City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

August 26, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2010

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

CONSENT ITEMS:

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

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

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

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

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

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

SUBJECT:

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

City of Las Vegas Agenda Item No.: **6.**

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

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

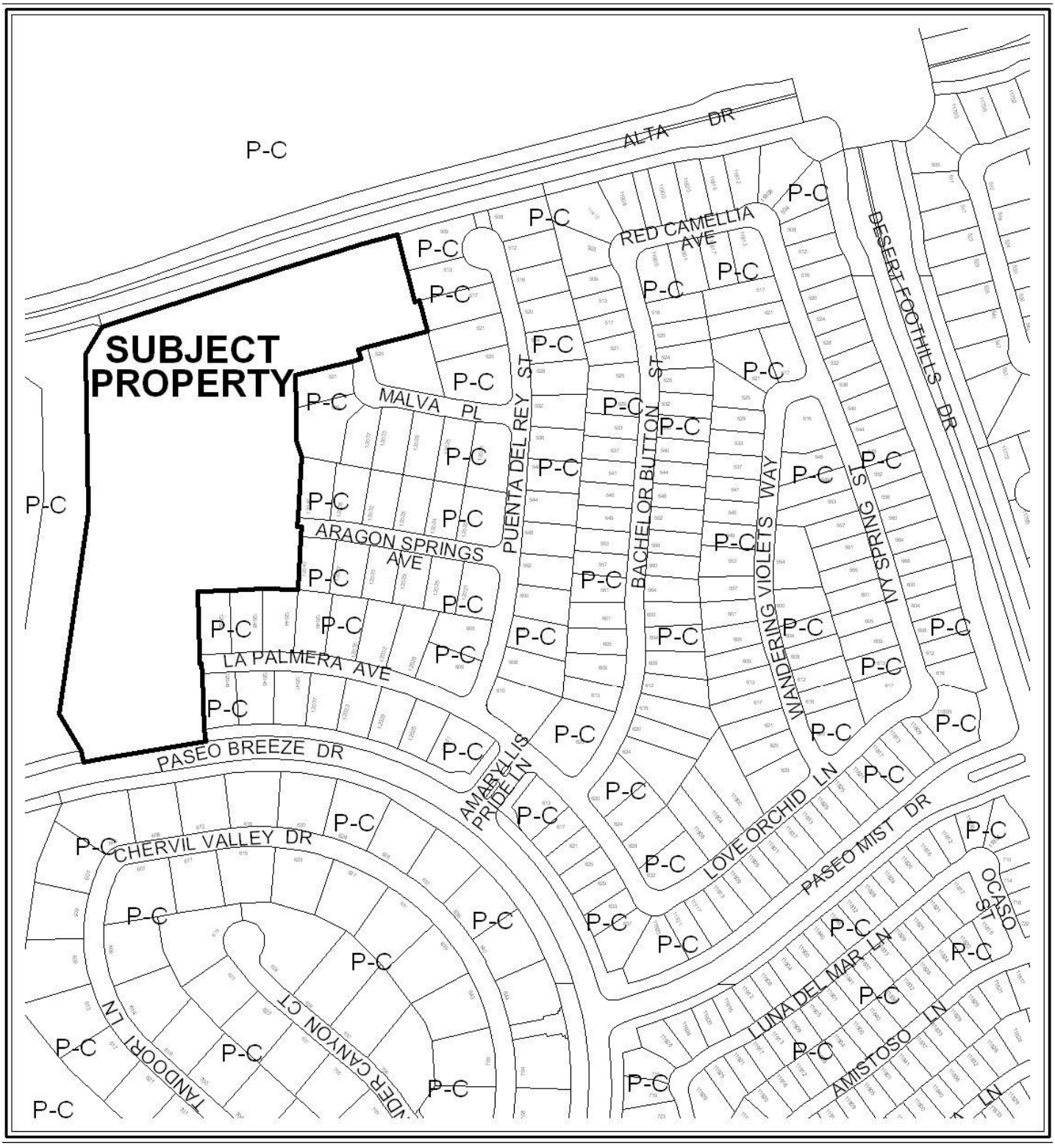
SUBJECT:
TMP-38785 - TENTATIVE MAP - VILLAGE 23A PARCEL J UNIT 2 BARCELONA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



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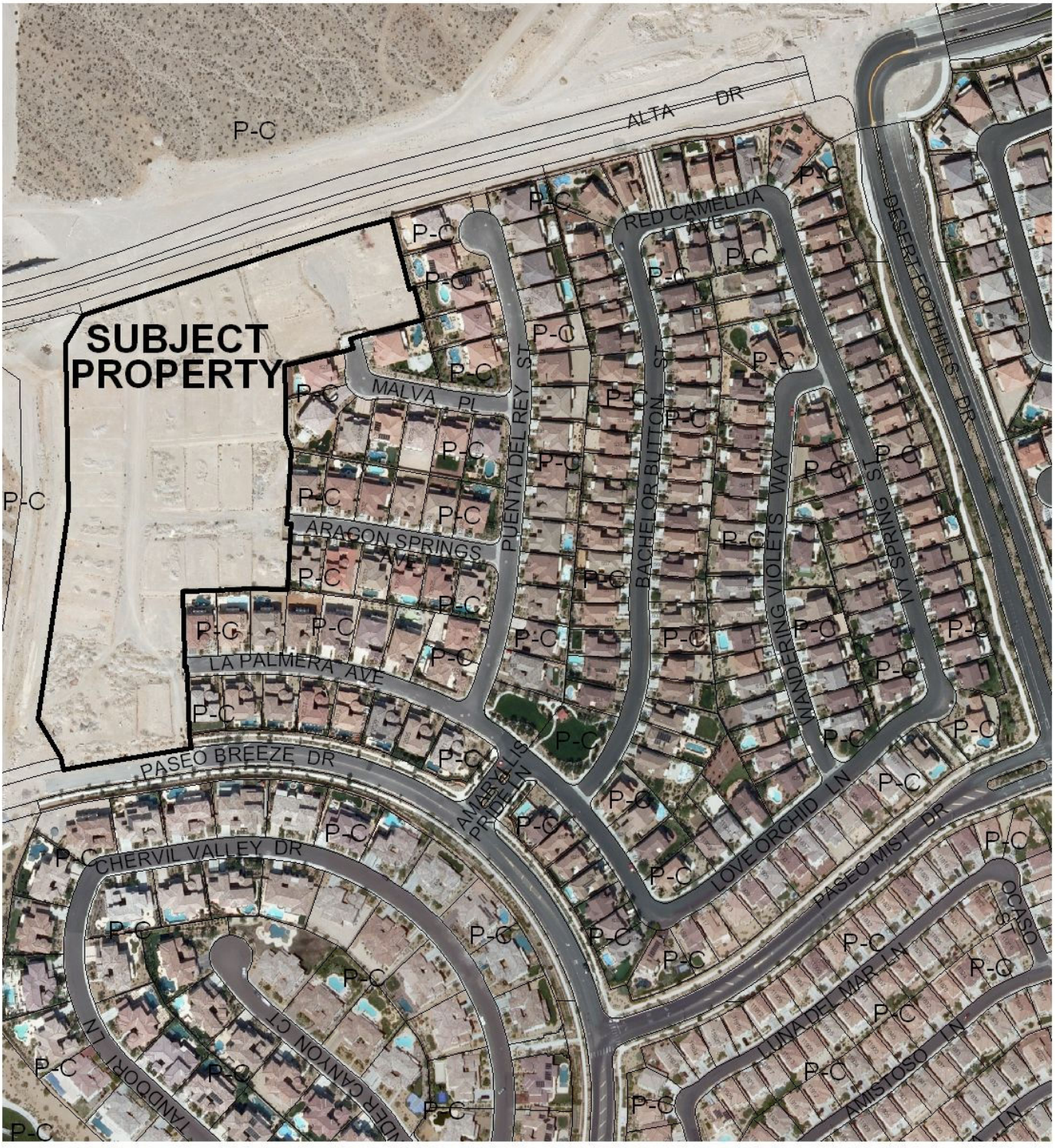
CASE: TMP-38785

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

N



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CASE: TMP-38785

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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 prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute 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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

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

Pre-Application Meeting	
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

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

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

Details of Application Request	
Site Area	
Gross Acres	9.33
Net Acres	8.7

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Summerlin West	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: The Howard Hughes Corp.

Name of Applicant: The Howard Hughes Corp.

Name of Representative: G.C. Wallace

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Josh Johnson

Subscribed and sworn before me

This 2 day of July, 2010

_____

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address Julie.Cleaver@generalgrowth.com

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

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

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

E-mail Address Julie.Cleaver@generalgrowth.com

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

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

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

E-mail Address JJohnson@gcwallace.com

Property Owner Signature* _____

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

Print Name Josh Johnson

Subscribed and sworn before me

This 2ND day of July, 20 10.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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PLANNING & DEVELOPMENT

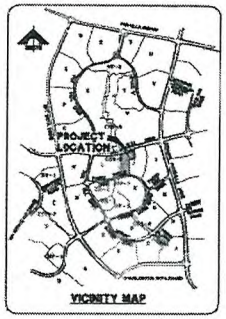
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

NORTH

1" = 100'

SCALE: 100 0 100 200 FEET



PRIVATE STREET NOTE:

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

SERVICES

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

BASIS OF BEARING

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLVD2 BRASS PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILION CENTER & ALTA. 3029.29 FEET OR 924.707 METERS.
NAD 1983 DATUM

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 30, PAGE 26 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN: 137-34-601-003

LAND USE

EXISTING ZONING	=	SF3
EXISTING LAND USE	=	PC
TOTAL GROSS ACREAGE	=	9.23 AC.
NUMBER OF RESIDENTIAL LOTS	=	34
NUMBER OF COMMON LOTS	=	4
MIN. LOT SIZE	=	62' X 104'
LOTS PER ACRE (GROSS)	=	3.7 ac.
MIN. CURB RETURN RADIUS	=	20'
MIN. PL. RADIUS	=	15'
NET AC	=	8.3 AC.
SEWAGE CONTRIBUTION:		
AVERAGE: 34 ERU'S X 250 GPD/ERU	=	0.0085 MGD
PEAK FLOW 0.0085 MGD X 3.5 (PF)	=	0.02975 MGD

BUILDING SETBACK REQUIREMENTS

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

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

SIDE YARD (INTERIOR)	= 5' MIN.
SIDE YARD (PERIMETER)	= 5' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.
REAR YARD	= 25'

ALL DRIVEWAYS MUST COMPLY WITH THE PASEOS DESIGN CRITERIA DRAWING EXHIBIT 2-5

DEVELOPER

THE HOWARD HUGHES COMPANIES, LLC
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-6800
OFFICE FAX NO. (702) 791-6460

ENGINEER

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2880 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: 702.263.3535 - F: 702.263.3539 - GCWALLACE.COM

SHEET INDEX

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

SUMMERLIN
VILLAGE 23A
PARCEL J UNIT 2
BARCELONA
TENTATIVE MAP
JULY 29, 2010

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JUL 30 2010

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ENGINEERS | PLANNERS | SURVEYORS
2880 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: 702.263.3535 - F: 702.263.3539 - GCWALLACE.COM

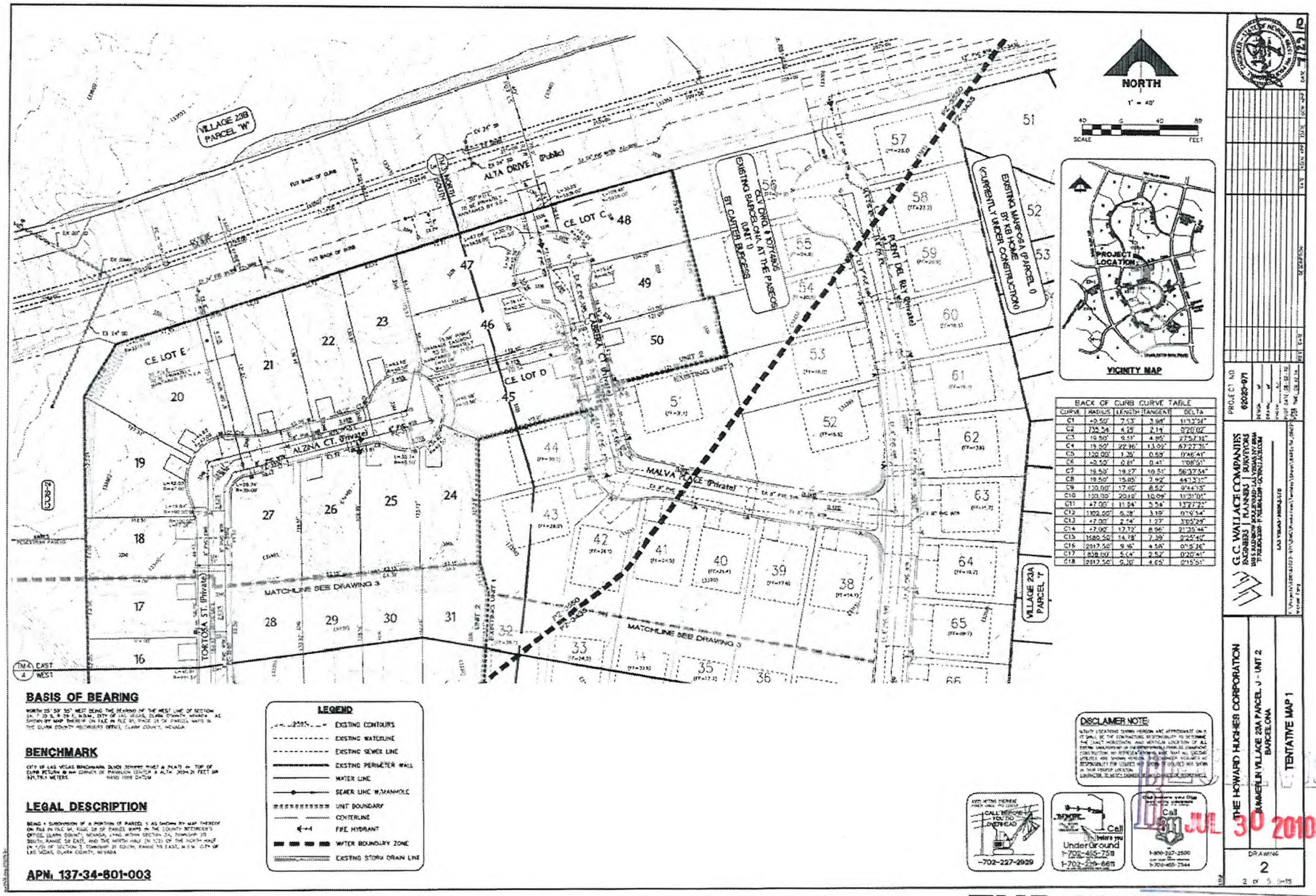
PROJECT NO. 62020-471

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

COVER SHEET

DRAWING 1 OF 4 SHTS

TMP-38785
REVISED



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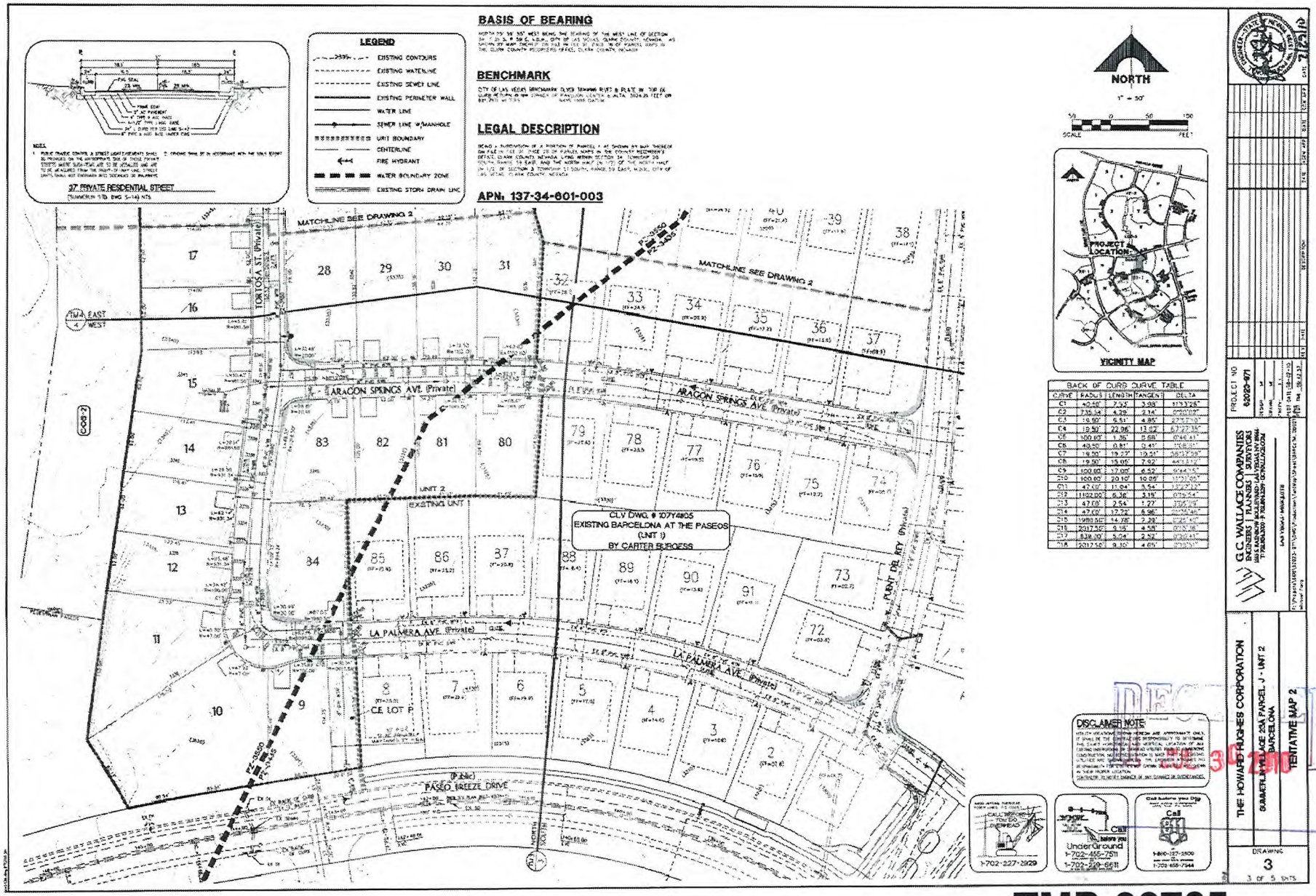
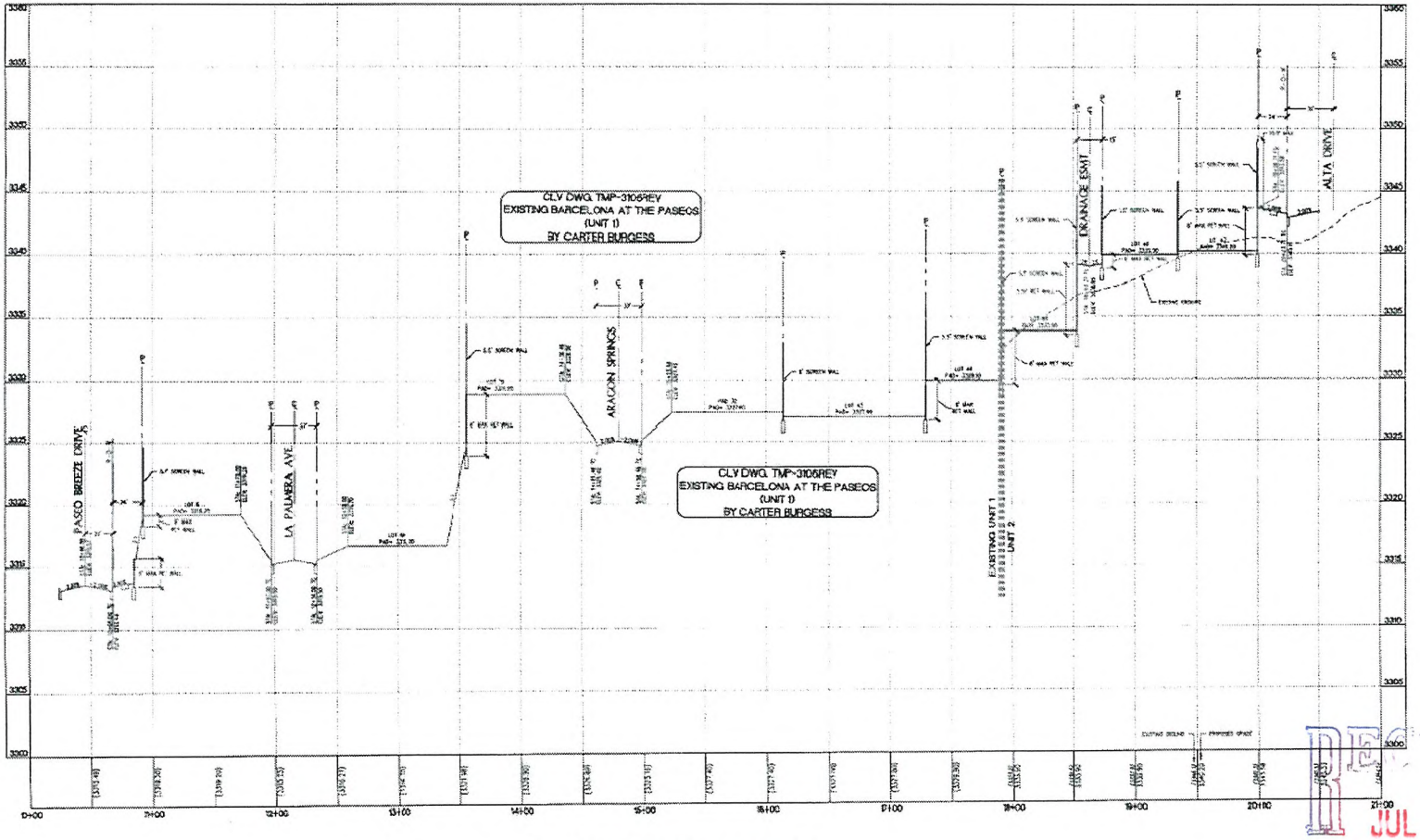


BACK OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	40.50'	7.53'	3.98'	11°13'26"
C2	735.34'	4.29'	2.14'	0°20'02"
C3	19.50'	6.51'	4.85'	27°57'10"
C4	19.50'	22.06'	13.02'	67°27'35"
C5	100.00'	1.35'	0.68'	0°46'41"
C6	40.50'	0.81'	0.41'	1°08'01"
C7	19.50'	19.27'	10.51'	56°37'09"
C8	19.50'	15.05'	7.92'	44°13'12"
C9	100.00'	17.00'	8.52'	9°44'15"
C10	100.00'	20.10'	10.05'	11°31'05"
C11	47.00'	11.04'	5.54'	13°27'12"
C12	1102.00'	6.38'	3.19'	0°19'54"
C13	47.00'	2.54'	1.27'	3°05'29"
C14	47.00'	17.72'	8.96'	21°35'46"
C15	1980.50'	14.78'	7.39'	0°25'40"
C16	2017.50'	9.15'	4.58'	0°15'36"
C17	838.00'	5.04'	2.52'	0°20'41"
C18	2017.50'	9.30'	4.65'	0°15'51"

DECLASSIFIED
01 30 2010

TMP-38785
REVISED



NORTH SOUTH PROFILE

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

SCALE FEET

BASIS OF BEARING

NORTH 00° 58' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T 20 S, R 59 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLOOD DRAINAGE INLET & PLATE IN TOP OF CURB RETURN AT NW CORNER OF FAMILION CENTER & ALTA. 3024.09 FEET OR 921.7971 METERS NAVD 1988 DATUM

PROJECT NO. 62023-071

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

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

TENTATIVE MAP 3

DRAWING 4
4 OF 5 SHTS

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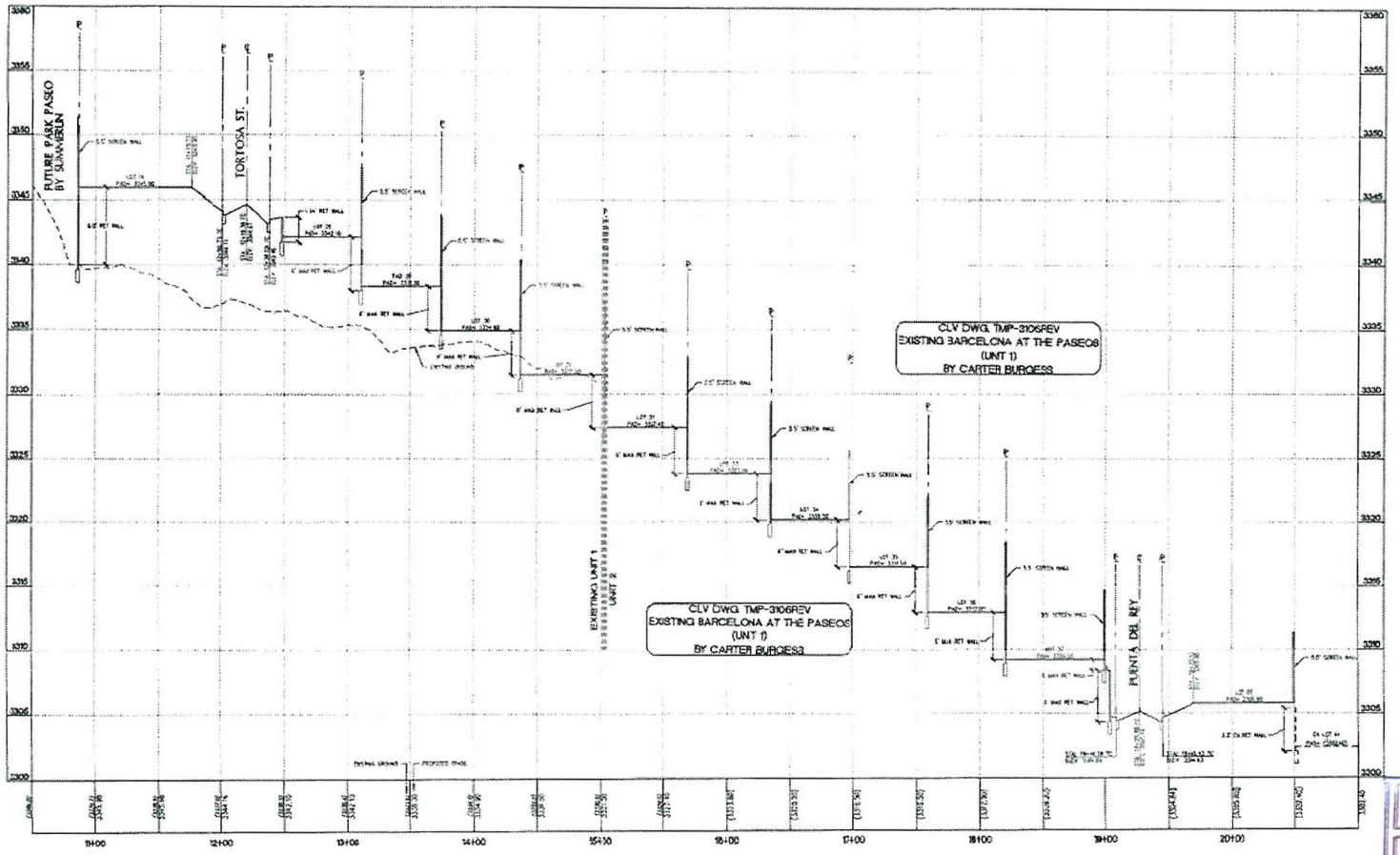

EAST WEST PROFILE

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

SCALE FEET

BASIS OF BEARING

NORTH 89° 56' 55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, T 20 S, R 59 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FIG. 31, PAGE 38 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK GLOBE DRAWING RIVET & PLATE IN TOP OF CURB RETURN @ NW CORNER OF PAVILLION CENTER & ALTA. 3124.26 FEET OR 951.7671 METERS NAVD 1988 DATUM

PROJECT NO. 62023-971

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

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

DRAWING
5
5 OF 5 SHTS

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TMP-38785
REVISED

5.1.2 PRODUCT WALLS

General

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

Enhanced Product Walls

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

Fences and Gates

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

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

{Text Revision, 11/10/03}

Pool Requirements

All product walls must meet city pool requirements.

Prohibited Materials

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

Setbacks

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

Height

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

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terraced. See Exhibit 2-L.1.

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

Product Wall to Product Wall Connections

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

5.1.3 RETAINING WALLS

Height and Setback

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

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

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

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

Waterproofing

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

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Materials

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

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

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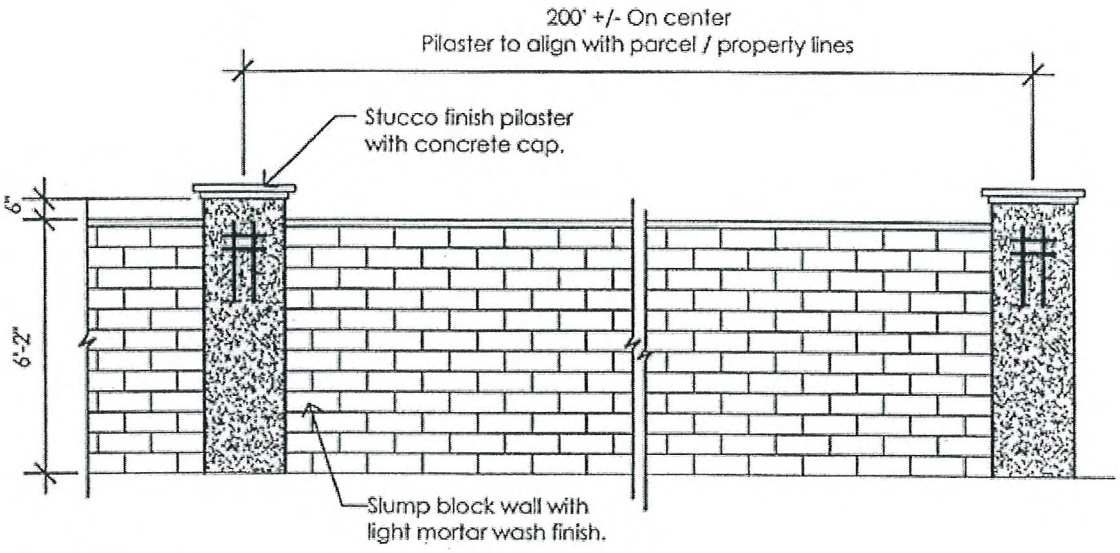
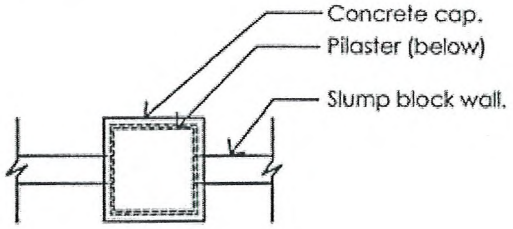
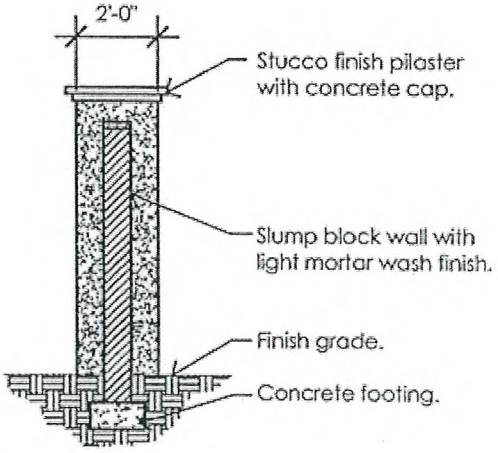


Elevation



Plan



Section

Columns:

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

Wall:

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

See Summerlin for detailed wall plans.

Rev 5/28/2010

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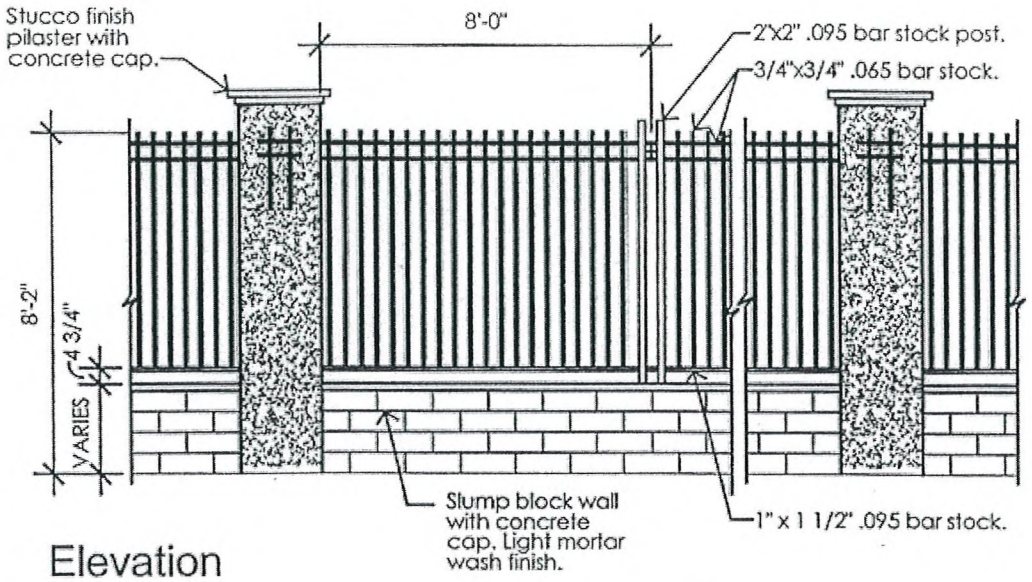
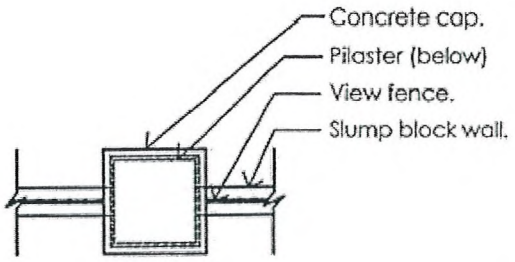
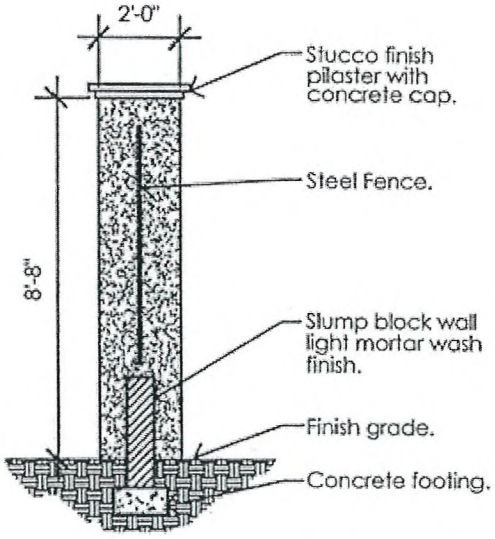
TMP-38785



Elevation



Plan



Section

Columns:

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

Wall:

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

See Summerlin for detailed wall plans.

Rev 5/28/2010

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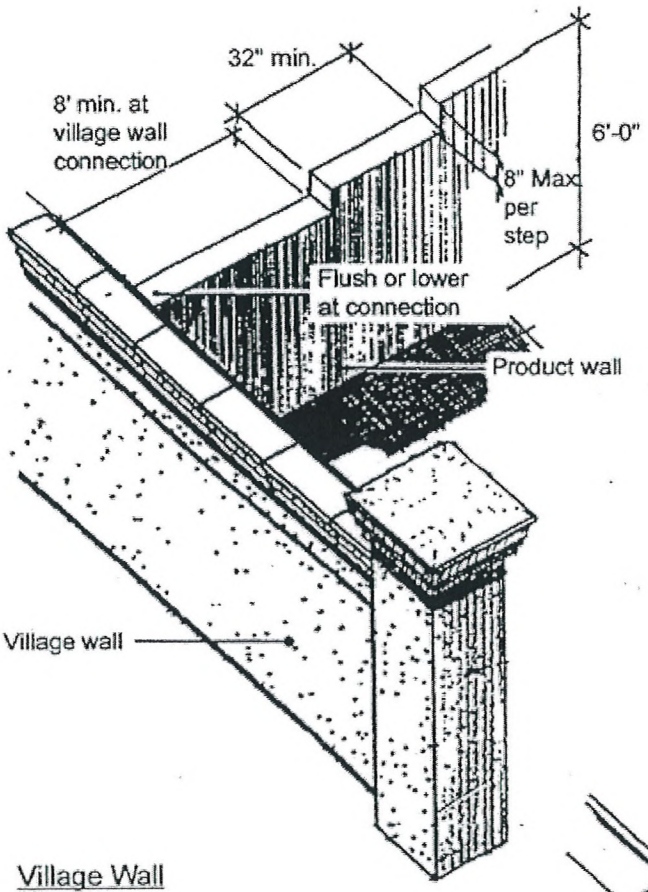
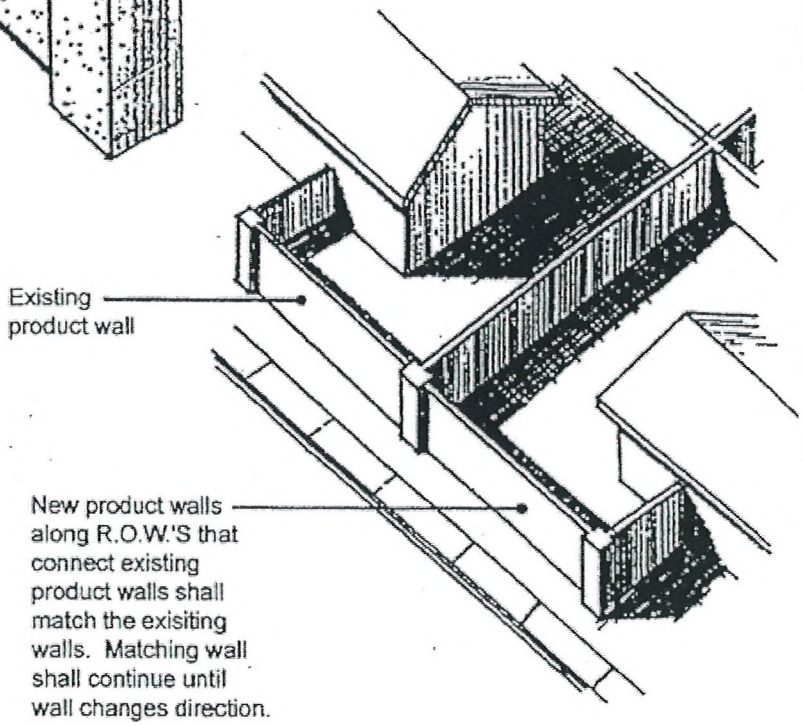
TMP-38785



Village Wall



Product Wall

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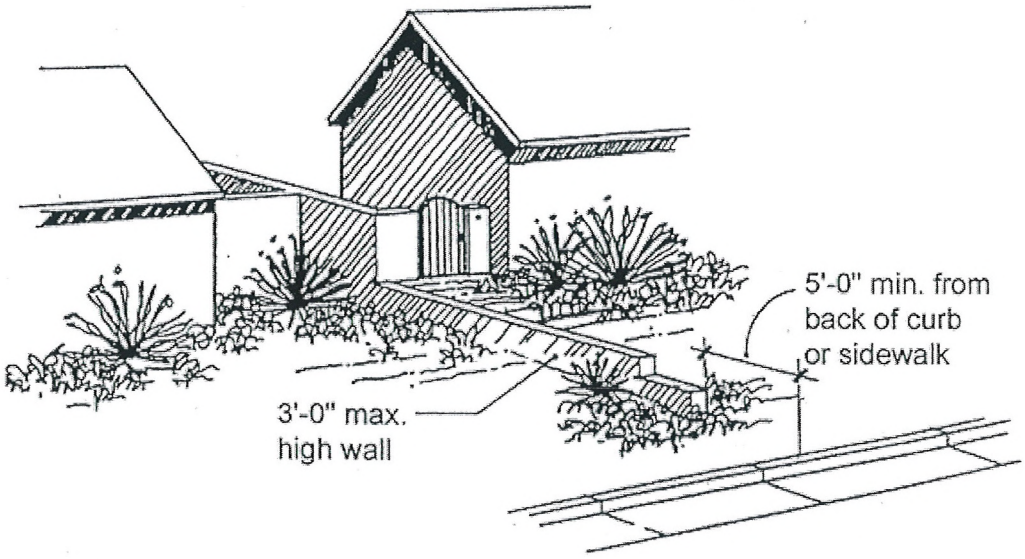
JUL 06 2010
TMP-38785



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JUL 06 2010

Retaining Wall at Side Lot Line

EXHIBIT 5-D
Walls

TMP-38785

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

07/22/10

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

07/22/10

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

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

07/22/10

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

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

Writer's Contact Information:

804-2143
dyoro@gcwallace.com

62023-970

July 2, 2010

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

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

To whom it may concern:

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

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

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

Cordially,

G. C. WALLACE, INC.

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

DDY

c: Julie Cleaver, THHC
Josh Johnson, GCW

RECEIVED
JUL 06 2010
TMP-38785

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

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

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

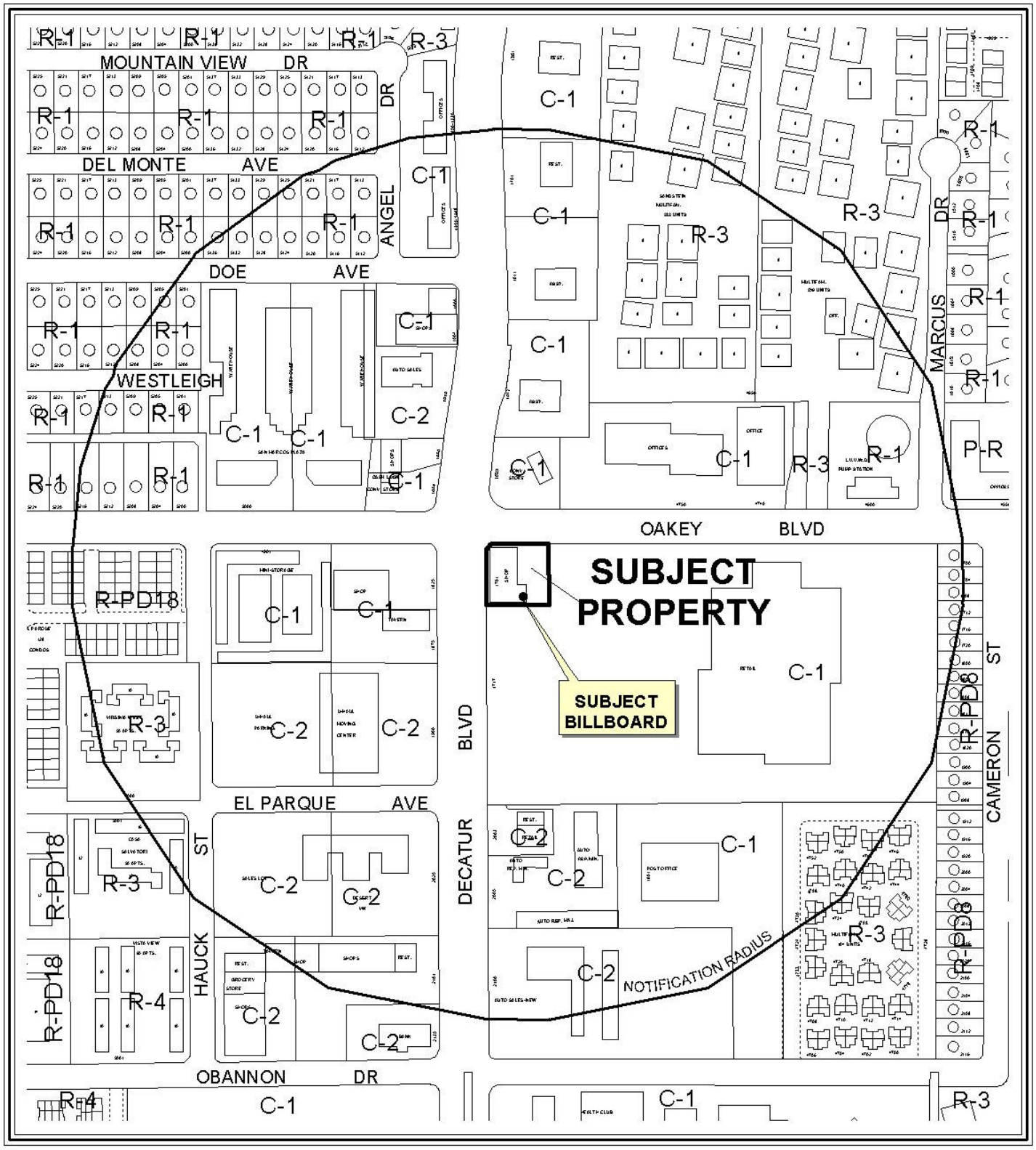
SUBJECT:
RQR-38940 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD PAUL AND HAYA TRUST - Required Review of an approved Special Use Permit (U-0135-95) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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. Abeyance Request Submitted by Clear Channel Outdoor
4. Supporting Documentation
5. Photos
6. City Council Approval Letter for RQR-6149



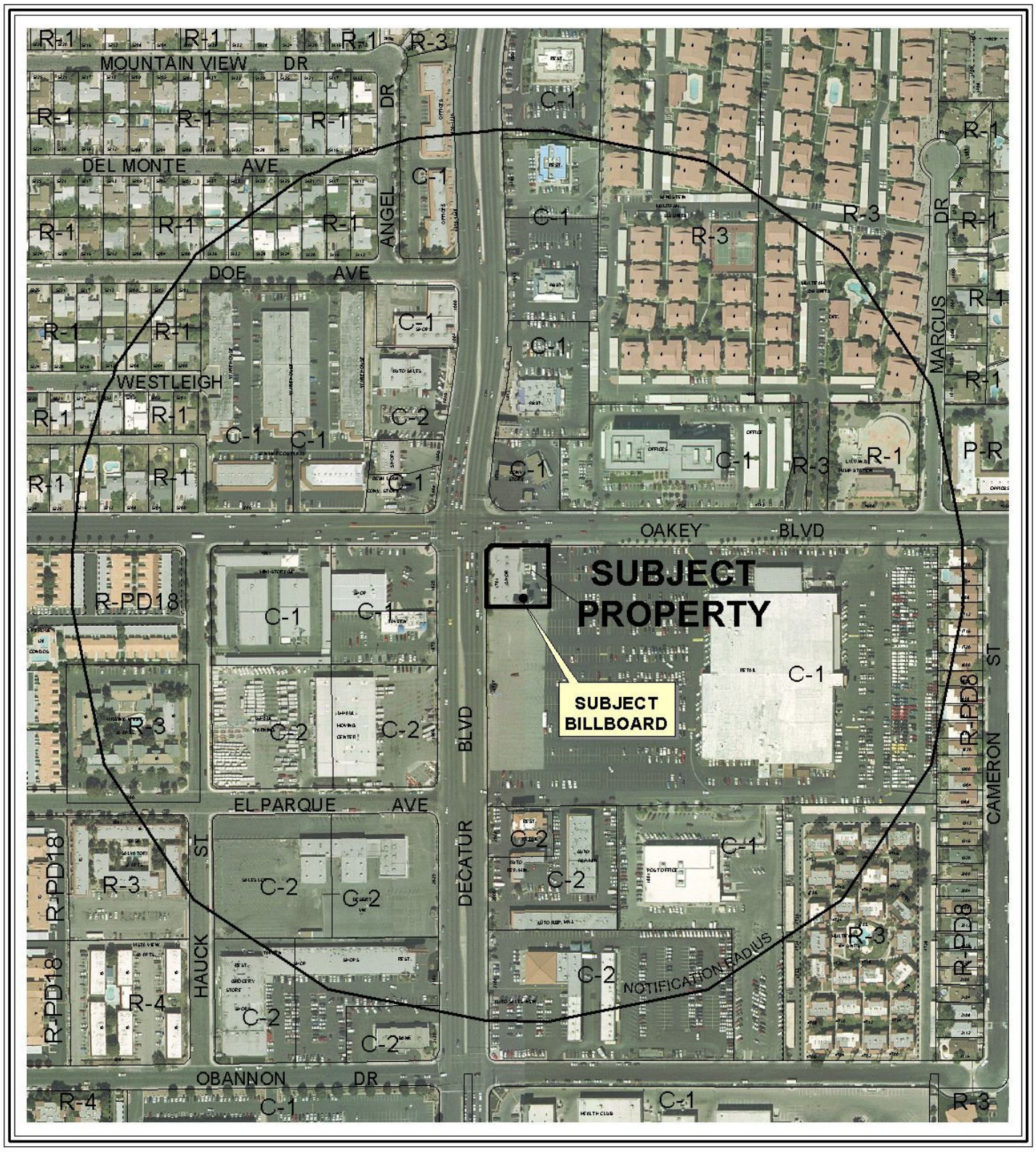
0 300 600 Feet

CASE: **RQR-38940**

RADIUS: 1000 FT

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

N



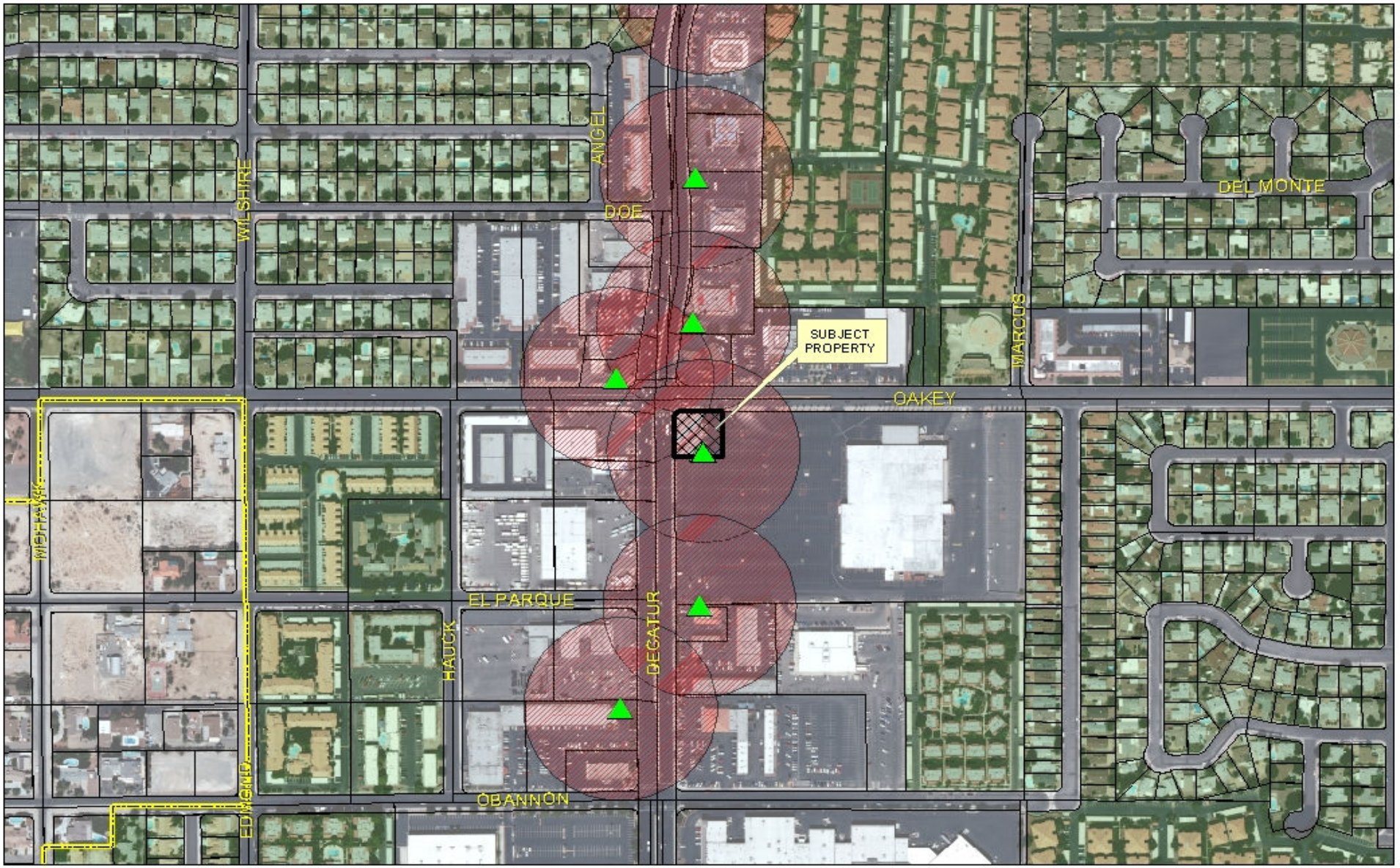
0 300 600 Feet

CASE: **RQR-38940**

RADIUS: 1000 FT

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

N



RQR-38940

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

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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

** 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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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.

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

Neighborhood Meeting
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.

Details of Application Request	
Site Area	
Net Acres	.51

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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

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:

Standards	***Code Requirement***	***Provided***
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:

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.**

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

YK

Steve Gebeke

From: CARTER, ROD [RodCarter@clearchannel.com]
Sent: Tuesday, August 17, 2010 9:42 AM
To: Steve Gebeke
Subject: RQR 38940

Dear Mr. Gebeke,

Thank you for your returned phone call this morning as mentioned, I will be out of town on August 26th and will not be attending the Planning Commission Meeting that night. Can you please hold this item in Abeyance until the September 23rd meeting as discussed?

Thank you for your consideration.

Best Regards,

Rod Carter
Senior Real Estate Representative
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7209 fax: 702.238.7266
rodcarter@clearchannel.com

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paul and Haya Reisbord

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: [signature]

Print Name: PAUL REISBORD

Subscribed and sworn before me

This 06TH day of JULY, 2010

[signature] 07-06-10

Notary Public in and for said County and State

LOS ANGELES, CALIFORNIA

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

RECEIVED

JUL 20 2010

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 1701 South Decatur Blvd.

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

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

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

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

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

Additional Information _____

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

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

City Malibu **State** CA **Zip** 90265

E-mail Address psreisboard@aol.com

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 238 7209 **Fax:** 238 7266

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

State of California County of Los Angeles

Property Owner Signature* _____

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

Print Name Paul Reisboard

Subscribed and sworn before me John T. Campbell

This 13 day of July, 20 10

John T. Campbell

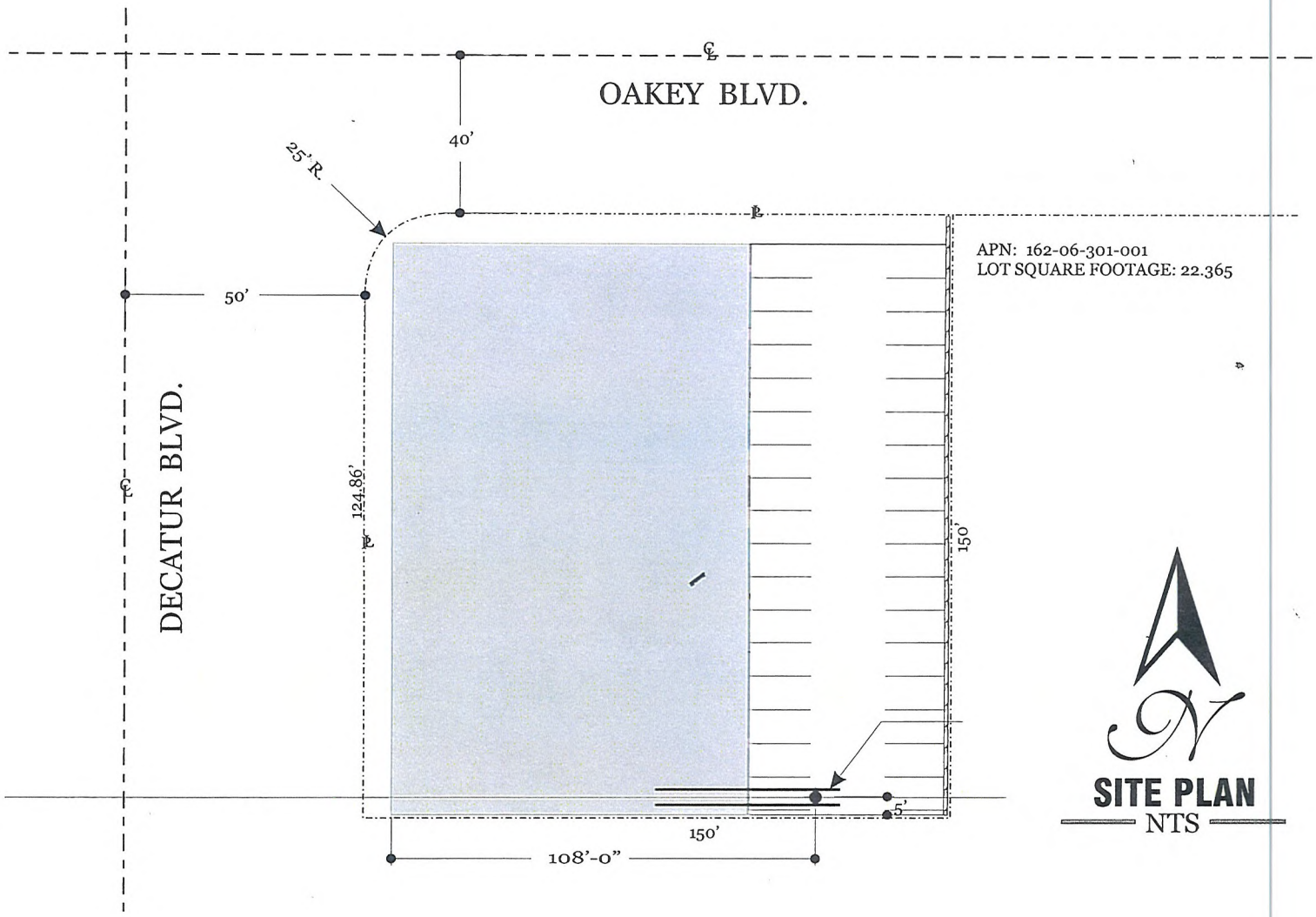
Notary Public in and for said County and St

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

FOR DEPARTMENT USE ONLY

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

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



APN: 162-06-301-001
LOT SQUARE FOOTAGE: 22.365

N

SITE PLAN
NTS

BILLBOARD SITE PLAN

RECEIVED
JUL 20 2010
City of Las Vegas

RQR-38940

SEE SHEET 3 OF 3 FOR VELLUME PRINT

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

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

NEVADA CONTRACTOR LICENSE NO. 730	APPROVED BY	DATE
CLIENT		
SALES	JR Williams	1/31/03
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

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

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

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

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

07/22/10

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

07/22/10

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

07/22/10

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

07/22/10

August 4, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

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

Dear Mr. and Mrs. Reisbord:

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

Planning and Development

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

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

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

RECEIVED
RQR-38940 JUL 20 2010
City of Las Vegas

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

Sincerely,

Lean Coleman

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

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

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

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

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

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

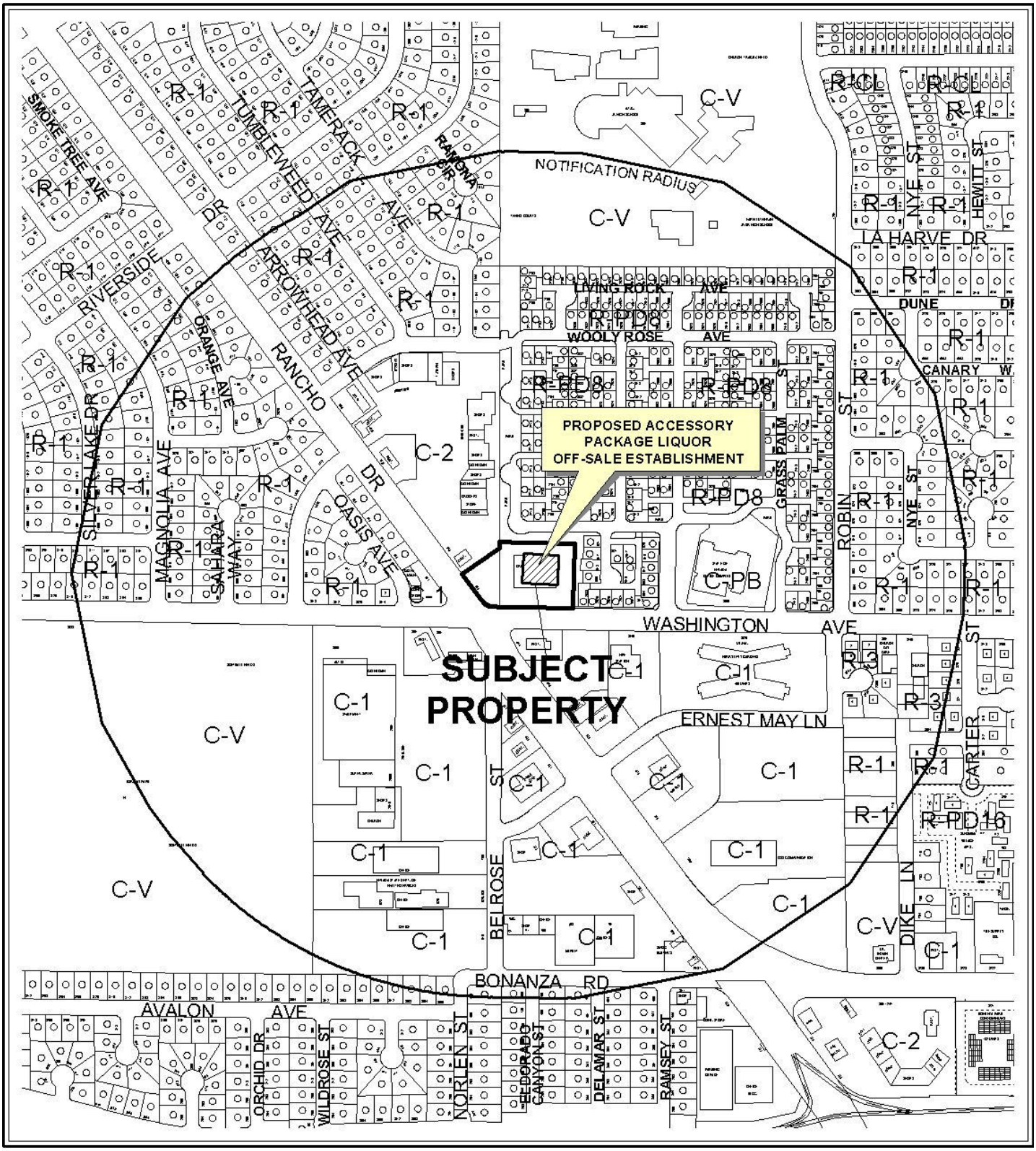
SUBJECT:
ABEYANCE - SUP-38239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - Request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N

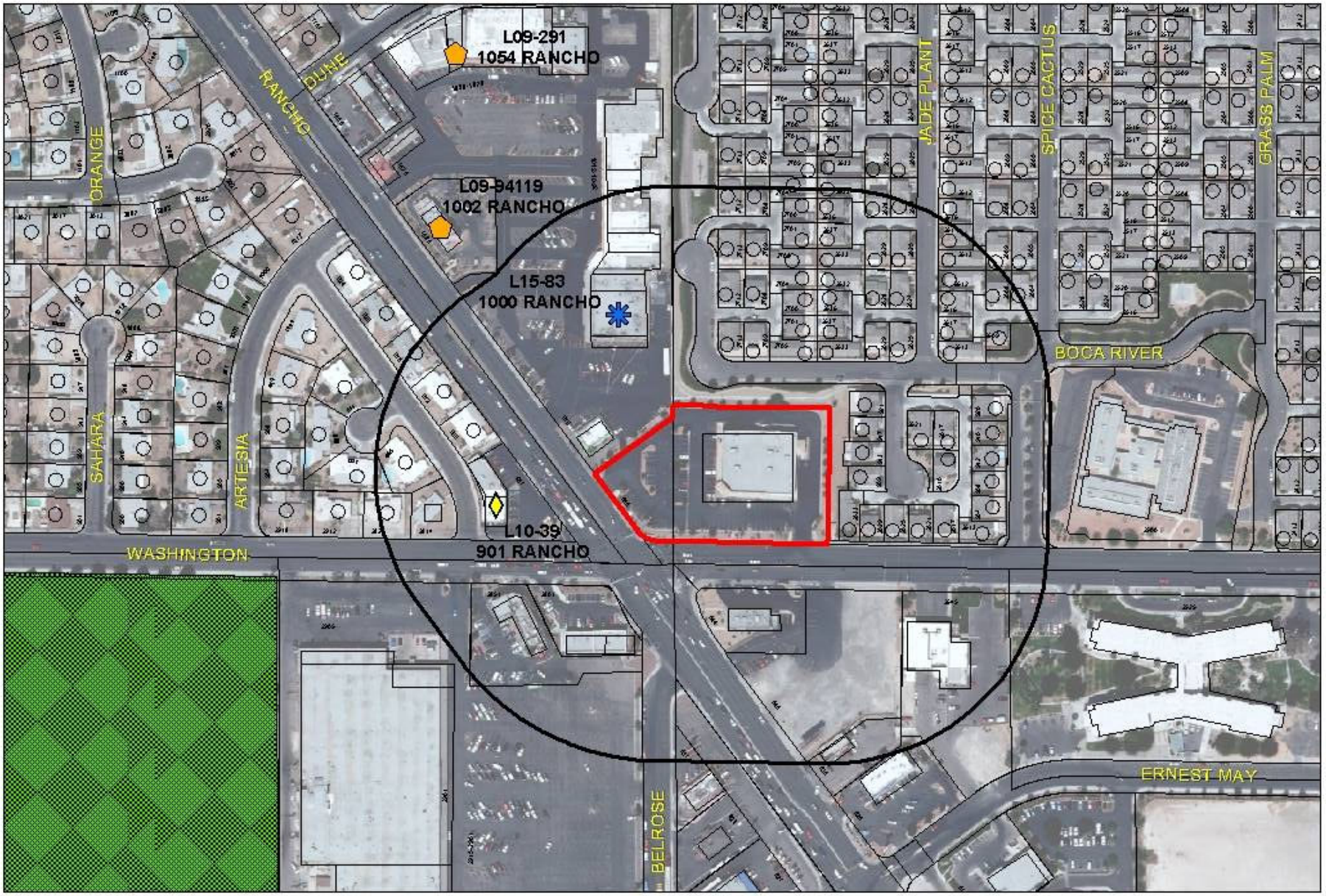
0 500 1000 Feet

CASE: **SUP-38239**

RADIUS: 1500 FT

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

N



SUP-38239

Business Licenses

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

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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.

Pre-Application Meeting	
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.

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

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

Details of Application Request	
Site Area	
Net Acres	2.08

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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:

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 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

RG

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 f/s SRV General WL, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009

Jennifer Rhim

Notary Public in and for said County and State

San Diego, California

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

RBG-1 RBG-1

RECEIVED
MAY 10 2010

6425

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 900 North Rancho Drive

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

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

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

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

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

Additional Information _____

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

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

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

Property Owner Signature* _____

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

Print Name SUNG L. SUH

Subscribed and sworn before me

This 4th day of NOV, 2009.

Jennifer Rhim

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

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

WBB Loan #: 41-090511

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38239
Meeting Date:	6/24/10
Total Fee:	1280.00
Date Received:*	5/18/2010
Received By:	M Rex

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

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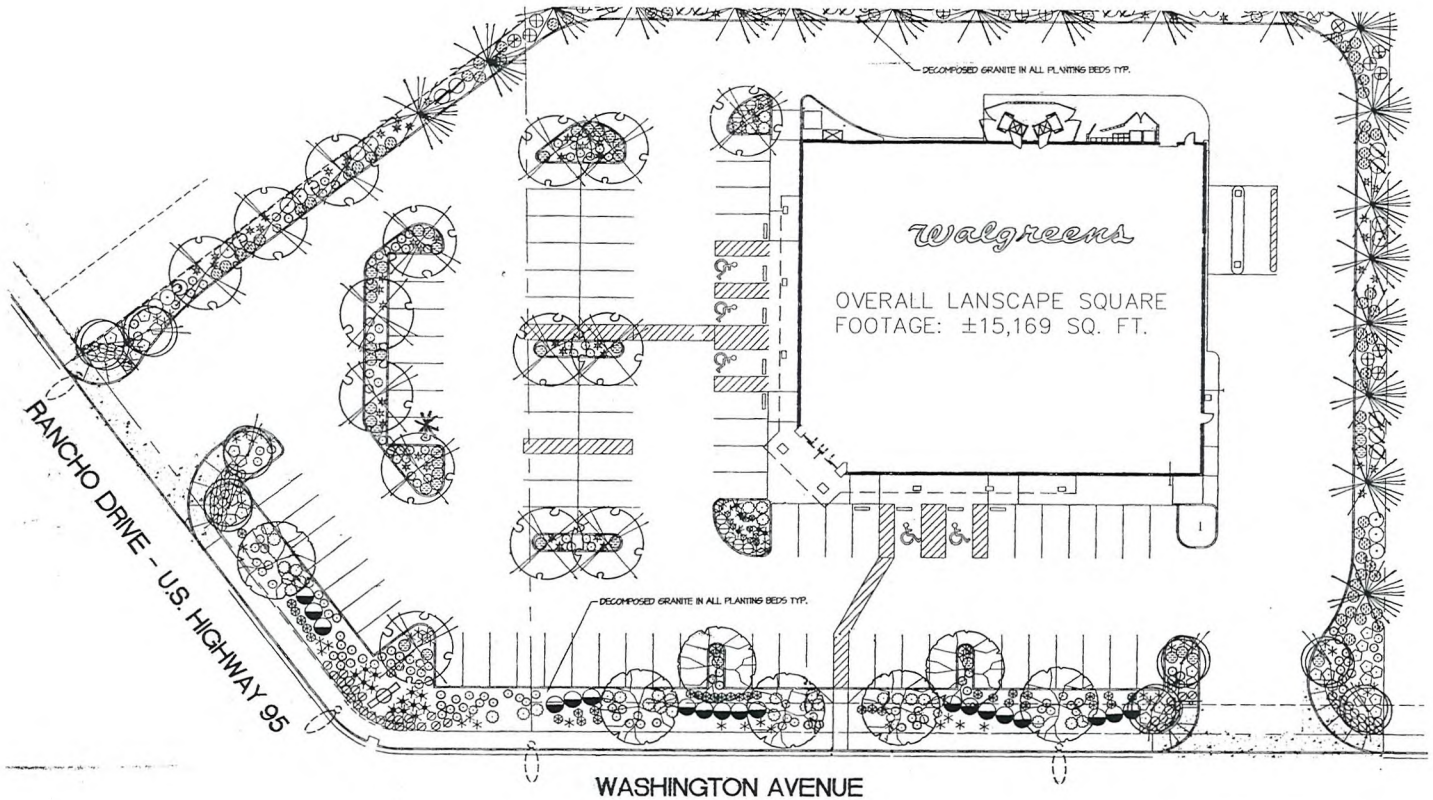
6425



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	CHILOPSIS LINEARIS 'LUCREATIA HAMILTON'	DWARF PURPLE DESERT WILLOW	8	24" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	16	24" BOX	
	PINUS ELDARICA	MONDEL PINE	19	24" BOX	
	QUERCUS VIRGINIANA	LIVE OAK	7	24" BOX	
SHRUBS					
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	83	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	19	5 GAL	
	LEUCOPHYLLUM PRUINOSUM 'SIERRA BOUQUET'	FRAGRANT RANGER	19	5 GAL	
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE	34	5 GAL	
	RAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	36	5 GAL	
	ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY	21	5 GAL	
GROUNDCOVERS					
	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	115	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	70	1 GAL	MIN. STATES VAR. ONLY
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	8	1 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	28	5 GAL	
ACCENTS					
	DIETES BICOLOR	EVERGREEN IRIS	14	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	64	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	162	5 GAL	
	PENNISETUM SETACEUM 'RUBRUM'	RUBY FOUNTAIN GRASS	15	5 GAL	
	YUCCA RECURVIFOLIA	WEEPING YUCCA	61	5 GAL	

LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE
LANSCAPE PLAN - BEER & WINE

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

TIM MICHALSKI 11/16/2009 12:17 PM O:_ARCHITECTURE\BEER AND WINE\NEVADA BEER AND WINE\LA\06425-LA01-BW-16NOV09.DWG

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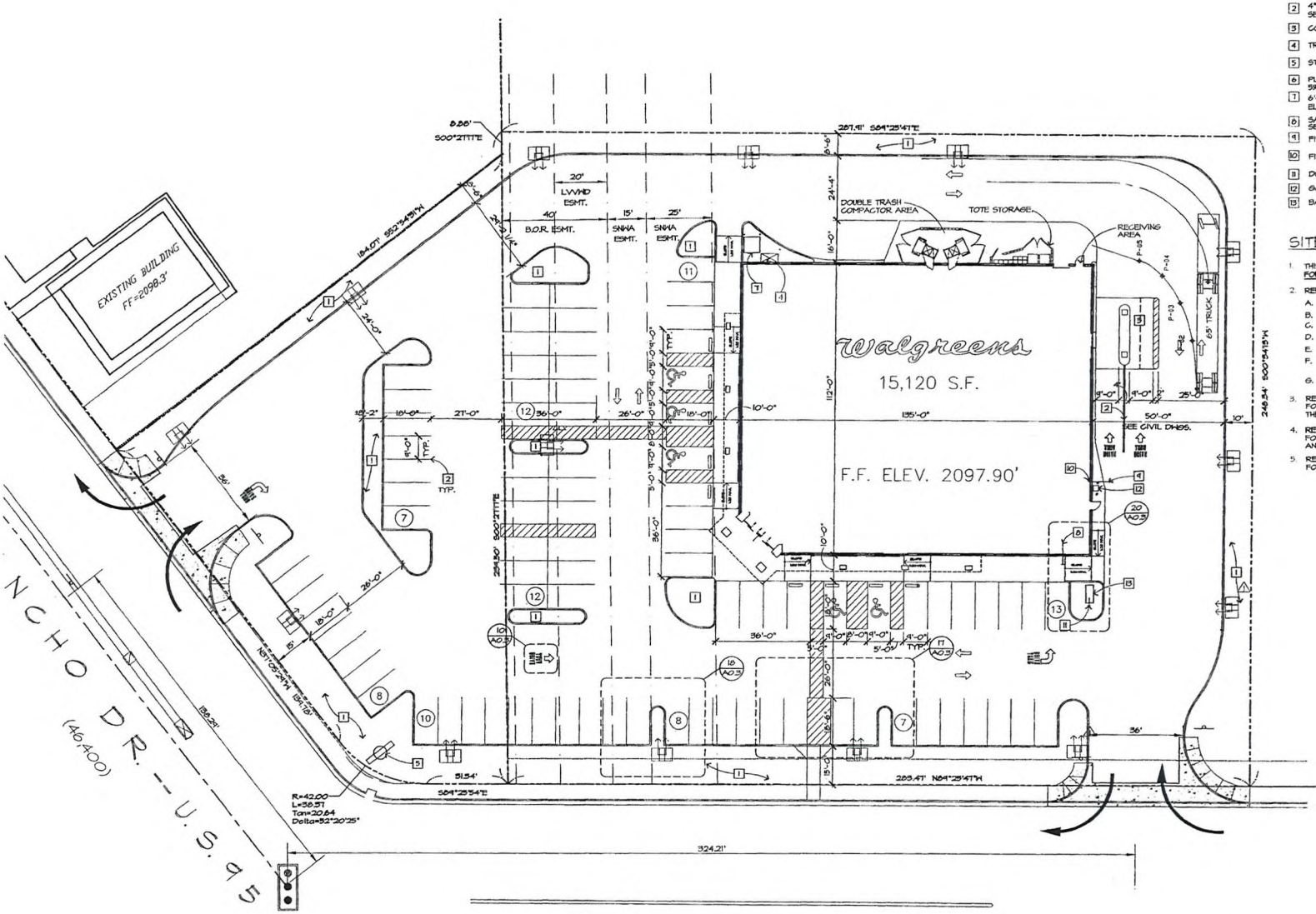
MAY 10 2010

SUP-38239



KEYNOTES:

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

SITE PLAN GENERAL NOTES:

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

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

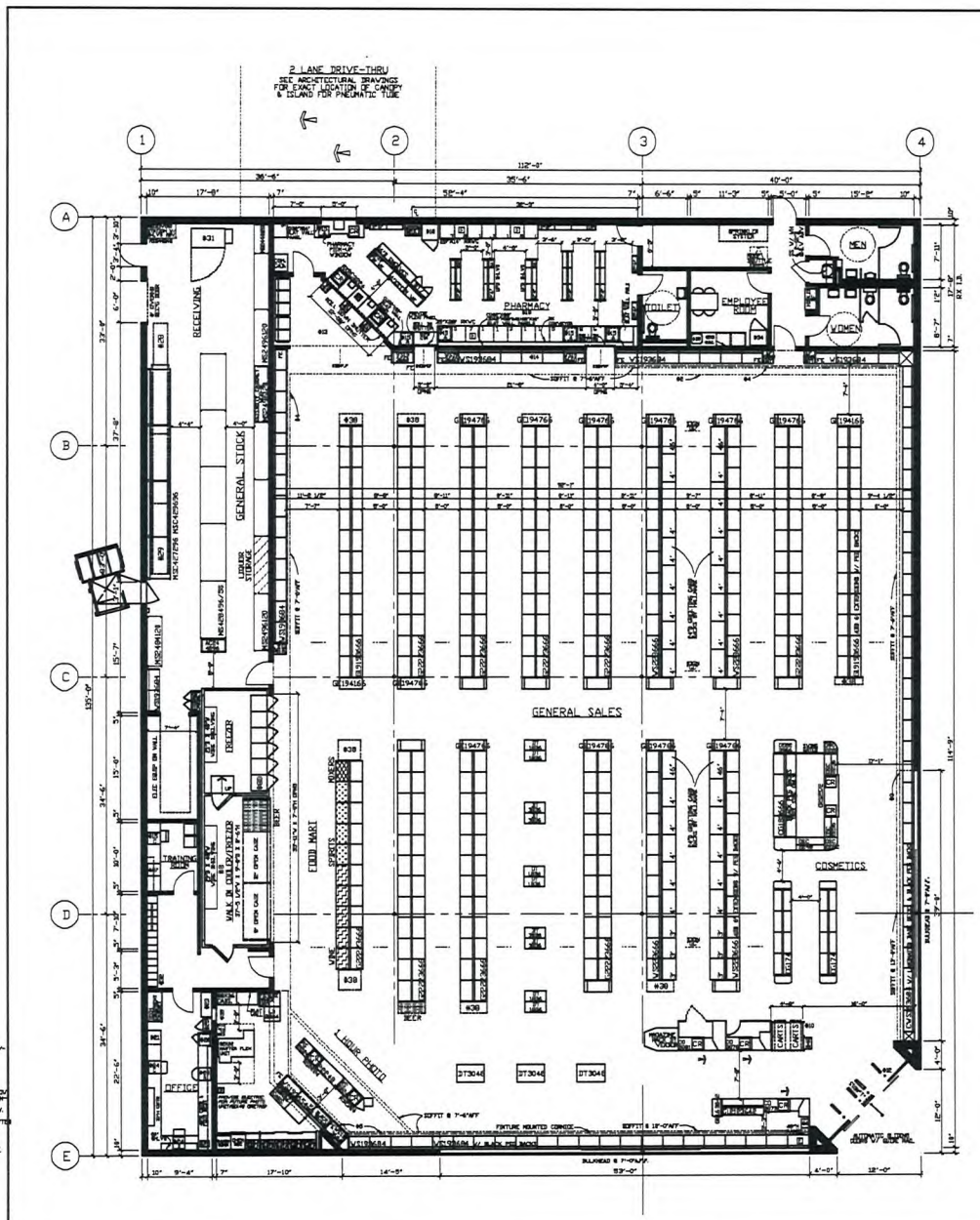
DRAWING TITLE
SITE PLAN - BEER & WINE

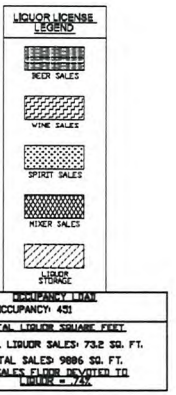
CADD PLOT: 06425-A01-BW-16NOV09	SCALE: 1/40"=1'-0"	DRAWING NO. A0.
VOID PLOT:	DRAWN BY: B. HESTER	
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	OF DWG

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

RECEIVED
MAY 10 2010

SUP-38239



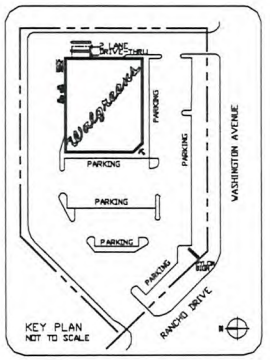


OCCUPANCY LOAD
TOTAL OCCUPANCY: 451

TOTAL LIQUOR SQUARE FEET

TOTAL LIQUOR SALES: 73.2 SQ. FT.

TOTAL SALES: 9886 SQ. FT.
% SALES FLOOR DEVOTED TO LIQUOR = 74%



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

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

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

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS

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

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

GENERAL NOTES

GENERAL SALES AREA:
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER. CHECKOUT COUNTERS ARE 34"H UNLESS OTHERWISE NOTED
2. MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. SALES AREA CORNICE
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
   OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 2" AT EACH END, FOR END PANELS)
   A. 1 MD-06 6'-0"W X 48 7/8"D
   B. 2 MD-09 9'-0"W X 48 7/8"D
   MODEL DEL-ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
   C. 1 DEL-5-24 10'-1 3/8"W X 38 3/4"D
8. MASTER-BILT WALK-IN COOLER PROVIDE
   ___ 6000W COOLMASTER DOORS
   86 3/4" X 73" EACH AND
   6 6000M FREEZERMASTER DOORS
   86 3/8" X 73" EACH BY ANTHONY
   A. ___ DOORS> FOR EACH DOOR PROVIDE
   (7) __"D BEV-D-FLOW GRAVITY SHELVES; UPPER (3) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
   B. ___ DOORS> FOR EACH DOOR PROVIDE
   (7) 24"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
   C. ___ DOORS> ___"D ROLLER CONVEYOR AT FLOOR LEVEL
   D. 6 DOORS> FOR EACH DOOR PROVIDE
   (8) 87"D ANTHONY SHELVES
   E. ___ DOORS> FOR EACH DOOR PROVIDE
   (2) 37"D ANTHONY SHELVES AND (4) 21"D MERCHANDISER SHELVES
   F. ___ DOORS> ___" DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. RAILINGS TO BE 40"H DOUBLE LINE RAILS W/ DISPLAY PLATFORM ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

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

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

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

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

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

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

FIXTURE LEGEND

G	GONDOLA (EA. SIDE)	1810 D.	36 W.	66" H.	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH, EXAMPLE:	
GE	GONDOLA END	18 D.	39 W.	66" H.	DT DISPLAY TABLE	30 D. 48 W.
WS	WALL SHLVG	18 D.	36 W.	84" H.		

*DOES NOT INCLUDE STANDARD BASE OR CROWN OR FINISHED ENDS

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

PROJECT DATA

TYPE		GENERAL SALES	FOOD MART
NEW LOCATION		PHARMACY	SECURITY
NEW LOCATION EXPN'S ELSE		LIQUOR	24 HR STORE
REMODEL		1 HR PHOTO	

SQUARE FOOT AREA SUMMARY

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

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

FIXTURE MANUFACTURER

KIECHLER/ NYERS | MADIX/ MYERS | LOZIER/ MYERS | DARLING/ DARLING

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

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

PROJECT NAME

SEC RANCHO & WASHINGTON
LAS VEGAS, NEVADA

DRAWING TITLE

FIXTURE FLOOR PLAN

DATE: 4-7-00
SUPERSEDES PLAN DATED:
RELEASED TO CONSTRUCTION:

STORE NUMBER: 1555-06425
CAD PLOT: F06425D104
VOID PLOT: F06425D103

SCALE: 1/8"=1'-0"
DRAWING NUMBER: D1
OF DWGS

PLOT: R11235 01/99

SUP-38239

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MAY 10 2010

AREA SUMMARY

H ELEVATION

7" EXIT SIGN	21 SF.
AL	21 SF.

ELEVATION

" WALGREENS SCRIPT SIGN	55.0 SF.
15" 1-HR PHOTO	21 SF.
15" PHARMACY	14.2 SF.
AL	90 SF.

H ELEVATION

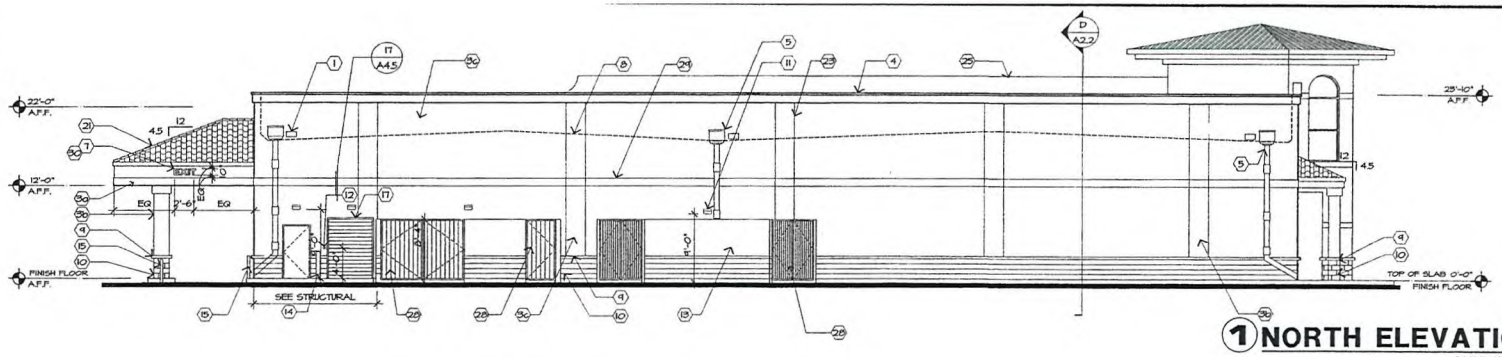
" WALGREENS SCRIPT SIGN	55.0 SF.
15" PHARMACY	14.2 SF.
15" 1-HR PHOTO	21 SF.
5" DRIVE THRU PHARMACY	12.6 SF.
AL	108.8 SF.

ELEVATION

AL	200 SF.
UILDING SIGNAGE	206.7 SF.

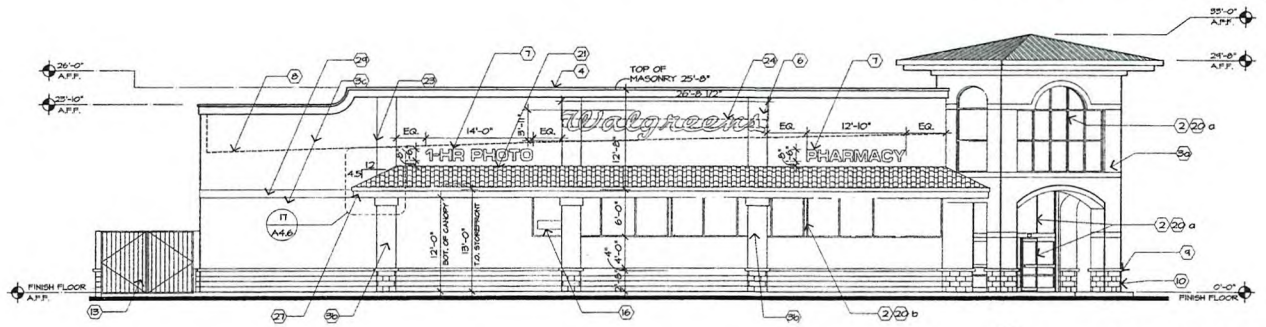
TERIOR FINISH SCHEDULE

AL	MANUFACT.	STYLE/NO.	COLOR/FIN.
ION	—	—	—
H SEGREFRONT & PARKING ET POLES	—	—	DARK BRONZE ANODIZED
ISH OVER ATER PLASTERING	BENJAMIN MOORE	#951	DRYVIT QUARTZPATZ
ISH OVER OVER	BENJAMIN MOORE	#951	DRYVIT QUARTZPATZ
ISH OVER PLASTER	BENJAMIN MOORE	#951	DRYVIT QUARTZPATZ
CAP FLASHING SOFFIT MOLDING ES FINISH	BENJAMIN MOORE	#951	PREFINISHED METAL SAND
3" X DOOR/WOUT LIGHT BEHIND POUT	BENJAMIN MOORE	#951	ECLIPSE 500 FINISH
ERING SCRIPT SIGN TO DETAIL A5.2	—	—	—
AL LETTER SIGN TO DETAIL A5.2	—	—	—
INE	—	—	—
20" SPLIT FACED INTEGRALLY ED)	ORCO	—	TAN
T FACED BLOCK, ALLY COLORED)	ORCO	—	TAN
OR LIGHT	—	—	—
BELL @ E.F.	—	—	—
COMPACTOR CLOSURE	BENJAMIN MOORE	#951	LIGHT SAND
L PIPE BOLLARD	—	—	TRAFFIC YELLOW
E TION POST	—	—	TRAFFIC YELLOW
DOH SIGN	—	—	—
ROLL-UP DOOR E	BENJAMIN MOORE	#1032	ADOBE
NCE SIGN FOR	—	—	—
EAVE TRIM	BENJAMIN MOORE	#951	LIGHT SAND
ED CLEAR GLASS	—	—	—
ED TINTED GLASS	—	—	AZURLITE OR EQUAL
TILE ROOF TILE	MONIER	MISSION "S" #6MTO	PINTO
PIPE BOLLARD	—	—	TRAFFIC YELLOW
L JOINT (12 / A2.5)	—	—	—
W FOR SIGNAGE	BENJAMIN MOORE	#951	LIGHT SAND
T BEYOND	—	—	—
D	—	—	—
LEVERED	—	—	—
WATE	BENJAMIN MOORE	#951	LIGHT SAND
ND (11 / A4.5)	BENJAMIN MOORE	#951	LIGHT SAND
LY" SIGN	SIGN BOX) 243-4624		—
OOR & FRAME	BENJAMIN MOORE	#1032	ADOBE

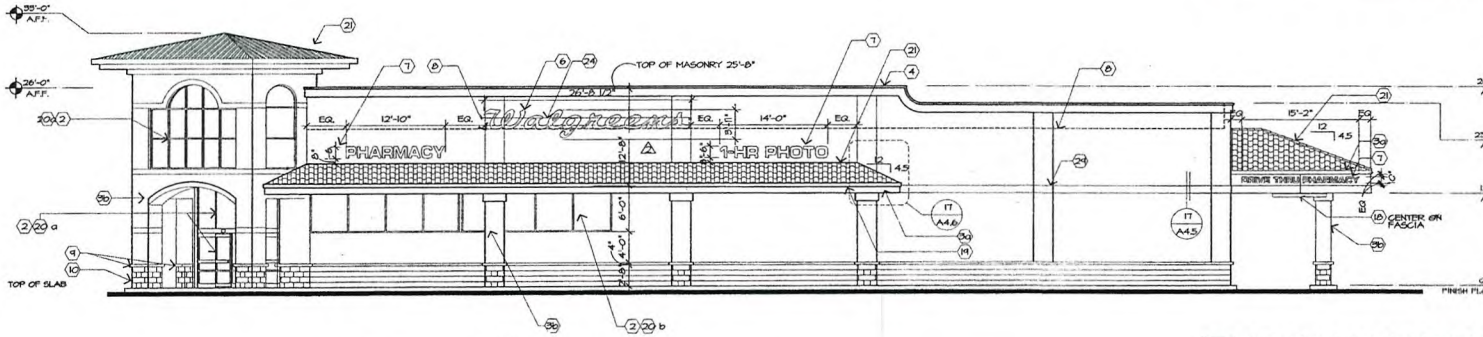


1 NORTH ELEVATION

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

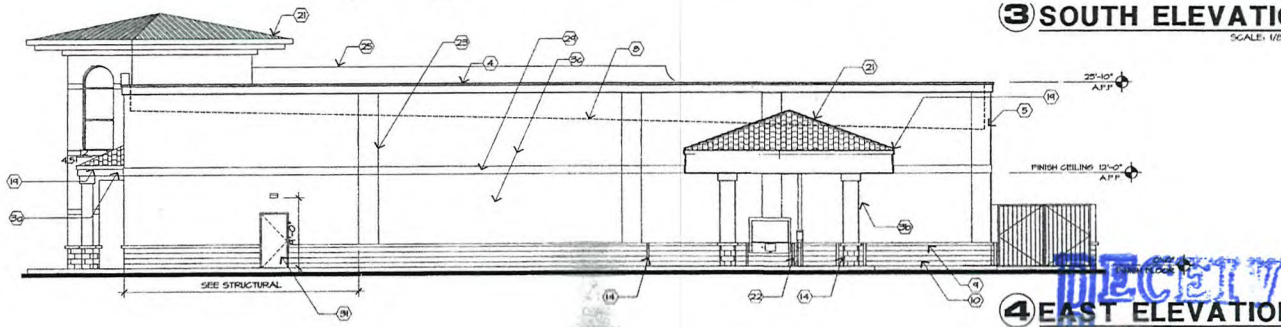


2 WEST ELEVATION



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

Walgreens

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

NO.	DATE	BY	DESCRIPTION	CO

REVISIONS

CERTIFICATION AND SEAL

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

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

CADD PLOT: X:\425-A01-SW-16NOV09	SCALE: 1/8"=1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: B. HESTER	A2.1
SUPERSEDES PLAN DATED:	DATE: 11/16/09	
	REVIEWED BY:	

RECEIVED
MAY 13 2010

SUP-38239

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
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ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
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DOREEN SPEARS HARTWELL
LAURA K. GRANIER
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MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
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JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
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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

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

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

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

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

RECEIVED
MAY 14 2010

SUP-38239
REVISED

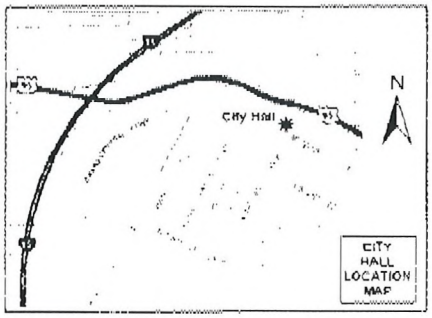
RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON,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

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

$ 00.41⁴

MAILED FROM ZIPCODE

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.

