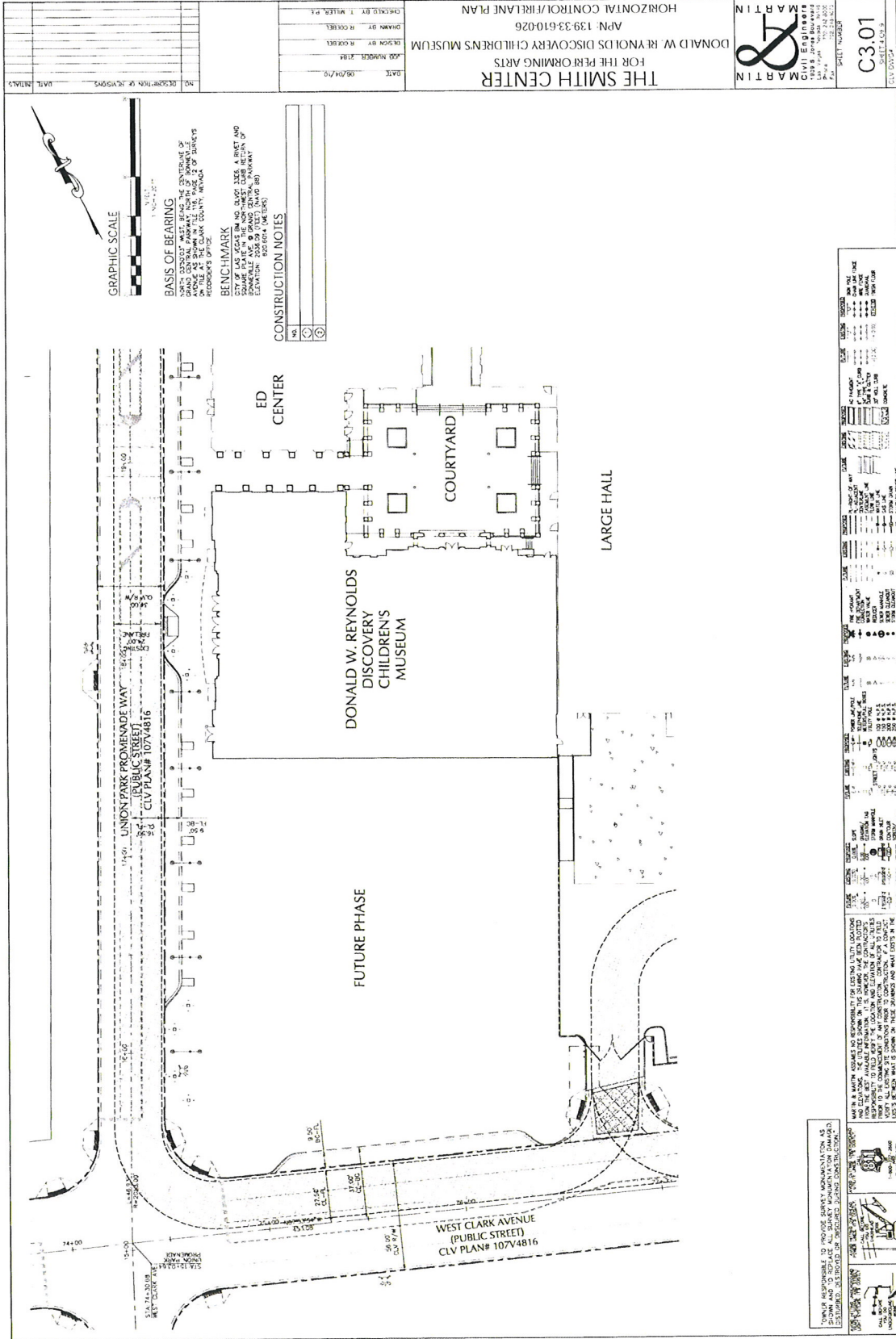
THE SMITH CENTER
 LAS VEGAS
 PERFORMING
 ARTS CENTER
 FOUNDATION

INTERIM REVIEW ONLY
 THIS DRAWING IS FOR REVIEW ONLY
 AND IS NOT TO BE USED FOR CONSTRUCTION



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

C3.01



RECEIVED
 JUL 19 2010

SDR-38854

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

18

A5.00



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
ON 1/6	FLAT ROOF
ON 1/7	FLAT ROOF
ON 1/8	FLAT ROOF
ON 1/9	FLAT ROOF
ON 1/10	FLAT ROOF
ON 1/11	FLAT ROOF
ON 1/12	FLAT ROOF
ON 1/13	FLAT ROOF
ON 1/14	FLAT ROOF
ON 1/15	FLAT ROOF
ON 1/16	FLAT ROOF
ON 1/17	FLAT ROOF
ON 1/18	FLAT ROOF
ON 1/19	FLAT ROOF
ON 1/20	FLAT ROOF
ON 1/21	FLAT ROOF
ON 1/22	FLAT ROOF
ON 1/23	FLAT ROOF
ON 1/24	FLAT ROOF
ON 1/25	FLAT ROOF
ON 1/26	FLAT ROOF
ON 1/27	FLAT ROOF
ON 1/28	FLAT ROOF
ON 1/29	FLAT ROOF
ON 1/30	FLAT ROOF
ON 1/31	FLAT ROOF
ON 1/32	FLAT ROOF
ON 1/33	FLAT ROOF
ON 1/34	FLAT ROOF
ON 1/35	FLAT ROOF
ON 1/36	FLAT ROOF
ON 1/37	FLAT ROOF
ON 1/38	FLAT ROOF
ON 1/39	FLAT ROOF
ON 1/40	FLAT ROOF
ON 1/41	FLAT ROOF
ON 1/42	FLAT ROOF
ON 1/43	FLAT ROOF
ON 1/44	FLAT ROOF
ON 1/45	FLAT ROOF
ON 1/46	FLAT ROOF
ON 1/47	FLAT ROOF
ON 1/48	FLAT ROOF
ON 1/49	FLAT ROOF
ON 1/50	FLAT ROOF
ON 1/51	FLAT ROOF
ON 1/52	FLAT ROOF
ON 1/53	FLAT ROOF
ON 1/54	FLAT ROOF
ON 1/55	FLAT ROOF
ON 1/56	FLAT ROOF
ON 1/57	FLAT ROOF
ON 1/58	FLAT ROOF
ON 1/59	FLAT ROOF
ON 1/60	FLAT ROOF
ON 1/61	FLAT ROOF
ON 1/62	FLAT ROOF
ON 1/63	FLAT ROOF
ON 1/64	FLAT ROOF
ON 1/65	FLAT ROOF
ON 1/66	FLAT ROOF
ON 1/67	FLAT ROOF
ON 1/68	FLAT ROOF
ON 1/69	FLAT ROOF
ON 1/70	FLAT ROOF
ON 1/71	FLAT ROOF
ON 1/72	FLAT ROOF
ON 1/73	FLAT ROOF
ON 1/74	FLAT ROOF
ON 1/75	FLAT ROOF
ON 1/76	FLAT ROOF
ON 1/77	FLAT ROOF
ON 1/78	FLAT ROOF
ON 1/79	FLAT ROOF
ON 1/80	FLAT ROOF
ON 1/81	FLAT ROOF
ON 1/82	FLAT ROOF
ON 1/83	FLAT ROOF
ON 1/84	FLAT ROOF
ON 1/85	FLAT ROOF
ON 1/86	FLAT ROOF
ON 1/87	FLAT ROOF
ON 1/88	FLAT ROOF
ON 1/89	FLAT ROOF
ON 1/90	FLAT ROOF
ON 1/91	FLAT ROOF
ON 1/92	FLAT ROOF
ON 1/93	FLAT ROOF
ON 1/94	FLAT ROOF
ON 1/95	FLAT ROOF
ON 1/96	FLAT ROOF
ON 1/97	FLAT ROOF
ON 1/98	FLAT ROOF
ON 1/99	FLAT ROOF
ON 1/100	FLAT ROOF

SDR-38854

NOTE: SEE A3.02
FOR ADDITIONAL
POOL ELEVATIONS

NOTE: SEE AS-CR
FOR ADDITIONAL
PERIODA ELEVATION

RECEIVED
JUL 19 2010
NATIONAL ARCHIVES

JUL 19 2010

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

INVESTMENT CONSULTANTS
1000 LAS VEGAS BLVD. S.
LAS VEGAS, NV 89101

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

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

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

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

SAFETY CONSULTANT
LAS VEGAS PERFORMING ARTS CENTER
1000 LAS VEGAS BLVD. S.
LAS VEGAS, NV 89101

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

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

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

THE CENTER
LAS VEGAS
PERFORMING ARTS CENTER
FOUNDATION

NOT FOR CONSTRUCTION

KEY PLAN

REVISION

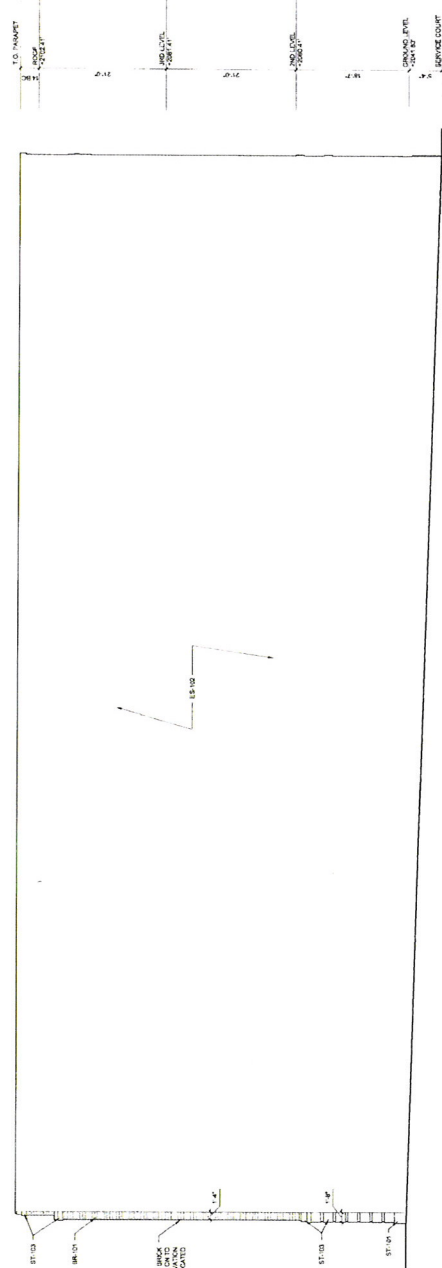
DATE: 03.12.2010

PROJECT NUMBER: 12887.000

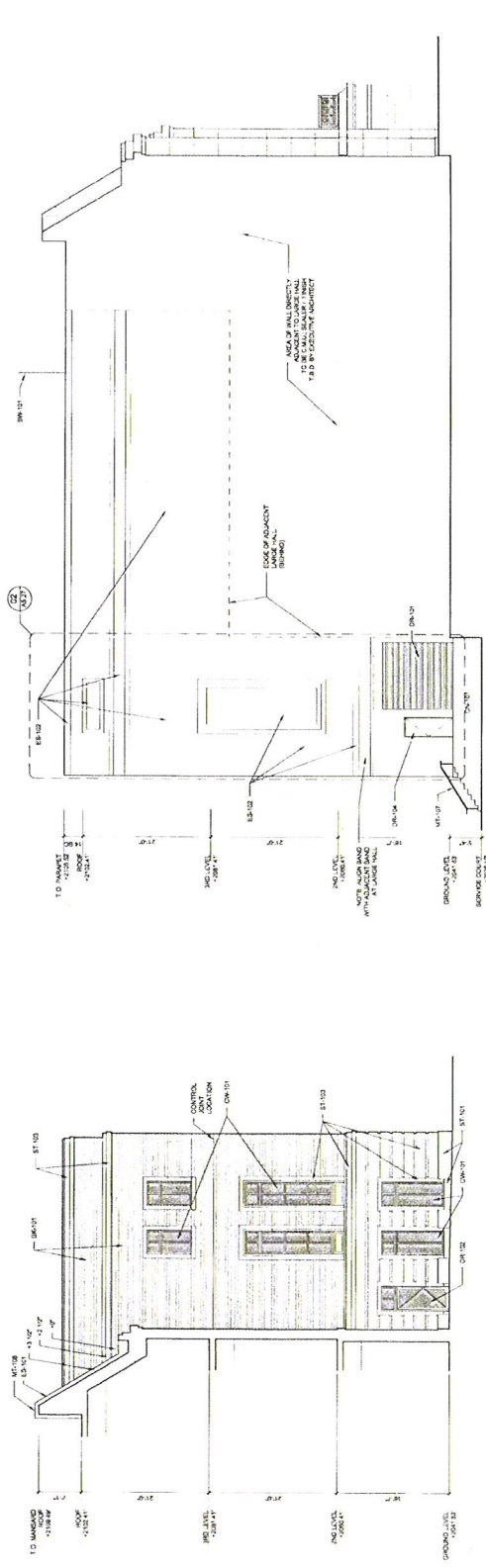
100% DD PACKAGE

SOUTH & EAST ELEVATIONS

SHEET NO. A5.01



SOUTH ELEVATION



EAST ELEVATION

NOTE: CONSULTANT LOCATIONS SHOWN FOR INFORMATION ONLY. CONSULTANT RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. CONSULTANT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS.

