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.

September 23, 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 AUGUST 26, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

6. TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

ONE MOTION - ONE VOTE

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

7. ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at 6700 Bubbling Brook Drive (APN 138-26-402-001), Ward 1 (Tarkanian). Staff recommends

8. ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres on the east side of Tamrich Drive, south of Sahara Avenue (APN 162-08-103-005), Ward 1 (Tarkanian). Staff recommends

9. ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 1400 Sutter Avenue (APN 162-09-103-002), Ward 1 (Tarkanian). Staff recommends

10. WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver TO ALLOW NO TURNAROUND AT THE END OF A PRIVATE STREET WHERE TURNAROUNDS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016 and 126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

11. TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS TO ALLOW STUB STREETS WHERE CULS-DE-SACS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APN 126-13-110-016 and 126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

12. RQR-39097 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

13. RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends

14. RQR-39107 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a PREVIOUSLY approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

15. VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: HOF FINANCIAL I, LLC, - OWNER: PARDEE HOMES OF NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).

16. VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross). Staff recommends

17. VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easments generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends

18. VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese). Staff recommends

19. ROC-39160 - REVIEW OF CONDITION - APPLICANT/OWNER: TWILIGHT NORTH HOMEOWNERS ASSOCIATION - Request for a Review of Condition to delete Condition Number 9 of a previously approved Tentative Map (TM-0031-01) WHICH REQUIRED THAT A FIVE-FOOT HIGH FENCE SEPARATING THE EQUESTRIAN PATH AND TRANSPORTATION PATH SHOULD BE PROVIDED AND CONSIST OF A RIGID POLYVINYL CHLORIDE (PVC) RESIN COMPOUND WITH A HIGH LEVEL OF TITANIUM DIOXIDE PIGMENT THROUGHOUT THE FENCE MATERIAL at the northwest corner of Grand Teton Drive and El Capitan Way (APN 125-08-497-009), R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 6 (Reese). Staff recommends

PUBLIC HEARING ITEMS

20. ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).

21. VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

22. SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian).

23. VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW 92 PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

24. VAR-39100 - VARIANCE RELATED TO VAR-39099 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20-FEET IS REQUIRED, A 5-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS REQUIRED AND AN EIGHT- FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

25. SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH A THREE STORY PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

26. VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACK IS REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

27. SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET WHERE 15 FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH PERIMETER on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

28. VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED ON THE EAST PROPERTY LINE on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

29. SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTSIDE STORAGE, ACCESSORY IN REQUIRED SETBACK AREAS ALONG THE EAST AND SOUTH PERIMETERS at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

30. SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) TO RELOCATE A PROPOSED 5,000 SQUARE-FOOT GARAGE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE at on 1.89 acres 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

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

32. SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

33. SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit FOR A 3,504 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 400 FEET IS REQUIRED at 950 South Durango Drive, Suite #120 (APN 138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends

34. SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends

35. SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS REQUIRED at 9560 West Sahara Avenue (APN 163-06-816-025), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends

36. SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE A MINIMUM OF 1,500 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM ANY OTHER TAVERN WHERE A MINIMUM OF 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

37. SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Site Development Plan Review of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS, AND TO ALLOW FIVE-FOOT FRONT YARD SETBACKS WHERE 10-FEET IS REQUIRED AND FIVE-FOOT TO EIGHT-FOOT GARAGE SETBACKS WHERE 18-FEET IS REQUIRED at the southwest corner of West Alexander Road and Clark County Route 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends

DIRECTOR'S BUSINESS:

38. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian). Staff recommends .

39. TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff recommends .

CITIZENS PARTICIPATION:

40. 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: SEPTEMBER 23, 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: SEPTEMBER 23, 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 SEPTEMBER 23, 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 SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 26, 2010

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 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: SEPTEMBER 23, 2010

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

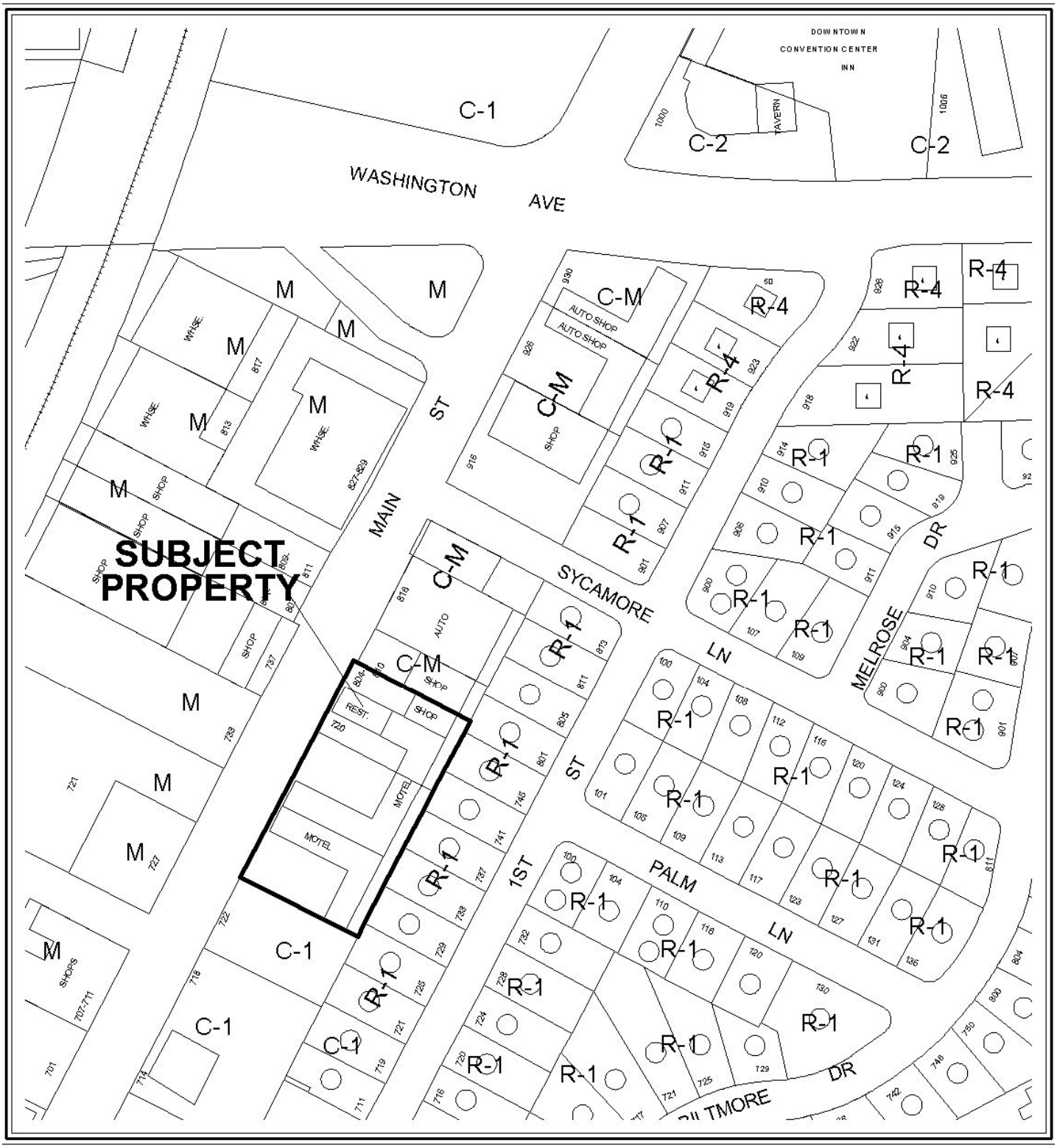
SUBJECT:
TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). 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



0 200 400 Feet

CASE: TMP-38862

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

N



0 200 400 Feet

CASE: TMP-38862

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38862** APN: 139-27-707-004 & 139-27-707-005

Name of Property Owner: D & G Hotel Group, LLC

Name of Applicant: D & G Hotel Group, LLC

Name of Representative: Douglas Da Silva

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: Douglas DaSilva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State

ROSEANNE TRIMBLE
Notary Public State of Nevada
No. 99-5196-1
My appt. exp. Sept. 18, 2011

RECEIVED
JUL 14 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative map / Commercial Subdivision

Project Address (Location) 700 & 720 N. Main St. Las Vegas NV

Project Name Regency Motel **Proposed Use** Commercial Subdivision

Assessor's Parcel #(s) 139-27-707-004 & 139-27-707-005 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER Da G Hotel Group LLC **Contact** Douglas Da Silva
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas NV **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.com

APPLICANT Da G Hotel Group LLC **Contact** Douglas Da Silva
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.com

REPRESENTATIVE Douglas Da Silva **Contact** _____
Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____
City Las Vegas **State** NV **Zip** 89117
E-mail Address dasilva55@yahoo.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 Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State

ROSEANNE TRIMBLE
Notary Public State of Nevada
No. 99-5196-1
My appt. exp. Sept. 18, 2011

FOR DEPARTMENT USE ONLY

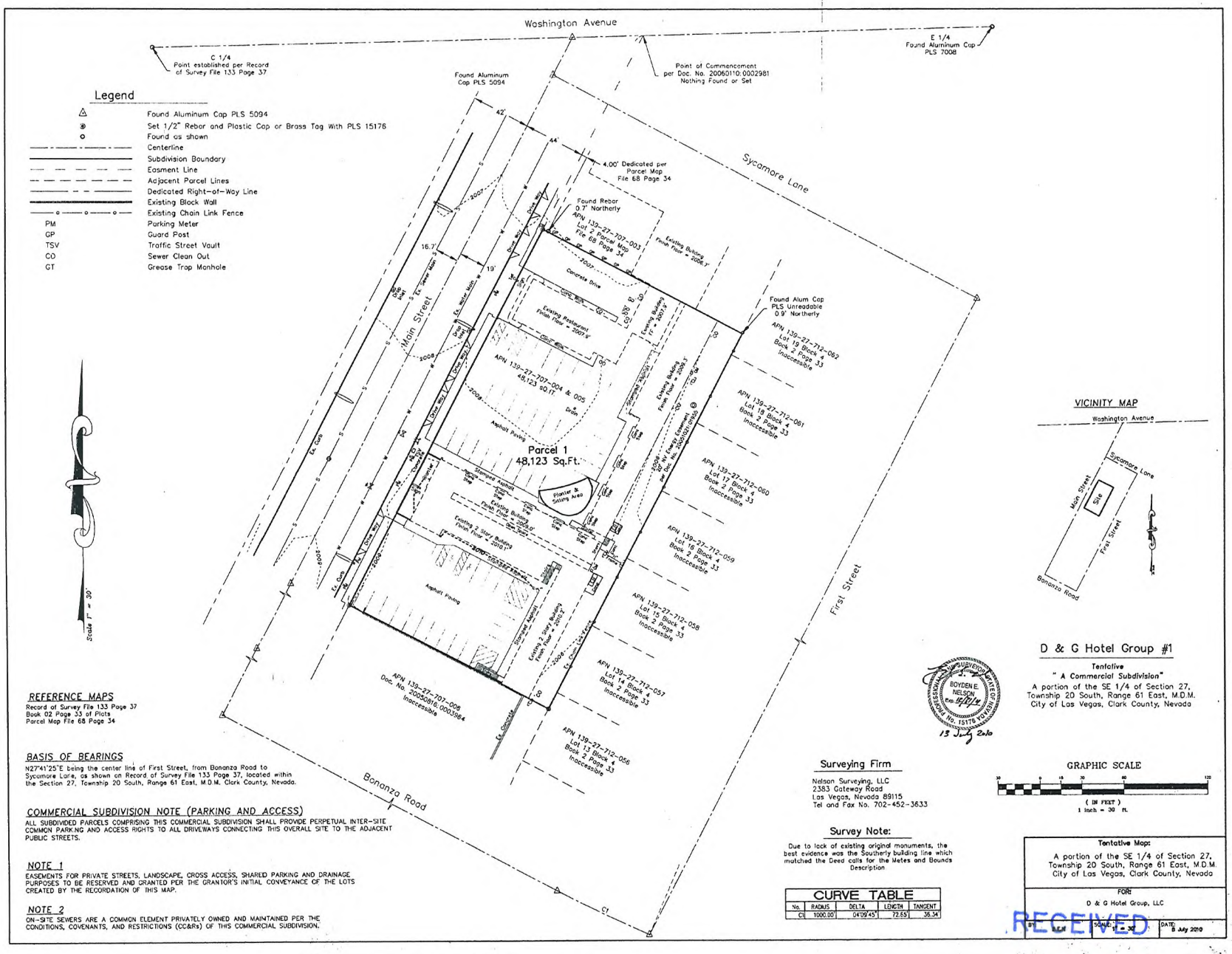
Case #	TMP-38862
Meeting Date:	8/26/10
Total Fee:	750.00
Date Received:	7/14/10
Received By:	HM