[X] I SUPPORT this Request [✓] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239
Planning Commission Meeting of 8/26/2010

WALGREEN'S PRESENCE IN OUR NEIGHBORHOOD IS A MOST VALUABLE ASSET. IS THIS THE ONLY WAY THEY CAN MAKE ENDS MEET? I'D RATHER HAVE THEM IN THE NEIGHBORHOOD & SELL PACKAGE LIQUOR THAN NOT HAVE THEM IN THE NEIGHBORHOOD & NO ONE SELL PRESCRIPTIONS. LIQUOR IS JUST AVAILABLE UNREGULATED EVERYWHERE ANYWAYS.

Case: SUP-38239
13929211119
PERAZZO LIVING TRUST
3112 W WASHINGTON AVE
LAS VEGAS NV 89107-2254

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AUG 18 2010

8P

PAGE 01

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIPCODE 89101

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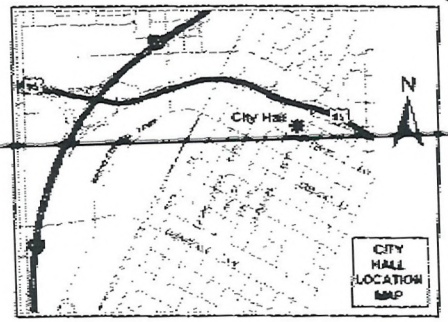

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239

Planning Commission Meeting of 8/26/2010

Case: SUP-38239
13929211072
RAMIREZ RITO VIDANA
1104 SILVER LAKE DR
LAS VEGAS NV 89108-1052

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AUG 16 2010

RITO:RAMIREZ-

7026384653

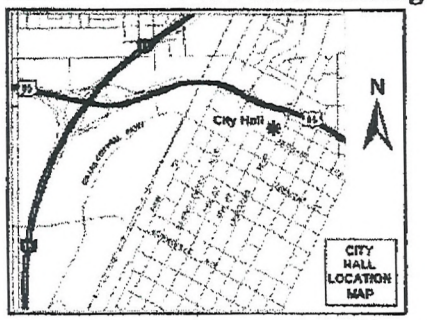
08/16/2010 14:47

8p

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239

Planning Commission Meeting of 8/26/2010

Case: SUP-38239

13929613071
JAMES KEYONIE
2505 PLAID CACTUS CT
LAS VEGAS NV 89106-1434

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Aug 16 2010 2:50PM HP LASERJET FAX

8p

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

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UNITED STATES POSTAGE PITNEY BOWES
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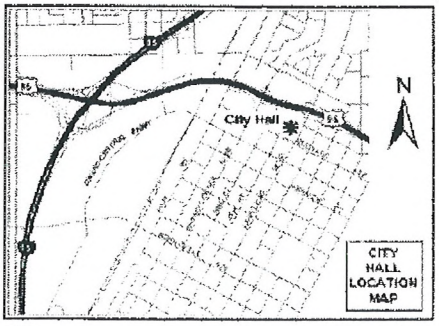
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239
Planning Commission Meeting of 8/26/2010

Case: SUP-38239
13929613216
STALK JOSHUA R & MICHELLE
2817 COAST LINE CT
LAS VEGAS NV 89117-3523

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AUG 16 2010

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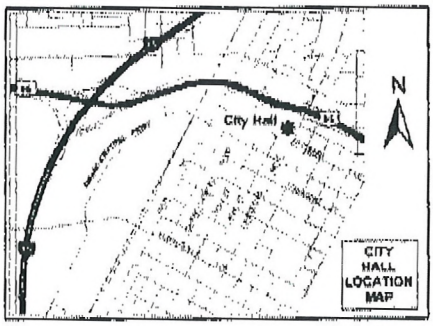
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239

Planning Commission Meeting of 8/26/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIPCODE 89101

RECEIVED
AUG 17 2010

Case: SUP-38239
13929214013
VEAL SAMSON & SALIE S
5915 REEVES SPRINGS AVE
LAS VEGAS NV 89131-2968

6A

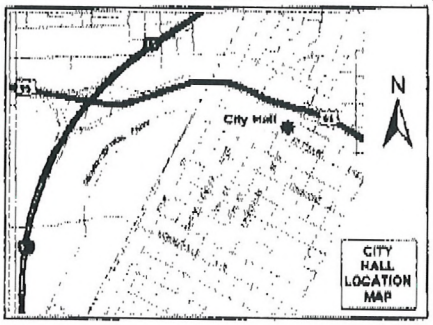
AUG-17-2010 09:52 AM SAMSON.VEAL 17026470897 P.01

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 13 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38239
Planning Commission Meeting of 8/26/2010

RECEIVED
AUG 17 2010

Case: SUP-38239

13929214012
VEAL EDDIE
5915 REEVES SPRINGS AVE
LAS VEGAS NV 89131-2968

8A

AUG-17-2010 09:52 AM SAMSON.VEAL 17026470897 P.02

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

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

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

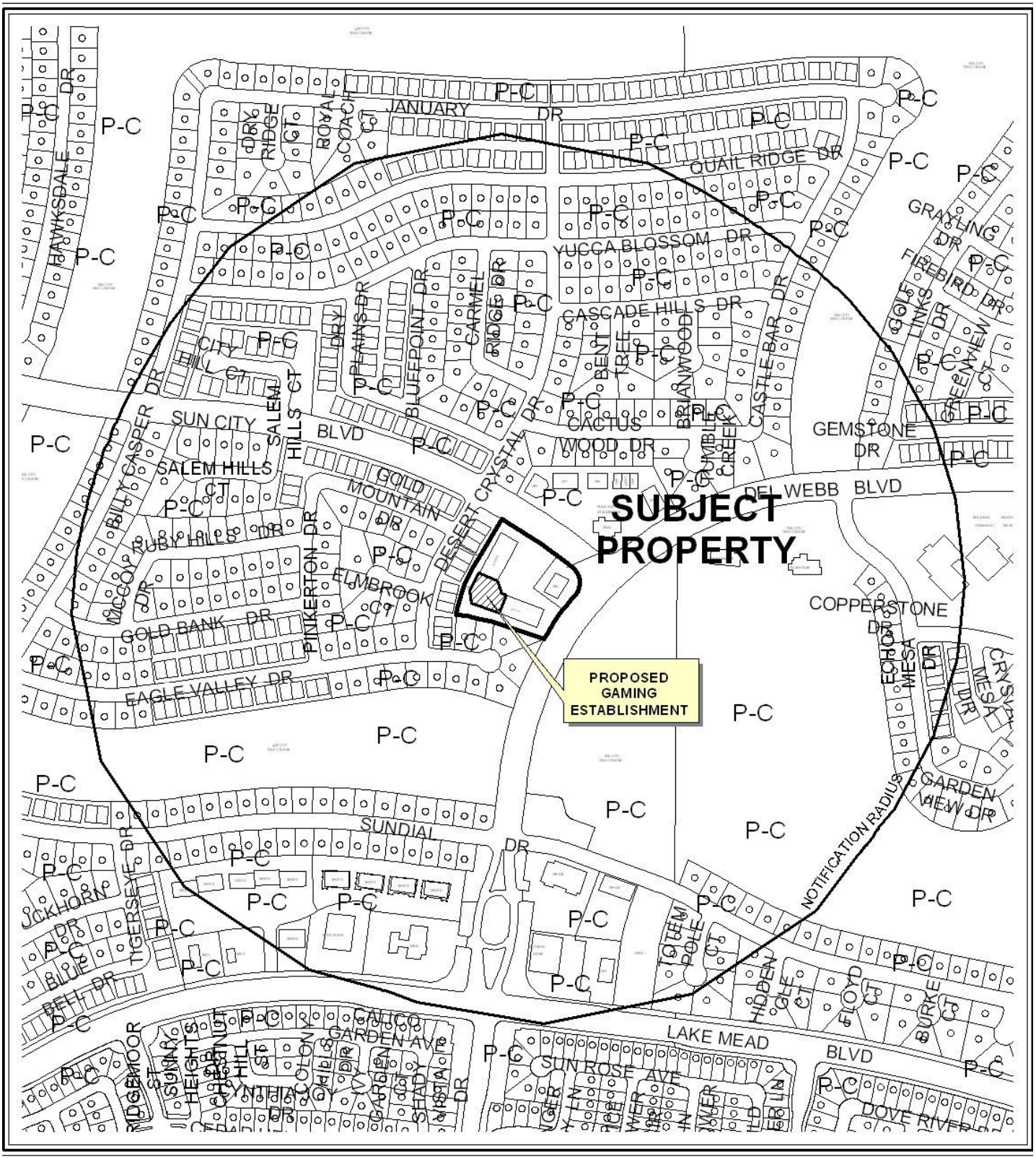
SUBJECT:
SUP-38767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDIVAN COMPANY DBA 9965 - OWNER: PLAZA SOUTH SUN CITY, LLC - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITHIN AN EXISTING 14,000 SQUARE FOOT GENERAL MERCHANDISE STORE (PHARMACY) at 9430 Del Webb Boulevard (APN 138-18-711-002), P-C (Planned Community) Zone, Ward 4 (Anthony). 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.	**2**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

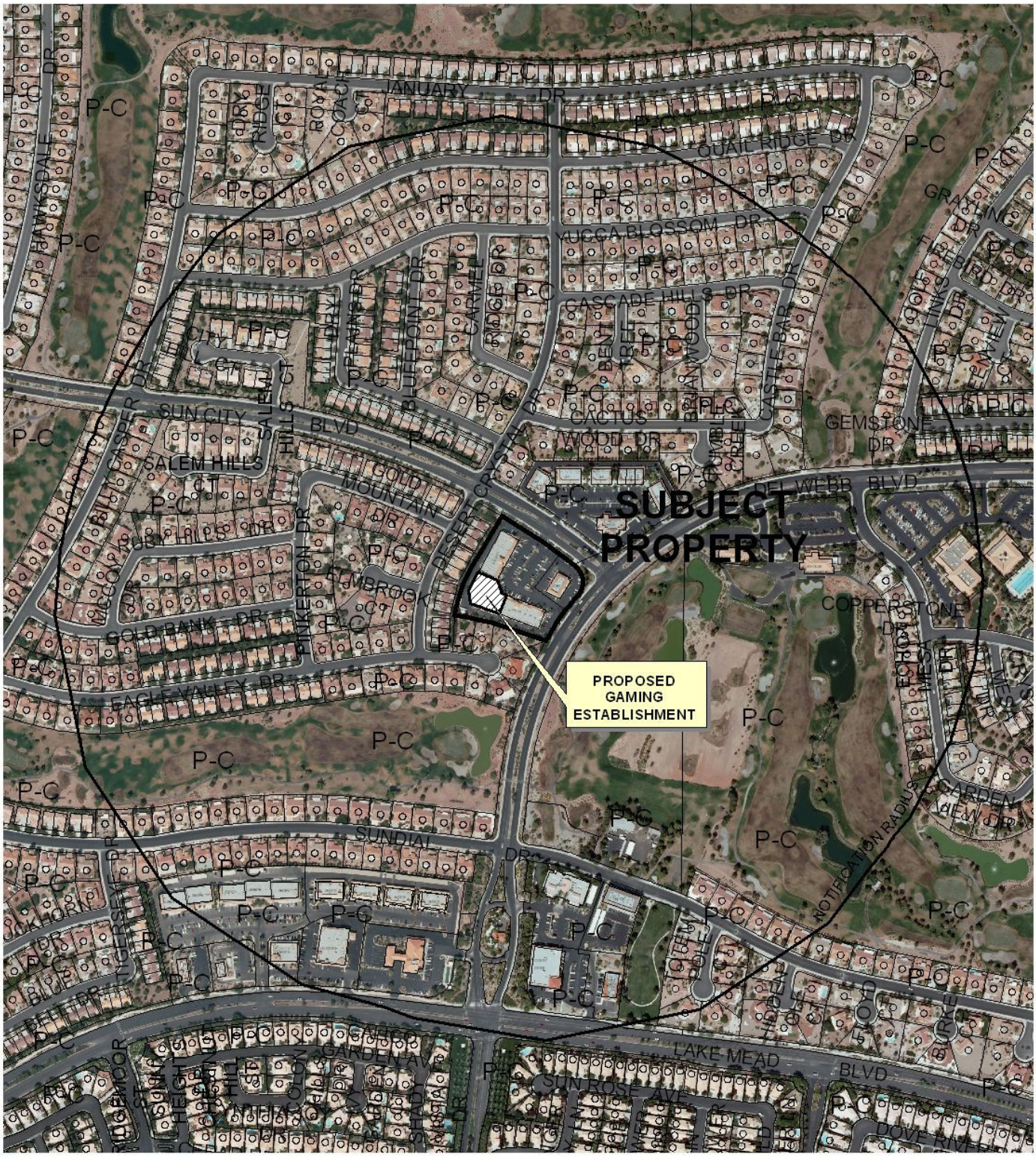
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-38767**

RADIUS: 1500

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



0 300 600 Feet

CASE: **SUP-38767**

RADIUS: 1500

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

YK

** 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

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

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

Related Building Permits/Business Licenses	
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.

Pre-Application Meeting	
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

Neighborhood Meeting
No neighborhood meeting was required nor held for this proposal.

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

Details of Application Request	
Site Area	
Net Acres	2.58

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Sun City Summerlin	X		Y

YK

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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:

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 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 2

PROTESTS 2

YK

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Plaza South Sun City, LLC

Name of Applicant: Cardivan Company dba CVS 9965

Name of Representative: Sean T. Higgins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barry W Becker Manager

Subscribed and sworn before me

This 29 day of June, 20 10

_____

Notary Public in and for said County and State

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

RECEIVED
JUL 06 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address shiggins@herbstgaming.com

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

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

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

E-mail Address shiggins@herbstgaming.com

Property Owner Signature* _____

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

Print Name BARRY W BECKER MANAGER

Subscribed and sworn before me

This 2nd day of July, 20 10.

Jenifer E Cannon

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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JUL 06 2010
PLANNING & DEVELOPMENT

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

SUP-38767

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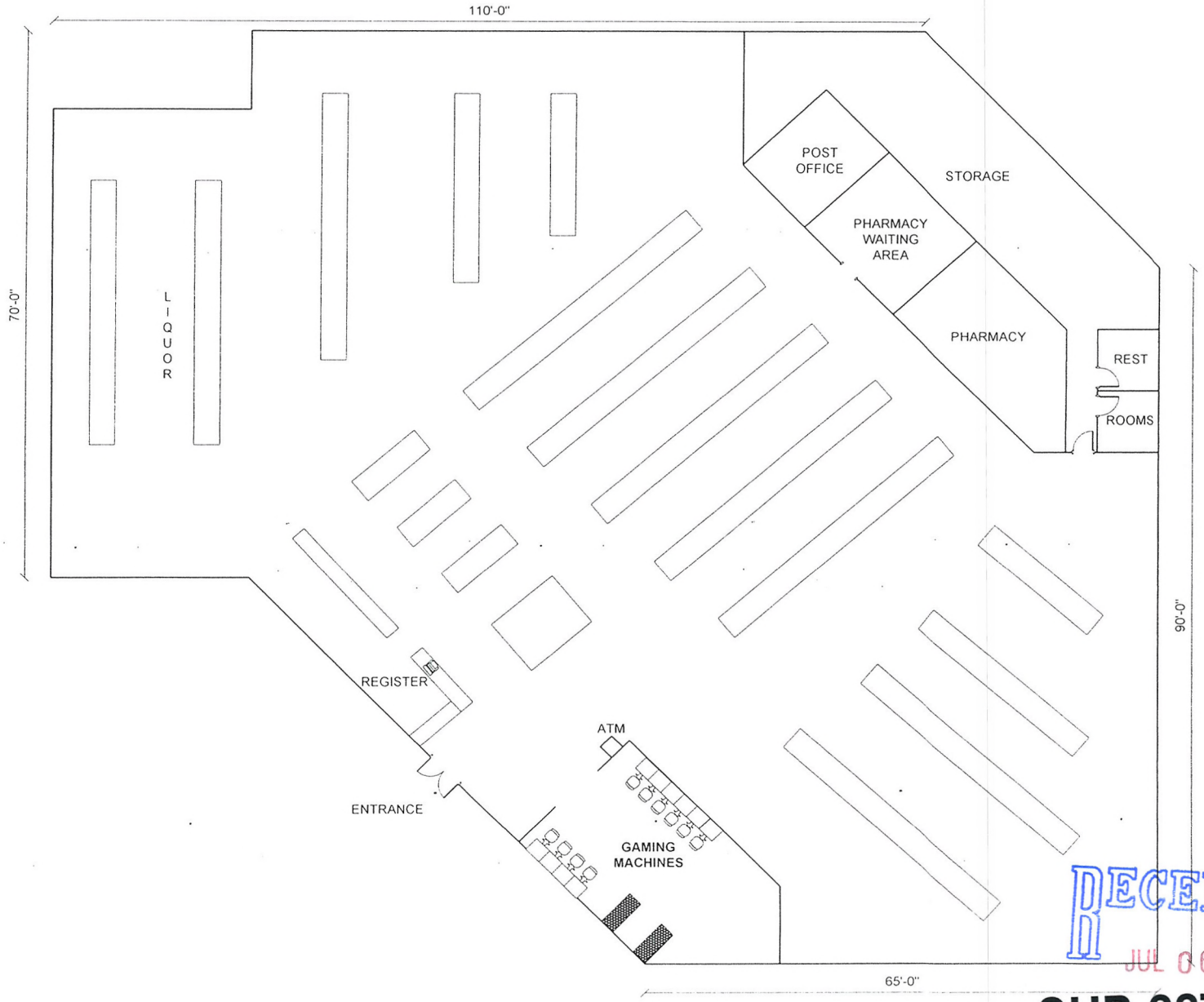
JUN 09 2010
9430 Del Webb Blvd, Las Vegas, NV 89134
Image Southern Nevada Water Authority
© 2010 Europa Technologies
36°12'38.09" N 115°17'58.97" W elev 2906 ft
©2010 Google
Eye alt 3171 ft

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

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



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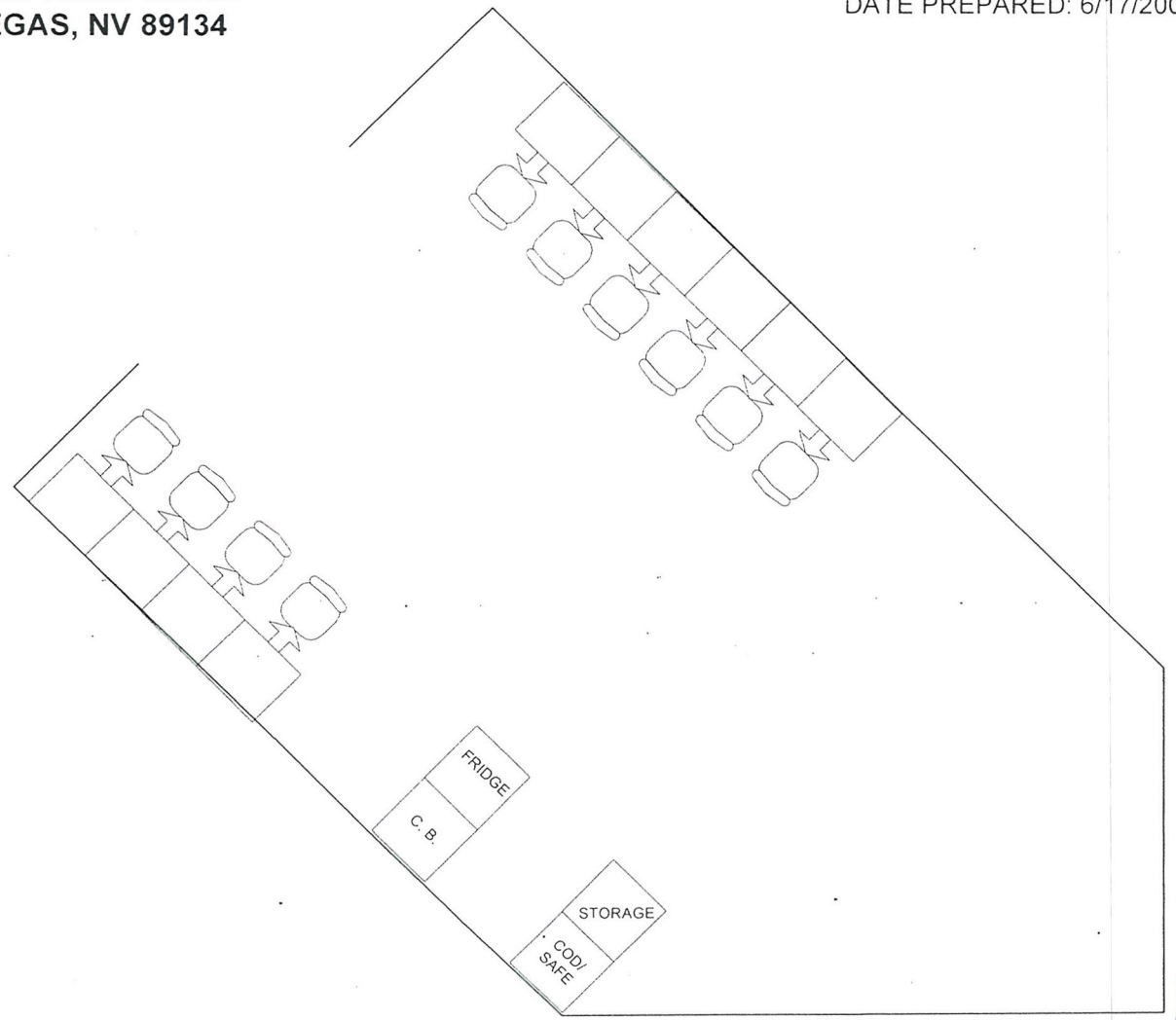
JUL 06 2010

SUP-38767

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

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



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JUL 06 2010

SUP-38767

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

07/22/10

June 24, 2010

Via Hand Delivery

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

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

City Planner:

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

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

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

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

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

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

Sean T. Higgins

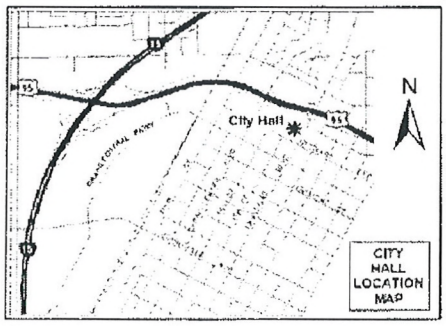
Sean T. Higgins
EVP-General counsel

RECEIVED
JUL 06 2010
SUP-38767

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

City of Las Vegas
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-38767

Planning Commission Meeting of 8/26/2010

Case: SUP-38767

13818710047
MITTLEMAN FAMILY TRUST
35 COUNTRY MEADOW RD
ROLLING HILLS ESTATES CA 90274-5773

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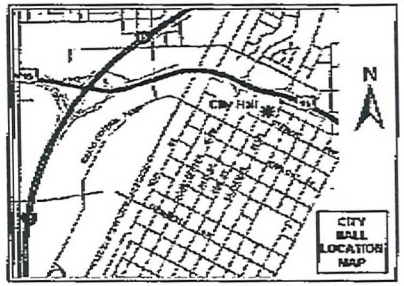
AUG 17 2010

gp

Aug-16-2010 01:14 PM SUN CITY SUMMERLIN COMMUNITY 702-363-7752 1/1

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38767

Planning Commission Meeting of 8/26/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 AUG13 2010
MAILED FROM ZIPCODE 89101

Case: SUP-38767
13818710038
KOOPMANS JACOB & ELIZABETH
9409 EAGLE VALLEY DR
LAS VEGAS NV 89134-7808

FAVOS11 89134

RECEIVED
AUG 16 2010

9P

Aug 16 2010 9:11AM HP LASERJET FAX 7022550196 p.1

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

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FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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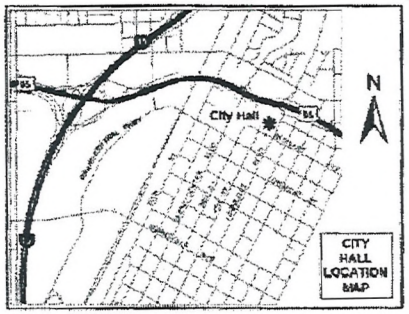
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38767
Planning Commission Meeting of 8/26/2010

Case: SUP-38767
13817410085
LANDI LOIS J 1993 TRUST
2404 TOTEM POLE CT
LAS VEGAS NV 89134-8302

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AUG 16 2010

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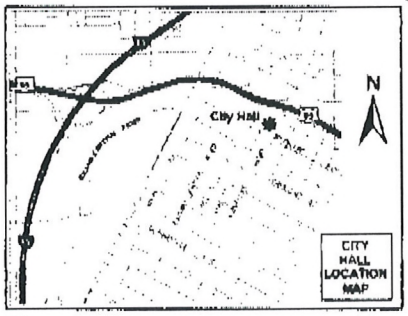
y of Las Vegas
nning & Development Department
elopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

$ 00.41[4]

MAILED FROM ZIPCODE 891

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

ase use available blank space on card for your comments.

P-38767

nning Commission Meeting of 8/26/2010

Case: SUP-38767

13818614001
JACKS JERRY R & GLADYS
9070 TIERRA SANTA AVE
LAS VEGAS NV 89129-3678

385-7268

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AUG 16 2010

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

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

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

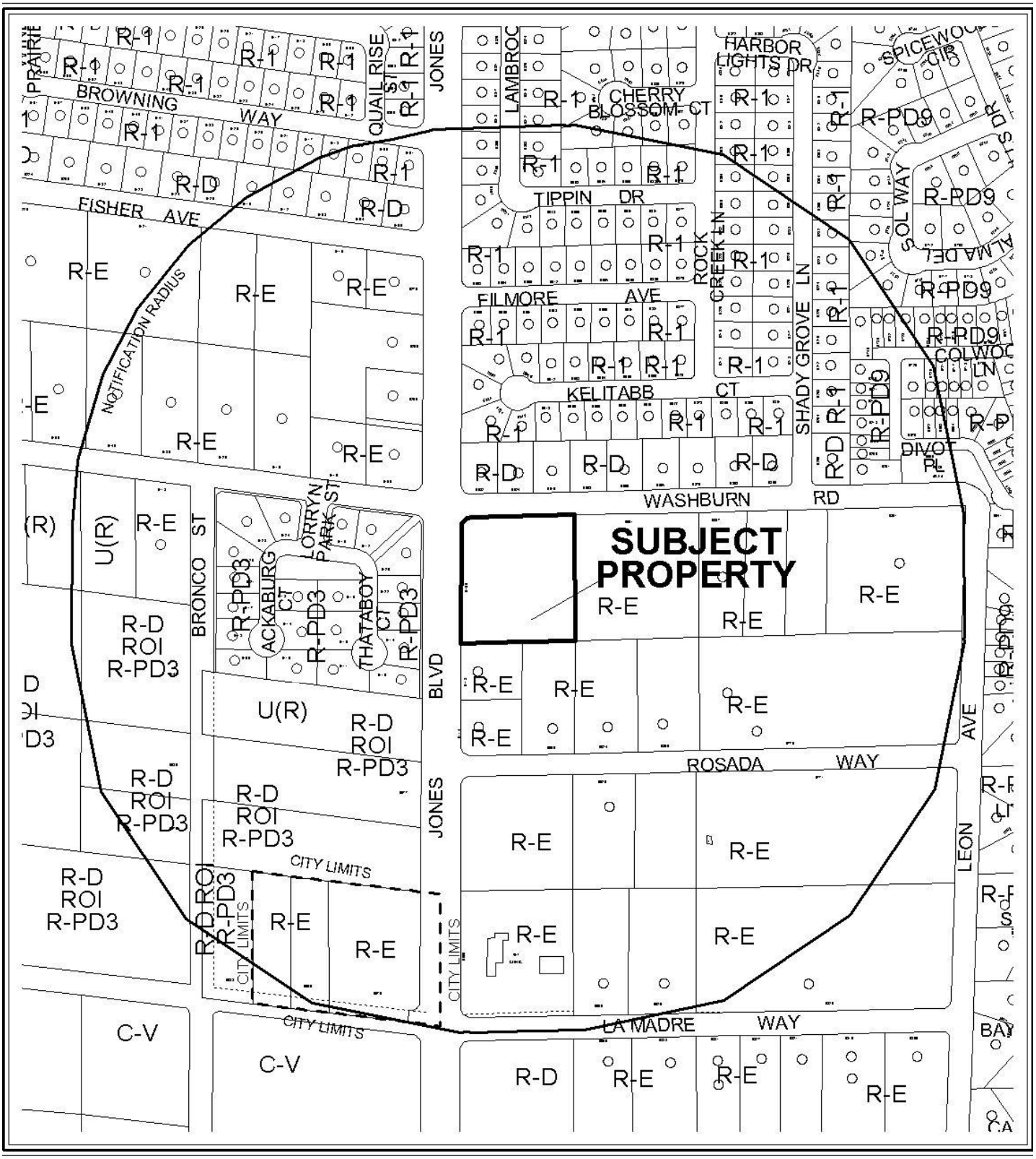
SUBJECT:
SUP-38806 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALLENGER SCHOOL - OWNER: BABB INVESTMENTS, LLC - Request for a Special Use Permit TO ADD A PRIVATE SCHOOL, PRIMARY (FIRST GRADE) TO AN EXISTING 19,722 SQUARE FOOT CHILD CARE CENTER at 5150 North Jones Boulevard (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Ross). 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



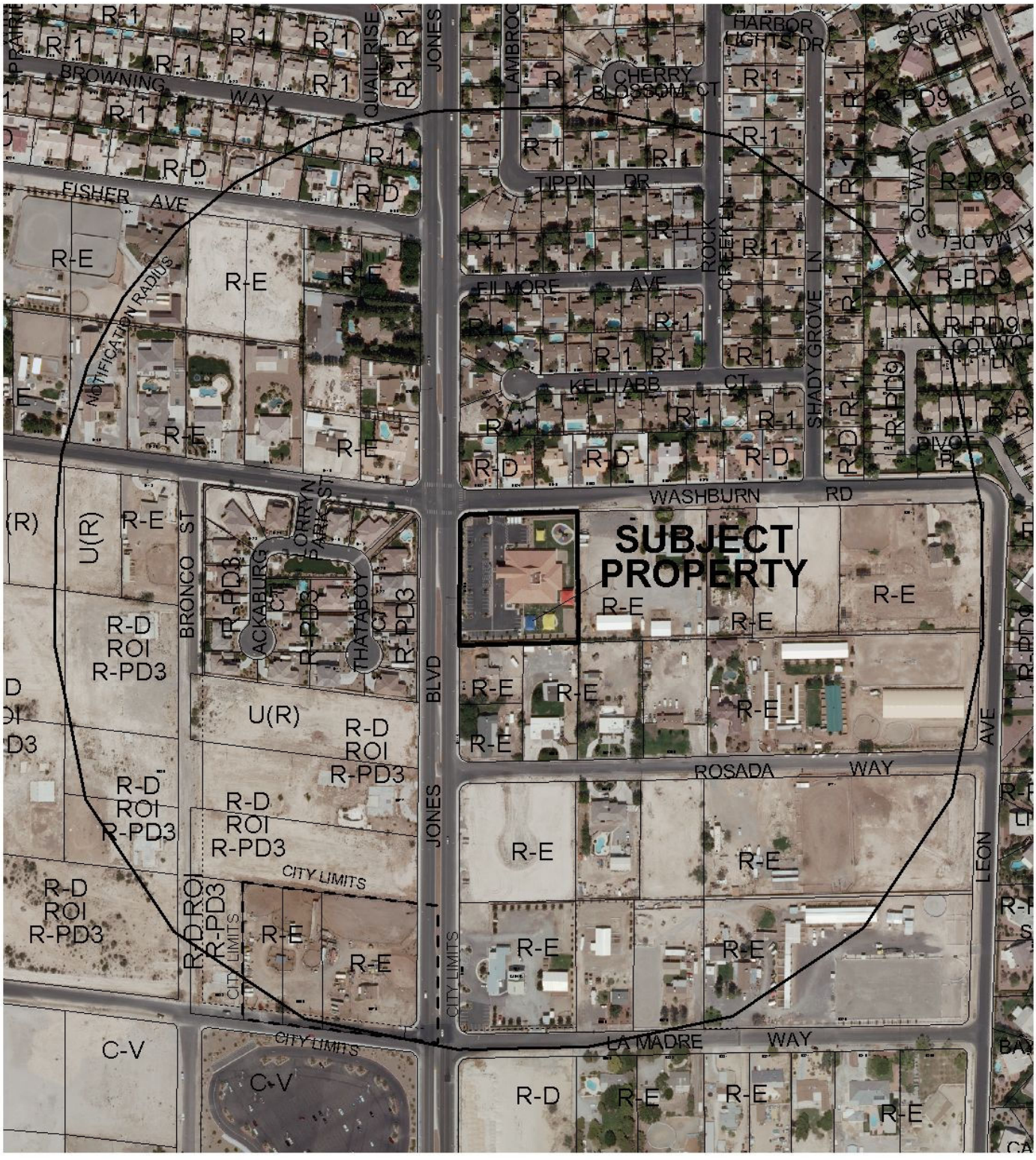
0 300 600 Feet

CASE: **SUP-38806**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-38806**

RADIUS: 1000 FT

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

MH

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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 finaled on 06/02/10.
05/05/10	A Business License (#S02-01143) was issued for a School at 5150 North Jones Boulevard.

Pre-Application Meeting	
07/01/10	A pre-application meeting was held with staff to review request to add Kindergarten and 1st 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 1st Grade classes would require an additional Special Use Permit for a Private School, Primary use.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application request nor was one held.
Field Check
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.

Details of Application Request	
Site Area	
Net Acres	2.15

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

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							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Number of Units***	***Parking Ratio***	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

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.**

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

MH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: BABB Investments, LLC

Name of Applicant: Challenger School

Name of Representative: Fred Healey

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara B Baker

Print Name: Barbara B Baker

Subscribed and sworn before me

This 6th day of July, 2010

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Challenger School

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address RBURR@ChallengerSchool.com

APPLICANT Challenger School **Contact** Fred Healey

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

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

E-mail Address FHealey@challengerschool.com

REPRESENTATIVE Fred Healey **Contact** _____

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

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

E-mail Address FHEALEY@Challengerschool.com

Property Owner Signature* Barbara B Baker

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

Print Name Barbara B. Baker

Subscribed and sworn before me

This 6th day of July, 20 10.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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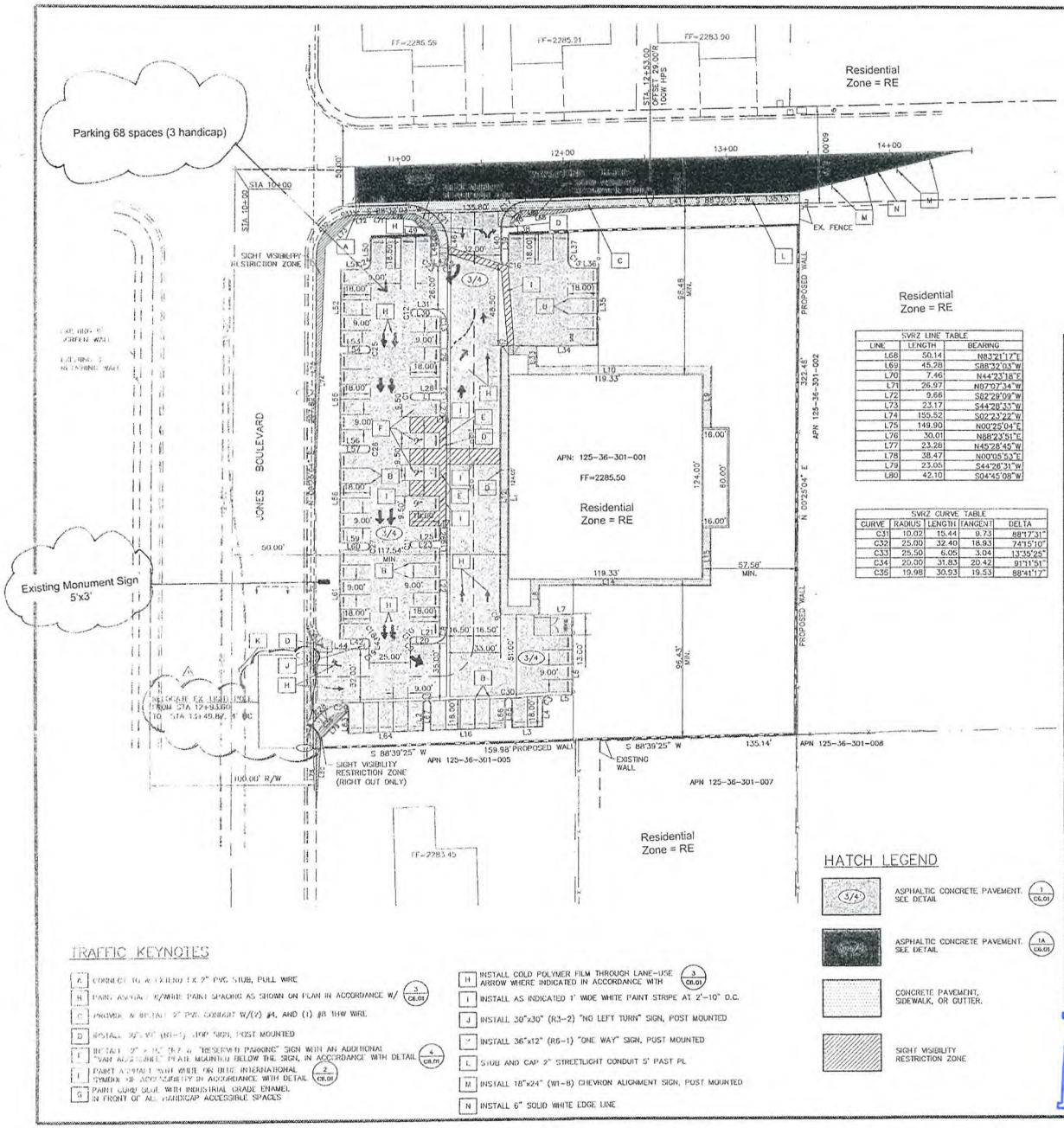
JUL 08 2010

Revised 10/27/08

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

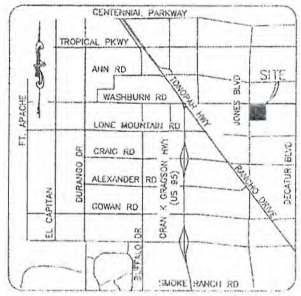


GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP

NOT TO SCALE



SVRZ LINE TABLE

LINE	LENGTH	BEARING
L68	50.14	N83°21'17"E
L69	45.28	S88°32'03"W
L70	7.46	N44°23'18"E
L71	26.97	N67°07'34"W
L72	9.66	S02°29'09"W
L73	23.17	S44°28'33"W
L74	155.52	S02°23'22"W
L75	149.90	N00°25'04"E
L76	30.01	N88°23'51"E
L77	23.28	N45°28'45"W
L78	38.47	N00°05'53"E
L79	23.05	S44°26'31"W
L80	42.10	S04°45'08"W

SVRZ CURVE TABLE

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

LINE TABLE

LINE	DESC	LENGTH	BEARING
L1	TBC	16.02	S89°49'50"E
L2	TBC	16.09	S00°10'09"W
L3	TBC	19.01	S89°25'06"W
L4	TBC	14.59	S80°10'00"W
L5	TBC	13.50	N89°49'51"W
L6	TBC	49.66	S00°10'09"W
L7	TBC	42.00	S89°49'51"E
L8	TBC	18.00	S00°10'09"W
L9	TBC	36.50	S00°10'09"W
L10	TBC	106.83	S89°49'51"E
L11	TBC	16.00	S00°10'09"W
L12	TBC	157.82	N00°10'09"E
L13	TBC	16.00	S00°10'09"W
L14	TBC	104.83	N89°49'51"W
L15	TBC	35.32	S00°10'09"W
L16	TBC	46.02	S88°25'06"W
L17	TBC	4.00	S89°49'51"E
L18	TBC	4.00	S89°49'51"E
L19	TBC	62.50	N00°10'09"E
L20	TBC	10.50	S89°49'51"E
L21	TBC	16.00	N89°49'51"W
L22	TBC	55.00	S00°10'09"W
L23	TBC	16.00	S89°49'51"E
L25	TBC	16.01	N89°49'51"W
L26	TBC	9.00	S00°10'09"W
L27	TBC	9.50	S00°10'09"W
L28	TBC	16.02	N89°49'51"W
L29	TBC	46.00	S00°10'09"W
L30	TBC	16.00	S89°49'51"E
L31	TBC	10.50	N89°49'51"W
L32	TBC	54.00	N00°10'09"E
L33	TBC	12.00	S00°10'09"W
L34	TBC	57.00	S89°49'51"E
L35	TBC	46.87	S00°10'09"W
L36	TBC	13.50	S89°49'51"E
L37	TBC	17.28	N00°10'09"E
L38	TBC	37.02	N88°18'11"E
L39	TBC	16.07	N00°10'09"E
L40	TBC	20.96	S00°07'37"W
L41	TBC	167.77	S88°32'03"W
L42	TBC	16.00	N89°49'51"W
L43	TBC	2.00	N00°10'09"E
L44	TBC	20.53	S89°49'51"E
L45	TBC	30.42	S84°55'19"W
L46	TBC	7.69	N00°07'11"E
L47	TBC	1.00	N88°18'11"E
L48	TBC	14.02	S00°10'09"W
L49	TBC	37.02	N88°18'11"E
L50	TBC	14.75	N00°10'09"E
L51	TBC	13.50	S89°49'51"E
L52	TBC	46.00	N00°10'09"E
L53	TBC	16.00	N89°49'51"W
L54	TBC	16.17	S89°49'51"E
L55	TBC	55.00	N00°10'09"E
L56	TBC	16.00	N89°49'51"W
L57	TBC	16.01	S89°49'51"E
L58	TBC	55.00	N00°10'09"E
L59	TBC	16.01	N89°49'51"W
L60	TBC	16.01	S89°49'51"E
L61	TBC	55.00	N00°10'19"E
L62	TBC	5.50	N89°49'51"W
L63	TBC	15.04	N00°10'09"E
L64	TBC	46.02	S88°25'06"W
L65	TBC	16.02	S00°10'09"W
L66	TBC	16.07	S00°10'09"W
L67	TBC	15.87	S00°10'09"W

CURVE TABLE

CURVE	DESC	RADIUS	LENGTH	TANGENT	DELTA
C1	TBC	2.00	6.28	INFINITE	179°59'41"
C2	TBC	2.00	6.43	57.41	183°59'32"
C3	TBC	4.50	7.07	4.50	90°00'00"
C4	TBC	4.50	7.07	4.50	90°00'00"
C5	TBC	2.00	3.14	2.00	90°00'00"
C6	TBC	2.00	3.14	2.00	90°00'00"
C7	TBC	2.00	3.14	2.00	90°00'00"
C8	TBC	9.50	14.92	9.50	90°00'00"
C9	TBC	2.00	3.14	2.00	90°00'00"
C10	TBC	2.00	3.14	2.00	90°00'00"
C11	TBC	2.00	6.28	INFINITE	179°46'40"
C12	TBC	2.00	6.28	INFINITE	180°00'00"
C13	TBC	9.50	14.92	9.50	90°00'00"
C14	TBC	4.50	7.07	4.50	90°00'00"
C15	TBC	4.50	7.07	4.50	90°00'00"
C16	TBC	2.00	6.21	109.83	177°54'46"
C17	TBC	15.00	23.14	14.59	88°24'26"
C18	TBC	2.00	3.14	2.00	90°00'00"
C19	TBC	2.00	3.14	2.00	90°00'00"
C20	TBC	15.00	23.56	14.99	90°00'34"
C21	TBC	25.00	39.79	25.53	91°11'51"
C22	TBC	4.50	6.92	4.36	88°00'02"
C23	TBC	4.50	7.22	4.65	91°51'58"
C24	TBC	4.50	7.07	4.50	90°00'00"
C25	TBC	2.00	6.12	44.89	174°53'16"
C26	TBC	2.00	6.28	INFINITE	179°54'17"
C27	TBC	2.00	6.27	INFINITE	179°37'15"
C28	TBC	25.00	35.29	21.30	80°52'19"
C29	TBC	3.00	5.19	3.52	99°00'06"
C30	TBC	2.00	6.28	INFINITE	179°59'19"

BENCHMARK

RIVET AND PLATE IN TOP OF CURB @ NE CORNER OF WASHBURN AND JONES. NLVSD 3AW4

ELEVATION=2285.92 NAVD88

BASIS OF BEARING

NORTH 00°25'04" EAST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF JONES BOULEVARD AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 1 OF SURVEYS, PAGE 70.

HATCH LEGEND

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

TRAFFIC KEYNOTES

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

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JUL 08 2010

SUP-38806

Call before you UnderGround 1-800-227-2600

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

1-702-593-6111

VIOLET SAHAKYAN
9624 GALLO DRIVE
LAS VEGAS, NEVADA 89123
(702) 838-8888

poggemeyer design group, inc.

SITE PLAN / TRAFFIC PLAN

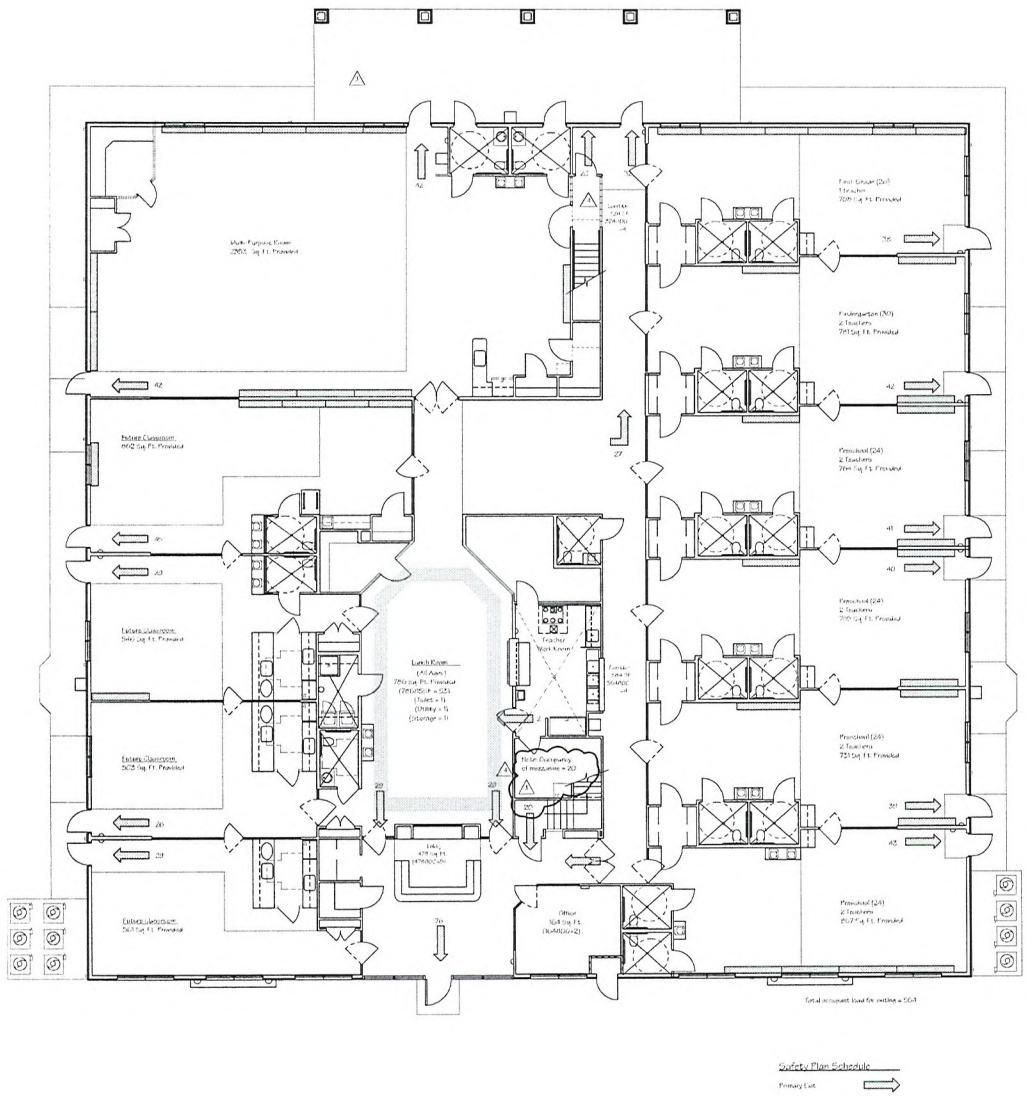
Challenger School - Los Prados
5150 North Jones Blvd
City of Las Vegas Nevada

DAVID J. TANKER Exp. 6-30-06 CIVIL

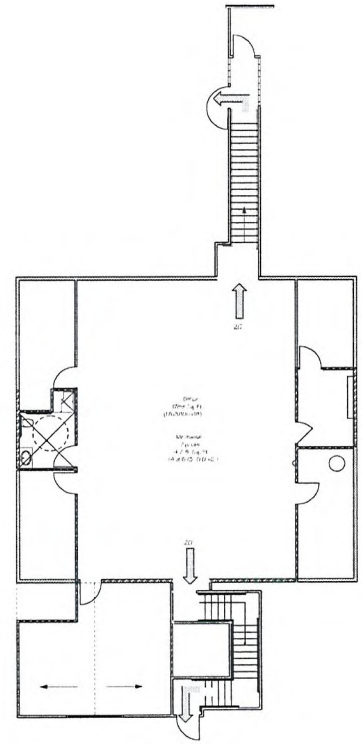
SHEET C3.01

CLV #9996

SW C-19-0925



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



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

RECEIVED
JUL 08 2010

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

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

CHALLENGER SCHOOL

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

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

SHEET TITLE
Licensing and Exiting Plan

PROJECT NUMBER
97004.07

DATE
09 / 21/ 05

SHEET NUMBER
A4.2

SUP-38806

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

07/22/10

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

07/22/10

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

07/22/10

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

07/22/10

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

07/22/10

CHALLENGER SCHOOL

July 7, 2010

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

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

Dear Sirs:

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

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

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

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

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

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SUP-38806

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

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

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

Thank you,

Fred Healey,
Director of Development
Challenger School

CC Toni Taber

RECEIVED
JUL 08 2010
SUP-38806

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

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

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

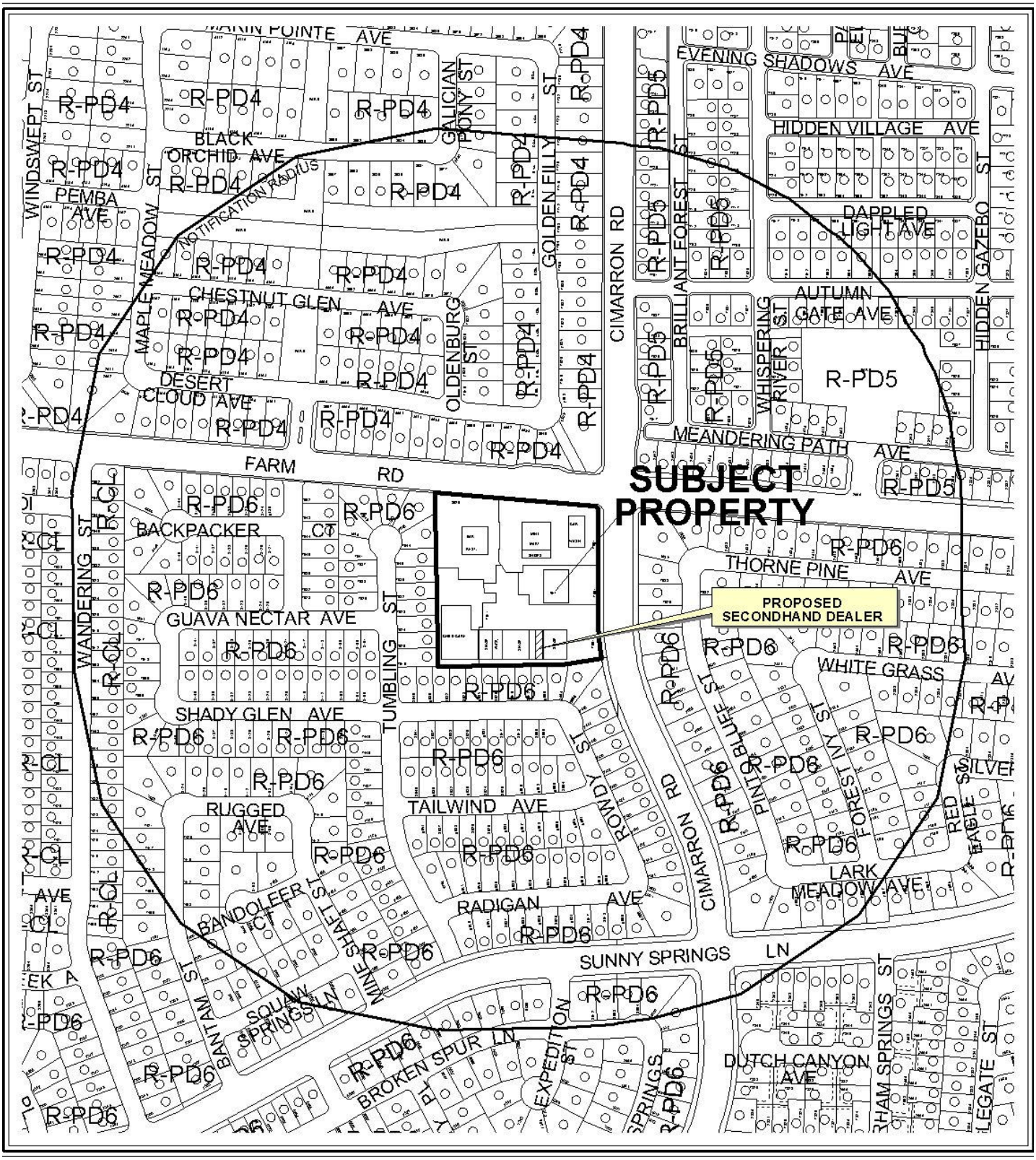
SUBJECT:
SUP-38815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FROM DIAPERS TO DORMS - OWNER: BARBARA ANN ALUFFI TRUST U/A/D 02/06/2002, ET AL - Request for a Special Use Permit FOR A PROPOSED 1,400 SQUARE-FOOT SECONDHAND DEALER (CHILDREN"S ITEMS) at 7501 North Cimarron Road, Suite #106 (APN 125-16-318-011), C-1 (Limited Commercial) Zone, Ward 6 (Ross). 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.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



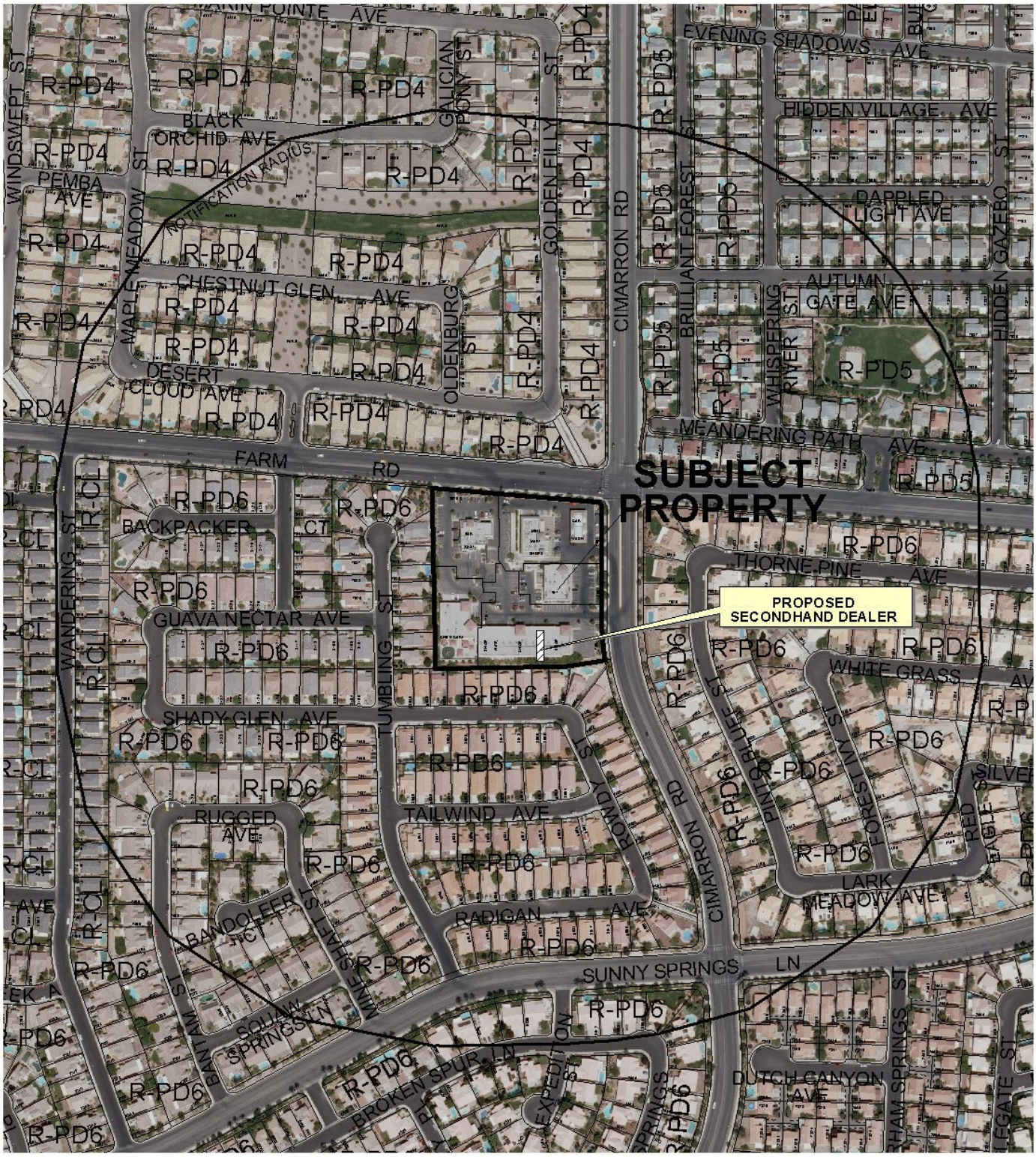
0 300 600 Feet

CASE: **SUP-38815**

RADIUS: 1000 FT

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

N



CASE: **SUP-38815**

RADIUS: 1000 FT

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

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
11/06/00	A building permit (20246) was issued for a shell retail building at 7501 North Cimarron Road. The permit was finaled 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 finaled 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 finaled 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.
Pre-Application Meeting	
06/23/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

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 commercial retail center, free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	1.40

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

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)

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		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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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.

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 563

APPROVALS 1

PROTESTS 0

JG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Barbara Aluffi, Ardilla Camarlinghi

Name of Applicant: Angela Hovda

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara Aluffi Ardilla Camarlinghi

Print Name: BARBARA ALUFFI
ARDILLA CAMARLINGHI

Subscribed and sworn before me

This 29th day of June, 2010

C. J. Maffia

Notary Public in and for said County and State

County of Santa Cruz
State of California

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

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

Project Name From Diapers To Dorms Proposed Use Secondhand Shop

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

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

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

Gross Acres 1.4 acres Lots/Units ____ Density ____

Additional Information ____

PROPERTY OWNER Barbara Aluffi Contact Barbara Aluffi

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

City Scotts Valley State Ca Zip 95066

E-mail Address BELLA22802@aol.com

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

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

City Las Vegas State NV Zip 89143

E-mail Address angelahovda@gmail.com

REPRESENTATIVE Same Contact ____

Address ____ Phone: ____ Fax: ____

City ____ State ____ Zip ____

E-mail Address ____

Property Owner Signature* Barbara Aluffi

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

Print Name BARBARA ALUFFI

Subscribed and sworn before me

This 29th day of June, 2010.

C. J. Maffia

Notary Public in and for said County and State

County of Santa Cruz

State of California

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

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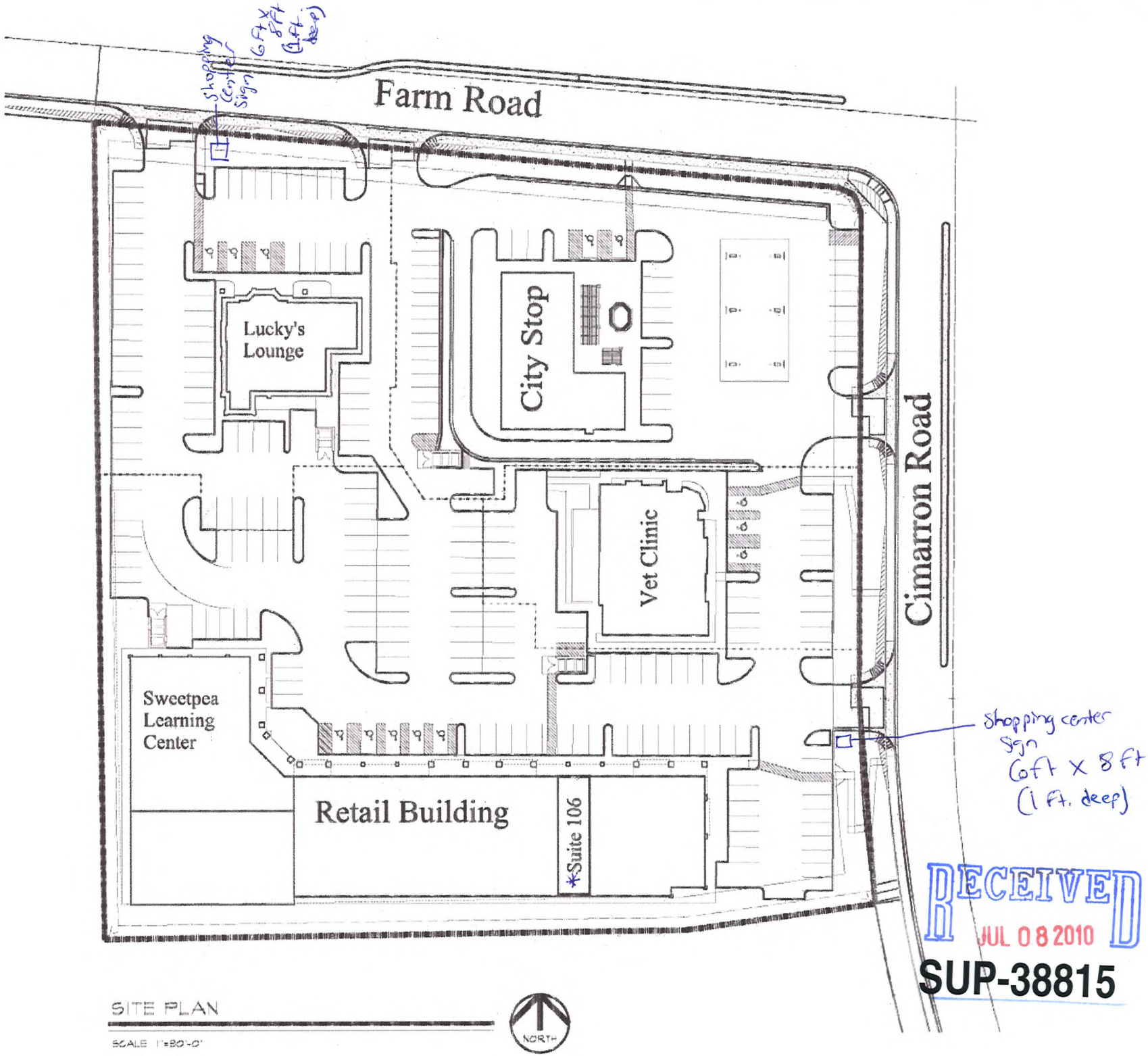

SITE PLAN

SCALE 1"=30'-0"

NORTH

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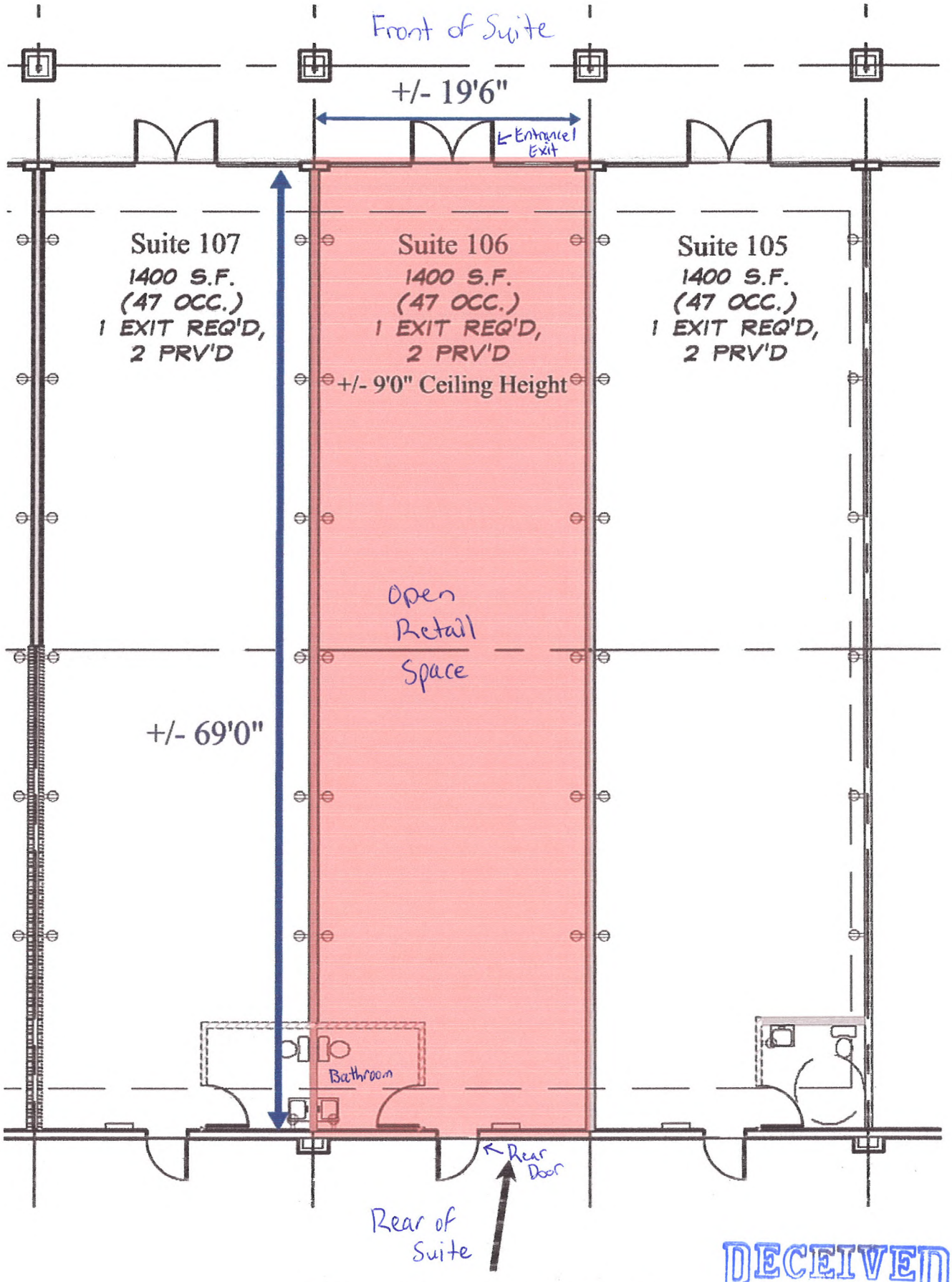
SUP-38815



Suite 106

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SUP-38815

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

07/22/10

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

7501 NORTH CIMARRON ROAD, SUITE #106

07/22/10

July 7, 2010

To Whom It May Concern:

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

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

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

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SUP-38815

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

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

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

Sincerely,

Angela Hovda

From Diapers To Dorms

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SUP-38815

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

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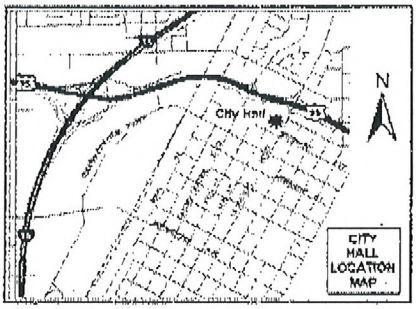
Return Service Requested

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-38815

Planning Commission Meeting of 8/26/2010

Case: SUP-38815

12516712006
TASSONI PAULL F & CAROL A
7925 LARK MEADOW AVE
LAS VEGAS NV 89131-4710

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AUG 16 2010

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

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

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

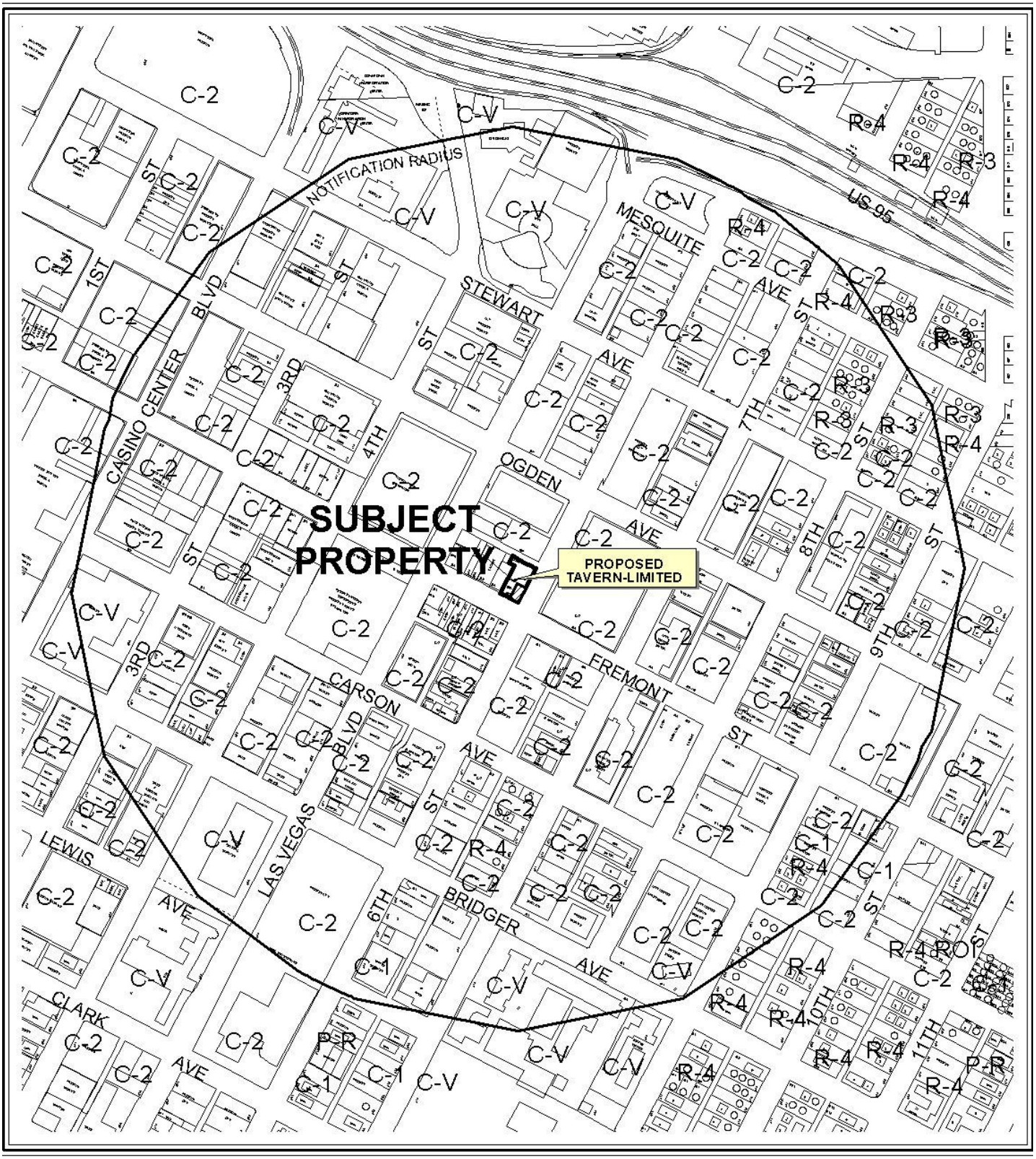
SUBJECT:
SUP-38824 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE BEAT, LLC - OWNER: EXBER, INC. - Request for a Special Use Permit FOR A PROPOSED 1,900 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 520 East Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward 5 (Barlow). 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



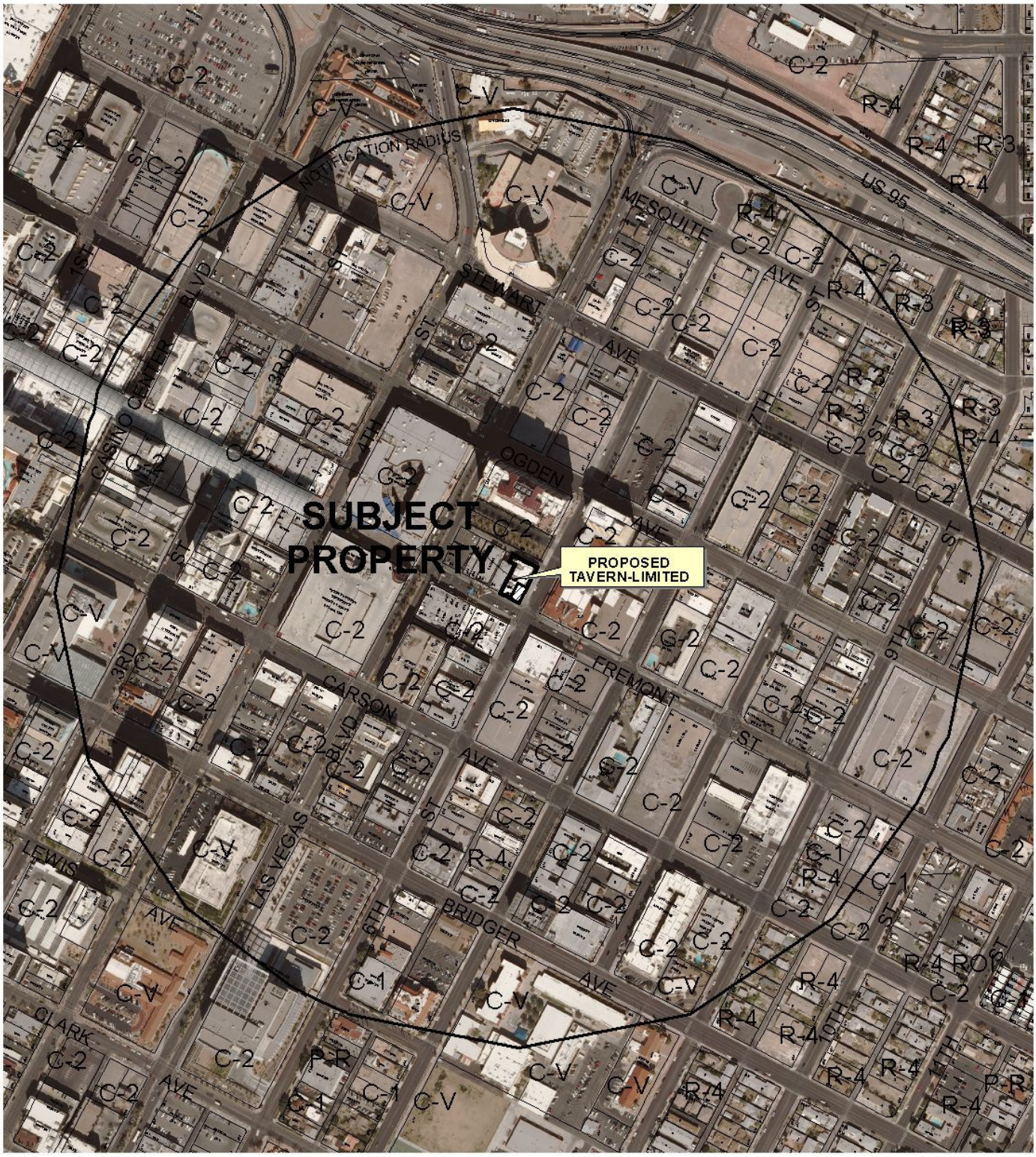
0 300 600 Feet

CASE: **SUP-38824**

RADIUS: 1500

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

N



CASE: **SUP-38824**

RADIUS: 1500

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

0 300 600 Feet

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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

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

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

Related Building Permits/Business Licenses	
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 finaled on 03/19/10.

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 finaled 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 finaled 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	0.23

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

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)

Master Plan Areas	***Yes***	***No***	***Compliance***
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							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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

JG

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.

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: Ike Gaming (fka Exber, Inc.)

Name of Applicant: The Beat, LLC

Name of Representative: Michael Cornthwaite

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Irving Kenneth Epstein

Print Name: Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10

Notary Public in and for said County and State

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

RECEIVED
JUL 09 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

Commercial Square Footage ____ **Floor Area Ratio** ____

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

Additional Information ____

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

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

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

E-mail Address jwoody@elcortez.net

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

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

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

E-mail Address vegasdowntowner@gmail.com

REPRESENTATIVE Michael Cornthwaite **Contact** same

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

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

E-mail Address vegasdowntowner@gmail.com

Property Owner Signature* Irving Kenneth Epstein

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

Print Name Irving Kenneth Epstein

Subscribed and sworn before me

This 8th day of July, 20 10.

Notary Public in and for said County and State

RECEIVED
JUL 09 2010

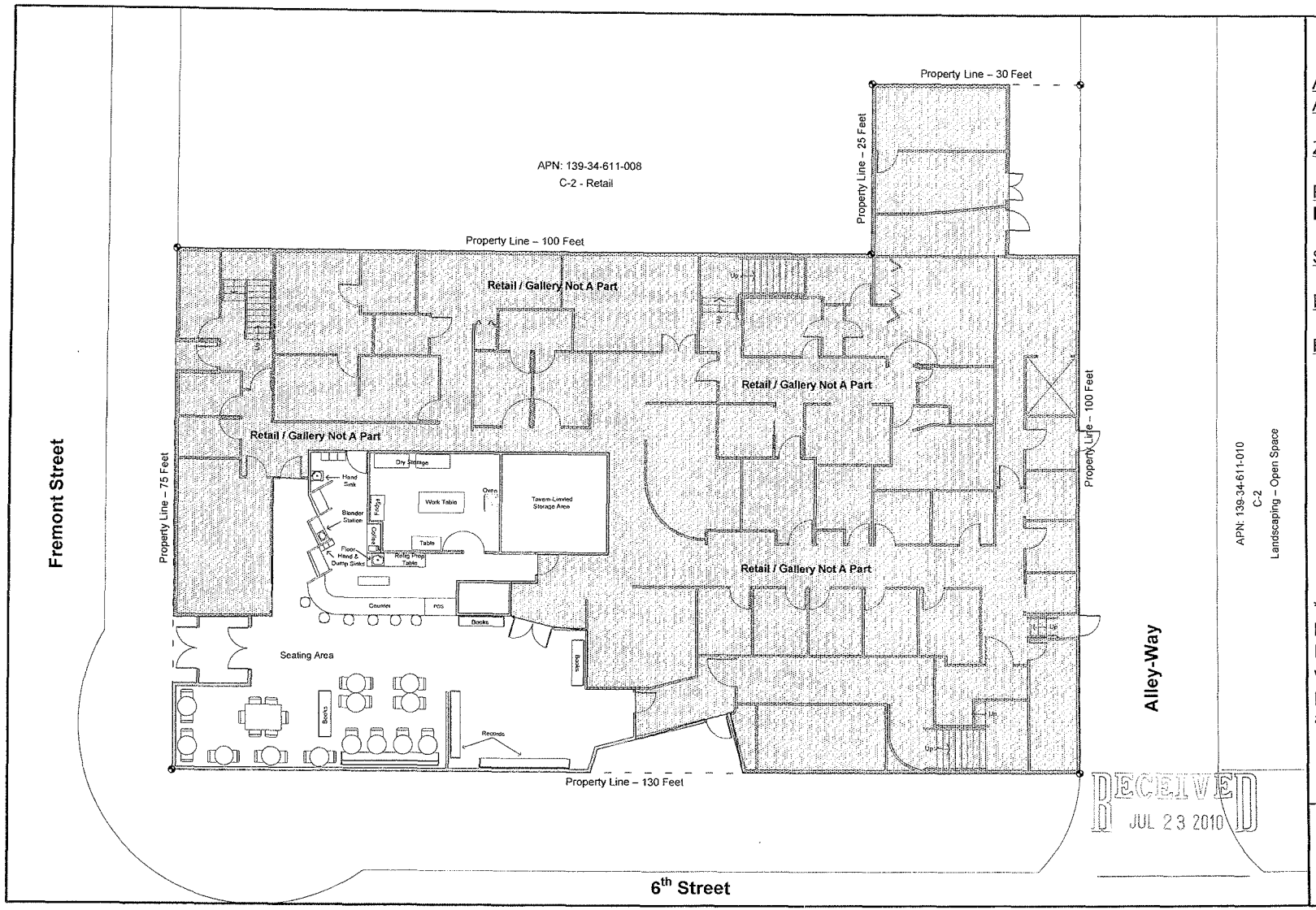
ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. Sept. 10, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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



RECEIVED
JUL 23 2010

Project Details

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

Zoning: **C-2**

Proposed Use: **Tavern-Limited**

SF: **1,900 SF**

Parking Provided: **0**

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

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

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

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

The Beat Coffeehouse – SITE PLAN

Scale :

SUP-38824
REVISED

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

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

SEE NOTES 1.4.11

CONTRACTOR TO PROVIDE SEPARATE BID FOR THIS AREA

PLAN NOTES

	DESCRIPTION
P1	EXISTING WALLS TO REMAIN
P2	3 5/8" X 26 GA. METAL STUDS AT 16 O.C WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE. BASE TO MATCH EXISTING
P3	REPAIR SURFACE OF STAIRS AND LANDING
P4	EXTEND HAND RAIL WITH REGULATION 12" PLUS THE WIDTH OF TREAD AT THE BOTTOM OF STAIRS. EXTEND 12" AT TOP OF STAIR LANDING
P5	NEW 10" HIGH HANDICAP SIGNAGE
P6	NEW AUTO-ASSISTS OPERATOR ON DOORS
P7	PROVIDE AND INSTALL PASS THRU OPENING WITH 10" COUNTER. OPENING TO BE 24"H 23", VERIFY HEIGHT UNDER CABINETS
P8	NEW 4'-GRAB BAR
P9	NEW 3'-GRAB BAR
P10	NEW BASE CABINET AND COUNTERTOP. SEE INTERIOR DESIGN DRAWINGS
P11	RELOCATE TOILET PAPER DISPENSER 19" FROM FLOOR
P12	NEW TILTED MIRROR OVER LAVATORY
P13	NEW 3'-0X7'-0" INTERIOR DOOR AND FRAME
P14	RELOCATE TOILET 1'-0" FROM WALL
P15	RELOCATE LAVATORY 0'-8" FROM WALL
P16	NEW SINK - SEE MECH. GENERAL NOTES
P17	NEW BENCH
P18	RELOCATE SINK. PROVIDE BASE
P19	NEW LAV. - SEE INTERIOR ELEVATIONS
P20	REVERSE SWING OF DOOR TO OPEN OUT
P21	PROVIDE HANDICAPPED PAY PHONE W/ AMPLIFIER
P22	PROVIDE HANDICAPPED DRINKING FOUNTAIN
P23	PROVIDE GYPSUM BOARD SOFFIT AROUND DISCHARGE AND RECEPTION
P24	REFRIGERATOR SPACE BELOW COUNTERTOP. REFRIGERATOR NOT IN CONTRACT
P25	FILL EXISTING OPENING - USE 3 5/8" METAL STUDS TO PROVIDE SAME WIDTH OF EXISTING WALL. PROVIDE 5/8" TYPE 'X' GYP. BOARD EACH SIDE. ALIGN NEW GYP. BOARD WITH EXISTING TO PROVIDE SMOOTH TRANSITION. PAINT WALL FLOOR TO CEILING, NEAREST CORNER TO MATCH. MATCH EXISTING AS REQUIRED
P26	1 1/2 WOOD HANDRAIL - STAIN SELECTED BY OWNER, VERIFY BACKING SUPPORT
P27	PROVIDE BURN GUARD AROUND PIPE UNDER LAVATORY, 9" TOE CLEARANCE
P28	PARTITION WALLS AND CABINETRY - SEE INTERIOR DESIGN DRAWINGS
P29	REMOVE 8" SECTION OF CABINETS AND COUNTERTOP TOP. REPAIR FACE TO MATCH EXISTING
P30	PROVIDE AND INSTALL NEW 14"X16" STAINLESS STEEL SINK WITH GOOSE NECK SPOUT AND WRIST BLADES HANDLES. ALL PIPING, TRAP, DRAIN FOR COMPLETE WORKING SYSTEM

GENERAL NOTES

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

LEGEND

DESCRIPTION	
EXISTING WALLS TO REMAIN	
NEW WALLS TO BE ADDED	

REVISIONS	BY

CONSULTANTS:

MELVIN D GREEN REGISTERED ARCHITECT 7240 STATE OF NEVADA 12.27.94

MG MELVIN GREEN, ARCHITECT
ARCHITECTURE · RESIDENTIAL · COMMERCIAL
3838 SOUTH INDUSTRIAL ROAD · SUITE 104
LAS VEGAS, NEVADA 89102
OFFICE (702) 362-5077 FAX (702) 362-5276

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

SHEET TITLE: FIRST LEVEL FLOOR PLAN – PROPOSED

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

SHEET
A1.11
OF SHEETS

THE FLOOR AND WALLS TO 4 FEET 1 IN HEIGHT IN TOILET AREA SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE OF CERAMIC CERAMIC TILE, OR EQUAL APPROVED BY THE APPEALS BOARD.

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

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

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

PLANS APPROVED CONSTRUCTION DEC 29 1994 Clark County Nevada Building Division

EMERGENCY EGRESS LIGHTING TO PROVIDE NOT LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL THROUGHOUT EXIT WAYS, EXCEPT FIRE MARSHALL REGULATIONS.