NO.	DESCRIPTION	DATE
01	REVISION	03.12.2010
02	REVISION	03.12.2010
03	REVISION	03.12.2010
04	REVISION	03.12.2010
05	REVISION	03.12.2010
06	REVISION	03.12.2010
07	REVISION	03.12.2010
08	REVISION	03.12.2010
09	REVISION	03.12.2010
10	REVISION	03.12.2010
11	REVISION	03.12.2010
12	REVISION	03.12.2010
13	REVISION	03.12.2010
14	REVISION	03.12.2010
15	REVISION	03.12.2010
16	REVISION	03.12.2010
17	REVISION	03.12.2010
18	REVISION	03.12.2010
19	REVISION	03.12.2010
20	REVISION	03.12.2010
21	REVISION	03.12.2010
22	REVISION	03.12.2010
23	REVISION	03.12.2010
24	REVISION	03.12.2010
25	REVISION	03.12.2010
26	REVISION	03.12.2010
27	REVISION	03.12.2010
28	REVISION	03.12.2010
29	REVISION	03.12.2010
30	REVISION	03.12.2010
31	REVISION	03.12.2010
32	REVISION	03.12.2010
33	REVISION	03.12.2010
34	REVISION	03.12.2010
35	REVISION	03.12.2010
36	REVISION	03.12.2010
37	REVISION	03.12.2010
38	REVISION	03.12.2010
39	REVISION	03.12.2010
40	REVISION	03.12.2010
41	REVISION	03.12.2010
42	REVISION	03.12.2010
43	REVISION	03.12.2010
44	REVISION	03.12.2010
45	REVISION	03.12.2010
46	REVISION	03.12.2010
47	REVISION	03.12.2010
48	REVISION	03.12.2010
49	REVISION	03.12.2010
50	REVISION	03.12.2010
51	REVISION	03.12.2010
52	REVISION	03.12.2010
53	REVISION	03.12.2010
54	REVISION	03.12.2010
55	REVISION	03.12.2010
56	REVISION	03.12.2010
57	REVISION	03.12.2010
58	REVISION	03.12.2010
59	REVISION	03.12.2010
60	REVISION	03.12.2010
61	REVISION	03.12.2010
62	REVISION	03.12.2010
63	REVISION	03.12.2010
64	REVISION	03.12.2010
65	REVISION	03.12.2010
66	REVISION	03.12.2010
67	REVISION	03.12.2010
68	REVISION	03.12.2010
69	REVISION	03.12.2010
70	REVISION	03.12.2010
71	REVISION	03.12.2010
72	REVISION	03.12.2010
73	REVISION	03.12.2010
74	REVISION	03.12.2010
75	REVISION	03.12.2010
76	REVISION	03.12.2010
77	REVISION	03.12.2010
78	REVISION	03.12.2010
79	REVISION	03.12.2010
80	REVISION	03.12.2010
81	REVISION	03.12.2010
82	REVISION	03.12.2010
83	REVISION	03.12.2010
84	REVISION	03.12.2010
85	REVISION	03.12.2010
86	REVISION	03.12.2010
87	REVISION	03.12.2010
88	REVISION	03.12.2010
89	REVISION	03.12.2010
90	REVISION	03.12.2010
91	REVISION	03.12.2010
92	REVISION	03.12.2010
93	REVISION	03.12.2010
94	REVISION	03.12.2010
95	REVISION	03.12.2010
96	REVISION	03.12.2010
97	REVISION	03.12.2010
98	REVISION	03.12.2010
99	REVISION	03.12.2010
100	REVISION	03.12.2010

EAST ELEVATION AT COURTYARD

RECEIVED
JUL 19 2010

SDR-38854

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
1-702-392-8111

avoid drilling underground utility lines. It's costly.
Call before you Dig
1-800-277-2600

GENERAL NOTES

COVER SHEET
ORIENTATION PLANLANDSCAPE CONCEPT PLAN
LANDSCAPE CONCEPT PLAN

GENERAL NOTES AND LEGENDS

LDD1.00
LDD1.01

LDD2.01
LDD2.02

LDD3.01 - LDD3.02



SDR-38854

GENERAL NOTES

- [illegible]

SHS

DEVELOPER
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

DEVELOPER/CONSULTANTS
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

EXECUTIVE ARCHITECT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

DESIGN ARCHITECT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

MEP CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

STRUCTURAL ENGINEER
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

LANDSCAPE ARCHITECT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

LIFE SAFETY CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

GEOTECHNICAL CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

GRAPHICS CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

SECURITY CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

USED CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100

CONSULTANT
10000 W. 10TH AVE. #200
DENVER, CO 80202
303/733-1100



Foundational. Beyond the Foundation.
THE SMITH CENTER
FOR THE PERFORMING ARTS

**LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION**

INTERIM REVIEW ONLY



183

2867.000

ATE

**SAFE
IFIED DISCOVERY
CHILDREN'S MUSEUM
100% DD PACKAGE**

LANDSCAPE
COVER SHEET02CVR3
41E7 NO

LDD1.00

PROJECT:
LAS VEGAS DISCOVERY
MUSEUM
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

DESIGNER:
HKS
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

CLIENT:
LAS VEGAS DISCOVERY
MUSEUM
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

THE SMITH CENTER
LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

INTERIOR EXTERIOR
VIEW
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

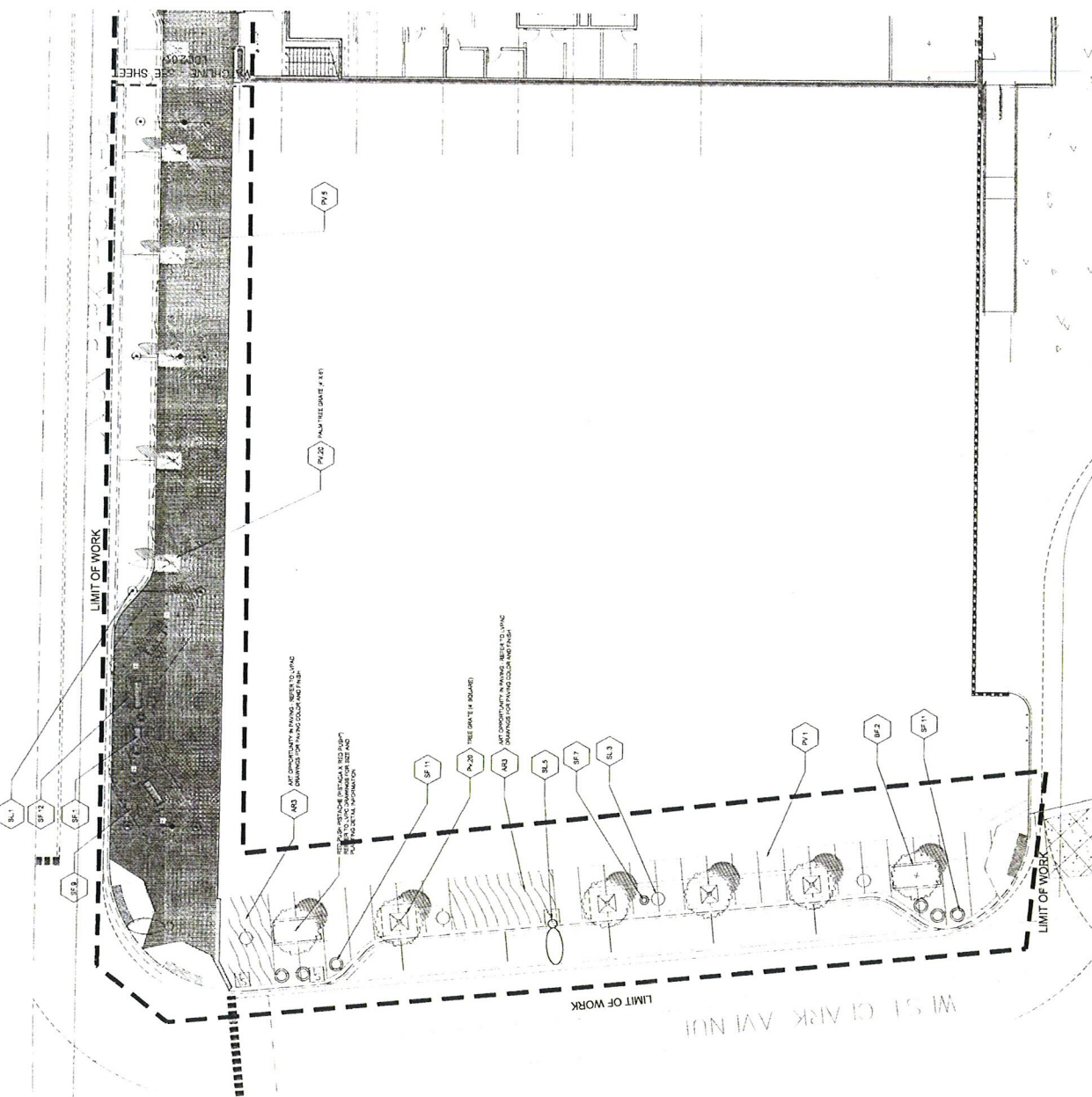
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN

100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN
100% DD PACKAGE
CONCEPT PLAN



RECEIVED
JUL 19 2010

SDR-38854

SCALE: 1"=10'-0"

LDD2.02

03/10/10



RECEIVED
JUL 13 2010

DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM

APRIL 13, 2010

SDR-38854
08/26/10 PC

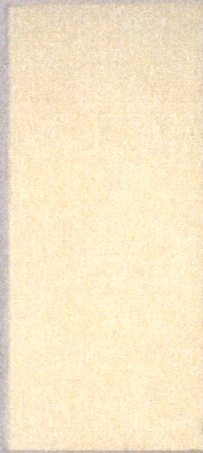


EXTERIOR BRICK

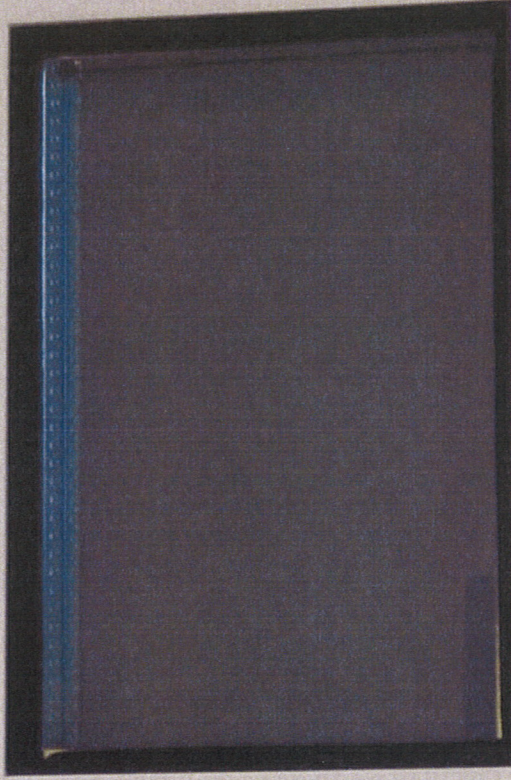
THE SMITH CENTER FOR THE PERFORMING ARTS
LIED DISCOVERY CHILDREN'S MUSEUM

JUL 13 2010 JUNE 04, 2010

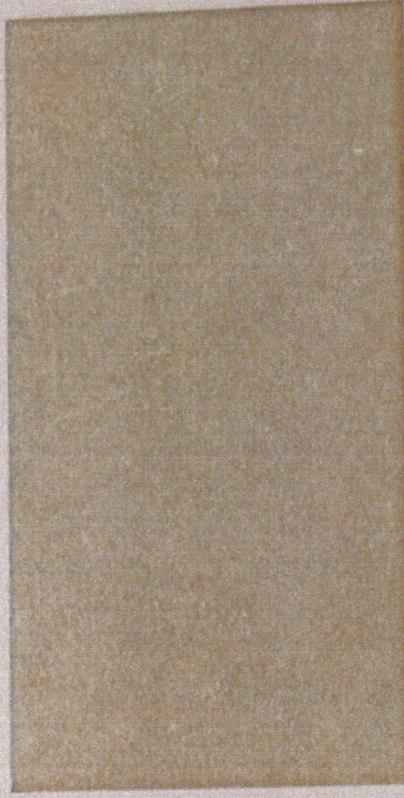
RECEIVED



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

RECEIVED

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 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 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			

RECEIVED
JUL 13 2010

SDR-38854

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

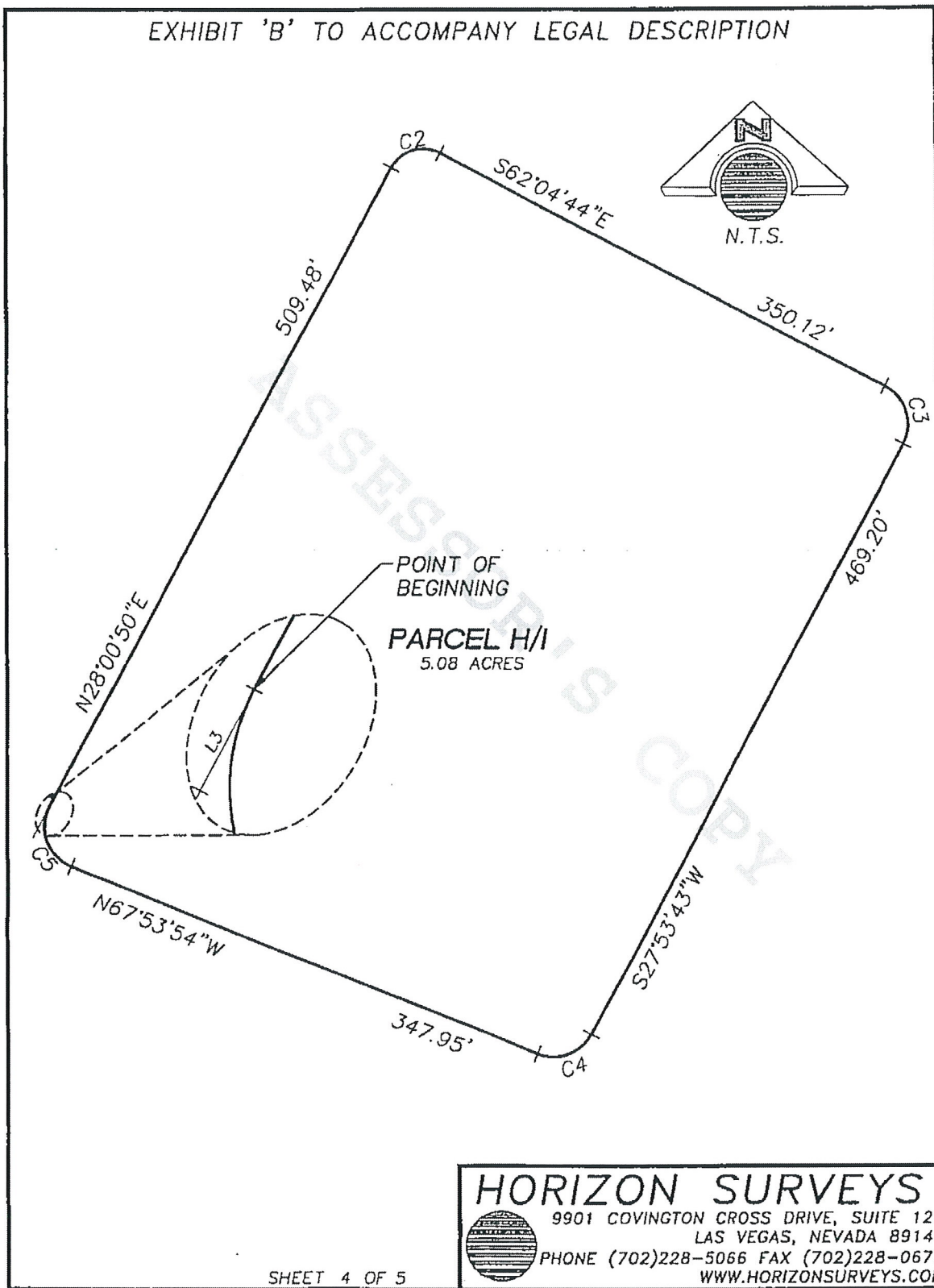
Most Likely
Possible
Not Probable

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.			
	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.			
5			Total Points for Innovation & Design						
33	16		Total Points Possible						
Certified: 23-27, Silver: 28-33, Gold: 34-44, Platinum: 45-61									

RECEIVED
JUL 13 2010

SDR-38854

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



HORIZON SURVEYS



9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

SHEET 4 OF 5

SDR-38854
08/26/10 PC

RECEIVED
JUL 13 2010

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

RECEIVED
JUL 13 2010

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

RECEIVED
JUL 13 2010
SDR-38854

SYMPHONY PARK

June 11, 2010

Gregory Hoss
David M Schwartz Architects
1707 L Street NW, Ste. #400
Washington, DC 20036

Re: Lied Discovery Children's Museum -Design Development Submission
Submitted May 28, 2010 and presented June 4, 2010

The Symphony Park Design Review Committee (SP-DRC) met on June 4, 2010 to review your submission. The Design Development submission is **APPROVED** **subject to the following conditions:**

1. A revised Promenade elevation/perspective drawing that shows the same three dimensional view of the Museum as the Block Plan submittal dated January 15, 2010, with streetscape, signage, banner and any art elements is required to be submitted, reviewed, and approved by the SP-DRC prior to Site Development Plan Review. Consistent with DD submittal requirement to refine the 3-D perspective views of the building, this requirement is so that the City can adequately compare the two versions of the building and make a final decision on the acceptability of the current material selection and elevation treatment. Although updated 3-D views were provided in the DD submittal, they were not the same eye level view as in the Block Plan submittal. The design development version of the building appears much more institutional in character like a vintage school gymnasium, and less contemporary, perhaps less acceptable for a modern children's museum in this location. The Block Plan drawing was well received for its distinctiveness and playfulness. The use of tile or some material other than basket-weave pattern of brick is also seen as part of the positive change in character for the Museum as was illustrated on the Block Plan submission.
2. A revised landscape and irrigation plan for just the Children's Museum is required to be submitted, reviewed and approved by the SP-DRC prior to issuance of a building permit. The SP-DRC requires that this plan show the sidewalk/curb bump out on Promenade Place relocated to center on the Museum entrance.
3. A signage master plan is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

RECEIVED
JUL 13 2010
SDR-38854

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.