RECEIVED
RECEIVED
JUL 14 2010

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

Revised 10/27/08

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



Legend

△	Found Aluminum Cap PLS 5094
⊙	Set 1/2" Rebar and Plastic Cap or Brass Tag With PLS 15176
o	Found as shown
	Centerline
	Subdivision Boundary
	Easment Line
	Adjacent Parcel Lines
	Dedicated Right-of-Way Line
	Existing Block Wall
	Existing Chain Link Fence
PM	Parking Meter
GP	Guard Post
TSV	Traffic Street Vault
CO	Sewer Clean Out
GT	Grease Trap Manhole

VICINITY MAP

REFERENCE MAPS

Record of Survey File 133 Page 37
Book 02 Page 23 of Plats
Parcel Map File 68 Page 34

BASIS OF BEARINGS

N27°41'25"E being the center line of First Street, from Bonanza Road to Sycamore Lane, as shown on Record of Survey File 133 Page 37, located within the Section 27, Township 20 South, Range 61 East, M.D.M. Clark County, Nevada.

COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER-SITE COMMON PARKING AND ACCESS RIGHTS TO ALL DRIVEWAYS CONNECTING THIS OVERALL SITE TO THE ADJACENT PUBLIC STREETS.

NOTE 1

EASEMENTS FOR PRIVATE STREETS, LANDSCAPE, CROSS ACCESS, SHARED PARKING AND DRAINAGE PURPOSES TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS CREATED BY THE RECORDATION OF THIS MAP.

NOTE 2

ON-SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) OF THIS COMMERCIAL SUBDIVISION.

BOYDEN E. NELSON No. 15176 — 13 July 2010

Surveying Firm

Nelson Surveying, LLC
2383 Gateway Road
Las Vegas, Nevada 89115
Tel and Fax No. 702-452-3633

Survey Note:

Due to lack of existing original monuments, the best evidence was the Southerly building line which matched the Deed calls for the Metes and Bounds Description

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	1000.00'	04°09'45"	72.65	36.34

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

D & G Hotel Group #1

Tentative
" A Commercial Subdivision"
A portion of the SE 1/4 of Section 27, Township 20 South, Range 61 East, M.D.M. City of Las Vegas, Clark County, Nevada

Tentative Map:
A portion of the SE 1/4 of Section 27, Township 20 South, Range 61 East, M.D.M. City of Las Vegas, Clark County, Nevada

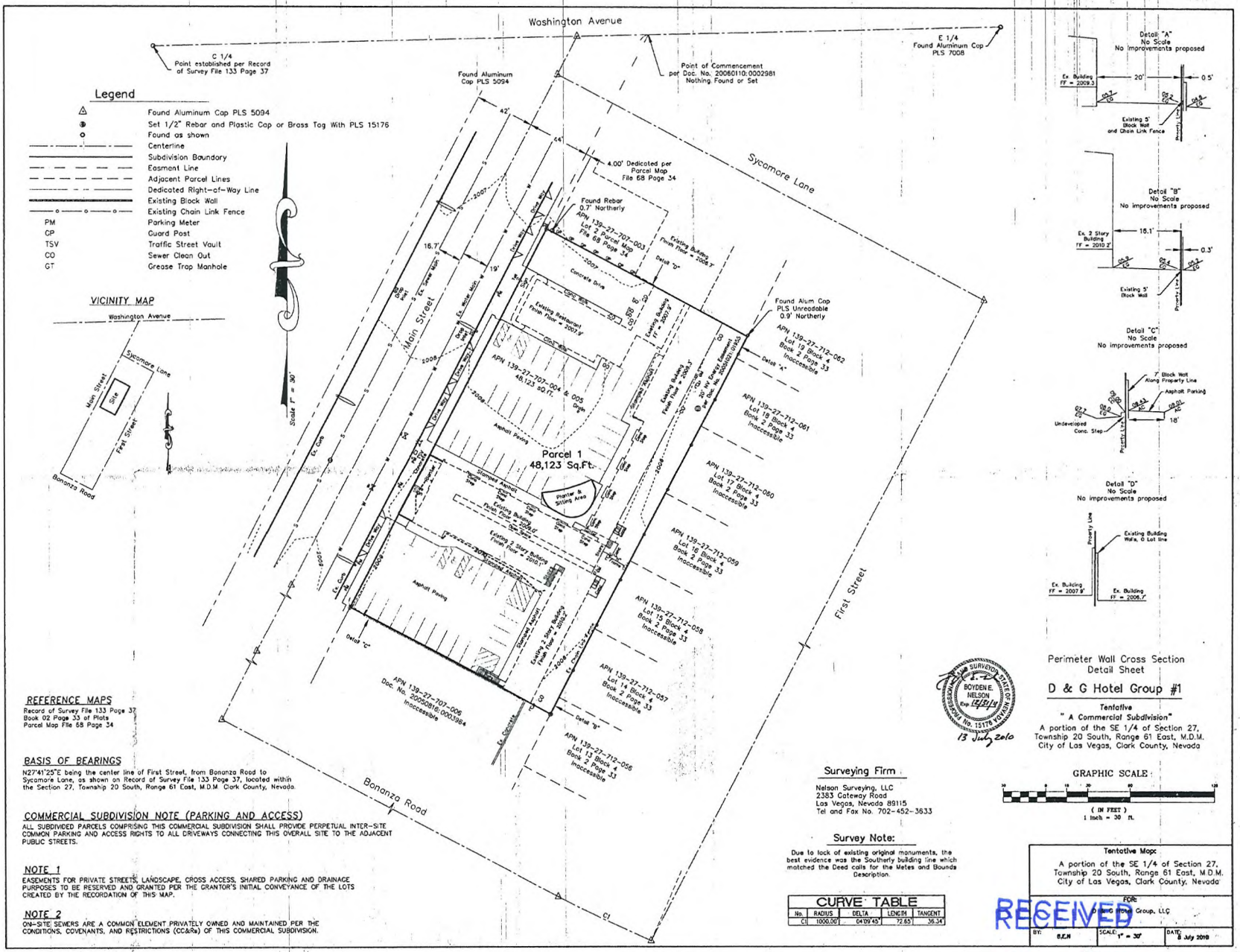
FOR:
D & G Hotel Group, LLC

DRAWN: KM | SCALE: 1" = 30' | DATE: 8 July 2010

RECEIVED
JUL 12 2010

RECEIVED

TMP-38862 JUL 14 2010



REFERENCE MAPS

Record of Survey File 133 Page 37
Book 02 Page 33 of Plats
Parcel Map File 68 Page 34

BASIS OF BEARINGS

N27°41'25"E being the center line of First Street, from Bonanza Road to Sycamore Lane, as shown on Record of Survey File 133 Page 37, located within the Section 27, Township 20 South, Range 61 East, M.D.M. Clark County, Nevada.

COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER-SITE COMMON PARKING AND ACCESS RIGHTS TO ALL DRIVEWAYS CONNECTING THIS OVERALL SITE TO THE ADJACENT PUBLIC STREETS.

NOTE 1

EASEMENTS FOR PRIVATE STREETS, LANDSCAPE, CROSS ACCESS, SHARED PARKING AND DRAINAGE PURPOSES TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS CREATED BY THE RECORDATION OF THIS MAP.

NOTE 2

ON-SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) OF THIS COMMERCIAL SUBDIVISION.

CURVE TABLE				
No.	RADIUS	DELTA	LENGTH	TANGENT
C1	1000.00'	04°09'45"	72.65'	36.34'

Detail "A"
No Scale
No improvements proposed
Ex. Building FF = 2009.3
20'
0.5'
Existing 5' Block Wall and Chain Link Fence
Property Line

Detail "B"
No Scale
No improvements proposed
Ex. 2 Story Building FF = 2010.2'
18.1'
0.3'
Existing 5' Block Wall
Property Line

Detail "C"
No Scale
No improvements proposed
7' Block Wall Along Property Line
Asphalt Parking
18'
Undeveloped Conc. Step
Property Line

Detail "D"
No Scale
No improvements proposed
Property Line
Existing Building Wall, 0 Lot line
Ex. Building FF = 2007.9'
Ex. Building FF = 2006.7'

BOYDEN E. NELSON Exp. 12/31/14
13 July 2010

Perimeter Wall Cross Section Detail Sheet

D & G Hotel Group #1

Tentative
" A Commercial Subdivision"
A portion of the SE 1/4 of Section 27, Township 20 South, Range 61 East, M.D.M. City of Las Vegas, Clark County, Nevada

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Surveying Firm

Nelson Surveying, LLC
2383 Gateway Road
Las Vegas, Nevada 89115
Tel and Fax No. 702-452-3633

Survey Note:

Due to lack of existing original monuments, the best evidence was the Southerly building line which matched the Deed calls for the Metes and Bounds Description.

Tentative Map:
A portion of the SE 1/4 of Section 27, Township 20 South, Range 61 East, M.D.M. City of Las Vegas, Clark County, Nevada

FOR: D & G Hotel Group, LLC

BY:	SCALE:	DATE:
B.E.N	1" = 30'	8 July 2010

RECEIVED
JUL 12 2010

D & G Hotel Group, LLC
9509 Queens Walk Circle
Las Vegas, NV 89117

June 18, 2010

City of Las Vegas Planning &
Development Department
Las Vegas, NV

Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

We are the owner in possession of parcel #'s 139-27-707-004 and 139-27-707-005 located at 700 & 720 N. Main St., Las Vegas, NV and at this time have entered into purchase/sell agreement with D & G Hotel Group, LLC for the above mentioned property.

We are in agreement and do hereby authorize their request of a Pre-Application Conference Request for a Commercial Subdivision for said property.

Sincerely,

David Shapiro
Managing Member
700-720 Main St., LLC

DS/rt

RECEIVED
JUL 12 2010
TMP-38862
JUL 14 2010

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at 6700 Bubbling Brook Drive (APN 138-26-402-001), Ward 1 (Tarkanian). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres on the east side of Tamrich Drive, south of Sahara Avenue (APN 162-08-103-005), Ward 1 (Tarkanian). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 1400 Sutter Avenue (APN 162-09-103-002), Ward 1 (Tarkanian). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver TO ALLOW NO TURNAROUND AT THE END OF A PRIVATE STREET WHERE TURNAROUNDS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016 and 126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - WVR-39089 and TMP-39088
2. Conditions and Staff Report - WVR-39089 and TMP-39088
3. Supporting Documentation
4. Photos - WVR-39089 and TMP-39088
5. Justification Letter - WVR-39089 and TMP-39088

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS TO ALLOW STUB STREETS WHERE CULS-DE-SACS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APN 126-13-110-016 and 126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

P.C.: Final 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 recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
RQR-39097 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

If Approved, C.C.:
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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-21349
6. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends

If Approved, C.C.:
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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22324
6. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
RQR-39107 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a PREVIOUSLY approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.:
If Denied, P.C.: Final Action(Unless appealed within 10 days)

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

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22322
6. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: HOF FINANCIAL I, LLC, - OWNER: PARDEE HOMES OF NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).