RECEIVED DEC 09 2010

FIRST LEVEL FLOOR PLAN – PROPOSED

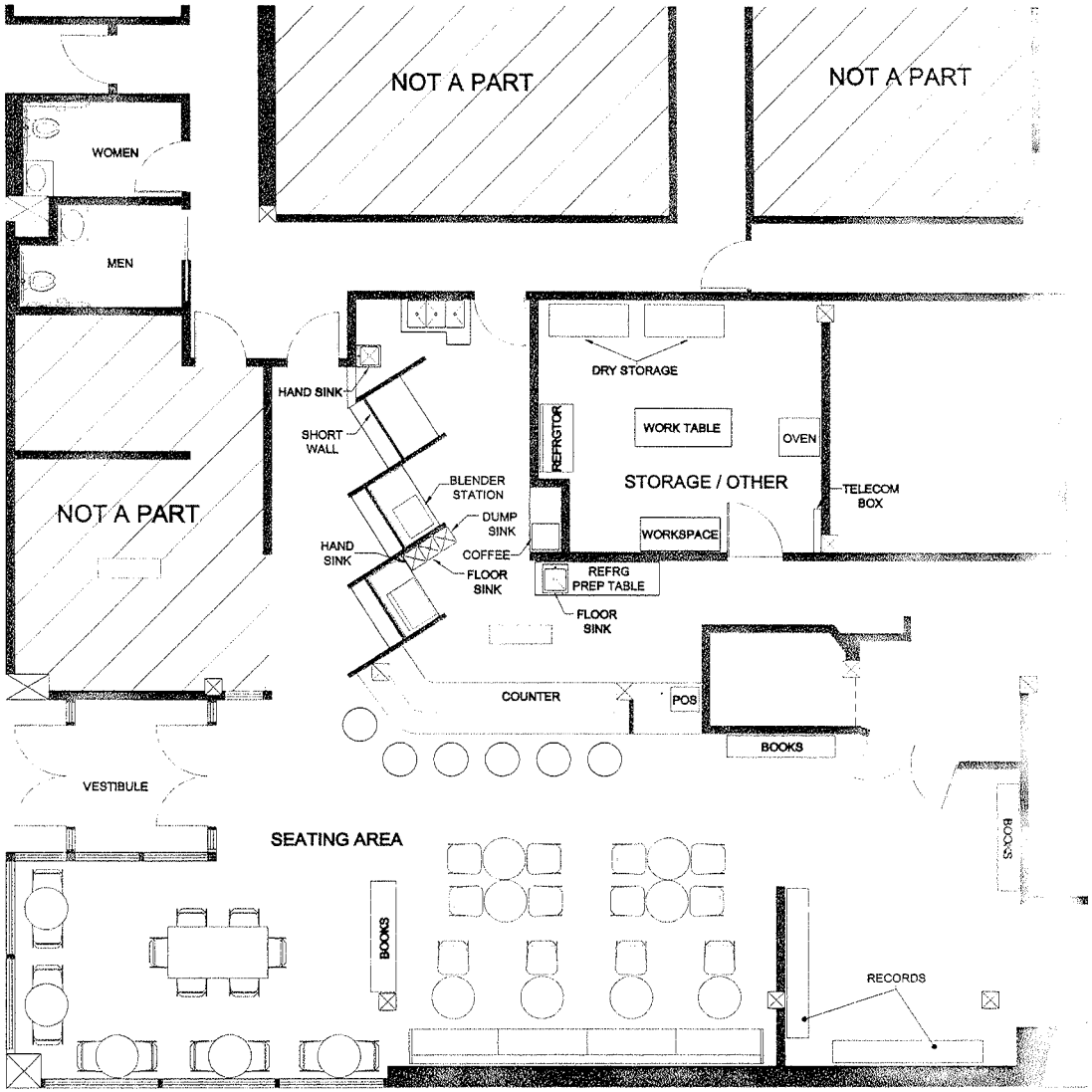
SCALE: 1/4"=1'-0"

NORTH

1/4" = SCALE NUMBER

SUP-38824

APPROVED
3/14/11



FIRST LEVEL FLOOR PLAN

SCALE 1/4"= 1'-0"

RECEIVED
JUL 09 2010

NORTH

A1.0 (SHEET NUMBER)	THE BEAT-COFFEEHOUSE 520 EAST FREEMONT STREET LAS VEGAS, NV FLOOR PLAN	DESIGNER: D.VILLAMIL JOB NUMBER: 1050 SCALE: 1/4"=1'-0" DATE: 07/08/10	MICHAEL CORNTHWAITE	NO. / COMMENTS / DATE / BY REVISIONS	21below studio (702) 629-0091

SUP-38824

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

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

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

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

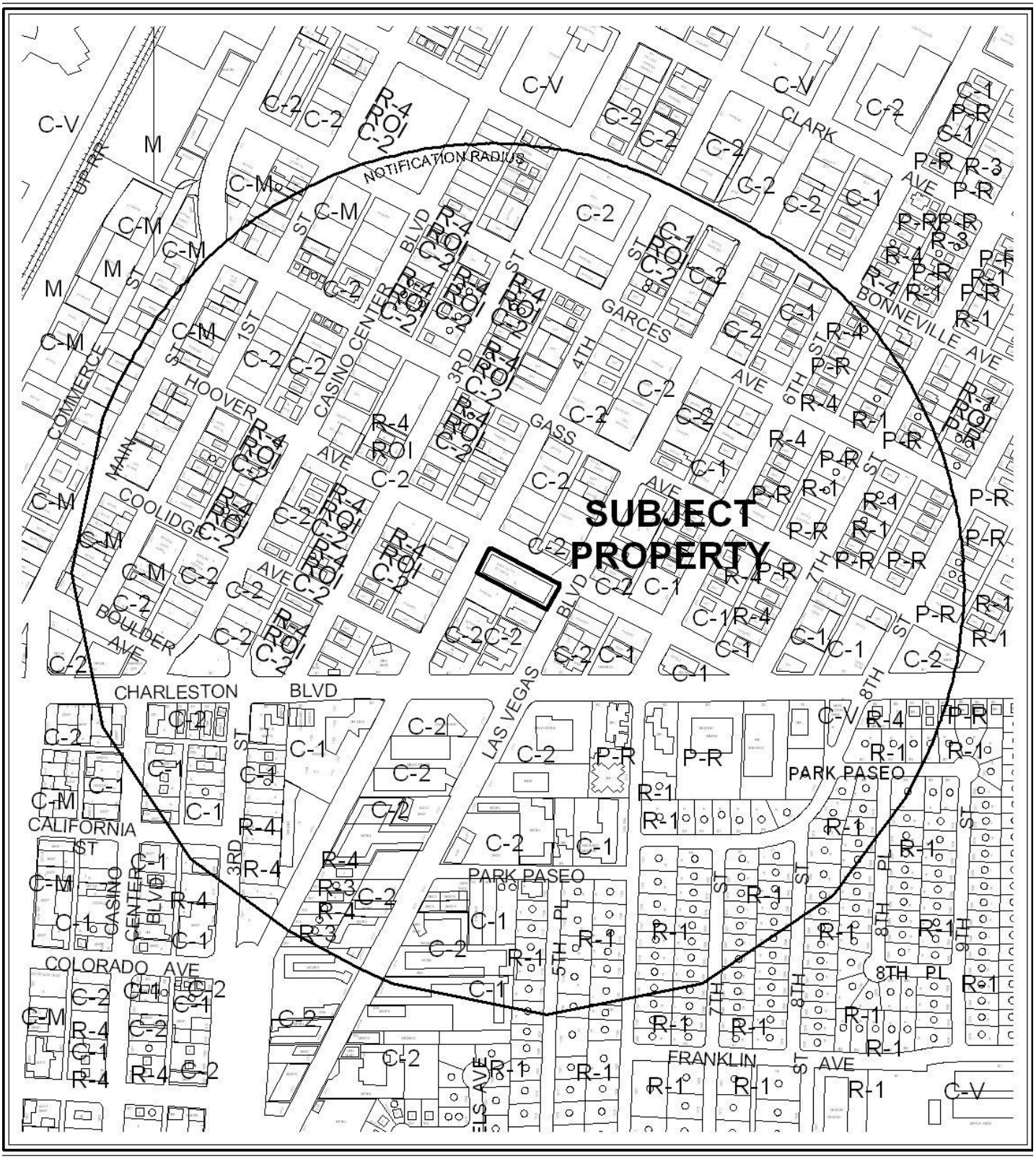
SUBJECT:
SUP-38842 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LADY SILVIA, INC. - OWNER: RETAIL 130, INC. - Request for a Special Use Permit FOR A PROPOSED 3,937 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA at 900 South Las Vegas Boulevard, Suite #140 (APN 139-34-411-122), C-2 (General Commercial) Zone, Ward 3 (Reese). 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.	**1**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-38842**

RADIUS: 1500 FT

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

N

0 300 600 Feet

CASE: **SUP-38842**

RADIUS: 1500 FT

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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 finaled 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 finaled 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.

Pre-Application Meeting	
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.

Neighborhood Meeting
A neighborhood meeting was neither required nor held for this request.

Field Check	
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.

Details of Application Request	
Site Area	
Net Acres	0.71

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
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)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y*
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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**

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 the 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.**

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

MH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RETAIL 130 INC

Name of Applicant: THE LADY SILVIA

Name of Representative: DWAYNE ESHENBAUGH

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SAM CHERRY

Subscribed and sworn before me

This 28th day of June, 2010

_____

Notary Public in and for said County and State

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

Revised 11-14-06

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

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address sam@cherrylv.com

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

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

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

E-mail Address sam@cherrylv.com

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

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

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

E-mail Address DWAYNEE@NOVUSARCHITECTURE.COM

Property Owner Signature* _____

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

Print Name SAM CHERRY

Subscribed and sworn before me

This 12th day of July, 20 10.

_____

Notary Public in and for said County and State

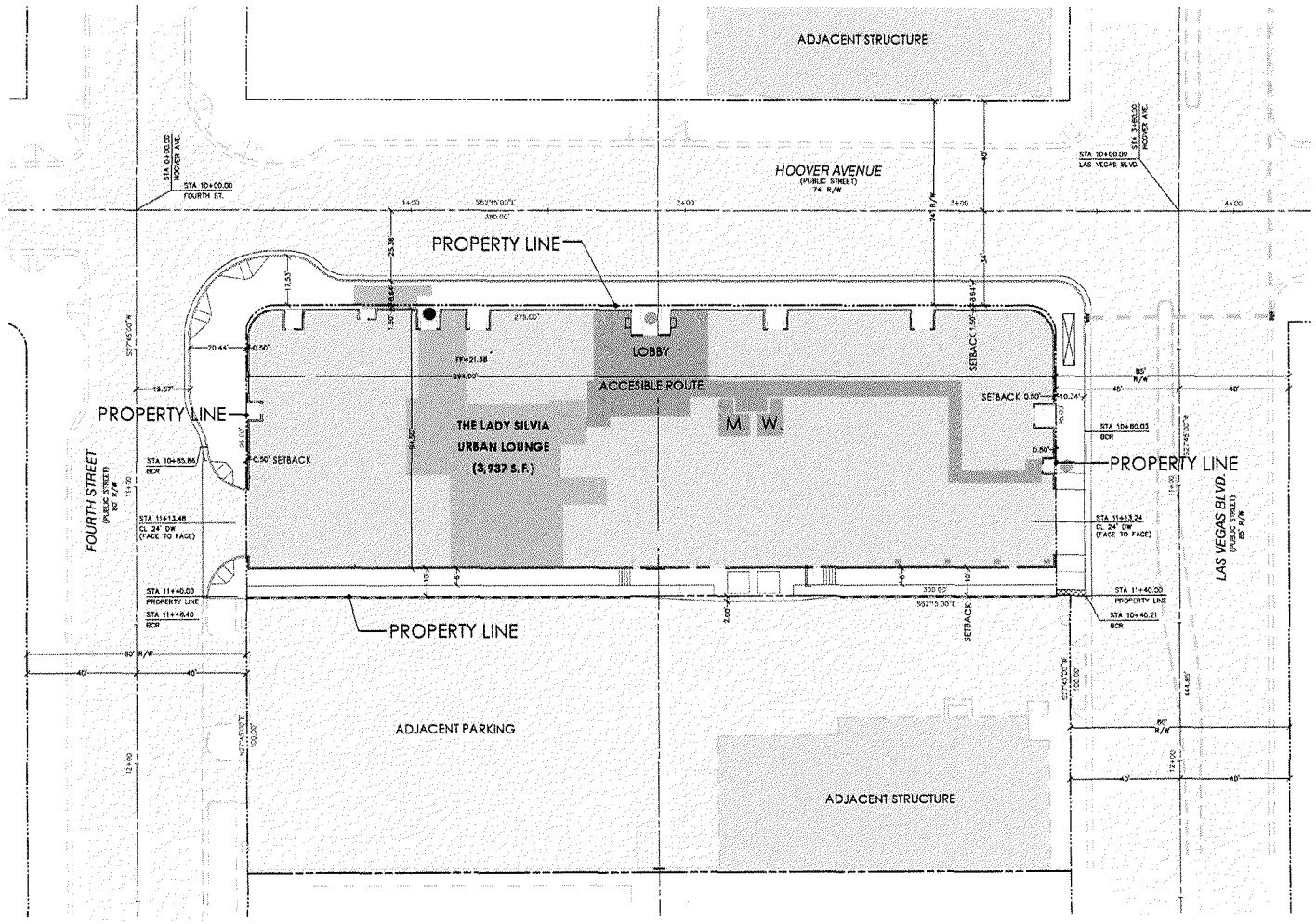
JASON LEDELL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-2012
Certificate No: 08-6641-1

RECEIVED
JUL 13 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38942
Meeting Date:	8/26/10
Total Fee:	1290.00
Date Received:*	7-13-10
Received By:	JFmed

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



PROJECT DATA:

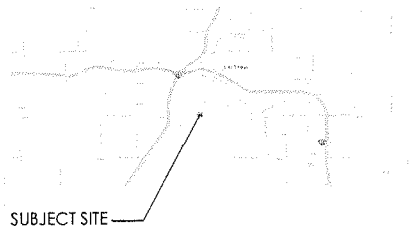
SPECIAL USE PERMIT FOR AN URBAN LOUNGE
900 S. LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101
APN: 1393441112
ZONING: GENERAL COMMERCIAL DISTRICT, C-2
GENERAL PLAN: CENTENNIAL PLAN

TOTAL PROJECT SQUARE FOOTAGE: 3,937 SF

PARKING CONSIDERATIONS:

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

VICINITY MAP



LEGEND

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

N

CHERRY JULY 12, 2010

ARCHITECTURAL SITE PLAN

NOVUS Architecture

THE LADY SILVIA
URBAN LOUNGE AT SOHO LOFTS

0 10' 20' 40' 60'

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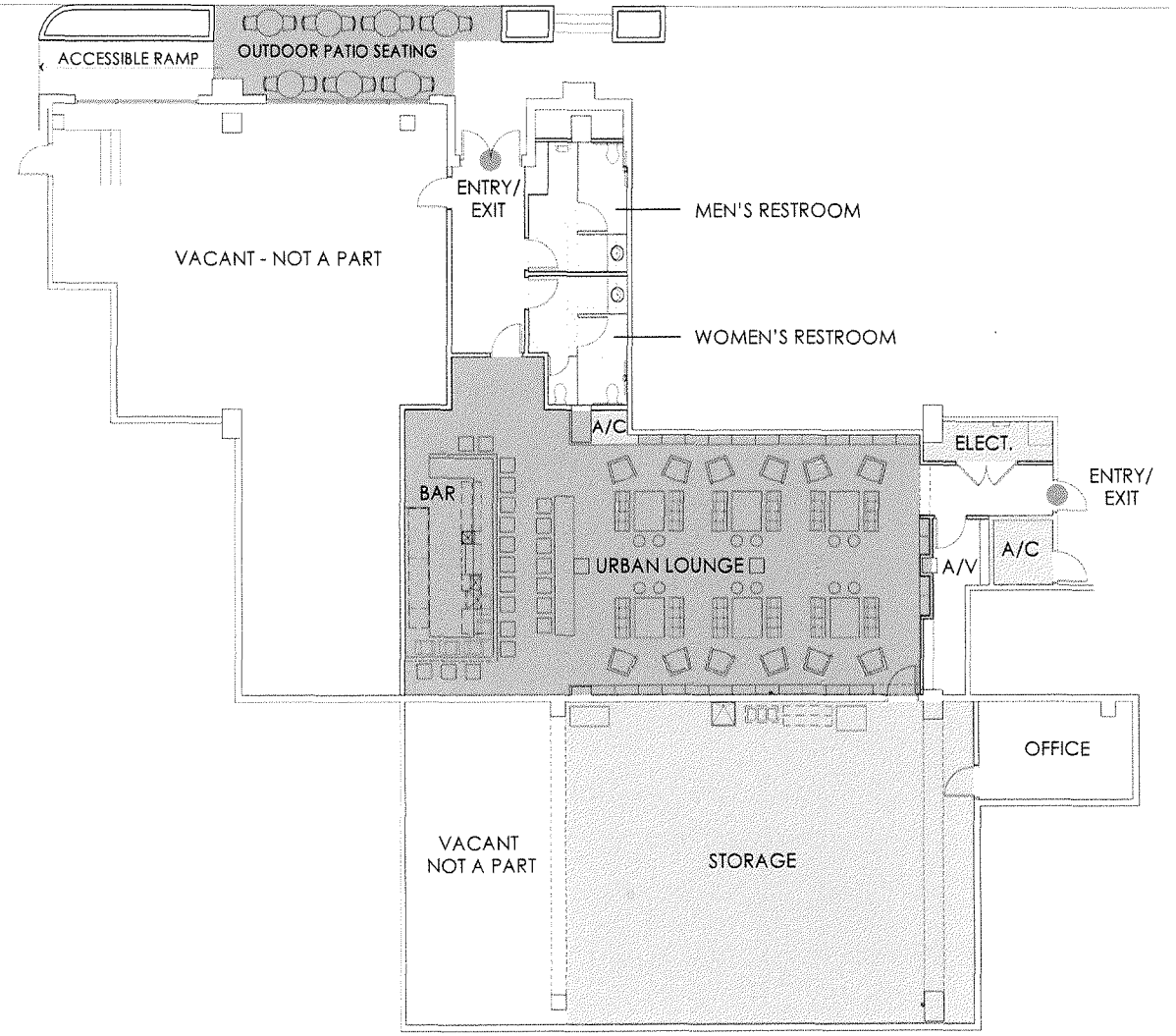
JUL 13 2010

SUP-38842



PROJECT DATA:

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302

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

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

TOTAL PROJECT SQUARE FOOTAGE: 3,937 SF

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

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

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

TOTAL OCCUPANTS: 130

EXITS REQUIRED BY 2006 UBC CHAPTER 1015

URBAN LOUNGE SEATING REQUIREMENT (Per Chapter 19.04 LVZC)
Minimum Special Use Permit Requirements:
1. The use is limited to the area located within the boundaries of the Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
2. For each seat provided at the bar of the establishment, there must be a minimum of 2 seats within a lounge area located away from the bar.
NUMBER OF BAR SEATS: 15 **REQUIRED NUMBER OF LOUNGE SEATS: 30**
PROVIDED NUMBER OF LOUNGE SEATS: 55
3. The use is subject to the provisions of Chapter 6.40 relating to gaming and Chapter 6.50 relating to liquor control.

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

N

CHERRY JULY 12, 2010

ARCHITECTURAL FLOOR PLAN

NOVUS Architecture

THE LADY SILVIA
URBAN LOUNGE AT SOHO LOFTS

0 4' 8' 16' 16'

SUP-38842

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

07/22/10

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

07/22/10

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

07/22/10

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

07/22/10

NOVUS ARCHITECTURE, LLC

ARCHITECTURE
INTERIORS
PLANNING

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

July 13, 2010

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

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

Dear Doug:

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

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

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

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

Best Regards,

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

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JUL 13 2010

SUP-38842

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

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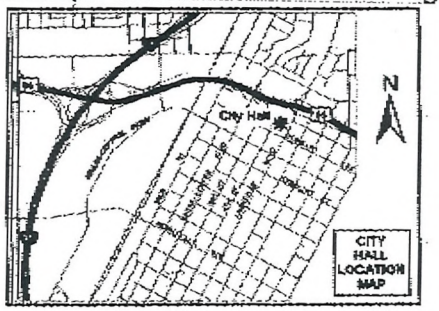
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842

13934412073
T & B VENTURES L L C
923 N ASHLAND AVE
CHICAGO IL 60622-5431

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Page 2 of 2
from T & B Ventures

13P

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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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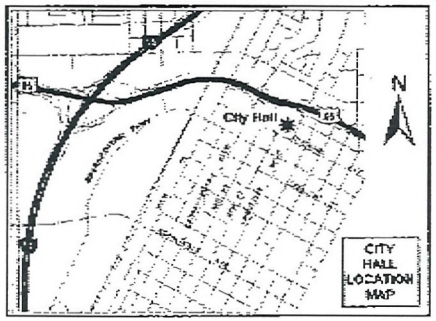

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842
13934410180
518 GARCES AVE LTD
%R PISTOL
631 S LAS VEGAS BLVD
LAS VEGAS NV 89101-6696

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AUG 17 2010

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

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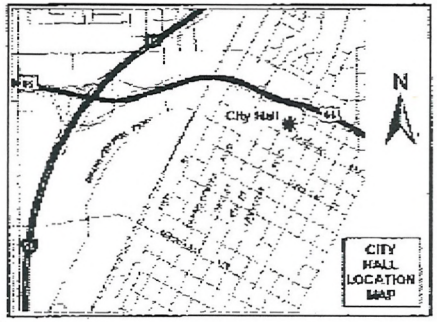

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842
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518 GARCES AVE LTD
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

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Las Vegas, Nevada 89101-2986

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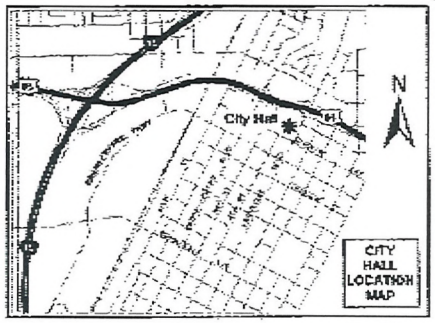

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842

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PISTOL RAYMOND
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LAS VEGAS NV 89101-6696

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Las Vegas, Nevada 89101-2986

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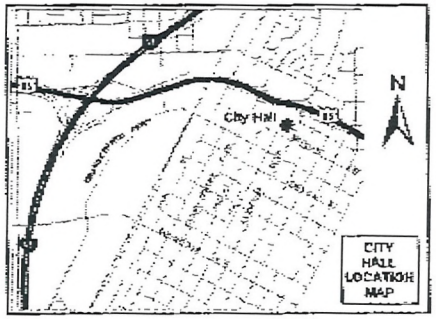

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842
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DYNAVID LTD
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LAS VEGAS NV 89101-6696

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702-877-5637

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

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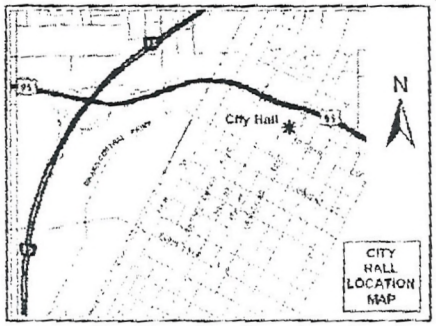

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38842

Planning Commission Meeting of 8/26/2010

Case: SUP-38842

13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

chicago joe's resraurant
16 10 01:28p
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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No. 3685 P. 2

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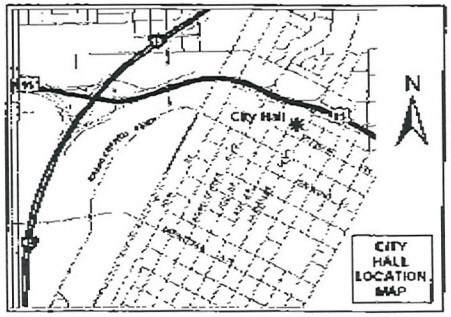

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38842
Planning Commission Meeting of 8/26/2010

Case: SUP-38842
16203115002
305 LAS VEGAS L L C
421 HUDSON ST
NEW YORK NY 10014-3646

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Aug. 16. 2010 5:57PM

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

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

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

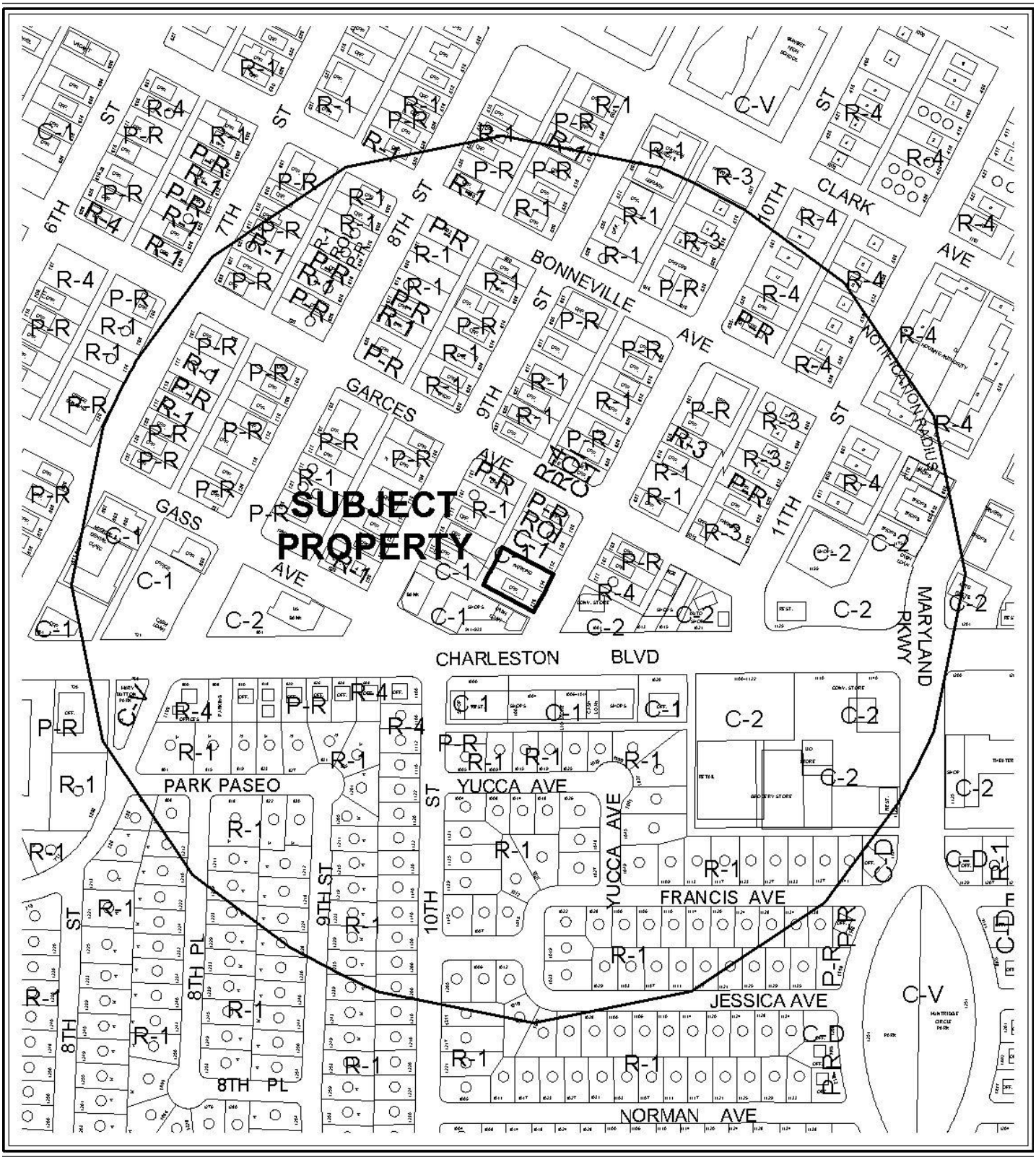
SUBJECT:
SUP-38864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AZTLAN BAIL BONDS - OWNER: CHARLESTON TOWERS, LLC - Request for a Special Use Permit FOR A 1,100 SQUARE-FOOT BAILBOND SERVICE at 714 and 716 South Tenth Street (APN 139-34-810-104 and 105), C-1 (Limited Commercial) Zone, Ward 3 (Reese). 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.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38864**

RADIUS: 1000 FT

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

0 200 400 Feet

N

0 200 400 Feet

CASE: **SUP-38864**

RADIUS: 1000 FT

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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 9th 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.

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 stepback beyond the building setback line where a 1:1 stepback 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.

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 10th 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 9th Street and 10th 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 10th 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 10th 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 10th 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 10th 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.

Related Building Permits/Business Licenses	
09/03/59	A building permit (#34292) was issued for extended living room and addition with porch at 714 South 10th 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 10th Street. The project was completed on 05/18/62.
09/23/63	A building permit (#21693) was issued for interior partition at 716 South 10th 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 10th Street. The project was completed on 02/25/71
11/12/73	A building permit (#13882) was issued for a fireplace at 714 South 10th 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 10th 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 10th 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 10th 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 10th Street. The license request was denied by Planning and Development Department requiring a Special Use Permit for a Bailbond Service.

Pre-Application Meeting	
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.

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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.

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 239

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charleston Towers, LLC

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

Name of Representative: Karina Alfaro

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark Dix

Subscribed and sworn before me

This 13th day of JULY, 2010

Elizabeth Moore

Notary Public in and for said County and State

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

RECEIVED
JUL 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address jwmichaels@earthlink.net

APPLICANT Aztlan Bail Bonds **Contact** Karina Alfaro

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

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

E-mail Address aztlanbailbonds@yahoo.com

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

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

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

E-mail Address _____

Property Owner Signature* for: Charleston Towers LLC

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

Print Name Mark S. Dix

Subscribed and sworn before me

This 13th day of July, 20 10.

Elizabeth Moore

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-39864
Meeting Date:	8-26-10
Total Fee:	$1030.00
Date Received:*	7-13-10
Received By:	JFM

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

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

Revised 10/27/08

RECEIVED
JUL 15 2010

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

Lake Elsinore, CA. 92530

July 13, 2010

Application / Petition Form

Planning and Development Department

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

Best regards,

Mark Dix
em

Property Owner Signature _____

Print Name MARK S. DIX

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

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

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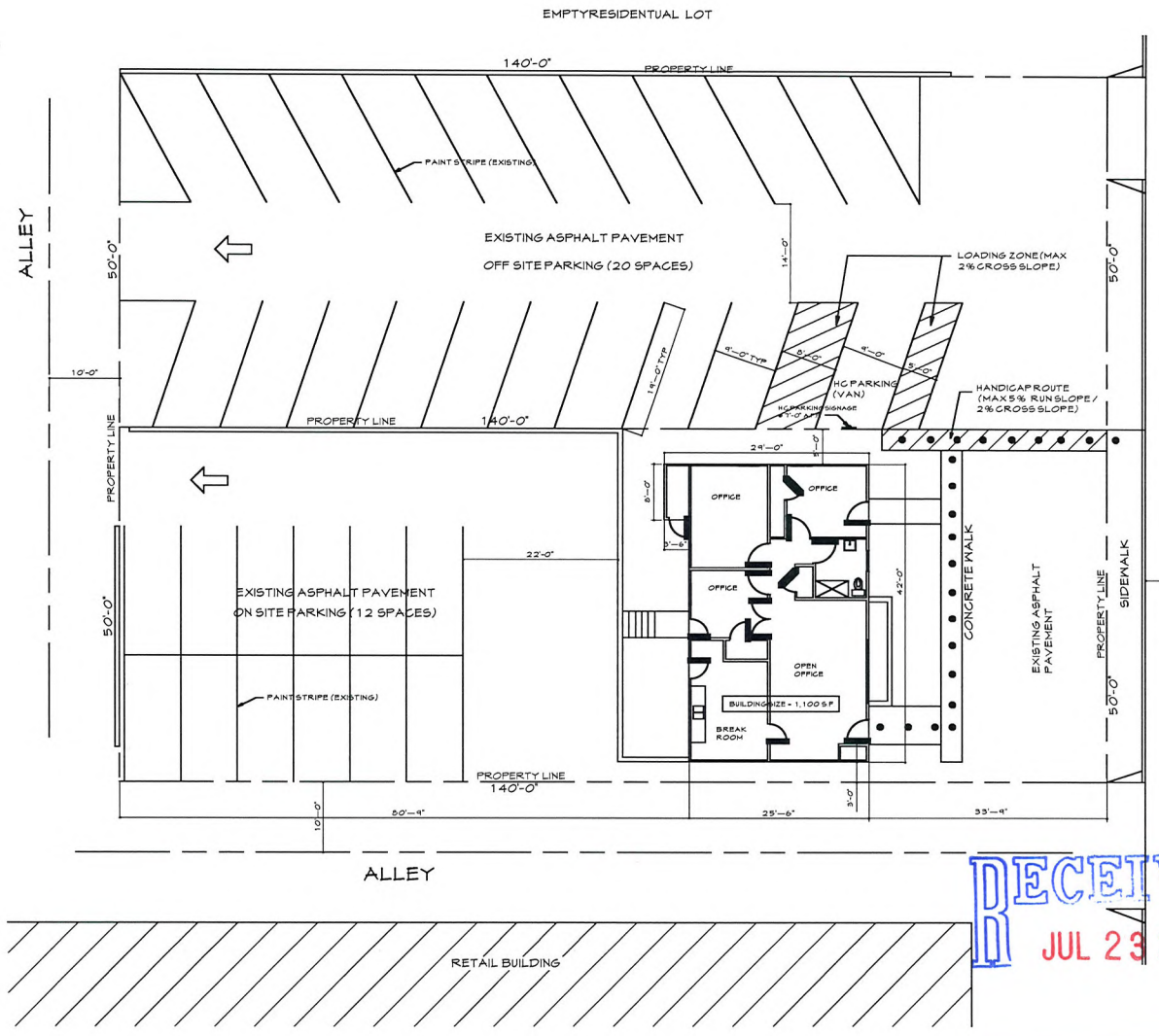
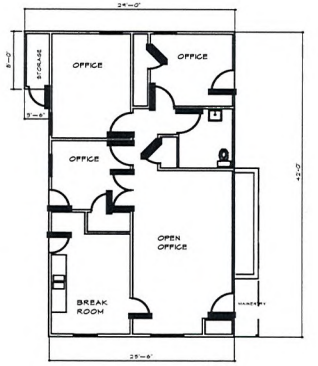
JUL 15 2010



EXISTING SITE PLAN

SCALE: 1/8"



BUILDING SIZE = 1,100 S.F.

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

EXISTING FLOOR PLAN

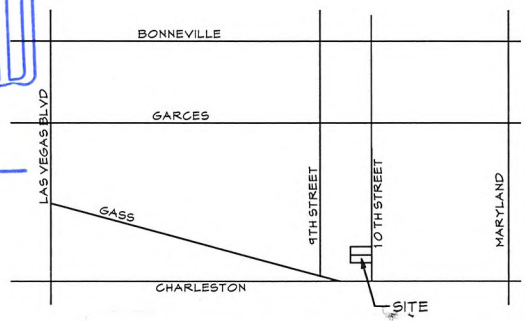
SCALE: 1/8"

PARKING ANALYSIS

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

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

PROPERTY SIZE = 7,000 S.F.



VICINITY MAP

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JUL 23 2010

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

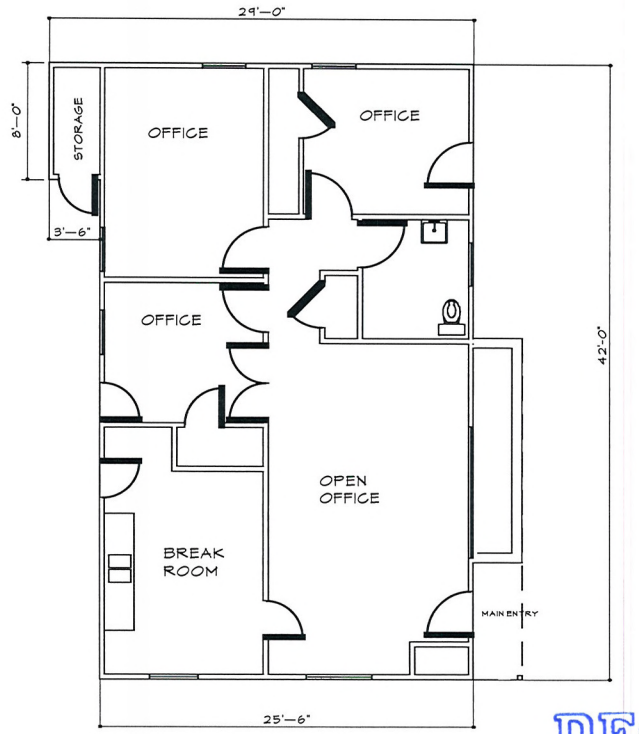
Axtlan Bail Bonds Office
716 South 10th Street
Las Vegas, Nevada 89101
SITE PLAN / FLOOR PLAN AS-BUILT

REVISIONS

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

A-1

SUP-38864
REVISED



BUILDING SIZE = 1,100 S.F.

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

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JUL 23 2010

EXISTING FLOOR PLAN
SCALE: 1/4"

NORTH

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

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

REVISIONS
1
2
3
4

ALL DRAWINGS, SPECIFICATIONS, COPIES AND THEIR DERIVATIVES THEREOF PURSUED BY THE ARCHITECT ARE AND SHALL REMAIN HIS SOLE PROPERTY. ANY USE OR REPRODUCTION OF IN WHOLE OR IN PART IS STRICTLY PROHIBITED EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF RICHARD P. THRELFALL ARCHITECT.

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

A-2

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

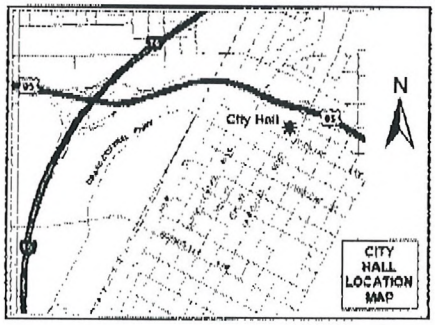
SUP-38864

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38864
Planning Commission Meeting of 8/26/2010

THE NEIGHBORHOOD HAS GONE "DOWNHILL" ENOUGH THE WAY IT IS. WE DO NOT NEED THE TYPES OF PEOPLE BAIL BONDS ESTABLISHMENTS ATTRACK COMING INTO THE NEIGHBORHOOD ANY MORE THAN ALREADY IS.

Case: SUP-38864
16203512016
STUPP CLAYTON C
1004 YUCCA AVE
LAS VEGAS NV 89104-1507

TOTAL P.01

RECEIVED
AUG 16 2010

14P

AUG-16-2010 02:32 FROM:P B WHITT 702 258 6066 TO:3857268 P.1/1

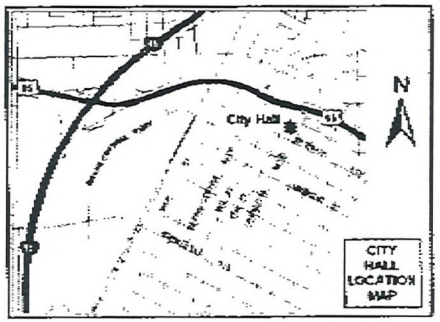
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0003427918 AUG 13 2010
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38864

Planning Commission Meeting of 8/26/2010

Case: SUP-38864

13934811014
WHITT FAMILY TRUST
2701 BRYANT AVE
LAS VEGAS NV 89102-2161

RECEIVED
AUG 16 2010

FAX0511 89103

14P

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

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

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

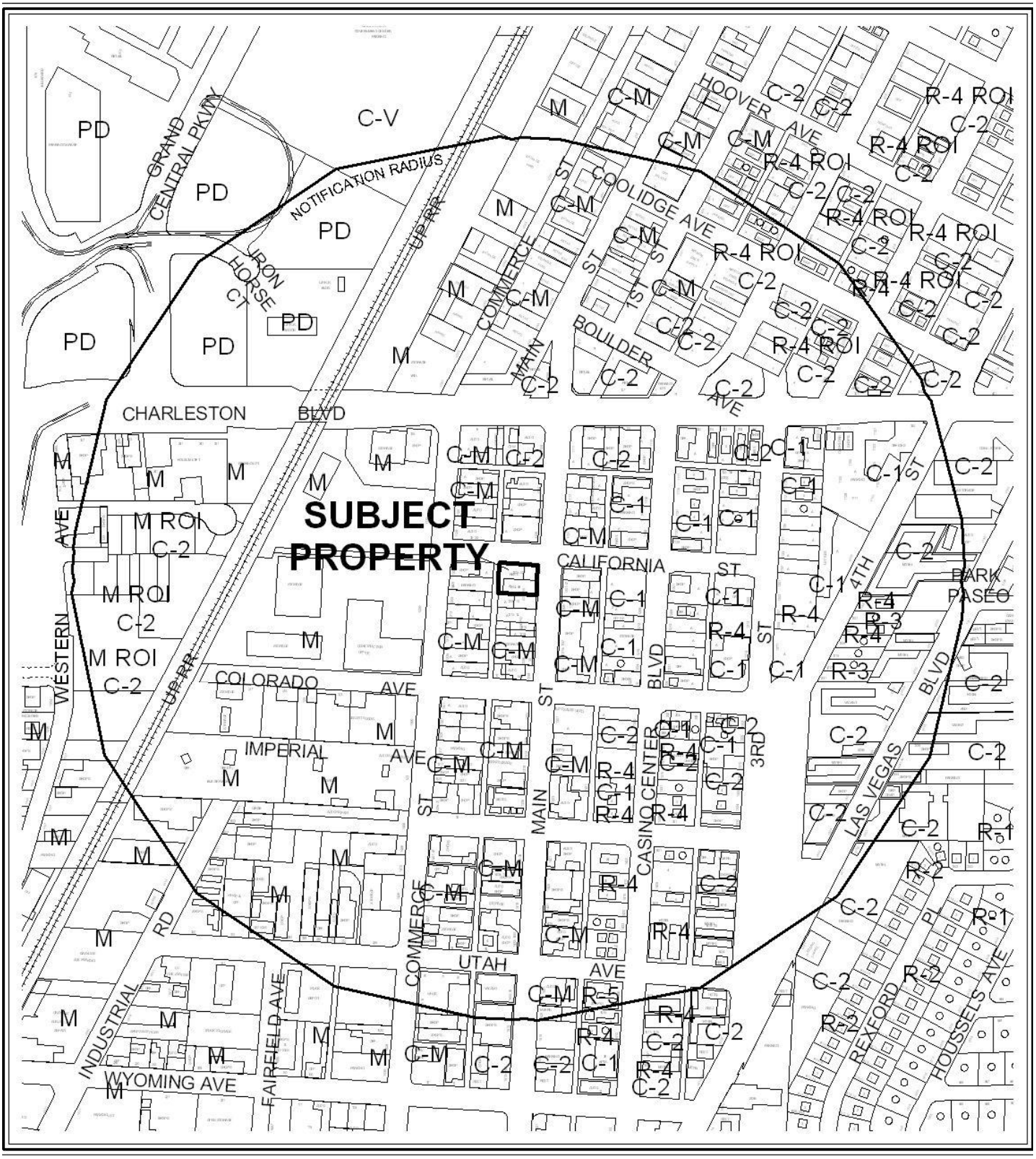
SUBJECT:
SUP-38865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MGG, LLC - Request for a Special Use Permit FOR A PROPOSED 7,940 SQUARE-FOOT URBAN LOUNGE WITH OUTDOOR DINING AREA WITHIN AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**8**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38865**

RADIUS: 1500 FT

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

0 300 600 Feet

CASE: **SUP-38865**

RADIUS: 1500 FT

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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.
Most Recent Change of Ownership	
11/25/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
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.

Pre-Application Meeting	
06/04/10	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.

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

Field Check	
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.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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

Master Plan Areas	***Yes***	***No***	***Compliance***
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

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.

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.

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 8

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 G. Gil

Subscribed and sworn before me

This 13th day of July, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP URBAN LOUNGE, OUTDOOR DINING

Project Address (Location) 1204 S. Main St.

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

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

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

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

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

Additional Information _____

MGGLLC

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

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

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE GASPAR ANDRADE **Contact** SAME

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

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

E-mail Address gandrade390@gmail.com

Property Owner Signature* _____ Raul G.

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

Print Name Maria Guadalupe Gil (Raul G.)

Subscribed and sworn before me

This 13th day of July, 20 10.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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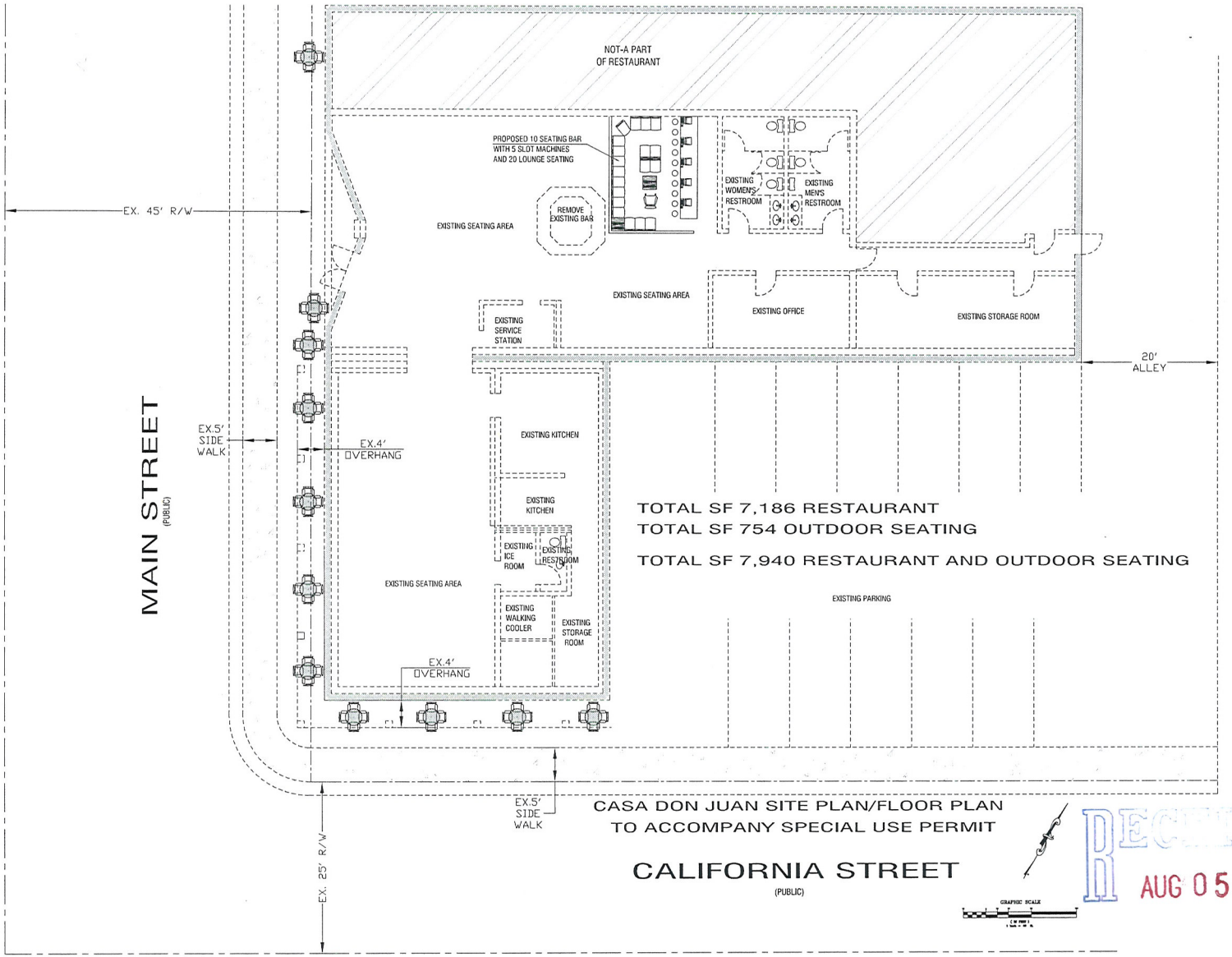
JUL 13 2010

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



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

CASA DON JUAN
SITE PLAN/FLOOR PLAN

SP1

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

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JUL 13 2010
SUP-38865

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

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FIRST CLASS

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PITNEY BOWES
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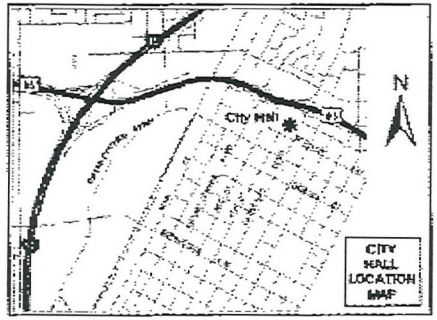

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[V] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38865
Planning Commission Meeting of 8/26/2010

Case: SUP-38865
16203110022
YE OLDE GOATSHEADE PUB LTD
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

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Las Vegas, Nevada 89101-2986

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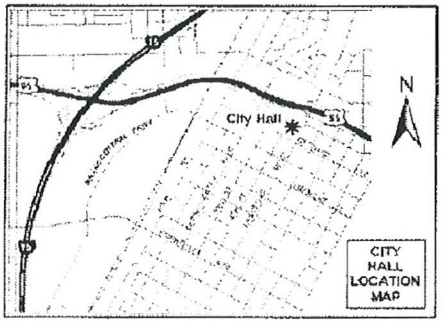

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38865
Planning Commission Meeting of 8/26/2010

Case: SUP-38865
13934410046
CORESTONE L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

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Las Vegas, Nevada 89101-2986

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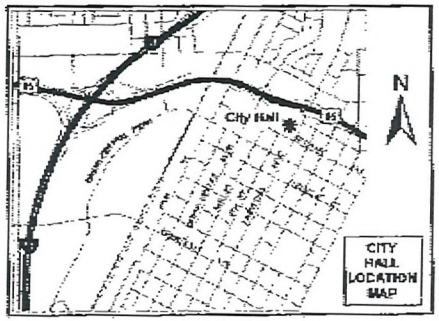

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SUP-38865

Planning Commission Meeting of 8/26/2010

Case: SUP-38865

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LAS VEGAS NV 89101-6696

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Development Services Center
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Las Vegas, Nevada 89101-2986

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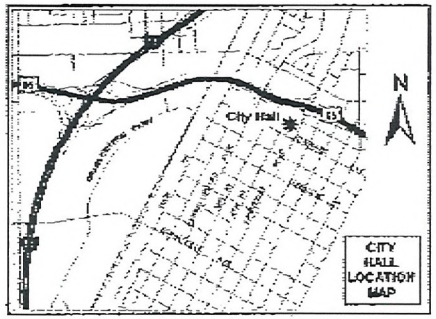

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SUP-38865
Planning Commission Meeting of 8/26/2010

Case: SUP-38865
16203112012
PISTOL RAYMOND
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

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

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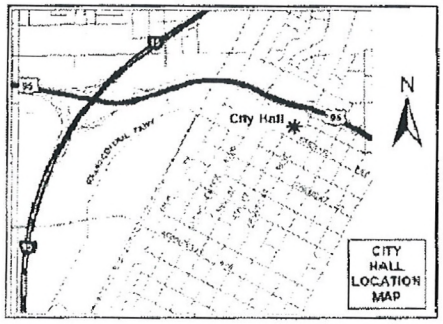

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Case: SUP-38865

13933811017
ARTS FACTORY L L C
101 E CHARLESTON BLVD
LAS VEGAS NV 89104-1018

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SUP-38865
Planning Commission Meeting of 8/26/2010

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

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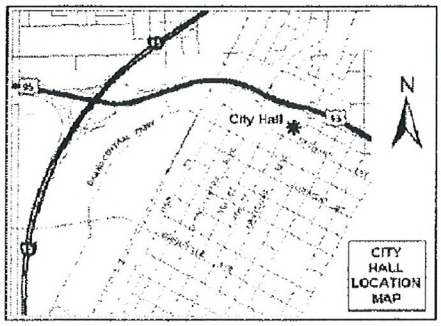
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38865

Planning Commission Meeting of 8/26/2010

Case: SUP-38865

16203110099
MESQUITE WOOD 2 L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

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AUG 16 2010

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

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No. 3685 P. 1

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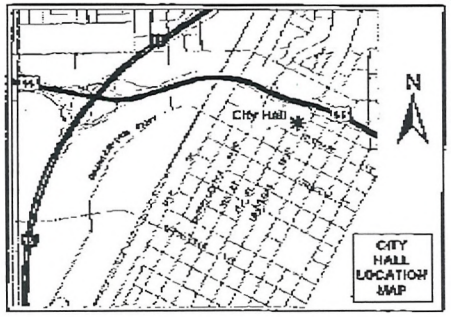
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38865
Planning Commission Meeting of 8/26/2010

Case: SUP-38865
16203115001
305 LAS VEGAS L L C
421 HUDSON ST
NEW YORK NY 10014-3646

Aug. 16. 2010 5:57PM

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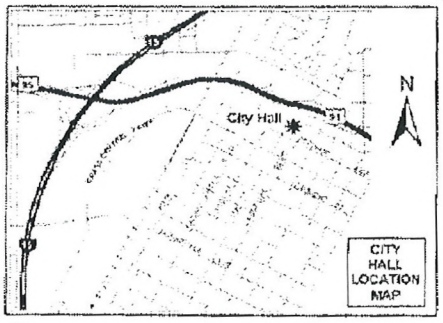
AUG 16 2010

15A

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-38865

Planning Commission Meeting of 8/26/2010

THIS DEVELOPMENT WOULD BE HELPFUL IN THE DOWNTOWN AREA TO CONTINUE

Yes.

RECEIVED
AUG 16 2010

Case: SUP-38865

16204607004
EDWARDS RICHARD & ESTHER
5202 BERKELEY AVE
WESTMINSTER CA 92683-2740

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

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

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

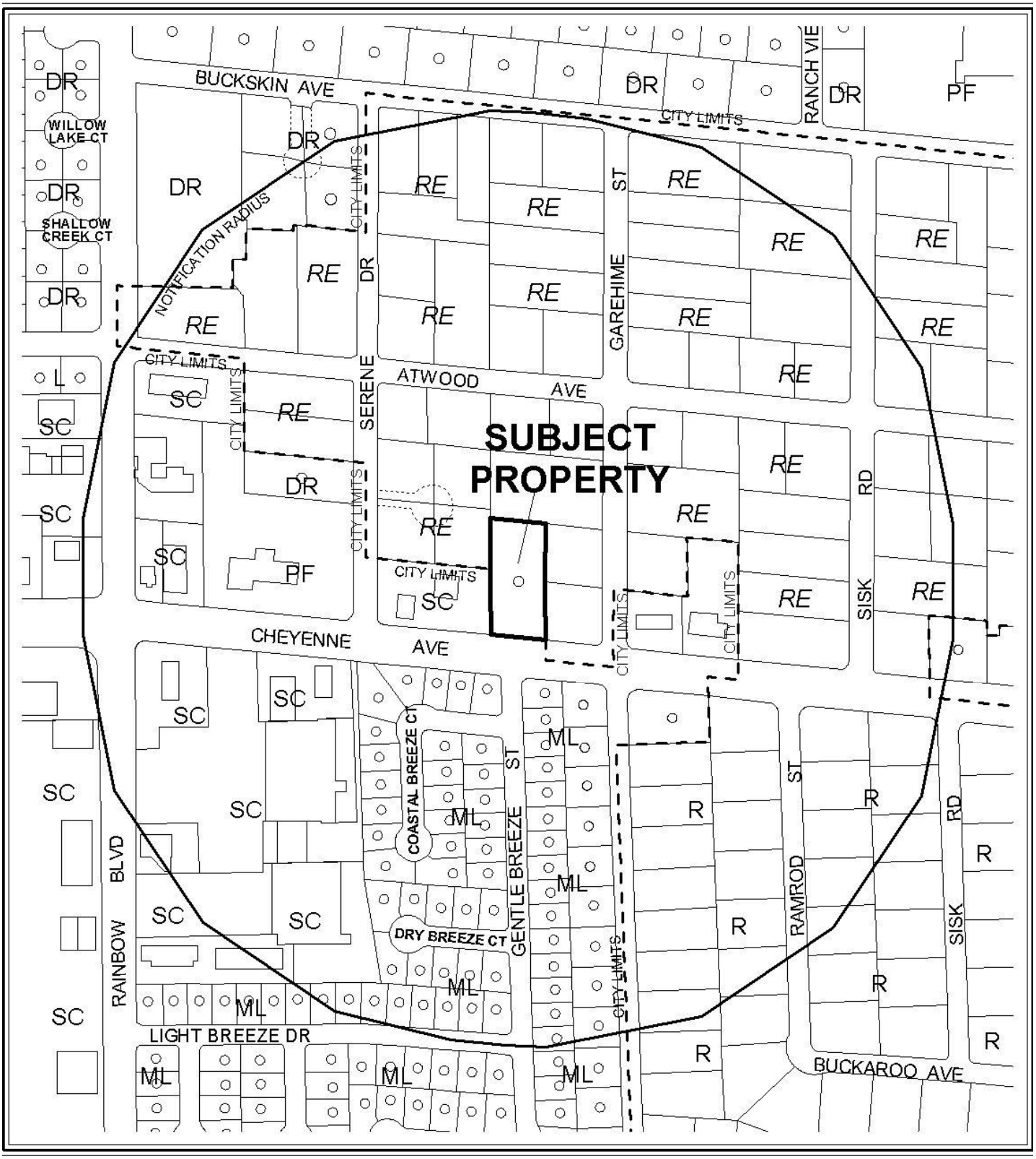
SUBJECT:
ABEYANCE - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward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

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

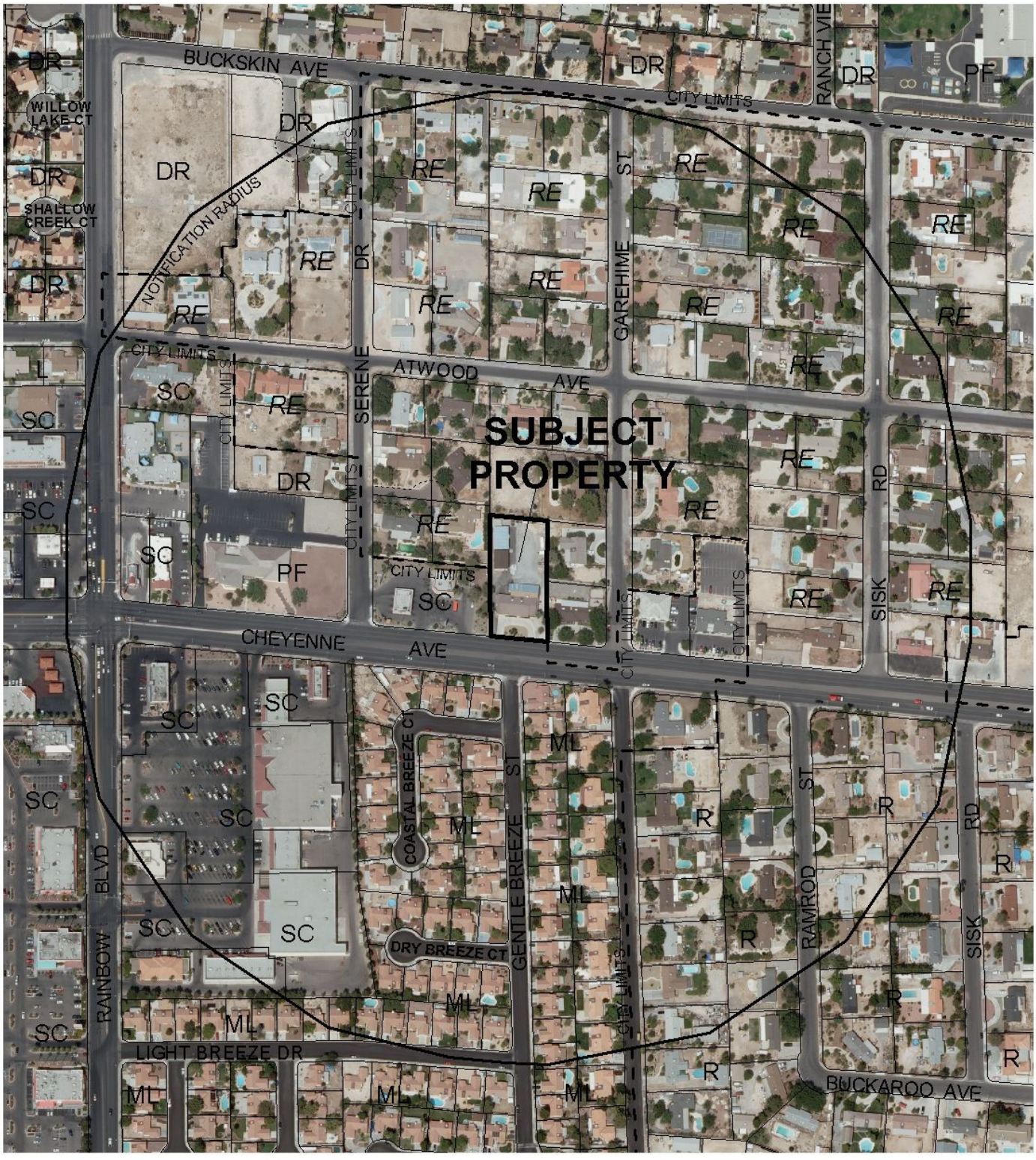
CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: 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.

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.

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.

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.

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 **

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.

- 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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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.

Pre-Application Meeting	
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.

Neighborhood Meeting	
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.

Field Check	
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.

Details of Application Request	
Site Area	
Net Acres	0.90

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
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)

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			
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:

Standard	*Required/Allowed*	*Provided*	*Compliance*
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

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:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
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

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

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

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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-yee 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

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.

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**

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.

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.

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.

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.

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 4

PROTESTS 5

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address SUZY@MAUI ONE INC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUI ONE INC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P. Miyahira

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

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10TH day of JUNE, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

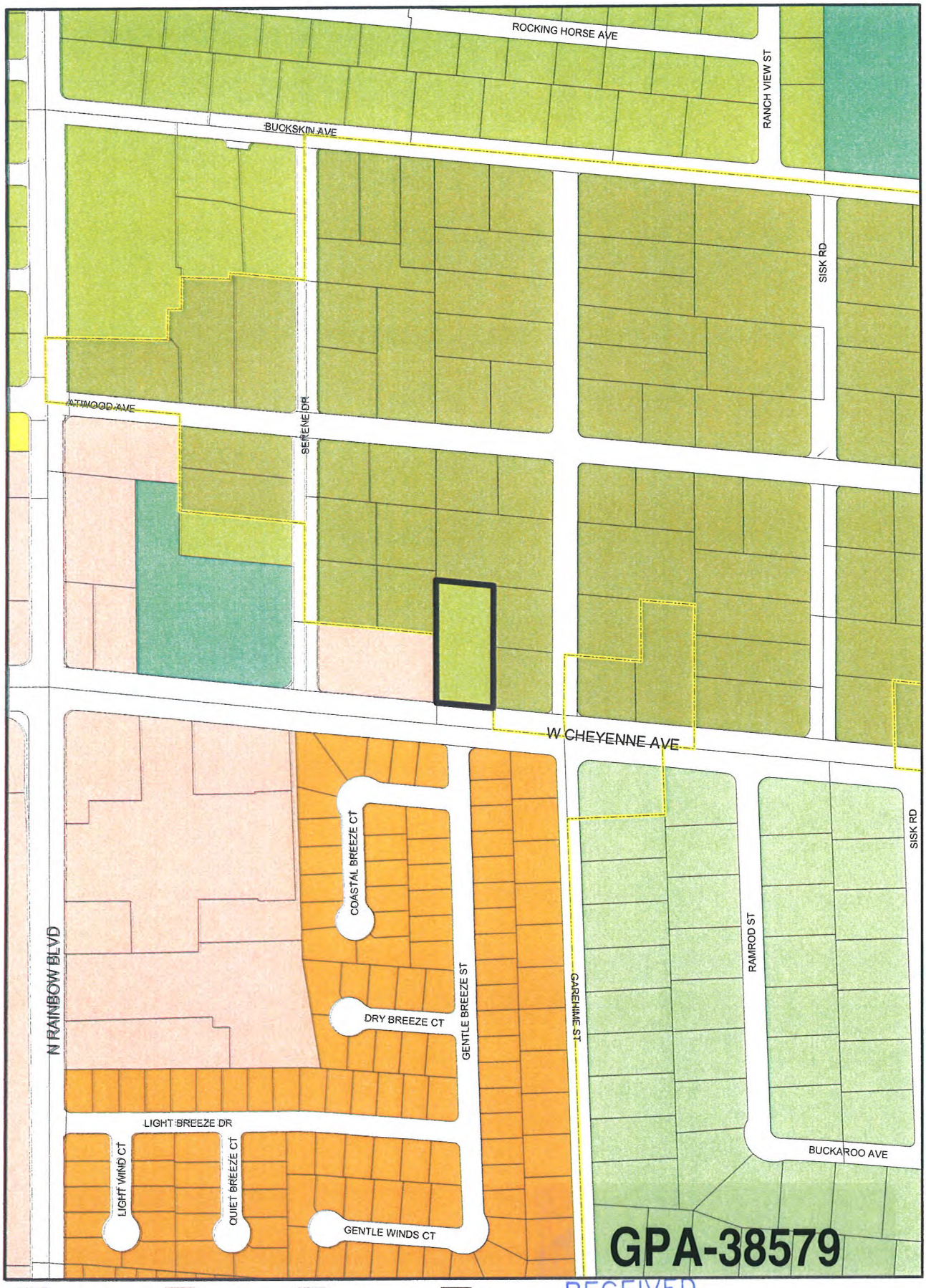
Case #	GPA-38579
Meeting Date:	7/29/10
Total Fee:	$2,000
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

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

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

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



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

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JUN 15 2010

From DR TO SC

Data Current as of: June 10, 2010

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

PLANNING & DEVELOPMENT

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÷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

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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

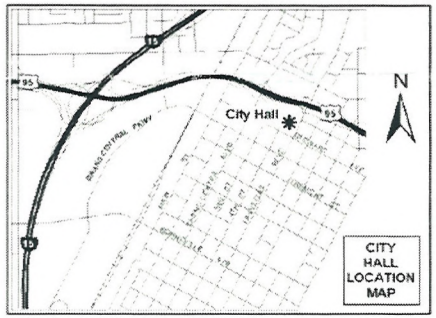
GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 20 2010

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

28-29 P

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

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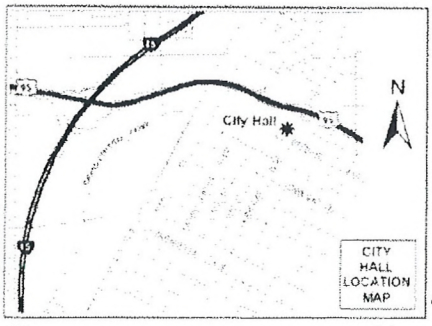
Official Notice of Public Hearing



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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: GPA-38579
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

28-29 P

07/18/2010 15:06 FAX 6563564 001

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

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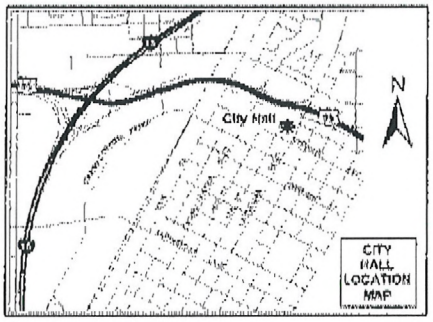

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

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

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JUN 19 2010

28-29 P

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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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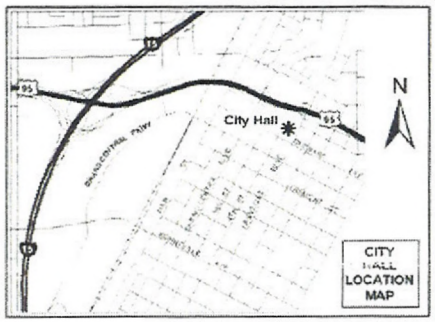

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date 28-29
Item P

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

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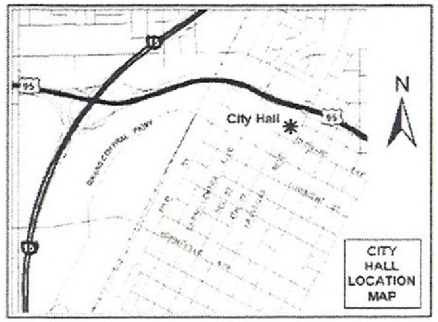

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

JUL 26 2010

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

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 28, 29
P

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

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

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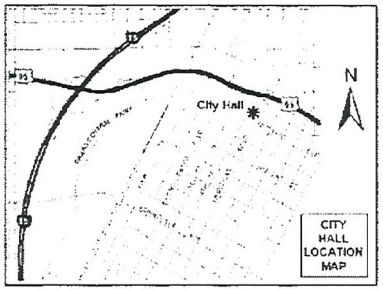
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

RECEIVED
JUN 21 2010

29-29
A

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

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

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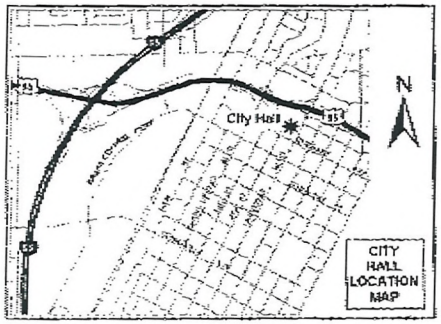

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: GPA-38579
13811401001
OMNI FAMILY L P
2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

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28-29 A

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89101-2986

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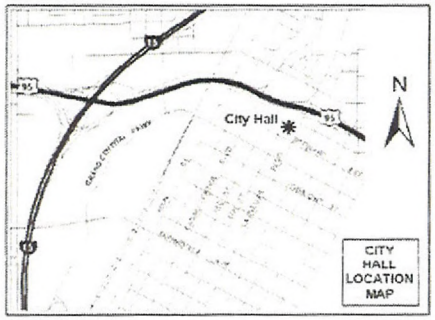
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
JUL 27 2010

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

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 29-29 A

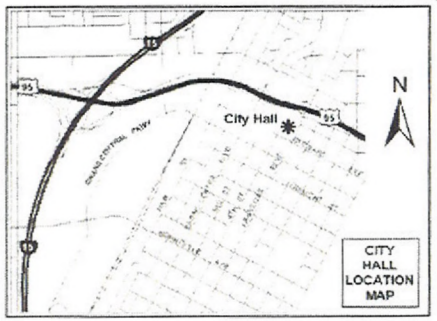
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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

Return Service Requested

Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date
Item 28-29 A

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

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

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

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

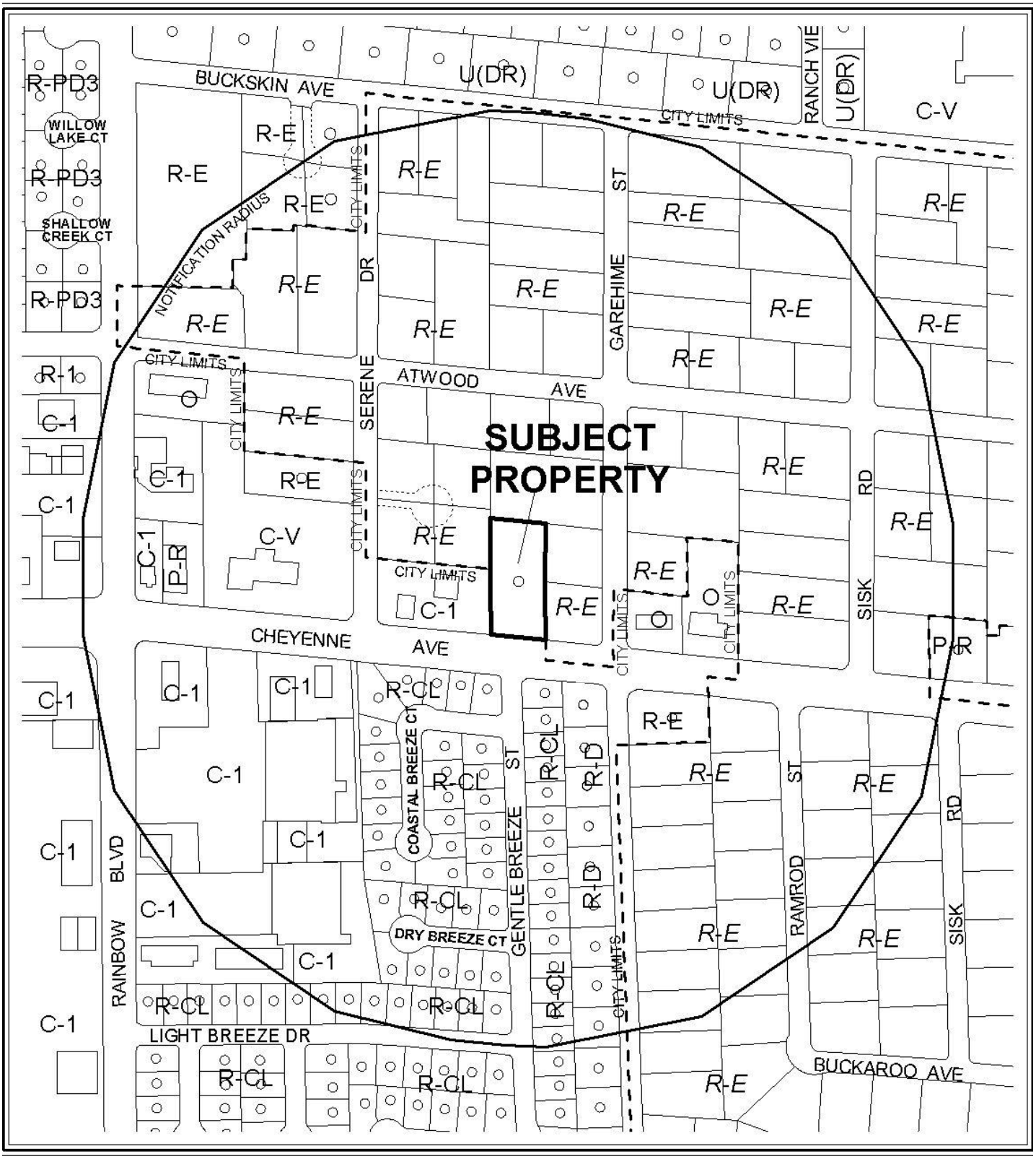
C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

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



0 300 600 Feet

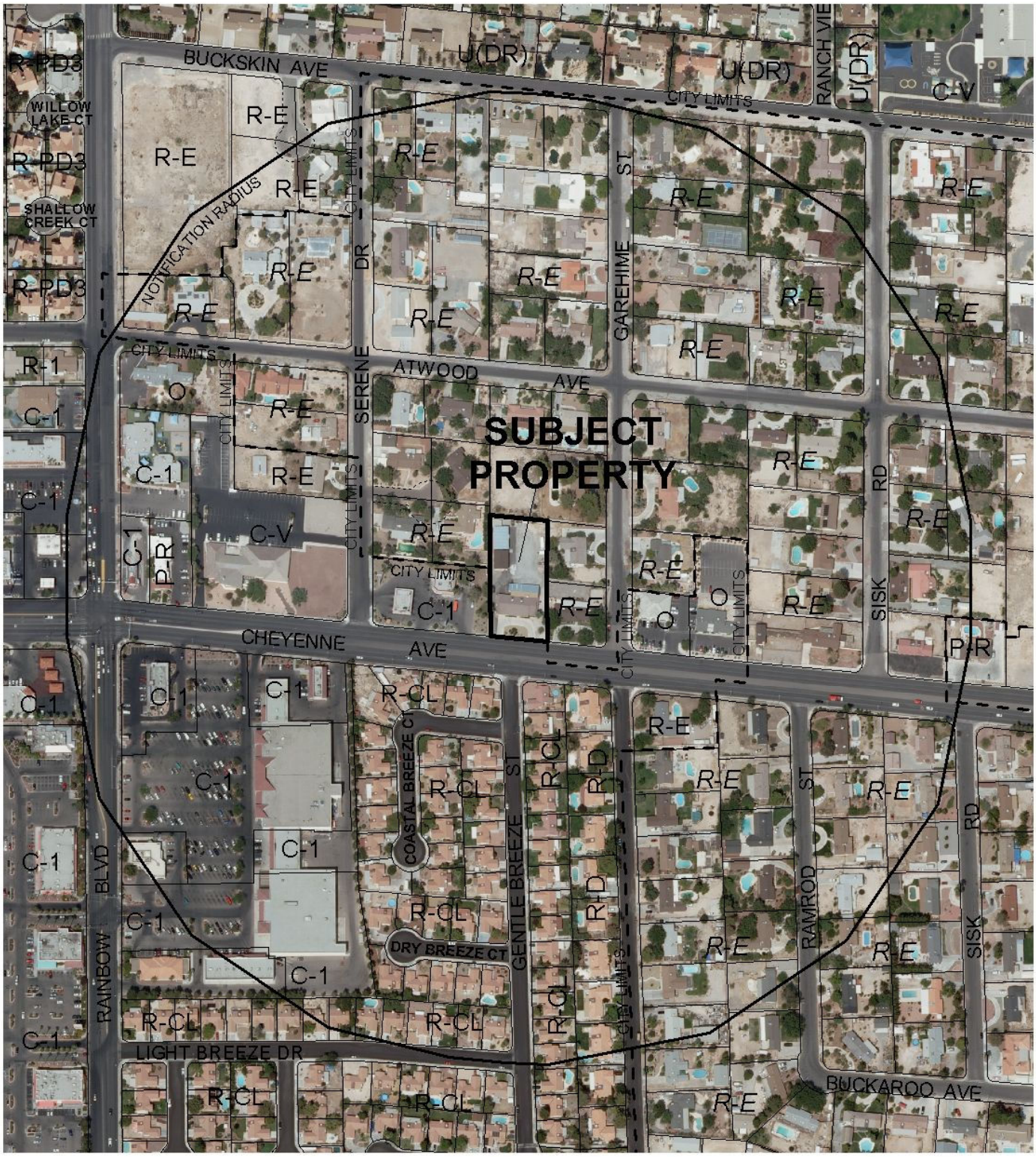
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

RADIUS: 1000 FT

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

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

N



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

0 300 600 Feet

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA.

Name of Applicant: PAITAKA P. MIYAHIRA or Tassy Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) 6640 W

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address SUZY @ MAUI ONE INC "COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY @ MAUI ONE INC "COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

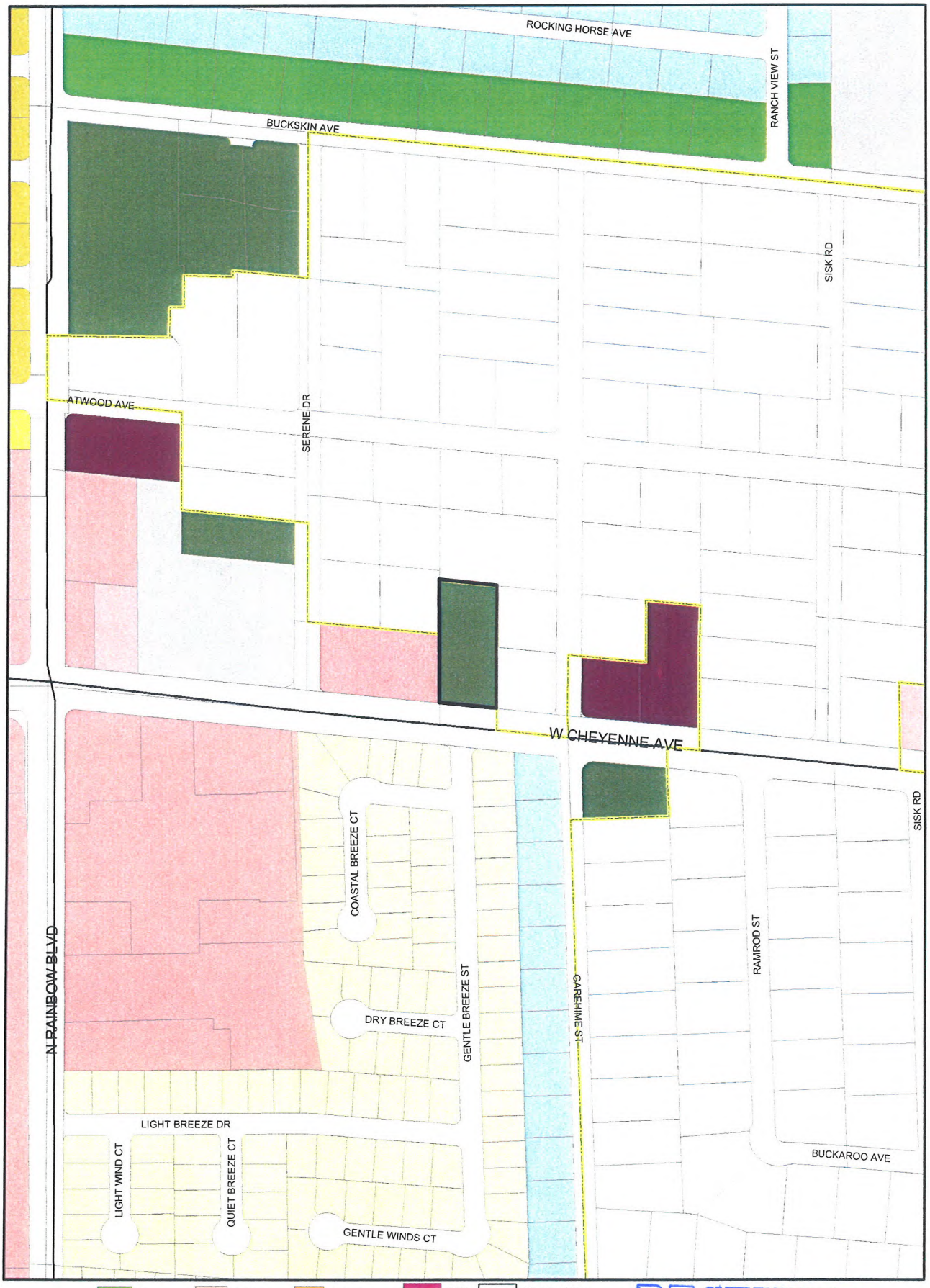
Case #	ZON - 38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

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

Revised 10/27/08

REZONING Parcel: 138-11-406-012



ZONING

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

RECEIVED
JUN 15 2010
PLANNING & DEVELOPMENT

From R-E TO C-1

Data Current as of: June 10, 2010

ZON-38580

GIS maps are normally prepared 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

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

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

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

SUBJECT:
VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation – VAR-38576, SUP-38574 and SDR-38577
3. Protest/Support Postcards – VAR-38576 and SUP-38574

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paitaka Miyahira

Name of Applicant: Paitaka or Tasey Miyahira

Name of Representative: Paitaka Miyahira Geoff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

PROPERTY OWNER PAT MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUI ONE INC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUI ONE INC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10TH day of JUNE, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
JUN 15 2010

Revised 10/27/08

SITE INFORMATION

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

AREA (Approximate, to be verified)
Net Area: 39,264 SF
39,264 ÷ 43,560 = .90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio: 1 SPACE PER 6 BEDS + 3 DOCTORS + 19	19	19 STALLS
Parking Required: 1 SPACE PER EMPLOYEE		
PARKING PROVIDED:		19

47 BEDS ÷ 6 = 8 STALLS
DOCTORS 3
EMPLOYEE 8

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

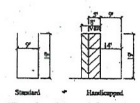
BUILDING HEIGHT
Allowed:
Provided: 28'

BUILDING COVERAGE
Allowed: 50%
Provided: 31%

BUILDING AREAS

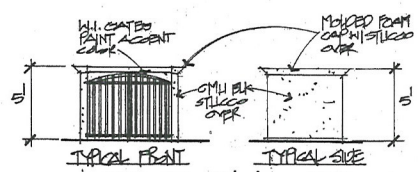
NEW BUILDING A	3085 SF
EXIST. BLDG	1200 SF
2ND FLOOR	1152 SF
NEW BUILDING B	8832 SF
EXIST. BUILDING C	3508 SF
TOTAL	17,777 SF

Fire Turning Radius



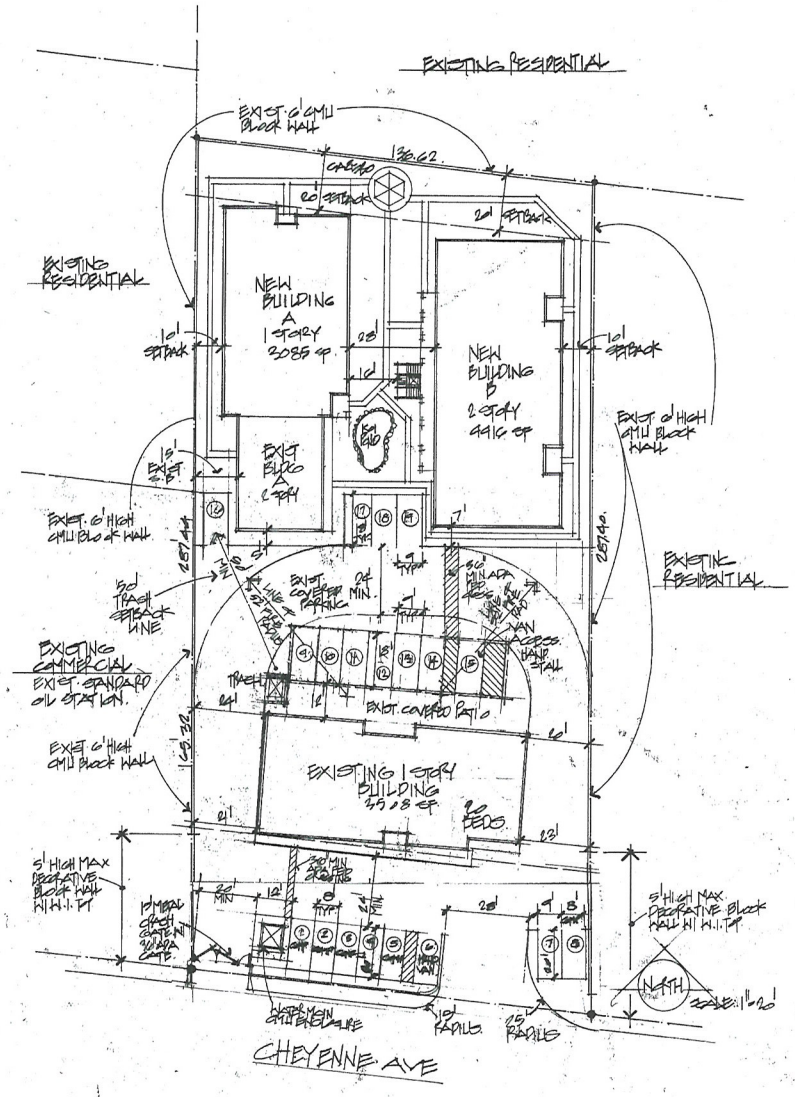
Typical Parking Spaces

CMU Wall C-C



TRASH ENCLOSURE

TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

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

RECEIVED
AUG 04 2010

5·8·10
7·6·10
7·23·10
8·4·10

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

Residential & Commercial Design & Handling
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 598-9726

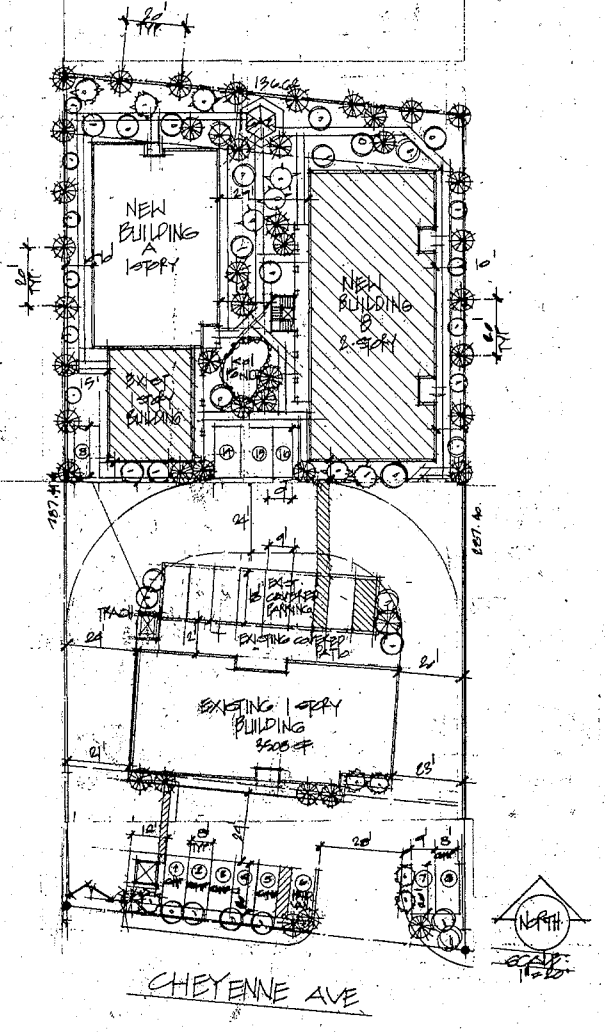
5·18·10

1/6

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 10' Clear	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 10' Clear	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 10' Clear	20'-30' On Center	MEXICAN PINE	Pinus pigra
	36	Multiple Varies	Varies, See Landscape Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 10' Clear	Varies, See Landscape Requirements	FLOWERING PLUM	Prunus blireiana
	47	1-5 Gallon	N/A	Ornamental Ground Covers and Other	
		N/A	N/A	Xeriscape / Turf.	

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



LANDSCAPE PLAN

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

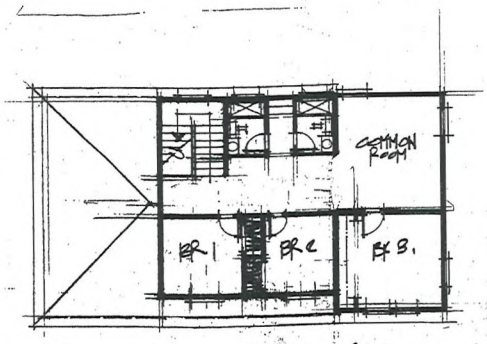
RECEIVED
AUG 04 2010

5.5.10 PLANS
7.6.10
7.23.10 REV
8.4.10 REV.

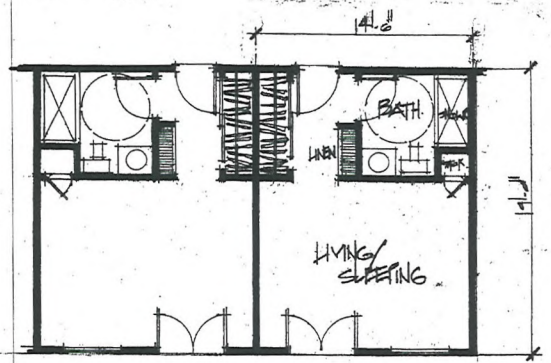
GHANA ADULT DAY CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

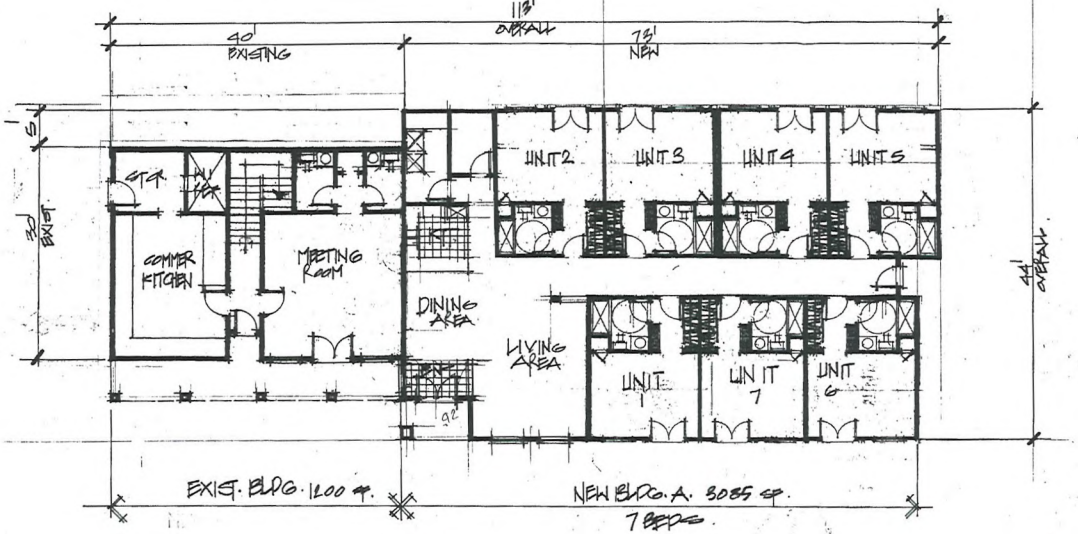
5.18.10



SECOND FLOOR 1152 SF.
SCALE: 1/8"



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



BUILDING A.
SCALE: 1/8"

6.14.10
7.6.10.

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

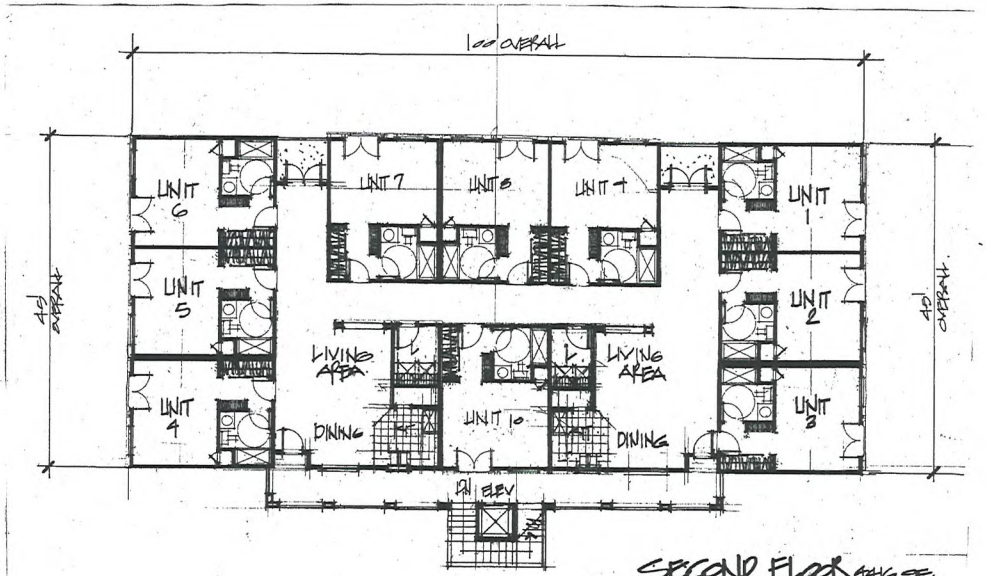
J W DESIGN

5.18.10

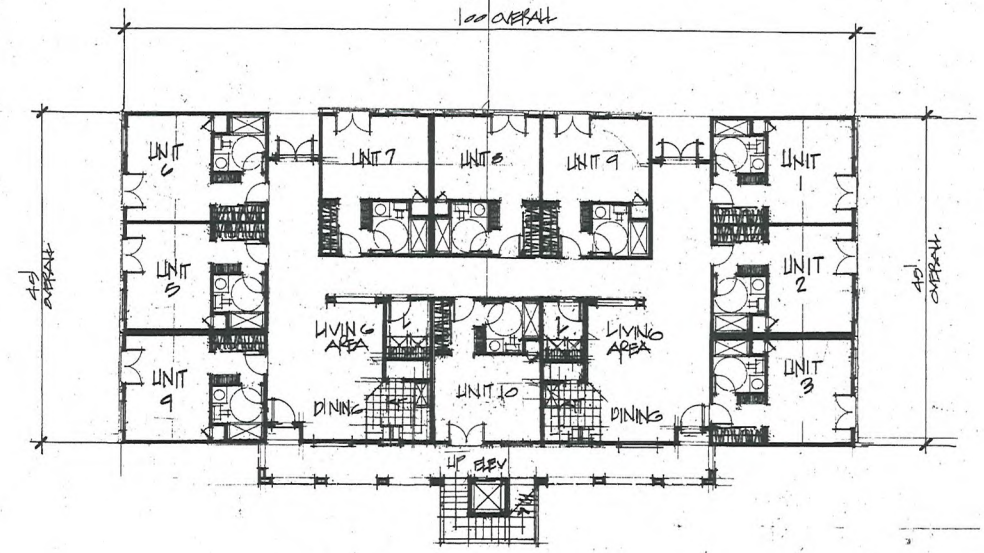
3 of 6

RECEIVED
JUL 08 2010

VAR-38576 SUP-38574
SDR-38577 REVISED



SECOND FLOOR 4416 SF.
SCALE: 1/8"



FIRST FLOOR 4416 SF.
SCALE: 1/8"

BUILDING B

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

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 08 2010

6.14.10.
7.6.10.