RECEIVED
JUL 13 2010
SDR-38854

- c. The use of stucco on the first floor of the building in the interior courtyard is to be revised to cementitious plaster on any materials list prior to issuance of a building permit.

The following waivers of the Symphony Park Design Standards will be required to be approved by City Council:

1. Section 3.19.3 of the SP-Design Standards requires parapet heights to be equal to the height of any roof top mechanical equipment. Based on the view lines presented, the SP-DRC believes the roof top equipment will not be visible and therefore recommends the waiver of this requirement. However, be aware that if during construction the building inspector believes the equipment is visible, the project will be required to either raise parapet heights or construct a screening enclosure compatible with the roof architecture of the building.
2. Section 3.5.2 of the SP-Design Standards requires a minimum of 70% vision glazing at the street level. Based on the design character of the Children's Museum building the SP-DRC recommends that this requirement be waived to the proposed percentage of approximately 60%.
3. Section 3.4.2 (illustration) of the SP-Design Standards requires a 16 foot clear dimension to the underside of canopy structures. Based on the proportions of the Children's Museum front elevation the SP-DRC recommends waiving this requirement to the proposed height of approximately 12 feet.

The following comments are provided to focus the Children's Museum team on some specific drawings or issues:

1. Drawings C4.01 and C5.01- the civil engineer and landscape architect need to make sure the site utilities are coordinated with the proposed streetscape.
2. Landscape Material and Furnishing Image Board- The errors on this sheet should be corrected on any existing documents and include:
 - a. The use of tree grate B instead of the correct grate A on West Clark.
 - b. The use of the Promenade light fixture on West Clark instead of the standard pedestrian fixture
 - c. The absence of a call out for the correct subtle patterning of the Promenade Place Quartzite stone
 - d. The absence of a call out an approved color for the Hanover concrete pavers.



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



RECEIVED
JUL 13 2010
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

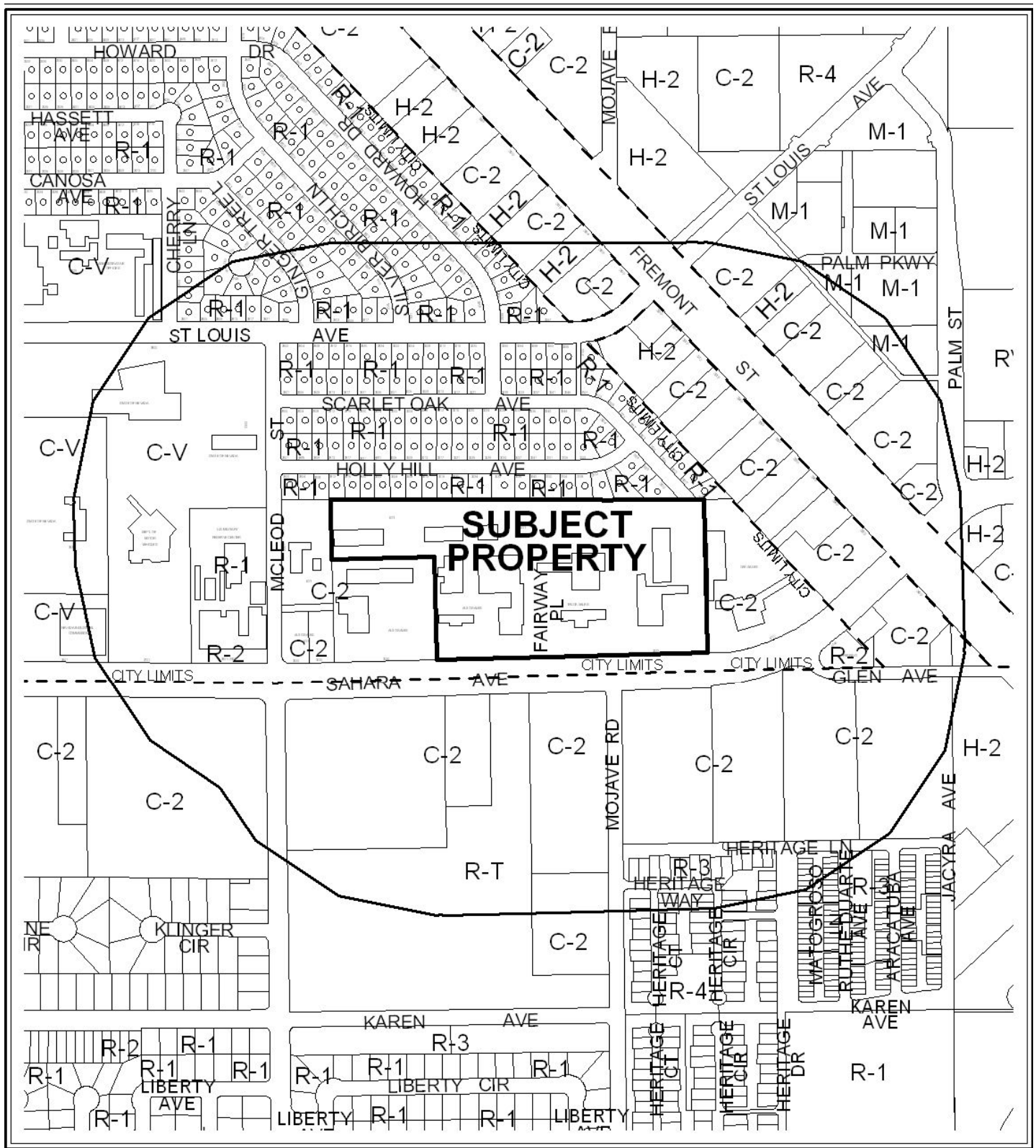
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-38855	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SDR-38855 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 08/04/10, and building elevations, date stamped 08/04/10 and 07/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer where five feet is required along the south property line.
4. An Exception from Title 19.10.010(J) is hereby approved, to allow 12 trees and three interior parking lot landscape islands where 66 trees and 18 interior islands are required.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/04/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: eight new palm trees having a minimum height of 15 feet from the ground to the top of the fronds shall be located within parking lot planters adjacent to Sahara Avenue.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. 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.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the

Conditions Page Three
August 26, 2010 - Planning Commission Meeting

16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. The existing driveways servicing this site from Sahara Avenue may remain as-is; however Driveway #2 (as shown on the submitted site plan dated August 04, 2010) shall be gated and posted as "Emergency Vehicle Access Only".
19. Remove all substandard sidewalk improvements and adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
20. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
21. Vehicles shall be neither displayed nor stored within the public right of way adjacent to this site.
22. Meet with the Flood Control Section of the Department of Public Works prior to submittal of any construction drawings for Phase I. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for any construction beyond Phase I, or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The site at 3100 and 3222 East Sahara Avenue consists of two existing Motor Vehicle Sales (New) establishments and accessory Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body, Auto Parts and Accessories, Automobile Rental and Truck Rental uses totaling 138,787 square feet on 17.01 acres. The site is served by five existing driveways. The applicant seeks to demolish 44,235 square feet of existing floor area, add 76,902 square feet of new floor area (for a net gain of 32,667 square feet) and modernize the existing building façades. The site is sparsely landscaped; several palm trees are proposed within the parking lot and adjacent to the new buildings, and there will be no landscaping on the perimeter. Because the site could be improved to meet current code standards but is not designed with this intent, staff recommends denial. If the request is denied, the site will remain as currently configured.

ISSUES

- The previously approved nonconforming landscape buffer area along Sahara Avenue has been replaced by concrete and light poles. The buffer area was approved with shrubs and turf, but no trees were required. A Waiver is required to allow a zero-foot landscape buffer along the south perimeter where five feet is required.
- An Exception is required to allow 12 trees and three interior parking lot landscape islands where 66 trees and 18 interior islands are required.
- A Master Sign Plan will be required under a separate application; this is noted as a condition of approval.
- The applicant has requested that the project be constructed in phases. The first phase is located along the east side of the property and includes the GMC showroom expansion and relocation of utilities; the second phase would include the new Chevrolet showroom, parts building and body shop; the third phase would include an addition to the existing service center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/19/70	The Board of City Commissioners approved a Rezoning (Z-0043-70) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for a proposed new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

11/08/72	The Board of City Commissioners approved a Rezoning (Z-0080-72) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for expansion of an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Fremont Street, east of the area rezoned by Z-0043-70. The Planning Commission and staff recommended approval.
06/07/72	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a second body shop associated with an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission recommended approval.
10/16/74	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a 1,600 square-foot addition to the existing office and an addition to the existing paint and body shop on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
04/16/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 2,079 square-foot masonry file storage building on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
08/06/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 8,085 square-foot, 36-bay garage for storage of antique automobiles on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
10/07/87	The City Council approved a Rezoning (Z-0083-87) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) on 5.10 acres adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission recommended approval without a cul-de-sac to be provided on Scarlet Oak Avenue. Staff recommended approval with a cul-de-sac to be provided on Scarlet Oak Avenue.
12/17/87	The City Council approved a Review of Condition to delete Condition Number 7 of a previously approved Rezoning (Z-0083-87), which required installation of a six-foot wide landscape planter along the north property line of 5.10 acres located adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission and staff recommended approval.
06/27/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed 4,460 square-foot addition to an existing service building at 3222 East Sahara Avenue. Staff recommended approval.
09/14/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed new service building at 3222 East Sahara Avenue. Staff recommended approval.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

05/16/07	The City Council approved a Waiver of Title 18.12.130 (WVR-19784) to allow no circular cul-de-sac at the termination of Scarlet Oak Avenue where such is required; a Special Use Permit (SUP-19359) to allow a Motor Vehicle Sales (New) Facility and a Waiver to allow service bays to face the public right-of-way; and a Site Development Plan Review (SDR-19363) for a proposed 251,828 square-foot Motor Vehicle Sales (New) Facility and a Waiver to allow no perimeter landscape buffer along the east property line where an eight-foot buffer is required on 17.01 acres at 3100-3200 East Sahara Avenue. The Planning Commission and staff recommended approval. The Special Use Permit and Site Development Plan Review approvals expired on 05/16/09.
06/14/07	A Merger and Resubdivision Parcel Map (PMP-19451) to combine three parcels into one lot comprising 17.01 acres was recorded.

<i>Most Recent Change of Ownership</i>	
04/25/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1971	A Motor Vehicle Sales (New) showroom, offices, maintenance facility, auto paint and body shop and parts building were constructed at 3100 East Sahara Avenue.
1971	A business license (A16-00009) was issued for automobile sales at 3100 East Sahara Avenue. The license is still active.
10/27/88	A business license was issued for a new car dealership at 3222 East Sahara Avenue. The license was marked out of business.
02/20/91	A building permit (#92145628) was issued for a service island at 3100 East Sahara Avenue. A final inspection was approved 04/09/91.
02/20/91	A building permit (#91098041) was issued for an addition to an existing building (truck sales) at 3100 East Sahara Avenue. A final inspection was approved 04/09/91.
02/20/91	A building permit (#91098040) was issued for a remodel of an existing building at 3100 East Sahara Avenue. A final inspection was approved 03/22/91.
02/20/91	A building permit (#91098073) was issued for a remodel of the existing truck sales service island at 3100 East Sahara Avenue. A final inspection was approved 03/21/91.
02/26/91	A building permit (#91098529) was issued for an addition to an existing service drive-through building at 3100 East Sahara Avenue. A final inspection was approved 04/03/91.

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

01/28/92	A building permit (#92134209) was issued for a new building at 3100 East Sahara Avenue. A final inspection was approved 02/07/92.
02/14/92	A building permit (#92145628) was issued for an interior remodel at 3100 East Sahara Avenue. A final inspection was approved 06/26/92.
05/27/92	A building permit (#92146992) was issued for remodel to the existing body shop at 3100 East Sahara Avenue. A final inspection was approved 06/26/92.
06/22/92	A building permit (#97149939) was issued for three spray booths at 3100 East Sahara Avenue. A final inspection was approved 06/22/92.
06/24/92	A building permit (#92150363) was issued for a gas line to proposed spray booths at 3100 East Sahara Avenue. A final inspection was approved 06/25/92.
07/18/94	A building permit (#94340536) was issued for a 300 square-foot showroom expansion at 3100 East Sahara Avenue. A final inspection was approved 12/13/94.
11/08/94	A building permit (#94355802) was issued for city design wall at 3222 East Sahara Avenue. A final inspection was approved 12/20/94.
12/22/94	A building permit (#94361250) was issued for a new auto detail building at 3222 East Sahara Avenue. A final inspection was approved 01/31/95.
11/20/96	A building permit (#96023081) was issued for a 715 square-foot interior remodel at 3222 East Sahara Avenue. A final inspection was approved 12/26/96.
04/22/97	A building permit (#97008085) was issued for city design block walls at 3100 East Sahara Avenue. A final inspection was approved 05/07/97.
05/07/97	A building permit (#97009249) was issued for a lube building at 3100 East Sahara Avenue. A final inspection was approved 08/22/97.
05/07/97	A building permit (#97009248) was issued for a consultation booth at 3100 East Sahara Avenue. A final inspection was approved 08/22/97.
07/24/97	A building permit (#97015065) was issued for a lube building and office with basement and covered areas at 3100 East Sahara Avenue. A final inspection was approved 12/16/97.
10/27/97	A building permit (#97021710) was issued for a neon directional sign at 3100 East Sahara Avenue. A final inspection was approved 01/22/98.
02/12/98	A business license (A19-00123) was issued for automobile rental at 3100 East Sahara Avenue. The license was marked out of business on 12/03/08.
01/22/99	A building permit (#99001247) was issued for grading and repaving at 3222 East Sahara Avenue. A final inspection was approved 05/28/99.
01/22/99	A building permit (#99001248) was issued for an eight-foot tall, 270-foot long city design wall at 3222 East Sahara Avenue. A final inspection was approved 05/26/99.