C.C.: 10/20/2010

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

RECOMMENDATION:
None

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easments generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
ROC-39160 - REVIEW OF CONDITION - APPLICANT/OWNER: TWILIGHT NORTH HOMEOWNERS ASSOCIATION - Request for a Review of Condition to delete Condition Number 9 of a previously approved Tentative Map (TM-0031-01) WHICH REQUIRED THAT A FIVE-FOOT HIGH FENCE SEPARATING THE EQUESTRIAN PATH AND TRANSPORTATION PATH SHOULD BE PROVIDED AND CONSIST OF A RIGID POLYVINYL CHLORIDE (PVC) RESIN COMPOUND WITH A HIGH LEVEL OF TITANIUM DIOXIDE PIGMENT THROUGHOUT THE FENCE MATERIAL at the northwest corner of Grand Teton Drive and El Capitan Way (APN 125-08-497-009), R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 6 (Reese). Staff recommends

P.C.: Final 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 recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for TM-0031-01
6. Justification Letter

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

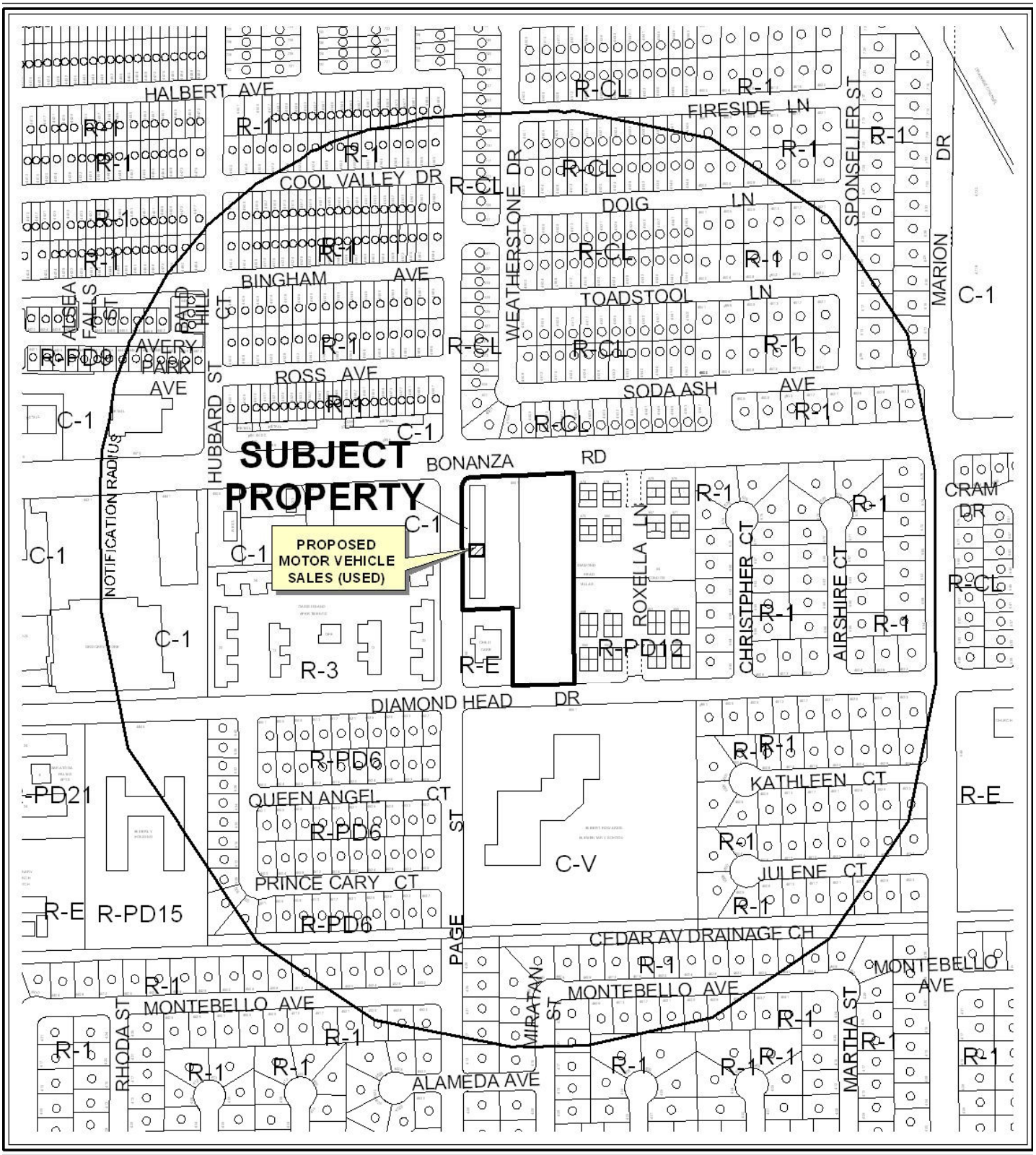
SUBJECT:
ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
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 and Telephone Protest/Approval Log



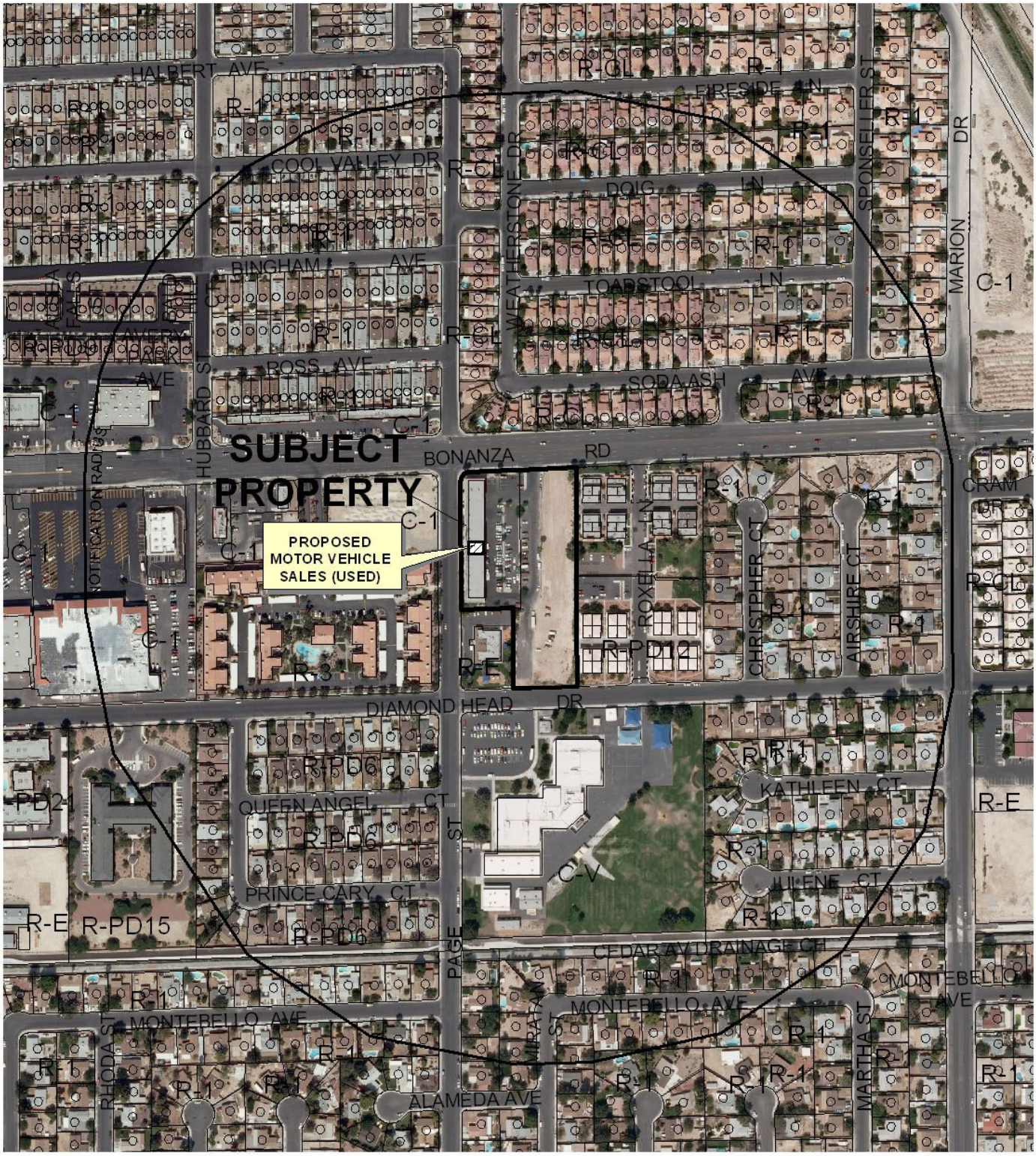
0 300 600 Feet

CASE: **SUP-38523**

RADIUS: 1000

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

N



0 300 600 Feet

CASE: **SUP-38523**

RADIUS: 1000

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38523** APN: 140-32-101-017

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Joannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-23658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUSED

Project Address (Location) 4561 E BONANZA = 130 -

Project Name CAMACHO PLAZA **Proposed Use** 3

Assessor's Parcel #(s) 140-32-101-017 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed GC

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

Gross Acres 1.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HECTOR CAMACHO **Contact** 460 1775

Address 1501 S MARYLAND PK **Phone:** 460 1775 **Fax:** _____

City LV NEV 89104 **State** _____ **Zip** _____

E-mail Address ESTRELLALV@HOTMAIL.COM

APPLICANT HECTOR CAMACHO **Contact** HECTOR

Address SAME **Phone:** 460 1775 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE HECTOR **Contact** HECTOR

Address SAME ABOVE **Phone:** 460 1775 **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 _____

Subscribed and sworn before me

This 11th day of June, 2010.