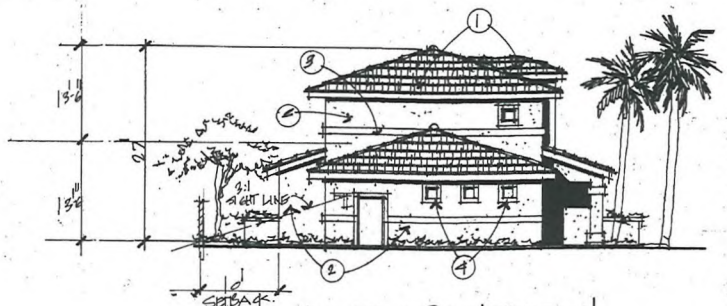
OHANA ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

5.18.10

4 of 6

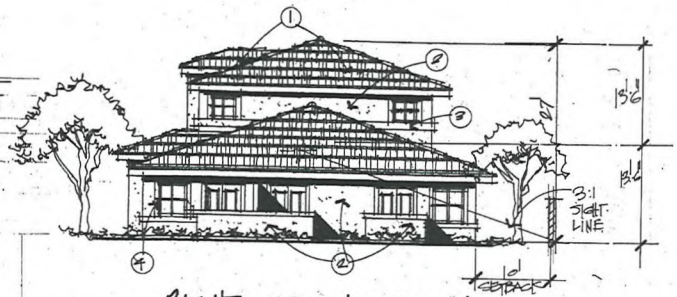
FRONT ELEVATION
SCALE: 1/8"



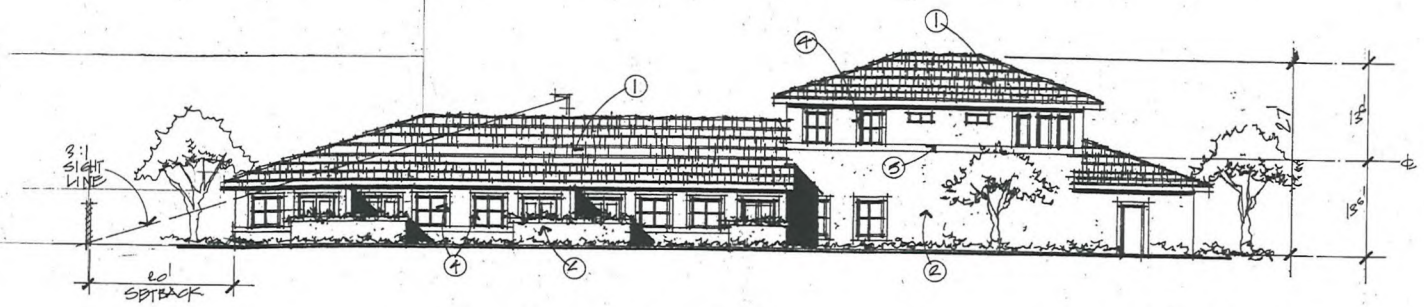
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

7.6.10
17.23.10

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

J W DESIGN

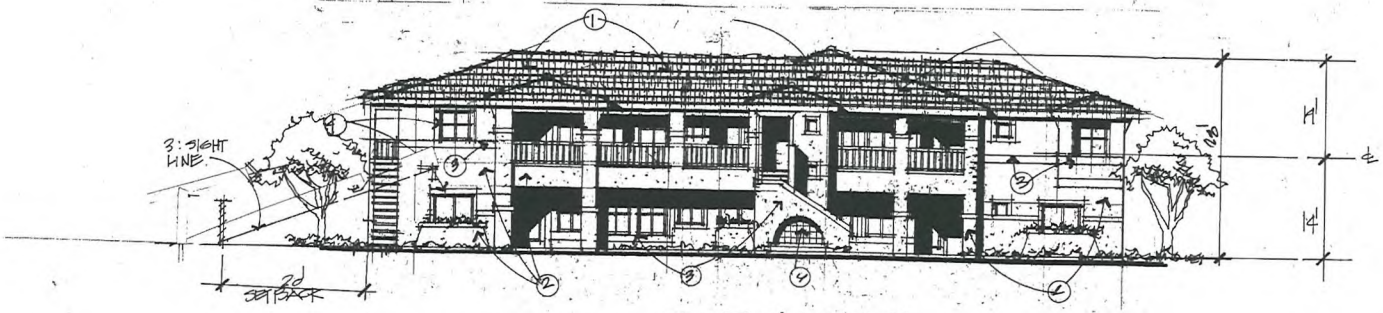
3.18.10

5
6

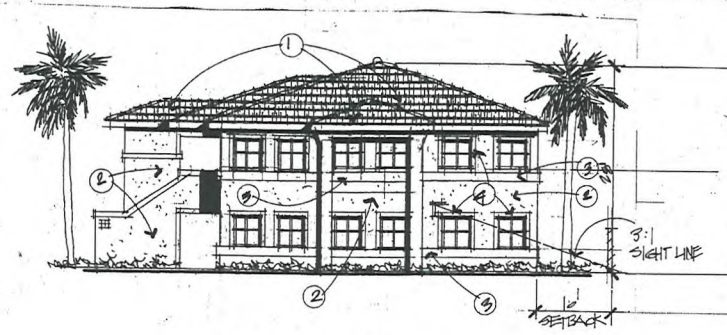
VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 26 2010

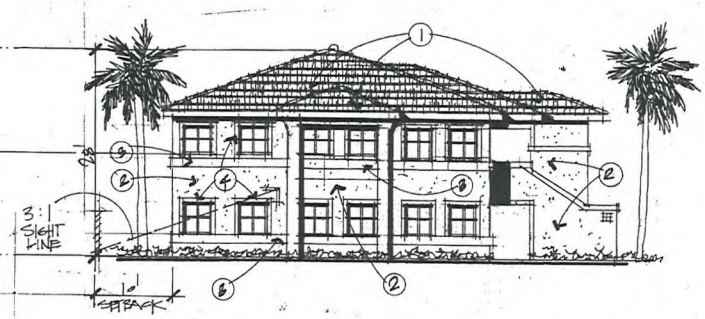
7.6.10
7.23.10



FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"



LEFT SIDE ELEV.
SCALE: 1/8"

REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

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

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

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

6 of 6

RECEIVED
JUL 26 2010

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

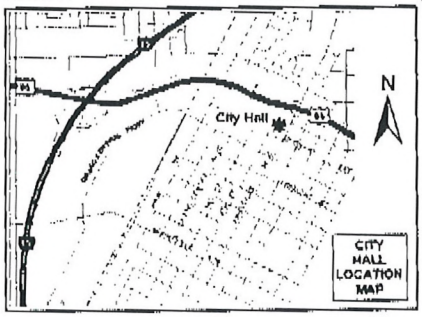
PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case: VAR-38576

13811408005
FLETCHER FAMILY TRUST
3264 N SISK RD
LAS VEGAS NV 89108-0000

RECEIVED
AUG 16 2010

18-19P

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

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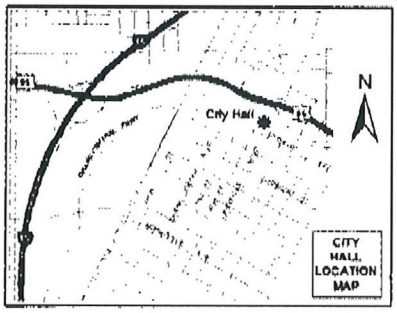
Official Notice of Public Hearing



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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

It was purchased with adjacency requirements and should be used with them. No value upgrade.

VAR-38576 Occupant, Space 173
The Highlands Mobile Home Park
830 Lamb Boulevard
Las Vegas, Nevada 89110

RECEIVED
AUG 16 2010

18-19 P

City of Las Vegas
Planning & Development Department
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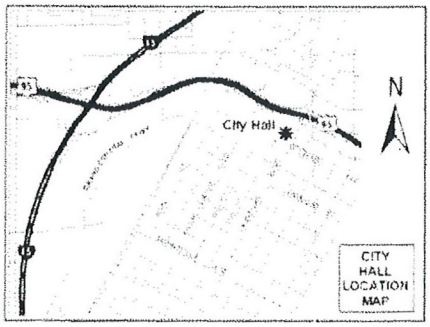

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

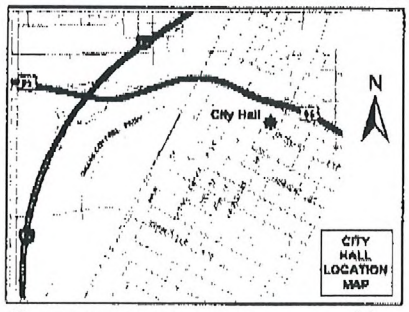
Case VAR-38576

13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

RECEIVED
AUG 16 2010

18-19
P

Official Notice of Public Hearing



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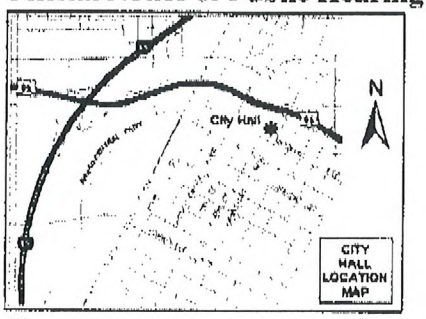
DR-38577

anning Commission Meeting of 8/26/2010

Case: SDR-38577
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

ty of Las Vegas
anning & Development Department
velopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

Case: VAR-38576
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

RECEIVED
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18-20 P

City of Las Vegas
Planning & Development Department
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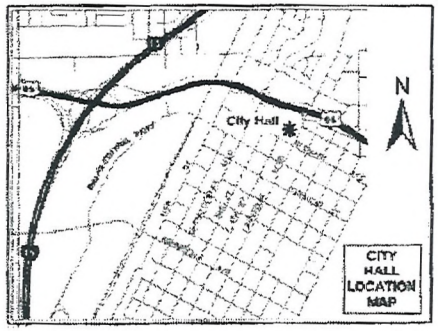

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case: VAR-38576

13814110104
SCHNIPPEL MARK A & J R FAM TR
9960 W CHEYENNE AVE #210
LAS VEGAS NV 89129-7702

RECEIVED
AUG 17 2010

18-19
A

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

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

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

SUBJECT:
SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**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

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

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

PROPERTY OWNER PUS MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7089

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

E-mail Address SUZY@MAUIONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P. Miyahira

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

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
JUN 15 2010

Revised 10/27/08

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

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

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

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

SUBJECT:
SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address SUZA@MACH1ONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MACH1ONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

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

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
JUN 15 2010

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

SDR 38577
Paitaka P. Miyahira & Tasey R. Miyahira

6640 W. Cheyenne Ave.

Proposed 37 bed expansion of an existing convalescent facility.

Traffic produced by proposed development:

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

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

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

Existing traffic on all nearby streets:

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

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

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

Traffic Capacity of adjacent streets:

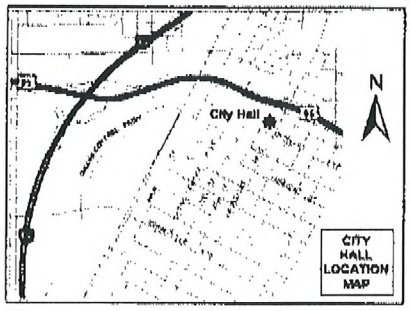
	Adjacent Street ADT Capacity
Cheyenne Ave	51,800
Rainbow Blvd	34,500
Torrey Pines Dr	34,500

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

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

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

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-38577

anning Commission Meeting of 8/26/2010

Case: SDR-38577

13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

ty of Las Vegas
anning & Development Department
velopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

Return Service Requested

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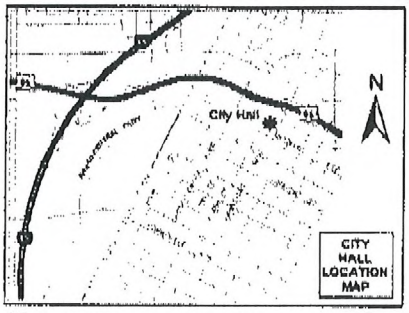

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AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

$ 00.47

Case: VAR-38576

13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

RECEIVED
AUG 17 2010

18-20 P

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

PRESORTED FIRST CLASS

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0004279218 AUG13 2010
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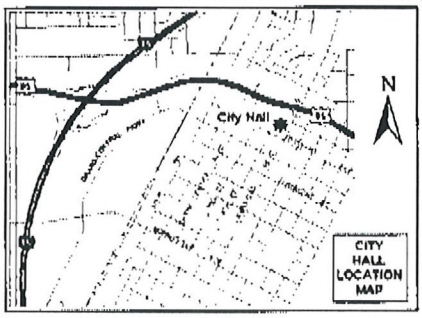

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SDR-38577
Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13811408005
FLETCHER FAMILY TRUST
3264 N SISK RD
LAS VEGAS NV 89108-0000

RECEIVED
AUG 16 2010

2DP

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

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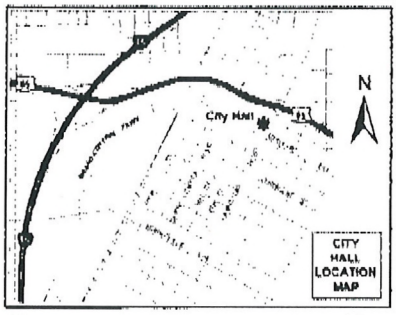
Official Notice of Public Hearing



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☒ I OPPOSE this Request

I OPPOSE

Please use available blank space on card for your comments.

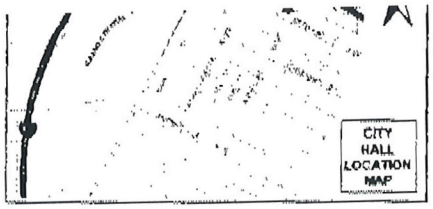
SDR-38577

Planning Commission Meeting of 8/26/2010

SDR-38577 Occupant, Space 173
The Highlands Mobile Home Park
830 Lamb Boulevard
Las Vegas, Nevada 89110

RECEIVED
AUG 16 2010

20P



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.

SDR-38577

Planning Commission Meeting of 8/26/2010

SDR-38577 Occupant
The Highlands Mobile Home Park
830 Lamb Boulevard, Space 148
Las Vegas, Nevada 89110

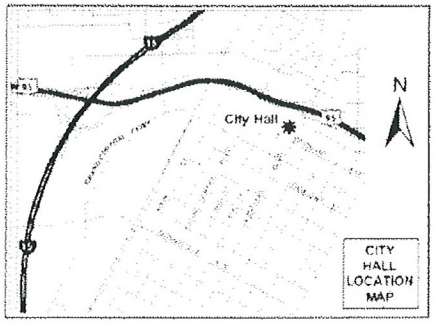
RECEIVED
AUG 16 2010

20P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

$ 00.41

RECEIVED

AUG 16 2010

Case: SDR-38577

13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

2DP

08/16/2010 11:02 FAX 6563564

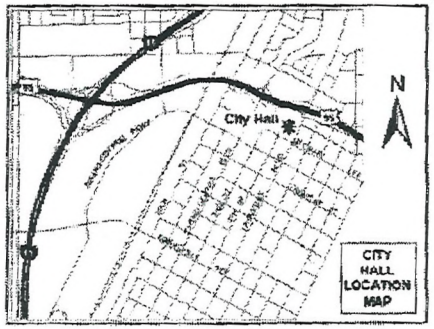
002

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577
Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13814110104
SCHNIPPEL MARK A & J R FAM TR
9960 W CHEYENNE AVE #210
LAS VEGAS NV 89129-7702

RECEIVED
AUG 17 2010

4D
A

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

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

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

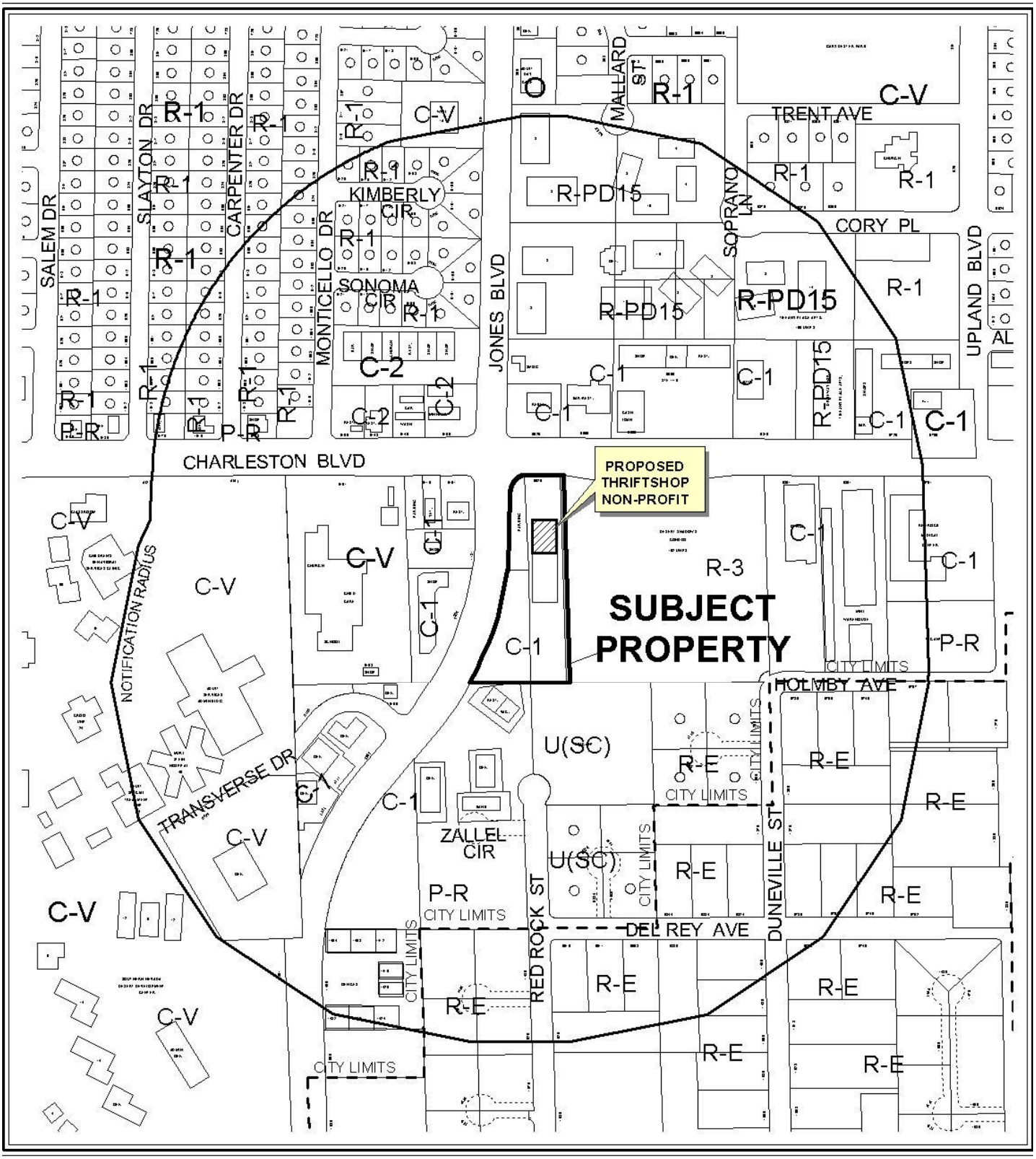
SUBJECT:
ABEYANCE - SUP-38607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER: CHABAD CALIFORNIA - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 6029 Charleston Boulevard (APNs 163-01-102-001, 002, 007, and 037), C-1 (Limited Commercial) Zone, Ward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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-38607**

RADIUS: 1000 FT

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

0 300 600 Feet

CASE: **SUP-38607**

RADIUS: 1000 FT

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

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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 finaled and a Certificate of Occupancy was issued on 03/27/1992.

Pre-Application Meeting	
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.

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

Field Check	
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.

Details of Application Request	
Site Area	
Net Acres	2.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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

YK/MH

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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.**

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 3

YK/MH

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

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

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NON Profit Thrift Shop/VARIANCE

Project Address (Location) 6029 West Charleston LV NV 89146

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

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

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

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

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

Additional Information ____

PROPERTY OWNER Chabad California **Contact** ____

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

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

E-mail Address Yanky@chabad.com

APPLICANT Michele Morgan-DeVore **Contact** ____

Address 3649 Cranbrook Hill St **Phone:** 702 521-4000 **Fax:** 702 804-8700

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

E-mail Address ____

REPRESENTATIVE Same as **Contact** ____

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

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

E-mail Address ____

Property Owner Signature* ____

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

Print Name RABBI BORUCH KONIN 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.

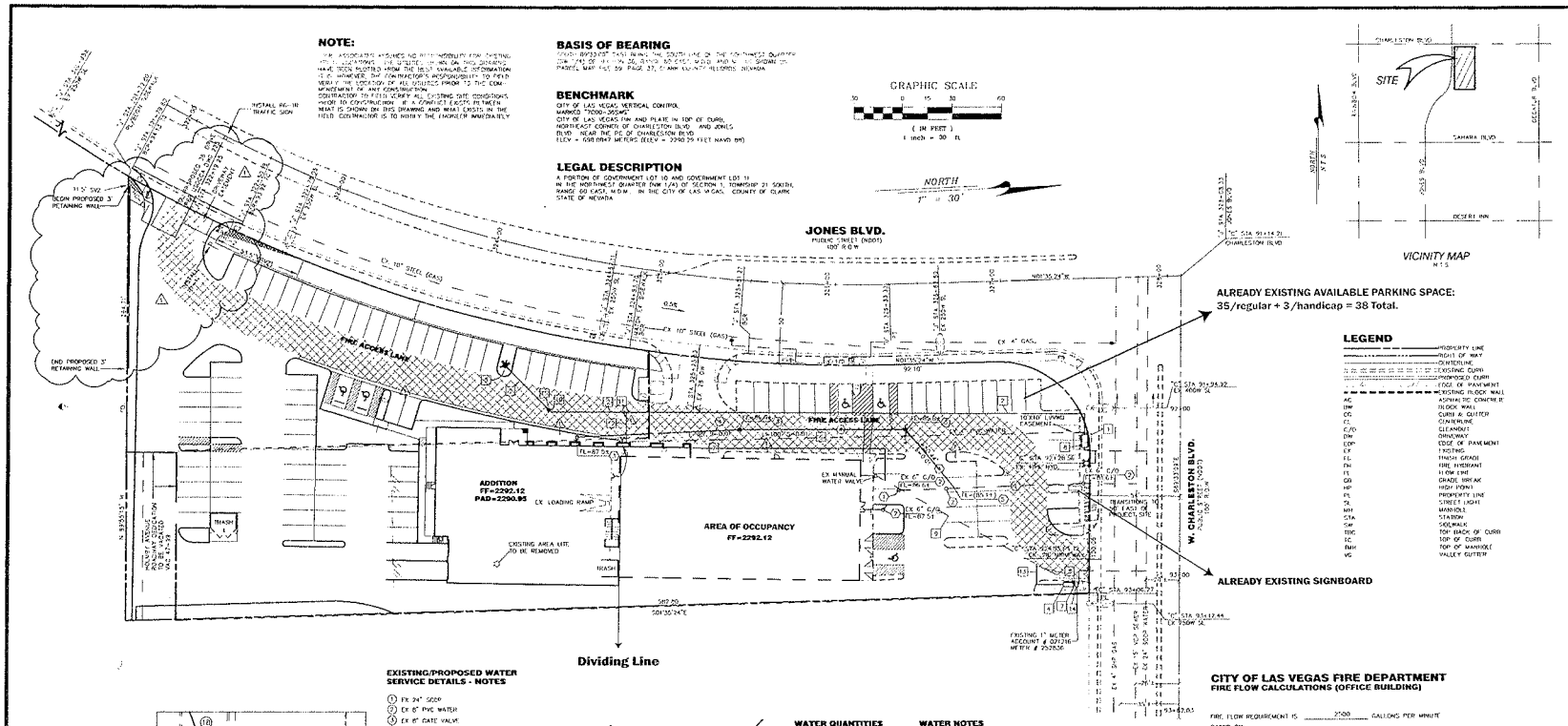
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-36607
Meeting Date:	7-29-10
Total Fee:	1,030
Date Received:*	6-17-10
Received By:	

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



NOTE:

BASIS OF BEARING

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL
MARKED "N090-3604"
CITY OF LAS VEGAS PIN AND PLATE IN TOP OF CURB,
NORTHEAST CORNER OF CHARLESTON BLVD AND JONES
BLVD NEAR THE P/C OF CHARLESTON BLVD
ELEV = 698.8847 METERS (ELEV = 2290.29 FEET NAVD 88)

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

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

NORTH
1" = 30'

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

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

SITE

SAHARA BLVD

DESERT INN

VICINITY MAP
N.T.S.

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

ALREADY EXISTING SIGNBOARD

LEGEND

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

ADDITION
FF=2292.12
PAD=2290.95

EX. LOADING RAMP

EXISTING AREA LITE TO BE REMOVED

AREA OF OCCUPANCY
FF=2292.12

FIRE ACCESS LANE

TRASH

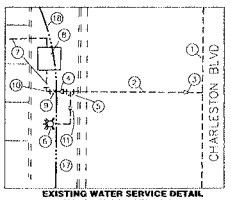
BEGIN PROPOSED 3' RETAINING WALL

END PROPOSED 3' RETAINING WALL

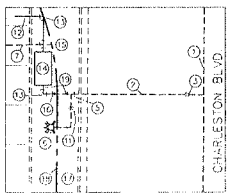
Dividing Line

EXISTING/PROPOSED WATER SERVICE DETAILS - NOTES

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



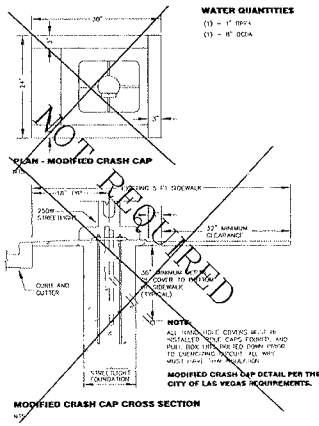
EXISTING WATER SERVICE DETAIL
ACCOUNT # 554562 METER # 213481
N.T.S.



PROPOSED WATER SERVICE DETAIL
N.T.S.

CITY OF LAS VEGAS
FIRE ACCESS TURNING RADIUS

CONSTRUCTION NOTES:
1. CUMMING TO BE PAINTED RED IN ACCORDANCE WITH CLARK COUNTY FIRE CODE ORDINANCE NO. 2289



MODIFIED CRASH CAP CROSS SECTION

WATER QUANTITIES
(1) - 1" BFPA
(1) - 8" DCDA

WATER NOTES
1. EXISTING 4" DCDA TO BE REMOVED ACCOUNT #554562, METER # 213481
2. PROPOSED 8" PVC WATER
3. PROPOSED HYDRANT ASSEMBLY PER UDACS STD PLT 7
4. PROPOSED 1" BFPA PER UDACS STD PLT 11A
5. EX 1" WATER TO BE ABANDONED 25 LF±
6. EX 4" PVC WATER (FIRE LINE) TO BE ABANDONED
7. INSTALL 1" COPPER WATER LINE
8. PROPOSED 8" DCDA PER UDACS STD PLT 20B
9. REMOVE AND REPLACE EX. 1" WITH SERVICE LINE AND VALVES WITH 1 1/2" WTR SERVICE LINE AND VALVES
10. INSTALL 8" 45° ELBOW W/ THRUST BLK
11. INSTALL 8"X8"X6" TEE
12. INSTALL 6" FIRE LINE (CLASS C900)
13. PROPOSED 3 1/2" COPPER WATER SERVICE LINE
14. EXISTING 4" WATER METER
15. 8"X6" REDUCER

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

SEWER CONTRIBUTION

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

NOTE:
ALL HAND-HOLE COVERS MUST BE INSTALLED WITH CAPS FORMED AND PUBLIC BOX LINES INCISED DOWN PRIOR TO LIGHTING CIRCUIT. ALL WAY MUST HAVE TYPE "A" BOX.

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

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

FIRE FLOW REQUIREMENT IS 2,000 GALLONS PER MINUTE
BASED ON:
SQUARE FOOTAGE 33,937 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS N/A SQUARE FEET
BUILDING HEIGHT 24' FEET
NUMBER OF STORIES TWO FLOOR
TYPE OF CONSTRUCTION V-NR
OCCUPANCY B-S2 WAREHOUSE/OFFICE
FULL AUTOMATIC FIRE SPRINKLER SYSTEM YES

REVIEWED BY ORIGINAL SIGNED
DATE FEB 9, 2000 CLVFD

1 - 6" DOUBLE CHECK DETECTOR ASSEMBLY
THE 6" DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE 20H. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT, SO AS TO ALLOW DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

REDUCED PRESSURE PRINCIPLE ASSEMBLY 1 - 1"
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER STANDARD PLATE No. 11A AND WATER SHALL BE TAKEN FROM A SERVICE HOUSING (NON-FLOW VIEW) VENTION UNTIL THE APPROVED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LAS VEGAS VALLEY WATER DISTRICT.

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

APPROVAL

ORIGINAL SIGNED
Feb 25, 2000 JJWD

LAS VEGAS VALLEY WATER DISTRICT DATE

Avoid overhead power line contact - it's simple.
Call before you OVERHEAD 1-702-693-6111
Nevada Power Environment and Safety Services Department

Avoid outside interference. It's simple.
Call before you Dig. 1-800-227-2600
(48 hrs. Advance Notice Required)

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

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

SITE PLAN #1

SKIPCO
BUILDING EXPANSION

PROJECT NO. 21-99-355
HORIZ: 1" = 20'
VERT: N/A
DESIGNED BY
DRAWN BY
CHECKED BY
DATE 6-3-99

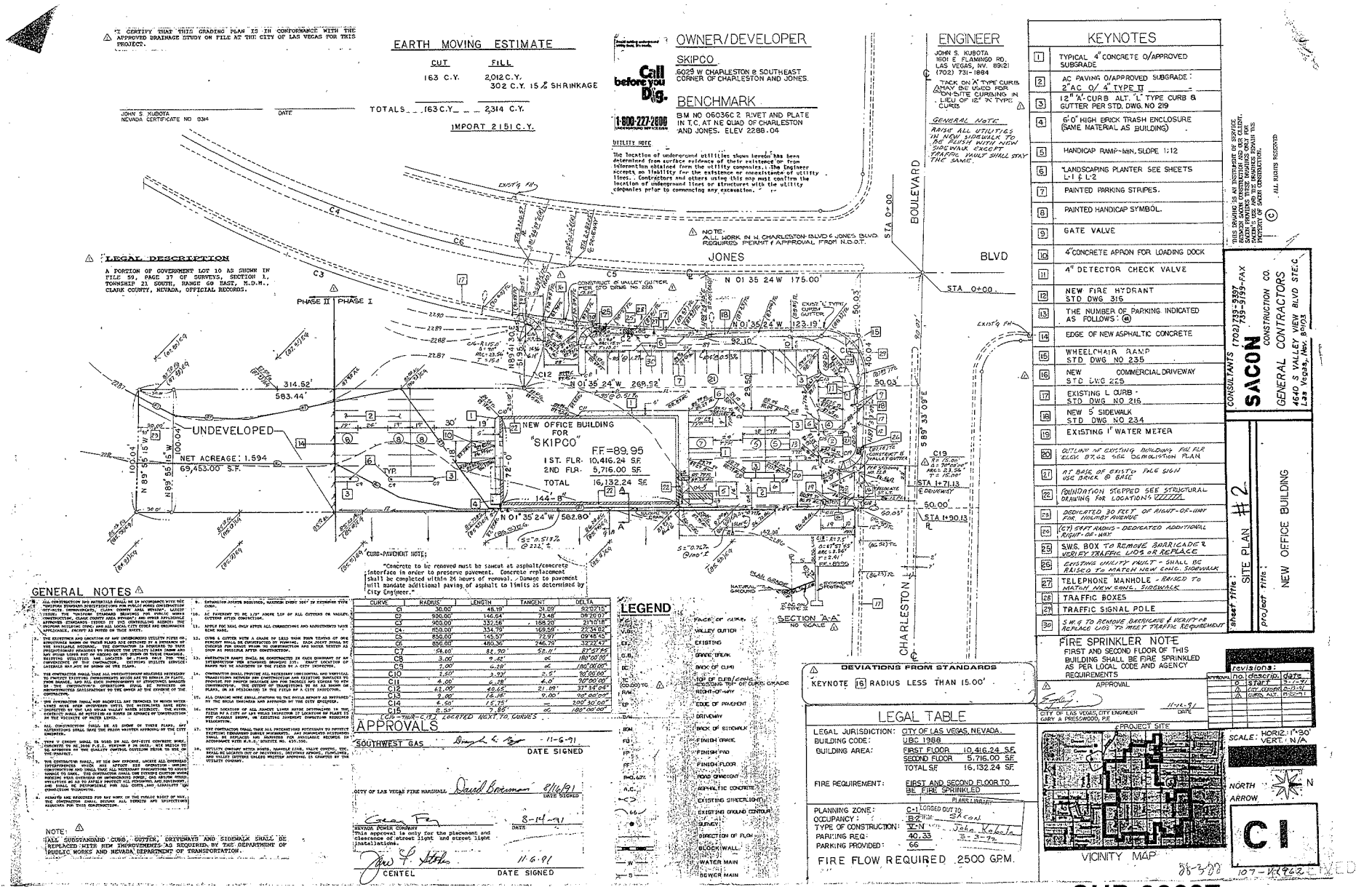
REESE D. JARRELL
No. 7841
6/9/00

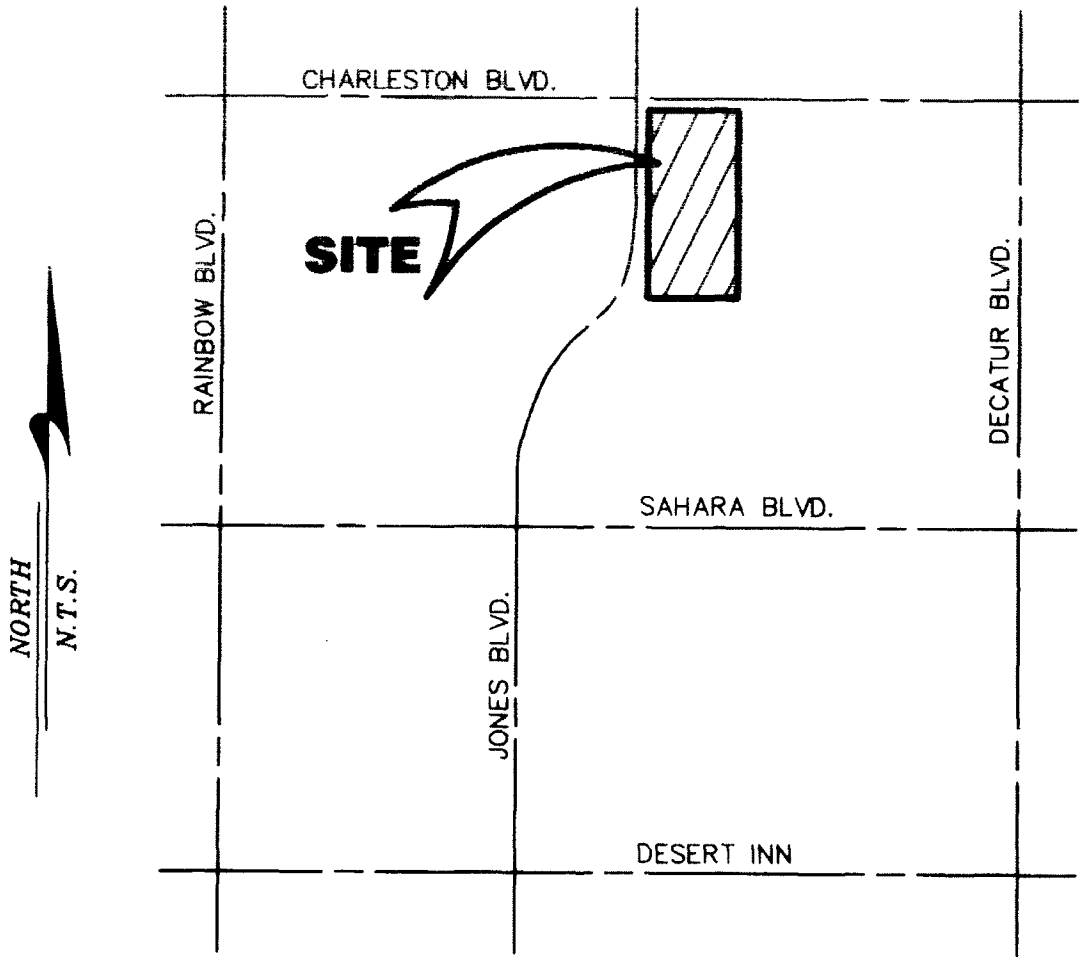
SHEET
C3
SHEET 3 OF 4 SHEETS

107-V3205

SUP-38607

RECEIVED
JUN 16 2010


I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.
JOHN S. KUBOTA
NEVADA CERTIFICATE NO. 0314
DATE
EARTH MOVING ESTIMATE
CUT 163 C.Y.
FILL 2,012 C.Y.
302 C.Y. 15% SHRINKAGE
TOTALS 163 C.Y. 2,314 C.Y.
IMPORT 2,151 C.Y.
Call before you Dig. 1-800-227-2600
OWNER/DEVELOPER
SKIPCO
6023 W CHARLESTON & SOUTHEAST CORNER OF CHARLESTON AND JONES.
BENCHMARK
B.M. NO 05036C 2 RIVET AND PLATE IN T.C. AT NE QUAD OF CHARLESTON AND JONES. ELEV 2288.04
UTILITY NOTE
The location of underground utilities shown hereon has been determined from surface evidence of their existence or from information obtained form the utility companies. The Engineer accepts no liability for the existence or nonexistence of utility lines. Contractors and others using this map must confirm the location of underground lines or structures with the utility companies prior to commencing any excavation.
ENGINEER
JOHN S. KUBOTA
1601 E. FLAMINGO RD.
LAS VEGAS, NV. 89121
(702) 731-1884
TACK ON A" TYPE CURB MAY BE USED FOR ON-SITE CURBING IN LIEU OF 12" "A" TYPE CURB
GENERAL NOTE
RAISE ALL UTILITIES IN NEW SIDEWALK TO BE FLUSH WITH NEW SIDEWALK EXCEPT TRAFFIC VAULT SHALL STAY THE SAME.
KEYNOTES
1 TYPICAL 4" CONCRETE O/APPROVED SUBGRADE
2 AC PAVING O/APPROVED SUBGRADE 2"AC O/ 4" TYPE II
3 12" "A" CURB ALT. "L" TYPE CURB & GUTTER PER STD. DWG. NO 219
4 6'-0" HIGH BRICK TRASH ENCLOSURE (SAME MATERIAL AS BUILDING)
5 HANDICAP RAMP-MIN. SLOPE 1:12
6 LANDSCAPING PLANTER SEE SHEETS L-1 & L-2
7 PAINTED PARKING STRIPES.
8 PAINTED HANDICAP SYMBOL.
9 GATE VALVE
10 4" CONCRETE APRON FOR LOADING DOCK
11 4" DETECTOR CHECK VALVE
12 NEW FIRE HYDRANT STD DWG 316
13 THE NUMBER OF PARKING INDICATED AS FOLLOWS: (#)
14 EDGE OF NEW ASPHALTIC CONCRETE
15 WHEELCHAIR RAMP STD DWG NO 235
16 NEW COMMERCIAL DRIVEWAY STD DWG 225
17 EXISTING L CURB - STD DWG NO 216
18 NEW 5' SIDEWALK STD DWG NO 234
19 EXISTING 1" WATER METER
20 OUTLINE OF EXISTING BUILDING FINISH FLR ELEV. 87.45 SEE DEMOLITION PLAN
21 AT BASE OF EXISTING PYLON SIGN USE BRICK @ BASE
22 FOUNDATION STEPPED SEE STRUCTURAL DRAWING FOR LOCATION
23 DEDICATED 30 FEET OF RIGHT-OF-WAY FOR HOLMES AVENUE
24 (CT) SAFT RADIUS - DEDICATED ADDITIONAL RIGHT-OF-WAY
25 S.W.S. BOX TO REMOVE BARRICADE & VERIFY TRAFFIC LIDS OR REPLACE
26 EXISTING UTILITY VAULT - SHALL BE RAISED TO MATCH NEW CONC. SIDEWALK
27 TELEPHONE MANHOLE - RAISED TO MATCH NEW CONC. SIDEWALK
28 TRAFFIC BOXES
29 TRAFFIC SIGNAL POLE
30 S.W.S. TO REMOVE BARRICADE & VERIFY OR REPLACE LIDS TO MEET TRAFFIC REQUIREMENT
LEGAL DESCRIPTION
A PORTION OF GOVERNMENT LOT 10 AS SHOWN IN FILE 59, PAGE 37 OF SURVEYS, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, OFFICIAL RECORDS.
NOTE: ALL WORK IN W. CHARLESTON BLVD & JONES BLVD. REQUIRES PERMIT / APPROVAL FROM N.D.O.T.
JONES BLVD
CHARLESTON BOULEVARD
STA 0+00
STA 0+00
STA 1+71.13
STA 1+90.13
PHASE II PHASE I
UNDEVELOPED
NET ACREAGE: 1.594
69,453.00 S.F.
NEW OFFICE BUILDING FOR "SKIPCO"
FF=89.95
1ST. FLR. 10,416.24 S.F.
2ND FLR. 5,716.00 S.F.
TOTAL 16,132.24 S.F.
144'-8"
N 01° 35' 24" W 175.00'
N 01° 35' 24" W 123.19'
N 01° 35' 24" W 269.52'
N 01° 35' 24" W 582.80'
583.44'
314.52'
S 89° 55' 15" W 100.04'
N 89° 55' 15" W 100.04'
S 89° 33' 09" E 589.03'
CURB-PAVEMENT NOTE:
"Concrete to be removed must be sawcut at asphalt/concrete interface in order to preserve pavement. Concrete replacement shall be completed within 24 hours of removal. Damage to pavement will mandate additional paving of asphalt to limits as determined by City Engineer."
SECTION "A-A" NO SCALE
DEVIATIONS FROM STANDARDS
KEYNOTE 16 RADIUS LESS THAN 15.00'
FIRE SPRINKLER NOTE
FIRST AND SECOND FLOOR OF THIS BUILDING SHALL BE FIRE SPRINKLED AS PER LOCAL CODE AND AGENCY REQUIREMENTS
APPROVAL
CITY OF LAS VEGAS, CITY ENGINEER
GARY A. PRESSWOOD, P.E.
11-14-91
DATE
GENERAL NOTES
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS", LATEST ISSUE; AND THE APPROVED STANDARDS TESTED BY THE CONTROLLING AGENCY. THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODE AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THESE SHEETS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT AS RECORD OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE RECORD INFORMATION AND THE ACTUAL LOCATIONS FOUND IN THE FIELD. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES REQUIRED NECESSARY TO PROTECT EXISTING IMPROVEMENTS WITHIN AREA TO REMAIN IN PLACE, FROM DAMAGE, AND ALL COST INCIDENTAL TO ATTENTIONAL DAMAGE OR THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REINSTATED TO SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATER LINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL BE NOTIFIED BY THE DISTRICT AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY DEVIATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. TITLE V CREDIT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM 7 DAY, MIX DESIGN TO BE SUBMITTED TO THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ARRANGE ALL OVERHEAD INTERFERENCES WHICH ARE AFFECTED BY HIS OPERATION. DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL NOTIFY ALL OVERHEAD CUTTING AND WORKING WITH OVERHEAD OR UNDERGROUND POWER, OR AIRBORNE SIGNAL INSTALLERS AND SHALL COMPLY WITH ALL OSHA RULES AND REGULATIONS AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 30'-0" IN EXPANSION TYPE CURB.
10. AC PAVEMENT TO BE 1.5" ABOVE LIP OF ALL GUTTERS OR VALLEY GUTTERS AFTER CONSTRUCTION.
11. APPLY TOC SEAL ONLY AFTER ALL CONNECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED IN FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
13. HANDICAPPED RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 236. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY CONSULTING AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR POSITIVE DRAINAGE ON THE TRIANGLES AND CURBS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS DO OR AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. EXACT LOCATION OF ALL KNOCK OUTS WHERE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION OF PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
17. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING SURVEYED SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND RECORDED PER APPLICABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.350.
18. UTILITY COMPANY METER BOXES, MANHOLE COVER, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLUMELINES AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
NOTE: ALL SUBSTANDARD CURB, GUTTER, DRIVEWAYS AND SIDEWALK SHALL BE REPLACED WITH NEW IMPROVEMENTS AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS AND NEVADA DEPARTMENT OF TRANSPORTATION.
CURVE TABLE
C1 36.00' 48.19' 31.09' 82°02'15"
C2 900.00' 146.64' 73.48' 09°20'07"
C3 900.00' 332.58' 168.20' 21°10'18"
C4 950.00' 334.79' 169.58' 22°34'02"
C5 850.00' 145.57' 72.97' 09°48'45"
C6 850.00' 480.30' 246.78' 32°22'43"
C7 54.00' 82.30' 52.01' 87°22'45"
C8 3.00' 9.42' oc 180°00'00"
C9 1.00' 6.28' oc 180°00'00"
C10 1.50' 3.93' 2.5' 90°00'00"
C11 4.00' 6.28' 4.0' 90°00'00"
C12 62.00' 40.65' 21.09' 37°34'04"
C13 1.00' 16.16' 9.00' 90°00'00"
C14 4.50' 7.95' 5.7' 100°30'00"
C15 8.50' 7.85' oc 180°00'00"
LEGEND
FACE OF CURB
VALLEY GUTTER
EXISTING
GRADE BREAK
BACK OF CURB
TOP OF CURB/FLOWLINE OF CURB GRADE
RIGHT-OF-WAY
EDGE OF PAVEMENT
DRIVEWAY
BACK OF SIDEWALK
FINISH GRADE
FINISH PAD
FINISH FLOOR
ROAD GRADIENT
ASPHALTIC CONCRETE
EXISTING STREETLIGHT
EXISTING GROUND CONTOUR
SURVEY
DIRECTION OF FLOW
BLOCK WALL
WATER MAIN
SEWER MAIN
LEGAL TABLE
LEGAL JURISDICTION: CITY OF LAS VEGAS, NEVADA.
BUILDING CODE: UBC 1988
BUILDING AREA: FIRST FLOOR 10,416.24 S.F.
SECOND FLOOR 5,716.00 S.F.
TOTAL S.F. 16,132.24 S.F.
FIRE REQUIREMENT: FIRST AND SECOND FLOOR TO BE FIRE SPRINKLED
PLANNING ZONE: C-1 LONGED OUT TO
OCCUPANCY: B2 Attn: Skipco
TYPE OF CONSTRUCTION: V-N Attn: John Kubota
PARKING REQ: 40.33
PARKING PROVIDED: 66
FIRE FLOW REQUIRED 2500 G.P.M.
APPROVALS
SOUTHWEST GAS 11-6-91 DATE SIGNED
CITY OF LAS VEGAS FIRE MARSHALL 8/16/91 DATE SIGNED
NEVADA POWER COMPANY 8-14-91 DATE
"This approval is only for the placement and clearance of street light and street light installations."
CENTEL 11-6-91 DATE SIGNED
PROJECT SITE
VICINITY MAP
SCALE: HORIZ: 1"=30' VERT: N/A
NORTH ARROW
CONSULTANTS (702) 735-3397 735-9193-FAX
SACON CONSTRUCTION CO.
GENERAL CONTRACTORS
4640 S. VALLEY VIEW BLVD STE.C
Las Vegas, Nev. 89103
sheet title: SITE PLAN #2
project title: NEW OFFICE BUILDING
revisions:
approval | no. | description | date
1 | START | 7-3-91
2 | CITY COMMENTS | 8-15-91
3 | CURB, ALT. | 11-6-91
C1
38-388
107-11962
SUP-38607
JUN 16 2010



VICINITY MAP
N.T.S.

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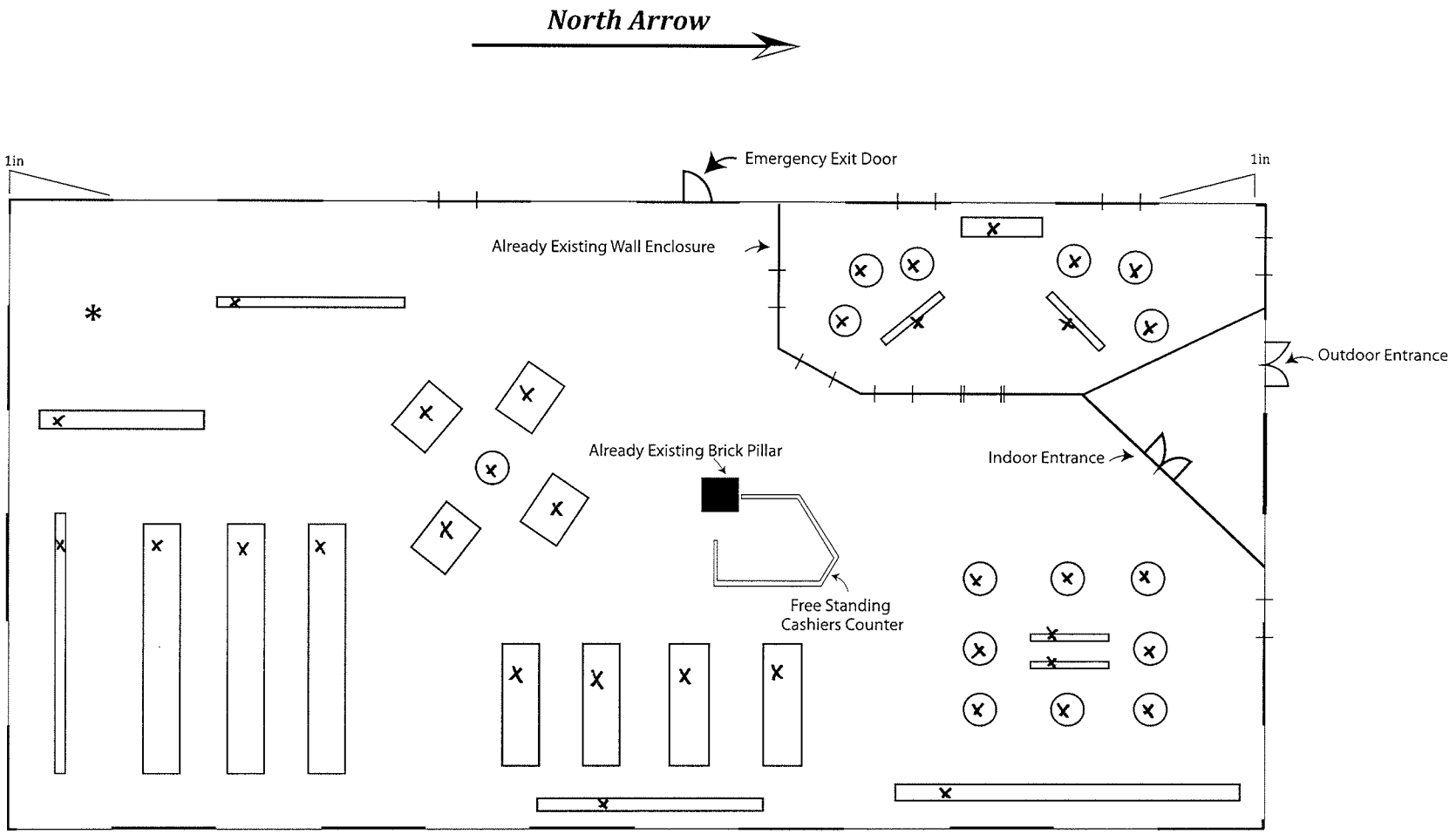
SUP-38607

Floor Plan for Dinosaurs&Roses



Graphic Scale

0 1in

1in = 63.67 sq.ft

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

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

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SUP-38607

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

06/24/10

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6029 CHARLESTON BOULEVARD

06/24/10

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06/24/10

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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

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SUP-38607
JUN 16 2010

ב"ה

Chabad of Southern Nevada

-An affiliate of the Worldwide Chabad-Lubavitch Movement-

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

Rabbi Shea Harlig
Director

The Shul
1254 Vista Dr.
Las Vegas, Nevada 89102

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

Rabbi Yisroel Schanowitz
Director

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

Rabbi Mendy Harlig
Director

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

Rabbi Shmuel Attal
Director

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

Dina Harlig
Director

Rabbi Moishe B. Rodman
Principal

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

May 18, 2010

To whom it may concern:

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

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

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

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

Sincerely

CHABAD OF SOUTHERN NEVADA

Rabbi Shea Harlig
Director

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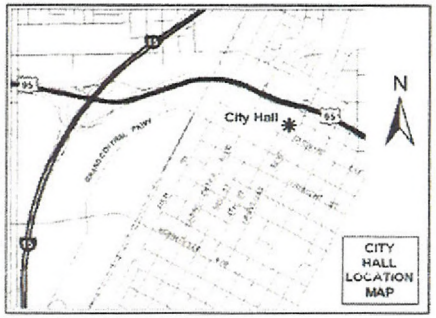
SUP-38607 JUN 16 2010

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date
Item 47 P

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

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MAILED FROM ZIP CODE 89101

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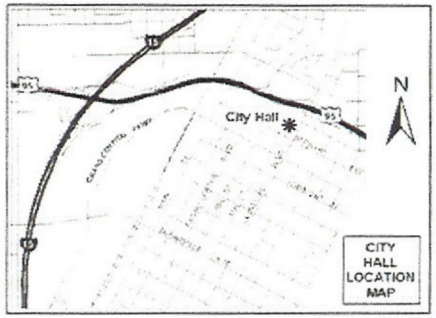
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607
Planning Commission Meeting of 7/29/2010

VV LAS VEGAS NV 890 07-17-10

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JUL 26 2010

Case: SUP-38607
16301102022
NEW DISCOVERY LTD
7066 NDCBU
TAOS NM 87571-6251

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 47 P

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

PRESORTED FIRST CLASS

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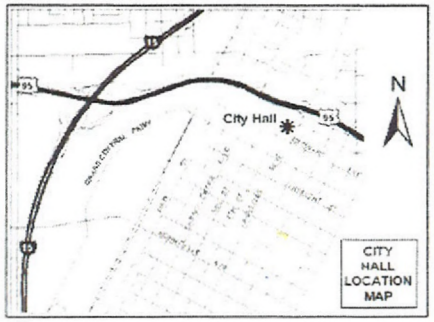
0004279218
$ 00.41⁴
JUL 16 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38607
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 27 2010

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

ENCLOSURE

RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 47

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

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

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

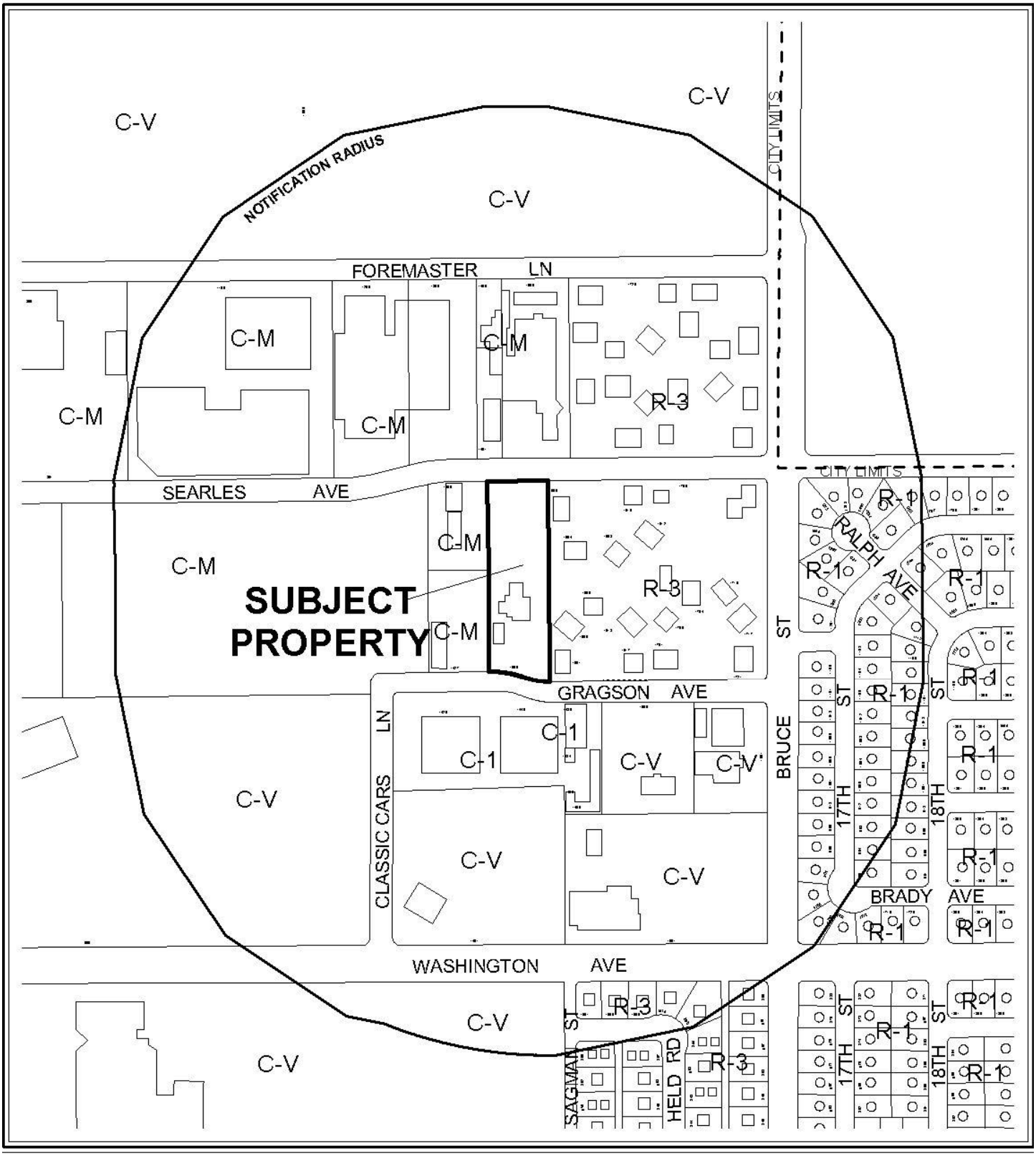
SUBJECT:
ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM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

C.C.: 10/06/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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



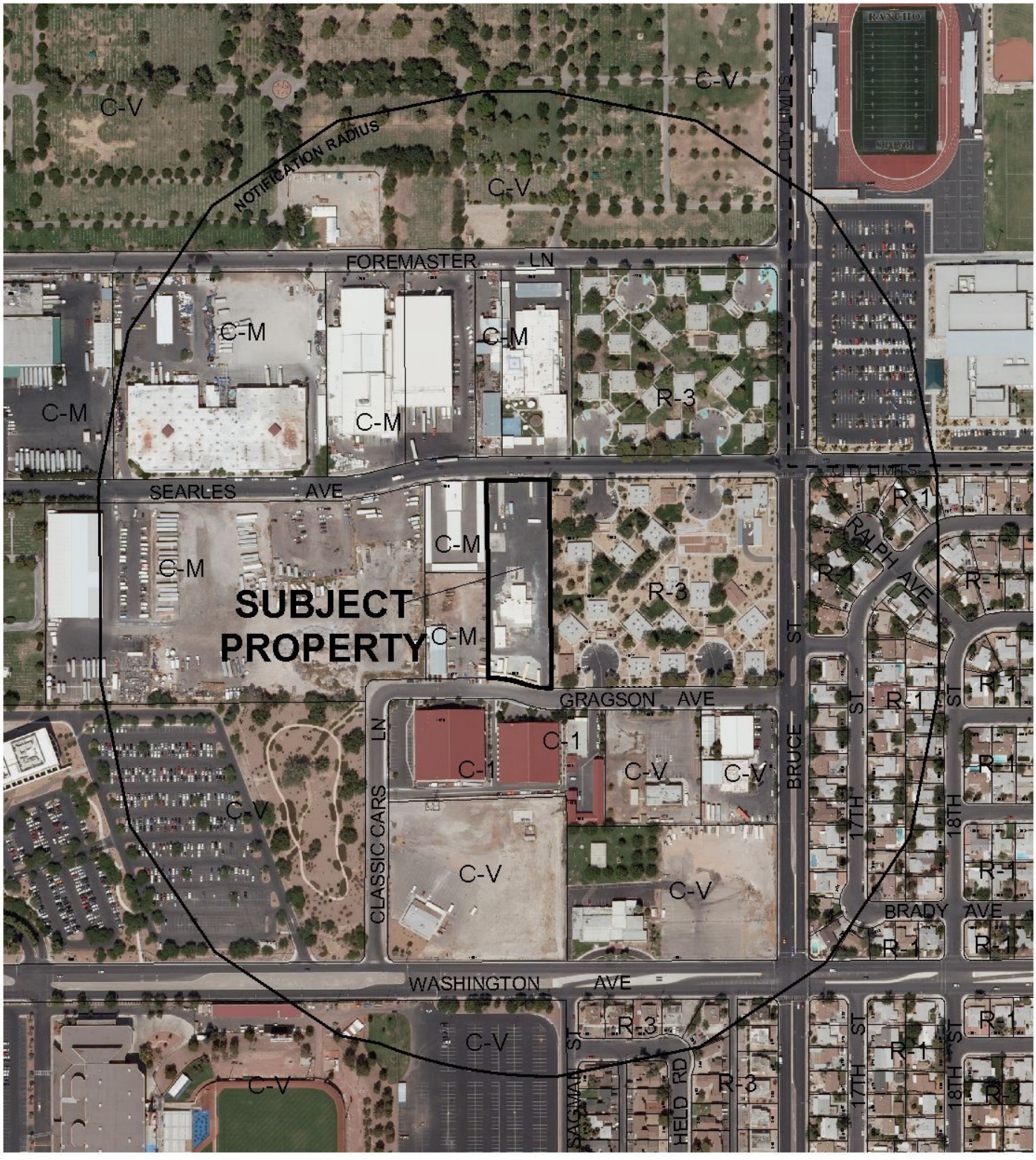
0 300 600 Feet

CASE: **SDR-37613**

RADIUS: 1000 FT

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

N



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CASE: **SDR-37613**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: 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

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr, LLP

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4 day of March, 2010

Bonnie J. Wittig

Notary Public in and for said County and State

CLARK CTY

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 1500 Searles

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

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

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

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

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

Additional Information _____

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

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

City Las Vegas **State** NV **Zip** 89103

E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi CO. **Contact** Jay Nady

Address 4444 South Valley View Drive **Phone:** (702) 277-1333 **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP **Contact** Bill Curran

Address 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

City Las Vegas **State** NV 89102 **Zip** 89106

E-mail Address curranb@ballardspahr.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of March, 20 10.

Bonnie J. Wittig

Notary Public in and for said County and State

CLARK CTY

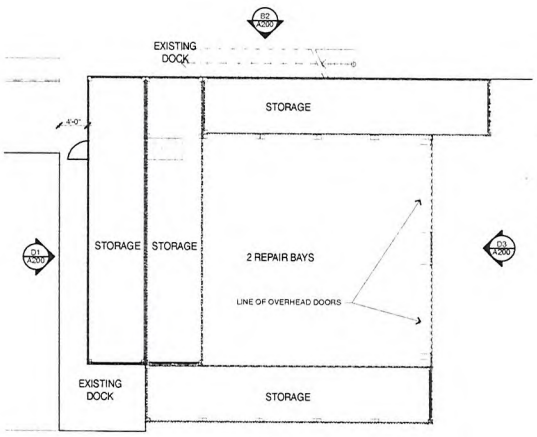
BONNIE J. WITTIG
Notary Public, State of Nevada
Appointment No. 99-51619-14
My Appt. Expires Feb. 19, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR #37613
Meeting Date:	4/22/10
Total Fee:	$1030.00
Date Received:*	3/9/10
Received By:	

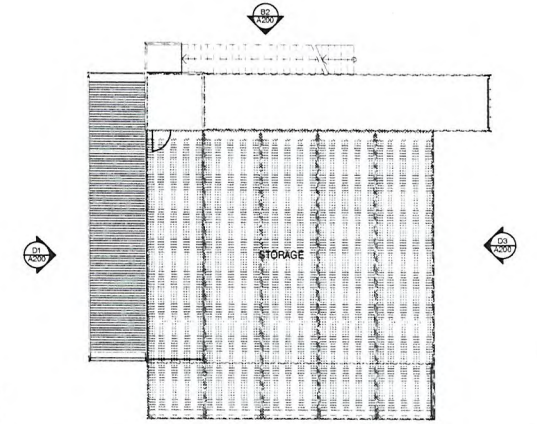
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



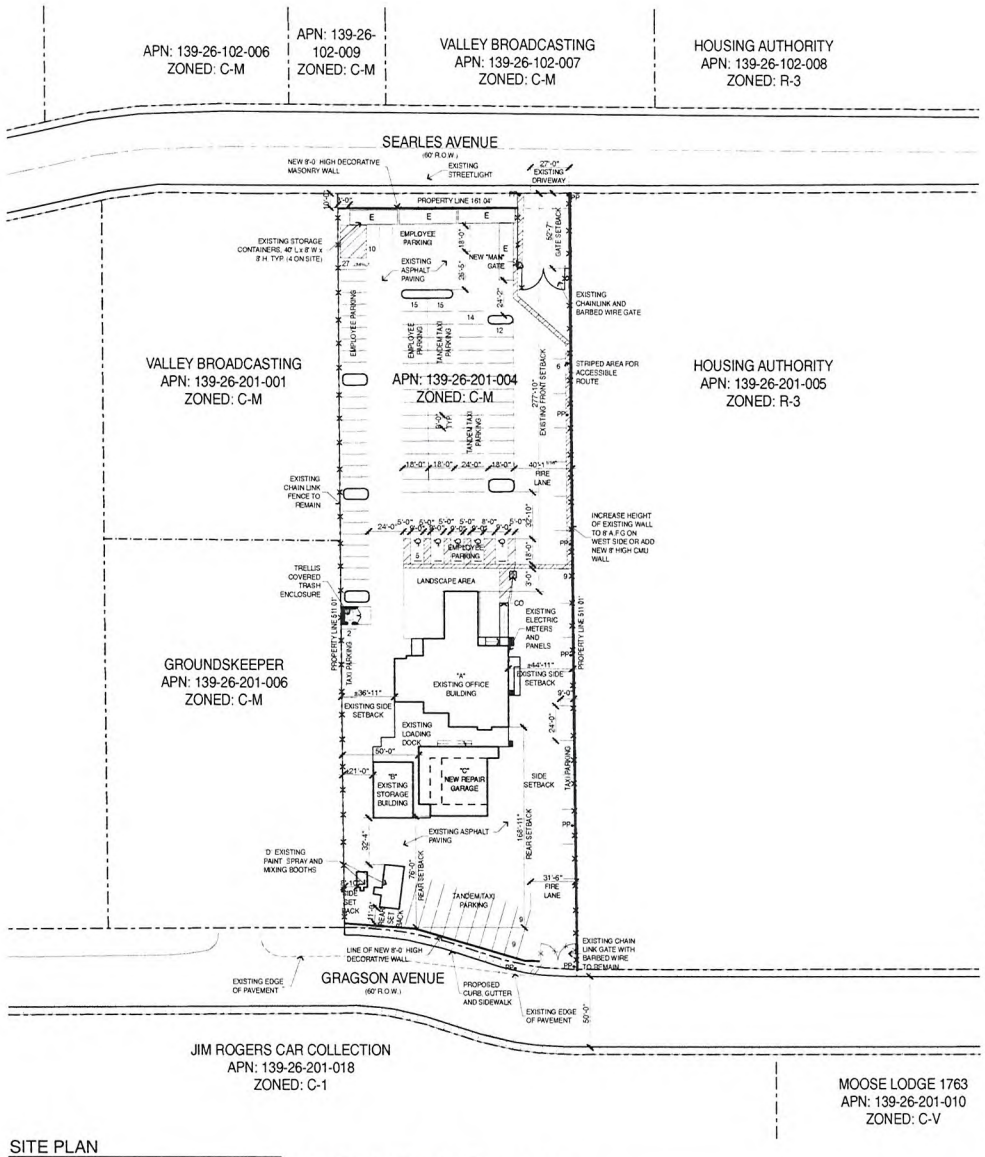
FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



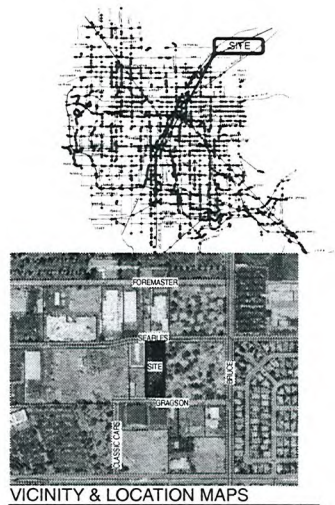
SECOND FLOOR PLAN

1/8" = 1'-0"



SITE PLAN

1" = 40'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER		139-26-201-004
JURISDICTION		CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN		LIGHT INDUSTRIAL RESEARCH
EXISTING ZONING		C-M
PROPOSED USE		TAXI - LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA		82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDE	10'-0"	36'-11", 44'-11"
REAR	20'-0"	168'-11"

SETBACKS - (ACCESSORY STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	470'-6"
INTERIOR SIDE	8'-0"	8'-0", 50'-0"
REAR	8'-0"	76'-0"

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	1.6%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/F-S-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 16' HIGH)	1,100 SF
C NEW REPAIR GARAGE (28'-6" HIGH)	3000 SF (1st) + 2000 SF (2nd) = 5,000 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E STORAGE CONTAINER (8' X 40') TYP. OF 4 (± 8' HIGH)	1,280 SF
TOTAL	12,080 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
# OF TAXIS @ MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		61
COMPACT PARKING SPACES PROVIDED		(26.3%) 35
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING		133

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Suite 206
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P 702.839.1200
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0' 10' 40' 80'

A Cab Taxi Company

Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

SDR-37613

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MAR 26 2010

City of Las Vegas Site Development Review Submittal 03.09.10
City of Las Vegas Site Development Review Submittal (Rev.) 03.22.10

SITE PLAN AND FLOOR PLAN

AS100

09.065 A Cab Taxi Company

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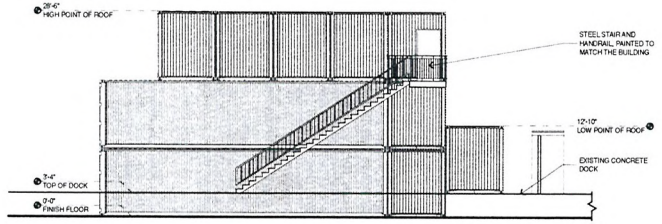
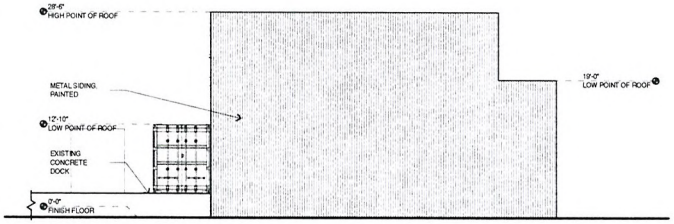
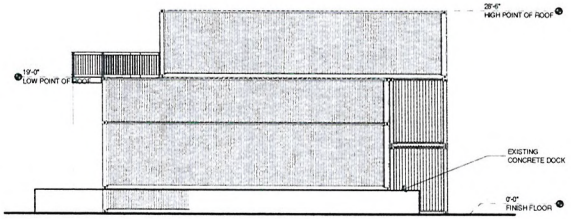


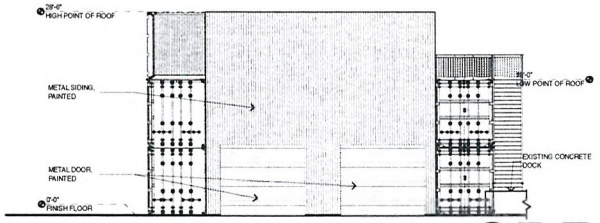
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

SDR-37613

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EXTERIOR ELEVATIONS - AUTO REPAIR

A200

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A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

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0' 4' 8' 16'

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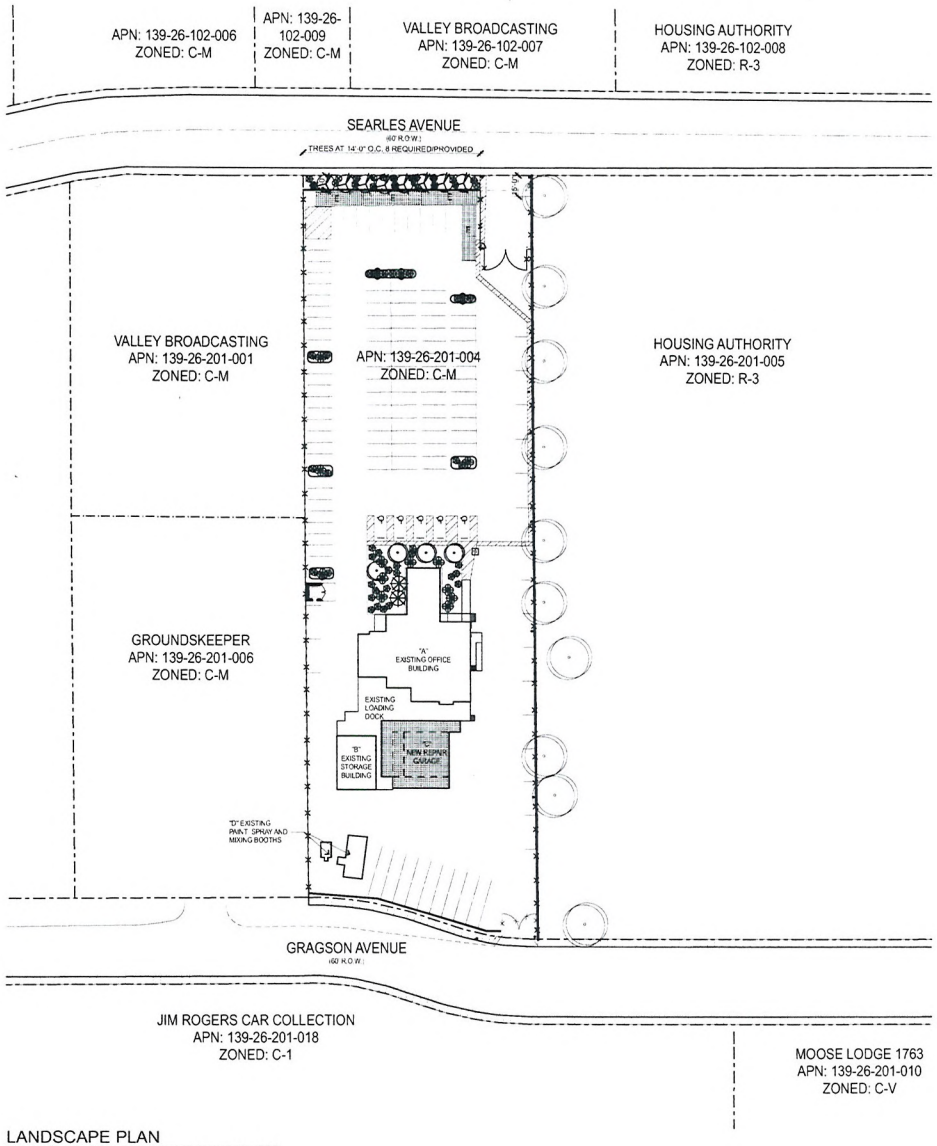

LANDSCAPE PLAN

1" = 40'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE ROBE LOCUST	robinia pseudoacacia	24" Box
	MEDETERANIAN FAN PALM	chamaerops humilis	24" Box
	EXISTING TREES	---	---
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	15'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0"
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0"

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

PLANTING PLAN

L100

09.065 A Cab Taxi Company

City of Las Vegas Site Development Review Submittal 3.9.10

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0' 10' 40' 80'

NORTH

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04/22/10 PC

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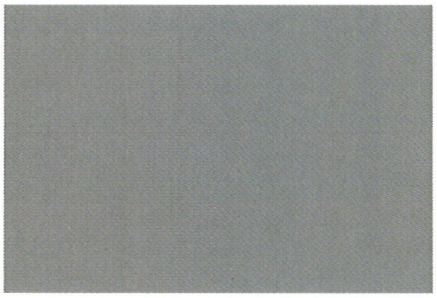

Prefinished Metal

Paint 1

APTUS Architecture
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

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SDR-37613
04/22/10 PC

SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10

SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

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03/18/10

SDR-37613 - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

03/18/10

APTUS Architecture

March 9, 2010

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: A Cab Taxi Dispatch Center
APN: 139-26-201-004
Major Modification to SDR-35195

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. The owner has agreed to increase the height of the wall with

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SDR-37613
04/22/10 PC

wrought iron fencing to 8'-0" on the east property line. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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SDR-37613
04/22/10 PC

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

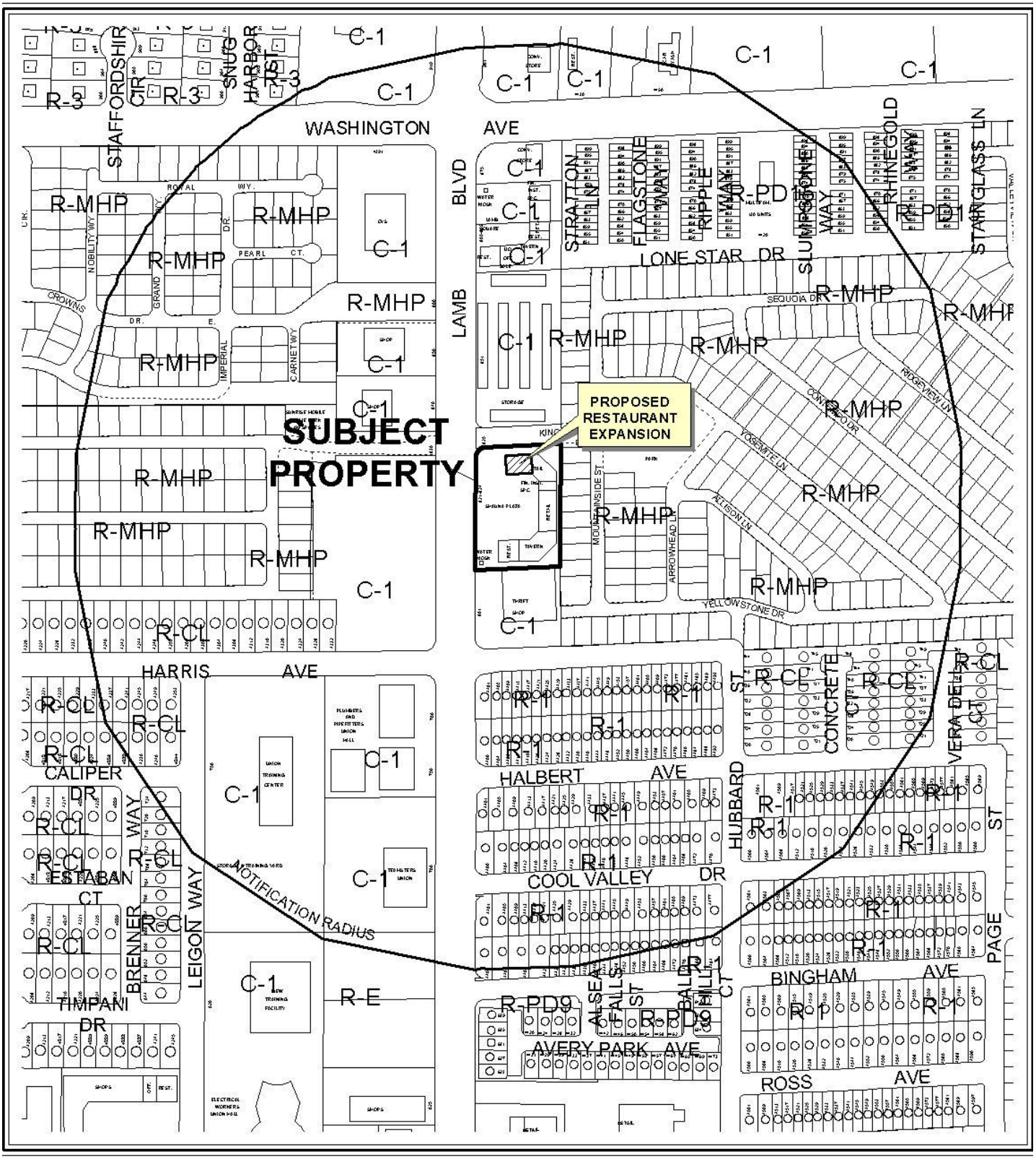
SUBJECT:
VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA"S PIZZA - OWNER: JEANNY HUYNH - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard and Support Letters



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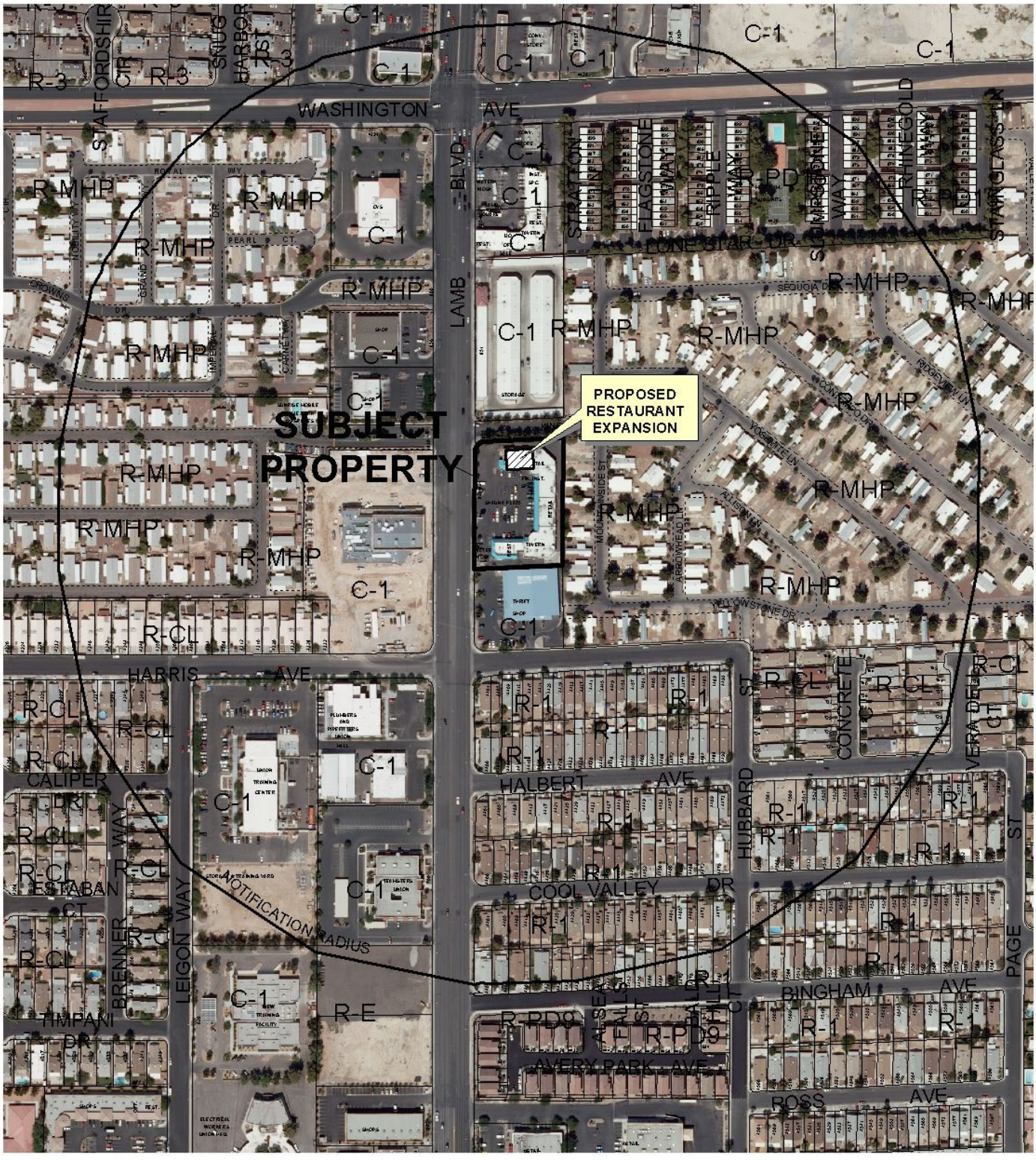
CASE: **VAR-38827**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



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CASE: **VAR-38827**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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.

Most Recent Change of Ownership	
08/23/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
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.

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.

Pre-Application Meeting	
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.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/22/10	During the site visit, staff noted the number of parking spaces on the commercial center to be 74 spaces.

Details of Application Request	
Site Area	
Net Acres	1.49

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

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)

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		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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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%				

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

> 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 3

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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JUL 09 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38827** APN: 140-29-301-010

Name of Property Owner: Jeanny Huynh

Name of Applicant: Sofias Pizza

Name of Representative: T.J.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeanny Huynh

Print Name: Jeanny Huynh

Subscribed and sworn before me

This 08 day of 07, 2010

Ernesto M. De Guzman, County of San Bernardino
Notary Public in and for said County and State

See attached Certificate of Acknowledgment

State of California)

County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,
(here insert name and title of the officer)

personally appeared Jeanny Thu Huynh

,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

E. DE GUZMAN
COMM. #1886605
Notary Public - California
San Bernardino County
My Comm. Expires May 19, 2014

Signature _____ (Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statement of Financial Interest,

containing 1 pages, and dated 7/8/10.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

- [ ] Personally known to me
- [ ] Proved to me on the basis of satisfactory evidence:
  - ○ form(s) of identification ○ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Parking

Project Address (Location) 821 N Lamb Blvd

Project Name Sofias Pizza **Proposed Use** Restaraunt Parking

Assessor's Parcel #(s) 140-29-301-010 **Ward #** 3

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 17000. sf **Floor Area Ratio** 1

Gross Acres 1.49 **Lots/Units** 8 **Density** ____

Additional Information ____

PROPERTY OWNER Jeanny Huynh **Contact** Andy Van

Address 9932 DeBiois Ave **Phone:** (702) 372-[illegible] **Fax:** ____

City fountain valley CA 92708 **State** CA **Zip** 92708

APPLICANT Sofias Pizza **Contact** Galentin Nenchev

Address 821 N. LAMB Blvd. **Phone:** 702 4376666 **Fax:** ____

City Las Vegas **State** NV **Zip** 8911O

REPRESENTATIVE Sofias Pizza **Contact** Tom Gallina (T.J)

Address 821 N LAMB BLVd. **Phone:** (702) 5035060 **Fax:** ____

City Las Vegas **State** NV **Zip** 89110

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jeanny Huynh

Subscribed and sworn before me

This 08 day of 07, 2010.

Ernesto M. De Guzman County of San Bernardino

Notary Public in and for said County and State

+ See attached certificate & acknowledgement.