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

04/28/99	A building permit (#99008068) was issued for an eight-foot tall, 118-foot long city design wall at 3222 East Sahara Avenue. A final inspection was approved 06/28/99.
08/14/08	A business license (A16-01295) was issued for automobile sales at 3222 East Sahara Avenue. The license is still active.
05/15/09	A business license (A19-00155) was issued for automobile rental at 3222 East Sahara Avenue. The license is still active.

<i>Pre-Application Meeting</i>	
06/30/10	A pre-application meeting was held with the applicant. The following items and issues were discussed and noted: • A previous Site Development Plan Review was approved for expansion of the dealership; however, the entitlement was allowed to expire. • A previous waiver to allow Scarlet Oak Avenue to terminate without a turnaround has expired; however, research revealed that a waiver had been granted with rezoning of the eastern portion of the site, and no additional waiver for this street is required. • Deviations from the approved landscape plan from 1971 will require waivers. An exception for parking lot landscaping may be required. • Vehicle maintenance bays will not face rights-of-way; no SUP will be required. • Three phases of construction are being considered by the owner. • A Master Sign Plan will be required as a condition of approval. • The project is subject to residential adjacency standards. The applicant must show compliance with these standards. • The site plan must indicate areas where vehicles will be displayed, and the maximum number of vehicles that can be displayed in each area. • An update to the existing drainage study will be required. • Some of the buildings on the site will require sprinklers. • Sahara Avenue is a state-controlled highway with NDOT jurisdiction. Upgrades to driveways may be necessary.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Staff Report Page Seven
August 26, 2010 - Planning Commission Meeting

Field Check	
07/22/10	A field check was conducted, where the following items were noted: • The site contains a multi-building motor vehicle dealership. • Several existing trees are scattered across the front of the property. • Banner signs were located at several points along the front property line. • At least two display vehicles were tilted up at a 45 degree angle at the front property line.

Details of Application Request	
Site Area	
Net Acres	17.01

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Motor Vehicle Sales (New)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
	Mobile Home Park	RH (Residential High) – Clark County	R-T (Manufactured Home Residential) – Clark County
East	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Outside Vehicle Storage	PF (Public Facilities)	C-2 (General Commercial)

Staff Report Page Eight
August 26, 2010 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	740,963 SF	N/A
Min. Lot Width	100 Feet	1,057 Feet	Y
Min. Setbacks (New Structures)			
• Front	20 Feet	116 Feet	Y
• Side	10 Feet	82 Feet	Y
• Rear	20 Feet	214 Feet	Y
Min. Distance Between Buildings	10 Feet	20 Feet	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	N/A	45 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Trash compactor	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following Residential Adjacency standards apply to the subject proposal:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	214 Feet	Y
Adjacent development matching setback	15 Feet	214 Feet	Y
Trash Enclosure	50 Feet	182 Feet	Y

Staff Report Page Nine
August 26, 2010 - Planning Commission Meeting

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

<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	0 Trees	0 Trees	Y
• South (interior)	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		0 Trees	0 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	66 Trees	12 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	5 Feet		0 Feet	N
• East	0 Feet		0 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

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	
Motor Vehicle Sales (New)	171,454 SF	1 space/ 500 SF GFA	343		794		Y
TOTAL SPACES REQUIRED			343		794		Y
Customer Parking (Front Lot)					113		
Employee Parking (Front Lot)					180		
Service Area and Parking (Back Lot)					246		
New Vehicle Display (Front Lot)					246		
TOTAL (With Handicapped)			335	8 (2 VA)	785	9 (2 VA)	Y

Staff Report Page Ten
August 26, 2010 - Planning Commission Meeting

Loading Spaces	171,454	3 spaces, plus 1 per each 100,000 SF over 50,000 SF	5 spaces	11 spaces	Y
----------------	---------	---	----------	-----------	---

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Previously approved landscape plan</u> – five-foot buffer along the south property line	Zero feet	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Title 19.10.010 (J)</u> – One landscape island with shade tree for each six uncovered parking spaces and at the ends of each parking row	12 palm trees; 3 planter fingers	Denial

ANALYSIS

Construction of the project is proposed to be phased as follows:

Phase 1	Expand Building 13 and upgrade facades
	Relocate chain link gate with vision slats
Phase 2	Demolish Buildings 6, 8, 9 and 11
	Construct new Buildings 10B, 10C
	Relocate chain link gate with vision slats
Phase 3	Construct new Building 8
	Improve south facade of Building 5
	Construct new chain link gate with vision slats

Staff Report Page Eleven
August 26, 2010 - Planning Commission Meeting

The following table summarizes the proposed changes to the buildings on the subject site:

Building	Existing/Proposed Use	Changes
1	Auto Storage	None
2	Auto Storage	None
3	File Storage	None
4	Paint Shop	None
5	Body Shop 1	Façade improvements on front (south elevation)
6	Auto Detail Shop	Demolish (4,885 sf)
7	Body Shop 2	None
8	General Offices and Showroom	Demolish (23,696 sf)
8A	Proposed 40-foot, two-story, 62,200 sf Chevrolet Showroom	New, replaces Building 8
9	Chevrolet Showroom	Demolish (8,512 sf)
10	Existing Service Center	None (To remain, 10C attaches to this bldg)
10A	Existing Quick Lube	To remain, link Buildings 10/10A with canopy
10B	Proposed 1,480 sf Service Writers Building	New
10C	Proposed 9,600 sf addition to Service Center	New, addition to Building 10
11	Truck Detail Shop	Demolish (7,142 sf)
12	GMC/Pontiac/Buick Service Center	None
13	GMC/Pontiac/Buick Showroom	Façade improvements
13A	Proposed 3,622 sf addition to existing GMC/Pontiac/Buick Showroom	New, addition to Building 13
	New canopy over service center entrance and exit (6,960 sf)	New

The Motor Vehicle Sales (New) use is a conditional use in a C-2 (General Commercial) Zoning District. The site as designed meets the conditions for this use. If built as proposed, the site will feature 12 buildings. Four existing buildings totaling 44,235 square feet are proposed to be demolished. Only the Chevrolet Showroom and offices will be rebuilt in the same place as the existing building. Façade improvements to the south elevation of a body shop (Building #5) are proposed, as well as a canopy to connect new Buildings #8A and #10C. Buildings #10 (Chevrolet service center) and 13 (GMC/Pontiac/Buick Showroom) will be expanded southward toward Sahara Avenue. In all, an additional 76,902 square feet is proposed to be constructed; with the proposed demolitions, the net increase in floor area is 32,667 square feet. The new buildings meet setback, residential adjacency and all other development standards. The parking provided is sufficient to meet Title 19.04 standards. However, the required number of off-street parking spaces (343) must be available to employees and customers during all business hours, so that the number of display vehicles does not take up required spaces.

Staff Report Page Twelve
August 26, 2010 - Planning Commission Meeting

Green building techniques designed to conserve water and electricity will be employed as part of this project. Provided landscaping is drought-tolerant, and skylights, occupancy sensors, insulated windows, and light colored paint will be used. The size of mechanical units has been minimized and electric car charging stations are proposed.

The overall site plan indicates existing and proposed chain link fencing on the interior of the site. Two chain link gates are proposed to be relocated to restrict access to the rear of the lot, where vehicles are stored or serviced. A third gated area will be located behind a masonry wall obscured from view from the Sahara Avenue right-of-way.

The existing approved landscape plans for the site only indicated landscaping along Sahara Avenue. The minimum five-foot wide buffer area only included shrubs and did not include perimeter trees. The applicant proposes not to restore the original landscaping, which had included Astroturf within the middle section, instead opting to leave the existing concrete and light poles in place. A Waiver is required to allow no buffer along the south perimeter. As it would be possible to provide at least the portion of planter that was originally approved, staff cannot recommend approval of the waiver.

Demolition of Buildings #6, 8, 9, and 11 has created a new parking area at the front of the site that is subject to Title 19.10 parking lot design standards. A total of 66 trees and 18 interior landscape fingers are required within this parking area. The applicant proposes a total of 12 trees (four of which are existing) within the existing and proposed fingers along Sahara Avenue. The eight additional trees are proposed to be palm trees, which are not classified as shade trees required by Title 19.10. Staff cannot support the requested exception to Title 19.10, but acknowledges that the addition of some trees in this area will help to make the site more visually appealing from the public right-of-way.

New signage will be reviewed under separate permit. A condition of approval notes that a Master Sign Plan for all signage on the site will be required prior to any new certificate of occupancy or issuance of any sign permit. This complies with Title 19.14 requirements for commercial developments of 15 acres or larger.

As the site could be improved to meet current code standards regarding landscaping, but is not designed with this intent, staff recommends denial. If the request is denied, the site will remain as it is currently configured.

FINDINGS (SDR-38855)

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:

Staff Report Page Thirteen
August 26, 2010 - Planning Commission Meeting

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

The proposed development has been established at this location since 1971. It is compatible with the adjacent commercial districts along Sahara and is adequately screened from single-family residential development to the north.

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

The development as proposed meets development standards, but does not meet current landscape and buffer requirements.

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

The site receives access from Sahara Avenue, a Primary Arterial that is 143 feet wide adjacent to the site. There are five driveways into the property, which will not be altered under this proposal.

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

Building materials include primarily painted CMU block, with aluminum panels and glass along showroom fronts. These are appropriate, as most of the buildings are existing and only the south elevations face public rights-of-way.

- 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 improved building facades will feature roof articulation and popouts for visual interest and will be compatible with other commercial developments in the area.

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

The proposed development will be subject to licensing and inspection, thereby protecting the public health, safety and general welfare.

Staff Report Page Fourteen
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED 251

APPROVALS 0

PROTESTS 0



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): _____

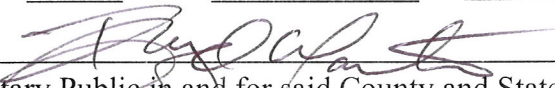
APN: _____

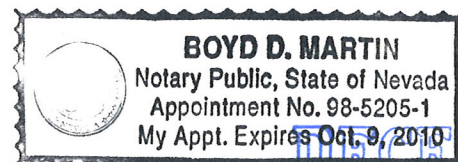
Signature of Property Owner: 

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



RECEIVED
JUL 13 2010

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

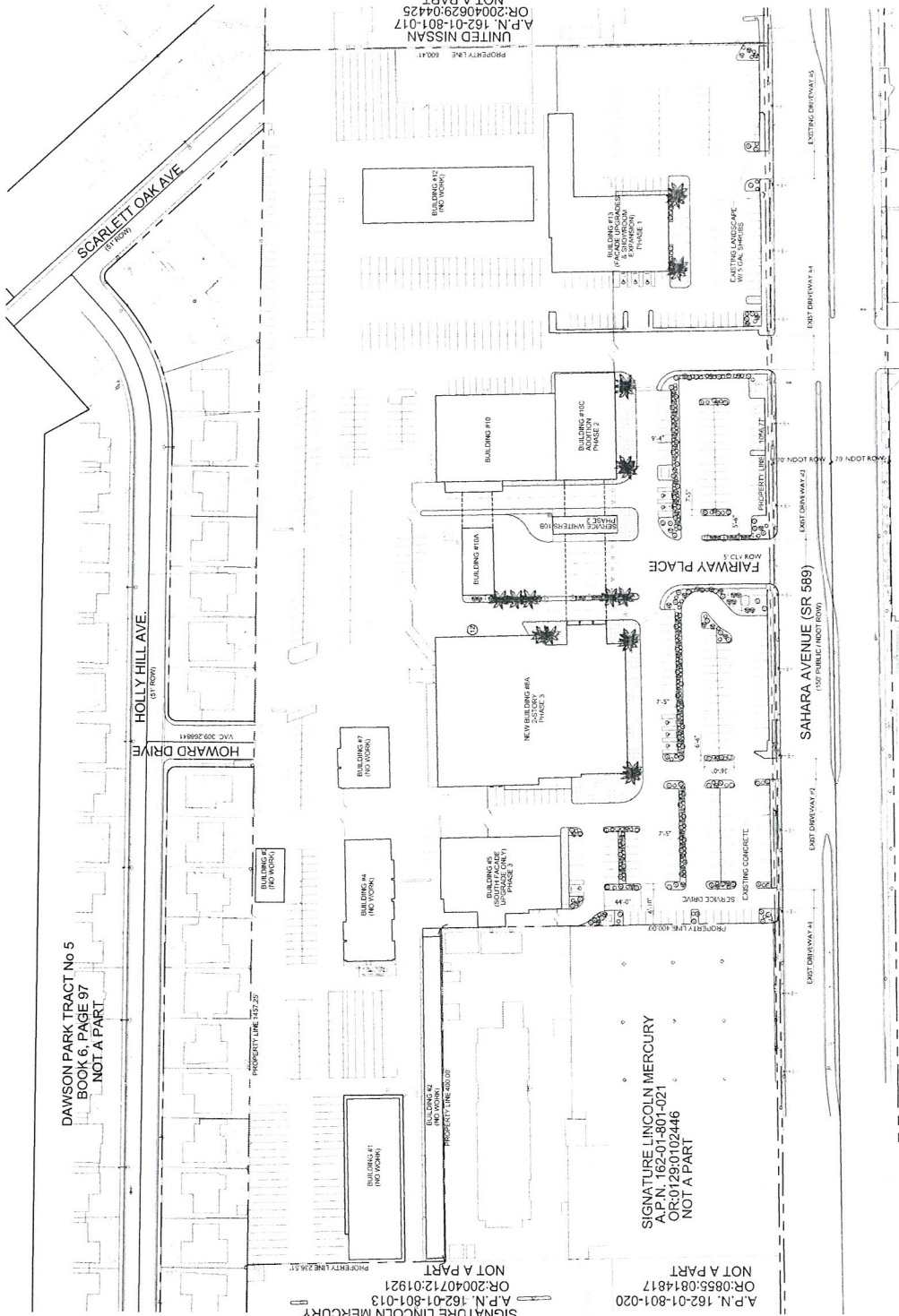
Revised 10/27/08

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"