_____

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-25658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10 @
Total Fee:	1039 @
Date Received:*	6/11/10
Received By:	M REX

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

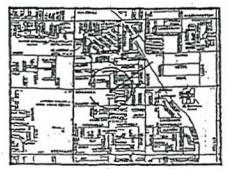
f:\depot\Application Packet\Application Form.pdf

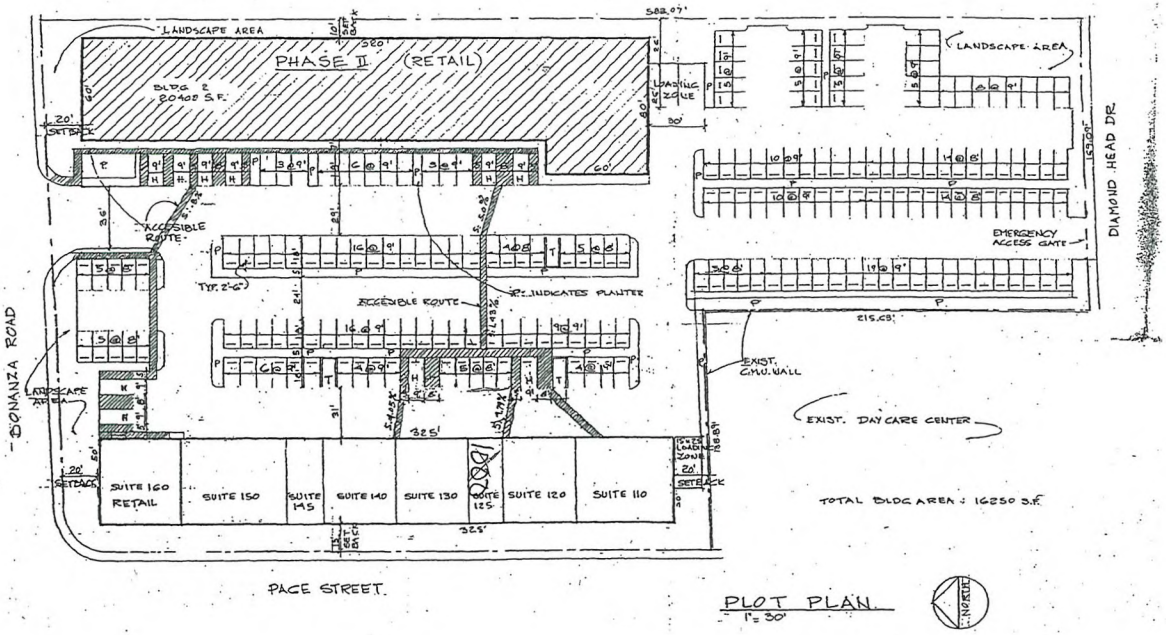
SUP-33611 (S2) Stamped 3-4-09 :PC 4-23-09 Denied

LEGAL DESCRIPTION:

BEING A PORTION OF THE NE/4 AT THE NW/4 OF SECTION 32, TOWNSHIP 20 S, RANGE 62 E AS RECORDED AT THE CLARK COUNTY, NV, RECORDER'S OFFICE.

A.P.N.: 140-32-114-045





PLOT PLAN
1" = 30'

TOTAL BLDG AREA : 16250 S.F.

BUILDING ANALYSIS

Furniture Store	8740 S.F.
Furniture warehouse	2810 S.F.
Subtotal	11550 S.F.
Fast Food Eatery. Seating	3623 S.F.
" " " Kitchens	2100 S.F.
" " " Rest rooms	484 S.F.
Subtotal	6207 S.F.
Meat Market	2035 S.F.
Sprinklers raiser room	44 S.F.
Exterior walls	526 S.F.
Interior 6" wall	38 S.F.
Subtotal	2643 S.F.
TOTAL BUILDING AREA	20400 S.F.

PARKING ANALYSIS

PHASE 1 (EXISTING)

Auto repair garage: 5 spaces + 1 per 200 S.F.
5 + (16250 S.F. ÷ 200)= 86.25 spaces.

PHASE 2 (PROPOSED)

Furniture Store	8470 S.F.÷175= 49.4 spaces.
Furniture warehouse	2810 S.F.÷2500= 1.12 spaces.
Subtotal:	49.5spaces.
Fast Food Eatery	3623 S.F.÷50= 72.46 spaces.
" " Kitchens	2584 S.F.÷200= 12.92 spaces.
Subtotal:	85.38 spaces.
Meat Market	2035 S.F.÷175= 11.62 spaces.

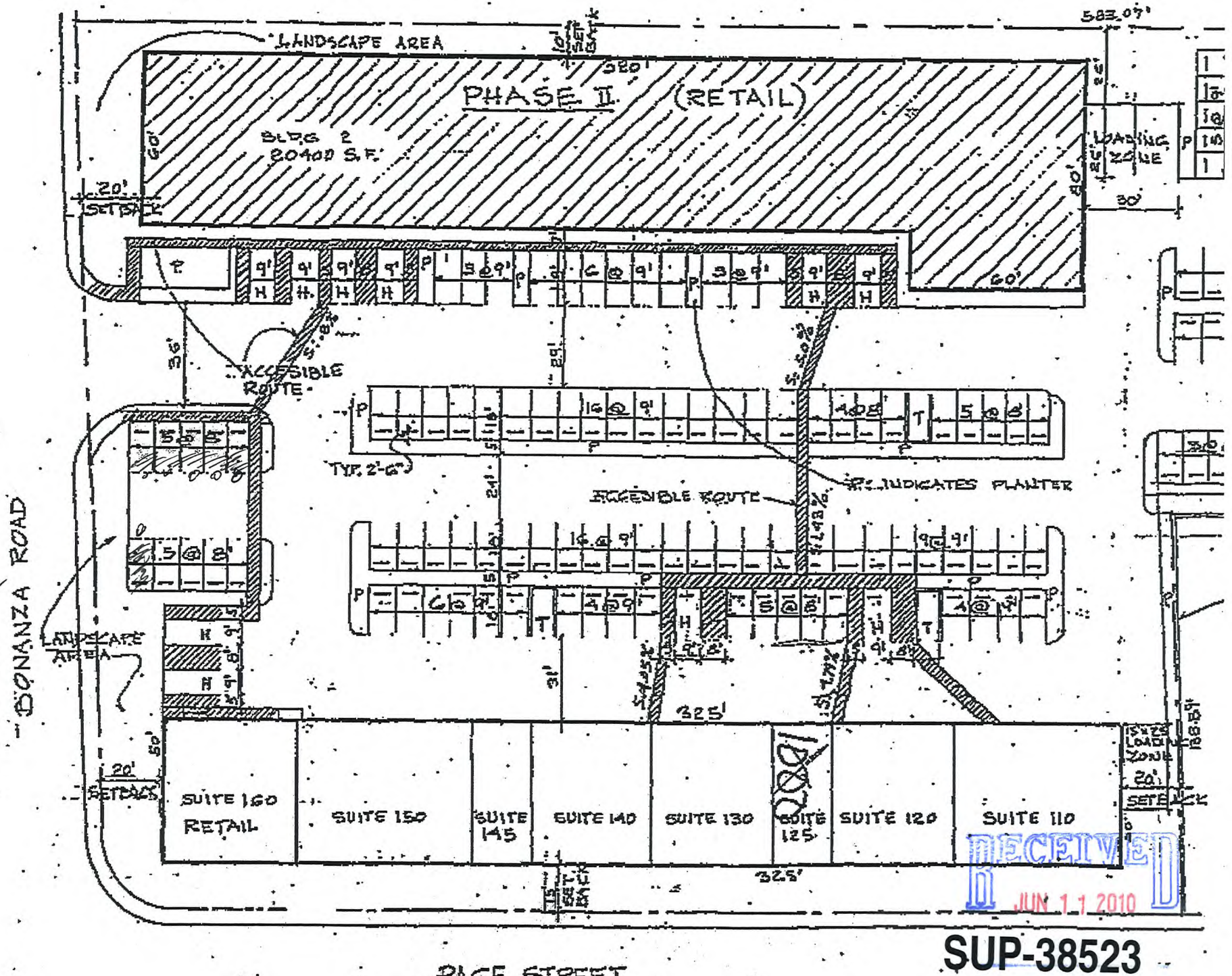
TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

	NORA H.MASANA ARCHTECT 2207 WEST JOWAN ROAD NORTH LAS VEGAS NV 89032 (702) 38-0727	CAMACHO AUTO CENTER. PHASE 2 4161 EAST BONANZA Las Vegas NV 89110 Owner: Hector Camacho (702) 460-1775	SITE PLAN	DRAWN : R.H.M. DATE : 10-16-07 SCALE : 1" = 30'

SUP-38523

RECEIVED
JUN 11 2010



111 DISPLAY AREA

RECEIVED
JUN 11 2010

SUP-38523



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



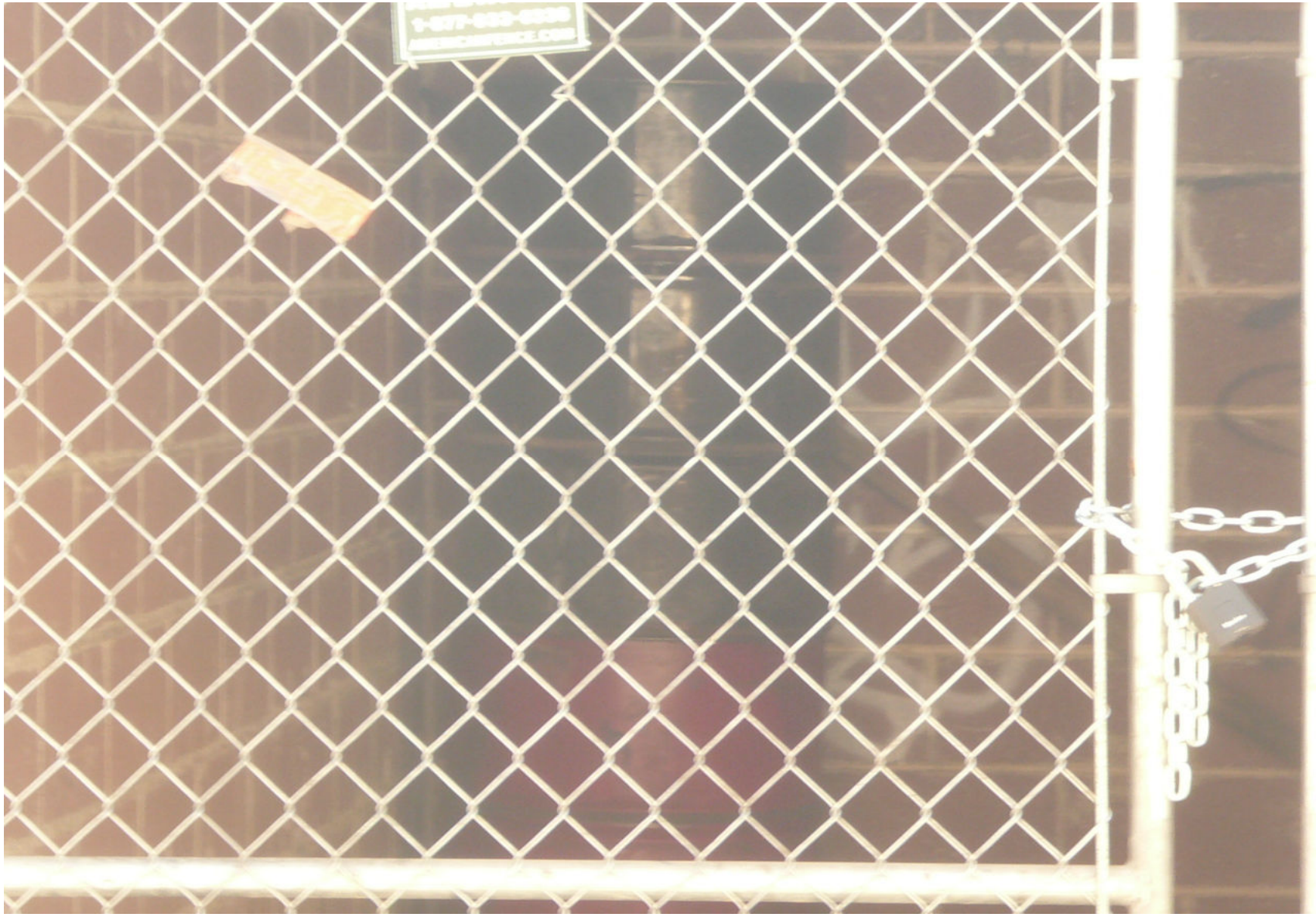
SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

HECTOR CAMACHO
1501 S. MARYLAND PKWY
LAS VEGAS, NEVADA 89104
(702)460-1775

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

I am applying for a Use Permit for an Auto Sales at 4561 E. Bonanza Road, Las Vegas, Nevada 89110. The property is zoned as a C2 which is for a heavy mechanic repair of which is comparable with Use Permit of which I am applying for.