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FOR DEPARTMENT USE ONLY

Case #	VAR 38827
Meeting Date:	8.26.10
Total Fee:	$ 830.-
Date Accepted:	7.9.10
Accepted By:	JFA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

State of California)

County of SAN BERNARDINO)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 7/8/10 before me, Ernesto M. De Guzman,
(here insert name and title of the officer)

personally appeared Jeanny Thu Huynh,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

E. DE GUZMAN
COMM. #1886605
Notary Public - California
San Bernardino County
My Comm. Expires May 19, 2014
NRO1 NRO1

(Seal)

OPTIONAL INFORMATION

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Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of application/petition for m,

containing 1 pages, and dated 7/8/10.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

- [ ] Personally known to me
- [x] Proved to me on the basis of satisfactory evidence:
  - [x] form(s) of identification ○ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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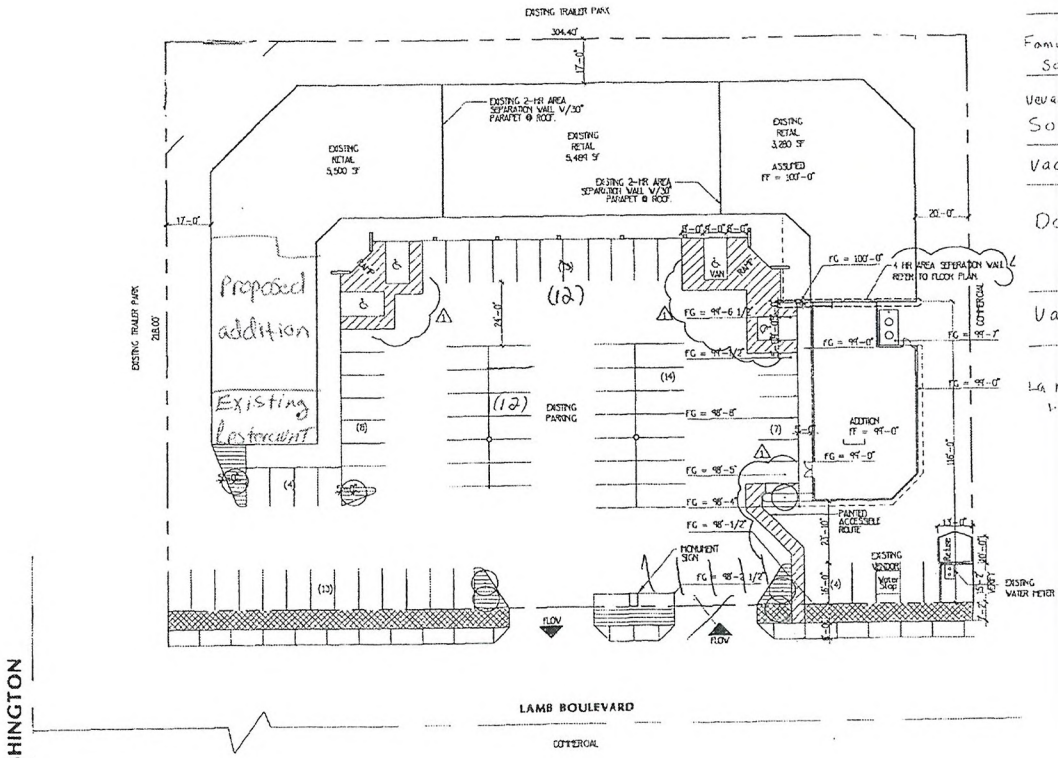
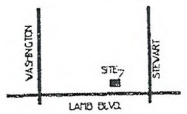
Business Name	Suite #	Use	Required	Gross Floor area		Total Spaces
Sofias Pizza (Existing)	1	Restaurant, 7000 SF or more (without drive Through)	1 per 50 SF of Public Seating Plus one Space For each 200 SF of the remaining Gross Floor	1,080 SF	305 SF Seating No 770 S.F Remaining	6
Sofias Pizza (addition)	2-3	addition	1 per 50 SF OF Public Seating Plus one Space For each 200 S.F of the remaining Gross Floor	1,951	1,000 SF ÷ 50 SF of Public Seating = 20 Spaces 951 - remaining Gross Floor ÷ 200 = 5 Spaces	25
Family Beauty Salon	4	General Personal Service	2 Spaces per barber chair	6 Barber chairs	6 Barber Chairs X 2	12
Vered a Tax Solutions	5-6	Office	1 Space per 300 SF	2,100 SF	2,100 SF ÷ 300 SF = 7 spaces	7
Vacant	7-10	Vacant	1 space per 175 Retail SF	2,320	2320 SF ÷ 175 SF = 13	13
Dotty's	11	Liquor Establishment Tavern	1 per 50 S.F OF Public Seating Plus one Space For each 200 SF OF the remaing Gross Floor	2,891 SF	200 S.F Dining = 4 Spaces + 2,091 Remaining Gross Floor ÷ 200 S.F = 10.5 Spaces	15
Vacant	12-13	Vacant	1 Space per 175 SF Retail	1,950	1,950 ÷ 175 SF =	11
La Mujarra Loca	14	Restaurant	1 per 50 SF of Public Seating Plus one Space For each 200 SF of the remaining Gross Floor	2,650	1000 S.F Dining = 20 20 Spaces + 1,650 Remaining Gross Floor ÷ 200 S.F = 8.25	28
						Total 105



SITE PLAN

SCALE 1" = 20'-0"

VICINITY MAP



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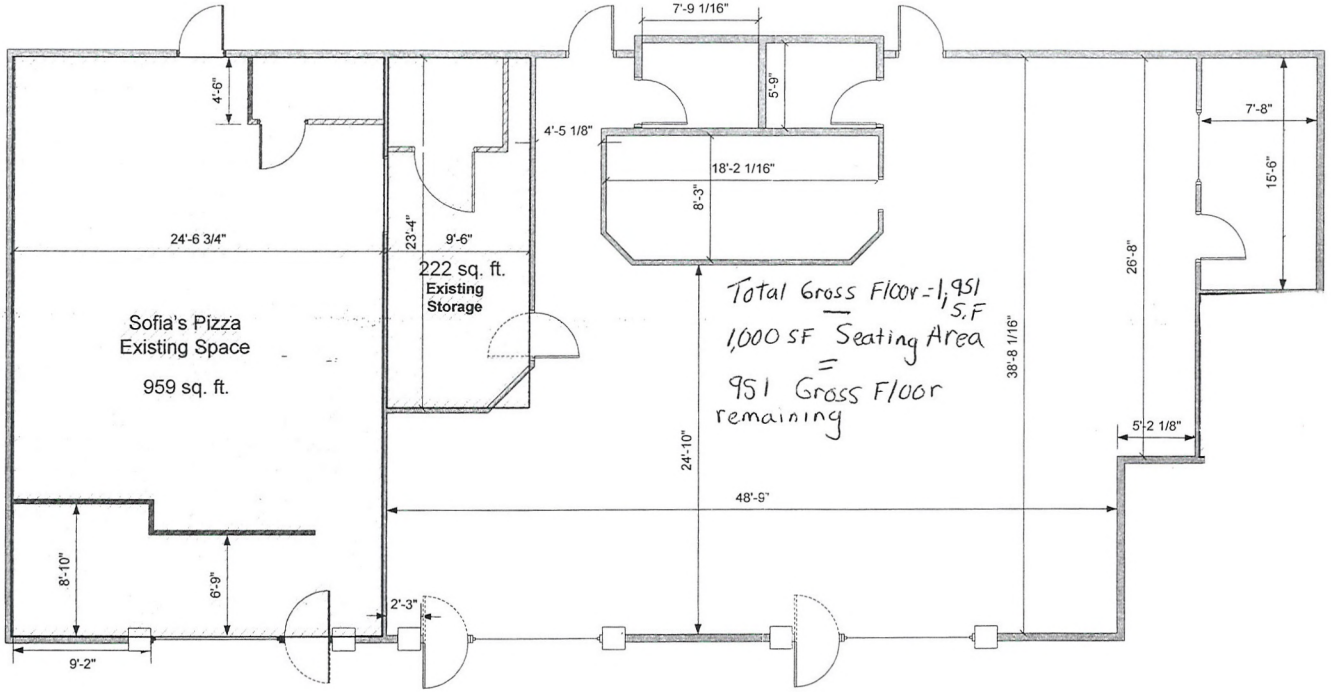
VAR-38827
REVISED



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Sofia's Pizza

These documents are instruments of service and shall remain the property of the architect, no use or reuse of these documents shall be permitted unless authorized in writing by KC Fields with appropriate compensation,
copyright © 2009

SIZE	JOB NO	DWG	REV
11 X 17	10.017	Floor Plan	
SCALE	1/8" = 1'-0"	SHEET	2 OF 3

KFIELDS & ASSOCIATES, INC.
PHONE 702-478-7100
FAX 702-478-7101

VAR-38827
REVISED

See full size image
500 × 401 - 139k - jpg - farm4.static.flickr.com/3330/3337384043_187c525239.jpg

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EL ADOBE
825 N. LAMB BLVD.
FAMILY DOLLAR
Self
RECEIVED
JUL 19 2010

Family Beauty
Salon & Photo Studio
453-5200
Walk-ins Welcome
HELP
WANTED
LICENSED
HAIR DRESSERS
&
NAIL TECHS
$100 WEEK
453-5200
RENTAL
RECEIVED
JUL 13 2010

RECEIVED
JUL 13 2010

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RECEIVED
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RECEIVED
JUL 13 2010
SOFIA'S PIZZA
5.99
Family Beauty
Salon & Photo Studio
453-5200
Walk-ins Welcome
OPEN
SOFIA'S
5.99
PIZZA
437-6666

VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

VAR-38827 - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH
821 NORTH LAMB BOULEVARD

07/22/10

Sofia's Pizza
821 North Lamb Blvd.
Sp. 1-2 & 3
Las Vegas, Nevada
89110

June 16, 2010

Planning & Development Services
731 South 4th Street
Las Vegas, Nevada 89101

To whom it may concern:

Please accept this justification letter as an attempt for a variance, and project approval, so that I may proceed with my plans of opening an over 45 seat restaurant. This project is adjoining my current business (Sofia's Pizza) space one. This new project will encompass spaces 2 & 3.

Shauna Plaza located at 821 North Lamb Blvd, currently has seventy four (74) parking spaces, based on needed parking space for the purposed addition which would require a variance of seventeen (17) spaces to comply with regulations x square footage of my new proposed business with 107 spaces that are required based on the parking analysis.

Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

Additionally I will be providing photographic documentation of the parking facility and area lay out, to be added to this variance request, with all other information in adding this request. I am looking forward to a favorable reply so that I can move forward with this project creating new jobs in this uncertain economy.

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Sincerely Yours

Galentin H. Nenchev

Date: 07/12/10

VAR-38827
REVISED

AUG. 16. 2010 11:21AM Green Valley Grocery - Admin NO. 5423 P. 1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing

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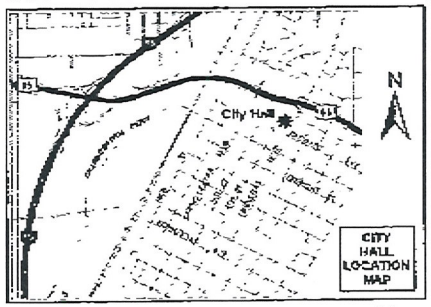
AUG 16 2010



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.

VAR-38827

Planning Commission Meeting of 8/26/2010

Case: VAR-38827

14029202005
CRAWFORD RICHARD T
1580 S JONES
LAS VEGAS NV 89146-1237

23P

Family Beauty Salon & Photo Studio
821 North Lamb Blvd.
Las Vegas, Nevad89110

June 15, 2010

Re: Parking dilemma Shauna Plaza:

To whom it may concern,

Please be advised that this parking issue is of an ambiguous nature and as a business owner at this location, I see no need for this new interest in holding up a business to open and operate as usual, creating jobs in this uncertain economy. It must be noted that ample parking spaces are provided and would not impact my business or any business that occupies this complex.

The need for new business in this complex is crucial for the existing business to benefit from the exposure and passably gaining new clientele.

Please note that a major part of our traffic is by foot, being set within several housing communities that do not require the use of an automobile. Additionally, high peek hours for a restaurant business is in the later hours of the day whereas all other business will be closed.

I surely see no need for the city to spend additional dollars on this quest as I feel the money could be used for a better cause.

Sincerely

Kimble & Jackie Gubler
Owners of Family Beauty Salon & Photo Studio

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JUL 09 2010

A

Tuesday, June 15, 2010

To whom it may concern.

My name is Claudia Cotto. I am an employee at My Office Services suite number 5. Were I work at is owned by Nevada Tax Solutions. Nevada Tax Solutions store number 6 has been combined with My Office Services store number 5. There is curently one employee for My Office Services and that is me. There are three other employees working at Nevada Tax Solutions. As of this time of year the stores are not as busy there for the parking lot is empty. I personaly think that there is enough paking space for the new Restaurant. I also think that this will bring buisness to all of the other store at the Shauna Plaza.

Claudia Cotto

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JUL 09 2010

A

LA MOJARRA LOCA
821 N. Lamb. Suite #14
Las Vegas NV 89110

RECEIVED
JUL 09 2010

June 16 - 2010

Re: parking

To: Whom it may Concern:

My name is Jesus Vazquez I am the owner of the Mojarra Loca Resturant I have never had any parking Issues and feel that there is plenty of parking to acomedate all Business and feel strongly allowing a parking Variance for Sofia's Pizza Thank You

the Owner

Jesus Vazquez

A

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

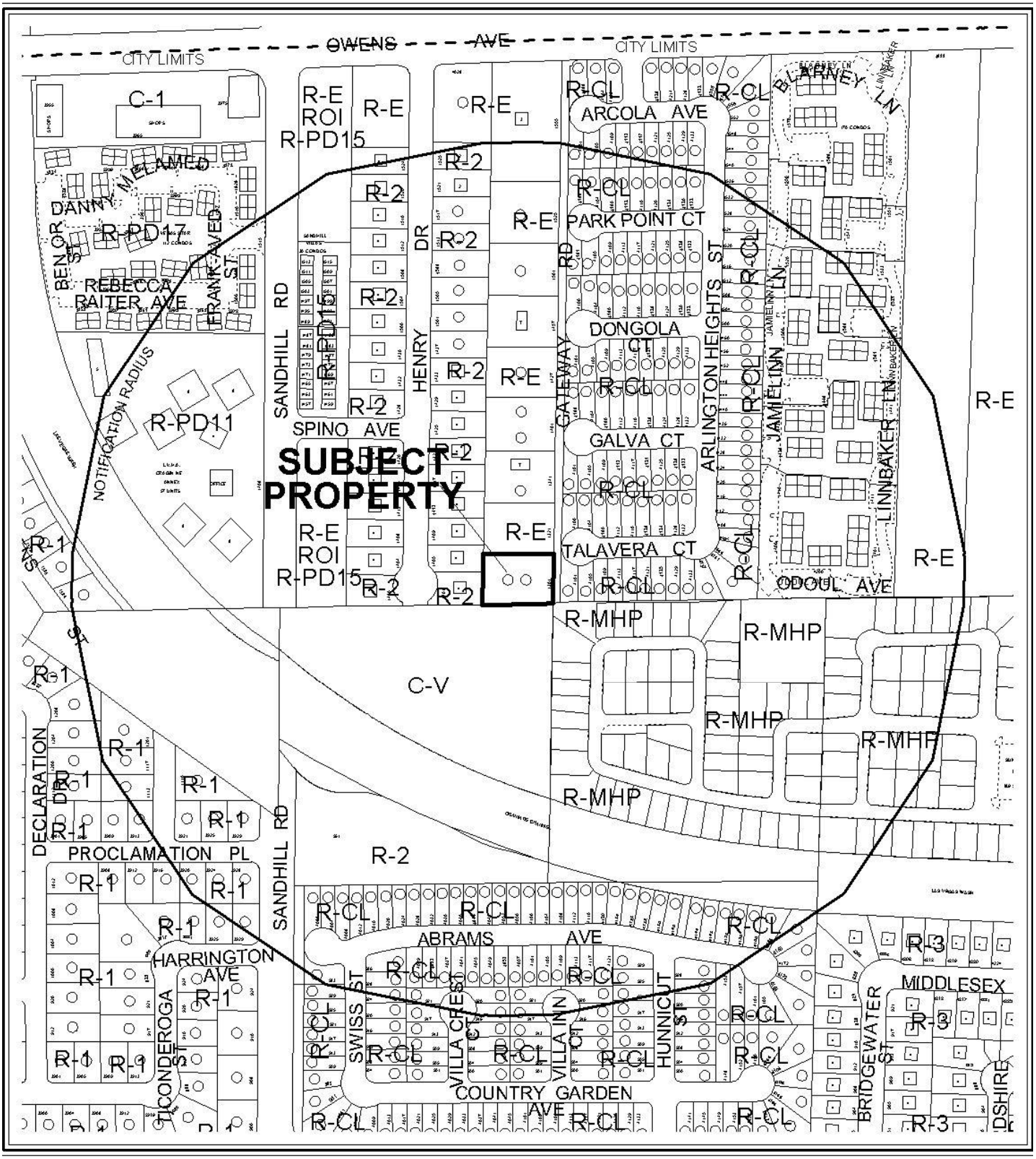
SUBJECT:
VAR-38840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND KIMBERLY MARX - Request for a Variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL, METAL ACCESSORY STRUCTURE (CLASS II) WHERE A 497 SQUARE-FOOT, 10-FOOT TALL WOOD/STUCCO ACCESSORY STRUCTURE (CLASS II) IS ALLOWED on 0.48 acres at 1301 North Gateway Road (APN 140-30-502-010), R-E (Residence Estates) Zone, Ward 3 (Reese). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
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



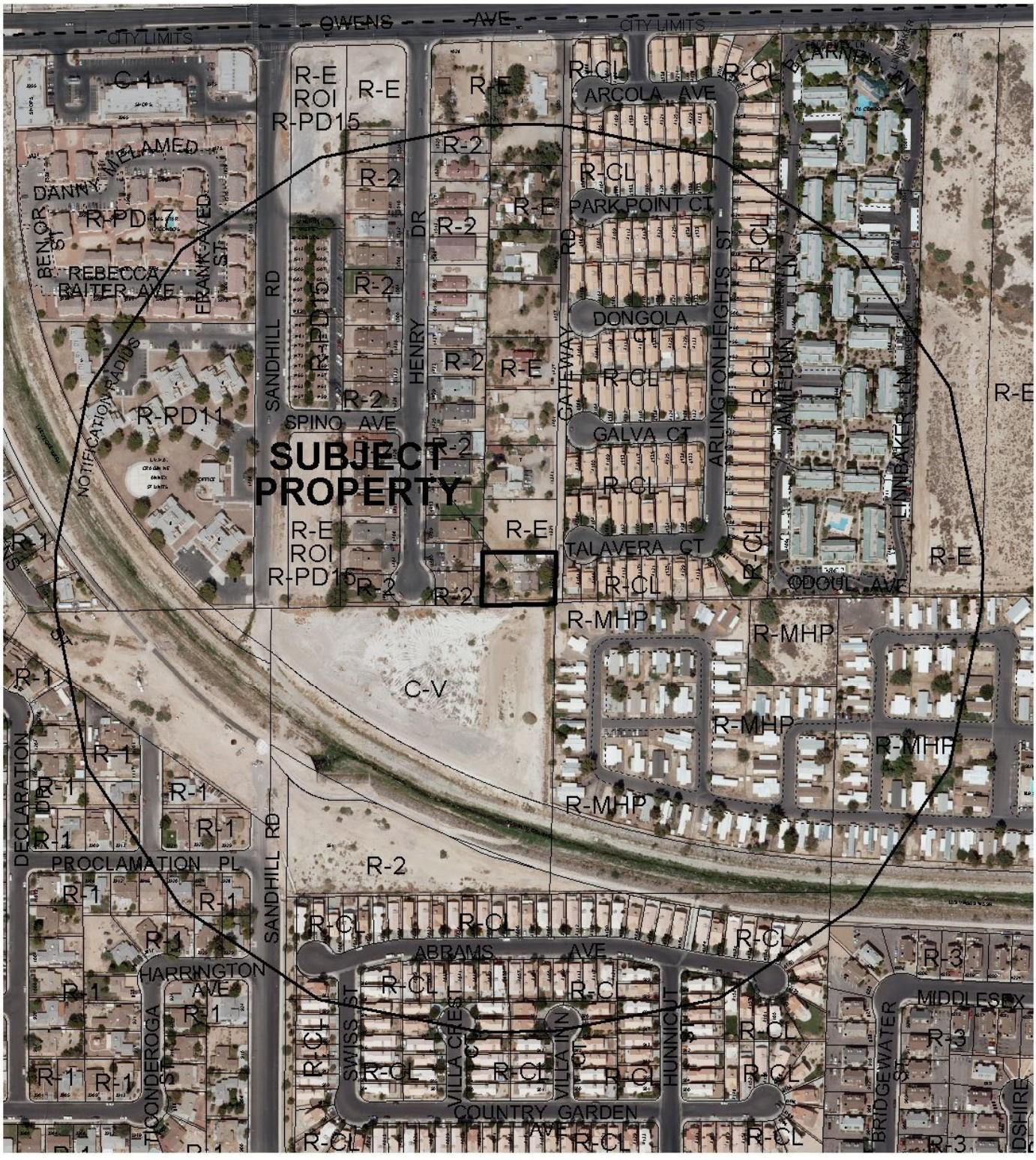
0 300 600 Feet

CASE: **VAR-38840**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: **VAR-38840**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 300 600 Feet

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc
No actions are on file for this address.

Most Recent Change of Ownership	
03/05/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No actions are on file for this address.

YK

Pre-Application Meeting	
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

Neighborhood Meeting
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.

Field Check	
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.

Details of Application Request	
Site Area	
Gross Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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:

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 2

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, 2010

Nancy K. Taylor

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY K. TAYLOR
Appt. No. 94-1806-1
My Appt. Expires March 28, 2014

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JUL 13 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Marx Residence Auxiliary Building

Project Address (Location) 1301 N. Gateway Dr.

Project Name Marx Auxiliary Building **Proposed Use** garage

Assessor's Parcel #(s) 140-30-502-010 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres .48 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Ronald + Kimberly Marx **Contact** Kim Marx

Address 1301 Gateway **Phone:** 524-1988 **Fax:** 735-3451

City Las Vegas **State** NV **Zip** 89110

E-mail Address Kmarx@cox.net

APPLICANT Ronald and Kimberly Marx **Contact** Kim Marx

Address 1301 Gateway **Phone:** 524-1988 **Fax:** 735-3451

City Las Vegas, **State** NV **Zip** 89110

E-mail Address Kmarx@cox.net

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Kimberly Marx

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kimberly Marx

Subscribed and sworn before me

This 12th day of July, 20 10

Nancy K. Taylor

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY K. TAYLOR
Appt. No. 94-1606-1
My Appt. Expires March 28, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-38840
Meeting Date:	8-26-10 PC
Total Fee:	$830.00
Date Accepted:	7/13/10
Accepted By:	

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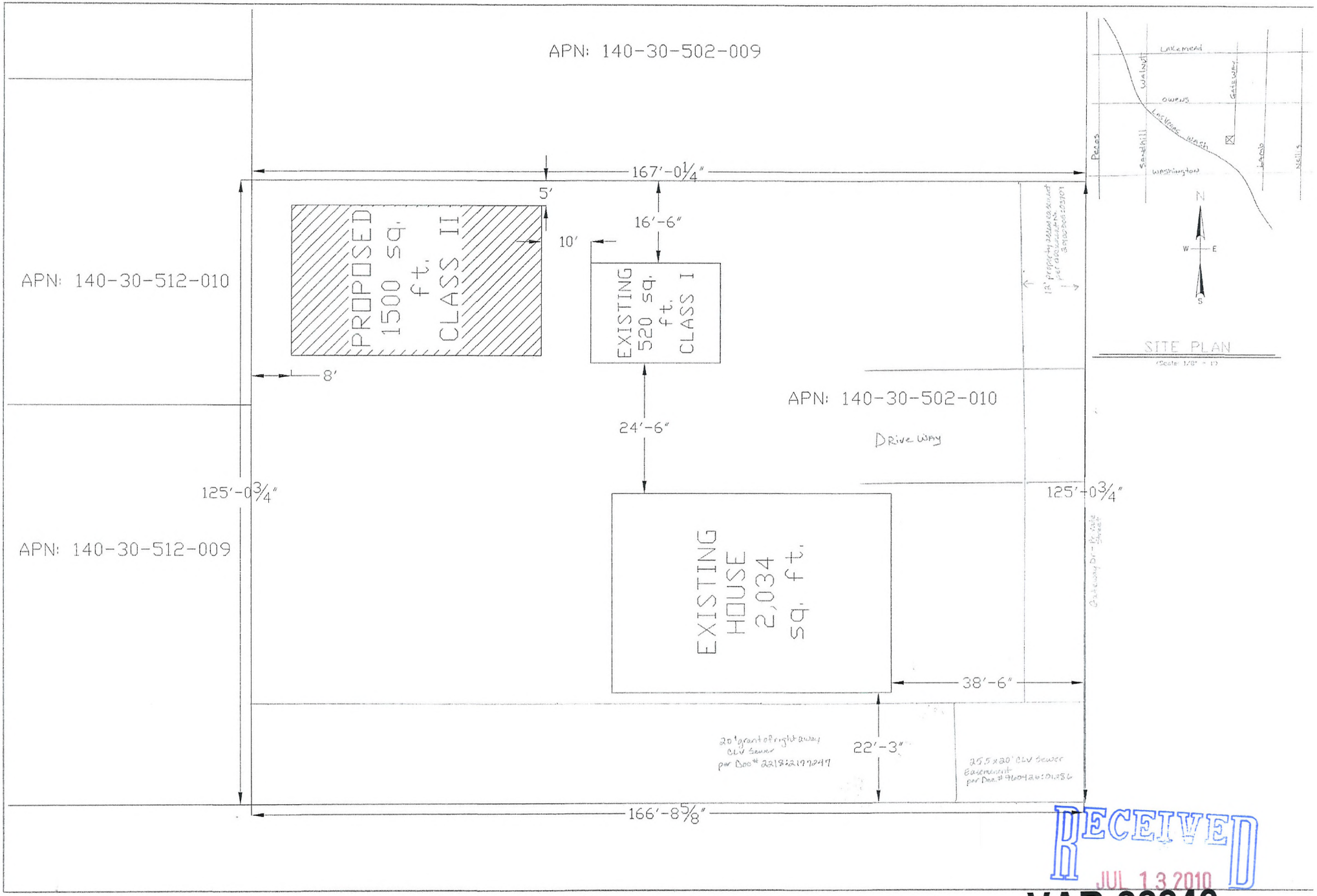
JUL 13 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



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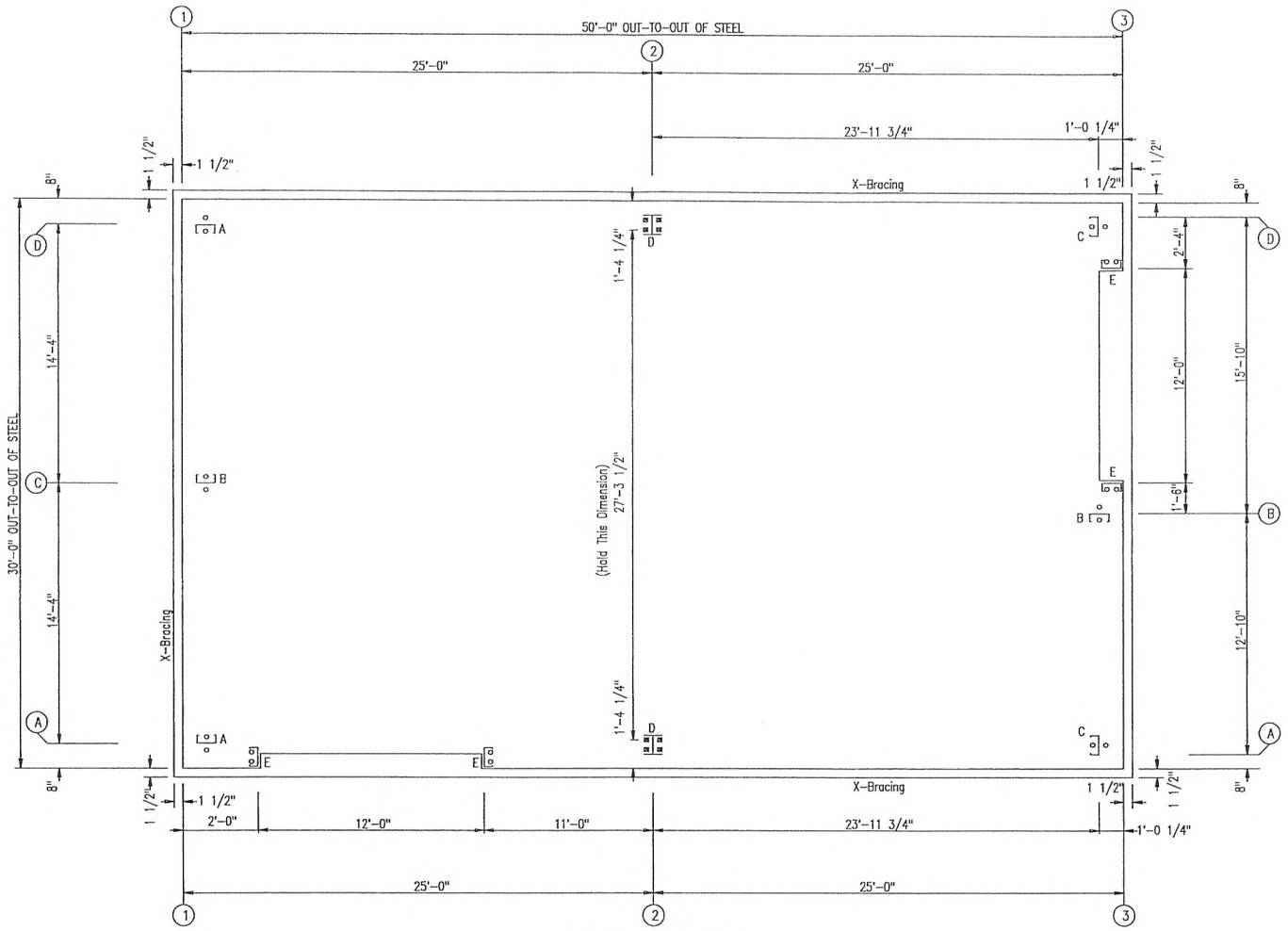
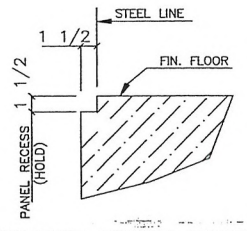


ANCHOR BOLT PLAN

O Dia= 5/8"

⊠ Dia= 3/4"



CONCRETE NOTCH DETAIL

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	6/08/10	FOR ERECTOR INSTALLATION	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

PROJECT: RONALD MARX
CUSTOMER: RONALD MARX
OWNER: RONALD MARX
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	F1	0

PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. MAKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
No. 17245

JUN 11 2010

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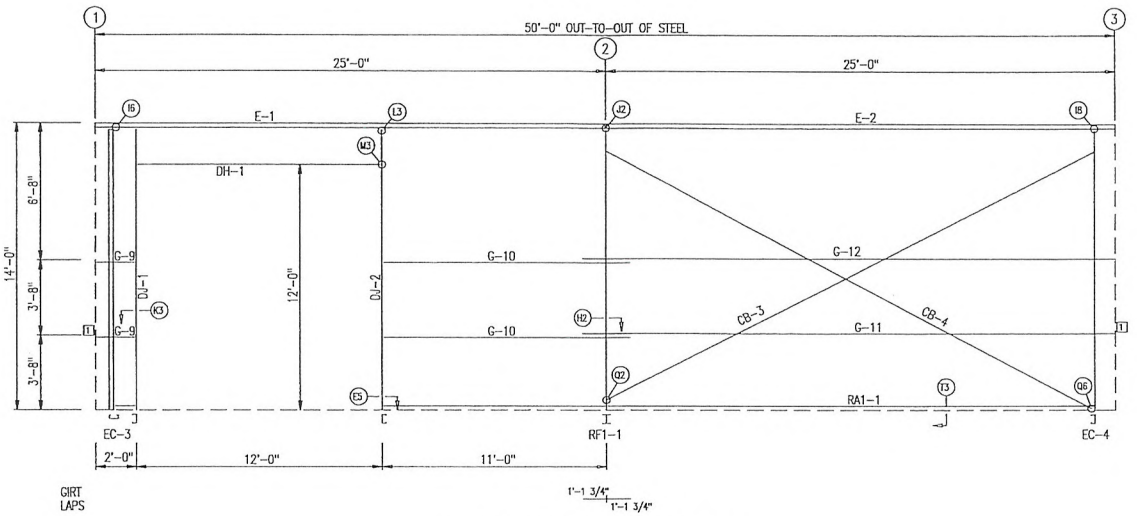
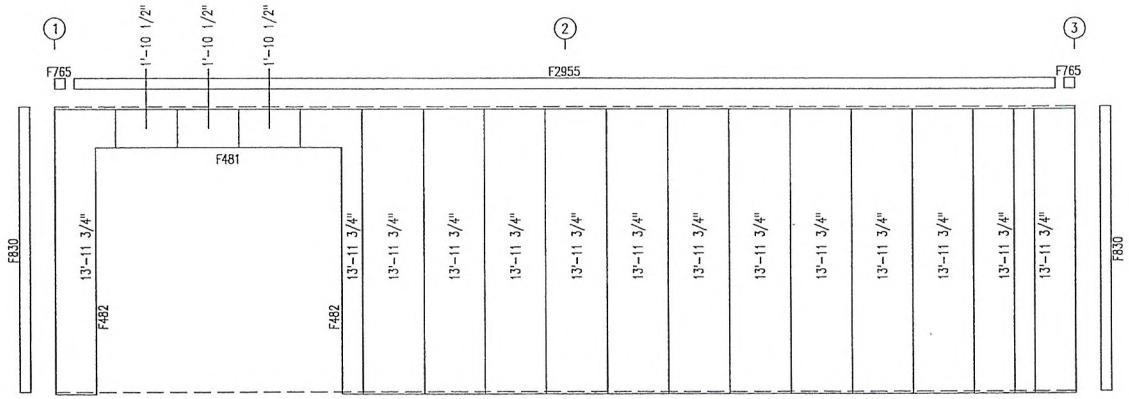
VAR-38840

MEMBER TABLE FRAME LINE A		
MARK	PART	LENGTH
DJ-1	8F25C16	13'-4 3/8"
DJ-2	8F25C16	13'-4 3/8"
DH-1	8F25C16	12'-0"
E-1	8ES1L14	24'-11 1/2"
E-2	8ES1L14	24'-11 1/2"
G-9	8X25Z16	1'-9"
G-10	8X25Z16	11'-11"
G-11	8X25Z14	26'-1 1/2"
G-12	8X25Z14	26'-1 1/2"
CB-3	1/4" DIA.	27'-3"
CB-4	1/4" DIA.	27'-5"

CONNECTION PLATES FRAME LINE A	
ID	MARK/PART
1	SC-5



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

PROFESSIONAL ENGINEER · STATE OF NEVADA · BEJUN N. ANKLESARIA · EXP. 12/31/10 · CIVIL STRUCTURAL · NO. 17245

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL. 33442
(800) 638-5450

PROJECT: RONALD MARX
CUSTOMER: RONALD MARX
OWNER: RONALD MARX
LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E2	A

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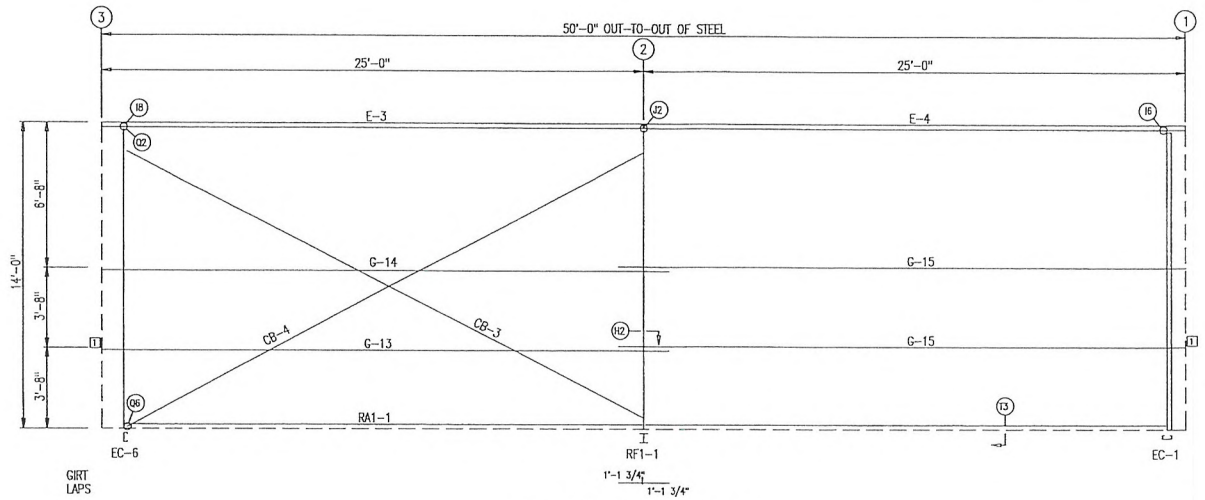
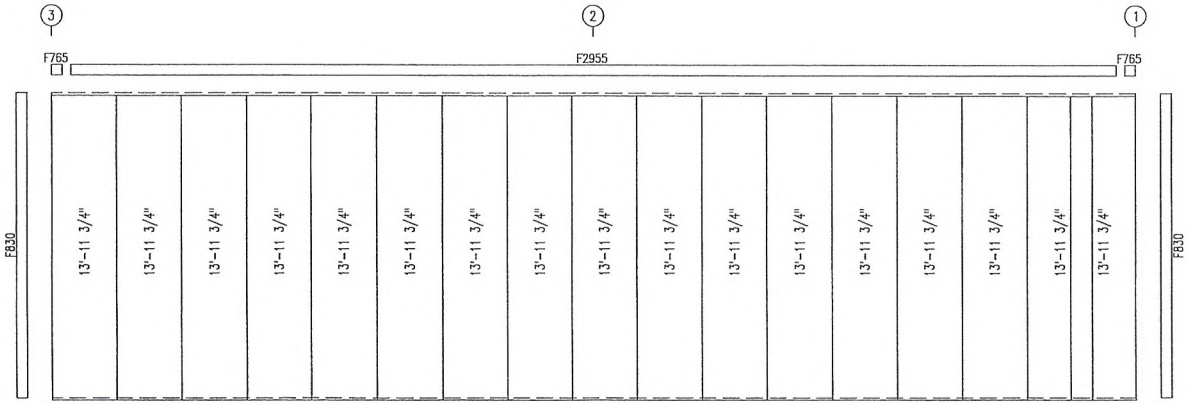
MEMBER TABLE FRAME LINE D		
MARK	PART	LENGTH
E-3	8ES1L14	24'-11 1/2"
E-4	8ES1L14	24'-11 1/2"
G-13	8X25Z16	26'-1 1/2"
G-14	8X25Z16	26'-1 1/2"
G-15	8X25Z16	26'-1 1/2"
CB-3	1/4" DIA.	27'-3"
CB-4	1/4" DIA.	27'-5"

CONNECTION PLATES FRAME LINE D	
ID	MARK/PART
1	SC-5



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

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ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX

CUSTOMER: RONALD MARX — OWNER: RONALD MARX

LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E3	A

PROFESSIONAL ENGINEER STATE OF NEVADA
BEJUN N. ANKLESARIA
EXP. 12/31/10
CIVIL/STRUCTURAL
NO. 17245

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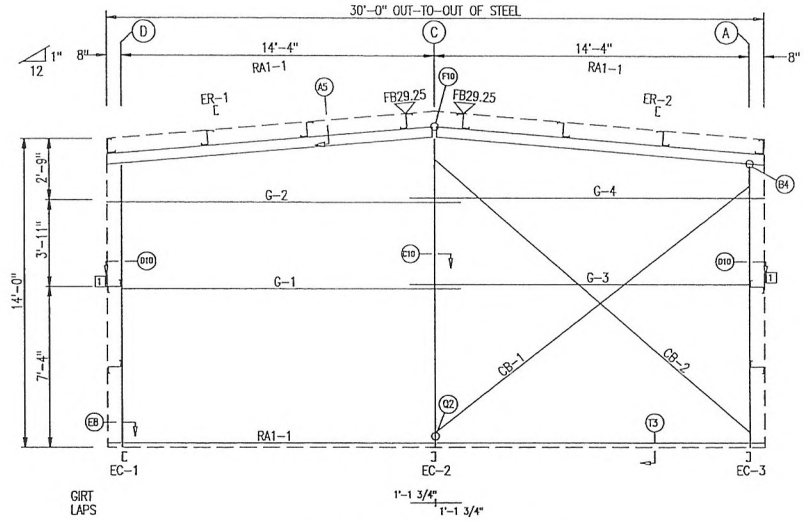
BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	5/8"	1 3/4"
Cor_Column/Raf	4	A325	1/2"	1 1/4"
EC-2/ER-2	4	A325	5/8"	1 1/4"

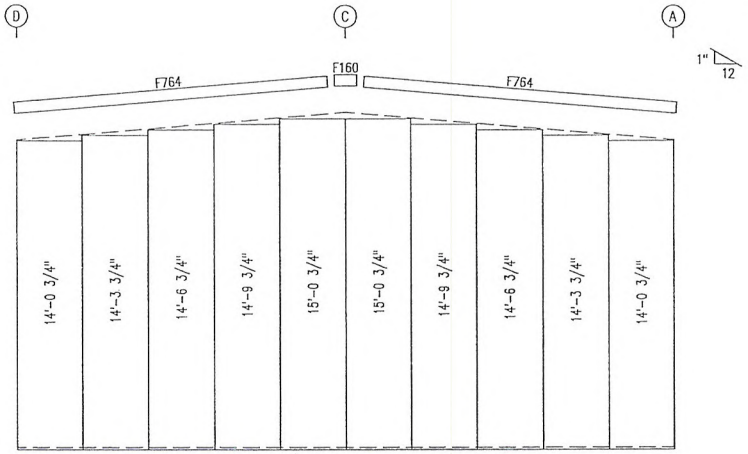
MEMBER TABLE FRAME LINE 1		
MARK	PART	LENGTH
EC-1	8F25C16	12'-7 3/8"
EC-2	8F35C13	13'-7 1/8"
EC-3	8F25C16	12'-7 3/8"
ER-1	8F25C12	15'-0 3/8"
ER-2	8F25C12	15'-0 3/8"
G-1	8X25Z16	15'-5 1/2"
G-2	8X25Z16	16'-1 1/2"
G-3	8X25Z16	15'-5 1/2"
G-4	8X25Z16	16'-1 1/2"
CB-1	1/4" DIA.	18'-9"
CB-2	1/4" DIA.	19'-4"

FLANGE BRACE TABLE FRAME LINE 1		
▽ID	MARK	LENGTH
1	FB29.25	2'-5 1/4"

CONNECTION PLATES FRAME LINE 1	
□ID	MARK/PART
1	SC-5



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

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ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
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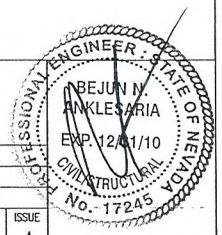
U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX

CUSTOMER: RONALD MARX — OWNER: RONALD MARX

LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E4	A



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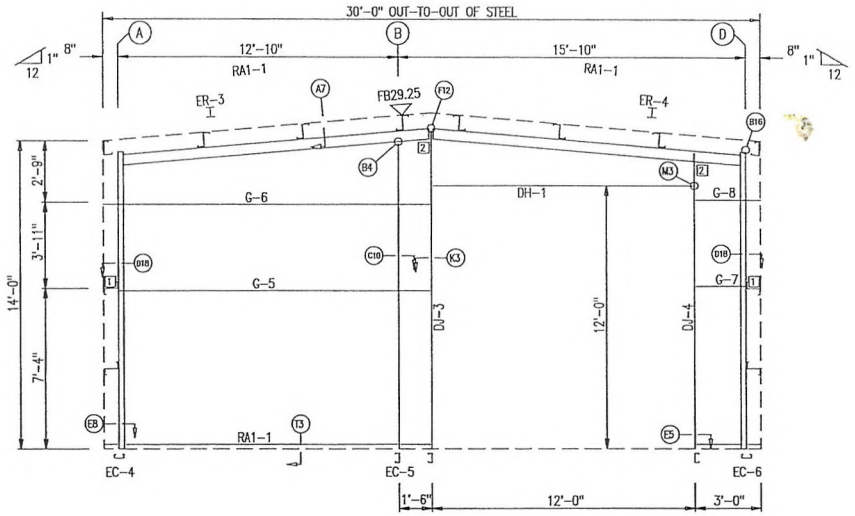
VAR-38840

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Cor_Column/Raf	2	A325	1/2"	1 1/4"
ER-3/ER-4	8	A325	5/8"	1 3/4"
EC-5/ER-3	4	A325	1/2"	1 1/4"
Jamb	4	A325	1/2"	1 1/4"

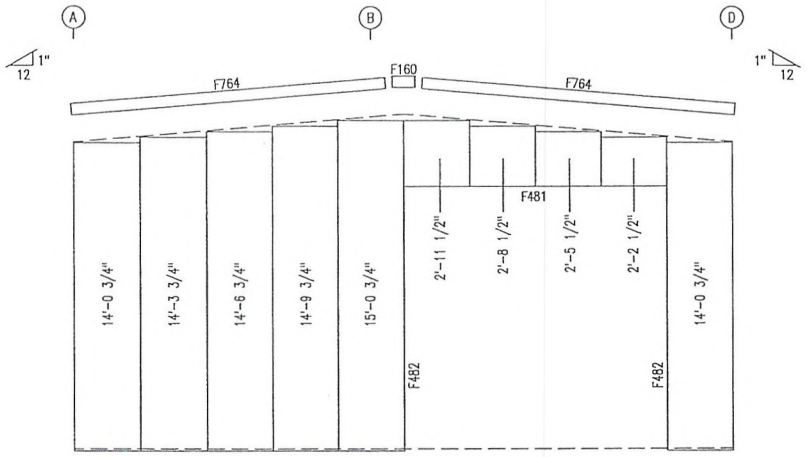
MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
EC-4	8F25C16	13'-5 1/16"
EC-5	8F25C13	13'-8 5/16"
EC-6	8F25C16	13'-5 1/16"
ER-3	W8X10	13'-9 1/4"
ER-4	W8X10	13'-9 1/4"
DJ-3	8F25C16	14'-5 3/4"
DJ-4	8F25C16	13'-5 3/4"
DH-1	8F25C16	12'-0"
G-5	8X25Z16	14'-1"
G-6	8X25Z16	14'-9 1/4"
G-7	8X25Z16	2'-1"
G-8	8X25Z16	2'-9 1/4"

FLANGE BRACE TABLE FRAME LINE 3		
▽ID	MARK	LENGTH
1	FB29.25	2'-5 1/4"

CONNECTION PLATES FRAME LINE 3	
□ID	MARK/PART
1	HC-31
2	n1



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. PR – Saddle Tan

JUN 1 1 2010

GENERAL NOTES:

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ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	6/08/10	FOR CONSTRUCTION PERMIT	AS	CRC	JVC

U.S. METAL BUILDINGS
1182 EAST NEWPORT CENTER DR., DEERFIELD BEACH, FL 33442
(800) 638-5450

PROJECT: RONALD MARX

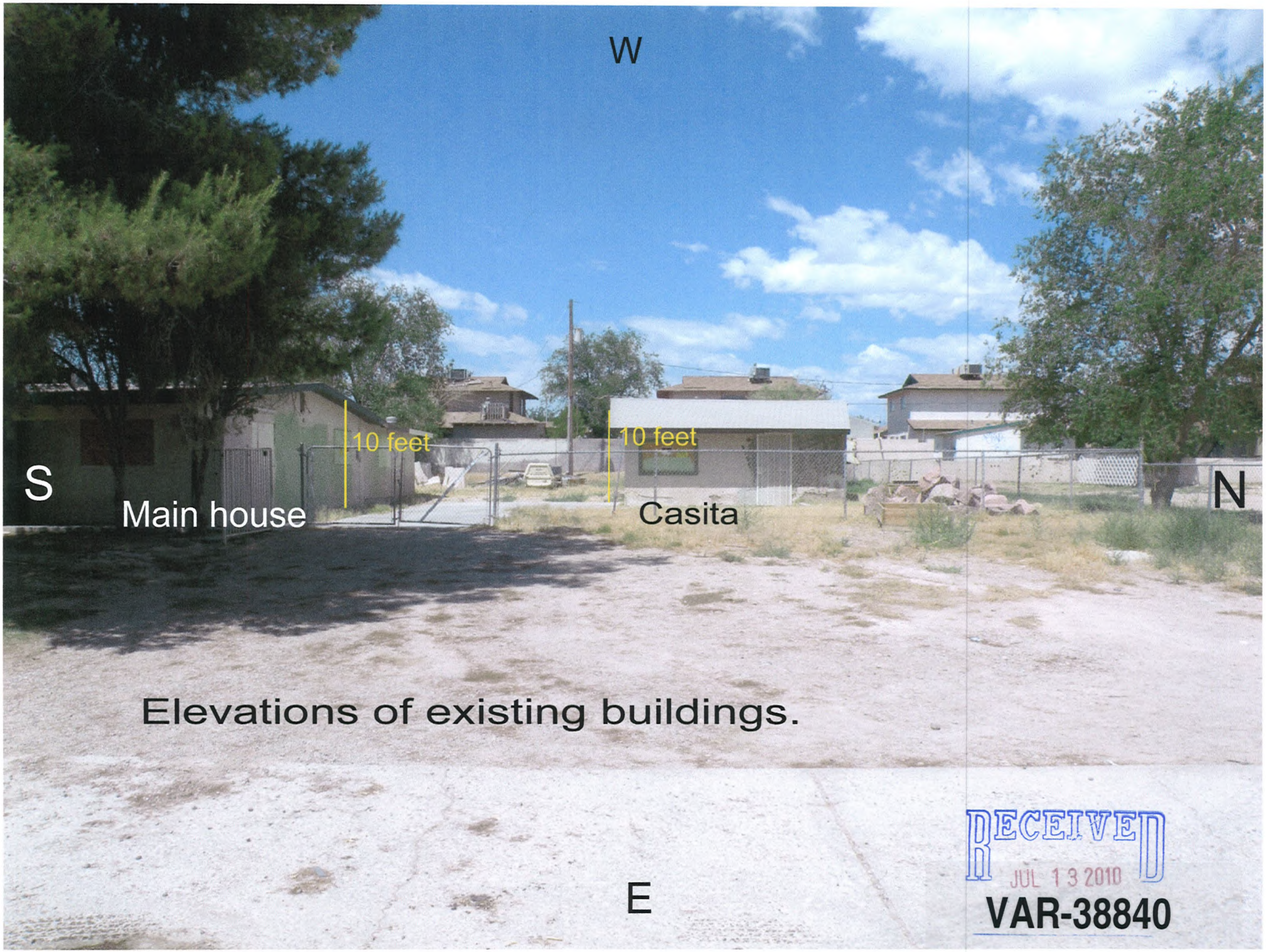
CUSTOMER: RONALD MARX — OWNER: RONALD MARX

LOCATION: LAS VEGAS , NV 89110

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
AS	6/08/10	N.T.S.	1	A	3501-250100	E5	A

PROFESSIONAL ENGINEER · STATE OF NEVADA
BEJUN A. ANKLESARIA
EXP. 12/31/10
No. 17245
CIVIL STRUCTURAL

RECEIVED
JUL 13 2010
VAR-38840



Elevations of existing buildings.

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VAR-38840

Signature® 200

Siliconized Polyester

trim color

Building color

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JUL 13 2010
VAR-38840

VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10

VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10

VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10

VAR-38840 - APPLICANT/OWNER: RONALD AND KIMBERLY MARX
1301 NORTH GATEWAY ROAD

07/22/10

July 12, 2010

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: 1301 N. Gateway
APN No. 140-30-502-010

Dear Sirs:

At this time we are requesting a variance for an auxiliary building on our property. Our home is 2,034 square feet with a 520 sq. ft. Class I accessory building, on a .48 acre parcel. The variances that we are in need of in order to construct this building would be for the size, height, and building material.

We purchased this property in March of 2010. Prior to our purchase, the property was vacant for ten months. During this time vandals have continually broke into the house, spray painted graffiti, tore up the inside drywall of the house, and broke all windows. Since our purchase we have diligently tried to protect this property from illegal entry and keep any new graffiti painted over. We intend to clean up, repair, landscape and make this a beautiful property that the City would be proud to have in their area.

At the current time there is no garage. In order to repair and remodel we would like to construct a garage in the rear north-west corner of the property. This would allow us to secure our tools, building materials, and vehicles. The 1,500 sf. Class II auxiliary structure would be a metal garage, painted to match the color of the house and casita.

In the next three months we intend to invest considerable amounts on improvements to the property. They include:

- Repair of southern masonry wall, installation of northern masonry wall on property line ($7,000)
- Abandonment of 1955 septic tank and tie-on to City sewer system ($5,000)
- Replacement of the casita windows, cabinets, appliances, paint & flooring ($8,000)
- Construction of proposed Class II accessory structure ($25,000)

We have moved equipment on-site to begin the sewer installation and masonry walls. After completion of the above listed items, we will live full-time on the property in the casita. Once we are there full-time, I anticipate that the problems with random vandals accessing the area will be eliminated. The neighbors along Gateway have noticed an increase in vandalism and crime as well since this house has been vacant and are eager for us to move in permanently.

In the winter of 2010 we anticipate having remodeling plans for the main house drawn up and submitted for building permits.

The homes to the west of our property are two-story four-plexes (that are also at an elevation 3 feet higher than our property. See Picture #2) The property to the north has a two-story home

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VAR-38840

on it (see Picture #5). The homes in the neighborhood directly east of us are all two-story (see Picture #4). So although our home only has a roofline of 10-feet, the 16-foot height of the accessory structure would not be out of place in the neighborhood. The metal building will be tan with a brown trim. We intend on painting the other structures to match.

Picture #2 shows a view from north of our property, looking south, where we intend to place the building. Picture #3 is taken from within the property, again showing were the building would be placed behind the casita. Picture #1 is a front view showing the home and casita. Aerial views that are currently available on the Clark County website show extraneous sheds and buildings that are no longer on the property. There is only the home and casita there now.

We request that the Planning Commission and City Council recognize our willingness to invest and improve this property and approve our variance request.

Respectfully,

Ronald Marx

Ronald Marx

Kimberly Marx

Kimberly Marx

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VAR-38840

July 12, 2010

Ron and Kim Marx have explained their desire to build a 30x50x16 metal garage building on the northwest corner of their property (1301 Gateway Dr.). I understand they are applying for a variance from the City of Las Vegas for height, size, and building materials of this garage.

I approve of this project on our street.

Geraldine F. Webb
Printed Name:

Address:
1427 No. Gateway Rd
Las Vegas, NV. 89110-1252

Ph# (702) 453-3317

_____
Printed Name:

Address:

_____
Printed Name:

Address:

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

ART LAWYER
Printed Name:

Address: 1501 N. GATEWAY Rd.

Printed Name:

Address:

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JUL 13 2010

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

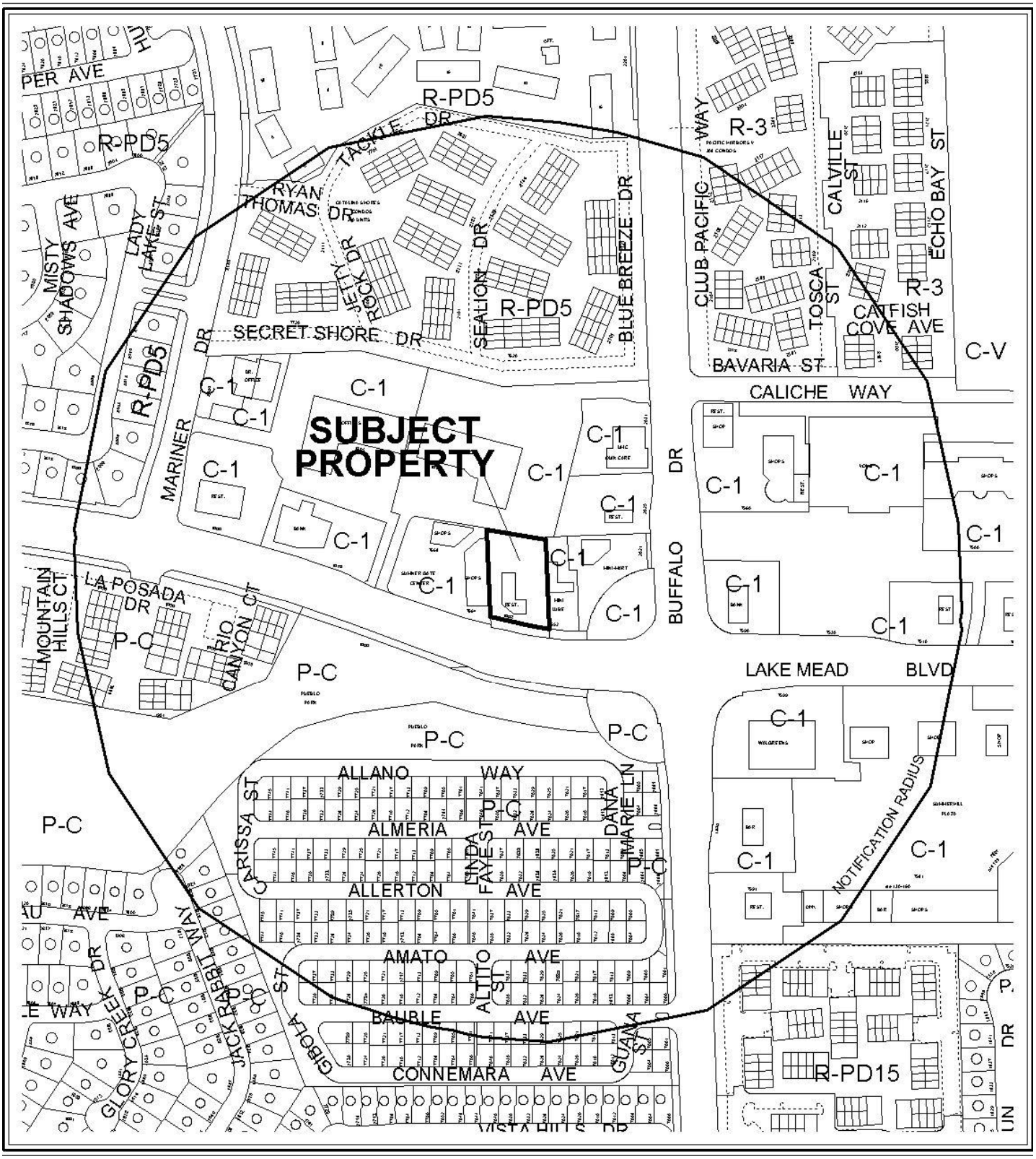
SUBJECT:
VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 40 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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
6. Protest/Support Postcards – VAR-38857 and VAR-38858



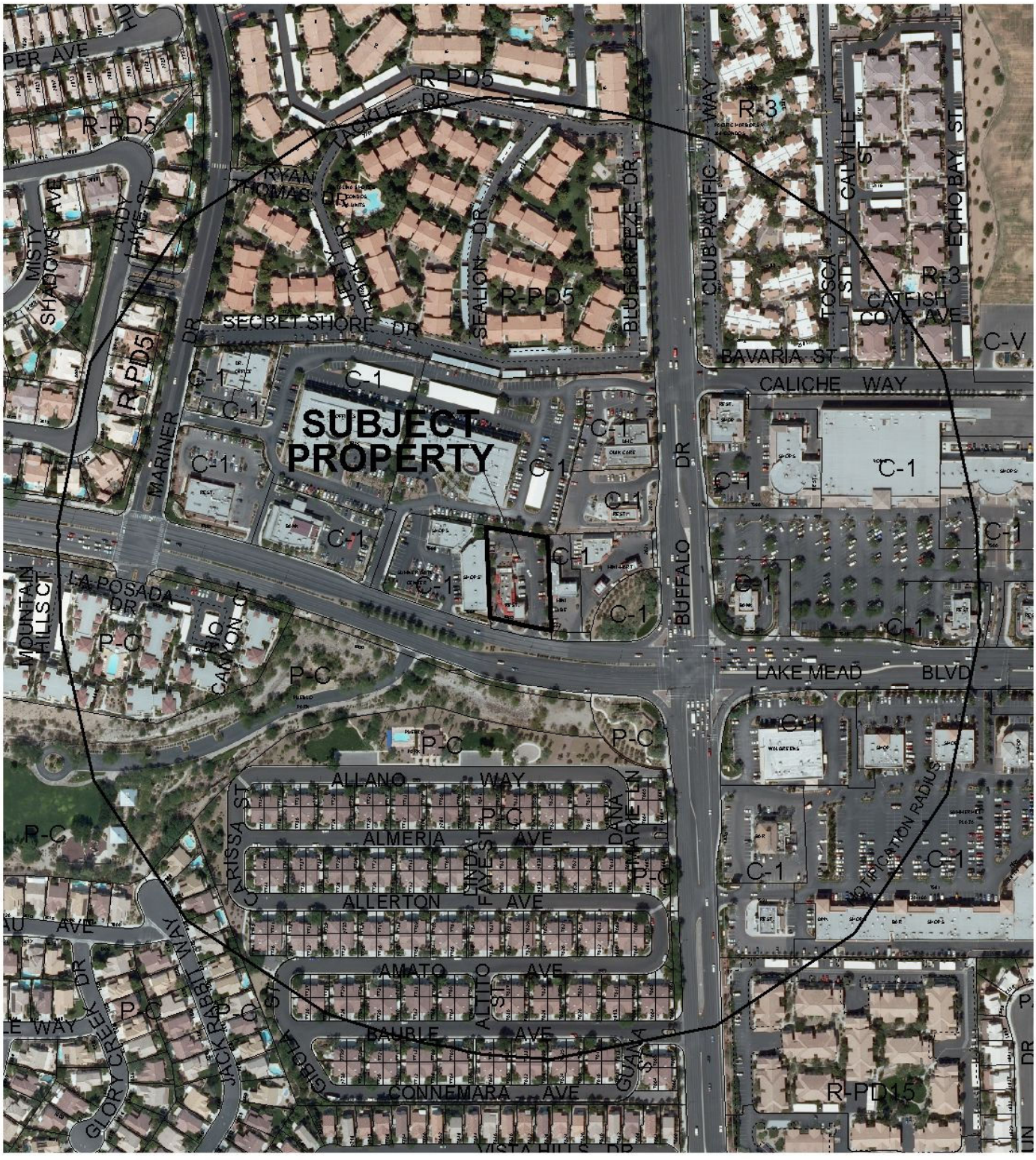
CASE: **VAR-38857; VAR-38858; SDR-38856**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

N



CASE: **VAR-38857; VAR-38858; SDR-38856**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

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.

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.

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.

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

Most Recent Change of Ownership	
10/25/93	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
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 finaled 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 finaled 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 finaled 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 finaled 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 finaled on 04/08/05.
08/19/03	A building permit (3017775) was issued at 7662 West Lake Mead Boulevard for a 3,693 square-feet Tenant Improvement Remodel. The permit was finaled 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 finaled on 09/25/08.

Pre-Application Meeting	
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.

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 fast-food restaurant with a drive-through, free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

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 (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

DEVELOPMENT STANDARDS

Per Title 19.08.050

Standard	*Required/Allowed*	*Provided*	*Compliance*
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

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
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)*

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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

Incidental Signs (Directional)			
Standards	***Allowed***	***Provided***	***Compliance***
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.

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."

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-Though) 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;**

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 1

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38857** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10

Samantha D Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUL 13 2010
City of Las Vegas

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Parking

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

General Plan: existing C-1 proposed C-1 **Zoning:** existing C-1 proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address sjohnston@spectrumse.com

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

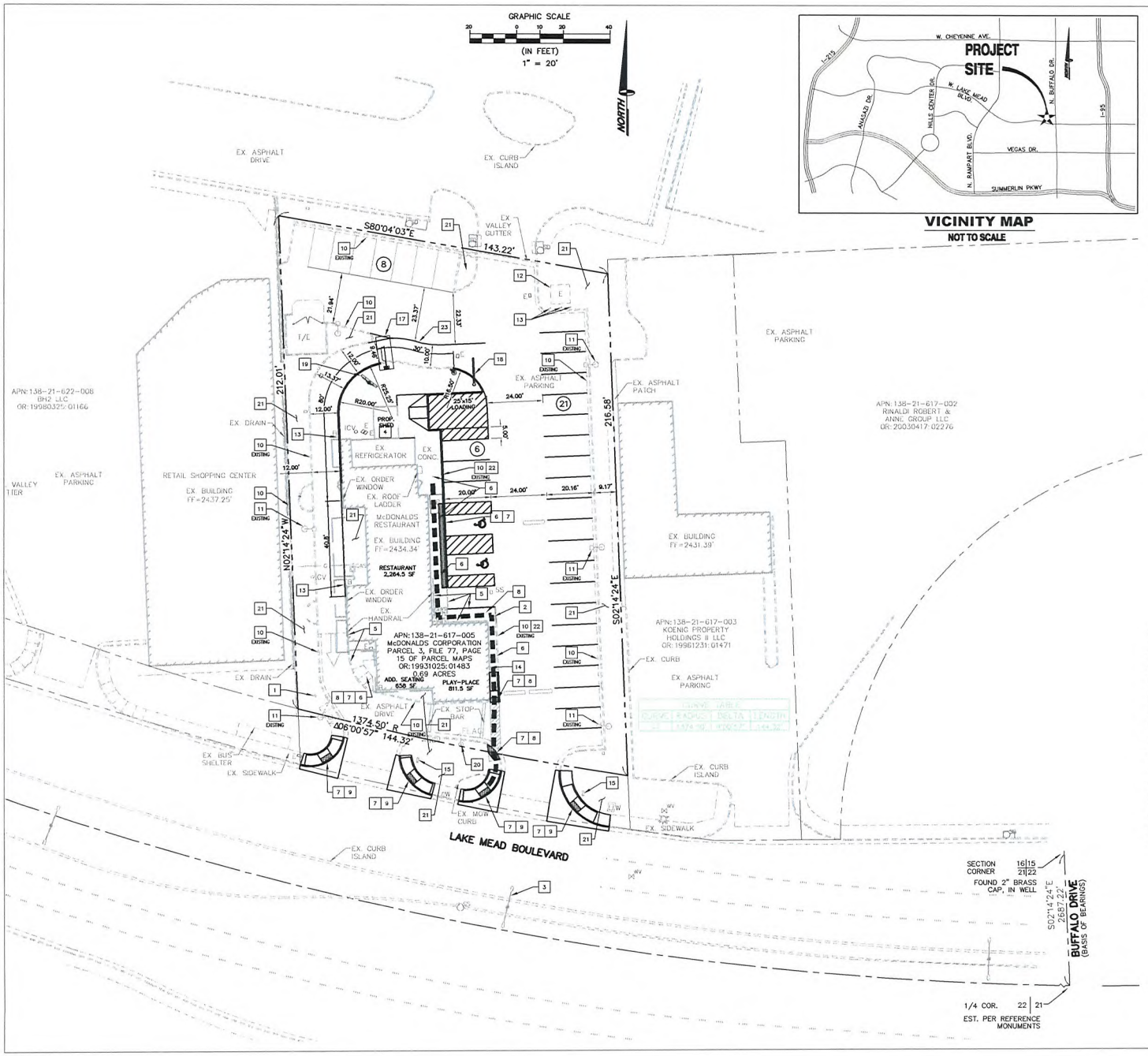
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sep 12, 2010

FOR DEPARTMENT USE ONLY

Case #	VAR-38857
Meeting Date:	8-26-10
Total Fee:	830.00
Date Received:*	7-13-10
Received By:	F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



1 S1.0 SITE PLAN W/ SIGNAGE & LIGHTING
1" = 20'-0"

VICINITY MAP
NOT TO SCALE

McDONALDS RESTAURANT - LAKE MEAD & BUFFALO

REQUIRED PARKING

RESTAURANT AREA, ADDITIONAL SEATING & PLAYPLACE 1/100 X 3,734 SF =	38 SPACES REQUIRED

EXISTING PARKING

H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	35 SPACES PROVIDED
TOTAL PARKING:	37 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	NOT PROVIDED

PROPOSED PARKING

H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	26 SPACES PROVIDED
TOTAL PARKING:	35 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	1 (15' X 25') PROVIDED

PROPOSED PARKING DEFICIENT BY 3 SPACES

SITE INFORMATION:

OWNER	McDONALDS CORPORATION
ADDRESS	7662 WEST LAKE MEAD BLVD LAS VEGAS, NEVADA 89128
JURISDICTION	CITY OF LAS VEGAS
APN	138-21-617-005
ZONING	LIGHT COMMERCIAL DISTRICT (C-1)
APPROX ACREAGE	0.69 ACRES

LEGEND

ACCESSIBLE ROUTE

BUILDING SETBACKS:

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. ACCESSIBLE EGRESS ROUTE
3. EX. STREET LIGHT
4. RELOCATED STORAGE SHED
5. EX. HAND RAIL
6. RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
7. PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE
8. RECONSTRUCT EXISTING HANDICAP RAMP FOR ADA COMPLIANCE
9. RECONSTRUCT EXISTING HANDICAP RAMP AND CONCRETE SPANDREL FOR ADA COMPLIANCE
10. CURB
11. AREA LIGHT AND FOUNDATION
12. EXISTING ELECTRICAL TRANSFORMER
13. EXISTING BOLLARD
14. RADIUS WALL SCONCE MOUNTED AT HEIGHT OF TRELLIS, TYP. (VERIFY HEIGHT WITH ARCHITECTURAL ELEVATIONS AND McDONALD STANDARD REQUIREMENTS.)
15. EX. DIRECTIONAL (ILLUMINATED) 40" X 40" MINI-MONUMENT SIGNS
16. NOT USED
17. DRIVE-THRU TWIN POLE CANOPY
18. WELCOME POINT CANOPY
19. MODULAR OUTDOOR MENU BOARD
20. EXISTING FLAG POLE
21. LANDSCAPE AREA
22. SIDEWALK
23. PROPOSED PAINTED LINE

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City of Las Vegas

VAR-38857
VAR-38858
SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8912 SPANISH RIDGE AVE. SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 307-8153

PREPARED FOR:
McDonald's USA, LLC

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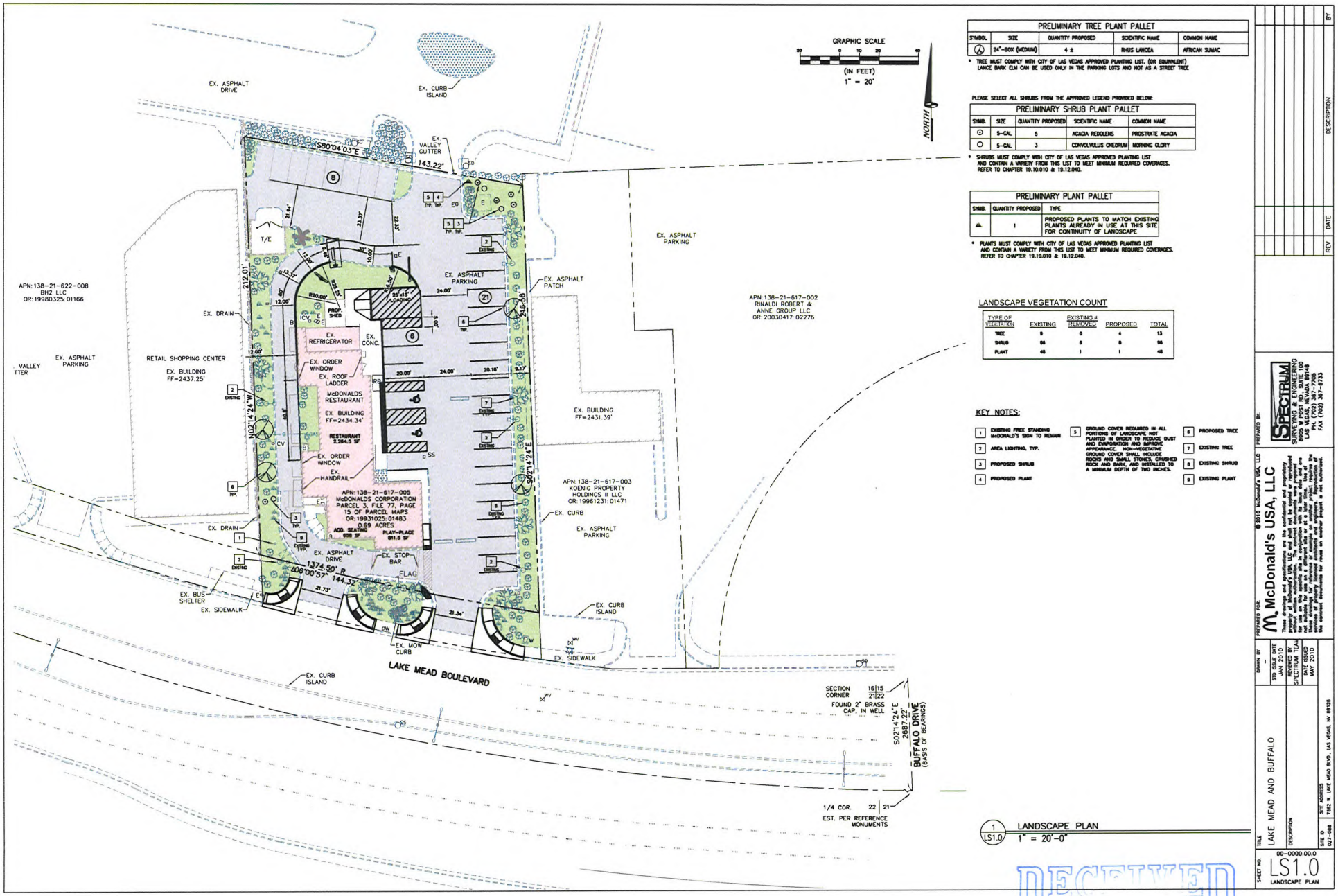
DRAWN BY: STD BASE DATE JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO. 00-0000.00.0
S1.0
SITE PLAN



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
	24"-BOX (MEDIAN)	4 ±	RHUS LANCEA	AFRICAN SUMAC

* TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. (OR EQUIVALENT) LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET				
SYMB.	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
⊙	5-GAL	5	ACACIA REDOLENS	PROSTRATE ACACIA
○	5-GAL	3	CONVOLVULUS CNEORUM	MORNING GLORY

* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 19.10.010 & 19.12.040.

PRELIMINARY PLANT PALLET		
SYMB.	QUANTITY PROPOSED	TYPE
▲	1	PROPOSED PLANTS TO MATCH EXISTING PLANTS ALREADY IN USE AT THIS SITE FOR CONTINUITY OF LANDSCAPE.

* PLANTS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 19.10.010 & 19.12.040.

LANDSCAPE VEGETATION COUNT

TYPE OF VEGETATION	EXISTING	EXISTING # REMOVED	PROPOSED	TOTAL
TREE	9	0	4	13
SHRUB	86	0	8	94
PLANT	48	1	1	48

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. AREA LIGHTING, TYP.
3. PROPOSED SHRUB
4. PROPOSED PLANT
5. GROUND COVER REQUIRED IN ALL PORTIONS OF LANDSCAPE NOT PLANTED IN ORDER TO REDUCE DUST AND EVAPORATION AND IMPROVE APPEARANCE. NON-VEGETATIVE GROUND COVER SHALL INCLUDE ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, AND INSTALLED TO A MINIMUM DEPTH OF TWO INCHES.
6. PROPOSED TREE
7. EXISTING TREE
8. EXISTING SHRUB
9. EXISTING PLANT

1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
6655 W. SAHARA AVE. SUITE B101
LAS VEGAS, NEVADA 89146
PH. (702) 387-7705
FAX (702) 387-8733

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: -
STD. ISSUE DATE: JULY 2010
REVISED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ADDRESS: 7952 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128
SITE #: 037-0886

SHEET NO: 00-0000.00.0
LS1.0
LANDSCAPE PLAN

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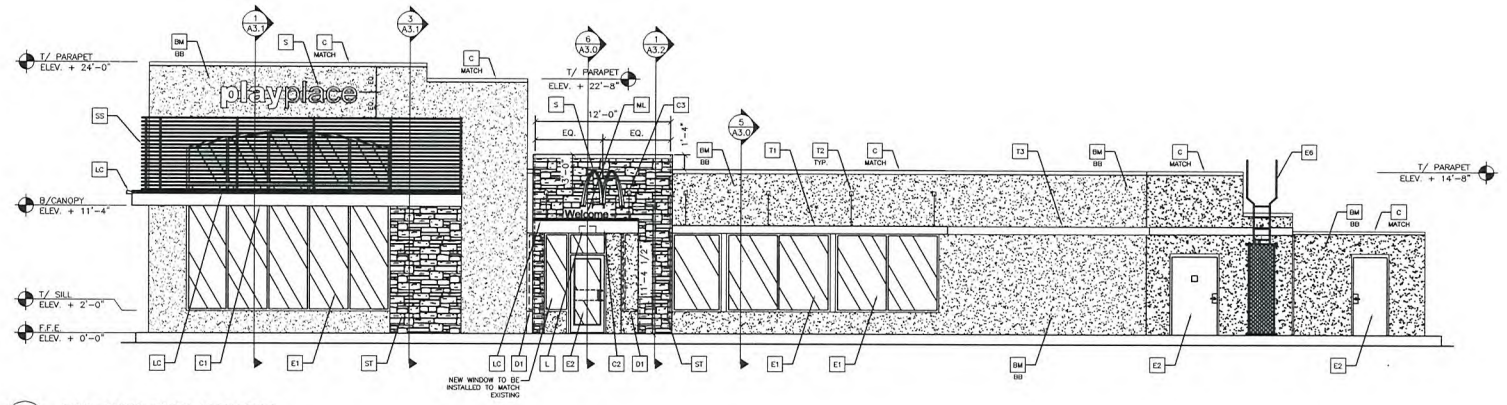
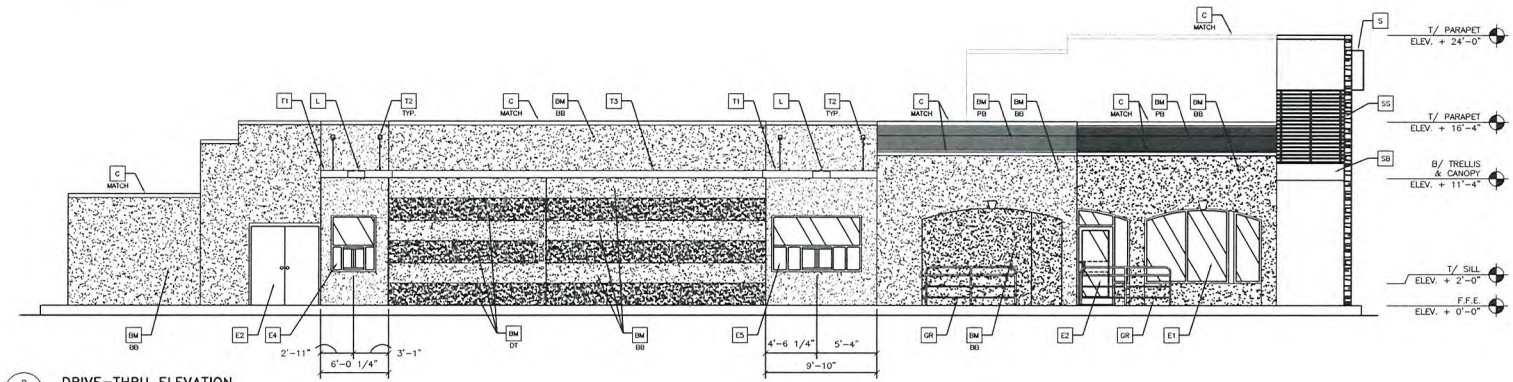
AUG 04 2010

VAR-38857 VAR-38858
SDR-38856 REVISED



1 A2.0 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 A2.0 DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- BM BUILDING MATERIAL
  - BB COLOR: BB = BASE BUILDING, DT = DRIVE THRU BANDING, PB = PARAPET BAND
- BE BUILDING ELEMENT
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 ALUMINUM CANOPY TIE-BACK
- C MATCH METAL COPING – COLOR TO MATCH SURROUNDING MATERIAL
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- ML METAL LETTERING – BY OTHERS
- PB PIPE BOLLARD – PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BAND 18"
- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOUVER SUNSCREEN PANEL
- ST CULTURED STONE VENEER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 (E) WINDOWS TO BE REMAIN
- E2 (E) DOOR TO REMAIN
- E3 (E) SWITCH GEAR
- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER

NOTE:
EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

CHOCOLATE SCHEME	ARCADES & HEARTH	EIFS – CSV-2083 TEXAS CREAM
	BASE BUILDING	MINK #2112-10
	DRIVE THRU BANDING	FAIRVIEW TAUPE #HC-85
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED)
		EIFS – GRAY SHOWER #2125-30

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City of Las Vegas

VAR-38857
VAR-38858
SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8205 W POST RD, SUITE 100
LAS VEGAS, NEVADA 89148
PH (702) 367-7705
FAX (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC

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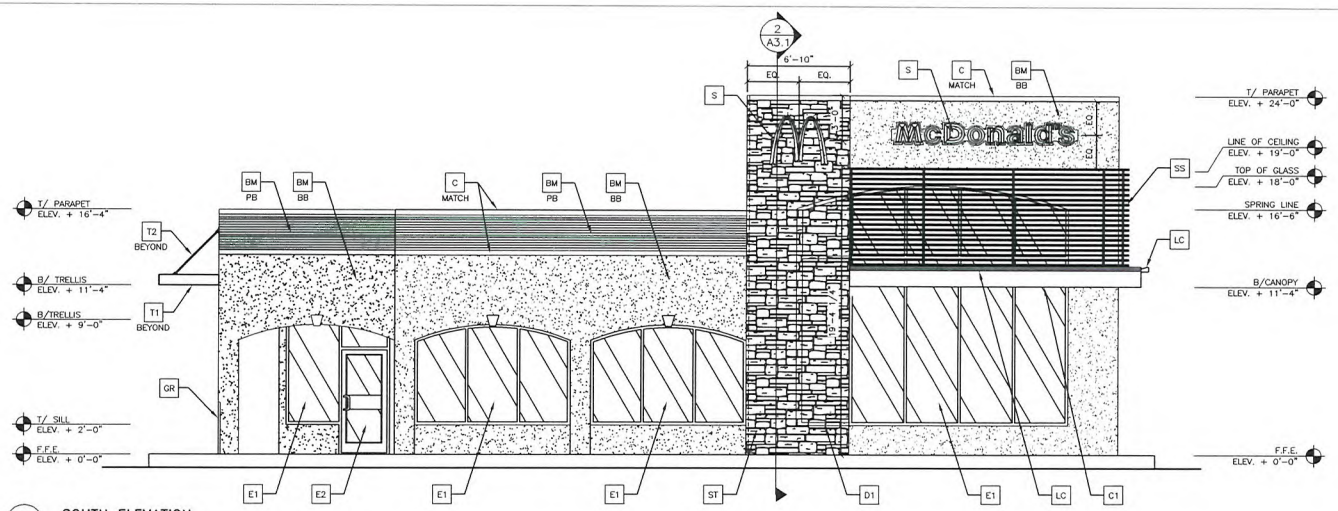
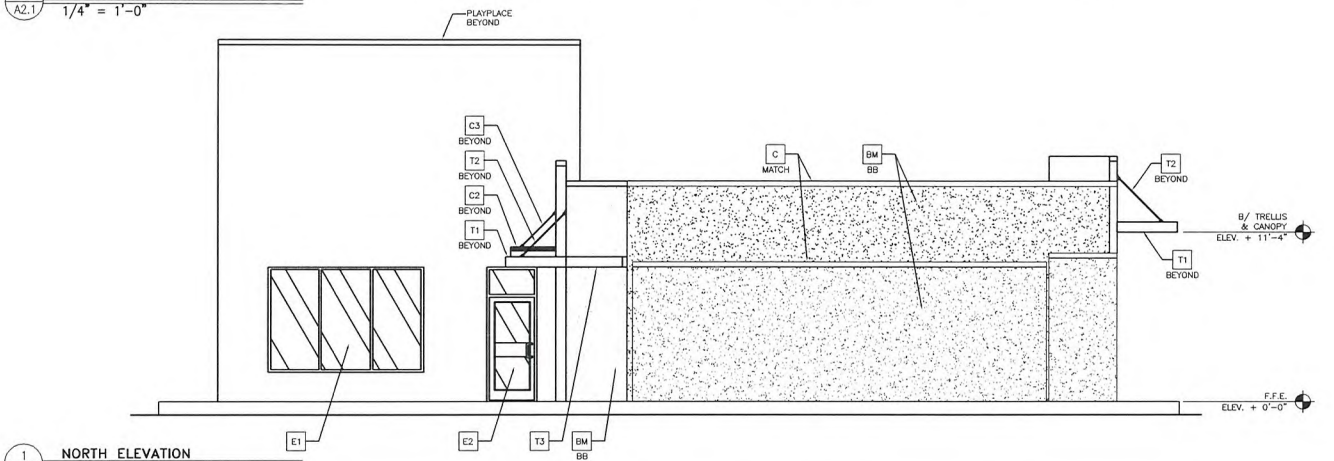
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: MAY 2010
REVISED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ADDRESS: 7652 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128
SITE ID: 027-088

SHEET NO. A2.0
ELEVATIONS
00-0000.00.0



1 A2.1 SOUTH ELEVATION
1/4" = 1'-0"



1 A2.1 NORTH ELEVATION
1/4" = 1'-0"

KEY NOTES:

- BM — BUILDING MATERIAL (BB = BASE BUILDING, DT = DRIVE THRU BANDING, PB = PARAPET BAND)
- BE — BUILDING ELEMENT
- C1 — ALUMINUM CANOPY (COLOR: YELLOW)
- C2 — ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 — ALUMINUM CANOPY TIE-BACK
- C — METAL COPING – COLOR TO MATCH SURROUNDING MATERIAL
- CJ — CONTROL JOINT
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E — EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR — GUARDRAIL
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LA — LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC — LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- ML — METAL LETTERING – BY OTHERS
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RD — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET
- SB — SILVER BAND 18"
- SF — NEW STOREFRONT AND GLAZING
- SP — SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS — METAL LOUVER SUNSCREEN PANEL
- ST — CULTURED STONE VENEER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 — ALUMINUM TRELLIS
- T2 — ALUMINUM TRELLIS TIE-BACK
- T3 — ALUMINUM TRELLIS 2x8 WALL FASCIA

DEMO:

- D1 — (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 — (E) WINDOWS TO BE REMAIN
- E2 — (E) DOOR TO REMAIN
- E3 — (E) SWITCH GEAR
- E4 — (E) CASH WINDOW
- E5 — (E) PRESENT WINDOW
- E6 — (E) LADDER

NOTE:
EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

CHOCOLATE SCHEME	ARCADES & HEARTH	EIFS – CSV-2083 TEXAS CREAM
	BASE BUILDING	MINK #2112-10
	DRIVE THRU BANDING	FAIRVIEW TAUPE #HC-85
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED) EIFS – GRAY SHOWER #2125-30

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SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH (702) 367-7755
FAX (702) 367-8753

PREPARED FOR:
McDonald's USA, LLC

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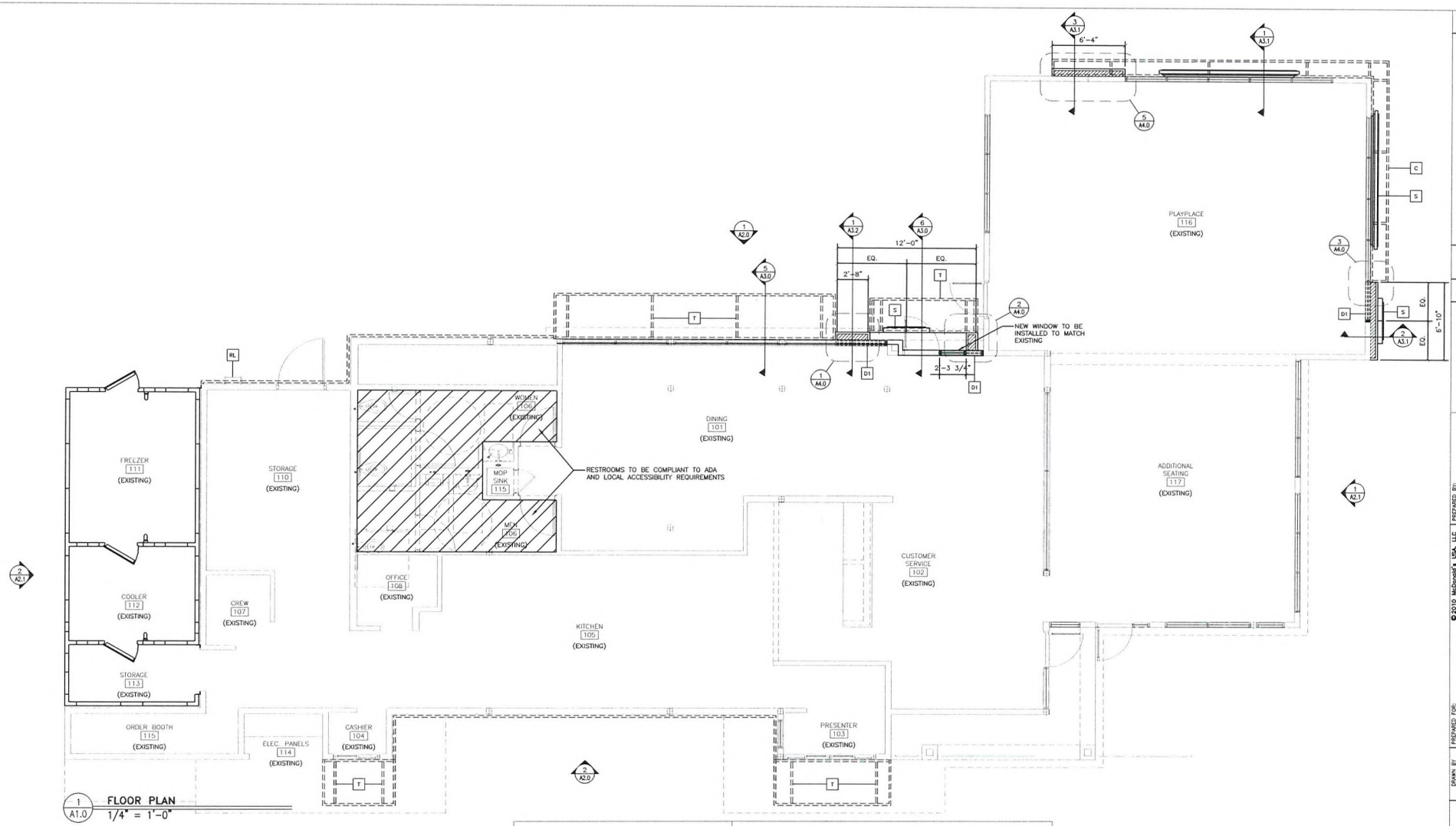
DRAWN BY: USRD TEAM
STD ISSUE DATE: JAN 2010
REVIEWED BY: SPECTRUM TEAM
DATE ISSUED: MAY 2010

TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-088
SITE ADDRESS: 7462 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.: 00-0000.00.0
A2.1
ELEVATIONS



1 A1.0 **FLOOR PLAN**
1/4" = 1'-0"

KEY NOTES

- DW FRONT — NEW FRONT BRAND WALL
- DW LOW — NEW LOW BRAND WALL
- DW REAR — NEW REAR BRAND WALL
- C — NEW CANOPY SYSTEM ABOVE – SEE 7/A3.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS
- GR — NEW GUARDRAIL – SEE 5/A3.2 – SEE SITE PLAN FOR EXACT LOCATIONS AND LENGTH
- RL — ROOF LADDER (EXISTING)
- S — NEW SIGNAGE – BY OTHERS – SEE ELEVATIONS
- SF — NEW STOREFRONT SYSTEM – SEE 7/A3.0 FOR NOTES – SEE ELEVATIONS
- T — NEW TRELLIS SYSTEM ABOVE – SEE 3/A3.2 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS

GENERAL NOTES

1. SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765
   9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802

SYMBOL LEGEND

X — KEY NOTE

DEMO

D1 — REMOVE (E) WINDOW

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SDR-38856

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8153

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: SPECTRUM TEAM
STD. ISSUE DATE: JAN. 2010
REVIEWED BY: SPECTRUM TEAM
DATE: MAY 2010

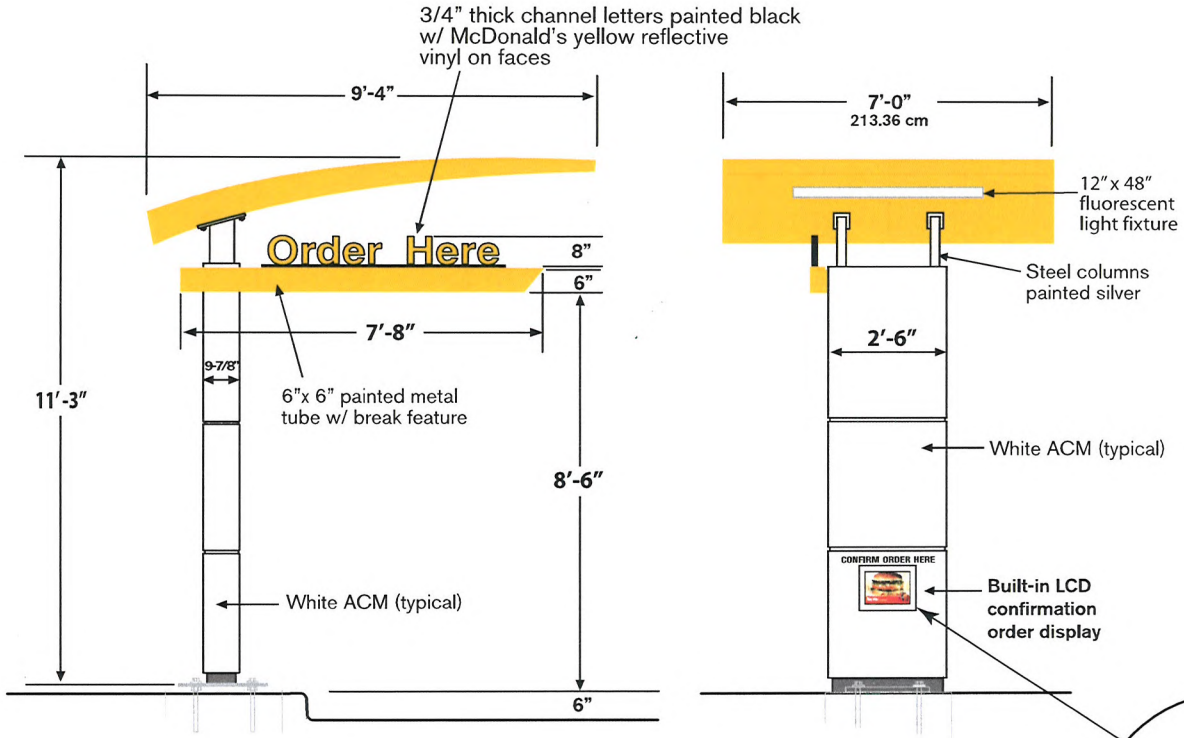
TITLE: LAKE MEAD AND BUFFALO
DESCRIPTION:
SITE ID: 027-065
SITE ADDRESS: 7462 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.: A1.0
00-0000.00.0
FLOOR PLAN

Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

LCD Confirmation Order Display

Everbrite
Identity Systems Division



Built-in LCD Confirmation Order Display

Illumination:	4 - F72T12 CW/HO
Electrical:	15 Amp 120 Volt
Ballast:	Fulham Workhorse 7
Ship Weight:	1300 lbs.
Other:	• Available with LED or LCD COD. • Spring loaded swing away 9' clearance arm • Illuminated awning provides a customer safe environment at night and protection from inclement weather

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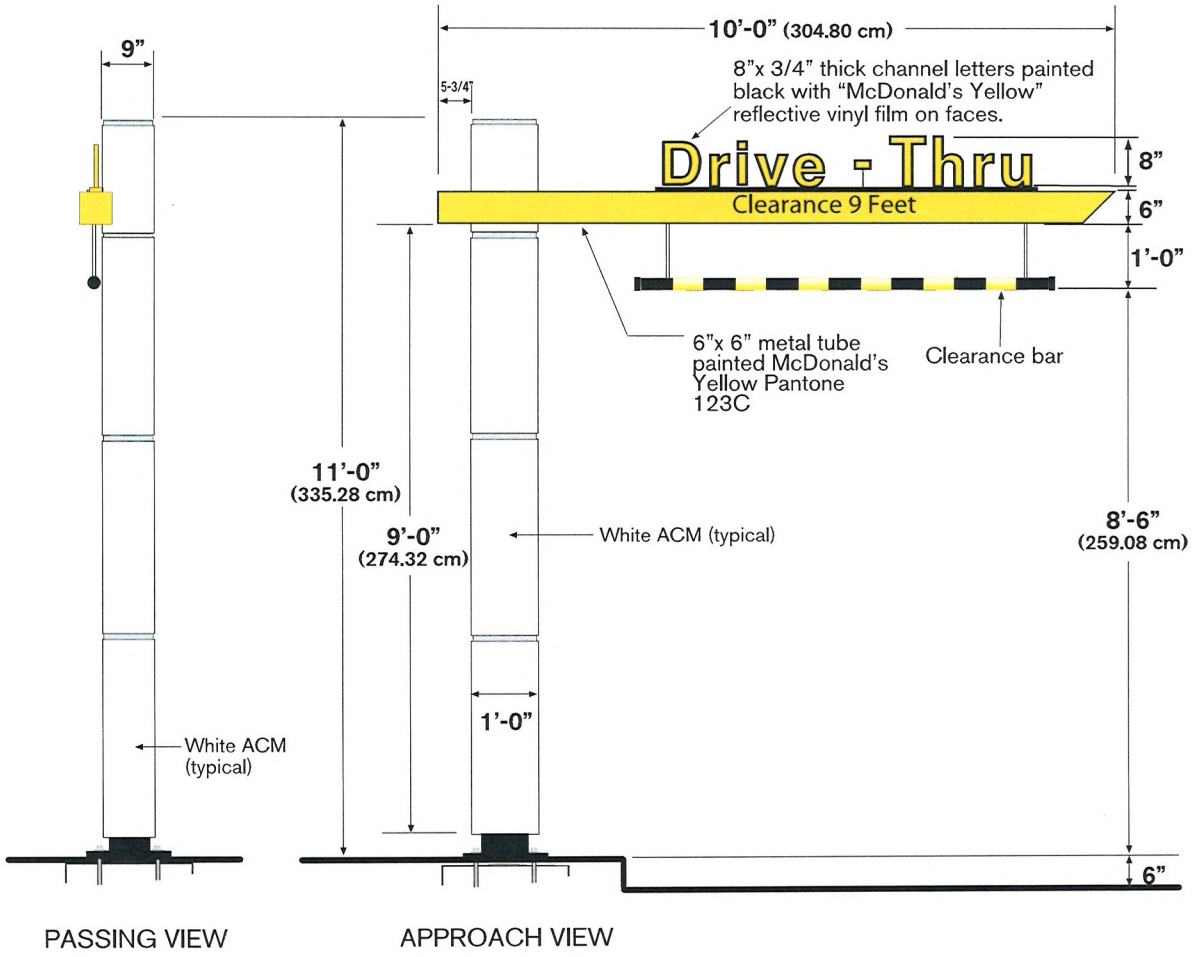
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Welcome Point Gateway

Everbrite
Identity Systems Division



PASSING VIEW

APPROACH VIEW

Illumination: N/A

Ship Weight: 790 lbs.