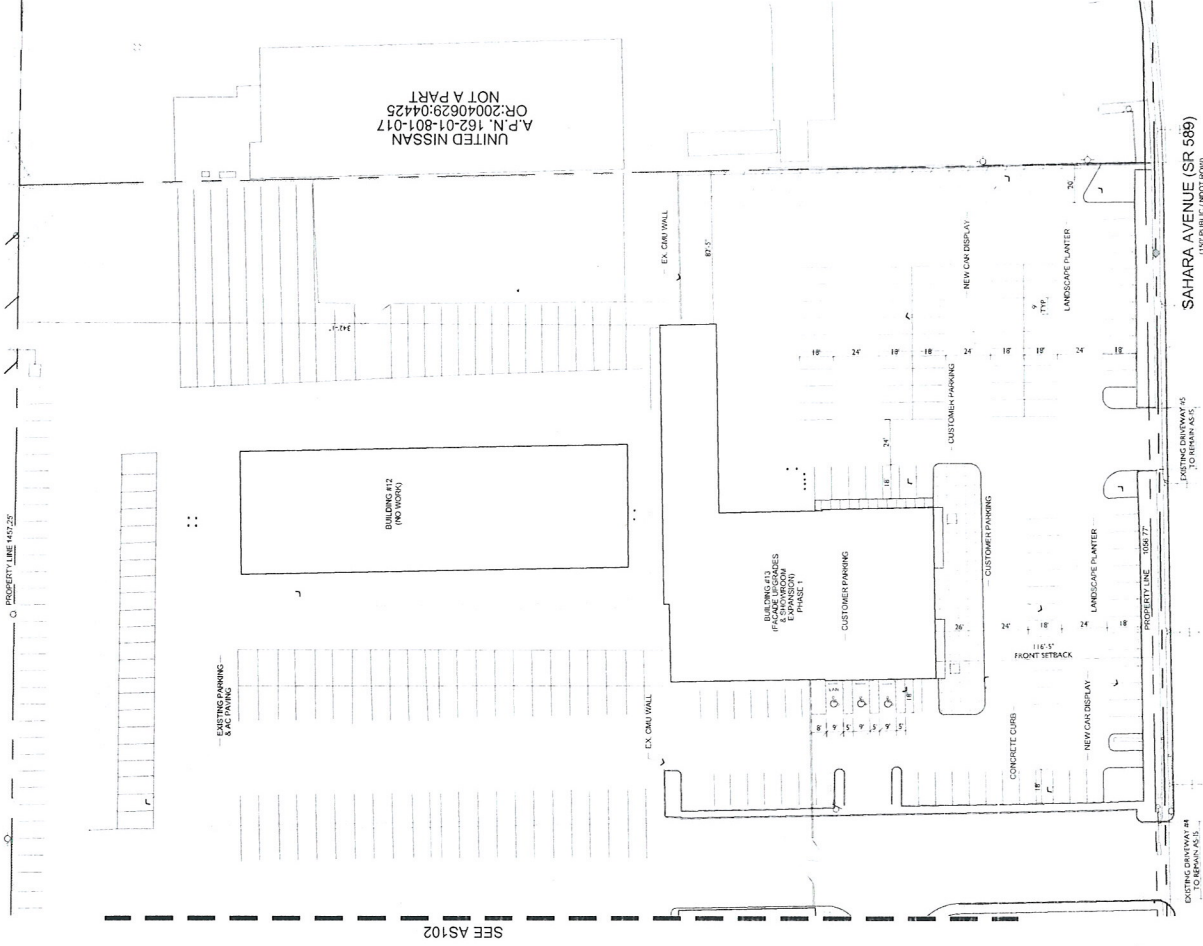
LANDSCAPE SCHEDULE				
TREE	SYMBOL	CORPORATION NAME	BOTANICAL NAME	SIZE
		EXISTING TREE		24" DIA
		RECENTLY PLANTED		18" DIA
SHRUBS				
		TEXAS RANGER	Neurospora texensis	5 gal
		GERANIUM	Geranium	5 gal
		YELLOW IRIS OF PARADISE	Yucca glauca	5 gal
		MID IRIS OF PARADISE	Yucca glauca	15 gal
		DESERT CACTUS	Cylindropuntia	5 gal
		DEER GRASS	Stipa capensis	5 gal
		PERCIVAN SAGE	Salvia leucantha	5 gal
GROUND COVER				
		DESERT CAJON	Prosopis juliflora	5 gal
		LANTANA	Lantana	5 gal
		REGAL HILL FOUNTAIN	Yucca glauca	5 gal
		ROCK WELCH	Yucca glauca	5 gal
LANDSCAPE BUFFERS				
		HEIGHT	5'0"	8'0" (MINIMUM REQUESTED)
		INTERIOR SIZE	0.40'	0.20'
		SEAM	0.40'	0.20'

LANDSCAPE PLAN
LI00
APR 04 2010
AUG 04 2010

SDR-38855
REVISED

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

APUS
Copyright 2010 by APUS
1000 South 40th Street
Las Vegas, Nevada 89104
P: 702.891.1200
F: 702.891.1211



PARTIAL SITE PLAN

EAST PORTION
PHASE I

ASI01

City of Las Vegas 2004-2005 07/13/10
City of Las Vegas 2004-2005 07/27/10
City of Las Vegas 2004-2005 08/04/10

RECEIVED
AUG 04 2010

SDR-38855
REVISED

Fairway Chevrolet and Fairway GMC/Buick

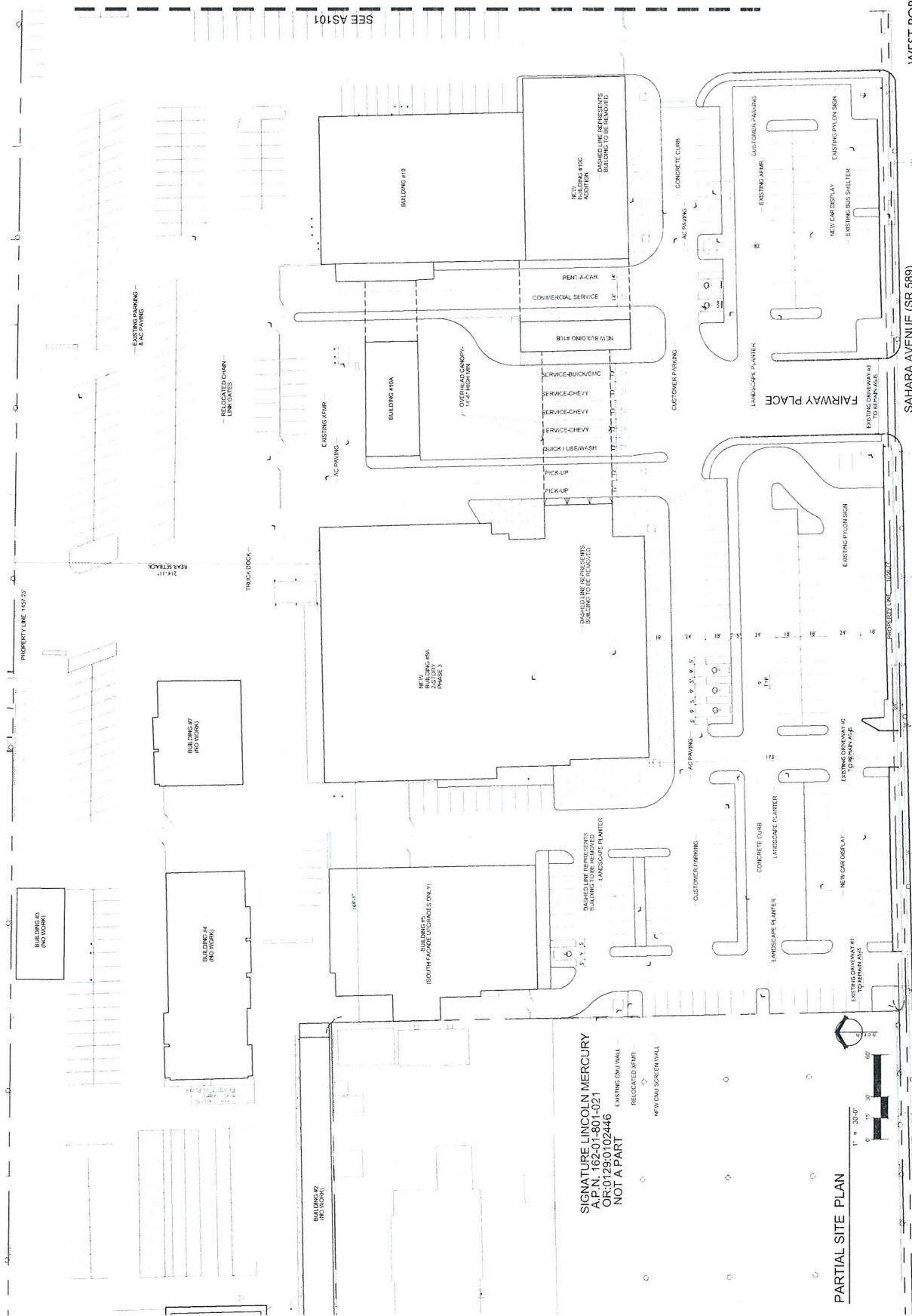
Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

Copyright 2010 by APTUS

APTUS

1200 S. Las Vegas Ave., Suite 200
Las Vegas, NV 89104
P 702.875.1206
F 702.875.1211



SIGNATURE LINCOLN MERCURY
 A.P.N. 16201-1801-021
 OR-0128010246
 NOT A PART

PARTIAL SITE PLAN



WEST PORTION
 PHASES 2 AND 3

SAHARA AVENUE (SR 589)
 (USE PUBLIC RIGHT-OF-WAY)

Fairway Chevrolet and Fairway GMC/Buick
 Site Development Review

3100 E. Sahara

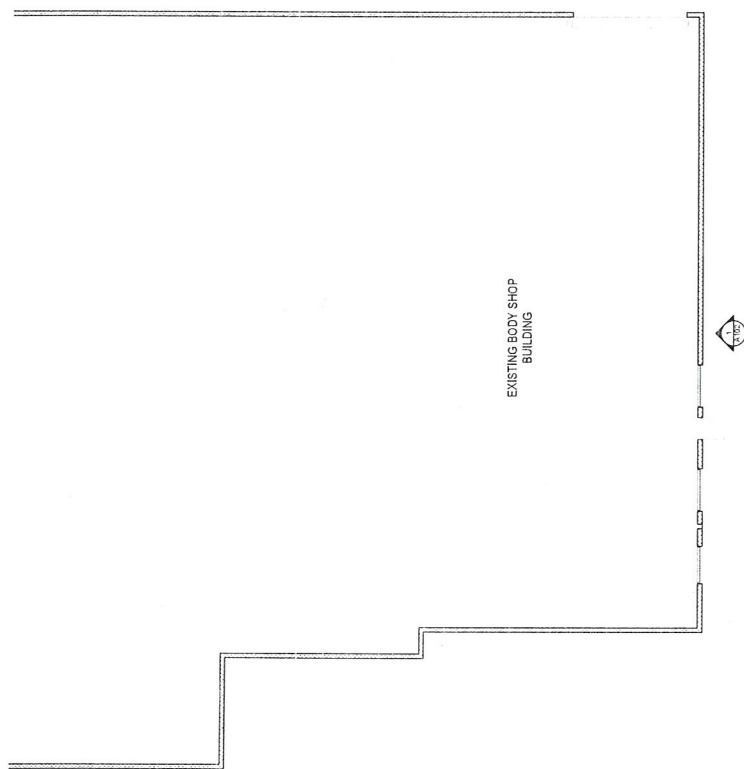
Las Vegas, Nevada 89104

ASI02

City of Las Vegas, NV, Submitted: 07/13/10
 City of Las Vegas, NV, Submitted: Revised: 07/22/10
 City of Las Vegas, NV, Submitted: 08/04/10

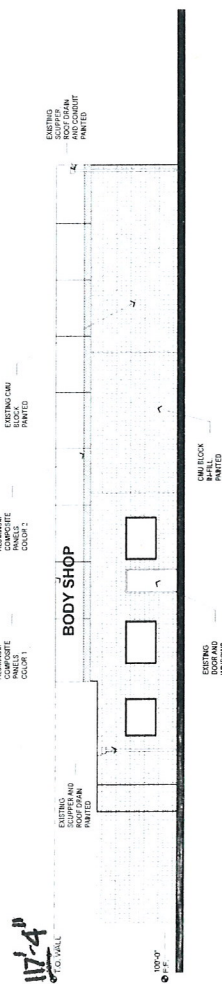
RECEIVED
 AUG 04 2010

SDR-38855
 REVISED



BODY SHOP FLOOR PLAN

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 $\frac{1/8" = 1'-0"$

**BODY SHOP
FLOOR PLAN**

A102

City of Las Vegas SD# Submittal 071310

City of Las Vegas SDR Submitted

RECEIVED
AUG 04 2010

AUG 04 2010

SDR-38855
REVISED

REVISED

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara

Las Vegas, NV 89104

Copyright 2010 © by APTUS

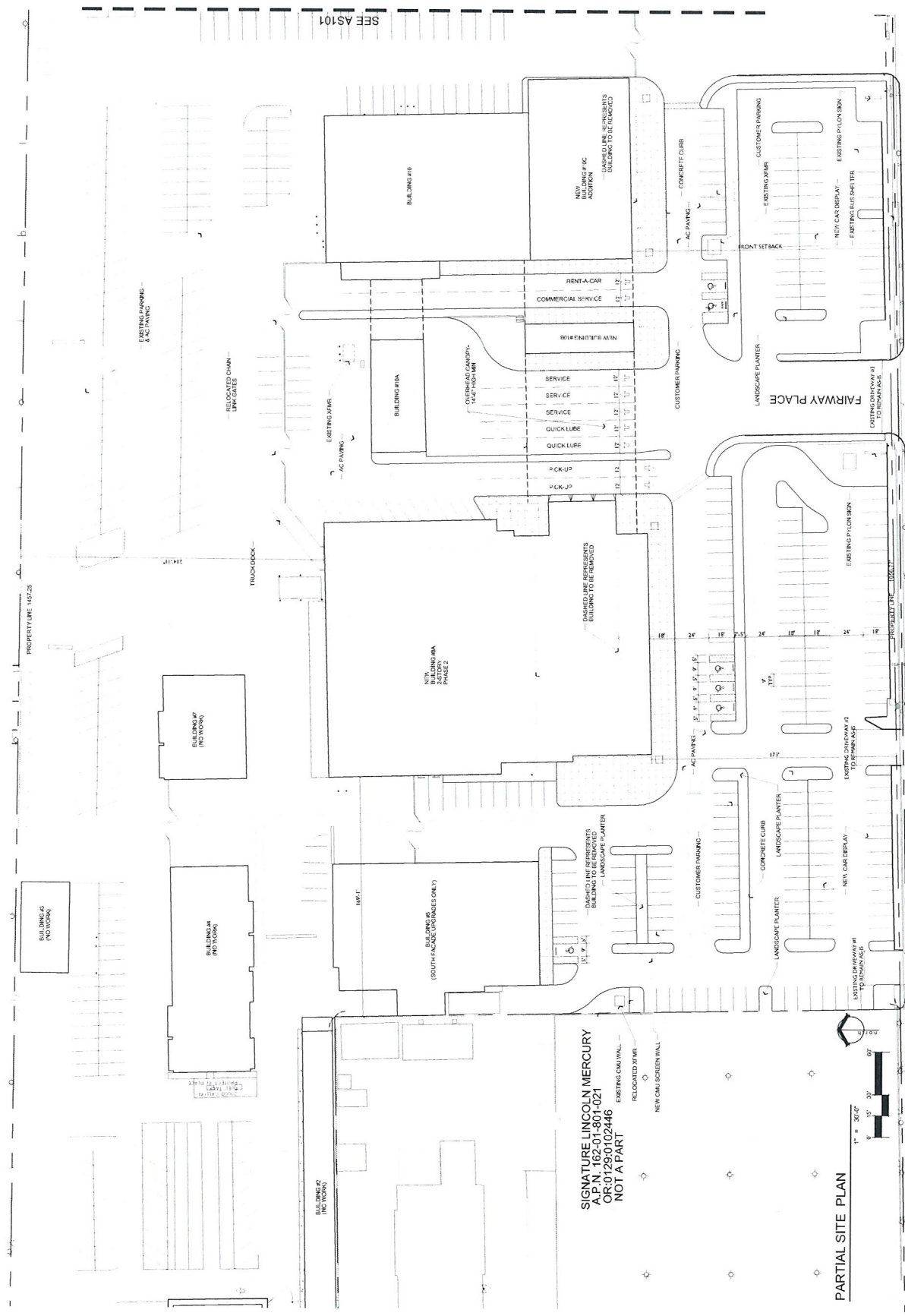
APTIS

APIUS

1200 South 4th Street
Suite 206

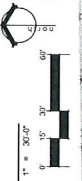
Las Vegas, Nevada 89101
 702/484-1200

F110.069 Fairway Chevrolet - BMCIDWGS110.069 Fairway Chevrolet - Body shop pin: 8/4/2010: 12:07 PM: KNeuma