Further this is vital to me because at this time I have filed a chapter 11 bankruptcy and this will give more proof to the judge and trustees that I do intent to have future income.

Respectfully

HECTOR CAMACHO

RECEIVED
JUN 11 2010

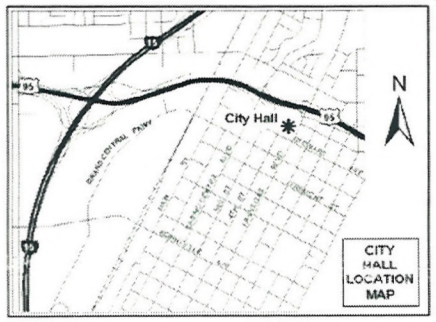
SUP-38523

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



Can A park be built or an open decorative park; example Just an open Area where People can meet, Have Public events

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-38523
Planning Commission Meeting of 7/29/2010

RECEIVED
JUN 21 2010

Case: SUP-38523
14029414065
LUKE LAWRENCE LEROY & RAMONA M
612 MARION DR
LAS VEGAS NV 89110-5413

ENCLOSED

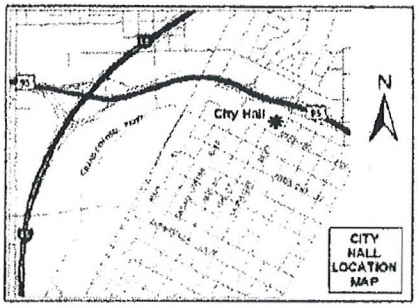
HP

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 [X] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38523
Planning Commission Meeting of 7/29/2010

Oppose for all the reasons the Law requires a Special Use Permit multiplied by Mr. Camacho's demonstrated inability to manage his property responsibily.

Case: SUP-38523
14032102002
D T MARK PROPERTIES L L C
16161 VENTURA BLVD #435
ENCINO CA 91436-2522

RECEIVED
JUN 21 2010

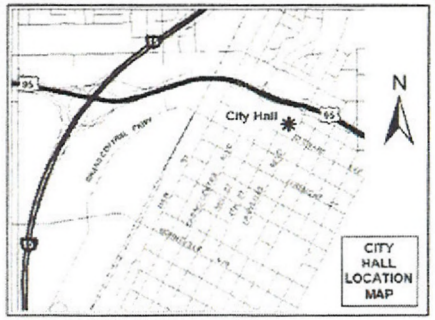
41P

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-38523
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

Case: SUP-38523
14032210004
MAHON PATRICK J & COLLENE C
4520 MONTEBELLO AVE
LAS VEGAS NV 89110-3389

Submitted after final agenda
Date
Item 41P

Telephone Protest/ Approval Log

Meeting Date: 07.29.10 **Case Number:** SUP-38523

Date: 07.28.10
Name: Mary Paz
Address: 4608 Kathleen Court
89110
Phone: 702-438-6211
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

4 IP

Telephone Protest/ Approval Log

Meeting Date: 7/29/10 PC **Case Number:** SUP-38523

Date: MON - July 19, '10
Name: John Brochius Sr.
Address: 4580 ~~Ross~~ Ave.

Phone: 752-9189

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39068 and SUP-39069
2. Conditions and Staff Report - VAR-39068 and SUP-39069
3. Supporting Documentation
4. Photos - VAR-39068 and SUP-39069
5. Justification Letter - VAR-39068 and SUP-39069

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW 92 PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39099, VAR-39100 and SDR-39098
2. Conditions and Staff Report - VAR-39099, VAR-39100 and SDR-39098
3. Supporting Documentation
4. Photos - VAR-39099, VAR-39100 and SDR-39098
5. Justification Letter - VAR-39099, VAR-39100 and SDR-39098

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAR-39100 - VARIANCE RELATED TO VAR-39099 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20-FEET IS REQUIRED, A 5-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS REQUIRED AND AN EIGHT- FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH A THREE STORY PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACK IS REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39122 and SDR-39121
2. Conditions and Staff Report - VAR-39122 and SDR-39121
3. Supporting Documentation
4. Photos - VAR-39122 and SDR-39121
5. Justification Letter - VAR-39122 and SDR-39121

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET WHERE 15 FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH PERIMETER on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED ON THE EAST PROPERTY LINE on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39148, SUP-39149 and SDR-39147
2. Conditions and Staff Report - VAR-39148, SUP-39149 and SDR-39147
3. Supporting Documentation
4. Photos - VAR-39148, SUP-39149 and SDR-39147
5. Justification Letter - VAR-39148, SUP-39149 and SDR-39147

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTSIDE STORAGE, ACCESSORY IN REQUIRED SETBACK AREAS ALONG THE EAST AND SOUTH PERIMETERS at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) TO RELOCATE A PROPOSED 5,000 SQUARE-FOOT GARAGE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE at on 1.89 acres 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

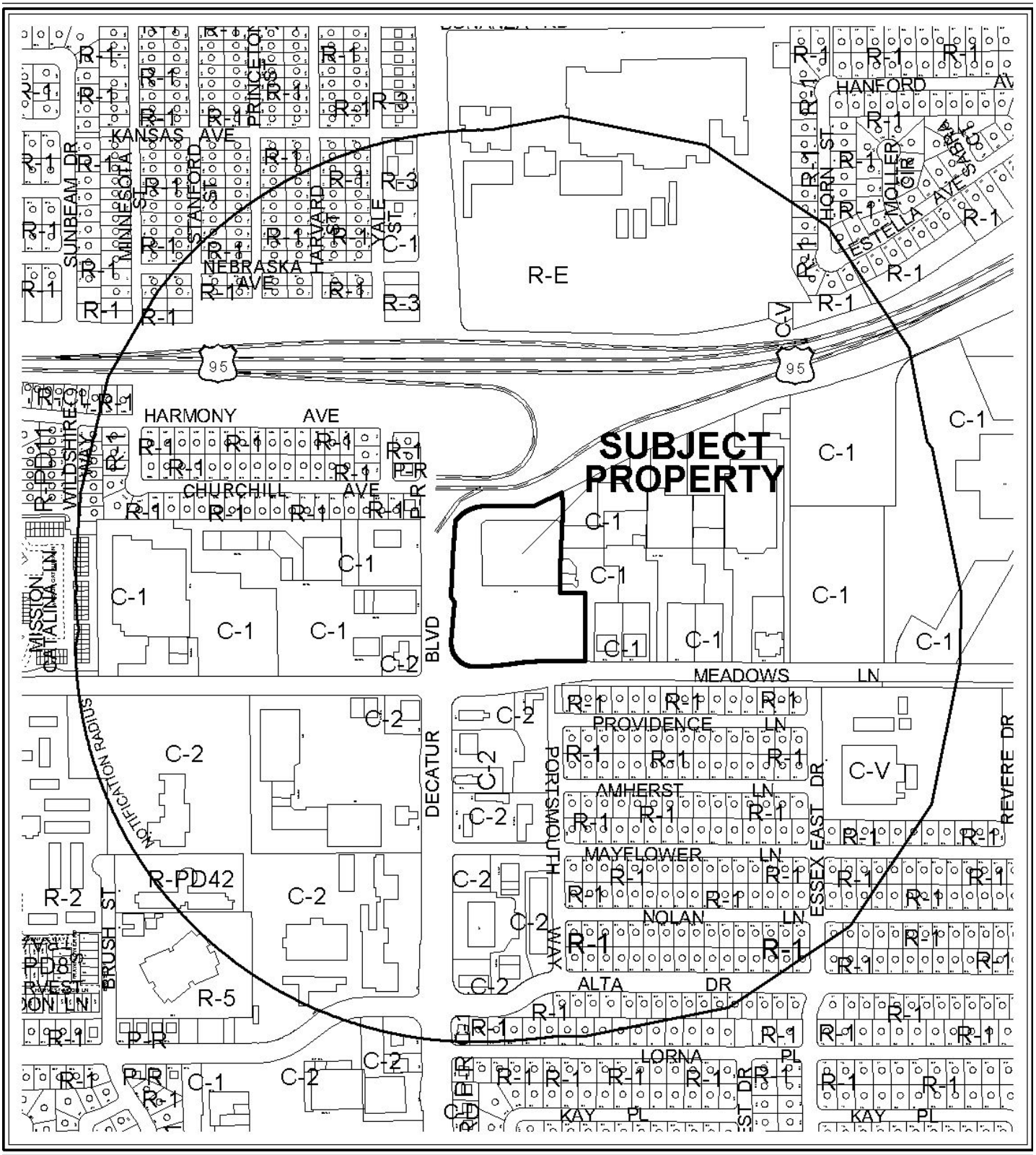
SUBJECT:
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PROPOSED RETAIL ESTABLISHMENT (GROCERY STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-38860**

RADIUS: 1500 FT

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

N



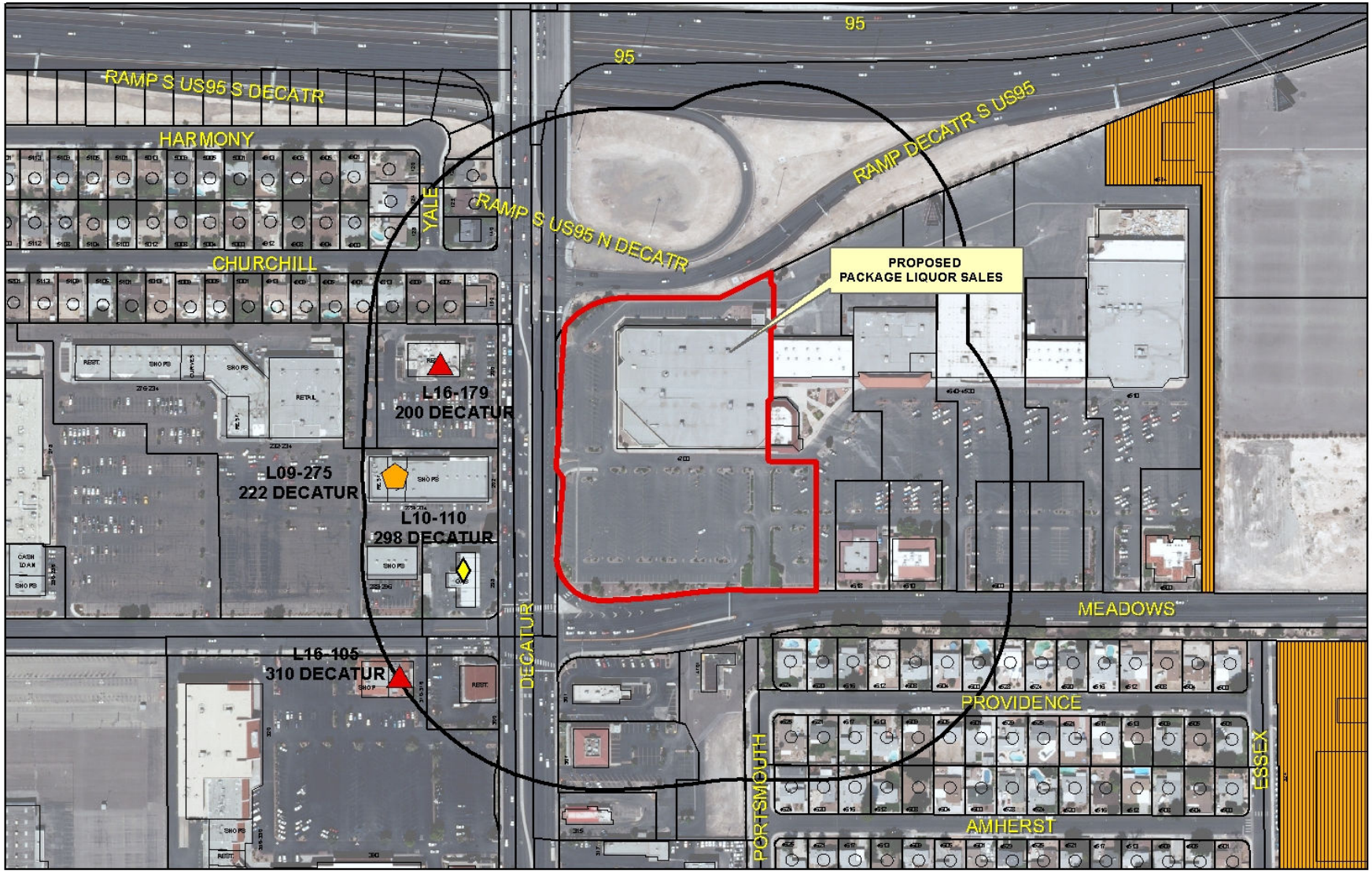
0 300 600 Feet

CASE: **SUP-38860**

RADIUS: 1500 FT

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

N



SUP-38860

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38860** APN: 1393111001

Name of Property Owner: PACPROP / LAMANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