Other:

- Non-illuminated clearance sign with spring loaded break away clearance arm.
- Adjustable bang bar.

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City of Las Vegas

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VAR-38858
SDR-38856

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FP-43 Modular Outdoor Menu Board

Everbrite
Identity Systems Division

FP-43 Outdoor Menu Board w/ Flip Adder

OPTIONAL:
FP-43 Outdoor Menu Board w/ Topper

Illumination:	4 - F60T12 CW/HO 2 - F36T12 CW/HO 2 - F24T12 CW/HO 2 - F60T12 CW/HO
Electrical:	4.9 Amps / 1.6 Amps (flipboard) 120V 60Hz
Ballast:	Advance #RC-4560-TP Power LIghting #V234L8-16 Power Lighting #V12L4-12
Ship Weight:	197 lbs.
Other:	• Modular design for increased flexibility • Adjustable channels for easy menu modification • Optional kit to accept Customer Order Display and/or speaker • Flipboard panel can rotate 180 degrees to display two dayparts • Please call Flordia Plastics for strips and grids • Topper only allowed with 4th column static board. Cannot have flip adder and topper.

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VAR-38858
SDR-38856

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Exterior Options: Color Options
New/ Existing Silver Roof

TERRA COTTA SCHEME/
SILVER STANDING SEAM

CHOCOLATE SCHEME/
SILVER STANDING SEAM

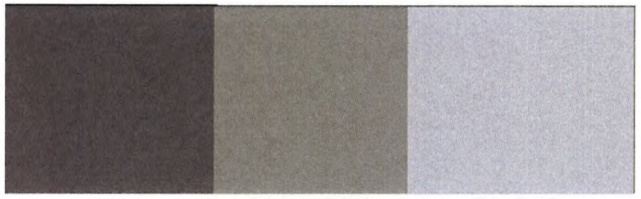
BM: 2175-10
Aztec Brick

BM: 2173-10
Earthly
Russet

Englert-
Pre-weathered
Galvalume

Pantone-109C

Pantone- 123C



BM: 2112-10
Mink

BM: HC85
Fairview
Taupe

Englert-
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: Arcade Options
Cultured Stone

VERSION 1- TERRA COTTA COLOR SCHEME
STONE ARCADE- TEXAS CREAM

VERSION 1- CHOCOLATE COLOR SCHEME
STONE ARCADE- AUSTIN

VERSION 2- TERRA COTTA COLOR SCHEME
STONE ARCADE- AUSTIN

VERSION 2- CHOCOLATE COLOR SCHEME
STONE ARCADE- TEXAS CREAM

RECEIVED
JUL 13 2010
City of Las Vegas

VAR-38857
VAR-38858
SDR-38856

Confidential Information. Unauthorized use or distribution prohibited.

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

Exterior Options: Arcade Options- EIFS

VERSION 1- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE

VERSION 1- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE

VERSION 2- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE

VERSION 2- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE

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

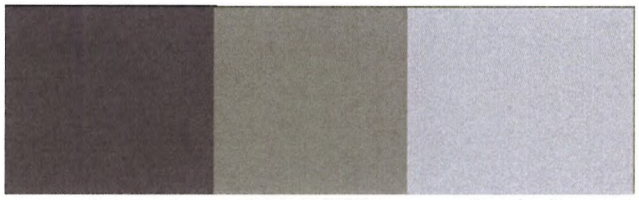
Exterior Options: Color Options
New/ Existing Silver Roof

TERRA COTTA SCHEME/
SILVER STANDING SEAM

CHOCOLATE SCHEME/
SILVER STANDING SEAM

BM: 2175-10	BM: 2173-10	Englert-
Aztec Brick	Earthly Russet	Pre-weathered Galvalume

Pantone-109C Pantone- 123C



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

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 x 3,734 = 37.3

Total: = 38.0 Required
Total: = 35.0 Provided

Since the majority of McDonald's business is drive-thru and not a dine in restaurant, we are suggesting that a reduction in the number of parking spaces required be approved to meet the number of parking spaces that we are proposing for this project.

In addition, with this new site configuration, we are anticipating that the congestion within the parking lot will be reduced from the current situation within the parking lot.

VAR-38857

If you have any further questions pertaining to this project, please feel free to contact me.

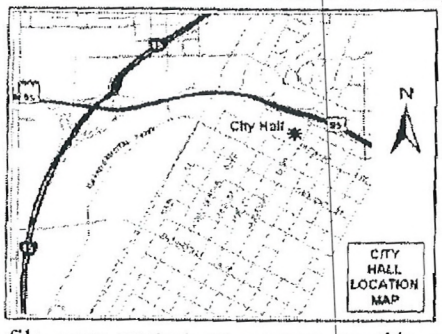
Thank You,

Samantha Johnston
Project Coordinator

VAR-38857

City of Las Vegas
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.

VAR-38857 & VAR-38858
Planning Commission Meeting of 8/26/2010

RECEIVED
AUG 18 2010

Case: VAR-38857

13821716046
CARLSON LON A
1007 MEDICINE MAN CT
WINDSOR CO 80550-4981

25-26 P

Aug 17 10 11:35p Lon Carlson 970-686-6832 p.1

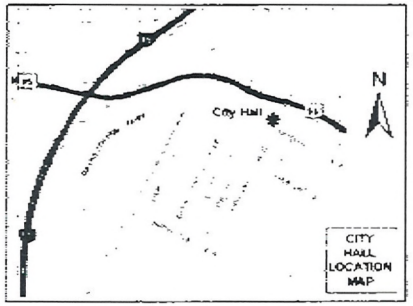
08/18/2010 09:00 17022432098 FRED SCAVONE PAGE 01

385-7268

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

$ 00.41

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38857 & VAR-38858

Planning Commission Meeting of 8/26/2010

Case: VAR-38857
13821716056
SCAVONE FREDRICK G & CAROL A
5383 CANDLESPICE WY
LAS VEGAS NV 89135-4000

RECEIVED
AUG 18 2010

25-26 A

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-38858 - VARIANCE RELATED TO VAR-38857- PUBLIC HEARING - APPLICANT/OWNER: McDONALD"S CORPORATION - Request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF ONE OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38858** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 14 day of June, 20 10

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

RECEIVED
JUL 13 2010
City of Las Vegas

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Incidental Signage

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

General Plan: existing C-1 proposed C-1 **Zoning:** existing C-1 proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address sjohnston@spectrumse.com

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sept. 19, 2010

FOR DEPARTMENT USE ONLY

Case #	VAR-38858
Meeting Date:	8-26-10
Total Fee:	$30
Date Received:*	7-13-10
Received By:	F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

SPECTRUM

8905 W. Post Road, Suite 100
Las Vegas, NV 89148
Phone: 702.367.7705
Fax: 702.367.8733

July 13, 2010

RECEIVED
JUL 13 2010
City of Las Vegas

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Purpose: **Signage Variance Request for APN: 138-21-617-005**
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the signage requirements set forth in Title 19.14.

This request is for the approval of incidental directional signage that exceeds seven feet in height, per Title 19.14. The incidental directional signage includes the Welcome Point Gateway for the drive thru entrance, the Drive Thru Twin Pole Canopy with Built in COD, and the Freestanding Modular Outdoor Menu Board.

The Welcome Point Gateway and the Drive Thru Twin Pole Canopy with Built in COD are both approximately 11' – 0" in height. The Freestanding Modular Outdoor Menu Board is approximately 8' – 0" in height. Please see signage information included within this package.

Since these are standard McDonald's signage that are currently in use over the Las Vegas Valley, we are requesting that this variance request be approved for the overall height requirements set forth in Title 19.14.

In addition, we are requesting for a variance for the externally illuminated pole canopy based off of comments received from previous applications submitted for review.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

Samantha Johnston
Project Coordinator

VAR-38858

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING AT AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter
4. Support Postcard

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38856** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- Samantha Johnston

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kevin T. McAuley

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha D. Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-108944-1
My Appt. Expires Sept. 19, 2010

City of Las Vegas
JUL 13 2010
RECEIVED

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 7662 W. Lake Mead Blvd

Project Name McDonald's at Lake Mead & Buffalo **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-21-617-005 **Ward #** 4

General Plan: existing C-1 proposed C-1 **Zoning:** existing C-1 proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.69 **Lots/Units** 1 **Density** n/a

Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation **Contact** Kevin McAuley

Address 17550 N. Perimeter Dr. Ste 400 **Phone:** (858) 342-3536 **Fax:** (702) 543-2733

City Scottsdale **State** AZ **Zip** 85255

E-mail Address kevin.mcauley@us.mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** Samantha Johnston

Address 8905 W. Post Road Suite 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address sjohnston@spectrumse.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA D. JOHNSTON
Appt. No. 06-103944-1
My Appt. Expires Sept. 19, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-38856
Meeting Date:	8-26-10
Total Fee:	1030.00
Date Received:*	7-13-10
Received By:	JS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

8905 W. Post Road, Suite 100
Las Vegas, NV 89148
Phone: 702.367.7705
Fax: 702.367.8733

August 4, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Purpose: **Site Development Review Request for**
APN: 138-21-617-005
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

We are providing thirty five parking spaces for this project, which does not exceed the required thirty eight parking spaces. A variance request is being submitted concurrently with this application requesting the approval of a reduction in the number of parking spaces required per Title 19.10.

In addition, a variance request for the incidental directional signage height is being requested for signage within the drive-thru that exceeds the allowable 7'-0" allowable height and for externally illuminated signage.

Vehicular access to the property will remain off of Lake Mead Blvd with access to the adjacent parcels to the north. In addition, the intent of this site configuration updates will include designing certain ramps, sidewalks, etc. to meet the current ADA specifications.

The existing driveway configurations off of Lake Mead Blvd will remain the current existing widths as indicated on the Site Plan and Landscape Plans. We are proposing to reconfigure the curb returns for the driveways along Lake Mead Blvd to meet current ADA specifications.

The existing landscaping currently conforms to the City of Las Vegas Development Standards in Title 19. Since we are revising the drive thru configuration, a certain amount of landscaping will be removed. Based off of the landscape plan, we are proposing to replace any removed landscape so that an

VAR-38857 VAR-38858
SDR-38856 REVISED

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AUG 04 2010

equal or greater amount of landscaping is proposed. In addition, to meet the previously approved landscape plan, we are proposing additional trees in order to maintain the previously approved landscape plan on file.

In addition, conceptual renderings indicating the Chocolate Color Scheme with Stone Arcade in Texas Crème are provided for your reference. Please note that the renderings provided are for reference only and may not reflect the elevations that we are proposing within this package.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

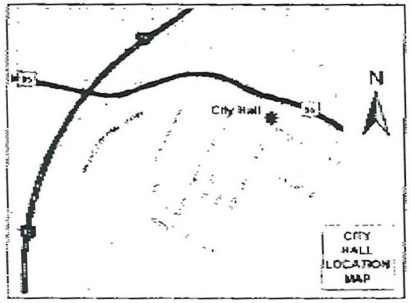
Samantha Johnston
Project Coordinator

VAR-38857 VAR-38858
SDR-38856 REVISED

08/18/2010 08:57 17022432098 FRED SCAVONE PAGE 01

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.

SDR-38856
Planning Commission Meeting of 8/26/2010

$ 00.41

Case SDR-38856
13821716056
SCAVONE FREDRICK G & CAROL A
5383 CANDLESPICE WY
LAS VEGAS NV 89135-4000

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AUG 18 2010

27A

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

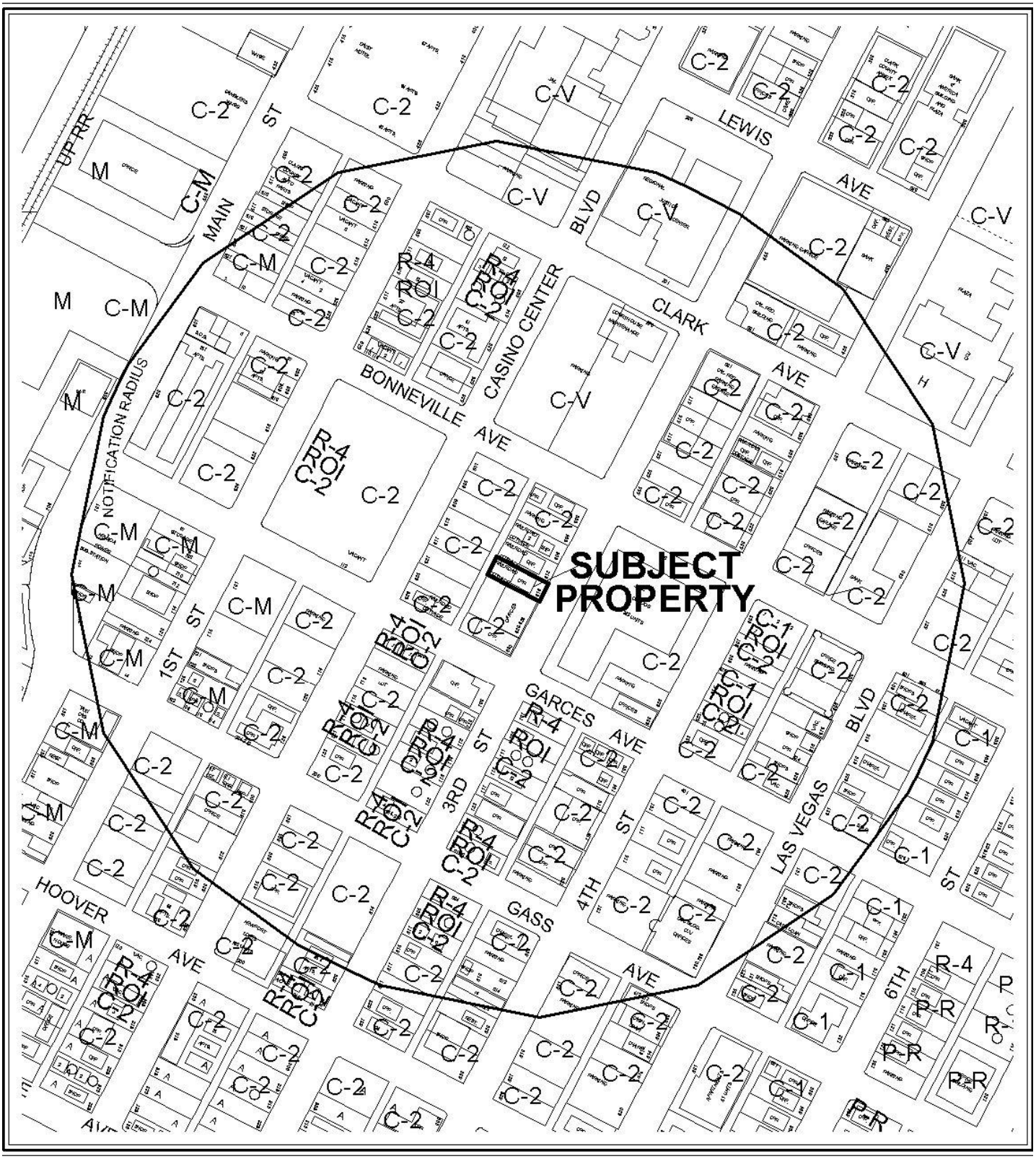
SUBJECT:
SUP-38817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC - Request for a Special Use Permit FOR A BAILBOND SERVICE at 616 South Third Street (APN 139-34-311-068), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-38817**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

CASE: **SUP-38817**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

YK

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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc
No records were on file.

Most Recent Change of Ownership	
09/13/94	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
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.

Pre-Application Meeting	
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)

Neighborhood Meeting
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.

Details of Application Request	
Site Area	
Gross Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	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
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

DEVELOPMENT STANDARDS

Title 19.08.050 Commercial and Industrial District Development Standards

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	7,000 SF	Y
Min. Lot Width	100 Feet	50 Feet	N
Min. Setbacks • Front • Side • Rear	 N/A N/A N/A	 42 Feet 5 Feet 80 Feet	 Y Y 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							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	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.

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.

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 5

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38817** APN: 139-34-311-068

Name of Property Owner: SIX SIXTEEN SOUTH THIRD STREET LLC

Name of Applicant: STATEWIDE BAIL BONDS

Name of Representative: LINDA REECH

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ Member Manager

Print Name: J. Dawson

Subscribed and sworn before me

This 8 day of June, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA SILVA
Appt. No. 93-1509-1
My Appt. Expires April 5, 2013

Revised 11-14-06

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JUL 08 2010
City of Las Vegas

f:\depot\Application Packet\Statement of Financial Interest.pdf

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 616 S. Third Street, Las Vegas NV 89101

Project Name Statewide Bail Bonds **Proposed Use** Bail Bonds

Assessor's Parcel #(s) 139-34-311-068 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing C2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Six Sixteen South 3rd St LLC **Contact** J Dawson

Address 626 S Third Street **Phone:** 596-8022 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT STATEWIDE BAIL BONDS **Contact** LINDA REECH

Address 616 S. 3RD ST **Phone:** 740-5555 **Fax:** 649-3900

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address reechmachine@msn.com

REPRESENTATIVE LINDA REECH **Contact** LINDA REECH

Address 5083 SOUTHERN HILLS LANE **Phone:** 686-7700 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address reechmachine@msn.com

Property Owner Signature* J Dawson Member/Mgr

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name J Dawson

Subscribed and sworn before me

This 28 day of June, 2010.

Donna Silva

Notary Public in and for said County and State

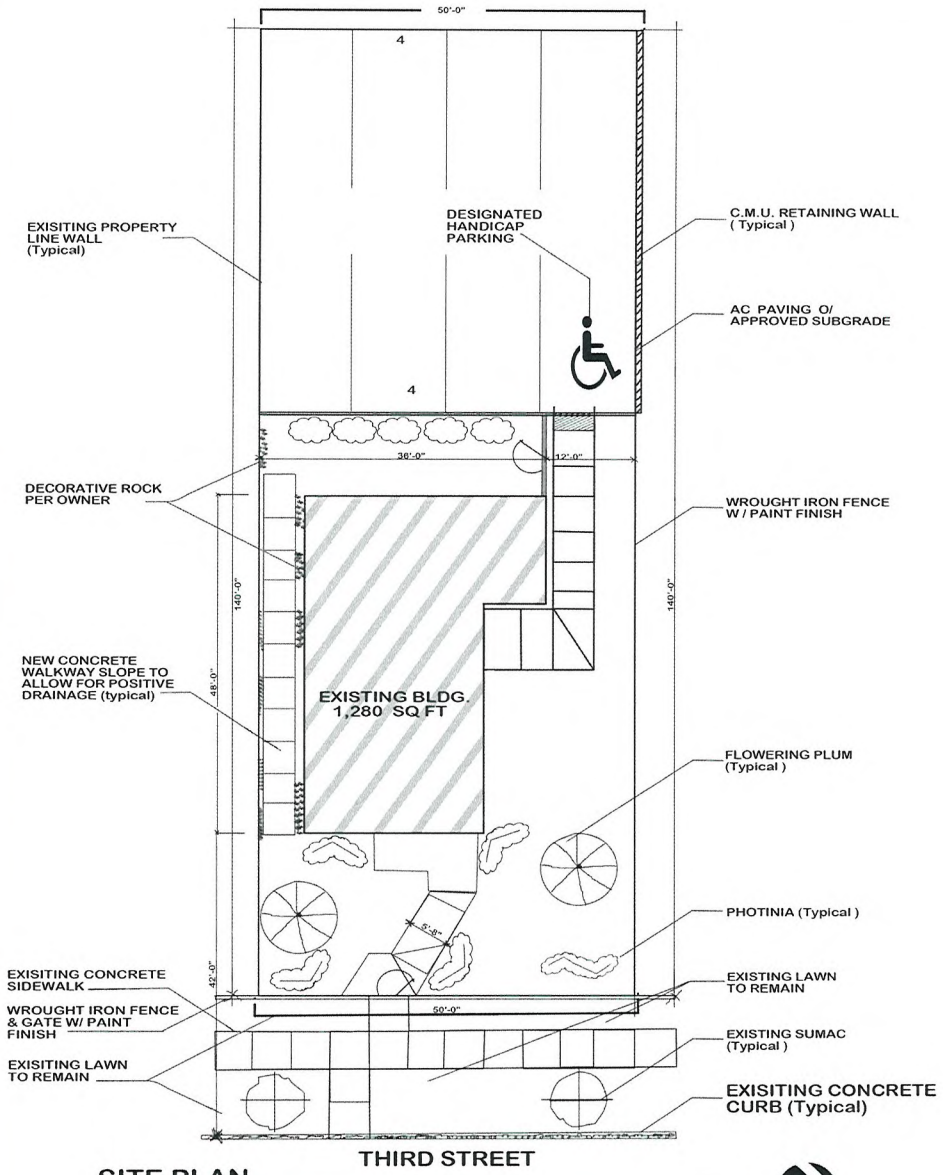
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA SILVA
Appt. No. 93-1509-1
My Appt. Expires April 5, 2013

RECEIVED
Revised 10/27/08
JUL 08 2010
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-38817
Meeting Date:	8.26.10
Total Fee:	1030
Date Received:*	7-8-10
Received By:	FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



SITE PLAN

SCALE : 1/8" = 1'0"

NORTH

DESIGN DATA

ZONING	R -1 Bldg SQ ft	1,280 sq ft
PROPOSED ZONING	C - 1 LOT AREA	7,000 sq ft

LEGAL DESCRIPTION

LOTS TWENTY THREE (23) & TWENTY FOUR (24) IN BLOCK TWENTY FOUR (24) OF CLARKS LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF FLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

VICINITY MAP (no scale)

REVISIONS	BY

STATEWIDE BAIL BONDS

616 SOUTH 3RD STREET
CITY OF LAS VEGAS
LAS VEGAS, NEVADA

DRAWN

CHECKED

DATE
July 8th 2010

SCALE

JOB #

SHEET

OF SHEETS

SUP-38817

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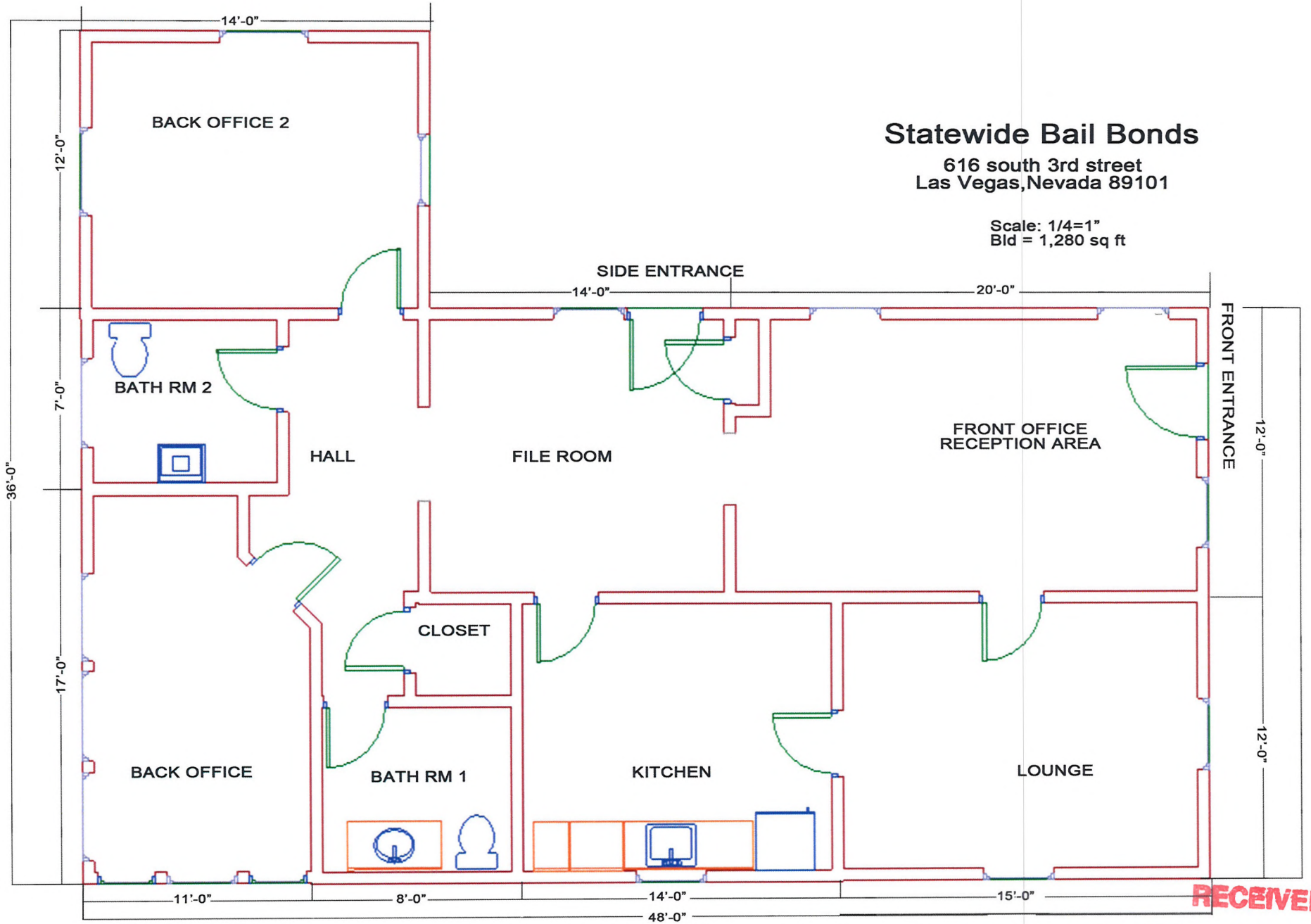

Statewide Bail Bonds

616 south 3rd street
Las Vegas,Nevada 89101

Scale: 1/4=1"
Bld = 1,280 sq ft

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City of Las Vegas

SUP-38817

SUP-38817 - APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC
616 SOUTH THIRD STREET

07/22/10

05/28/2010

Justification Letter

Statewide Bail Bonds

616 3rd Street

Las Vegas, NV 89101

To Whom It May Concern,

We are Statewide Bail Bonds, a Nevada Corporation. We have signed a lease at our location 616 S. 3rd Street Las Vegas, Nevada 89101 for ten years. We have confirmed with John in Planning and Development that we are zoned for this type of business at this location.

We have been in the industry for over 7 years. We have chosen this location because it is located near all the courts and detention facilities. The building is also in the same vicinity as the majority of the other Bail Bond businesses. There are two other Bail Bond businesses next door to our location.

We feel that we fit in perfectly into the downtown Las Vegas core community of attorney offices, bail bond offices and other court-related professionals. We operate a clean and professional office atmosphere and hope to serve the downtown Las Vegas area in a positive way.

Sincerely,

Linda Reech

Linda Reech

President

Statewide Bail Bonds

702-686-7700 (cell)

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JUL 08 2010
City of Las Vegas

SUP-38817

#1384 P.001/002

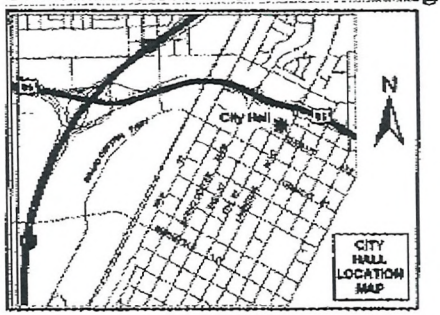
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38817

Planning Commission Meeting of 8/26/2010

Case: SUP-38817

13934412073
T & B VENTURES L L C
923 N ASHLAND AVE
CHICAGO IL 60622-5431

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Page 1 of 2
From T & B Ventures

28P

08/17/2010 04:44

Aug 16 10 01:54p chicago joe's resraurant 702-877-5637 p.1

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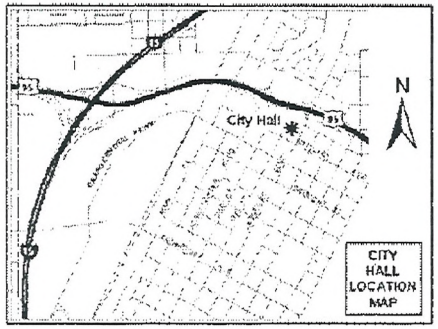

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SUP-38817

Planning Commission Meeting of 8/26/2010

Case: SUP-38817
13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

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PAGE 01/01

SHERWIN LEWIS

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Las Vegas, Nevada 89101-2986

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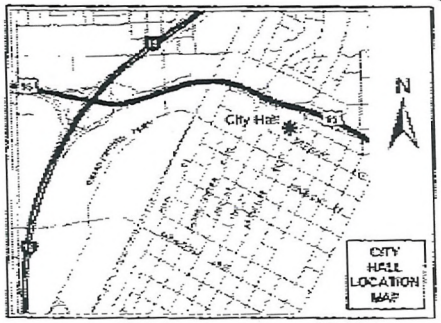

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SUP-38817

Planning Commission Meeting of 8/26/2010

Case: SUP-38817
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LEWIS SHERWIN D & ROSE M
1625 ALEXANDER WY
LOS ALTOS CA 94024-6237

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08/16/2010 15:58 6509645041

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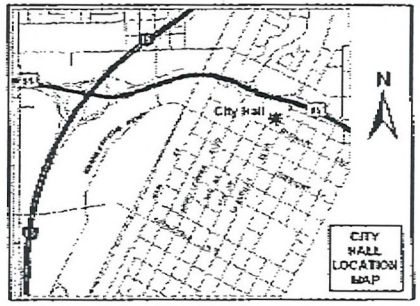

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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SUP-38817

Planning Commission Meeting of 8/26/2010

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Case: SUP-38817
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SIX SIXTEEN SOUTH THIRD ST L L C
%K DAWSON
626 S 3RD ST
LAS VEGAS NV 89101-6602

FAVOS11 89101

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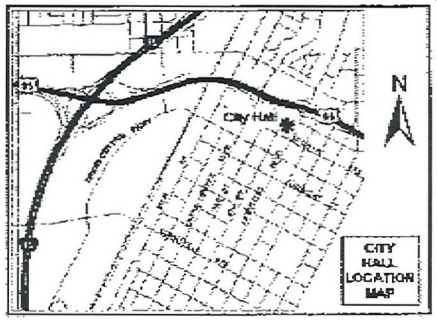

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SUP-38817
Planning Commission Meeting of 8/26/2010

Case: SUP-38817
13934410180
518 GARCES AVE LTD
%R PISTOL
631 S LAS VEGAS BLVD
LAS VEGAS NV 89101-6696

FAX (702) 385-7268

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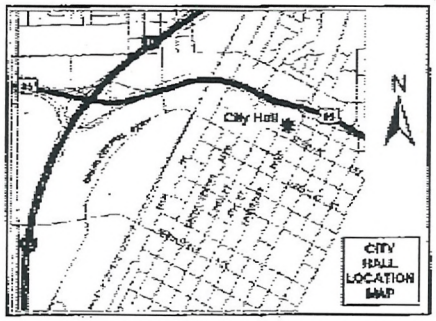

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38817

Planning Commission Meeting of 8/26/2010

Case: SUP-38817

13934410181
DYNAVID LTD
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

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002/002

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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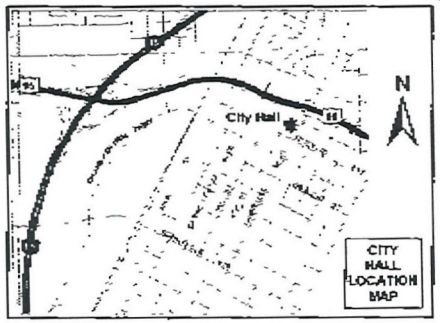

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38817
Planning Commission Meeting of 8/26/2010

Case: SUP-38817
13934311117
CROSSHILL I L L C
500 S 4TH ST
LAS VEGAS NV 89101-6599

08/16/2010 11:34 FAX 7023854640 BERNSTEIN & ASSOC

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AUG 16 2010

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001/002

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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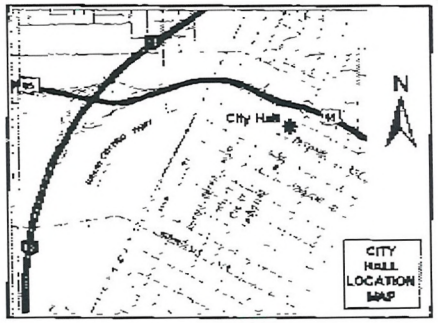

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-38817

Planning Commission Meeting of 8/26/2010

Case SUP-38817

13934311115
CROSSHILL I L L C
500 S4TH ST
LAS VEGAS NV 89101-6599

08/16/2010 11:34 FAX 7023854640 BERNSTEIN & ASSOC

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City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

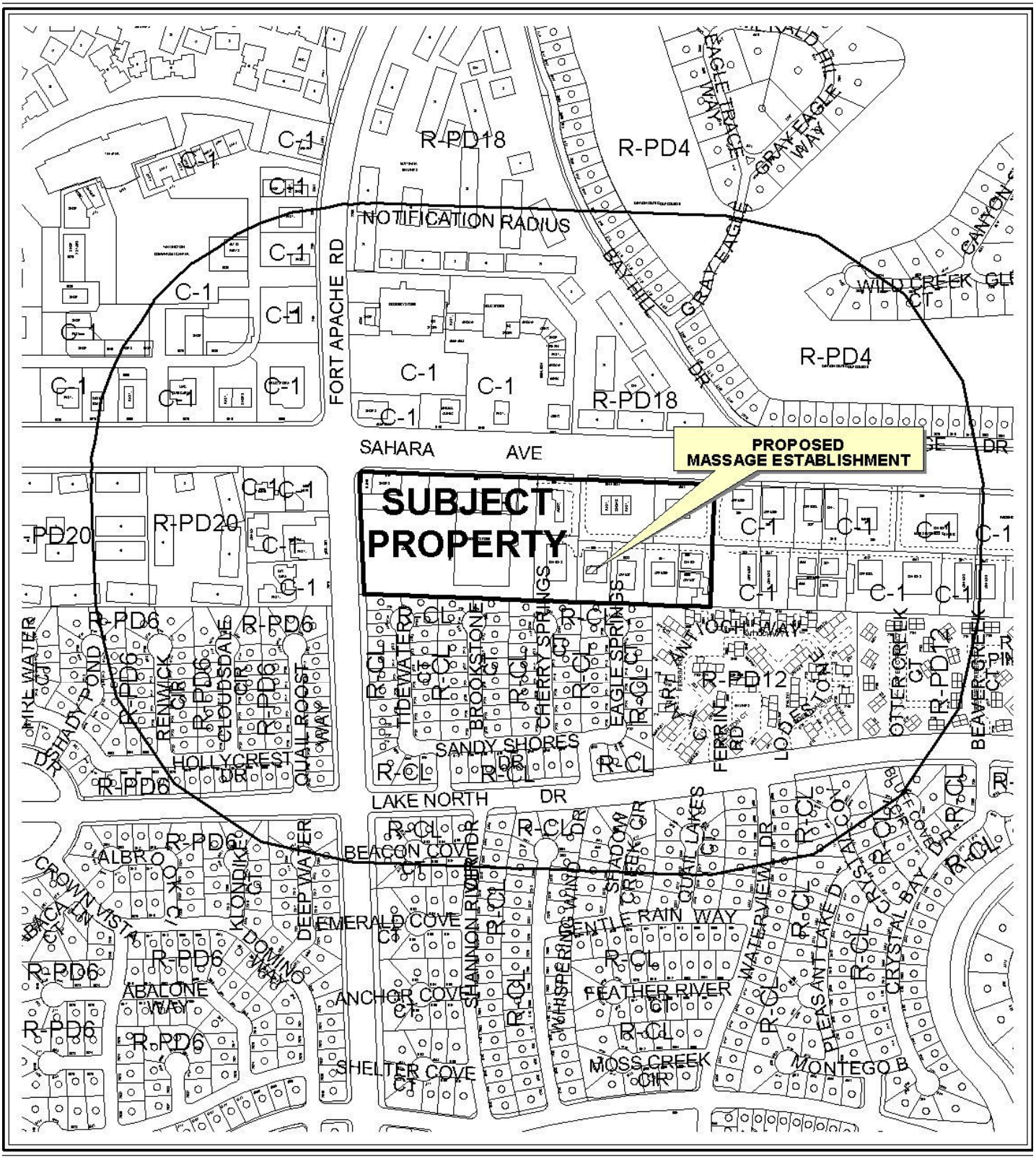
SUBJECT:
SUP-38866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC - Request for a Special Use Permit FOR A 775 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 100 FEET FROM A SCHOOL WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 230 FEET FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 9061 West Sahara Avenue, Suite #104 (APN 163-08-121-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



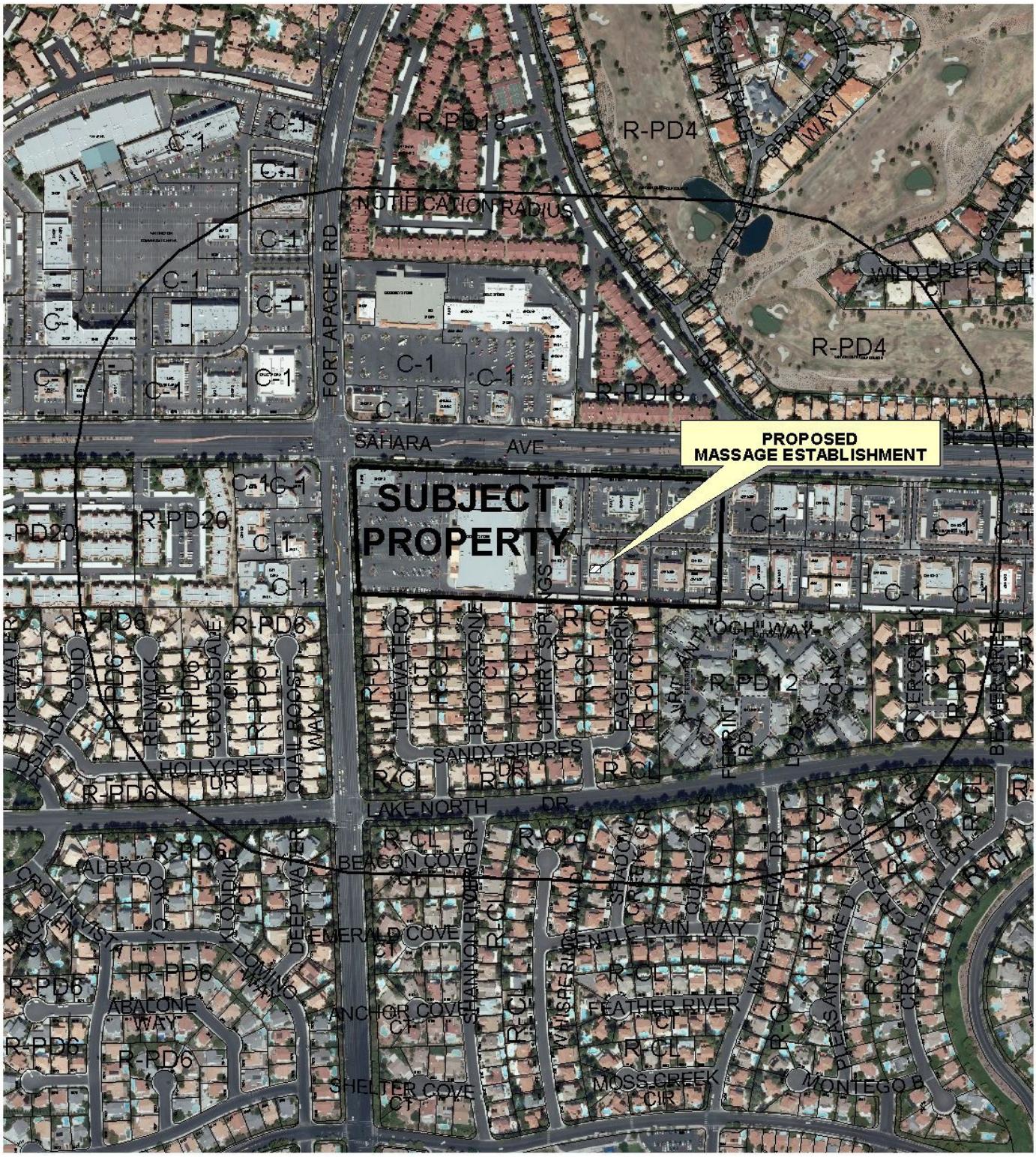
0 300 600 Feet

CASE: **SUP-38866**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SUP-38866**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38866	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-38866 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Massage Establishment use.

2. Conformance to the approved conditions for Rezoning (Z-0004-85) and Site Development Plan Review [Z-0004-85(3)].

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. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m., unless further limited by the City Council on a case-by-case basis.

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.

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 proposed 775 square-foot Massage Establishment within an existing business park located at 9061 West Sahara Avenue, Suite #104. The subject location of the proposed use is a vacant suite within a commercial subdivision.

The subject location is not compatible with surrounding uses, as is evidenced by the need for Waivers, due to the proximity of the subject site to a school, residential property and another Massage Establishment; therefore, staff recommends denial. If denied, the use would not be permitted at the subject location.

ISSUES

- The use is permitted in the C-1 zoning district with the approval of a Special Use Permit.
- A Waiver of the Minimum Special Use Permit Requirement to allow a 100-foot distance separation from a school, where 400 feet is required is needed for approval of this Special Use Permit.
- A Waiver of the Minimum Special Use Permit Requirement to allow a zero foot distance separation from a residential use, where 400 feet is required is needed for approval of this Special Use Permit.
- A Waiver of the Minimum Special Use Permit Requirement to allow a 230-foot distance separation from another Massage Establishment, where 1,000 feet is required is needed for approval of this Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/06/85	The City Council approved a request for Rezoning (Z-0004-85) of this site from N-U (Non-Urban) [Under Resolution of Intent to P-R (Professional Office and Parking), C-1 (Limited Commercial), R-PD7 (Residential Planned Development – 7 Units Per Acre) and R-PD23 (Residential Planned Development – 23 Units Per Acre)] to C-1 (Limited Commercial) of this site as part of a larger request. The Planning Commission and staff recommended approval.
11/29/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0004-85(3)] for an Office Park within a portion of the overall site.

Most Recent Change of Ownership	
01/28/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/27/97	A building permit (97010900) was issued for shell building at 9061 West Sahara Avenue. The permit was finaled on 02/16/99.
08/05/97	A building permit (97016097) was issued for Interior Build out at 9061 West Sahara Avenue, Suite #101. The permit was finaled on 02/16/99.
05/03/00	A building permit (8491) was issued for a Tenant Improvement for Certificate of Occupancy at 9061 West Sahara Avenue, Suite #104. The permit was finaled on 06/08/00.
07/24/03	A building permit (8491) was issued for a Tenant Improvement for Certificate of Occupancy at 9061 West Sahara Avenue, Suite #103. The permit was finaled on 09/30/03.

Pre-Application Meeting	
06/28/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • A Waiver to allow a 100-foot distance separation from a school, where 400 feet is required, a Waiver to allow a zero foot distance separation from a residential use, where 400 feet is required and a Waiver to allow a 230-foot distance separation from another Massage Establishment, where 1,000 feet is required will be required for approval of the Special Use Permit request.

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 office park, free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	.66 (A portion of 13.7 acres)

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Office Park	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail/Restaurants	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residence	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Office Park	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office Park	SC (Service 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		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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	142,242 SF	1/250 SF	581		700		Y
TOTAL SPACES REQUIRED			581		700		Y
TOTAL (With Handicapped)			569	12	673	27	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
400-foot distance separation from a school.	To allow 100 feet.	Denial
400-foot distance separation from a residential use.	To allow 0 feet.	Denial
1,000-foot distance separation from another Massage Establishment.	To allow 230 feet.	Denial

ANALYSIS

Title 19.04 defines a Massage Establishment as, "A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52." The applicant is proposing a 775 square-foot Massage Establishment with Waivers to allow a 100-foot distance separation from a school where 400 feet is required, a zero foot distance separation from a residential use where 400 feet is required, and a 230-foot distance separation from another Massage Establishment, where 1,000 feet is required. The subject location is within a 142,242 square-foot Shopping Center and Office Park, which has more provided parking than required per code. Staff recommends denial of the Waivers, as convincing and substantial evidence has not been shown that the Waivers would not be contrary to the intent of the Massage Establishment use. Staff is therefore recommending denial of this request, as the proposed use cannot be conducted in a manner that is compatible with the surrounding uses.

FINDINGS (SUP-38866)

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 applicant has requested Waivers of the Title 19 distance separation requirements from a school, a residential use, and from another Massage Establishment. The use is not appropriate within the subject commercial center due to the close proximity to residential uses, school and another Massage Establishment and would not be compatible and harmonious with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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 Sahara Avenue and Fort Apache Road; both are 100-foot Primary Arterials, as designated in the Master Plan of Streets and Highways.

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 this Special Use Permit will not compromise the public health, safety, or welfare or the overall objectives of the General Plan, as the proposed Massage Establishment use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use fails to meet Minimum Special Use Requirements 3 and 4 as listed in Title 19.04 Development Standards for a Massage Establishment use, as evidenced by the requested Waivers.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 962

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38866** APN: 163-08-121-019

Name of Property Owner: Robin D. Lobato

Name of Applicant: Leslee Wilburn

Name of Representative: Leslee Wilburn

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robin D. Lobato

Subscribed and sworn before me

This 13th day of July, 2010

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use permit

Project Address (Location) 9061 W. Sahara Ave. Ste. 104 LV, NV 89117

Project Name Ilan Massage Studio **Proposed Use** Massage establishment

Assessor's Parcel #(s) 163-08-121-019 **Ward #** 2

General Plan: existing SC proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 750 sq ft. **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Luke - Lobato LLC **Contact** Robin Lobato

Address 9061 W. Sahara Ste 101 **Phone:** 877-0500 **Fax:** 877-9291

City LV **State** NV **Zip** 89117

E-mail Address drlobato@drlobato.com

APPLICANT Leslee Wilburn **Contact** 702-612-2008

Address 8435 W. Sahara #233 **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89117

E-mail Address lesleewilburn@hotmail.com

REPRESENTATIVE _____ **Contact** _____

Address Same as above **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBIN D. LOBATO

Subscribed and sworn before me

This 13th day of July, 2010.

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38866
Meeting Date:	08/26/10
Total Fee:	1030.00
Date Received:*	07/13/10
Received By:	

RECEIVED
JUL 13 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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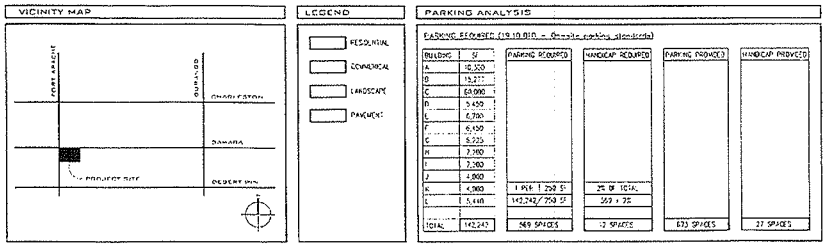
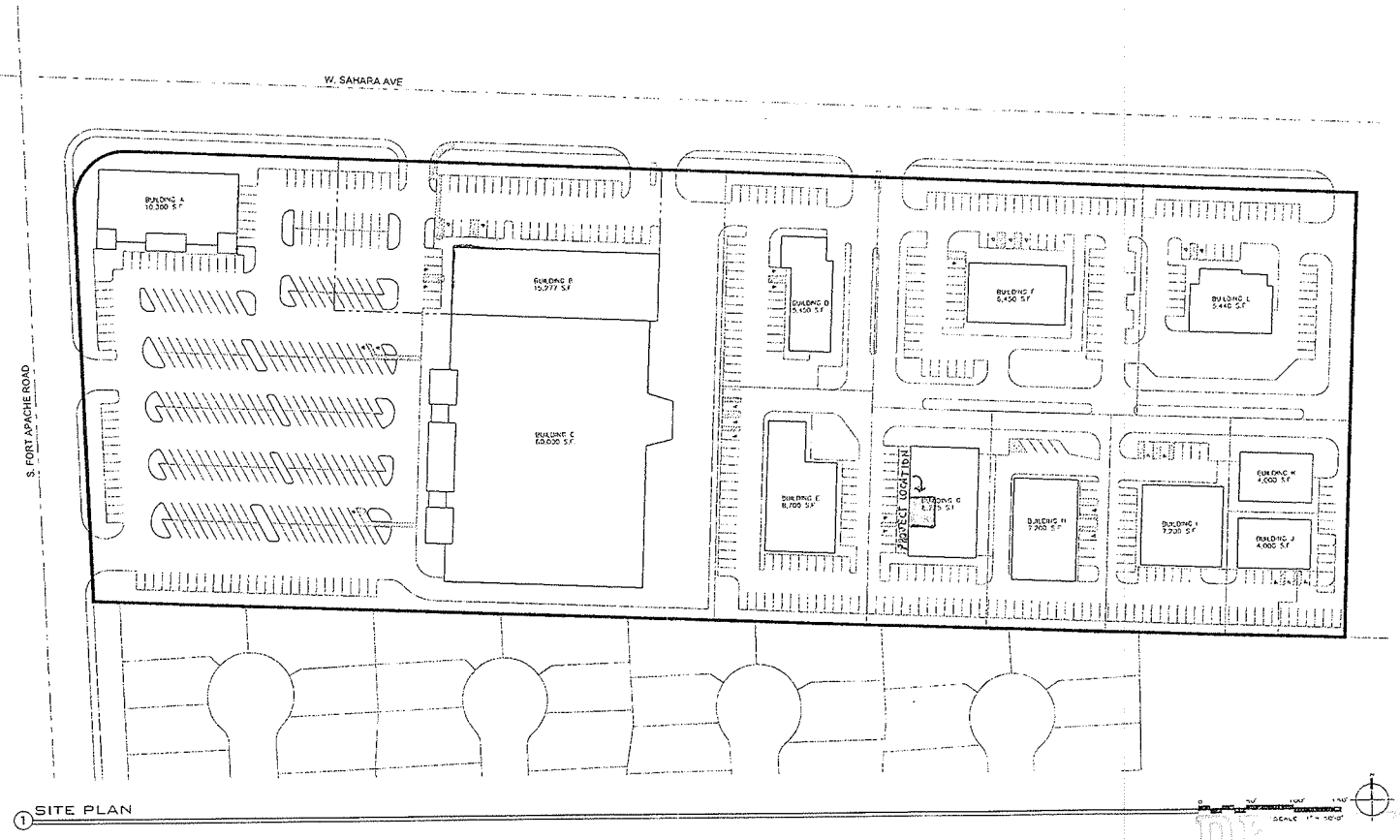


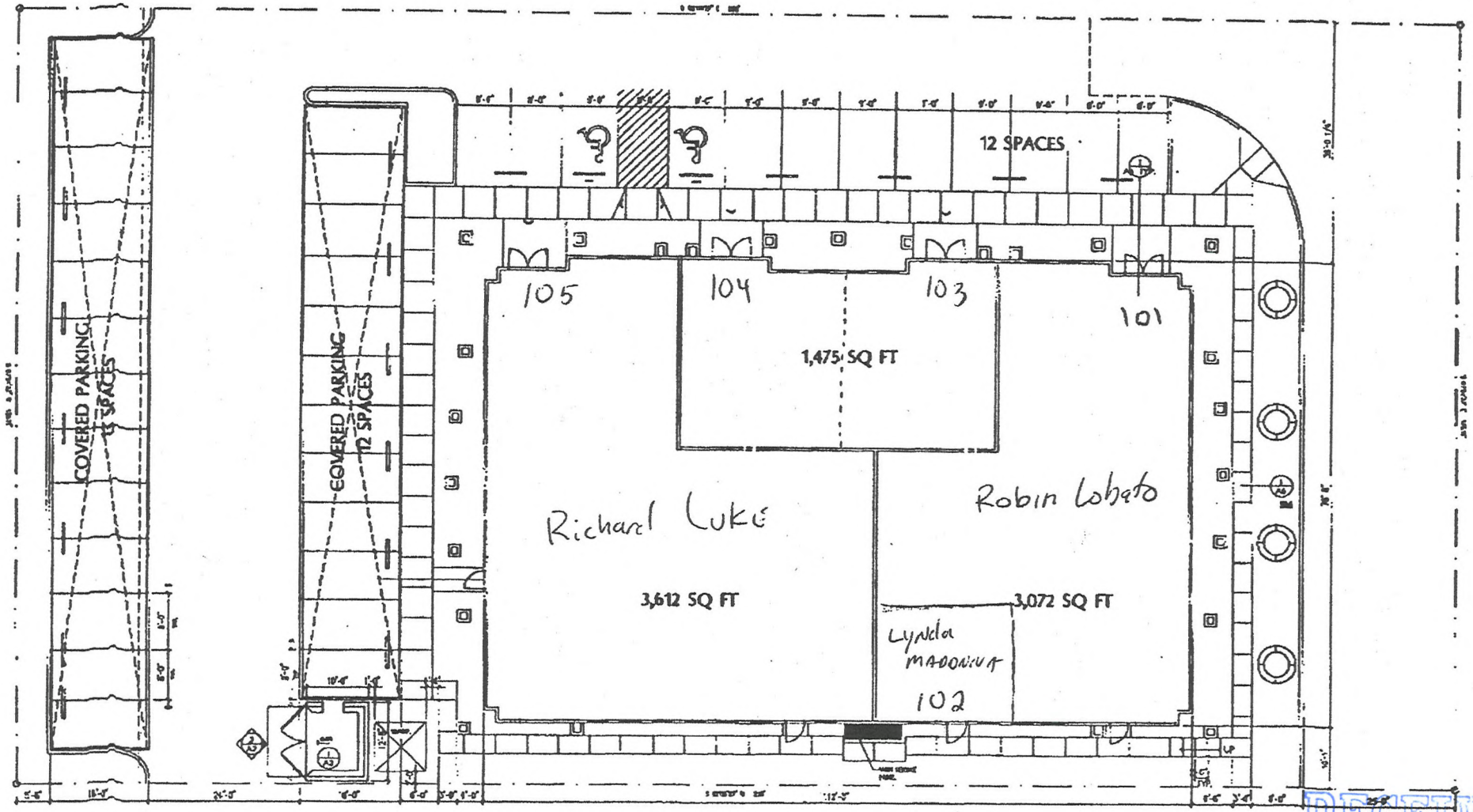


1 SITE PLAN

SCALE 1" = 100'-0"

SUP-38866
REVISED

RECEIVED
JUL 22 2010

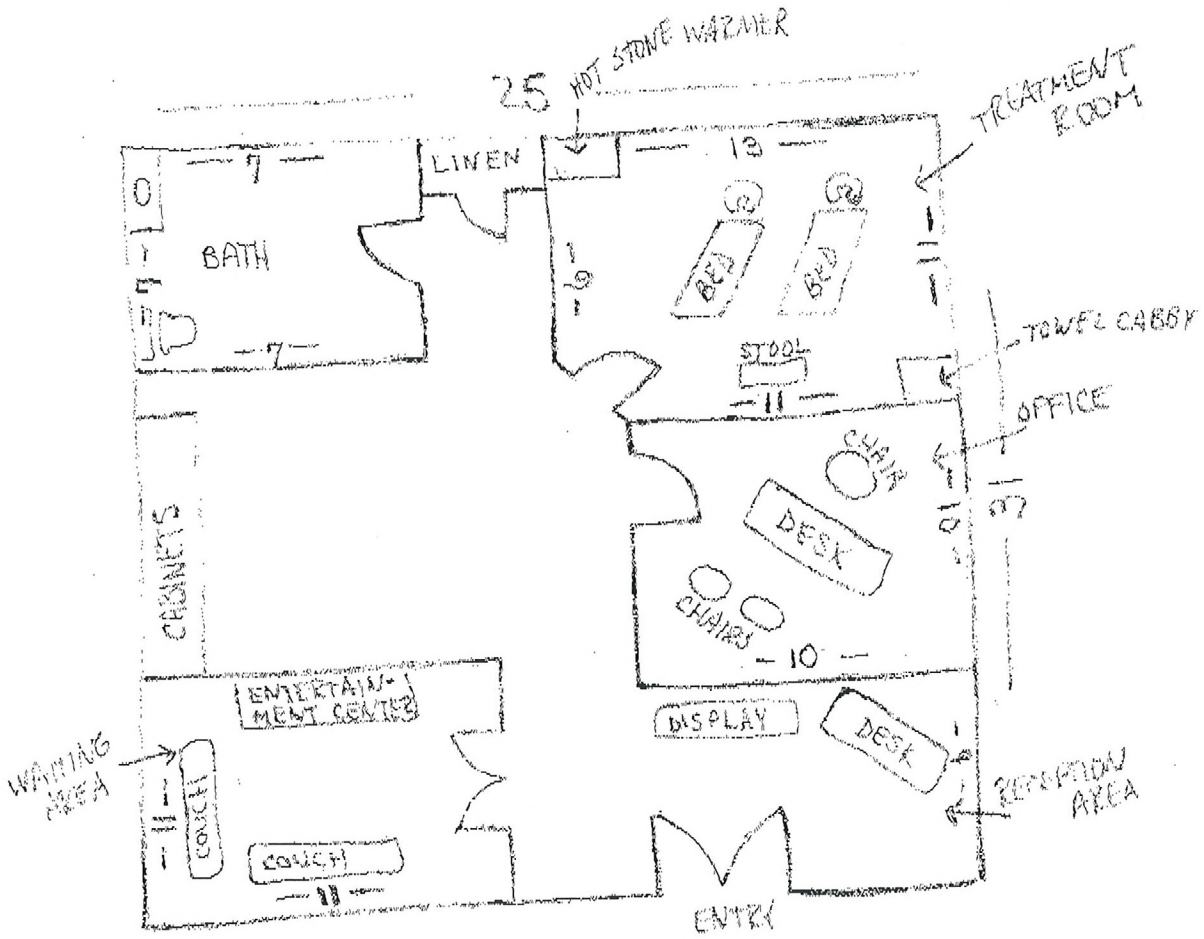


1 site plan
SCALE: N.T.S.

NORTH

RECEIVED
JUL 13 2010

SUP-38866



775 sq. ft.

9061 W. Sahara Ave. #101
Las Vegas, NV. 89117

SUP-38866
REVISED

RECEIVED
JUL 30 2010

SUP-38866 - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC
9061 WEST SAHARA AVENUE, SUITE #104

07/22/10

SUP-38866 - APPLICANT: LESLEE WILBURN - OWNER: LUKE-LOBATO, LLC
9061 WEST SAHARA AVENUE, SUITE #104

07/22/10

JUSTIFICATION LETTER FOR 9061 W. SAHARA AVE. #104

I intend to use this space for a massage establishment. It will be Las Vegas' first and only massage studio to provide therapeutic services for all ages. I am a nationally certified and licensed therapist who wants to own a private practice. A few of my services include infant massage therapy, sport massage for kids and adults, foot and scalp massage, injury massage, as well as small spa parties for kids and adults. I want to bring awareness to the valley the importance of infant and children massage, as well as adults.

The 750 square foot suite perfectly suits my needs for my practice with an office, a treatment room, a waiting area, and a small reception area. I understand that it is located close to a residential area, so it would be greatly appreciated if that may be waived. I am also aware that I will need two additional waivers. I am the sole therapist in my practice, just like a doctor/dentist who runs their own practice. I will have on-call therapists to help as needed, depending on my books for the day. My hours of operation will be 8am-6pm Monday through Thursday, 8am-8pm Friday and Saturday, and 9am-3pm on Sunday.

My massage practice will be a phenomenal asset to the Vegas valley. It focuses on the whole family, and not just adults.

In conclusion to this justification letter, I have described the nature of my intended project and its use.

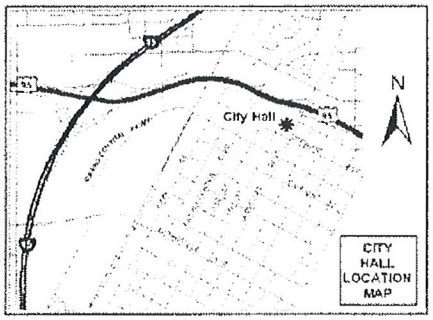
Leslee Wilburn

RECEIVED
JUL 30 2010

SUP-38866
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.

SUP-38866
Planning Commission Meeting of 8/26/2010

Case: SUP-38866

16305415286
CHEN LISA Y
2605 SLEEPY HOLLOW DR
GLENDALE CA 91206-4727

RECEIVED
AUG 18 2010

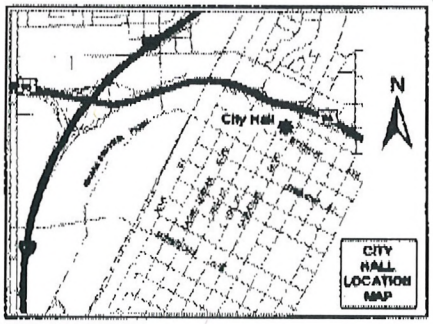
29P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38866
Planning Commission Meeting of 8/26/2010

Case: SUP-38866
16305415360
ETS-HOKIN TRUST
2855 FREEDOM HILLS DR
HENDERSON NV 89052-6889

RECEIVED
AUG 16 2010

29P

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

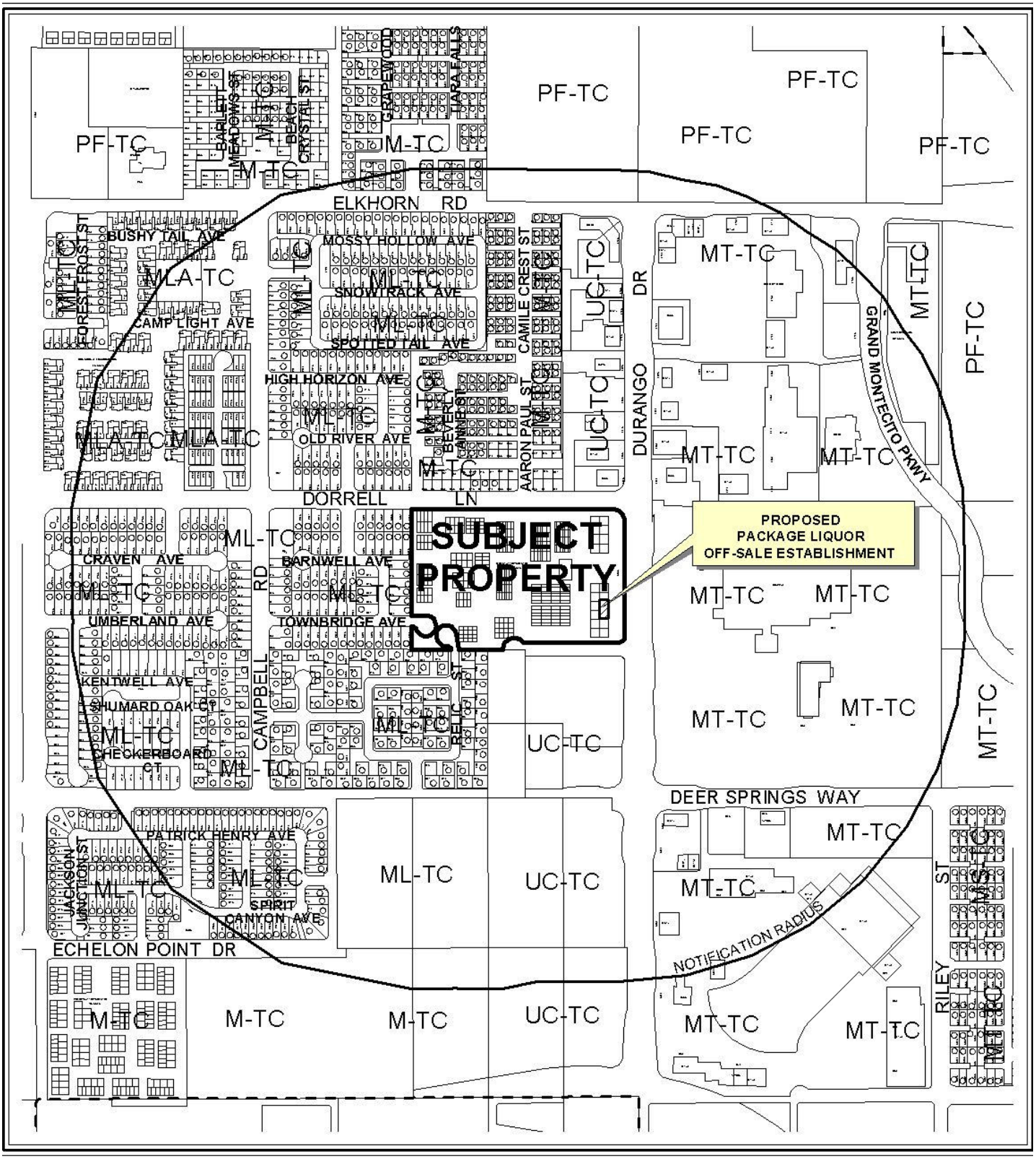
SUBJECT:
SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

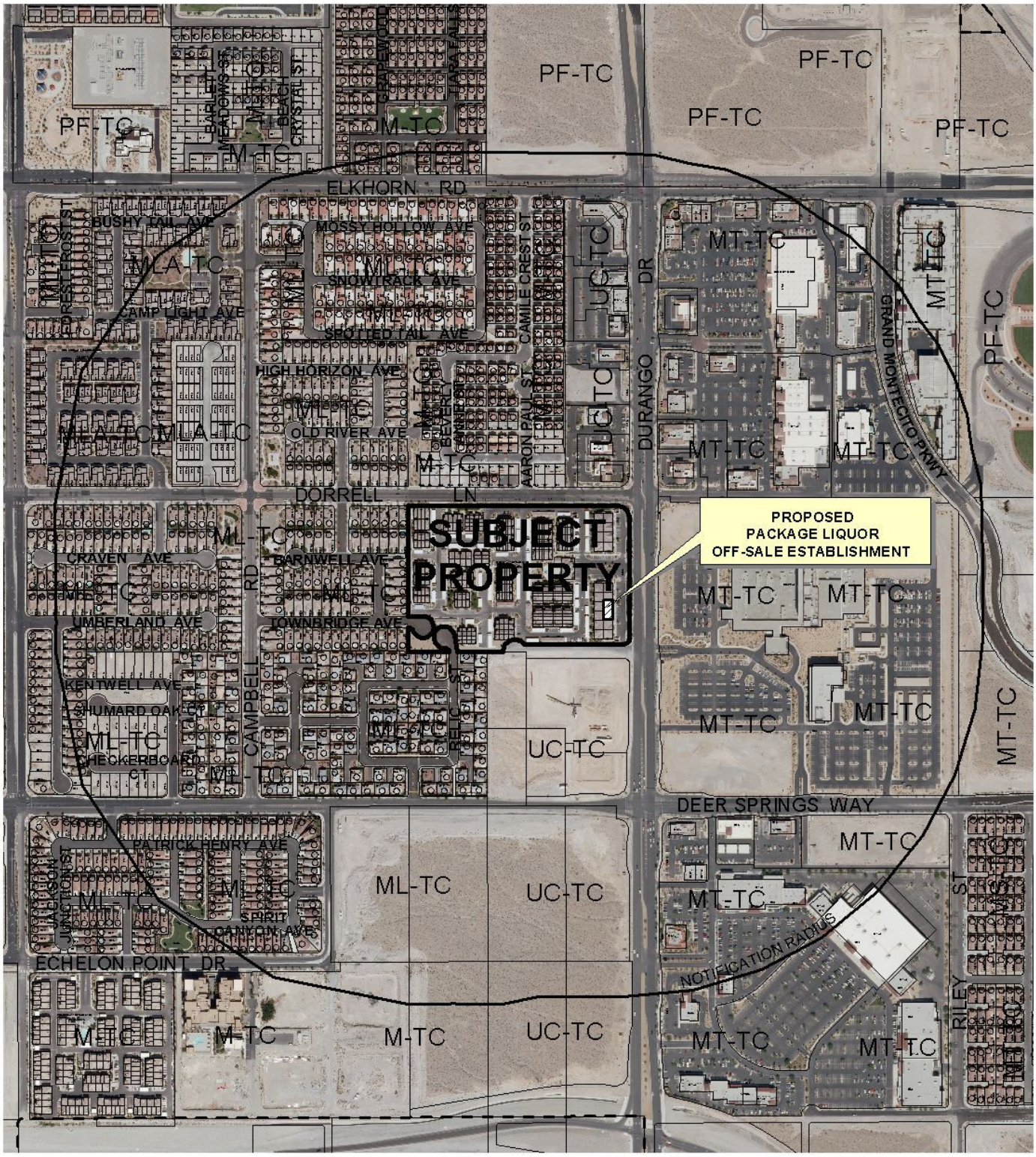


CASE: **SUP-38909**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 500 1000 Feet

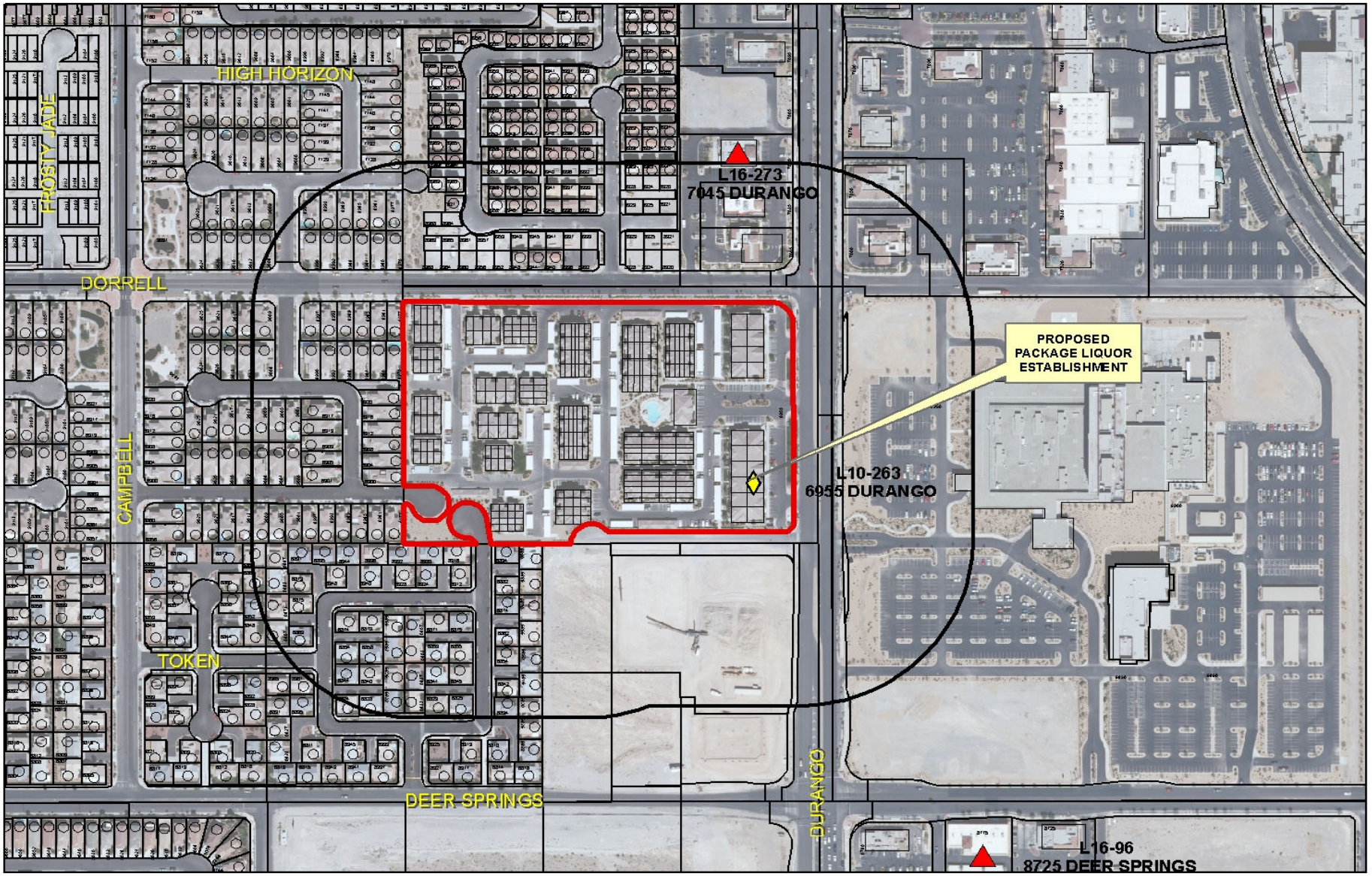
CASE: **SUP-38909**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



SUP-38909

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38909	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38909 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Package Liquor Off-Sale Establishment 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. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Package Liquor Off-Sale Establishment within an existing 2,326 square-foot retail establishment building at 6955 North Durango Drive, Suite #1114. No Waivers are needed as a part of this request. The proposed use meets all Title 19.04 standards for a Package Liquor Off-Sale Establishment, and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses; therefore, staff recommends approval. If this request is denied, the proposed use will not be permitted at this location.

ISSUES

- The Package Liquor Off-Sale Establishment use is permitted within the UC-TC (Urban Center Mixed Use – Town Center) Special Land Use district only in conjunction with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/01	An Annexation [A-0003-99(A)] was processed; the annexation area consists of approximately 629.808 acres of land, located west of El Capitan Way and east of Grand Canyon Drive between Grand Teton Drive and Rome Boulevard.
04/03/02	The City Council approved a request for a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) Zone on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/28/02.
05/01/02	The City Council approved a request for a Site Development Plan Review [Z-0099-01(1)] for a proposed 274-unit multi-family residential development and 16,000 square feet of commercial floor space on 15.16 acres located adjacent to the west side of El Capitan Way, approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 03/28/02.
05/01/02	The City Council approved a related Development Agreement (DA-0001-02) for this development. The Planning Commission and staff recommended approval on 03/28/02.

05/19/04	The City Council approved a request for a Development Agreement (DIR-4432) for a condominium conversion for a 284-unit development including 10 retail units on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane.
06/02/04	The City Council approved the Development Agreement (Bill No. 2004-42) with El Capitan Associates, Limited Liability Company.
06/10/04	The Planning Commission approved a Tentative Map (TMP-3991) for a 284-lot condominium development including 10 retail units. Staff recommended approval.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-5230) for Beer and Wine Sales, Off-Premise located at 6955 North Durango Drive, Suites #1113 and #1114. The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-5231) for package liquor sales located at 6955 North Durango Drive Suites #1115 and #1116. The Planning Commission and staff recommended approval
09/04/07	The Centennial Hills Architecture Review Committee denied a request for a Major Modification (ARC-24065) to an approved Master Sign Plan (CHAR-0017-04) and Waiver to allow exposed neon window signs at 6955 North Durango Drive Units #1113 and #1114.
11/19/09	A Code Enforcement case (#84190) was processed for neon signs in windows and temporary signage. Code Enforcement closed the case on 02/10/10.
05/27/10	The Planning Commission, at the request of the applicant, held in abeyance a request for a Special Use Permit (SUP-37739) for a Package Liquor Off-Sale use within an existing 2,326 square-foot retail establishment at 6955 North Durango Drive, Suite #1114.
06/24/10	The Planning Commission, at the request of the applicant, struck a request for a Special Use Permit (SUP-37739) for a Package Liquor Off-Sale use within an existing 2,326 square-foot retail establishment at 6955 North Durango Drive, Suite #1114.

Most Recent Change of Ownership	
06/04/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/25/03	A Building Permit (#3003715) was issued for a retail shell building at 6955 North Durango, Suite #1114. The project was completed 12/15/04.
05/10/05	A Building Permit (#5003055) was issued for a tenant improvement build out at 6955 North Durango, Suite #1114. The project was completed 10/07/05.

10/17/05	A Business License application (C05-02484) was issued for retail tobacco sales at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C15-00347) was issued for a convenience store at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C20-02269) was issued for a convenience hall gaming tax at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C22-98228) was issued for check cashing at 6955 North Durango, Suite #1114. The license was marked out of business on 02/22/08.
10/17/05	A Business License application (G01-02270) was issued for restricted gaming at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (L10-00263) was issued for beer/wine/cooler off-sale at 6955 North Durango, Suite #1114. The license is still active.

Pre-Application Meeting	
03/11/10	A pre-application meeting was held and the submittal requirements of a Special Use Permit application were discussed. There are no Waivers required for this application as no protected uses are located within 400 feet of the subject site.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/22/10	A site inspection was conducted by staff. The subject property was noted as a well maintained commercial building.

Details of Application Request	
Site Area	
Net Acres	0.05

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Mixed Use	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
North	Single-Family Residential and Commercial	M-TC (Medium Density Residential) UC-TC (Urban Center Mixed Use)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use) and GC-TC (General Commercial)	T-C (Town Center)
East	Hospital	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
West	Single-Family Residential Development	ML-TC (Medium Low Density Residential)	T-C (Town Center)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	One Bedroom Units (104)	1.25/Unit	130				
	Two Bedroom Units (138)	1.75/Unit	242				
	Three Bedroom Units (32)	2/Unit	64				
	Plus 1 Space / 6 Units for Guests		46				
Retail	16,000 SF	1/250	64				
TOTAL SPACES REQUIRED			546		599		Y*
TOTAL (With Handicapped)			543	3	593	6	Y*

**Parking per approved Site Development Plan Review [Z-0099-01(1)].*

ANALYSIS

The applicant is proposing to add a Package Liquor Off-Sale use to be operated in conjunction with an existing retail establishment. 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 increase the parking requirement for the subject site. This request meets all minimum Special Use Permit Requirements and can be conducted in a manner that is compatible and harmonious with the surrounding uses; therefore, staff is recommending approval of this application.

FINDINGS (SUP-38909)

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 Package Liquor Off-Sale Establishment will be operated in conjunction with an existing retail establishment, which is adjacent to similar uses. The addition of a Package Liquor Off-Sale Establishment use within this area is compatible with the existing and future land uses as specified by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is currently operated as a Convenience Store, and is physically suitable to accommodate the proposed 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.**

   Site access is provided from Durango Drive, a 120-foot Parkway Arterial as designated in the Town Center Development Standards Manual. This street is of sufficient size to accommodate the needs of the proposed 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.**

   The proposed Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Package Liquor Off-Sale use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 1,197

APPROVALS 1

PROTESTS 3

SG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38909** APN: 125-20-215-270 | 125-20-215-269

Name of Property Owner: LISA STRAW | MNLK, LLC

Name of Applicant: DURANGO MARKET

Name of Representative: TAYLOR CONSULTING GROUP, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

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JUL 16 2010

Signature of Property Owner: Lisa Straw

Print Name: LISA STRAW

Subscribed and sworn before me

This 7th day of July, 2010

Marguerite B. Lehr

Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 6955 North Durango Drive, LV, NV units 1113, 1114

Project Name Durango Market **Proposed Use** _____

Assessor's Parcel #(s) 125-20-215-270 125-20-215-269 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lisa Straw, MNLK, LLC **Contact** Lisa Straw

Address 28081 Las Brisas Del Mar **Phone:** 949-697-0866 **Fax:** _____

City San Juan Capistrano **State** CA **Zip** 92675

E-mail Address lisad@cox.net

APPLICANT TOMA HERFI / DURANGO MKT **Contact** NATHANIEL TAYLOR

Address 6955 N. DURANGO DR. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GRP **Contact** NATHAN TAYLOR

Address P.O. BOX 750521 **Phone:** 702.280.6175 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89136

E-mail Address info@thetaylorconsultinggroup.com

Property Owner Signature* Lisa Straw

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LISA STRAW

Subscribed and sworn before me

This 7th day of July, 20 10

Marguerite B. Lehr

MARGUERITE BROGAN LEHR

Notary Public in and for said County and State

MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-38909
Meeting Date:	08260
Total Fee:	WAIVED
Date Accepted:	071610
Accepted By:	

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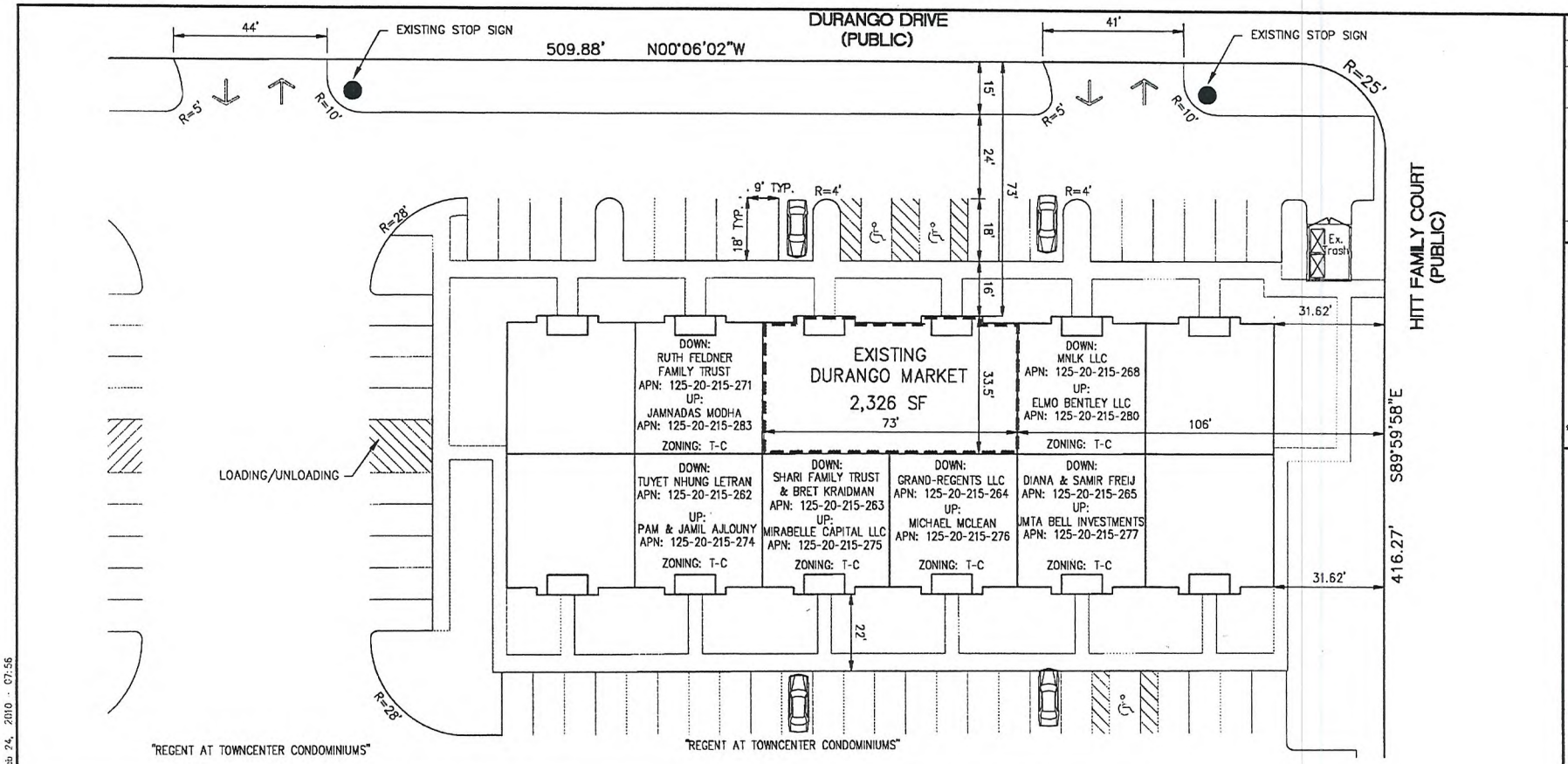
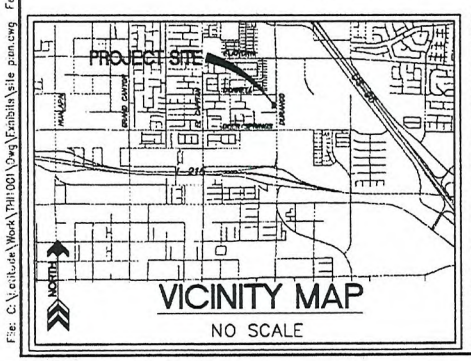
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





VICINITY MAP
NO SCALE

LEGEND

- BACK OF CURB
- EGDE OF PAVEMENT
- PROJECT BOUNDARY
- INGRESS/EGRESS ARROWS
- FREESTANDING SIGN
- HANDICAP PARKING STALL

SITE DATA

ASSESSOR PARCEL NUMBERS	=	125-20-215-269
	=	125-20-215-270
EXISTING ZONING	=	T-C
TOTAL BUILDING AREA	=	2,326 SF

NORTH

0 30 60
FEET

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JUL 16 2010

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 812-8891 FAX: (866) 266-5582

TOMA HERFI, INC.

DURANGO MARKET
SITE PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. THI1001.000

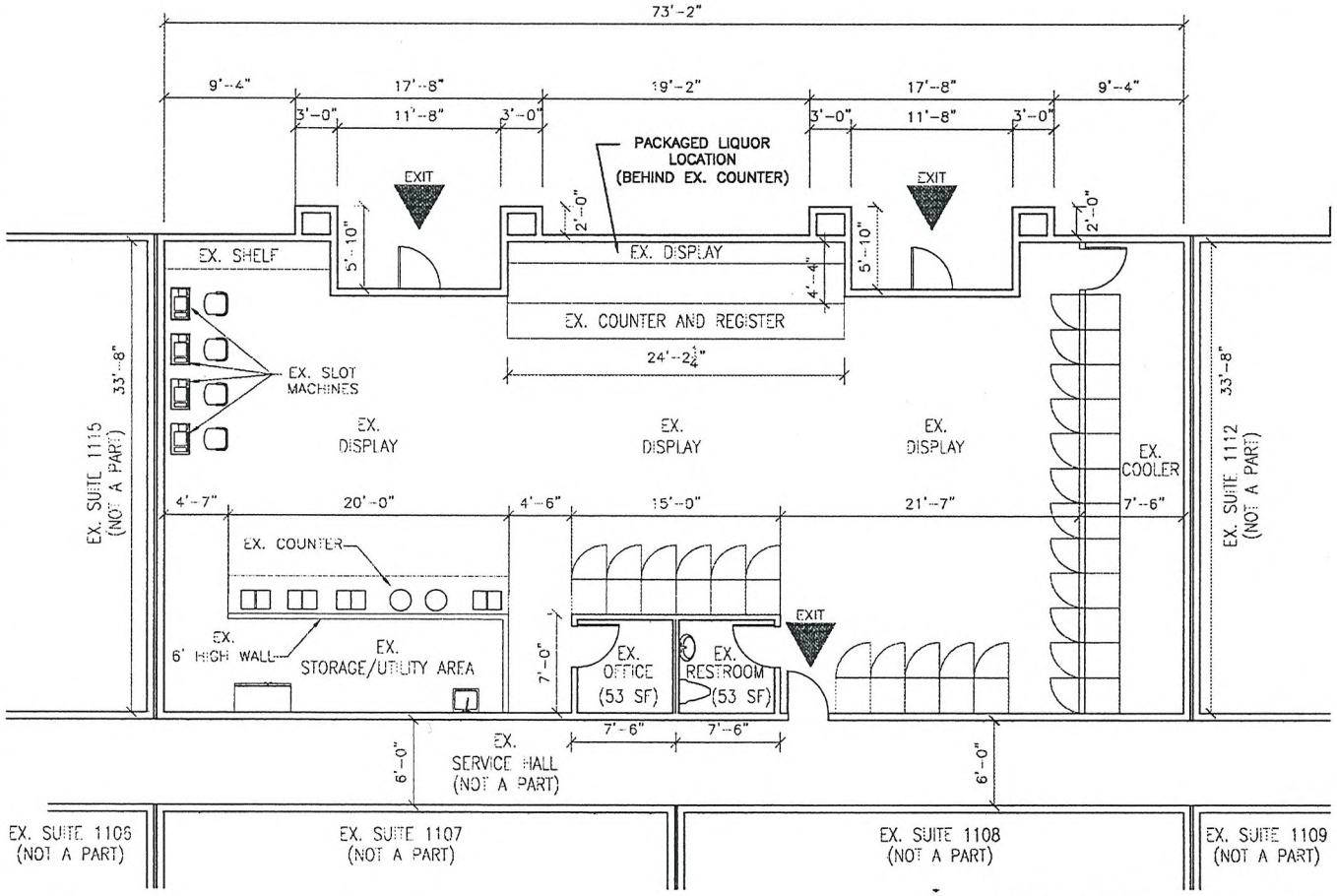
SP-BW
SHEET 1 OF 4

File: C:\Latitude\Work\THI1001\Dwg\Exhibits\site plan.dwg Feb 24, 2010 - 07:56

SUP-38909

OCCUPANCY LOAD

PREVIOUSLY APPROVED TOTAL BUILDING AREA:	=	2,326
PROPOSED TOTAL BUILDING AREA (UNCHANGED):	=	2,326
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	30
MAXIMUM OCCUPANY LOAD:	=	77



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2877 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 286-5582

TOMA HERFI, INC.