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

PARTIAL SITE PLAN



WEST PORTION
 PHASES 2 AND 3
 AST02



SAHARA AVENUE (SR 589)
 (100' JULY 1900 (REV))

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

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

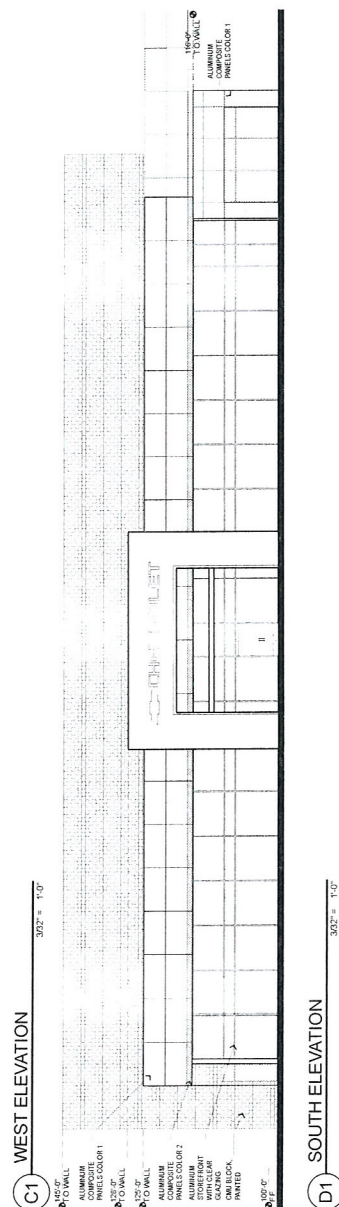
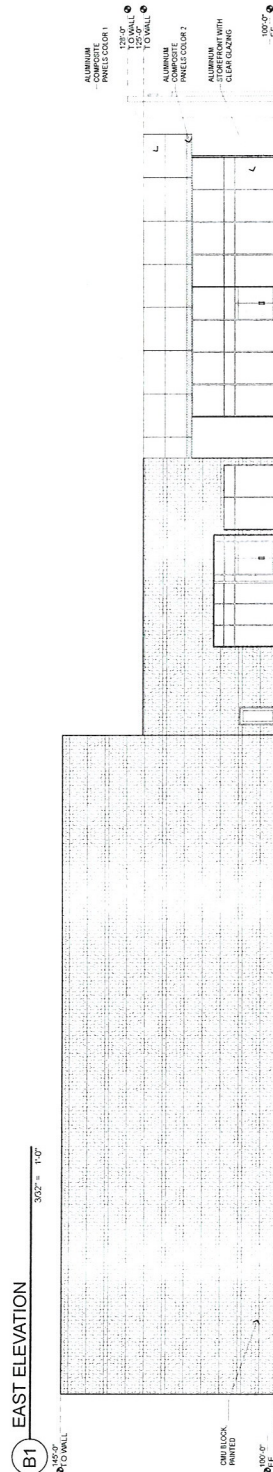
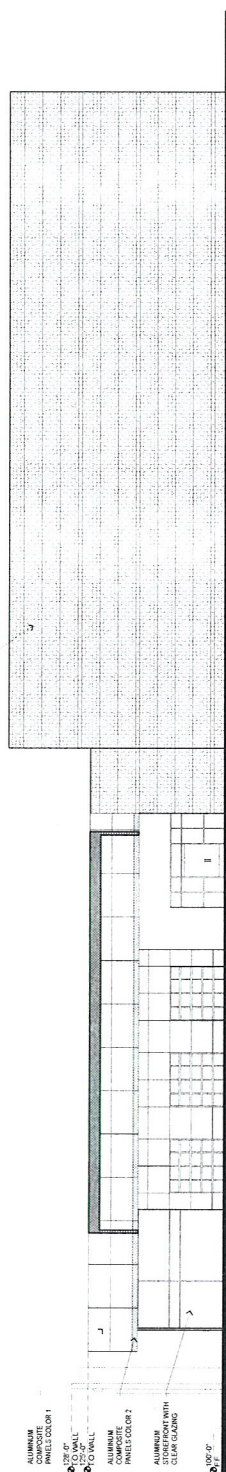
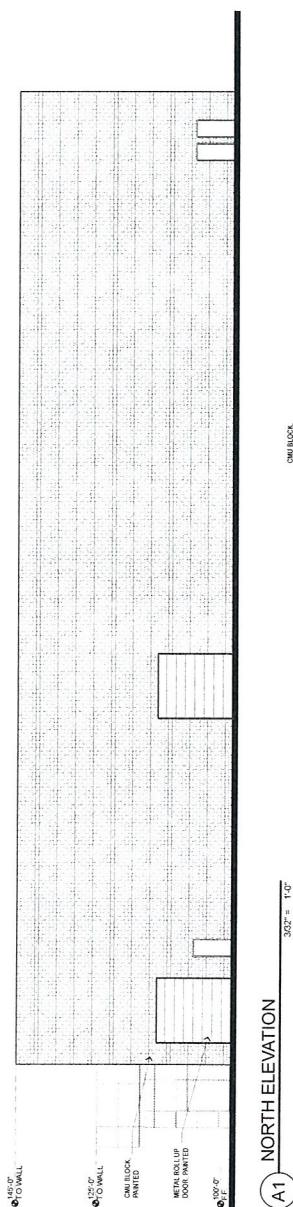
APTUS

2005 South 400 Street
Las Vegas, Nevada 89104
P: 702.871.1212



RECEIVED
JUL 13 2010

SDR-38855



CHEVROLET
SHOWROOM
BUILDING
ELEVATIONS
(PHASE 2)

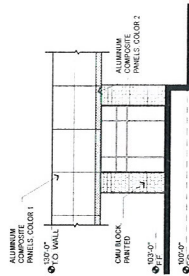
Fairway Chevrolet and Fairway GMC/Buick Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

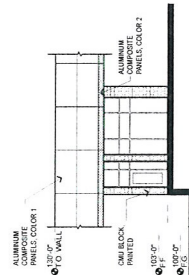
SDR-38855

City of Las Vegas, NV
07/14/10
A201
100069 Farway, Charlotte and
JUL 13 2010

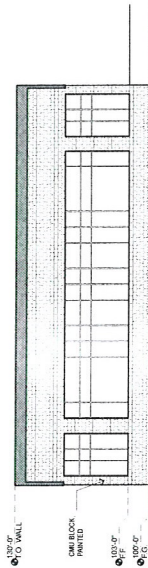
00069 Fairway Chevrolet and Fairway GMC/Buick



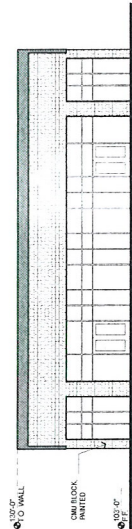
C1 SOUTH ELEVATION
3/32" = 1'-0"



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



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



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



APR 10 2010
1700 South 4th Street
Las Vegas, Nevada 89104
F 702.899.1113

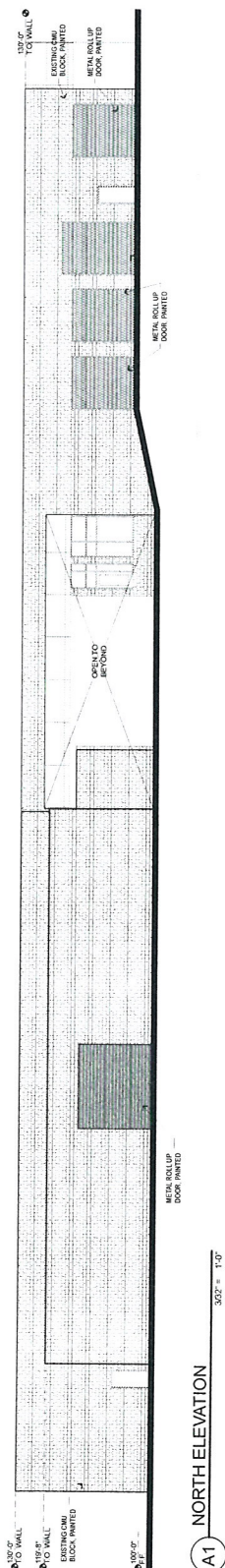
Fairway Chevrolet and Fairway GMC/Buick Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

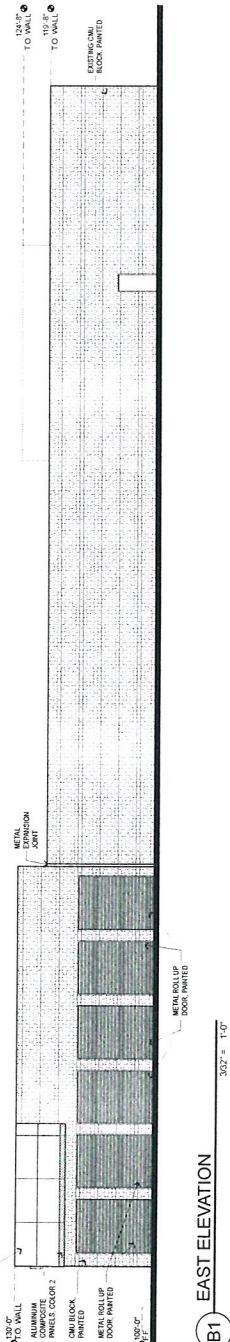
SERVICEWRITER'S
BUILDING
ELEVATIONS
(PHASE 3)

RECEIVED
A202
JUL 13 2010
City of Las Vegas, NV
10369 Fairway Chevrolet and Fairway GMC/Buick

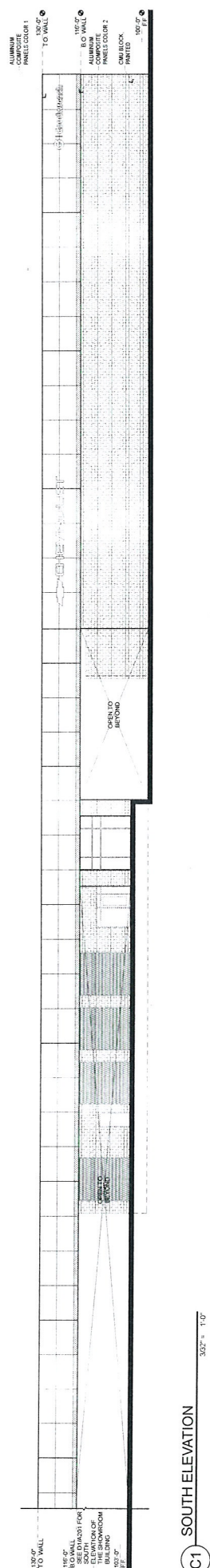
SDR-38855



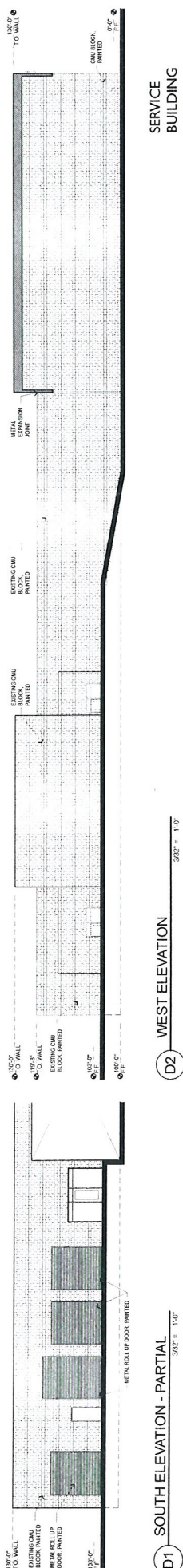
A1 NORTH ELEVATION
302' = 1'-0"



B1 EAST ELEVATION
302' = 1'-0"

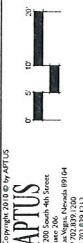


C1 SOUTH ELEVATION
302' = 1'-0"



D2 WEST ELEVATION
302' = 1'-0"

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



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

Fairway Chevrolet and Fairway GMC/Buick Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

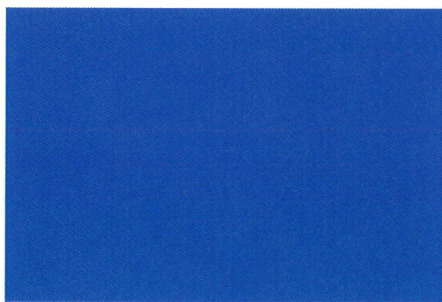
SERVICE
BUILDING
EXTERIOR
ELEVATIONS (PH.3)

RECEIVED
JUL 13 2010
City of Las Vegas, SD&S Submittal
D7 1118
15689 Property Chevrolet and Fairway, GM/Buick

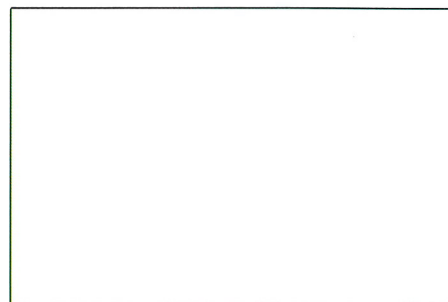
SDR-38855



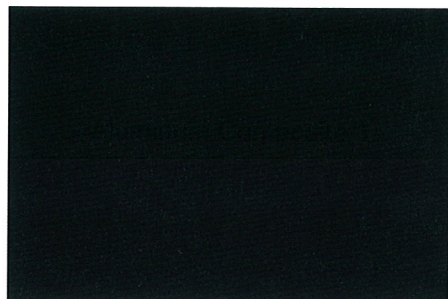
Aluminum Composite 1



Aluminum Composite 2



Aluminum Composite 3



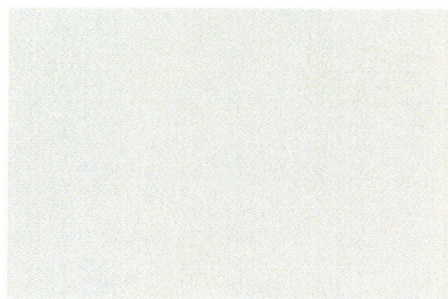
Aluminum Composite 4



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

RECEIVED
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.