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: Steve Glusker

Subscribed and sworn before me A. G. Fyffe

This 29th day of July, 2010

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cardenas Market #30

Project Address (Location) 4700 Meadows Lane

Project Name Cardenas Market #30 **Proposed Use** Grocery Store

Assessor's Parcel #(s) 13931111001 **Ward #** _____

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

Commercial Square Footage 76,678 square feet **Floor Area Ratio** 25.8%

Gross Acres 6.81 **Lots/Units** 1 **Density** _____

Additional Information Special Use Permit for Liquor and Gaming

PROPERTY OWNER PACPROP / LAMANZA **Contact** Steve Glusker

Address 12100 Wilshire Boulevard, Suite 1025 **Phone:** (310) 447-0707 **Fax:** (310) 447-0936

City Los Angeles **State** CA **Zip** 90025

E-mail Address steve@ppgla.com

APPLICANT Cardenas **Contact** Robert Gonzalez

Address 1040 S. Vintage Ave., Suite #A **Phone:** (909) 923-7426 **Fax:** (909) 201-7262

City Ontario **State** CA **Zip** 91761

E-mail Address rgonzalez@cmkts.com

REPRESENTATIVE SSA Architecture **Contact** Lendall Mains

Address 4630 S. Arville St., Suite A **Phone:** (702) 873-1718 **Fax:** (702) 873-1726

City Las Vegas, **State** NV **Zip** 89103

E-mail Address mains@smallstudioassociates.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 Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10.

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-38860
Meeting Date:	9-23-10
Total Fee:	$1280.00
Date Received:*	AUG 12, 2010
Received By:	M. Have

*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.

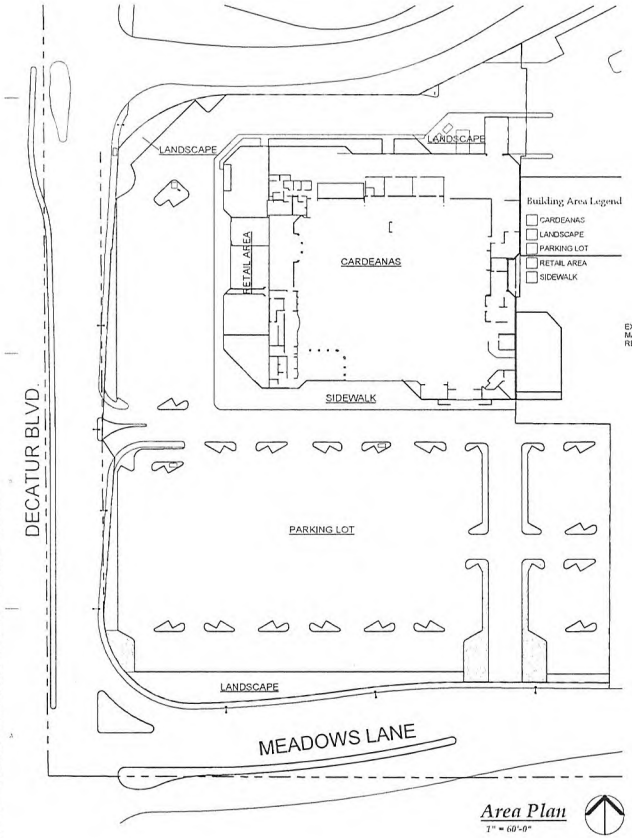
f:\depot\Application Packet\Application Form.pdf

Proposed Tenant Improvement:

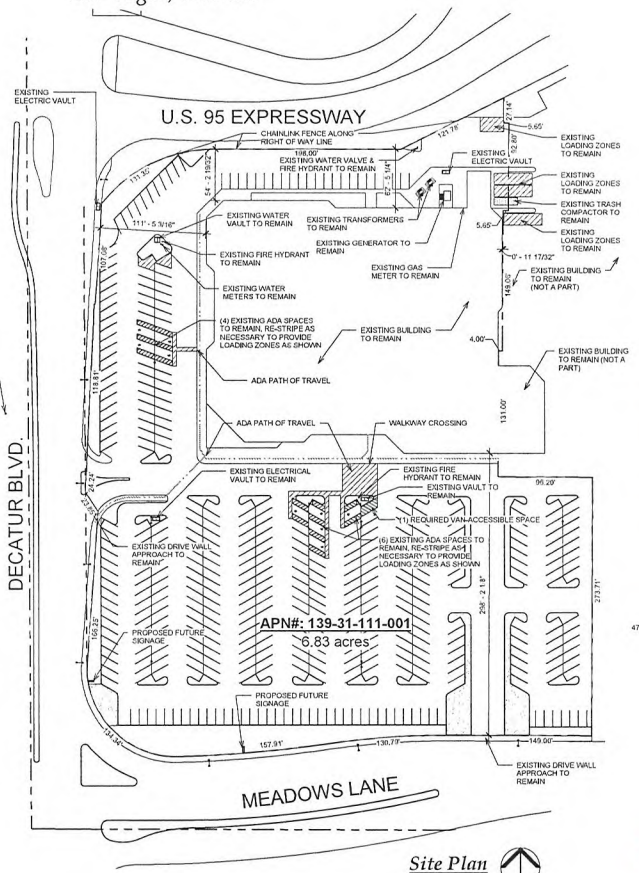
CARDENAS

APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

Area Schedule (Gross Building)		
Name	Area	% Of Lot
LANDSCAPE	32506 SF	11%
PARKING LOT	175777 SF	59%
SIDEWALK	12807 SF	4%
Exterior Area	221090 SF	74%
CARDEANAS	66055 SF	22%
RETAIL AREA	10582 SF	4%
Gross Building Area	76637 SF	26%
Grand total	297727 SF	100%



Area Plan
1" = 60'-0"



Site Plan
1" = 60'-0"

TENANT: CARDENAS MARKETS
1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761
TEL. (909) 923-7426 FAX. (909) 935-3157
CONTACT: ROBERT GONZALEZ
EMAIL: rgonzalez@cmkts.com

PROJECT ADDRESS: 4700 MEADOWS LANE
LAS VEGAS, NEVADA

ARCHITECT: KENNETH SMALL, AIA
SSA ARCHITECTS
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX 873-1720

OCCUPANCY: M
CONSTRUCTION: TYPE III-B
FIRE SPRINKLERS: **EXISTING** - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT.

ZONING: C-2
LAND USE: SC (SERVICE COMMERCIAL)

FLOOR SQUARE FOOTAGE: 76,637 SF

PROJECT DESCRIPTION:

EXISTING MERVYNS TO BE REMOLDED IN TO A NEW CARDENAS GROCERY STORE.

PARKING REQUIREMENTS:

72,730SF RETAIL AT 1/250SF =291 SPACES	
3,948SF TORTILLERIA AND SEATING AT 1/100SF =	40 SPACES
REQUIRED PARKING =	331 SPACES
PROVIDED PARKING =	413 SPACES
HANDICAPPED SPACES REQUIRED =	9 SPACES
HANDICAPPED SPACES PROVIDED =	10 SPACES
(1 ADDITIONAL SPACE NEEDED)	
ON SITE LOADING REQUIRED 15'W X 25'D =	4 SPACES
ON SITE LOADING PROVIDED =	4 SPACES (EXISTING)



Vicinity Map

Sequence Of Drawings	
Number	Description
DR1	Site Plan
DR2	Overall Floor Plan
DR3	Elevations
DR4	Elevations
DR5	Landscaping Plan - North
DR6	Landscaping Plan - South

SSA ARCHITECTURE
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
TEL # 873-1718
FAX 873-1720

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Site Plan

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

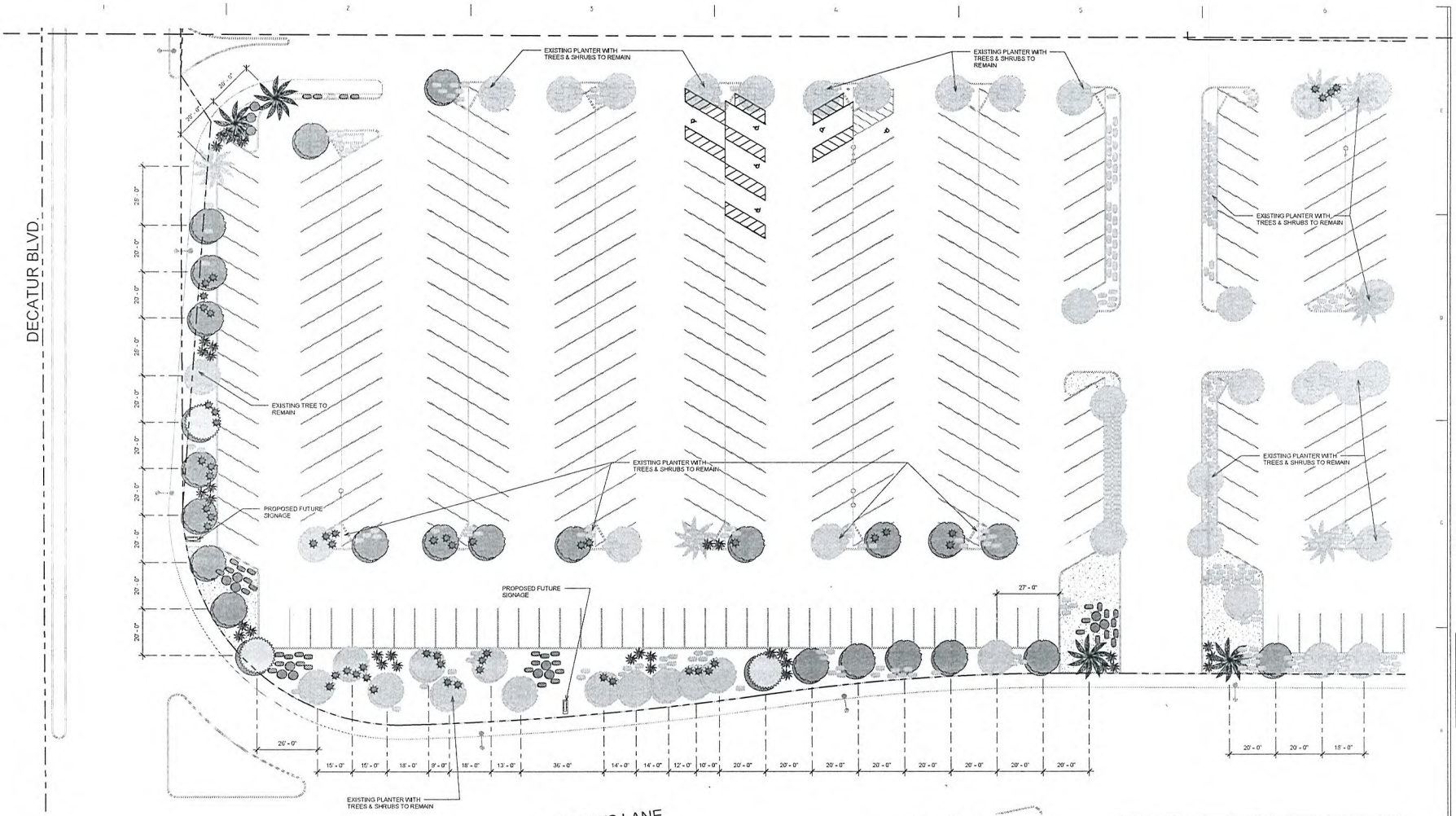
REVISION	DATE

SHEET NAME

SHEET NO. DR1
JOB NO. 10 July 2010
RELEASE DATE

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861



Landscaping Plan - South

1" = 20'-0"

Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

SSA ARCHITECTURE
4650 South Decatur, Suite A
Las Vegas, Nevada 89103
(702) 873-2778
Fax: 873-1720

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE:
Landscaping Plan - South

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

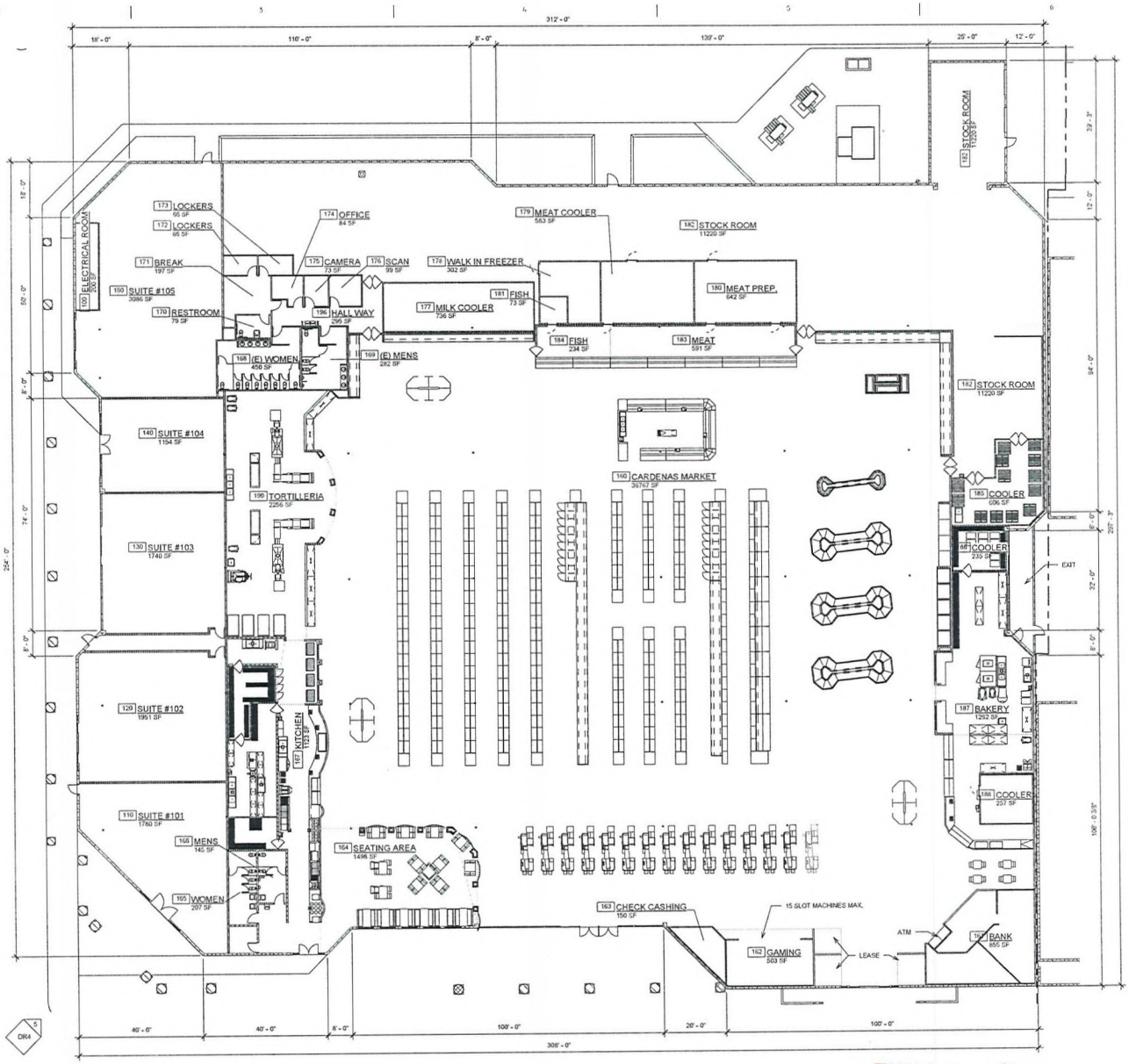
SHEET NAME

OF
DR6

JOB NO: 12 July 2010
RELEASE DATE: 09-NOV-10

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861



SSA ARCHITECTURE

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Overall Floor Plan

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE

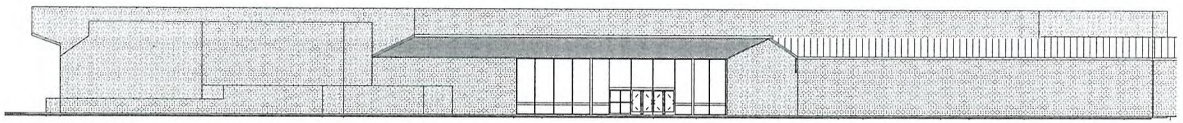
SHEET NAME
DR2

JOB NO. 12 July 2010
RELEASE DATE 09.06.5 - 10

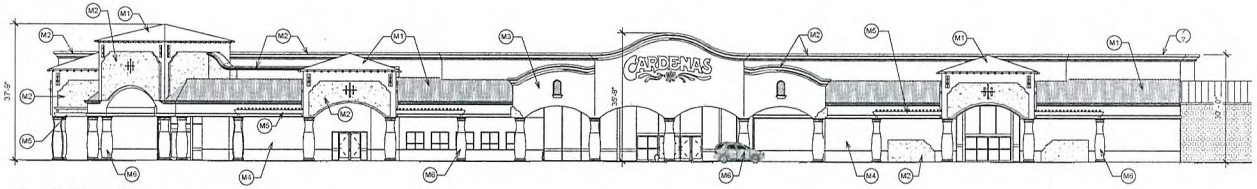
RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

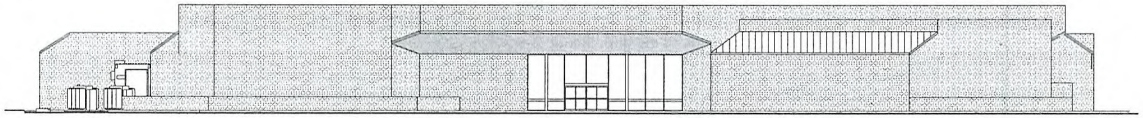
SSA ARCHITECTURE
4650 South Arville, Suite A
Las Vegas, Nevada 89103
(702) 873-7724
Fax: 873-1724



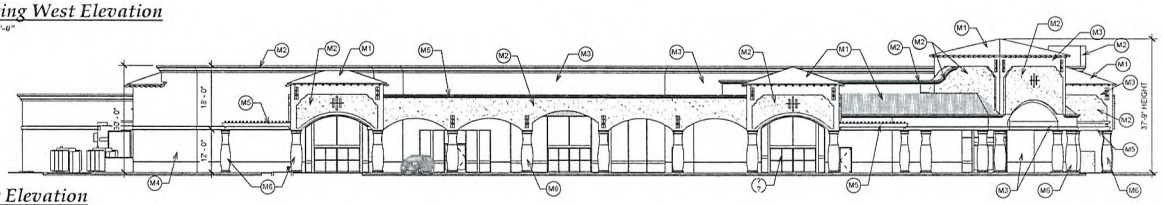
Existing South Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"



Existing West Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

MATERIAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER	MODEL
M1	ROOFING - CAPISTRANO	EAGLE ROOFING	KONA RED RANGE (3698)
M2	FOAM TRIM & ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	NEUTRAL VALLEY (DE6119)
M3	MAIN STUCCO COLOR	DUNN EDWARDS PAINT	DAY LILY (DEQ317)
M4	LIGHT ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	TERRACOTTA SAND (DE5136)
M5	WOOD TRELLIS COLOR	DUNN EDWARDS PAINT	BBQ (DE5118)
M6	PREFABRICATED CONCRETE COLUMN	CONCRETE DESIGNS, INC.	HACIENDA TAN (GH20)

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Elevations

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

SHEET NAME

OF
DR3

JOB NO: 12 July 2010
RELEASE DATE: 09-965-30

THESE CONSTRUCTION DOCUMENTS ARE COPYRIGHTED BY ... 1991 & 2004 ... OR HATED IN ANY LOCATION
CONTRACT THE ... OR AS THOUGH IT IS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTION DOCUMENTS

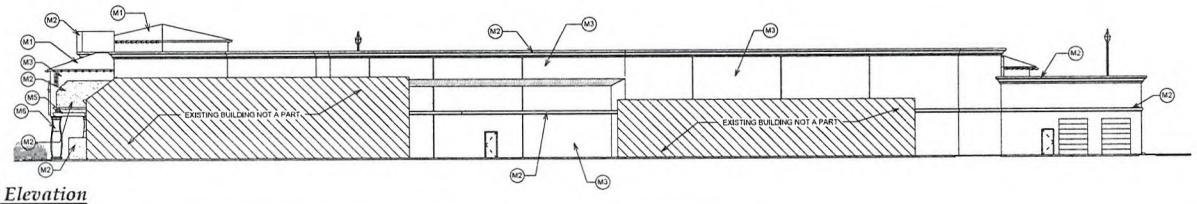
SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

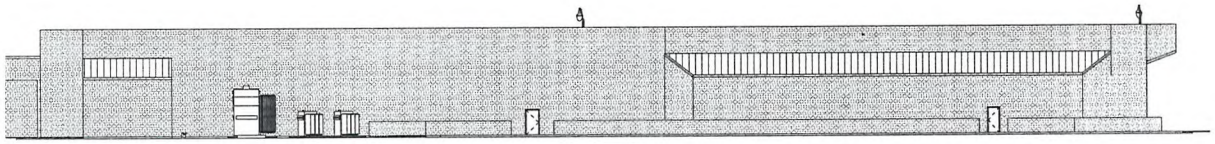
MATERIAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER	MODEL
M1	ROOFING - CAPISTRANO	EAGLE ROOFING	KONA RED RANGE (3598)
M2	FOAM TRIM & ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	NEUTRAL VALLEY (DES119)
M3	MAIN STUCCO COLOR	DUNN EDWARDS PAINT	DAY LILY (DEQ317)
M4	LIGHT ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	TERRACOTTA SAND (DES136)
M5	WOOD TRELLIS COLOR	DUNN EDWARDS PAINT	BISQUE (DES118)
M6	PREFABRICATED CONCRETE COLUMN	CONCRETE DESIGNS, INC.	HACIENDA TAN (GHC0)