DURANGO MARKET
FLOOR PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. TH11001.000

FP-BW
SHEET 3 OF 4

File: C:\Latitude\Work\TH1100\Dwg\Exhibits\Floor Plan.dwg Feb 24, 2010 - 07:58

SUP-38909

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JUL 16 2010

SUP-38909 - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC
6955 NORTH DURANGO DRIVE, SUITE #1114

04/22/10

July 16, 2010

City of Las Vegas Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

To Whom It May Concern:

We are respectfully submitting this application for a Special Use Permit/Variance of distance restrictions with the department of Planning & Development. This permit is for Toma Herfi, Inc. dba Durango Market, located at 6955 N. Durango Drive, Suite 114, Las Vegas, NV 89149.

Our SUP/Variance is for a conversion of the existing liquor license use. We seek to have Durango Market's Liquor License changed from a Beer/Wine License to a Package Liquor License. Originally, this was the preferred use by my client, however when the original application was submitted they did not move forward on the Package Liquor use.

Currently, Durango Market has 2 employees, and operates during the hours of: 8:00am - 10:00pm.

This application meets all current City of Las Vegas codes and regulations. We respectfully ask for your approval of this SUP/Variance for the sole purpose of operating a convenience store with Package Liquor.

Respectfully,

RECEIVED
JUL 16 2010

Nathaniel Taylor

Eddie Marogi

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

SUP-38909

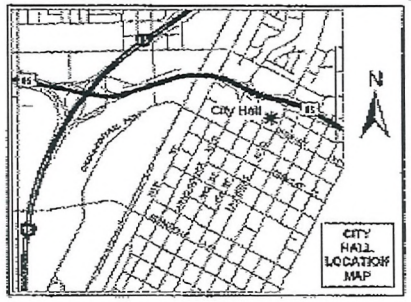
AUG/16/2010/MON 10:21 AM CANYON RIDGE FAX No. 702 658 9622 P. 001/001

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 AUG13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments:

SUP-38909

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520213032
VALENCIA FAMILY LIVING TRUST
9113 UMBERLAND AVE
LAS VEGAS NV 89149-3028

RECEIVED
AUG 16 2010

30p

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41[a]
0004279216 AUG 13 2010
MAILED FROM ZIP CODE 89101

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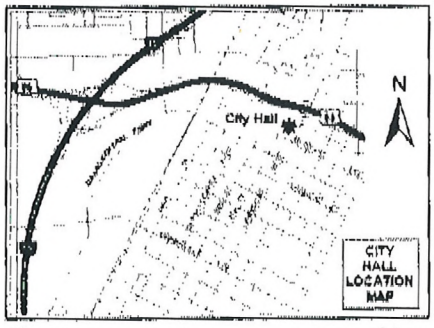
AUG 16 2010

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38909

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520310025
MORANTES FAMILY TRUST
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

grocery store is across the street

30P

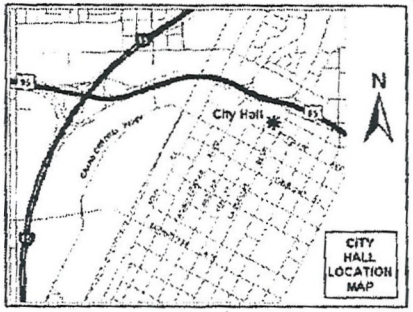
AUG-16-2010 05:11 PM MORANTES 702 655 0818 P.01

Aug 16 10 12:58p rick matto 702 655 7552 p.1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38909

Planning Commission Meeting of 8/26/2010

Case: SUP-38909
12520112144
MATTO RICHARD A
9125 GOOSE LAKE WY #103
LAS VEGAS NV 89149-3185

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301

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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AUG13 2010
MAILED FROM ZIP CODE 89101

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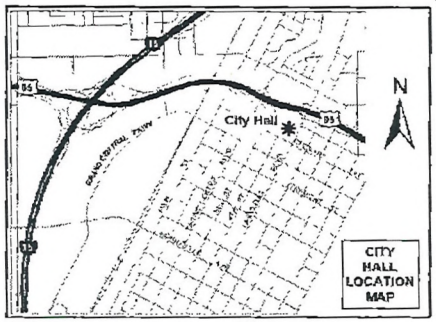
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38909
Planning Commission Meeting of 8/26/2010

Case: SUP-38909
12520113040
LEHMAN EDWARD W
9016 SPOTTED TAIL AVE
LAS VEGAS NV 89149-2994

GOIN POSTAL

08/16/2010 16:56 FAX 7029534725

RECEIVED
AUG 16 2010

304

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

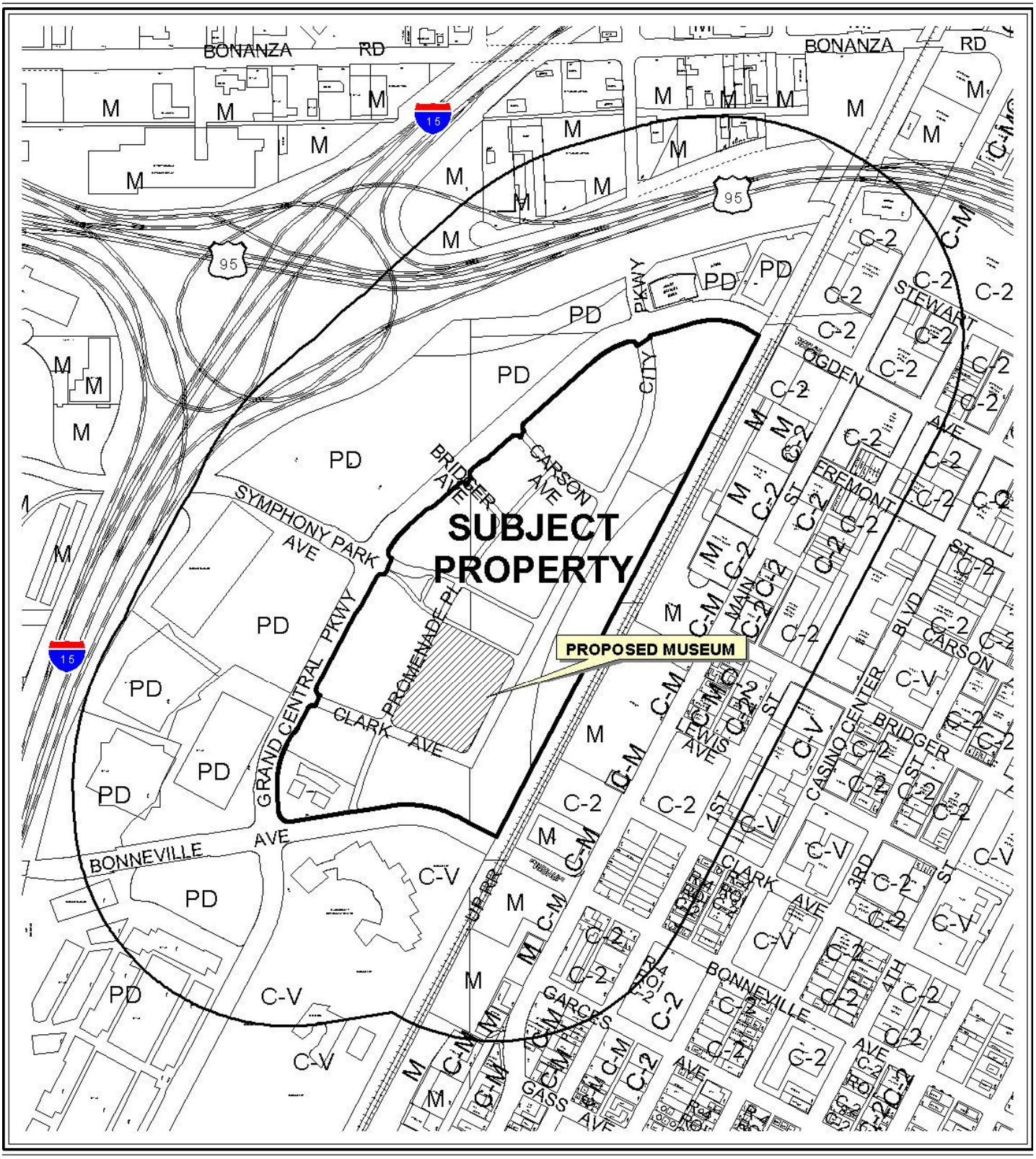
SUBJECT:
SDR-38854 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) WITH WAIVERS OF THE SYMPHONY PARK SCREENING AND ARCHITECTURAL DESIGN STANDARDS on 5.10 acres at the northwest corner of Clark Avenue and City Parkway (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **SDR-38854**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

CASE: **SDR-38854**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-38854	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-38854 CONDITIONS

Planning and Development

1. Conformance to the applicable Conditions of Approval for Site Development Review Plan SDR-16267 and SDR-26709 shall be required, except as modified in this approval.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed structure. 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, landscape plan, and building elevations, date stamped 07/13/10, except as amended by conditions herein.

4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:

   a. A Waiver from Subsection 3.19.3 is hereby approved, to allow parapet heights to be lower than the roof top mechanical equipment.
   b. A Waiver from Subsection 3.5.2 is hereby approved, to allow 60% vision glazing at the street level of the building of the Promenade Place frontage where 70% is the minimum required.
   c. A Waiver from Subsection 3.4.2 (illustration) is hereby approved, to allow a 12-foot clearance under the canopy structures where 16 feet is required.

5. A letter from the Commissioning Agent or LEED-AP on the project shall be submitted to the SP-DRC before issuance of a building permit in accordance with Subsection 1.13 of the Symphony Park Design Standards Manual. This letter is to confirm that the LEED checklist included as part of the Design Development approval is achievable with the submitted construction documents.

6. Construction documents shall be submitted to the SP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the SP-DRC Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas and the Symphony Park Design Standards. A letter of approval from the SP-DRC must be submitted with the building permit application.

7. Prior to the issuance of a building permit for the museum building, the applicant shall obtain approval of a Site Development Plan Review application for an on-site parking facility, or submit a shared parking agreement for review and approval.

8. Approval of this Site Development Plan Review application does not constitute approval of the signage. A detailed master sign package shall be submitted to the SP-DRC for review and approval prior to a building permit in accordance with Subsection 3.16 of the Symphony Park Design Standards Manual.

9. The landscape plan shall be revised to show an additional palm tree along the Promenade Place frontage in conformance with the spacing requirements as depicted in the Symphony Park Schematic Streetscape Design prior to the issuance of a building permit. All streetscape materials including lighting, paving materials, tree grates and similar items shall conform to the specifications listed in the Symphony Park Design Standards Manual.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. 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.

13. 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 location and design of parking for all construction workers.

14. 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.

15. 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.

16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. An update to the previously approved 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 submittal of any construction drawings, 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 **

PROJECT DESCRIPTION

This is a request for 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.

The proposed museum will replace a small performance hall that had been shown on the previously-approved site plan (SDR-26709). The museum structure as proposed requires three Waivers from the Symphony Park Design Standards; however, staff finds that the proposed development is generally consistent with the goals and objectives of the standards and recommends approval of the amended plan.

ISSUES

- The previously-approved site plan (SDR-26709) will be amended to permit a children's museum in place of the small performance hall originally proposed for the site.
- Three Waivers of the Symphony Park Design Standards are being requested relative to the mechanical equipment screening, percentage of glazing at the pedestrian level of the building, and the height of the entrance canopy over the sidewalk. The Symphony Park Design Review Committee (SP-DRC) has recommended approval of the Waiver requests.
- No parking is being provided in conjunction with the construction of the museum building; the applicant has submitted a letter committing to the construction of a parking structure on a vacant portion of the subject site.
- The SP-DRC has requested minor revisions to the front elevation of the building, so as to be more contextually appropriate with the adjacent Smith Center for the Performing Arts, and to reflect the character of a children's museum.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.

05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for the Smith Center for the Performing Arts on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.
06/04/10	The SP-DRC recommended approval of the proposed development, subject to conditions. The conditions stipulated by the SP-DRC have been incorporated into the conditions of approval of this site plan.

Most Recent Change of Ownership	
05/11/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/19/09	A building permit (#128880) was issued for the construction of the 2,100 seat auditorium, which is currently under construction.
05/19/09	A building permit (#130976) was issued for the Large Hall and the Education Center, which are currently under construction.
05/19/09	A building permit (#128944) was issued for onsite improvements, which are currently under construction.
--	No applicable Business licenses have been issued relative to this development site.

Pre-Application Meeting	
06/11/10	A pre-application meeting was held with the applicant and the requirements for a Site Development Plan Review application were reviewed with the following items noted: • A letter from the Symphony Park Design Review Board is required for submittal of the application; • A parking letter is required to justify the parking provided for the development.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/11/10	A field check was conducted; it was noted that construction on the adjacent Smith Center for the Performing Arts and Education Center is underway, and the proposed museum site is currently being used for construction staging.

Details of Application Request	
Site Area	
Net Acres	5.10

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Performing Arts Center and Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
East	Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	Parking Lot	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District 175 & 200 Feet	X		Y
Trails		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment	X		Y*
Project of Regional Significance	X		Y*

*A DINA/PRS form was submitted with the master site plan (SDR-16267) for the Symphony Park development.

DEVELOPMENT STANDARDS

Symphony Park Design Standards

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	5.10 acres	N/A
Min. Setbacks	Not to exceed 10' along frontages	0' – 1'-6"	Y
Max. Lot Coverage	N/A	≈ 60%	Y
Max. Building Height	N/A	69 Feet	Y
Trash Enclosure	Not visible from public rights-of-way	Interior	Y
Mech. Equipment	Screened	Partially screened	N

Symphony Park Schematic Streetscape Design

Streetscape Standards	*Required*	*Provided*	*Compliance*
Promenade Place	(4) Desert Museum Palo Verde Trees	(4) Desert Museum Palo Verde	Y
	(5) Medjool Date Palm Trees	(4) Medjool Date Palms	N

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Museum	57,377 SF	1/300	192		0		N
TOTAL SPACES REQUIRED			192		0		N
TOTAL (With Handicapped)			186	6	0	0	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.

Waivers of the Symphony Park Design Standards		
Requirement	***Request***	***Staff Recommendation***
Parapet heights to be equal to the height of any roof top mechanical equipment.	For parapet height to be less than the height of any roof top mechanical equipment.	Approval
A minimum of 70% vision glazing at the street level.	To allow a minimum of 60% vision glazing at the street level.	Approval
A minimum 16 foot clearance of canopy structures.	To allow a minimum 12 foot clearance for canopy structures.	Approval

ANALYSIS

The submitted landscape plan depicts four palm trees in the streetscape area along the Promenade Place frontage of the site; the adopted Symphony Park Schematic Streetscape Design Standards shows palm trees on 24-foot centers. One additional palm tree will be required to conform to the spacing distance shown in the adopted streetscape plan. All streetscape materials will be required to conform to the specifications listed in the Symphony Park Design Standards Manual.

No on-site parking is shown on the submitted site plan. The applicant has submitted a letter, indicating that a parking structure is currently in design and is proposed to be constructed abutting the south side of the museum. A preliminary design for a parking structure was submitted to the SP-DRC for Block Plan Review in February 2010; the applicant states that the design will be finalized before the end of the year. While there is a separate agreement for the provision of surface parking for the Smith Center for the Performing Arts per SDR-26709, it is necessary that parking be specifically available for the new museum. A condition of approval has been included to require the development of on-site parking facilities or an approved shared parking agreement for the proposed use.

The applicant has requested the following Waivers from the Symphony Park Design Standards Manual:

- Mechanical Equipment Screening: Subsection 3.19.3 of the Symphony Park Design Standards Manual requires that parapet heights be equal to the height of adjacent rooftop equipment. The applicant anticipates that the rooftop mechanical will extend above the parapet by several feet. However, the mechanical equipment is proposed to be located at the rear of the building toward the interior of the site, and line-of-sight drawings submitted to the SP-DRC indicate that the mechanical equipment should not be visible from Promenade Place or West Clark Avenue. As such, the SP-DRC has recommended approval of the Waiver request. Staff concurs with the recommendation of the SP-DRC.

- Minimum Street-Level Fenestration: Subsection 3.5.2 of the Symphony Park Design Standards Manual requires a minimum of 70% vision glazing at the street level of buildings fronting on public streets. The submitted drawings indicate that the street-level glazing will be 60% along the Promenade Place frontage; the SP-DRC recommended approval of the Waiver due to the use of the building and the active uses placed along the front of the building that will assist in activating the sidewalk. Staff also supports the Waiver request.
- Minimum Awning and Canopy Height: Section 3.4 of the Symphony Park Design Standards Manual stipulates that the minimum clearance height for awnings and canopies is 16 feet above the finished sidewalk grade. The height of the proposed canopy over the front entrance to the building on the Promenade Place frontage is 12 feet; the SP-DRC recommended approval of the reduced canopy height due to the design and proportions of the façade. Staff supports the recommendation of the SP-DRC, as the structure will provide adequate clearance above the sidewalk.

The SP-DRC has noted that the brick veneer proposed for the front façade of the building is in conformance with the permitted materials specified in the Symphony Park Design Standards Manual, but is not contextually appropriate with the Smith Center materials, and lacks the "playfulness" of a children's museum. The SP-DRC has asked that the front elevation be revised to reflect the original design submitted to the committee with the Block Plan application.

FINDINGS (SDR-38854)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the adjacent development and development in the area. The proposed museum use will complement the Smith Center for the Performing Arts and help make Symphony Park the new cultural center of the Valley.

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 generally consistent with the General Plan, Title 19, the Downtown Centennial Plan and the Symphony Park Design Standards Manual, and is in substantial conformance with the previously approved Site Development Plan Review (SDR-26709).

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is adequately served by the newly created street grid consisting of West Clark Avenue, City Parkway, Symphony Park Avenue and Promenade Place.

4. **Building and landscape materials are appropriate for the area and for the City;**

   As noted, the brick veneer proposed for the façade of the building contrasts with the stone veneer façade of the adjacent Smith Center; however, the landscape materials conform to the Symphony Park standards 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 design elements are generally similar to the Smith Center for the Performing Arts design elements and are not unsightly, undesirable, or obnoxious in appearance. While the submitted perspective drawing appears somewhat staid for a children's museum, the massing and proportions are aesthetically pleasing, and the detailing and decorative features give character to the elevations.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 91

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38854** APN: 139-33-610-026

Name of Property Owner: City of Las Vegas - Elizabeth N. Fretwell

Name of Applicant: The Smith Center - Paul Beard

Name of Representative: The Projects Group - Matt Edwards

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of June, 20 10

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

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JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Address TBD - Symphony Park - Promenade Place

Project Name Donald W. Reynolds Discovery Children's Mus. **Proposed Use** Cultural-Museum

Assessor's Parcel #(s) 139-33-610-026 **Ward #** Ward 5 (Barlow)

General Plan: existing MXU proposed N/A **Zoning:** existing P-D proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres Approx 5 acres **Lots/Units** 1 **Density** N/A

Additional Information To allow the construction of the Donald W. Reynolds Children's Museum at Symphony Park.

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 400 Stewart Avenue - 8 Floor **Phone:** 229-6501 **Fax:** 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address

APPLICANT The Smith Center **Contact** Paul Beard

Address 241 W. Charleston Blvd **Phone:** 614-0109 **Fax:** 614-0205

City Las Vegas **State** NV **Zip** 89102

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE The Projects Group **Contact** Matt Edwards

Address 474 Grand Central Parkway **Phone:** 448-8544 **Fax:** 457-4112

City Las Vegas **State** NV **Zip** 89102

E-mail Address medwards@tpgfw.com

Property Owner Signature* Elizabeth N Fretwell

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N Fretwell

Subscribed and sworn before me

This 30 day of June, 20 10.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-38854
Meeting Date:	08/26/10
Total Fee:	$1030.00
Date Received:*	7-13-10
Received By:	JFmurl

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

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JUL 13 2010

Green Building Services GBS

GBS Response to the *Lied Discovery Children's Museum - Design Development Submission* Comments
Date: June 26, 2010

Comment:
A letter from the Commissioning Agent or LEED-AP on the project is required to be submitted to the SP-DRC before issuance of a building permit. This letter is to confirm that the LEED checklist received in the DD package is achievable with the submitted design.

Response:
The Lied Discovery Children's Museum, as currently designed is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification, per the June 4, 2010 progress set. 16 additional credits have been targeted as potential. Please see the attached scorecard and credit notes.

Thank you,
Webly Bowles

Webly Bowles, *LEED® AP BD+C, O+M, Associate AIA*
Consultant

133 SW Second Avenue, Suite 201
Portland, OR 97204
www.GreenBuildingServices.com
Webly@greenbuildingsesrvices.com
503.546.4601 direct
503.467.4711 fax

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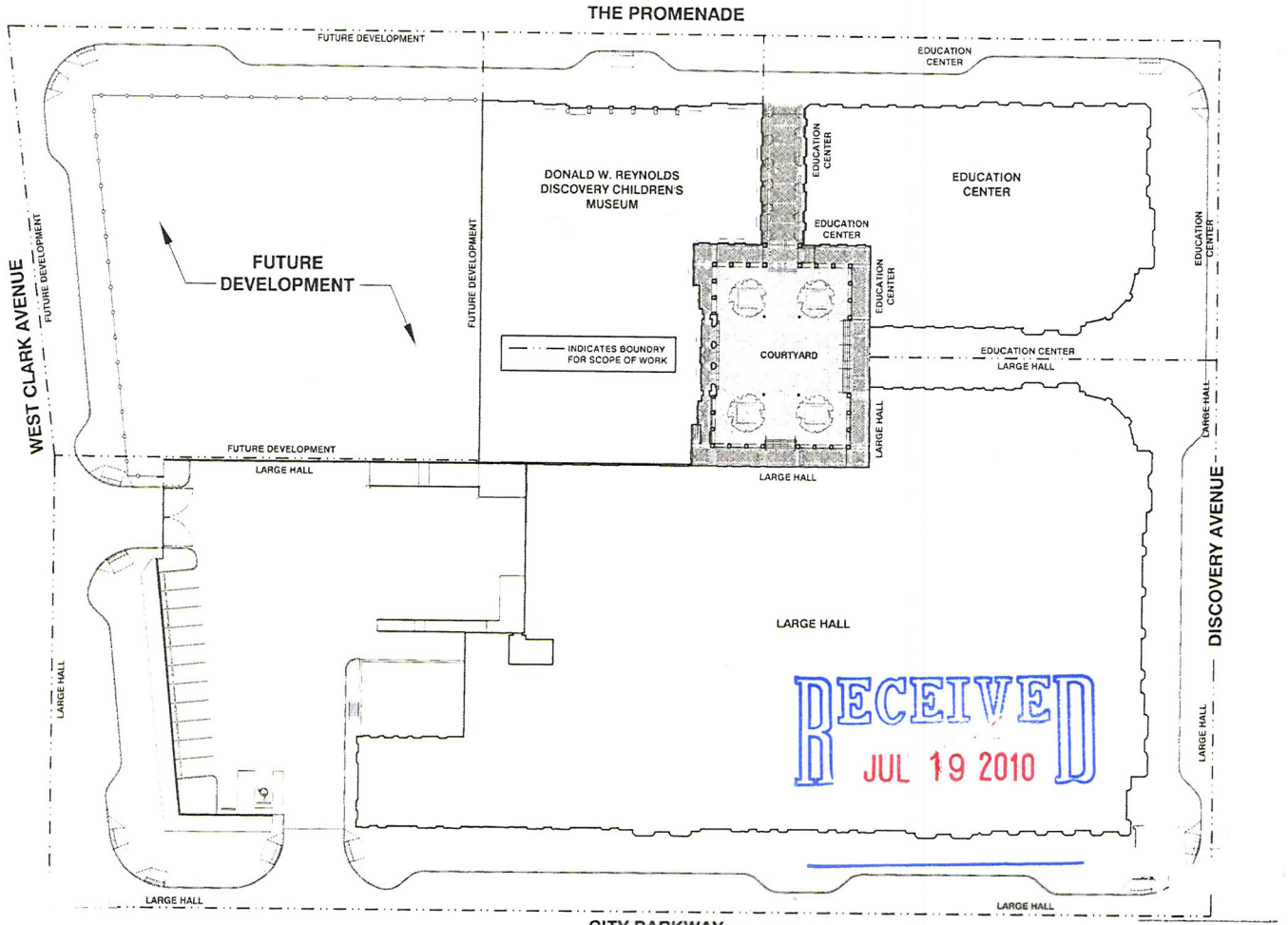
SDR-38854



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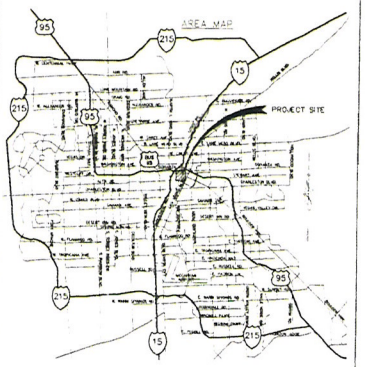
VICINITY MAP



SDR-38854 01 SITE PLAN

NORTH

HKS

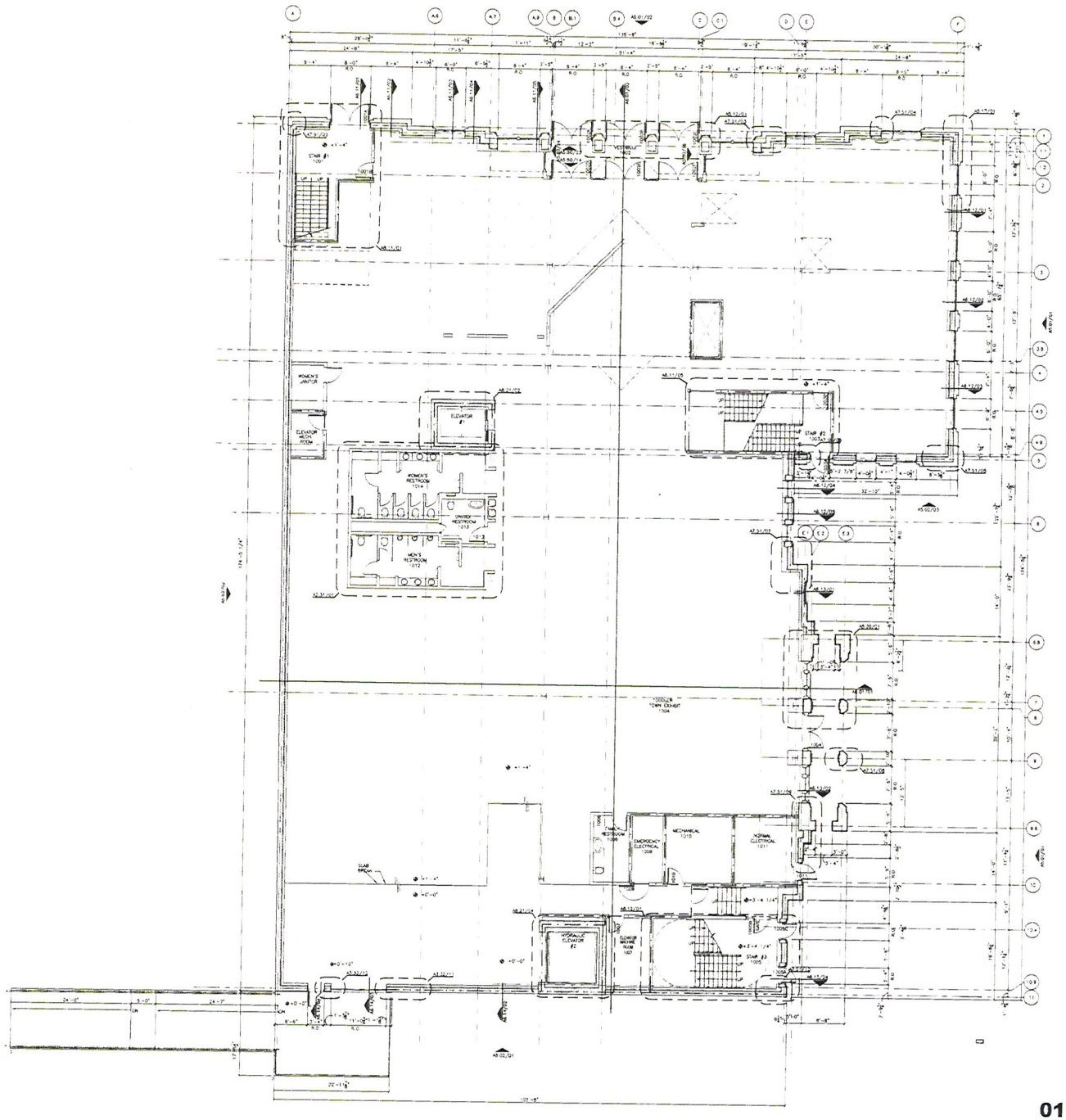
THE SMITH CENTER

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

HKS PROJECT NUMBER
10261.000

SHEET TITLE
SITE PLAN

SHEET NO.
A1.01



01 FLOOR PLAN- LEVEL 1

GENERAL NOTES

1. REFER TO SHEET A0.21-A0.22 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS
2. REFER TO SHEET A0.11-A0.12 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS
3. REFER TO SHEET A0.23 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS
4. REFER TO SHEET A0.31-A0.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS
5. REFER TO SHEET A0.XX FOR FINISH INFORMATION AND SCHEDULES
6. REFER TO SHEET A0.XX FOR LOUVER INFORMATION, SCHEDULES AND DETAILS
7. REFER TO SHEET A 5.00-A5.02 FOR EXTERIOR ELEVATIONS
8. REFER TO SHEET A0.50-A0.21 FOR STAIR AND ELEVATOR SECTIONS AND DETAILS
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISH (U.N.O.)
10. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL (U.N.O.)
11. MASONRY DIMENSIONS ARE NOMINAL (U.N.O.)
12. REFER TO A5.50 FOR TYP. WINDOW FRAME ELEVATIONS
13. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (+0'-0.0")
14. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM 1/4" PER 12" BUT NOT TO EXCEED 1" FOR FOOT
15. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK REINF. W/ #3 BARS AT 15" O.C.E.W. AND CHAMFER 1" X 45 DEGREE CHAMFERED EDGES
16. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR. (TYP.)
17. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
18. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE GENERAL CONTRACTOR SHALL COORDINATE THE DRAWING PRODUCTION EACH ADDITIONAL TRADE SHALL ADD THEIR SYSTEMS AS REQUIRED TO COMPLETE FULL COORDINATION. EACH TRADE SHALL DATE AND SIGN COMPOSITE DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR, AFTER INITIATION OF THE SHEET METAL CONTRACTOR, THE COMPLETION OF THE DRAWINGS. IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL DETERMINE RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE THE SOLUTION.
20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE DISCIPLINARY SYSTEMS CAN NOT FIT IN THE SPACE ALLOCATED FOR THEM, IT IS THE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLER'S RESPONSIBILITY TO NOTIFY THE SUB-CONTRACTOR AND GC. TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF HE ARCHITECT AND ENGINEER.
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89135

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
LAS VEGAS, NV 89102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC
WASHINGTON, DC 20036

MEP CONSULTANT
MSR ENGINEERING CONSULTANTS
LAS VEGAS, NV 89113

STRUCTURAL ENGINEER
WALTER P MOORE & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89144

LANDSCAPE ARCHITECT
DESIGNWORKS/SUNRISE LANDSCAPE ARCHITECTURE, INC
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89113

BUILDING ENVELOPE
RA CONSULTANTS, INC
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
FINOTYPE & ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
RSP CONSULTING
LAS VEGAS, NV 89113

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

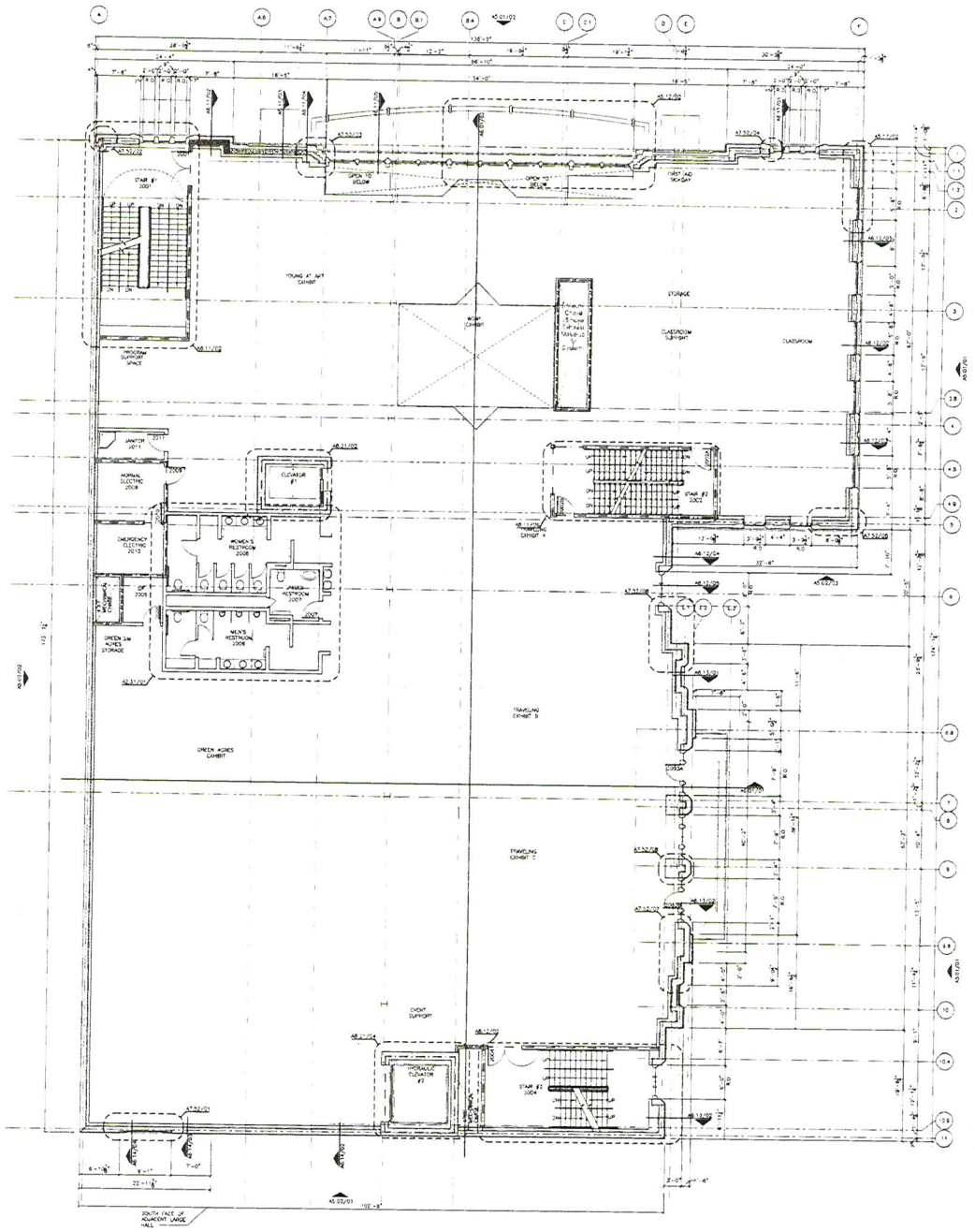
INTERIM REVIEW ONLY
These documents are incomplete and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000
DATE
06.04.2010
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
GROUND FLOOR PLAN (LEVEL 1)

SHEET NO
A2.01



GENERAL NOTES

1. REFER TO SHEET A3.01-A3.03 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS.
2. REFER TO SHEET A3.11-A3.13 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS.
3. REFER TO SHEET A3.21 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS.
4. REFER TO SHEET A3.31-A3.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS.
5. REFER TO SHEET A4.XX FOR FINISH INFORMATION AND SCHEDULES.
6. REFER TO SHEET A5.XX FOR LOUVER INFORMATION, SCHEDULES, AND DETAILS.
7. REFER TO SHEET A 5.20-A5.03 FOR EXTERIOR ELEVATIONS.
8. REFER TO SHEET A8.10-A8.21 FOR STAIR AND ELEVATOR SECTIONS AND DETAILS.
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISH (U.N.O.).
10. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL (U.N.O.).
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20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE DISCIPLINARY SYSTEMS CAN NOT FIT IN THE SPACE ALLOCATED AS A RESULT OF ONE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAIL TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.

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SDR-38854

01 FLOOR PLAN - LEVEL 2

NORTH

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
LAS VEGAS, NV 89119

PROVIDING TURNER CONTRACTING CO
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

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DA JO W. SCHULTZ
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WASHINGTON, DC 20008

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MSR ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
A.L. ELY, NOLTE, & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
KAMP, N. & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
PSSCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94130

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89011

BUILDING ENVELOPE
BA CONSULTANTS, INC
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TOM TILLETT ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HSA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAN
CENTERLINE CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
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KEY PLAN

REVISION

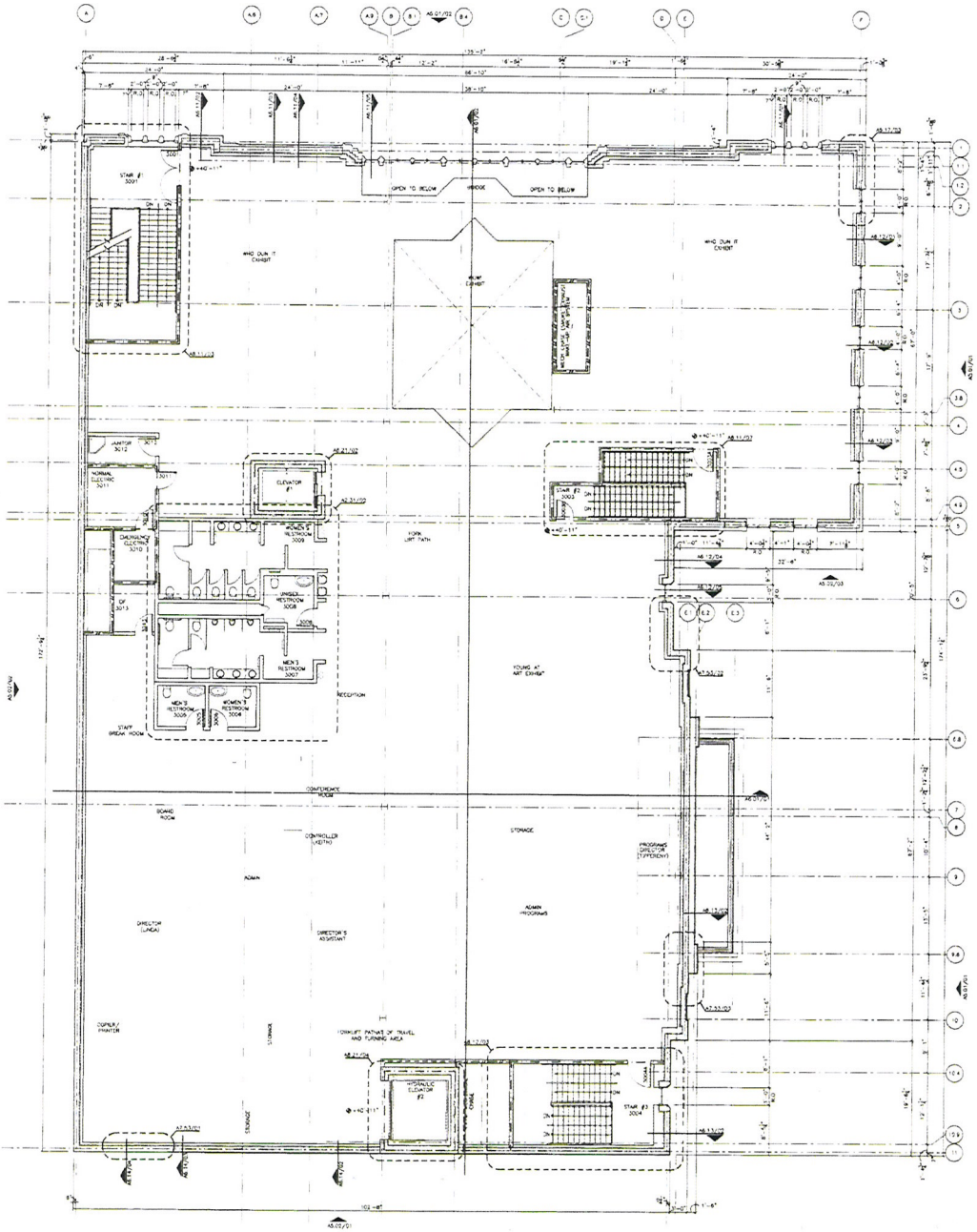
HKS PROJECT NUMBER
12867.000

DATE
06.04.2010

ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
SECOND FLOOR PLAN (LEVEL 2)

SHEET NO
A2.02



GENERAL NOTES

1. REFER TO SHEET A2.01-A2.02 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS.
2. REFER TO SHEET A3.11-A3.12 FOR MISCELLANEOUS METAL FABRICATION UNIT TYPES AND DETAILS.
3. REFER TO SHEET A2.21 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS.
4. REFER TO SHEET A2.31-A2.32 FOR DOOR INFORMATION SCHEDULES AND DETAILS.
5. REFER TO SHEET A6.XX FOR FINISH INFORMATION AND SCHEDULES.
6. REFER TO SHEET A 9.20-A9.22 FOR EXTERIOR ELEVATIONS
7. REFER TO SHEET A 9.20-A9.22 FOR EXTERIOR ELEVATIONS
8. REFER TO SHEET A9.20-A9.21 FOR STAIR AND ELEVATOR SECTIONS AND DETAILS.
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISH (U.N.O.)
10. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL (U.N.O.)
11. MASONRY DIMENSIONS ARE NOMINAL (U.N.O.)
12. REFER TO A5.50 FOR TYP. WINDOW FRAME ELEVATIONS
13. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (+0'-0").
14. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM 1" PER 12" BUT NOT TO EXCEED 1" PER FOOT.
15. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK REINF. W/ #3 BARS AT 1'-5" O.C.E.W. AND CHAMFER 1" AT 45 DEGREE CHAMFERED EDGES.
16. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR. (U.N.O.)
17. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
18. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL INITIATE THE DRAWING PRODUCTION. EACH ADDITIONAL TRADE SHALL ADD THEIR SYSTEMS AS REQUIRED TO COMPLETE FULL COORDINATION. EACH TRADE SHALL DATE AND SIGN COMPOSITE DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER INITIATION OF THE SHEET METAL CONTRACTOR. THE COMPLETION OF THE DRAWINGS IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL ARRANGE FOR RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE THE SOLUTION.
20. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE SYSTEMS CONFLICT, OR WHERE SYSTEMS MUST BE RELOCATED AS A RESULT OF THE NON-COORDINATED DISCIPLINARY INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
21. MECHANICAL AND ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.

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01 FLOOR PLAN - LEVEL 3

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89101

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
LOS ANGELES, CA 90017

TENANT IMPROVEMENT CONTRACTING CO
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DALLAS ARCHITECTURAL PARTNERS, INC
WASHINGTON, DC 20036

MEP CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURAL ENTERPRISE SEAM CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94105

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89147

BUILDING ENVELOPE
SA CONSULTANTS, INC
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TRIO STUDIO ASSOCIATES
NEW YORK, NY 10012

SECURITY CONSULTANT
TVA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97201

TELECOMMUNICATIONS CONSULTAN
DATA TECH CONSULTANTS
DUBLIN, CA 94568

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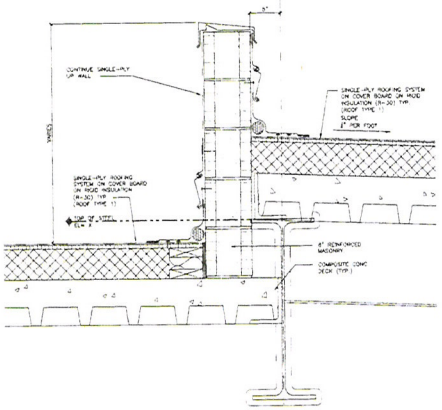
KEY PLAN

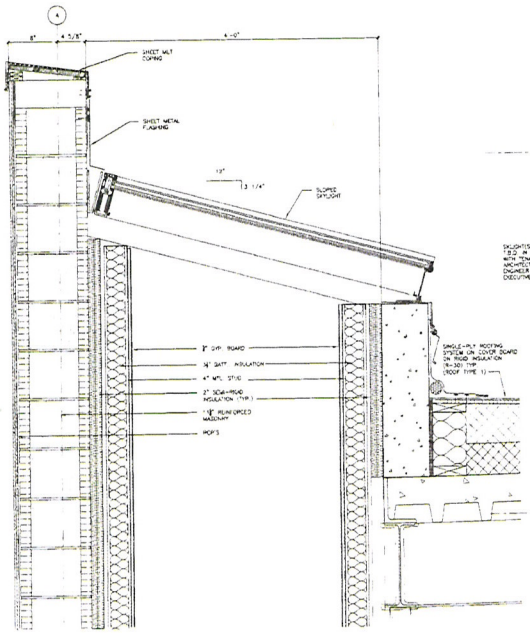
REVISION

HKS PROJECT NUMBER
12867.000
DATE
06.04.2010
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
THIRD FLOOR PLAN (LEVEL 3)

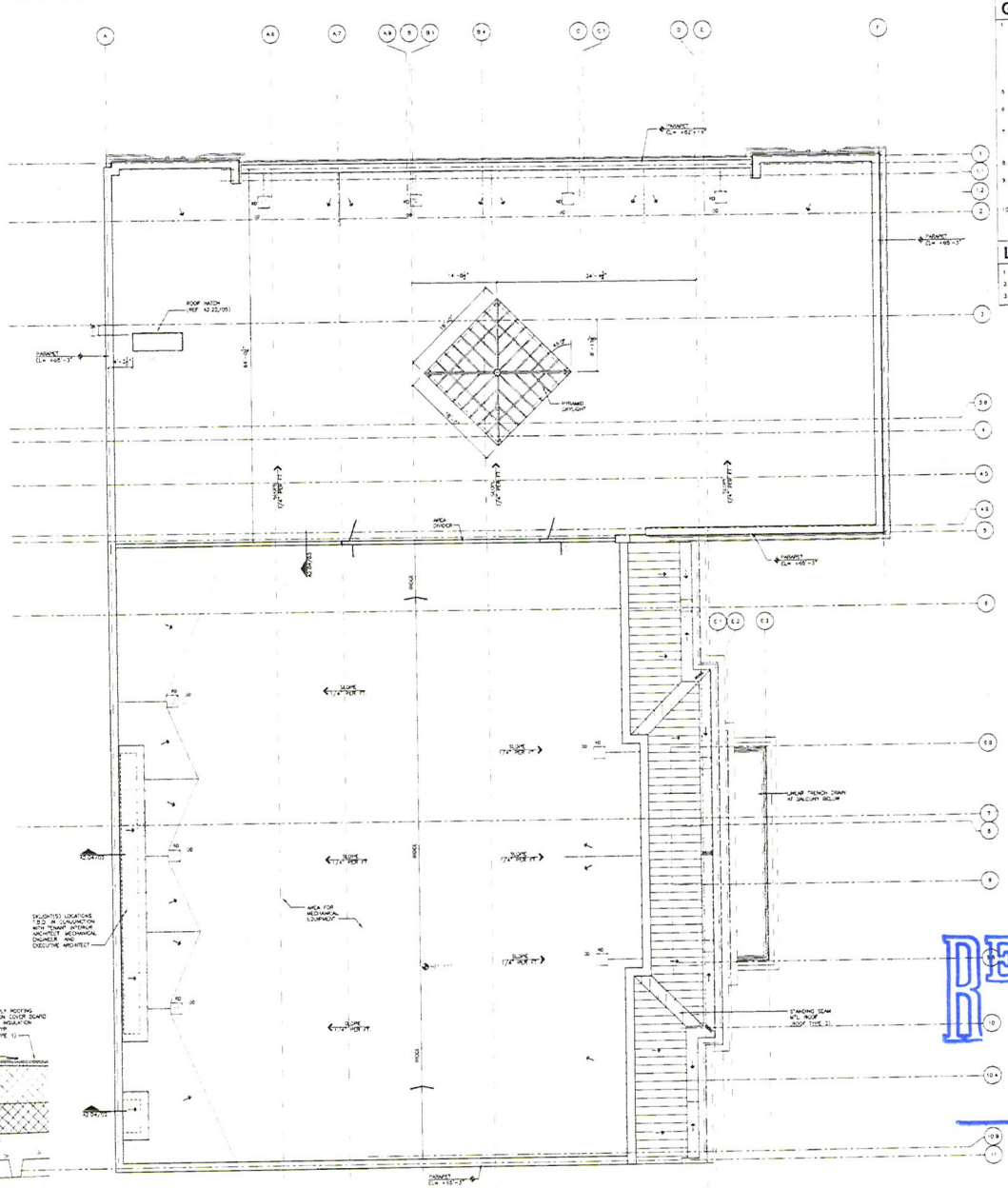
SHEET NO
A2.03



03 SECTON DETAIL AT AREA DIVIDER



02 SKYLIGHT SECTION AT PARAPET



01 ROOF PLAN

GENERAL NOTES

1. ROOF TYPES ARE AS FOLLOWS:
   - ROOF TYPE 1: SINGLE PLY ROOFING SYSTEM OVER PROTECTION BOARD AND RIGID INSULATION (R-30) OVER COMPOSITE DECK
   - ROOF TYPE 2: STANDING SEAM METAL ROOF SYSTEM OVER ROOF UNDERLAYMENT, ROOFING COVER BOARD, AND RIGID INSULATION (R-30) OVER COMPOSITE CONCRETE DECK
5. ALL ROOFING SURFACES TO SLOPE ¼" VERTICAL PER 1'-0" HORIZONTAL MINIMUM UNLESS NOTED OTHERWISE
6. HATCHING INDICATES AREAS WHERE THE ROOF SURFACE SLOPE IS ACHIEVED WITH TAPERED INSULATION. THE ROOF SURFACE SLOPE IN AREAS WITHOUT HATCHING IS ACHIEVED WITH SLOPING STRUCTURE
7. TOP OF INSULATION HEIGHTS (HIGH POINT AND LOW POINT ARE INDICATED AS THE TOP OF ROOF SURFACE ABOVE THE ROOF DRAIN(S) I.E. +3.5" WHERE HIGH POINT OF ROOF SURFACE ABOVE THE ROOF DRAIN SUMP IS +2")
8. REFER TO SHEET A2.21, A2.22, A2.25, AND A2.26 FOR TYPICAL ROOF DETAILS
9. ALL ROOF TO MECHANICAL, ELECTRICAL, AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION
10. PROVIDE WALKWAY PROTECTION TO MAJOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AS REQUIRED TO PROVIDE SERVICE ACCESS WALKWAY PROTECTION IS INDICATED AS A GENERAL LAYOUT AND MAY NOT SHOW ALL FINAL LOCATIONS OF ALL EQUIPMENT

LEGEND

1. ALL ELEVATIONS ARE BASED ON DATUM EL. 0'-0" = MSL 2040.5
2. ■ REFERS TO DAVIT LOCATION
3. ◆ REFERS TO TIE BACK ANCHOR LOCATION

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE WEIDLINGER GROUP
111 EIGHTH AVENUE
NEW YORK, NY 10011

PROJECT MANAGER
HKS, INC.
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
CANNON DESIGN
ARCHITECTURAL SERVICES, INC
WASHINGTON, DC 20036

MEP CONSULTANT
MEP ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
KALEMBER MOORE & ASSOCIATES, INC
DALLAS, TX 75201

CIVIL ENGINEERS
SHORT & MARTIN
LAS VEGAS, NV 89145

LANDSCAPE ARCHITECT
HOK SPORT INTERNATIONAL
MISSION BEACH, CA 92109

LIFE SAFETY CONSULTANT
RP, LLP
SAN FRANCISCO, CA 94104

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89107

BUILDING ENVELOPE
RDH CONSULTANTS, INC
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
CHRISTOPHER GROUP, LTD
NEW YORK, NY 10001

SECURITY CONSULTANT
RMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
ZGF ENERGY & SUSTAINABILITY CONSULTANTS
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
SIGNATURE CONSULTANTS
DUBLIN, CA 94568

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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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KEY PLAN

REVISION

RECEIVED
JUL 19 2010

HKS PROJECT NUMBER
12867.000

DATE
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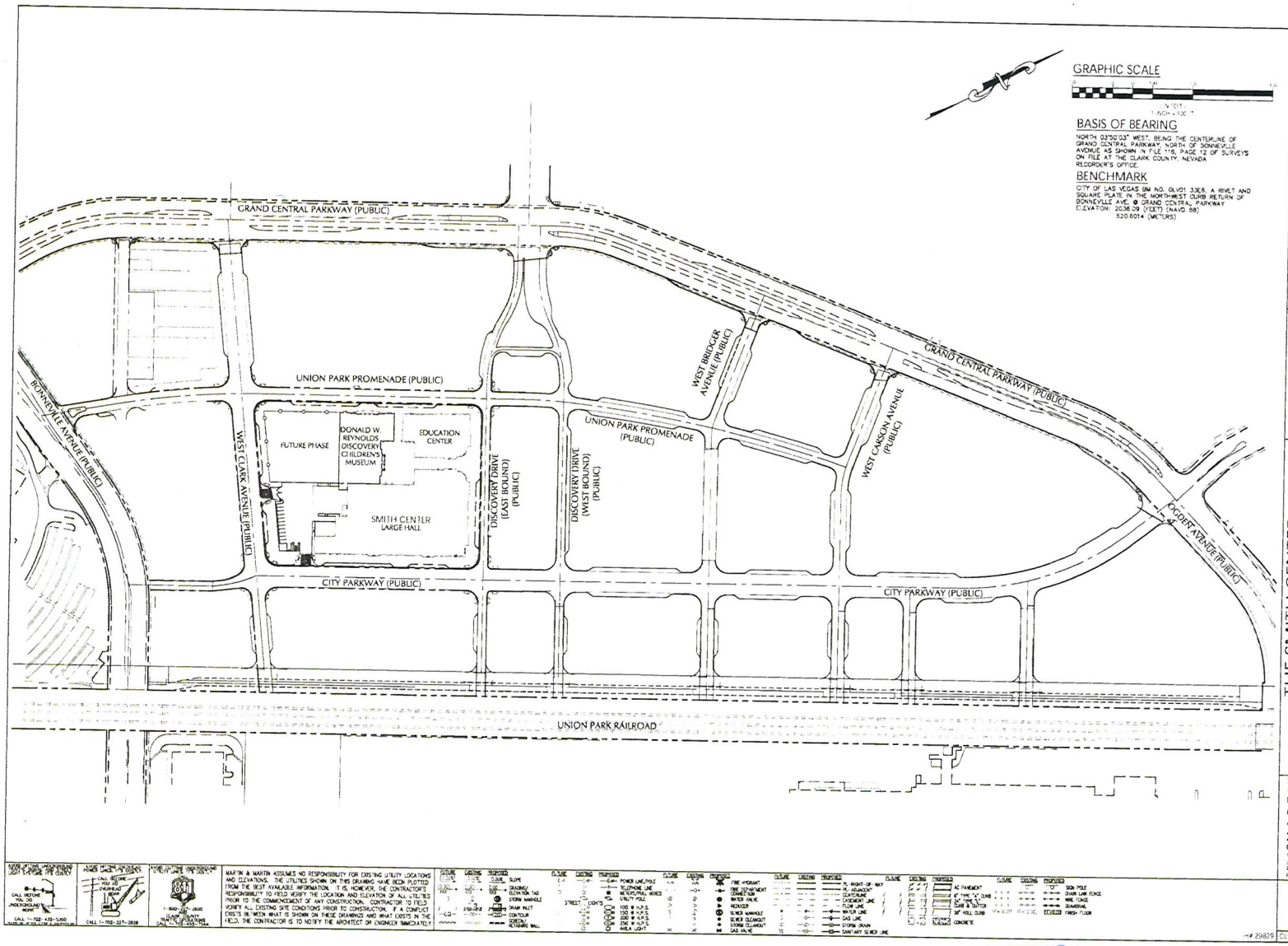
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT

SHEET TITLE
ROOF PLAN

SDR-38854

SHEET NO.
A2.04



HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH TX 76102

THE WHOLNS TURNER CONTRACTING CO
LAS VEGAS NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS INC
DALLAS TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES INC
WASHINGTON DC 20036

MEP CONSULTANT
MBA ENGINEERING CONSULTANTS
LAS VEGAS NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES INC
DALLAS TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS NV 89119

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH CA 92660

LIFE SAFETY CONSULTANT
KPFF
SAN FRANCISCO CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS NV 89113

BUILDING ENVELOPE
SA CONSULTANTS INC
LAS VEGAS NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN CA 94568

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PROGRESS PRINT

SHEET TITLE
OVERALL SITE PLAN

SHEET NO
C1.03

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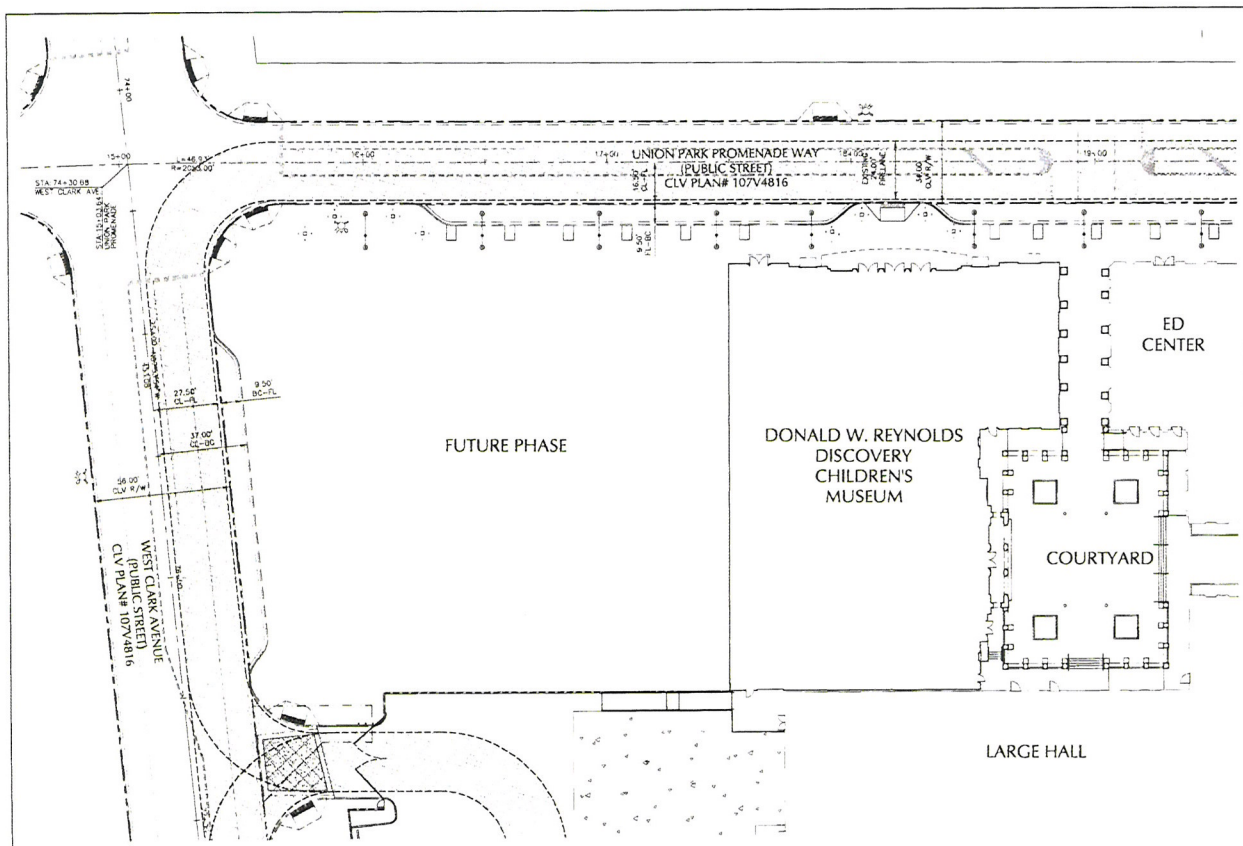

GRAPHIC SCALE

BASIS OF BEARING

NORTH 03°50'03" WEST, BEING THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH OF BONNEVILLE AVENUE AS SHOWN IN FILE 116, PAGE 12 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BM NO. OLV01 33E6, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. @ GRAND CENTRAL PARKWAY
ELEVATION: 2036.09 (FEET) (NAVD 88)
820.6014 (METERS)

CONSTRUCTION NOTES

NO.	
1	
2	

"OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED OR OBSCURED DURING CONSTRUCTION."

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE 06/04/10
JOB NUMBER 2184
DESIGN BY R. COEBEL
DRAWN BY R. COEBEL
CHECKED BY T. MILLER, P.E.

THE SMITH CENTER
FOR THE PERFORMING ARTS
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
APN: 139-33-610-026
HORIZONTAL CONTROL/FIRELANE PLAN

MARTIN & MARTIN
Civil Engineers
1939 S. Jones Boulevard
Las Vegas, Nevada 89146
Phone 702-242-8000
Fax 702-243-8070

SHEET NUMBER
C3.01
SHEET 4 OF 9
CLV DWG#

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH TX 76102

THE WRITING TURNER CONTRACTING CO
LAS VEGAS NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC
DALLAS TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC
WASHINGTON DC 20036

MEP CONSULTANT
VSA ENGINEERING CONSULTANTS
LAS VEGAS NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES INC
DALLAS TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH CA 92660

LIFE SAFETY CONSULTANT
SAFE
SAN FRANCISCO CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS NV 89113

BUILDING ENVELOPE
BA CONSULTANTS INC
LAS VEGAS NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK NY 10013

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND OR 97004

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN CA 94568

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HKS PROJECT NUMBER
12867.000
DATE
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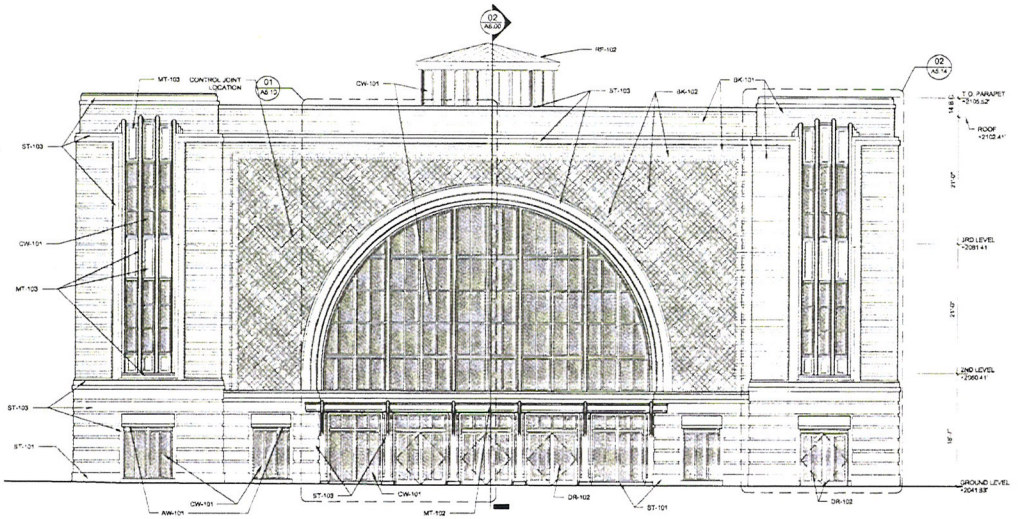
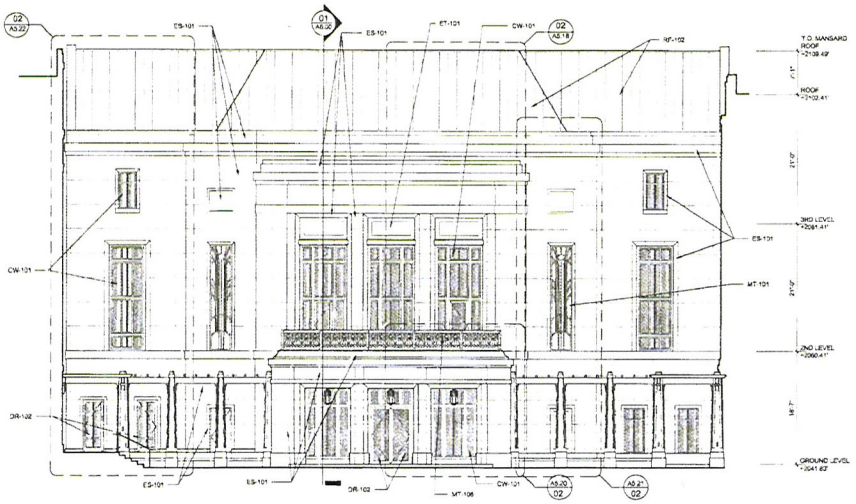
ISSUE
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM
PROGRESS PRINT
SHEET TITLE
HORIZONTAL CONTROL PLAN
SHEET NO.
C3.01

SDR-38854
08/26/10 PC

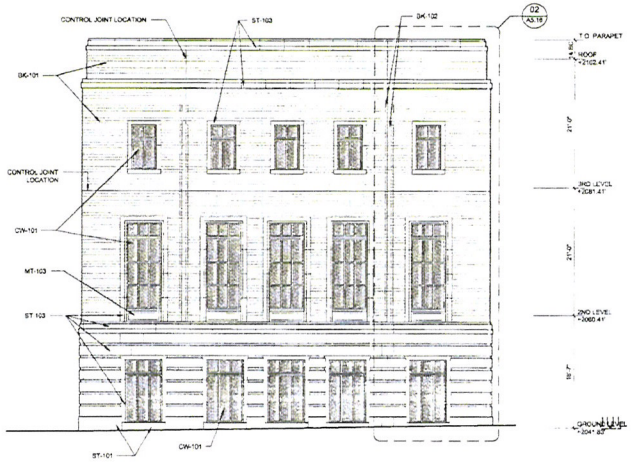


WEST ELEVATION



NOTE: SEE A5.02 FOR ADDITIONAL PERGOLA ELEVATIONS

NORTH COURTYARD ELEVATION



NORTH ALLEY ELEVATION

NOTE: CONTROL JOINT LOCATIONS SHOWN PER 2/24/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 22/A5.00

MATERIALS KEY

CN-101	SEALED CONCRETE	DR-101	OVERHEAD COILING DOOR
BK-101	FIELD BRICK	DR-102	ENTRY DOOR
BK-102	DECORATIVE PATTERN BRICK	DR-103	METAL PANELED DOOR
ST-101	STONE BASE	DR-104	METAL PLUSH DOOR
ST-102	STONE BENCH	GW-101	WINDOW SYSTEM
ST-103	LIMESTONE	GW-102	ENTRY VESTIBULE
MT-101	METAL GRILLE	GL-102	SKYLIGHT
MT-102	METAL CANOPY	ES-101	COUNCED EXTERIOR PLASTER
MT-103	METAL PANEL	ES-102	NON-COURSED EXTERIOR PLASTER
MT-104	PERGOLA TRELLIS	ES-103	EXTERIOR PLASTER CEILING
MT-105	STAINLESS STEEL HANDRAIL	ET-101	EXTERIOR TILE ART PANEL
MT-106	STAINLESS STEEL GUARDRAIL	AW-101	FABRIC AWNING
MT-107	PAINTED METAL RAILING	SW-101	MECHANICAL SCREEN WALL
PC-101	PERGOLA COLUMN COVERS	PV-101	STONE PAVERS (BALCONY)
RF-101	FLAT ROOF SYSTEM	PV-102	STONE PAVERS (COURTYARD)
RF-102	STANDING SEAM METAL ROOF	PV-103	STONE PAVERS (COURTYARD)
MT-108	METAL COPING/FLASHING	PV-104	STONE STAIRS
		PV-105	DECOMPOSED GRANITE PAVING

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DEVELOPER
LAS VEGAS PERFORMING ART'S CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76132

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89109

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS, INC.
WASHINGTON, DC 20036

M&P CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AYUP
SAN FRANCISCO, CA 94123

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
BA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10013

SECURITY CONSULTANT
M&A CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

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KEY PLAN

REVISION

NOT FOR CONSTRUCTION

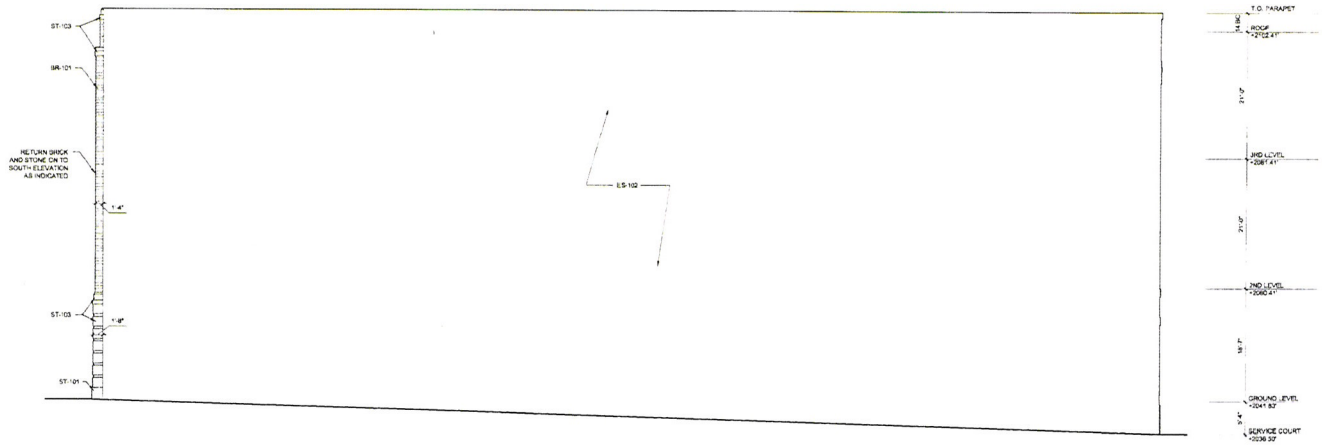
HKS PROJECT NUMBER
12867.000

DATE
03.12.2010

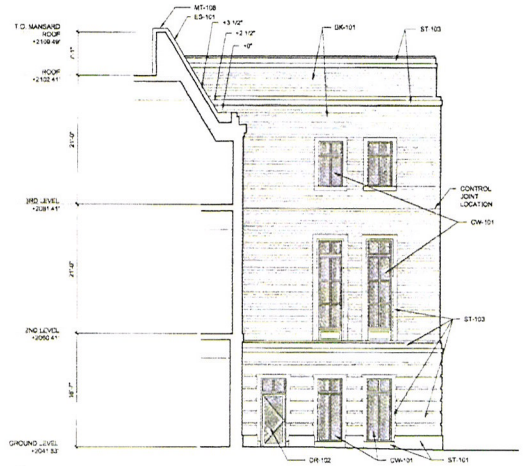
ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
NORTH & WEST ELEVATIONS

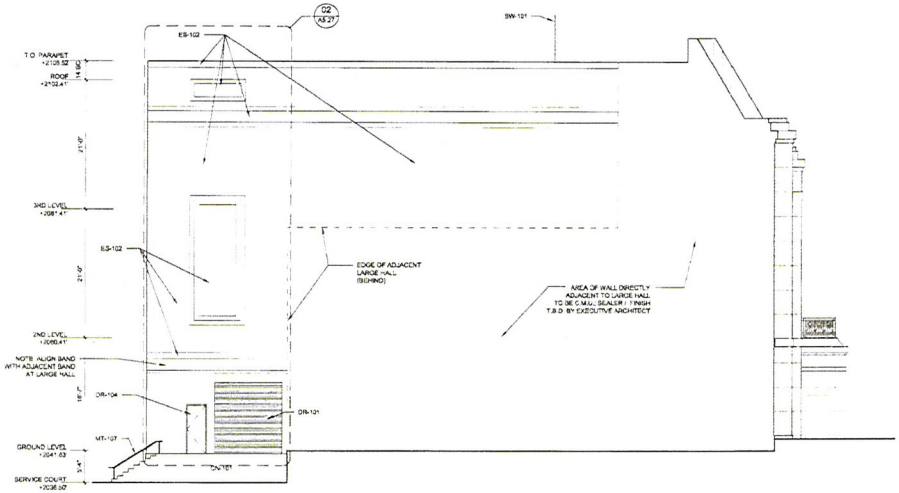
SHEET NO
A5.00



SOUTH ELEVATION 02 A5.01
1/8" = 1'-0"



EAST ELEVATION AT COURTYARD 03 A5.01
1/8" = 1'-0"



EAST ELEVATION 01 A5.01
1/8" = 1'-0"

NOTE: CONTROL JOINT LOCATIONS SHOWN PER 2/24/2010 WORK SESSION WITH EXECUTIVE ARCHITECT AND STRUCTURAL ENGINEER. SEE PROFILE DETAIL 22/A5.50

MATERIALS KEY

CN-101	SEALED CONCRETE	DR-101	OVERHEAD COILING DOOR
BK-101	FIELD BRICK	DR-102	ENTRY DOOR
BK-102	DECORATIVE PATTERN BRICK	DR-103	METAL PANELED DOOR
ST-101	STONE BASE	DR-104	METAL FLUSH DOOR
ST-102	STONE BENCH	CW-101	WINDOW SYSTEM
ST-103	LIMESTONE	CW-102	ENTRY VESTIBULE
MT-101	METAL GRILLE	GL-102	SKYLIGHT
MT-102	METAL CANOPY	ES-101	COURSED EXTERIOR PLASTER
MT-103	METAL PANEL	ES-102	NON-COURSED EXTERIOR PLASTER
MT-104	PERGOLA TWELLIS	ES-103	EXTERIOR PLASTER CEILING
MT-105	STAINLESS STEEL HANDRAIL	ET-101	EXTERIOR TILE ART PANEL
MT-106	STAINLESS STEEL BALUSTRAL	AW-101	FABRIC AWNING
MT-107	PAINTED METAL RAILING	SW-101	MECHANICAL SCREEN WALL
MO-101	PERGOLA COLUMN COVERS	PV-101	STONE PAVERS (BALCONY)
RF-101	FLAT ROOF SYSTEM	PV-102	STONE PAVERS (COURTYARD)
RF-102	STANDING SEAM METAL ROOF	PV-103	STONE PAVERS (COURTYARD)
MT-108	METAL COPING/FLASHING	PV-104	STONE STAIRS
		PV-105	DECOMPOSED GRANITE PAVING

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LAS VEGAS, NV 89109

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HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
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KEY PLAN

REVISION

NOT FOR CONSTRUCTION

HKS PROJECT NUMBER
12867.000

DATE
03.12.2010

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
SOUTH & EAST ELEVATIONS

SHEET NO.
A5.01

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LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

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Avoid cutting underground utility lines. It's costly.
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before you
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1-800-227-2600

GENERAL NOTES

COVER SHEET	LDD1.00
ORIENTATION PLAN	LDD1.01
LANDSCAPE CONCEPT PLAN	LDD2.01
LANDSCAPE CONCEPT PLAN	LDD2.02
GENERAL NOTES AND LEGENDS	LDD3.01 - LDD3.02

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GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN SHOWN ON THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
5. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRUE, SMOOTH, AND UNIFORM.
6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
9. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3-1/2" THICKNESS.
10. EXPANSION JOINTS SHALL BE 10' O.C. MAXIMUM IN SURFACES LESS THAN 15' IN WIDTH. CONTROL JOINTS SHALL BE 5' O.C. MAXIMUM.
11. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN.
12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
13. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
14. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR COMMON EXPOSED GRADE OR BETTER.
15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS.
16. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
17. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
18. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 75102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENG NEERING CONSULTANTS
LAS VEGAS, NV 89113

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
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DD CENTER

LARGE HALL

REVISION

HKS PROJECT NUMBER
12867.000

DATE

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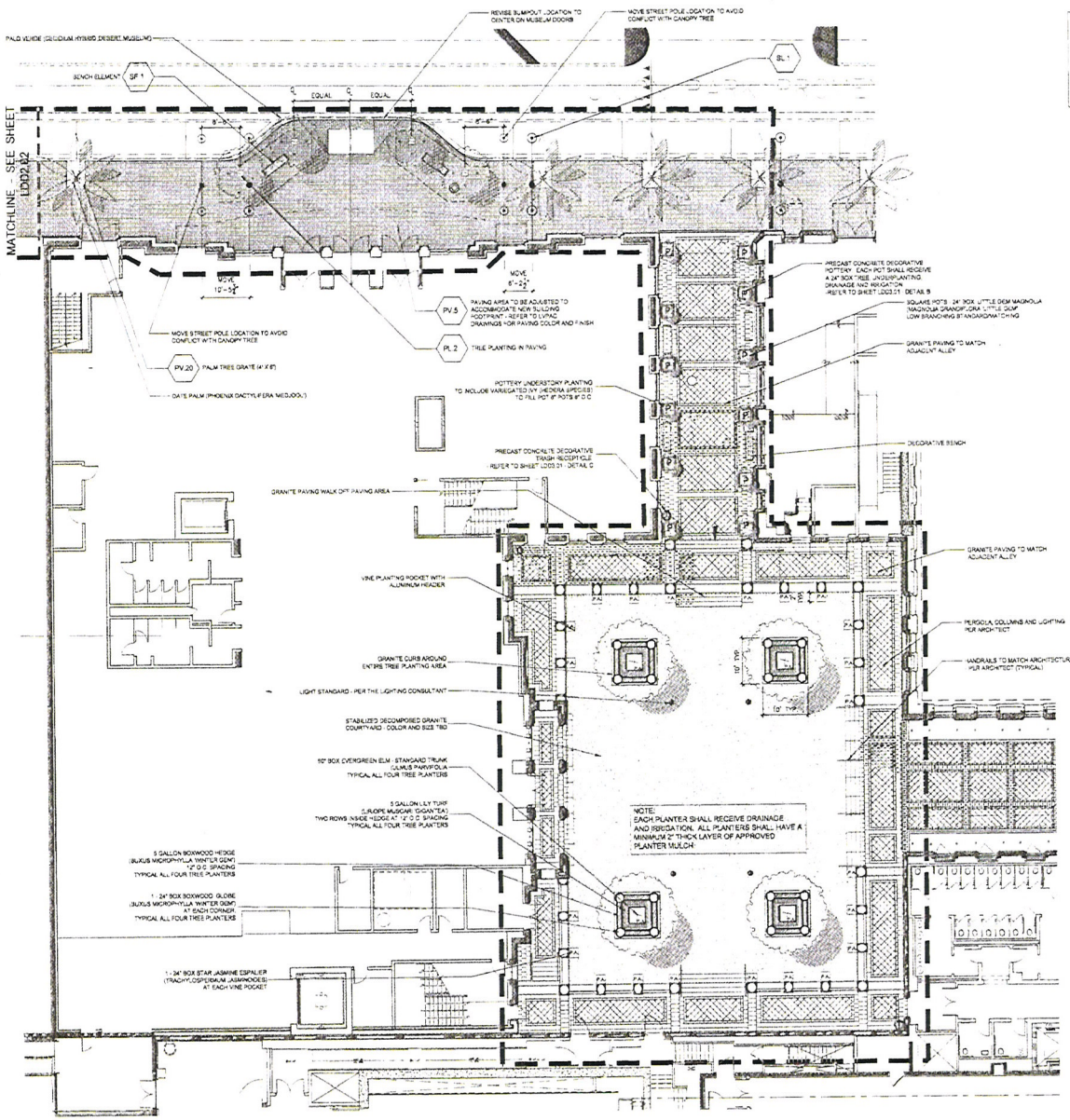
100% DD PACKAGE

SHEET TITLE
LANDSCAPE COVER SHEET

9082CVRS

SHEET NO
LDD1.00



ALL LANDSCAPE PLANTING, PAVING AND STREET SITE FURNISHINGS ARE SHOWN FOR REFERENCE ONLY AND TO DEMONSTRATE GENERAL DESIGN INTENT. REFER TO THE LVPAC CONSTRUCTION DOCUMENTS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.

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SCALE: 1"=10'-0"

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THE PROJECT GROUP
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LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

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MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
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DALLAS, TX 75201

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LIFESCAPES INTERNATIONAL
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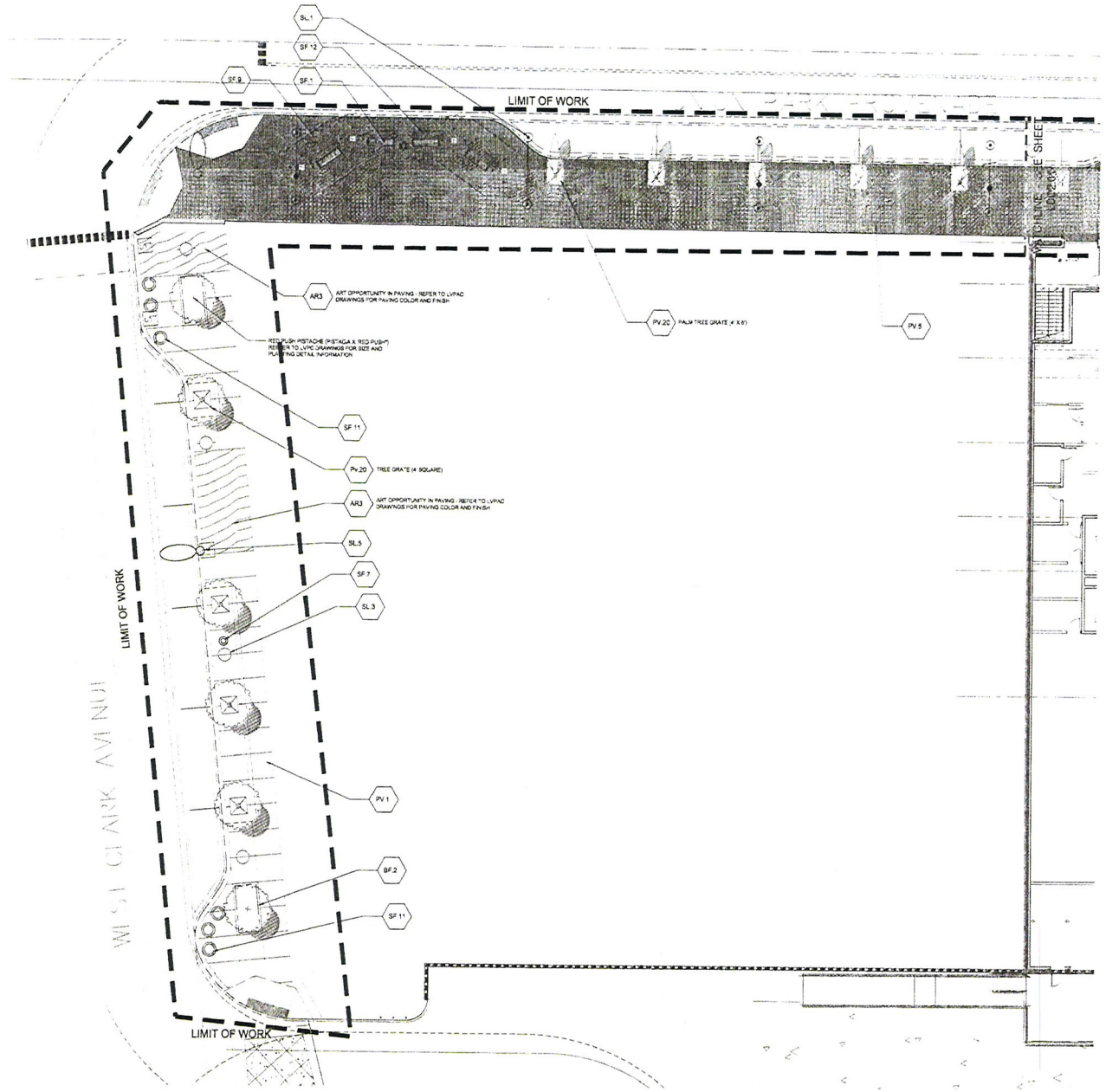
SHEET TITLE
LANDSCAPE CONCEPT PLAN

6082CMDD01
SHEET NO.
LDD2.01



XX.X	REFER TO LVPAC CONSTRUCTION DOCUMENTS AND UNION PARK DESIGN STANDARDS FOR FOR LANDSCAPE SOFTSCAPES/HARDSCAPE ELEMENT SIZE, LOCATIONS AND SPECIFICATIONS.

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SHEET TITLE
LANDSCAPE CONCEPT PLAN

6082CMD002
SHEET NO
LDD2.02

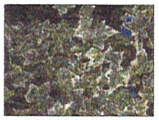
03/10/10

BOXWOOD GLOBE (24" BOX)

BOXWOOD HEDGE (5 GAL.)

VARIEGATED LILY TURF (5 GAL.)

STAR JASMINE VINE (24" BOX ESPALIER)



IVY IN POTS (6" POTS)

MAGNOLIOA 'LITTLE GEM' IN POTS (24" BOX)

COURTYARD PLANT MATERIAL

COURTYARD TRASH ASH - QS SQ2028W

SCALE: 1" = 1'-0" | C

PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 2" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS; MATCH PLANTER MULCH IN EXISTING PLANTERS.
5. ALL PLANTERS SHALL RECEIVE IRRIGATION AND DRAINAGE.

PLANTING SHRUBS, VINES & GROUNDCOVERS:

1. SHRUBS AND VINES: PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.

2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

   SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN BACKFILL AND WATER.

   GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG.

TREE PLANTING PIT NOTE:

ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL", THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER "PREPARED BACKFILL MIX"

ALL PLANT PITS FOR TREES 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTING PITS FOR PLANT MATERIAL UP TO 15 GALLON SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 18" DEEP.

SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE

HEADERBOARD NOTE:

ALL HEADERBOARD LAYOUT SHALL BE VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF HEADER. LANDSCAPE CONTRACTOR SHALL LAYOUT HEADER IN THE FIELD.

ESPALIER NOTE:

REMOVE ALL ESPALIERS FROM TRELLIS AND ATTACH TO WALL OR FENCE WITH VINE CLIPS.

STONE/PRE-CAST CONCRETE PAVER NOTE:

1. A MINIMUM 30 SQUARE FOOT PANEL OF EACH PAVING STYLE SHALL BE PREPARED USING THE PERSONNEL, MATERIALS, EDGES, BASE AND METHODS TO BE EMPLOYED IN THE FINAL WORK. THIS AREA WILL BE USED TO DETERMINE SURCHARGE OF THE SAND LAYER (IF APPLICABLE), CONCRETE BASE REQUIREMENTS, JOINT SIZES, LAYING PATTERNS, COLORS, TEXTURES AND MINIMUM TOLERANCES OF THE JOB. REJECTED SAMPLES SHALL BE REMOVED AND ADDITIONAL SAMPLES PREPARED UNTIL APPROVED BY THE LANDSCAPE ARCHITECT. SAMPLE MAY FORM PART OF THE FINAL WORK.
2. FABRICATOR SHALL PREPARE SHOP DRAWINGS FOR ALL CUSTOM PIECES. DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN CONFORMANCE PRIOR TO FABRICATION.
3. ALL PRE-CAST PAVERS AND STONE SHALL BE CUT USING A MASONARY SAW TO ALLOW FOR CLEAN UNIFORM EDGES.
4. PAVERS SHALL BE INSTALLED PER ICPI RECOMMENDATIONS.

IRRIGATION NOTE:

DRAWING

ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1239) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES.

DEEP ROOT BARRIERS

ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 8'-0" OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE, MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.

TREE SIZE	ROOT BARRIER MODEL NO.
15 GALLON	CP16-2
24" BOX	CP24-2
36" BOX & LARGER	CP36-2

AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE B, ANAHEIM, CA 92806 (800) 480-4084 (OR APPROVED EQUIVALENT).