RECEIVED
SDR-38855
REVISED
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
REVISED

RECEIVED
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

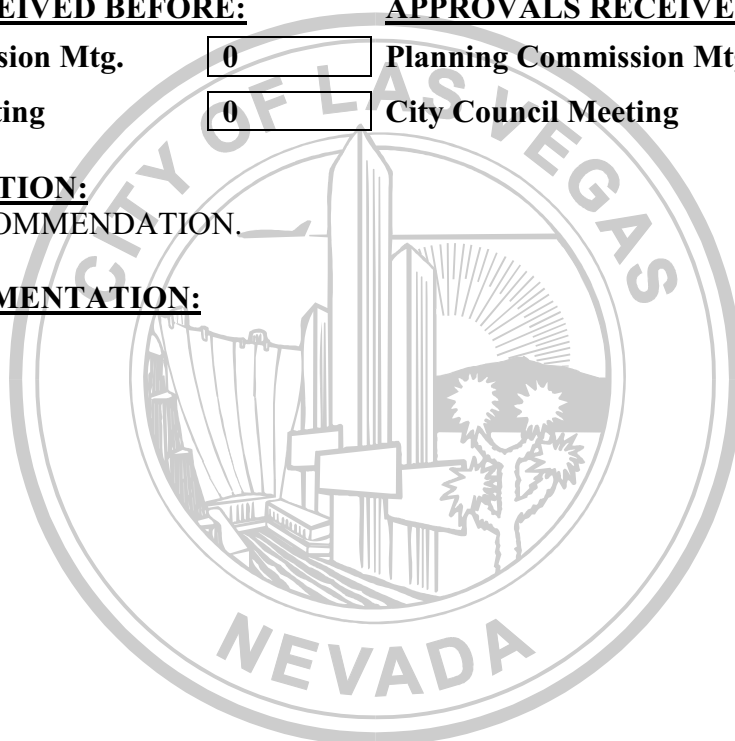
0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

NONE



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
DIR-38898	Staff recommends APPROVAL	

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Capital investments are critical in providing safe neighborhoods, acceptable transportation corridors, sufficient waste water treatment capacity, adequate parks, and quality recreation facilities for our citizens. The 2020 Master Plan identifies areas and provides goals, policies, and objectives providing direction for improving these critical areas of service. Planning and Development tracks the capital projects and provides input on the relationship to the Master Plan, effectively linking the two processes.

The Capital Improvement Planning process now requires the coordination of multiple departments, including Planning and Development, earlier on in the process in order to provide necessary feedback regarding the conformance to standards, and correlation to Master Plan goals, policies, and objectives. This coordination can save projects a great deal of time. The report that follows provides information regarding projects and describes their relationship to the appropriate 2020 Master Plan goals policies, or objectives.

ANALYSIS

In 2005 the Planning and Development Department created the Master Plan and Capital Improvement Plan Integration document. This document is intended to follow the five-year Capital Improvement Plan to show progress related to Planning documents and their goals, policies, and objectives. Thus this report is directly tied to Master Plan Implementation. Planning and Development staff actively tracks Capital Improvement Projects and works toward implementation of goals, policies, and objectives of the Master Plan and related documents.

Overall Progress

Complete	In Progress	Not Complete	Ongoing	Total
17	39	44	70	170
10%	23%	26%	41%	100%

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

2020 Master Plan and Capital Improvement Coordination

The Capital Improvement Project Committee regulates and coordinates the project nomination and approval process. The CIP Committee is the first stage of a two-step selection process through which all capital improvement projects must pass in order to be published in the Five Year Capital Improvement Plan. This approval process reduces the number of project submittals and allows concentration of the City's limited resources on defining and costing the most worthy project proposals, and allows the Five Year Plan to become a valuable planning tool. As part of this process Planning and Development reviews the proposed project for conformance to the Zoning Ordinance and Master Plan goals, policies, and objectives, as well as those of and pertinent Special Area Plans.

This process is not intended to substitute for the later detailed project definition phase required to finalize design service contracts and refine the accuracy of the construction costs estimate for funding purposes. The project scope and costs reviewed by Public Works during this CIP Committee approval process is at a conceptual level of project definition with an order-of-magnitude cost estimate based on averaging factors that is no better than -30% to +50%, but adequate for management discussion, screening, and planning purposes.

The Master Plan provides a source of direction for project implementation; however, when focusing on CIPs, the projects are typically divided into seven major expenditure functions:

- General Government
- Judicial
- Public Safety
- Sanitation
- Public Works
- Culture and Recreation
- Economic Development and Assistance

Future Direction

The Planning and Development Department is working with the Public Works Department to enhance current street sections in our update of Title 19 to include multimodal travel lanes, separated sidewalks, and parkways where signage, utility boxes, street light poles and other items can be placed to ensure clear and open pedestrian access. These changes conform to the direction provided by the 2020 Master Plan.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

An update of the Master Plan and Capital Improvement Plan Integration document will also provide direction for both the Planning and Public Works Departments as they work together to achieve the goal of providing access for all modes of transportation throughout the network. This update will include projects identified in newly adopted Master Plan Elements and all elements that have been updates since 2005. Once completed this document will provide a snapshot of where we are currently at in the process and indicate points of strength to build from and areas of weakness to enhance. The update is a three phase project, with phase-one completed and phase-two in progress. The project is scheduled for completion by the end of September 2010.

Appendix

Table Extracted from the 2005 Master Plan and Capital Improvement Plan Integration Document

Element/Plan	Master Plan Area	Implementation Action	Status
Buildings			
DT Centennial	Downtown	Establish shared parking structures to provide the opportunity for common shared facilities that generate pedestrian movement between parking and land uses.	Not Complete
Master Plan 2020	Neighborhood Revitalization	Adaptively reuse City's historic structures where financially viable	Ongoing
West Las Vegas	Neighborhood Revitalization	Establish a Metro Substation in West Las Vegas	Complete
West Las Vegas	Neighborhood Revitalization	Establish a West Las Vegas branch of the Southern Nevada Community College	Not Complete
Centennial Hills	Other Areas	Continue to budget for the installation of bicycle racks at public facilities	Ongoing
Public Safety	Other Areas	Acquire fire station sites to meet optimal service standards considering BLM land availability	Ongoing
Economic Development			
Housing	Downtown	Establish revolving fund and land banking to buy and clear full blocks of land downtown	Not Complete
Conservation	Other Areas	Acquire lands suitable for development of business, research, & higher education centers	Ongoing
Infrastructure			
Conservation	Downtown	Evaluate potential for physical and infrastructure improvements in central city to attract infill	Ongoing
Conservation	Downtown	Determine suitable locations for landscaped medians/areas and public places in downtown	Ongoing
Conservation	Downtown	Develop walking and bicycling routes to link downtown housing, workplaces, live/work projects and major redevelopment projects to create nodes of pedestrian-oriented activity	Ongoing

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

DT Centennial	Downtown	Create streetscapes that provide safety, comfort, and interest for pedestrians.	Ongoing
DT Centennial	Downtown	Enhance the overall image of downtown through improvements at gateways, primary corridors, civic plazas, and open spaces.	Ongoing
DT Centennial	Downtown	Develop an alley beautification and management plan.	Ongoing
DT Centennial	Downtown	Implement signage improvements, both freeway and internal.	Ongoing
DT Centennial	Downtown	Extend the landscaped median treatment on Las Vegas Boulevard from the Strip to its intersection with Interstate 515.	Complete
DT Centennial	Downtown	Establish pedestrian connections over/under the Union Pacific railroad tracks linking the Office Core District with the Downtown West District and future development activities.	In Progress
Housing	Downtown	Investigate methods to improve street trees and other landscaping and design features within public rights-of-way and on other publicly owned land in central city neighborhoods	Complete
Master Plan 2020	Downtown	Link downtown parks and open spaces with non-vehicular corridors that include sidewalk treatments, signage, lighting, landscaping and other enhancements	Ongoing
DT North	Neighborhood Revitalization	Establish a program of public signage, banners and trail markers to create a sense of place for DT North neighborhoods	Not Complete
DT North	Neighborhood Revitalization	Devise appropriate entrance signs and other features to identify the Downtown North area and events within the area. Entry points shall include Las Vegas Boulevard and Main Street at south and north; Washington, Owens and Bonanza east and west.	In Progress
DT North	Neighborhood Revitalization	Establish a trail connection between the Cultural Corridor and the Downtown area.	Complete
DT North	Neighborhood Revitalization	Acquire and develop park sites throughout the Downtown North area, including possible recapture of natural status for flood control channels pursuant to commercial design guidelines	Not Complete
DT North	Neighborhood Revitalization	Install decorative perimeter walls where appropriate	Ongoing
DT North	Neighborhood Revitalization	Complete public improvements to LV Blvd north of US 95	In Progress
DT North	Neighborhood Revitalization	Repave all deteriorated streets and repair curbs, gutters and sidewalks	Ongoing
DT North	Neighborhood Revitalization	Install streetlights where they are lacking in Downtown North.	Not Complete

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

Housing	Neighborhood Revitalization	Develop pedestrian and bike friendly connections and facilities in areas intended or designated for mixed-use development	Ongoing
LV Medical District	Neighborhood Revitalization	Provide identification, signage, and lighting system for the pedestrian network that offers interest, safety, vitality and diversity to the pedestrian.	Not Complete
LV Medical District	Neighborhood Revitalization	Create network of pedestrian paths which connect important Plan Area origins and destinations.	Complete
LV Medical District	Neighborhood Revitalization	Provide sidewalks of ample width.	In Progress
LV Medical District	Neighborhood Revitalization	Insure proper illumination at the street level.	Complete
LV Medical District	Neighborhood Revitalization	Provide for a variety of street amenities.	Complete
Master Plan 2020	Neighborhood Revitalization	Design lighting and public spaces in neighborhoods for crime prevention and public safety using CPTED (Crime Prevention Through Environmental Design) principles	Ongoing
Master Plan 2020	Neighborhood Revitalization	Distinguish neighborhoods from one another through urban design elements including lighting, landscaping, or other community focal points unique to each neighborhood	Not Complete
Master Plan 2020	Neighborhood Revitalization	Rancho Corridor upgrade to include consideration of mass transit, greenway and pedestrian/bikeway	In Progress
West Las Vegas	Neighborhood Revitalization	Install bus shelters where needed	Ongoing
West Las Vegas	Neighborhood Revitalization	Develop pedestrian and bike routes throughout the West Las Vegas area to be integrated into regional bike and pedestrian plans.	Not Complete
West Las Vegas	Neighborhood Revitalization	Move the existing residences affected by street modifications to vacant lots in the immediate vicinity as a part of the neighborhood infill phase of the Adopt-Your-Block program.	Not Complete
West Las Vegas	Neighborhood Revitalization	Spatially define the streets by planting the trees along the public right-of-way in a linear pattern in WLV	Not Complete
West Las Vegas	Neighborhood Revitalization	Use a specialized landscape planting program for major intersections in WLV	Not Complete
West Las Vegas	Neighborhood Revitalization	In segments with high projected pedestrian use, create pedestrian amenities: crosswalks, wider sidewalks, pedestrian activity nodes, benches, kiosks, etc.	Not Complete
West Las Vegas	Neighborhood Revitalization	Provide pedestrian linkages between residential areas and schools, libraries, parks and open space, and transit stops in WLV	Not Complete

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

West Las Vegas	Neighborhood Revitalization	Provide all segments with appropriate lighting and signage	Not Complete
WLV Neighborhood	Neighborhood Revitalization	Provide covered bus shelters and trash receptacles at all stops that have adequate space requirements. For those not meeting those requirements, seek alternative sites or explore the possibility of acquiring additional space.	In Progress
WLV Neighborhood	Neighborhood Revitalization	Install a flashing school zone on MLK from Jimmy to Hart.	Not Complete
Centennial Hills	Other Areas	Develop links between trails, paths, public facilities, and public lands for alternate means of circulation and recreation.	In Progress
Conservation	Other Areas	Ensure pedestrian routes that maintain historical access to undeveloped public lands	Ongoing
Conservation	Other Areas	Preserve LV wash and maintain natural features where appropriate	Ongoing
Master Plan 2020	Other Areas	Construct trails along the edges of hard-lined flood control and natural drainage courses, where appropriate, and provide landscaping to enhance the appearance of these areas.	Ongoing
Parks			
NW Open Space Plan	Newly Developing Areas	Protect 30% of the land in the northwest region as future open space through protection measure directed at new land development and a program of targeted acquisition.	Ongoing
NW Open Space Plan	Newly Developing Areas	Implement a "Hub and Spokes" model to connect origin landscapes and destinations.	Not Complete
NW Open Space Plan	Newly Developing Areas	Construct trails along the edges of arroyos and washes, and within existing power line and historic railroad rights-of-way.	Ongoing
NW Open Space Plan	Newly Developing Areas	Protect and conserve the native desert landscapes, wide open spaces and natural ecosystems that once dominated the NW.	Ongoing
NW Open Space Plan	Newly Developing Areas	Fill demand for traditional parks and active recreational areas.	Ongoing
NW Open Space Plan	Newly Developing Areas	Afford greater protection of historic and cultural landscapes that define and express the unique cultural and heritage of the Las Vegas Valley. These include ranch lands, Floyd Lamb Park, archaeological and paleontological sites, Tule Springs, the historic stagecoach road, and the historic railroad corridors.	Ongoing
NW Open Space Plan	Newly Developing Areas	Create a corridor (the NW Parkway) that supports a variety of human activity and movement.	Ongoing
NW Open Space Plan	Newly Developing Areas	Establish the NW Cultural Park on the federal and state owned assemblage of land surrounding and east of the Floyd Lamb Park.	Not Complete

Staff Report Page Seven

August 26, 2010 - Planning Commission Meeting

NW Open Space Plan	Newly Developing Areas	Transfer ownership of Floyd Lamb Park from the State of Nevada to the City. Restore and renovate the park into a major regional destination	In Progress
NW Open Space Plan	Newly Developing Areas	Team with the Horse Council of Nevada to conduct an economic feasibility study for a proposed equestrian park as part of the NW Cultural Park	Complete
NW Open Space Plan	Newly Developing Areas	Conduct a financial feasibility study to determine possible costs and revenues associated with an archaeological park as part of the Tule Springs and Floyd Lamb complex.	In Progress
NW Open Space Plan	Newly Developing Areas	Expand trails in the NW from the current condition to include off-road multi-use trails, on-road multi-use trails, equestrian trails, bicycle routes and sidewalks.	Ongoing
NW Open Space Plan	Newly Developing Areas	Work in partnership with the SNRPC to establish the Vias Verdes Las Vegas, an open space corridor of publicly owned lands that surround the Valley.	In Progress
NW Open Space Plan	Newly Developing Areas	Revise land development codes to increase the amount of open space required in future land development scenarios.	Not Complete
NW Open Space Plan	Newly Developing Areas	Revise minimum dedication requirements of the land development code to require 10% dedication of contiguous open space throughout the NW region.	Not Complete
NW Open Space Plan	Newly Developing Areas	Consider Conservation Subdivision Design (CSD) as a land development practice.	Not Complete
NW Open Space Plan	Newly Developing Areas	Adopt a buffer ordinance to protect natural arroyos and flood prone landscapes. Use natural design and engineering practices.	Not Complete
DT Centennial	Downtown	Establish a network of urban open space consisting of corridors, nodes, and linkages	In Progress
Master Plan 2020	Downtown	Create central open space, park, public facility or landmark as focus for each downtown district	Not Complete
Master Plan 2020	Downtown	Develop major civic square, open space or park in central business/government district core	Not Complete
John S. Park	Neighborhood Revitalization	Allocate the needed funds to redevelop Mary Dutton Park	Not Complete
Master Plan 2020	Neighborhood Revitalization	Obtain lands for parks in developed portions of the city	Ongoing
Parks - High Priority	Neighborhood Revitalization	Develop mini-parks/urban parks in high-density areas	Ongoing
Parks - High Priority	Neighborhood Revitalization	Acquire land for neighborhood parks in existing but under-served areas	Ongoing
Parks - High Priority	Neighborhood Revitalization	Improve and renovate existing parks in underserved areas where land acquisition and development is unlikely prior to the development of new facilities in existing parks.	Ongoing

Staff Report Page Eight
August 26, 2010 - Planning Commission Meeting

Transportation and Recreation Trails	Neighborhood Revitalization	Acquire property and construct Bonanza and Pioneer Trails.	In Progress
West Las Vegas	Neighborhood Revitalization	Improve Fitzgerald Park using the results of the Residents' Needs Survey.	Not Complete
West Las Vegas	Neighborhood Revitalization	Acquire the (narrowed) land parcels between Owens and Harrison Avenues as a lineal park/open space amenity and buffer to the Old Westside neighborhood.	In Progress
Conservation	Other Areas	Develop park system linked by recreation or transportation trails	In Progress
Master Plan 2020	Other Areas	Provide park within walking distance of residential areas	In Progress
Parks - High Priority	Other Areas	Develop neighborhood parks in areas with deficient service	Ongoing
Recreation Trails	Other Areas	Provide appropriate signage for Trails	In Progress
Transportation Trails	Other Areas	Acquire property for trails that is about to be developed for other purposes and where no accommodation for trails has been made	Ongoing
Transportation Trails	Other Areas	Acquire property for trails where they provide an important link in the trail system	Ongoing
Transportation Trails	Other Areas	Acquire property and construct multi-use trails.	Ongoing
Transportation			
DT Centennial	Downtown	Expand alternative modes of transit for long-term benefits. This includes: · Designating Main Street as a preferred fixed guide way alignment corridor · Developing an intermodal transportation center. · Promoting incentives for transportation reduction including ride-sharing, pedestrian systems, preferred ride-share parking, etc.	In Progress
DT Centennial	Downtown	Complete the second half of the paired one-way couplets on Casino Center southbound beginning south of Bridger Avenue, perhaps to Clark Avenue.	Not Complete
DT Centennial	Downtown	Upgrade existing signal system and add new signals at specified intersections.	In Progress
DT Centennial	Downtown	With Alta Avenue widening planned to the west of Downtown, develop an east-west one-way paired couplet system in the Office Core and beyond, with Bonneville Avenue becoming one-way eastbound and Clark Avenue becoming one-way westbound.	In Progress
West Las Vegas	Neighborhood Revitalization	Discourage non-residential traffic traveling north on F Street, north of Washington Avenue.	In Progress

Staff Report Page Nine
August 26, 2010 - Planning Commission Meeting

WLV Neighborhood	Neighborhood Revitalization	Work with the RTC to eliminate the Owens/Harrison Avenue one-way pair. Return Owens Avenue to a two-way major arterial and Harrison Avenue to a two-way neighborhood street. Only B and D Streets will continue north beyond Harrison to Owens Avenue.	Not Complete
WLV Neighborhood	Neighborhood Revitalization	Narrow secondary streets with various techniques such as landscaping to discourage non-residential traffic and assist in slowing down traffic in high pedestrian areas.	Not Complete
Centennial Hills	Other Areas	Complete the upgrade of the computerized coordinated traffic signal system.	In Progress
Centennial Hills	Other Areas	Install and enforce truck route directional signs on preferred truck routes.	Ongoing
Programs			
Conservation	Downtown	Identify areas within downtown for development of parks and open space	Complete
DT Centennial	Downtown	Establish a system of arcades within and beyond the Office Core, recapturing a sense of the City's historic past, reinvigorating the streetscape, providing comfort for pedestrians, and creating a unique and identifying image.	Not Complete
DT Centennial	Downtown	Incorporate the proposed fixed guide way transit system along Main Street with stations along Main at Fremont Street Experience and Clark Street.	Complete
DT Centennial	Downtown	Maintain Fourth Street as an enhanced pedestrian and vehicular route through the Office Core. It will continue as a one-way northbound vehicular connector with its own landscaping, lighting, and special paving treatments.	Complete
DT Centennial	Downtown	Connect Main Street with Industrial Road to create a back road service route for the casinos.	Not Complete
DT Centennial	Downtown	Establish prominent civic squares or parks within or near the Office Core. A park or square could be combined with the possible construction of a new City Hall.	Not Complete
Housing	Downtown	Identify opportunities for development of a central open space, park, public facility or landmark that lends identity and character to Downtown districts most likely to see housing development	Not Complete
Housing	Downtown	Investigate and obtain public monies to assist initiating mixed-use projects	Ongoing
Housing	Downtown	Inventory all municipal infrastructure upgrades in central city areas; determine which will need special funding; develop funding mechanisms and timetables to address targeted improvements	Not Complete

Staff Report Page Ten
August 26, 2010 - Planning Commission Meeting

LV Redevelopment Plan	Downtown	Eliminate blight and deterioration in the redevelopment area by: A. The acquisition of real property B. The management of any property under ownership and control of the agency; C. The demolition and clearance of land, installation of public improvements, and building and site preparation; D. The disposition and development of property for use in accordance with this plan; E. The rehabilitation, conservation, or moving of structures of certain buildings and improvements by present owners, their successor and the Redevelopment Agency; F. The development of land by private enterprise or public agencies for uses in accordance with this plan; G. The assembly of adequate sites for the development and construction of retail, office, residential, hotel, tourism/recreational, industrial, public and other facilities; H. The closure or other modification of streets, landscaping, parking facilities and other public improvements; J. The implementation of land use controls and regulations	Ongoing
Master Plan 2020	Downtown	Pursue the development of a performing arts center within the Downtown area.	In Progress
Master Plan 2020	Downtown	Work with RTC, other government agencies and private sector to develop fixed guide way transit	In Progress
Master Plan 2020	Downtown	Phase guide way route to connect the Downtown and the Strip, Downtown to McCarran Airport, Northwest Town Center and Summerlin areas.	In Progress
Master Plan 2020	Downtown	Support efforts to develop a maglev train system between Downtown Las Vegas and Southern California	Ongoing
Master Plan 2020	Downtown	Bring higher education and votec training to downtown campus locations	Not Complete
Master Plan 2020	Downtown	Assist in the development of a performing arts center	In Progress
Master Plan 2020	Downtown	Work with private interests and with other levels of government to develop museums	Ongoing
Master Plan 2020	Downtown	Support the placement of, and establish a policy to set aside funds for, art in public places	Ongoing
Master Plan 2020	Downtown	Establish and follow a policy to set aside funds for public art and architecture	Not Complete
Master Plan 2020	Downtown	Repair and maintain infrastructure in older areas at a pace that optimizes costs and benefits	Ongoing

Staff Report Page Eleven
August 26, 2010 - Planning Commission Meeting

Master Plan 2020	Downtown	Use public/private partnerships, where possible, to pay for public capital improvements	Ongoing
Public Safety	Downtown	Support the development and implementation of mass transit systems leading to downtown	In Progress
Public Safety	Downtown	Shift transportation funds to projects emphasizing pedestrians	Ongoing
Conservation	Neighborhood Revitalization	Continue to improve streetscape enhancements in urban areas (DT, Cent Ctr, WLV, Med Dist)	Ongoing
DT North	Neighborhood Revitalization	Assist the sponsors of the Pioneer's Trail in its establishment.	In Progress
DT North	Neighborhood Revitalization	Remove graffiti and waste on public or private property, and work with owners of neglected property to improve the overall appearance of older neighborhoods across the city.	Ongoing
DT North	Neighborhood Revitalization	Assist Discovery Children's Museum	Ongoing
DT North	Neighborhood Revitalization	Study re-use of CLV buildings as expansion potential for theaters, museums, etc	Not Complete
DT North	Neighborhood Revitalization	Work with Neon Museum for successful completion	In Progress
DT North	Neighborhood Revitalization	Seek funding for the provision of sidewalks and landscaping where adequate rights-of-way exist.	Ongoing
DT North	Neighborhood Revitalization	Maintain and renovate public infrastructure within existing residential neighborhoods	Ongoing
DT North	Neighborhood Revitalization	Negotiate with Cashman Field for shared or expanded use of facility	Not Complete
Master Plan 2020	Neighborhood Revitalization	Assist residents in mature neighborhoods to develop self-help techniques to protect & preserve neighborhood integrity; develop programs that offer lower cost loans for restoration projects	Ongoing
Master Plan 2020	Neighborhood Revitalization	Develop incentive program to encourage property owners to redevelop vacant or derelict sites within neighborhood revitalization area	Complete
Master Plan 2020	Neighborhood Revitalization	Leverage funds, obtain private sector assistance to broaden range of housing options	Not Complete
Master Plan 2020	Neighborhood Revitalization	Consider incentives for projects containing affordable, owner-occupied housing	Not Complete
Master Plan 2020	Neighborhood Revitalization	Encourage development of senior and assisted living housing	Ongoing
Master Plan 2020	Neighborhood Revitalization	Purchase land for parks in proactive ways, including bond issues and land exchanges	Ongoing
Master Plan 2020	Neighborhood Revitalization	Encourage the development of parks that link with trail/pedestrian/bike plans	Ongoing
Master Plan 2020	Neighborhood Revitalization	Support development of business incubators, loan programs and other incentives	Ongoing

Staff Report Page Twelve
August 26, 2010 - Planning Commission Meeting

Parks - High Priority	Neighborhood Revitalization	Increase recreational opportunities in areas of high-density development to meet the minimum functional and demographic standards for high-density areas.	Ongoing
Public Safety	Neighborhood Revitalization	Incorporate pedestrian designs in upgrades and refurbishment of existing streets	Ongoing
Public Safety	Neighborhood Revitalization	Incorporate traffic calming designs as part of street design to encourage walking	In Progress
Transportation Trails	Neighborhood Revitalization	Repair existing trail system, maintain and remove hazards to routes	Ongoing
West Las Vegas	Neighborhood Revitalization	Improve the physical appearance of all residential neighborhoods which have suffered neglect or deterioration	Ongoing
West Las Vegas	Neighborhood Revitalization	Use drought tolerant plant materials in WLV	Complete
West Las Vegas	Neighborhood Revitalization	Include in the streetscape program a series of public art projects which can be implemented with community involvement.	Not Complete
Centennial Hills	Other Areas	Develop a three-tiered flood control system, which will include an appropriate mix of large regional and smaller local and neighborhood flood control facilities.	Complete
Centennial Hills	Other Areas	Provide drainage improvements in accordance with the Clark County Regional Flood Control Master Plan and Neighborhood Flood Control Master Plans	Ongoing
Centennial Hills	Other Areas	Develop and promote a multi-modal circulation system.	In Progress
Centennial Hills	Other Areas	Consolidate driveways, access points, and curb cuts along existing developed arterials, or when development or change in intensity or land use occurs, or when traffic operational safety warrants such consolidation.	In Progress
Centennial Hills	Other Areas	Implement the provision of left turn signals and left turn lanes at congested intersections	In Progress
Centennial Hills	Other Areas	Implement the Recreation and Transportation Trails Elements of the Las Vegas 2020 Master Plan	Ongoing
Conservation	Other Areas	Develop monorail to downtown and fixed guideway extensions to Summerlin Town Center and Centennial Hills Town Center	Not Complete
Conservation	Other Areas	Promote pedestrian-friendly design in new neighborhoods; encourage bicycle-friendly workplaces including bike lockers and shower facilities	In Progress
Conservation	Other Areas	Identify and employ ways to limit consumption of potable water for irrigation in all city facilities	In Progress
Conservation	Other Areas	Pursue requirements for appropriate and adequate flood control and drainage facilities in new development that incorporates best management practices	Complete

Staff Report Page Thirteen
August 26, 2010 - Planning Commission Meeting

Conservation	Other Areas	Support creation of additional water reclamation facilities	Ongoing
Conservation	Other Areas	Encourage drought tolerant plants or xeriscape for public projects	Complete
Conservation	Other Areas	Investigate ways of promoting development and use of alternative sources of energy.	Ongoing
Housing	Other Areas	Amend street design standards to reduce minimum required pavement widths to 36'; explore the use of traffic circles, chokers and chicanes to reduce traffic speed	In Progress
Master Plan 2020	Other Areas	Establish park system based on classifications, size and service area standards	Complete
Master Plan 2020	Other Areas	Assure residential areas are within walking distance of a neighborhood park	Ongoing
Master Plan 2020	Other Areas	Support development of a high technology business park in Centennial Hills	Not Complete
Master Plan 2020	Other Areas	Coordinate capital improvement and O&M expenditures with long range planning	In Progress
Master Plan 2020	Other Areas	Additions to annual budget be approved only with deletion of items of corresponding value	Ongoing
Master Plan 2020	Other Areas	Identify and acquire land required for transit from BLM	Ongoing
Master Plan 2020	Other Areas	Coordinate construction of public facilities with other agencies to have multiple uses	Not Complete
Parks	Other Areas	Establish community parks throughout the city in relation to the spatial, demographic, and functional demand analysis.	Ongoing
Parks - High Priority	Other Areas	Identify sites for regional, community parks and natural resource areas to secure adequate land prior to development of the surrounding area.	Ongoing
Parks - Medium Priority	Other Areas	Encourage joint development of park space in conjunction with school sites	Ongoing
Public Safety	Other Areas	Implement storm water channel and drain improvements in accordance with the adopted storm water management program for the City.	Ongoing
Public Safety	Other Areas	Initiate the implementation program for Storm water Quality Management Plan.	In Progress
Public Safety	Other Areas	Support use of landscaping and sound walls to buffer transportation corridors and reduce noise	In Progress
Transportation Trails	Other Areas	Construct trails where they provide an important link in the trail system	Ongoing
West Las Vegas	Other Areas	Implement neo-traditional planning concepts: pedestrian-oriented, tree lined grid-streets; pedestrian scale buildings; on-street parking; and use of the functional alley system.	In Progress

Staff Report Page Fourteen
August 26, 2010 - Planning Commission Meeting

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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