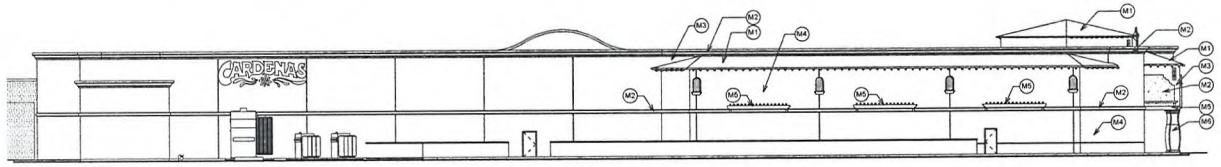
Existing East Elevation
1/16" = 1'-0"



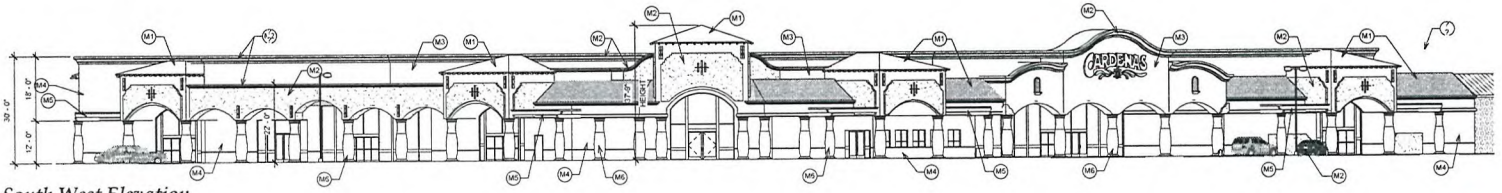
East Elevation
1/16" = 1'-0"



Existing North Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



South West Elevation
1/16" = 1'-0"

SSA ARCHITECTURE
4630 SOUTH ARVILLE SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1710
FAX: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Elevations

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE

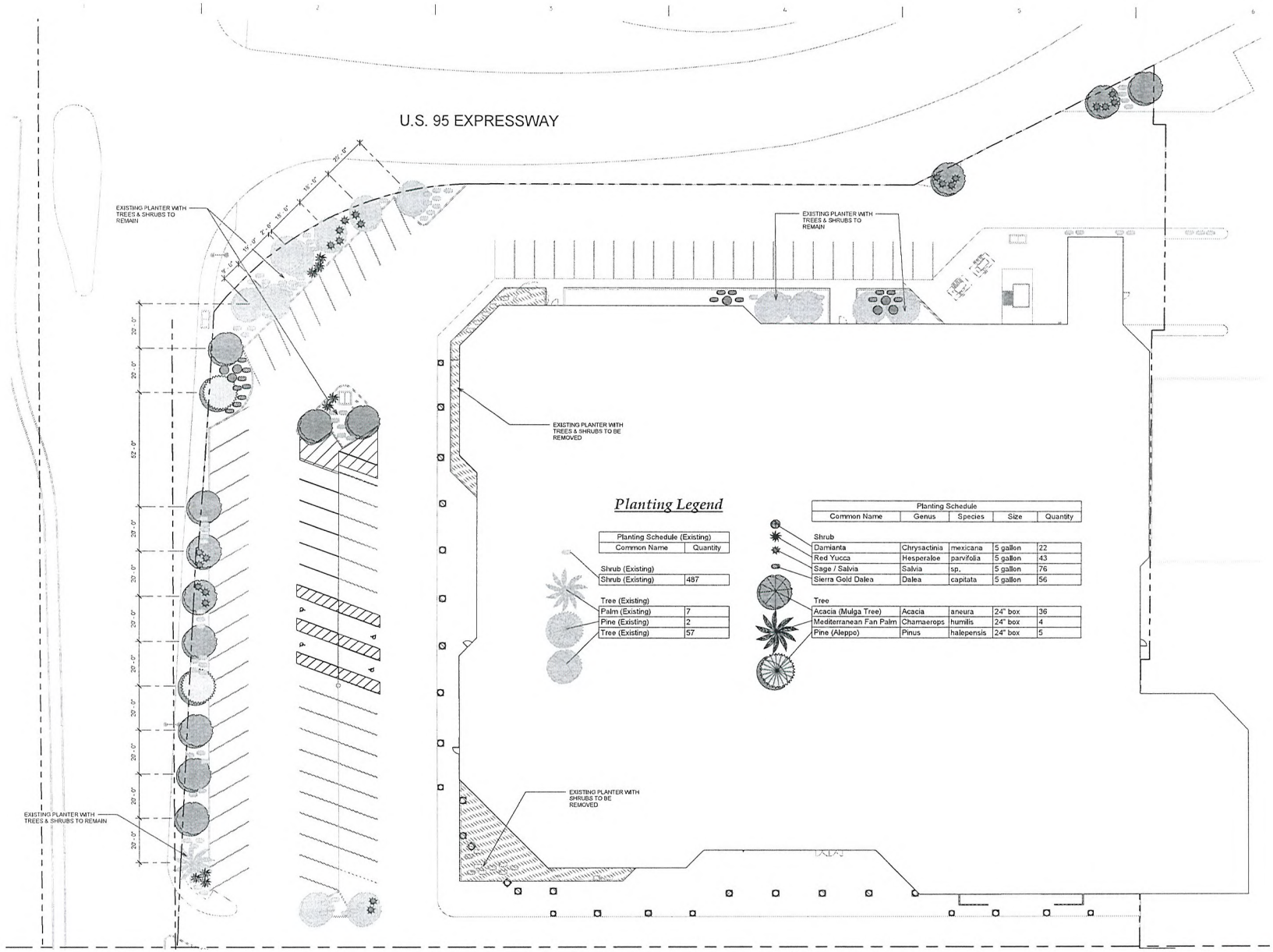
SHEET NAME

SHEET NO.
DR4

JOB NO. 11 July 2010
RELEASE DATE 09-065 - 30

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas



Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

Landscaping Plan - North
1" = 20'-0"

SSA ARCHITECTURE
4650 South Arville, Suite A
Las Vegas, Nevada 89103
(702) 873-1778
Fax: 873-1720

Cardenas Market
APN#: 139-31-111-001
4700 Mendoza Lane
Las Vegas, Nevada

SHEET TITLE
Landscaping Plan - North

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE

SHEET NAME
DR5
JOB NO: 12 July 2010
RELEASE DATE: 09-NOV-30

THESE CONSTRUCTION DOCUMENTS ARE OUTLINE IN NATURE. ALL PLANTING SHOWN OR NOTED HEREON IS CONCEPTUAL THE USER AS THOUGH IT IS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTIVE CONDITIONS

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

SSA Architecture
4630 S. Arville Street · Suite A
Las Vegas, Nevada 89103-5341
702.8731718 · 702.8731726 *fax*
web site www.ssarch.org

July 12, 2010

Development Services Center
Planning Department
731 South Fourth Street
Las Vegas, NV 89101,

Re: Justification Letter for Cardenas Market #30
4700 Meadows Lane

Dear Sir or Madam:

Enclosed please find all of the exhibits and application for the proposed Cardenas Market at the location of Highway 95, Meadows Lane and Decatur Blvd. The proposed market will provide new vitality for this area and a face lift for the existing closed Mervyn's Store.

As you are well aware, Cardenas Markets have several locations in Las Vegas at 4421 East Bonanza Road and 4500 East Tropicana Ave. This store will be the third store established in Southern Nevada and the 30th family store and will help to rejuvenate the Decatur and 95 area.

The existing building will remain as is in size with a new façade and new covered entry walk areas. The building is buffered adequately from the residential properties and will bring a neighborhood market to this area and help the existing and future businesses along Decatur Blvd. The hours of operation are seven days a week from 6:00 a.m. to 11:00 p.m. The site, parking, infrastructure, sewer, water, roadway, gas and electric are existing.

We are required to have 331 parking spaces and 413 parking spaces are provided. We are also upgrading the existing Accessible parking from the original 8 to the required 9 plus adding 1 van space for a total of 10. All accessible spaces are being brought up to Title 19 with the 5' access isles on both sides and the 8' access isle on the passenger side of the van parking. We have also done a comprehensive site review of the existing landscape and are adding trees and shrubs in the spirit of Title 19 along Decatur Blvd. and Meadows lane that are spaced 20' apart with 4 shrubs per tree and in the existing parking islands we are adding trees where they are missing with additional shrubs for a minimum of 1 tree per island and 4 shrubs per tree. The proposed signage is also shown on the site plan with one sign on Decatur Blvd. and one sign on Meadows Lane. The minimal adverse affects during construction will all be mitigated appropriately and the end result will be an extraordinary commercial establishment.

The Cardenas family in1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

RECEIVED
JUL 13 2010
City of Las Vegas

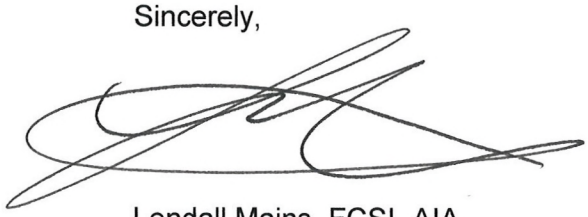
SSA ARCHITECTURE

Z:\Project\Cardenas\DOC\justification-1.doc

SUP-38860
SDR-38861

On behalf of Cardenas Markets, SSA Architecture has been authorized and directed to request an Administrative Approval for the proposed changes to the existing building. Since the facility will contain a grocery store with accessory uses of a package liquor off-sale establishment of approximately 500 square feet and a gaming area of approximately 503 square feet which require state licenses we are also requesting a special use permit for these items separate from the Administrative approval. The overall Cardenas Market area will be 66,055 square feet and there will also be five retail spaces totaling 10,582 square feet along the Decatur Blvd. side for lease to complementary businesses of the Cardenas Market.

Sincerely,



Lendall Mains, FCSI, AIA
Architect

SSA Architecture, Small Studio Associates, LLC
4630 S Arville Suite A, Las Vegas, Nevada 89103

SUP-38860
SDR-38861

PACPROP LLC.

July 8, 2010

City of Las Vegas
C/O Mr. Robert Gonzalez
Cardenas Markets, Inc.
Via email

Re: Former Mervyn's, 4700 Meadows Lane, Las Vegas, NV

Ladies/Gentlemen:

We are under contract to purchase from an affiliate of Developers Diversified Realty the former Mervyn's store at the above address. Upon close of escrow, we will be leasing the building to Cardenas Markets, Inc. It is our understanding that Cardenas will be making modifications to both the interior and exterior so they can utilize the building as a supermarket. In order to accomplish this, we understand that Cardenas is in the process of obtaining various planning and building approvals from the city which require our consent. We hereby consent.

For your records, I attach the first and last page of the executed purchase contract for the property.

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

12100 Wilshire Boulevard, Suite 1025 · Los Angeles, CA 90025 · (310) 447-0707 Fax (310) 447-0936

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

If Approved, C.C.:
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

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

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit FOR A 3,504 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 400 FEET IS REQUIRED at 950 South Durango Drive, Suite #120 (APN 138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends

If Approved, C.C.:
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

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

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS REQUIRED at 9560 West Sahara Avenue (APN 163-06-816-025), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends

If Approved, C.C.: 10/20/2010
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

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

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE A MINIMUM OF 1,500 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM ANY OTHER TAVERN WHERE A MINIMUM OF 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

If Approved, C.C.:
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

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

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Site Development Plan Review of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS, AND TO ALLOW FIVE-FOOT FRONT YARD SETBACKS WHERE 10-FEET IS REQUIRED AND FIVE-FOOT TO EIGHT-FOOT GARAGE SETBACKS WHERE 18-FEET IS REQUIRED at the southwest corner of West Alexander Road and Clark County Route 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian). Staff recommends _____ .

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends _____.

BACKUP DOCUMENTATION:
1. Staff Report
2. DRAFT West Charleston Corridor Plan

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

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

SUBJECT:
TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff recommends _____ .

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends _____ .

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 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