COURTYARD NOTES

SCALE: NTS | A

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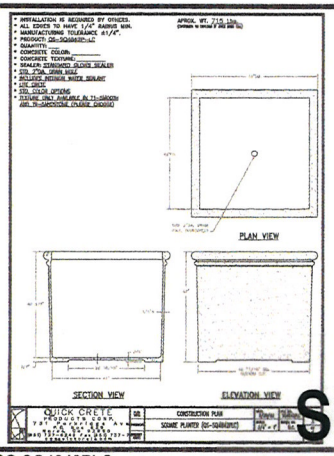

COURTYARD DECORATIVE POTTERY - QS-SQ4842PLC

NTS | B

SDR-38854

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LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITNEY-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20008

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HNA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTA
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF TROPICAL ENVIRONMENTS
NEWPORT BEACH, CA 92660

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000

DATE
03-12-2010

ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM
100% DD PACKAGE

SHEET TITLE
LANDSCAPE NOTES AND LEGENDS

60832DC01

SHEET NO.
LDD3.01

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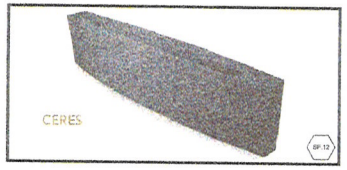
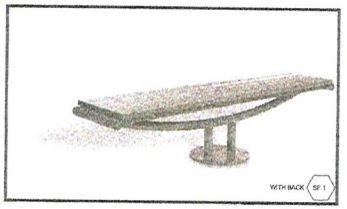
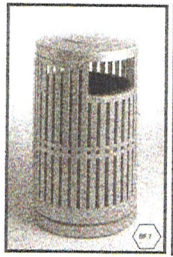
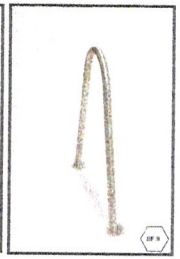
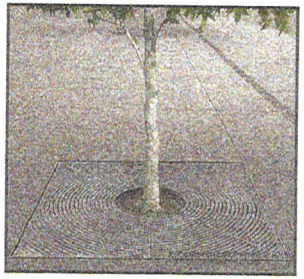
PLOT DATE: FILE NAME: FILE DATE: ACDFIG

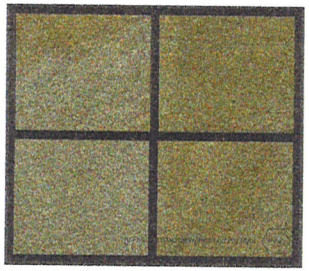


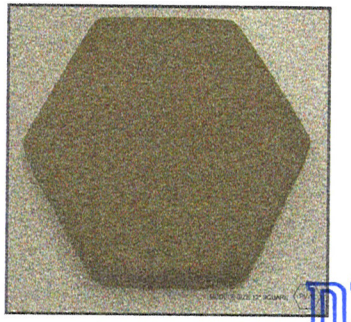


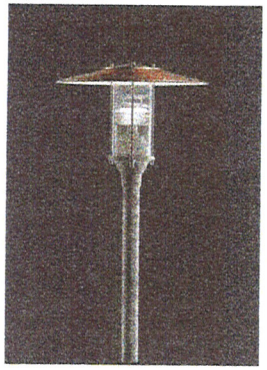












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SYMPHONY PARK IMAGES (HARDSCAPE) - TO DEMONSTRATE DESIGN INTENT AND FOR REFERENCE ONLY - REFER TO LVPAC CONSTRUCTION DOCUMENTS FOR LOCATIONS AND FULL SPECIFICATIONS SCALE: NONE A

SDR-38854

SYMPHONY PARK IMAGES (SOFTSCAPE) -TO DEMONSTRATE DESIGN INTENT AND FOR REFERENCE ONLY - REFER TO LVPAC CONSTRUCTION DOCUMENTS FOR LOCATIONS AND SPECIFICATIONS SCALE: NONE B

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89118

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
ISA CONSULTANTS, INC.
LAS VEGAS, NV 89119

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LAS VEGAS, NV 89119

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PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC.
LANDSCAPE ARCHITECTS & LIBRARIES OF TRIMED ENVIRONMENTS
400 CHAPLIN DRIVE
NEWPORT BEACH, CA 92660
(949) 494-6880 / FAX (949) 494-6881

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
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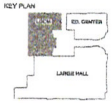
KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
LANDSCAPE

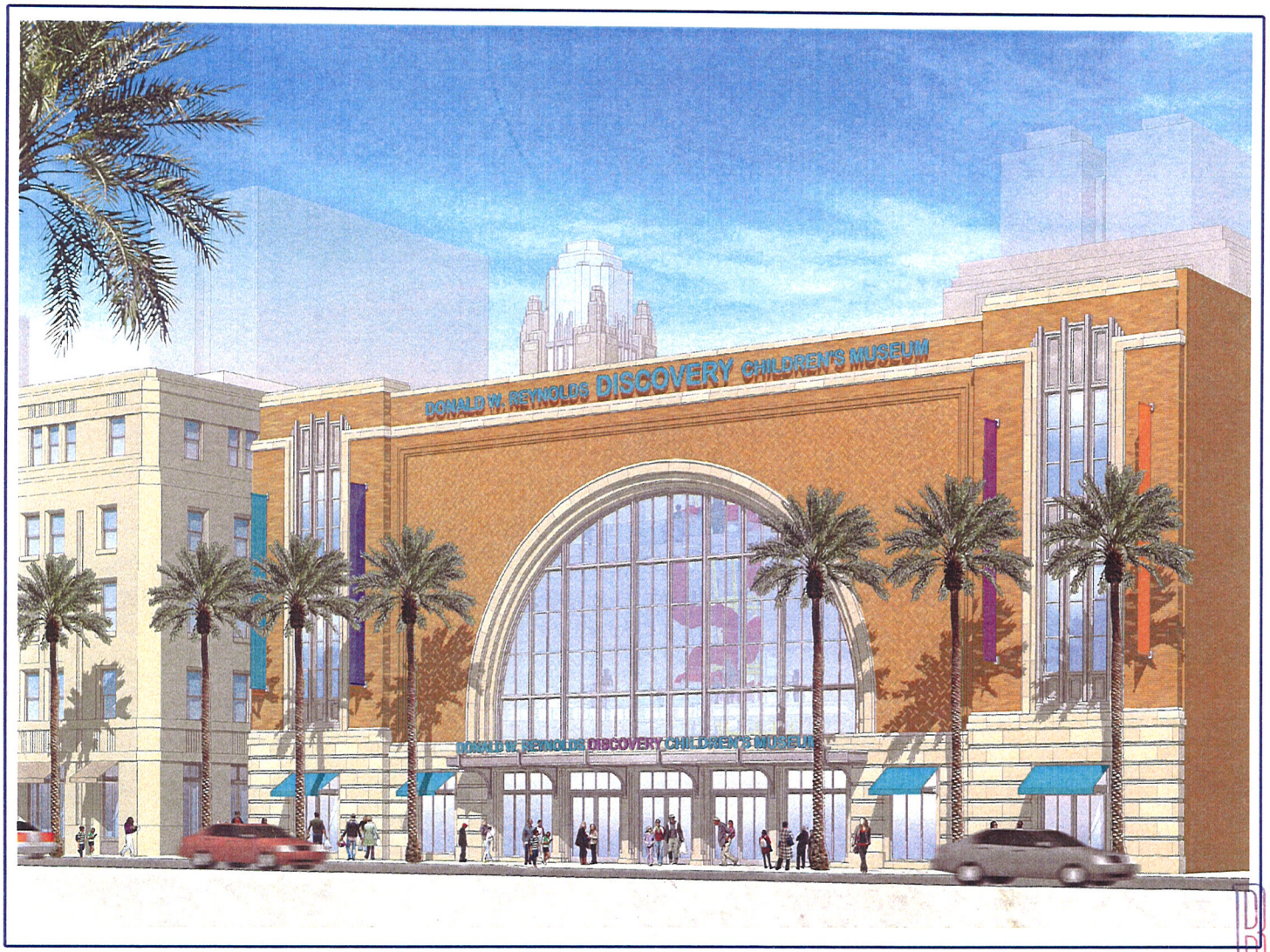
ISSUE
LIED DISCOVERY CHILDREN'S MUSEUM 100% DD PACKAGE

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

6062DC00

SHEET NO.
LDD3.02

SDR-38854
08/26/10 PC



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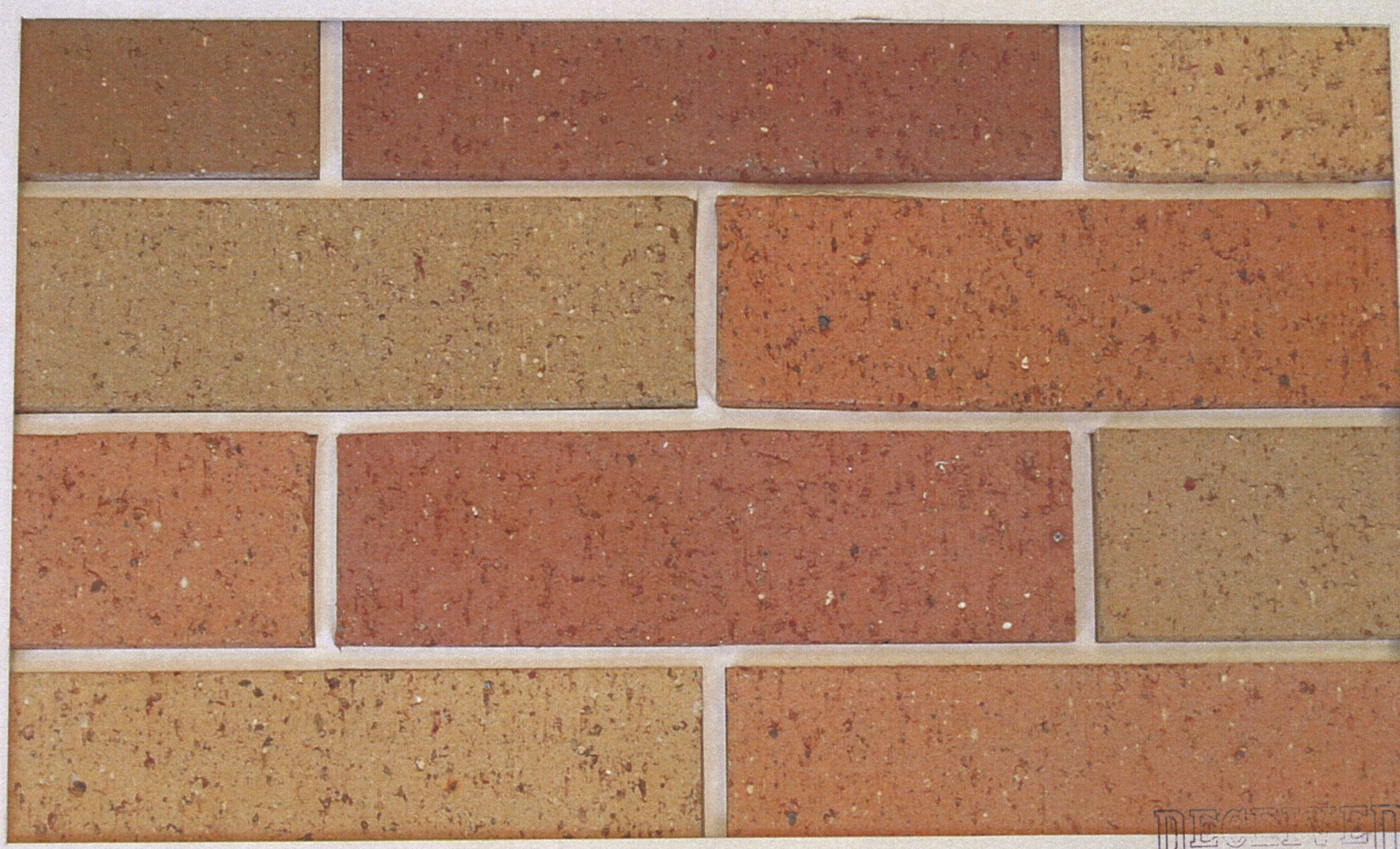
DONALD W. REYNOLDS DISCOVERY CHILDREN'S MUSEUM

APRIL 13, 2010

DAVID M. SCHWARZ ARCHITECTS

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS



EXTERIOR BRICK

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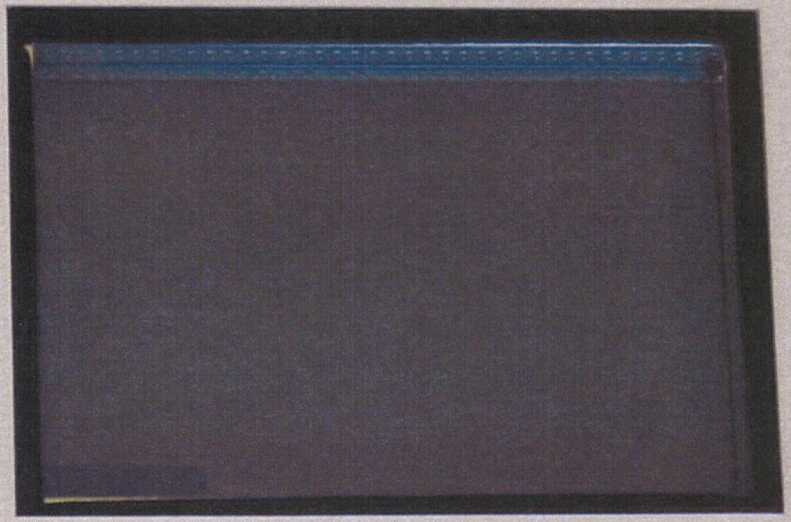
THE SMITH CENTER FOR THE PERFORMING ARTS

LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

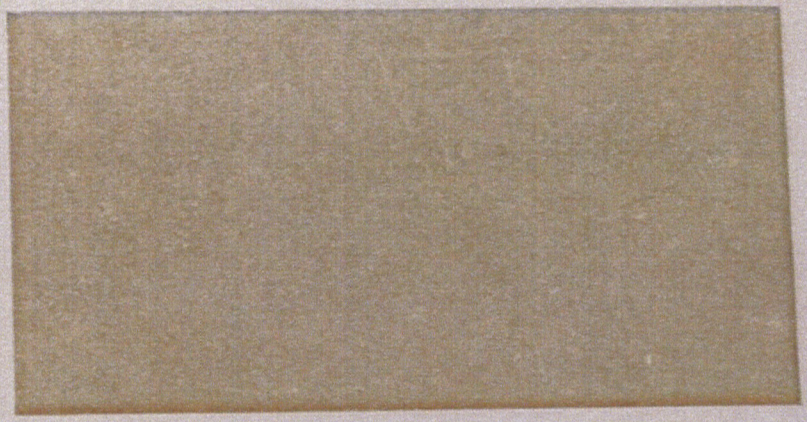
SDR-38854

ALUMINUM WINDOW FRAMES
AND CANOPY



GLASS

GRANITE WATERTABLE



LIMESTONE BASE

DAVID M. SCHWARZ ARCHITECTS

THE SMITH CENTER FOR THE PERFORMING ARTS

LIED DISCOVERY CHILDREN'S MUSEUM

JUNE 04, 2010

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SDR-38854

Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

Date: June 25, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
			SUSTAINABLE SITES					
Y			SSp1	C	**Construction Activity Pollution Prevention**	WT	Open	SWPP Plan will be implemented during construction.
1			SSc1	D	**Site Selection**	GBS	Open	The project is located on a previously developed site and does not violate the six credit conditions.
1			SSc2	D	**Development Density & Community Connectivity**	GBS	Open	The site is within walking distance of 10 or more basic services.
1			SSc3	D	**Brownfield Redevelopment**	GBS	Open	Based the Vapor Mitigation Plan, the site should qualify as a brownfield.
1			SSc4.1	D	**Alternative Transportation**, Public Transportation Access	GBS	Open	The two bus stops are within the allowable distance.
	1		SSc4.2	D	**Alternative Transportation**, Bicycle Storage & Changing Rooms	HKS / GBS	Open	Current plans do not indicate shower are included in the scope of work.
	1		SSc4.3	D	**Alternative Transportation**, Low Emitting & Fuel Efficient Vehicles	GBS	Open	Verify LEV parking will be provided.
	1		SSc4.4	D	**Alternative Transportation**, Parking Capacity	GBS	Open	Verify the parking provided does not exceed code minimum.
		1	SSc5.1	C	**Reduced Site Disturbance**, Protect or Restore Habitat	-	Closed	The site will not allow for enough vegetated space to achieve this credit.
		1	SSc5.2	D	**Reduced Site Disturbance**, Maximize Open Space	-	Closed	The site does not allow for the open space required.
		1	SSc6.1	D	**Stormwater Management**, Quantity Control	-	Closed	The site does not allow for the volume stormwater required to be managed on-site.
		1	SSc6.2	D	**Stormwater Management**, Quality Control	-	Closed	The site does not allow for stormwater quality to be managed on-site.
1			SSc7.1	C	**Heat Island Effect**, Non-roof	GBS	Open	The shade provided by the buildings on-site will assist in achieving this credit. This may also be achieved by covering over 50% of the parking.
1			SSc7.2	D	**Heat Island Effect**, Roof	GBS	Open	A light colored roof will be specified and installed to meet the credit requirements.
	1		SSc8	D	**Light Pollution Reduction**	LD	Open	The Symphony Park design standards addresses light trespass so this credit may be possible.
1			SSc9	D	**Tenant Design & Construction Guidelines**	GBS	Open	Develop a TI guide to assist the museum team in incorporating green building techniques and strategies.
7	4	4			Total Points for Sustainable Sites			
			WATER EFFICIENCY					
1			WEc1.1	D	**Water Efficient Landscaping**, 50% Reduction	LI	Open	Native plants will be incorporated to reduce potable water use for landscaping along with a drip irrigation system.
		1	WEc1.2	D	**Water Efficient Landscaping**, No Potable Water Use or No Irrigation	-	Closed	An irrigation system will be installed on the project, so this credit is not likely.
		1	WEc2	D	**Innovative Wastewater Technologies**	-	Closed	The team may consider brainstorming how to achieve this credit.
1			WEc3.1	D	**Water Use Reduction**, 20% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
1			WEc3.2	D	**Water Use Reduction**, 30% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
3		2			Total Points for Water Efficiency			

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Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

Date: June 25, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
					ENERGY & ATMOSPHERE			
Y			EAp1	C	**Fundamental Commissioning of Building Energy Systems**	GBS	Open	The building will undergo commissioning of the required systems.
Y			EAp2	D	**Minimum Energy Performance**	GBS	Open	Several energy efficiency measures will be incorporated.
Y			EAp3	D	**Fundamental Refrigerant Management**	MSA	Open	The mechanical equipment will not use CFC based refrigerants.
2	8		EAc1	D	**Optimize Energy Performance,**	GBS	Open	Several energy efficiency measures will be incorporated to achieve at least 2 points.
		3	EAc2	D	**On Site Renewable Energy,** 1%	-	Closed	On-site renewable energy is not currently incorporated in the plans.
1			EAc3	C	**Enhanced Commissioning**	GBC	Open	The building will undergo commissioning of the required systems.
1			EAc4	D	**Enhanced Refrigerant Management**	MSA	Open	Refrigerants used will be low ozone depleting and low global warming potential.
1			EAc5.1	C	**Measurement & Verification-Base Building**		Open	A M&V plan must be developed and incorporated to achieve this credit.
1			EAc5.2	C	**Measurement & Verification-Tenant Sub-metering**		Open	Provide metering or sub metering for lighting, plug loads, and HVAC electrical consumption.
	1		EAc6	C	**Green Power**	LVPAC	Open	If 35% of the anticipated electric consumption is purchased, or off-set with renewable power, this credit can be achieved.
6	9	3			Total Points for Energy & Atmosphere			
					MATERIALS & RESOURCES			
Y			MRp1	D	**Storage & Collection of Recyclables**	GBS	Open	Recycling areas will be provided within the building along with a central building recycling location.
		1	MRc1.1	C	**Building Reuse,** Maintain 25% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
		1	MRc1.2	C	**Building Reuse,** Maintain 50% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
		1	MRc1.3	C	**Building Reuse,** Maintain 75% of Existing Walls, Floors & Roof	-	Closed	The building is 100% new construction so this credit is not achievable.
1			MRc2.1	C	**Construction Waste Management,** Divert 50%	WT	Open	Construction waste will be recycled.
1			MRc2.2	C	**Construction Waste Management,** Divert 75%	WT	Open	Construction waste will be recycled.
		2	MRc3	C	**Materials Reuse,** Specify 1%	-	Closed	Materials will not be reused.
1			MRc4.1	C	**Recycled Content,** Specify 10%	WT	Open	Materials will be selected to include a large volume of recycled content.
1			MRc4.2	C	**Recycled Content,** Specify 20%	WT	Open	Materials will be selected to include a large volume of recycled content.
1			MRc5.1	C	**Regional Materials,** 10% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be sourced when possible.
	1		MRc5.2	C	**Regional Materials,** 20% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be sourced when possible.
	1		MRc6	C	**Certified Wood**	WT	Open	FSC certified wood will be selected where possible.
5	2	5			Total Points for Materials & Resources			

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Lied Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

Date: June 25, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
					INDOOR ENVIRONMENTAL QUALITY			
Y			EQp1	D	**Minimum IAQ Performance**	MSA	Open	The HVAC system will supply the required outside air.
Y			EQp2	D	**Environmental Tobacco Smoke (ETS) Control**	HKS	Open	The building will be a no-smoking building.
1			EQc1	D	**Outside Air Delivery Monitoring**	MSA	Open	This credit can be achieved by incorporating CO2 monitors in densely occupied spaces within the breathing zone.
1			EQc2	D	**Increased Ventilation**	MSA	Open	The HVAC system will supply 30% more than the required outside air.
1			EQc3	C	**Construction IAQ Management Plan**, During Construction	WT	Open	WT will implement an IAQ Plan during construction.
3			EQc4	C	**Low-Emitting Materials**			
Y			EQc4.1	C	**Low-Emitting Materials**, Adhesives and Sealants	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.2	C	**Low-Emitting Materials**, Paints and Coatings	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.3	C	**Low-Emitting Materials**, Carpet	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
Y			EQc4.4	C	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	WT	Open	Low-emitting materials will be selected and installed according to the credit requirements.
	1		EQc5	D	**Indoor Chemical & Pollutant Source Control**	MSA	Open	Entrance walk-off mats, separately exhausted chemical use rooms, and MERV 13 filters will be installed to meet the credit requirements, however, these have not been identified within the drawings.
		1	EQc6	D	**Controllability of Systems, Thermal Comfort**	-	Closed	HVAC system controls will not be provided for the majority of building occupants so this credit is not achievable.
1			EQc7	D	**Thermal Comfort**, Design	LVPAC / GBS	Open	The HVAC system will be design to address the ASHRAE standard for thermal comfort.
		1	EQc8.1	D	**Daylight and Views**, Daylight 75% of Spaces	-	Closed	The design will not provide for the required daylight and views.
		1	EQc8.2	D	**Daylight and Views**, View for 90% of Spaces	-	Closed	The design will not provide for the required daylight and views.
7	1	3			Total Points for Indoor Environmental Quality			
					INNOVATION & DESIGN			
1			IDc1.1	D	**Green Education**	LVPAC/HKS/GBS	Open	A green building education display will assist in achieving this credit.
1			IDc1.2	D	**Green Housekeeping**	LVPAC / GBS	Open	A green housekeeping plan will be implemented.
1			IDc1.3	D	**Integrated Pest Management**	LVPAC / GBS	Open	A integrated pest management plan will be implemented.
1			IDc1.4	D	**Exemplary Perfomance - WEc3**	GBS	Open	40% water savings over the baseline.
1			IDc2	D	**LEED® Accredited Professional**	GBS	Open	Several LEED Aps on the project will assist in achieving this credit.
5					Total Points for Innovation & Design			
33	16	17			**Total Points Attempting**			
	16				Total Points Possible			
					Certified: 23-27, Silver: 28-33, Gold: 34-44, Platinum: 45-61			

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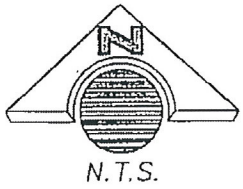
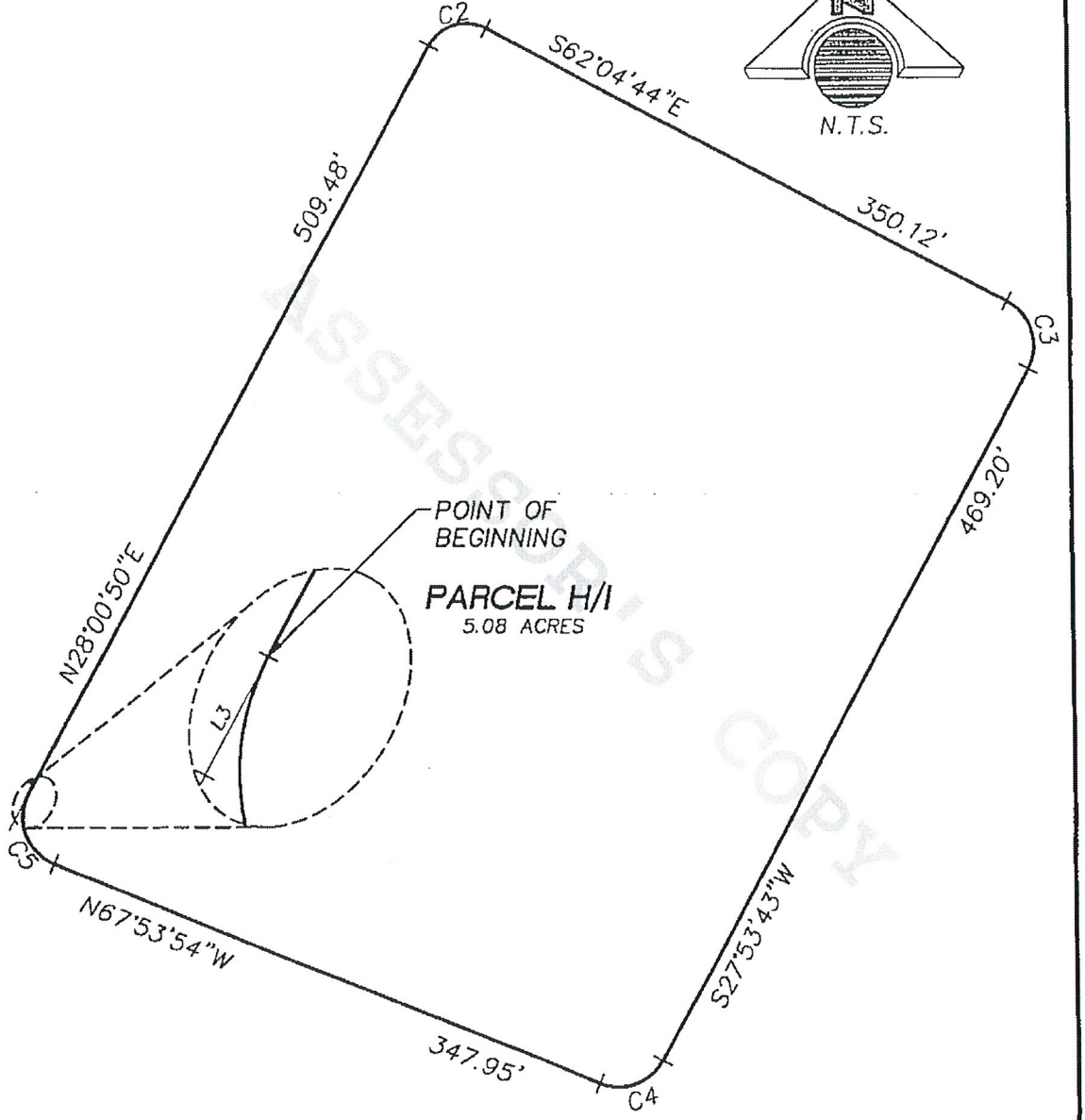
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION





ASSESSOR'S COPY

HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	LENGTH
L1	N81°09'57"E	402.28'
L2	N17°53'58"E	179.58'
L3	S28°00'50"W	16.20'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2036.00'	10°06'52"	359.42'	180.18'
C2	25.00'	89°54'26"	39.23'	24.96'
C3	30.00'	89°58'27"	47.11'	29.99'
C4	30.00'	84°12'23"	44.09'	27.11'
C5	30.00'	95°54'44"	50.22'	33.27'

HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

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SDR 38854
The Smith Center

NWC of Clark Ave. and City Pkwy.

Proposed 60 thousand square foot museum.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIPURPOSE RECREATIONAL FACILITY [1000 SF]	60	1.99	119
AM Peak Hour			0.24	14
PM Peak Hour			0.17	10

Existing traffic on all nearby streets:

Bonneville Ave	
Average Daily Traffic (ADT)	13,488
PM Peak Hour (heaviest 60 minutes)	1,079

Grand Central Pkwy	
Average Daily Traffic (ADT)	7,938
PM Peak Hour (heaviest 60 minutes)	635

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonneville Ave	34,500
Grand Central Pkwy	16,300

This project is expected to add 119 trips per day on Bonneville Ave. and Grand Central Pkwy. This will increase traffic on Bonneville Ave. & Grand Central Pkwy. by under 1 percent. Currently, Bonneville is at about 39 percent of capacity and Grand Central is at about 49 percent of capacity.

Based on Peak Hour use, this development will add about 14 additional cars into the area in the peak hour, or about one every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

SDR-38854 - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF CLARK AVENUE AND CITY PARKWAY

07/22/10

HKS

ARCHITECTS
H. Ralph Hawkins, FAIA
C. Joe Buskuhl, FAIA
Robert E. Booth, AIA
Noel Barrick, AIA
Rodney Morrissey, AIA

July 13, 2010

Mr. Steve Van Gorp
City of Las Vegas Planning Development
731 South 4th Street
Las Vegas, NV 89109

Re: **The Donald W. Reynolds DISCOVERY Children's Museum**
HKS Project No. 12867.000
Planning & Development Justification Letter

Dear Mr. Fagg:

The Donald W. Reynolds DISCOVERY Children's Museum will be built as part of The Smith Center for the Performing Arts which already consists of a three-theater complex: a spectacular main theater (Reynolds Hall) seating more than 2,000, and an Education Center (Bowman Pavilion) containing a flexible Studio Theater/Rehearsal Hall seating 300 and a Cabaret Theater seating 300 patrons for performances, rehearsals, and community receptions.

The Donald W. Reynolds DISCOVERY Children's Museum will be visually striking, timeless, majestic, and built to last for many generations. It will truly be a world-class facility and establish itself as an important community resource enabling the community to continue to experience one of the metropolitan area's major educational institutions serving children and families. It will be located downtown - the geographic center of the Las Vegas valley - as part of the 4.75 acres set aside by the city within the 61-acre parcel of undeveloped land formerly owned by the Union Pacific Railroad called Symphony Park. It is located to the Southeast of the "Spaghetti Bowl", North of Bonneville Avenue across Grand Central Parkway from the World Market Center. Situated at the center of the 61-acre development and part of The Smith Center site, the Donald W. Reynolds DISCOVERY Children's Museum will provide an energy and excitement that, when supplemented with The Smith Center and the adjacent Symphony Park, will assuredly create a central hub and a heart to this newly developed area.

The Donald W. Reynolds DISCOVERY Children's Museum, which is currently known as the Lied Discovery Children's Museum is located at 833 Las Vegas Boulevard North. It was founded as a private, nonprofit educational institution by the Allied Arts Council and the Junior League of Las Vegas and is celebrating 20 years of educating and inspiring Las Vegas. It is operated by 14 full-time and 20 part-time staff members. The museum features over 100 hands-on exhibits in the arts, sciences and culture, special demonstrations and activities, job training programs for teens, and much more. Scheduled hours of operation are as follows: Tuesday through Friday (9 a.m. - 4 p.m.), Saturday (10 a.m. - 5 p.m.), and Sunday (12 p.m. - 5 p.m.). The museum is closed on Mondays except for most school holidays.

The Donald W. Reynolds DISCOVERY Children's Museum, as currently designed is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification, per the June 4, 2010 progress set. Sixteen additional credits have been targeted as potential. Please see the attached LEED scorecard and credit notes for further clarification.

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JUL 13 2010

The Donald W. Reynolds DISCOVERY Children's Museum Design Team and Las Vegas Performing Arts Foundation submit the following attached written responses to comments from the SPDRC

SDR-38854

The Donald W. Reynolds DISCOVERY Children's Museum
Response to SPDRC Comments to Design Development Submittal
HKS Project No. 12867.000
July 13, 2010

regarding the Donald W. Reynolds DISCOVERY Children's Museum Design Development Submittal that was received June 11, 2010. The responses are supplemented by the attachments to this letter regarding Landscape Architecture, Civil, LEED, and Architecture responses.

Sincerely,

Michael A. Ayer, AIA

Cc: Myron Martin
Vicki Dickerson
Richard Johnston
Gregory Hoss
David Bratcher
Jorge Cervantes
Flinn Fagg
Rita Brandin
Cheryl Sanchez

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JUL 13 2010
SDR-38854

SYMPHONY PARK

June 11, 2010

Gregory Hoss
David M Schwartz Architects
1707 L Street NW, Ste. #400
Washington, DC 20036

Re: Lied Discovery Children's Museum -Design Development Submission
Submitted May 28, 2010 and presented June 4, 2010

The Symphony Park Design Review Committee (SP-DRC) met on June 4, 2010 to review your submission. The Design Development submission is **APPROVED subject to the following conditions:**

1. A revised Promenade elevation/perspective drawing that shows the same three dimensional view of the Museum as the Block Plan submittal dated January 15, 2010, with streetscape, signage, banner and any art elements is required to be submitted, reviewed, and approved by the SP-DRC prior to Site Development Plan Review. Consistent with DD submittal requirement to refine the 3-D perspective views of the building, this requirement is so that the City can adequately compare the two versions of the building and make a final decision on the acceptability of the current material selection and elevation treatment. Although updated 3-D views were provided in the DD submittal, they were not the same eye level view as in the Block Plan submittal. The design development version of the building appears much more institutional in character like a vintage school gymnasium, and less contemporary, perhaps less acceptable for a modern children's museum in this location. The Block Plan drawing was well received for its distinctiveness and playfulness. The use of tile or some material other than basket-weave pattern of brick is also seen as part of the positive change in character for the Museum as was illustrated on the Block Plan submission.

2. A revised landscape and irrigation plan for just the Children's Museum is required to be submitted, reviewed and approved by the SP-DRC prior to issuance of a building permit. The SP-DRC requires that this plan show the sidewalk/curb bump out on Promenade Place relocated to center on the Museum entrance.

3. A signage master plan is required to be submitted, reviewed, and approved by the SP-DRC prior to issuance of a building permit.

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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.

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SDR-38854

c. The use of stucco on the first floor of the building in the interior courtyard is to be revised to cementitious plaster on any materials list prior to issuance of a building permit.

The following waivers of the Symphony Park Design Standards will be required to be approved by City Council:

1. Section 3.19.3 of the SP-Design Standards requires parapet heights to be equal to the height of any roof top mechanical equipment. Based on the view lines presented, the SP-DRC believes the roof top equipment will not be visible and therefore recommends the waiver of this requirement. However, be aware that if during construction the building inspector believes the equipment is visible, the project will be required to either raise parapet heights or construct a screening enclosure compatible with the roof architecture of the building.

2. Section 3.5.2 of the SP-Design Standards requires a minimum of 70% vision glazing at the street level. Based on the design character of the Children's Museum building the SP-DRC recommends that this requirement be waived to the proposed percentage of approximately 60%.

3. Section 3.4.2 (illustration) of the SP-Design Standards requires a 16 foot clear dimension to the underside of canopy structures. Based on the proportions of the Children's Museum front elevation the SP-DRC recommends waiving this requirement to the proposed height of approximately 12 feet.

The following comments are provided to focus the Children's Museum team on some specific drawings or issues:

1. Drawings C4.01 and C5.01- the civil engineer and landscape architect need to make sure the site utilities are coordinated with the proposed streetscape.

2. Landscape Material and Furnishing Image Board- The errors on this sheet should be corrected on any existing documents and include:
    a. The use of tree grate B instead of the correct grate A on West Clark.
    b. The use of the Promenade light fixture on West Clark instead of the standard pedestrian fixture
    c. The absence of a call out for the correct subtle patterning of the Promenade Place Quartzite stone
    d. The absence of a call out an approved color for the Hanover concrete pavers.

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SDR-38854

3. Landscape Planting Image Board- The errors on this sheet should be corrected on any existing documents and include:
    a. The use of Hesperaloe on the temporary West Clark streetscape instead of the correct and previously requested Buffalo Grass. (If there will be no temporary landscape due to a garage submission, then this requirement is moot)
    b. The indication of a temporary landscape in front of the Children's Museum instead of the final planting scheme.

Sincerely,
The Symphony Park Design Review Committee
Steve Van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Dept. of Planning and Development
Matt Edwards, The Projects Group

NEWLAND™

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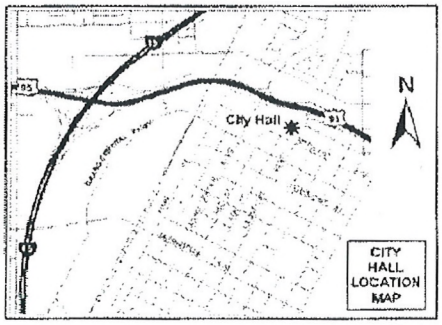
SDR-38854

City of Las Vegas
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.

Case: SDR-38854

13927401023
MESQUITEWOOD L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38854
Planning Commission Meeting of 8/26/2010

RECEIVED
AUG 16 2010

31A

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

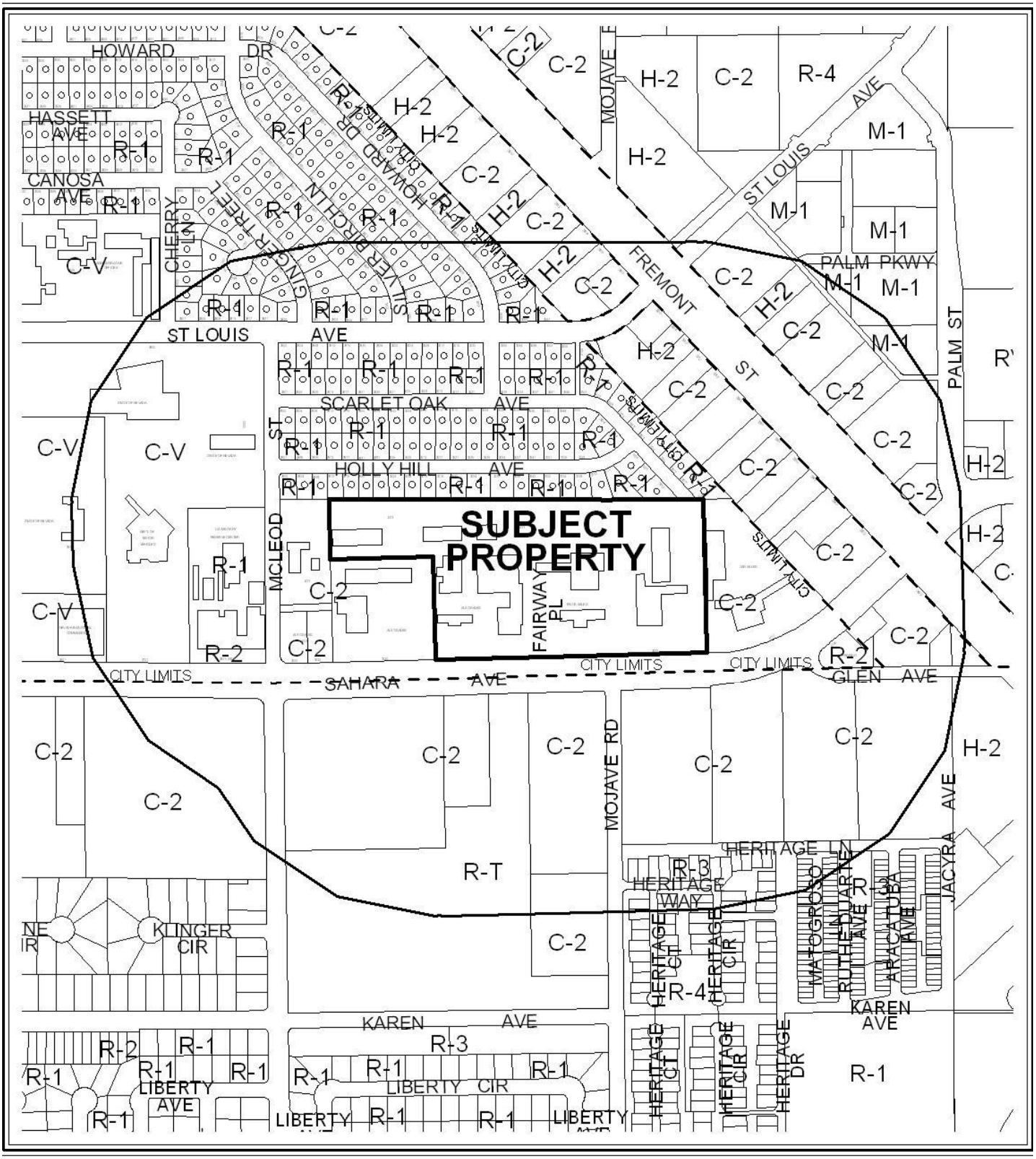
SUBJECT:
SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-38855**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N

CASE: **SDR-38855**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N

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) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

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

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. 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.

20. Vehicles shall be neither displayed nor stored within the public right of way adjacent to this site.

21. 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 **

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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.

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.

Most Recent Change of Ownership	
04/25/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
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.

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.

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.

Pre-Application Meeting	
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.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

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)

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		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:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	740,963 SF	N/A
Min. Lot Width	100 Feet	1,057 Feet	Y
Min. Setbacks (New Structures) • Front • Side • Rear	 20 Feet 10 Feet 20 Feet	 116 Feet 82 Feet 214 Feet	 Y Y 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:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
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

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
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							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	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

Loading Spaces	171,454	3 spaces, plus 1 per each 100,000 SF over 50,000 SF	5 spaces	11 spaces	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Previously approved landscape plan – five-foot buffer along the south property line	Zero feet	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.10.010 (J) – 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

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.

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:

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 251

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38855** APN: 162-01-801-022

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet

Name of Representative: APTUS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of JULY, 20 10

_____

Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010

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JUL 13 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 3100 E. Sahara Avenue

Project Name Fairway Chevrolet and Buick / GMC **Proposed Use** Motor Vehicle Sales

Assessor's Parcel #(s) 162-01-801-022 **Ward #** 3-Reese

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** n/a

Gross Acres 17.01 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER Fairway Chevrolet Company **Contact** Greg Heinrich

Address 3100 E. Sahara Avenue **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet **Contact** Greg Heinrich

Address 3100 E. Sahara Avenue **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

City Las Vegas **State** NV **Zip** 89104

E-mail Address kristen@aptusgroup.com

Property Owner Signature* GWHeinrich

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of JULY, 20 10.

Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-38855
Meeting Date:	08/26/10
Total Fee:	1080.00
Date Received:*	07/13/10
Received By:	Jonathan B

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JUL 13 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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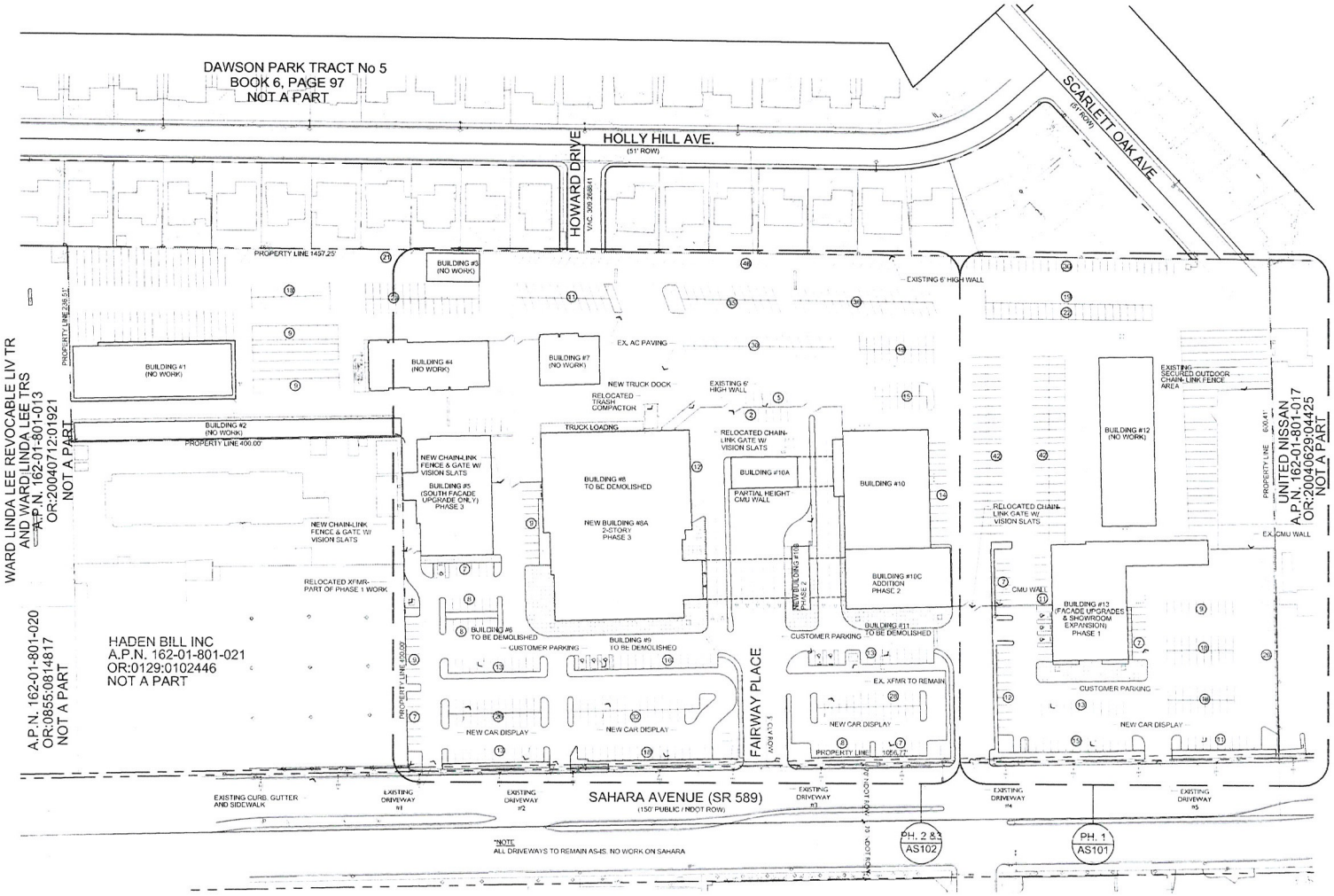
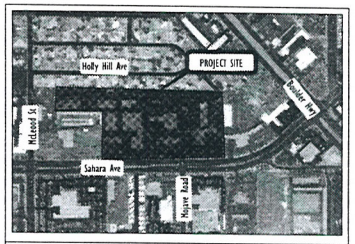
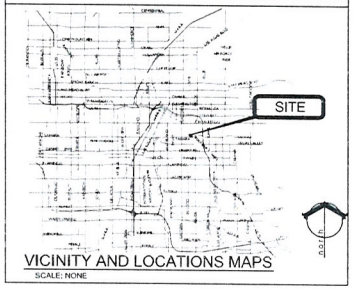


SITE PLAN

1" = 60'-0"





VICINITY AND LOCATIONS MAPS

SCALE: NONE

Site and Project Information

SITE DATA

ADDRESS	3100 East Sahara Ave.
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership
SITE AREA	740,963 sf (Net) 17.01 Acres (Net)

SETBACKS (PRINCIPAL STRUCTURE)

FRONT	20 feet
SIDE	10 feet
REAR	20 feet

MAX LOT COVERAGE	50%
ACTUAL LOT COVERAGE	23.1%
MAX HEIGHT	NA
ACTUAL HEIGHT	40'-0"

BUILDING INFORMATION

BUILDING AREAS:

Building #1 (Storage)	12,250 sf
Building #2 (Storage)	8,550 sf
Building #3 (Storage)	2,200 sf
Building #4 (Paint Shop)	8,560 sf
Building #5 (Body Shop)	13,600 sf
Building #6 (To Be Demolished)	4,585 sf
Building #7 (Body Shop)	4,560 sf
Building #8 (To Be Demolished)	23,696 sf
Building #8A (New Chev. Showroom/Parts Building)	62,200 sf
Building #9 (To Be Demolished)	8,512 sf
Building #10 (Service)	16,000 sf
Building #10A (Quick Lube)	3,100 sf
Building #10B (New Service Writers Building)	1,480 sf
Building #10C (Service Addition)	9,660 sf
Building #11 (To Be Demolished)	7,142 sf
Building #12 (Service)	13,500 sf
Building #13 (Ex. GMC Pontiac/Buick Showroom)	12,352 sf
Building #13 (GMC Pontiac/Buick Showroom Expansion)	3,622 sf
TOTAL EXISTING:	138,787 sf
TOTAL BEING DEMOLISHED:	44,235 sf
TOTAL BEING ADDED:	76,902 sf
NET SF BEING ADDED:	32,667 sf
TOTAL SF:	171,454 sf

PARKING INFORMATION

PARKING REQUIRED: 1:500 = 171,454 / 500 = 343 spaces

PARKING PROVIDED:

CUSTOMER PARKING	113
EMPLOYEE PARKING	180
SERVICE/BACKLOT	246
NEW CAR DISPLAY	246
LOADING SPACES	2
HANDICAP SPACES	9 (2 VAN)
TOTAL	796

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

City of Las Vegas SDR Submittal 07.13.10
City of Las Vegas SDR Submittal Revised 07.27.10
City of Las Vegas SDR Submittal Revised 08.04.10

SITE PLAN
AS100

SDR-38855
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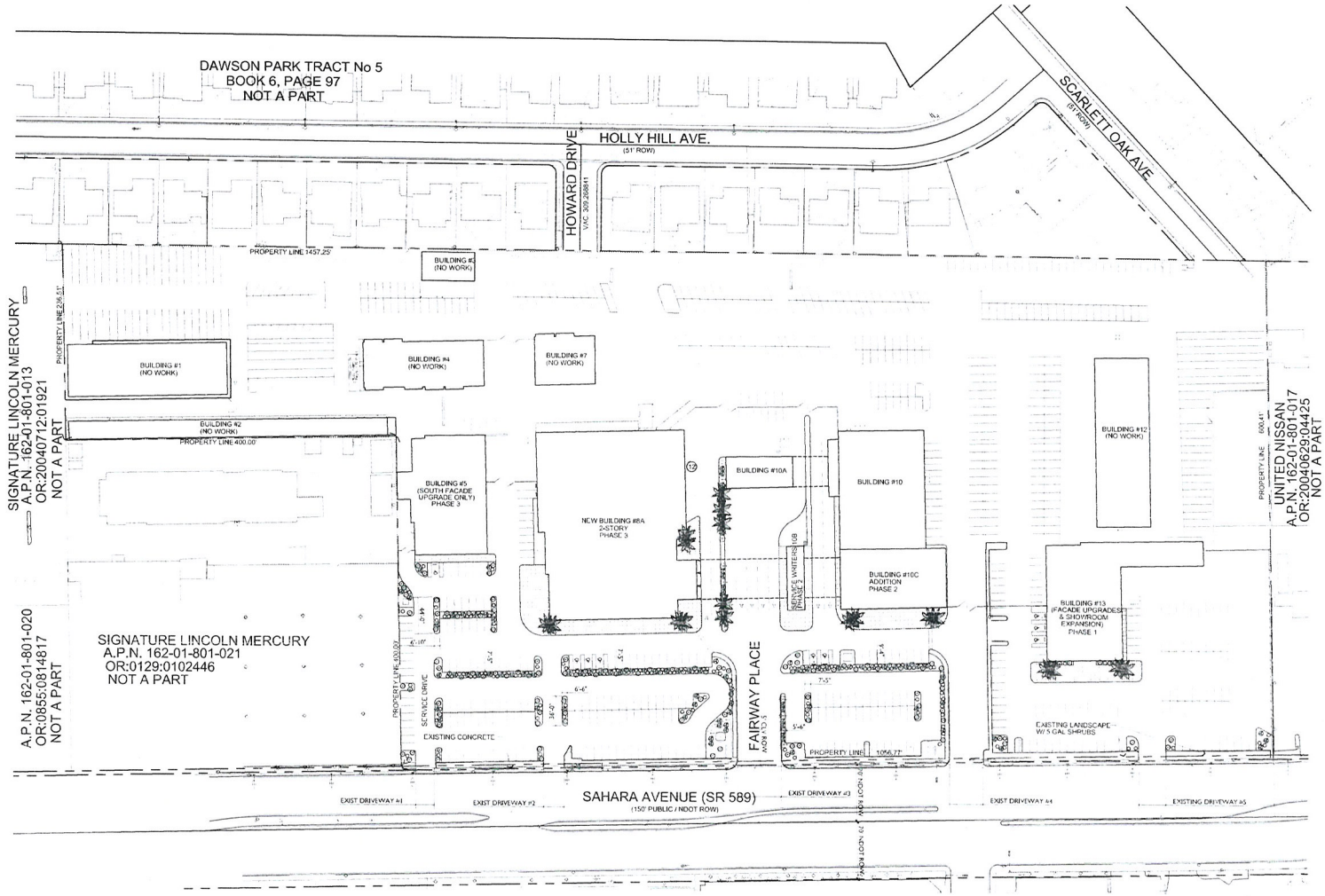
0069 Fairway Chevrolet and Fairway GMC/Buick



LANDSCAPE PLAN

1" = 60'-0"

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
	EXISTING TREE	-	24" Box	4
	MEXICAN FAN PALM	-	16'-18' HIGH	19
SHRUBS				
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal	20
	GERMANDER	-	5 gal	18
	YELLOW BIRD OF PARADISE	caesalpinia grilliesii	5 gal	27
	RED BIRD OF PARADISE	caesalpinia pulcherrima	15 gal	56
	DESERT CASSIA	cassia nemophilia	5 gal	21
	DEER GRASS	muhlenbergia rigens	5 gal	36
	MEXICAN SAGE	salvia leucantha	5 gal	29
GROUND COVER				
SYMBOLS NOT SHOWN DUE TO SCALE	DESERT CARPET	myoporum parvifolium	5 gal	30
	LANTANA	lantana	3 gal	22
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris regal mist	5 gal	16
ROCK MULCH	SIZE	COLOR	DEPTH	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT	5'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF Z-83-87, 1970 APPROVAL OF Z-4370 & 1972 APPROVAL OF Z-8072

0 30' 60' 120'

north

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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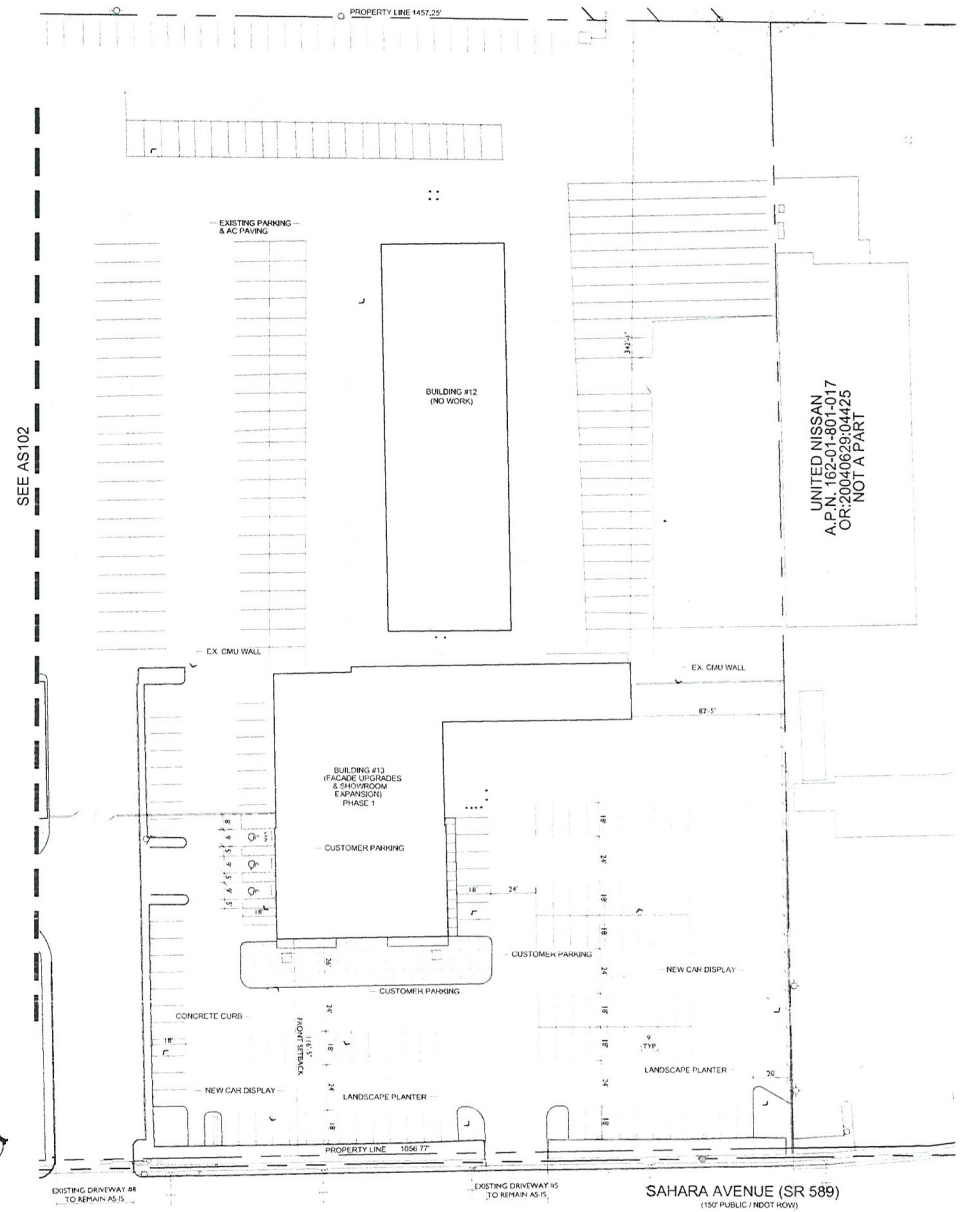
LANDSCAPE PLAN
L100

10.069 Fairway Chevrolet and Fairway GMC/Buick



PARTIAL SITE PLAN

1" = 30'-0"

0 15' 30' 60'

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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F 702.839.1213

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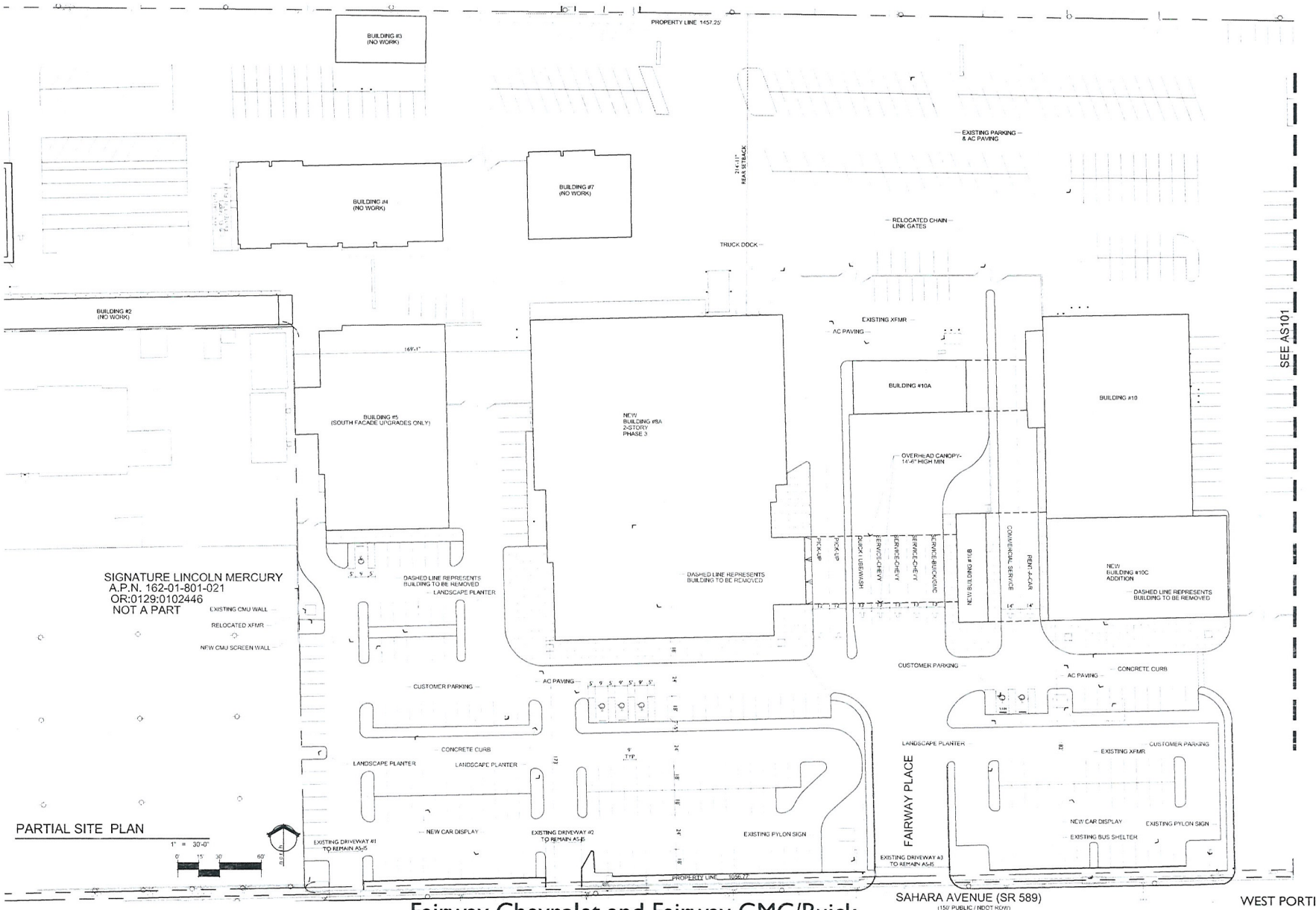
EAST PORTION
PHASE I

AS101

10.069 Fairway Chevrolet and Fairway GMC/Buick



PARTIAL SITE PLAN

1" = 30'-0"

0 15' 30' 60'

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

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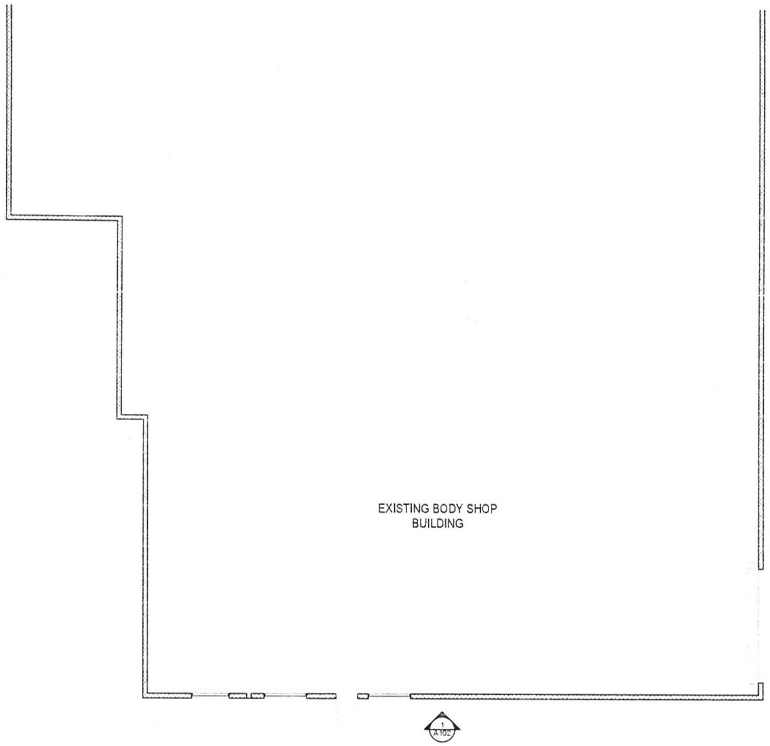
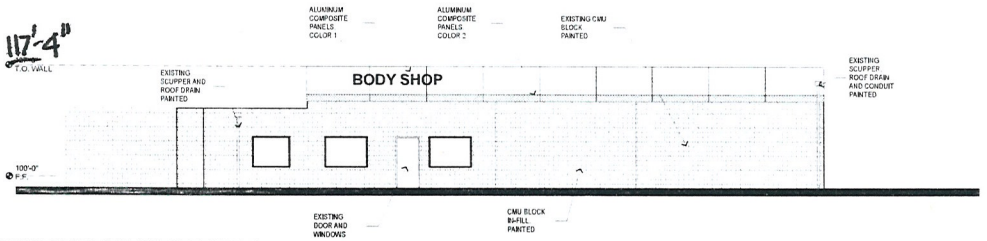
WEST PORTION
PHASES 2 AND 3

AS102

10.069 Fairway Chevrolet and Fairway GMC/Buick



BODY SHOP FLOOR PLAN
1/8" = 1'-0"



1 BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

NOTE: WEST, EAST AND NORTH WALLS WILL BE PAINTED TO MATCH THE SOUTH WALL. NO OTHER CHANGES ON THE WEST, EAST OR NORTH WALLS WILL OCCUR.

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, NV 89104

BODY SHOP
FLOOR PLAN

A102

10 069 Fairway Chevrolet and Fairway GMC/Buick

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City of Las Vegas SDR Submittal (Revised) 08 04 10

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F 702 839 1213

0' 4' 8' 16'

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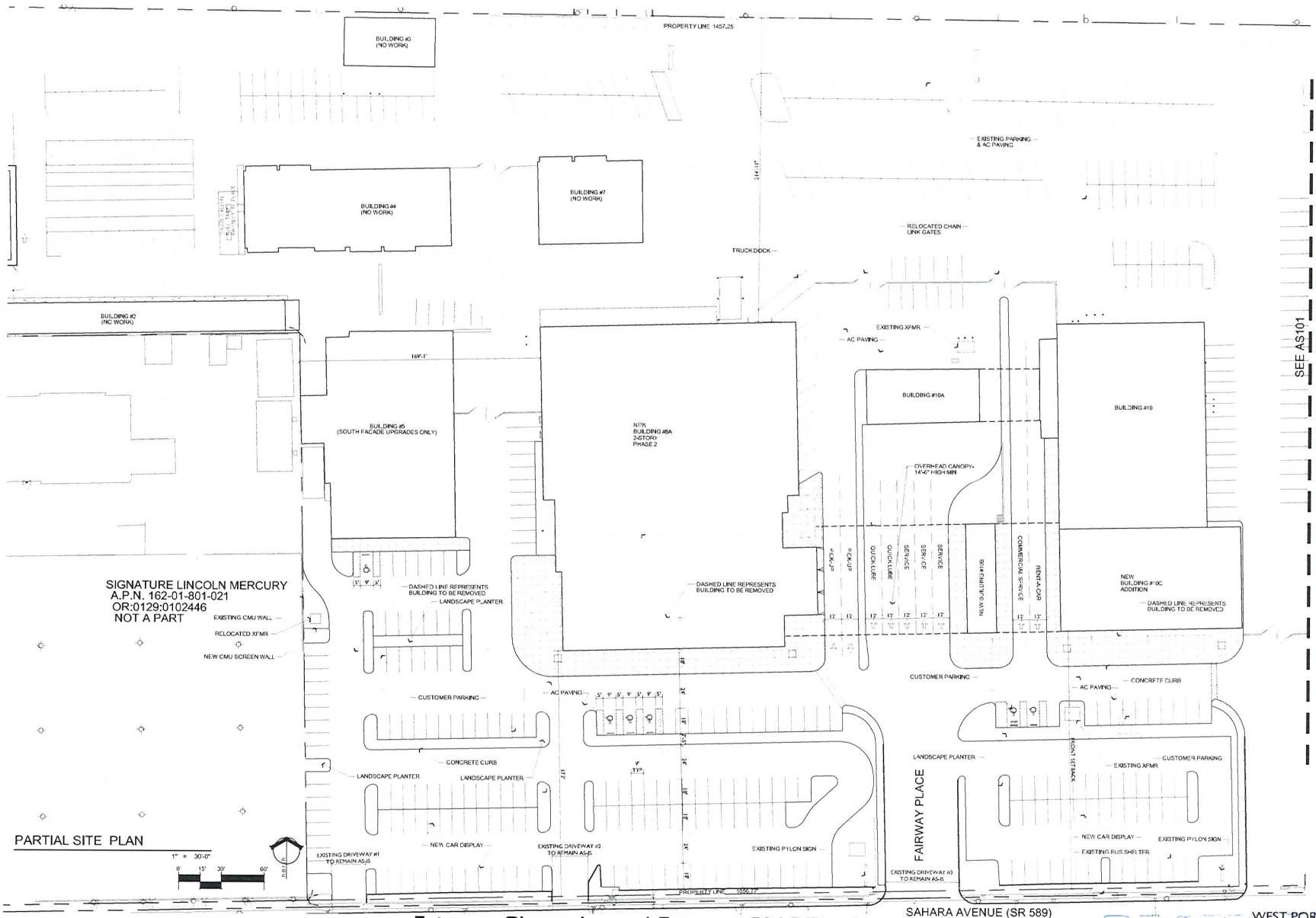

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Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213

Fairway Chevrolet and Fairway GMC/Buick

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SDR-38855

WEST PORTION PHASES 2 AND 3

AS102

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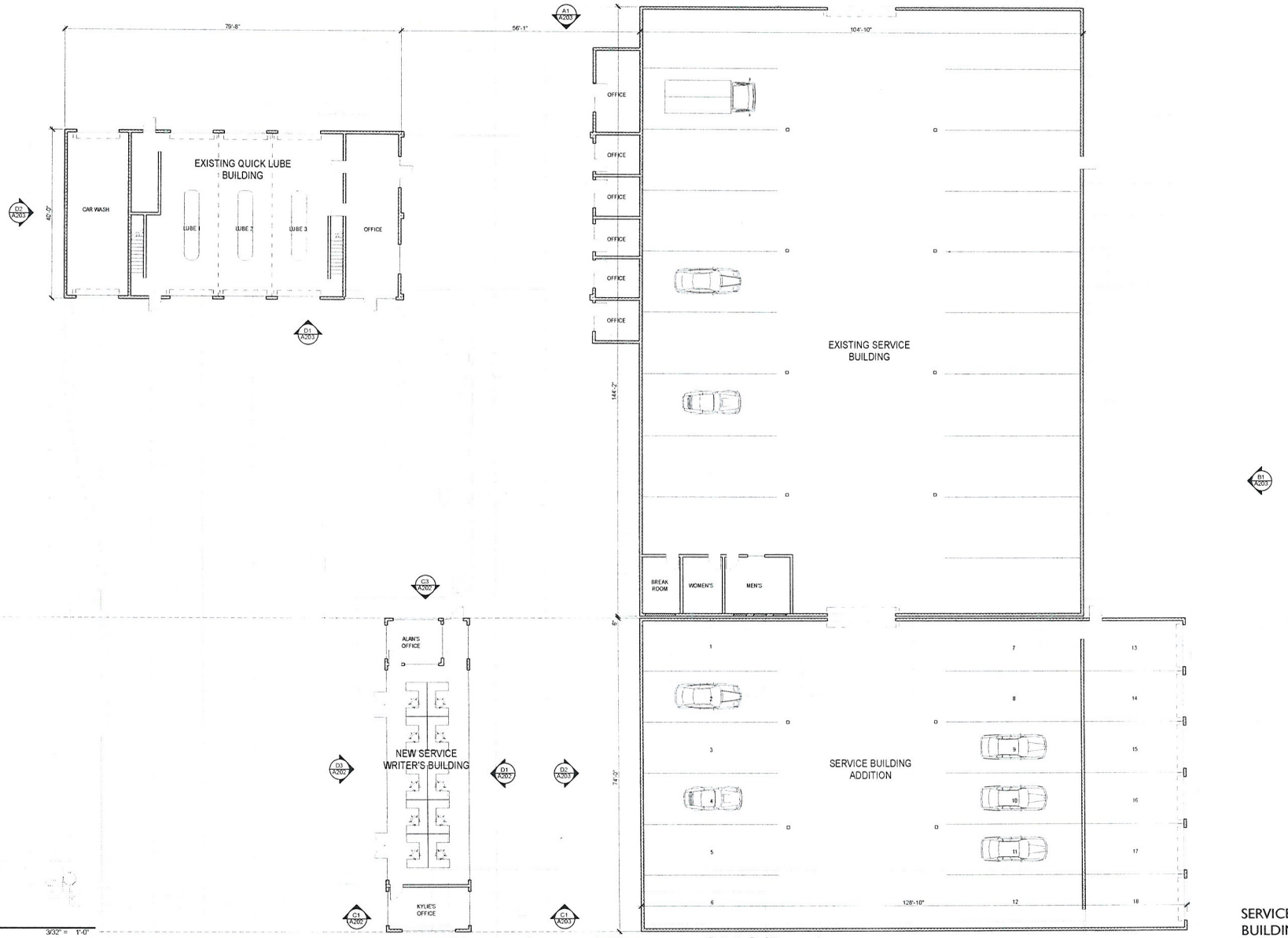

FLOOR PLAN

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SDR-38855

SERVICE BUILDING FLOOR PLAN (PHASE 3)

A103

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City of Las Vegas SDR Submittal 07.13.10

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0' 5' 10' 20'

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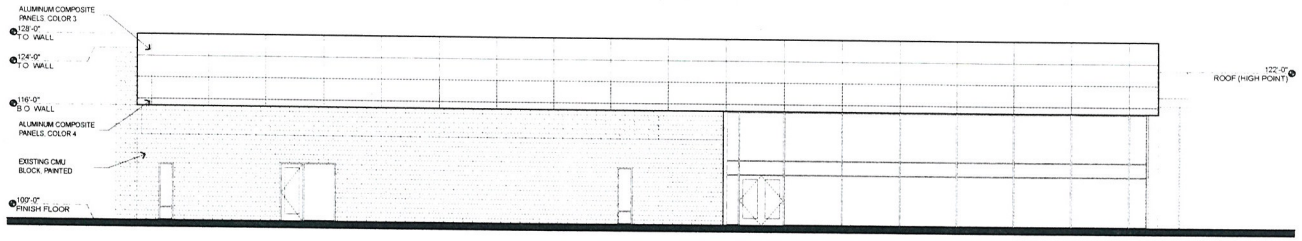
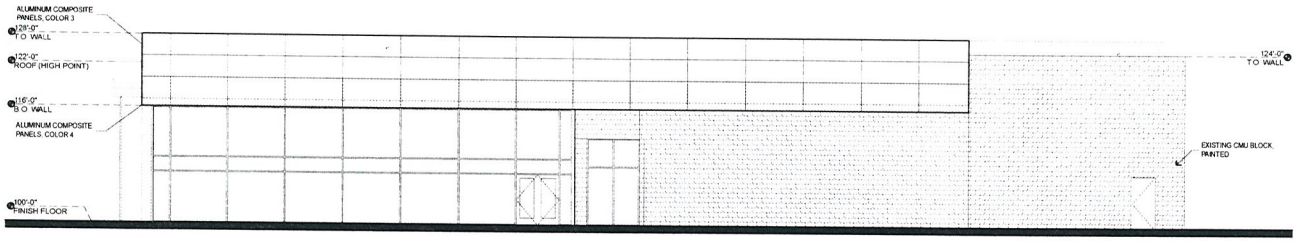


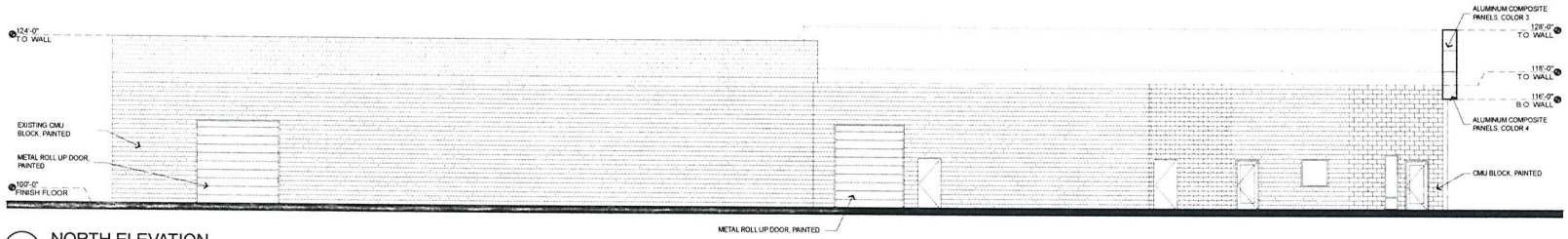
A1 WEST ELEVATION

1/8" = 1'-0"



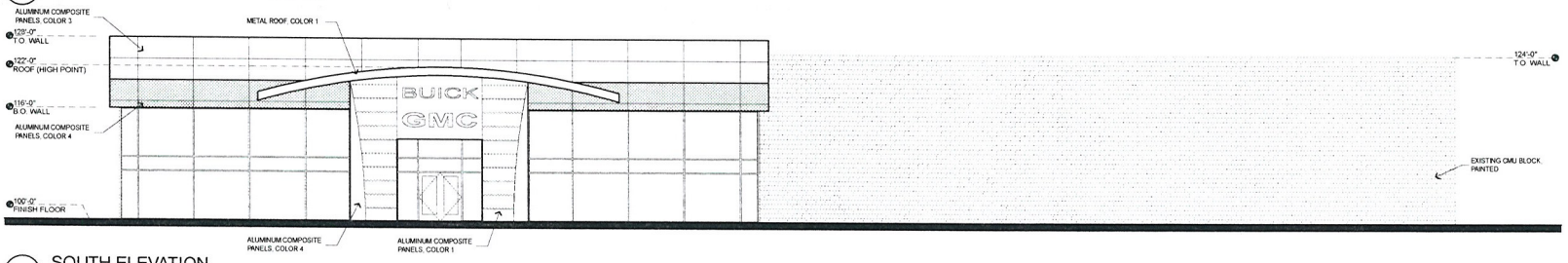
B1 EAST ELEVATION

1/8" = 1'-0"



C1 NORTH ELEVATION

1/8" = 1'-0"



D1 SOUTH ELEVATION

1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

City of Las Vegas SDR Submittal 07.13.10

GMC/BUICK SHOWROOM BUILDING ELEVATIONS (PH.1)

A200

10.069 Fairway Chevrolet and Fairway GMC/Buick

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0' 4' 8' 16'

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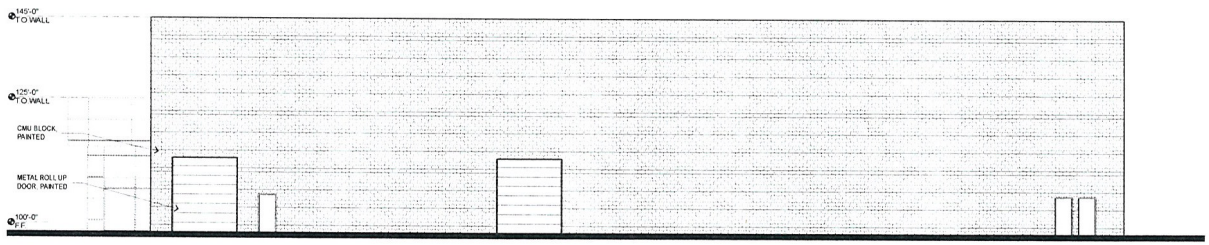

A1 NORTH ELEVATION
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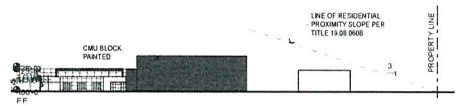
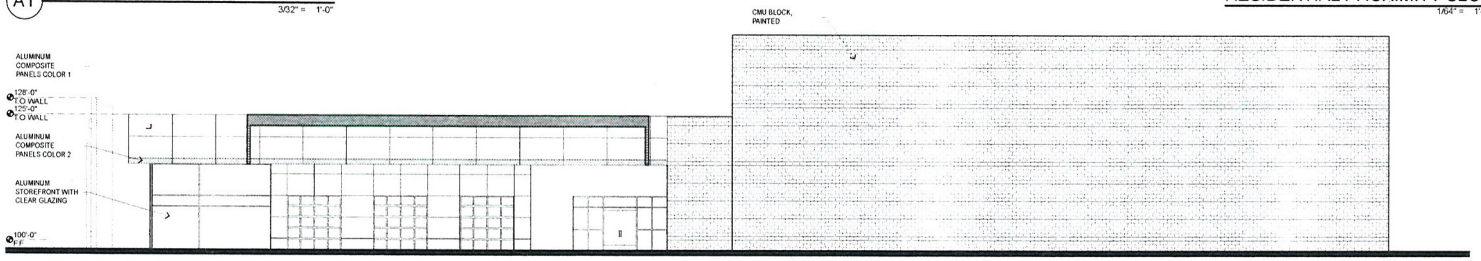


RESIDENTIAL PROXIMITY SLOPE
1/64" = 1'-0"



B1 EAST ELEVATION
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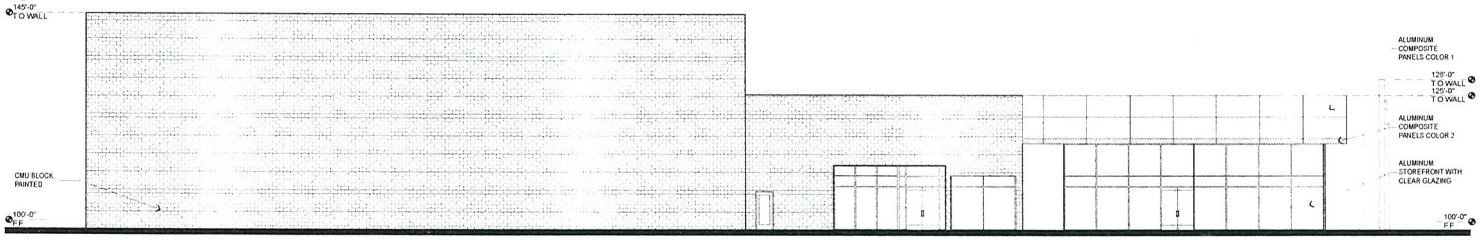

C1 WEST ELEVATION
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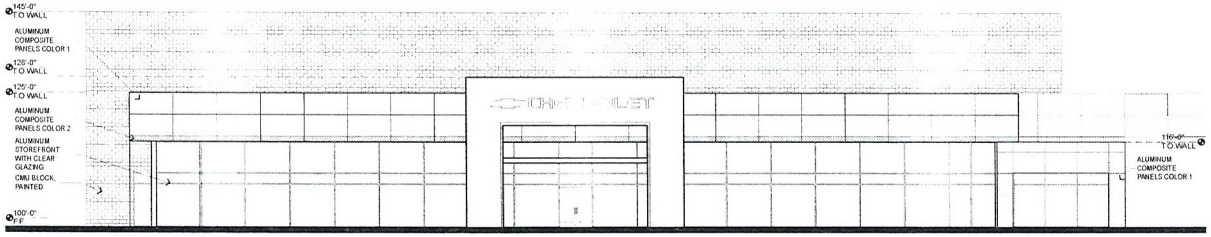

D1 SOUTH ELEVATION
3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, NV 89104

CHEVROLET SHOWROOM BUILDING ELEVATIONS (PHASE 2)

A201

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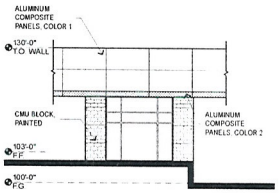

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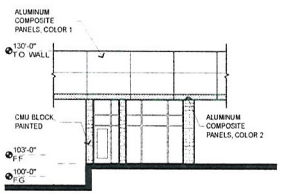

C3 NORTH ELEVATION
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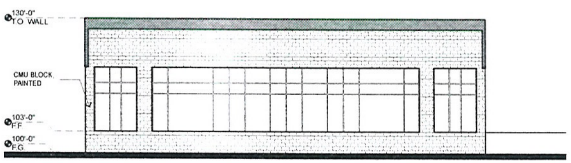

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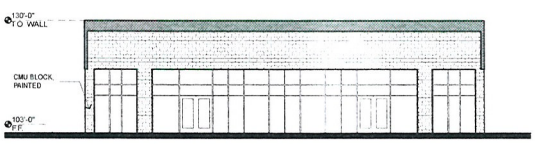

D3 WEST ELEVATION
3/32" = 1'-0"

SERVICE WRITER'S BUILDING ELEVATIONS (PHASE 3)

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

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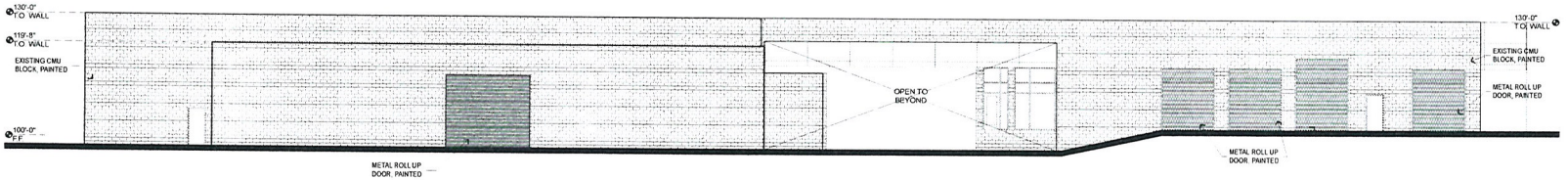

A1 NORTH ELEVATION

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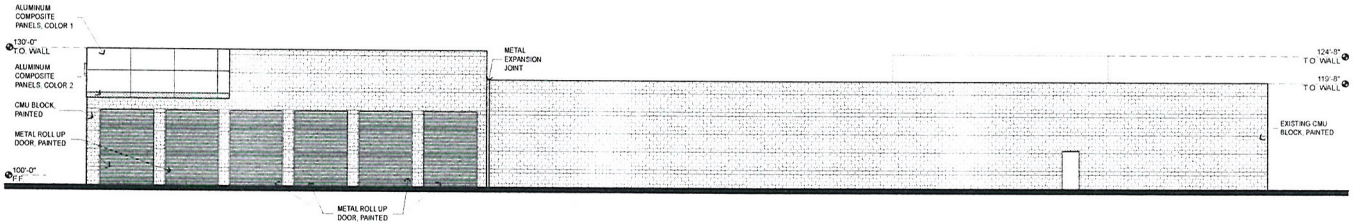
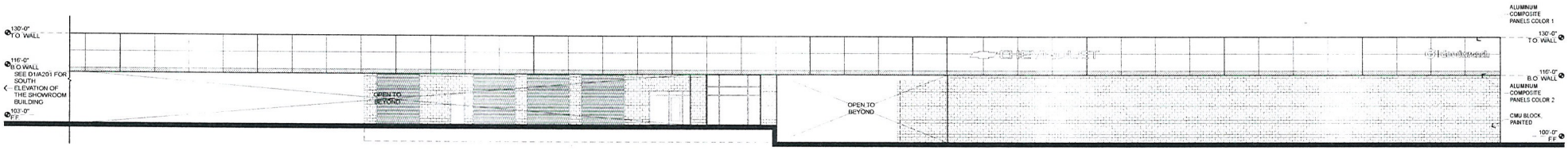


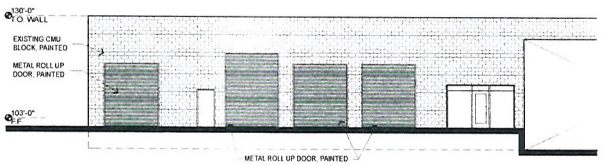
B1 EAST ELEVATION

3/32" = 1'-0"



C1 SOUTH ELEVATION

3/32" = 1'-0"



D1 SOUTH ELEVATION - PARTIAL

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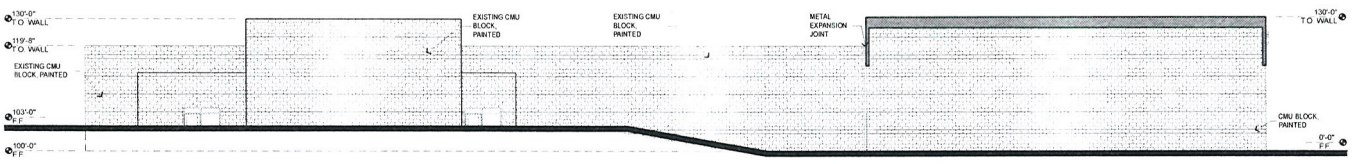

D2 WEST ELEVATION

3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

SERVICE BUILDING EXTERIOR ELEVATIONS (PH.3)

A203

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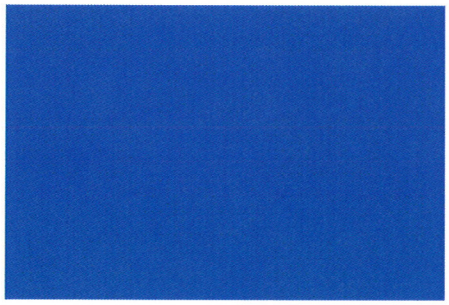
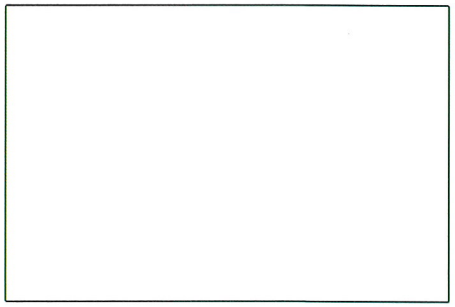
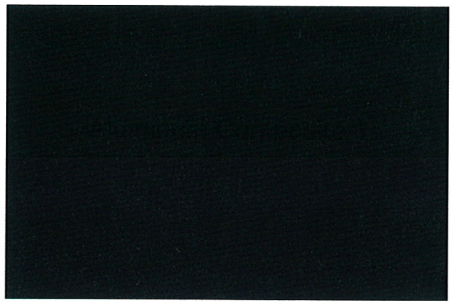
Aluminum Composite 1



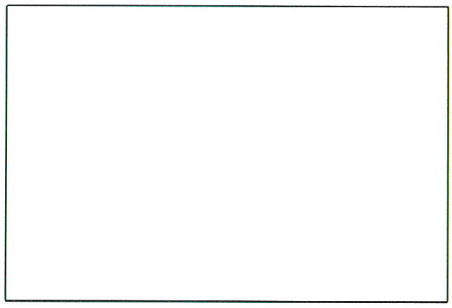
Aluminum Composite 2



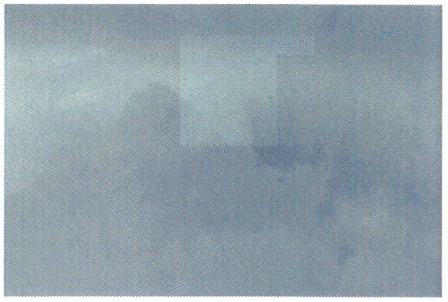
Aluminum Composite 3



Aluminum Composite 4



Paint (white)



Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

Fairway Chevrolet and Fairway Gmc/Buick

Site Development Review

3100 E.Sahara
Las Vegas, Nevada 89104

7.13.10

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SDR 38855
Fairway Chevrolet Company

3100 & 3222 E. Sahara Ave.

Proposed 32.667 thousand square foot expansion of an existing automobile dealership.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	145	33.34	4,834
AM Peak Hour			2.03	294
PM Peak Hour			2.59	376

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	32.667	33.34	1,089
AM Peak Hour			2.03	66
PM Peak Hour			2.59	85

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	177.667	33.34	5,923
AM Peak Hour			2.03	361
PM Peak Hour			2.59	460

Existing traffic on all nearby streets:

Sahara Ave	
Average Daily Traffic (ADT)	30,025
PM Peak Hour (heaviest 60 minutes)	2,402

Fremont St/Boulder Hwy	
Average Daily Traffic (ADT)	25,800
PM Peak Hour (heaviest 60 minutes)	2,064

McLeod St	
Average Daily Traffic (ADT)	11,013
PM Peak Hour (heaviest 60 minutes)	881

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sahara Ave	51,800
Fremont St/Boulder Hwy	51,800
McLeod St	16,300

This project is expected to add 1,089 trips per day on Sahara Ave., Fremont St./Boulder Hwy. and McLeod St.. This will increase traffic on Sahara Ave. & Fremont St./Boulder Hwy. by about 4 percent, and on McLeod St. by about 10%. Currently, Sahara is at about 58 percent of capacity, Fremont/Boulder is at about 50 percent of capacity and McLeod is at about 68 percent of capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

SDR-38855 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 & 3222 EAST SAHARA AVENUE

07/22/10

APTUS Architecture

August 4, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-01-801-022
Re: A. Site Development Review

To whom it may concern:

Fairway Chevrolet and Fairway GMC/Buick auto dealerships are located on an existing 17.01 acre site at 3100 and 3222 E. Sahara (APN 162-01-801-022). Both dealerships are existing and are housed in aging structures totaling approximately 145,000 sf. We are requesting a Site Development Review to construct new façade upgrades and an expansion to the existing GMC/Buick showroom, a new Chevrolet showroom and parts building, a new service writer's building and an addition to the service building. We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas. The property is currently zoned C-2. No change to the zoning is desired or required. On site uses include Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body Repair Shop, Auto parts, Automobile Rental and Truck Rental.

Currently, this development employs 155 sales people, technicians and other support staff. The facility's hours of operation are Monday through Saturday 7am-9pm.

This project is part of the General Motors dealership improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction. The first phase of the project is to enclose the existing covered patio of the GMC/Buick dealership to create a larger showroom and to complete façade upgrades to match the new GMC Buick/prototypical standards. This building is labeled as "Building #13" on the site plan. We are requesting that phase one of the project related to building #13 be independent of the rest of the project and not be tied to the approvals of any drainage studies, traffic studies etc.

Phases two and three of the project will include demolishing buildings 6, 8, 9 and 11 (labeled as such on the site plan and totaling approximately +/-45,000 sf) and then building an entirely new structure to house the Chevrolet Showroom, customer lounge and parts sales and then adding on to the south side of Building #10 to create additional service bays and constructing a new service writer's building. The new Chevrolet showroom, service writer's building and the service building will be connected with a new canopy to unify the view from Sahara, to create a cohesive campus and to help with way finding. Building #5 (Body Shop) will now be visible from the street and will receive only minor treatments such as paint, new signage and metal panels to match the new prototypical standards. All new mechanical units will be screened from public view. New construction totals approximately +/- 77,000 sf making the net square footage increase for onsite structures approximately +/-32,000sf.

Customer access to the site is directly off of Sahara via five existing driveways. We are requesting that all driveways remain as is and no work will be done within the right of way. Code required parking is provided in addition to the parking provided for the vehicles on display. New vehicles are delivered to the site via semi-trucks. These trucks pull onto Fairway Place and offload the vehicles from there. No vehicle unloading is done from Sahara.

On site refuse is collected and taken to a compactor behind building #8. Republic services exchanges an empty bin for the full bin on site.

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APTUS Architecture

This dealership has been operating since the late 1960's and was rezoned in 1987. At that time, the site was approved with no landscape buffer on the north, east or west sides and with a 5'-0" buffer containing "Astroturf" along Sahara. Over the years, the "Astroturf" has been removed and replaced with concrete and solar light poles. We are requesting a waiver of the original 5'-0" landscape buffer so that the concrete will remain as it is. We feel this waiver is justified since there are existing power poles along the north side of Sahara that could be affected by the addition of trees and other landscaping. In addition, landscaping along Sahara would block the customer's view of the display vehicles. Therefore, we have located on site landscaping set in from the street creating a buffer between the new car display and the customer parking. In lieu of the buffer adjacent to the street we have added approximately 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

Kristen G. Neuman, AIA
APTUS Architecture (owner's representative)

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City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-38898 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
NONE

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
DIR-38898	Staff recommends APPROVAL	

NG

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%

NG

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.

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

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

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

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

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 rails, 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

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

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

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

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

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 guide way 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

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

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

NG

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED